

STAUNTON TOWNSHIP  
ANNEXATION TO CITY OF TROY  
SE QUARTER SEC. 24, TOWN 1, RANGE 10, M.R.S.  
MIAMI COUNTY, OHIO

VOLUME 28 PAGE 1  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2019P-00056  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/23/2019 11:14:23 AM  
REFERENCES  
RECORDING FEE  
PAGES: 3

FEE \$ 129.60  
Jessica A Lopez Wendy Neer  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Oct 23, 2019  
Matthew W. Gearhardt  
MIAMI COUNTY AUDITOR  
Joyce Drillion  
BY DEPUTY AUDITOR

APPROVAL BY THE MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT MEETS THE REQUIREMENTS OF THE MIAMI COUNTY ENGINEER.

Paul P. Huebner June 10, 2019  
MIAMI COUNTY ENGINEER DATE

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS  
2nd DAY OF July, 2019 BY RESOLUTION NO. 19-07-951

Gregory A. Simmons John F. Evans Ted S. Mercer  
GREGORY A. SIMMONS JOHN F. EVANS TED S. MERCER

APPROVAL BY THE CITY COUNCIL OF TROY, OHIO

THIS ANNEXATION WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY, OHIO THIS 16th  
DAY OF Sept., 2019 BY ORDINANCE NO. 0-37-2019

Martha A. Becker Michael L. Beaman Sue L. Knight  
PRESIDENT OF COUNCIL MAYOR CLERK OF COUNCIL

DESCRIPTION:

BEING 16 TRACTS OF LAND WITH A TOTAL OF 18.102 ACRES LOCATED  
IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWN 1,  
RANGE 10, M.R.S. IN STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO,  
TO BE ANNEXED TO THE CITY OF TROY, OHIO.



LJB Inc.  
2500 Newmark Drive  
Miamisburg, OH 45342  
(937) 259-5000 tel  
(937) 259-5100 fax  
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# STAUNTON TOWNSHIP ANNEXATION TO CITY OF TROY

BEARINGS ARE BASED UPON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, 2011 ADJUSTMENT, BY GPS UTILIZING ODOT VRS. BOUNDARIES OF AREAS TO BE ANNEXED BASED UPON DOCUMENTS OF RECORD, AND A PARTIAL FIELD SURVEY. INDIVIDUAL LOT ACREAGES ARE BASED UPON DEEDS OF RECORD.

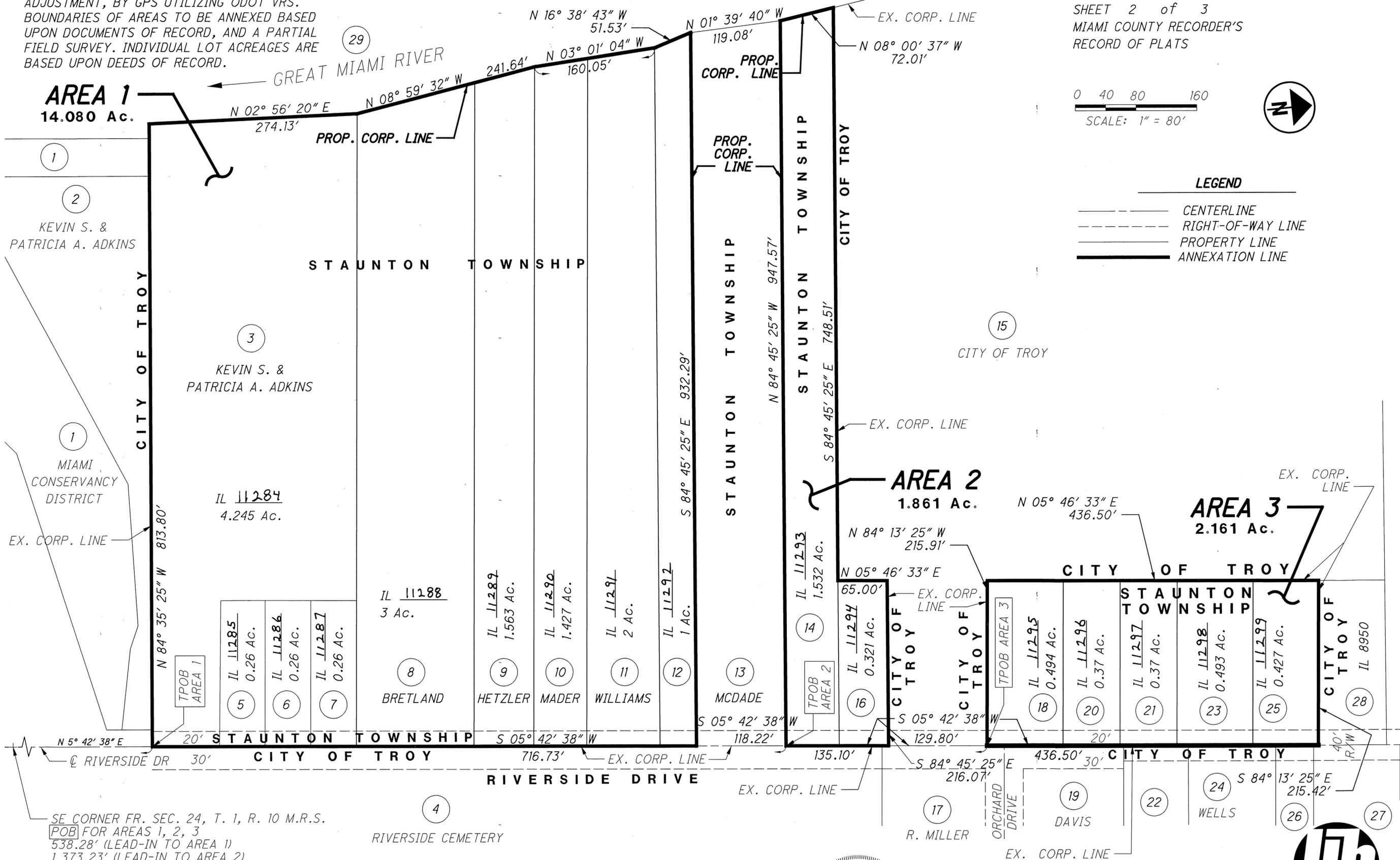
VOLUME 28 PAGE 1A  
SHEET 2 of 3  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

0 40 80 160  
SCALE: 1" = 80'



### LEGEND

- CENTERLINE
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE
- ANNEXATION LINE



SE CORNER FR. SEC. 24, T. 1, R. 10 M.R.S.  
[POB] FOR AREAS 1, 2, 3  
538.28' (LEAD-IN TO AREA 1)  
1,373.23' (LEAD-IN TO AREA 2)  
1,638.13' (LEAD-IN TO AREA 3)

DUE TO CONFLICTING INFORMATION ALONG RIVERSIDE CEMETERY, THE COUNTY ACKNOWLEDGES AND THE CITY ACCEPTS RESPONSIBILITY FOR A WIDTH OF 30 FEET OF RIGHT-OF-WAY ADJACENT TO RIVERSIDE CEMETERY ON THE EAST SIDE OF THE ROADWAY.



*Harry G. Herbst III*  
HARRY G. HERBST III  
OHIO REG. SURVEYOR #6596

2/26/2019  
DATE



LJB Inc.  
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Miamisburg, OH 45342  
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(X) SEE PROPERTY-OWNER TABLE, SHEET 3

# STAUNTON TOWNSHIP ANNEXATION TO CITY OF TROY

VOLUME 28 PAGE 1B  
SHEET 3 of 3  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

OWNERSHIP INFORMATION EFFECTIVE DECEMBER 18, 2018

LOC	PROPERTY OWNER INSIDE ANNEXED PARCEL (AND ADDRESS IF NOT SAME AS TRACT)	ADDRESS OF TRACT ON MAP	DESCRIPTION ACREAGE/LOT NO. TWP./CITY LOCATION	DEED BK-PG (PER MIAMI CO.)	PARCEL NO. (PER MIAMI CO.)	SURVEY PLAT REFERENCES (PER MIAMI CO.)
3	KEVIN S. & PATRICIA A. ADKINS	102 RIVERSIDE DR	4.245 ACRES / STAUNTON SEC. 24	727-542	K31-000001	LAND 25-18
5	MARY JANE HARROD & ROBERT BARNETTE	104 RIVERSIDE DR	0.26 ACRES / STAUNTON SEC. 24	2016OR-10130	K31-000100	LAND 4-310
6	MICHAEL K. LECATES	106 RIVERSIDE DR	0.26 ACRES / STAUNTON SEC. 24	2018OR-13332	K31-000200	LAND 4-310
7	RUSSELL S. & SHERRY L. SOWRY	122 RIVERSIDE	0.26 ACRES / STAUNTON SEC. 24	2015OR-05813	K31-000300	LAND 4-310
8	JANET L. & MATTHEW R. BRETLAND 1 HOME CAMPUS X2401-01T DES MOINES, IA 50328	136 RIVERSIDE DR	3 ACRES / STAUNTON SEC. 24	2012OR-01436	K31-000400	LAND 20-3
9	DONALD F. & ELIZABETH M. HETZLER	142 RIVERSIDE DR	1.563 ACRES / STAUNTON SEC. 24	619-545	K31-000500	(LAND 42-177)
10	ALBERT R. & JOY M. MADER	148 RIVERSIDE DR	1.427 ACRES / STAUNTON SEC. 24	541-829	K31-000600	LAND 7-169
11	MARK J. WILLIAMS	154 RIVERSIDE DR	2 ACRES / STAUNTON SEC. 24	670-27	K31-000700	LAND 20-3
12	CAROLE E. & DANIEL J. KERBER, TR.	162 RIVERSIDE DR	1 ACRE / STAUNTON SEC. 24	2014OR-12748	K31-000800	LAND 20-3
14	CHARLES M. & NATALIE A. BOND, TR	180 RIVERSIDE DR 186 RIVERSIDE DR	1.532 ACRES / STAUNTON SEC. 24	722-602	K31-001100	LAND 26-161
16	KATHIE HOLDEMAN	DR TROY, OH 45373	0.321 ACRES STAUNTON SEC. 24	768-536 (DOC. NO. 0440885)	K31-001200	LAND 5-170
18	THOMAS A. & VIKKI M. BRANDENBURG	206 RIVERSIDE DR	0.494 ACRES STAUNTON SEC. 24	737-91 (DOC. NO. 0367058)	K31-001400	LAND 10-15
20	DENISE G. & RANDALL J. MILLER P.O. BOX 20005 OWENSBORO, KY 42304	218 N RIVERSIDE DR	0.37 ACRES STAUNTON SEC. 24	2018OR-06666	K31-001420	LAND 6-189
21	DENISE G. & RANDALL J. MILLER P.O. BOX 20005 OWENSBORO, KY 42304	N RIVERSIDE DR	0.37 ACRES STAUNTON SEC. 24	2018OR-06666	K31-001410	LAND 6-189
23	JEFFREY A. & BRENDA K. FOX	238 RIVERSIDE DR TROY, OH 45373	0.493 ACRES STAUNTON SEC. 24	682-967	K31-001430	LAND 7-124
25	STEPHEN S. SCHMITZ	248 RIVERSIDE DR TROY, OH 45373	0.427 ACRES STAUNTON SEC. 24	2013OR-14259	K31-001440	LAND 7-124

LOC	PROPERTY OWNER ADJACENT TO ANNEXED PARCEL (AND ADDRESS IF NOT SAME AS TRACT)	ADDRESS OF TRACT ON MAP	DESCRIPTION ACREAGE/LOT NO. TWP./CITY LOCATION	DEED BK-PG (PER MIAMI CO.)	PARCEL NO. (PER MIAMI CO.)	SURVEY PLAT REFERENCES (PER MIAMI CO.)
1	MIAMI CONSERVANCY DISTRICT 38 E MONUMENT ST DAYTON, OH 45401	ADAMS ST	OL 291 PT OL 293 9.2 ACRES / CONCORD		D08-250676	
2	KEVIN S. & PATRICIA A. ADKINS 102 RIVERSIDE DR TROY, OH 45373	RIVERSIDE DR	OL 293 (1.305 Ac.) & PT OL 291 (0.162 Ac.) 1.467 ACRES / CONCORD	727-542	D08-098080	
4	RIVERSIDE CEMETERY	101 RIVERSIDE DR	OL 295 50.46 ACRES / CONCORD	44-424	D08-250605	
13	CHARLES NATHAN & MARSHA KAY MCDADE	170 RIVERSIDE DR	2.54 ACRES / STAUNTON SEC. 24	699-356	K31-000900	
15	CITY OF TROY 100 S MARKET ST TROY, OH 45373	RIVERSIDE DR	IL 9110 12.855 ACRES / TROY	699-342	S51-250200	
17	RANDY L. & LINDA ANN MILLER	195 RIVERSIDE DR	IL 7824 0.497 ACRES / CONCORD	751-314	D08-101790	REC. 16-122
19	HEATHER R. & GREGORY A. DAVIS	217 RIVERSIDE DR	IL 3291 132.2' IL 3292 9' W 0.623 ACRES / CONCORD	2014-OR-10587	D08-033410	
22	MIAMI COUNTY HOME BUILDERS FOUNDATION	225 RIVERSIDE DR	PT OL 298 0.687 ACRES / CONCORD	2018OR-09401	D08-098220	LOT 20-152
24	RONALD & KIMM WELLS	241 RIVERSIDE	PT OL 298 CONCORD	797-173	D08-098240	
26	HEATH ROBERTSON & LEE ANN MURRAY P.O. BOX 8097 VIRGINIA BEACH, VA 23452	249 RIVERSIDE DR	PT OL 299 5.445 ACRES / CONCORD	2017OR-09424	D08-098260	LOT 21-200 PB 5-1
27	JEREMY J. & HEATHER M. HENCH	257 RIVERSIDE DR	OL 299 PT OL 300 0.654 ACRES / CONCORD	707-688	D08-098280	LOT 21-200
28	MATTHEW C. GUNTER	256 RIVERSIDE DR TROY, OH 45373	IL 8950 0.436 ACRES / CONCORD	2016OR-02447	D08-103806	PB 19-37
29	GREAT MIAMI RIVER		PUBLIC LAND	1803 INCORPORATION	NONE ASSIGNED	



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# STILLWATER CROSSINGS, PHASE ONE

PT. 1459 INLOT 71.581 ACREAGE WEST MILTON VILLAGE MIAMI, OHIO COUNTY

PLAT BOOK 28, PAGE 2  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2019P-00057  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/01/2019 01:39:18 PM  
REFERENCES  
RECORDING FEE  
PAGES: 4

## DEDICATION

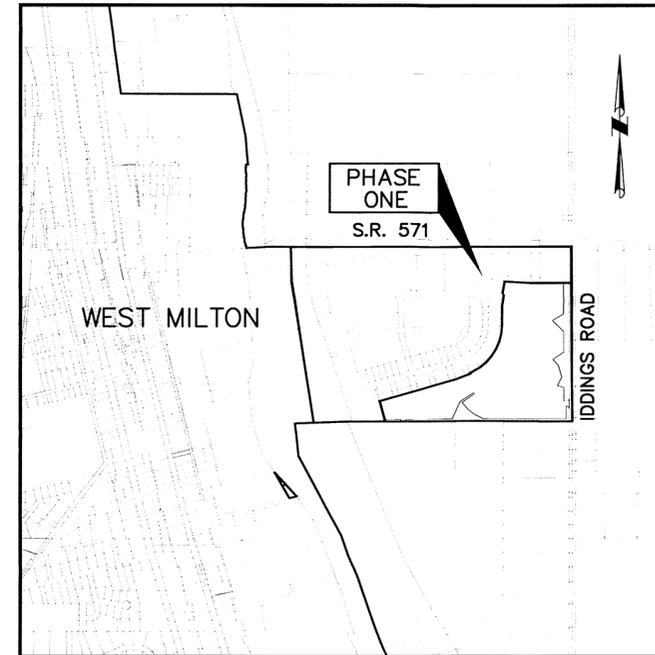
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 71.581 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS STILLWATER CROSSINGS, PHASE ONE AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE VILLAGE OF WEST MILTON, 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-12217.

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:  
STILLWATER CROSSINGS, LLC  
*Ronald D. Coffman*  
RONALD D. COFFMAN, DEVELOPMENT MANAGER



VICINITY MAP  
N.T.S.

FEE \$172.80

*Jessica Lopez*  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
*Libby Kerns*  
DEPUTY

TRANSFERRED THIS 1<sup>st</sup> DAY OF November, 2019

*Matthew W. Gearhardt*  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

*Joyce Grilliat*  
BY: DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF Montgomery, S.S.  
BE IT REMEMBERED THAT ON THIS 31<sup>st</sup> DAY OF October, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STILLWATER CROSSINGS, LLC., BY RONALD D. COFFMAN, ITS DEVELOPMENT MANAGER, 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.  
*THIS IS AN ACKNOWLEDGMENT. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.*

*Kendra Eifert*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: March 29, 2023



MORTGAGEE:  
CIVISTA BANK  
*Robert Ward*  
ROBERT WARD, VICE PRESIDENT

STATE OF OHIO, COUNTY OF Montgomery, S.S.  
BE IT REMEMBERED THAT ON THIS 31<sup>st</sup> DAY OF October, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CIVISTA BANK., ROBERT WARD, ITS VICE PRESIDENT, 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.  
*THIS IS AN ACKNOWLEDGMENT. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.*

*Kendra Eifert*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: March 29, 2023

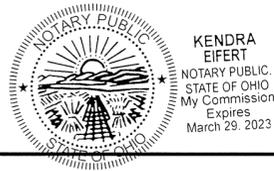


DATE: 10/31, 2019  
STATE OF OHIO, COUNTY OF Montgomery, S.S.  
RONALD D. COFFMAN BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

*Ronald D. Coffman*  
RONALD D. COFFMAN

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

*Kendra Eifert*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: March 29, 2023



*THIS IS AN ACKNOWLEDGMENT. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.*

## VILLAGE OF WEST MILTON PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 5 DAY OF July, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

*Garwin*, CHAIRMAN *Polina*, SECRETARY

## VILLAGE OF WEST MILTON COUNCIL

WE, THE CITY COUNCIL FOR THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF STILLWATER CROSSINGS, PHASE ONE, THIS 11 DAY OF July, 2019.

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-19-08-20, EFFECTIVE July 11, 2019

*M. M. M.* MAYOR *S. S.* PRESIDENT OF COUNCIL *Linda L. Cantreel* CLERK OF COUNCIL

## DESCRIPTION

BEING PHASE ONE OF A PLANNED DEVELOPMENT CONTAINING 71.581 ACRES AND BEING OUT OF INLOT 1459 OWNED BY STILLWATER CROSSINGS, LLC. AS RECORDED IN 2017OR-12217.

## MASTER DECLARATION

MASTER DECLARATION FOR STILLWATER CROSSINGS RECORDED IN OFFICIAL RECORD \_\_\_\_\_, PAGES 2019 OR 12995, OF THE MIAMI COUNTY RECORDER'S RECORDS.

<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	Rev. 5-08-2019
	DATE: 04-16-2018
	DRAWN BY: seb
	JOB NUMBER: MiaWmi1604app
	SHEET NUMBER 1 OF 4

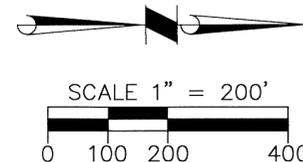
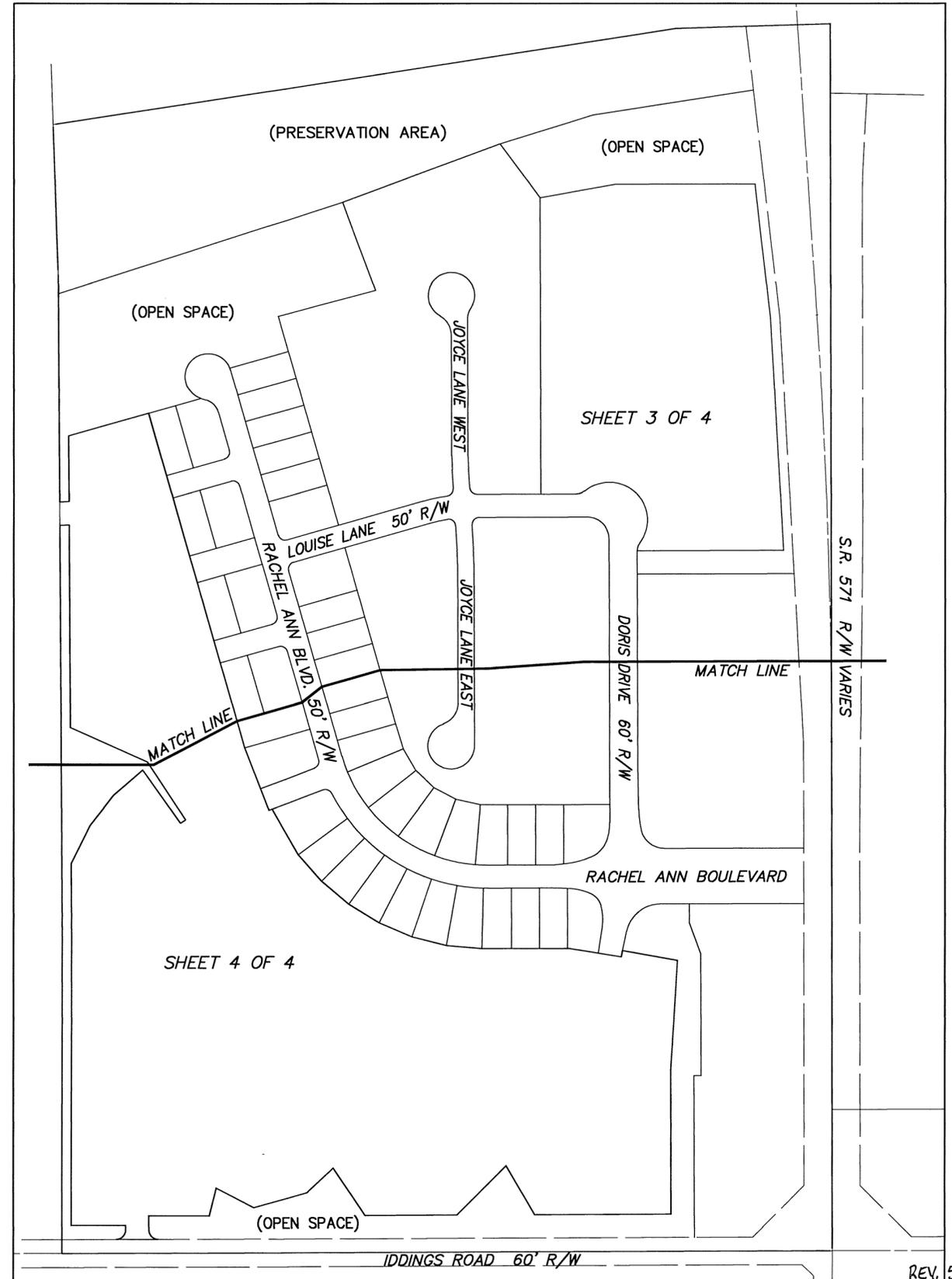
# STILLWATER CROSSINGS, PHASE ONE

PT. 1459 INLOT      71.581 ACREAGE      WEST MILTON VILLAGE      MIAMI, OHIO COUNTY

LINE CHART		
LINE NUMBER	BEARING	LENGTH
1	S 79°-48'-36" E	157.85'
2	S 86°-24'-43" W	79.29'
3	N 86°-24'-43" E	94.78'
4	S 06°-03'-40" E	4.22'
5	S 06°-03'-40" E	20.97'
6	N 01°-35'-37" E	26.51'
7	N 01°-35'-37" E	1.72'
8	S 81°-54'-26" E	26.44'
9	S 80°-53'-41" E	13.52'
10	S 00°-11'-17" E	3.42'
11	S 09°-06'-19" W	25.00'
12	N 36°-05'-44" E	198.24'
13	S 85°-27'-40" E	2.38'
14	N 89°-56'-38" W	30.59'
15	S 89°-56'-38" E	9.91'
16	N 00°-22'-27" W	3.27'
17	S 00°-22'-27" E	3.27'

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	14,323.95'	03°-41'-00"	920.83'	920.68'	N 88°-01'-42" E
2	750.00'	01°-05'-05"	14.20'	14.20'	S 80°-21'-08" E
3	75.00'	90°-00'-00"	117.81'	106.07'	N 44°-48'-43" E
4	215.06'	23°-06'-56"	86.76'	86.18'	N 78°-15'-15" E
5	496.50'	03°-24'-00"	29.46'	29.46'	N 88°-06'-43" E
6	503.50'	03°-24'-00"	29.88'	29.88'	N 88°-06'-43" E
7	144.25'	39°-13'-21"	98.75'	96.83'	S 70°-34'-35" E
8	350.00'	02°-49'-38"	17.27'	17.27'	N 01°-36'-06" W
9	350.00'	12°-59'-32"	79.36'	79.19'	N 09°-30'-40" W
10	142.50'	34°-27'-21"	85.70'	84.41'	N 56°-45'-53" E
11	350.00'	04°-58'-49"	30.42'	30.41'	N 71°-30'-10" E
12	350.00'	69°-12'-02"	422.72'	397.49'	N 34°-24'-44" E
13	600.00'	01°-19'-00"	13.79'	13.79'	N 78°-36'-16" W
14	75.00'	77°-45'-29"	101.79'	94.15'	N 39°-04'-01" W
15	50.00'	76°-26'-18"	66.71'	61.87'	S 38°-01'-52" W
16	210.00'	12°-35'-27"	46.15'	46.06'	S 82°-32'-45" W
17	27.60'	37°-14'-59"	17.94'	17.63'	N 71°-33'-47" W
18	82.00'	166°-58'-51"	238.98'	162.94'	S 43°-34'-17" W
19	27.60'	39°-43'-52"	19.14'	18.76'	S 20°-03'-13" E
20	15.00'	86°-36'-00"	22.67'	20.57'	S 43°-06'-43" W
21	479.00'	03°-24'-00"	28.43'	28.42'	S 88°-06'-43" W
22	40.00'	33°-49'-33"	23.61'	23.27'	N 73°-16'-30" W
23	50.00'	274°-51'-36"	239.86'	67.65'	S 13°-47'-32" E
24	46.50'	61°-02'-02"	49.53'	47.22'	N 59°-17'-42" E
25	514.00'	03°-24'-00"	30.50'	30.50'	N 88°-06'-43" E
26	15.00'	85°-44'-08"	22.45'	20.41'	S 50°-43'-13" E
27	375.00'	08°-09'-17"	53.37'	53.33'	S 11°-55'-48" E
28	15.00'	90°-00'-00"	23.56'	21.21'	S 28°-59'-34" W
29	50.00'	05°-51'-11"	5.11'	5.11'	S 71°-03'-58" W
30	50.00'	228°-28'-59"	199.39'	91.18'	S 46°-06'-07" E
31	50.00'	09°-16'-34"	8.09'	8.09'	N 15°-01'-07" E
32	40.00'	63°-36'-44"	44.41'	42.16'	N 42°-11'-12" E
33	15.00'	90°-00'-00"	23.56'	21.21'	S 61°-00'-26" E
34	15.00'	90°-00'-00"	23.56'	21.21'	N 28°-59'-34" E
35	15.00'	90°-00'-00"	23.56'	21.21'	S 61°-00'-26" E
36	15.00'	90°-00'-00"	23.56'	21.21'	N 28°-59'-34" E
37	15.00'	85°-01'-11"	22.26"	20.27'	S 63°-29'-51" E
38	15.00'	84°-06'-47"	22.02'	20.10'	N 21°-04'-09" E
39	375.00'	09°-47'-58"	64.14'	64.06'	N 58°-13'-33" E
40	375.00'	08°-39'-58"	56.72'	56.66'	N 48°-59'-35" E

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
41	375.00'	08°-39'-58"	56.72'	56.66'	N 40°-19'-38" E
42	375.00'	08°-39'-58"	56.72'	56.66'	N 31°-39'-40" E
43	375.00'	08°-39'-58"	56.72'	56.66'	N 22°-59'-43" E
44	375.00'	08°-39'-58"	56.72'	56.66'	N 14°-19'-45" E
45	375.00'	08°-39'-58"	56.72'	56.66'	N 05°-39'-48" E
46	375.00'	01°-31'-06"	9.94'	9.94'	N 00°-34'-16" E
47	122.50'	23°-42'-33"	50.69'	50.33'	N 13°-26'-54" E
48	40.00'	49°-58'-35"	34.89'	33.79'	N 50°-17'-28" E
49	112.50'	22°-48'-49"	44.79'	44.50'	N 86°-41'-10" E
50	1000.00'	01°-00'-45"	17.67'	17.67'	S 81°-24'-03" E
51	127.48'	16°-01'-44"	35.66'	35.55'	S 82°-10'-25" E
52	62.50'	50°-55'-54"	55.56'	53.75'	S 48°-41'-36" E
53	187.50'	17°-12'-54"	56.34'	56.12'	S 14°-37'-12" E
54	325.00'	04°-43'-37"	26.81'	26.81'	S 02°-10'-32" W
55	325.00'	15°-46'-42"	89.50'	89.22'	S 12°-25'-41" W
56	325.00'	15°-46'-42"	89.50'	89.22'	S 28°-12'-23" W
57	325.00'	15°-46'-42"	89.50'	89.22'	S 43°-59'-05" W
58	325.00'	15°-46'-42"	89.50'	89.22'	S 59°-45'-48" W
59	325.00'	06°-20'-25"	35.96'	35.95'	S 70°-49'-21" W
60	15.00'	90°-00'-00"	23.56'	21.21'	N 61°-00'-26" W
61	325.00'	07°-03'-05"	40.00'	39.97'	N 12°-28'-54" W
62	15.00'	95°-22'-04"	24.97'	22.18'	N 38°-43'-41" E
63	486.00'	03°-24'-00"	28.84'	28.84'	N 88°-06'-43" E
64	46.50'	70°-56'-53"	57.58'	53.97'	S 54°-42'-50" E
65	50.00'	250°-56'-53"	218.99'	81.44'	N 35°-17'-10" E
66	521.00'	03°-24'-00"	30.92'	30.91'	S 88°-06'-43" W
67	15.00'	93°-24'-00"	24.45'	21.83'	N 46°-53'-17" W
68	47.00'	90°-00'-00"	73.83'	66.47'	N 44°-48'-43" E
69	600.00'	01°-18'-38"	13.72'	13.72'	S 79°-55'-05" E
70	20.00'	90°-18'-28"	31.52'	28.36'	S 44°-54'-08" W
71	20.00'	89°-41'-32"	31.31'	28.21'	S 45°-05'-52" E
72	250.00'	03°-50'-10"	16.74'	16.74'	N 02°-17'-32" W
73	275.00'	02°-43'-27"	13.08'	13.07'	S 33°-52'-18" E
74	200.00'	04°-47'-50"	16.75'	16.74'	S 02°-46'-22" E



**ChoiceOne** Engineering

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

DATE: 04-16-2018  
DRAWN BY: seb  
JOB NUMBER: MiaWmit604fin-curve  
SHEET NUMBER: 2 OF 4

REV. 5-08-2019

# STILLWATER CROSSINGS, PHASE ONE

PT. 1459 INLOT 71.581 ACREAGE WEST MILTON VILLAGE MIAMI, OHIO COUNTY

INLOT 1458 MUNICIPALITY OF WEST MILTON D.B. 182/58 D.B. 579/747 D.B. 579/749

IL 1787 8.193 Ac. PRESERVATION AREA

IL 1785 2.729 Ac. (OPEN SPACE)

IL 1786 4.095 Ac. (OPEN SPACE)

IL 1777 7.077 Ac.

IL 1784 8.272 Ac.

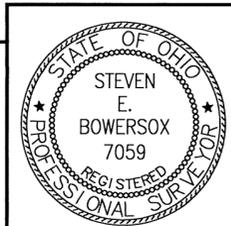
PT. INLOT 1459 STILLWATER CROSSINGS, LLC. 20170R-12217 25.466 AC. REMAINING

**REFERENCES**  
20170R-12217  
REC. P.B. 16/37  
LAND SUR. 27/199

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

5/20/2019 DATE

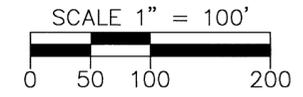


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PORTLAND, INDIANA 260.766.2500  
www.CHOICEONEENGINEERING.com

Rev. 5-08-2019  
DATE: 04-16-2018  
DRAWN BY: seb  
JOB NUMBER: MiaWm1604fin-1  
SHEET NUMBER: 3 OF 4

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
- ⊙ MAG NAIL SET
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ STONE FOUND
- - - UTILITY EASEMENT LINE (SEE NOTE)
- ⊗ CURVE NUMBER (SEE SHEET 2)
- - - SINGLE FAM. BUILDING SETBACK FRONT=25' REAR=25' SIDE=5'(UNLESS OTHERWISE SHOWN)

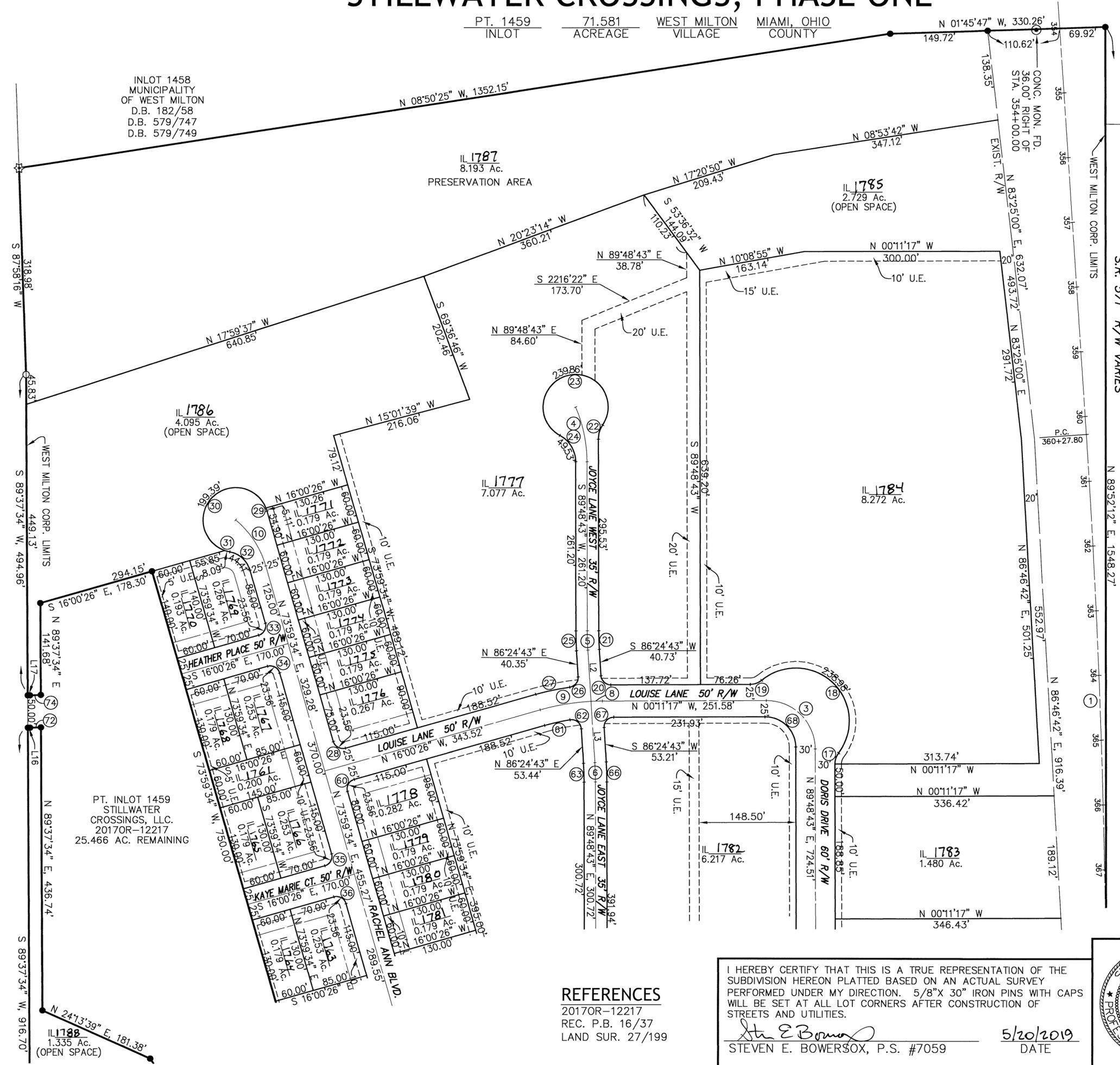
### AREA SUMMARY

41 SINGLE FAMILY LOTS	8.749 AC.
3 MULTI FAMILY LOTS	21.566 AC.
3 COMMERCIAL LOTS	8.391 AC.
6 OPEN SPACE LOTS	11.542 AC.
1 PRESERVATION LOT	8.193 AC.
DEDICATED STREET R/W	13.140 AC.
<b>TOTAL</b>	<b>71.581 AC.</b>

- NOTES:**
- ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.
  - ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

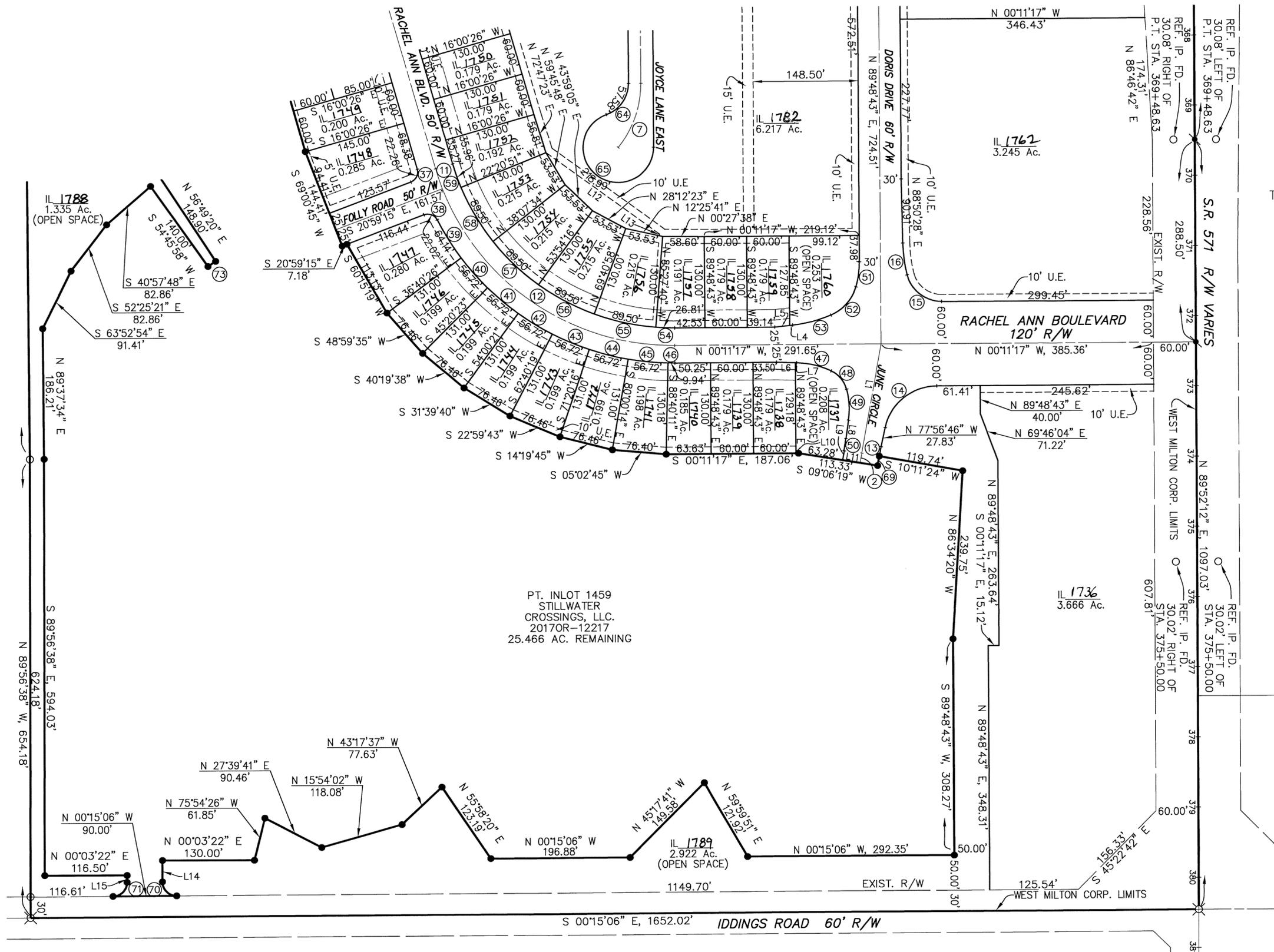
### DESCRIPTION

BEING PHASE ONE OF A PLANNED DEVELOPMENT CONTAINING 71.581 ACRES AND BEING OUT OF INLOT 1459 OWNED BY STILLWATER CROSSINGS, LLC. AS RECORDED IN 20170R-12217.



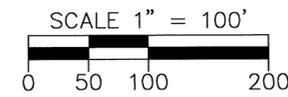
# STILLWATER CROSSINGS, PHASE ONE

PT. 1459 INLOT 71.581 ACREAGE WEST MILTON VILLAGE MIAMI, OHIO COUNTY



PT. INLOT 1459  
 STILLWATER  
 CROSSINGS, LLC.  
 2017OR-12217  
 25.466 AC. REMAINING

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
- ⊙ MAG NAIL SET
- ⊕ CONCRETE MONUMENT FOUND
- ⊛ STONE FOUND
- - - UTILITY EASEMENT LINE (SEE NOTE)
- ⊗ CURVE NUMBER (SEE SHEET 2)
- - - SINGLE FAM. BUILDING SETBACK FRONT=25' REAR=25' SIDE=5'(UNLESS OTHERWISE SHOWN)

### AREA SUMMARY

41 SINGLE FAMILY LOTS	8.749 AC.
3 MULTI FAMILY LOTS	21.566 AC.
3 COMMERCIAL LOTS	8.391 AC.
6 OPEN SPACE LOTS	11.542 AC.
1 PRESERVATION LOT	8.193 AC.
DEDICATED STREET R/W	13.140 AC.
<b>TOTAL</b>	<b>71.581 AC.</b>

- NOTES:
- ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.
  - ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

### DESCRIPTION

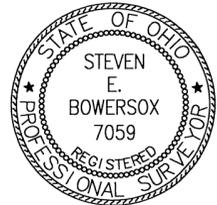
BEING PHASE ONE OF A PLANNED DEVELOPMENT CONTAINING 71.581 ACRES AND BEING OUT OF INLOT 1459 OWNED BY STILLWATER CROSSINGS, LLC. AS RECORDED IN 2017OR-12217.

### REFERENCES

2017OR-12217  
 REC. P.B. 16/37  
 LAND SUR. 27/199

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.

*St. E. Bowersox*  
 STEVEN E. BOWERSOX, P.S. #7059  
 DATE 5/20/2019



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 PORTLAND, INDIANA 260.766.2500  
 www.CHOICEONEENGINEERING.com

REV. 5-08-2019

DATE:	04-16-2018
DRAWN BY:	seb
JOB NUMBER:	MiaWmit1604fin-2
SHEET NUMBER	4 OF 4

# HERITAGE VILLAGE AT TROY COUNTRY CLUB

PT 10858 TROY MIAMI, OHIO  
INLOT CITY COUNTY

PLAT BOOK 28, PAGE 3  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 10.258 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS HERITAGE VILLAGE AT TROY COUNTRY CLUB 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, ADDITIONAL RIGHT OF WAY AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2019OR-12332.

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

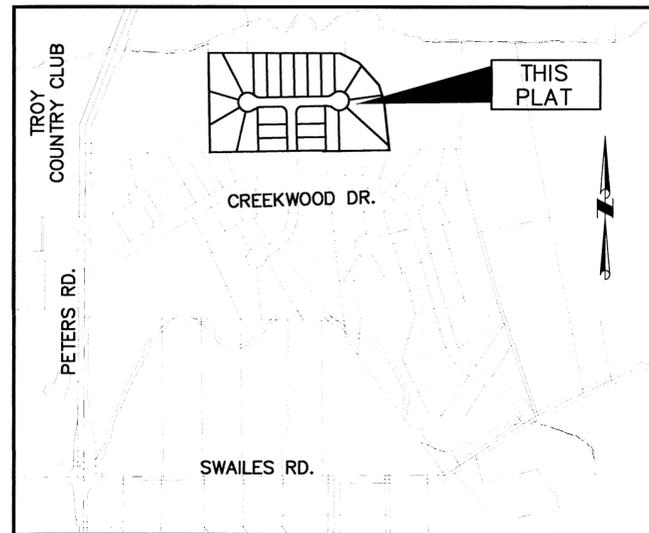
- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

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:

3 GEN D, LLC

Bart Denlinger member  
BART DENLINGER, MEMBER



## VICINITY MAP

N.T.S.

## 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.

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2019P-00058  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/04/2019 11:32:34 AM  
REFERENCES  
RECORDING FEE  
PAGES: 2

FEE \$86.40

Jessica A. Lopez  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
Schuyler Neer  
DEPUTY

TRANSFERRED THIS 4 DAY  
OF Nov, 2019

Matthew W. Gearhardt  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR  
Linda Kirsner  
BY: DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF Miami, S.S.  
BE IT REMEMBERED THAT ON THIS 25<sup>th</sup> DAY OF October, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME 3 GEN D, LLC., BY BART DENLINGER, ITS MEMBER, 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.

Elise M. Franzen  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN  
Notary Public  
In and For the State of Ohio  
My Commission Expires  
9-12-2023

MORTGAGEE:  
GREENVILLE NATIONAL BANK  
IQ SVB  
X  
X

STATE OF OHIO, COUNTY OF Miami, S.S.  
BE IT REMEMBERED THAT ON THIS 26<sup>th</sup> DAY OF October, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Brad Exler, OF GREENVILLE NATIONAL BANK, BEING ITS Se. Vice President, 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.

Elise M. Franzen  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN  
Notary Public  
In and For the State of Ohio  
My Commission Expires  
9-12-2023

DATE: October 25, 2019  
STATE OF OHIO, COUNTY OF Miami, S.S.  
BART DENLINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Bart Denlinger  
BART DENLINGER

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

Elise M. Franzen  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN  
Notary Public  
In and For the State of Ohio  
My Commission Expires  
9-12-2023

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 11<sup>th</sup> DAY OF Sept, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Blaine Koppa CHAIRMAN Sue J. Knopf 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 THE HERITAGE AT TROY COUNTRY CLUB,  
SECTION    , BOOK    , THIS 16<sup>th</sup> DAY OF Sept, 2019.  
THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-32-2019  
EFFECTIVE Oct 14, 2019

Michael J. Bernick MAYOR Martha A. Baker PRESIDENT OF COUNCIL Sue J. Knopf CLERK OF COUNCIL

## DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 10.258 ACRES AND BEING A PART OF INLOT NUMBER 10858 AND OWNED BY 3 GEN D, LLC. AS RECORDED IN 2019OR-12332.

## COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2019OR-   , 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: 09-04-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTroi1804app_del
	SHEET NUMBER 1 OF 2

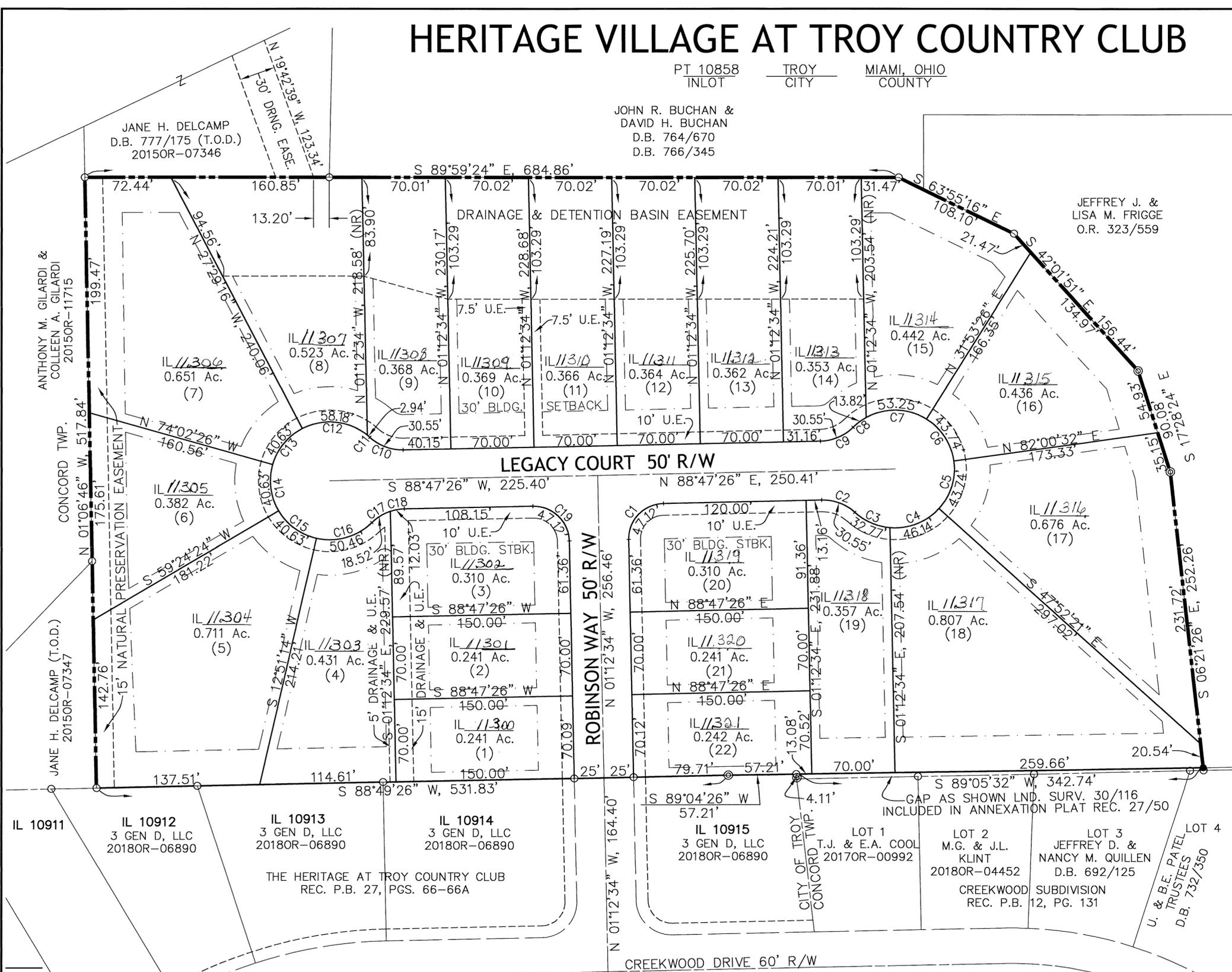
# HERITAGE VILLAGE AT TROY COUNTRY CLUB

PLAT BOOK 28, PAGE 3 - A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

PT 10858 TROY MIAMI  
INLOT CITY OHIO  
COUNTY

JOHN R. BUCHAN &  
DAVID H. BUCHAN  
D.B. 764/670  
D.B. 766/345

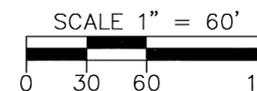
JEFFREY J. &  
LISA M. FRIGGE  
O.R. 323/559



CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	30.00'	90°-00'-00"	47.12'	42.43'	N 43°-47'-26" E
2	40.00'	43°-45'-42"	30.55'	29.81'	S 69°-19'-43" E
3	50.00'	37°-33'-03"	32.77'	32.18'	S 66°-13'-23" E
4	50.00'	52°-52'-26"	46.14'	44.52'	N 68°-33'-52" E
5	50.00'	50°-07'-07"	43.74'	42.36'	N 17°-04'-06" E
6	50.00'	50°-07'-07"	43.74'	42.36'	N 33°-03'-01" W
7	50.00'	61°-01'-24"	53.25'	50.77'	N 88°-37'-16" W
8	50.00'	15°-50'-19"	13.82'	13.78'	S 52°-56'-53" W
9	40.00'	43°-45'-42"	30.55'	29.81'	S 66°-54'-34" W
10	40.00'	43°-45'-42"	30.55'	29.81'	N 69°-19'-43" W
11	50.00'	03°-22'-25"	2.94'	2.94'	N 49°-08'-05" W
12	50.00'	66°-39'-59"	58.18'	54.95'	N 84°-09'-16" W
13	50.00'	46°-33'-10"	40.63'	39.52'	S 39°-14'-09" W
14	50.00'	46°-33'-10"	40.63'	39.52'	S 07°-19'-01" E
15	50.00'	46°-33'-10"	40.63'	39.52'	S 53°-52'-11" E
16	50.00'	57°-49'-31"	50.46'	48.35'	N 73°-56'-28" E
17	40.00'	26°-32'-04"	18.52'	18.36'	N 58°-17'-45" E
18	40.00'	17°-13'-38"	12.03'	11.98'	N 80°-10'-36" E
19	30.00'	90°-00'-00"	47.12'	42.43'	N 46°-12'-34" E



THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



## LEGEND

- CITY OF TROY CORP. LINE
- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- CX CURVE NUMBER
- BUILDING SETBACK LINE FRONT=30' REAR=30' (UNLESS OTHERWISE SHOWN) SIDE=7.5'
- (XX) PRELIMINARY LOT NUMBER
- (NR) NON RADIAL LINE

NOTES:  
1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT, UNLESS OTHERWISE NOTED. SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ON EACH SIDE, UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.

2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

## AREA SUMMARY

22 BUILDING LOTS 9.183 AC.  
NEW DEDICATED STREET R/W 1.075 AC.  
TOTAL 10.258 AC.

## SURVEY REFERENCES

- REC. VOL. 12, PG. 131
- REC. VOL. 19, PG. 142
- REC. VOL. 25, PG. 50
- REC. VOL. 27, PG. 44
- REC. VOL. 27, PG. 50
- REC. VOL. 27, PG. 66
- LND. SUR. 26, PG. 132
- LND. SUR. 27, PG. 44
- LND. SUR. 30, PG. 116

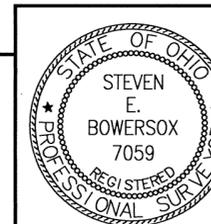
## DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 10.258 ACRES AND BEING A PART OF INLOT NUMBER 10858 AND OWNED BY 3 GEN D, LLC. AS RECORDED IN 2019OR-12332.

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

9/04/2019  
DATE



**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
09-04-2019  
DRAWN BY:  
seb  
JOB NUMBER:  
MiaTro1804Fin\_Del  
SHEET NUMBER

NOTTINGHAM SUBDIVISION, SECTION 1 REPLAT

INLOTS 9807 & 10859  
CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 28 PAGE 4  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

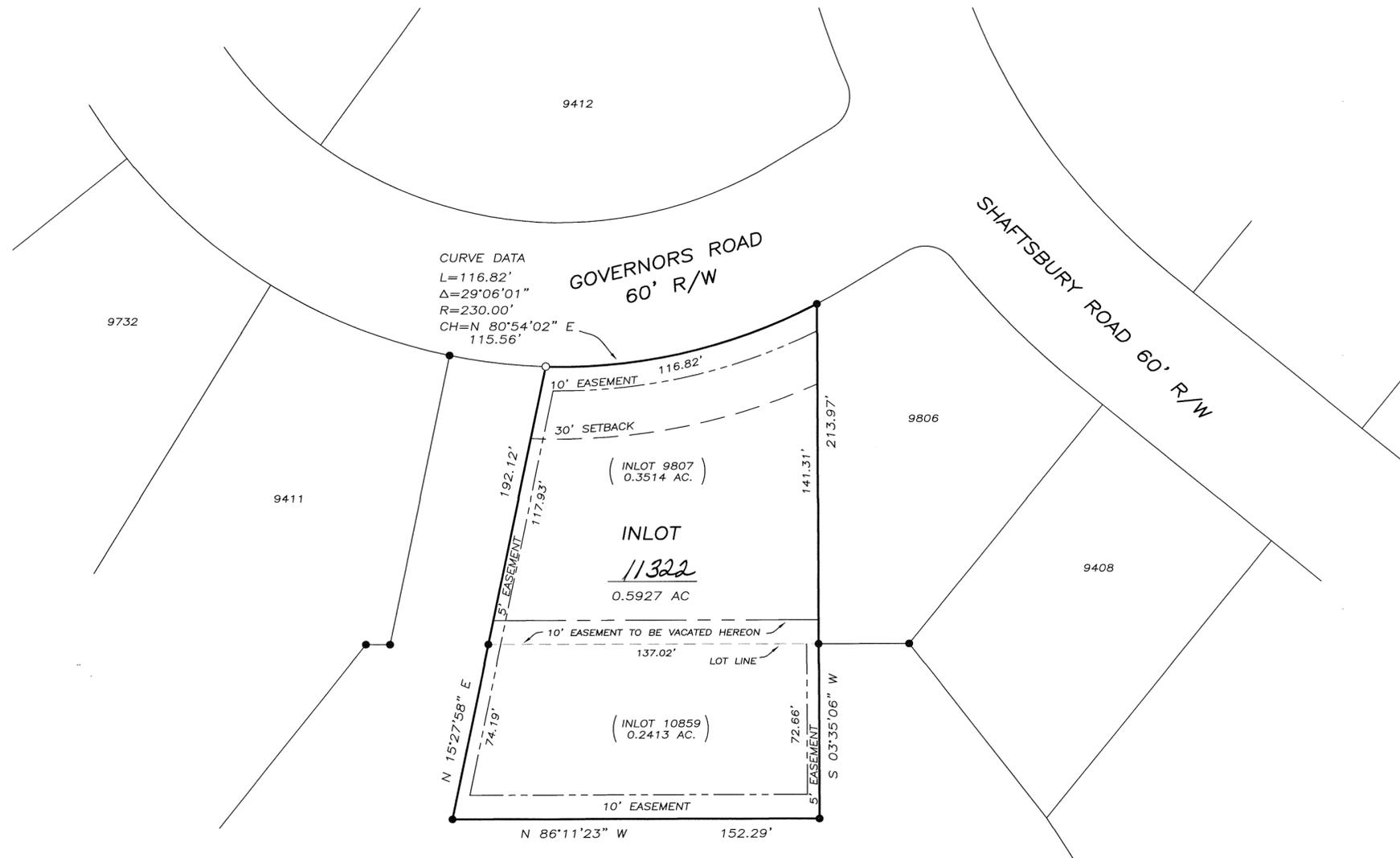
MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2019P-00059  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/04/2019 01:30:10 PM  
REFERENCES  
RECORDING FEE  
PAGES: 1

FEE \$43.20

Jessica Lopez Libby Kermo  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Nov. 4, 2019.

Matthew W. Hayward Jada Vireman  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOT 9807 AND INLOT 10859 AS CONVEYED TO CHARLES M. & JANE B. KARNEHM BY DEED BOOK 751, PAGE 345 AND IN DOCUMENT NUMBER 2019OR-04414 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN NOTTINGHAM SUBDIVISION, SECTION 1 AS RECORDED IN RECORD PLAT BOOK 20, PAGE 9, REPLATTED IN BOOK 20, PAGE 109 AND BOOK 27, PAGE 51.

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.

OWNERS

Charles M. Karnehm Jane B. Karnehm  
CHARLES M. KARNEHM JANE B. KARNEHM

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 26<sup>th</sup> DAY OF June, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CHARLES M. & JANE B. KARNEHM 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 NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kimberly Ojeda  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-9-2022



KIMBERLY OJEDA  
Notary Public  
State of Ohio  
Commission Exp. 08/09/2022

LIENHOLDER

Mark Kelly  
AGENT

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 30<sup>th</sup> DAY OF October, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Mark F. Kilkugh 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 NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Robert J. Castiglia  
NOTARY PUBLIC  
My Commission Expires August 17, 2020  
ID# 2453287

MY COMMISSION EXPIRES: 8/17/20

CITY OF TROY

THIS RECORD PLAT REVIEWED AND APPROVED THIS 28 DAY OF June, 2019.

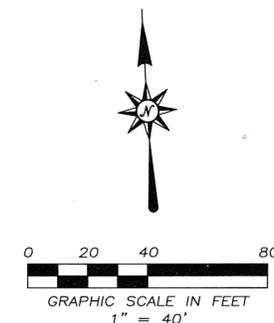
Christy J. Butler

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:  
VOLUME 20, PAGE 9  
VOLUME 20, PAGE 109  
VOLUME 27, PAGE 51



REPLAT OF INLOTS 9807 & 10859 IN THE CITY OF TROY  
MIAMI COUNTY, OHIO ~ JUNE 22, 2019

Gregg S. Brookhart  
GREGG S. BROOKHART  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #6348  
1009 WESTVIEW DRIVE  
PIQUA, OHIO 45356  
(937) 778-3607

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2019P-00060  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/12/2019 11:36:42 AM  
REFERENCES  
RECORDING FEE  
PAGES: 1

FEE \$ 43.20

Jessica Lopez  
MIAMI COUNTY RECORDER

Y. M. Nees  
BY DEPUTY RECORDER

MIA - GREAT MIAMI  
RIVER TRAIL BRIDGE

MIAMI COUNTY  
CITY OF PIQUA  
FR SEC. 20, T. 6, R. 6  
PUBLIC LAND  
FR SEC. 29, T. 1, R. 11

BASIS OF BEARINGS

BEARINGS ARE BASED UPON OHIO STATE PLANE  
COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011),  
BY GPS UTILIZING ODOT VRS.

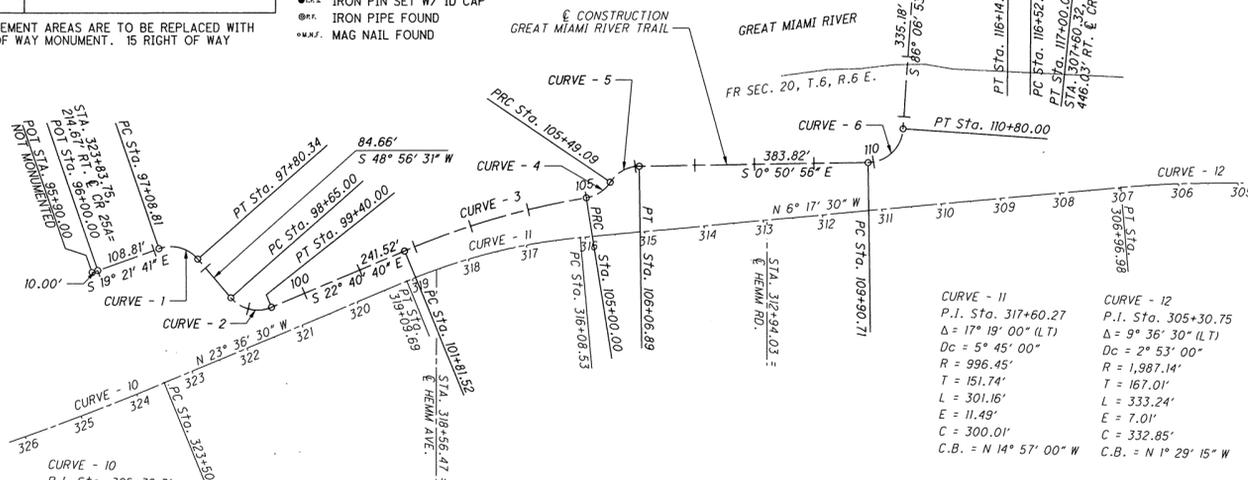
BASIS OF EXISTING R/W

C.R. 25 A RC 68  
ANNEXATION TO CITY OF PIQUA PB 9 PG 71

MONUMENT TABLE							
STATION	OFFSET	PROJECT COORDINATES		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	MONUMENTATION SET PRIOR TO CONSTRUCTION
		NORTH (Y)	EAST (X)	CL. MON.	REF. MON.		
96+00.00	0.00'	781692.7619	1482906.3008				POT MAG NAIL SET
97+08.81	0.00'	781590.1058	1482942.3738	1			PC MAG NAIL SET
97+80.34	0.00'	781524.9717	1482925.1763	1			PT IRON PIN SET
98+65.00	0.00'	781469.3631	1482861.3366	1			PC MAG NAIL SET
99+40.00	0.00'	781400.9876	1482845.3847	1			PT MAG NAIL SET
101+81.52	0.00'	781178.1370	1482938.5033	1			PC MAG NAIL SET
105+00.00	0.00'	780872.5840	1483025.6545	1			PRC MAG NAIL SET
105+49.09	0.00'	780832.3701	1483051.3738	1			PRC IRON PIN SET
106+06.89	0.00'	780783.4925	1483077.8518	1			PT IRON PIN SET
107+82.08	0.14' RT	780608.3171	1483080.3030			1	IRON PIN SET
109+47.03	16.22 RT	780443.1490	1483066.6748			1	IRON PIN SET
109+90.71	0.00'	780389.7114	1483083.5390	1			PC IRON PIN SET
110+80.00	0.00'	780340.7383	1483139.4689	1			PT IRON PIN SET
114+15.19	0.00'	780318.0268	1483473.8796	1			PC MAG NAIL SET
115+59.92	0.00'	780210.8225	1483506.6749	1			PRC IRON PIN SET
116+14.09	0.00'	780163.8647	1483483.5370	1			PT MAG NAIL SET
116+52.17	0.00'	780125.7836	1483483.2931	1			PC MAG NAIL SET
117+00.00	0.00'	780078.0440	1483480.7015	1			PT MAG NAIL SET
TOTAL CARRIED TO GENERAL SUMMARY SHEET				13		2	

NOTE: CENTERLINE MONUMENTATION AND R/W MONUMENTATION IN PROPOSED PAVEMENT AREAS ARE TO BE REPLACED WITH MAG NAILS OR MAG SPIKES, AND PAID AT THE UNIT PRICE FOR ITEM 623, RIGHT OF WAY MONUMENT. 15 RIGHT OF WAY MONUMENTS CARRIED TO GENERAL SUMMARY SHEET.

<p><b>CURVE - 1</b> P.I. Sta. 97+49.51 Δ = 68° 18' 12" (RT) Dc = 95° 29' 35" R = 60.00' T = 40.70' L = 71.53' E = 12.50' C = 67.37' C.B. = S 14° 47' 25" W</p>	<p><b>CURVE - 2</b> P.I. Sta. 99+08.29 Δ = 71° 37' 11" (LT) Dc = 95° 29' 35" R = 60.00' T = 43.29' L = 75.00' E = 13.99' C = 70.21' C.B. = S 13° 07' 56" W</p>	<p><b>CURVE - 3</b> P.I. Sta. 103+41.50 Δ = 13° 31' 00" (RT) Dc = 4° 14' 39" R = 1,350.00' T = 159.98' L = 318.48' E = 9.45' C = 317.74' C.B. = S 15° 55' 10" E</p>
<p><b>CURVE - 4</b> P.I. Sta. 105+26.01 Δ = 46° 52' 50" (LT) Dc = 95° 29' 35" R = 60.00' T = 26.01' L = 49.09' E = 5.40' C = 47.74' C.B. = S 32° 36' 05" E</p>	<p><b>CURVE - 5</b> P.I. Sta. 105+80.46 Δ = 55° 11' 34" (RT) Dc = 95° 29' 35" R = 60.00' T = 31.36' L = 57.80' E = 7.70' C = 55.59' C.B. = S 28° 26' 43" E</p>	<p><b>CURVE - 6</b> P.I. Sta. 110+45.95 Δ = 85° 15' 57" (LT) Dc = 95° 29' 35" R = 60.00' T = 55.24' L = 89.29' E = 21.55' C = 81.28' C.B. = S 43° 28' 55" E</p>
<p><b>CURVE - 7</b> P.I. Sta. 115+72.35 Δ = 138° 12' 37" (RT) Dc = 95° 29' 35" R = 60.00' T = 157.17' L = 144.73' E = 108.23' C = 112.11' C.B. = S 17° 00' 35" E</p>	<p><b>CURVE - 8</b> P.I. Sta. 115+89.01 Δ = 51° 43' 43" (LT) Dc = 95° 29' 35" R = 60.00' T = 29.09' L = 54.17' E = 6.68' C = 52.35' C.B. = S 26° 13' 52" W</p>	<p><b>CURVE - 9</b> P.I. Sta. 116+76.10 Δ = 5° 28' 51" (RT) Dc = 11° 27' 33" R = 500.00' T = 23.93' L = 47.83' E = 0.57' C = 47.81' C.B. = S 3° 06' 26" W</p>
<p><b>CURVE - 10</b> P.I. Sta. 325+76.31 Δ = 5° 31' 00" (RT) Dc = 1° 13' 15" R = 4,693.17' T = 226.11' L = 451.88' E = 5.44' C = 451.70' C.B. = N 20° 51' 00" W</p>	<p><b>CURVE - 11</b> P.I. Sta. 317+60.27 Δ = 17° 19' 00" (LT) Dc = 5° 45' 00" R = 996.45' T = 151.74' L = 301.16' E = 11.49' C = 300.01' C.B. = N 14° 57' 00" W</p>	<p><b>CURVE - 12</b> P.I. Sta. 305+30.75 Δ = 9° 36' 30" (LT) Dc = 2° 53' 00" R = 1,987.14' T = 167.01' L = 333.24' E = 7.01' C = 332.85' C.B. = N 1° 29' 15" W</p>



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.

MONUMENT LEGEND

- ⊗ EXISTING R/W MONUMENT BOX
- ⊙ EXISTING CONCRETE MONUMENT
- ⊚ RAILROAD SPIKE FOUND
- IRON PIN FOUND
- IRON PIN FOUND W/ ID CAP
- IRON PIN SET W/ ID CAP
- IRON PIPE FOUND
- MAG NAIL FOUND

I, Harry G. Herbst III, P. S. have conducted a survey of the existing conditions for the City of Piqua in July, 2017. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System 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 1.00001341. 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 of 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.

Harry G. Herbst III  
Harry G. Herbst III, Professional Land Surveyor #6596

Date: 11/11/2019

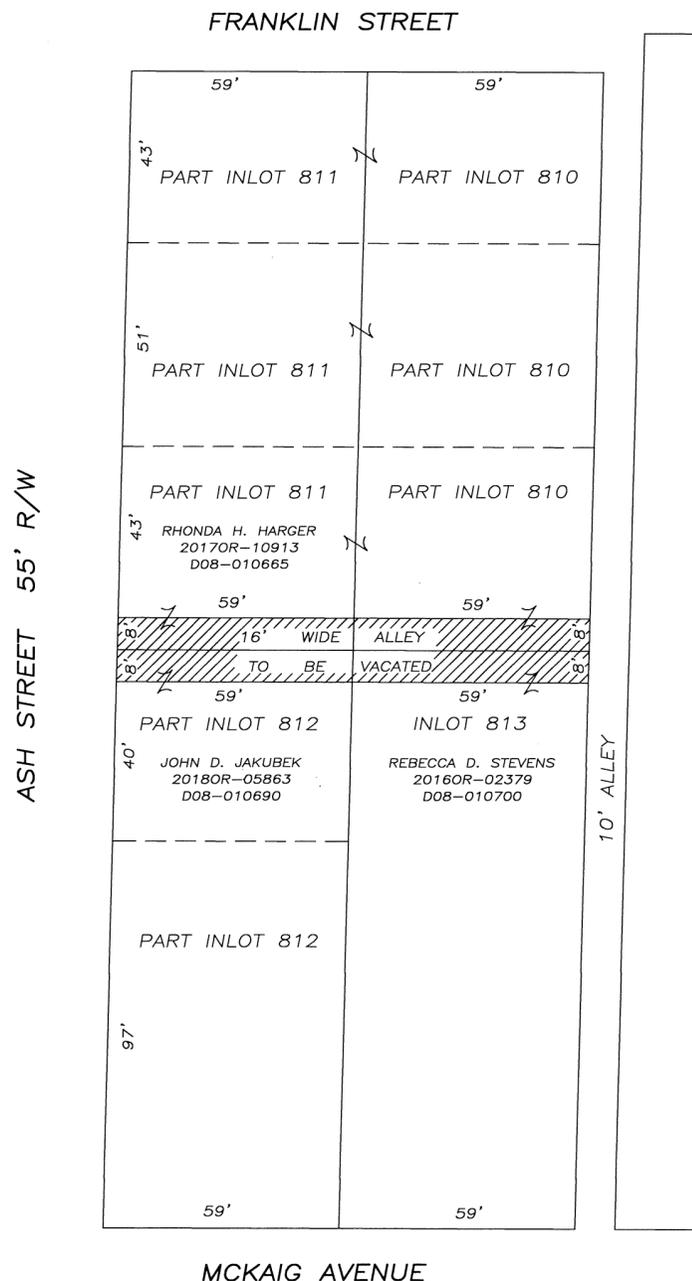


ORIGINAL SCALE: 1" = 100'  
 HORIZONTAL SCALE: 1" = 100'  
 PID NO. 108160  
 CENTERLINE PLAT  
 MIA - GREAT MIAMI RIVER TRAIL BRIDGE  
 2/17  
 51/66

CITY OF TROY, MIAMI COUNTY, OHIO  
ALLEY VACATION

BEING A VACATION OF A 16 FOOT WIDE ALLEY BETWEEN PART LOTS 810, 811, 812 AND 813  
IN THE CITY OF TROY, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2019P-00061  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/27/2019 02:00:33 PM  
REFERENCES  
RECORDING FEE  
PAGES: 1



FEE \$ 43.20

*Jessica A. Lopez*  
MIAMI COUNTY RECORDER  
*Matthew W. Hearford*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Nov. 27, 2019.

*Matthew W. Hearford*  
MIAMI COUNTY AUDITOR  
*Linda Trivette*  
BY DEPUTY AUDITOR

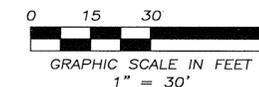
CITY OF TROY PLANNING COMMISSION  
AT A MEETING OF THE PLANNING COMMISSION OF  
THE CITY OF TROY, OHIO, HELD THIS 25<sup>th</sup> DAY  
OF Sept., 2019, THIS PLAT OF THE ALLEY  
VACATION WAS REVIEWED AND APPROVED.

*Alan M. Knight*  
CHAIRMAN  
*Sue J. Knight*  
SECRETARY

CITY OF TROY COUNCIL  
AT A MEETING OF THE COUNCIL OF THE CITY OF  
TROY, OHIO, HELD THIS 2<sup>nd</sup> DAY OF Oct.,  
2019, THIS PLAT OF THE ALLEY VACATION WAS  
APPROVED BY ORDINANCE 0-35-2019  
EFFECTIVE NOV. 6, 2019

*Michael L. Bequin*  
MAYOR  
*Martha A. Baker*  
PRESIDENT OF COUNCIL

*Sue J. Knight*  
CLERK OF COUNCIL



CERTIFICATION  
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.

- LEGEND
- CAPPED IRON PIN SET
  - IRON PIN FOUND
  - × CROSS NOTCH FOUND
  - ♂ PK NAIL SET
  - PK NAIL FOUND

REFERENCES  
MIAMI COUNTY RECORDER'S  
RECORDS:  
DOCUMENT 2016OR-02379  
DOCUMENT 2017OR-10913  
DOCUMENT 2018OR-05863  
PLAT BOOK 1, PAGE 343  
  
MIAMI COUNTY ENGINEER'S  
LAND SURVEYS:  
VOLUME 48, PAGE 175

AUGUST 29, 2019	ALLEY VACATION FOR HARGER, JAKUBEK & STEVENS IN MIAMI COUNTY, OHIO
	<i>Neil E. Teaford, P.S. #7724</i> <b>NEIL E. TEAFORD</b> 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

# ANGEL LOT SPLIT

VOLUME 28, PAGE 7  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

PT. 135 INLOT TIPP CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2019P-00062  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 12/02/2019 10:15:21 AM  
 REFERENCES  
 RECORDING FEE  
 PAGES: 1

FEE \$ 43.20  
*Jessica Lopez* MIAMI COUNTY RECORDER  
*Jim R Neer* BY DEPUTY RECORDER  
 MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED Dec 2, 2019  
*Matthew W Gearhardt* *Joyce Guillot*  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

## CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 12<sup>th</sup> DAY OF November, 2019.

*[Signature]* CITY ENGINEER  
*[Signature]* CITY PLANNER

## PLAT AUTHORIZATION AND DEDICATION

JOHN E. AND RITA M. ANGEL, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE THE CITY OF TIPP CITY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS ANGEL LOT SPLIT.

*John E. Angel*  
 JOHN E. ANGEL  
*Rita M. Angel*  
 RITA M. ANGEL

STATE OF OHIO  
 COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF November, 2019, BY JOHN E. ANGEL AND RITA M. ANGEL.

*Dawn M. Gross*  
 NOTARY PUBLIC



## NOTE

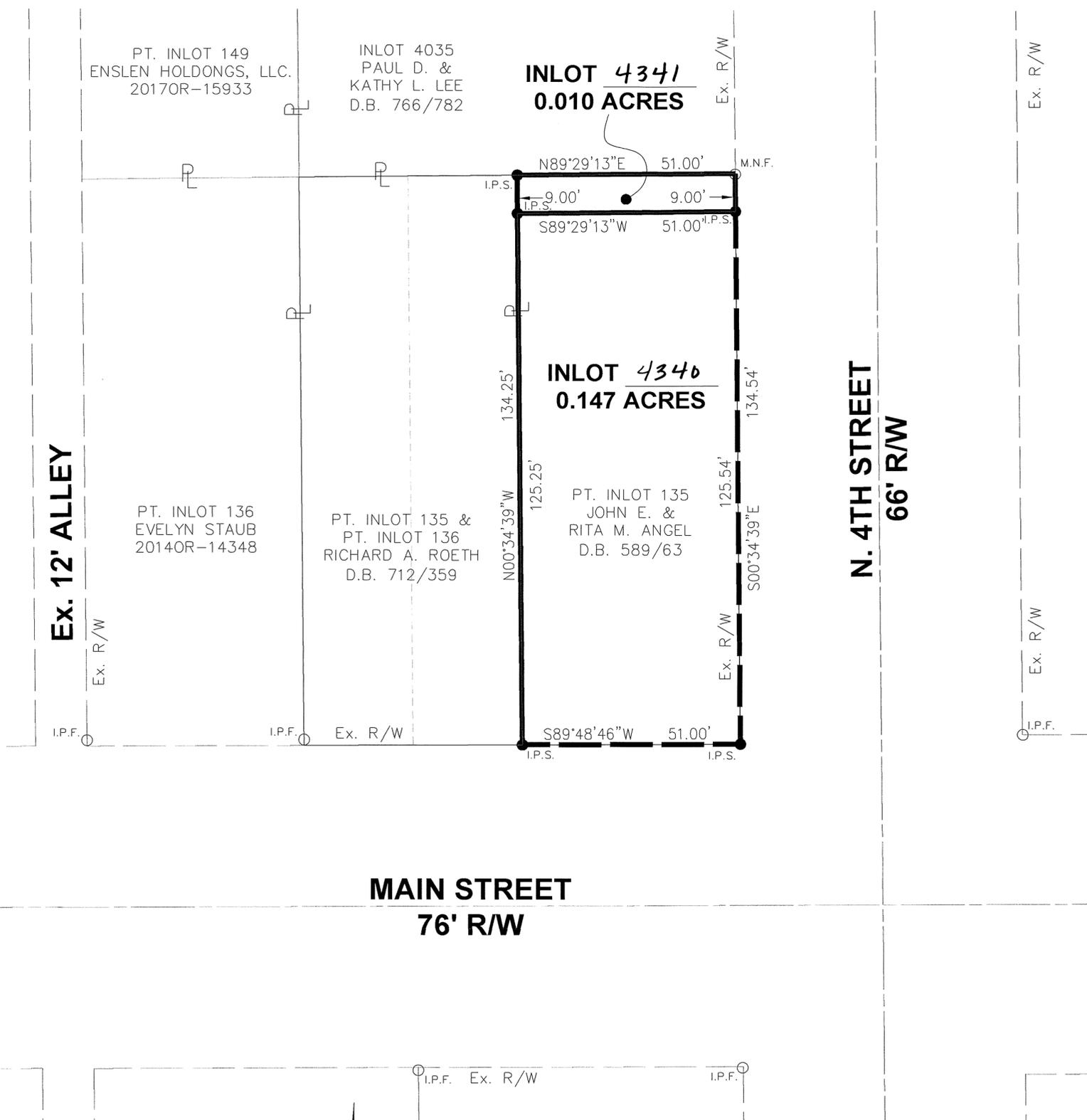
APPROVAL OF THIS SPLIT IS CONTINGENT UPON THE TRANSFER TO THE ADJOINING OWNER.

BEING A REPLAT OF PART INLOT 135 AND BEING OWNED BY JOHN E. AND RITA M. ANGEL IN DEED BOOK 589, PAGE 63.

*Allen J. Bertke*  
 ALLEN J. BERTKE, P.S. #8629 11-5-19 DATE

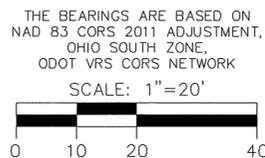
	<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200                  LOVELAND, OHIO 513.239.8554                  PORTLAND, INDIANA 260.766.2500                  www.CHOICEONEENGINEERING.com</p>	DATE: 10-07-2019
		DRAWN BY: RMF
		JOB NUMBER: MIATCI1913
		SHEET NUMBER 1 OF 1

SURVEY REFERENCE  
 LOT SURVEY 11, PG. 75  
 LOT SURVEY 17, PAGE 24  
 REC. P.B. 21, PG. 104



## LEGEND

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



MAIN STREET  
 76' R/W

N. 4TH STREET  
 66' R/W

Ex. 12' ALLEY

INLOT 4341  
 0.010 ACRES

INLOT 4340  
 0.147 ACRES

PT. INLOT 135  
 JOHN E. &  
 RITA M. ANGEL  
 D.B. 589/63

PT. INLOT 149  
 ENSLEN HOLDINGS, LLC.  
 2017OR-15933

INLOT 4035  
 PAUL D. &  
 KATHY L. LEE  
 D.B. 766/782

PT. INLOT 136  
 EVELYN STAUB  
 2014OR-14348

PT. INLOT 135 &  
 PT. INLOT 136  
 RICHARD A. ROETH  
 D.B. 712/359

# Replat Villas of Halifax Subdivision

10971-11139 INLOTS TROY CITY MIAMI, OHIO COUNTY

PLAT BOOK 28, PAGE 8  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT FOR THE PURPOSES OF CHANGING THE REAR LOT SETBACK FROM 25 FEET TO 20 FEET.

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:  
HALIFAX LAND COMPANY, LLC.

Frank D. Harlow, Jr.  
FRANK D. HARLOW, JR.  
MANAGING MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 27 DAY OF November, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC., FRANK D. HARLOW, ITS MANAGING MEMBER, 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

LIEN HOLDER:  
GREENVILLE NATIONAL BANK  
TROY BANKING CENTER

Brad Bixler  
BRAD BIXLER  
SR. VICE PRESIDENT, CHIEF LOAN OFFICER, BRANCH MGR.

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 27 DAY OF November, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, BY BRAD BIXLER, IT'S SR. VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH MANAGER, 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

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

DATE: November 27, 2019

FRANK D. HARLOW, MANAGING MEMBER OF HALIFAX LAND COMPANY, LLC., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

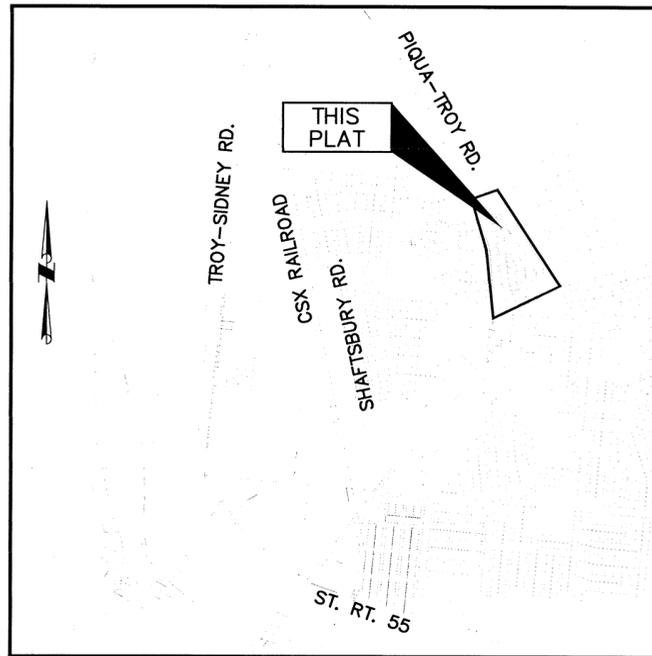
Frank D. Harlow  
FRANK D. HARLOW

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

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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



VICINITY MAP  
N.T.S.

OWNER INLOT NUMBER 11029:  
JERRY SPEARS

Jerry Spears  
JERRY SPEARS

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 21 DAY OF November, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JERRY SPEARS, 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 8/24/2019



MARY K. LEWIS, Notary Public  
In and for the State of Ohio  
My Commission Expires Aug. 8/24/2021  
Recorded in Miami County

OWNER INLOT NUMBER 11114:  
NORM YANTIS AND DIANA YANTIS

Norman G. Yantis  
NORM YANTIS

Diana Yantis  
DIANA YANTIS

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 27 DAY OF November, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NORM YANTIS AND DIANA YANTIS, TO ME KNOWN AND ACKNOWLEDGED THEIR 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 8/24/2019



MARY K. LEWIS, Notary Public  
In and for the State of Ohio  
My Commission Expires Aug. 8/24/2021  
Recorded in Miami County

## RECORDER:

PLEASE CROSS REFERENCE TO VILLAS OF HALIFAX SUBDIVISION REC. P.B. 27, PAGES 93-93E, 2019P-00048, RECORDER'S OFFICE, MIAMI COUNTY, OHIO, HALIFAX LAND COMPANY, LLC THE SUBDIVIDER OF VILLAS OF HALIFAX SUBDIVISION, AND TO CITY OF TROY, MIAMI COUNTY, OHIO, INLOTS 10971 THROUGH 11139, INCLUSIVE.

## NOTES:

1.) IT IS THE PURPOSE OF THIS REPLAT OF VILLAS OF HALIFAX SUBDIVISION REC. P.B. 27, PAGES 93-93E, (2019P-00048) TO CHANGE THE REAR LOT SETBACK FROM 25 FEET TO 20 FEET.

2.) ALL INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DEDICATED AS UTILITY EASEMENTS.

3.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.

4.) ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

5.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

6.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD OR TROY-URBANA ROAD.

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22<sup>nd</sup> DAY OF Nov, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Alan M. Kypers CHAIRMAN Sue J. Knight SECRETARY

## HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS INSTRUMENT 2019OR-10879 OF THE MIAMI COUNTY RECORDER'S RECORDS.

## DESCRIPTION

BEING A REPLAT OF INLOTS 10971-11139 WITHIN THE PLANNED RESIDENTIAL SUBDIVISION OF VILLAS OF HALIFAX, REC. PB. 27, PAGES 93-93E, CONTAINING 35.123 ACRES OWNED BY HALIFAX LAND COMPANY, LLC., RECORDED AS INSTRUMENT 2016OR-12214, JERRY SPEARS RECORDED AS INSTRUMENT 2019OR-13148, AND NORM & DIANA YANTIS RECORDED AS INSTRUMENT 2019OR-13147.

## AREA SUMMARY

159 BUILDING LOTS	18.458 AC.
9 OPEN SPACE LOTS	10.696 AC.
PRIVATE STREETS	3.179 AC.
DEDICATED STREET R/W	2.790 AC.
TOTAL	35.123 AC.

FEE \$ 259.20

Jessica A. Lopez  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
Libby Kerns  
DEPUTY

TRANSFER NOT NECESSARY Dec. 12, '19 DATE

Matthew W. Gearhardt  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

Linda J. Tanner  
BY: DEPUTY AUDITOR

**ChoiceOne**  
Engineering

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

DATE:  
11-22-2019  
DRAWN BY:  
seb  
JOB NUMBER:  
MiaTro1721\_e\_app-rep  
SHEET NUMBER  
1 OF 6

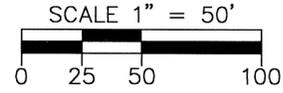
# Replat Villas of Halifax Subdivision

10971-11139 TROY MIAMI, OHIO  
INLOTS CITY COUNTY

## 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)
- CXX CURVE NUMBER (SEE SHT. 5 OF 6)
- BUILDING SETBACK LINE  
FRONT=25'  
REAR=20'  
SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

THE BEARINGS SHOWN HEREON  
ARE BASED ON NAD 83, GEOID  
2003 OHIO SOUTH ZONE, ODOT  
VRS CORS NETWORK



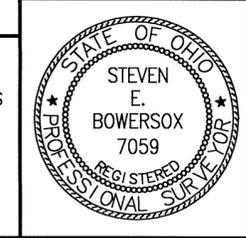
SEE SHEET 3

SEE SHEET 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*  
STEVEN E. BOWERSOX, P.S. #7059

11/27/2019  
DATE



**ChoiceOne**  
Engineering

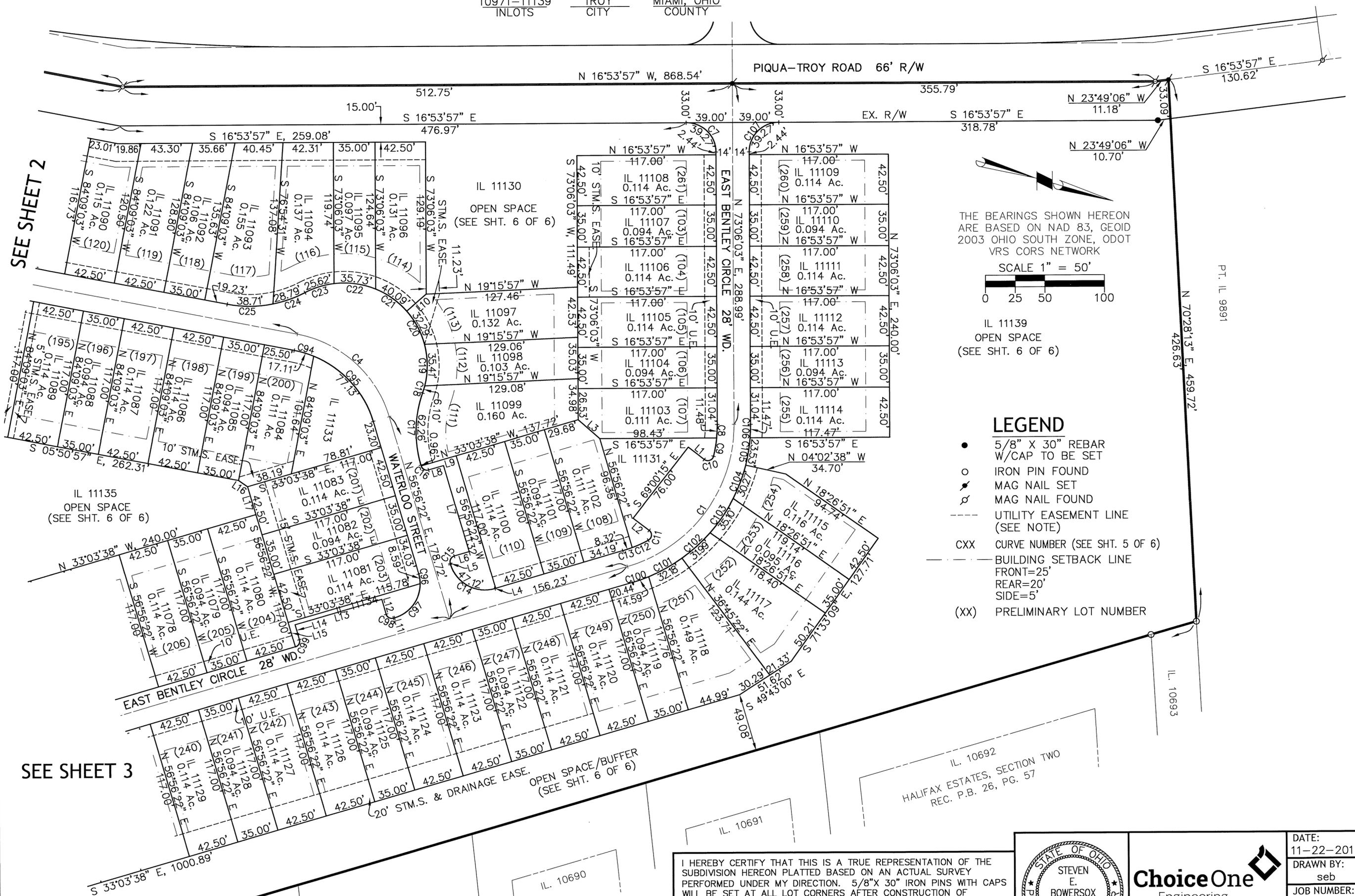
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
PORTLAND, INDIANA 260.766.2500  
www.CHOICEONEENGINEERING.com

DATE:	11-22-2019
DRAWN BY:	seb
JOB NUMBER:	MiaTrol721_Fin-1e-rep
SHEET NUMBER	2 OF 6

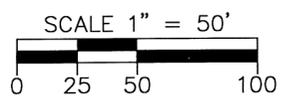


# Replat Villas of Halifax Subdivision

10971-11139 TROY MIAMI, OHIO  
INLOTS CITY COUNTY



THE BEARINGS SHOWN HEREON  
ARE BASED ON NAD 83, GEOID  
2003 OHIO SOUTH ZONE, ODOT  
VRS CORS NETWORK



IL 11139  
OPEN SPACE  
(SEE SHT. 6 OF 6)

### 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)
- CXX CURVE NUMBER (SEE SHT. 5 OF 6)
- BUILDING SETBACK LINE  
FRONT=25'  
REAR=20'  
SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

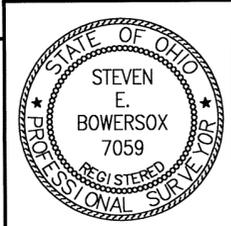
SEE SHEET 3

SEE SHEET 2

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

11/27/2019  
DATE



**ChoiceOne**  
Engineering

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

DATE:	11-22-2019
DRAWN BY:	seb
JOB NUMBER:	MiaTro1721_Fin-3e-1ep
SHEET NUMBER	4 OF 6

# Replat Villas of Halifax Subdivision

10971-11139 TROY MIAMI, OHIO  
INLOTS CITY COUNTY

PLAT BOOK 28, PAGE 8 -D  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

CURVE TABLE						CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	125.00'	73°-50'-19"	161.09'	150.17'	S 69°-58'-47" E	56	289.00'	08°-40'-18"	43.74'	43.70'	N 28°-43'-29" W
2	275.00'	97°-53'-44"	469.86'	414.76'	S 15°-53'-14" W	57	261.00'	01°-41'-15"	7.69'	7.69'	S 32°-13'-01" E
3	200.00'	109°-18'-57"	381.58'	326.29'	N 60°-30'-26" W	58	261.00'	10°-33'-44"	48.11'	48.05'	S 26°-05'-32" E
4	100.00'	62°-47'-19"	109.59'	104.18'	N 25°-32'-42" E	59	261.00'	07°-41'-25"	35.03'	35.00'	S 16°-57'-57" E
5	175.00'	19°-18'-57"	59.00'	58.72'	N 15°-30'-26" W	60	261.00'	15°-02'-11"	68.50'	68.30'	S 05°-36'-09" E
6	150.00'	23°-17'-31"	60.98'	60.56'	N 17°-29'-42" W	61	261.00'	18°-54'-51"	86.16'	85.77'	S 11°-22'-22" W
7	25.00'	90°-00'-00"	39.27'	35.36'	N 28°-06'-03" E	62	261.00'	07°-41'-21"	35.03'	35.00'	S 24°-40'-27" W
8	111.00'	05°-55'-32"	11.48'	11.47'	N 76°-03'-49" E	63	261.00'	16°-50'-09"	76.69'	76.42'	S 36°-56'-12" W
9	111.00'	08°-02'-21"	15.57'	15.56'	N 83°-02'-45" E	64	261.00'	15°-30'-57"	70.68'	70.46'	S 53°-06'-45" W
10	5.00'	113°-55'-50"	9.94'	8.38'	S 35°-58'-09" E	65	261.00'	03°-57'-52"	18.06'	18.06'	S 62°-51'-10" W
11	5.00'	113°-56'-04"	9.94'	8.38'	N 77°-57'-48" E	66	30.00'	90°-00'-00"	47.12'	42.43'	N 70°-09'-54" W
12	111.00'	07°-42'-55"	14.95'	14.94'	S 41°-12'-42" E	67	161.00'	10°-11'-29"	28.64'	28.60'	N 20°-04'-10" W
13	111.00'	04°-17'-37"	8.32'	8.32'	S 35°-12'-26" E	68	161.00'	09°-07'-29"	25.64'	25.61'	N 10°-24'-41" W
14	30.00'	90°-00'-00"	47.12'	42.43'	S 11°-56'-22" W	69	164.00'	12°-52'-29"	36.85'	36.77'	N 12°-17'-11" W
15	5.00'	90°-00'-00"	7.85'	7.07'	N 78°-03'-38" W	70	164.00'	10°-25'-02"	29.82'	29.78'	N 23°-55'-57" W
16	5.00'	90°-00'-00"	7.85'	7.07'	S 11°-56'-22" W	71	50.00'	10°-12'-06"	8.90'	8.89'	N 34°-14'-31" W
17	100.00'	35°-40'-30"	62.26'	61.26'	S 74°-46'-37" W	72	50.00'	11°-49'-30"	10.32'	10.30'	N 45°-15'-19" W
18	70.00'	04°-59'-21"	6.10'	6.09'	N 89°-52'-48" W	73	50.00'	35°-59'-03"	31.40'	30.89'	N 69°-09'-35" W
19	70.00'	28°-58'-52"	35.41'	35.03'	S 73°-08'-06" W	74	50.00'	41°-58'-52"	36.64'	35.82'	S 71°-51'-28" W
20	70.00'	26°-25'-54"	32.29'	32.01'	S 45°-25'-43" W	75	50.00'	28°-58'-58"	25.29'	25.02'	S 36°-22'-32" W
21	70.00'	26°-31'-34"	32.41'	32.12'	S 18°-56'-59" W	76	50.00'	11°-00'-12"	9.60'	9.59'	S 16°-22'-57" W
22	70.00'	29°-14'-36"	35.73'	35.34'	S 08°-56'-06" E	77	5.00'	73°-16'-12"	6.39'	5.97'	S 47°-30'-57" W
23	70.00'	20°-58'-16"	25.62'	25.48'	S 34°-02'-32" E	78	5.00'	90°-00'-00"	7.85'	7.07'	S 50°-50'-57" E
24	100.00'	16°-29'-50"	28.79'	28.69'	S 36°-16'-45" E	79	5.00'	104°-58'-35"	9.16'	7.93'	N 46°-38'-20" E
25	100.00'	22°-10'-53"	38.71'	38.47'	S 16°-56'-24" E	80	40.00'	47°-30'-28"	33.17'	32.22'	S 57°-07'-08" E
26	30.00'	90°-00'-00"	47.12'	42.43'	S 39°-09'-03" W	81	40.00'	18°-01'-56"	12.59'	12.54'	S 24°-20'-56" E
27	25.00'	90°-05'-39"	39.31'	35.38'	N 50°-48'-08" W	82	136.00'	09°-29'-01"	22.51'	22.49'	S 10°-35'-28" E
28	25.00'	89°-54'-21"	39.23'	35.33'	N 39°-11'-52" E	83	189.00'	00°-40'-03"	2.20'	2.20'	S 06°-10'-58" E
29	30.00'	46°-43'-58"	24.47'	23.80'	S 72°-28'-58" E	84	189.00'	15°-56'-35"	52.59'	52.42'	S 14°-29'-17" E
30	30.00'	38°-25'-30"	20.12'	19.74'	S 29°-54'-14" E	85	189.00'	02°-42'-20"	8.92'	8.92'	S 23°-48'-44" E
31	214.00'	06°-12'-35"	23.19'	23.18'	S 13°-47'-46" E	86	30.00'	24°-48'-53"	12.99'	12.89'	S 12°-45'-28" E
32	214.00'	09°-22'-54"	35.04'	35.00'	S 21°-35'-30" E	87	30.00'	61°-57'-39"	32.44'	30.88'	S 30°-37'-48" W
33	214.00'	09°-23'-55"	35.10'	35.06'	S 30°-58'-55" E	88	5.00'	91°-29'-23"	7.98'	7.16'	N 72°-38'-41" W
34	214.00'	04°-47'-51"	17.92'	17.91'	N 38°-04'-48" W	89	168.00'	77°-45'-31"	228.00'	210.90'	N 78°-01'-13" W
35	214.00'	09°-31'-28"	35.57'	35.53'	S 45°-14'-28" E	90	5.00'	91°-35'-00"	7.99'	7.17'	N 83°-20'-59" W
36	214.00'	09°-22'-53"	35.04'	35.00'	S 54°-41'-38" E	91	186.00'	06°-54'-32"	22.43'	22.42'	N 34°-06'-13" W
37	214.00'	09°-07'-53"	34.11'	34.07'	S 63°-57'-01" E	92	186.00'	13°-59'-54"	45.44'	45.33'	N 23°-39'-00" W
38	214.00'	09°-56'-51"	37.15'	37.11'	S 73°-29'-22" E	93	186.00'	10°-48'-06"	35.07'	35.01'	N 11°-15'-00" W
39	214.00'	09°-22'-53"	35.04'	35.00'	S 83°-09'-14" E	94	86.00'	11°-24'-04"	17.11'	17.08'	N 00°-08'-55" W
40	214.00'	09°-05'-42"	33.97'	33.93'	N 87°-36'-28" E	95	86.00'	51°-23'-15"	77.13'	74.57'	N 31°-14'-44" E
41	214.00'	09°-26'-32"	35.27'	35.23'	N 78°-20'-22" E	96	30.00'	16°-24'-15"	8.59'	8.56'	N 65°-08'-30" E
42	214.00'	08°-47'-00"	32.81'	32.77'	N 69°-13'-36" E	97	30.00'	73°-35'-45"	38.53'	35.94'	S 69°-51'-30" E
43	289.00'	02°-54'-22"	14.66'	14.66'	N 63°-22'-55" E	98	5.00'	90°-00'-00"	7.85'	7.07'	S 11°-56'-20" W
44	289.00'	07°-31'-10"	37.93'	37.90'	N 58°-10'-09" E	99	5.00'	90°-00'-00"	7.85'	7.07'	S 78°-03'-38" E
45	289.00'	06°-56'-41"	35.03'	35.01'	N 50°-56'-13" E	100	139.00'	06°-00'-46"	14.59'	14.58'	N 36°-04'-01" W
46	289.00'	07°-12'-16"	36.34'	36.32'	N 43°-51'-45" E	101	139.00'	13°-15'-50"	32.18'	32.11'	N 45°-42'-19" W
47	289.00'	07°-14'-48"	36.55'	36.53'	N 36°-38'-13" E	102	139.00'	13°-11'-14"	31.99'	31.92'	N 58°-55'-51" W
48	289.00'	06°-56'-45"	35.03'	35.01'	N 29°-32'-27" E	103	139.00'	14°-28'-07"	35.10'	35.01'	N 72°-45'-31" W
49	289.00'	07°-42'-30"	38.88'	38.85'	N 22°-12'-49" E	104	139.00'	12°-28'-43"	30.27'	30.21'	N 86°-13'-57" W
50	289.00'	05°-59'-17"	30.20'	30.19'	N 15°-21'-55" E	105	139.00'	09°-41'-55"	23.53'	23.50'	S 82°-40'-44" W
51	289.00'	07°-49'-47"	39.49'	39.46'	N 08°-27'-23" E	106	139.00'	04°-43'-44"	11.47'	11.47'	S 75°-27'-55" W
52	289.00'	06°-56'-36"	35.02'	35.00'	N 01°-04'-12" E	107	25.00'	90°-00'-00"	39.27'	35.36'	N 61°-53'-57" W
53	289.00'	08°-00'-43"	40.41'	40.38'	N 06°-24'-27" W	108	470.00'	22°-15'-23"	182.57'	181.42'	S 75°-02'-15" W
54	289.00'	06°-58'-57"	35.22'	35.20'	N 13°-54'-17" W	109	500.00'	22°-15'-23"	194.22'	193.00'	S 75°-02'-15" W
55	289.00'	06°-59'-35"	35.27'	35.25'	N 20°-53'-33" W						

LINE CHART		
LINE NUMBER	LINE BEARING	LINE LENGTH
1	S 20°-59'-45" W	17.02'
2	N 20°-59'-45" E	17.02'
3	S 24°-43'-09" W	24.04'
4	S 33°-03'-38" E	0.54'
5	S 56°-56'-22" W	1.00'
6	N 33°-03'-38" W	13.00'
7	S 56°-56'-22" W	76.00'
8	S 33°-03'-38" E	13.00'
9	N 33°-03'-38" W	30.54'
10	N 57°-47'-14" W	21.78'
11	S 33°-03'-38" E	1.00'
12	S 56°-56'-22" W	13.00'
13	S 33°-03'-38" E	76.00'
14	N 56°-56'-22" E	13.00'
15	S 56°-56'-22" W	21.53'
16	N 18°-10'-01" E	9.35'
17	N 56°-56'-22" E	24.53'
18	N 30°-51'-41" E	15.63'
19	S 30°-51'-41" W	24.93'
20	S 72°-59'-55" E	28.66'
21	S 84°-09'-03" W	15.24'
22	S 05°-50'-57" E	57.00'
23	N 84°-09'-03" E	16.00'
24	S 05°-50'-57" E	16.00'
25	N 84°-09'-03" E	66.50'
26	N 05°-50'-57" W	12.33'
27	N 05°-50'-57" W	104.57'
28	S 18°-08'-49" W	34.73'
29	N 26°-53'-59" W	12.93'
30	S 50°-51'-32" W	12.93'
31	N 05°-45'-18" W	5.86'



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DATE:  
11-22-2019

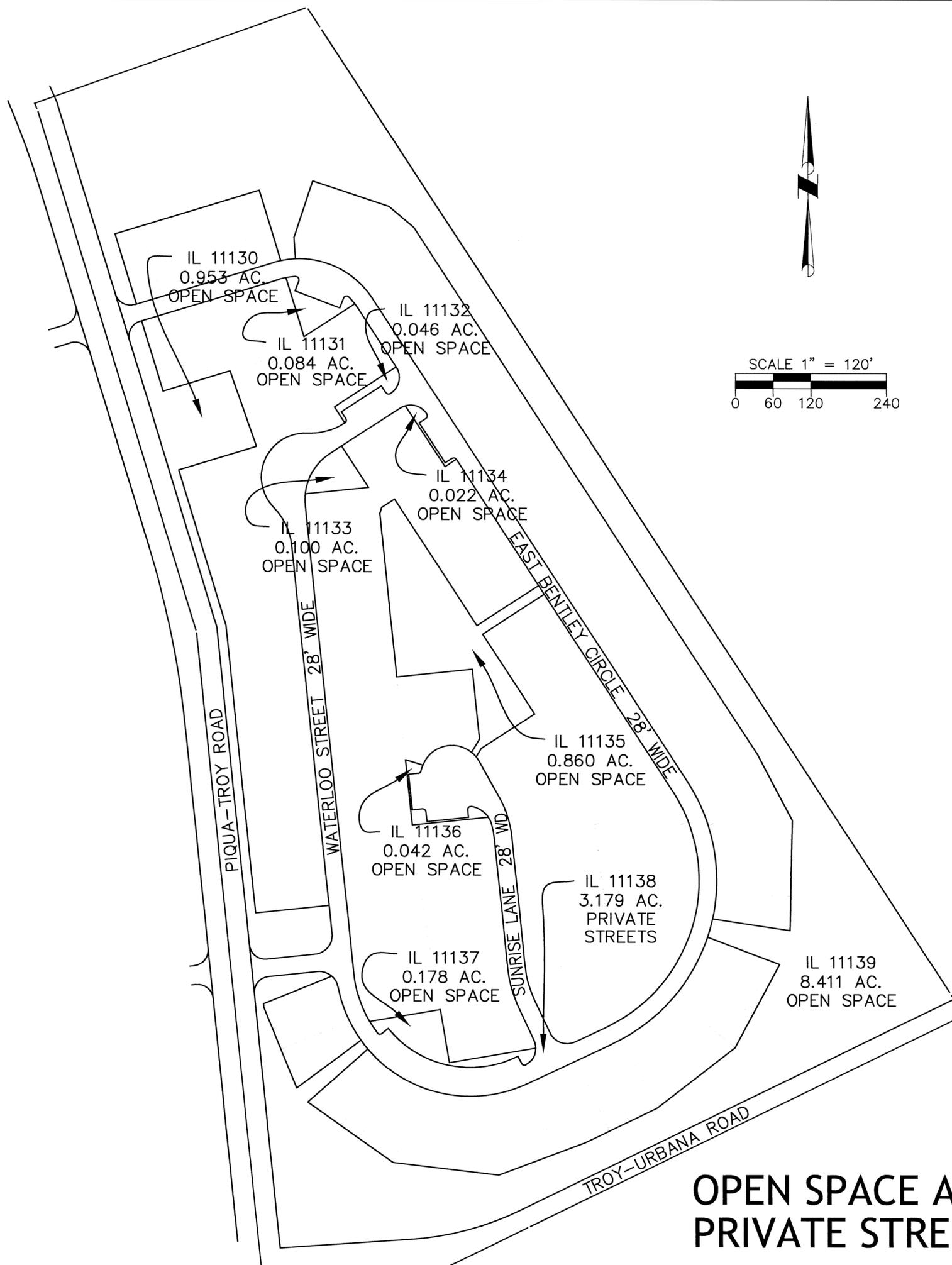
DRAWN BY:  
seb

JOB NUMBER:  
MidTrot72curves-e-rep

SHEET NUMBER  
5 OF 6

# Replat Villas of Halifax Subdivision

10971-11139 INLOTS 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.

**OPEN SPACE AND  
 PRIVATE STREETS**

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 11/21/2019 DATE

	<p>ChoiceOne Engineering</p> <p><small>SIDNEY, OHIO 937.497.0200                  LOVELAND, OHIO 513.239.8554                  PORTLAND, INDIANA 260.766.2500                  www.CHOICEONEENGINEERING.com</small></p>	DATE: 11-22-2019
		DRAWN BY: seb
		JOB NUMBER: Wiatrol721_Fin-open-e-rep
		SHEET NUMBER 6 OF 6

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 DEED BOOK 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.

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

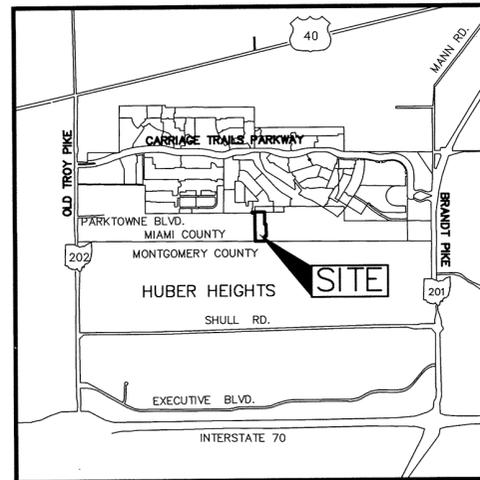
CARRIAGE TRAILS

SECTION 6 - PHASE I
PART INLOTS 353 & 356

VOLUME 28 PAGE 9
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00064
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/13/2019 10:18:45 AM
REFERENCES
RECORDING FEE
PAGES: 3

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
NOVEMBER 2019



LOCATION MAP
NO SCALE

FEE \$129.60

Jessica Lopez
MIAMI COUNTY RECORDER
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Dec. 13, 2019.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Linda Linneman
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 11th DAY OF November 2019, 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 Aug 14 2020

Cassandra L. 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 12th DAY OF November 2019, 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

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 6, Phase I, 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 1563 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. 792, PG. 922, O.R. 322, PG. 782
DOCUMENT No. 2014OR-07326

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 27, PG. 34
P.B. 22, PG. 37 P.B. 27, PG. 35
P.B. 27, PG. 89 P.B. 27, PG. 88

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

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 12/10/19, 2019

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 DEED BOOK 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

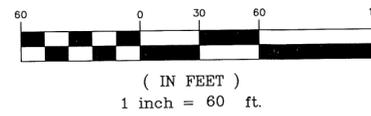


BY: David L. Chiesa
David L. Chiesa P.S.
Registered Surveyor No. 7740

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



8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



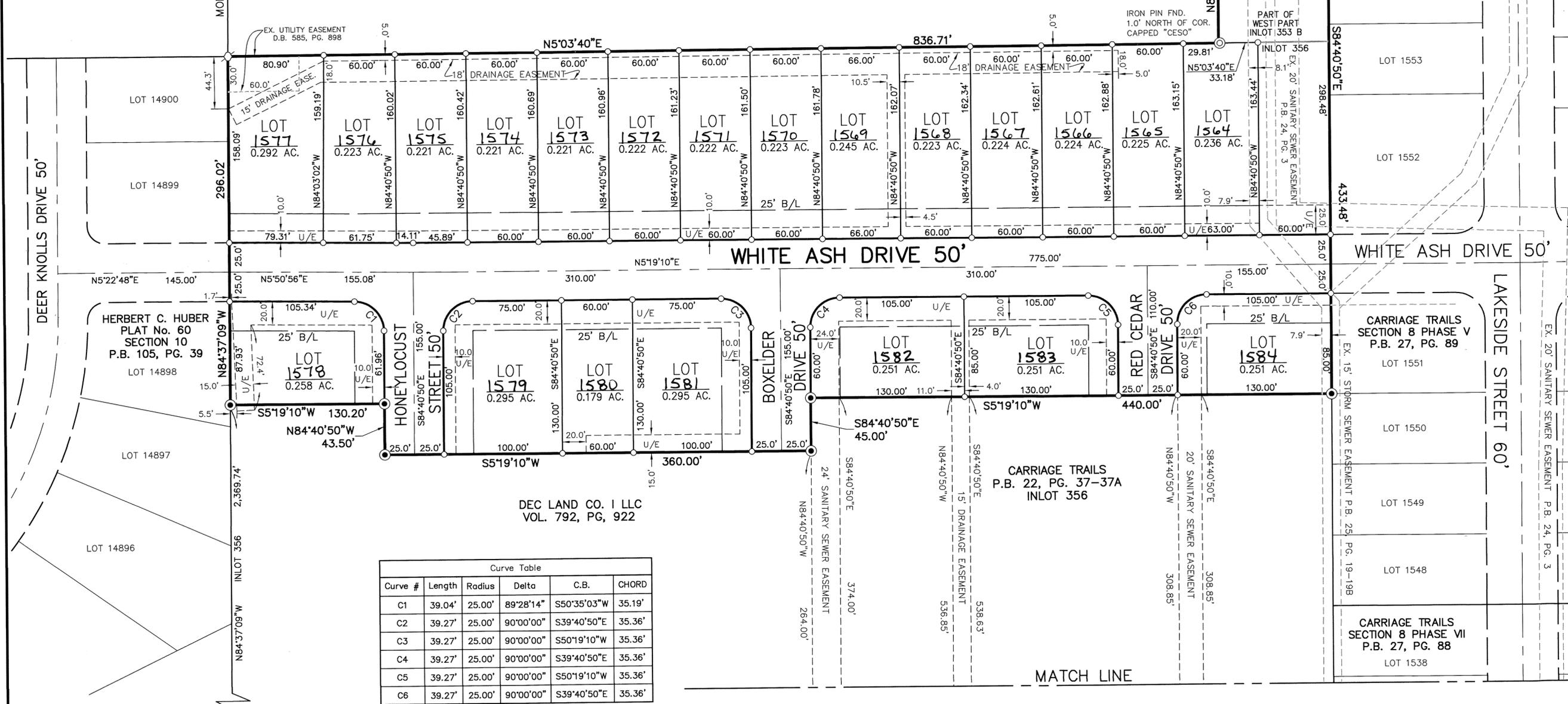
**LEGEND**

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP OR AS NOTED
- ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- ⊙ STONE FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

**CARRIAGE TRAILS SECTION 6 PHASE I**

FRANK M. SUBLETT &  
 ANETTA M. SUBLETT  
 I.N. 200300070988  
 17.7733 ACRES

HUBER HEIGHTS CITY SCHOOL DISTRICT  
 O.R. 221, PG. 227  
 D.B. 751, PG. 550  
 23.785 ACRES  
 INLOT 566



Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	39.04'	25.00'	89°28'14"	S50°35'03"W	35.19'
C2	39.27'	25.00'	90°00'00"	S39°40'50"E	35.36'
C3	39.27'	25.00'	90°00'00"	S50°19'10"W	35.36'
C4	39.27'	25.00'	90°00'00"	S39°40'50"E	35.36'
C5	39.27'	25.00'	90°00'00"	S50°19'10"W	35.36'
C6	39.27'	25.00'	90°00'00"	S39°40'50"E	35.36'

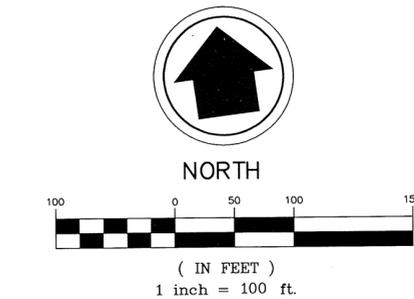
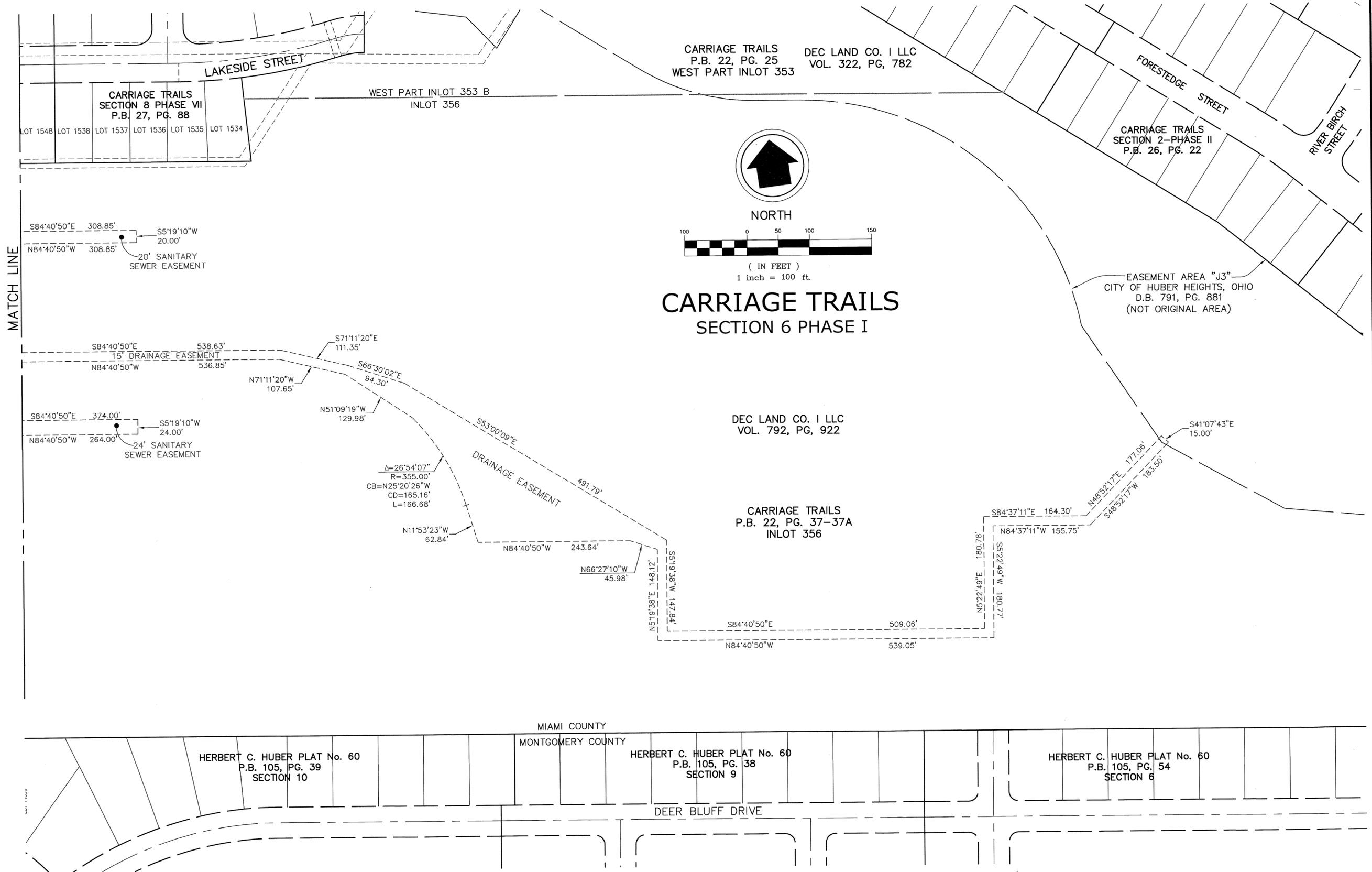
**CARRIAGE TRAILS SECTION 6 PHASE I**  
 5.516 ACRES LOTS  
 +1.482 ACRES RIGHT-OF-WAY  
 6.998 ACRES TOTAL

WEST PART INLOT 353 (P48-000945)  
 16.538 ACRES  
 -0.289 ACRE (SECTION 6 PHASE I)  
 16.249 ACRES REMAINING

INLOT 356 (P48-000951)  
 77.748 ACRES  
 - 6.709 ACRES (SECTION 6 PHASE I)  
 71.039 ACRES REMAINING

SECTION 24 SECTION 19  
 SECTION 18 SECTION 13

J:\1120845\_CT\_6-2-6-15-9 Drawings\baseline\survey\CT\_6-1\CT 6-1 PLAT.dwg by:david.chiesa on 11/08/2019 @ 11:11:13:16 am ~ © M+E Companies, Inc.



**CARRIAGE TRAILS**  
**SECTION 6 PHASE I**

J:\120845\_CT\_6-2\_6-415\_9 Drawings\baseline\survey\CT\_6-1\CT 6-1 PLAT.dwg by:david.chiesa on 11/07/2019 @ 01:43:42 pm ~ © M+E Companies, Inc.

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK 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.

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

By: Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF FRANKLIN SS:

BE IT REMEMBERED THAT ON THIS 11th DAY OF November, 2019, 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 Aug. 16, 2020

Notary Public signature and name



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 12th DAY OF November, 2019, 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.

Notary Public signature and name



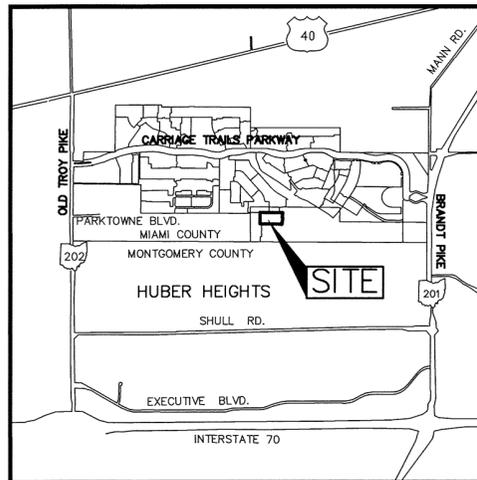
Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-06-2020

MY COMMISSION EXPIRES:

CARRIAGE TRAILS

SECTION 6 - PHASE II
PART INLOT 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
NOVEMBER 2019



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 6, 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.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 792, PG. 922, O.R. 322, PG. 782
DOCUMENT No. 2014OR-07326

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 27, PG. 34
P.B. 22, PG. 37 P.B. 27, PG. 35
P.B. 27, PG. 89 P.B. 27, PG. 88

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS

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

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



8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00065
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/13/2019 10:18:46 AM
REFERENCES
RECORDING FEE
PAGES: 2

FEE \$ 86.40

Recorder signature and name

Deputy Recorder signature and name

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Dec. 13, 2019.

Auditor signature and name

Deputy Auditor signature and name

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 12/10/19, 2019

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

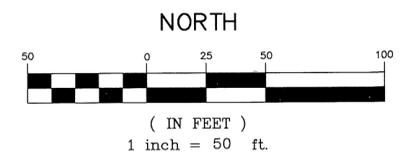
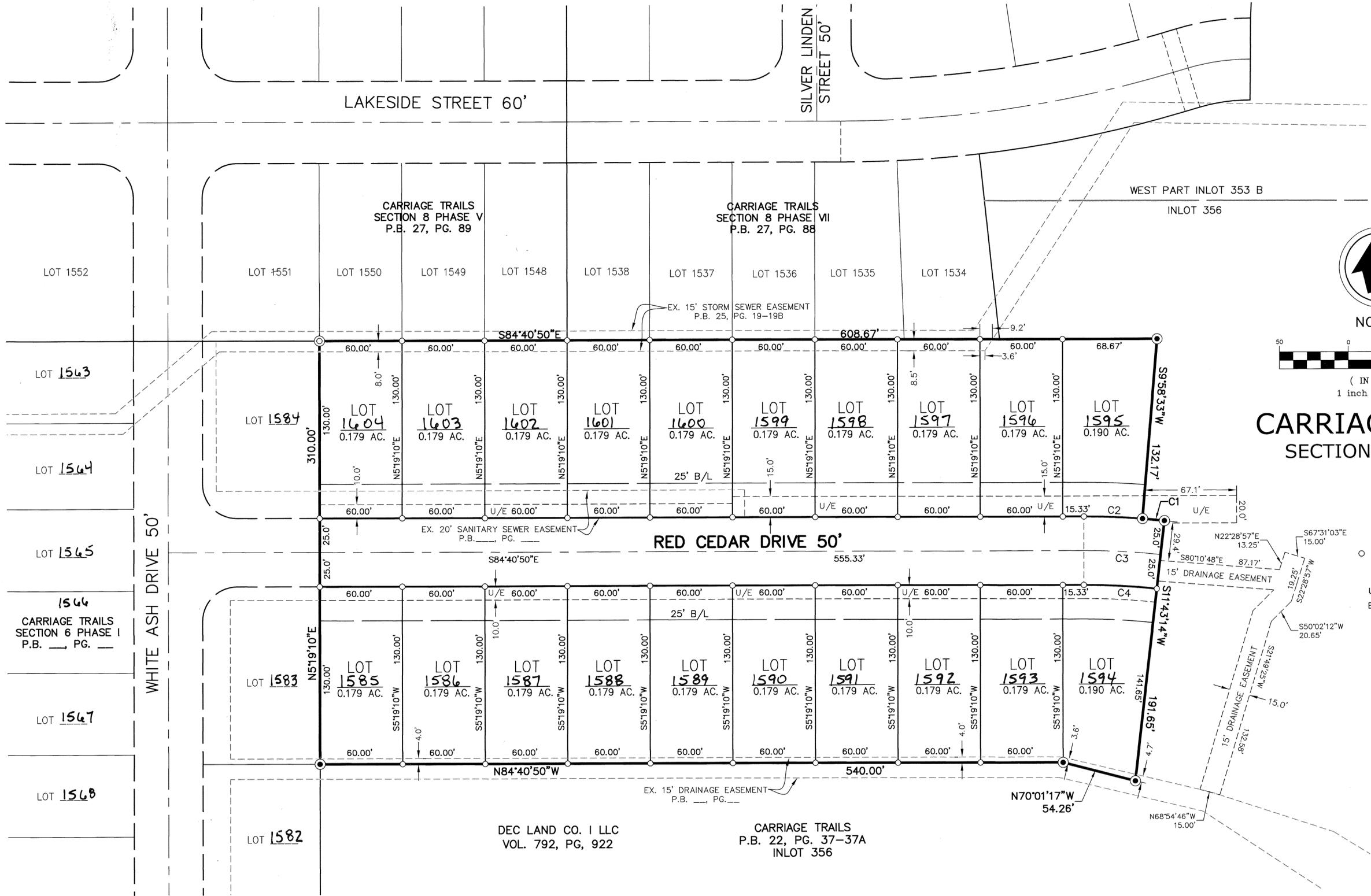
THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 100.029 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP



BY: David L. Chiesa 11/07/19
David L. Chiesa P.S.
Registered Surveyor No. 7740



## CARRIAGE TRAILS SECTION 6 PHASE II

### LEGEND

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

CARRIAGE TRAILS SECTION 6 PHASE II  
 3.602 ACRES LOTS  
 + 0.703 ACRE S RIGHT-OF-WAY  
 4.305 ACRES TOTAL

INLOT 356 (P48-000951)  
 71.039 ACRES  
 - 4.305 ACRES (SECTION 6 PHASE II)  
 66.734 ACRES REMAINING

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	15.99'	525.00'	1°44'41"	N79°09'07"W	15.99'
C2	42.66'	525.00'	4°39'22"	N82°21'09"W	42.65'
C3	55.86'	500.00'	6°24'04"	N81°28'48"W	55.83'
C4	53.07'	475.00'	6°24'04"	N81°28'48"W	53.04'

J:\1120845\_CT\_6-2\_6-4\5.9 Drawings\baseline\survey\CT\_6-2\CT 6-2\PLAT.dwg by:david.chiesa on 11/08/2019 @ 11:15:00 am ~ © M+E Companies, Inc.

# KETTERING HEALTH NETWORK PIQUA MEDICAL CENTER



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, Miami River Survey, containing 7.109 acres of land, more or less, said 7.109 acres being comprised of an Unnumbered Lot, a Replat of part of Inlot 6927 and part of Lot 1 of the subdivision entitled "Recker Park", of record in Volume 8, Page 29, as conveyed to **MERLIN'S HOLDINGS, LTD** by deed of record in 2018OR-03595, Recorder's Office, Miami County, Ohio.

The undersigned, **MERLIN'S HOLDINGS, LTD** an Ohio limited liability company, by DAVID H. MONTGOMERY, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "KETTERING HEALTH NETWORK PIQUA MEDICAL CENTER", a subdivision containing Inlot number 9075, does hereby accept this plat of same and dedicates to public use, as such, all of U.S. Route 36 and Looney Road shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the City of Piqua Engineer.

In Witness Whereof, David Montgomery, Authorized Representative of **MERLIN'S HOLDINGS, LTD**, has hereunto set his hand this 18 day of November 2019.

Signed and Acknowledged  
In the presence of:

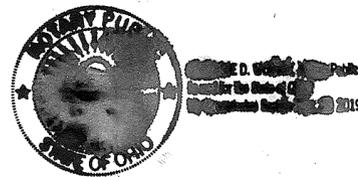
**MERLIN'S HOLDINGS, LTD**

Angeline D. Wolery  
Vicini & Orso

By David Montgomery  
Authorized Representative

STATE OF OHIO  
COUNTY OF MONTGOMERY ss:

Before me, a Notary Public in and for said State, personally appeared David H. Montgomery, Authorized Representative of **MERLIN'S HOLDINGS, LTD**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **MERLIN'S HOLDINGS, LTD**, for the uses and purposes expressed herein.



In Witness Thereof, I have hereunto set my hand and affixed my official seal this 18<sup>th</sup> day of November, 2019.

My commission expires 12/31/19

Angeline D. Wolery  
Notary Public, State of Ohio

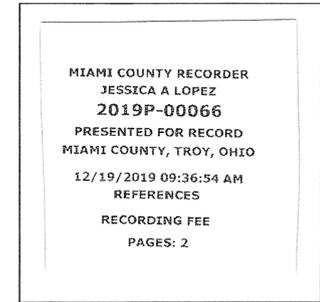
### SURVEY DATA:

**BASIS OF BEARINGS:** Bearings 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. A bearing of South 05° 26' 53" West, assigned to the westerly right-of-way line of Looney Road, is designated the "basis of bearing" 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 Lopez  
Miami County Recorder

Gloria M. Casner  
By Deputy Recorder

### MIAMI COUNTY AUDITOR

Approved and Transferred Dec 19, 2019

Matthew W Gearhardt  
Miami County Auditor

Joyce Guillot  
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<sup>th</sup> day of October, 2019.  
By Resolution Number R-86-19

Rob Bellows  
Mayor

Karen S Jenkins  
Clerk

Kyrtin Fitch  
City Planner

### City of Piqua Planning Commission

This record plat was reviewed and approved this 8<sup>th</sup> Day of October, 2019.

J.C. Olin  
Chair

Bethany Hart  
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.

- ☐ = Concrete Monument w/drill hole found
- = ODOT Monument w/cap found
- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

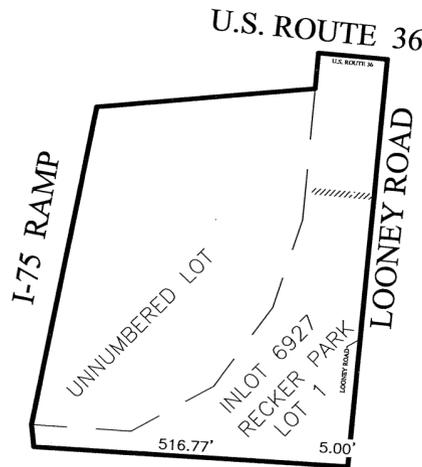


By Matthew A Kirk  
Professional Surveyor No. 7865

14 NOV 19  
Date

J:\20190451\DWG\04SHEETS\PLAT\20190451-SV-PLAT-01.DWG plotted by KIRK, MATTHEW on 11/14/2019 2:50:00 PM last saved by MKIRK on 11/14/2019 2:49:49 PM Xrefs:

INDEX OF INLOTS AND  
OUTLOTS TO BE REPLATTED



# KETTERING HEALTH NETWORK PIQUA MEDICAL CENTER

Section 25, Township 1, Range 12  
Section 30, Township 1, Range 11

U.S. ROUTE 36

STATE OF OHIO  
HIGHWAY EASEMENT  
D.B. 796, P. 200  
S84°36'17"E 114.50'

- (A) STATE OF OHIO  
HIGHWAY EASEMENT  
D.B. 403, P. 263
- (B) STATE OF OHIO  
HIGHWAY EASEMENT  
D.B. 403, P. 265

Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- - - Existing R/W Centerline
- - - Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- - - Proposed Easement Line

**NOTE "A" :** At the time of platting, Kettering Health Network Piqua 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 39109C0064E, with effective date of August 2, 2011.

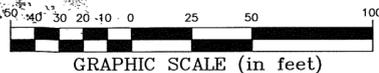
**NOTE "B" - VACATION OF CERTAIN EASEMENTS:**  
All rights and easements granted to the City of Piqua, Ohio by deed of record in Deed Book 647, Page 446, in, over and under the areas indicated hereon by hatching is hereby vacated and rendered null and void.

**NOTE "C" - ACREAGE BREAKDOWN:**

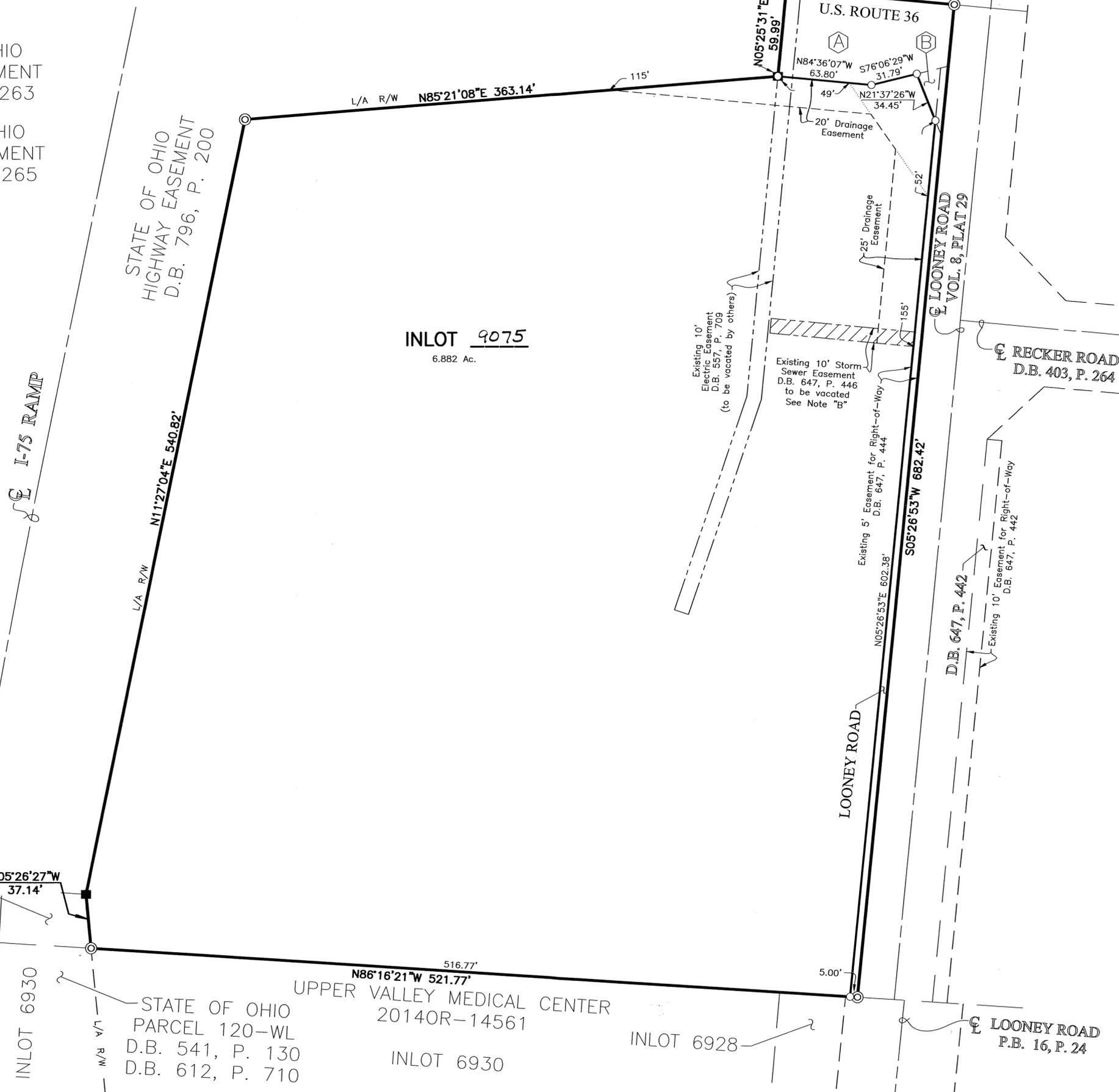
Total acreage:	7.109 Ac.
Acreage in right-of-way:	0.227 Ac.
Acreage in inlot _____:	6.882 Ac.



SCALE: 1" = 50'



GRAPHIC SCALE (in feet)



# FIELDSTONE PLACE, PHASE TWO

PLAT BOOK 28, PAGE 12  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PT. 4117 TIPP CITY MIAMI, OHIO  
INLOT CITY COUNTY

BEING A RESIDENTIAL SUBDIVISION CONTAINING 5.079 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 2017OR-08729, 08730.

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2019P-00067  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
12/19/2019 01:21:01 PM  
REFERENCES  
RECORDING FEE  
PAGES: 2

## LEGAL DESCRIPTION

BEING A PART OF INLOT 4117, REC. P.B. 23, PGS. 79-79C, IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHEASTERLY CORNER OF INLOT NUMBER 4285 OF FIELDSTONE PLACE, PHASE ONE AS RECORDED IN REC. P.B. 26, PGS. 82-82A AND RERECORDED IN REC. P.B. 27, PGS. 54-54A;

THENCE, NORTH 89°-33'-50" WEST, 234.15 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 4285, INLOT NUMBER 4282 AND THE NORTHERLY RIGHT OF WAY LINE OF PEBBLE PLACE, TO AN IRON PIN FOUND IN THE WESTERLY RIGHT OF WAY LINE OF PEBBLE PLACE AND BEING ALSO IN THE EASTERLY LINE OF INLOT NUMBER 4284;

THENCE, NORTH 00°-26'-10" EAST, 21.14 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF PEBBLE PLACE AND EASTERLY LINE OF INLOT NUMBER 4284 TO AN IRON PIN FOUND IN THE NORTHEASTERLY CORNER OF SAID INLOT;

THENCE, NORTH 89°-33'-50" WEST, 435.32 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 4284, TO AN IRON PIN SET;

THENCE, NORTH 00°-26'-10" EAST, 320.00' FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°-33'-50" EAST, 435.32 FEET, TO AN IRON PIN SET;

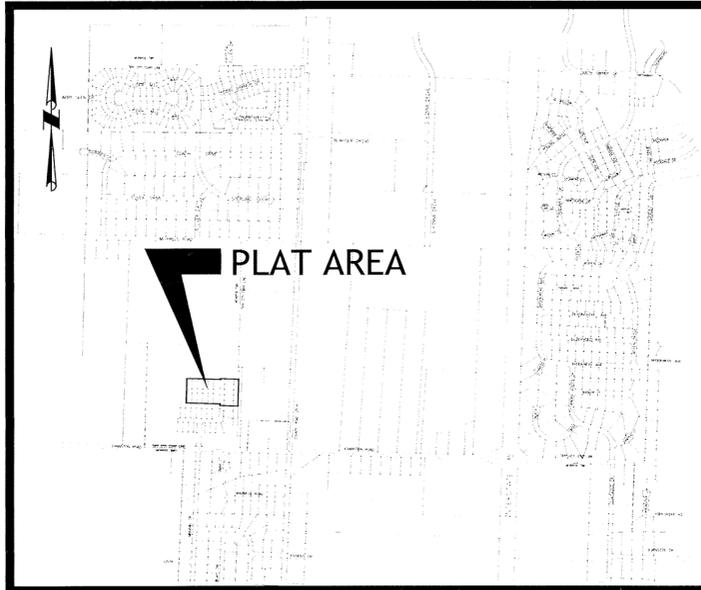
THENCE, NORTH 00°-26'-10" EAST, 8.86 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°-33'-50" EAST, 234.15 FEET, TO AN IRON PIN SET IN THE WESTERLY LINE OF INLOT NUMBER 4286;

THENCE, SOUTH 00°-26'-10" WEST, 350.00 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 4286, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 5.079 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.



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: Michael Dungan  
MICHAEL DUNGAN  
MANAGING MEMBER

STATE OF OHIO, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25<sup>th</sup> DAY OF Sept., 2019 BY FIELDSTONE PARTNERS, LLC. MICHAEL DUNGAN, MANAGING MEMBER, AS OWNER.

Dawn M. Gross  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2023



LIEN HOLDER: GREENVILLE FEDERAL

BY: Annette Ryan-Baker  
ANNETTE RYAN-BAKER  
VICE PRESIDENT

STATE OF OHIO, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25<sup>th</sup> DAY OF Sept., 2019 BY GREENVILLE FEDERAL, ANNETTE RYAN-BAKER, VICE PRESIDENT, AS LIEN HOLDER.

Dawn M. Gross  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2023



Jessica Lopez  
JESSICA LOPEZ, MIAMI COUNTY RECORDER  
Libby Kimo  
DEPUTY

TRANSFERRED THIS 19 DAY OF Dec., 2019  
Matthew W. Gearhardt BY: Linda J. Jerneman  
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.

St. E. Bowersox 8/08/2019  
STEVEN E. BOWERSOX, PS #7059 DATE

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 9<sup>th</sup> DAY OF July, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Ad. [Signature] CHAIRMAN  
Dawn M. Gross SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 18 DAY OF November, 2019.

Kate [Signature] PRESIDENT OF COUNCIL  
Janice Bates CLERK OF COUNCIL

## OWNER AND DEVELOPER

FIELDSTONE PARTNERS, LLC  
3637 SUNSET BLUFF DRIVE  
BEAVERCREEK, OHIO 45430  
(937) 427-4788

 ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	REV. DATE: 08-08-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTci1829_App
	SHEET NUMBER 1 OF 2

# FIELDSTONE PLACE, PHASE TWO

PT. 4117 INLOT TIPP CITY MIAMI, OHIO  
INLOT CITY COUNTY

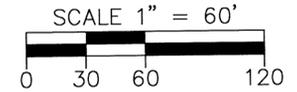
## REFERENCES

20170R-08729, 08730

LOT SURV. 24, PG. 142  
LND. SURV. 45, PG. 62  
REC. P.B. 23, PG. 79  
REC. P.B. 26, PG. 82  
REC. P.B. 27, PG. 54

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	25.00'	90°-00'-00"	39.27'	35.36'	S 44°-33'-50" E
2	25.00'	90°-00'-00"	39.27'	35.36'	S 45°-26'-10" W

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
- UTILITY EASEMENT LINE (SEE NOTE)
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE
- (XX) PRELIMINARY LOT NUMBER

## NOTES:

- 1.) ALL FRONT 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

17 BUILDING LOTS	3.697 AC.
1 COMMON AREA LOT	0.475 AC.
DEDICATED STREET R/W	0.907 AC.
<b>TOTAL</b>	<b>5.079 AC.</b>

## SETBACKS AND BUILDING REQUIREMENTS

LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
21-37	25	30	7.5	35	1650

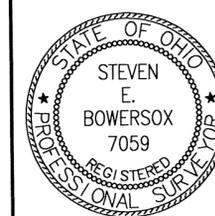
## DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 5.079 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.

*St. E. Bowersox*  
STEVEN E. BOWERSOX, P.S. #7059

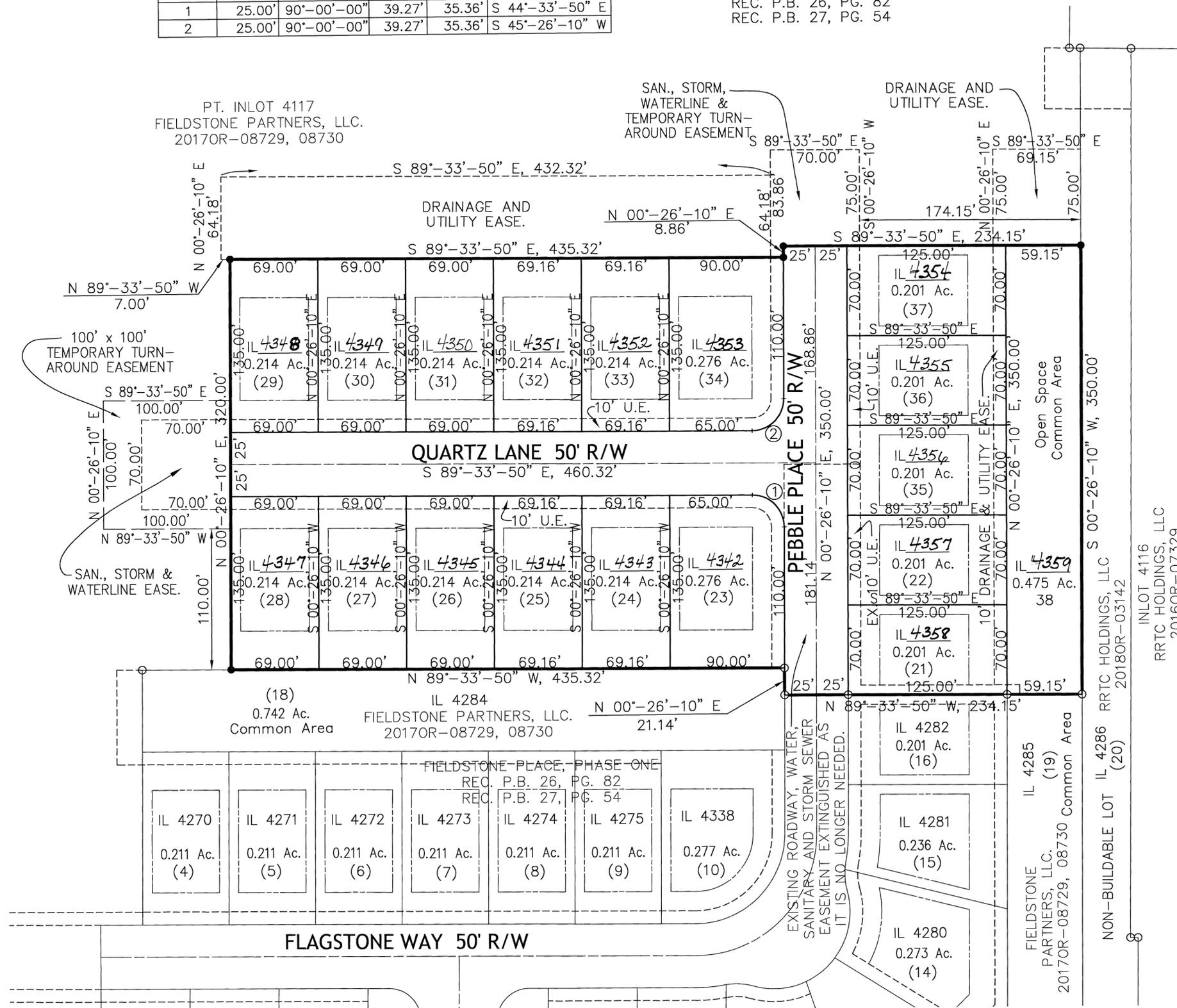
8/08/2019  
DATE



**ChoiceOne**  
Engineering

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

REV. DATE:	08-08-2019
DRAWN BY:	seb
JOB NUMBER:	MiaTci1829_fin
SHEET NUMBER	2 OF 2



INLOT 4116  
RRTC HOLDINGS, LLC  
20160R-07329

INLOT 4117  
RRTC HOLDINGS, LLC  
20180R-03142

FIELDSTONE PARTNERS, LLC.  
20170R-08729, 08730 Common Area

NON-BUILDABLE LOT  
IL 4286 RRTC HOLDINGS, LLC  
20180R-03142

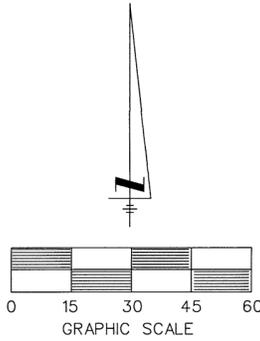
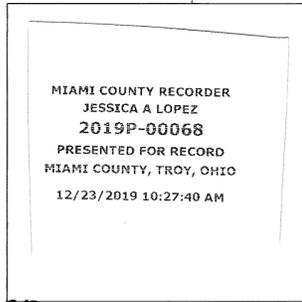
EXISTING ROADWAY, WATER,  
SANITARY AND STORM SEWER  
EASEMENT EXTINGUISHED AS  
IT IS NO LONGER NEEDED.

# REPLAT OF INLOTS 475 & 476 COVINGTON, OHIO

VILLAGE OF COVINGTON  
CORPORATION

475 & 476  
INLOT

MIAMI  
COUNTY



AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO HELD THIS 2<sup>ND</sup> DAY OF December, 2019, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE 23-19.

FEE \$ 43.20

Jessica Lopez MIAMI COUNTY RECORDER  
Sibby Kurms BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Nov. 23, 2019

Matthew W. Gearhardt  
MIAMI COUNTY AUDITOR

Linda Traversan  
BY DEPUTY AUDITOR

Edward L. McGee  
MAYOR

Brenda Carroll  
CLERK/FISCAL OFFICER

R. V. Tolain  
PRESIDENT OF COUNCIL

DESCRIPTION

BEING A REPLAT OF INLOTS 475 & 476 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO AS OWNED BY DOUGLAS A. & JILL A. MINNICH BY D.B. 530, PAGE 715.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

BY: Douglas A. Minnich DOUGLAS A. MINNICH  
Jill A. Minnich JILL A. MINNICH  
WITNESS: Diane Wacker DIANE WACKER  
WITNESS: Brooklyn Flora BROOKLYN FLORA

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 Covington, OHIO, THIS 28<sup>th</sup> DAY OF October, 2019.

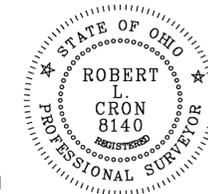


Aleanna K. Goss  
NOTARY

THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 20<sup>th</sup> DAY OF November, 2019.

R. V. Tolain  
CHAIRMAN

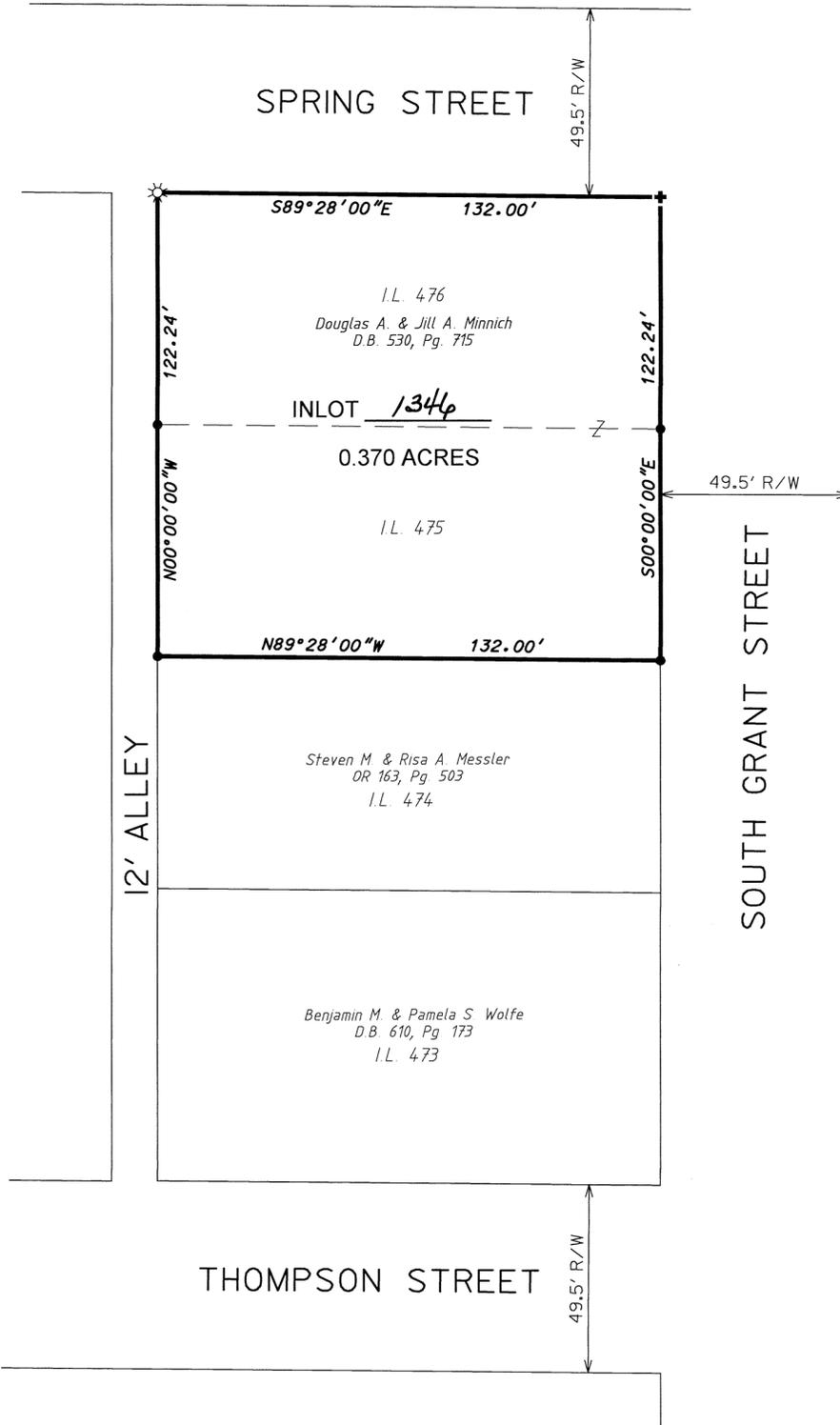
Charm R. Ruff  
SECRETARY



I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN HEREON

Robert L. Cron Oct. 25, 2019  
ROBERT L. CRON, P.S. #8140 DATE

**ROBERT CRON & ASSOCIATES, LLC**  
PROFESSIONAL SURVEYING  
35 CARRIAGE CROSSING WAY  
TROY, OH 45373 CELL: 937-418-0017



- LEGEND -

- + CROSS CUT IN CONCRETE
- IRON PIN FOUND
- ⊗ GIN SPINDLE SET

REFERENCES  
COVINGTON TAX MAP PLAT NO. 19

VOL. 14, PG. 39 } MIAMI COUNTY ENGINEER'S  
VOL. 24, PG. 110 } RECORD OF LOT SURVEYS

BK. 1, PG. 483 MIAMI COUNTY RECORDER'S  
PLAT RECORDS

# ROETH REPLAT

VOLUME 28, PAGE 14  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

INLOT TIPP CITY MIAMI, OHIO  
CITY COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2019P-00069  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
12/23/2019 02:27:43 PM  
REFERENCES  
RECORDING FEE  
PAGES: 1

FEE \$ 43.20  
*Jessica Lopez* BY DEPUTY RECORDER  
MIAMI COUNTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Dec 23 2019  
*Matthew W. Hearhardt* BY DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

## CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP  
CITY THIS 19 DAY OF December, 2019.

*[Signature]*  
CITY ENGINEER

*[Signature]*  
CITY PLANNER

## PLAT AUTHORIZATION AND DEDICATION

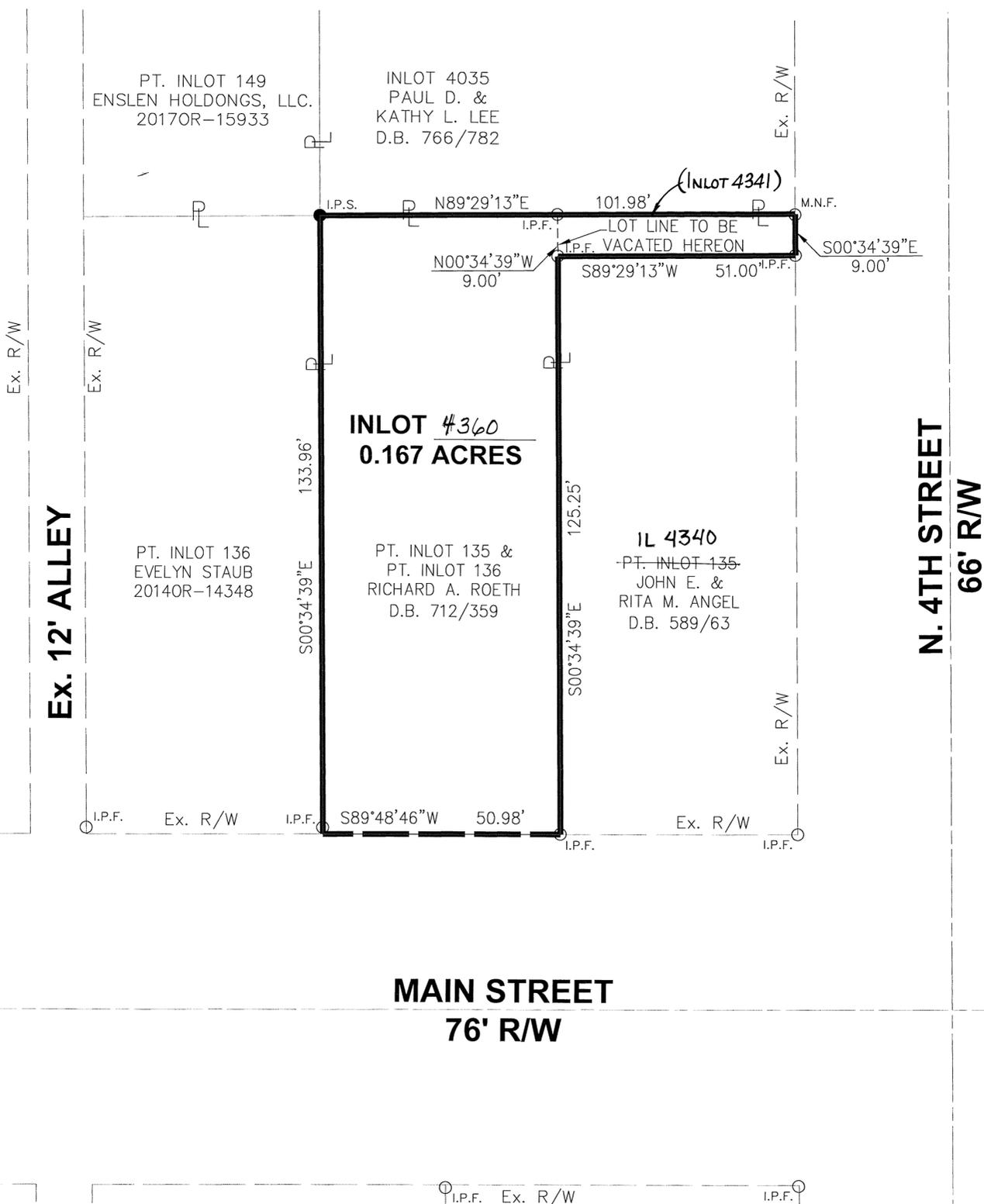
RICHARD A. ROETH, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE THE CITY OF TIPP CITY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS ROETH REPLAT.

*[Signature]*  
RICHARD ROETH

STATE OF OHIO  
COUNTY OF Miami

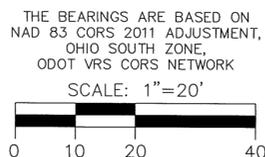
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF Dec, 2019 BY RICHARD ROETH.

*[Signature]*  
NOTARY PUBLIC



### LEGEND

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

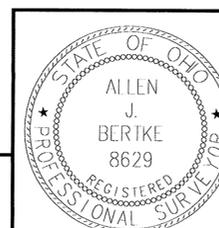


SURVEY REFERENCE  
LOT SURVEY 11, PG. 75  
LOT SURVEY 17, PAGE 24  
REC. P.B. 21, PG. 104

BEING A REPLAT OF PART INLOT 135 AND PART INLOT 136 AND INLOT 4341 AND BEING OWNED BY RICHARD A. ROETH AS DESCRIBED IN DEED . RECORD 712, PAGE 359 AND 2019OR-15632

*[Signature]*  
ALLEN J. BERTKE, P.S. #8629

12-17-19  
DATE



**ChoiceOne** Engineering

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

DATE: 10-07-2019  
DRAWN BY: RMF  
JOB NUMBER: MIA-TCL-1913  
SHEET NUMBER: 1 OF 1

**WARNING!!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

**811**  
 Know what's below.  
 Call before you dig.  
 Min. Three Days prior to digging

**RE-PLAT OF PT. INLOT 6047**  
 LOCATED IN:  
**SECTION 17, TOWN 5, RANGE 6**  
**EAST**  
**CITY OF TROY**  
**MIAMI COUNTY, OHIO**

**PLAT BOOK 28 PAGE 15**  
**MIAMI COUNTY RECORDER'S PLAT RECORDS**

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00001  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 01/03/2020 02:40:46 PM  
 REFERENCES  
 RECORDING FEE  
 PAGES: 1

FEE \$ 43.20  
 JESSICA A LOPEZ  
 MIAMI COUNTY RECORDER  
 APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS  
3<sup>rd</sup> DAY OF Jan, 2020  
 Matthew W Gearhardt Joya Grullis  
 MIAMI COUNTY AUDITOR BY DEPUTY

CITY OF TROY  
 THIS RECORD PLAT REVIEWED AND APPROVED THIS  
3<sup>rd</sup> DAY OF JANUARY, 2020  
 CITY ENGINEER

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 RE-PLAT AND EASEMENTS AS SHOWN HEREON.

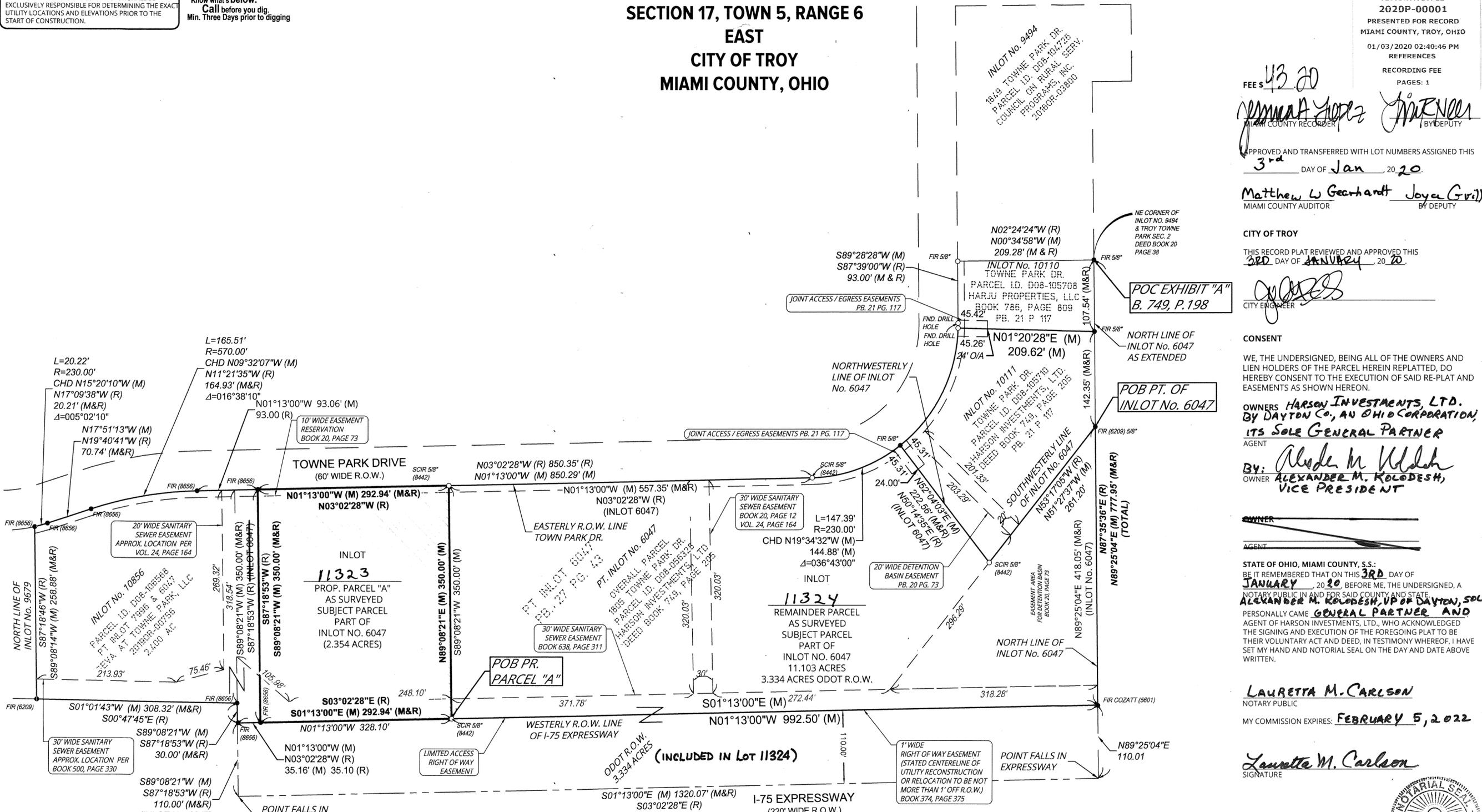
OWNERS HARSON INVESTMENTS, LTD.  
By DAYTON Co., AN OHIO CORPORATION,  
ITS SOLE GENERAL PARTNER  
 AGENT  
 BY: Alexander M. Kolobesh  
 OWNER ALEXANDER M. KOLOBESH,  
VICE PRESIDENT

OWNER  
 AGENT  
 STATE OF OHIO, MIAMI COUNTY, S.S.:  
 BE IT REMEMBERED THAT ON THIS 3<sup>RD</sup> DAY OF  
JANUARY, 2020 BEFORE ME, THE UNDERSIGNED, A  
 NOTARY PUBLIC AND FOR SAID COUNTY AND STATE  
ALEXANDER M. KOLOBESH, VP OF DAYTON, SOLE  
 PERSONALLY CAME GENERAL PARTNER AND  
 AGENT OF HARSON INVESTMENTS, LTD., 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 NOTORIAL SEAL ON THE DAY AND DATE ABOVE  
 WRITTEN.

LAURETTA M. CARLSON  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: FEBRUARY 5, 2022  
Lauretta M. Carlson  
 SIGNATURE



STATE OF OHIO  
 FREDD R. ZIBRON  
 S-8442  
 REGISTERED  
 PROFESSIONAL SURVEYOR  
 Dated: January 02, 2020  
 FREDD ZIBRON, PS #8442



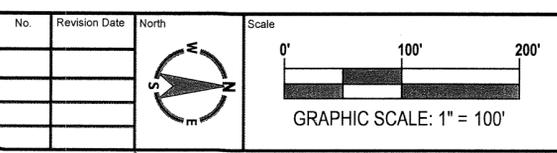
**INLOT NO. 6047**  
 PROP. PARCEL "A" AREA 2.354 ACRES  
 ODOT R.O.W. AREA 3.334 ACRES  
 REMAINDER PARCEL AREA 11.103 ACRES  
 PART OF INLOT NO. 6047 TOTAL AREA 13.457 ACRES

**DESCRIPTION**  
 BEING A RE-PLAT OF INLOT 6047 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS RECORDED IN PLAT BOOK 27, PAGE 43 AND RECORDED IN DEED VOL. 749, PAGE 205 OVER THE 13.457 ACRE TRACT, AS CONVEYED TO HARSON INVESTMENTS, LTD., AN OHIO LIMITED PARTNERSHIP. TRACT IS KNOWN AS MIAMI COUNTY, OHIO AUDITORY'S PARCEL NO. D08-056328.

- REFERENCE DOCUMENTS**
1. PLAT OF INLOT 6047 AS RECORDED IN PLAT OF BOOK 10, PG. 116 LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO.
  2. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-973717-COL DATED AUGUST 13TH, 2019 AT 7:59AM.
  3. TROY TOWN PARK SECTION 2 BOOK 20, PG 38.
  4. DEED BOOK 749, PG 205.
  5. REC PLAT BOOK 27, PG 43
  6. LEGAL DESCRIPTION 2015OR-12888.
  7. LND SURVEY 56-144
  8. REC PLAT BOOK 20, PG 73

- SURVEYOR'S NOTES**
1. BASIS OF BEARINGS REFERENCED TO NAD83 CORRS, OHIO SOUTH ZONE, US SURVEY FEET.
- LEGEND**
- SECTION CORNER
  - FENCE
  - SET 5/8"x30" IRON ROD WITH CAP
  - FOUND 5/8" IRON ROD/PIPE
  - FOUND MONUMENT
  - POC POINT OF COMMENCEMENT
  - POB POINT OF BEGINNING

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS AND CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS HAVE BEEN SET AS SHOWN.



**RE-PLAT OF PT. INLOT 6047**  
 PART OF INLOT NO. 6047 TOWNE PARK DR. TROY, OHIO 45373

Date	12/20/2019	Project No.	081323.01
CADD	MT	Scale:	AS NOTED
PM	FZ	Sheet No.	01



# REPLAT ALL INLOT 163

## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, CARRIAGE TRAILS

VOLUME 28 PAGE 16  
MIAMI COUNTY RECORDER'S RECORD

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00002  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/07/2020 01:18:00 PM  
REFERENCES  
RECORDING FEE  
PAGES: 2

DECEMBER 2019

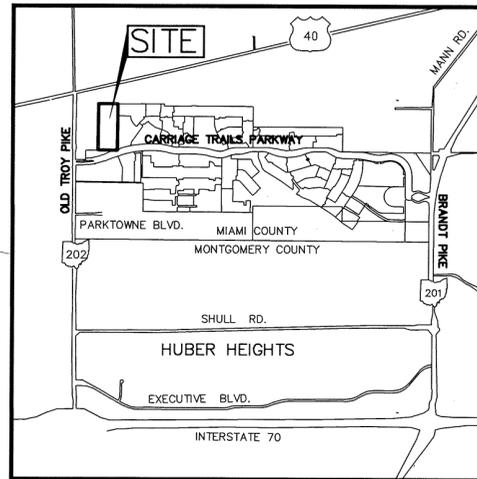
**DESCRIPTION**

BEING A REPLAT OF INLOT 163 AS CONVEYED TO BROWNTOWN 1, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2017OR-12398, OF THE MIAMI COUNTY DEED RECORDS

**PROPERTY OWNERS CONSENT**

THE UNDERSIGNED, JOHN BROWN & CHARLOTTE A BROWN ON BEHALF OF BROWNTOWN 1, LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

*John A Brown  
Charlotte A Brown*  
BROWNTOWN 1, LLC



LOCATION MAP  
NO SCALE

**BEARING REFERENCE**

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

**REFERENCES:**

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 771, PG. 385 & O.R. 201, PG. 771  
DOC No. 2018OR-09395, DOC No. 2017OR-12398  
2019OR-04419, DOC No. 2017OR-12398  
D.B. 788, PG. 399, D.B. 675, PG. 901  
DOC No. 2014OR-06004

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG. 25  
P.B. 23, PG. 70  
P.B. 24, PG. 20

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS AS SHOWN HEREON.

FEE \$ 86.40

*Jessica Lopez*      *Sibby Kerms*  
MIAMI COUNTY RECORDER      BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan. 7, 2020

*Matthew W. Neuhardt*  
MIAMI COUNTY AUDITOR

*Linda Sinner*  
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 May 28, 2019  
*John P. Chies*  
CITY OF HUBER HEIGHTS PLANNING DIRECTOR

**CERTIFICATION**

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 19.994 ACRES AS DESCRIBED IN A DEED TO BROWNTOWN 1, LLC OF RECORD IN DOCUMENT NUMBER 2017OR-12398 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* 12/20/19  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

STATE OF OHIO, COUNTY OF Montgomery, SS:

BE IT REMEMBERED THAT ON THIS 6th DAY OF January, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME John Brown Charlotte Brown FOR SAID OWNER, WHOM I ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF BROWNTOWN 1, LLC IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES NOV. 1, 2021

*Sue Ravick*  
NOTARY PUBLIC

SUE RAVICK, Notary Public  
for the State of Ohio  
Commission Expires Nov 1 2021

**IBI** GROUP  
8101 N. High Street Suite 100  
Columbus OH 43235 USA  
tel 614 818 4900  
david.chiesa@ibigroup.com  
Contact: DAVE CHIESA

J:\120840\_CT\_IBrown\5.9 Drawings\baseline\survey\120840-REPLAT INLOT 163.dwg by:david.chiesa on 12/20/2019 @ 10:20:06 am ~ © I&E Companies, Inc.



NORTH



( IN FEET )  
 1 inch = 120 ft.

LEGEND

- ⊙ IRON PIN FOUND  
 PREVIOUSLY SET BY M-E COMPANIES  
 OR AS NOTED
- IRON PIN SET (1" O.D. IRON  
 PIPE, 30" LONG W/PLASTIC  
 CAP "M-E COMPANIES/S-6872")



# DEERFIELD SUBDIVISION REPLAT

VOLUME 28, PAGE 17  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PARTS LOT 7682 N.W. PIQUA MIAMI, OHIO  
INLOT SECTION CITY COUNTY

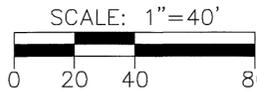
MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00003  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/14/2020 12:01:24 PM  
REFERENCES  
RECORDING FEE  
PAGES: 1

SURVEY REFERENCE  
REC. P.B. 16, PG. 128  
REC. P.B. 17, PG. 97  
REC. P.B. 18, PG. 120

LINE	BEARING	DIST.
L1	N52°13'21"W	15.00'
L2	S02°40'02"W	14.71'
L3	N80°00'00"E	18.64'
L4	S87°13'27"E	17.83'
L5	S87°13'27"E	10.79'
L6	S87°13'27"E	3.75'



BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY



## LEGEND

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

## CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 13th DAY OF August, 2019.

Kyrsten French  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER

OWNER INFORMATION		
1	CRAYCON HOMES, INC.	D.B. 652-556
2	CRAYCON HOMES, INC.	D.B. 652-556
3	CRAYCON HOMES, INC.	D.B. 652-556
4	CRAYCON HOMES, INC.	D.B. 685-642
5	CRAYCON HOMES, INC.	D.B. 685-642
6	CRAYCON HOMES, INC.	D.B. 685-642
7	CRAYCON HOMES, INC.	D.B. 685-642

BEING A REPLAT OF PARTS INLOT 7682 AND BEING OWNED BY CRAYCON HOMES, INC. IN DEED BOOK 652, PAGE 556 AND DEED BOOK 685, PAGE 642.

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

5-30-19  
DATE

FEE \$ 43.20  
Jessica A Lopez BY DEPUTY RECORDER  
MIAMI COUNTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan 14, 2020  
Matthew W Gearhard BY DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

## CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 13th DAY OF August, 2019, 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 10th DAY OF November, 2019, THIS PLAT WAS APPROVED BY ORDINANCE NO. R-90-19

[Signature] MAYOR  
[Signature] CLERK

## 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: CRAYCON HOMES, INC.  
[Signature] AUTHORIZED SIGNATURE  
[Signature] Sec/Treas. TITLE

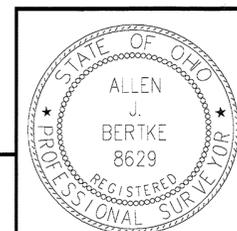
## ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED David Crawford, ON BEHALF OF CRAYCON HOMES, 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 Piqua, OHIO, THIS 17th DAY OF June, 2019.

NOTARY PUBLIC [Signature]  
MY COMMISSION EXPIRES: Sept. 27, 2020

JULIA D. MORROW  
Notary Public, State of Ohio  
My Commission Expires Sept. 27, 2020  
Recorded in Miami County



**ChoiceOne**  
Engineering

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

DATE: 08-14-2018  
DRAWN BY: RMF  
JOB NUMBER: MIAP1702  
SHEET NUMBER: 1 OF 1

**HARGER REPLAT**  
**CITY OF TROY, MIAMI COUNTY, OHIO**

BEING A REPLAT OF PARTS INLOTS 810, 811 AND PART OF A 16 FOOT WIDE VACATED ALLEY  
 IN THE CITY OF TROY, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00004  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 01/15/2020 11:59:07 AM  
 REFERENCES  
 RECORDING FEE  
 PAGES: 1

**DESCRIPTION**

BEING LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND BEING A REPLAT OF PARTS INLOTS 810, 811 AND PART VACATED ALLEY; SAID LOTS AND ALLEY ORIGINALLY PLATTED IN RECORD PLAT 1, PAGE 343; AS CONVEYED TO RHONDA H. HARGER BY DOCUMENT NUMBER 2017OR-10913 AND IN RECORD PLAT 28, PAGE 6; ALL RECORDS OF THE 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.

**OWNERS**

Rhonda H. Harger  
 RHONDA H. HARGER

**STATE OF OHIO, MIAMI COUNTY, SS:**

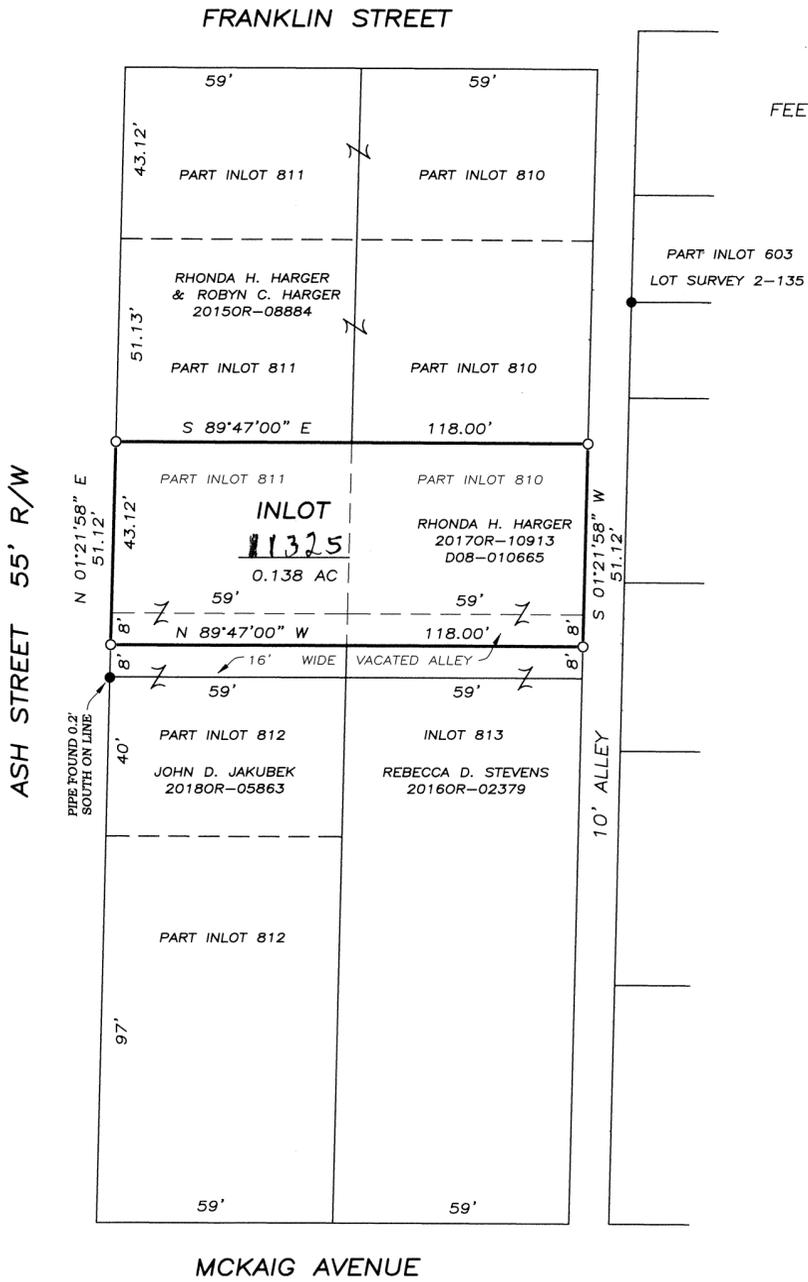
BE IT REMEMBERED THAT ON THIS 14 DAY OF JANUARY, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RHONDA H. HARGER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: 3/6/2024

Janae L. Wittenborn  
 NOTARY PUBLIC



JANAÉ L. WITTENBORN  
 Notary Public, State of Ohio  
 My Commission Expires 03-06-2024



FEE \$ 43.20

Jessica Lopez Joni Madecira  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

**MIAMI COUNTY AUDITOR**  
 APPROVED AND TRANSFERRED Jan 14, 2020

Matthew W. Bearhart Joyce Grulliot  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**CITY OF TROY**  
 THIS RECORD PLAT REVIEWED AND APPROVED  
 THIS 300 DAY OF JANUARY 2020.

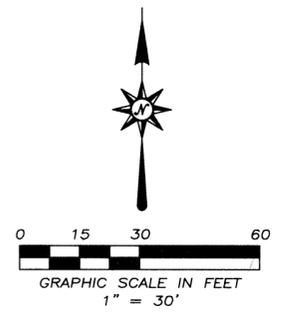
Joni Madecira

**LEGEND**

- CAPPED IRON PIN SET
- IRON PIPE FOUND

**REFERENCES**

- MIAMI COUNTY RECORDER'S RECORDS:  
 DOCUMENT 2016OR-02379  
 DOCUMENT 2017OR-10913  
 DOCUMENT 2018OR-05863  
 PLAT BOOK 1, PAGE 343  
 PLAT BOOK 28, PAGE 6  
 MIAMI COUNTY ENGINEER'S LOT SURVEYS:  
 VOLUME 2, PAGE 135  
 VOLUME 20, PAGE 29  
 MIAMI COUNTY ENGINEER'S LAND SURVEYS:  
 VOLUME 48, PAGE 175



CERTIFICATION  
 I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.

DECEMBER 22, 2019	REPLAT OF PARTS INLOTS 810, 811 AND PART VACATED ALLEY FOR RHONDA HARGER IN MIAMI COUNTY, OHIO
	<u>Neil E. Teaford, P.S. #7724</u> <b>NEIL E. TEAFORD</b> 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

**PROPOSED ANNEXATION TO THE  
CITY OF TIPP CITY**

1.355 ACRES    10 SECTION    4 TOWNSHIP    6 E RANGE    MONROE TOWNSHIP    MIAMI COUNTY

VOLUME 28 PAGE 19  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00005  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/17/2020 11:56:04 AM  
REFERENCES  
RECORDING FEE  
PAGES: 1

- LEGEND:**
- COTTON GEN SPINDLE FOUND
  - 5/8" DIAMETER IRON ROD FOUND
  - MAG NAIL FOUND
  - ▭ ACRES DENOTES AREA OF THIS SURVEY
  - - - EXISTING SANITARY SEWER LINE
  - ▨ EXISTING CORPORATION LIMITS

SEE ANNEXATION PROCEEDINGS  
RECORDED IN 2020OR-00749

FEE \$ 43.20

Jessica Lopez  
MIAMI COUNTY RECORDER

Dani Mascara  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan 17, 2020

Matthew W Gearhardt  
MIAMI COUNTY AUDITOR

Joyce Grillist  
BY DEPUTY AUDITOR

**APPROVAL BY MIAMI COUNTY ENGINEER**  
THIS PLAT WAS REVIEWED AND APPROVED THIS 9<sup>th</sup> DAY  
OF Sept, 2019

Paul F. Hubbard  
MIAMI COUNTY ENGINEER

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**  
THE ANNEXATION OF THIS AREA WAS APPROVED THIS 17<sup>th</sup> DAY  
OF September, 2019, BY RESOLUTION No. 19-09-1284

Gregory A. Summers  
MIAMI COUNTY COMMISSIONER

John J. Harris  
MIAMI COUNTY COMMISSIONER

John S. Meyer  
MIAMI COUNTY COMMISSIONER

**APPROVAL BY THE CITY OF TIPP CITY**  
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY HELD  
THIS 110 DAY OF December 2019 THE ANNEXATION OF  
THE TERRITORY SHOWN HEREON TO THE CITY OF TIPP CITY  
WAS APPROVED AND ACCEPTED BY ORDINANCE No. 30-19

Janice M. Baten  
CLERK

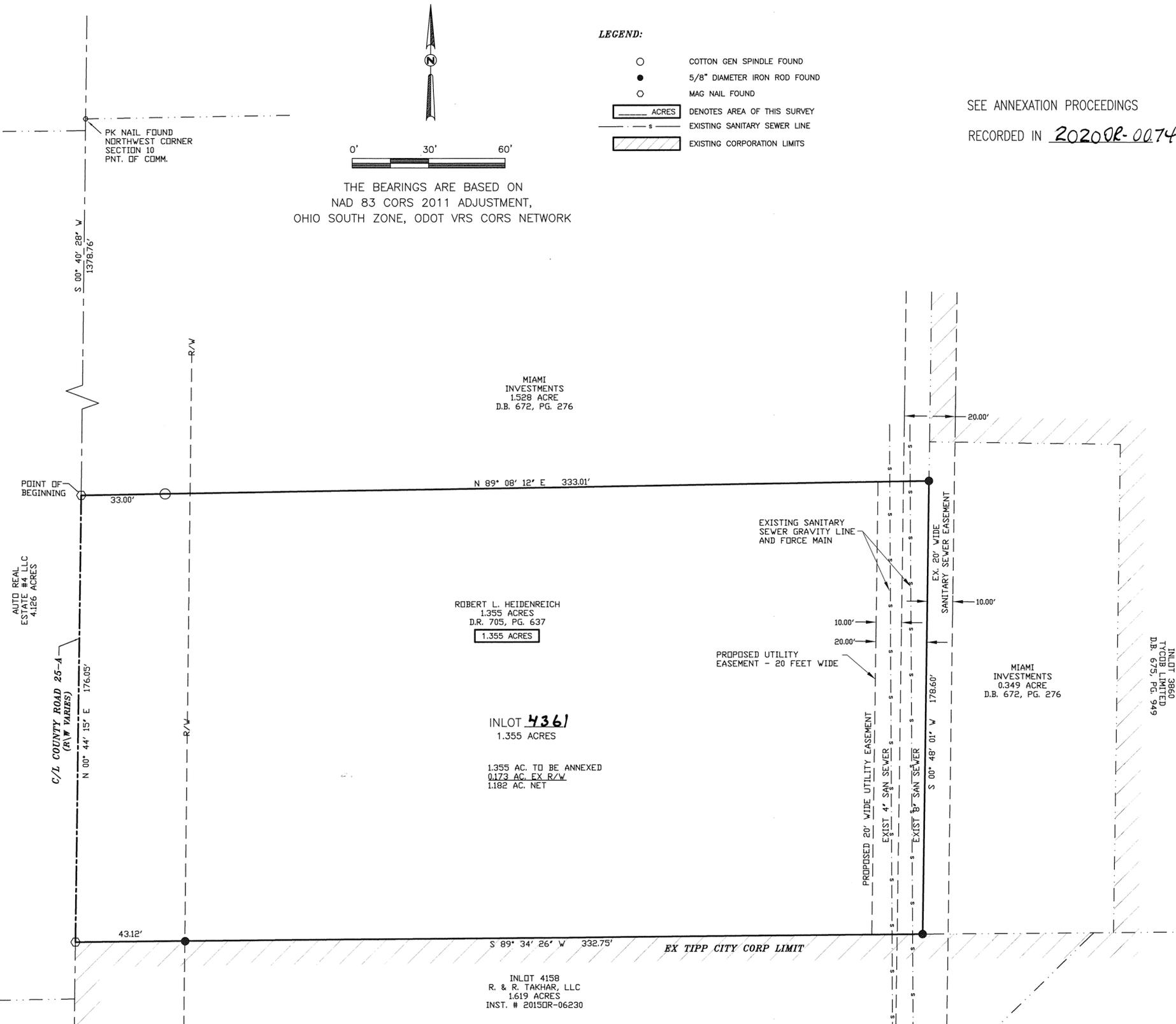
John E. Clarridge  
MAYOR

**ANNEXATION PLAT**

3285 S. COUNTY ROAD 25A, TROY, OHIO 45373  
MIAMI COUNTY AUDITOR PARCEL NUMBER G12-004710  
MONROE TOWNSHIP, MIAMI COUNTY, OHIO

PREPARED BY:  
**Clarridge Engineering, LLC**

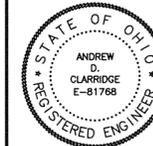
4198 U.S. HWY 68 SOUTH WEST LIBERTY, OHIO 43357  
PH. (937) 599-2435



**DESCRIPTION**  
BEING THE ANNEXATION OF 1.355 ACRES OF  
LAND TO THE CITY OF TIPP CITY, OHIO  
CURRENTLY OWNED BY ROBERT L. HEIDENREICH  
AS DESCRIBED IN DEED BOOK 705, PAGE 637.

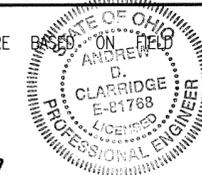
**EASEMENT NOTE**  
EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE  
CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL  
OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY  
LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF  
REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE  
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.

SURVEY BY:  
TIMOTHY GUIDER  
GUIDER SURVEYING, INC.  
MARYSVILLE, OH



I HEREBY CERTIFY THAT ALL DIMENSIONS ARE  
BASED ON THE  
MEASUREMENTS, DEEDS AND SURVEYS OF RECORD.

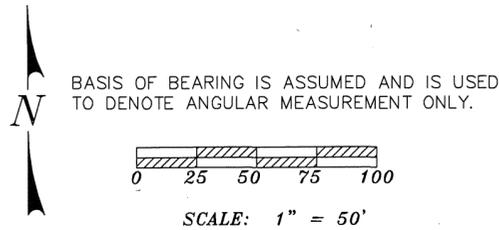
Andrew D. Clarridge 8/8/19  
ANDREW D. CLARRIDGE, P.E. E-81768    DATE



BEING A REPLAT OF INLOT 1961, TIPP CITY, OHIO  
ACQUIRED BY WILLIAM D. PELASTON BY D.B. 796 PG. 822,  
AND PT. INLOT PT. 2747 ACQUIRED BY WILLIAM D.  
PELASTON BY 2019 OR-15711.  
AND PT. INLOT 2747, TIPP CITY, OHIO ACQUIRED BY  
DOLORES WATKINS BY DEED 2019 OR-01316 IN THE  
MIAMI COUNTY, OHIO RECORDER'S OFFICE.

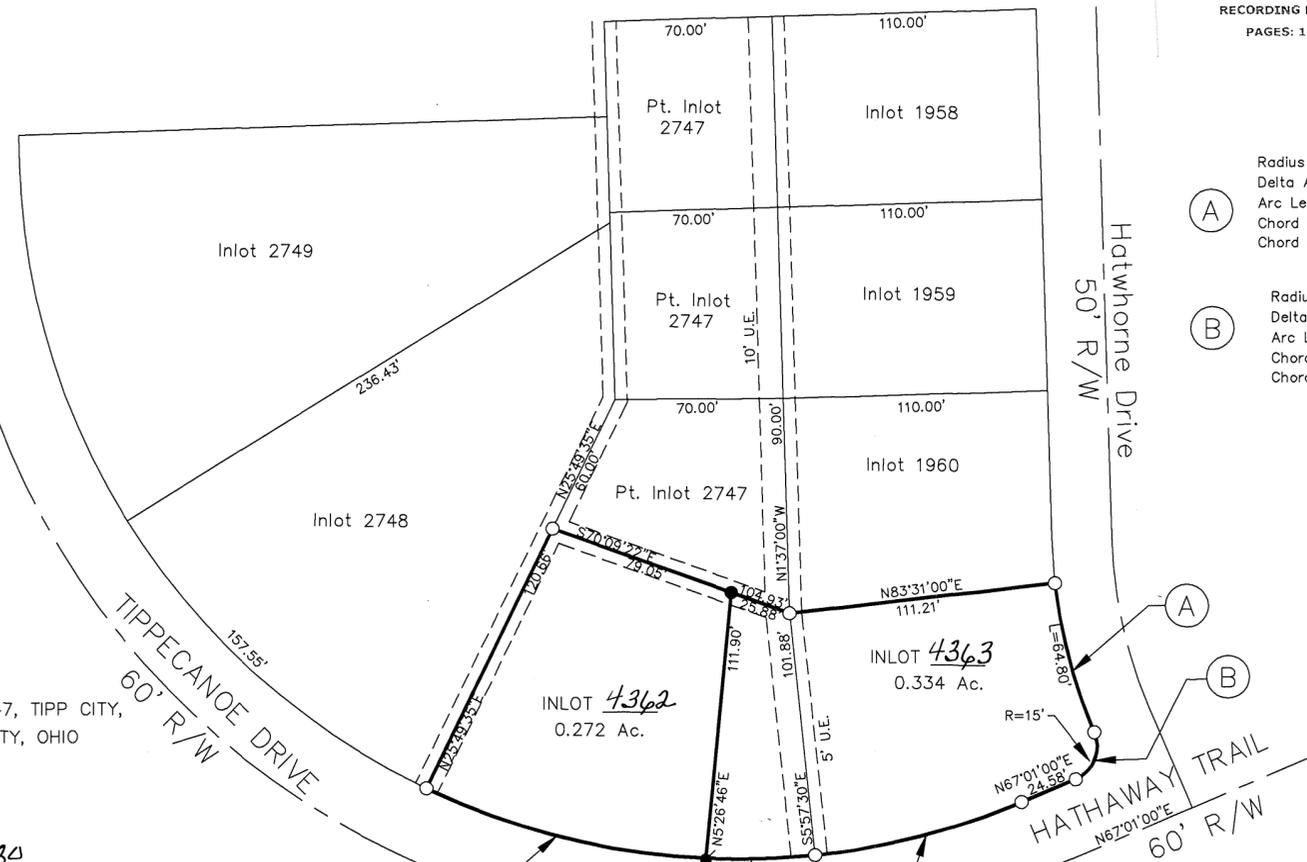
FEE \$43.20

Jessica Lopez (Signature) Gloria M. Casner (Signature)  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00006  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/22/2020 10:03:48 AM  
REFERENCES  
RECORDING FEE  
PAGES: 1

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED THIS 22  
DAY OF Jan., 2020.  
Matthew W. Dearhardt (Signature)  
MIAMI COUNTY AUDITOR  
Linda J. Jurek (Signature)  
BY DEPUTY AUDITOR



- (A) Radius = 225.00'  
Delta Angel = 14°43'36"  
Arc Length = 64.80'  
Chord Length = 64.57'  
Chord Bearing = S14°43'36"E
- (B) Radius = 15.00'  
Delta Angel = 89°26'38"  
Arc Length = 23.42'  
Chord Length = 21.11'  
Chord Bearing = S21°26'29"W

- LEGEND**
- STONE FOUND
  - ⊗ MAG NAIL OR PK NAIL FOUND
  - MAG NAIL SET
  - ⊗ R.R. SPIKE FOUND
  - REBAR FOUND
  - ⊙ COTTON GIN SPINDLE
  - 5/8" X 30" REBAR SET W/ CAP STAMPED "LUBILL PLS 7557"
  -

ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

**SURVEY REFERENCES**

- Miami County Engineer's Record of Lot Surveys  
Survey Volume 19 Page 152
- Miami County Engineer's Record of Land Surveys  
Survey Volume 59 Page 128
- Miami County Recorder's Records  
Record Book 11 Page 70  
Record Book 15 Page 149

WILLIAM D. PELASTON BEING THE OWNER OF INLOT 1961, AND PT. INLOT 2747, TIPP CITY, OHIO AND DOLORES WATKINS BEING THE OWNER OF PT. INLOT 2747, TIPP CITY, OHIO DO HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF THIS PARCEL INTO TWO NEW LOTS CREATED BY THIS REPLAT.

William D. Pelaston 1/16/2020 (Signature) Dolores Watkins 1/16/20 (Signature)  
OWNER DATE 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 PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

Kelly R. Rowlands 1/16/2020 (Signature) 4/29/2020 (Signature)  
NOTARY PUBLIC DATE MY COMMISSION EXPIRES

APPROVAL BY THE CITY OF TIPP CITY  
APPROVED BY THE CITY OF TIPP CITY, OHIO THIS 16th  
DAY OF January, 2020.

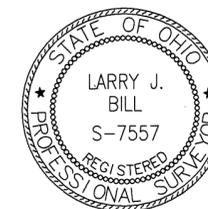
(Signature)  
CITY ENGINEER  
MIKE MURRAY

(Signature)  
CITY PLANNER  
COLIN CARVILLE



KELLY R. ROWLANDS  
Notary Public, State of Ohio  
My Comm. Expires 4-29-2020

Larry J. Bill (Signature) Jan 15, 2020 (Signature)  
LARRY J. BILL, P.S. #7557 DATE



Larry J. Bill  
Professional Surveyor  
9826 New Harrison-Bradford Road  
Bradford, Ohio 45308  
Phone (937) 448-6320

RECORD PLAN  
**HARTZELL PLAT**  
 BEING A CONSOLIDATION OF PT. OUTLOT 94, PT. OUTLOT 95,  
 OUTLOT 257, OUTLOT 296, OUTLOT 328  
 OUTLOT 330, UNNUMBERED LOT, INLOTS 4061 & 4062  
 VACATED ELECTRIC AVENUE, PT. VACATED ALLEY  
 CITY OF PIQUA, MIAMI COUNTY, OHIO  
 TOTAL AREA = 26.468 ACRES

PLAT BOOK 28 PAGE 21  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00007  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 01/23/2020 10:35:40 AM  
 REFERENCES  
 RECORDING FEE  
 PAGES: 2

FEE \$ 86.40

Jessica Lopez BY: Elmbruth Kumb  
 MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED  
 THIS 23 DAY OF Jan., 2020

Matthew W. Heitzpelt BY: Inda Kravits  
 MIAMI COUNTY AUDITOR DEPUTY

**APPROVAL BY THE PIQUA CITY COMMISSION**

AT A MEETING OF THE CITY COMMISSION OF THE  
 CITY OF PIQUA, THIS PLAT WAS APPROVED  
 THIS 1st DAY OF October, 2019.  
 BY ORDINANCE NUMBER 6-19

Kathbirds BY: Kenn S. Jenkins  
 MAYOR CLERK

CITY OF PIQUA PLANNING COMMISSION,  
 THIS PLAT WAS APPROVED THIS 10th DAY OF  
September, 2019.

[Signature] BY: Bethany Harper  
 CHAIR CLERK

**CITY OF PIQUA APPROVAL**

THIS RE-PLAT WAS REVIEWED AND APPROVED  
 BY ME THIS 16th DAY OF January, 2020.

Kyrsten French  
 KYRSTEN FRENCH  
 CITY OF PIQUA PLANNER

**DESCRIPTION:**

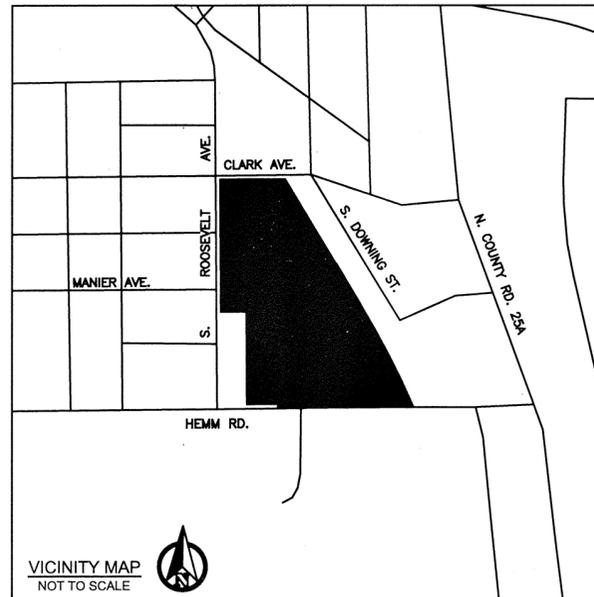
BEING A CONSOLIDATION OF OUTLOT 257, OUTLOT 296, PART OUTLOT 94, PART OUTLOT 95,  
 OUTLOT 328, OUTLOT 330, UNNUMBERED LOT, VACATED ELECTRIC AVENUE, INLOTS 4061 & 4062,  
 AND PART VACATED ALLEY, OF THE CITY OF PIQUA, OHIO. BEING THE SAME LANDS AS CONVEYED  
 TO HARTZELL HARDWOODS, INC. BY DEEDS 2019OR-11523 AND 2019OR-11524 OF THE DEED  
 RECORDS OF MIAMI COUNTY, OHIO

CONTAINING 26.468 ACRES, OF WHICH 26.468 ACRES ARE IN LOTS.

**CONSENT:**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE PARCEL HEREIN  
 PLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID PLAT.

[Signature]  
 OWNER: HARTZELL HARDWOODS, INC.



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

BE IT REMEMBERED THAT ON THIS 11th DAY OF January, 2020 BEFORE ME,  
 THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
 PERSONALLY CAME Robert H. Kachnick, COO, 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.

Sharon L. Lyons  
 NOTARY PUBLIC



SHARON L. LYONS, Notary Public  
 In and For the State of Ohio  
 My Commission Expires 3-3-24

MY COMMISSION EXPIRES: 3-3-24

**REFERENCES**

MIAMI COUNTY RECORDER'S RECORDS:  
 DOCUMENT 2018OR-05718  
 DEED BOOK 577, PG. 567

**MIAMI COUNTY ENGINEER'S RECORDS:**

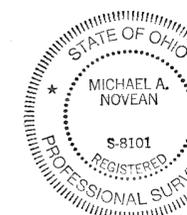
LOT 19-127  
 LOT 21-112  
 REC. BK. 6, PG. 65  
 REC. BK. 2, PG. 119  
 AND AS NOTED

**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:**

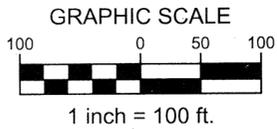
I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE  
 WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR  
 BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.



[Signature] 1/19/2020  
 MICHAEL A. NOVEAN DATE  
 OHIO PROFESSIONAL SURVEYOR NO.8101

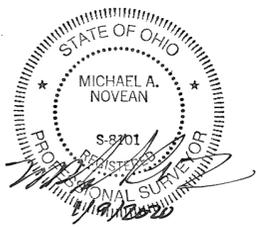
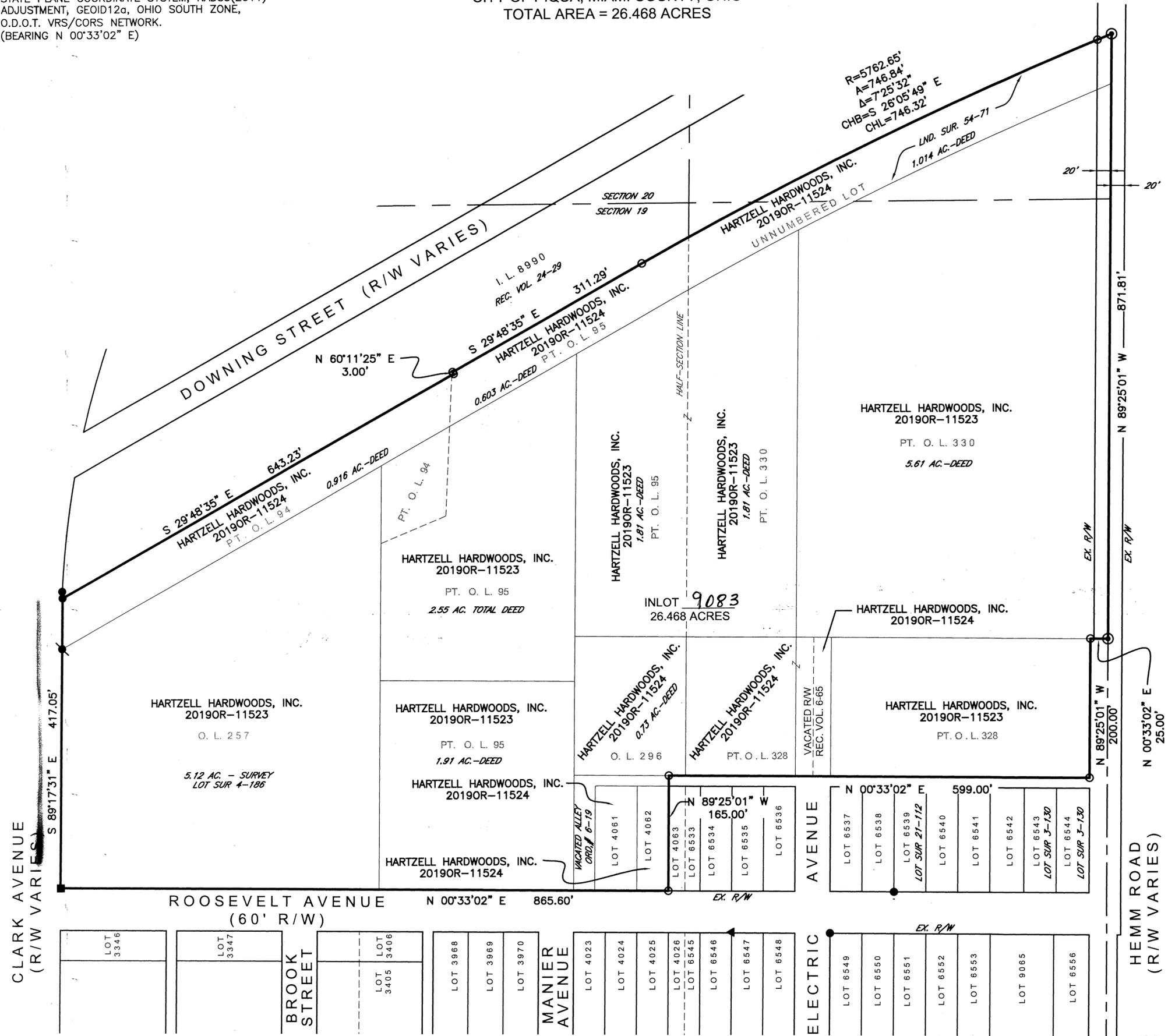
LEGEND	
●	IRON PIN FOUND
⚡	RAILROAD SPIKE FOUND
▲	IRON PIPE FOUND
⊙	MAGNAIL SET
○	5/8" IRON PIN SET

 <b>BURKHARDT</b> ENGINEERS & SURVEYORS CIVIL ENGINEERING 28 North Cherry Street LAND SURVEYING Germantown, Ohio 45327 NATIONAL RETAIL Phone: 937-388-0060 SITE DEVELOPMENT BURKHARDTINC.COM	Design: — Proj: 19.165
	Draw: RGK Dwg: 19-165.dwg
	Check: MAN Tab: RP1
	Scale: 1" = 100'
	Date: 10.23.2019
Sheet: RECORD PLAT	
Sheet No.: RP-1	



BASIS OF BEARING: BEARINGS ARE BASED ON EAST LINE OF ROOSEVELT AVENUE, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK. (BEARING N 00°33'02" E)

RECORD PLAN  
**HARTZELL PLAT**  
 BEING A CONSOLIDATION OF PT. OUTLOT 94, PT. OUTLOT 95,  
 OUTLOT 257, OUTLOT 296, OUTLOT 328  
 OUTLOT 330, UNNUMBERED LOT, INLOTS 4061 & 4062  
 VACATED ELECTRIC AVENUE, PT. VACATED ALLEY  
 CITY OF PIQUA, MIAMI COUNTY, OHIO  
 TOTAL AREA = 26.468 ACRES



LEGEND

- IRON PIN FOUND
- ⊙ RAILROAD SPIKE FOUND
- ▲ IRON PIPE FOUND
- CONC. MON. FOUND
- ⊙ MAGNAIL SET
- 5/8" IRON PIN SET

**BURKHARDT**  
ENGINEERS & SURVEYORS

CIVIL ENGINEERING  
 LAND SURVEYING  
 NATIONAL RETAIL  
 SITE DEVELOPMENT

28 North Cherry Street  
 Germantown, Ohio 45327  
 Phone: 937-388-0060  
 BURKHARDTINC.COM

Design: ---	Proj: 19.165
Draw: RGK	Dwg: 19-165.dwg
Check: MAN	Tab: RP2
Scale: 1" = 100'	
Date:	10.23.2019
Sheet: RECORD PLAT	
Sheet No.:	
RP-2	

# REPLAT OF PART OF INLOT 7682, PART OF DEERFIELD SUBDIVISION SECTION 4, AND VACATED STREET AREA

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00008  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/24/2020 08:44:26 AM  
REFERENCES  
RECORDING FEE  
PAGES: 1

REPLAT OF UNDEVELOPED PART OF DEERFIELD SUBDIVISION SECTION 4 PLAT. RIGHT-OF-WAY, EASEMENTS, ET AL, AS CREATED BY OWNER CRAYCON HOMES BY RECORDING PLAT BOOK 17, 136 AND 136A AT THE MIAMI COUNTY RECORDERS OFFICE ON MAY 9TH, 1997. PROPERTY NOW OWNED BY CRAYCON HOMES BY DEED BOOK 750-444, 664-588, 677-303, AND 676-382.

14 SECTION 14 PIQUA CITY MIAMI, OHIO COUNTY

FEE \$ 43.20  
*Jessica Lopez* MIAMI COUNTY RECORDER  
*Shirley Neer* BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan 24, 2020  
*Matthew W Geerhardt* BY DEPUTY AUDITOR  
*Joyce Guillot* MIAMI COUNTY AUDITOR

## CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 13th DAY OF August, 2019.

*Kyrsten French*  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER

## CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 13th DAY OF August, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

*John C. ...* PRESIDENT  
*Bethany Harp* SECRETARY

## THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 19th DAY OF November, 2019, THIS PLAT WAS APPROVED BY ORDINANCE NO. R-91-19.

*Shawn ...* MAYOR  
*Karen S. Jenkins* CLERK

## 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: CRAYCON HOMES, INC.  
*David Crawford* AUTHORIZED SIGNATURE  
*Sec/Treas.* TITLE

## ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED David Crawford, ON BEHALF OF CRAYCON HOMES, 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 Piqua, OHIO, THIS 17th DAY OF June, 2019.

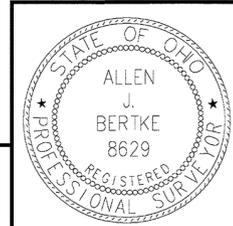
NOTARY PUBLIC *Julia D. Morrow*  
MY COMMISSION EXPIRES: Sept. 27, 2020

*Julia D. Morrow*  
JULIA D. MORROW  
Notary Public, State of Ohio  
My Commission Expires Sept. 27, 2020  
Recorded in Miami County

SURVEY REFERENCE  
PLAT BOOK 17, PAGE 136  
PLAT BOOK 20, PAGE 117-117A  
PLAT BOOK 21, PAGE 72-72A  
CONDO BOOK 1, PAGE 53

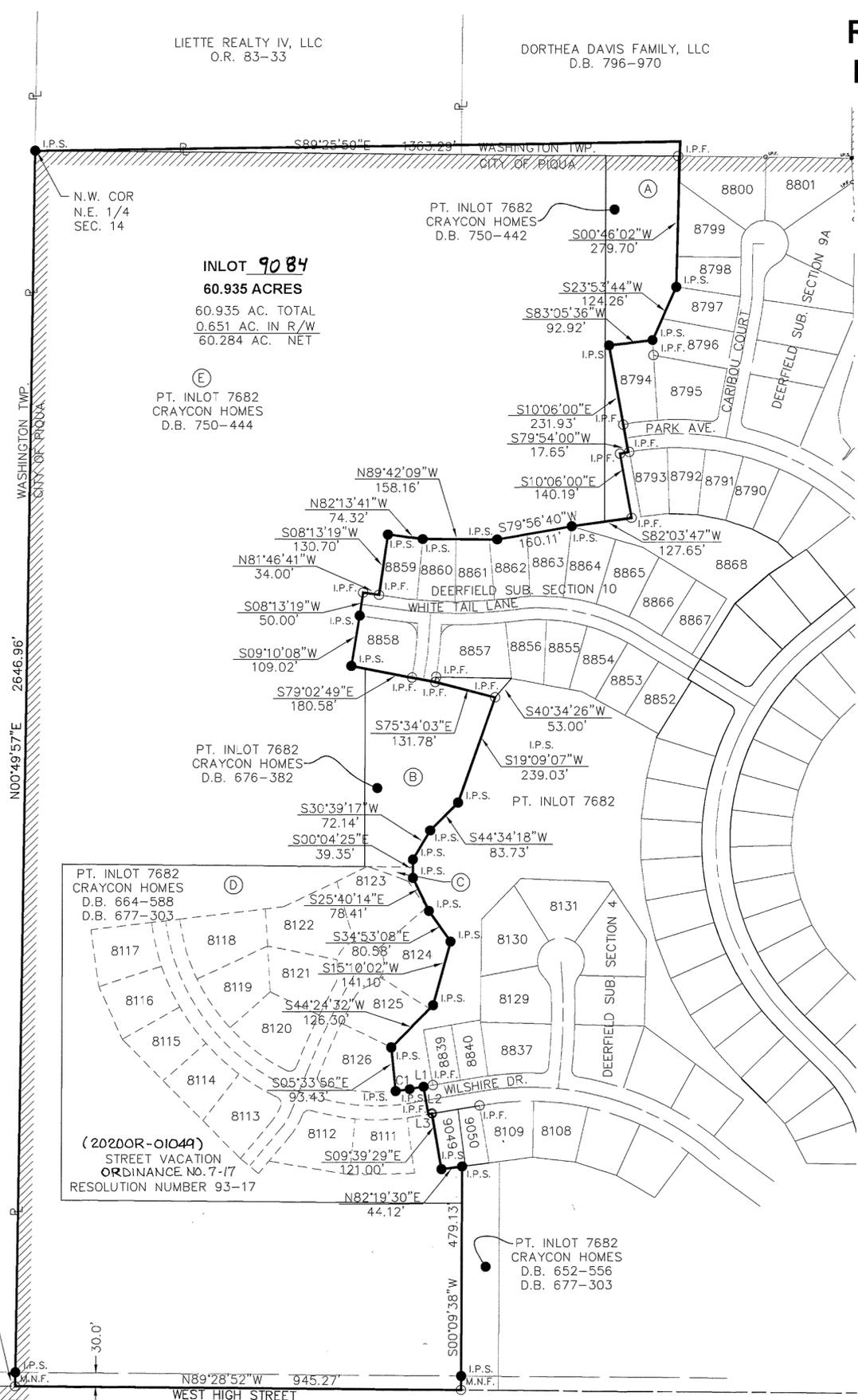
CERTIFICATION  
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN MAY, 2012. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629  
5-30-19  
DATE

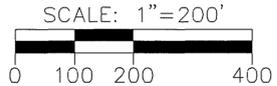


**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
PORTLAND, INDIANA 260.766.2500  
www.CHOICEONEENGINEERING.com

DATE:	08-14-2018
DRAWN BY:	AJB
JOB NUMBER:	MIAPIQ1702
SHEET NUMBER	1 OF 1



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



ACREAGE BREAKDOWN	ACRES
A	1.622
B	1.873
C	0.047
D	5.087
E	44.576
LOT 8111	0.333
LOT 8112	0.376
LOT 8113	0.364
LOT 8114	0.301
LOT 8115	0.320
LOT 8116	0.348
LOT 8117	0.334
LOT 8118	0.429
LOT 8119	0.347
LOT 8120	0.412
LOT 8121	0.347
LOT 8122	0.469
LOT 8123	0.475
LOT 8124	0.452
LOT 8125	0.354
LOT 8126	0.391
VACATED WILSHIRE DR.	1.678
TOTAL	60.935

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	420.00'	04°05'23"	29.98'	29.98'	N 82°23'14" E

LINE CHART

LINE	BEARING	DIST.
L1	N 80°20'31" E	30.00'
L2	S 09°39'29" E	60.00'
L3	N 80°20'31" E	8.00'

**LEGEND**  
● I.P.S. 5/8" X 30" REBAR W/CAP SET  
○ I.P.F. IRON PIN FOUND

**NOTES**  
- VACATED STREETS RETURN TO INLOT 7682, PER MIAMI COUNTY AUDITORS OFFICE  
- NONE OF THE INFRASTRUCTURE HAS BEEN CONSTRUCTED WITHIN THE VACATED SUBDIVISION.

RED APPLE ACRES, LLC  
2016OR-09884

LIETTE REALTY IV, LLC  
O.R. 83-33

DORTHEA DAVIS FAMILY, LLC  
D.B. 796-970

**INLOT 9084**  
60.935 ACRES  
60.935 AC. TOTAL  
0.651 AC. IN R/W  
60.284 AC. NET

PT. INLOT 7682  
CRAYCON HOMES  
D.B. 750-444

PT. INLOT 7682  
CRAYCON HOMES  
D.B. 676-382

PT. INLOT 7682  
CRAYCON HOMES  
D.B. 664-588  
D.B. 677-303

(2020OR-01044)  
STREET VACATION  
ORDINANCE NO. 7-17  
RESOLUTION NUMBER 93-17

PT. INLOT 7682  
CRAYCON HOMES  
D.B. 652-556  
D.B. 677-303

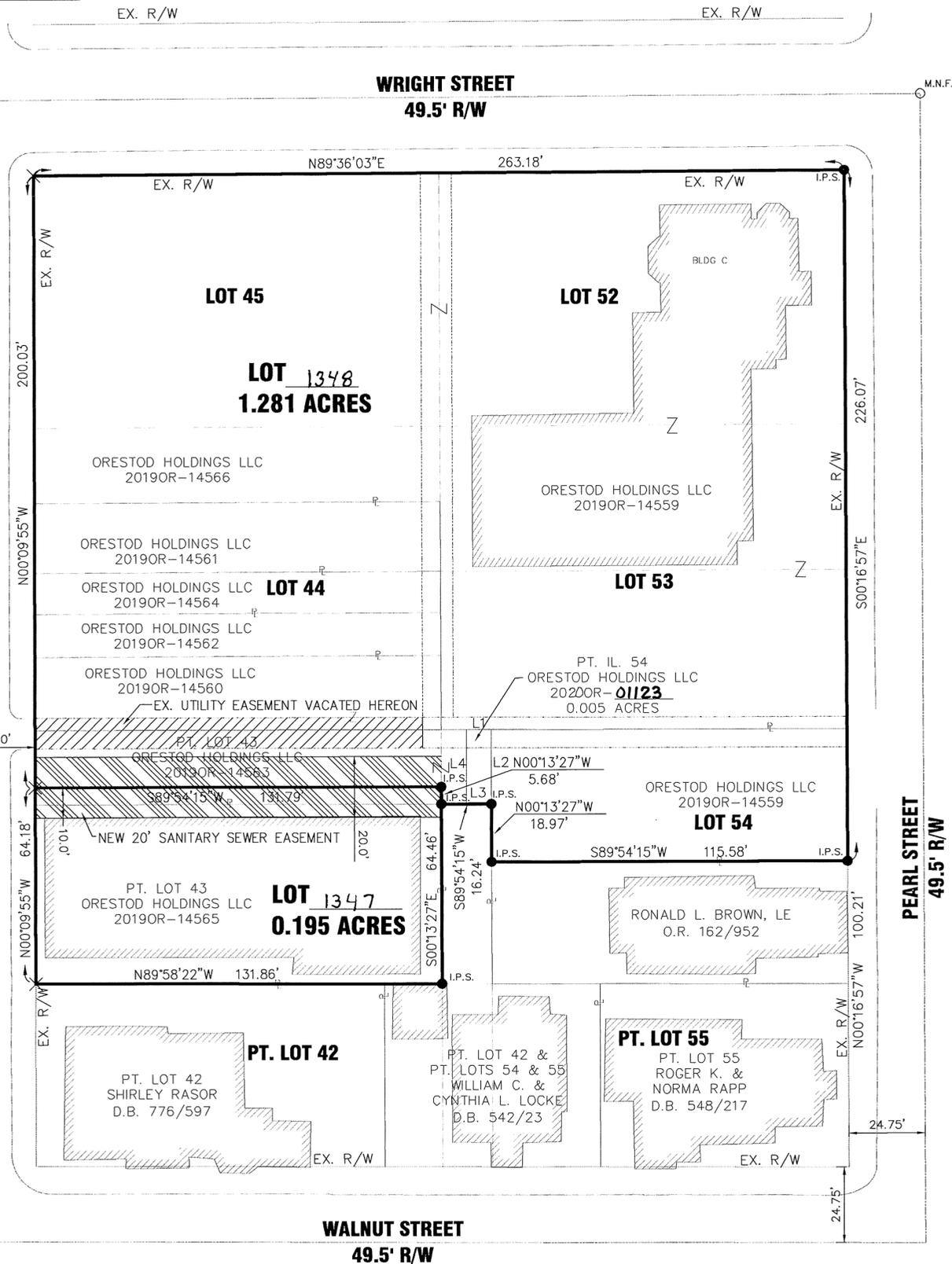
LINE	BEARING	DIST.
L1	S 89°53'41" E	8.06'
L2	S 00°13'27" E	24.35'
L3	S 89°54'15" W	8.05'
L4	N 00°13'27" W	24.37'

# REPLAT LOT 43, 44, 45, 52, 53, PT. 54

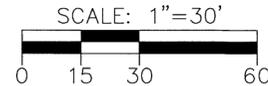
43, 44, 45, 52, 53, PT. 54 COVINGTON VILLAGE MIAMI, OHIO  
LOTS VILLAGE COUNTY

VOLUME 28 PAGE 23  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00009  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/24/2020 03:24:52 PM  
REFERENCES  
RECORDING FEE  
PAGES: 1



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
- × CUT "X" SET
- M.N.F. MAG NAIL FOUND
- ⊙ I.P.F. IRON PIPE FOUND
- × CUT "X" FOUND
- × CUT "X" FOUND

FEE \$ 43.00  
*Jessica A Lopez* MIAMI COUNTY RECORDER  
*Matthew W Gearhart* MIAMI COUNTY AUDITOR  
*Joyce Grilliot* BY DEPUTY RECORDER  
 BY DEPUTY RECORDER  
 MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED Jan 24, 2020  
 BY DEPUTY AUDITOR

### VILLAGE OF COVINGTON PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 15<sup>th</sup> DAY OF January, 2020, THIS PLAT WAS REVIEWED AND APPROVED.  
*R. Christopher Haines* CHAIRMAN  
*Dan Ruff* SECRETARY

### VILLAGE OF COVINGTON COUNCIL

AT A MEETING OF THE VILLAGE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 21<sup>st</sup> DAY OF January, 2020, THIS PLAT WAS APPROVED AND ACCEPTED.  
*Brenda Carroll* CLERK OF COUNCIL

### 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 SANITARY SEWER AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER: ORESTOD HOLDINGS LLC  
 BY: *R. Christopher Haines* AUTHORIZED SIGNATURE  
 ITS: *Manager* TITLE  
 R. CHRISTOPHER HAINES

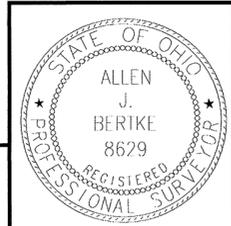
STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23 DAY OF JANUARY, 2020 BY R. CHRISTOPHER HAINES ON BEHALF OF ORESTOD HOLDINGS LLC.

*James Roger O'Donnell*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 JAMES ROGER O'DONNELL, Attorney at Law  
 Notary Public, State of Ohio  
 My Commission has no expiration date.  
 Section 147.03 O.R.C.

SURVEY NOTE: THIS BLOCK WAS TIED DOWN BY SPLITTING EXISTING CURBS AND USING OCCUPATION SUCH AS BUILDINGS AND FENCE.

BEING A REPLAT OF LOT 43, 44, 45, 52, 53 AND PART INLOT 54 BEING OWNED BY ORESTOD HOLDINGS LLC IN 20190R-14559 THRU 20190R-14566, AND 20200R-01123.

*Allen J. Berke*  
 ALLEN J. BERKE, P.S. #8629  
 1-14-2020  
 DATE



**ChoiceOne**  
 Engineering  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

DATE:	01-03-2020
DRAWN BY:	AJB
JOB NUMBER:	MIACOV1901
SHEET NUMBER	1 OF 1

FEE \$ 45.00  
 JESSICA A LOPEZ  
 MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

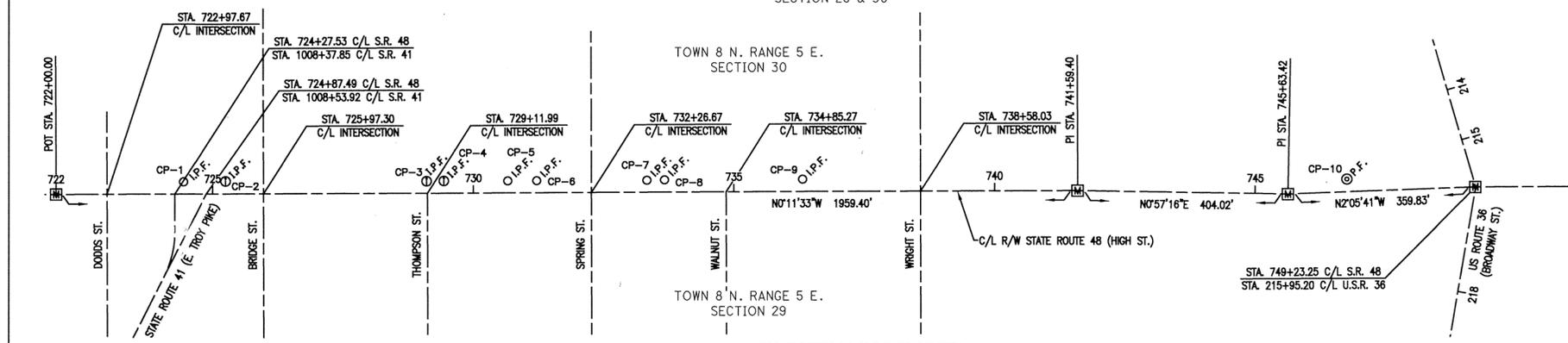
VOLUME 28 PAGE 24  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY AUDITOR  
 TRANSFER NOT NECESSARY Jan. 20, 2020.  
 Matthew W. Gearhardt  
 MIAMI COUNTY AUDITOR  
 Linda Taxerman  
 BY DEPUTY AUDITOR

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00010  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 01/30/2020 01:41:56 PM  
 REFERENCES  
 RECORDING FEE  
 PAGES: 1

### MIA-HIGH STREET IMPROVEMENTS

MIAMI COUNTY, OHIO  
 VILLAGE OF COVINGTON  
 TOWN 8 N. RANGE 5 E.  
 SECTION 29 & 30



NO CENTERLINE MONUMENTS WERE FOUND.

THE EXISTING R/W LOCATIONS WERE DETERMINED USING FOUND PROPERTY CORNERS IN CONJUNCTION WITH THE FOLLOWING RECORDED ITEMS:

- REC. 1-24, PLAT OF LOTS, COVINGTON, OHIO
- REC. 1-85, PLAT OF NORTH COVINGTON
- REC. 1-197, PART OF COVINGTON, MIAMI COUNTY, OHIO
- REC. 1-198, PART OF COVINGTON, MIAMI COUNTY, OHIO
- REC. 1-201, PART OF COVINGTON, MIAMI COUNTY, OHIO
- DB. 9-16, EAST ADDITION TO THE TOWN OF NEWBERRY
- DB. 11-342, EAST ADDITION TO THE TOWN OF COVINGTON
- DB. 11-567, NORTH + SOUTH ADDITION OF COVINGTON

THE FOLLOWING MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS:

- VOL. 2, PG. 44
- VOL. 2, PG. 46
- VOL. 5, PG. 121
- VOL. 6, PG. 55
- VOL. 6, PG. 126
- VOL. 9, PG. 55
- VOL. 10, PG. 175
- VOL. 10, PG. 183
- VOL. 12, PG. 20
- VOL. 13, PG. 66
- VOL. 13, PG. 174
- VOL. 15, PG. 30
- VOL. 15, PG. 154
- VOL. 18, PG. 190
- VOL. 19, PG. 85
- VOL. 19, PG. 192
- VOL. 20, PG. 94
- VOL. 20, PG. 166
- VOL. 21, PG. 194
- VOL. 24, PG. 15

ODOT R/W PLANS MA-36-388 ON FILE FROM OHIO DEPARTMENT OF TRANSPORTATION, DISTRICT 7 OFFICE, SIDNEY, OHIO.

#### MONUMENT LEGEND

- = PROPOSED ADJUSTABLE CENTERLINE MONUMENT
- I.P.F. = IRON PIN FOUND
- ⊙ I.P.F. = IRON PIN FOUND W/CAP
- ⊖ I.P.F. = IRON PIPE FOUND

#### BASIS OF BEARINGS:

THE BEARINGS EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE ON NAD83 DATUM.

#### EXISTING MONUMENTATION FOUND

MONUMENT NUMBER	DESCRIPTION	STATION	OFFSET	NORTH (Y)	EAST (X)
CP-1	IRON PIN FOUND	724+56.09	28.23' LT.	775500.9160	1449798.1770
CP-2	IRON PIN FOUND W/CAP	725+11.37	28.26' LT.	775556.2010	1449797.9640
CP-3	IRON PIN FOUND W/CAP	729+03.07	28.08' LT.	775947.9000	1449796.7300
CP-4	IRON PIN FOUND W/CAP	729+36.16	28.02' LT.	775980.9890	1449796.5740
CP-5	IRON PIN FOUND	730+75.39	27.88' LT.	776120.2210	1449796.4500
CP-6	IRON PIN FOUND	731+19.39	28.05' LT.	776184.2130	1449796.1280
CP-7	IRON PIN FOUND	733+27.17	29.00' LT.	776371.9940	1449794.4850
CP-8	IRON PIN FOUND	733+68.13	29.02' LT.	776412.9490	1449794.3230
CP-9	IRON PIN FOUND	736+25.28	29.00' LT.	776870.1040	1449793.4840
CP-10	IRON PIPE FOUND	746+93.75	29.00' LT.	777737.4590	1449793.6770

#### MONUMENT TABLE

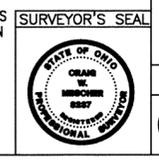
C/L OF R/W STATE ROUTE 48		PROJECT COORDINATES SEE SURVEY CERTIFICATION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	DESCRIPTION
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY. REF. MON.	R/W MON.		
722+00.00	C/L	775244.9254	1449827.2697	1			MON. ASSY. SET ON C/L OF R/W
723+63.66	155.91' RT.	775409.1036	1449982.6297		1		IRON PIN W/ CAP SET
723+64.31	28.00' RT.	775409.3287	1449854.7178		1		IRON PIN W/ CAP SET
723+89.01	33.00' LT.	775433.8258	1449793.6352		1		IRON PIN W/ CAP SET
724+86.12	33.00' LT.	775500.9354	1449793.9354		1		IRON PIN W/ CAP SET
725+87.55	28.00' LT.	775602.3816	1449798.0692		1		IRON PIN W/ CAP SET
725+72.55	43.00' LT.	775617.3312	1449783.0189		1		IRON PIN W/ CAP SET
726+22.05	43.00' RT.	775667.1197	1449868.8522		1		IRON PIN W/ CAP SET
726+22.05	32.45' LT.	775666.8663	1449793.4015		1		CUT CROSS SET
726+25.14	29.21' LT.	775666.9600	1449796.6330		1		CUT CROSS SET
726+37.05	28.00' RT.	775682.0692	1449853.6020		1		CUT CROSS SET
726+62.73	29.22' LT.	775707.5569	1449796.4986		1		CUT CROSS SET
738+18.28	89.00' RT.	776863.2977	1449810.6353		1		CUT CROSS SET
738+18.28	89.00' RT.	776863.4991	1449810.6353		1		MAG NAIL SET
738+33.28	89.00' RT.	776878.4690	1449810.7849		1		MAG NAIL SET
738+82.78	32.25' LT.	776927.5916	1449789.3694		1		CUT CROSS SET
738+82.78	29.75' RT.	776927.7998	1449851.3690		1		CUT CROSS SET
738+97.78	27.25' RT.	776942.7913	1449848.8187		1		CUT CROSS SET
738+97.78	29.75' RT.	776942.7997	1449851.3187		1		CUT CROSS SET
739+14.94	32.25' LT.	776959.7515	1449789.2614		1		CUT CROSS SET
741+59.40	C/L	777204.3145	1449820.6904	1			MON. ASSY. SET ON C/L OF R/W
745+63.42	C/L	777608.2829	1449827.4212	1			MON. ASSY. SET ON C/L OF R/W
746+59.52	34.00' RT.	777705.5587	1449857.8859		1		IRON PIN W/ CAP SET
749+23.25	C/L	777967.8679	1449814.2689	1			MON. ASSY. SET ON C/L OF R/W
TOTAL CARRIED TO GENERAL SUMMARY SHEET				4	20		

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 MONUMENTS ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT-OF-WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

I, CRAIG W. MESCHER, P.S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR OHIO DEPARTMENT OF TRANSPORTATION IN APRIL 2018. 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 DATUM. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND CENTERLINE OF THE EXISTING RIGHT OF WAY. AS PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROAD OCCUPIED (PRO), NET TAKE AND NET RESIDUE. AS PART OF THE WORK I HAVE SET RIGHT OF WAY MONUMENTS AT PROPERTY CORNERS, PROPERTY LINE INTERSECTIONS, POINTS ALONG THE RIGHT OF WAY AND/OR ANGLE POINTS ON THE RIGHT OF WAY. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF OHIO UNLESS SO NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING FOR ME UNDER MY DIRECT CONTROL OR SUPERVISION.

Craig W. Mescher 11/27/19  
 DATE



CENTERLINE PLAT  
 MIA-HIGH STREET IMPROVEMENTS  
 R/W DESIGNER: NKT  
 R/W REVIEWER: CWM  
 PID NO.: 105753  
 HORIZONTAL SCALE IN FEET: 1"=200'  
 2/16  
 59/73

P:\216924\01\Production\CD's\RW PLANS\0007\MIAMI COUNTY C/L PLAT.dwg 14-Dec-19 7:17 AM

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	25.00'	90°00'54"	39.28'	35.36'	S 85°15'32" W
C2	280.00'	08°04'12"	39.44'	39.40'	N 53°46'34" W
C3	280.00'	11°55'48"	58.30'	58.20'	N 63°46'34" W
C4	220.00'	20°00'00"	76.79'	76.41'	N 59°44'28" W

\*NO NEW DRIVE ACCESS WILL BE ALLOWED TO NORTH MARKET STREET FOR NEW 0.9186 ACRE LOT.

\*THE NEW 0.9186 ACRE LOT WILL HAVE CROSS ACCESS AND INGRESS/EGRESS EASEMENTS ACROSS 6.3186 AS DEFINED IN SEPARATE DOCUMENT RECORDED IN 2020OR-01638 OF THE MIAMI COUNTY RECORDERS OFFICE.

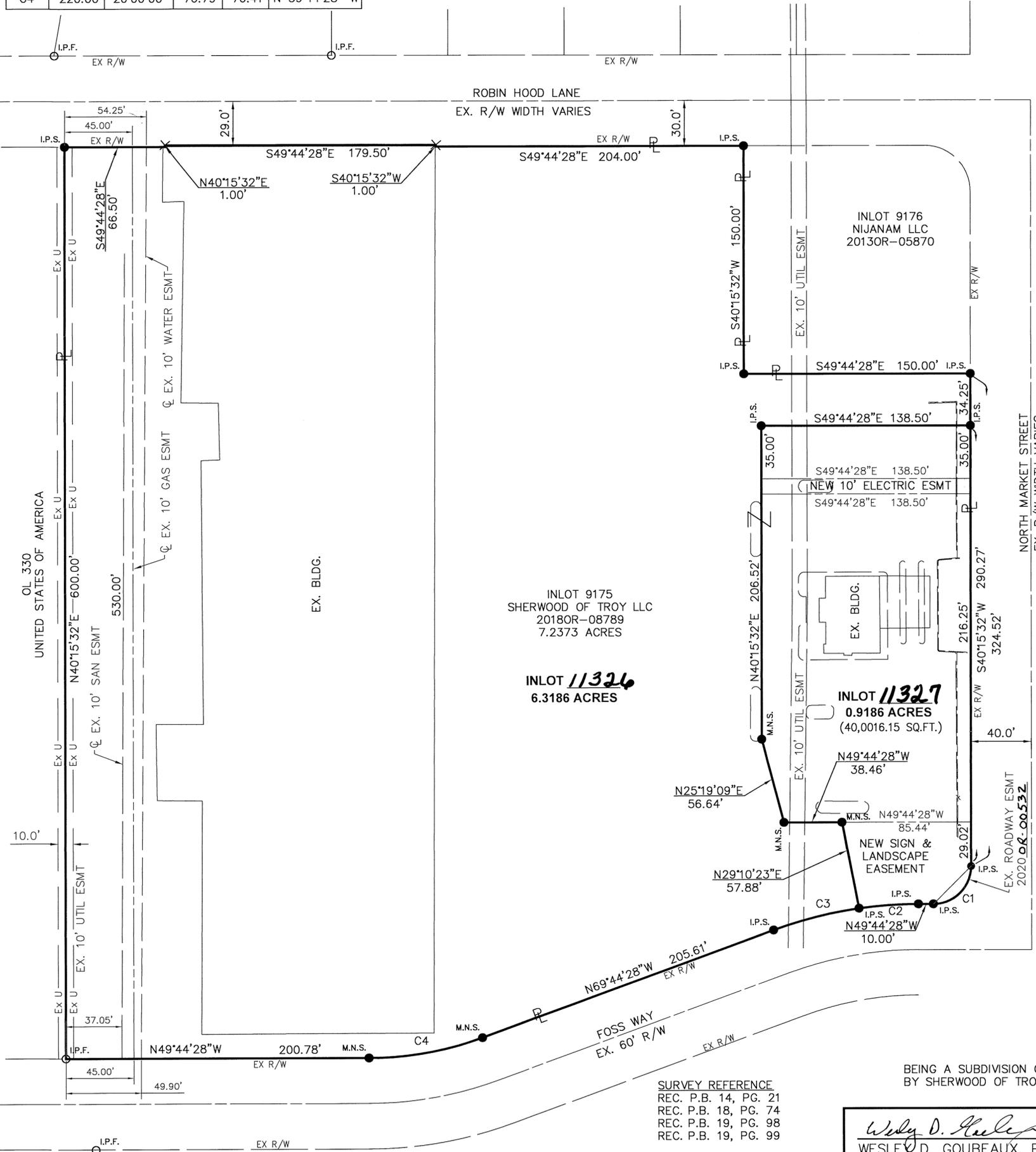
9175  
INLOT

TROY  
CITY

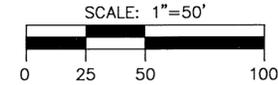
MIAMI, OHIO  
COUNTY

VOLUME 28, PAGE 25  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00011  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/06/2020 08:56:33 AM  
REFERENCES  
RECORDING FEE  
PAGES: 1



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
- M.N.F. MAG NAIL FOUND

**CITY OF TROY ENGINEER**

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 13th DAY OF JANUARY, 2020

*Julian A. Rhoades*  
JULIAN A. RHOADES, P.E.

**PLAT AUTHORIZATION AND DEDICATION**

SHERWOOD OF TROY 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. FURTHERMORE, SHERWOOD OF TROY LLC, DEDICATES THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE BENEFIT OF THE 6.3186 ACRE LOT FOREVER.

*Sherwood of Troy LLC*  
SHERWOOD OF TROY LLC  
*Frank Harlow*  
AUTHORIZED SIGNATURE

STATE OF OHIO  
COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF January, 2020 BY Frank Harlow ON BEHALF OF SHERWOOD OF TROY LLC.

*Mary K Lewis*  
NOTARY PUBLIC

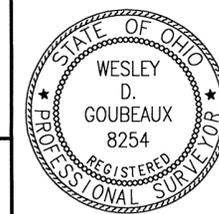


MARY K. LEWIS, Notary Public  
In and for the State of Ohio  
My Commission Expires Aug 24, 2021  
Recorded in Miami County

SURVEY REFERENCE  
REC. P.B. 14, PG. 21  
REC. P.B. 18, PG. 74  
REC. P.B. 19, PG. 98  
REC. P.B. 19, PG. 99

BEING A SUBDIVISION OF INLOT 9175 AND OWNED BY SHERWOOD OF TROY LLC IN 2018OR-08789.

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254  
DATE 1/8/2020



**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 12-27-2019  
DRAWN BY: WDG  
JOB NUMBER: MIATRO1927  
SHEET NUMBER: 1 OF 1

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 23.161 ACRES OF LAND, BEING LOT NUMBERS 11328 THROUGH 11357.5 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS HALIFAX ESTATES, SECTION 5, 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 IN IT CONTINUOUSLY. 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.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Signature of Frank D. Harlow Jr., Managing Member of Halifax Land Company, LLC.

Lien Holder: Daniel F. Heitmeyer, Dan Heitmeyer, Minster Bank.

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 17th DAY OF January, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HALIFAX LAND CO., LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, MINSTER BANK BY DAN 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.

Notary Public: Mary K. Lewis, My Commission Expires Aug 24, 2021, Recorded in Miami County.

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HALIFAX LAND CO., LLC., BEING DULY SWORN THIS 17th DAY OF January, 2020, SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

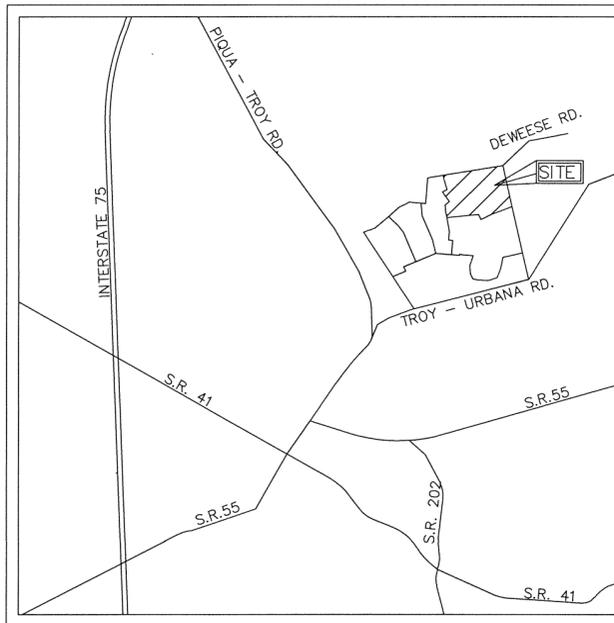
Signature of Frank D. Harlow Jr., Managing Member of Halifax Land Company, LLC.

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

Notary Public: Mary K. Lewis, My Commission Expires Aug 24, 2021, Recorded in Miami County.

HALIFAX ESTATES, SECTION 5

LOCATED IN SECTION 7, TOWN 1, RANGE 11 M.R.s PART OF INLOT 9891 CITY OF TROY, MIAMI COUNTY, OHIO 23.161 ACRES JANUARY 16, 2020



VICINITY MAP ~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 23.161 ACRES OF WHICH LIES WITHIN PART OF INLOT 9891 ACQUIRED BY HALIFAX LAND COMPANY, LLC BY 2015OR-11323. ALL DEEDS OF THE OFFICAL RECORDS OF MIAMI COUNTY, OHIO.

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 OWNERS ASSOCIATION, AS RECORDED IN 2015OR- 07618 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.

ACREAGE BREAKDOWN

Table with 2 columns: Category and Acres. Rows: AREA IN LOTS (20.547 ACRES), AREA IN STREETS & R/W (2.614 ACRES), TOTAL (23.161 ACRES).

MIAMI COUNTY RECORDER JESSICA A LOPEZ 2020P-00012 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 02/14/2020 11:27:27 AM REFERENCES RECORDING FEE PAGES: 2

VOLUME 28 PAGE 26 MIAMI COUNTY RECORDER'S RECORD OF PLATS

Signature of Jessica A. Lopez, Miami County Recorder.

Signature of Zubby Kerns, Deputy Recorder, Fee \$6.40.

TRANSFERRED ON THE 14th DAY OF February 20, 20.

Signature of Matthew W. Gearhardt, Auditor, Miami County, Ohio.

Signature of Joyce Grilliot, 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 5, ON THE 17th DAY OF March 2019.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-10-2019.

Signature of Michael L. Beaman, Mayor.

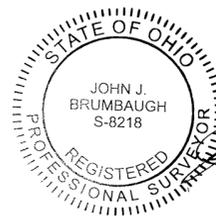
Signature of Martha A. Baker, President of Council.

Signature of Sue L. Knight, Clerk of Council.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 17th DAY OF March, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Signature of Oly M. Kypers, Chairperson.

Signature of Sue L. Knight, Secretary.



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.

Signature of John J. Brumbaugh, Registered Professional Surveyor #8218, dated 1-16-2020.

DEVELOPER HALIFAX LAND COMPANY, LLC. 701 NORTH MARKET STREET TROY, OHIO 45373

HALIFAX ESTATES, SECTION 5, RECORD PLAN LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OH.

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 800-362-2764 OHIO UTILITIES PROTECTION SERVICE

BRUMBAUGH ENGINEERING & SURVEYING, LLC

2270 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 (937) 698-3000

**NOTES:**  
 THE FLOOD PLAIN LOTS ARE NON-BUILDABLE AND CANNOT BE SOLD SEPARATELY FROM THE INLOT SOUTHERLY OF AND CONTIGUOUS WITH EACH FLOOD PLAIN LOT. A DRAINAGE EASEMENT SHALL EXIST OVER THE ENTIRETY OF EACH FLOOD LOT.

THERE IS A 5' UTILITY & DRAINAGE EASEMENT ON EACH INTERIOR LOT LINE, UNLESS OTHERWISE NOTED.

BETWEEN CONSTRUCTION LOTS 1 AND 103, THERE IS A 5' U.E. ON EACH SIDE OF THE LOT LINE WHICH IS INSIDE OF THE SEWER AND WATER EASEMENT.

FOR BUILDABLE CONSTRUCTION LOTS 1-8, THERE IS NO REAR YARD SETBACKS & THERE IS NO REAR LOT LINE EASEMENT UNLESS SHOWN OTHERWISE.

NO DRIVEWAYS SHALL BE PERMITTED ONTO DEWESEE ROAD.

**SETBACKS:**

FRONT YARDS: 50 FT., UNLESS OTHERWISE NOTED.  
 REAR YARDS: 50 FT., UNLESS OTHERWISE NOTED.  
 SIDE YARDS: 60 FT. TOTAL, UNLESS OTHERWISE NOTED, MIN: 25 FT  
 SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED.

**HALIFAX ESTATES, SECTION 5**

LOCATED IN  
 SECTION 7, TOWN 1, RANGE 11  
 PART OF INLOT 9891 20150R-11323  
 CITY OF TROY, MIAMI COUNTY, OHIO  
 23.161 ACRES  
 JANUARY 16, 2020

GRAPHIC SCALE IN FEET 1"=80'



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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	73.42'	335.00'	12°33'25"	S 80°16'13" W	73.27'
C2	36.14'	50.00'	41°24'35"	S 65°50'38" W	35.36'
C3	58.29'	50.00'	66°47'50"	S 78°32'16" W	55.05'
C4	54.98'	50.00'	63°00'00"	N 36°33'49" W	52.25'
C5	54.98'	50.00'	63°00'00"	N 26°26'11" E	52.25'
C6	61.11'	50.00'	70°01'19"	S 87°03'10" E	57.37'
C7	36.14'	50.00'	41°24'35"	S 72°44'47" E	35.36'
C8	37.04'	30.00'	70°44'28"	N 23°01'06" E	34.73'
C9	47.12'	30.00'	90°00'00"	N 41°32'55" E	42.43'
C10	14.07'	175.00'	3°34'52"	S 05°14'31" E	14.06'
C11	14.06'	225.00'	3°34'52"	S 05°14'31" E	14.06'
C12	47.12'	30.00'	90°00'00"	N 48°27'05" W	42.43'
C13	47.12'	30.00'	90°00'00"	S 41°32'55" W	42.43'
C14	36.14'	50.00'	41°24'35"	N 24°09'22" W	35.36'
C15	46.05'	50.00'	52°46'29"	S 18°28'25" E	44.44'
C16	36.16'	50.00'	41°26'04"	N 28°37'52" E	35.38'
C17	61.52'	50.00'	70°29'50"	N 84°35'49" E	57.71'
C18	85.62'	50.00'	98°06'46"	N 11°05'53" W	75.54'
C19	36.14'	50.00'	41°24'35"	N 17°15'13" E	35.36'
C20	47.12'	30.00'	90°00'00"	N 48°27'05" W	42.43'
C21	168.36'	285.00'	33°50'45"	S 69°37'33" W	165.92'
C22	105.90'	285.00'	21°17'20"	N 63°20'50" E	105.29'
C23	67.94'	310.00'	12°33'25"	N 80°16'13" E	67.80'



RICKY ALLEN WISE  
 20160R-10878  
 6.734 ACRES

LINE	BEARING	DISTANCE
L1	N 77°53'23" E	47.08'
L2	S 65°06'03" E	46.51'
L3	S 80°14'13" W	18.66'
L4	N 53°53'44" E	17.40'
L5	N 53°53'44" E	41.87'
L6	N 41°16'32" E	11.98'
L7	S 72°51'22" E	18.50'
L8	S 72°51'22" E	28.72'
L9	N 71°58'26" E	35.96'
L10	S 75°04'57" W	22.19'
L11	N 38°23'22" E	28.17'
L12	N 05°39'33" E	11.40'
L13	S 79°44'13" W	30.10'
L14	N 89°58'24" E	16.10'
L15	N 89°58'24" E	50.78'
L16	S 63°30'05" E	21.02'
L17	S 82°52'26" E	12.03'
L18	N 61°52'27" E	12.44'
L19	N 35°57'32" E	36.22'

**REFERENCES**  
 LAND SURVEY VOL. 56, PAGE 25  
 LAND SURVEY VOL. 56, PAGE 155  
 LAND SURVEY VOL. 57, PAGE 120  
 LAND SURVEY VOL. 24, PAGE 138

PLAT BOOK 27, PAGE 23

**LEGEND**  
 ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"  
 ⚡ MAG NAIL SET  
 ● 5/8" IRON PIN FOUND WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S" UNLESS OTHERWISE NOTED  
 10 CONSTRUCTION DRAWINGS LOT NO.



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.

1-16-2020  
 JOHN J. BRUMBAUGH  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #8218

2 WORKING DAYS  
 BEFORE YOU DIG  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

DEVELOPER  
 HALIFAX LAND COMPANY, LLC.  
 701 NORTH MARKET STREET  
 TROY, OHIO 45373

HALIFAX ESTATES, SECTION 5,  
 RECORD PLAN LOCATED IN THE  
 CITY OF TROY, MIAMI COUNTY, OH.

**BRUMBAUGH  
 ENGINEERING &  
 SURVEYING, LLC**

2270 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 (937) 698-3000  
 PAGE 2 OF 2

BES JOB No. 582.18

REPLAT OF INLOTS Pt. 3323, 3324, and PT. OUTLOT 235  
CITY OF TROY, MIAMI COUNTY, OHIO

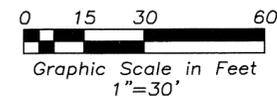
Volume 28 Page 27  
Miami County Recorder's  
Plat Records

TROY  
CORPORATION

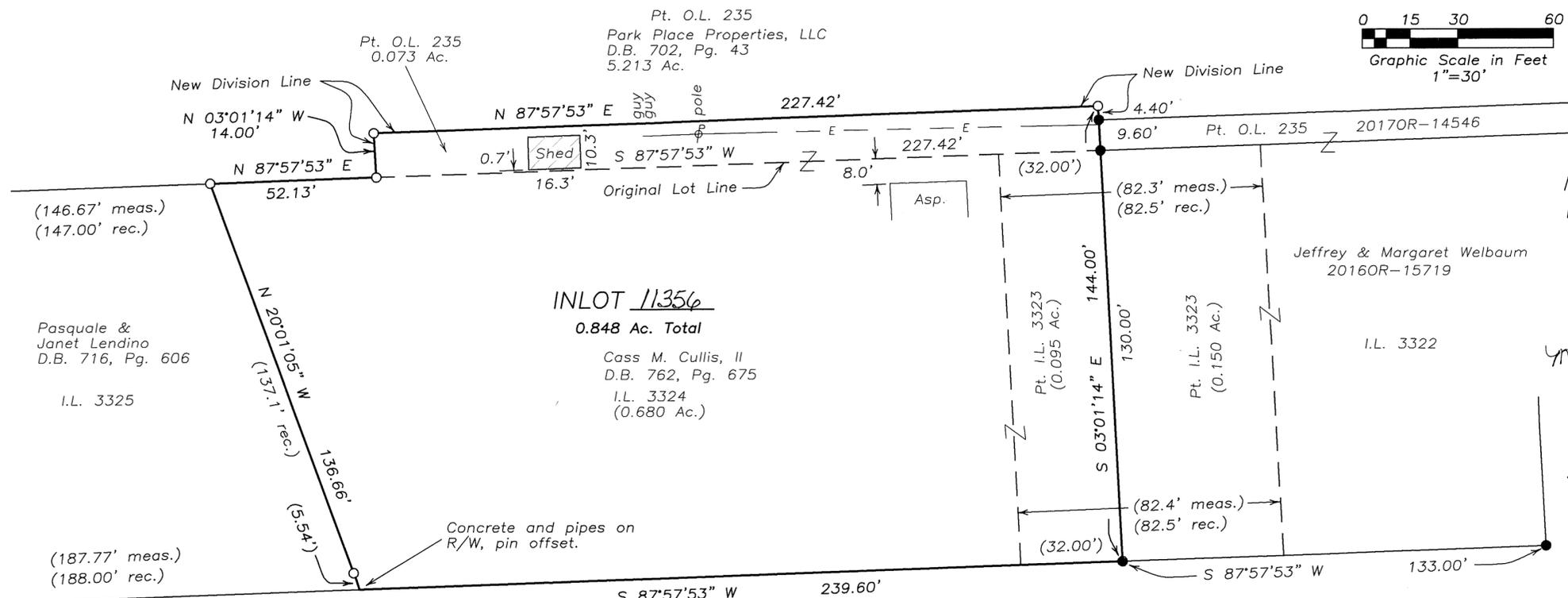
Pt. 3323 & 3324  
INLOT

Pt. 235  
OUTLOT

S.W. 112  
TAX MAP



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00013  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/18/2020 03:05:00 PM  
REFERENCES  
RECORDING FEE  
PAGES: 1



FEE: 4320  
Jessica Lopez BY: Yarven  
MIAMI CO. RECORDER DEPUTY  
APPROVED AND TRANSFERRED WITH LOT NOS.  
ASSIGNED THIS 18 DAY OF Feb., 2020  
Matthew W. Gearhardt BY: Linda Wiseman  
MIAMI CO. AUDITOR DEPUTY

- 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 5, Page 17
  - Miami County Engineer's Record of Lot Surveys
  - Volume 57, Page 146 (Basis of Bearings)
  - Volume 58, Page 56
  - Miami County Recorder's Deed Records
  - Deed Book 762, Page 675

Survey of Pt. I.L. 3323, I.L. 3324, and Pt. O.L. 235 for Cass Cullis, II

Ridgewood Drive 50' R/W

Summit Avenue 60' R/W

**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 18 day of FEBRUARY, 2020.

Cass M. Cullis II  
Cass M. Cullis II

**Description**

Being a replat of Inlot 3324, Pt. Inlot 3323, and Pt. Outlot 235 in the City of Troy, Miami County, Ohio, part of the Ridgewood Subdivision Replat, filed in P.B. 5, Page 17 of the Miami County Recorder's Plat Records. Being the lot acquired by Cass M. Cullis II by D.B. 762, Pg. 675 and ~~2020OR-02234~~, ~~20~~ ~~OR~~ of the Miami County Recorder's Official Records.

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 18 day of FEBRUARY, 2020.

Notary Public  
Notary Public

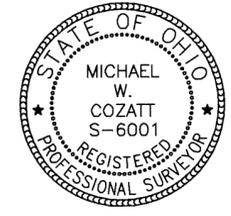


WILLIAM J. FULKER, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 O. R. C.  
Recorded In Miami County

City of Troy Engineer

Approved by the City of Troy Engineer  
27 day of DECEMBER, 2019.

John  
City Engineer



Michael W. Cozatt 12/19/19  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 16918 (937) 339-2921  
File Name: C:\JOBS\2018\16918.dwg  
Drawn by: DMC ~ Checked by: MWC

# CEDAR GROVE SUBDIVISION, PHASE 3

PLAT BOOK 28, PAGE 28  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36 containing in all 11.733 acres, in Sec. 16, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio

## 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 TO THE DEDICATION OF THE STREET RIGHTS OF WAY, AS 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: TALISMANIC PROPERTIES, LLC

BY: John Matthew Tomb  
JOHN MATTHEW TOMB  
SOLE MEMBER



DAWN M. GROSS, Notary Public  
In and for the State of Ohio  
My Commission Expires April 15, 2023  
Recorded in Miami County

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4<sup>th</sup> DAY OF February, 2020 BY TALISMANIC PROPERTIES, LLC. BY JOHN MATTHEW TOMB, SOLE MEMBER, AS OWNER.

Dawn M. Gross  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2023

OWNER: EIDEMILLER LAND CO., LLC

BY: Elden Eidemiller  
ELDEN EIDEMILLER  
MEMBER

STATE OF OHIO - COUNTY OF Miami, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5 DAY OF January, 2020 BY EIDEMILLER LAND COMPANY, BY ELDEN EIDEMILLER, MEMBER, AS OWNER.

Janice M. Bates  
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 1, 2022



JANICE M. BATES, Notary Public  
In and for the State of Ohio  
My Commission Expires April 1, 2022  
Recorded in Miami County

FURTHERMORE: WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND, PART INLOT 2392, ADJACENT TO THE EAST OF THE SUBDIVISION PLATTED HEREIN, GRANTS TO TALISMANIC PROPERTIES, LLC. AND THE CITY OF TIPP CITY, THE ADJACENT UTILITY AND DRAINAGE EASEMENTS AS SHOWN, AS WELL AS CONSTRUCTION AND EMERGENCY ACCESS ACROSS SAID LAND.

OWNER: EIDEMILLER LAND CO., LLC

BY: Elden Eidemiller  
ELDEN EIDEMILLER  
MEMBER

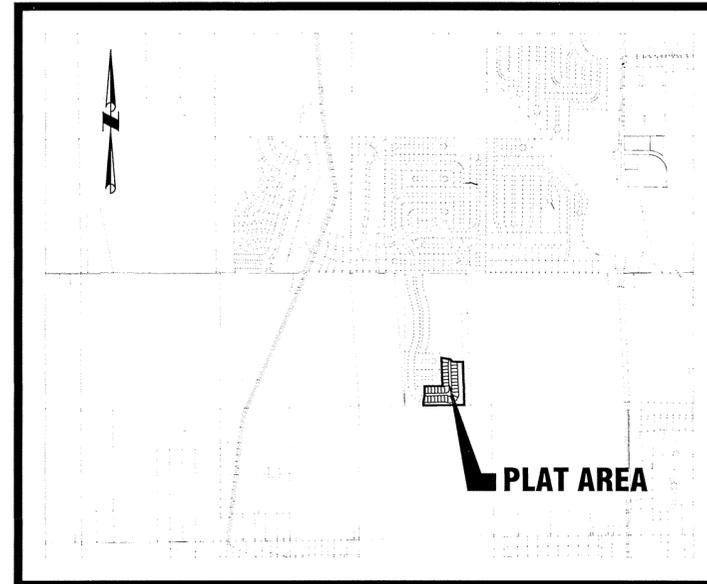
STATE OF OHIO - COUNTY OF Miami, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5 DAY OF January, 2020 BY EIDEMILLER LAND COMPANY BY ELDEN EIDEMILLER, MEMBER, AS OWNER.

Janice M. Bates  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



JANICE M. BATES, Notary Public  
In and for the State of Ohio  
My Commission Expires April 1, 2022  
Recorded in Miami County



VICINITY MAP

## DESCRIPTION

Being a residential subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36 containing in all 11.733 acres, owned by TALISMANIC PROPERTIES, LLC. as recorded in 2019OR-15099.

## SUMMARY OF ACREAGE

34 RESIDENTIAL INLOTS	7.135 AC.
1 COMMON INLOT	3.168 AC.
STREET RIGHT OF WAY	1.430 AC.
<b>TOTAL THIS PLAT</b>	<b>11.733 AC.</b>

## SETBACKS AND BUILDING REQUIREMENTS

LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
37-70	30	25	7.5 Ea. Side	35	1400

FEE \$ 129.60

Jessica A. Lopez  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
Debi Mascari  
DEPUTY

TRANSFERRED THIS 20 DAY OF Feb., 2020  
Matthew W. Gearhardt BY Linda J. Jiruman  
MATTHEW W. GEARHARDT DEPUTY AUDITOR  
LINDA J. JIRUMAN  
MIAMI COUNTY AUDITOR

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 9<sup>th</sup> DAY OF July, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Andrew Thibby  
CHAIRMAN

Dawn M. Gross  
SECRETARY

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 21 DAY OF January, 2020 BY ORDINANCE No. 2-20.

Dr. Q. Brown  
PRESIDENT OF COUNCIL

Janice Bates  
CLERK OF COUNCIL

## OWNER AND DEVELOPER

TALISMANIC PROPERTIES, LLC.  
7 SOUTH PLUM STREET  
TROY, OH 45373  
937-339-3939

EIDEMILLER LAND CO.  
3281 W. ST. RT. 571  
TROY, OH 45373  
937-750-3281

## COVENANTS, CONDITIONS, RESTRICTIONS AND HOME OWNER'S ASSOCIATION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CEDAR GROVE OF TIPP CITY HOMEOWNER'S ASSOCIATION RECORDED IN 2015OR-07931. FIRST AMENDMENT RECORDED IN 2015OR-15560.

SEE SHEET 3 OF 3 FOR STORM WATER DRAINAGE RESTRICTIONS.

<p><b>ChoiceOne</b> Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	REV. DATE: 07-31-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTci1823FinApp
	SHEET NUMBER 1 OF 3

# CEDAR GROVE SUBDIVISION, PHASE 3

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36  
containing in all 11.733 acres, City of Tipp City, Miami County, Ohio

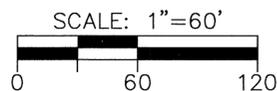
PLAT BOOK 18, PAGE 28-A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

DEED REFERENCE  
DEED BOOK 797, PAGE 582  
OFFICIAL REC. 481, PAGE 137

SURVEY REFERENCE  
REC. P.B. 15, PG. 36  
REC. P.B. 15, PG. 54  
REC. P.B. 16, PG. 34  
REC. P.B. 25, PG. 49  
REC. P.B. 27, PG. 19  
LOT SURV. 19, PG. 150  
LOT SURV. 21, PG. 178  
LAND SURV. 36, PG. 165  
LAND SURV. 54, PG. 125  
LAND SURV. 55, PG. 77  
LAND SURV. 56, PG. 80  
LAND SURV. 58, PG. 109

SETBACKS AND BUILDING REQUIREMENTS					
LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
37-70	30	25	7.5 Ea. Side	35	1400

THE BEARINGS ARE BASED ON  
NAD 83, GEOID 2003 OHIO SOUTH  
ZONE, ODOT VRS CORS NETWORK



- LEGEND**
- 5/8" X 30" REBAR W/CAP SET
  - IRON PIN FOUND
  - BUILDING SETBACK LINE  
30' FRONT; 25' REAR  
7.5' EACH SIDE
  - (NR) NOT RADIAL
  - CX CURVE NUMBER, SEE SHEET 3 OF 3
  - (111) CONSTRUCTION LOT NUMBERS

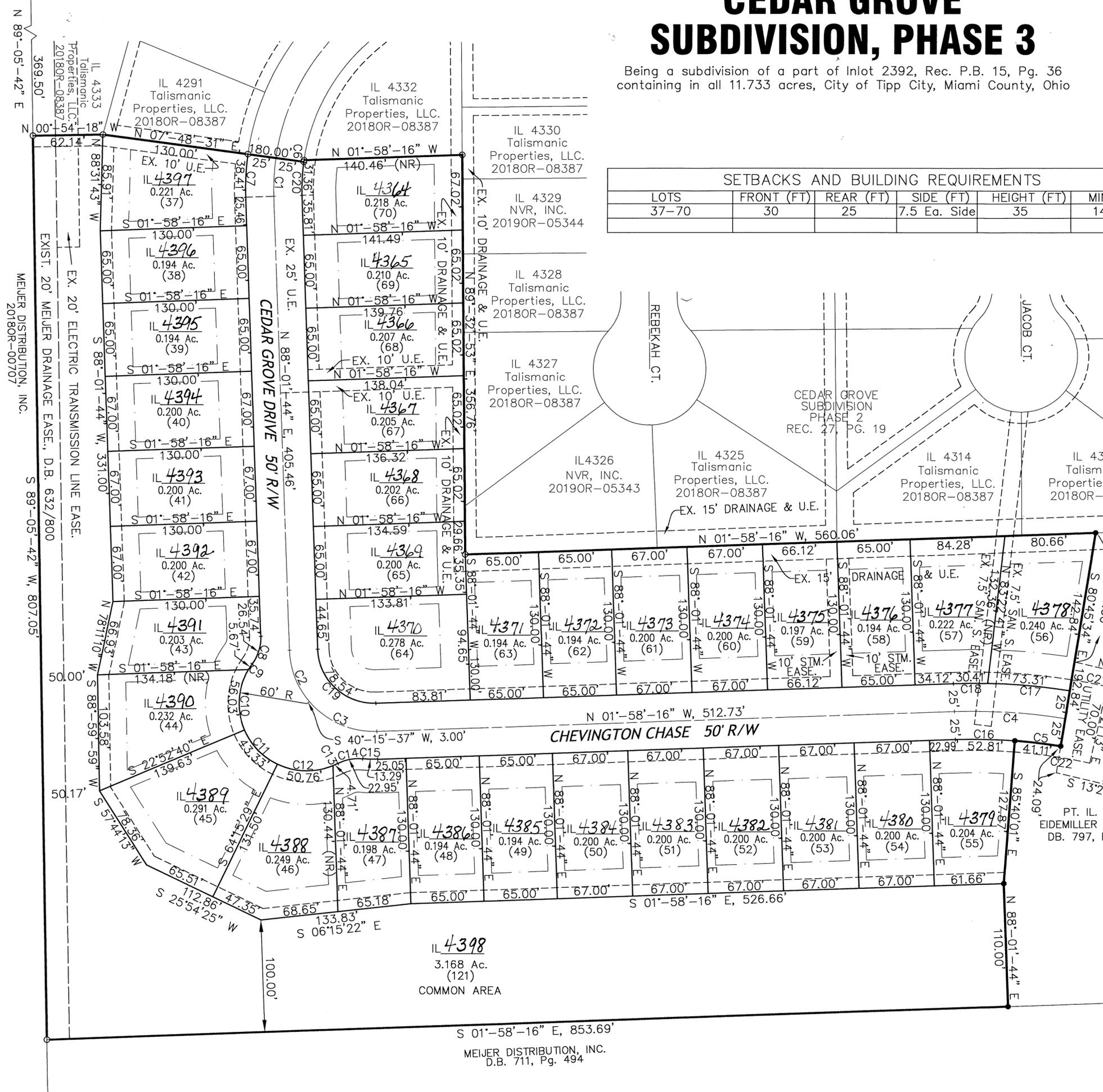
### UTILITY EASEMENTS

1. ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. EACH SIDE OF ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
2. OTHER EASEMENTS ARE AS DIMENSIONED.
3. ALL COMMON AREA LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
4. THE EXISTING UTILITY EASEMENTS WITHIN THE PROPOSED CEDAR GROVE DRIVE RIGHT OF WAY AND THE SANITARY SEWER EASEMENT WITHIN THE PROPOSED RIGHT OF WAY OF CHEVINGTON CHASE TO BE EXTINGUISHED AS THEY ARE NO LONGER NEEDED.

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 AND POINTS OF CURVATURE, AFTER CONSTRUCTION OF STREETS AND UTILITIES.

*St E Bowersox*      7/31/2019  
STEVEN E. BOWERSOX, P.S. #7059      DATE

		REV. DATE: 07-31-2019 DRAWN BY: seb JOB NUMBER: MiaTci1823Fin-1.DWG SHEET NUMBER 2 OF 3
	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	



IL 4398  
3.168 Ac.  
(121)  
COMMON AREA  
MEIJER DISTRIBUTION, INC.  
D.B. 711, Pg. 494

# LEGAL DESCRIPTION

BEING A PART OF INLOT 2392, SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWN 4 NORTH, RANGE 6 EAST, CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin in a monument box found in the northeast corner of the northwest quarter of section 16 and being also the center of Kessler-Cowlesville Road;

thence, North 89°-51'-55" West, 1668.77 feet, along the north line of the quarter and center of Kessler-Cowlesville Road, to a PK Nail found;

thence, South 00°-27'-07" East, 2638.39 feet, along the west line of inlot number 4202 of Cedar Grove Subdivision, Phase 1 as recorded in Recorder's Plat Book 25, page 49, and the west line of inlot number 4333 of Cedar Grove Subdivision, Phase 2 as recorded in Recorder's Plat Book 27, page 19, to an iron pin found in the southwest corner of inlot number 4333;

thence, North 89°-05'-42" East, 369.50 feet, along the south line of inlot number 4333, to an iron pin found in the southeast corner of same and being the principal place of beginning of the tract herein conveyed;

thence, North 00°-54'-18" West, 62.14 feet, along the east line of inlot number 4333, to an iron pin found in the southeasterly corner of inlot number 4291;

thence, North 07°-48'-31" East, 180.00 feet, to an iron pin found in the northerly right of way line of Cedar Grove Drive;

thence, Westerly, 1.49 feet, along the northerly right of way line of Cedar Grove Drive and the arc of a curve to the right having a radius of 175.00 feet, an internal angle of 00°-29'-17" and a chord 1.49 feet in length bearing North 81°-56'-50" West, to an iron pin found in the southeasterly corner of inlot number 4332;

thence, North 01°-58'-16" West, 140.46 feet, along the easterly line of inlot number 4332, to an iron pin found in the northeasterly corner of same and being also in the south line of inlot number 4330;

thence, North 89°-32'-53" East, 356.76 feet, along the south line of inlots 4330, 4329, 4328, 4327 and 4326, to an iron pin found;

thence, North 01°-58'-16" West, 560.06 feet, along the easterly line of inlots 4326, 4325, 4314 and 4313, to an iron pin found;

thence, South 80°-45'-34" East, 192.84 feet, to an iron pin found;

thence, Southerly, 41.11 feet, along the arc of a curve to the left having a radius of 480.00 feet, an internal angle of 04°-54'-28" and a chord 41.10 feet in length bearing South 06°-47'-13" West, to an iron pin found;

thence, South 85°-40'-01" East, 127.87 feet, to an iron pin found;

thence, North 88°-01'-44" East, 110.00 feet, to an iron pin found;

thence, South 01°-58'-16" East, 853.69 feet, to an iron pin found in the south line of inlot number 2392;

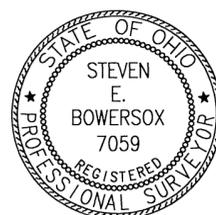
thence, South 89°-05'-42" West, 807.05 feet, along the south line of inlot number 2392, to the principal place of beginning

Containing 11.733 acres more or less and being subject to all 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 with the bearings used for same being based on NAD 83, GEOID 2003 Ohio South Zone, ODOT VRS CORS Network.

Plat of Survey filed in Miami County Engineer's Record of Land Surveys Vol.\_\_\_\_, Plat\_\_\_\_.

*St. E. Bowersox*  
STEVEN E. BOWERSOX, PS #7059 DATE 1/31/2019



# CEDAR GROVE SUBDIVISION, PHASE 3

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36 containing in all 11.733 acres, City of Tipp City, Miami County, Ohio

PLAT BOOK 28 PAGE 28-B  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

## 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 Cedar Grove Subdivision Home Owner's Association, owners of lot 121 and the adjacent perimeter drainage easements along the north lines of this phase on part of inlot 2392 owned by Eidemiller Land Co., which contain storm water detention/retention ponds, shall be responsible for maintaining these detention/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.

CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	200.00'	09°-46'-47"	34.14'	34.10'	S 87°-04'-52" E
2	75.00'	38°-17'-21"	50.12'	49.19'	N 68°-53'-04" E
3	75.00'	51°-42'-39"	67.69'	65.42'	N 23°-53'-04" E
4	505.00'	11°-12'-42"	98.82'	98.66'	N 03°-38'-05" E
5	480.00'	04°-54'-28"	41.11'	41.10'	S 06°-47'-13" W
6	175.00'	00°-29'-17"	1.49'	1.49'	N 81°-56'-50" W
7	225.00'	09°-46'-47"	38.41'	38.36'	S 87°-04'-52" E
8	40.00'	38°-01'-04"	26.54'	26.06'	S 72°-57'-44" E
9	60.00'	05°-24'-55"	5.67'	5.67'	S 56°-39'-39" E
10	60.00'	53°-30'-33"	56.03'	54.02'	S 86°-07'-24" E
11	60.00'	41°-22'-49"	43.33'	42.40'	N 46°-25'-55" E
12	60.00'	48°-28'-17"	50.76'	49.26'	N 01°-30'-22" E
13	60.00'	04°-30'-07"	4.71'	4.71'	N 24°-58'-49" W
14	40.00'	32°-52'-20"	22.95'	22.64'	N 10°-47'-43" W
15	100.00'	07°-36'-43"	13.29'	13.28'	N 01°-50'-06" E
16	480.00'	06°-18'-15"	52.81'	52.79'	N 01°-10'-52" E
17	530.00'	07°-55'-29"	73.31'	73.25'	S 05°-16'-42" W
18	530.00'	03°-17'-13"	30.41'	30.40'	S 00°-19'-39" E
19	50.00'	90°-00'-00"	78.54'	70.71'	S 43°-01'-44" W
20	175.00'	10°-16'-04"	31.36'	31.32'	N 86°-50'-14" W
21	540.00'	03°-24'-21"	32.10'	32.09'	N 10°-56'-37" E
22	470.00'	08°-18'-48"	68.19'	68.14'	S 08°-29'-23" W

<p><b>ChoiceOne</b> Engineering</p> <p><small>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</small></p>	REV. DATE: 07-31-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTci1823Fin-2
	SHEET NUMBER 3 OF 3

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 11.1845 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS NORTH BRANCH PASS, PHASE 1 AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN MONROE TOWNSHIP, 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. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2018OR-05168 AND BY DEED RECORDED IN 2019OR-15406.

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: 4.6591 ACRES
UPNORTH CONSTRUCTION, LTD.
DALE A. MOSIER, MEMBER

OWNER: 6.5254 ACRES
NORTH BRANCH LAND COMPANY, LLC
BENJAMIN D. MOSIER, MANAGING MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 29th DAY OF January, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME UPNORTH CONSTRUCTION, LTD., BY DALE A. MOSIER, ITS MEMBER AND NORTH BRANCH LAND COMPANY, LLC., BY BENJAMIN D. MOSIER, ITS MANAGING MEMBER, 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.

Notary Public signature and seal for Dale A. Mosier, commission expires 9-19-2021.

MORTGAGEE FOR THE 6.5254 ACRES:
MONROE FEDERAL SAVINGS AND LOAN ASSOCIATION
BY: LEWIS R. RENOLLET, PRESIDENT & CEO

STATE OF OHIO, COUNTY OF Miami, S.S.
BE IT REMEMBERED THAT ON THIS 28 DAY OF January, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MONROE FEDERAL SAVINGS AND LOAN ASSOCIATION, LEWIS R. RENOLLET, ITS PRESIDENT AND CEO, 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 signature and seal for Mackenzie Kirk, commission expires 07-07-2024.

DATE: 1/29, 2020
STATE OF OHIO, COUNTY OF MIAMI, S.S.

DALE A. MOSIER AND BENJAMIN D. MOSIER, BEING DULY SWORN, SAY THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

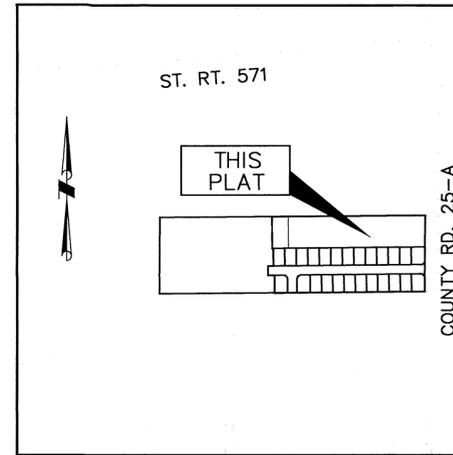
Signatures of Dale A. Mosier and Benjamin D. Mosier.

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

Notary Public signature and seal for Dale A. Mosier, commission expires 9-19-2021.

NORTH BRANCH PASS PHASE 1

21 SECTION 4 TOWN 6 RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY



VICINITY MAP N.T.S.

PLAT BOOK 28, PAGE 29
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2020P-00015
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/25/2020 11:19:01 AM
RECORDING FEE
PAGES: 2

FEE \$86.40
Signature of Jessica A. Lopez, Miami County Recorder, and Libby Kumo, Deputy.

TRANSFERRED THIS 25 DAY OF Feb, 2020

Signature of Matthew W. Gearhardt, Miami County Auditor, and Libby Kumo, Deputy Auditor.

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 31st DAY OF January, 2020

Signature of Paul P. Thibault, Miami County Engineer.

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 21st DAY OF JANUARY, 2020, THIS PLAT WAS REVIEWED AND APPROVED.

Signatures of Chairman and Secretary of the Miami County Planning Commission.

MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 16th DAY OF February, 2020. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

Signatures of three Miami County Commissioners.

DESCRIPTION

BEING A SUBDIVISION CONTAINING 11.1845 ACRES OUT OF A PART OF THE SOUTHEAST QUARTER OF SECTION 21, T4, R6, WITH 4.6591 ACRES OWNED BY UPNORTH CONSTRUCTION, LTD., AS RECORDED IN 2018OR-05168 AND 6.5254 ACRES OWNED BY NORTH BRANCH LAND COMPANY, LLC, AS RECORDED IN 2019OR-15406.

COVENANTS AND RESTRICTIONS

- 1.) PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2020OR-02562, OF THE MIAMI COUNTY RECORDER'S RECORDS.
2.) PARKING RESTRICTION: NO PARKING SHALL BE PERMITTED ON THE NORTH SIDE OF NORTH BRANCH RUN.

DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:
1. MIAMI COUNTY AND MONROE TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.
2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.
3. IN THE EVENT THAT THE GRANTEE FAILS TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEE AGREES TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. AT THAT TIME THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGMENT.
4. NO STRUCTURES, FILL MATERIAL, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1).
5. THE FINISH GRADE OF ANY LOT OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.
6. UPNORTH CONSTRUCTION, LTD. AND NORTH BRANCH LAND COMPANY, LLC, THEIR SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND DETENTION AREAS UNTIL SUCH DETENTION AREAS HAVE BEEN SUBSTANTIALLY COMPLETED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE HOMEOWNERS ASSOCIATION.

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 21, T4, R6, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin in a monument box found in the northeast corner of the southeast quarter of the aforesaid section 21 and being also in the centerline of County Road 25-A;

thence, South 89°-33'-04" West, 50.00 feet, along the north line of the southeast quarter of section 21, to an iron pin found in the west right of way line of County Road 25-A and being the principal place of beginning;

thence, South 00°-15'-20" West, 495.44 feet, along the west right of way line of County Road 25-A, to an iron pin found in the north line of Curry Branch Subdivision, Phase 2 as recorded in Plat Book 20, pages 74-74d;

thence, South 89°-29'-40" West, 967.69 feet, along the north line of Curry Branch Subdivision, Phase 2, to an iron pin set;

thence, North 00°-30'-20" West, 115.00 feet, to an iron pin set;

thence, South 89°-29'-40" West, 40.47 feet, to an iron pin set;

thence, North 00°-30'-20" West, 60.00 feet, to an iron pin set;

thence, North 89°-29'-40" East, 35.00 feet, to an iron pin set;

thence, North 00°-30'-20" West, 115.00 feet, to an iron pin set;

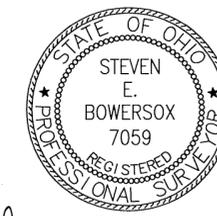
thence, South 89°-29'-40" West, 7.38 feet, to an iron pin set;

thence, North 00°-30'-20" West, 206.37 feet, to an iron pin set in the south line of a tract of land owned by US Bank, NA, Troy, Ohio, Trustee as recorded in Official Record 208, page 245;

thence, North 89°-33'-04" East, 987.12 feet, along the south line of US Bank, NA tract, to the principal place of beginning.

Containing 11.1845 acres more or less and being subject to any easements and legal highways of record.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059 based on a survey performed under his direction with the bearings used for same being based on NAD 83, GEOID 2003 Ohio South Zone, ODOT VRS CORS Network.



Signature of Steven E. Bowersox dated 01/08/2020.

ChoiceOne Engineering logo and contact information, including address in Sidney, Ohio and website URL. Includes a table with Date (01-08-2020), Drawn By (seb), Job Number (MidMon1901-fin\_app), and Sheet Number (1 of 2).

# NORTH BRANCH PASS PHASE 1

21 SECTION 4 TOWN 6 RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY

US BANK, N.A.,  
TROY, OHIO, TRUSTEE  
O.R. 208, PG. 245

N 89°33'04" E, 987.12'

TIPP CITY CORP.

MONROE TWP.  
25' STM.S., DRAINAGE & UTILITY EASE.

26  
4.6591 Ac.  
UPNORTH  
CONSTRUCTION, LTD  
20180R-05168

DETENTION BASIN  
EASEMENT

N 88°59'16" W, 429.19'

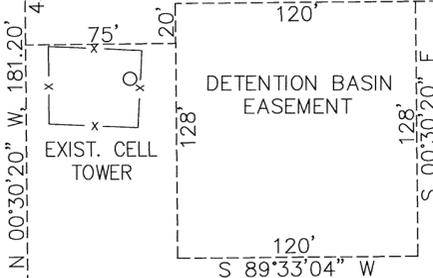
20' STM.S. & DRAINAGE EASE.

NORTH BRANCH  
LAND COMPANY, LLC  
20190R-15406  
8.2962 Ac. Remaining

DETENTION BASIN  
EASEMENT

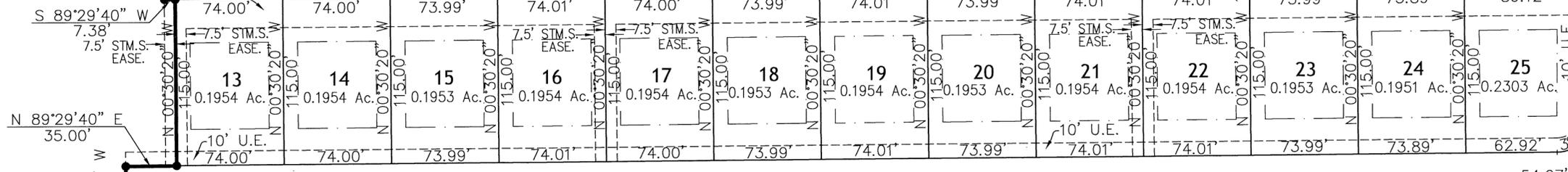
ZONING LINE

20' STM.S. & DRAINAGE EASE.



N 53°38'09" W, 25.00'  
S 89°29'40" W, 145.42'  
S 73°25'38" W, 87.04'  
N 89°29'40" E, 984.39'

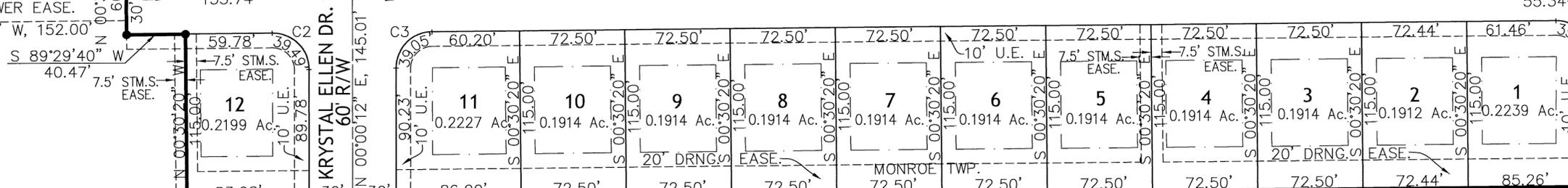
N 00°30'20" W, 20.00'



NORTH BRANCH RUN 60' R/W

S 89°29'40" W, 1060.09'  
854.35'

N 89°29'40" E, 152.00'  
SAN. SEWER EASE.  
S 89°29'40" W, 152.00'



S 89°29'40" W, 967.69'

IL. 3834  
COMMON AREA

IL. 3830

IL. 3832

CURRY BRANCH SUBDIVISION  
PHASE 2  
REC. VOL. 20, PGS. 74-74d

IL. 3831  
COMMON AREA

SEC. 21  
SEC. 22

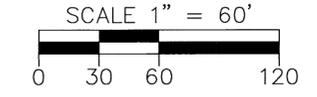
Co. Rd. 25-A 100' R/W

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	25.00'	89°-14'-20"	38.94'	35.12'	S 44°-52'-30" W
2	25.00'	90°-30'-32"	39.49'	35.51'	S 45°-15'-04" E
3	25.00'	89°-29'-28"	39.05'	35.20'	N 44°-44'-56" E
4	25.00'	90°-45'-40"	39.60'	35.59'	S 45°-07'-31" E

DEED REFERENCE  
20180R-05168  
20190R-15406

SURVEY REFERENCE  
LND. SUR. Vol. 32, PG. 77  
LND. SUR. Vol. 32, PG. 90  
LND. SUR. Vol. 59, PG. 137  
REC. P.B. Vol. 17, PG. 30  
REC. P.B. Vol. 18, PG. 81  
REC. P.B. Vol. 20, PG. 74  
REC. P.B. Vol. 26, PG. 35

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
- ⊞ MONUMENT BOX W/IP FOUND
- - - UTILITY EASEMENT LINE (SEE NOTE)
- — — BUILDING SETBACK LINE FRONT=25' REAR=30' SIDE=10' E.a. (UNLESS OTHERWISE SHOWN)

### AREA SUMMARY

1 COM. BUILDING LOT	4.6591 AC.
25 RES. BUILDING LOTS	4.9633 AC.
DEDICATED NEW STREET R/W	1.5621 AC.
<b>TOTAL</b>	<b>11.1845 AC.</b>

- NOTES:
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
  - 2.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.
  - 3.) NO PARKING SHALL BE PERMITTED ON THE NORTH SIDE OF NORTH BRANCH RUN.

### DESCRIPTION

BEING A SUBDIVISION CONTAINING 11.1845 ACRES OUT OF A PART OF THE SOUTHEAST QUARTER OF SECTION 21, T4, R6, WITH 4.6591 ACRES OWNED BY UPNORTH CONSTRUCTION, LTD., AS RECORDED IN 20180R-05168 AND 6.5254 ACRES OWNED BY NORTH BRANCH LAND COMPANY, LLC, AS RECORDED IN 20190R-15406.

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.

*St. E. Bowersox*      01/08/2020  
STEVEN E. BOWERSOX, P.S. #7059      DATE

	<p style="font-size: small;">SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com</p>	DATE: 01-08-2020
		DRAWN BY: seb
		JOB NUMBER: MiaMon1901fin
		SHEET NUMBER 2 OF 2

INDIAN RIDGE SUBDIVISION, SECTION 7 REPLAT

VOLUME 28 PAGE 30  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

INLOTS 8686 & 8687  
CITY OF PIQUA, MIAMI COUNTY, OHIO  
& VACATION OF 20' EASEMENT

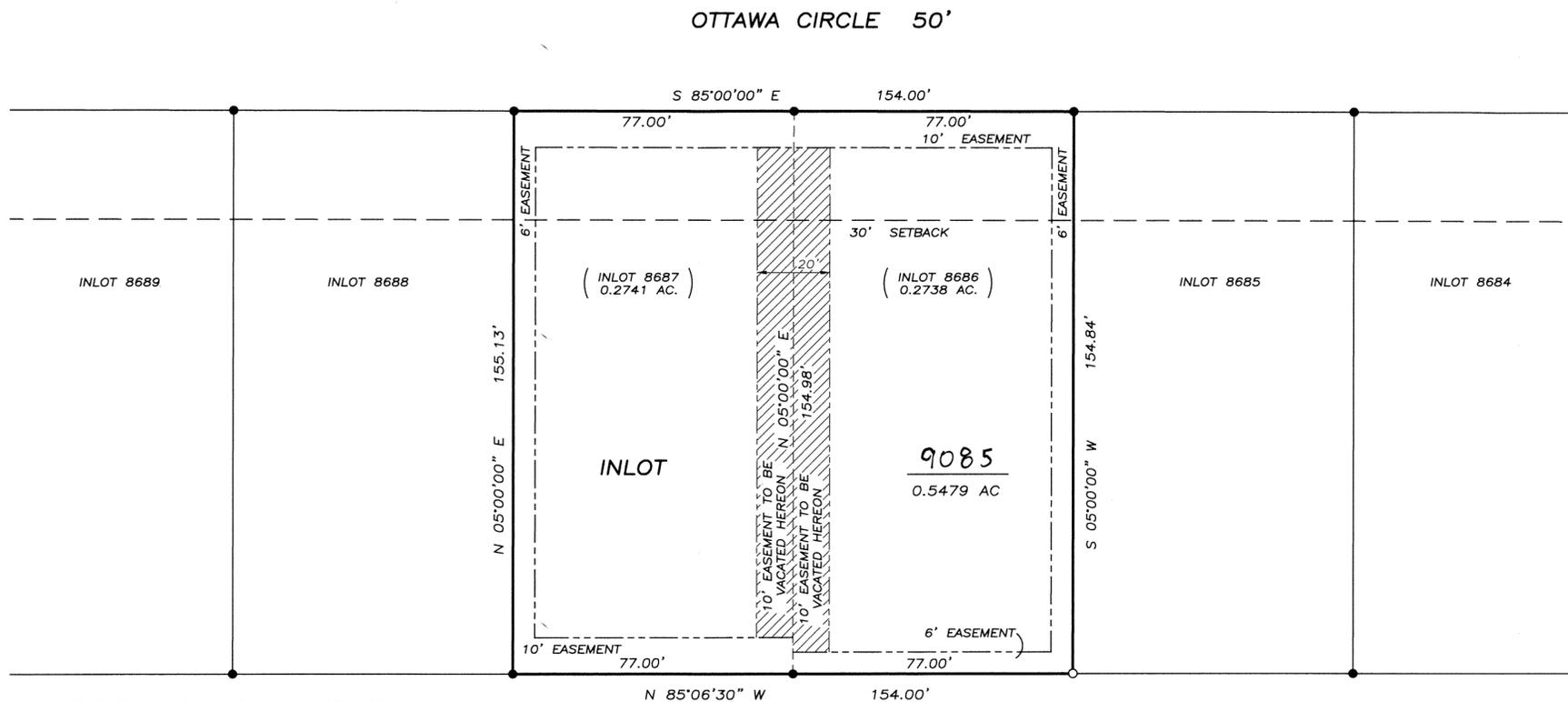
MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00016  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/27/2020 10:54:08 AM  
REFERENCES  
RECORDING FEE  
PAGES: 1

FEE \$ 43.20

*Jessica Lopez* *Doni Maxaria*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Feb 27, 2020

*Matthew W Gearhardt* *Joyce Guillot*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOT 8686 AND INLOT 8687 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2016OR-15900 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN INDIAN RIDGE SUBDIVISION, SECTION 7 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 123. 20' EASEMENT IS HEREBY VACATED AS SHOWN HEREON.

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*, Managing Member  
TEETERS REAL ESTATE INVESTMENTS, LLC  
BY: JULIE A. ALEXANDER, MANAGING MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 4<sup>th</sup> DAY OF FEBRUARY, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING 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.

*Diana L Tamplin*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/17/22 *Diana L Tamplin*  
DIANA L. TAMPLIN  
Notary Public, State of Ohio  
My Commission Expires 10/17/22

APPROVAL BY THE PIQUA PLANNING COMMISSION

THIS PLAT REVIEWED AND APPROVED  
THIS 11 DAY OF February, 2020.

*Jessica Lopez* *Bethany Harp*  
CHAIRMAN SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED

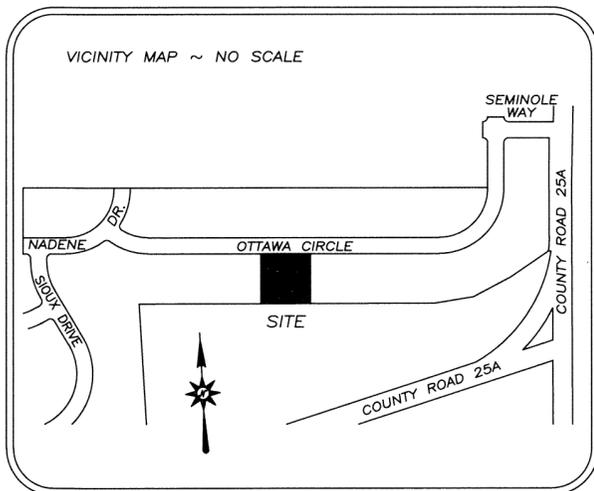
THIS 18 DAY OF February, 2020  
BY RESOLUTION NO. 39-20

*Kristen French* *Karen Jenkins*  
MAYOR CLERK

CITY OF PIQUA APPROVAL

THIS PLAT REVIEWED AND APPROVED  
THIS 3rd DAY OF February, 2020.

*Kyrsten French*  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER



NOTES:

PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 7, IN VOLUME 19, PAGE 123A, 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 SEVEN WILL APPLY, AS RECORDED IN DOCUMENT NUMBER 2015OR-01366, MIAMI COUNTY RECORDS.

LEGEND

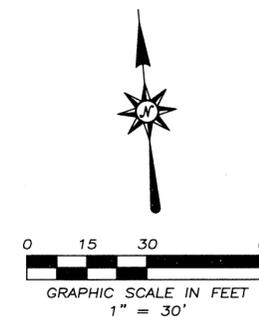
- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:  
VOLUME 19, PAGE 123, 123A  
VOLUME 27, PAGE 16

MIAMI COUNTY RECORDER'S RECORDS:

DOCUMENT NUMBER 2016OR-15900



REPLAT OF INLOTS 8686 & 8687 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ JANUARY 18, 2020

*Gregg S. Brookhart*  
GREGG S. BROOKHART  
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348  
1009 WESTVIEW DRIVE  
PIQUA, OHIO 45356  
(937) 778-3607

**CONSENT TO REPLAT**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

*Andrew H. Johnston*  
 ANDREW H. JOHNSTON  
 OWNER

WITNESS

*Layne E. Johnston*  
 LAYNE E. JOHNSTON  
 OWNER

WITNESS

**REPLAT OF LOT 26  
 OF REPLAT OF LOTS 9-18  
 STONY BROOK ESTATES SECTION 1**

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

**PLAT BOOK 28 PAGE 31**

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00017  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 02/27/2020 01:53:17 PM  
 REFERENCES  
 RECORDING FEE  
 PAGES: 1

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 Troy, OHIO, THIS 18th DAY OF February, 2020.



MARY K. LEWIS, Notary Public  
 In and for the State of Ohio  
 My Commission Expires Aug. 24, 2021  
 Recorded in Miami County

**CONSENT TO REPLAT**

WE, THE UNDERSIGNED, BEING ALL THE LEINHOLDERS OF THE LANDS SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT, AND DEDICATE THE STREET SHOWN TO PUBLIC USE FOREVER.

*Teresa Tubbs*  
 TERESA TUBBS  
 LOAN DEPOT, LLC

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 Troy, OHIO, THIS 18th DAY OF February, 2020.



MARY K. LEWIS, Notary Public  
 In and for the State of Ohio  
 My Commission Expires Aug. 24, 2021  
 Recorded in Miami County

**REFERENCES**

RECORD PLATS:  
 PLAT BOOK 25, PAGES 60-60A  
 PLAT BOOK 26, PAGE 2  
 AND AS REFERENCED HEREON

LAND SURVEYS:  
 VOLUME 56 PAGE 164  
 AND AS REFERENCED HEREON

DEEDS:  
 20150R-12470  
 20160R-05193  
 AND AS REFERENCED HEREON

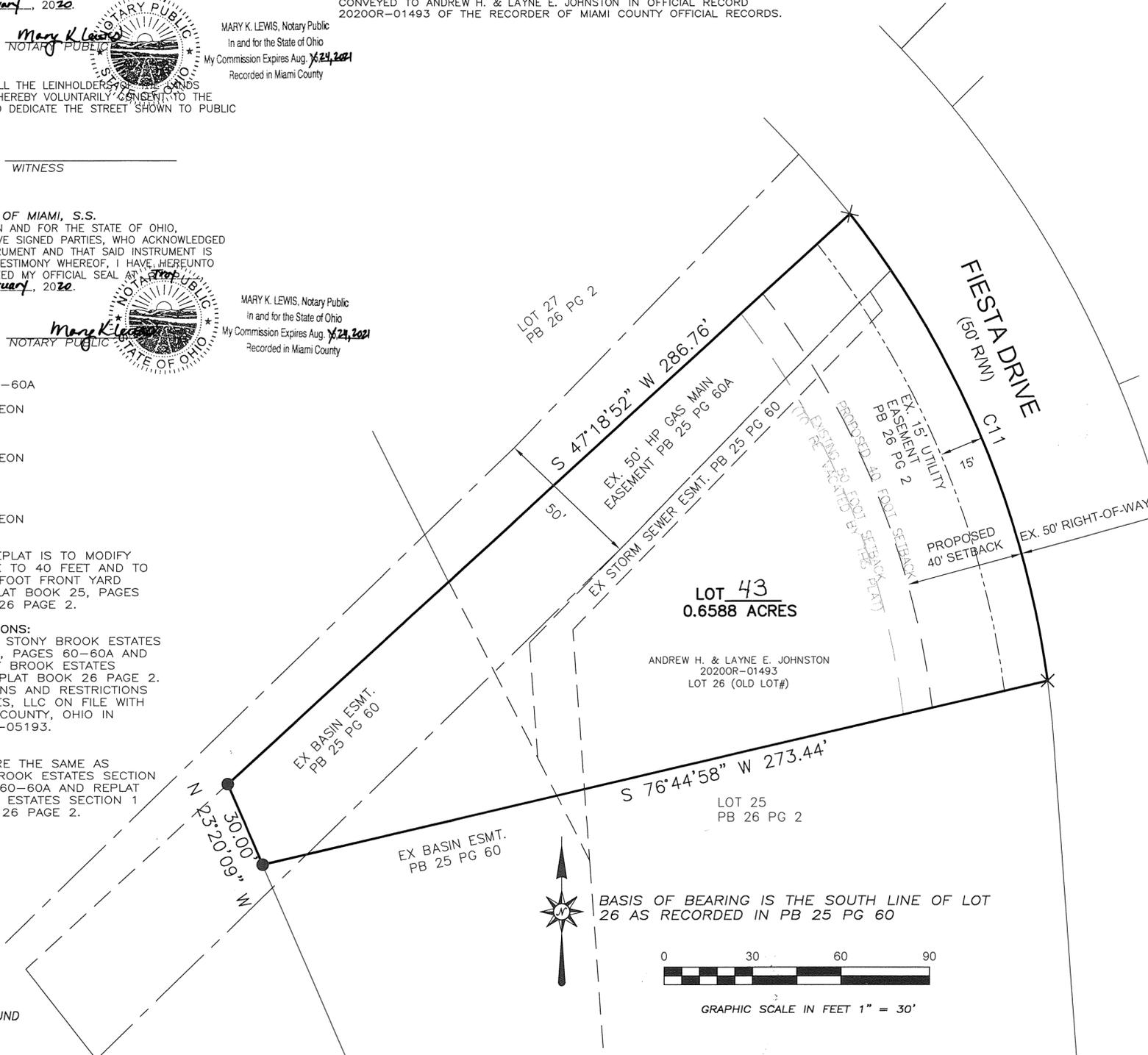
NOTES:  
 THE PURPOSE OF THIS REPLAT IS TO MODIFY THE FRONT YARD SETBACK TO 40 FEET AND TO VACATE THE EXISTING 50 FOOT FRONT YARD SETBACK AS SHOWN IN PLAT BOOK 25, PAGES 60-60A AND PLAT BOOK 26 PAGE 2.

COVENANTS AND RESTRICTIONS:  
 SAME AS SHOWN IN BOTH STONY BROOK ESTATES SECTION 1 PLAT BOOK 25, PAGES 60-60A AND REPLAT LOTS 9-18 STONY BROOK ESTATES SECTION 1 RECORDED IN PLAT BOOK 26 PAGE 2. THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONY BROOK ESTATES, LLC ON FILE WITH THE RECORDER OF MIAMI COUNTY, OHIO IN OFFICIAL RECORD 20160R-05193.

EASEMENT NOTE:  
 EX. EASEMENTS SHOWN ARE THE SAME AS SHOWN IN BOTH STONY BROOK ESTATES SECTION 1 PLAT BOOK 25, PAGES 60-60A AND REPLAT LOTS 9-18 STONY BROOK ESTATES SECTION 1 RECORDED IN PLAT BOOK 26 PAGE 2.

**DESCRIPTION:**

BEING A REPLAT OF ALL OF LOT 26 OF THE REPLAT OF LOTS 9-18 STONY BROOK ESTATES SECTION 1 RECORDED IN PLAT BOOK 26 PAGE 2 AND CONVEYED TO ANDREW H. & LAYNE E. JOHNSTON IN OFFICIAL RECORD 20200R-01493 OF THE RECORDER OF MIAMI COUNTY OFFICIAL RECORDS.



**LEGEND**

- 5/8" IRON PIN FOUND
- × CROSS NOTCH SET

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C11	329.93'	174.94'	172.90'	S 22°53'15" E	30°22'53"

*Jessica A. Lopez*  
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

*Gloria M. Casner*  
 GLORIA M. CASNER  
 DEPUTY  
 FEE 43.20

TRANSFERRED ON THE 27 DAY OF Feb, 2020

*Matthew W. Gearhardt*  
 MATTHEW W. GEARHARDT  
 AUDITOR, MIAMI COUNTY, OHIO

*Linda J. Jernigan*  
 LINDA J. JERNIGAN  
 BY: DEPUTY AUDITOR

MIAMI COUNTY ENGINEER  
 THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 19th DAY OF February, 2020,

*Paul P. Zieschang*  
 PAUL P. ZIESCHANG  
 MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMMISSION  
 AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 18th DAY OF February, 2020. THIS PLAT WAS REVIEWED AND APPROVED.

*J. C. ...* CHAIRMAN      *D. ...* SECRETARY

MIAMI COUNTY PLANNING COMMISSIONERS  
 THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 18th DAY OF February, 2020. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

*...* COMMISSIONER      *...* COMMISSIONER

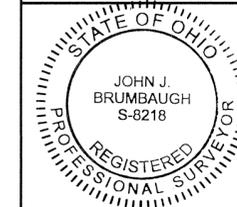
*Gregory J. Simmons*  
 GREGORY J. SIMMONS  
 COMMISSIONER

**CERTIFICATION**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT REPRESENTS A FIELD SURVEY OF JUNE, 2019 PERFORMED UNDER THE DIRECT SUPERVISION OF JOHN J. BRUMBAUGH, ALL DIMENSIONAL DETAILS ARE BELIEVED CORRECT. MONUMENTS FOUND OR SET AS SHOWN.

*John J. Brumbaugh* 02-13-2020  
 JOHN J. BRUMBAUGH  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #8218

REPLAT OF LOT 26 FOR ANDREW H. & LAYNE E. JOHNSTON LOCATED IN A REPLAT OF STONY BROOK ESTATES SECTION 1, DATE: 2-13-2020

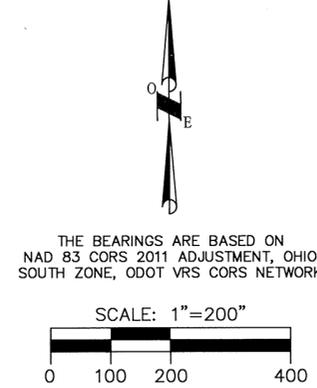
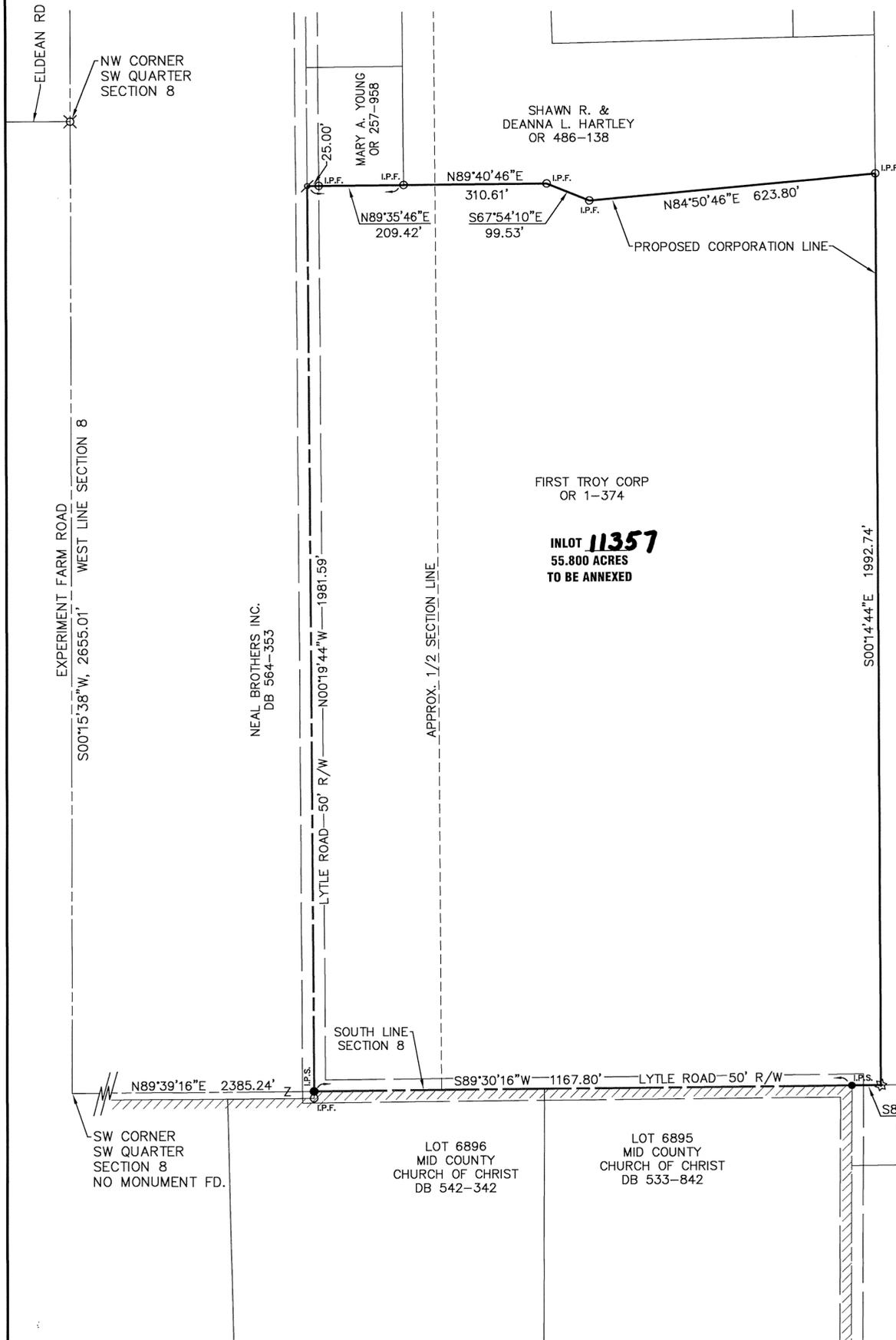


**BRUMBAUGH  
 ENGINEERING &  
 SURVEYING, LLC**  
 2270 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 PHONE (937) 698-3000  
 FAX (937) 698-3928  
 EMAIL: John@BES-Engineer.com

# ANNEXATION TO THE CITY OF TROY

8 SECTION 5 TOWN 6 RANGE CONCORD TOWNSHIP MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00018  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
03/18/2020 09:30:54 AM  
REFERENCES  
RECORDING FEE  
PAGES: 1



**SURVEY REFERENCE**  
LAND SURVEY 28, PAGE 179  
LAND SURVEY 25, PAGE 62  
LAND SURVEY 24, PAGE 151  
LAND SURVEY 22, PAGE 180  
LAND SURVEY 17, PAGE 87  
REC. PB 12, PG. 144

- LEGEND**
- 5/8" X 30" REBAR W/CAP SET
  - IRON PIN FOUND
  - ✱ MAG NAIL SET
  - ✱ P.K. NAIL FOUND
  - ✱ STONE FOUND
  - ☒ MONUMENT BOX W/IP FOUND
  - ✱ RAILROAD SPIKE FOUND
  - ▨ EXISTING CORP. LIMITS

**DESCRIPTION**  
BEING THE ANNEXATION OF 55.800 ACRES OF LAND TO THE CITY OF TROY, OHIO AND BEING OWNED BY FIRST TROY CORP. AS DESCRIBED IN OFFICIAL RECORD 1, PAGE 374.

I HEREBY CERTIFY THAT ALL DIMENSIONS ARE BASED ON FIELD MEASUREMENTS, DEEDS AND SURVEYS OF RECORD.

FEE \$ 43.20

*Jessica A. Lopez*  
MIAMI COUNTY RECORDER

*Jim Neer*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED March 18, 2020.

*Matthew W. Gearhardt*  
MIAMI COUNTY AUDITOR

*Mindy Rosek*  
BY DEPUTY AUDITOR

**MIAMI COUNTY ENGINEER**  
THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 25<sup>th</sup> DAY OF August, 2016.

*Paul R. Thielshamp*  
MIAMI COUNTY ENGINEER

**MIAMI COUNTY COMMISSIONERS**  
THE ANNEXATION OF THIS AREA WAS APPROVED BY US THIS 29<sup>th</sup> DAY OF September, 2016 BY RESOLUTION NUMBER 16-09-1319.

*John J. Evans*  
MIAMI COUNTY COMMISSIONER

*Paul J. Carr*  
MIAMI COUNTY COMMISSIONER

*John W. O'Brien*  
MIAMI COUNTY COMMISSIONER

**CITY OF TROY**  
THIS ANNEXATION WAS ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF TROY THIS 19<sup>th</sup> DAY OF Dec, 2016, BY ORDINANCE NO. 0-160-16

*Michael R. Bevanick*  
MAYOR

*Shirley D. Knight*  
CLERK

*Martha A. Baker*  
PRESIDENT OF COUNCIL

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254

11/11/2015 DATE

		DATE: 11-03-2015
		DRAWN BY: WDG
		JOB NUMBER: MIACON1503
		SHEET NUMBER 1 OF 1

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

# Villas of Halifax Patio Home Subdivision Additional Utility Easements

PLAT BOOK 28, PAGE 33  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

## PLAT ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT FOR THE PURPOSES OF ADDING TEN (10) FEET TO THE EXISTING UTILITY EASEMENTS ALONG THE STREETS AS SHOWN HEREON.

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:  
HALIFAX LAND COMPANY, LLC.

Frank Harlow  
FRANK HARLOW, MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 28 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC., FRANK HARLOW, ITS MEMBER, 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

MORTGAGEE:  
GREENVILLE NATIONAL BANK  
TROY BANKING CENTER

Brad Bixler  
BRAD BIXLER  
SR. VICE PRESIDENT, CHIEF LOAN OFFICER, BRANCH MGR.

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 27 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, BY BRAD BIXLER, IT'S SR. VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH MANAGER, 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

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

DATE: February 28, 2020  
FRANK HARLOW, MEMBER OF HALIFAX LAND COMPANY, LLC., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

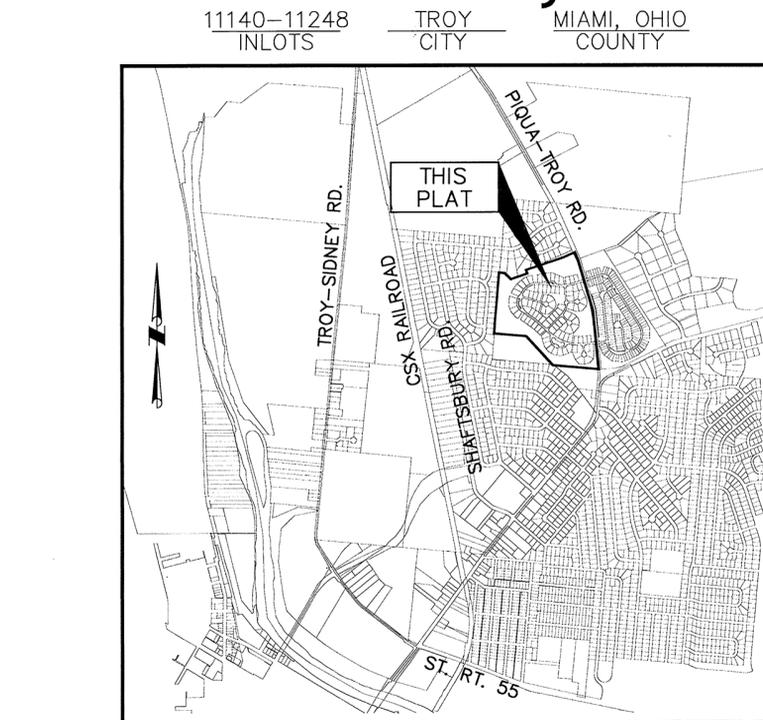
Frank D. Harlow  
FRANK D. HARLOW

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

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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



VICINITY MAP  
N.T.S.

OWNER INLOT NUMBER 11200:  
HARLOW BUILDERS, INC.

Frank Harlow  
FRANK HARLOW, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 28 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FRANK HARLOW, AS PRESIDENT OF HARLOW BUILDERS, INC., TO ME KNOWN AND ACKNOWLEDGED HIS 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

MORTGAGEE:  
GREENVILLE NATIONAL BANK  
TROY BANKING CENTER

Brad Bixler  
BRAD BIXLER  
SR. VICE PRESIDENT, CHIEF LOAN OFFICER, BRANCH MGR.

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 27 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, BY BRAD BIXLER, IT'S SR. VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH MANAGER, 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

## RECORDER:

PLEASE CROSS REFERENCE TO VILLAS OF HALIFAX PATIO HOME SUBDIVISION REC. P.B. 27, PAGES 94-94F, 2019P-00049, RECORDER'S OFFICE, MIAMI COUNTY, OHIO, HALIFAX LAND COMPANY, LLC THE SUBDIVIDER OF VILLAS OF HALIFAX SUBDIVISION, AND TO CITY OF TROY, MIAMI COUNTY, OHIO, INLOTS 11140 THROUGH 11248, INCLUSIVE.

## NOTES:

1.) IT IS THE PURPOSE OF THIS PLAT OF VILLAS OF HALIFAX PATIO HOME SUBDIVISION REC. P.B. 27, PAGES 94-94F, (2019P-00049) TO ADD TEN (10) FEET TO THE EXISTING UTILITY EASEMENTS ALONG THE STREETS AS SHOWN HEREON.

2.) ALL INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DEDICATED AS UTILITY EASEMENTS.

3.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.

4.) ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

5.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

6.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD OR TROY-URBANA ROAD.

## CITY OF TROY COUNCIL

THE PLAT SHOWN HEREON WAS PREVIOUSLY ACCEPTED AND APPROVED BY THE CITY OF TROY, OHIO CITY COUNCIL BY ORDINANCE NO. 0-10-2019. THIS PLAT, WHICH IS RECORDING ADDITIONAL EASEMENTS, WAS ACCEPTED AND APPROVED BY THE CITY OF TROY COUNCIL THIS 2nd DAY OF March, 2020, BY ORDINANCE NO. 0-18-2020

Robin J. Oda Mayor  
John C. & Beverly A. Moore President of Council  
Sue E. Knight Clerk of Council

## HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS INSTRUMENT 2019OR-10880 & 2019OR-12099 OF THE MIAMI COUNTY RECORDER'S RECORDS.

## DESCRIPTION

BEING AN ADDITIONAL UTILITY EASEMENT ACROSS VARIOUS INLOTS WITHIN THE VILLAS OF HALIFAX PATIO HOMES SUBDIVISION, REC. PB. 27, PAGES 94-94F, OWNED BY HALIFAX LAND COMPANY, LLC., RECORDED AS INSTRUMENT 2016OR-12214, MARTHA J. DALE, TRUSTEE RECORDED AS INSTRUMENT 2019OR-15538, SCOTT INVESTMENTS OF TROY, LLC RECORDED AS INSTRUMENTS 2020OR-00460, 2019OR-15354 & 2019OR-15360, STEPHANIE & JOE ORAM RECORDED AS INSTRUMENT 2019OR-13149, JOHN C. & BEVERLY A. MOORE RECORDED AS INSTRUMENT 2019OR-13146, DENNIS & DEBBIE FAUGHN RECORDED AS INSTRUMENT 2019OR-13150, HARLOW BUILDERS, INC. RECORDED AS INSTRUMENT 2019OR-15791, THOMAS J. & KATHLEEN J. JENT RECORDED AS INSTRUMENT 2019OR-14899, THOMAS W. & JENNIFER A. BISH RECORDED AS INSTRUMENT 2019OR-14897, RICHARD D. & JUDITH A. WALKER RECORDED AS INSTRUMENT 2019OR-14898, KENNETH J. & CLEDITH A. ROOSA RECORDED AS INSTRUMENT 2019OR-15804, ROBERT L. & CINDA BRIGHT RECORDED AS INSTRUMENT 2020OR-01569 AND RAYSUN INVESTMENTS, LLC RECORDED AS INSTRUMENTS 2020OR-01947, 2020OR-01948 & 2020OR-01949.

## AREA SUMMARY

102 BUILDING LOTS	23.961 AC.
6 OPEN SPACE LOTS	22.619 AC.
PRIVATE STREETS	4.228 AC.
DEDICATED STREET R/W	1.536 AC.
TOTAL	52.344 AC.

<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com</p>	DATE: 02-25-2020
	DRAWN BY: seb
	JOB NUMBER: MiaTroy1721_w_app-req
	SHEET NUMBER 1 OF 4

SEE SHEETS 2 AND 3 FOR ADDITIONAL OWNERS

# Villas of Halifax Patio Home Subdivision Additional Utility Easements

PLAT BOOK 28, PAGE 33 - A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

## PLAT ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT FOR THE PURPOSES OF ADDING TEN (10) FEET TO THE EXISTING UTILITY EASEMENTS ALONG THE STREETS AS SHOWN HEREON.

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.

OWNERS INLOT NUMBER 11159:  
RICHARD D. WALKER AND JUDITH A. WALKER  
Richard D. Walker  
RICHARD D. WALKER

Judith A. Walker  
JUDITH A. WALKER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 26 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RICHARD D. WALKER AND JUDITH A. WALKER, TO ME KNOWN AND ACKNOWLEDGED THEIR 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

OWNERS INLOT NUMBER 11162:  
KENNETH J. ROOSA AND CLEDITH A. ROOSA  
Kenneth J. Roosa  
KENNETH J. ROOSA

Cledith A. Roosa  
CLEDITH A. ROOSA

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 7 DAY OF March, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENNETH J. ROOSA AND CLEDITH A. ROOSA, TO ME KNOWN AND ACKNOWLEDGED THEIR 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

MORTGAGEE:  
WRIGHT-PATT  
CREDIT UNION, INC.

Frank Petrie  
BY: FRANK PETRIE  
AS: DIR OF RETAIL MORTGAGE/WPCU

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 9th DAY OF March, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WRIGHT-PATT CREDIT UNION, INC, BY Frank Petrie, IT'S Director of Retail Mortgage, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

11140-11248 TROY MIAMI, OHIO  
INLOTS CITY COUNTY

OWNERS INLOT NUMBER 11172:  
THOMAS W. BISH AND JENNIFER A. BISH  
Thomas W. Bish  
THOMAS W. BISH

Jennifer A. Bish  
JENNIFER A. BISH

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 28 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS W. BISH AND JENNIFER A. BISH, TO ME KNOWN AND ACKNOWLEDGED THEIR 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

MORTGAGEE:  
GREENVILLE NATIONAL BANK

Brad Bixler  
BY: Brad Bixler  
AS: Senior Vice President

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 27 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, BY Brad Bixler, IT'S Senior Vice President, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

OWNERS INLOT NUMBER 11206:  
JOHN C. MOORE AND BEVERLY A. MOORE  
SEE PAGE 2a  
JOHN C. MOORE BEVERLY A. MOORE

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS      DAY OF     , 20    , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN C. MOORE AND BEVERLY A. MOORE, 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.

See Page 2a  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES:     

OWNER INLOTS NUMBER 11185, 11191 & 11240:  
SCOTT INVESTMENTS OF TROY, LLC.  
Anthony Scott  
ANTHONY SCOTT, MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS      DAY OF     , 20    , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ANTHONY SCOTT AS MEMBER OF SCOTT INVESTMENTS OF TROY, LLC., 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.

Kellie Ritchey  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 6-11-2023



KELLIE RITCHEY  
Notary Public, State of Ohio  
My Commission Exp. 6/11/2022

MORTGAGEE:  
MINSTER BANK

Kathy Vukovic  
BY: KATHY VUKOVIC  
AS: BRANCH MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 27 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER BANK, BY Kathy Vukovic, IT'S Branch manager, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

OWNERS INLOT NUMBER 11205:  
ROBERT L. BRIGHT AND CINDA BRIGHT  
Robert L. Bright  
ROBERT L. BRIGHT

Cinda Bright  
CINDA BRIGHT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 26 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT L. BRIGHT AND CINDA BRIGHT, 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

<p><b>Choice One</b> Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com</p>	DATE: 02-25-2020
	DRAWN BY: seb
	JOB NUMBER: MidTrot1721_w_app-rep
	SHEET NUMBER 2 OF 4

# Villas of Halifax Patio Home Subdivision Additional Utility Easements

11140-11248 TROY MIAMI, OHIO  
INLOTS CITY COUNTY

PLAT BOOK 28, PAGE 33-B  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

## PLAT ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT FOR THE PURPOSES OF ADDING TEN (10) FEET TO THE EXISTING UTILITY EASEMENTS ALONG THE STREETS AS SHOWN HEREON.

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.

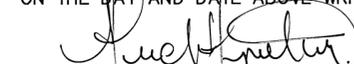
OWNERS INLOT NUMBER 11206:  
JOHN C. MOORE AND BEVERLY A. MOORE

  
JOHN C. MOORE

  
BEVERLY A. MOORE

STATE OF FLORIDA, COUNTY OF Lee, s.s.  
BE IT REMEMBERED THAT ON THIS 19 DAY OF March, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN C. MOORE AND BEVERLY A. MOORE, 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.

  
NOTARY PUBLIC IN AND FOR STATE OF FLORIDA  
MY COMMISSION EXPIRES: 03/13/2022.

  
Andrea Angulo  
Notary Public  
State of Florida  
My Commission Expires 03/13/2022  
Commission No. GG 195366

 <b>Choice One</b> Engineering <small>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com</small>	DATE: 02-25-2020
	DRAWN BY: seb
	JOB NUMBER: MiaTrol721_w_app-rep
	SHEET NUMBER 2a OF 4

# Villas of Halifax Patio Home Subdivision Additional Utility Easements

PLAT BOOK 28, PAGE 33 -C  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

## PLAT ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT FOR THE PURPOSES OF ADDING TEN (10) FEET TO THE EXISTING UTILITY EASEMENTS ALONG THE STREETS AS SHOWN HEREON.

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OWNERS INLOT NUMBER 11239:  
THOMAS J. JENT AND KATHLEEN J. JENT  
Thomas J. Jent  
THOMAS J. JENT

Kathleen J. Jent  
KATHLEEN J. JENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 26 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS J. JENT AND KATHLEEN J. JENT, 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public  
in and for the State of Ohio  
My Commission Expires Aug. 24, 2021  
Recorded in Miami County

MORTGAGEE:  
GREENVILLE NATIONAL BANK  
BR B B SVP  
BY: Brad Bixler  
AS: Senior Vice President

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 27 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, BY Brad Bixler, IT'S Senior Vice President, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public  
in and for the State of Ohio  
My Commission Expires Aug. 24, 2021  
Recorded in Miami County

OWNER INLOT NUMBER 11210:  
MARTHA J. DALE, TRUSTEE  
Martha J. Dale  
MARTHA J. DALE

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 26 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MARTHA J. DALE, TRUSTEE, TO ME KNOWN AND ACKNOWLEDGED THEIR 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public  
in and for the State of Ohio  
My Commission Expires Aug. 24, 2021  
Recorded in Miami County

11140-11248 TROY MIAMI, OHIO  
INLOTS CITY COUNTY

INLOT 11210  
MORTGAGEE:  
MINSTER BANK

Kathy Vukovic  
BY: MARY VUKOVIC  
AS: BRANCH MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 27 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER BANK, BY Kathy Vukovic, IT'S Branch manager, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 8/24/2020



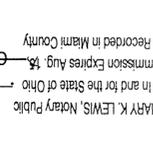
MARY K. LEWIS, Notary Public  
in and for the State of Ohio  
My Commission Expires Aug. 24, 2020  
Recorded in Miami County

OWNERS INLOT NUMBER 11192:  
STEPHANIE ORAM AND JOE ORAM  
Stephanie Oram  
STEPHANIE ORAM

Joe Oram  
JOE ORAM

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 13 DAY OF March, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STEPHANIE ORAM AND JOE ORAM, TO ME KNOWN AND ACKNOWLEDGED THEIR 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 8/24/2021

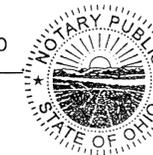


MARY K. LEWIS, Notary Public  
in and for the State of Ohio  
My Commission Expires Aug. 24, 2021  
Recorded in Miami County

MORTGAGEE:  
GREENVILLE NATIONAL BANK  
BR B B SVP  
BY: Brad Bixler  
AS: Senior Vice President

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 27 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, BY Brad Bixler, IT'S Senior Vice President, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public  
in and for the State of Ohio  
My Commission Expires Aug. 24, 2021  
Recorded in Miami County

OWNERS INLOT NUMBER 11207:  
DENNIS AND DEBBIE FAUGHN  
Dennis Faughn  
DENNIS FAUGHN

Debbie Faughn  
DEBBIE FAUGHN

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 26 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DENNIS FAUGHN AND DEBBIE FAUGHN, TO ME KNOWN AND ACKNOWLEDGED THEIR 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public  
in and for the State of Ohio  
My Commission Expires Aug. 24, 2021  
Recorded in Miami County

MORTGAGEE:  
GREENVILLE NATIONAL BANK  
BR B B SVP  
BY: Brad Bixler  
AS: Senior Vice President

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 27 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, BY Brad Bixler, IT'S Senior Vice President, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public  
in and for the State of Ohio  
My Commission Expires Aug. 24, 2021  
Recorded in Miami County

OWNER INLOTS NUMBER 11235, 11237 & 11244:  
RAYSON INVESTMENTS, LLC.  
William Ray Kiser Jr.  
WILLIAM RAY KISER JR., SOLE MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 26 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM RAY KISER JR., AS SOLE MEMBER OF RAYSON INVESTMENTS, LLC., 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public  
in and for the State of Ohio  
My Commission Expires Aug. 24, 2021  
Recorded in Miami County

<p><b>Choice One</b> Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com</p>	DATE: 02-25-2020
	DRAWN BY: seb
	JOB NUMBER: MiaTrot721_w_app-rep
	SHEET NUMBER 3 OF 4

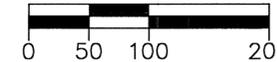
# Villas of Halifax Patio Home Subdivision Additional Utility Easements

11140-11248  
INLOTS TROY CITY MIAMI, OHIO  
COUNTY

PLAT BOOK 23, PAGE 33 - D  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

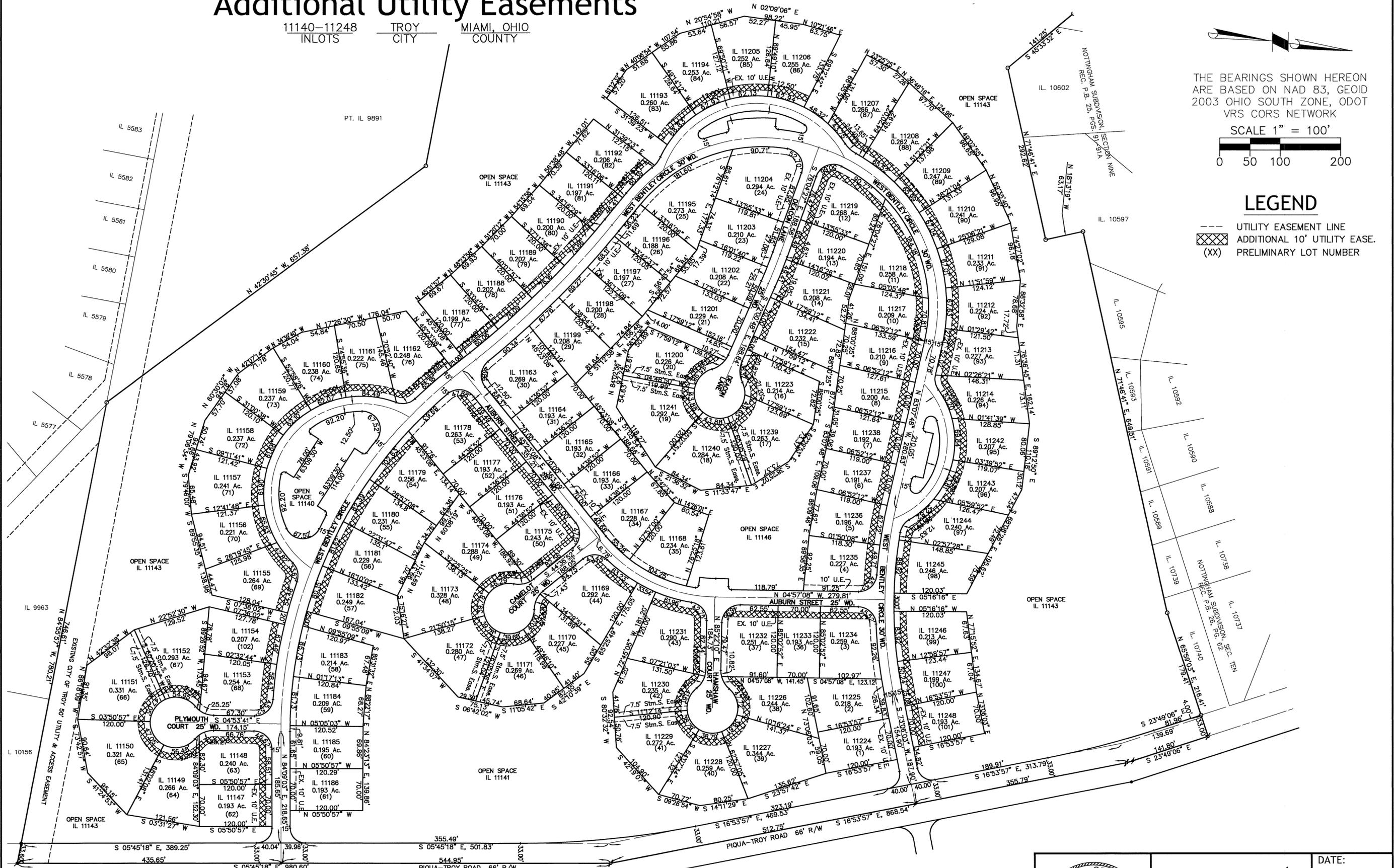
THE BEARINGS SHOWN HEREON  
ARE BASED ON NAD 83, GEOD  
2003 OHIO SOUTH ZONE, ODOT  
VRS CORS NETWORK

SCALE 1" = 100'



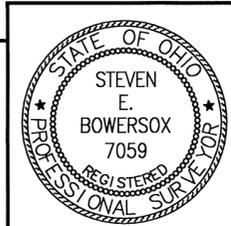
## LEGEND

- UTILITY EASEMENT LINE
- ADDITIONAL 10' UTILITY EASE.
- PRELIMINARY LOT NUMBER



I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE  
SUBDIVISION AND EASEMENT HEREON PLATTED BASED ON AN ACTUAL  
SURVEY PERFORMED UNDER MY DIRECTION.

*Steven E. Bowersox*  
STEVEN E. BOWERSOX, (P.S. #7059) DATE 2/25/2020



**ChoiceOne**  
Engineering

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

DATE:  
02-25-2020

DRAWN BY:  
seb

JOB NUMBER:  
MidIrol721\_Fin-ease-rop

SHEET NUMBER  
4 OF 4



# VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects  
466 Erlanger Road • Erlanger, Kentucky 41018  
402 Lila Avenue • Milford, Ohio 45150  
Ph Erlanger (859)727-3293 • Ph Milford (513)576-1000 • www.vioxinc.com

## RE-PLAT OF PART OF INLOT 11324

SECTION 17, TOWN 5, RANGE 6 EAST, MIAMI RIVER SURVEY  
CITY OF TROY  
MIAMI COUNTY, OHIO

PLAT BOOK 28 PG 34  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00020  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/10/2020 08:17:38 AM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

FEBRUARY 20, 2020 SCALE: 1"=100'



**LEGEND**  
● SET 5/8"x30" rebar and cap stamped "HARTIG PS 8765"  
○ Existing 5/8" Iron Pin

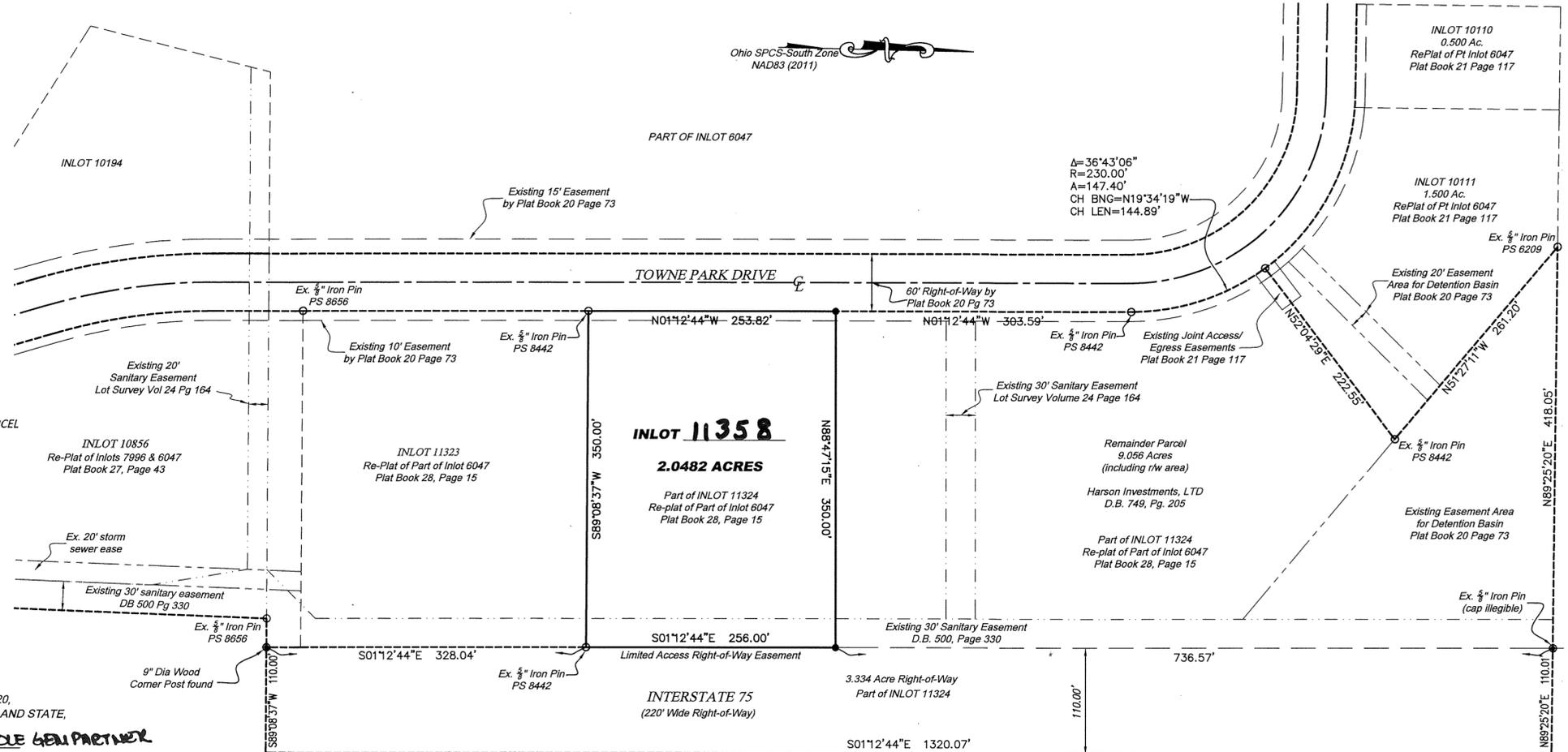
**Survey References**  
-Deeds and plats as shown.

**Survey Notes**  
-Occupation as shown.  
-Date of Field Survey: 1/9/2020

**DESCRIPTION**  
BEING A REPLAT OF PART OF INLOT 11324, AS SHOWN IN VOLUME 28 PAGE 15, MIAMI COUNTY PLAT RECORDS AS CONVEYED TO HARSON INVESTMENTS, LTD., AN OHIO LIMITED PARTNERSHIP BY DEED IN VOL 749 PAGE 205 OF THE MIAMI COUNTY DEED RECORDS.

MIAMI COUNTY RECORDER  
FEE \$ 4320  
APPROVED AND TRANSFERRED  
April 10, 2020 (DATE)  
Matthew W Gearhardt  
MIAMI COUNTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED  
April 10, 2020 (DATE)  
Matthew W Gearhardt  
MIAMI COUNTY AUDITOR



**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.  
**OWNER**  
HARSON INVESTMENTS, LTD.  
BY: Alexander M. Koldesh  
V.P. DAYTON CO.

**NOTARY ACKNOWLEDGEMENT**  
STATE OF OHIO, MIAMI COUNTY, SS:  
BE IT REMEMBERED THAT ON THE 2nd DAY OF April, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME  
ALEXANDER KOLDESH, V.P. OF DAYTON CO. SOLE GEN PARTNER  
OWNERS, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY THEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.

NOTARY REPUBLIC: ASHLEY SOUTH  
MY COMMISSION EXPIRES: JANUARY 13, 2025  
DATE  
SIGNATURE: [Signature]



CITY OF TROY  
[Signature]  
JILL RHOADES, PE  
CITY ENGINEER

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.  
[Signature] 3/31/2020  
RYAN M. HARTIG PS 8765 DATE



# COMFORT INN REPLAT

7689 PT. INLOT PIQUA MIAMI, OHIO  
CITY COUNTY

## CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 28th DAY OF April, 2020.

Kyrsten French  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER

INGRESS AND EGRESS, PARKING, UTILITIES, STORM WATER AND ALL OTHER REQUIREMENTS FOR A STAND ALONE BUILDING WILL BE ADDRESSED IN AGREEMENT FILED IN 2020OR \_\_\_\_\_

## 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: MIAMI VALLEY MALL REALTY HOLDINGS, LLC

[Signature] AUTHORIZED SIGNATURE  
MANAGER TITLE

## ACKNOWLEDGMENT

STATE OF NEW YORK, Albany COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF NEW YORK, PERSONALLY APPEARED Mehran Kohansieh, ON BEHALF OF MIAMI VALLEY MALL REALTY HOLDINGS, 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 Croton, NEW YORK, THIS 28th DAY OF April, 2020

NOTARY PUBLIC Sherry Fishler  
MY COMMISSION EXPIRES: 1-12-2022



## CONSENT TO REPLAT - LIEN HOLDER

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

LIEN HOLDER: JAZ EQUITIES, LLC

Joseph Zappala  
AUTHORIZED SIGNATURE

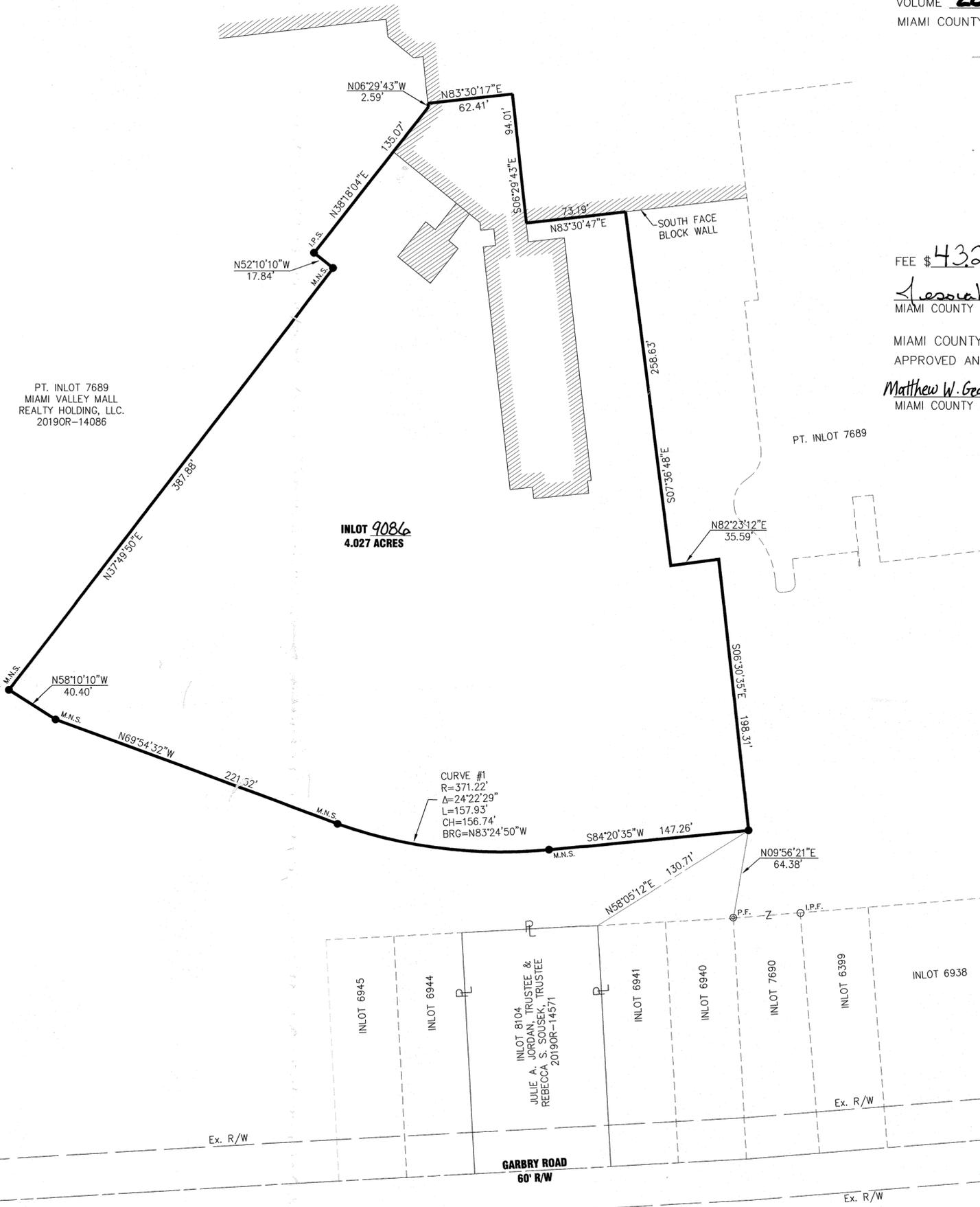
## ACKNOWLEDGMENT

STATE OF FLORIDA, Kings COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF FLORIDA, PERSONALLY APPEARED Joseph Zappala, ON BEHALF OF JAZ EQUITIES, LLC WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT SHE DID SIGN SUCH INSTRUMENT IS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT New York, FLORIDA, THIS 17 DAY OF April, 2020

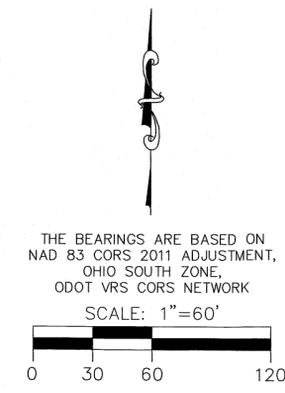
NOTARY PUBLIC Bella Friedman-Kostykov

MY COMMISSION EXPIRES: 08/02/22



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00021  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/01/2020 10:15:35 AM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

FEE \$ 4320  
Jessica Lopez MIAMI COUNTY RECORDER  
Joni Mascari BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED May 1, 2020.  
Matthew W. Gearhardt MIAMI COUNTY AUDITOR  
Windy Dorck BY DEPUTY AUDITOR

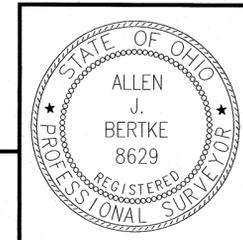


- ### LEGEND
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - M.N.S. MAG NAIL SET
  - ⊙ P.F. IRON PIPE FOUND

SURVEY REFERENCE  
LOT SURVEY 20, PG. 78  
LOT SURVEY 21, PG. 100  
LOT SURVEY 23, PG. 117  
REC. P.B. 10, PG. 92  
REC. P.B. 14, PGS. 145-147  
REC. P.B. 17, PG. 125  
REC. P.B. 22, PG. 78

BEING A REPLAT OF PART INLOT 7689 AND OWNED BY MIAMI VALLEY MALL REALTY HOLDING, LLC. IN 2019OR-14086.

Allen J. Bertke  
ALLEN J. BERTKE, P.S. #8629  
3-27-2020  
DATE



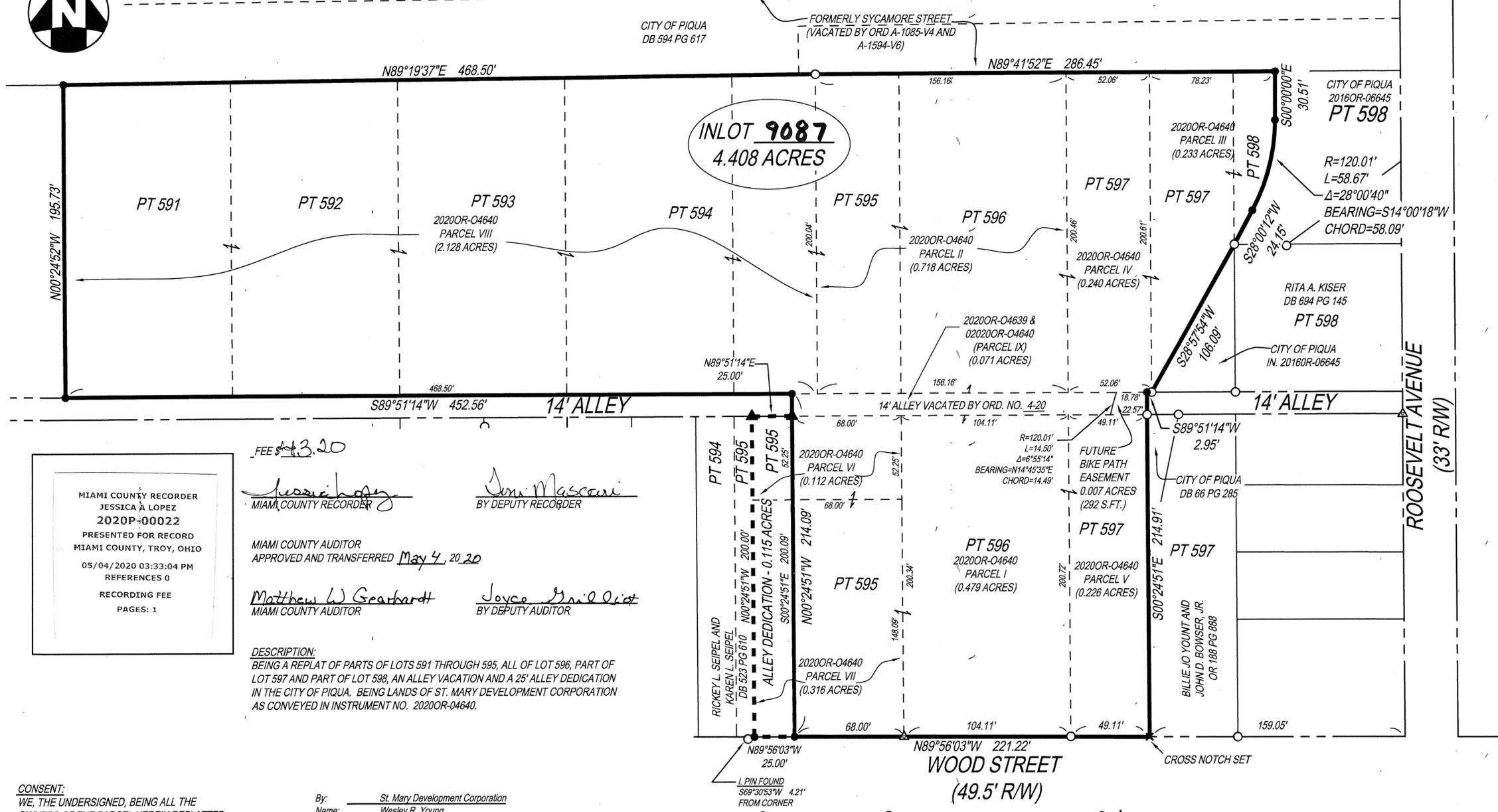
**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 01-08-2020
DRAWN BY: AJB
JOB NUMBER: MIAPIQ1916
SHEET NUMBER 1 OF 1

PT. LOT 591-595  
LOT 596  
PT. LOT 597  
PT. LOT 598  
LOTS

18 SECTION 6 TOWNSHIP 6 RANGE PIQUA CORPORATION MIAMI COUNTY OHIO STATE

PLAT BOOK 28, PAGE 36  
MIAMI COUNTY RECORDER'S RECORD OF PLATS



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00022  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/04/2020 03:33:04 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

FEE \$13.20  
*Jessica Lopez*  
MIAMI COUNTY RECORDER  
*Don Mascari*  
BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED May 4, 2020  
*Matthew W Gearhardt*  
MIAMI COUNTY AUDITOR  
*Joyce Grillo*  
BY DEPUTY AUDITOR

**DESCRIPTION:**  
BEING A REPLAT OF PARTS OF LOTS 591 THROUGH 595, ALL OF LOT 596, PART OF LOT 597 AND PART OF LOT 598, AN ALLEY VACATION AND A 25' ALLEY DEDICATION IN THE CITY OF PIQUA. BEING LANDS OF ST. MARY DEVELOPMENT CORPORATION AS CONVEYED IN INSTRUMENT NO. 2020OR-04640.

**CONSENT:**  
WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT, AND DEDICATE THE ALLEY SHOWN HEREON TO PUBLIC USE FOREVER.  
ST. MARY DEVELOPMENT CORPORATION, an Ohio nonprofit corporation  
By: *Wesley R. Young*  
Wesley R. Young  
Executive Vice President

By: St. Mary Development Corporation  
Name: Wesley R. Young  
Title: Executive Vice President  
State of: Ohio  
County of: Montgomery  
The foregoing instrument was acknowledged before me this 1st of May, 2020 by Wesley R. Young of St. Mary Development Corporation, an Ohio corporation, on behalf of the corporation.

*Carolyn J. Carter*  
Notary Public  
My commission expires: AUGUST 29, 2022



CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD ON THIS 14th DAY OF January, 2020, THIS PLAT WAS REVIEWED AND APPROVED.

*J. J. ...* PRESIDENT  
*Bethany Hays* SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD ON THIS 21st DAY OF January, 2020, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 4-20.

*Triple* MAYOR  
*Karen Jenkins* CLERK

**LEGEND**

- SURVEY REFERENCE**
- SOURCE DOCUMENTS AS NOTED.
  - DB 17-243 CAMPBELL'S ADDITION OF OUTLOTS
  - DB 25-317 INLOTS 589 THRU 598 CAMPBELL'S SUBDIVISION OF OUTLOT 2
  - LOT SURVEY VOL. 17-59
  - LOT SURVEY VOL. 17-128
  - LOT SURVEY VOL. 21-175
  - LOT SURVEY VOL. 22-143
  - LOT SURVEY VOL. 23-118
  - LOT SURVEY VOL. 23-146
- 5/8" CAPPED IRON PIN SET
  - 5/8" IRON PIN FOUND
  - ⊙ 1" IRON PIPE FOUND
  - ▲ NAIL SET
  - ▲ NAIL FOUND
  - ▲ RR SPIKE SET

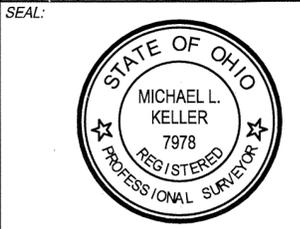


I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.  
*Michael L. Keller*  
MICHAEL L. KELLER  
OHIO PROFESSIONAL SURVEYOR NO. 7978

4/20/2020  
DATE



CIVIL ENGINEERING  
SURVEYING  
LANDSCAPE ARCHITECTURE  
www.kleingers.com  
350 Worthington Rd  
Suite B  
Westerville, OH 43082  
614.882.4311



NO.	DATE	DESCRIPTION

**WOOD STREET LOFTS RECORD PLAT**  
SEC. 18, TWP. 6, R. 6  
PT LOT 591 - 595, LOT 596,  
PT LOT 597 & PT. LOT 598  
CITY OF PIQUA  
MIAMI COUNTY, OHIO

PROJECT NO: 190462.000  
DATE: 4/20/2020

SCALE: 1" = 50'  
0 25 50 100

SHEET NAME:  
**LOT COMBINATION AND ALLEY DEDICATION**

SHEET NO.  
**1 OF 1**

# MANCHESTER MEADOWS

Being a part of Inlot 1774, Rec. P.B. 10, Pg. 99,  
 City of Tipp City, Miami County, Ohio

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00023  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 05/07/2020 10:09:46 AM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES: 3

## 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 ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE WESTERLY HALF OF PETERS ROAD AS 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.

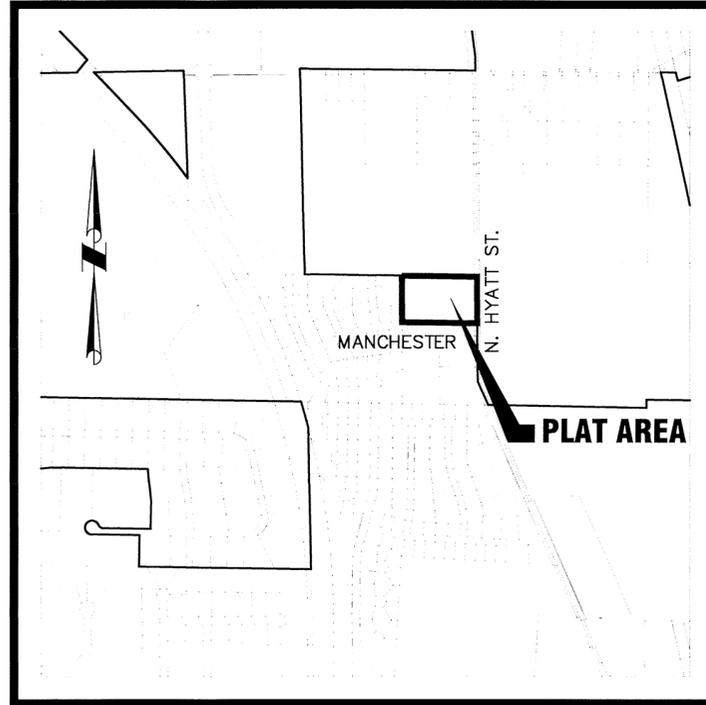
OWNER:  
 MIKE HAWK HOMES, LLC.  
*Calvin Michael Hawk*  
 CALVIN MICHAEL HAWK  
 SOLE MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 19 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MIKE HAWK HOMES, LLC., CALVIN MICHAEL HAWK, ITS SOLE MEMBER, 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.

*M. Renee Seaman*  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 3-15-2023



M. RENEE SEAMAN, Notary Public  
 In and for the State of Ohio  
 My Commission Expires March 15, 2023  
 Recorded in Miami County



VICINITY MAP

LIEN HOLDER:  
 NEW CARLISLE FEDERAL SAVINGS BANK

*Lori J. Willoughby*  
 BY: Lori J. Willoughby  
 AS: Vice President

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 19 DAY OF February, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NEW CARLISLE FEDERAL SAVINGS BANK, BY Lori J. Willoughby, IT'S Vice President, 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.

*M. Renee Seaman*  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 3-15-2023



M. RENEE SEAMAN, Notary Public  
 In and for the State of Ohio  
 My Commission Expires March 15, 2023  
 Recorded in Miami County

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

DATE: February 19, 2020  
 CALVIN MICHAEL HAWK, SOLE MEMBER OF MIKE HAWK HOMES, LLC., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

*Calvin Michael Hawk*  
 CALVIN MICHAEL HAWK

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

*M. Renee Seaman*  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 3-15-2023



M. RENEE SEAMAN, Notary Public  
 In and for the State of Ohio  
 My Commission Expires March 15, 2023  
 Recorded in Miami County

## LEGAL DESCRIPTION

BEING A PART OF INLOT 1774 IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF INLOT NUMBER 3263 OF MANCHESTER CHASE, SECTION TWO AS RECORDED IN REC. P.B. 17, PGS. 89-89A AND BEING ALSO IN THE NORTHERLY RIGHT OF WAY LINE OF MANCHESTER DRIVE;

THENCE, NORTH 00°-24'-06" WEST, 368.08 FEET, ALONG THE EASTERLY LINE OF MANCHESTER CHASE, SECTION TWO, TO THE NORTHEASTERLY CORNER OF INLOT NUMBER 3259 AND BEING ALSO IN THE NORTHERLY LINE OF INLOT NUMBER 1774;

THENCE, SOUTH 89°-19'-26" EAST, 591.70 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 1774, TO THE NORTHEASTERLY CORNER OF SAME AND BEING ALSO IN THE CENTERLINE OF NORTH HYATT STREET;

THENCE, SOUTH 00°-24'-10" EAST, 368.05 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 1774 AND CENTERLINE OF NORTH HYATT STREET, TO THE INTERSECTION OF SAME WITH THE EASTERLY PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF MANCHESTER DRIVE;

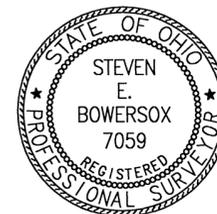
THENCE, NORTH 89°-19'-36" WEST, 591.70 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF MANCHESTER DRIVE, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 4.9987 ACRES MORE OR LESS, AND 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.

*St. E. Bowersox*  
 STEVEN E. BOWERSOX, PS #7059

8/14/2019  
 DATE



## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 13<sup>th</sup> DAY OF August, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

*And Thomas*  
 CHAIRMAN

*Dawn M. Green*  
 SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 6 DAY OF April, 2020

*Dr. D. B...*  
 PRESIDENT OF COUNCIL

*Janice Bates*  
 CLERK OF COUNCIL

## OWNER AND DEVELOPER

MIKE HAWK HOMES, LLC  
 661 BEECHWOOD DRIVE  
 TIPP CITY, OHIO 45371  
 (937) 339-1039

## COVENANTS AND RESTRICTIONS

SEE SHEET 3 OF 3 OF THIS PLAT FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN \_\_\_\_\_.

## SUMMARY OF ACREAGE

11 RESIDENTIAL INLOTS	3.8633 AC.
1 UTILITY INLOT (NON-BUILDABLE)	0.4633 AC.
DEDICATED STREET R/W	0.6721 AC.
<b>TOTAL</b>	<b>4.9987 AC.</b>

## DESCRIPTION

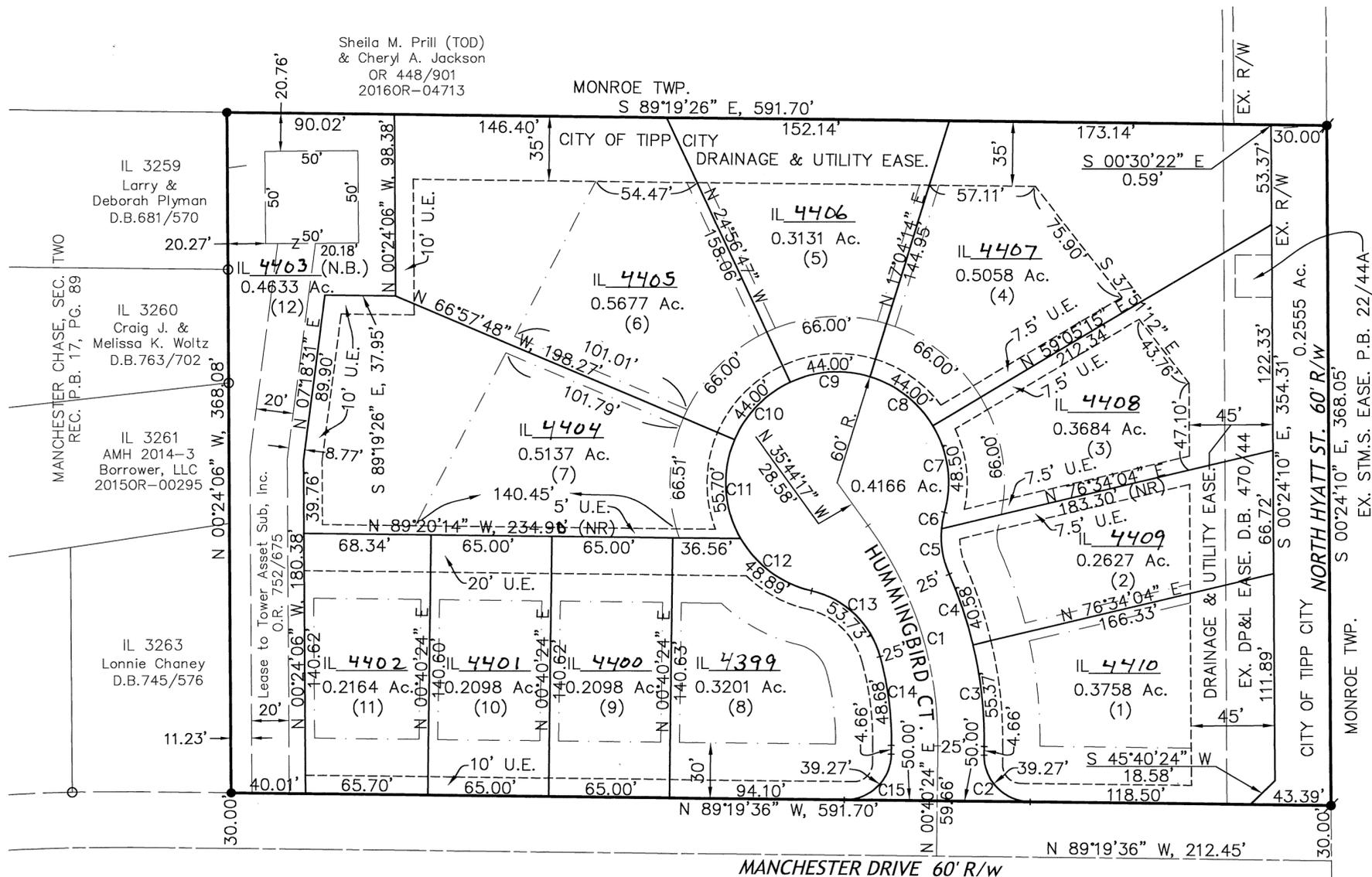
Being a Residential Subdivision of part of Inlot 1774, Rec. P.B. 10, Pg. 99, containing 4.9987 acres, owned by Mike Hawk Homes, LLC as recorded in 20180R-14787.

 Choice One Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	REV. DATE: 08-14-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTci1825-18_App
	SHEET NUMBER 1 OF 3

# MANCHESTER MEADOWS

PLAT BOOK 28, PAGE 37 -A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

Being a part of Inlot 1774, Rec. P.B. 10, Pg. 99,  
City of Tipp City, Miami County, Ohio

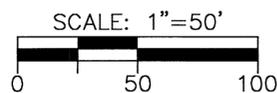


CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	200.00'	36°-24'-41"	127.10'	124.97'	N 17°-31'-57" W
2	25.00'	90°-00'-00"	39.27'	35.36'	N 44°-19'-36" W
3	225.00'	14°-06'-03"	55.37'	55.23'	N 06°-22'-37" W
4	225.00'	10°-19'-57"	40.58'	40.52'	N 18°-35'-37" W
5	50.00'	28°-36'-14"	24.96'	24.70'	N 09°-27'-29" W
6	50.00'	10°-33'-38"	9.22'	9.20'	N 10°-07'-27" E
7	60.00'	46°-19'-01"	48.50'	47.19'	N 07°-45'-14" W
8	60.00'	42°-01'-01"	44.00'	43.02'	N 51°-55'-15" W
9	60.00'	42°-01'-01"	44.00'	43.02'	S 86°-03'-44" W
10	60.00'	42°-01'-01"	44.00'	43.02'	S 44°-02'-43" W
11	60.00'	53°-11'-09"	55.70'	53.72'	S 03°-33'-22" E
12	60.00'	46°-41'-10"	48.89'	47.55'	S 53°-29'-31" E
13	50.00'	61°-34'-14"	53.73'	51.18'	S 46°-02'-59" E
14	175.00'	15°-56'-16"	48.68'	48.52'	S 07°-17'-44" E
15	25.00'	90°-00'-00"	39.27'	35.36'	S 45°-40'-24" W

### NOTE:

LOT (12) IS A NON-BUILDABLE NON-RESIDENTIAL LOT AND CURRENTLY CONTAINS A LEASE FOR THE CELL TOWER AND ACCESS TO SAME. THE OWNERSHIP OF THIS LOT WILL BE RETAINED BY MIKE HAWK HOMES, LLC AND WILL BE MAINTAINED BY SAME.

THE BEARINGS ARE BASED ON  
NAD 83, GEOID 2003 OHIO SOUTH  
ZONE, ODOT VRS CORS NETWORK



### LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⦿ MAG NAIL SET
- ⦿ MAG NAIL FOUND
- BUILDING SETBACK LINE
- UTILITY EASEMENT LINE
- (NR) NOT RADIAL
- LX LINE NUMBER
- CX CURVE NUMBER
- (111) CONSTRUCTION LOT NUMBERS

### BUILDING SETBACKS

- FRONT = 30'
- REAR = 35'
- SIDE = 5' EACH

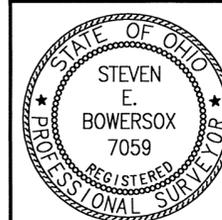
### UTILITY EASEMENTS

1. ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. EACH SIDE OF ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
2. OTHER EASEMENTS ARE AS DIMENSIONED.

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 AND POINTS OF CURVATURE, AFTER CONSTRUCTION OF STREETS AND UTILITIES.

*Steven E. Bowersox*  
STEVEN E. BOWERSOX, P.S. #7059

8/14/2019  
DATE



**ChoiceOne**  
Engineering

LOVELAND, OHIO 937.497.0200  
513.239.8554  
www.CHOICEONEENGINEERING.com

REV. DATE:  
08-14-2019  
DRAWN BY:  
seb  
JOB NUMBER:  
MiaTc1825-18\_fin.DWG  
SHEET NUMBER  
2 OF 3

# MANCHESTER MEADOWS

Being a part of Inlot 1774, Rec. P.B. 10, Pg. 99,  
 City of Tipp City, Miami County, Ohio

## COVENANTS, CONDITIONS AND RESTRICTIONS

1. THESE COVENANTS, CONDITIONS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL THE LOT OWNERS WITHIN MANCHESTER MEADOWS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2030, AT WHICH TIME SAID COVENANTS, CONDITIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A MAJORITY VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS, CONDITIONS AND RESTRICTIONS IN WHOLE OR IN PART.

2. IT SHALL BE LAWFUL FOR MIKE HAWK HOMES, LLC. OR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN MANCHESTER MEADOWS TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, CONDITION OR RESTRICTION HEREIN CONTAINED AND EITHER TO PREVENT HIM, HER OR THEM FROM SO DOING TO RECOVER DAMAGES OR OTHER DUE FROM SUCH VIOLATION.

3. INVALIDATION OF ANY OF THESE COVENANTS, CONDITIONS OR RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISIONS WHICH REMAIN IN FULL FORCE AND EFFECT.

4. LOTS (1) THROUGH (11) IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE HALF (2 1/2) STORIES IN HEIGHT EXCLUSIVE OF BASEMENT AND A PRIVATE ATTACHED GARAGE FOR NOT LESS THAN TWO (2) CARS NOR MORE THAN FOUR (4) CARS, UNLESS OTHERWISE APPROVED IN WRITING BY MIKE HAWK HOMES, LLC.

LOT (12) IS A NON-BUILDABLE NON-RESIDENTIAL LOT CONTAINING A CELL TOWER AND ACCESS TO SAME.

5. NO STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT OF THIS SUBDIVISION WITHOUT WRITTEN APPROVAL OF MIKE HAWK HOMES, LLC. TWO COMPLETE SETS OF DOCUMENTS SHALL BE SUBMITTED TO MIKE HAWK HOMES, LLC. THE DOCUMENTS SHALL INCLUDE DESIGN PLANS, MATERIALS, COLORS, ROOFING, LOCATION OF BUILDING (HORIZONTAL AND VERTICAL) AND LANDSCAPING PLANS. MIKE HAWK HOMES, LLC. SHALL HAVE FIFTEEN (15) DAYS AFTER RECEIPT OF THE DOCUMENTS TO MARK ON ONE SET OF THE DOCUMENTS "APPROVED" OR "DISAPPROVED" BY MIKE HAWK HOMES, LLC. DATED AND SIGNED. DISAPPROVING DOCUMENTS SHALL INDICATE THE REASONS FOR DISAPPROVAL. IF THE DOCUMENTS ARE NOT RETURNED TO OWNER WITHIN FIFTEEN (15) DAYS AFTER RECEIPT BY MIKE HAWK HOMES, LLC., THE DOCUMENTS SHALL AUTOMATICALLY BE APPROVED AS SUBMITTED. THE PLANS AND SPECIFICATIONS SHALL INCLUDE FLOOR PLANS AND ELEVATIONS SHOWING ALL FOUR (4) SIDES OF THE HOUSE.

AFTER THE ORIGINAL CONSTRUCTION, NO IMPROVEMENTS OF ANY KIND SHALL BE MADE, ERECTED, PLACED, ALTERED OR EXTERIOR DESIGN CHANGE MADE THERETO, ON ANY LOT, UNTIL SUCH IMPROVEMENT, ALTERATION, CHANGE, ETC..., ARE SUBMITTED TO MIKE HAWK HOMES, LLC. AND FOLLOW THE SAME APPROVAL OR DISAPPROVAL PROCEDURE SET FORTH IN THIS ITEM.

6. ALL FRONT AND SIDE YARDS SHALL BE SODDED ON EACH LOT. REAR YARDS MAY BE SEEDED. ON CORNER LOTS, BOTH FRONT YARDS ARE TO BE SODDED.

7. ALL LOT OWNERS SHALL FINAL GRADE THEIR LOT IN ACCORDANCE WITH THE ELEVATIONS AS SHOWN ON THE GRADING PLAN FOR THE SUBDIVISION AND LEAVE EXPOSED ALL MANHOLE COVERS, CATCH BASIN GRATES, WATER MAIN VALVE BOXES AND WATER TAP BOXES.

8. ALL LOT OWNERS SHALL INSTALL SIDEWALKS AND DRIVE APPROACHES AS REQUIRED AND IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY OF TIPP CITY, OHIO, PRIOR TO OCCUPANCY OF THE DWELLING.

9. ANY DWELLING OR BUILDING CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION SHALL BE LOCATED WITHIN THE SETBACK LINES AS SHOWN OR NOTED ON THE RECORDED PLAT. HOWEVER, THE CITY OF TIPP CITY SHALL GIVE THE FINAL APPROVAL AS TO THE LOCATION OF ANY STRUCTURE PRIOR TO ITS CONSTRUCTION.

10. NO ACCESSORY STRUCTURES ARE PERMITTED WITHOUT APPROVAL BY MIKE HAWK HOMES, LLC.

11. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

12. ALL LOT OWNERS SHALL LEAVE ALL SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, WATER MAIN VALVE BOXES, AND WATER TAP BOXES UNCOVERED AND EXPOSED TO FINISHED GRADE AFTER SODDING AND SEEDING OF THE YARDS OR INSTALLATION OF WALKS AND DRIVEWAYS.

13. NO TRAILER, BASEMENT, TENT, SHACK OR GARAGE ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.

14. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH OR DEBRIS. TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN A CLEAN AND SANITARY CONTAINER DESIGNED FOR SUCH PURPOSES.

15. NO FENCE, WALL OR HEDGE SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET LINE THAN ONE HALF OF THE DISTANCE FROM THE REAR HOUSE LINE TO THE FRONT SETBACK LINE.

16. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, EXCEPT SIGNS USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIODS, OR A PERMANENT ENTRANCE SIGN INSTALLED BY MIKE HAWK HOMES, LLC.

17. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT, ON ANY LOT EXCEPT FOR DOGS, CATS AND OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.

18. THE TOTAL FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF BASEMENTS, OPEN PORCHES, GARAGES, OR STEPS, SHALL NOT BE LESS THAN ONE THOUSAND THREE HUNDRED (1300) SQUARE FEET FOR ONE STORY STRUCTURES AND ONE THOUSAND FIVE HUNDRED (1500) SQUARE FEET FOR TWO STORY STRUCTURES.

19. THE OWNERS OF ALL LOTS IN THE WITHIN SUBDIVISION SHALL BE REQUIRED TO MAINTAIN STORM WATER DRAINAGE WAYS IN SUCH A MANNER THAT THE NORMAL FLOW OF WATER WILL HAVE NO INTERFERENCE. NO FILL WILL BE ALLOWED IN DETENTION AREAS.

20. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORD PLAT ARE RESERVED FOR UTILITY INSTALLATION, MAINTENANCE AND SURFACE WATER DRAINAGE. ANY IMPROVEMENTS MADE ON ANY EASEMENT BY THE PROPERTY OWNER ARE MADE AT THE RISK OF THE PROPERTY OWNER.

21. NO TRAILER, BOAT, MOTORHOME, OR RECREATIONAL VEHICLE OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT.

22. NO LOT SHALL HERE AFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.

23. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO CURBS, WATER TAP BOXES, MANHOLES AND CATCH BASINS.

24. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR CLEAN UP AFTER THEIR CONTRACTORS, SUBCONTRACTORS OR PERSONNEL WHO HAVE CAUSED MUD OR OTHER DEBRIS TO BE PLACED UPON THE STREETS OF THE DEVELOPMENT OR ADJACENT PUBLIC STREETS. SAID CLEAN UP SHALL BE ACCOMPLISHED ON THE SAME DAY THAT THE MUD OR DEBRIS PROBLEM OCCURS.

25. ALL LOT OWNERS SHALL INDEMNIFY AND HOLD HARMLESS MIKE HAWK HOMES, LLC. FROM ANY LIABILITY OR DAMAGE AS A RESULT OF ALTERING THE EXISTING DRAINAGE PATH ON THE LOT.

 <p><b>ChoiceOne</b> Engineering</p> <p><small>SIDNEY, OHIO 937.497.0200                  LOVELAND, OHIO 513.239.8554                  PORTLAND, INDIANA 260.766.2500                  www.CHOICEONEENGINEERING.com</small></p>	REV. DATE: 08-14-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTci1825-18_Cov
	SHEET NUMBER 3 OF 3

# Replat of Inlots 9675-9676 - Longendelpher Industrial Park

PLAT BOOK 28 PAGE 38  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

9675-9676  
INLOT  
TROY CITY  
MIAMI COUNTY  
OHIO STATE

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00024  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/07/2020 01:58:46 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

**Description**

Being a replat of Inlot #9675 and #9676 in the City of Troy, Ohio as acquired by U.S. Bank, NA, Trustee(Burnett) 1/2 interest as recorded in 2015OR-08908 and U.S. Bank, NA, Trustee(Slonaker) 1/2 interest by Deed Book 774, Pg. 402 of the Miami County Recorder's Deed Records.

**Replat Authorization**

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.

**Owner**

U.S. Bank, N.A., Trustee, for the Benefit of the Troy Foundation

*Kelly J. Mothmiller*  
Kelly J. Mothmiller  
Vice President & Trust Advisor

**State of Ohio, County of Shelby, S.S.**

Be it remembered that on this 10<sup>th</sup> day of May, 2020, before me, the undersigned, a notary public in and for said county and state, personally appeared U.S. Bank, N.A., Trustee of the Gladys J. Burnett Revocable Living Trust, by Kelly J. Mothmiller, its Vice President & Trust Advisor, 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.

*Rachel Sanderson*  
Notary Public in and for State of Ohio  
My commission expires 4/4/2023

*RACHEL SANDERSON*  
Notary Public, State of Ohio  
My Comm. Expires Nov. 4, 2023

**Owner**

U.S. Bank, N.A., an agent for Linda L. Slonaker, Trustee of the Linda L. Slonaker Revocable Living Trust

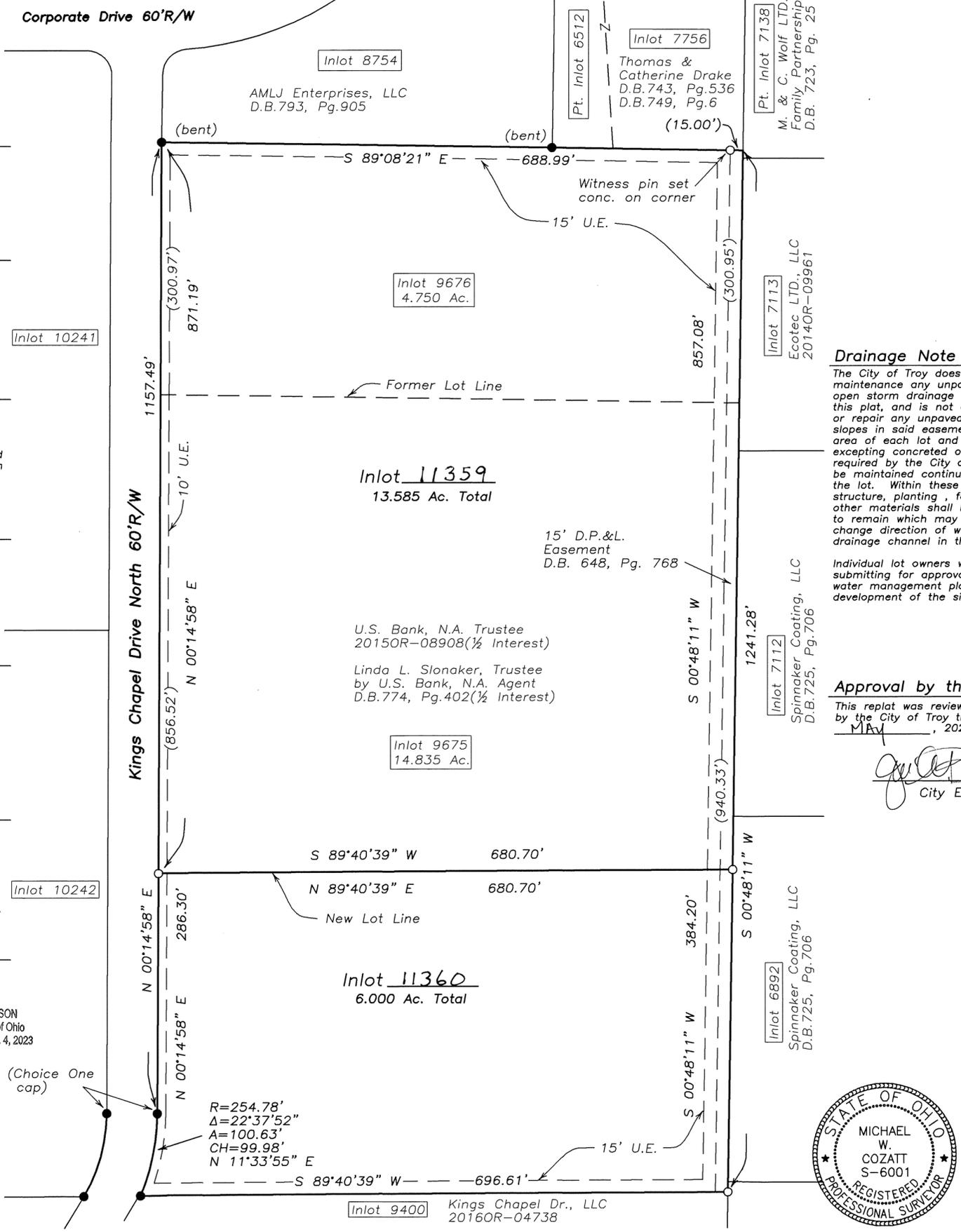
*Kelly J. Mothmiller*  
Kelly J. Mothmiller  
Vice President & Trust Advisor

**State of Ohio, County of Shelby, S.S.**

Be it remembered that on this 10<sup>th</sup> day of May, 2020, before me, the undersigned, a notary public in and for said county and state, personally appeared U.S. Bank, N.A., as agent for Linda L. Slonaker, Trustee of the Linda L. Slonaker Revocable Living Trust, by Kelly J. Mothmiller, its Vice President & Trust Advisor, 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.

*Rachel Sanderson*  
Notary Public in and for State of Ohio  
My commission expires 4/4/2023

*RACHEL SANDERSON*  
Notary Public, State of Ohio  
My Comm. Expires Nov. 4, 2023



FEE 43.20

*Jessica Lopez* BY: *Juni Masani*  
MIAMI CO. RECORDER DEPUTY  
APPROVED AND TRANSFERRED WITH LOT NOS.  
ASSIGNED THIS 7<sup>th</sup> DAY OF May, 2020  
*Matthew W Gearhart* BY: *Joyce Drullist*  
MIAMI CO. AUDITOR DEPUTY

**Drainage Note**

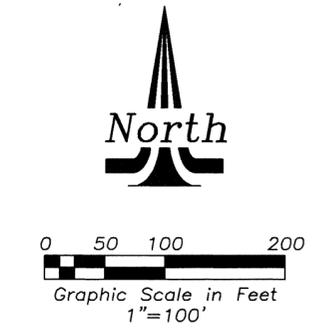
The City of Troy does not accept for maintenance any unpaved areas within any open storm drainage easements shown on this plat, and is not obligated to maintain or repair any unpaved channels or unpaved slopes in said easements. The easement area of each lot and all improvements in it, excepting concreted or paved areas as required by the City of Troy Standards, shall be maintained continuously by the owner of the lot. Within these easements not structure, planting, fencing, culvert, or other materials shall be placed or permitted to remain which may obstruct, retard, or change direction of water flow through the drainage channel in the easement.

Individual lot owners will be responsible for submitting for approval by the City, a storm water management plan prior to the development of the site.

**Approval by the City of Troy**

This replat was reviewed and approved by the City of Troy this 4<sup>th</sup> day of May, 2020

*[Signature]*  
City Engineer



**Legend**

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)

**References**

Miami County Recorder's Plat Records  
Plat Book 20, Page 65  
Plat Book 20, Page 65-A  
(Basis of Boundary)

Basis of Bearings:  
GPS State Plane Coordinate System  
NAD83(2011), Adjustment, Geoid 12a,  
Ohio South Zone, O.D.O.T. VRS/CORS  
Network.

I hereby certify that the above plat 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 will be set at all replatted lot corners.



*Michael W. Cozatt* 5/01/20  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 08520 (937) 339-2921  
File Name: C:\Jobs\2020\08520\08520plat.dwg  
Drawn by: RES ~ Checked by: MWC

**CITY OF TROY ENGINEER APPROVAL**

THE REPLAT SHOWN HEREON WAS PREVIOUSLY ACCEPTED AND APPROVED BY THE CITY OF TROY, OHIO CITY COUNCIL BY ORDINANCE NO. 0-17-2020 EXISTING EASEMENT TO BE VACATED AS SHOWN. THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER THIS 11<sup>TH</sup> DAY OF MAY, 2020. THIS PLAT WAS APPROVED AND ACCEPTED.

*Jill Rhoades*  
 JILL RHOADES  
 CITY OF TROY ENGINEER

**REPLAT INLOT 10911 AND 10912  
 AT HERITAGE AT TROY COUNTRY CLUB**

10911 & 10912 INLOT TROY MIAMI, OHIO  
 CITY COUNTY COUNTY

BEING A REPLAT OF INLOT 10911 AND 10912 IN THE HERITAGE AT TROY COUNTRY CLUB AND BEING OWNED BY MARTIN MCGILLIVARY AND TAMMY MCGILLIVARY AS DESCRIBED IN OFFICIAL RECORD 20200R-01914.

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00025  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 05/11/2020 11:16:34 AM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES: 1

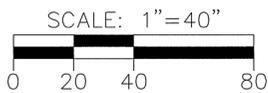
FEE \$ 43.20

*Jessica Lopez Dini Mascari*  
 JESSICA LOPEZ DINI MASCARI  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED May 11, 2020.

*Matthew W. Gearhardt Mindy Doseck*  
 MATTHEW W. GEARHARDT MINDY DOSECK  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

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



**LEGEND**

- I.P.F. IRON PIN FOUND
- ▭ CORPORATION LIMIT

SURVEY REFERENCE  
 REC. P.B. 27, PG. 66

**CONSENT TO REPLAT**

WE, THE UNDERSIGNED, BEING 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.

OWNER: MARTIN AND TAMMY MCGILLIVARY

*Martin McGillivary*  
 MARTIN MCGILLIVARY  
*Tammy McGillivary*  
 TAMMY MCGILLIVARY

**ACKNOWLEDGMENT**

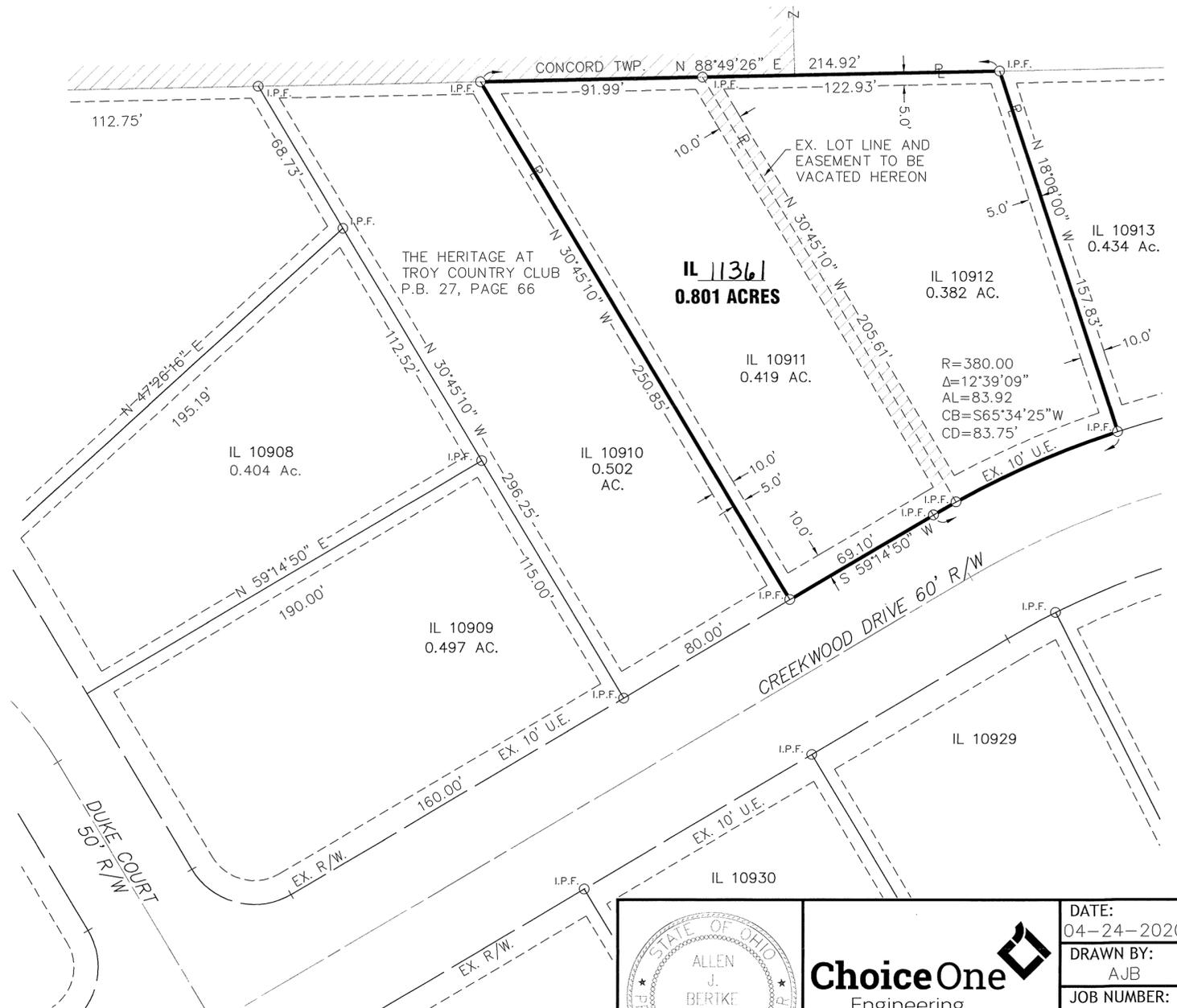
STATE OF OHIO, Miami COUNTY, SS  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MARTIN AND TAMMY MCGILLIVARY WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN SUCH INSTRUMENT IS HIS/HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Miami, OHIO, THIS 10<sup>th</sup> DAY OF May, 2020.

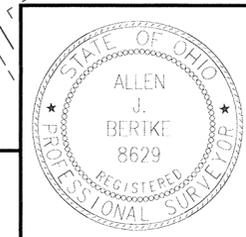
NOTARY PUBLIC Elise M. Franzen  
 MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN  
 Notary Public  
 In and For the State of Ohio  
 My Commission Expires  
9-12-2023



*Allen J. Bertke*  
 ALLEN J. BERTKE, P.S. #8629  
 4-29-2020  
 DATE



**ChoiceOne**  
 Engineering  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

DATE:	04-24-2020
DRAWN BY:	AJB
JOB NUMBER:	MIATRO2002
SHEET NUMBER	1 OF 1

# ROSEWOOD CREEK SUBDIVISION PHASE 6

PLAT BOOK 28, PAGE 40  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

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

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00026  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/21/2020 10:42:12 AM  
REFERENCES 0  
RECORDING FEE  
PAGES: 4

## LEGAL DESCRIPTION

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

BEGINNING AT A MAG NAIL FOUND IN THE SOUTHWESTERLY CORNER OF INLOT NUMBER 4108 AS RECORDED IN REC. P.B. 23, PGS. 33-33B AND BEING ALSO IN THE CENTERLINE OF KESSLER-COWLESVILLE ROAD;

THENCE, NORTH 03°-29'-08" WEST, 1085.97 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 4108, TO AN IRON PIN FOUND IN THE SOUTHWESTERLY CORNER OF INLOT NUMBER 4222 OF ROSEWOOD CREEK SUBDIVISION, PHASE 5 AS RECORDED IN RECORDER'S PLAT BOOK 26, PAGES 6-6C;

THENCE, NORTH 86°-30'-52" EAST, 220.00 FEET, ALONG THE SOUTHERLY LINE OF INLOT NUMBER 4222, INLOT NUMBER 4218 AND THE SOUTHERLY RIGHT OF WAY ROSENTHAL DRIVE, TO AN IRON PIN FOUND IN THE SOUTHEASTERLY CORNER OF THE LATTER;

THENCE, NORTH 03°-29'-08" WEST, 16.03 FEET, ALONG THE EASTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE, TO AN IRON PIN FOUND IN THE SOUTHWESTERLY CORNER OF INLOT NUMBER 4237 OF ROSEWOOD CREEK SUBDIVISION, PHASE 5;

THENCE, NORTH 86°-30'-52" EAST, 110.00 FEET, ALONG THE SOUTHERLY LINE OF INLOT NUMBER 4237, TO AN IRON PIN FOUND THE EASTERLY LINE OF INLOT NUMBER 4108 AND THE NORTHWESTERLY CORNER OF INLOT NUMBER 4081 OF ROSEWOOD CREEK SUBDIVISION, PHASE 3 AS RECORDED IN RECORDER'S PLAT BOOK 22, PAGES 83-83C;

THENCE, SOUTH 03°-29'-08" EAST, 743.31 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 4108 AND THE WESTERLY LINE OF ROSEWOOD CREEK SUBDIVISION, PHASE 3 AND PHASE 1 AS RECORDED IN RECORDER'S PLAT BOOK 20, PAGES 141-141F, TO AN IRON PIN FOUND IN THE SOUTHWESTERLY CORNER OF INLOT NUMBER 3932 AND THE NORTHERLY LINE OF INLOT NUMBER 3879;

THENCE, SOUTH 86°-30'-52" WEST, 7.32 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 3879, TO AN IRON PIN FOUND IN THE NORTHWESTERLY CORNER OF SAME AND THE EASTERLY LINE OF INLOT NUMBER 4108;

THENCE, SOUTH 01°-29'-00" EAST, 169.74 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 4108 AND WESTERLY LINE OF ROSEWOOD CREEK SUBDIVISION, PHASE 5, TO AN IRON PIN FOUND IN THE SOUTHWESTERLY CORNER OF RIGHT OF WAY FOR HERMOSA DRIVE;

THENCE, NORTH 88°-31'-00" EAST, 20.86 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF HERMOSA DRIVE TO AN IRON FOUND IN THE NORTHWESTERLY CORNER OF INLOT NUMBER 3878 AND BEING ALSO THE EASTERLY LINE OF INLOT NUMBER 4108;

THENCE, SOUTH 01°-29'-00" EAST, 200.00 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 4108 AND WESTERLY LINE OF ROSEWOOD CREEK SUBDIVISION, PHASE 5, TO A MAG NAIL FOUND IN THE SOUTHEASTERLY CORNER OF INLOT NUMBER 4108 AND BEING ALSO IN THE CENTERLINE OF KESSLER-COWLESVILLE ROAD;

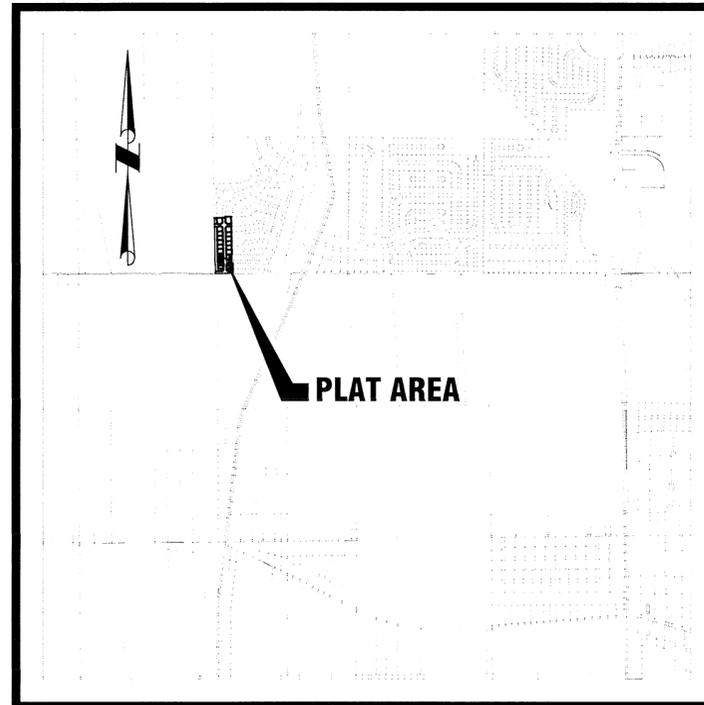
THENCE, SOUTH 88°-31'-00" WEST, 330.81 FEET, ALONG THE SOUTHERLY LINE OF INLOT NUMBER 4108 AND THE CENTERLINE OF KESSLER-COWLESVILLE ROAD, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 8.2901 ACRES MORE OR LESS, AND 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.

  
STEVEN E. BOWERSOX, PS #7059

5/15/2019  
DATE



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 ALSO DEDICATE TO THE PUBLIC USE FOREVER THE STREET RIGHTS OF WAY AS SHOWN HEREON.

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.

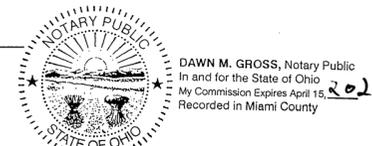
BY:   
MATT TIMMER  
PARTNER

BY:   
STEVE BRUNS  
PARTNER

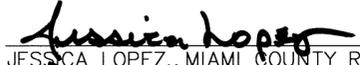
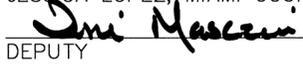
STATE OF OHIO, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9<sup>th</sup> DAY OF March, 2020 BY ROSEWOOD CREEK, LLC. BY MATT TIMMER, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2023



FEE \$ 43.20

  
JESSICA LOPEZ, MIAMI COUNTY RECORDER  
  
DEPUTY

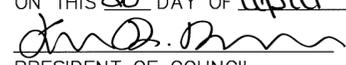
TRANSFERRED THIS 21<sup>ST</sup> DAY OF May, 2020  
BY: Matthew W. Gearhardt MATTHEW W. GEARHARDT MIAMI COUNTY AUDITOR  
BY: Mindy Doseck DEPUTY AUDITOR

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 14<sup>th</sup> DAY OF May, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

  
CHAIRMAN

  
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 30 DAY OF April, 2020.  
  
PRESIDENT OF COUNCIL  
  
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

24 RESIDENTIAL INLOTS	4.7129 AC.
3 COMMON AREA INLOTS	1.3969 AC.
DEDICATED STREET R/W	2.1803 AC.
<b>TOTAL</b>	<b>8.2901 AC.</b>

## DESCRIPTION

Being a Residential Subdivision of part of Inlot 4108, Rec. P.B. 23, Pg. 33-33B, containing 8.2901 acres, owned by Rosewood Creek, LLC as recorded in D.B. 747, Pg. 319.

 ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	REV. DATE: 05-15-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTci1827_App
	SHEET NUMBER 1 OF 4

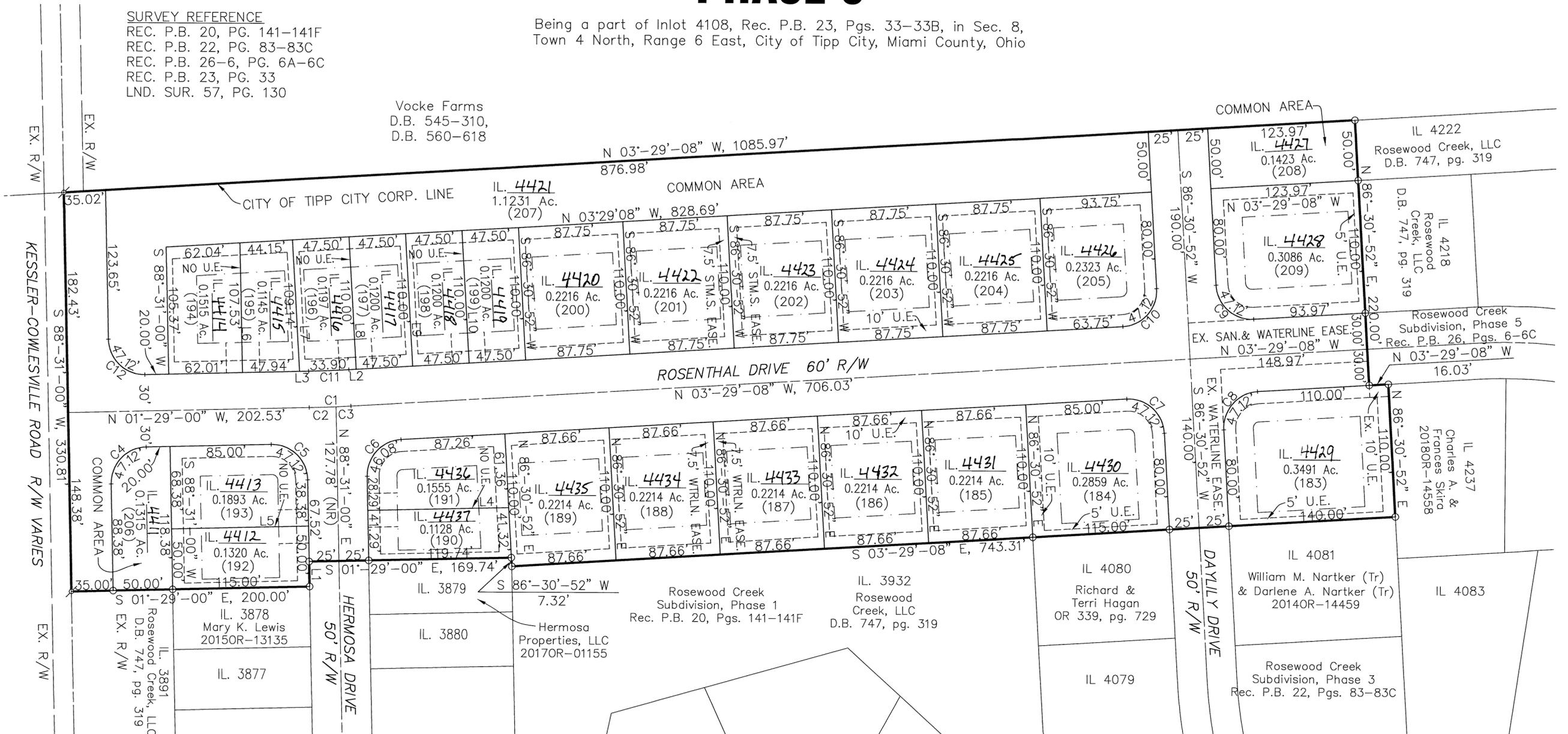
# ROSEWOOD CREEK SUBDIVISION PHASE 6

PLAT BOOK 28, PAGE 40 - A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

**SURVEY REFERENCE**  
REC. P.B. 20, PG. 141-141F  
REC. P.B. 22, PG. 83-83C  
REC. P.B. 26-6, PG. 6A-6C  
REC. P.B. 23, PG. 33  
LND. SUR. 57, PG. 130

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

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

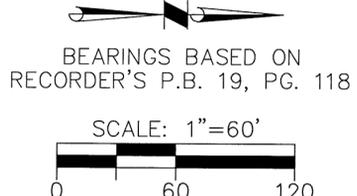


**CURVE TABLE**

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	1000.00'	02°-00'-08"	34.95'	34.94'	N 02°-29'-07" W
2	1000.00'	01°-17'-16"	22.48'	22.48'	N 02°-07'-38" W
3	1000.00'	00°-42'-52"	12.47'	12.47'	N 03°-07'-42" W
4	30.00'	90°-00'-00"	47.12'	42.43'	N 46°-29'-00" W
5	30.00'	90°-00'-00"	47.12'	42.43'	N 43°-31'-00" E
6	30.00'	87°-59'-52"	46.08'	41.68'	N 47°-29'-04" W
7	30.00'	90°-00'-00"	47.12'	42.43'	N 41°-30'-52" E
8	30.00'	90°-00'-00"	47.12'	42.43'	N 48°-29'-08" W
9	30.00'	90°-00'-00"	47.12'	42.43'	S 41°-30'-52" W
10	30.00'	90°-00'-00"	47.12'	42.43'	S 48°-29'-08" E
11	970.00'	02°-00'-08"	33.90'	33.90'	S 02°-29'-04" E
12	30.00'	90°-00'-00"	47.12'	42.43'	S 43°-31'-00" W

**LINE CHART**

NUMBER	BEARING	LENGTH	NUMBER	BEARING	LENGTH
L1	N 88°-31'-00" E	20.86'	L6	S 88°-31'-00" W	107.53'
L2	S 03°-29'-08" E	6.03'	L7	S 86°-30'-52" W	109.14'
L3	S 01°-29'-00" E	7.58'	L8	S 86°-30'-52" W	110.00'
L4	N 01°-29'-00" W	118.30'	L9	S 86°-30'-52" W	110.00'
L5	S 01°-29'-00" E	115.00'	L10	S 86°-30'-52" W	110.00'



- LEGEND**
- 5/8" X 30" REBAR W/CAP SET
  - IRON PIN FOUND
  - ⊕ MAG NAIL FOUND
  - BUILDING SETBACK LINE
  - - - UTILITY EASEMENT LINE
  - (NR) NOT RADIAL
  - LX LINE NUMBER
  - CX CURVE NUMBER
  - (111) CONSTRUCTION LOT NUMBERS
  - DRIVE EASEMENT AS PER COVENANT # 27

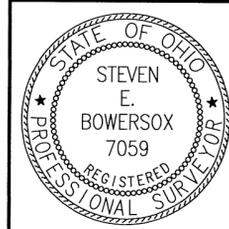
**SETBACKS**

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
GARDEN	183-189, 200-209	25	25	10	35	1400
O-LOT LINE	190-199	25	25	0/8	35	1000

- UTILITY EASEMENTS**
- ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. EACH SIDE OF ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
  - OTHER EASEMENTS ARE AS DIMENSIONED.
  - ALL COMMON AREA LOTS (206), (207) AND (208) ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
  - THE EXISTING WATERLINE AND SANITARY SEWER EASEMENTS WITHIN THE PROPOSED ROSENTHAL DRIVE AND DAYLILY DRIVE RIGHTS OF WAY TO BE EXTINGUISHED AS THEY ARE NO LONGER NEEDED.

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 AND POINTS OF CURVATURE, AFTER CONSTRUCTION OF STREETS AND UTILITIES.

*STEVEN E. BOWERSOX* 5/15/2019  
STEVEN E. BOWERSOX, P.S. #7059 DATE



**ChoiceOne**  
Engineering

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

REV. DATE:  
05-15-2019  
DRAWN BY:  
seb  
JOB NUMBER:  
MiaTc1827Fin.DWG  
SHEET NUMBER  
2 OF 4

# ROSEWOOD CREEK SUBDIVISION PHASE 6

Being a part of Inlot 4108, Rec. P.B. 23, Pgs. 33-33B, 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'
Zero Lot Line	25'	25'	0/8'	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.

 <p><b>Choice One</b> Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 05-15-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTci1827FinCov1
	SHEET NUMBER 3 OF 4

# ROSEWOOD CREEK SUBDIVISION PHASE 6

Being a part of Inlot 4108, Rec. P.B. 23, Pgs. 33-33B, 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";

(d) 1,000 square feet for each residential unit constructed on a lot identified on the plat as a "Zero Lot Line".

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%
Zero Lot Line	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. Shared Driveway Access and Maintenance Easement. All Zero Lot Line Lots shall have shared driveway entrances as noted on the final plat for such Lots. The Lot Owners who will share driveway entrances shall share equally in the cost to construct one 24 foot to 28 foot wide (measured at right of way line) driveway to be used for driveway purposes for both adjoining Lots. Each of the Lot Owners shall share equally in the cost of the perpetual care, maintenance, and replacement of the shared driveways, located within the access easement. Tipp City Code Section 154.061(l) (relating to green space requirements adjacent to property lines) is waived for these shared driveways, pursuant to agreement with the City of Tipp City and by approval of the final plat by both the Tipp City Planning Board and Tipp City Council.

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.

 <p><b>ChoiceOne</b> Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 05-15-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTci1827FinCov2
	SHEET NUMBER 4 OF 4

# THE RESERVE AT WASHINGTON, SECTION ONE REPLAT OF INLOTS 10951 AND 10952

PLAT BOOK 28, PAGE 41  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

## PLAT ACKNOWLEDGMENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF INLOTS 10951 AND 10952 HEREIN REPLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING REPLAT OF SAID INLOTS WITHIN THE SUBDIVISION KNOWN AS THE RESERVE AT WASHINGTON, SECTION ONE AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, PIPES 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, SANITARY SEWER, 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:  
TROY LAND DEVELOPMENT, INC.

Jessica A. Minesinger  
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 22<sup>nd</sup> DAY OF May, 2020 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TROY LAND 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: 9-8-2024



KAREN BOONE, Notary Public  
In and for the State of Ohio  
My Commission Expires: 9-8-2024  
Recorded in Miami County

MORTGAGEE:  
GREENVILLE NATIONAL BANK

Kevin Kissinger  
BY: Loan Officer  
AS:

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 20<sup>th</sup> DAY OF May, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK., BY Kevin Kissinger, ITS loan officer, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/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.

Angela S. Benedict  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: Aug 14, 2022



Angela S. Benedict  
Notary Public, State of Ohio  
My Comm. Exp. Aug. 14, 2022

DATE: May 22, 2020  
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 HAVE UNITED IN ITS EXECUTION.

Jessica A. Minesinger  
JESSICA A. MINESINGER

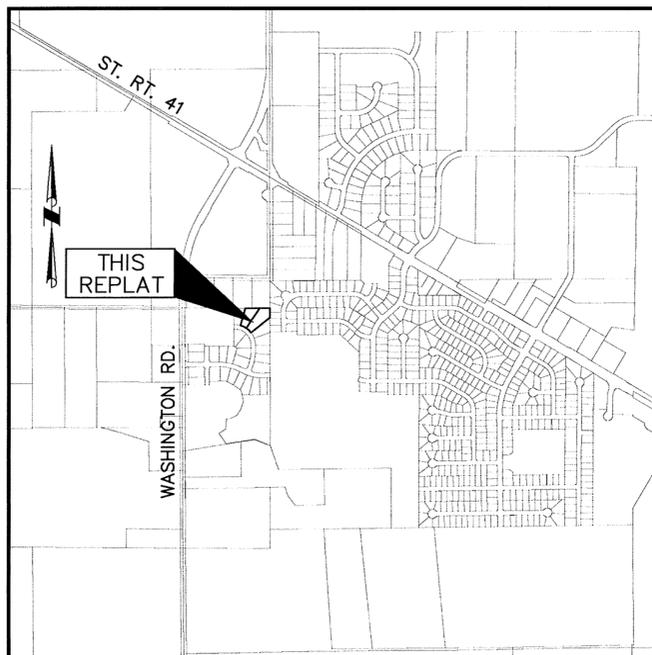
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Karen Boone  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 9-8-2024



KAREN BOONE, Notary Public  
In and for the State of Ohio  
My Commission Expires: 9-8-2024  
Recorded in Miami County

10951 & 10952 TROY MIAMI, OHIO  
INLOTS CITY COUNTY



## VICINITY MAP

N.T.S.

## 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.

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 17<sup>th</sup> DAY OF March, 2020 THIS PLAT WAS REVIEWED AND APPROVED.

Alan W. Joss, CHAIRMAN Sue L. Knight, SECRETARY

## CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THIS REPLAT OF INLOTS 10951 AND 10952 OF THE RESERVE AT WASHINGTON, SECTION ONE.  
SECTION    , BOOK    , THIS 16<sup>th</sup> DAY OF March, 2020.

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-19-2020  
EFFECTIVE 4-15, 2020

Robin A. Oda, MAYOR William Lantz, PRESIDENT OF COUNCIL Sue L. Knight, CLERK OF COUNCIL

## DESCRIPTION

BEING A REPLAT OF INLOTS 10951 AND 10952 OF THE RESERVE AT WASHINGTON, SECTION ONE, AS RECORDED IN PLAT BOOK 27, PAGES 74-74C AND OWNED BY TROY LAND DEVELOPMENT, INC. AS RECORDED IN 2018OR-15684.

## COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2019OR-05148, OF THE MIAMI COUNTY RECORDER'S RECORDS.

FEE \$ 86.40

Jessica A. Lopez  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
Juni Mascara  
DEPUTY

TRANSFERRED THIS 28<sup>th</sup> DAY  
OF May, 2020

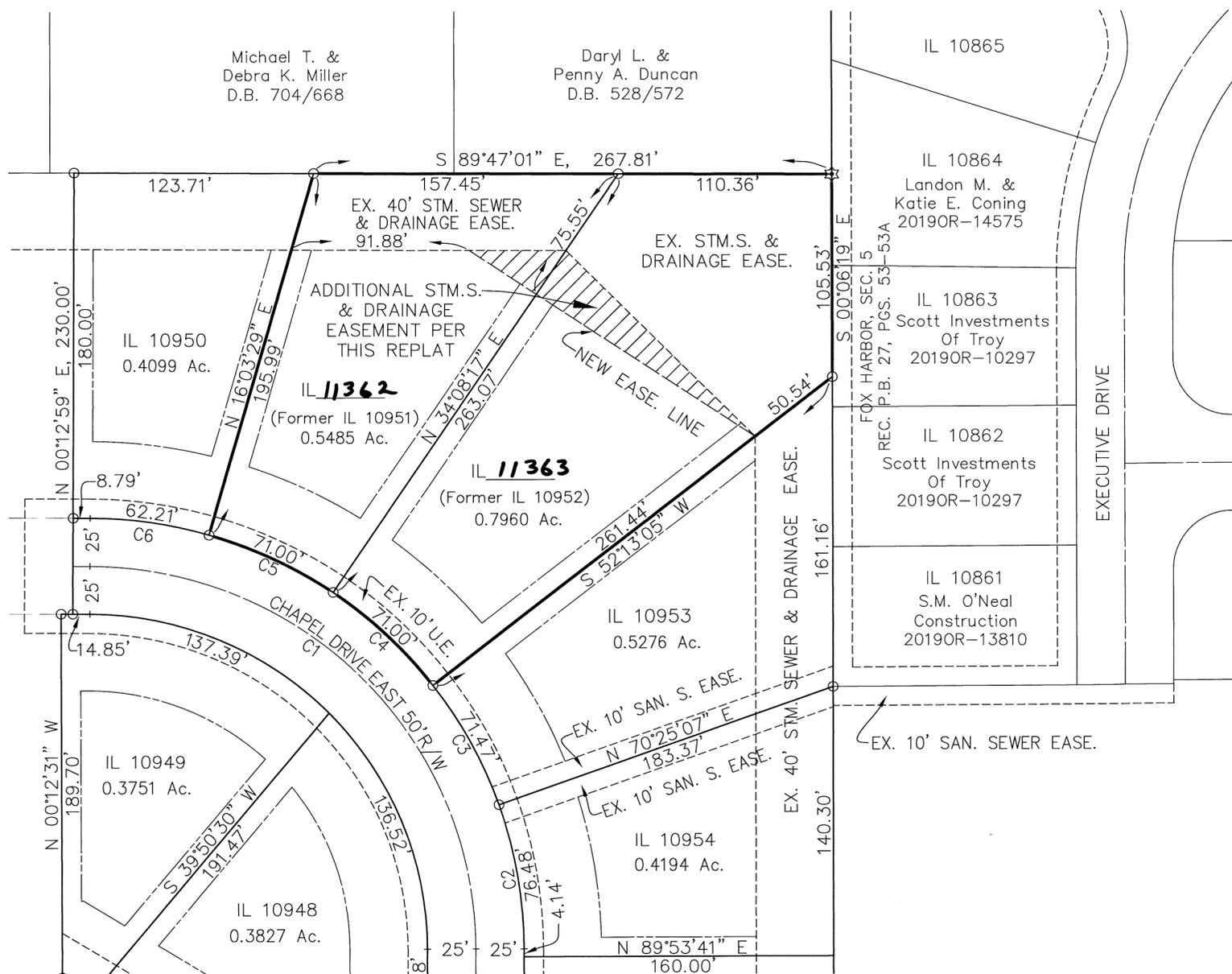
Matthew W. Gearhardt  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

Joyce Grillo  
BY: DEPUTY AUDITOR

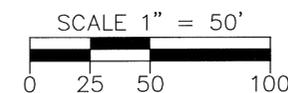
<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com</p>	DATE: 03-04-2020
	DRAWN BY: seb
	JOB NUMBER: MiaTro1815_app
	SHEET NUMBER 1 OF 2

# THE RESERVE AT WASHINGTON, SECTION ONE REPLAT OF INLOTS 10951 AND 10952

10951 & 10952 INLOTS TROY CITY MIAMI, OHIO COUNTY



THE BEARINGS SHOWN HEREON  
 ARE BASED ON NAD 83, GEOID  
 2003 OHIO SOUTH ZONE, ODOT  
 VRS CORS NETWORK



### LEGEND

- IRON PIN FOUND
- ☆ STONE FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- STM.S. STORM SEWER
- CXX CURVE NUMBER
- BUILDING SETBACK LINE  
 FRONT=40'  
 REAR=40'  
 SIDE=10'

- NOTES:
- ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. THERE SHALL BE A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF THE INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
  - NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
  - NOTHING SHALL BE BUILT OR PLANTED IN THE 40' DRAINAGE EASEMENT ALONG THE NORTH AND EAST SIDES OF THE SUBDIVISION, UNLESS BY THE DEVELOPER OR HOA.

#### SURVEY REFERENCE

- REC. P.B. 15, PG. 69
- REC. P.B. 27, PG. 1
- REC. P.B. 27, PG. 74
- LND. SUR. Vol. 3, PG. 101
- LND. SUR. Vol. 19, PG. 74
- LND. SUR. Vol. 25, PG. 10
- LND. SUR. Vol. 27, PG. 1
- LND. SUR. Vol. 39, PG. 185
- LND. SUR. Vol. 51, PG. 106
- LND. SUR. Vol. 57, PG. 1
- LND. SUR. Vol. 57, PG. 24
- LND. SUR. Vol. 59, PG. 2

DEED REFERENCE  
 20180R-15684

#### CURVE TABLE

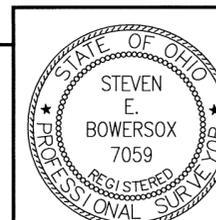
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	200.00'	89°-40'-42"	313.04'	282.05'	N 44°-56'-40" W
2	225.00'	19°-28'-34"	76.48'	76.11'	N 09°-50'-36" W
3	225.00'	18°-12'-02"	71.47'	71.17'	N 28°-40'-54" W
4	225.00'	18°-04'-48"	71.00'	70.71'	N 46°-49'-19" W
5	225.00'	18°-04'-48"	71.00'	70.71'	N 64°-54'-07" W
6	225.00'	15°-50'-30"	62.21'	62.01'	N 81°-51'-46" W

#### DESCRIPTION

BEING A REPLAT OF INLOTS 10951 AND 10952 OF THE RESERVE AT WASHINGTON, SECTION ONE, AS RECORDED IN PLAT BOOK 27, PAGES 74-74C AND OWNED BY TROY LAND DEVELOPMENT, INC. AS RECORDED IN 20180R-15684.

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 03/18/2020 DATE



**ChoiceOne** Engineering  
 SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

DATE: 03-04-2020  
 DRAWN BY: seb  
 JOB NUMBER: MiaTro1815\_Fin  
 SHEET NUMBER: 2 OF 2

**REPLAT OF LOTS 22, 23 AND UN-NUMBERED LOTS  
IN THE UNINCORPORATED VILLAGE OF CLAYTON  
SE 1/4 IN SECTION 12 AND NE 1/4 IN SECTION 13,  
NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO**

**APPROVALS**

This replat was reviewed and approved by the Miami County Engineer this 12 day of January, 2019, 20

Paul P. Hulsham  
Miami County Engineer

This replat was reviewed and approved by the Miami County Planning Commission this 30<sup>th</sup> day of APRIL, 2019, 2020.

Dianna J. Galt  
Secretary Chairman

This replat was reviewed and approved by the Miami County Commissioners this 21<sup>st</sup> day of MAY, 2019, 2020

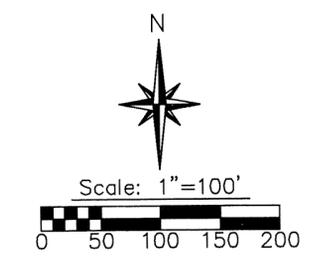
Gregory A. Simmons  
Gregory A. Simmons

John F. Evans  
John F. Evans

Ted S. Mercer  
Ted S. Mercer



CURVE DATA  
(NON-TANGENTIAL)  
Δ = 23° 17' 55"  
R = 720.00'  
L = 292.78'  
L.C. = 290.77'  
N 14° 56' 13" E



N.W. CORNER N.W. QUARTER SECTION 18  
NORTH LINE OF SECTION 18, TOWN 8, RANGE 5E

N.E. CORNER N.E. QUARTER SECTION 11

**LOT 60**  
1.326 ACRES TOTAL  
0.215 AC. IN SECTION 12  
1.111 AC. IN SECTION 13  
0.284 AC. IN ROAD R/W

- Legend**
- Iron pin found
  - ⊕ Mag nail set
  - △ Iron pipe found
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 13, Pg. 121
  - Vol. 18, Pg. 59
  - Vol. 20, Pg. 52
- Miami County Recorder's Plat Records
- Vol. 21, Pg. 146
  - Vol. 26, Pg. 98
  - Vol. 28, Pg. 97
  - Vol. 30, Pg. 40
  - Vol. 35, Pg. 126
  - Vol. 43, Pg. 45
  - Vol. 44, Pg. 165
  - Vol. 50, Pg. 07
  - Vol. 55, Pg. 172
- Miami County Engineer's Record of Land Surveys

**Basis of Bearings**  
The bearings are based on the centerline of Main Street (Rangeline Road), bearing N 25° 14' 00" E as found in P.B. 20, Page 52 of the Miami County Recorder's Plat Records.

**Occupation Statement**  
Monumented property lines generally fit occupation where occupation exists.

**Monumentation Statement**  
Monumentation is correct as shown and in good condition unless shown otherwise.

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00028  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO

FEE 43.20

Jessica Lopez BY: Joni Mascara  
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 29 DAY OF May, 2019, 2020

Matthew W. Gearhardt BY: Windy Doud  
MIAMI COUNTY AUDITOR DEPUTY

**Description**

Being a replat of lots 22 and 23 in the Unincorporated Village of Clayton, Ohio and un-numbered lots in the northeast quarter of Section 13, Town 9, Range 4E, and in the southeast quarter of of Section 12, Town 9, Range 4E, in Newberry Township, Miami County, Ohio. Acquired by Eldon J. and Mary V. Horen by D.B. 558, Page 530, D.B. 558, Page 617, D.B. 558, PAGE 811, D.B. 488, Page 754 of the Miami County Recorder's Deed Records and 2019OR-08730 of the Miami County Recorder's Official Records.

**Owner's Consent**

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.

Eldon J. Horen  
Eldon J. Horen

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

Before me, a Notary Public in and for said State and County, personally appeared Eldon J. Horen, which executed the foregoing replat, who acknowledged that they did sign this instrument and that it is their free act and deed. In testimony whereof, I have hereunto my name and affixed my official seal this 7<sup>th</sup> day of January, 2019, 2020

DAVID M. HARRIS Commission Expires: 6/13/2020  
Notary Public, State of Ohio  
My Commission Expires June 13, 2020

**Surveyor's Certification**

I hereby certify that this replat is a true and correct survey prepared in accordance with the Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.



Michael W. Cozatt 1/02/20  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 22919 Ph. (937) 339-2921

# REPLAT INLOT 1606 & LOT 687 STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, CARRIAGE TRAILS

VOLUME 28 PAGE 43  
MIAMI COUNTY RECORDER'S RECORD

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00029  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/16/2020 02:44:52 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 2

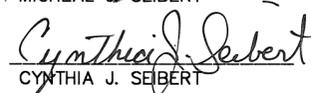
APRIL 2020

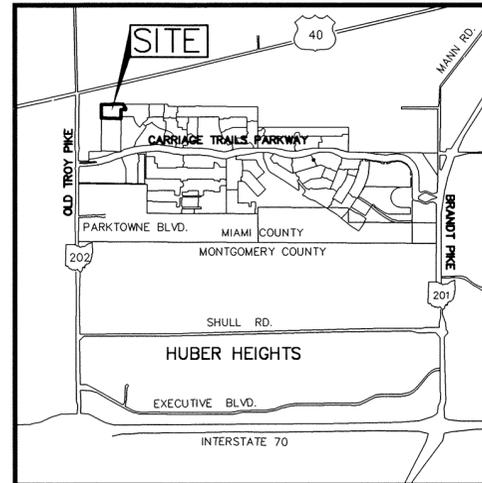
**DESCRIPTION**

BEING A REPLAT OF INLOT 1606 AS CONVEYED TO MICHAEL J. SEIBERT AND CYNTHIA J. SEIBERT BY DEED RECORDED IN DOCUMENT NUMBER 20200R-01724 AND LOT 687 AS CONVEYED TO MICHAEL J. SEIBERT AND CYNTHIA J. SEIBERT BY DEED RECORDED IN DOCUMENT NUMBER 20130R-15438, OF THE MIAMI COUNTY DEED RECORDS.

**PROPERTY OWNERS CONSENT**

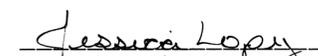
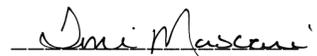
THE UNDERSIGNED, MICHAEL J. SEIBERT AND CYNTHIA J. SEIBERT, BEING THE OWNERS OF THE PARCELS HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

  
MICHAEL J. SEIBERT  
  
CYNTHIA J. SEIBERT

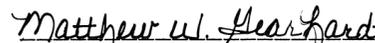


LOCATION MAP  
NO SCALE

FEE \$ 86.840

  
MIAMI COUNTY RECORDER  
  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED June 16, 2020

  
MIAMI COUNTY AUDITOR

  
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF Montgomery, SS:

BE IT REMEMBERED THAT ON THIS 10 DAY OF June, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL J. SEIBERT AND CYNTHIA J. SEIBERT THE OWNERS, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 3/2/2022

  
NOTARY PUBLIC



JAMIE FREY, Notary Public  
in and for the State of Ohio  
My Commission Expires 3/2/22

**BEARING REFERENCE**

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

**REFERENCES:**

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 771, PG. 385 & O.R. 201, PG. 771  
DOC No. 20180R-09395, DOC No. 20170R-12398  
20190R-04419, DOC No. 20170R-12398  
DOC 20200R-01724 DOC. NO. 20130R-15438  
DOC No. 20140R-06004

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG. 25 P.B. 28, PG. 16  
P.B. 23, PG. 70  
P.B. 24, PG. 20

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS AS SHOWN HEREON.

**APPROVED:**

THE WITHIN PLAT 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 MAY 28, 2019  
  
CITY OF HUBER HEIGHTS PLANNING DIRECTOR

**CERTIFICATION**

THE WITHIN PLAT IS A REPLAT OF INLOT 1606 AS CONVEYED TO MICHAEL J. SEIBERT AND CYNTHIA J. SEIBERT BY DEED RECORDED IN DOCUMENT NUMBER 20200R-01724 AND LOT 687 AS CONVEYED TO MICHAEL J. SEIBERT AND CYNTHIA J. SEIBERT BY DEED RECORDED IN DOCUMENT NUMBER 20130R-15438, OF THE MIAMI COUNTY DEED RECORDS, 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  06/08/20  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

**IBI GROUP**  
8101 N. High Street Suite 100  
Columbus OH 43235 USA  
tel 614 818 4900  
david.chiesa@ibigroup.com  
Contact: DAVE CHIESA

J:\120840\_C1\_Brown\5.9 Drawings\baseline\Survey\SEIBERT-REPLAT.dwg by:david.chiesa on 06/08/2020 @ 09:05:46 am ~ © M+E Companies, Inc.

STATE ROUTE 202

H. BERNARD WILSON III  
 D.B. 788, PG. 399  
 5.386 ACRES  
 LND 41-127

HUBER HEIGHTS CONGREGATION OF  
 JEHOVAHS WITNESSES  
 D.B. 675, PG. 901  
 0.616 ACRES  
 LND 42-125

MARTIN K. SMALLWOOD  
 20140R-06004  
 INLOT 307  
 6.251 ACRES

INLOT 308  
 3.140 ACRES

MICHAEL J. SEIBERT &  
 CYNTHIA J. SEIBERT  
 20200R-01724  
 1.959 ACRES

10' AT&T EASEMENT  
 20150R-00759

MICHAEL J. SEIBERT &  
 CYNTHIA J. SEIBERT  
 20200R-01724  
 P48-003465

INLOT 1606  
 5.348 ACRES  
 P.B. 28, PG. 16

INLOT 1607  
 5.822 ACRES

CASSEL HILLS CHURCH OF  
 CHRIST, INC.  
 20190R-04419  
 2.561 ACRES  
 LND 52-102  
 LND 18-105

CHURCH OF CHRIST  
 DISASTER RESPONSE  
 TEAM, INC.  
 20190R-11721  
 2.510 ACRES  
 LND. 15-163

DRAINAGE EASEMENT  
 20200R-01309

MICHAEL J. SEIBERT &  
 CYNTHIA J. SEIBERT  
 20130R-15438  
 LOT 687  
 0.474 ACRES  
 P48-001651

LOT 688

LOT 689

LOT 686

LOT 685

CARRIAGE TRAILS  
 SECTION 15-IV  
 P.B. 24, PG. 20

LOT 684

CORRIDOR DEVELOPMENT COMPANY, LLC  
 20200R-02127

INLOT 1605  
 P.B. 28, PG. 16

CARRIAGE TRAILS  
 SECTION 15-III  
 P.B. 23, PG. 70

LOT 567



NORTH



( IN FEET )  
 1 inch = 60 ft.

LEGEND

⊙ IRON PIN FOUND  
 PREVIOUSLY SET BY M-E COMPANIES\IBI GROUP  
 OR AS NOTED

# REPLAT PART INLOT 352

## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, CARRIAGE TRAILS

JUNE 2020

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00030  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 06/16/2020 02:44:53 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES: 2

**DESCRIPTION**

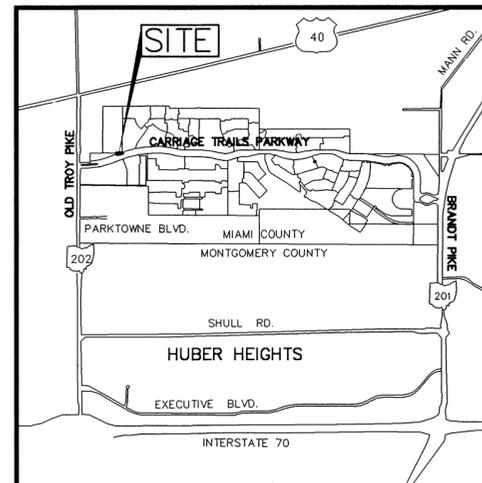
BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

**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.

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

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



LOCATION MAP  
 NO SCALE

**BEARING REFERENCE**

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

**REFERENCES:**

MIAMI COUNTY RECORDER'S DEED RECORDS:  
 O.R.V. 322, PG. 782, DOC No. 20200R-02127

MIAMI COUNTY RECORDERS PLAT RECORDS  
 P.B. 22, PG. 25  
 P.B. 23, PG. 70  
 P.B. 28, PG. 16

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS AS SHOWN HEREON.

FEE \$ 86.40

*Jessica Lopez* MIAMI COUNTY RECORDER  
*Jim Mascari* BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED June 16<sup>th</sup>, 2020.

*Matthew W. Gearhardt*  
 MIAMI COUNTY AUDITOR

*Mindy Dorek*  
 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 JUNE 9, 2020  
*J.M.P. Chiesa*  
 CITY OF HUBER HEIGHTS PLANNING DIRECTOR

**CERTIFICATION**

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 2.985 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* 06/10/20  
 David L. Chiesa P.S.  
 Registered Surveyor No. 7740

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 11<sup>th</sup> DAY OF June, 2015, 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.

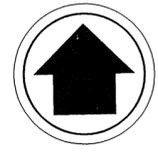
MY COMMISSION EXPIRES Aug. 16, 2020

*Cassandra L. Riehle*  
 NOTARY PUBLIC



**IBI GROUP**  
 8101 N. High Street Suite 100  
 Columbus OH 43235 USA  
 tel 614 818 4900  
 david.chiesa@biggroup.com  
 Contact: DAVE CHIESA

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



NORTH



( IN FEET )  
 1 inch = 60 ft.

LEGEND

- ⊙ IRON PIN FOUND  
PREVIOUSLY SET BY M-E COMPANIES  
OR AS NOTED
- IRON PIN SET (1" O.D. IRON  
PIPE, 30" LONG W/PLASTIC  
CAP "IBI GROUP S-6872/7740")

CARRIAGE TRAILS  
 SECTION 15-3  
 P.B. 23, PG. 70  
 LOT 568

DMX HOLDINGS, LLC  
 20200R-02781  
 3.137 ACRES  
 LND 18-37

CORRIDOR DEVELOPMENT COMPANY, LLC  
 20200R-02127  
 INLOT 1605  
 P.B. 28, PG. 16  
 14.646 ACRES

2.189 ACRES  
 LND 25-179  
 LND 18-37

DEC LAND CO. I LLC  
 PART OF INLOT 352  
 O.R. 322, PG. 782  
 2.985 ACRES  
 (2.906 ACRES REMAINDER)

INLOT 357  
 P.B. 22, PG. 77  
 0.450 ACRE

EX. DAYTON POWER & LIGHT  
 D.V. 438, PG. 87

EX. DAYTON POWER & LIGHT  
 D.V. 439, PG. 4

$\Delta=0^{\circ}16'23''$   
 $R=631.00'$   
 $CB=N12^{\circ}27'44''W$   
 $CD=3.01'$   
 $L=3.01'$

S84°59'16"E 160.54'

UTILITY EASEMENT  
 P.B. 22, PG. 25

S18°51'19"E  
 10.00'

$\Delta=99^{\circ}33'22''$   
 $R=25.00'$   
 $CB=N37^{\circ}10'45''E$   
 $CD=38.18'$   
 $L=43.44'$

**INLOT 1608**  
 0.079 ACRE

CARRIAGE TRAILS PARKWAY  
 P.B. 22, PG. 25

LOT 531

LOT 534

BETHEL CEMETERY

"6001 COZATT"

BETHEL TWP.  
 CITY OF HUBER HEIGHTS

5/8" REBAR

5/8" REBAR

R/W

200'

R/W

R/W

R/W

# REPLAT INLOT 303 STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, WINDBROOKE

VOLUME 28 PAGE 45  
MIAMI COUNTY RECORDER'S RECORD

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00031  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/16/2020 02:44:54 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 2

JUNE 2020

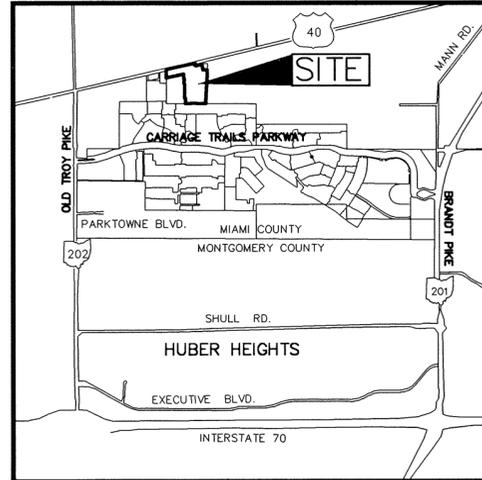
**DESCRIPTION**

BEING A REPLAT OF INLOT 303 AS CONVEYED TO THE CITY OF HUBER HEIGHTS BY DEED RECORDED IN OFFICIAL RECORD 202, PAGE 361, OF THE MIAMI COUNTY DEED RECORDS

**PROPERTY OWNERS CONSENT**

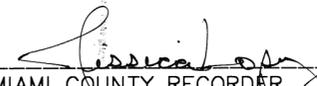
THE UNDERSIGNED, Robert B. Schommer  
ON BEHALF OF THE CITY OF HUBER HEIGHTS, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

  
CITY OF HUBER HEIGHTS

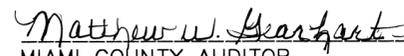


LOCATION MAP  
NO SCALE

FEE \$ 86.40

   
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED 16 June, 2020

  
MIAMI COUNTY AUDITOR

  
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF Montgomery SS:

BE IT REMEMBERED THAT ON THIS 12 DAY OF June, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME \_\_\_\_\_ FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF THE CITY OF HUBER HEIGHTS TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 3/2/2022

  
NOTARY PUBLIC



**BEARING REFERENCE**

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

**REFERENCES:**

MIAMI COUNTY RECORDER'S DEED RECORDS:  
O.R. 202, PG. 361, D.B. 734, PG. 182  
D.B. 671, PG. 167

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 21, PG. 41, P.B. 26, PG. 66  
P.B. 26, PG. 67, P.B. 20, PG. 101

LAND SURVEYS AS NOTED ON THE PLAT

**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 JUNE 9, 2020

  
CITY OF HUBER HEIGHTS PLANNING DIRECTOR

**CERTIFICATION**

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 23.695 ACRES AS DESCRIBED IN A DEED TO THE CITY OF HUBER HEIGHTS OF RECORD IN OFFICIAL RECORD 202, PAGE 361 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

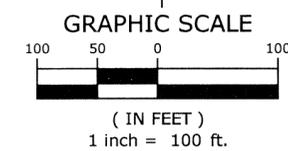
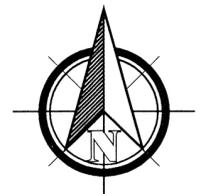
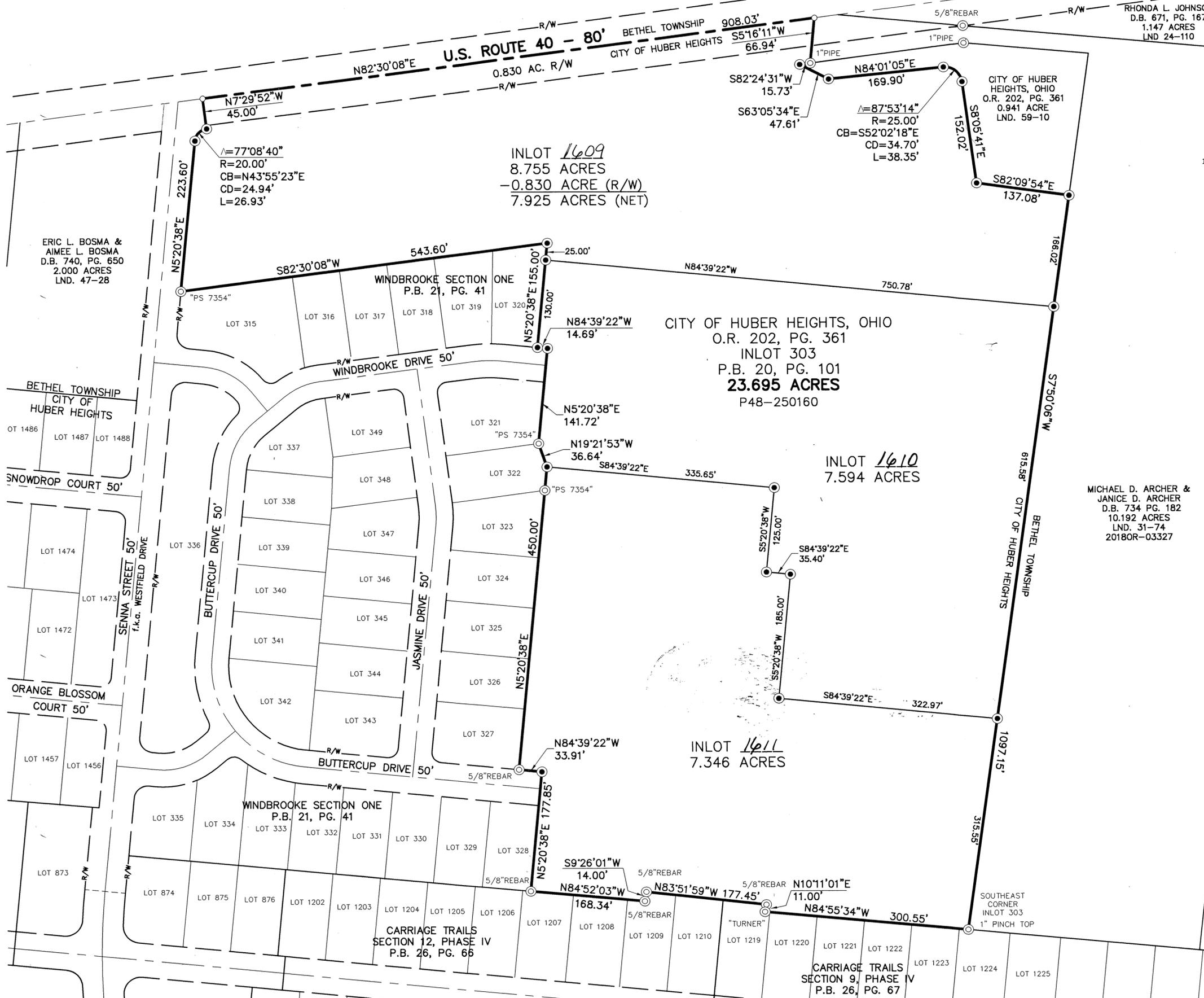
BY  06/10/20  
David L. Chiesa P.S.  
Registered Surveyor No. 7740



IBI GROUP  
8101 North High Street, Suite 100  
Columbus OH 43235 USA  
tel 614 818 4900 fax 614 818 4901  
ibigroup.com  
Contact: DAVE CHIESA

# REPLAT INLOT 303

## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS



- LEGEND**
- ⊙ IRON PIN FOUND (AS NOTED)
  - ⊙ IRON PIN SET (5/8" REBAR, 30" LONG W/PLASTIC CAP "IBI GROUP/S-6872/S-7740")
  - MAG NAIL SET



**IBI GROUP**  
8101 North High Street, Suite 100  
Columbus OH 43235 USA  
tel 614 818 4900 fax 614 818 4901  
ibigroup.com  
Contact: DAVE CHIESA

# ANNEXATION OF TERRITORY TO THE CITY OF TROY

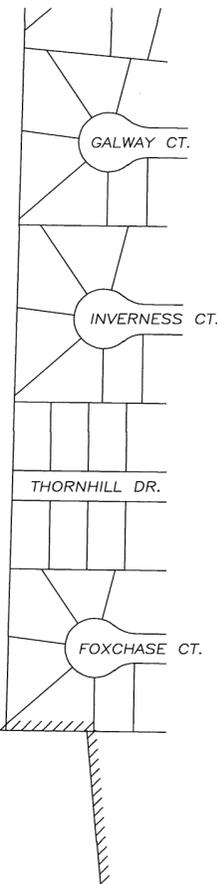
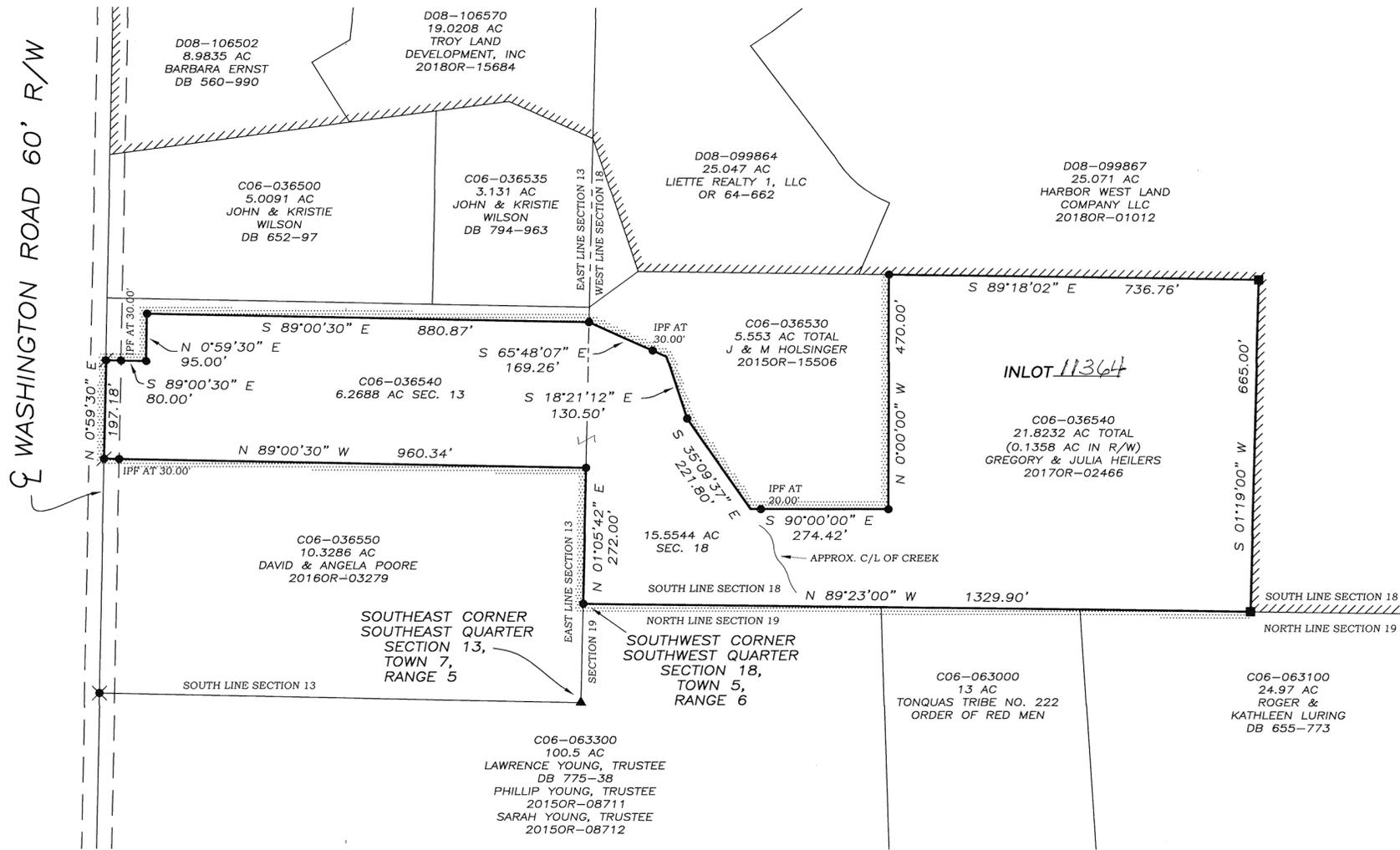
## CONCORD TOWNSHIP, MIAMI COUNTY, OHIO SECTION 13, TOWN 7, RANGE 5 & SECTION 18, TOWN 5, RANGE 6

ANNEXATION PROCEEDINGS RECORDED IN DOCUMENT  
20\_\_\_\_OR\_\_\_\_, MIAMI COUNTY RECORDER'S RECORDS.

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00032  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/19/2020 02:27:48 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

FEE \$ 301.20

Jessica Lopez Libby Kinn  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER



**MIAMI COUNTY AUDITOR**

TRANSFERRED AND LOT NUMBER ASSIGNED  
THIS 19 DAY OF June, 2020.

Matthew W. Heathard  
MIAMI COUNTY AUDITOR  
Linda Linnerman  
BY DEPUTY AUDITOR

**DESCRIPTION**

BEING A TOTAL OF 21.8232 ACRES, AS SHOWN IN VOLUME 57, PAGE 24, MIAMI COUNTY ENGINEER'S LAND SURVEY RECORDS, AS ACQUIRED BY GREGORY J. & JULIA J. HEILERS, IN DOCUMENT 20170R-02466, MIAMI COUNTY RECORDER'S DEED RECORDS, LOCATED IN SECTION 13, TOWN 7, RANGE 5 AND SECTION 18, TOWN 5, RANGE 6, IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO.

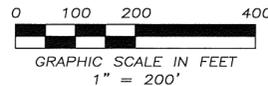
**REFERENCES**

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS: VOLUME 57, PAGE 24

**LEGEND**

- IRON PIN FOUND
- ⊙ MAG NAIL / P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- STONE FOUND
- ▲ CONCRETE POST FOUND

////// EXISTING CORPORATION LINE  
----- PROPOSED CORPORATION LINE



**CERTIFICATION**

THIS ANNEXATION PLAT PREPARED FROM MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS AND A FIELD INSPECTION. I CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.

Neil E. Teaford, P.S.  
NEIL E. TEAFORD, P.S.

**MIAMI COUNTY ENGINEER**

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 4<sup>th</sup> DAY OF November, 2019.

Paul P. Huelskamp  
PAUL P. HUELSKAMP, PE, PS

**MIAMI COUNTY COMMISSIONERS**

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 5<sup>th</sup> DAY OF November, 2019 BY RESOLUTION NO. 19-11-1529.

Gregory A. Simmons  
MIAMI COUNTY COMMISSIONER  
(John F. Evans, Absent)  
MIAMI COUNTY COMMISSIONER  
Ted S. Meier  
MIAMI COUNTY COMMISSIONER

**CITY OF TROY**

THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF TROY THIS 21<sup>st</sup> DAY OF Jan, 2020, BY ORDINANCE # 0-5-2020.

Robin J. Oda  
MAYOR  
Bill Kelly  
PRESIDENT  
Joe L. Knight  
CLERK

MAY 1, 2019

ANNEXATION PLAT FOR GREGORY & JULIA HEILERS IN MIAMI COUNTY, OHIO

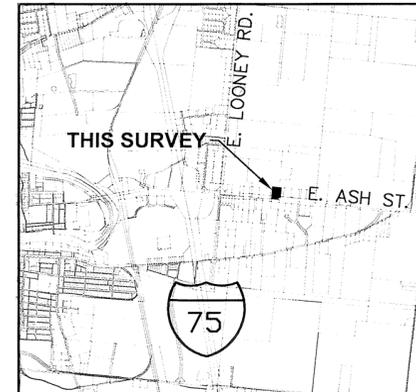


**NEIL E. TEAFORD**  
5260 TROY-URBANA ROAD  
CASSTOWN, OHIO 45312  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724

# INLOT 8847 REPLAT

N.E. 11 SECTION      PIQUA CITY      MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00033  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 06/23/2020 11:58:41 AM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES: 1



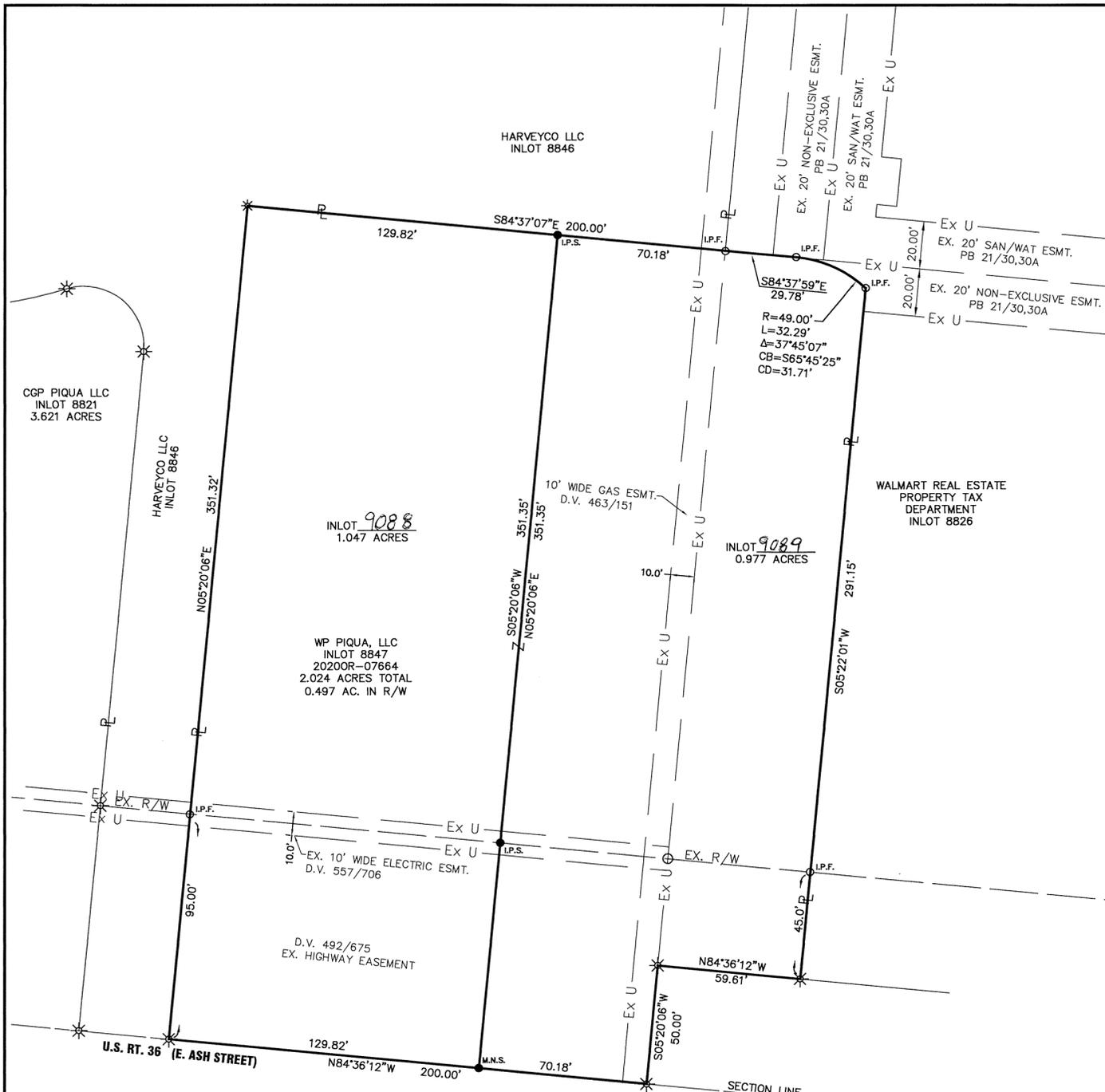
VICINITY MAP

FEE \$ 43.20

*Jessica A Lopez*  
 MIAMI COUNTY RECORDER  
*James A Moore*  
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED June 23, 2020

*Matthew W Gearhardt* *Joyce Gailliot*  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



### CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 23<sup>rd</sup> DAY OF June, 2020.

*Kyrsten French*  
 KYRSTEN FRENCH  
 CITY OF PIQUA PLANNER

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

SCALE: 1"=40'



### 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: WP PIQUA, LLC

*J. A. Nowel*  
 AUTHORIZED SIGNATURE

*Manager*  
 TITLE

### ACKNOWLEDGMENT

STATE OF OHIO, Franklin COUNTY, SS  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED James R. Moore, ON BEHALF OF WP PIQUA 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 Dublin, OHIO, THIS 19 DAY OF June, 2020.

NOTARY PUBLIC *[Signature]*

MY COMMISSION EXPIRES: 6/25/2023



### LEGEND

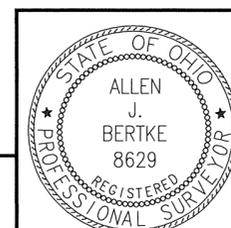
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- \* GIN SPINDLE FOUND

### SURVEY REFERENCE

- REC. P.B. 20, PG. 151
- REC. P.B. 21, PG. 6
- REC. P.B. 21, PG. 30
- REC. P.B. 21, PG. 51
- REC. P.B. 22, PG. 48

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

6-17-2020  
 DATE



**ChoiceOne**  
 Engineering

SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

DATE: 06-16-2020
DRAWN BY: AJB
JOB NUMBER: MIAPIQ2001
SHEET NUMBER 1 OF 1

# SCARBROUGH DRIVE RIGHT-OF-WAY DEDICATION

MIAMI COUNTY PIQUA CITY 7478 PART INLOT

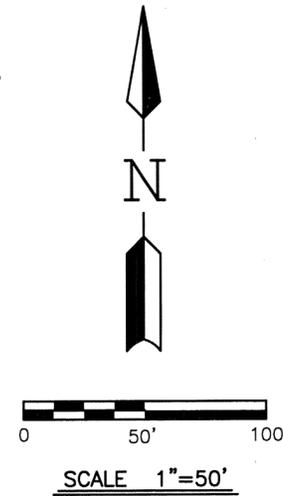
BEING A DEDICATION OF 0.2899 ACRES, PART OF INLOT 7478, CITY OF PIQUA, AS ACQUIRED BY SCARBROUGH FAMILY LIMITED PARTNERSHIP IN O.R. 47 PAGE 778.

### SURVEY REFERENCE

- 1) SCARBROUGH DRIVE PLAT BOOK 15 PAGE 19
- 2) SCARBROUGH DRIVE PLAT BOOK 18 PAGE 139
- 3) REPLAT PART INLOT 7478 PLAT BOOK 26 PAGE 90
- 4) SURVEY PART INLOT 7478 LOT SURVEY 18 PAGE 118
- 5) SURVEY PART INLOT 7478 & 7480 LOT SURVEY 22 PAGE 94
- 6) SURVEY PART INLOT 7478 LOT SURVEY 23 PAGE 120

### LEGEND

- IRON PIN SET ±30" LONG W/ SURVEYOR CAP
- IRON SPIKE SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊘ IRON SPIKE FOUND
- CONCRETE POST FOUND
- △ CORNER STONE FOUND
- ⊗ P.K. NAIL FOUND
- ( ) CALLED DIMENSION



Volume 28 Page 48  
Miami County Recorder's Records of Plats

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00034  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/24/2020 10:41:18 AM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

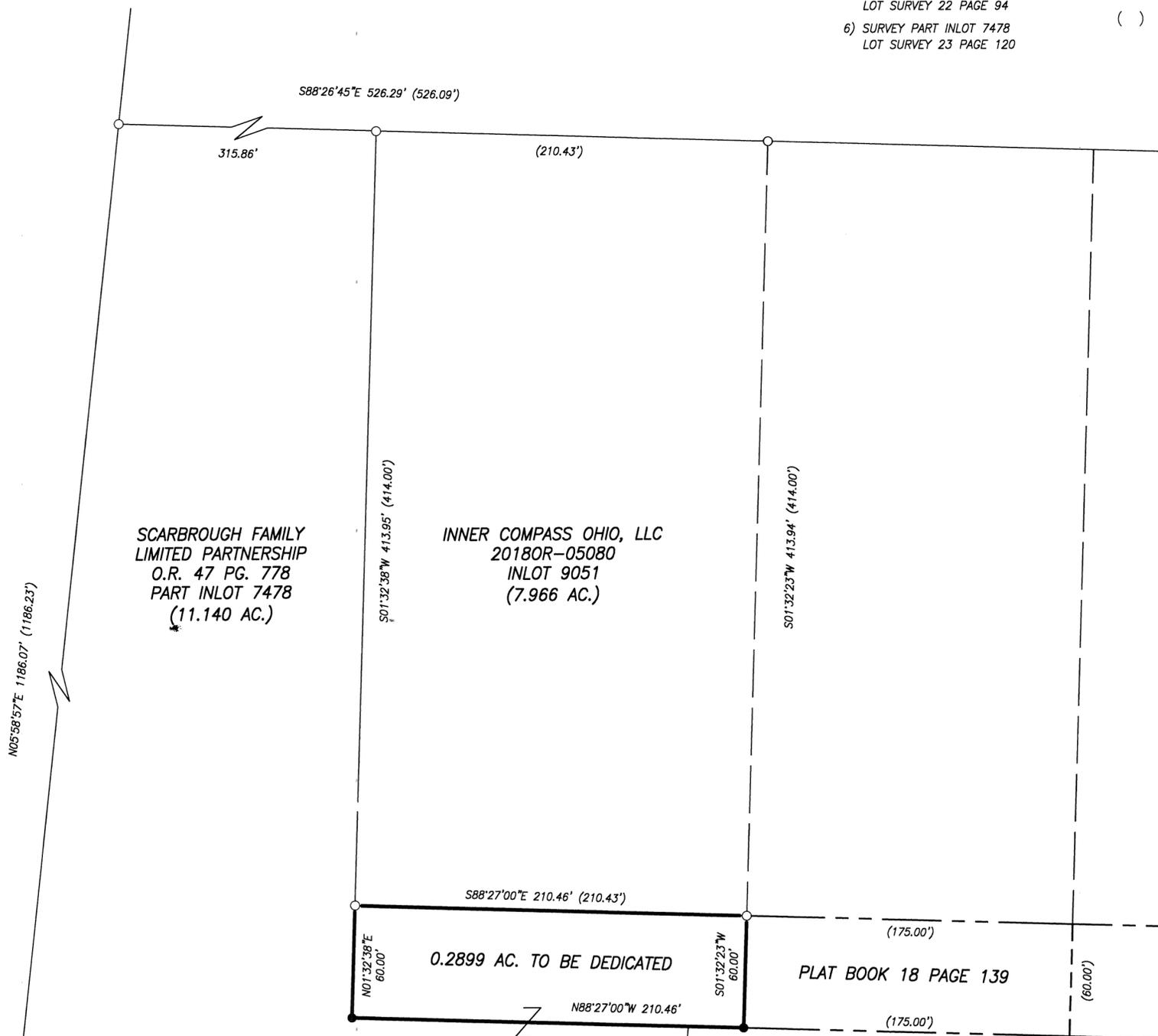
Fee 43.20  
Jessica Lopez  
Miami County Recorder  
Joni Maccari  
By Deputy Recorder

Miami County Auditor  
Approved and Transferred June 24, 2020

Matthew W Gearhardt  
Miami County Auditor

Joyce D Milliot  
By Deputy Auditor

**Mote & Associates, Inc.**  
ENGINEERING, LAND SURVEYING  
214 WEST 4th STREET  
GREENVILLE, OHIO 45331  
PHONE: (937) 548-7511  
E-MAIL: info@moteassociates.com  
FAX: (937) 548-7484  
WEBSITE: www.moteassociates.com



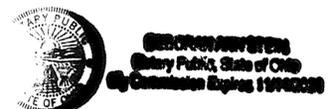
DEDICATION  
WE THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LAND SHOWN HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND DEDICATE THE PORTION OF SCARBROUGH DRIVE TO THE PUBLIC USE FOREVER.

John D. Scarbrough Jr.  
JOHN D. SCARBROUGH JR.  
PRESIDENT SCARBROUGH FAMILY LIMITED PARTNERSHIP

STATE OF Ohio - COUNTY OF Miami S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JOHN D. SCARBROUGH JR. (THE ABOVE SIGNED) 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 NOTORIAL SEAL ON THE DAY AND DATE BELOW WRITTEN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAT AT Piqua, OHIO, THIS 6th DAY OF May, 2020

Deborah Ann Stein 11/14/2024  
NOTARY PUBLIC MY COMMISSION EXPIRES

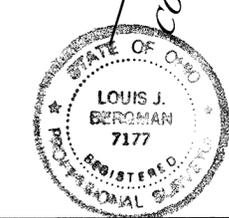


DEDICATION PLAT OF SCARBROUGH STREET  
CITY OF PIQUA  
OHIO  
CITY OF PIQUA

APPROVALS  
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO HELD THIS 14th DAY OF April, 2020. THIS PLAT WAS REVIEWED AND APPROVED.  
[Signature]  
CHAIRMAN  
Bethany Harp  
SECRETARY

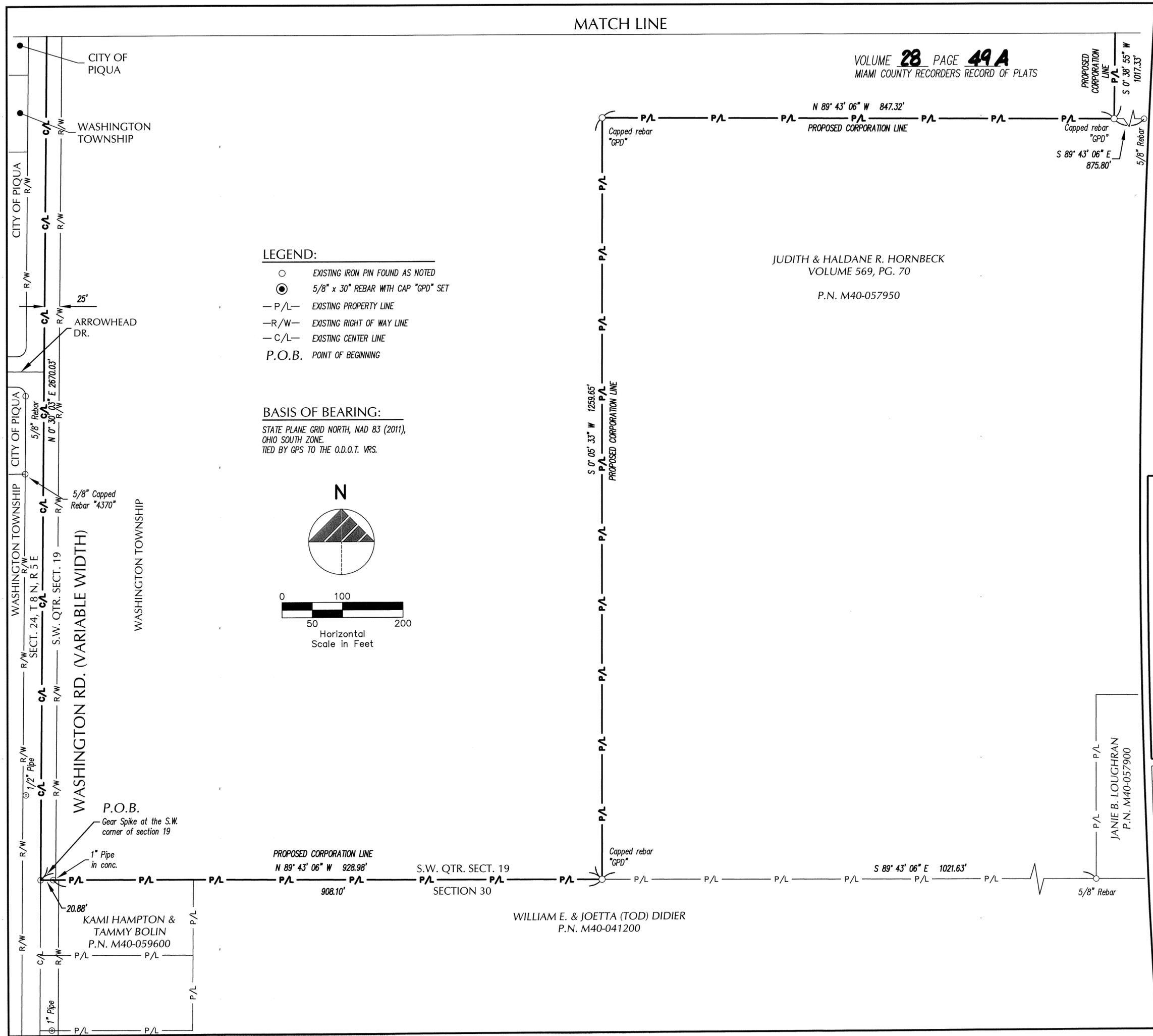
LWB-ISE LP  
D.B. 796 PG. 926  
PART INLOT 7478 & INLOT 7480  
(4.157 AC. & 0.472 AC.)  
AT A MEETING OF THE PIQUA CITY COMMISSION HELD THIS 21st DAY OF April, 2020. THIS PLAT WAS APPROVED BY RESOLUTION NO. R66-20  
[Signature] Karen S. Jenkins  
MAYOR CLERK

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREIN.  
[Signature] 1-17-20  
LOUIS J. BERGMAN, PROFESSIONAL SURVEYOR #7177  
BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).



REVISIONS:
DATE: 1-17-20
DRAWN: L.J.B.
CHECKED: J.L.M.
JOB NO. PQ13045218
DRAWING NO. 1C2701



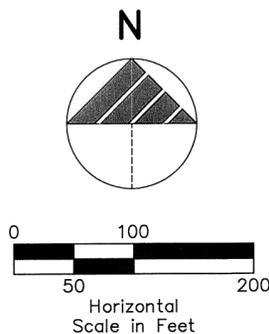


**LEGEND:**

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

**BASIS OF BEARING:**

STATE PLANE GRID NORTH, NAD 83 (2011),  
OHIO SOUTH ZONE.  
TIED BY GPS TO THE O.D.O.T. VRS.



Drawing Name: O:\2018\201807223 RRC Piqua - Manier Avelsurvey\Lot Split And Annexation\Annexation Map Page 2.dwg  
February 21, 2012 - jkeating

**ANNEXATION TO THE CITY OF PIQUA**  
WASHINGTON TOWNSHIP  
MIAMI COUNTY, OHIO


PROJECT MANAGER	DESIGNER
SLM	JEK

JOB NO.  
**2019072.56**

**2 of 2**

# BAYER DEVELOPMENT GROUP LLC REPLAT - PLEASANT HILL, OHIO

BEING A REPLAT OF INLOT 575  
CONTAINING 0.2349 ACRES

MIAMI COUNTY PLEASANT HILL VILLAGE 575 INLOT

BEING A REPLAT OF ALL OF INLOT 575, OF THE PIPER'S PINE SUBDIVISION SECTION 1 AS RECORDED IN PLAT BOOK 21, PAGE 10 OF THE MIAMI COUNTY RECORDERS OFFICE AND AS ACQUIRED BY BAYER DEVELOPMENT GROUP LLC IN DEED BOOK 756, PAGE 642

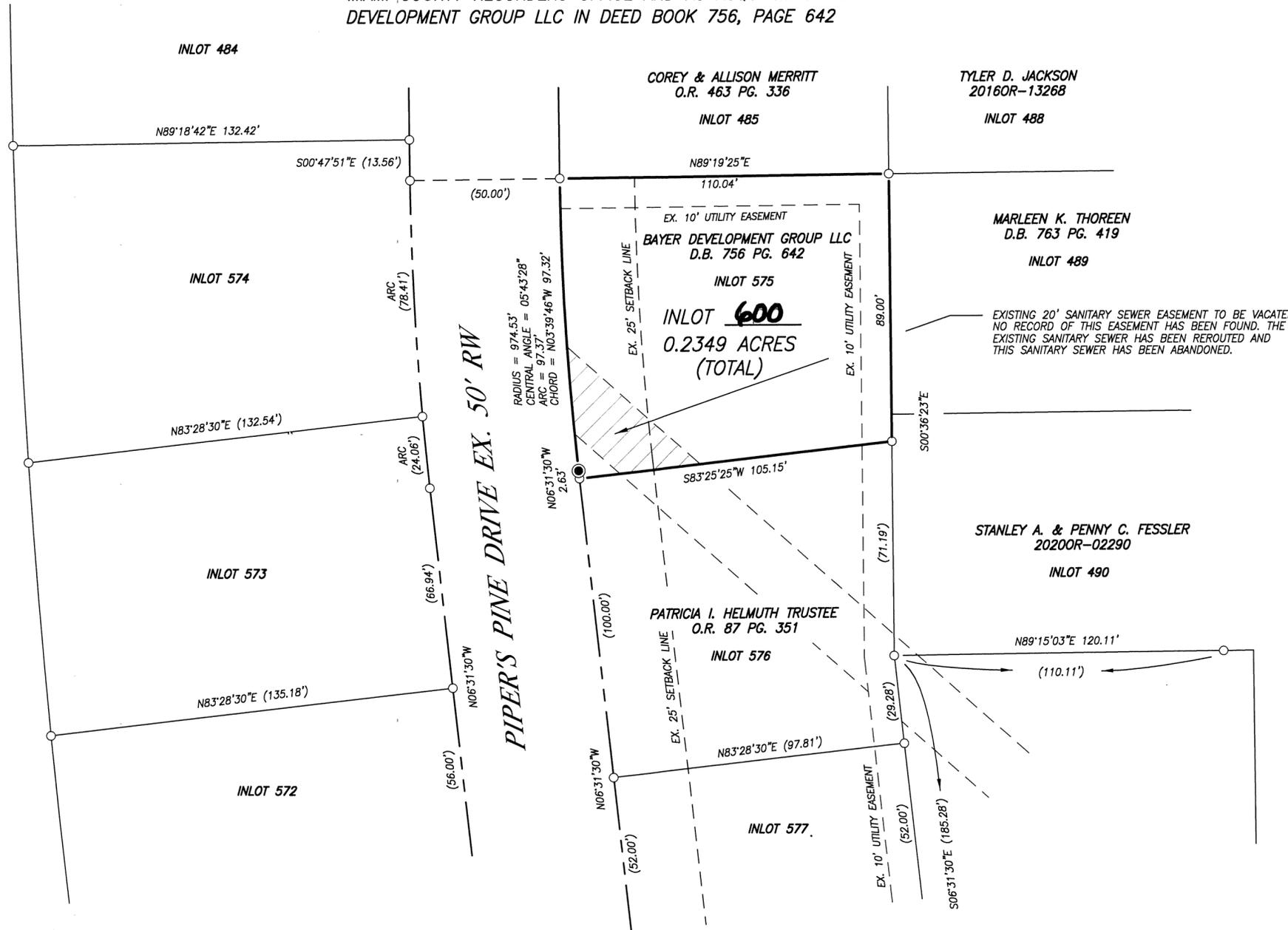
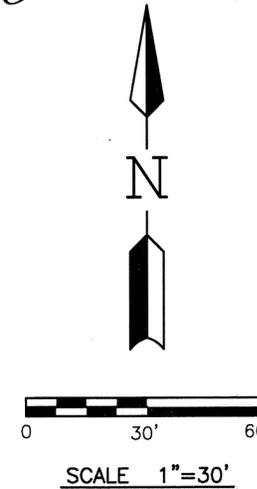
Volume 28 Page 50  
Miami County Recorder's Records of Plats

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00036  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/02/2020 12:42:05 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

Fee 43.20  
Jessica Lopez  
Miami County Recorder  
Joni Masera  
By Deputy Recorder

Miami County Auditor  
Approved and Transferred July 2, 2020  
Matthew W. Gearhardt  
Miami County Auditor  
Linda Linneman  
By Deputy Auditor

**MOTE & ASSOCIATES, INC.**  
ENGINEERS - LAND SURVEYORS  
E-MAIL: info@moteandassociatesinc.com  
PHONE: (937) 548-7511  
FAX: (937) 548-7484  
214 WEST 4th STREET  
GREENVILLE, OHIO 45331



DEDICATION  
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.

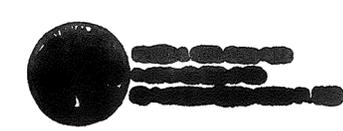
[Signature]  
BAYER DEVELOPMENT GROUP LLC  
Kurt Bayer

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Kurt Bayer (THE ABOVE SIGNED) 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 BELOW WRITTEN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAT AT Covington, OHIO, THIS 2nd DAY OF July, 2020

Deanna K. Iles  
NOTARY PUBLIC

10-21-23  
MY COMMISSION EXPIRES



**LEGEND**

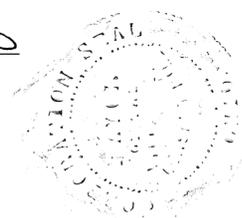
- IRON BAR FOUND (#8-30" LONG)
- IRON PIN FOUND
- ⊗ IRON SPIKE FOUND

**SURVEY REFERENCE**

- 1) PIPER'S PINE SUBDIVISION SECTION 1 PLAT BOOK 21 PAGE 10.

The Village of Pleasant Hill, Ohio approves this replat and the vacation of the sanitary sewer easement as shown on the replat.

[Signature] 7-2-20  
Mayor Date



I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN HEREIN.

[Signature] 6-29-20  
LOUIS J. BERGMAN, PROFESSIONAL SURVEYOR #7177

BEARINGS BASED ON NORTH LINE OF INLOT 575 N89°19'25"E

REPLAT OF INLOT 575  
KURT BAYER

PLEASANT HILL  
OHIO

REVISIONS:

DATE: 6-29-20

DRAWN: L.J.B.

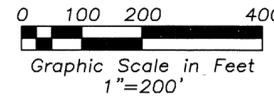
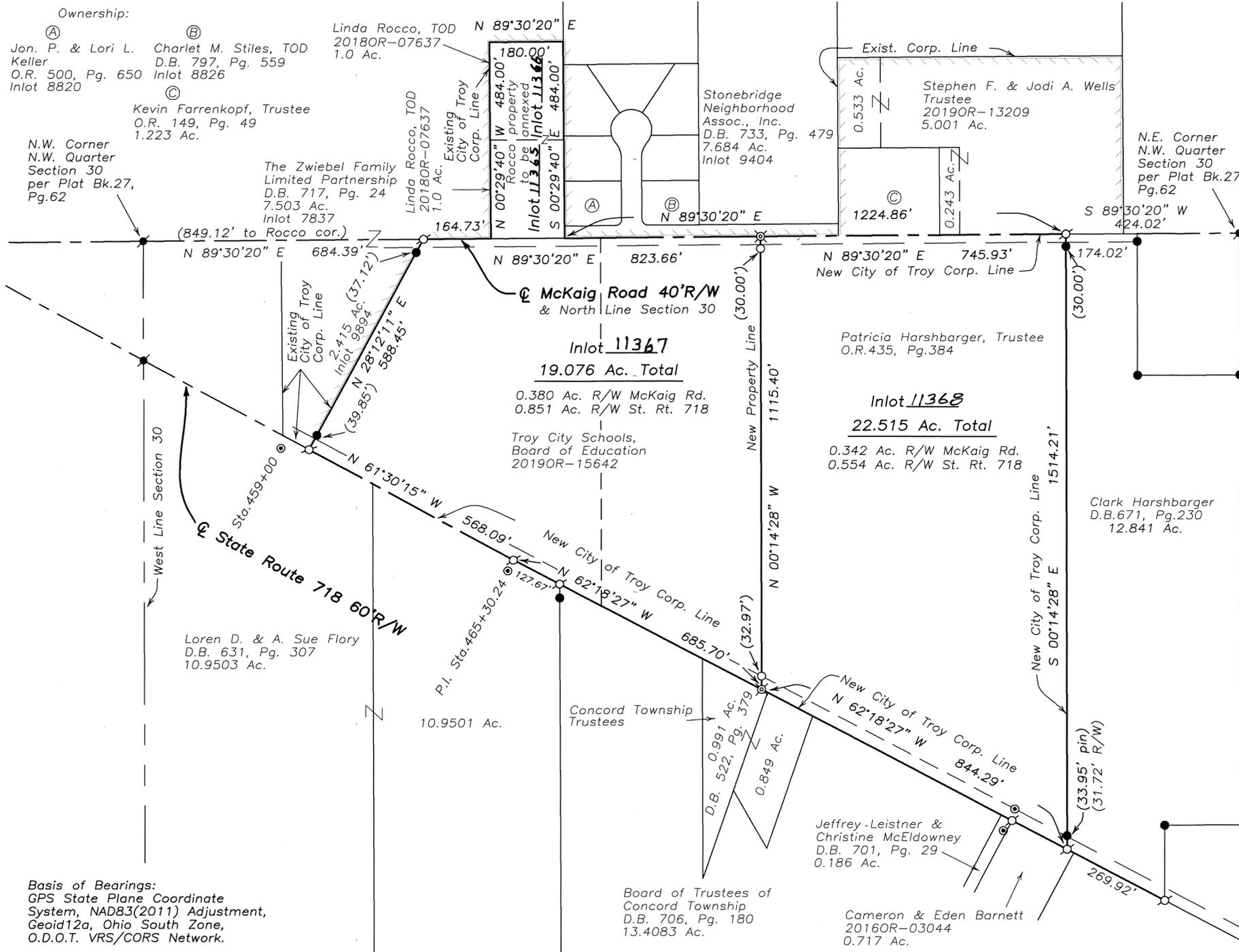
CHECKED: J.L.M.

JOB NO.  
PL16061320

DRAWING NO.  
1C2716

# ANNEXATION TO THE CITY OF TROY, OHIO

5 TOWN 6E RANGE 19 SW 1/4 30 NW 1/4 SECTION CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00037  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/06/2020 03:36:11 PM

FEE: 43.20

*Jessica Lopez* BY: *Jon Maxey*  
MIAMI CO. RECORDER DEPUTY

See Annexation Proceedings Recorded in  
Official Record 2020OR-09013

APPROVED AND TRANSFERRED WITH LOT NUMBERS  
ASSIGNED THIS 6<sup>th</sup> DAY OF July, 2020

*Matthew W Gearhard* BY: *Joyce Grulliot*  
MIAMI CO. AUDITOR DEPUTY

### Approval by the Miami County Commissioners

The annexation of the foregoing area to the City of Troy was reviewed and approved by the Miami County Commissioners this 6<sup>th</sup> day of February, 2020

*Gregory A. Simmons* Commissioner  
*John F. Evans* Commissioner  
*Ted S. Mercer* Commissioner

### Approval by the Miami County Engineer

This annexation was reviewed and approved by the Miami County Engineer this 13<sup>th</sup> day of January, 2020

*Paul P. Huelskamp*  
Paul P. Huelskamp  
Miami County Engineer

### City of Troy Council

At a meeting of the Council of the City of Troy, Ohio, held this 4<sup>th</sup> day of May, 2020, this plat was approved by Ordinance No. 0-24-2020 effective 6-4, 2020.

*Robin S. Oda* Mayor  
*Willie Lee* President of Council

*Sue A. Knight*  
Clerk of Council

Annexation map of Rocco property, Harshbarger property, and Troy City Schools property.

*Michael W. Cozatt* 12/26/19  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 29919 (937) 339-2921  
File Name: C:\Jobs\2019\29919.dwg  
Drawn by: DMC ~ Checked by: MWC

### Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- Mag Nail Found
- Mag Nail Set
- Mag Nail Found
- Mag Spike Set
- Monument Found

### References

- Miami County Engineer's Record of Land Surveys Volume 32, Page 84 Volume 59, Page 127
- Miami County Recorder's Plat Records Volume 27, Page 62
- O.D.O.T. Centerline Plat MIA-718-8.50

# HOME ACRES REPLAT LOTS 154 & 155

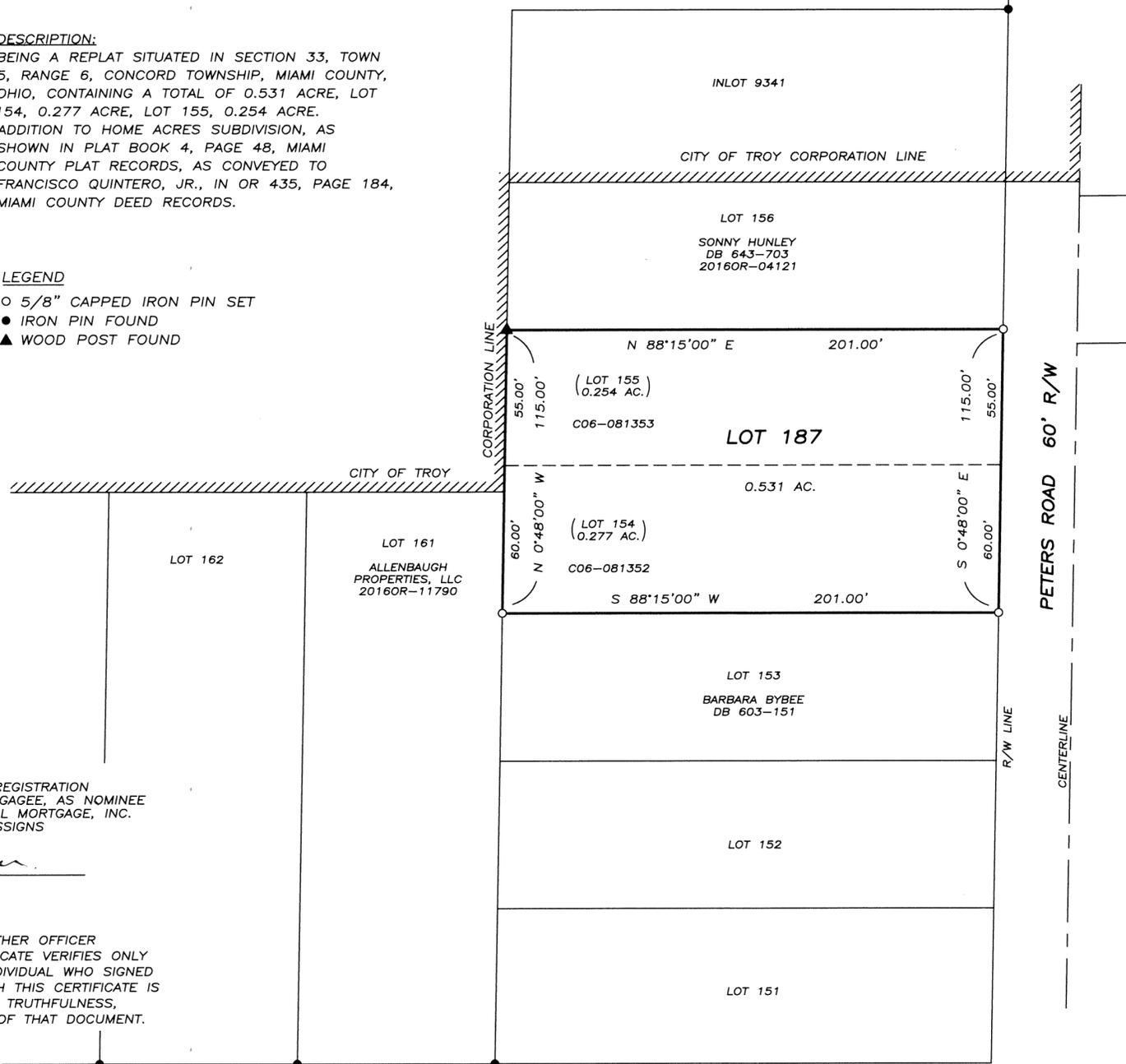
CONCORD TOWNSHIP, SECTION 33, TOWN 5, RANGE 6  
MIAMI COUNTY, OHIO

**DESCRIPTION:**

BEING A REPLAT SITUATED IN SECTION 33, TOWN 5, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 0.531 ACRE, LOT 154, 0.277 ACRE, LOT 155, 0.254 ACRE. ADDITION TO HOME ACRES SUBDIVISION, AS SHOWN IN PLAT BOOK 4, PAGE 48, MIAMI COUNTY PLAT RECORDS, AS CONVEYED TO FRANCISCO QUINTERO, JR., IN OR 435, PAGE 184, MIAMI COUNTY DEED RECORDS.

**LEGEND**

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ▲ WOOD POST FOUND



MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2020P-00038  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/22/2020 02:38:09 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

FEE \$ 43.20 Jessica Lopez Sibby Kuro  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

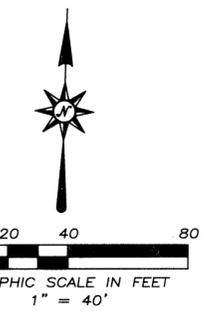
**MIAMI COUNTY AUDITOR**  
REVIEWED BY THE MIAMI COUNTY AUDITOR  
THIS 22<sup>nd</sup> DAY OF July, 2020  
Matthew W. Garhardt Joyce Grillo  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**MIAMI COUNTY ENGINEER**  
REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
THIS 8<sup>th</sup> DAY OF July, 2020  
Paul P. Huelskamp  
PAUL P. HUELSKAMP, P.E., P.S.

**MIAMI COUNTY COMMISSIONERS**  
APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS  
THIS 14 DAY OF July, 2020  
John F. ... Red S. ...  
Gregory A. Simmons

**MIAMI COUNTY PLANNING COMMISSION**  
REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION  
THIS 15<sup>th</sup> DAY OF OCTOBER, 2019.  
[Signature] [Signature]  
CHAIRMAN SECRETARY

**REFERENCES**  
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 41, PAGE 60 (BASIS OF BEARINGS)  
MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 4, PAGE 48  
OFFICIAL RECORD 435, PAGE 184



**LIENHOLDER**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS  
Darrell Schiffer

**ACKNOWLEDGMENT**  
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California COUNTY OF Ventura  
ON 6-19-2020 BEFORE ME, Angie Morales, Notary Public  
PERSONALLY APPEARED Darrell Schiffer  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) EXECUTED THE SAME IN (HIS/HER/THEIR) AUTHORIZED CAPACITY(IES), AND THAT BY (HIS/HER/THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND AND OFFICIAL SEAL. Angie Morales



**OWNER'S CONSENT** MAPLE STREET 50'  
I, FRANCISCO QUINTERO, JR., MARRIED, OWNER OF THE LAND SHOWN HEREON, DO HEREBY CONSENT TO THE REPLAT AS SHOWN BY THIS PLAT.  
Francisco Quintero Ruby Villalobos  
FRANCISCO QUINTERO, JR. RUBY VILLALOBOS

STATE OF OHIO, MIAMI COUNTY, SS:  
BE IT REMEMBERED THAT ON THIS 23<sup>rd</sup> DAY OF June, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME, FRANCISCO QUINTERO, JR., 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 SHOWN HEREON.  
MY COMMISSION EXPIRES: 11-07-20 Daphne Carnes  
DATE NOTARY PUBLIC COMMISSION EXPIRES NOV. 7, 2020

AUGUST 29, 2019	SURVEY OF LOTS 154 & 155, HOME ACRES IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO
	<u>Neil E. Teaford, P.S. # 7724</u> <b>NEIL E. TEAFORD</b> 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

DESCRIPTION

BEING A REPLAT OF INLOT 1608 AS CONVEYED TO CORRIDOR DEVELOPMENT COMPANY, LLC., OF RECORD IN DOCUMENT No. 2020OR-08692 AND ALL OF INLOT 1605 AS CONVEYED TO CORRIDOR DEVELOPMENT COMPANY, LLC., BY DEED RECORDED IN DOCUMENT No. 2020OR-02127, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF CORRIDOR DEVELOPMENT COMPANY, 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.

By: Corridor Development Company, LLC

By: Diana K. Colyer, Assistant Secretary and Treasurer

STATE OF OHIO, COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED THAT ON THIS 9th DAY OF July 2020, 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 CORRIDOR DEVELOPMENT COMPANY, LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Aug 16 2020

Notary Public signature and name: Cass L. Riehle



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

CONSENT OF LIENHOLDER WESBANCO BANK, INC.

BY: David P. Duncan, Senior Vice President

STATE OF OHIO, COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED THAT ON THIS 17th DAY OF July 2020, 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.

Notary Public signature and name: Cass L. Riehle



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

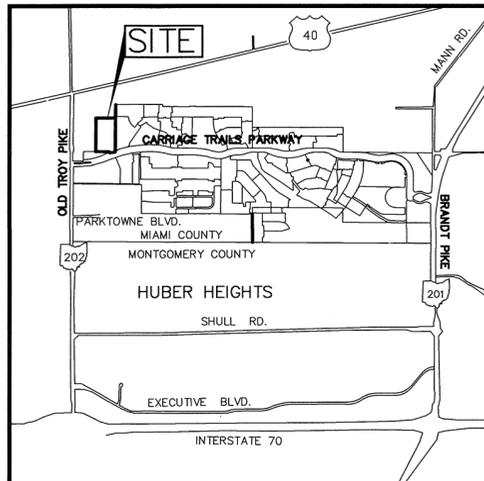
MY COMMISSION EXPIRES:

CARRIAGE TRAILS

SECTION 17

REPLAT OF INLOTS 1605 AND 1608

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, JULY 2020



LOCATION MAP NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 17, 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.

GREEN SPACE

LOT 1606 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: DOC No. 2019OR-11721, DOC No. 2020OR-02781, 2019OR-04419, DOC No. 2017OR-12398, D.B. 788, PG. 399, DOC No. 2012OR-16543, DOC No. 2014OR-06004, DOC No. 2020OR-02127, DOC No. 2020OR-08692

- MIAMI COUNTY RECORDERS PLAT RECORDS P.B. 22, PG. 25 P.B. 28, PG. 16 P.B. 23, PG. 70 P.B. 28, PG. 44 P.B. 24, PG. 20

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS AS SHOWN HEREON.

MIAMI COUNTY RECORDER JESSICA A LOPEZ 2020P-00039 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 07/24/2020 08:29:57 AM REFERENCES 0 RECORDING FEE PAGES: 4

FEE \$ 172.80

Jessica Lopez MIAMI COUNTY RECORDER

Imi Mascari BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED July 24, 2020.

Matthew W. Garhardt MIAMI COUNTY AUDITOR

Linda Timmerman 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 June 9, 2020

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 14.646 ACRES AS DESCRIBED IN A DEED TO CORRIDOR DEVELOPMENT COMPANY, LLC., OF RECORD IN DOCUMENT No. 2020OR-02127, AND CONTAINING 0.079 ACRE AS DESCRIBED IN A DEED TO CORRIDOR DEVELOPMENT COMPANY, LLC., OF RECORD IN DOCUMENT No. 2020OR-08692 RECORDS OF MIAMI COUNTY, OHIO.

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

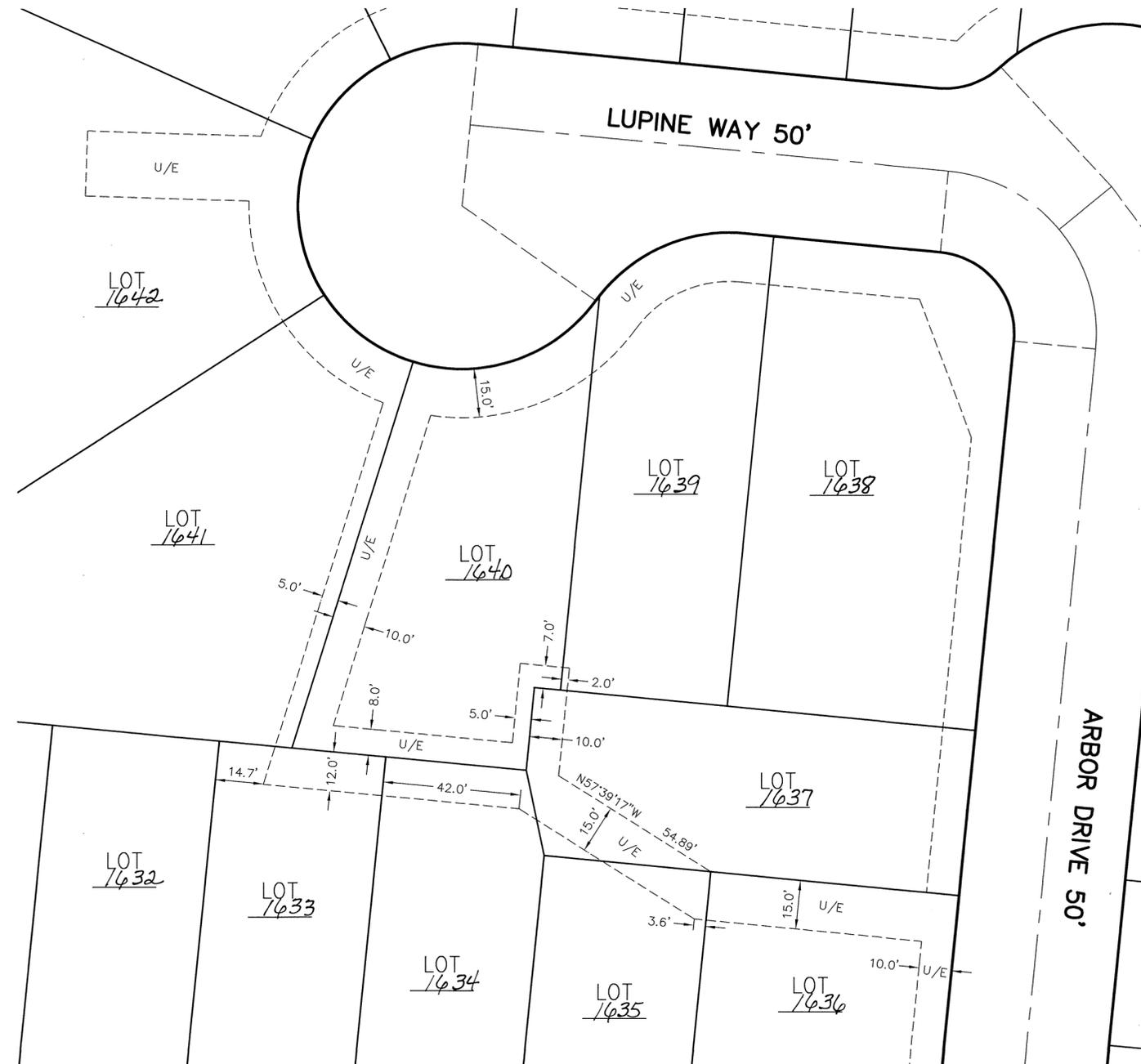


IBI GROUP BY David L. Chiesa P.S. Registered Surveyor No. 7740 07/08/20

DEVELOPER CORRIDOR DEVELOPMENT COMPANY, LLC 6375 RIVERSIDE DRIVE SUITE 200 DUBLIN, OHIO 43017



8101 N. High Street Columbus, OH 43235 Contact: DAVE CHIESA 614-818-4900 ext. 225 Fax: 614-818-4902 www.IBIGroup.com



UTILITY EASEMENT DETAIL  
1"=30'

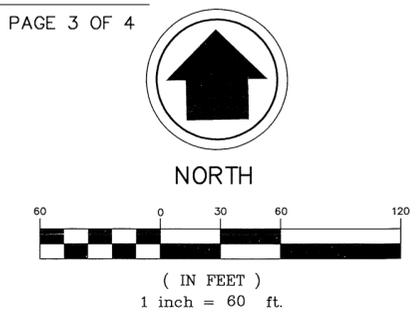
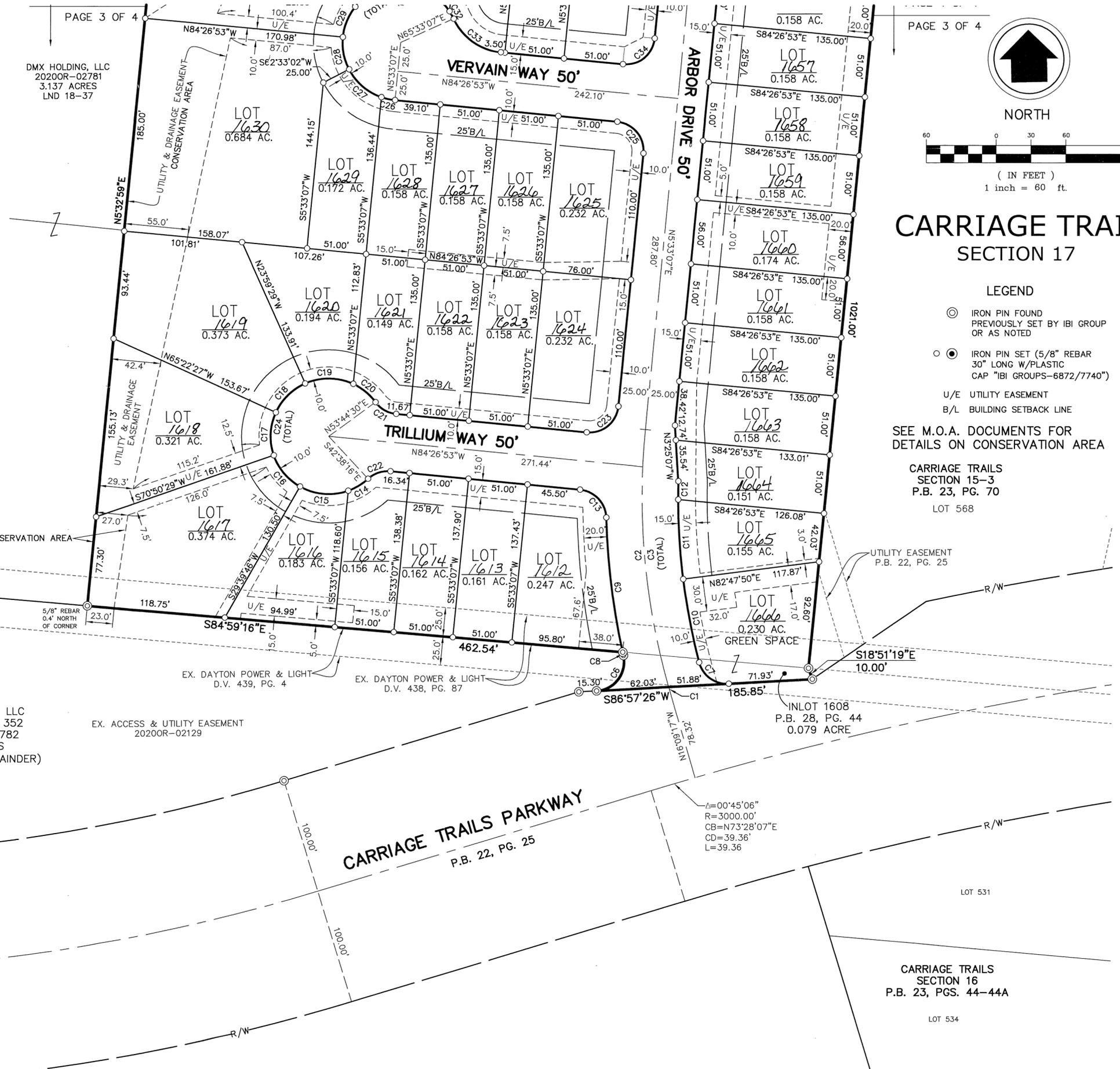
CARRIAGE TRAILS  
SECTION 17



8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 614-818-4902  
www.IBIGroup.com

J:\120840\_CT\_Brown\5.9 Drawings\baseline\survey\CT J BROWN PLAT.dwg by: david.chiesa on 07/08/2020 @ 02:06:53 pm ~ © M+E Companies, Inc.

Curve #	Length	Radius	Delta	C.B.	CHORD
C1	3.42'	600.00'	0°19'35"	S16°06'06"E	3.42'
C2	192.83'	600.00'	18°24'52"	S6°43'52"E	192.01'
C3	225.05'	600.00'	21°29'25"	N5°11'35"W	223.73'
C4	78.54'	50.00'	90°00'00"	N39°26'53"W	70.71'
C5	39.27'	50.00'	45°00'00"	N16°56'53"W	38.27'
C6	43.44'	25.00'	99°33'22"	N37°10'45"E	38.18'
C7	34.23'	25.00'	78°27'06"	S5°34'01"E	31.62'
C8	3.01'	631.00'	0°16'23"	S12°27'44"E	3.01'
C9	117.62'	631.00'	10°40'47"	S6°59'09"E	117.45'
C10	73.37'	569.00'	7°23'18"	S10°53'49"E	73.32'
C11	69.00'	569.00'	6°56'53"	S3°43'43"E	68.96'
C12	15.95'	569.00'	1°36'23"	S0°32'55"W	15.95'
C13	36.13'	25.00'	82°48'07"	N43°02'49"W	33.07'
C14	20.11'	50.00'	23°02'37"	N58°53'03"E	19.97'
C15	42.98'	50.00'	49°15'24"	S8°57'56"E	41.67'
C16	35.94'	50.00'	41°10'43"	S39°44'52"E	35.17'
C17	38.21'	50.00'	43°47'04"	S2°44'01"W	37.29'
C18	36.11'	50.00'	41°22'58"	S45°19'02"W	35.33'
C19	42.68'	50.00'	48°54'18"	N89°32'20"W	41.39'
C20	25.16'	50.00'	28°49'42"	N50°40'21"W	24.89'
C21	21.03'	25.00'	48°11'23"	S60°21'11"E	20.41'
C22	21.03'	25.00'	48°11'23"	S71°27'26"W	20.41'
C23	39.27'	25.00'	90°00'00"	N50°33'07"E	35.36'
C24	241.19'	50.00'	276°22'46"	S5°33'07"W	66.67'
C25	39.27'	25.00'	90°00'00"	N39°26'53"W	35.36'
C26	12.01'	50.00'	13°46'03"	S77°33'51"E	11.99'



**CARRIAGE TRAILS SECTION 17**

- LEGEND**
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP OR AS NOTED
  - IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
  - U/E UTILITY EASEMENT
  - B/L BUILDING SETBACK LINE
- SEE M.O.A. DOCUMENTS FOR DETAILS ON CONSERVATION AREA

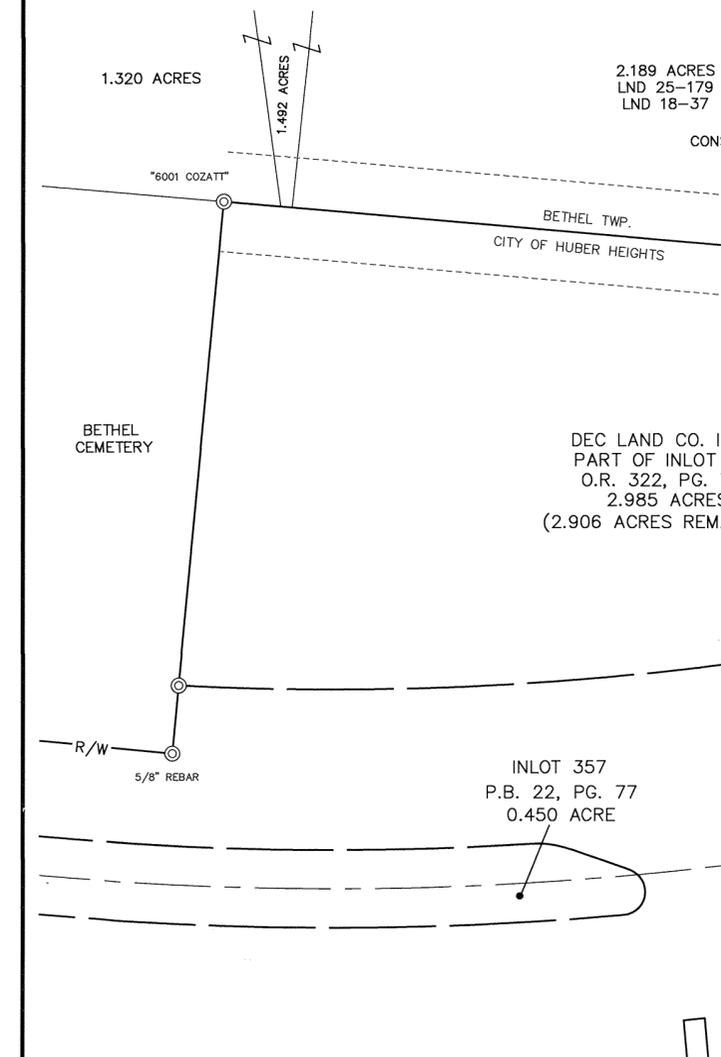
CARRIAGE TRAILS SECTION 15-3  
 P.B. 23, PG. 70  
 LOT 568

UTILITY EASEMENT P.B. 22, PG. 25

INLOT 1608 P.B. 28, PG. 44 0.079 ACRE

**CARRIAGE TRAILS PARKWAY**  
 P.B. 22, PG. 25

CARRIAGE TRAILS SECTION 16  
 P.B. 23, PGS. 44-44A  
 LOT 534



PAGE 3 OF 4

DMX HOLDING, LLC  
 20200R-02781  
 3.137 ACRES  
 LND 18-37

1.320 ACRES

1.492 ACRES

2.189 ACRES  
 LND 25-179  
 LND 18-37

CONSERVATION AREA

BETHEL CEMETERY

BETHEL TWP.  
 CITY OF HUBER HEIGHTS

EX. DAYTON POWER & LIGHT D.V. 439, PG. 4

EX. DAYTON POWER & LIGHT D.V. 438, PG. 87

EX. ACCESS & UTILITY EASEMENT 20200R-02129

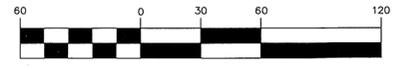
DEC LAND CO. I LLC  
 PART OF INLOT 352  
 O.R. 322, PG. 782  
 2.985 ACRES  
 (2.906 ACRES REMAINDER)

INLOT 357 P.B. 22, PG. 77 0.450 ACRE

J:\120840\_CT\_Brown\5.9 Drawings\baseline\survey\CT\_BROWN PLAT.dwg by:david.chiesa on 07/20/2020 @ 10:23:44 am ~ © W+E Companies, Inc.



NORTH



( IN FEET )  
 1 inch = 60 ft.

LEGEND

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

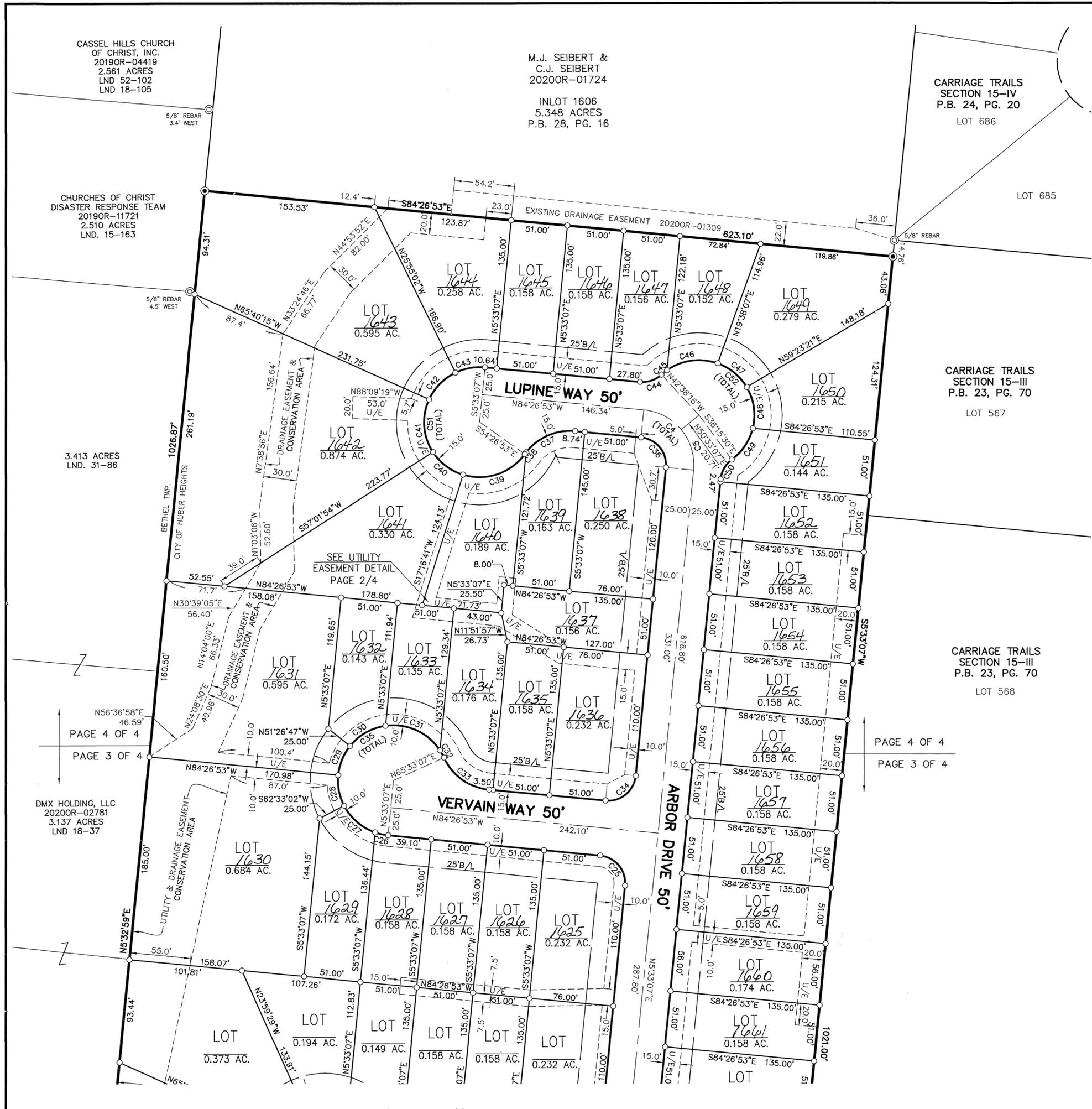
CARRIAGE TRAILS SECTION 17

12.395 ACRES LOTS  
 + 2.330 ACRES RIGHT-OF-WAY  
 14.725 ACRES TOTAL

ALL INLOT 1608 - 0.079 ACRE (P48-000922)  
 ALL INLOT 1605 - 14.646 ACRES (P48-000417)

SEE M.O.A. DOCUMENTS FOR DETAILS ON CONSERVATION AREA

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C27	37.73'	50.00'	43°13'51"	S49°03'54"E	36.84'
C28	28.80'	50.00'	33°00'06"	S10°56'55"E	28.40'
C29	28.80'	50.00'	33°00'06"	S22°03'10"W	28.40'
C30	37.73'	50.00'	43°13'51"	S60°10'09"W	36.84'
C31	56.91'	50.00'	65°12'47"	N65°36'32"W	53.89'
C32	7.47'	50.00'	8°33'16"	N28°43'31"W	7.46'
C33	52.36'	50.00'	60°00'00"	S54°26'53"E	50.00'
C34	39.27'	25.00'	90°00'00"	N50°33'07"E	35.36'
C35	159.70'	50.00'	183°00'06"	S64°03'05"W	99.97'
C36	39.27'	25.00'	90°00'00"	N39°26'53"W	35.36'
C37	50.35'	50.00'	57°41'40"	S66°42'17"W	48.25'
C38	2.01'	50.00'	2°18'20"	S36°42'17"W	2.01'
C39	62.59'	50.00'	71°43'33"	N71°24'54"E	58.58'
C40	34.69'	50.00'	39°45'13"	S52°50'42"E	34.00'
C41	50.00'	50.00'	57°17'50"	S4°19'10"E	47.94'
C42	34.69'	50.00'	39°45'13"	S44°12'22"W	34.00'
C43	27.46'	50.00'	31°28'09"	S79°49'03"W	27.12'
C44	21.03'	25.00'	48°11'23"	N71°27'26"E	20.41'
C45	6.41'	50.00'	7°20'44"	S51°02'06"W	6.41'
C46	47.93'	50.00'	54°55'39"	S82°10'18"W	46.12'
C47	34.69'	50.00'	39°45'13"	N50°29'16"W	34.00'
C48	38.96'	50.00'	44°38'25"	N8°17'27"W	37.98'
C49	34.66'	50.00'	39°42'45"	N33°53'08"E	33.97'
C50	21.03'	25.00'	48°11'23"	S29°38'49"W	20.41'
C51	209.44'	50.00'	240°00'02"	S24°26'52"E	86.60'
C52	162.65'	50.00'	186°22'46"	N39°26'53"W	99.85'



CASSEL HILLS CHURCH OF CHRIST, INC.  
 20190R-04419  
 2.561 ACRES  
 LND 52-102  
 LND 18-105

M.J. SEIBERT &  
 C.J. SEIBERT  
 20200R-01724

INLOT 1606  
 5.348 ACRES  
 P.B. 28, PG. 16

CARRIAGE TRAILS SECTION 15-IV  
 P.B. 24, PG. 20  
 LOT 686

LOT 685

CARRIAGE TRAILS SECTION 15-III  
 P.B. 23, PG. 70  
 LOT 567

CARRIAGE TRAILS SECTION 15-III  
 P.B. 23, PG. 70  
 LOT 568

CHURCHES OF CHRIST DISASTER RESPONSE TEAM  
 20190R-11721  
 2.510 ACRES  
 LND. 15-163

3.413 ACRES  
 LND. 31-86

DMX HOLDING, LLC  
 20200R-02781  
 3.137 ACRES  
 LND 18-37

**REPLAT OF I.L. 8981**

FOR ALAN LEBOWITZ  
CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 28 PAGE 54

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2020P-00040  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
08/12/2020 11:26:43 AM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

**DESCRIPTION**

BEING A REPLAT OF A TOTAL OF 1.023 ACRES INTO A 0.655 ACRE LOT, AND A 0.368 ACRE LOT, BEING ALL OF THE INLOT 8981 DESCRIBED TO DRAPP INVESTMENTS, LTD. IN DEED **BK. 723 PG. 112** IN THE MIAMI COUNTY RECORD OF DEEDS.

*Jessica A. Lopez*  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

*Libby Kerns*  
DEPUTY  
FEE 13.20

TRANSFERRED ON THE 12<sup>th</sup> DAY OF Aug, 2020

*Matthew W. Gearhardt*  
MATTHEW W. GEARHARDT  
AUDITOR, MIAMI COUNTY, OHIO

*Joyce Grulliot*  
BY: DEPUTY AUDITOR

CITY OF PIQUA  
THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS  
DAY OF July 22, 2020.

*Kymber Ann*  
CITY OF PIQUA CITY PLANNER

**REFERENCES:**

MIAMI COUNTY RECORD OF PLATS:  
PLAT BOOK 23, PAGE 98  
PLAT BOOK 24, PAGE 88

DEEDS: AS REFERENCED HEREON

**LEGEND:**

○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"

● IRON PIN FOUND

■ STONE FOUND

(150.01') BEARING & DISTANCE OF RECORD



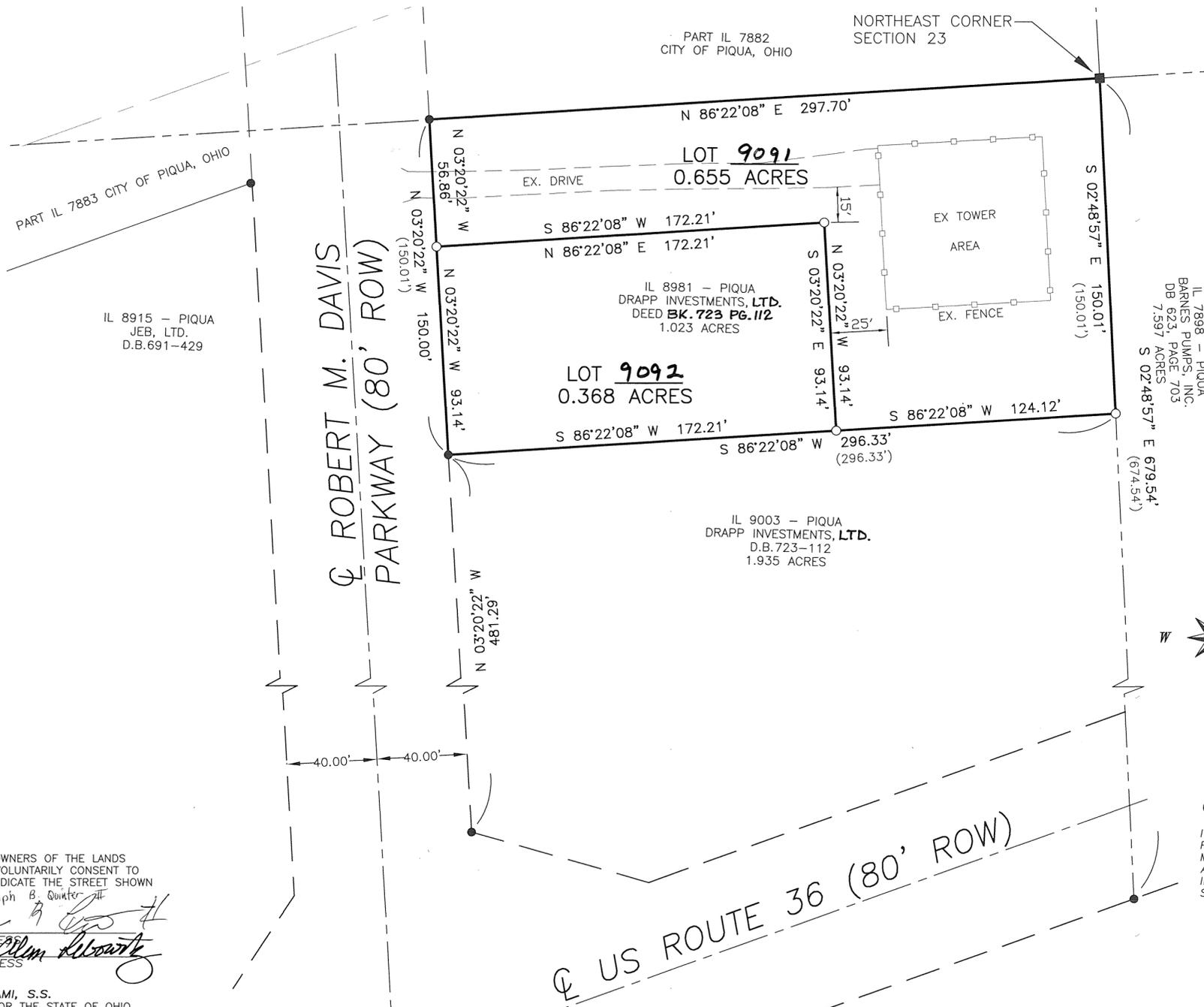
GRAPHIC SCALE IN FEET

1"=40'

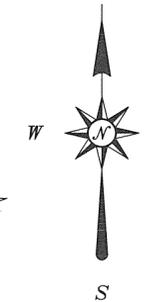
**CERTIFICATION**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT REPRESENTS A FIELD SURVEY OF NOVEMBER, 2019 PERFORMED UNDER MY DIRECT SUPERVISION AND THE MONUMENTS, THEIR LOCATION, SIZE AND MATERIAL SHOWN HEREON EXIST AS LOCATED OR WILL BE SET AS INDICATED, ALL DIMENSIONAL DETAILS ARE BELIEVED CORRECT. DATE OF SURVEY: FEBRUARY 6, 2020

*John J. Brumbaugh*  
4-24-2020  
JOHN. J. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #8218



IL 7898 - PIQUA  
BARNES PUMPS, INC.  
DB 623, PAGE 703  
7.597 ACRES  
S 02°48'57\"/>



CONSENT TO REPLAT  
WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS SHOWN HEREIN REPLATED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT, AND DEDICATE THE STREET SHOWN TO PUBLIC USE FOREVER.

*Alan Lebowitz*  
MANAGING MEMBER  
DRAPP INVESTMENTS, LTD.  
*Ralph B. Quinter*  
WITNESS  
*William Lebowitz*  
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<sup>th</sup> DAY OF July, 2020

*Elizabeth A. Horner*  
NOTARY PUBLIC  
ELIZABETH A. HORNER  
Notary Public, State of Ohio  
My Commission Expires October 30, 2020  
Recorded in Shelby County

Elizabeth A. Horner  
Notary Public State of Ohio  
My Commission Expires October 30, 2020  
Recorded in Shelby County

REPLAT FOR ALAN LEBOWITZ CITY OF PIQUA, OHIO

STATE OF OHIO  
JOHN J. BRUMBAUGH  
S-8218  
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 #668.19 DRAWN BY: SES CHECKED BY: JJB

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK 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.

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

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

STATE OF OHIO, COUNTY OF FRANKLIN SS:

BE IT REMEMBERED THAT ON THIS 12<sup>th</sup> DAY OF August 2020, ~~2019~~, 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 08-16-2025



CASSANDRA L. RIEHLE  
Notary Public, State of Ohio  
My Commission Expires 08-16-2025

*[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 13<sup>th</sup> DAY OF August 2020, ~~2019~~, 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.



Kristin L. Gintz  
Notary Public, State of Ohio  
My Commission Expires 05/24/25

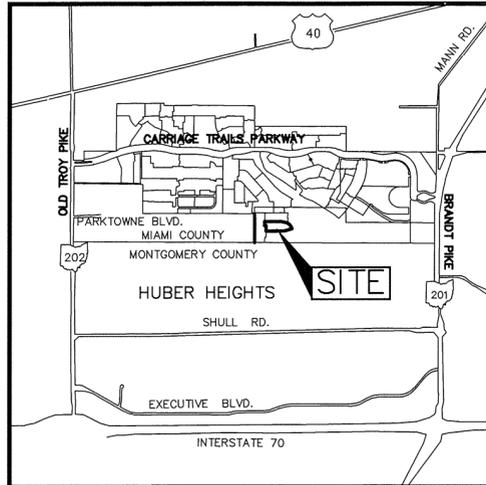
*[Signature]*  
NOTARY PUBLIC

10/24/25  
MY COMMISSION EXPIRES:

# CARRIAGE TRAILS

## SECTION 6 - PHASE III PART INLOT 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,  
AUGUST 2020



LOCATION MAP  
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 6, 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.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 792, PG. 922, O.R. 322, PG. 782  
DOCUMENT No. 20140R-07326

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG. 25 P.B. 27, PG. 34  
P.B. 22, PG. 37 P.B. 27, PG. 35  
P.B. 27, PG. 89 P.B. 27, PG. 88  
P.B. 28, PG. 9 P.B. 28, PG. 10

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23  
VOLUME 55, PAGE 159

BASIS OF BEARINGS

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

VOLUME 28 PAGE 55  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00041  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
08/21/2020 03:20:49 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 2

FEE \$ 86.40

*[Signature]*  
MIAMI COUNTY RECORDER

*[Signature]*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Aug. 21, 2020.

*[Signature]*  
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 August 11, 2020

*[Signature]*  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 100.029 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK 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

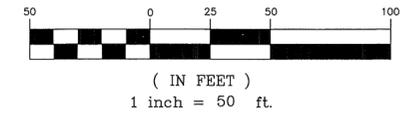
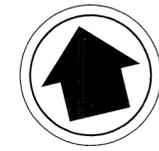


BY *[Signature]* 08/11/20  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

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



8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 614-818-4902  
www.mecompanies.com



**CARRIAGE TRAILS SECTION 6 PHASE III**

WHITE ASH DRIVE 50'

RED CEDAR DRIVE 50'

CARRIAGE TRAILS SECTION 6 PHASE II  
 P.B. 28, PG. 10

LOT 1583 LOT 1585 LOT 1586 LOT 1587 LOT 1588 LOT 1589 LOT 1590 LOT 1591 LOT 1592 LOT 1593 LOT 1594

LOT 1582 LOT 1675 (0.179 AC.) LOT 1676 (0.179 AC.) LOT 1677 (0.179 AC.) LOT 1678 (0.179 AC.) LOT 1679 (0.179 AC.) LOT 1680 (0.179 AC.) LOT 1681 (0.179 AC.) LOT 1682 (0.179 AC.) LOT 1683 (0.220 AC.) LOT 1684 (0.234 AC.)

LOT 1685 (0.232 AC.) LOT 1686 (0.232 AC.) LOT 1687 (0.232 AC.) LOT 1674 (0.179 AC.) LOT 1673 (0.179 AC.) LOT 1672 (0.179 AC.) LOT 1671 (0.179 AC.) LOT 1670 (0.179 AC.) LOT 1669 (0.179 AC.) LOT 1668 (0.179 AC.) LOT 1667 (0.461 AC.)

LOT 1581 LOT 1580 LOT 1579

CARRIAGE TRAILS SECTION 6 PHASE I  
 P.B. 28, PG. 9

LOT 1581 LOT 1580 LOT 1579

BOXELDER DRIVE 50'

CARRIAGE TRAILS SECTION 6 PHASE I  
 P.B. 28, PG. 9

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

CARRIAGE TRAILS  
 P.B. 22, PG. 37-37A  
 INLOT 356

HONEYLOCUST STREET 50'

Curve #	Length	Radius	Delta	C.B.	CHORD
C1	253.85'	355.00'	40°58'11"	N32°22'28"W	248.47'
C2	45.13'	225.00'	11°29'34"	N78°56'03"W	45.06'
C3	60.18'	225.00'	15°19'28"	N65°31'31"W	60.00'
C4	60.18'	225.00'	15°19'28"	N50°12'03"W	60.00'
C5	60.18'	225.00'	15°19'28"	N34°52'35"W	60.00'
C6	60.18'	225.00'	15°19'28"	N19°33'07"W	60.00'
C7	222.33'	175.00'	72°47'27"	N48°17'06"W	207.67'
C8	119.91'	165.00'	41°38'19"	N63°51'40"W	117.29'
C9	63.95'	355.00'	10°19'15"	N47°41'56"W	63.86'
C10	94.95'	355.00'	15°19'28"	N34°52'35"W	94.67'
C11	94.95'	355.00'	15°19'28"	N19°33'07"W	94.67'
C12	254.09'	200.00'	72°47'27"	N48°17'06"W	237.34'

CARRIAGE TRAILS SECTION 6 PHASE III  
 4.296 ACRES LOTS  
 + 0.808 ACRE RIGHT-OF-WAY  
 5.104 ACRES TOTAL

INLOT 356 (P48-000951)  
 66.734 ACRES  
 - 5.104 ACRES (SECTION 6 PHASE III)  
 61.630 ACRES REMAINING

**LEGEND**

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

J:\120845\_CT\_6-2\_6-4\5.9 Drawings\basemf\survey\CT\_6-3\CT 6-3 PLAT.dwg by:david.chiesa on 09/11/2020 @ 11:11:35 am ~ © M+E Companies, Inc.

# CARRIAGE TRAILS

VOLUME 29 PAGE 56  
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 DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

## SECTION 6 - PHASE IV PARTS INLOTS 353 & 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,  
AUGUST 2020

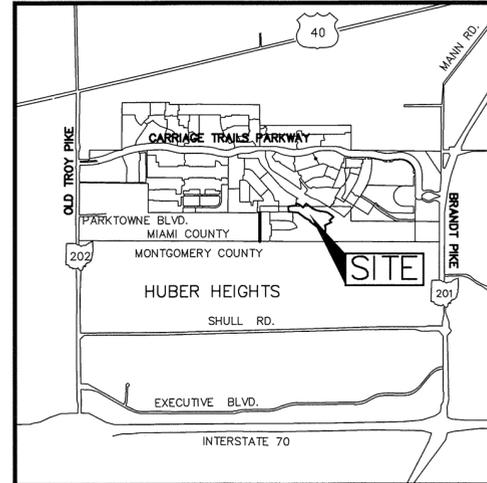
## PROPERTY OWNERS CONSENT

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.

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

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



LOCATION MAP  
NO SCALE

FEE \$ 86.40

[Signature]  
MIAMI COUNTY RECORDER

[Signature]  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Aug 21, 2020.

[Signature]  
MIAMI COUNTY AUDITOR

[Signature]  
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 12th DAY OF August 2020, ~~2019~~, 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.

## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 6, 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 \_\_\_\_\_ 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. 792, PG. 922, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG. 25      P.B. 27, PG. 33  
P.B. 22, PG. 37      P.B. 27, PG. 34  
P.B. 24, PG. 3        P.B. 27, PG. 5  
P.B. 28, PG. 10      P.B. 27, PG. 88

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 54, PAGE 136    VOLUME 51, PAGE 23  
VOLUME 55, PAGE 159

## 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 August 11, 2020

[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 DEED BOOK 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

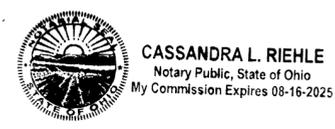


BY [Signature] 08/11/20  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

DEVELOPER  
DEC LAND CO. I LLC  
6375 RIVERSIDE DRIVE SUITE 220  
DUBLIN, OHIO 43017 200

**IBI GROUP**  
8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 614-818-4902  
www.mecompanies.com

MY COMMISSION EXPIRES 08.16.2025



[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 13th DAY OF August 2020, ~~2019~~, 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.

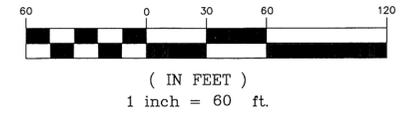
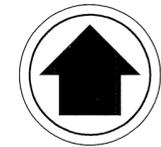


[Signature]  
NOTARY PUBLIC

6/24/25  
MY COMMISSION EXPIRES:

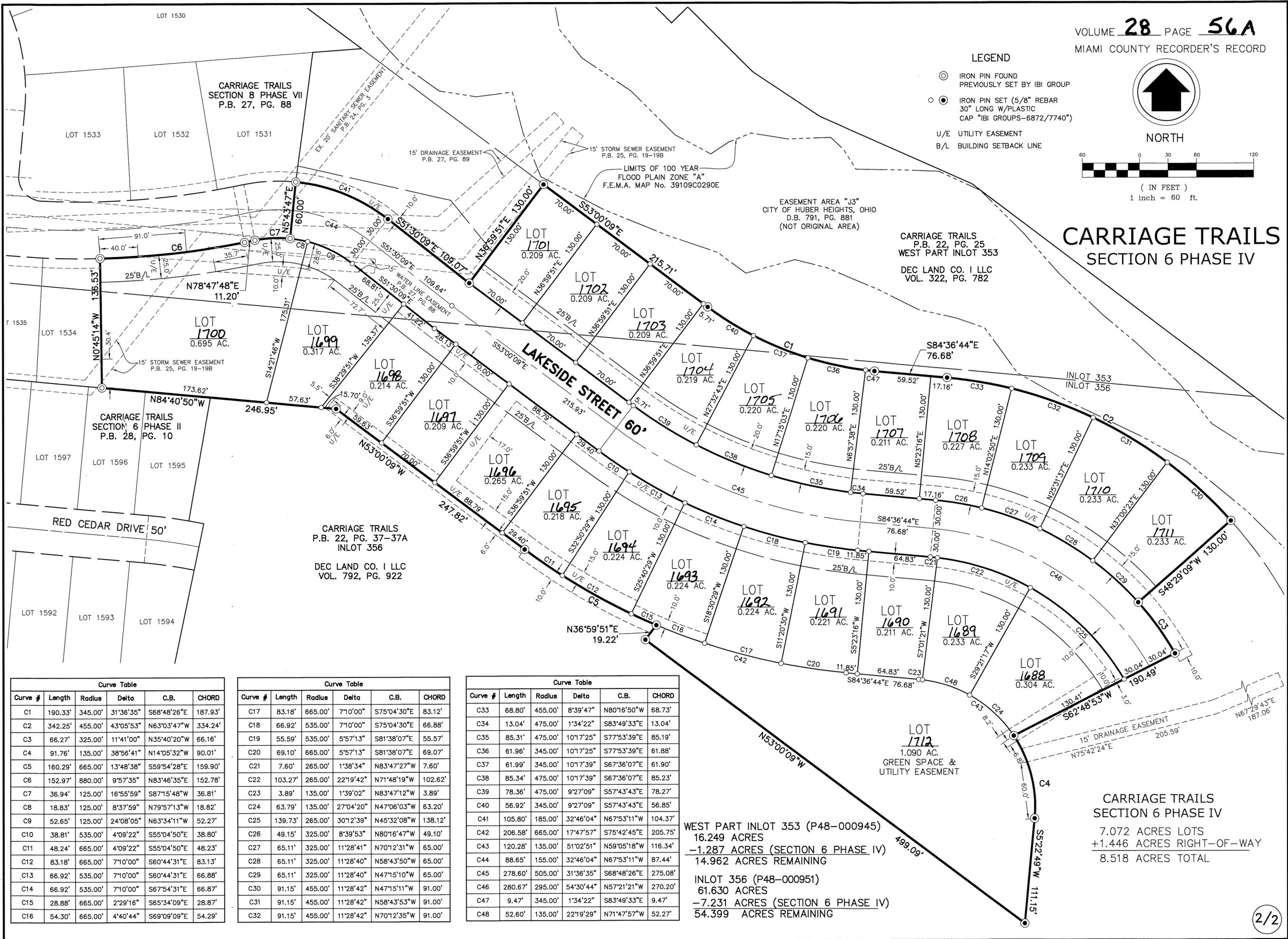
LEGEND

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



**CARRIAGE TRAILS SECTION 6 PHASE IV**

CARRIAGE TRAILS  
 P.B. 22, PG. 25  
 WEST PART INLOT 353  
 DEC LAND CO. I LLC  
 VOL. 322, PG. 782



Curve #	Length	Radius	Delta	C.B.	CHORD
C1	190.33'	345.00'	31°36'35"	S68°48'26"E	187.93'
C2	342.25'	455.00'	43°05'53"	N63°03'47"W	334.24'
C3	66.27'	325.00'	11°41'00"	N35°40'20"W	66.16'
C4	91.76'	135.00'	38°56'41"	N14°05'32"W	90.01'
C5	160.29'	665.00'	13°48'38"	S59°54'28"E	159.90'
C6	152.97'	880.00'	9°57'35"	N83°46'35"E	152.78'
C7	36.94'	125.00'	16°55'59"	S87°15'48"W	36.81'
C8	18.83'	125.00'	8°37'59"	N79°57'13"W	18.82'
C9	52.65'	125.00'	24°08'05"	N63°34'11"W	52.27'
C10	38.81'	535.00'	4°09'22"	S55°04'50"E	38.80'
C11	48.24'	665.00'	4°09'22"	S55°04'50"E	48.23'
C12	83.18'	665.00'	7°10'00"	S60°44'31"E	83.13'
C13	66.92'	535.00'	7°10'00"	S60°44'31"E	66.88'
C14	66.92'	535.00'	7°10'00"	S67°54'31"E	66.87'
C15	28.88'	665.00'	2°29'18"	S65°34'09"E	28.87'
C16	54.30'	665.00'	4°40'44"	S69°09'09"E	54.29'

Curve #	Length	Radius	Delta	C.B.	CHORD
C17	83.18'	665.00'	7°10'00"	S75°04'30"E	83.12'
C18	66.92'	535.00'	7°10'00"	S75°04'30"E	66.88'
C19	55.59'	535.00'	5°57'13"	S81°38'07"E	55.57'
C20	69.10'	665.00'	5°57'13"	S81°38'07"E	69.07'
C21	7.60'	265.00'	1°38'34"	N83°47'27"W	7.60'
C22	103.27'	265.00'	22°19'42"	N71°48'19"W	102.62'
C23	3.89'	135.00'	1°39'02"	N83°47'12"W	3.89'
C24	63.79'	135.00'	27°04'20"	N47°06'03"W	63.20'
C25	139.73'	265.00'	30°12'39"	N45°32'08"W	138.12'
C26	49.15'	325.00'	8°39'53"	N80°16'47"W	49.10'
C27	65.11'	325.00'	11°28'41"	N70°12'31"W	65.00'
C28	65.11'	325.00'	11°28'40"	N58°43'50"W	65.00'
C29	65.11'	325.00'	11°28'40"	N47°15'10"W	65.00'
C30	91.15'	455.00'	11°28'42"	N47°15'11"W	91.00'
C31	91.15'	455.00'	11°28'42"	N58°43'53"W	91.00'
C32	91.15'	455.00'	11°28'42"	N70°12'35"W	91.00'

Curve #	Length	Radius	Delta	C.B.	CHORD
C33	68.80'	455.00'	8°39'47"	N80°16'50"W	68.73'
C34	13.04'	475.00'	1°34'22"	S83°49'33"E	13.04'
C35	85.31'	475.00'	10°17'25"	S77°53'39"E	85.19'
C36	61.96'	345.00'	10°17'25"	S77°53'39"E	61.88'
C37	61.99'	345.00'	10°17'39"	S67°36'07"E	61.90'
C38	85.34'	475.00'	10°17'39"	S67°36'07"E	85.23'
C39	78.36'	475.00'	9°27'09"	S57°43'43"E	78.27'
C40	56.92'	345.00'	9°27'09"	S57°43'43"E	56.85'
C41	105.80'	185.00'	32°46'04"	N67°53'11"W	104.37'
C42	206.58'	665.00'	17°47'57"	S75°42'45"E	205.75'
C43	120.28'	135.00'	5°10'25"	N59°05'18"W	116.34'
C44	88.65'	155.00'	32°46'04"	N67°53'11"W	87.44'
C45	278.60'	505.00'	31°36'35"	S68°48'26"E	275.08'
C46	280.67'	295.00'	54°30'44"	N57°21'21"W	270.20'
C47	9.47'	345.00'	1°34'22"	S83°49'33"E	9.47'
C48	52.60'	135.00'	22°19'29"	N71°47'57"W	52.27'

WEST PART INLOT 353 (P48-000945)  
 16.249 ACRES  
 -1.287 ACRES (SECTION 6 PHASE IV)  
 14.962 ACRES REMAINING

INLOT 356 (P48-000951)  
 61.630 ACRES  
 -7.231 ACRES (SECTION 6 PHASE IV)  
 54.399 ACRES REMAINING

CARRIAGE TRAILS SECTION 6 PHASE IV  
 7.072 ACRES LOTS  
 +1.446 ACRES RIGHT-OF-WAY  
 8.518 ACRES TOTAL

J:\120845\_CT\_6-2\_6-4\5.9 Drawings\baseline\survey\CT\_6-4\CT\_6-4 PLAT.dwg by:david.chiesa on 08/11/2020 @ 11:06:36 am ~ © M+E Companies, Inc.

ADDITIONAL RIGHT-OF-WAY  
 FREDERICK GARLAND ROAD  
 BRIDGE NO. 7.67  
 SECTION 35, TOWN 6, RANGE 5  
 UNION TOWNSHIP, MIAMI COUNTY, OHIO

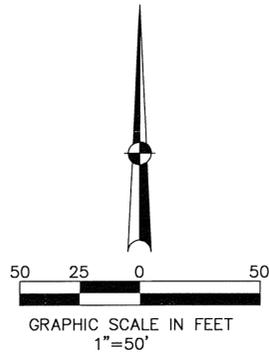
MIAMI COUNTY ENGINEER'S ROAD RECORD

VOLUME 9 PAGE 45

MIAMI COUNTY RECORDER'S RECORD OF PLATS

VOLUME 28 PAGE 57

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00043  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 08/27/2020 03:05:18 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES: 1

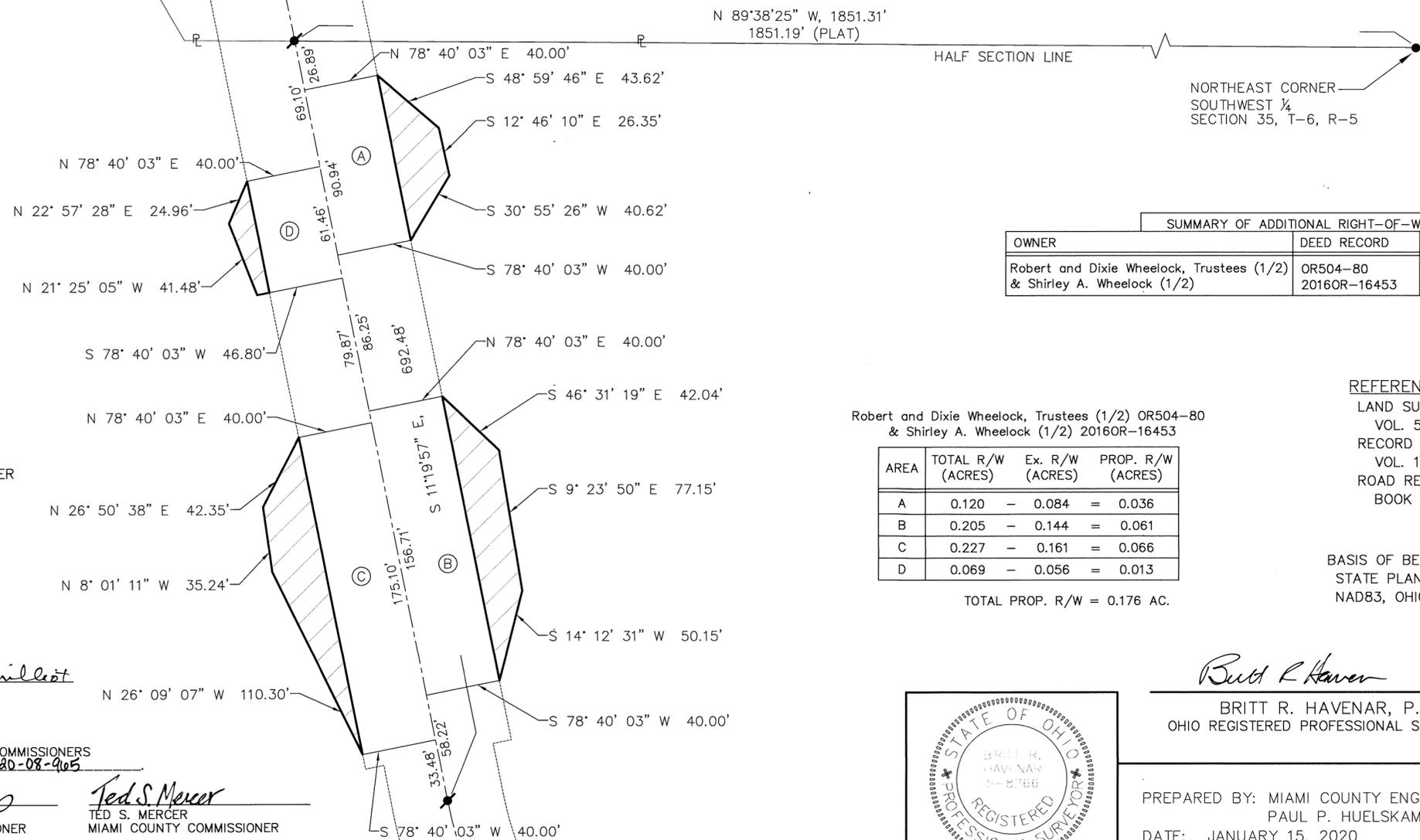


DAVID W. KENDALL  
 2019OR-01864  
 &  
 S. LEE BROWN  
 2018OR-01620

FEE \$ 4320

*Jessica Lopez*  
 MIAMI COUNTY RECORDER

*Joni Musser*  
 BY DEPUTY RECORDER



LEGEND

- ✕ RR SPIKE
- MAG 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 17th DAY OF August, 2020.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR  
 THIS 20th DAY OF August, 2020.

*Matthew W. Gearhardt*  
 MATTHEW W. GEARHARDT  
 MIAMI COUNTY AUDITOR

BY *Joyce Grillest*  
 DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
 THIS 20th DAY OF August, 2020, BY RESOLUTION NO. 20-08-405

*Gregory A. Simmons*  
 GREGORY A. SIMMONS  
 MIAMI COUNTY COMMISSIONER

*John F. Evans*  
 JOHN F. EVANS  
 MIAMI COUNTY COMMISSIONER

*Ted S. Mercer*  
 TED S. MERCER  
 MIAMI COUNTY COMMISSIONER

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
Robert and Dixie Wheelock, Trustees (1/2) & Shirley A. Wheelock (1/2)	OR504-80 2016OR-16453	2020OR-12384

Robert and Dixie Wheelock, Trustees (1/2) OR504-80  
 & Shirley A. Wheelock (1/2) 2016OR-16453

AREA	TOTAL R/W (ACRES)	Ex. R/W (ACRES)	PROP. R/W (ACRES)
A	0.120	- 0.084	= 0.036
B	0.205	- 0.144	= 0.061
C	0.227	- 0.161	= 0.066
D	0.069	- 0.056	= 0.013

TOTAL PROP. R/W = 0.176 AC.

REFERENCES

- LAND SURVEYS:  
 VOL. 57 PG. 8
- RECORD PLATS:  
 VOL. 15 PG. 145
- ROAD RECORDS:  
 BOOK 6, PG. 466

BASIS OF BEARINGS:  
 STATE PLANE COORDINATES,  
 NAD83, OHIO SOUTH ZONE



*Britt R. Havenar* 8/17/2020  
 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: JANUARY 15, 2020

DESCRIPTION

BEING A REPLAT OF INLOT 2624 AS CONVEYED TO GREGORY A. WHITE BY DEED RECORDED IN DEED BOOK 639, PAGE 520, IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, GREGORY A. WHITE, 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 RIGHT-OF-WAY SHOWN HEREON.

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.

By: OWNER

By: Gregory A. White  
GREGORY A. WHITE

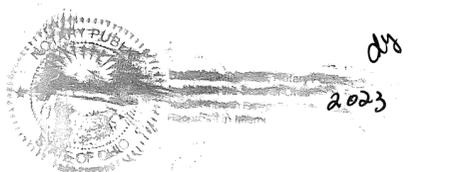
STATE OF OHIO, COUNTY OF Miami SS:

BE IT REMEMBERED THAT ON THIS 13th DAY OF July, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREGORY A. WHITE, OWNER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.



MY COMMISSION EXPIRES 4-15-2023

Dawn M. Guen  
NOTARY PUBLIC



CONSENT OF LIENHOLDER

BY: \_\_\_\_\_

PRINT: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, SS:

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

BASIS OF BEARINGS

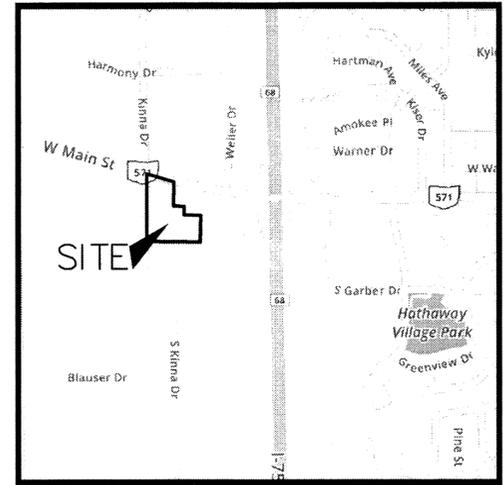
BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE ESTABLISHING A BEARING OF SOUTH 73° 21'15" EAST FOR THE CENTERLINE OF STATE ROUTE 571.

# NORTHGATE COMMERCE CENTER SECTION 4 KINNA DRIVE DEDICATION REPLAT OF INLOT 2624

VOLUME 28 PAGE 58  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

STATE OF OHIO, COUNTY OF MIAMI, CITY OF TIPP CITY  
JULY 2020

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-0044  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/03/2020 10:26:01 AM  
REFERENCES 0  
RECORDING FEE  
PAGES: 2



LOCATION MAP  
NO SCALE

- REFERENCES:
- MIAMI COUNTY RECORDER'S DEED RECORDS:  
D.B. 701, PG. 768, D.B. 794, PG. 203  
D.B. 639, PG. 520, D.B. 723, PG. 399  
D.B. 728, PG. 247, O.R. 247, PG. 360  
D.B. 759, PG. 328
  - MIAMI COUNTY RECORDER'S PLAT RECORDS  
P.B. 22, PGS. 54-54A P.B. 22, PGS. 14-14C
  - MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 51-3 VOLUME 46-111 VOLUME 27-83  
VOLUME 24-118 VOLUME 15-185 VOLUME 15-128

PROTECTIVE COVENANTS & RESTRICTIONS:  
The land platted hereon, is subject to the Declaration of Covenants, Conditions, Restrictions and Easements of "Northgate Commerce Center Section Three" as recorded in Volume 22, Pages 54 & 54A of the Miami County Plat Records. Restrictions created in this Declaration are intended for the benefit of and are binding on the lot in this subdivision.

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF INLOT 2642, AS CONVEYED TO GREGORY A. WHITE IN DEED BOOK 639, PAGE 520 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 07/01/20  
David L. Chiesa P.S.  
Registered Surveyor No. 7740



FEE \$ 86.40

Jessica A. Lopez  
MIAMI COUNTY RECORDER

Joni Mascari  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Sept 3, 2020.

Matthew W Gearhardt  
MIAMI COUNTY AUDITOR

Joyce Grilliot  
BY DEPUTY AUDITOR

APPROVED:

AT A MEETING OF THE PLANNING BOARD OF TIPP CITY, OHIO HELD THIS 14 DAY OF JULY, 2020, THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED.

Chair  
CHAIR

Dawn M. Guen  
SECRETARY

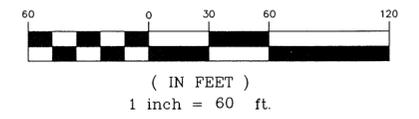
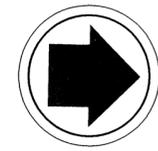
AT A MEETING OF THE COUNCIL OF TIPP CITY, OHIO HELD THIS 5 DAY OF August, 2020, THE SUBDIVISION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE No. 14-20

David R. Brown  
PRESIDENT OF COUNCIL

Janice Bates  
CLERK OF COUNCIL

IBI GROUP  
8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 614-818-4902  
www.mecompanies.com

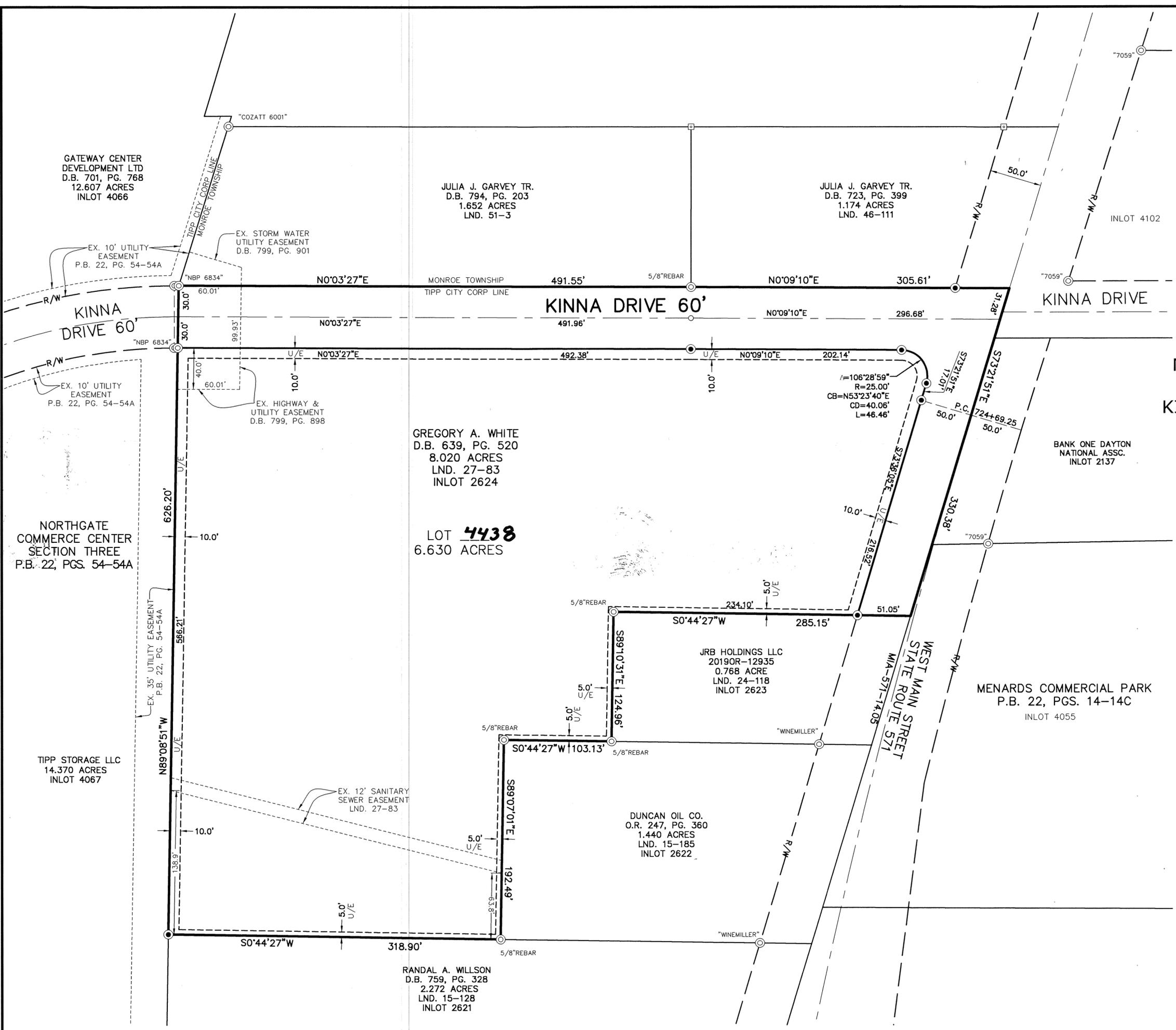
J:\123103\_Tipp\_Kinna\7-0\_Production\7-3\_Design\02\_Survey-Mapping\123103-KINNA\_PLAT.dwg by:david.chiesa on 07/01/2020 @ 11:47:14 am © M+E Companies, Inc.



**NORTHGATE COMMERCE  
 CENTER SECTION 4  
 KINNA DRIVE DEDICATION  
 REPLAT OF INLOT 2624**

- LEGEND**
- ⊙ IRON PIN FOUND AS NOTED
  - IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
  - ⊠ CONC. MONUMENT FND
  - MAG NAIL SET
  - U/E UTILITY EASEMENT

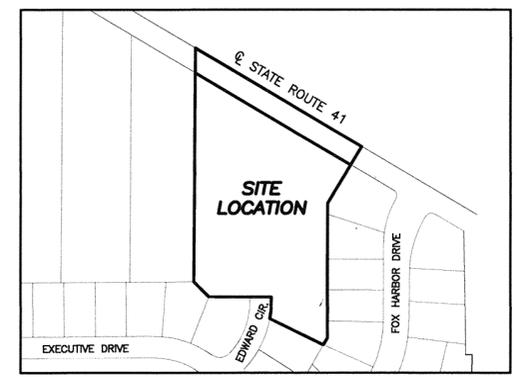
6.630 ACRES LOT  
 +1.397 ACRE RIGHT-OF-WAY  
 8.027 ACRES TOTAL



1:\123103\_Tipp\_Kinna\7.0\_Production\7.3\_Design\02\_Survey\Maping\123103-KINNA PLAT.dwg by:david.chiesa on 07/01/2020 @ 11:53:34 am ~ © M+E Companies, Inc.

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00045  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 09/22/2020 12:17:21 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES: 2

**FOX HARBOR SECTION 7**  
 LOCATED IN  
 CITY OF TROY, MIAMI COUNTY, OHIO  
 3.891 ACRES  
 AUGUST 11, 2020



VICINITY MAP  
 ~NTS~

**DEDICATION**

THE UNDERSIGNED, BEING THE OWNERS OF 3.891 ACRES OF LAND, BEING LOT NUMBERS \_\_\_\_\_ THROUGH \_\_\_\_\_ 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 7, 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 EASEMENTS 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 IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE FOX HARBOR HOMEOWNERS 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.

**SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:**

Frank D. Harlow Jr.  
 HARBOR WEST LAND CO., LLC  
 FRANK D. HARLOW JR.  
 MANAGING MEMBER

LIEN HOLDER:  
Annette Baker  
 ANNETTE BAKER  
 GREENVILLE FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 28 DAY OF August, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, 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 28 DAY OF August, 2020 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 CO., 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 8/24/2021



MARY K. LEWIS, Notary Public  
 In and for the State of Ohio  
 My Commission Expires Aug. 8/24/2021  
 Recorded in Miami County

**DESCRIPTION**

BEING A SUBDIVISION CONTAINING A TOTAL OF 3.891 ACRES COMPRISED OF PART INLOT 7446 ACQUIRED BY HARBOR WEST LAND CO., LLC BY 2017OR-11539 AND RECORDED IN VOLUME 58, PAGE 37 OF THE MIAMI COUNTY RECORDER'S OFFICE AND THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

**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 OWNERS ASSOCIATION, AS RECORDED IN 2018OR-10028 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.

Jessica Lopez  
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

Dee Muscarelli  
 DEPUTY

TRANSFERRED ON THE 22<sup>nd</sup> DAY OF Sept, 2020

Matthew W Gearhardt  
 MATTHEW W. GEARHARDT  
 AUDITOR, MIAMI COUNTY, OHIO

Joyce Grilliot  
 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 6, ON THE 3<sup>rd</sup> DAY OF August, 2020

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-39-2020

Robin J. Oda  
 MAYOR

Bill FSB  
 PRESIDENT OF COUNCIL

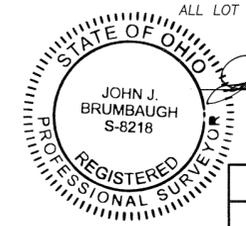
Sue G. Knight  
 CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 2<sup>nd</sup> DAY OF July, 2020 THIS PLAT WAS REVIEWED AND APPROVED.

Alan M. Gypura  
 CHAIRPERSON

Sue G. Knight  
 SECRETARY

CERTIFICATION: I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN MARCH, 2020. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.



John J. Brumbaugh 8-11-2020  
 JOHN J. BRUMBAUGH  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #8218

FOX HARBOR, SECTION 7, RECORD PLAN LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OH.

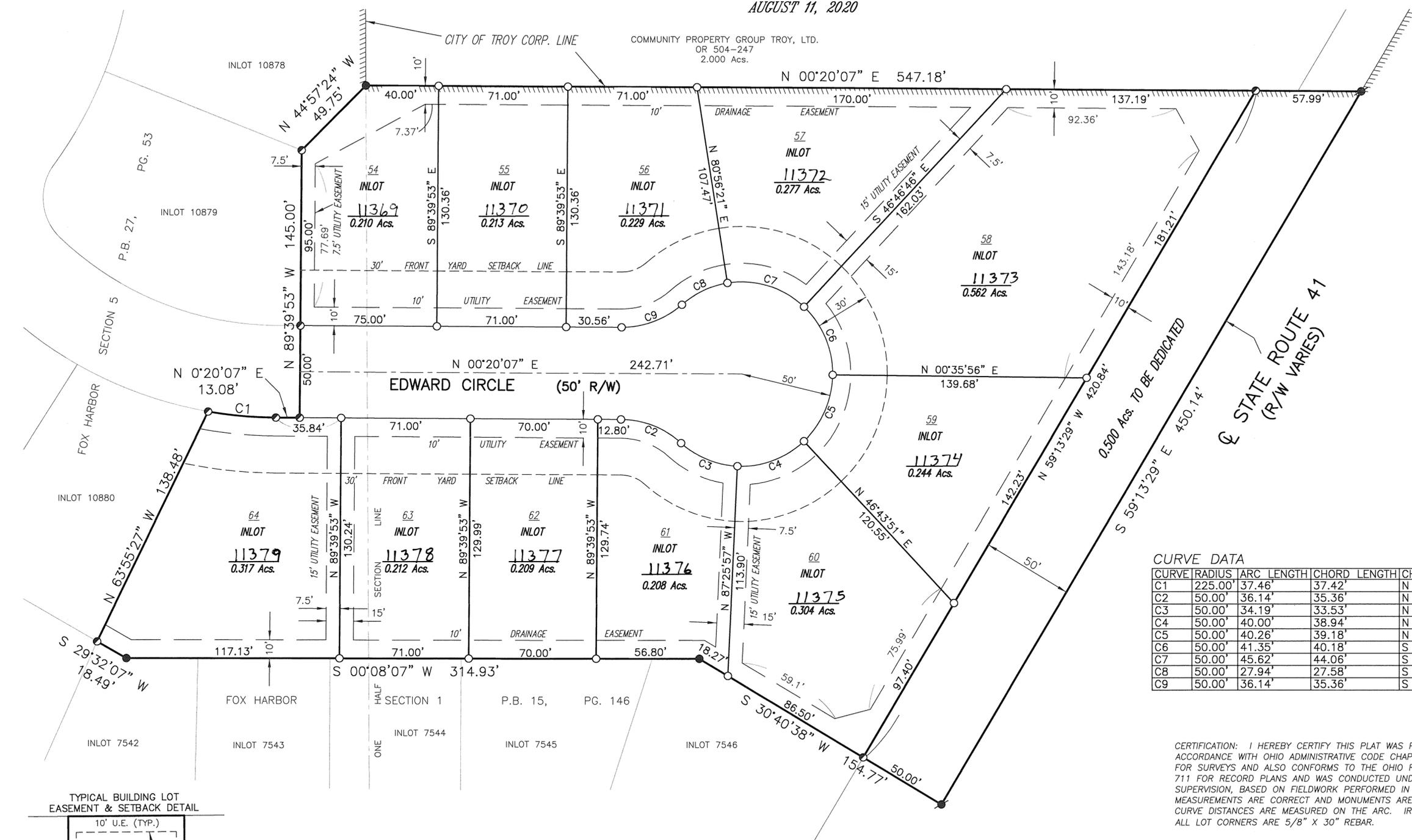
**BRUMBAUGH ENGINEERING & SURVEYING, LLC**  
 2270 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 (937) 698-3000  
 PAGE 1 OF 2

DEVELOPER  
 HARBOR WEST LAND CO., LLC.  
 701 NORTH MARKET STREET  
 TROY, OHIO 45373

# FOX HARBOR SECTION 7

LOCATED IN  
CITY OF TROY, MIAMI COUNTY, OHIO  
3.891 ACRES  
AUGUST 11, 2020

COMMUNITY PROPERTY GROUP TROY, LTD.  
OR 504-247  
2.000 Ac.



**CURVE DATA**

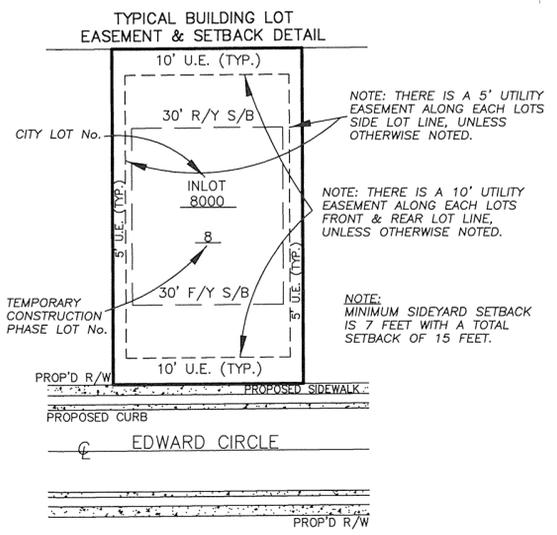
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	37.46'	37.42'	N 05°06'17" E	9°32'19"
C2	50.00'	36.14'	35.36'	N 21°02'24" E	41°24'35"
C3	50.00'	34.19'	33.53'	N 22°09'22" E	39°10'39"
C4	50.00'	40.00'	38.94'	N 20°21'03" W	45°50'12"
C5	50.00'	40.26'	39.18'	N 66°20'07" W	46°07'55"
C6	50.00'	41.35'	40.18'	S 66°54'35" W	47°22'41"
C7	50.00'	45.62'	44.06'	S 17°04'47" W	52°16'54"
C8	50.00'	27.94'	27.58'	S 25°04'04" E	32°00'48"
C9	50.00'	36.14'	35.36'	S 20°22'11" E	41°24'35"

CERTIFICATION: I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN MARCH, 2020. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

*John J. Brumbaugh*  
8-11-2020  
JOHN J. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #8218



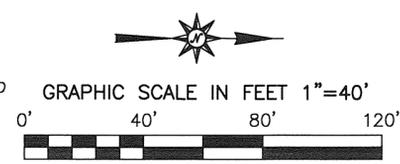
NOTE: NO DRIVEWAYS ARE TO ACCESS STATE ROUTE 41.



**ACREAGE SUMMARY**  
PART IL 7446 D08-099869  
FOX HARBOR SECTION 7  
0.906 ACRES IN R/W  
+2.985 ACRES IN LOTS  
3.891 ACRES TOTAL

**REFERENCES**  
MIA-41-12.64  
**LAND SURVEY:**  
LAND SURVEY VOLUME 58, PAGE 37  
LAND SURVEY VOLUME 58, PAGE 72  
**RECORDED PLAT BOOK:**  
PLAT BOOK 15, PAGE 146-146A  
PLAT BOOK 18, PAGE 59  
PLAT BOOK 27, PAGE 53-53A

**LEGEND**  
○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"  
● 5/8" IRON PIN FOUND  
● MAG NAIL FOUND  
● 30" X 5/8" OD IRON PIN FOUND WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"  
||||| CORPORATION LINE



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

**DEVELOPER**  
HARBOR WEST LAND CO., LLC  
701 NORTH MARKET STREET  
TROY, OHIO 45373

**ENGINEER / SURVEYOR**  
BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000  
PAGE 2 OF 2

# WINDBROOKE

## SECTION 3 PHASE I

### REPLAT INLOT 1611

VOLUME 28 PAGE 60  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

**DESCRIPTION**

BEING A REPLAT OF INLOT 1611 AS CONVEYED TO CORRIDOR DEVELOPMENT COMPANY LLC, BY DEED RECORDED IN DOCUMENT No. 2020OR-11533, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

**PROPERTY OWNERS CONSENT**

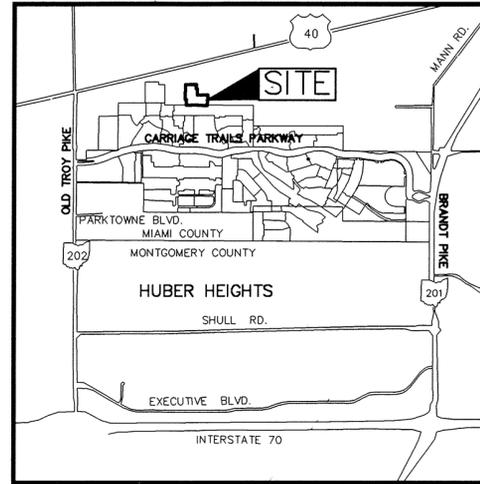
THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF CORRIDOR DEVELOPMENT COMPANY LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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.

By: CORRIDOR DEVELOPMENT COMPANY LLC,

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

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,  
SEPTEMBER 2020



LOCATION MAP  
NO SCALE

FEE \$ 86.40

*Jessica A. Lopez* *Libby Kimo*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Sept 22, 2020.

*Matthew W. Gearhardt*  
MIAMI COUNTY AUDITOR

*Joyce Grilliat*  
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 11th DAY OF September, 2020, 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 FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CORRIDOR DEVELOPMENT COMPANY, LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 08-16-2025

*Cassandra L. Riehle*  
NOTARY PUBLIC  
CASSANDRA L. RIEHLE  
Notary Public, State of Ohio  
My Commission Expires 08-16-2025

**M.O.A. RESTRICTIONS:**

All of the lots in Windbrooke Section 3, Phase I, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 765, Page 181 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.

**OFFSITE EASEMENT DEDICATION:**

WE, THE UNDERSIGNED, BEING THE OWNER OF THE LAND ADJACENT TO THE HEREIN PLATTED SUBDIVISION, DO HEREBY DEDICATE THE UTILITY EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND STORM WATER PIPES AND UNDERGROUND SANITARY SEWER PIPES, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS FOR MAINTENANCE THEREOF. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENTS AREA BE PHYSICALLY ALTERED, REDUCE THE FUNCTIONALLY, IMPAIR THE LAND SUPPORT OR IMPAIR THE ABILITY TO MAINTAIN THE UNDERGROUND FACILITIES.

OWNER:  
CITY OF HUBER HEIGHTS., OHIO

BY: (APPROVED AT MEETING 9/15/2020)  
PRINT:

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ SS:

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ FOR THE CITY OF HUBER HEIGHTS, OHIO 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.

NOTARY PUBLIC 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 9/15, 2020

*[Signature]*  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

**CERTIFICATION**

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 7.346 ACRES AS DESCRIBED IN A DEED TO CORRIDOR DEVELOPMENT COMPANY LLC, OF RECORD IN DOCUMENT No. 2020OR-11533, 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* 09/10/20  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

DEVELOPER  
CORRIDOR DEVELOPMENT COMPANY LLC  
6375 RIVERSIDE DRIVE SUITE 200  
DUBLIN, OHIO 43017

**IBI GROUP**  
8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 614-818-4902  
www.IBIGroup.com

**CONSENT OF LIENHOLDER**  
WESBANCO BANK, INC.

BY: *David P. Duncan* EP & CB6  
PRINT: DAVID P. DUNCAN  
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 14th DAY OF SEPTEMBER, 2020, 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 FOREGOING 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.

*David P. Duncan*  
NOTARY PUBLIC  
APR 5, 2022  
MY COMMISSION EXPIRES:

**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:  
DOCUMENT No. 2020OR-11533

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 26, PG. 66 P.B. 21, PG. 41  
P.B. 26, PG. 67 P.B. 28, PG. 45

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 59, PAGE 18  
VOLUME 49, PAGE 75



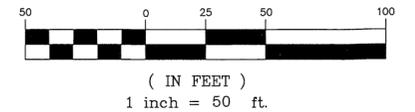
J:\118956\_CT\_Win2-3\5.9 Drawings\baseinfo\survey\118956 WIN 3-1 PLAT.dwg by:david.chiesa on 09/10/2020 @ 02:28:00 pm ~ © IBE Companies, Inc.

CITY OF HUBER HEIGHTS, OHIO  
 O.R. 202, PG. 361  
 INLOT 1610  
 P.B. 28, PG. 45  
 7.594 ACRES  
 P48-250160

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	23.56'	15.00'	90°00'00"	N50°20'38"E	21.21'
C2	23.56'	15.00'	90°00'00"	S39°39'22"E	21.21'
C3	78.54'	100.00'	45°00'00"	S27°50'38"W	76.54'
C4	157.08'	100.00'	90°00'00"	S50°20'38"W	141.42'
C5	25.17'	125.00'	11°32'13"	S11°06'44"W	25.13'
C6	7.72'	125.00'	3°32'12"	S18°38'57"W	7.71'
C7	24.54'	25.00'	56°15'04"	N7°42'29"W	23.57'
C8	40.33'	50.00'	46°12'55"	S12°43'33"E	39.25'
C9	44.99'	50.00'	51°33'01"	S36°09'24"W	43.48'
C10	60.14'	50.00'	68°54'45"	N83°36'43"W	56.58'
C11	4.95'	50.00'	5°40'37"	N46°19'02"W	4.95'
C12	145.45'	50.00'	166°40'40"	S47°30'19"W	99.32'
C13	24.54'	25.00'	56°15'04"	S71°36'15"E	23.57'
C15	32.89'	125.00'	15°04'25"	S87°48'26"W	32.79'
C16	117.81'	75.00'	90°00'00"	S50°20'38"W	106.07'



NORTH



### WINDBROOKE SECTION 3 PHASE I

#### LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET-5/8" REBAR  
 30" LONG W/PLASTIC CAP  
 "BI GROUP 6872/7740"
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

#### BUILDING SETBACKS

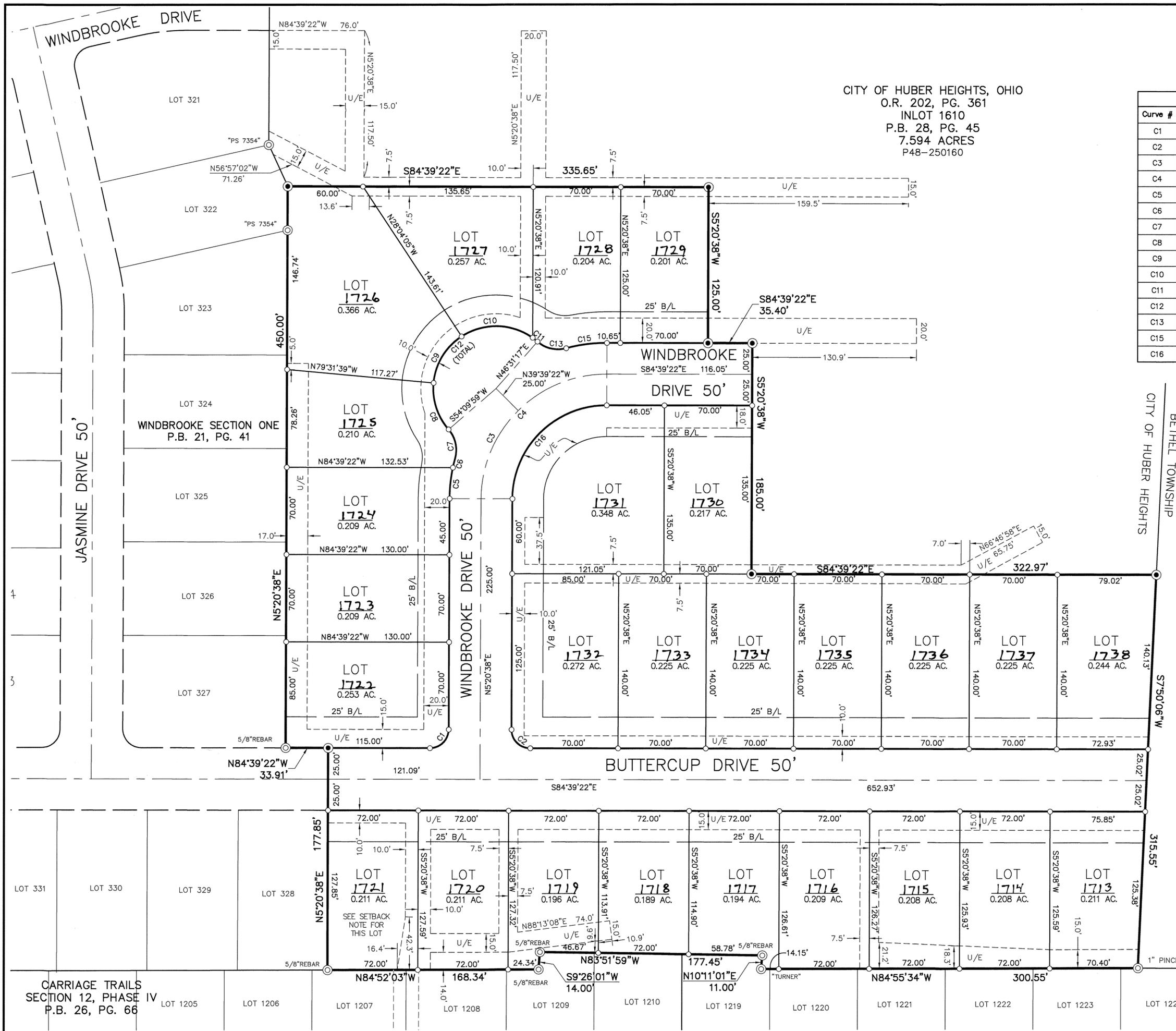
- 25 FOOT FRONT YARD
- 5 FOOT SIDE YARD
- 30 FOOT REAR YARD

LOT \_\_\_\_\_ SHOWN HEREON,  
 HAS A 5' MINIMUM, 15 FEET  
 TOTAL SIDE YARD SETBACK  
 ON THE WEST SIDE ONLY.

MICHAEL D. ARCHER &  
 JANICE D. ARCHER  
 D.B. 734 PG. 182  
 10.192 ACRES  
 LND. 31-74  
 2019OR-03327

5.952 ACRES LOTS  
 +1.394 ACRES RIGHT-OF-WAY  
 7.346 ACRES TOTAL

CARRIAGE TRAILS  
 SECTION 9, PHASE IV  
 P.B. 26, PG. 67



J:\118956.ctb Win2-3\5-9 Drawings\basemap\survey\118956 WIN 3-1 PLAT.dwg by:david.chiesa on 09/17/2020 @ 02:16:55 pm ~ © M-E Companies, Inc.



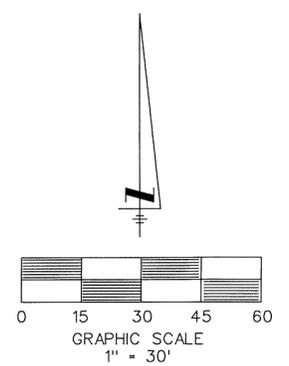
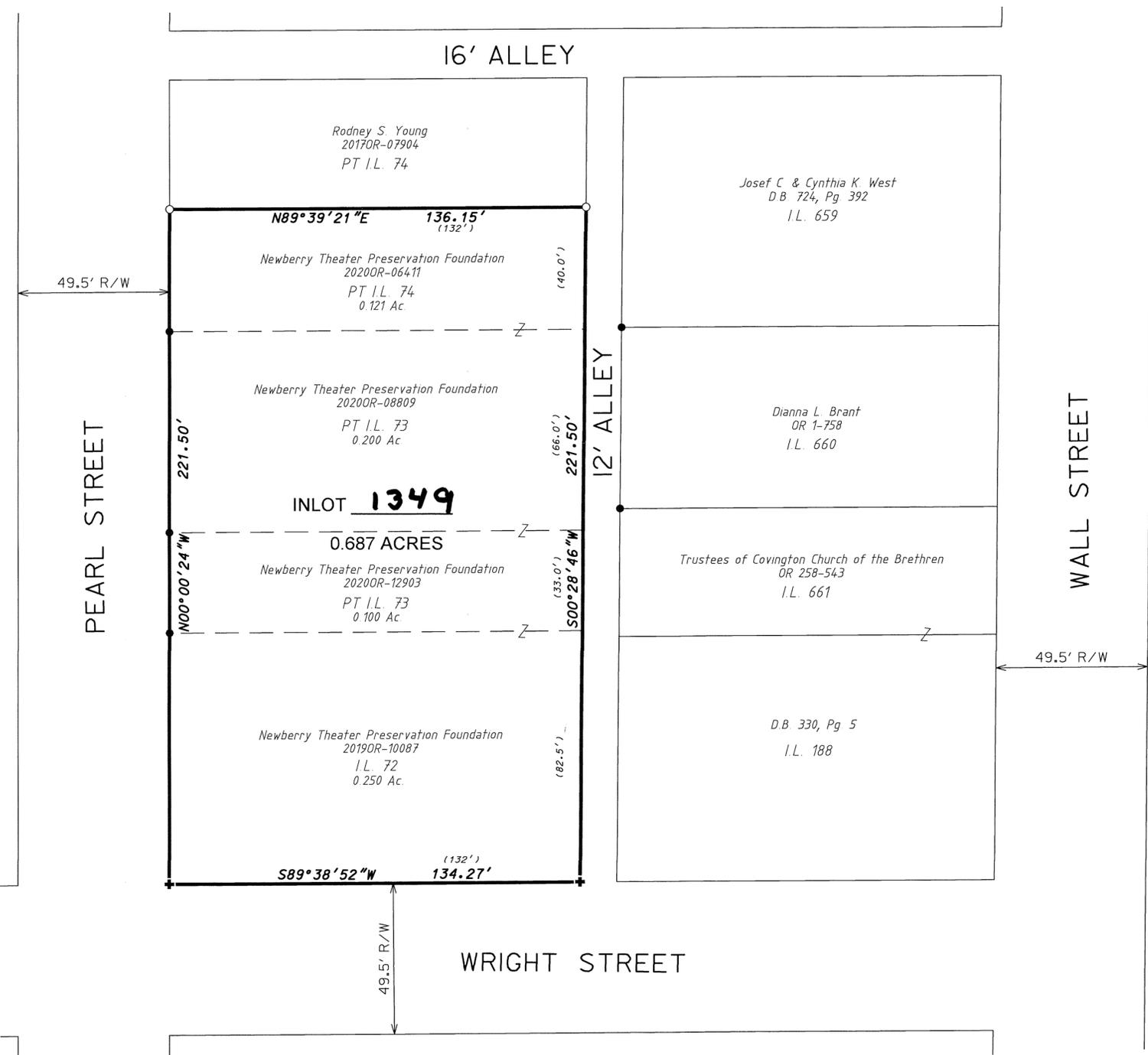
# REPLAT OF INLOTS 72, 73 & Pt 74 COVINGTON, OHIO

VILLAGE OF COVINGTON  
CORPORATION

72, 73 & PT.74  
INLOT

MIAMI  
COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2020P-00048**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/07/2020 08:21:42 AM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1



FEE \$ 43.20

Jessica A. Lopez Libby Kerns  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Oct 7, 2020

Matthew W. Bearhardt  
MIAMI COUNTY AUDITOR

Joyce Guillot  
BY DEPUTY AUDITOR

DESCRIPTION  
BEING A REPLAT OF INLOTS 72, 73 & PART INLOT 74 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO AS OWNED BY NEWBERRY THEATER PRESERVATION FOUNDATION BY 2020DR-06411, 2020DR-08809, 2020DR-12903 & 2019DR-10087.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

NEWBERRY THEATER PRESERVATION FOUNDATION  
BY: R. M. Cron Eden  
President WITNESS

ITS: President 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 Covington, OHIO, THIS 28th DAY OF September, 2020.

- LEGEND -

- + CROSS CUT IN CONCRETE
- IRON PIN FOUND
- o 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

Jill A. Finrock  
NOTARY  
JILL A. FINROCK  
Notary Public, State of Ohio  
My Commission Expires Sept 28, 2022

THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 22nd DAY OF September, 2020.

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO HELD THIS 5th DAY OF October, 2020, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE 16-20.

Edward L. McCord  
MAYOR

Brenda Carroll  
CLERK/FISCAL OFFICER

R. M. Cron  
PRESIDENT OF COUNCIL

REFERENCES

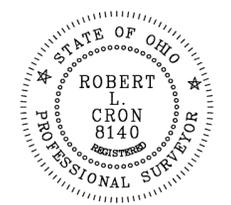
COVINGTON TAX MAP PLAT NO. 52

VOL. 55, PG. 75 } MIAMICOUNTY ENGINEER'S RECORD OF LAND SURVEYS

BK. 2, PG. 107 } MIAMICOUNTY RECORDER'S PLAT RECORDS

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN HEREON

Robert L. Cron Sept. 26, 2020  
ROBERT L. CRON, P.S. #8140 DATE



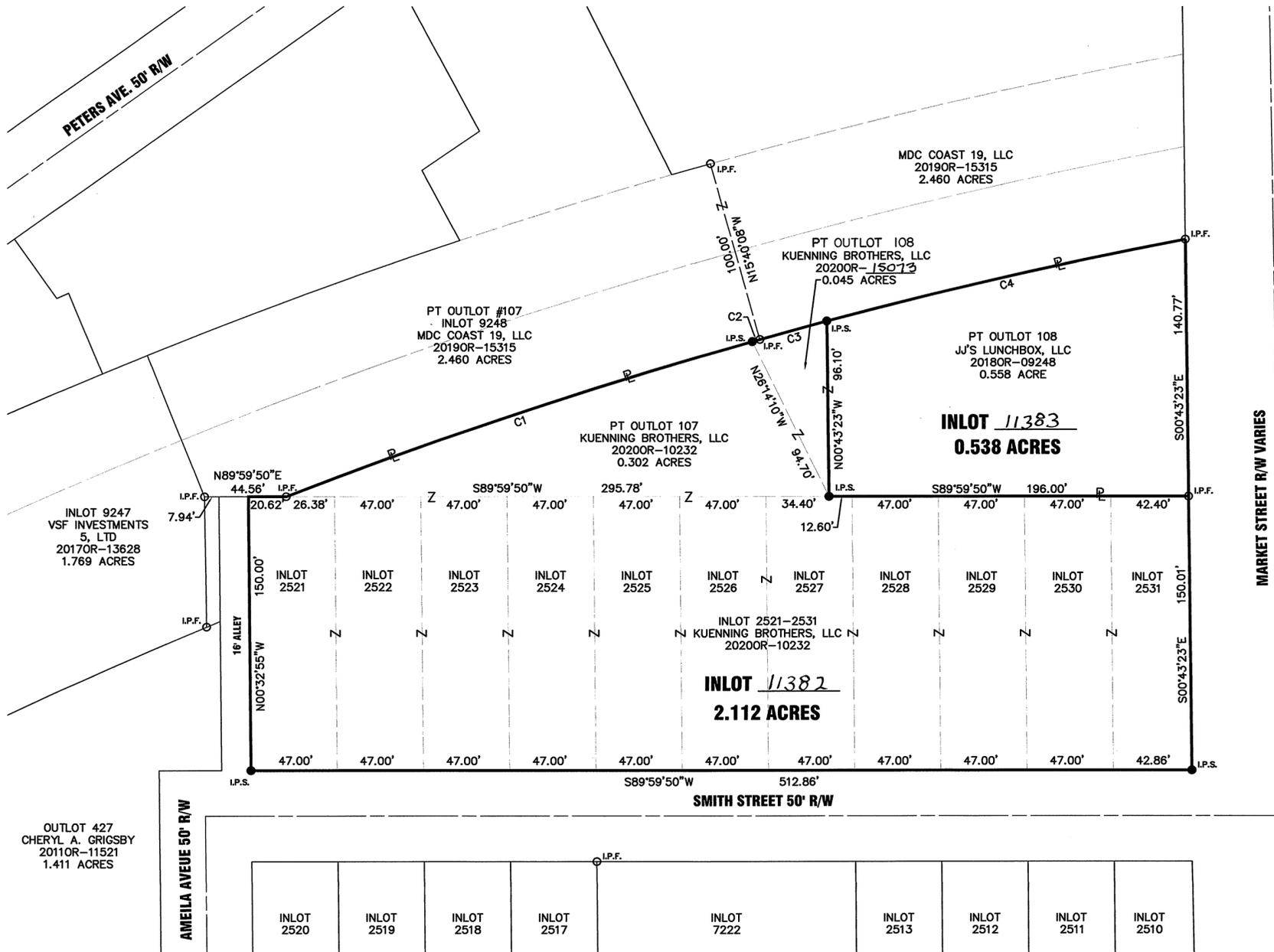
**ROBERT CRON & ASSOCIATES, LLC**  
PROFESSIONAL SURVEYING

35 CARRIAGE CROSSING WAY  
TROY, OH 45373 CELL: 937-418-0017

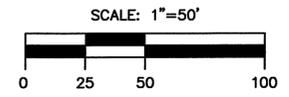
# KUENNING BROTHERS PLAT

BEING A REPLAT OF INLOTS #2521-#2531 OF KERR & SMITH ADDITION TO TROY, OHIO, RECORD PLAT BOOK 3 PAGE 90 AND BEING PART OF OUTLOT #107 AND #108 OF THE CITY OF TROY, OHIO, CONTAINING 2.650 ACRES IN THE CITY OF TROY, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00049  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/15/2020 10:28:16 AM



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



FEE \$ 43.20  
*Jessica Lopez*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Oct 15, 2020  
*Matthew W. Gierhart* *Joyce Grilleit*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

### CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	2814.93'	05°27'07"	267.86'	267.76'	N 71°30'03" E
C2	2814.93'	00°05'13"	4.27'	4.27'	N 74°16'13" E
C3	2814.93'	00°46'16"	37.88'	37.88'	N 74°41'58" E
C4	2814.93'	04°04'53"	200.52'	200.48'	N 77°07'32" 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
- M.N.F. MAG NAIL FOUND

### REFERENCES

- LOT SURVEY 5 PAGE 9
- LOT SURVEY 21 PAGE 33
- LOT SURVEY 24 PAGE 53
- RECORD PLAT 2 PAGE 123
- RECORD PLAT 3 PAGE 90
- RECORD PLAT 6 PAGE 127
- RECORD PLAT 8 PAGE 132
- RECORD PLAT 19 PAGE 112
- RECORD PLAT 20 PAGE 14
- KUENNING BROTHERS, LLC DEED 2020OR-15073

### CONSENT TO REPLAT-KUENNING BROTHERS, LLC

I, THE UNDERSIGNED, BEING 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.

OWNER: KUENNING BROTHERS, LLC

AUTHORIZED SIGNATURE: *[Signature]* TITLE: PRESIDENT

STATE OF OHIO, Auglaize COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Lee Kuenning, ON BEHALF OF KUENNING BROTHERS, 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 New Bremen, OHIO, THIS 30th DAY OF September, 2020.

NOTARY PUBLIC Christa L. McNaughton  
Christa L. McNaughton, Notary Public  
In and For the State of Ohio  
My Commission Expires 7/16/2024

LENDER: FIRST NATIONAL BANK IN NEW BREMEN RECORD: 2018OR-11798

MORTGAGOR: KUENNING BROTHERS, LLC  
REPRESENTATIVE: *[Signature]*  
TITLE: President

STATE OF OHIO, Auglaize COUNTY, SS  
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF September, 2020, BY Jerry S. Lenman Jr OF FIRST NATIONAL BANK IN NEW BREMEN.

NOTARY PUBLIC Christa L. McNaughton  
Christa L. McNaughton, Notary Public  
In and For the State of Ohio  
My Commission Expires 7/16/2024

### CONSENT TO REPLAT-JJ'S LUNCHBOX, LLC

I, THE UNDERSIGNED, BEING 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.

OWNER: JJ'S LUNCHBOX, LLC

AUTHORIZED SIGNATURE: *[Signature]* TITLE: Owner

STATE OF OHIO, Miami COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Jason Pierce, ON BEHALF OF JJ'S LUNCHBOX, 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 30th DAY OF September, 2020.

NOTARY PUBLIC M. Renee Seaman

LENDER: NEW CARLISLE FEDERAL SAVINGS BANK RECORD: 2018OR-09249

MORTGAGOR: JJ'S LUNCHBOX, LLC  
REPRESENTATIVE: *[Signature]*  
TITLE: the president

STATE OF OHIO, Miami COUNTY, SS  
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF September, 2020, BY Louis Wilkoff Jr OF NEW CARLISLE FEDERAL SAVINGS BANK.

NOTARY PUBLIC M. Renee Seaman

### CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 1st DAY OF October, 2020

*[Signature]*  
JILLIAN A. RHOADES, P.E.

M. RENE SEAMAN, Notary Public  
In and for the State of Ohio  
My Commission Expires March 15, 2023  
Recorded in Miami County

M. RENE SEAMAN, Notary Public  
In and for the State of Ohio  
My Commission Expires March 15, 2023  
Recorded in Miami County

<i>Allen J Bertke</i> ALLEN J. BERTKE, P.S. #8629		9-29-2020 DATE
		DATE: 09-02-2020
		DRAWN BY: MPL
		JOB NUMBER: MIATRO2018
SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com		SHEET NUMBER: 1 OF 1

# REPLAT

SITUATED IN THE CITY OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO, BEING A REPLAT OF LOT NO. 8772 AND A PART OF OUTLOT 117 OF THE CONSECUTIVE NUMBERS OF LOTS OF THE CITY OF PIQUA

CITY OF PIQUA APPROVAL  
THIS REPLAT WAS REVIEWED AND APPROVED BY ME  
THIS 26th DAY OF October, 2020.

*Kyrsten French*  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER

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

OWNER: MARKET PLACE INVESTORS, LLC  
*NGEM*  
AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT  
STATE OF ~~OHIO~~ COUNTY OF ~~MIAMI~~ S.S.  
*Fiona Broward Weston FL*  
BEFORE ME, A NOTARY PUBLIC IN AND FOR ~~OHIO~~, PERSONALLY APPEARED *Howard Amberg*, ON BEHALF OF MARKET PLACE INVESTORS, LLC, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT *Weston*; THIS *19th* DAY OF *October*, 2020. *FL*

*Michele M. Soloway*  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_  
MICHELE M. SOLOWAY  
MY COMMISSION # GG 357715  
EXPIRES: November 22, 2023  
Bonded Thru Notary Public Underwriters

CONSENT TO REPLAT - LIEN HOLDER  
I, THE UNDERSIGNED, BEING THE LIEN HOLDER OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

LIEN HOLDER: STANDARD INSURANCE COMPANY, AN OREGON CORPORATION  
*Tanya Bryan*  
AUTHORIZED SIGNATURE Vice President TITLE  
*Tanya Bryan*  
Director, StanCorp Mortgage Investors, LLC

ACKNOWLEDGMENT  
STATE OF ~~OHIO~~ COUNTY OF ~~MIAMI~~ S.S.  
*Oregon Washington*  
BEFORE ME, A NOTARY PUBLIC IN AND FOR *Oregon OHIO*, PERSONALLY APPEARED *Michael Morsy, Tanya Bryan* ON BEHALF OF STANDARD INSURANCE COMPANY, AN OREGON CORPORATION, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT *12:47 PM*; THIS *14th* DAY OF *October*, 2020.

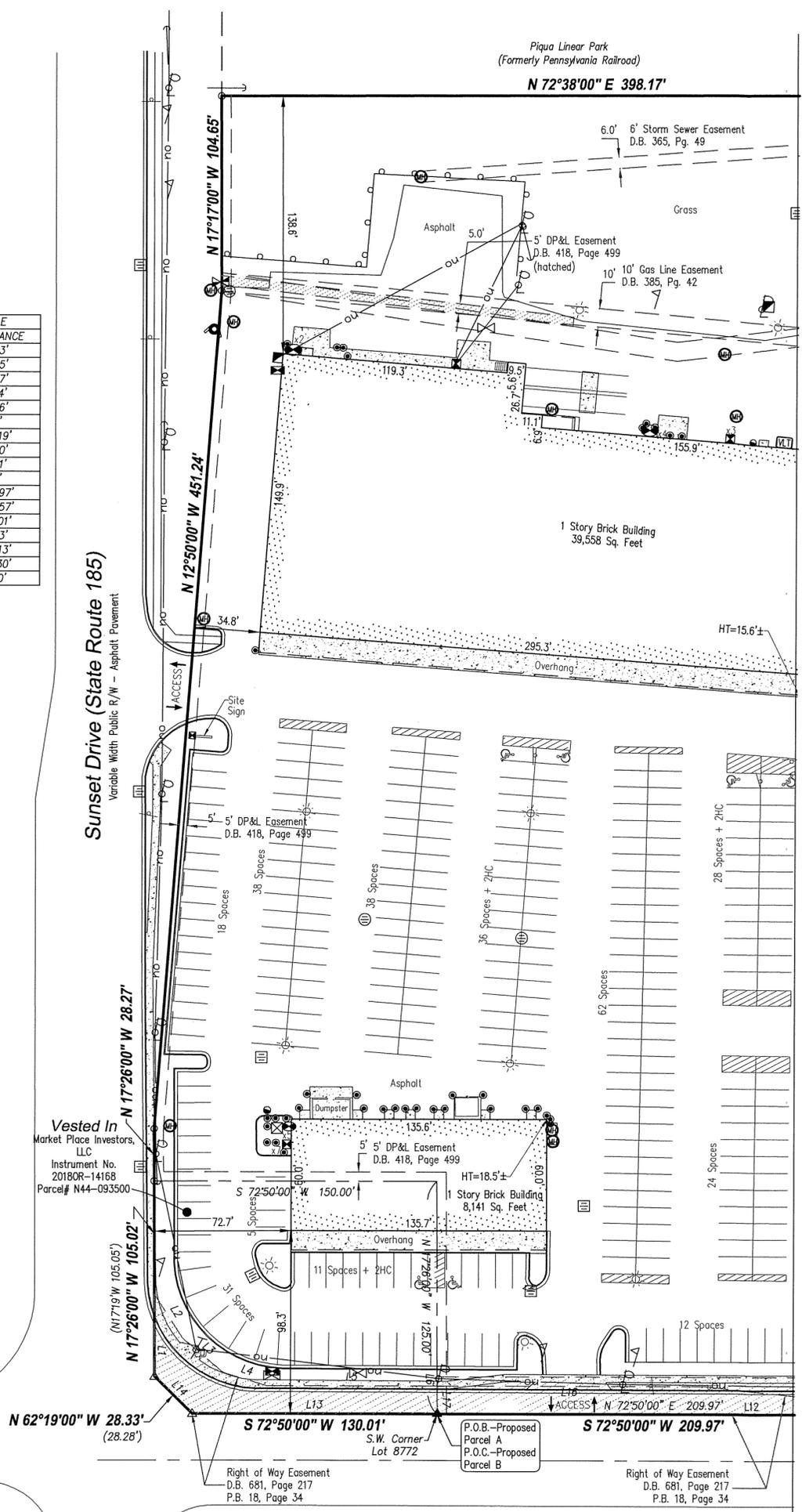
*Caleb*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES *2/20/2024*  
OFFICIAL STAMP  
CALEB MONTGOMERY CARROLL  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 997049  
MY COMMISSION EXPIRES FEBRUARY 20, 2024

I HEREBY STATE THAT THIS PLAT HAS BEEN COMPILED FROM A SURVEY MADE ON THE GROUND IN JUNE OF 2018 AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

*Timothy R. Durr*  
TIMOTHY R. DURR  
RPLS 7788  
IN THE STATE OF OHIO  
PROJECT NO. B-200612

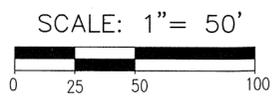


LINE	BEARING	DISTANCE
L1	N 17°26'00" W	44.33'
L2	S 49°31'41" E	28.55'
L3	S 66°47'28" E	27.87'
L4	S 89°57'10" E	24.14'
L5	N 72°50'00" E	90.66'
L6	N 17°26'00" W	5.00'
L7	N 72°50'00" E	816.19'
L8	N 85°12'25" E	77.50'
L9	N 72°50'00" E	93.91'
L10	S 14°19'00" E	3.40'
L11	S 72°50'00" W	702.97'
L12	S 72°50'00" W	282.57'
L13	S 72°50'00" W	130.01'
L14	N 62°19'00" W	28.33'
L15	S 78°53'29" W	142.13'
L16	S 72°50'00" W	141.30'
L17	N 17°26'00" W	15.00'



FEE: \$26.40  
*Jessica A. Lopez*  
MIAMI COUNTY RECORDER  
*Joyce Grilled*  
BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED *Oct 26, 2020*  
*Matthew W Gearhart*  
BY DEPUTY AUDITOR

- LEGEND:
- R/W - RIGHT-OF-WAY
  - C/L - CENTERLINE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - - MONUMENTATION FOUND (AS NOTED)
  - - CONCRETE MONUMENT FOUND
  - - 5/8" REBAR SET
  - △ - MAG NAIL SET
  - MSD. - MEASURED
  - REC. - RECORD
  - ⊗ - WATER VALVE
  - ⊗ - WATER METER
  - ⊗ - MANHOLE
  - ⊗ - CLEAN OUT
  - ⊗ - GAS VALVE
  - ⊗ - GAS METER
  - ⊗ - GAS MARKER
  - ⊗ - CATCH BASIN (SQUARE)
  - ⊗ - UTILITY BOX
  - ⊗ - TRANSFORMER
  - ⊗ - ELECTRIC METER
  - ⊗ - POWER POLE
  - ⊗ - POWER POLE W/ LIGHT
  - ⊗ - LIGHT POLE
  - ⊗ - SIGN
  - ⊗ - BOLLARD
  - ⊗ - FLAGPOLE
  - ⊗ - HANDICAPPED SPACE
  - o— - OVERHEAD UTILITY LINE
  - x— - FENCE
  - ▨ - CONCRETE AREA
  - ▨ - NO PARKING AREA
  - ▨ - BUILDING AREA





DESCRIPTION

BEING A REPLAT OF PART OUTLOT 42, AND INLOT 1466 AND PART OF INLOT 1467 OF "WUNDERWOOD SUBDIVISION", OF RECORD IN PLAT BOOK 6, PAGE 129 AND CONVEYED TO DAVID J. BECHTOL AND SHERYL A. BECHTOL, BY DEED RECORDED IN DEED BOOK 722, PAGE 207, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

WUNDERWOOD SUBDIVISION
REPLAT OF PART OF INLOTS
1466, 1467 & 1468
AND PARTS OUTLOT 42 & 77

VOLUME 28 PAGE 45
MIAMI COUNTY RECORDER'S RECORD OF PLATS

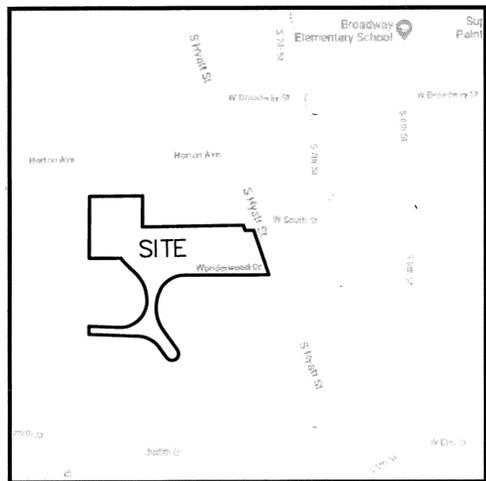
PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DAVID J. BECHTOL AND SHERYL A. BECHTOL, BEING THE OWNERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY SHOWN HEREON.

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2020P-00051
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/06/2020 10:18:36 AM
REFERENCES 0
RECORDING FEE
PAGES: 3

BY: OWNER By: OWNER

By: [Signature] DAVID J. BECHTOL
By: [Signature] SHERYL A. BECHTOL



LOCATION MAP
NO SCALE

FEE \$ 129.60

Jessica A. Lopez MIAMI COUNTY RECORDER
[Signature] Elmabeth Kerns BY DEPUTY RECORDER

STATE OF OHIO, COUNTY OF Miami, SS:

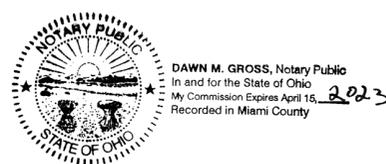
BE IT REMEMBERED THAT ON THIS 26th DAY OF Sept 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAVID J. BECHTOL AND SHERYL A. BECHTOL, OWNERS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Nov 6, 2020

[Signature] MATTHEW W. HEARHARDT
MIAMI COUNTY AUDITOR

MY COMMISSION EXPIRES 4-15-2023

[Signature] Dawn M. Gross
NOTARY PUBLIC



CONSENT OF LIENHOLDER

Bank of America, N.A.
BY: [Signature] 5/14/2020
PRINT: Scot Kielblock
TITLE: Vice President

STATE OF Texas, COUNTY OF Collin, SS:

BE IT REMEMBERED THAT ON THIS 14th DAY OF May 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Scot Kielblock, Vice President of Bank of America, N.A., 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.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
D.B. 722, PG. 207, O.R. 431, PG. 924
DOCUMENT No. 20150R-08358
D.B. 690, PG. 832

MIAMI COUNTY RECORDER'S PLAT RECORDS
P.B. 3, PG. 88 P.B. 6, PG. 129
P.B. 13, PG. 71 P.B. 9, PG. 2

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 59, PAGE 4

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 19, PAGE 177 VOLUME 13, PAGE 18
VOLUME 11, PAGE 132 VOLUME 17, PAGE 150
VOLUME 13, PAGE 44 VOLUME 22, PAGE 160

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OUTLOT 42, AND INLOTS 1466, 1467 AND 1468, PRIVATE RIGHT-OF-WAY AND EXISTING PUBLIC RIGHT-OF-WAY AS SHOWN AND DELINEATED UPON THE RECORDED PLAT "WUNDERWOOD SUBDIVISION" A SUBDIVISION OF RECORD IN PLAT BOOK 6, PAGE 129, AS RECORDED IN THE PLAT RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP
BY: [Signature] 08/21/19
David L. Chiesa P.S.
Registered Surveyor No. 7740



APPROVED:

AT A MEETING OF THE PLANNING BOARD OF TIPP CITY, OHIO HELD THIS 10 DAY OF SEPTEMBER, 2019, THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED.

[Signature] CHAIR
[Signature] Dawn M. Gross SECRETARY

AT A MEETING OF THE COUNCIL OF TIPP CITY, OHIO HELD THIS 5 DAY OF October, 2019, THE SUBDIVISION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE No. 17-20

[Signature] PRESIDENT OF COUNCIL
[Signature] CLERK OF COUNCIL

[Signature] NOTARY PUBLIC

March 26, 2024
MY COMMISSION EXPIRES:



BASIS OF BEARINGS

BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE ESTABLISHING A BEARING OF SOUTH 18° 58'59" EAST FOR HYATT STREET.

IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

Vertical text on the right edge: J:\pre-rtl\1313-CHIESA\dwg\SURVEY\TIPP CITY\WUNDERWOOD PLAT.dwg By: david.chiesa on 08/21/2019 @ 11:03:25 am ~ © M+E Companies, Inc.

DESCRIPTION

BEING A REPLAT OF PART OUTLOT 42, AND PART INLOT 1467 AND PART OF INLOT 1468 OF "WUNDERWOOD SUBDIVISION", OF RECORD IN PLAT BOOK 6, PAGE 129 AND CONVEYED TO LANAY B. BARLEY, BY DOCUMENT No. 2015OR-083589 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, LANAY B. BARLEY, 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 RIGHT-OF-WAY SHOWN HEREON.

By: OWNER

By: Lanay B. Barley  
LANAY B. BARLEY

STATE OF OHIO, COUNTY OF Miami, SS:

BE IT REMEMBERED THAT ON THIS 20<sup>th</sup> DAY OF Sept 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LANAY B. BARLEY, OWNER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 4-15-2023

Dawn M. Gross  
NOTARY PUBLIC



DAWN M. GROSS, Notary Public  
In and for the State of Ohio  
My Commission Expires April 15, 2023  
Recorded in Miami County

CONSENT OF LIENHOLDER

Wells Fargo Bank N.A.

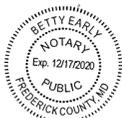
By: Melinda A Angerett 9-2-2020  
PRINT: Melinda A Angerett  
TITLE: Vice President Loan Documentation

STATE OF Maryland, COUNTY OF Frederick, SS:

BE IT REMEMBERED THAT ON THIS 2<sup>nd</sup> DAY OF September, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Melinda A Angerett 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.

Betty Early  
NOTARY PUBLIC

12/17/2020  
MY COMMISSION EXPIRES:



DESCRIPTION

BEING A REPLAT OF PART OUTLOT 42, AND PART INLOT 1468 OF "WUNDERWOOD SUBDIVISION", OF RECORD IN PLAT BOOK 6, PAGE 129 AND CONVEYED TO KATHRYN A. SKINNER, TR., BY DOCUMENT No. 2018OR-05088, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, KATHRYN A. SKINNER, TR., 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 RIGHT-OF-WAY SHOWN HEREON.

By: OWNER

By: Kathryn A Skinner TR.  
KATHRYN A. SKINNER, TR.

STATE OF OHIO, COUNTY OF Miami, SS:

BE IT REMEMBERED THAT ON THIS 24<sup>th</sup> DAY OF Sept 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KATHRYN A. SKINNER, TR., OWNER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 4-15-2023

Dawn M. Gross  
NOTARY PUBLIC

DAWN M. GROSS, Notary Public  
In and for the State of Ohio  
My Commission Expires April 15, 2023  
Recorded in Miami County



CONSENT OF LIENHOLDER

BY: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, SS:

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DESCRIPTION

BEING A REPLAT OF A PART OF A PRIVATE DRIVE AND EXISTING RIGHT-OF-WAY OF HYATT STREET SHOWN ON THE PLAT FOR "WUNDERWOOD SUBDIVISION" OF RECORD IN PLAT BOOK 6, PAGE 129 AND CONVEYED TO THOMAS C. DEROSS AND DEBORAH A. DEROSS, BY DEED RECORDED IN DEED BOOK 690, PAGE 832, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, THOMAS C. DEROSS AND DEBORAH A. DEROSS, BEING THE OWNERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY SHOWN HEREON.

BY: OWNER

By: OWNER

By: Thomas C. Deross  
THOMAS C. DEROSS

By: Deborah A. Deross  
DEBORAH A. DEROSS

STATE OF OHIO, COUNTY OF Miami, SS:

BE IT REMEMBERED THAT ON THIS 19<sup>th</sup> DAY OF Sept. 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS C. DEROSS AND DEBORAH A. DEROSS, OWNERS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 4/15/2023

Dawn M. Gross  
NOTARY PUBLIC



DAWN M. GROSS, Notary Public  
In and for the State of Ohio  
My Commission Expires April 15, 2023  
Recorded in Miami County

CONSENT OF LIENHOLDER

BY: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, SS:

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 614-818-4902  
www.mecompanies.com

- LEGEND**
- ⊙ IRON PIN FOUND AS NOTED
  - ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
  - MAG NAIL FOUND
  - ⊙ MAG NAIL SET



NORTH



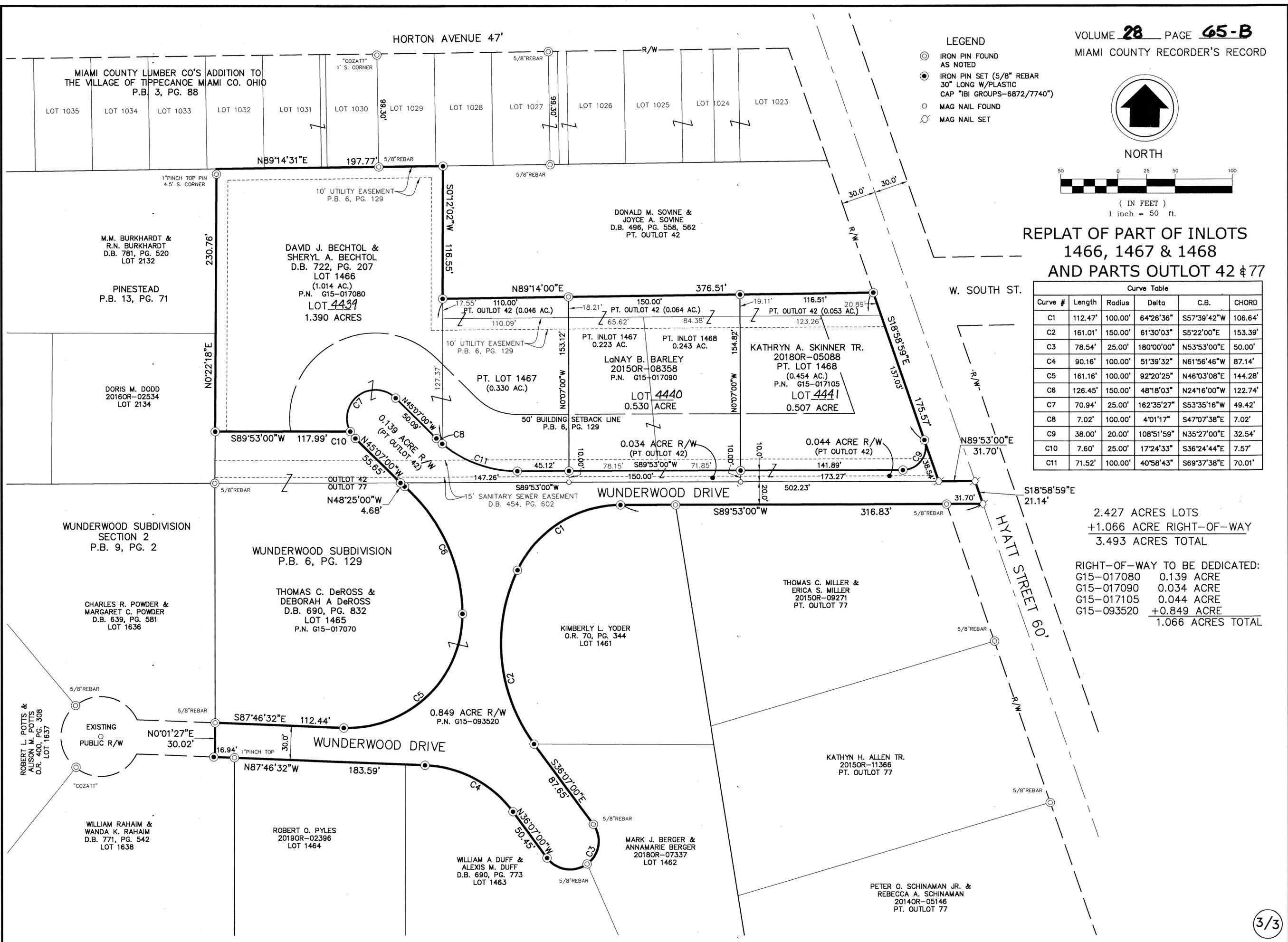
( IN FEET )  
1 inch = 50 ft.

**REPLAT OF PART OF INLOTS 1466, 1467 & 1468 AND PARTS OUTLOT 42 & 77**

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	112.47'	100.00'	64°26'36"	S57°39'42"W	106.64'
C2	161.01'	150.00'	61°30'03"	S5°22'00"E	153.39'
C3	78.54'	25.00'	180°00'00"	N53°53'00"E	50.00'
C4	90.16'	100.00'	51°39'32"	N61°56'46"W	87.14'
C5	161.16'	100.00'	92°20'25"	N46°03'08"E	144.28'
C6	126.45'	150.00'	48°18'03"	N24°16'00"W	122.74'
C7	70.94'	25.00'	162°35'27"	S53°35'16"W	49.42'
C8	7.02'	100.00'	4°01'17"	S47°07'38"E	7.02'
C9	38.00'	20.00'	108°51'59"	N35°27'00"E	32.54'
C10	7.60'	25.00'	17°24'33"	S36°24'44"E	7.57'
C11	71.52'	100.00'	40°58'43"	S69°37'38"E	70.01'

2.427 ACRES LOTS  
+1.066 ACRE RIGHT-OF-WAY  
3.493 ACRES TOTAL

RIGHT-OF-WAY TO BE DEDICATED:  
G15-017080 0.139 ACRE  
G15-017090 0.034 ACRE  
G15-017105 0.044 ACRE  
G15-093520 +0.849 ACRE  
**1.066 ACRES TOTAL**



I:\117353\_Tpp\_Dev\5.9 Drawings\baseline\survey\WUNDERWOOD PLAT.dwg by:david.chiesa on 04/07/2020 @ 02:01:53 pm ~ © M+E Companies, Inc.

# STONY BROOK ESTATES, SECTION 3

PLAT BOOK 28, PAGE 66  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 8.218 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS STONY BROOK ESTATES, SECTION 3 AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN CONCORD TOWNSHIP, 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 20200R-

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:  
STONY BROOK ESTATES, LLC

Frank Harlow  
FRANK HARLOW, MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 28 DAY OF September, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STONY BROOK ESTATES, LLC, BY FRANK HARLOW ITS MANAGER, 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

MORTGAGEE:  
Minster Bank  
Daniel F. Heitmyer  
BY: Daniel F. Heitmyer  
AS: V.P. Commercial Bank

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 28 DAY OF September, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Minster Bank, BY Daniel F. Heitmyer, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/HER FREE AND VOLUNTARY ACT AND DEED.

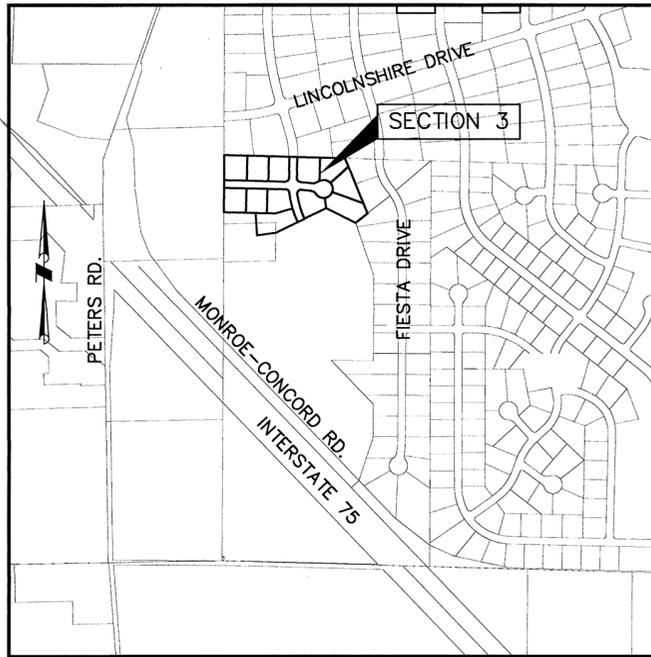
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

4 4 6 CONCORD MIAMI, OHIO  
SECTION TOWN RANGE TOWNSHIP COUNTY



## VICINITY MAP

N.T.S.

## DEDICATION OF ADJACENT EASEMENTS

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF LAND WEST OF, SOUTH OF AND ADJACENT TO THE HEREIN PLATTED SUBDIVISION, DO HEREBY DEDICATE THE DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN OUTSIDE OF THE SUBDIVISION PERIMETER FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER DRAINS, OPEN CHANNELS, AND UNDERGROUND STORMWATER PIPING, 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 FUNCTIONALITY OF UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

OWNERS:  
JOHN R. UPDIKE AND  
MARILYN K. UPDIKE

John R. Updike  
JOHN R. UPDIKE, OWNER

Marilyn K. Updike  
MARILYN K. UPDIKE, OWNER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 28 DAY OF September, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN R. UPDIKE AND MARILYN K. UPDIKE, TO ME KNOWN AND ACKNOWLEDGED THEIR 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.

Mary K Lewis  
NOTARY PUBLIC IN AND FOR STATE OF 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

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2020P-00052  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/12/2020 12:40:52 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 3

FEE \$ 129.60  
Jessica Lopez  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
Debi Mascari  
DEPUTY

TRANSFERRED THIS 12<sup>th</sup> DAY  
OF November, 2020

Matthew W. Gearhardt  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR  
Mindy Dorek  
BY: DEPUTY AUDITOR

## MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 13<sup>th</sup> DAY  
OF October, 2020

Paul P. Thushamp  
MIAMI COUNTY ENGINEER

## MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 18<sup>th</sup> DAY OF February, 2020, THIS PLAT WAS REVIEWED AND APPROVED.

J. C. Ch... CHAIRMAN D. B. L... SECRETARY

## MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 5<sup>th</sup> DAY  
OF November, 2020. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT  
CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD,  
OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

John F. Lewis COMMISSIONER Ted S. Meier COMMISSIONER Gregory A. Simmons COMMISSIONER

## DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 8.218 ACRES OUT  
OF A PART OF THE SOUTHWEST QUARTER OF SECTION 4, T4, R6,  
AS SHOWN ON LND. SUR. 60/28 AND OWNED BY STONY BROOK  
ESTATES, LLC, AS RECORDED IN 20200R-16650.

## COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE  
RECORDED IN OFFICIAL RECORD 20160R-05193 OF THE MIAMI  
COUNTY RECORDER'S RECORDS.

<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com</p>	DATE: 02-26-2020
	DRAWN BY: seb
	JOB NUMBER: MiaCon1706-fin_app
	SHEET NUMBER 1 OF 3

# STONY BROOK ESTATES, SECTION 3

SECTION 4 TOWN 4 RANGE 6 CONCORD TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 28, PAGE 66 - A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS



THE BEARINGS SHOWN HEREON  
ARE BASED ON NAD 83, GEOID  
2003 OHIO SOUTH ZONE, ODOT  
VRS CORS NETWORK

SCALE 1" = 100'



## LEGEND

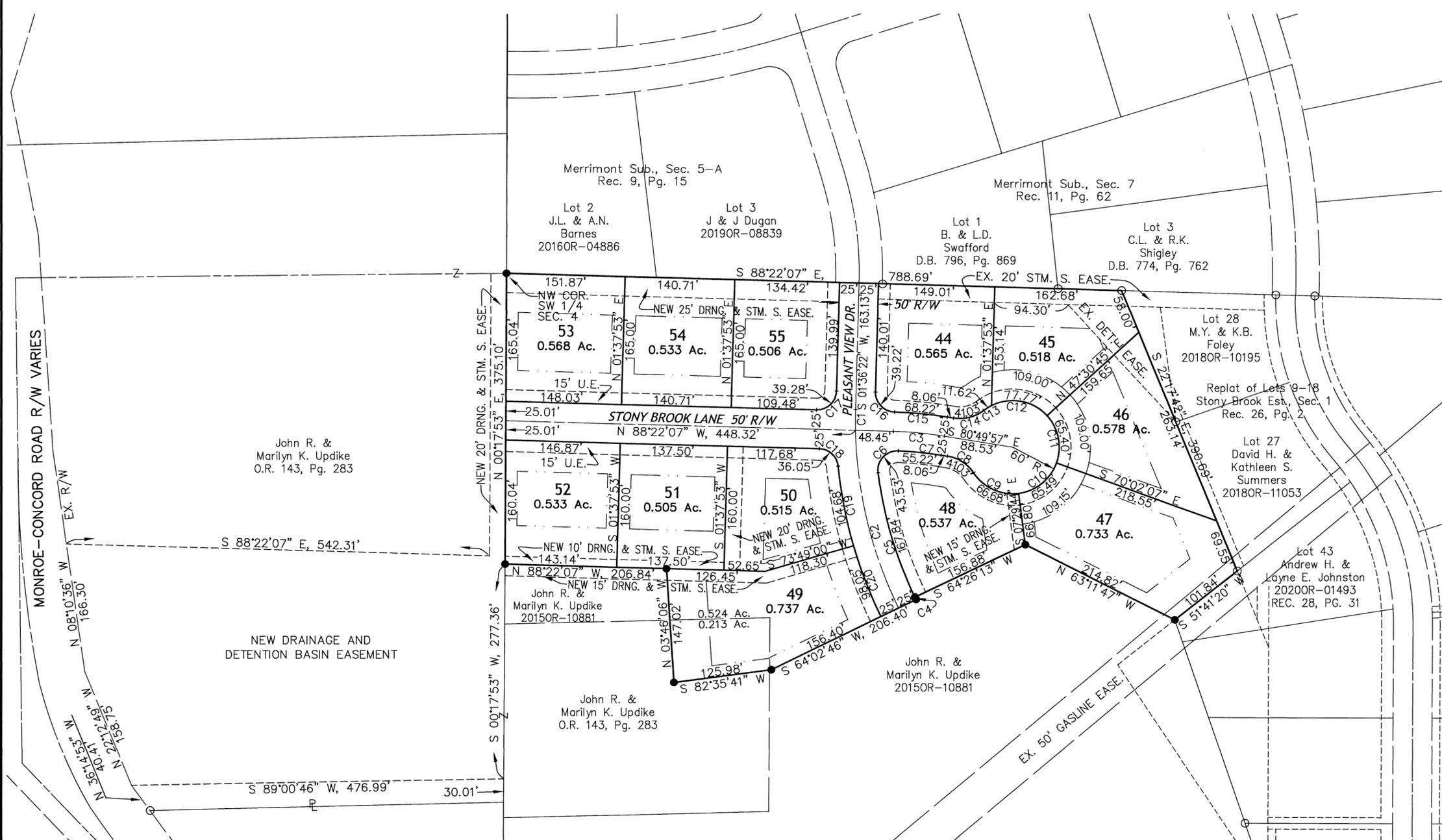
- 5/8" X 30" REBAR  
W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊙ CONC. MONUMENT FOUND
- - - UTILITY EASEMENT LINE  
(SEE NOTE)
- CX CURVE NUMBER
- - - BUILDING SETBACK LINE  
FRONT=40'  
REAR=50'  
SIDE=15'(UNLESS OTHERWISE SHOWN)

**DEED REFERENCE**  
O.R. 143, Pg. 283  
20150R-10881  
20200R-

**SURVEY REFERENCE**  
LND. SUR. Vol. 6, PG. 31  
LND. SUR. Vol. 56, PG. 65  
LND. SUR. Vol. 56, PG. 164  
REC. P.B. Vol. 9, PG. 15  
REC. P.B. Vol. 11, PG. 62  
REC. P.B. Vol. 26, PG. 2  
REC. P.B. Vol. 28, PG. 31

## AREA SUMMARY

12 BUILDING LOTS 6.828 AC.  
DEDICATED NEW STREET R/W 1.390 AC.  
TOTAL 8.218 AC.



**CURVE TABLE**

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	550.00'	02°-48'-00"	26.88'	26.88'	S 00°-12'-22" W
2	550.00'	24°-45'-36"	237.68'	235.83'	S 13°-34'-26" E
3	500.00'	07°-32'-10"	65.77'	65.72'	S 84°-36'-02" E
4	525.00'	00°-23'-26"	3.58'	3.58'	S 25°-45'-31" E
5	525.00'	18°-19'-01"	167.84'	167.12'	N 16°-24'-17" W
6	25.00'	99°-45'-10"	43.53'	38.23'	N 42°-37'-49" E
7	475.00'	06°-39'-39"	55.22'	55.19'	S 84°-09'-46" E
8	50.00'	47°-00'-51"	41.03'	39.87'	S 57°-19'-31" E
9	60.00'	63°-40'-38"	66.68'	63.30'	S 65°-39'-25" E
10	60.00'	62°-32'-23"	65.49'	62.29'	N 51°-14'-05" E
11	60.00'	62°-27'-09"	65.40'	62.21'	N 11°-15'-41" W
12	60.00'	74°-15'-47"	77.77'	72.44'	N 79°-37'-09" W
13	60.00'	11°-05'-45"	11.62'	11.60'	S 57°-42'-05" W
14	50.00'	47°-00'-51"	41.03'	39.89'	S 75°-39'-38" W
15	525.00'	07°-26'-42"	68.22'	68.17'	N 84°-33'-18" W
16	25.00'	89°-53'-01"	39.22'	35.32'	N 43°-20'-08" W
17	25.00'	90°-01'-31"	39.28'	35.36'	S 46°-37'-08" W
18	25.00'	82°-36'-58"	36.05'	33.01'	S 47°-03'-38" E
19	575.00'	10°-25'-51"	104.68'	104.54'	S 10°-58'-04" E
20	575.00'	09°-46'-14"	98.05'	97.93'	S 21°-04'-07" E

**NOTES:**

1.) ALL FRONT LOT LINES ARE SUBJECT TO A 15' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE UNLESS OTHERWISE SHOWN.

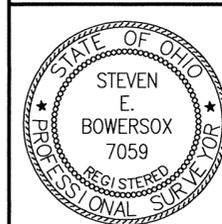
2.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.

## DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 8.218 ACRES OUT OF A PART OF THE SOUTHWEST QUARTER OF SECTION 4, T4, R6, AS SHOWN ON LND. SUR. 60/28 AND OWNED BY STONY BROOK ESTATES, LLC, AS RECORDED IN 20200R-16650.

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* 2/26/2020  
STEVEN E. BOWERSOX, P.S. #7059 DATE



**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
02-26-2020  
DRAWN BY:  
seb  
JOB NUMBER:  
MiaCon1906fin  
SHEET NUMBER  
2 OF 3

# STONY BROOK ESTATES, SECTION 3

PLAT BOOK 28, PAGE 66 -B  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

4 4 6 CONCORD MIAMI, OHIO  
SECTION TOWN RANGE TOWNSHIP COUNTY

## LEGAL DESCRIPTION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWN 4, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin set in the northwest corner of the southwest quarter of section 4 and being also the southwest corner of lot number 2 of Merrimont Subdivision, Section 5-A as recorded in Plat Book 9, Page 15 of the Miami County Recorder's Plat Records;

thence, South 88°-22'-07" East, 788.69 feet, along the north line of the southwest quarter of section 4 and the south line of lots numbered 2 and 3 of said Merrimont Subdivision, Section 5-A and south line of lots numbered 1 and 3 of Merrimont Subdivision, Section 7 as recorded in Plat Book 11, Page 62 of the Miami County Recorder's Plat Records, to an iron pin found in the northwest corner of lot number 28 of the Replat of Lots 9-18 Stony Brook Estates, Section 1 as recorded in Plat Book 26, Page 2 of the Miami County Recorder's Plat Records;

thence, South 22°-17'-42" East, 390.69 feet, along the westerly lines of lots numbered 28 and 27 of said Replat of Lots 9-18, to an iron pin found in the southwesterly corner of lot number 27 and being also in the northerly line of lot number 43;

thence, South 51°-41'-20" West, 101.84 feet, along the northerly line of lot number 43, to an iron pin set in the northwesterly corner of same;

thence, North 63°-11'-47" West, 214.82 feet, to an iron pin set;

thence, South 64°-26'-13" West, 156.88 feet, to an iron pin set;

thence, Southerly, 3.58 feet, along the arc of a curve to the left having a radius of 525.00 feet, an internal angle of 00°-23'-26" and a chord 3.58 feet in length bearing South 25°-45'-31" East, to an iron pin set;

thence, South 64°-02'-46" West, 206.40 feet, to an iron pin set;

thence, South 82°-35'-41" West, 125.98 feet, to an iron pin set;

thence, North 03°-46'-06" West, 147.02 feet, to an iron pin set;

thence, North 88°-22'-07" West, 206.84 feet, to an iron pin set the west line of the southwest quarter of section 4;

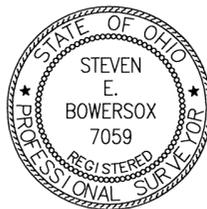
thence, North 00°-17'-53" East, 375.10 feet, along the west line of the southwest quarter of section 4, to the principal place of beginning;

Containing 8.218 acres more or less and being subject to all easements and legal highways of record.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059 based on a survey performed under his direction with the bearings used for same being based on NAD 83, GEOID 2003 Ohio South Zone, ODOT VRS CORS Network.

  
STEVEN E. BOWERSOX, P.S. #7059

2/26/2020  
DATE



## DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:

1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.
2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.
3. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. AT THAT TIME THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGMENT.
4. NO STRUCTURES, FILL MATERIAL, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1).
5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.
6. STONY BROOK ESTATES, LLC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND DETENTION AREAS UNTIL DEVELOPED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE INDIVIDUAL LOT OWNERS.

 Choice One Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	DATE: 02-26-2020
	DRAWN BY: seb
	JOB NUMBER: MiaCon1906-fin_notes
	SHEET NUMBER 3 OF 3



APPROVAL BY THE MIAMI COUNTY COMMISSIONERS:  
 THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY COMMISSIONERS  
 THIS 19th DAY OF November, 2020.

Gregory A. Simmons  
 GREGORY A. SIMMONS  
 COMMISSIONER

John F. Evans  
 JOHN F. EVANS  
 COMMISSIONER

Ted S. Mercer  
 TED S. MERCER  
 COMMISSIONER

APPROVALS:  
 THIS REPLAT WAS REVIEWED AND APPROVED  
 THIS 7th DAY OF August, 2020.

Paul E. Aulshaus  
 MIAMI COUNTY ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED BY  
 THE MIAMI COUNTY PLANNING COMMISSION  
 THIS 15th DAY OF September, 2020.

[Signature] CHAIRMAN  
[Signature] SECRETARY

REFERENCES:  
 AS SHOWN ON DRAWING.

BASIS OF BEARINGS:  
 NORTH 5 DEG. 50' 00" EAST  
 BEING THE CENTERLINE OF WILDCAT  
 ROAD AS SHOWN ON WILEY  
 INDUSTRIAL PARK, SECTION 1, PLAT  
 BOOK 10, PAGE 118 OF MIAMI COUNTY  
 RECORDERS RECORD OF RECORDED  
 PLATS.

**REPLAT OF LOTS 19 & 20**  
**WILEY INDUSTRIAL PARK, SEC. 1**  
 Bethel Township  
 Section 25, Township 2, Range 9  
 MIAMI COUNTY, OHIO  
 JULY 2020

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2020P-00054  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 12/10/2020 12:35:47 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES: 1

PLAT BOOK 28 PAGE 68  
 MIAMI COUNTY RECORDER'S PLAT RECORDS

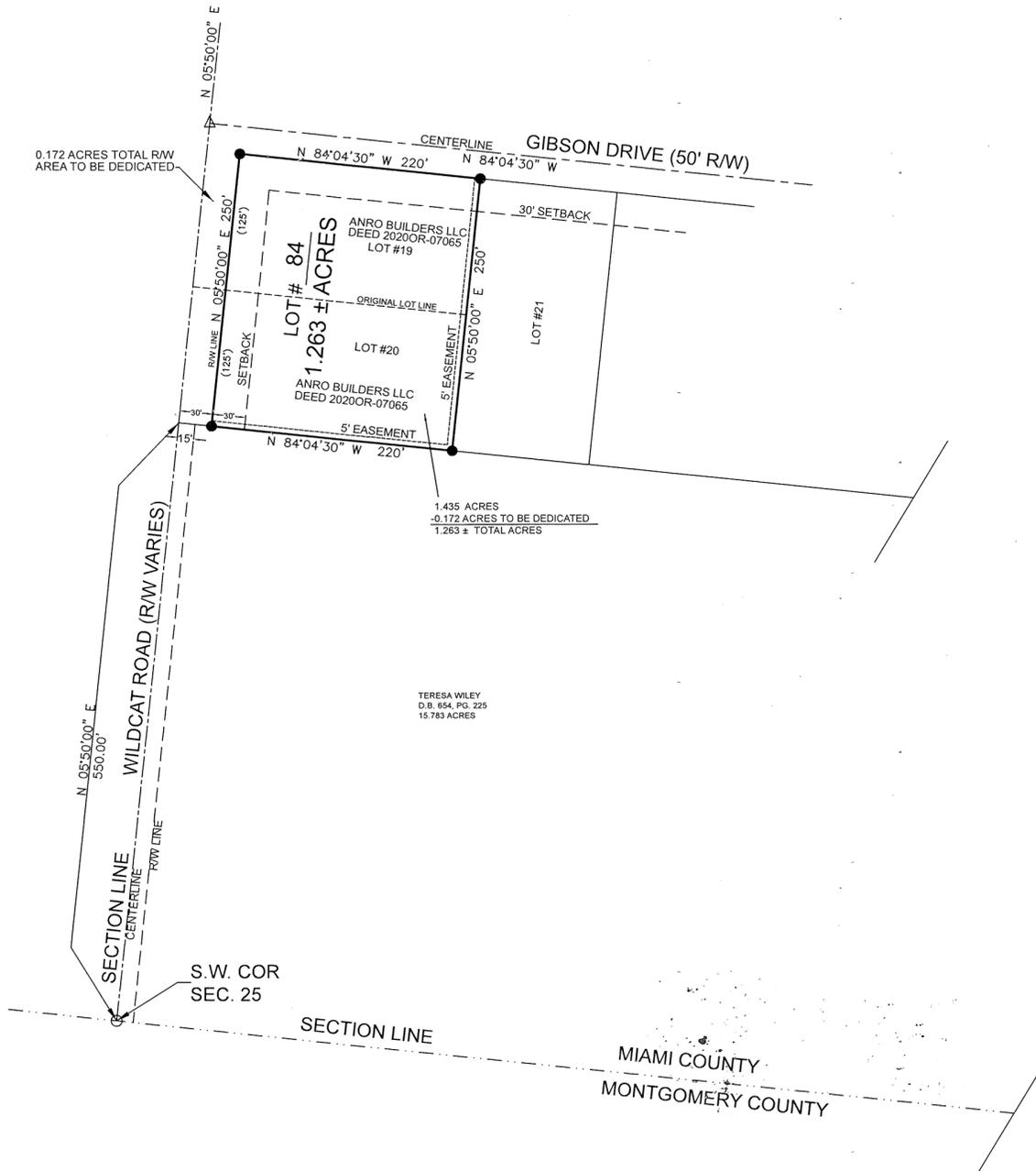
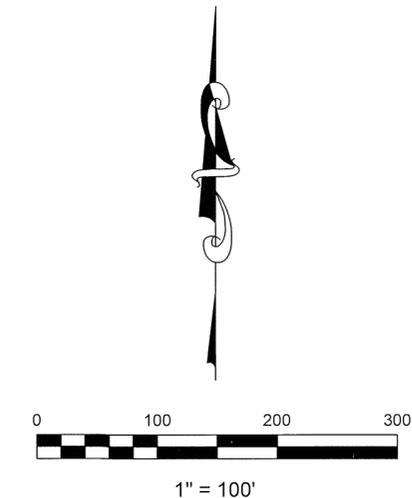
FEE \$ 43.20  
[Signature] MIAMI CO. RECORDER  
[Signature] DEPUTY

APPROVED AND TRANSFERRED THIS 10th  
 DAY OF Dec 2020.

Matthew W. Gearhardt MIAMI CO. AUDITOR  
Joyce Grille DEPUTY

DESCRIPTION:  
 BEING A REPLAT OF LOT NUMBER 19 AND LOT NUMBER  
 20 OF WILEY INDUSTRIAL PARK, SECTION 1, AS SHOWN  
 ON MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 VOLUME 10, PAGE 118. SAID LOTS ARE LOCATED IN  
 SECTION 25, TOWN 2, RANGE 9, BETHEL TOWNSHIP,  
 MIAMI COUNTY, OHIO AS CONVEYED TO ANRO  
 BUILDERS, LLC BY DEED 2020OR-07065 OF THE MIAMI  
 COUNTY RECORDER'S DEED RECORDS.  
 OWNER'S CONSENT:  
 WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE  
 LANDS SHOWN HEREON, DO HEREBY CONSENT TO THE EXECUTION  
 OF THIS REPLAT AND TO THE DEDICATION OF THE RIGHT-OF-WAY OF  
 WILDCAT ROAD, AS SHOWN HEREON. EASEMENTS SHOWN OR NOTED  
 ON THIS REPLAT ARE FOR THE CONSTRUCTION, OPERATION,  
 MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF OPEN DITCH  
 SURFACE WATER DRAINAGE, GAS, SEWER, 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.

- LEGEND:
- = 5/8" Ø IRON PIN (FOUND)
  - ⊗ = 5/8" Ø CAPPED IRON PIN (FOUND)
  - = 5/8" Ø IRON PIN (SET)  
(PRISM SURVEYS, LLC. CAP)
  - △ = MAG/P.K. NAIL (FOUND)
  - ▲ = MAG/P.K. NAIL (SET)
  - = POST (FOUND AS DESCRIBED)
  - ⊙ = IRON PIPE (FOUND)



[Signature] WITNESS  
[Signature] OWNER

STATE OF OHIO, COUNTY OF MIAMI, S.S.:  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,  
 PERSONALLY APPEARED ANRO BUILDERS, LLC, WHICH  
 EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY  
 DID SIGN THIS INSTRUMENT AND IT IS THEIR FREE ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND  
 AFFIXED MY OFFICIAL SEAL THIS 6 DAY OF August, 2020.

[Signature] NOTARY PUBLIC  
9/5/2021 MY COMMISSION EXPIRES



SURVEYOR'S STATEMENT:  
 I HEREBY CERTIFY THAT THIS REPLAT IS A  
 TRUE AND CORRECT SURVEY MADE UNDER  
 MY SUPERVISION DURING JULY, 2020 AND  
 THAT MONUMENTS ARE SET AS SHOWN.

[Signature]  
 KENNETH W. BOUTWELL  
 STATE OF OHIO REGISTERED SURVEYOR #8211

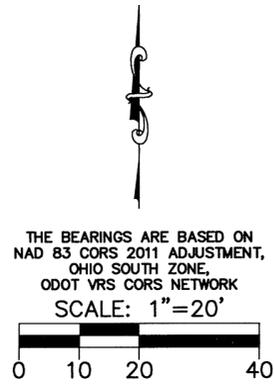
PLAT OF SURVEY		
DRAWN RTB	DATE 07/10/20	9865 WILDCAT ROAD BETHEL TOWNSHIP MIAMI COUNTY
APPROVED <u>[Signature]</u>	DATE 8/4/20	
SCALE 1"=100'	SHEET 1 OF 1	PROJECT NO. 20-0712

# ALLEY VACATION

VOLUME 18, PLAT NO. 69  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SW 49 TAX MAP TROY CITY MIAMI, OHIO COUNTY

FEE \$ 43.20



INLOT 10851  
CITY OF TROY  
20180R-09379

14' ALLEY DEDICATED  
REC. PB 1-343

INLOT 828  
CITY OF TROY  
20200R-07485

W. PT. INLOT 827  
LINCOLN COMMUNITY CENTER  
ASSOCIATION INC.  
20180R-14064

PT. OUTLOT 91  
TIMOTHY P. BARGA  
OR 303-557

PT. OUTLOT 91  
PAMELA D. HOBBS  
DB 686-570

INLOT 826  
TYLER M. WEBER  
OR 227-921

14' ALLEY DEDICATED

EX. 10' ALLEY

WEST FRANKLIN STREET  
60' R/W

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00055  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
12/21/2020 03:46:44 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

*Jessica Lopez*  
MIAMI COUNTY RECORDER  
*Jim Mearns*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Dec 21, 2020

*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 27<sup>th</sup> DAY OF May, 2020 THIS PLAT WAS REVIEWED AND APPROVED.

*Alan M. Brown*  
CHAIRMAN  
*Sam L. Knight*  
SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1<sup>st</sup> DAY OF June, 2020 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-29-2020 EFFECTIVE July 1, 2020

*Robin J. Oda*  
MAYOR  
*[Signature]*  
PRESIDENT OF COUNCIL  
*Sam L. Knight*  
CLERK OF COUNCIL

## LEGEND

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

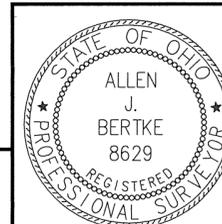
## SURVEY REFERENCES

RECORD BOOK 1-343  
SURVEY VOLUME 27-27

BEING THE VACATION OF A 14-FOOT ALLEY DEDICATED BY REC. P.B. 1, PG. 343 & 344 AND LOCATED NORTH OF WEST FRANKLIN STREET.

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

5-19-2020  
DATE



**ChoiceOne**  
Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 05-19-2020  
DRAWN BY: AJB  
JOB NUMBER: MIATRO2006  
SHEET NUMBER: 1 OF 1

# REPLAT OF INLOT 10851 & INLOT 828

VOLUME 28, PLAT NO. 70  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

10851 & 828  
INLOT TROY CITY MIAMI, OHIO  
COUNTY

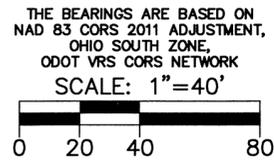
MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00056  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
12/21/2020 03:46:45 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

FEE \$ 43.20

*Jessica Lopez*  
MIAMI COUNTY RECORDER  
*Jim Mariani*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Dec 21, 2020

*Matthew W Gearhardt*  
MIAMI COUNTY AUDITOR  
*Joyce Grilliot*  
BY DEPUTY AUDITOR



## CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY  
US THIS 5TH DAY OF JUNE, 20 20

*Jill 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: CITY OF TROY

*Patrick E. Titterton*  
AUTHORIZED SIGNATURE  
*Director of Public Service & Safety*  
TITLE

## ACKNOWLEDGEMENT

STATE OF OHIO, Miami COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY  
APPEARED Patrick E. Titterton, ON BEHALF OF CITY OF TROY,  
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 4th DAY OF June, 2020

NOTARY PUBLIC *Julie Morrison*

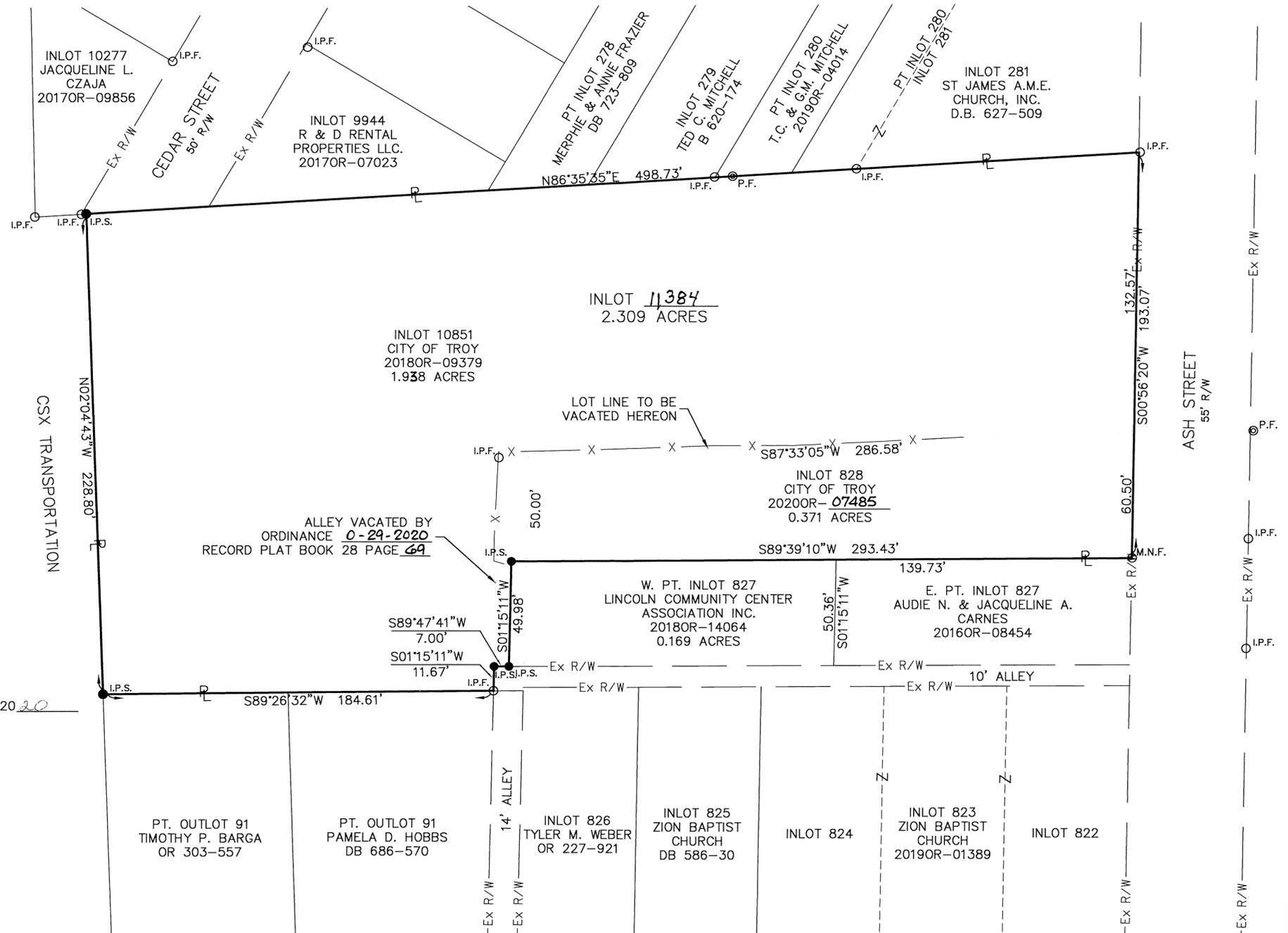
MY COMMISSION EXPIRES: 12/16/2021

## LEGEND

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

## SURVEY REFERENCES

RECORD BOOK 1-343  
SURVEY VOLUME 27-27



BEING A REPLAT OF INLOT 10851 AND INLOT 828  
AND BEING OWNED BY THE CITY OF TROY AS  
CONVEYED IN 20180R-09379 AND 20200R-07485

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629  
5-19-2020  
DATE

	<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com</p>	DATE: 05-19-2020
		DRAWN BY: AJB
		JOB NUMBER: MIATRO2006
		SHEET NUMBER 1 OF 1

# ALLEY VACATION

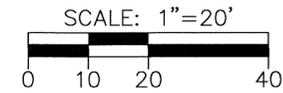
SE 10 TAX MAP PIQUA CITY MIAMI, OHIO COUNTY

VOLUME 28 PAGE 71  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00057  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
12/22/2020 01:46:49 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

FEE \$ 43.20  
*Jessica A Lopez* *Jim Mascari*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Dec. 22 2020  
*Matthew W. Gearhardt* *Amber Murray*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

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
- ⊙ P.F. IRON PIPE FOUND

BEING A VACATION OF A 10-FOOT ALLEY DEDICATED BY REC. P.B. 3, PG. 107 AND LOCATED BETWEEN STAUNTON STREET AND CARL STREET AND BETWEEN E. MAIN STREET AND 1ST STREET.

### CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 9<sup>th</sup> DAY OF June, 2020, THIS PLAT WAS REVIEWED AND APPROVED.

*J. Clark* *Bethany Harp*  
CHAIRMAN SECRETARY

### THE CITY COMMISSION OF THE CITY OF PIQUA

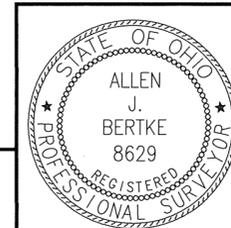
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 16 DAY OF June, 2020, THIS PLAT WAS APPROVED BY ORDINANCE NO. 7-20.

*Allen J. Bertke* *Karen S. Jenkins*  
MAYOR CLERK

SURVEY REFERENCE  
LOT SURVEY 23, PG. 186  
LAND SURVEY 53, PAGE 178  
REC. P.B. 3, PG. 107

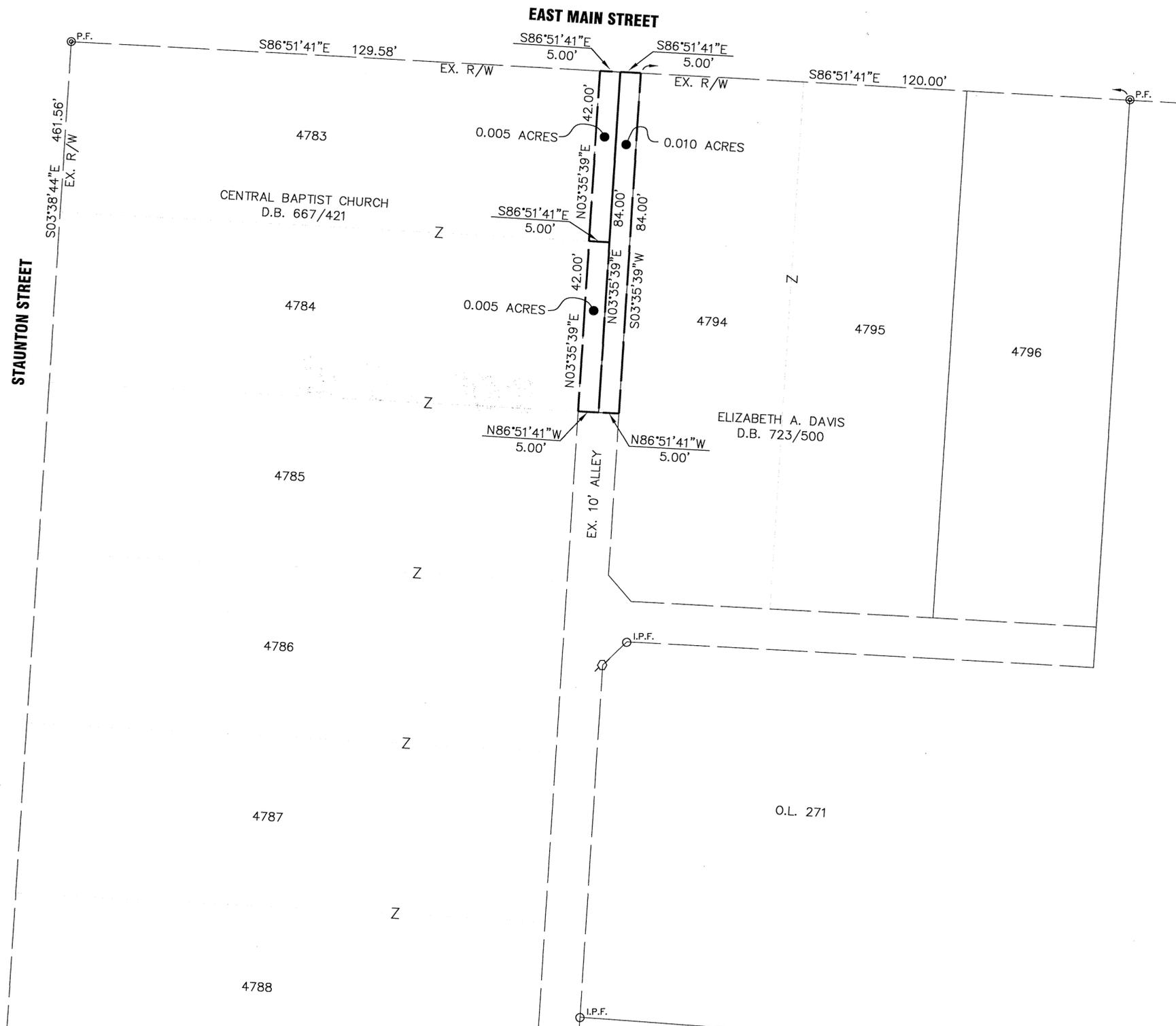
*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629

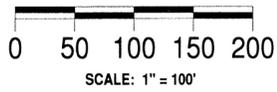
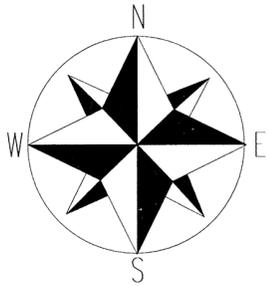
11-10-2020  
DATE



**ChoiceOne** Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
10-13-2020  
DRAWN BY:  
AJB  
JOB NUMBER:  
MIAPIQ2015  
SHEET NUMBER  
1 OF 1





BASIS OF BEARING:  
MIAMI COUNTY ENGINEER'S RECORD  
OF LAND SURVEYS; VOL. 51, PG. 49

# ANNEXATION TO THE CITY OF TROY, OHIO

## TOWN 1, RANGE 10, SECTION 17

### STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 18 PAGE 72  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-00058  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
12/22/2020 02:00:53 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

FEE \$ 43.20

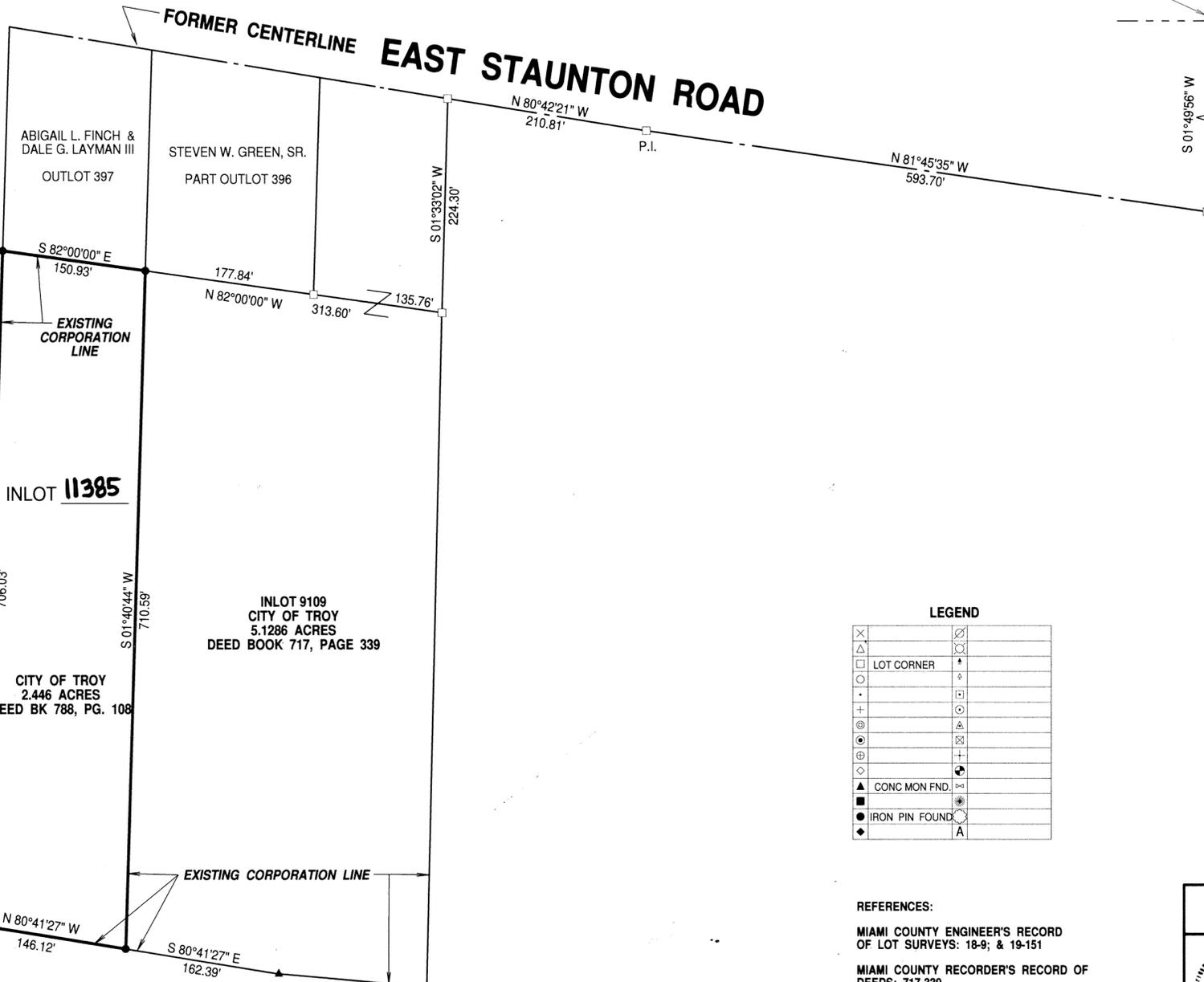
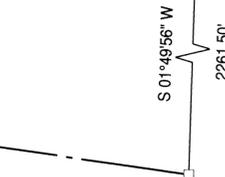
*Jessica Lopez* *Joni Muscare*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

SEE ANNEXATION PROCEEDINGS RECORDED IN OFFICIAL  
RECORD 2020OR-19317

APPROVED AND TRANSFERRED WITH A LOT NUMBER  
ASSIGNED THIS 22 DAY OF December, 2020.

*Matthew W. Gearhardt*  
MIAMI COUNTY AUDITOR  
*Amber Murray*  
BY DEPUTY AUDITOR

NORTHEAST CORNER  
SECTION 17



ABIGAIL L. FINCH &  
DALE G. LAYMAN III  
OUTLOT 397

STEVEN W. GREEN, SR.  
PART OUTLOT 396

S 82°00'00" E  
150.93'  
EXISTING CORPORATION LINE

N 82°00'00" W 313.60'  
177.84'  
135.76'

OL 398  
CITY OF TROY  
BOARD OF PARK COMMISSIONERS

INLOT 11385

INLOT 9109  
CITY OF TROY  
5.1286 ACRES  
DEED BOOK 717, PAGE 339

CITY OF TROY  
2.446 ACRES  
DEED BK 788, PG. 108

MIAMI CONSERVANCY DISTRICT  
D.B. 174, PG. 270  
D.B. 164, 008  
INLOT 9071

#### APPROVAL BY THE MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY  
ENGINEER THIS 17<sup>th</sup> DAY OF September, 2020.

*Paul P. Huelskamp*  
PAUL P. HUELSKAMP, PE PS  
MIAMI COUNTY ENGINEER

#### APPROVAL BY THE MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY MIAMI COUNTY  
COMMISSIONERS THIS 18<sup>th</sup> DAY OF August, 2020.

*John Wilson* *Ted S. Meier* *Gregory A. Simmons*  
COMMISSIONER COMMISSIONER COMMISSIONER

#### APPROVAL BY THE CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD  
THIS 16<sup>th</sup> DAY OF Nov., 2020, THIS ANNEXATION WAS  
APPROVED BY ORDINANCE NO. 0-54 - 2020.

*Robin J. Oda* *Neil E. Teaford* *Sue A. Knight*  
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

LEGEND

⊗		⊗	
△		⊗	
□	LOT CORNER	+	
○		⊗	
+		⊗	
⊗		⊗	
⊗		⊗	
⊗		⊗	
▲	CONC MON FND.	⊗	
■		⊗	
●	IRON PIN FOUND	⊗	
◆		A	

- REFERENCES:
- MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS: 18-8; & 19-151
  - MIAMI COUNTY RECORDER'S RECORD OF DEEDS: 717-339
  - MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS: 11, PG. 180 & 9, PG. 149
  - MIAMI COUNTY RECORDER'S RECORD OF PLATS 19, PG. 86 & 19, PG. 79

<p>JANUARY 14, 2020</p>	<p>I HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS CORRECTLY PREPARED FROM EXISTING PROPERTY RECORDS.</p> <p style="text-align: center;"><i>Neil E. Teaford, P.S. #7724</i></p> <p style="text-align: center;"><b>NEIL E. TEAFORD</b> CITY OF TROY, OHIO ENGINEERING DIVISION 100 SOUTH MARKET STREET TROY, OHIO 45373 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>
-------------------------	--

# REPLAT OF INLOT 8964

CITY OF PIQUA  
MIAMI COUNTY, OHIO

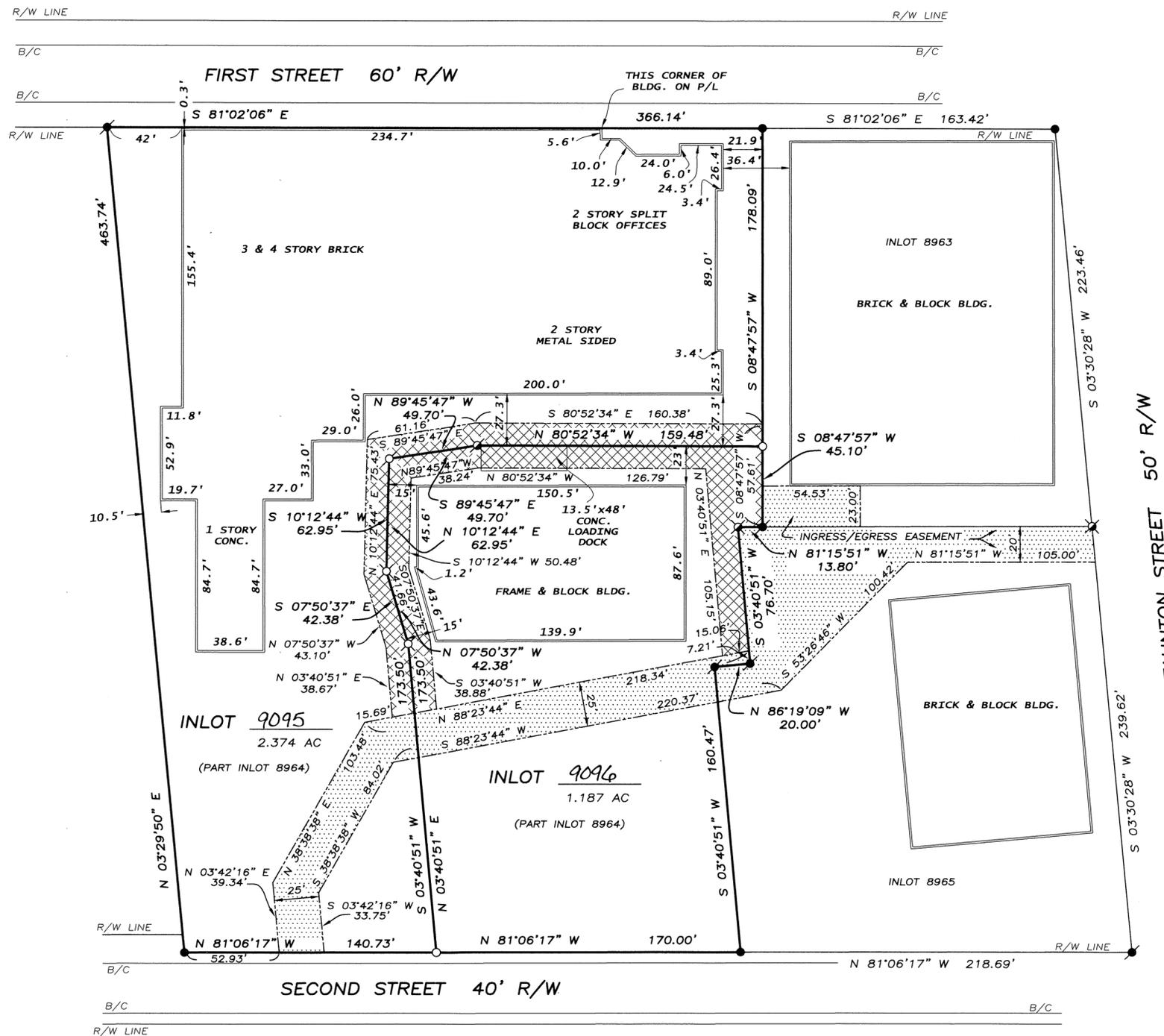
MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2020P-0059  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
12/28/2020 01:56:50 PM  
REFERENCES 0  
RECORDING FEE  
PAGES: 1

FEE \$ 43.20

*Jessica A. Lopez*  
MIAMI COUNTY RECORDER  
*Lissy Kerns*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED 12 28, 2020

*Matthew W. Gearhardt*  
MIAMI COUNTY AUDITOR  
*Annette Denman*  
BY DEPUTY AUDITOR



### DESCRIPTION

BEING A REPLAT OF INLOT 8964 AS CONVEYED TO SCARBROUGH FAMILY LIMITED PARTNERSHIP BY DEED RECORDED IN DOCUMENT NUMBER 2020OR-16605 OF THE MIAMI COUNTY RECORDER'S RECORDS.

### PLAT AUTHORIZATION AND DEDICATION

SCARBROUGH FAMILY LIMITED PARTNERSHIP, THE OWNER OF INLOT 8964, INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQUA, OHIO, ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS REPLAT OF INLOT 8964. FURTHERMORE, SCARBROUGH FAMILY LIMITED PARTNERSHIP DEDICATES THE NEW EASEMENTS AS SHOWN ON THIS PLAT TO THE USE OF THE ADJACENT TWO NEW INLOTS FOREVER. ANY PREVIOUS INGRESS AND EGRESS EASEMENTS AS DEDICATED IN RECORD PLAT 23, PAGE 50 SHALL REMAIN UNCHANGED.

### OWNER

SCARBROUGH FAMILY LIMITED PARTNERSHIP  
BY: JOHN D. SCARBROUGH, III, AUTHORIZED MEMBER

### STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 15 DAY OF December, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN D. SCARBROUGH, III, AUTHORIZED MEMBER, OF SCARBROUGH FAMILY LIMITED PARTNERSHIP, 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.

*Kelsey Grader*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 6, 2023

**KELSEY GRADER**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194034271  
My Commission Expires September 6, 2023

**CITY OF PIQUA APPROVAL**  
THIS RECORD PLAT REVIEWED AND APPROVED  
THIS 23rd DAY OF November, 2020.

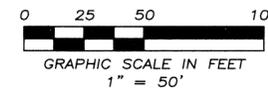
*Kyrsten French*  
KYRSTEN FRENCH, CITY OF PIQUA PLANNER

### LEGEND

- 5/8"x30" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET IN CONCRETE
- ⊗ MAG SPIKE SET
- MAG NAIL FOUND
- ⊗ RAILROAD SPIKE SET
- ▨ EXISTING INGRESS/EGRESS EASEMENT
- ▩ 25' PROPOSED INGRESS/EGRESS EASEMENT (12.5' ON EACH SIDE NEW PROPERTY LINES)

### REFERENCES

MIAMI COUNTY ENGINEER'S SURVEY RECORDS :  
LOT SURVEY 10, PAGE 162  
LOT SURVEY 11, PAGE 43  
LOT SURVEY 16, PAGE 46  
LOT SURVEY 19, PAGE 65  
LAND SURVEY 52, PAGE 177  
MIAMI COUNTY RECORDER'S RECORDS:  
DOCUMENT NUMBER 2020OR-16605  
PLAT BOOK 23, PAGE 50



REPLAT OF INLOT 8964 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ NOVEMBER 12, 2020

*Gregg S. Brookhart*  
**GREGG S. BROOKHART**  
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348  
1009 WESTVIEW DRIVE  
PIQUA, OHIO 45356  
(937) 778-3607

STATE OF OHIO  
GREGG S. BROOKHART  
6348  
REGISTERED PROFESSIONAL SURVEYOR

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK 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.

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

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 9th DAY OF November 2020, 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 8.16.2025



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2025

Cassandra L. Riehle
NOTARY PUBLIC

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: Andrew Grace
PRINT: DAVID P. DUNCAN - ANDREW GRACE
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 12 DAY OF NOVEMBER 2020, 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.



Julie A Galusha
Notary Public, State of Ohio
My Commission Expires 11-01-21

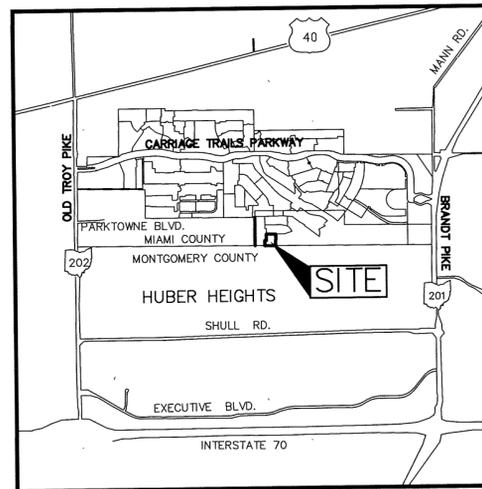
Julie A Galusha
NOTARY PUBLIC

Nov 1, 2021
MY COMMISSION EXPIRES:

CARRIAGE TRAILS

SECTION 6 - PHASE V
PART INLOT 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
NOVEMBER 2020



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 6, 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.

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.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 792, PG. 922, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 27, PG. 34
P.B. 22, PG. 37 P.B. 27, PG. 35
P.B. 27, PG. 89 P.B. 27, PG. 88
P.B. 28, PG. 9 P.B. 28, PG. 10
P.B. 28, PG. 55 P.B. 28, PG. 56

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS

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

VOLUME 28 PAGE 74
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2021P-00001
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/06/2021 12:46:33 PM
REFERENCES 0
RECORDING FEE
PAGES: 2

FEE \$ 86.40

Jan Lopez
MIAMI COUNTY RECORDER

Jim Mascari
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Jan 6th 2021

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grillett
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 DECEMBER 23, 2020

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 100.029 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK 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.

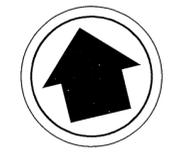
IBI GROUP



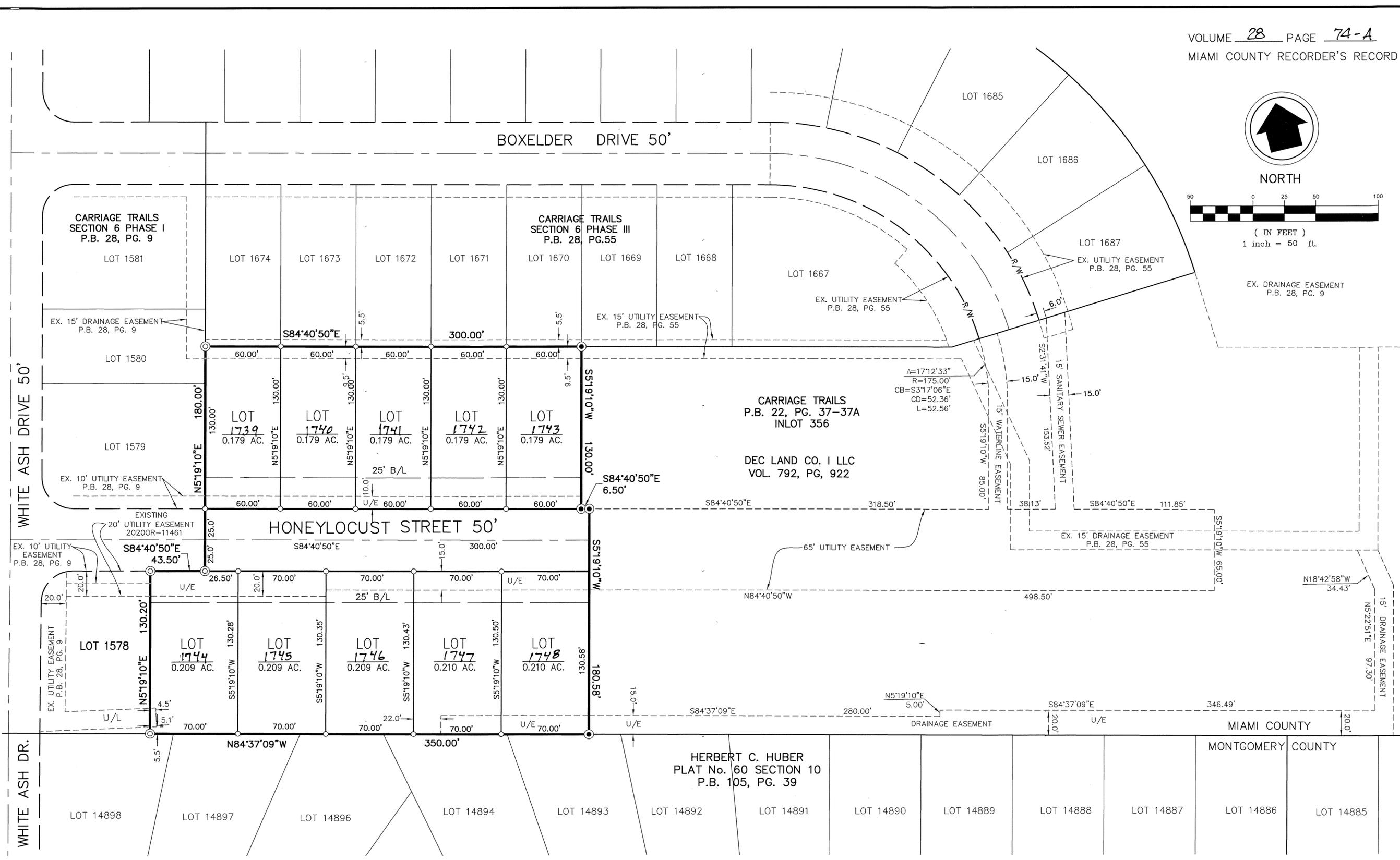
BY David L. Chiesa 11/05/20
David L. Chiesa P.S.
Registered Surveyor No. 7740

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

IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



( IN FEET )  
 1 inch = 50 ft.



**CARRIAGE TRAILS  
 SECTION 6 PHASE V**  
 1.942 ACRES LOTS  
 + 0.353 ACRES RIGHT-OF-WAY  
 2.295 ACRES TOTAL

**INLOT 356 (P48-000951)**  
 54.399 ACRES  
 = 2.295 ACRES (SECTION 6 PHASE V)  
 52.104 ACRES REMAINING

**LEGEND**

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

**CARRIAGE TRAILS  
 SECTION 6 PHASE V**

J:\120845\_CT\_6-2\_6-415\_9 Drawings\baseline\survey\CT\_6-5\CT 6-5 PLAT-REVISED.dwg by david.chiesa on 11/05/2020 @ 10:59:26 am ~ © M+E Companies, Inc.



# ANNEXATION TO THE CITY OF TROY

1 TOWN 10 RANGE 12 SECTION  
 83.356 ACRES STAUNTON TOWNSHIP TROY CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2021P-00003  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 01/07/2021 11:37:26 AM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES: 1

## MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US  
 THIS 26<sup>th</sup> DAY OF August, 2020.

Carl P. Zundakamp  
 MIAMI COUNTY ENGINEER

FEE \$43.20

Jessica A. Lopez BY DEPUTY RECORDER  
Joni Marcani BY DEPUTY RECORDER

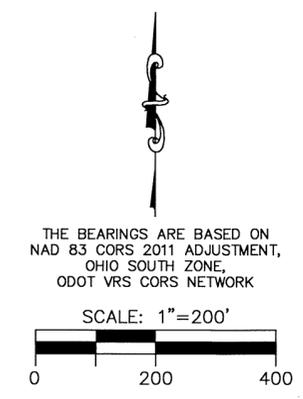
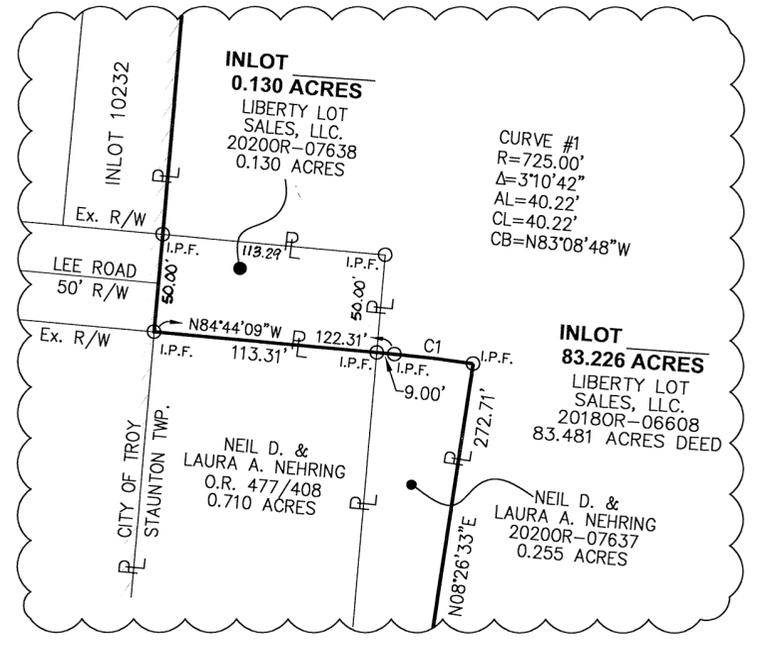
MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED Jan. 7<sup>th</sup>, 2021.

Matthew W. Gearhardt BY DEPUTY AUDITOR  
Mindy Dorset BY DEPUTY AUDITOR

## MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US  
 THIS 15<sup>th</sup> DAY OF September, 2020.

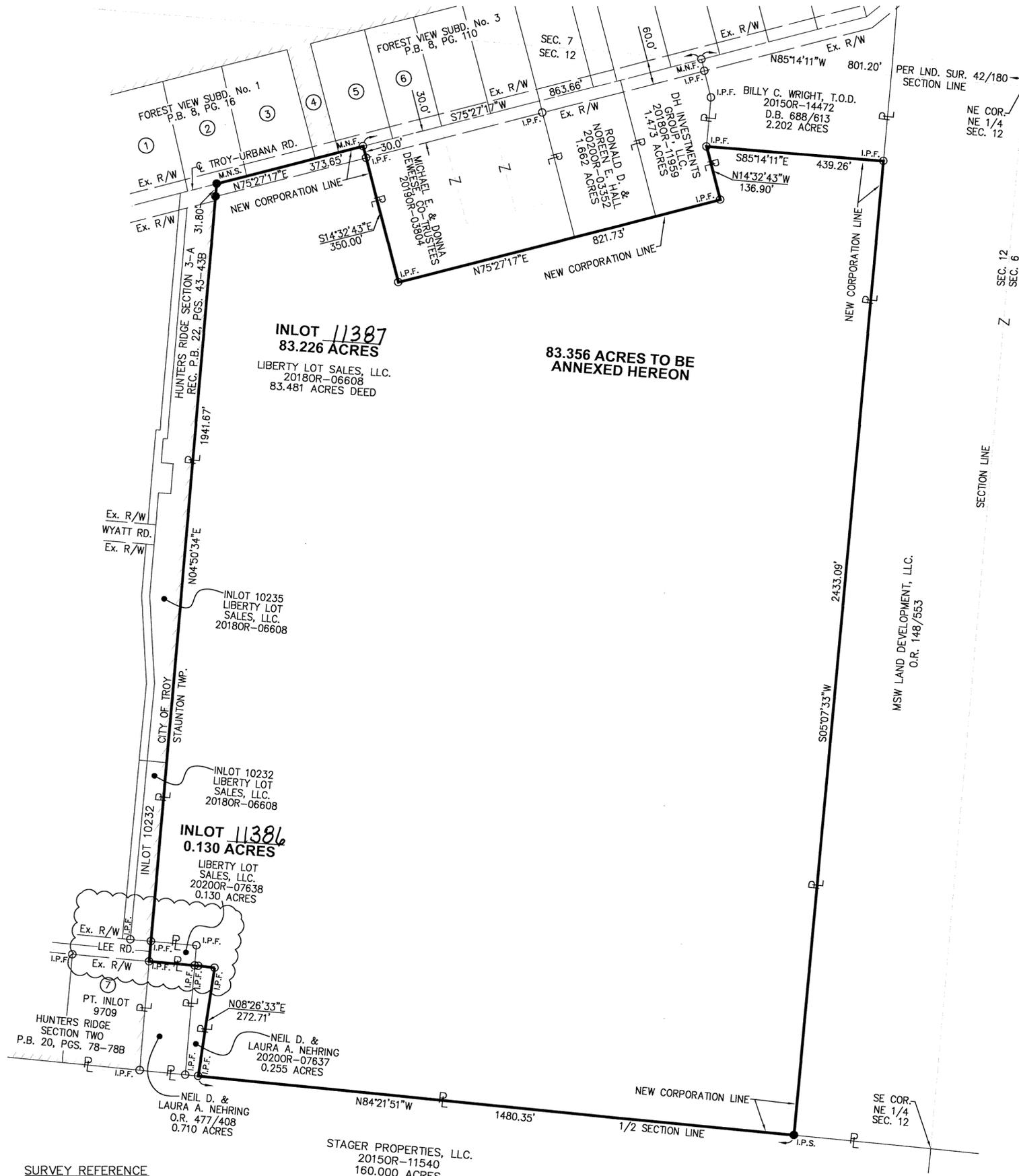
John Evans  
Ted S. Metcal  
Bryan A. Simmons



## 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
- ▨ EXISTING CORP. LIMITS

OWNERS CHART		
①	PATRICK J. & YVONNE L. NEVIUS	D.B. 799/176
②	DAVID H. & NANCY J. JOHNSON	D.B. 647/771
③	SUSAN E. BARHORST, T.O.D.	2018OR-10865
④	HAROLD E. TRADER, TRUSTEE	D.B. 770/813
⑤	BRIAN D. & REXANNA R. EASTERLING	2015OR-07896
⑥	LEE & KAREN BRAMLETTE	D.B. 744/315
⑦	NEIL D. & LAURA A. NEHRING	O.R. 477/408



- SURVEY REFERENCE**
- LAND SURVEY 41, PG. 34
  - LAND SURVEY 42, PG. 180
  - LAND SURVEY 51, PG. 40
  - LAND SURVEY 58, PG. 122
  - LAND SURVEY 58, PG. 135
  - LAND SURVEY 59, PG. 185
  - REC. P.B. 8, PG. 16
  - REC. P.B. 8, PG. 110
  - REC. P.B. 8, PG. 111
  - REC. P.B. 22, PG. 43
  - REC. P.B. 25, PG. 80

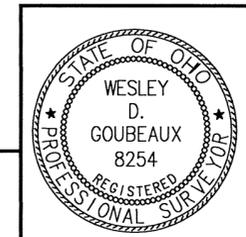
## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7<sup>th</sup> DAY OF December, 2020 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-58-2020 EFFECTIVE JAN. 6, 2021

Robin J. Pala MAYOR  
Will Hill PRESIDENT OF COUNCIL  
Sue L. Knight CLERK OF COUNCIL

**CERTIFICATION**  
 I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN FEBRUARY, 2019. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

Wesley D. Goubeaux 7/8/2020 DATE  
 WESLEY D. GOUBEAUX, P.S. #8254



**ChoiceOne** Engineering

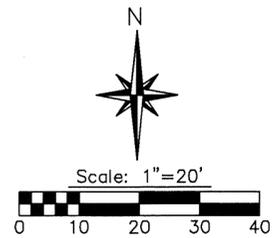
SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 PORTLAND, INDIANA 260.766.2500  
 www.CHOICEONEENGINEERING.com

DATE: 07-08-2020  
 DRAWN BY: RMF  
 JOB NUMBER: MIATRO1827  
 SHEET NUMBER: 1 OF 1



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00005  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/04/2021 10:37:45 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

**ALLEY VACATION**  
VILLAGE OF BRADFORD  
MIAMI COUNTY, OHIO



- Legend**
- Iron pin found
  - ▲ Iron pipe found
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- P.B. 01, Pg. 233
  - P.B. 01, Pg. 234
  - P.B. 02, Pg. 230
  - P.B. 03, Pg. 54
  - P.B. 03, Pg. 91
  - Vol. 04, Pg. 117
  - Vol. 06, Pg. 83
  - Vol. 11, Pg. 198
  - Vol. 22, Pg. 194
  - Vol. 24, Pg. 03
- Miami County Recorder's Plat Records  
Miami County Engineer's Record of Lot Surveys

FEE 43.20  
*Jessica Lopez* BY: *Travis Neer*  
 Miami County Recorder Deputy

Approved and transferred with lot numbers assigned this 26<sup>th</sup> day of January, 2020.

*Matthew W Gearhardt* BY: *Joyce Gillist*  
 Miami County Auditor Deputy

**Alley Vacation Approvals**

The alley vacation shown hereon was accepted and approved by the Council of the Village of Bradford, Ohio this 10<sup>th</sup> day of DECEMBER, 2020.  
Ordinance 0-20-11

*Don & Stuy* *Brenda Selandus*  
 Mayor Clerk

The alley vacation shown hereon was approved by the Planning Commission of the Village of Bradford, Ohio this 10<sup>th</sup> day of DECEMBER, 2020.

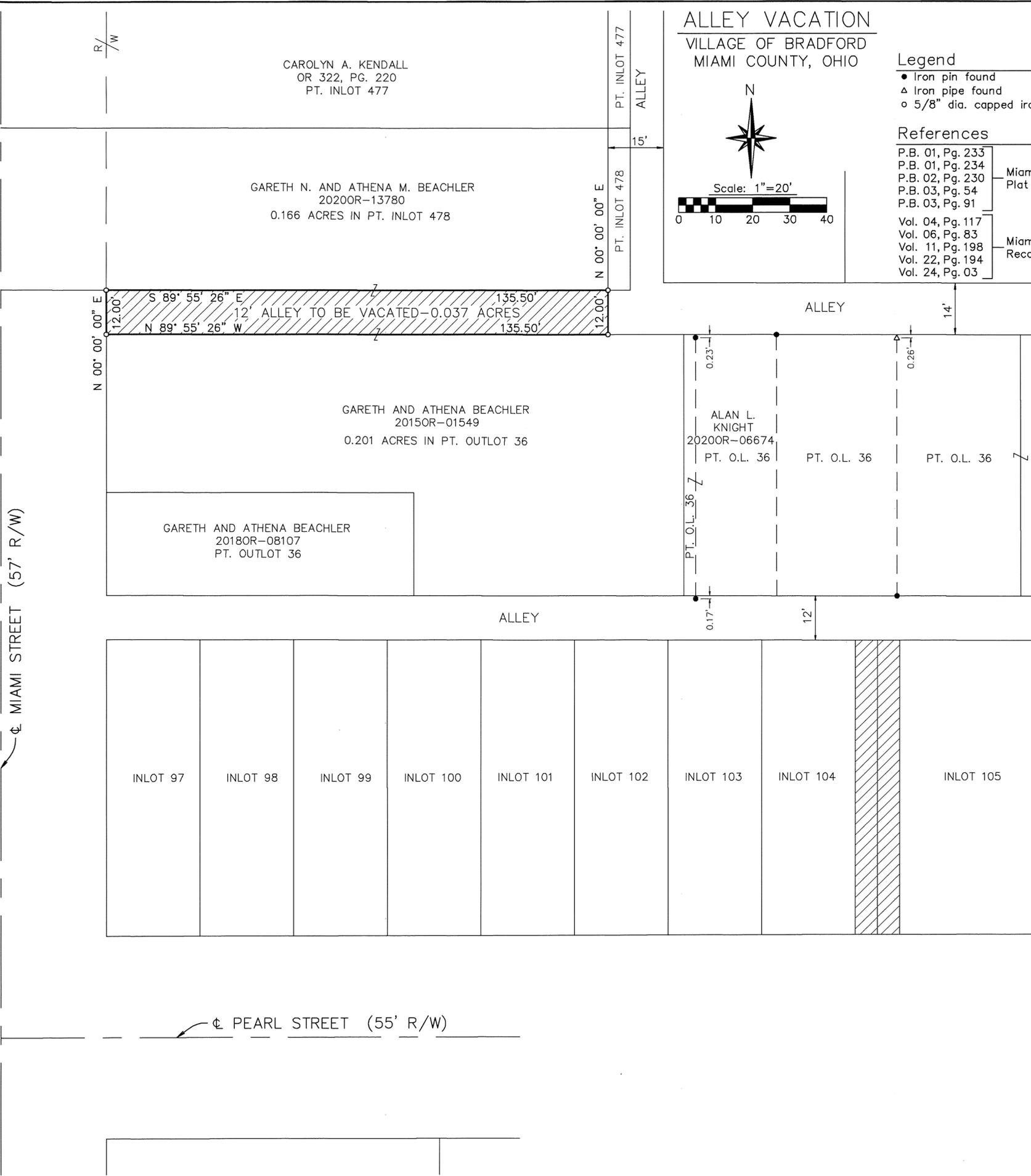
*Don & Stuy* *Brenda Selandus*  
 Chairman Secretary



I hereby certify that the land shown replatted hereon is an accurate representation based on a field survey performed under my direct supervision in accordance with the State of Ohio Minimum Standards for Boundary Surveys, with monumentation found or set as shown.

*Michael W. Cozatt* 11/02/20  
 Michael W. Cozatt, P.E. #6001 Date

**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 534 N. Elm Street, Suite C Troy, Ohio  
 Job No. 23920 Ph. (937) 339-2921



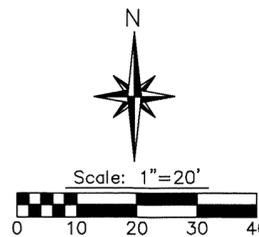
MIAMI STREET (57' R/W)

PEARL STREET (55' R/W)

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2021P-00006  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 02/04/2021 10:43:52 AM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1

- Legend**
- Iron pin found
  - △ Iron pipe found
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- P.B. 01, Pg. 233
  - P.B. 01, Pg. 234
  - P.B. 02, Pg. 230
  - P.B. 03, Pg. 54
  - P.B. 03, Pg. 91
  - Vol. 04, Pg. 117
  - Vol. 06, Pg. 83
  - Vol. 11, Pg. 198
  - Vol. 22, Pg. 194
  - Vol. 24, Pg. 03
- Miami County Recorder's Plat Records  
 Miami County Engineer's Record of Lot Surveys



FEE 43.20  
 [Signature] BY: [Signature]  
 Miami County Recorder Deputy

Approved and transferred with lot numbers assigned  
 this 26<sup>th</sup> day of January, 2020  
 2021

Matthew W Gearhardt BY: Jayne Grilliot  
 Miami County Auditor Deputy

**Description**

Being a replat of part of Outlot 36, part of Inlot 478, and a vacated alley, acquired by Gareth N. Beachler and Athena M. Beachler by 20200R-05305 and Gareth Beachler and Athena Beachler by 20150R-01549 of the miami County Recorder's official Records.

**Dedication**

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

Gareth N Beachler \* Gareth N. Beachler \*  
Athena M Beachler Athena M. Beachler A.K.A. ATHENA BEACHLER \* A.K.A. GARETH BEACHLER  
Nancy Hildbrand Greenville Federal

**Notary Public**

Before me, a Notary Public in and for said State and County, personally appeared the above signed, which executed the foregoing replat, who acknowledged that the did sign this instrument, and that it is their free act and deed individually. In testimony whereof, I have hereunto set my name and affixed my official seal this 14<sup>th</sup> day of December, 2020.

[Signature] My Commission Expires Aug 6, 2022



KRISTA STUCKE  
 Notary Public, State of Ohio  
 My Comm. Expires 08/06/2022

I hereby certify that the land shown replatted hereon is an accurate representation based on a field survey performed under my direct supervision in accordance with the State of Ohio Minimum Standards for Boundary Surveys, with monumentation found or set as shown.



Michael W Cozatt 11/04/20  
 Michael W. Cozatt, P.E. #6001 Date

**Cozatt Engineering Company**  
 Civil Engineer Land Surveyor  
 534 N. Elm Street, Suite C Troy, Ohio  
 Job No. 23920 Ph. (937) 339-2921

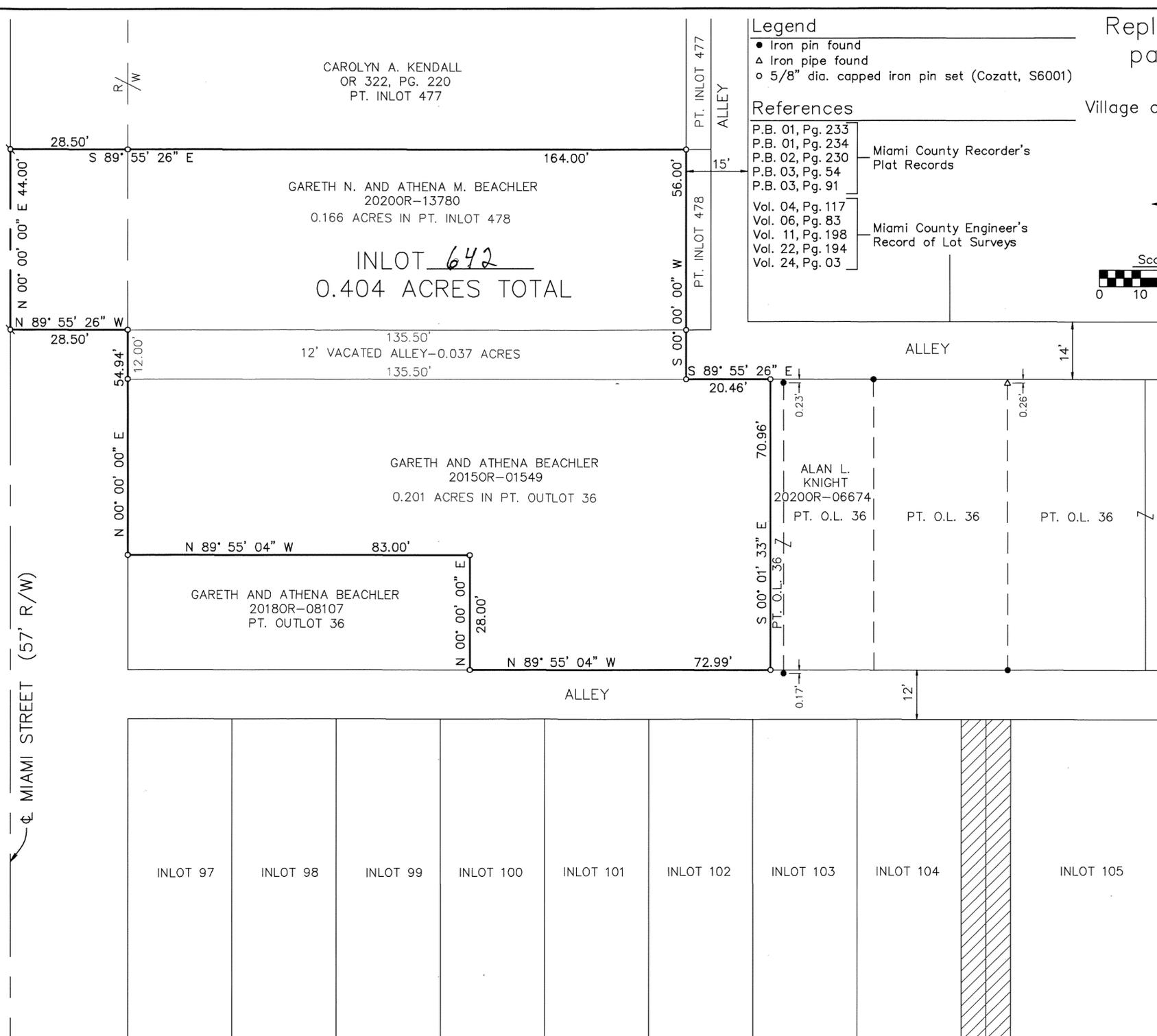
**Approvals**

The replat shown hereon was approved by the Planning Commission of the Village of Bradford, Ohio this 10<sup>th</sup> day of DECEMBER, 2020.

Don W Stupp Chairman Brenda Selander Secretary

The replat shown hereon was approved by the Village Administrator of the Village of Bradford, Ohio this 10<sup>th</sup> day of DECEMBER, 2020.

[Signature] Village Administrator



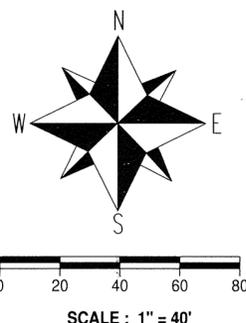
MIAMI STREET (57' R/W)

PEARL STREET (55' R/W)

REPLAT OF INLOTS 9405 & 11381  
NOTTINGHAM SUBDIVISION SECTION ONE  
CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 28, PAGE 80  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00007  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/05/2021 08:33:05 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

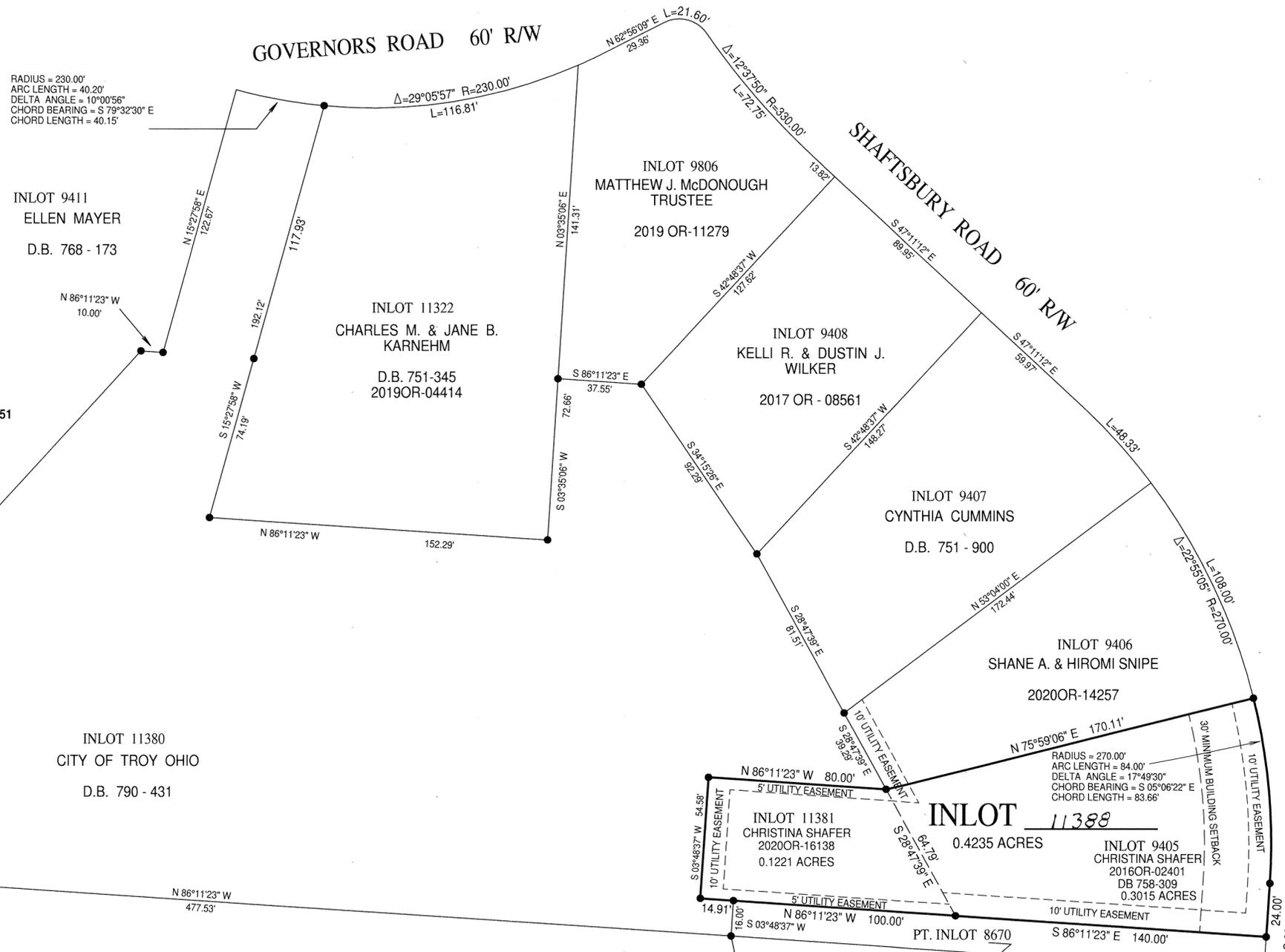


BASIS OF BEARING:  
NOTTINGHAM SUBDIVISION, SECTION ONE  
MIAMI CO. RECORDER'S PLAT BOOK 20, PAGE 9

RADIUS = 230.00'  
ARC LENGTH = 40.20'  
DELTA ANGLE = 10°00'56"  
CHORD BEARING = S 79°32'30" E  
CHORD LENGTH = 40.15'

**DESCRIPTION**

BEING A REPLAT OF INLOTS 9405 AND 11381 AS CONVEYED TO CHRISTINA SHAFER, IN DOCUMENT NUMBERS 2020OR-16138 AND 2016OR-02401 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN NOTTINGHAM SUBDIVISION, SECTION 1 AS RECORDED IN RECORD PLAT BOOK 20, PAGE 9, REPLATED IN BOOK 20, PAGE 109 AND BOOK 27, PAGE 51 AND BOOK 28, PAGE 4 AND BOOK 28, PAGE 61.



FEE \$ 43.20  
Jessica Lopez  
MIAMI COUNTY RECORDER  
Jim Mascari  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED  
Feb 5, 2021.  
Matthew W Gearhardt  
MIAMI COUNTY AUDITOR  
Joyce Grilliot  
BY DEPUTY AUDITOR

LEGEND

☒	STEEL POST FND.	☒	
☐	IRON PIN SET	☐	
•		☐	
+		☐	
⊙		☐	
⊕		☐	
⊖		☐	
⊗		☐	
⊘		☐	
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⊕		☐	
⊖		☐	
⊗		☐	
⊘		☐	

**CONSENT**

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

Christina Shafer  
CHRISTINA SHAFER

LIENHOLDER  
Nicholas Adam  
AGENT NICHOLAS ADAM

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 15<sup>th</sup> DAY OF FEBRUARY, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CHRISTINA SHAFER 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 SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Elaine C Rhoads  
NOTARY PUBLIC ELAINE C. RHOADS  
MY COMMISSION EXPIRES: 12-01-2022

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 1<sup>st</sup> DAY OF FEBRUARY, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NICHOLAS ADAM 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 SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Elaine C Rhoads  
NOTARY PUBLIC ELAINE C. RHOADS  
MY COMMISSION EXPIRES: 12-01-2022

CITY OF TROY  
THIS RECORD PLAT WAS REVIEWED AND APPROVED THIS 14<sup>th</sup> DAY OF JANUARY, 2021.

Jillian Rhoads  
JILLIAN RHOADS, P.E.

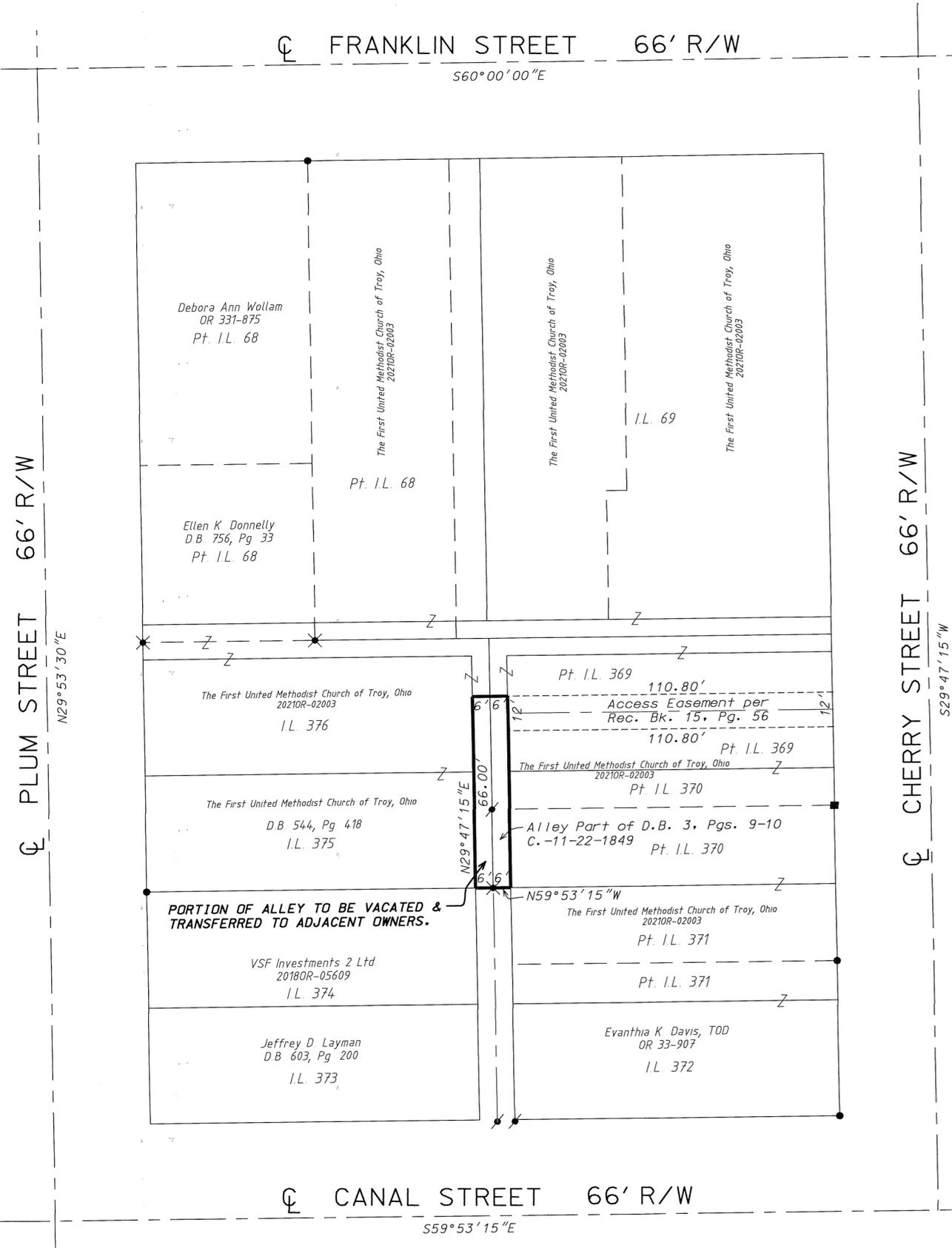
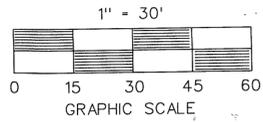
DECEMBER 19, 2020	REPLAT OF INLOTS 11381 AND 9405 FOR CHRISTINA SHAFER
	<u>Neil E. Teaford, P.S. #7724</u> NEIL E. TEAFORD, PS 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 PHONE: 937-339-4732 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724



MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2021P-00009  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 03/05/2021 01:43:06 PM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1

# VACATION OF ALLEY TROY, OHIO

LOCATED BETWEEN PLUM & CHERRY STREETS  
 SOUTH OF FRANKLIN STREET  
 IN SOUTHWEST PART OF TROY



APPROVAL

AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 11<sup>th</sup> DAY OF November, 2020, THIS PLAT WAS REVIEWED AND APPROVED.

Alum Kappas  
 CHAIRMAN

Sue L. Knight  
 SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7<sup>th</sup> DAY OF November Dec. 4<sup>th</sup>, 2020, THIS PLAT WAS APPROVED BY ORDINANCE No. O- 57-20.

Robin W. Oda MAYOR  
Will J. Judd PRESIDENT OF COUNCIL  
Sue L. Knight CLERK OF COUNCIL

FEE \$ 4320

Jessica Lopez MIAMI COUNTY RECORDER  
Jeri Macew BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED March 5, 20 21

Matthew W. Gearhardt  
 MIAMI COUNTY AUDITOR

Windy Dosek  
 BY DEPUTY AUDITOR

- LEGEND -

- STONE POST FOUND
- IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND
- ⚡ PK NAIL FOUND

DESCRIPTION  
 BEING THE VACATION OF A PORTION OF AN ALLEY 12' IN WIDTH AND 66' IN LENGTH EXTENDING SOUTHWEST BETWEEN INLOTS 375 & 376 TO THE NORTH AND INLOTS 369 & 370 TO THE SOUTH.

REFERENCES

- BK. 15, PG. 56 MIAMI COUNTY RECORDER'S PLAT RECORDS
- VOL. 15, PG. 78 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
- D.B. 3, PG. 9,10



I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN HEREON

Robert L. Cron 2-9-2021  
 ROBERT L. CRON, P.S. #8140 DATE

**ROBERT CRON & ASSOCIATES, LLC**  
**PROFESSIONAL SURVEYING**  
 35 CARRIAGE CROSSING WAY  
 TROY, OH 45373 CELL: 937-418-0017

# EMERSON CROSSING PHASE ONE

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 34.149 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS EMERSON CROSSING PHASE ONE AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN CONCORD TOWNSHIP, 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 2020OR-06972.

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:  
HORIZON WEST TROY, LLC

Bart Denlinger  
BART DENLINGER, MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 4<sup>th</sup> DAY OF March, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HORIZON WEST TROY, LLC, BY BART DENLINGER ITS MANAGER, 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.

Elise M. Franzen  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN  
Notary Public  
In and For the State of Ohio  
My Commission Expires  
9-12-2023

MORTGAGEE:  
Angela Benedict, Lender  
Greenville National Bank  
BY:  
AS: Lender

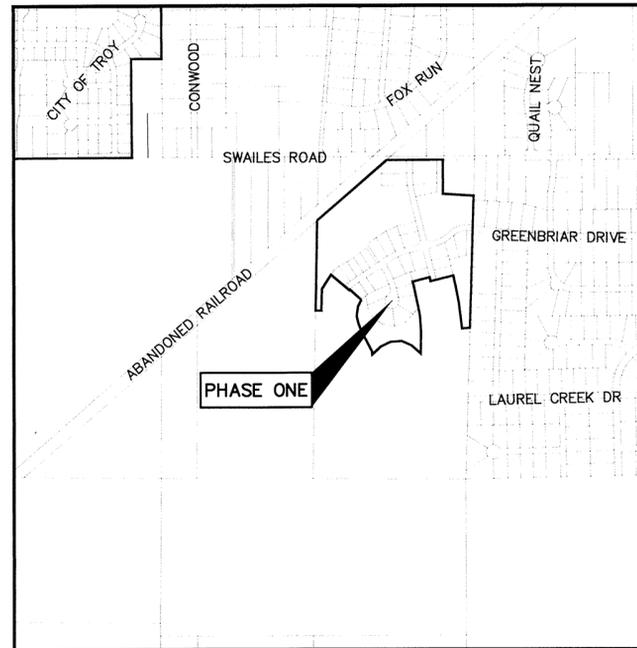
STATE OF OHIO, COUNTY OF Miami, S.S.  
BE IT REMEMBERED THAT ON THIS 4<sup>th</sup> DAY OF March, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Angela Benedict, BY Greenville National Bank, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/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.

Kevin Kissinger  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: \_\_\_\_\_



KEVIN KISSINGER, Notary Public  
In and for the State of Ohio  
My Commission Expires October 15, 2022

6 SECTION 4 TOWN 6 RANGE CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE



VICINITY MAP  
N.T.S.

## DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 34.149 ACRES OUT OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, T4, R6, AS SHOWN ON LND. SUR. 40/80 AND OWNED BY HORIZON WEST TROY, LLC, AS RECORDED IN 2020OR-06972.

## COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD XXX OR XXX OF THE MIAMI COUNTY RECORDER'S RECORDS. 2021OR-05303

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00010  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
03/24/2021 01:16:31 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 4

FEE \$ 172.80  
Jessica A. Lopez  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
Matthew W. Gearhardt  
DEPUTY

TRANSFERRED THIS 24<sup>th</sup> DAY  
OF March, 2021

Matthew W. Gearhardt  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR  
Joyce Brilliot  
BY: DEPUTY AUDITOR

## MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 5<sup>th</sup> DAY  
OF March, 2021.

Paul P. Huselkamp  
MIAMI COUNTY ENGINEER

## MIAMI COUNTY PLANNING COMMISSION

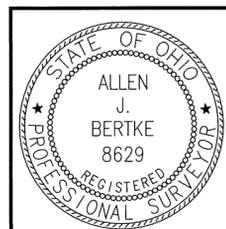
AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 15<sup>th</sup> DAY OF SEPTEMBER, 2020, THIS PLAT WAS REVIEWED AND APPROVED.

J.C. Ch... CHAIRMAN D. Bell SECRETARY

## MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 18<sup>th</sup> DAY  
OF March, 2021. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT  
CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD,  
OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISION CODE.

Bruce A. Simmons COMMISSIONER Ted S. Meneer COMMISSIONER Casey COMMISSIONER



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.

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

3-2-2021  
DATE

PREPARED BY:

**Choice One**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
02-10-2021  
DRAWN BY:  
MPL  
JOB NUMBER:  
MIACON1902  
SHEET NUMBER  
1 OF 4

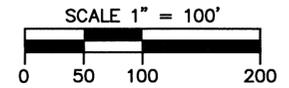
# EMERSON CROSSING PHASE ONE

6 4 6 CONCORD TOWNSHIP MIAMI OHIO  
TOWN RANGE TOWNSHIP COUNTY STATE

PLAT BOOK 28 PAGE 83 -A  
MIAMI COUNTY RECORDER'S RECORD OF PLATS



THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83,  
GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



## LEGEND

### SURVEY REFERENCE

LND. SUR. VOL. 40, PG. 31  
LND. SUR. VOL. 40, PG. 80  
LND. SUR. VOL. 41, PG. 40  
LND. SUR. VOL. 47, PG. 39  
LND. SUR. VOL. 59, PG. 192  
REC. P.B. VOL. 13, PG. 33  
REC. P.B. VOL. 15, PG. 29  
REC. P.B. VOL. 16, PG. 92  
REC. P.B. VOL. 16, PG. 99

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ✂ MAG NAIL SET
- ✂ MAG NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND

### DEED REFERENCE

2020OR-06972

- UTILITY EASEMENT LINE (SEE NOTE)
- BUILDING SETBACK LINE (SEE NOTE)

- CX CURVE NUMBER (SEE PAGE 3 OF 3)
- LX LINE NUMBER (SEE PAGE 3 OF 3)

### NOTES:

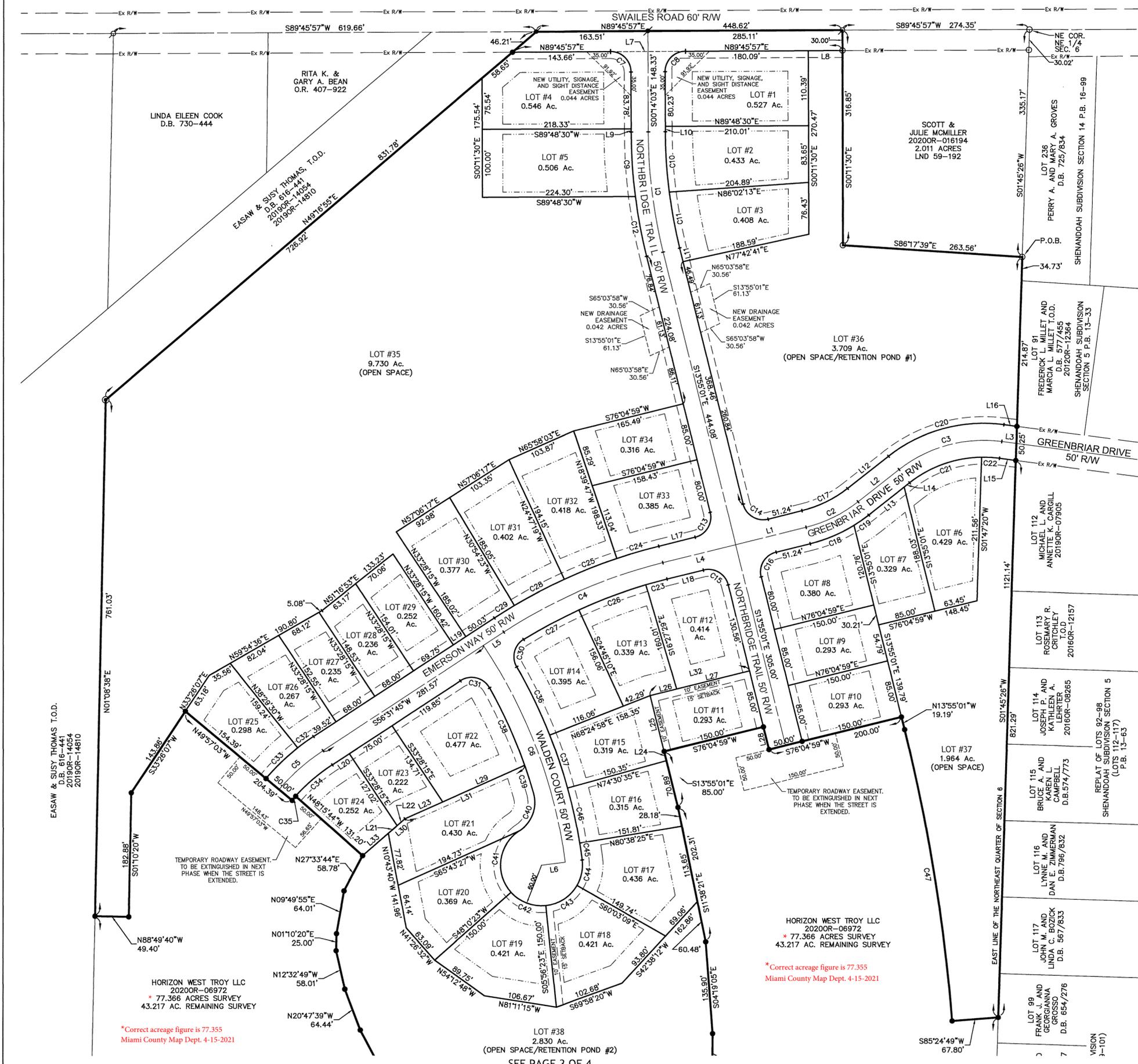
1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE UNLESS OTHERWISE SHOWN.

2.) ALL LOTS ARE SUBJECT TO A 30' FRONT SETBACK, 30' REAR SETBACK, AND 7.5' SIDE SETBACK. SIDE SETBACKS ARE TO BE ADJUSTED TO 15' WHERE A 10' UTILITY EASEMENT EXISTS.

2.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.

## AREA SUMMARY

34 BUILDING LOTS	12.433 AC.
4 DEDICATED OPEN AREAS	18.233 AC.
DEDICATED NEW STREET R/W (INCLUDING EXISTING SWAILES ROAD R/W)	3.483 AC.
<b>TOTAL</b>	<b>34.149 ACRES</b>

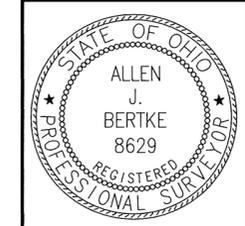


HORIZON WEST TROY LLC  
2020OR-06972  
\* 77.366 ACRES SURVEY  
43.217 AC. REMAINING SURVEY

\*Correct acreage figure is 77.355  
Miami County Map Dept. 4-15-2021

HORIZON WEST TROY LLC  
2020OR-06972  
\* 77.366 ACRES SURVEY  
43.217 AC. REMAINING SURVEY

\*Correct acreage figure is 77.355  
Miami County Map Dept. 4-15-2021



PREPARED BY:  
**ChoiceOne**  
Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 02-10-2021
DRAWN BY: MPL
JOB NUMBER: MIACON1902
SHEET NUMBER 2 OF 4

LOT #38  
2.830 Ac.  
(OPEN SPACE/RETENTION POND #2)  
SEE PAGE 3 OF 4

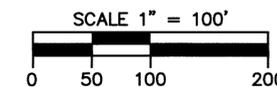
# EMERSON CROSSING PHASE ONE

6 4 6 CONCORD MIAMI OHIO  
SECTION TOWN RANGE TOWNSHIP COUNTY STATE

PLAT BOOK 28 PAGE 83 -B  
MIAMI COUNTY RECORDER'S RECORD OF PLATS



THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83,  
GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK



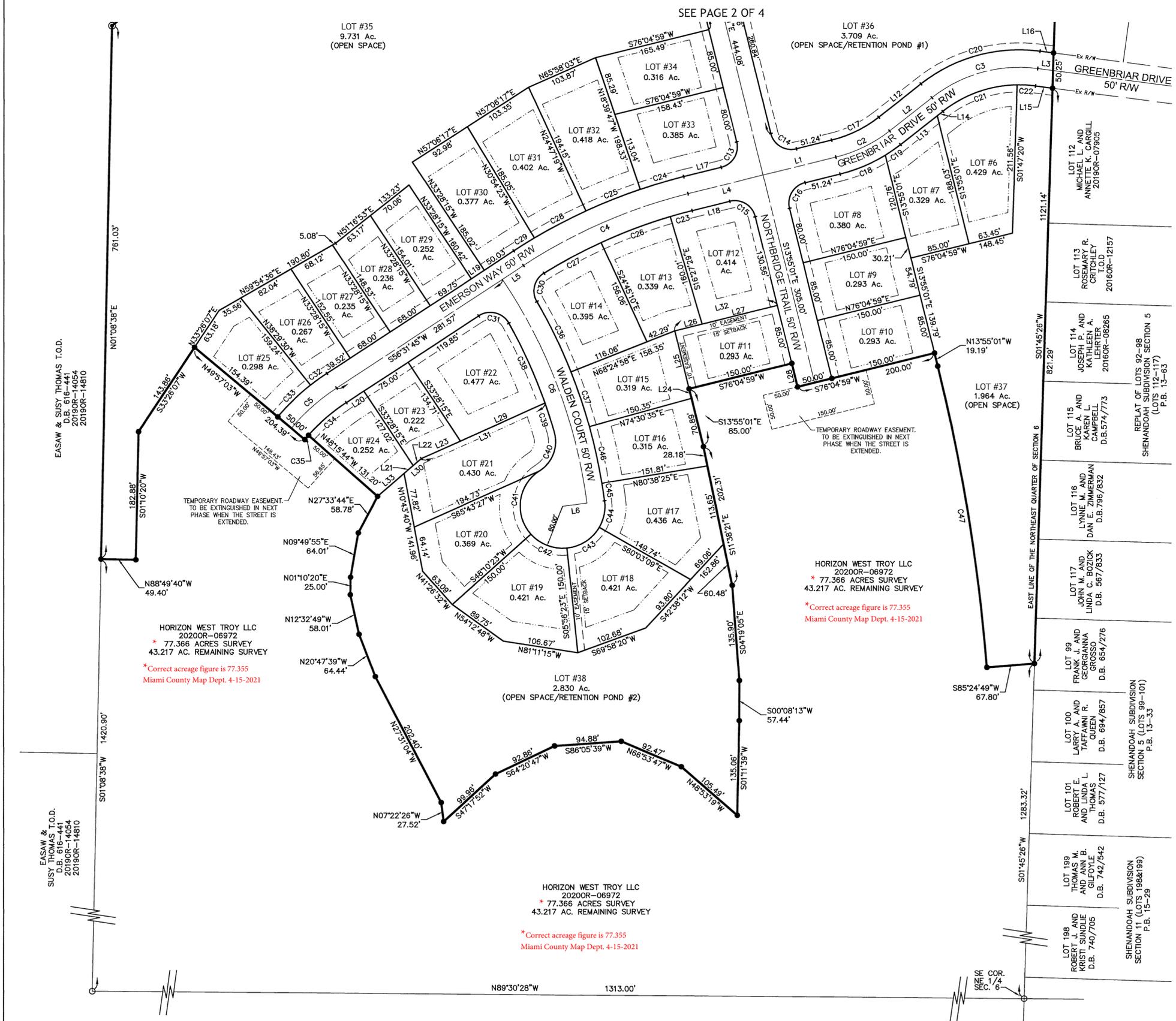
## LEGEND

- SURVEY REFERENCE**
- LND. SUR. VOL. 40, PG. 31
  - LND. SUR. VOL. 40, PG. 80
  - LND. SUR. VOL. 41, PG. 40
  - LND. SUR. VOL. 47, PG. 39
  - LND. SUR. VOL. 59, PG. 192
  - REC. P.B. VOL. 13, PG. 33
  - REC. P.B. VOL. 15, PG. 29
  - REC. P.B. VOL. 16, PG. 92
  - REC. P.B. VOL. 16, PG. 99
- DEED REFERENCE**
- 2020OR-06972
- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
  - IRON PIN FOUND
  - ✕ MAG NAIL SET
  - ⊕ MAG NAIL FOUND
  - ⊗ IRON PIPE FOUND
  - ⊘ RAILROAD SPIKE FOUND
  - - - UTILITY EASEMENT LINE (SEE NOTE)
  - · - · - BUILDING SETBACK LINE (SEE NOTE)
  - CX CURVE NUMBER (SEE PAGE 3 OF 3)
  - LX LINE NUMBER (SEE PAGE 3 OF 3)

- NOTES:**
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE UNLESS OTHERWISE SHOWN.
  - 2.) ALL LOTS ARE SUBJECT TO A 30' FRONT SETBACK, 30' REAR SETBACK, AND 7.5' SIDE SETBACK. SIDE SETBACKS ARE TO BE ADJUSTED TO 15' WHERE A 10' STORM EASEMENT EXISTS.
  - 2.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.

## AREA SUMMARY

34 BUILDING LOTS	12.433 AC.
4 DEDICATED OPEN AREAS	18.233 AC.
DEDICATED NEW STREET R/W (INCLUDING EXISTING SWAILLES ROAD R/W)	3.483 AC.
<b>TOTAL</b>	<b>34.149 ACRES</b>



LOT #35  
9.731 Ac.  
(OPEN SPACE)

LOT #36  
3.709 Ac.  
(OPEN SPACE/RETENTION POND #1)

LOT #38  
2.830 Ac.  
(OPEN SPACE/RETENTION POND #2)

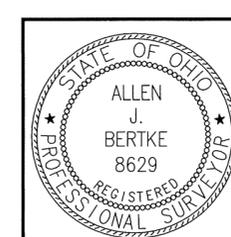
HORIZON WEST TROY LLC  
2020OR-06972  
\* 77.366 ACRES SURVEY  
43.217 AC. REMAINING SURVEY  
\*Correct acreage figure is 77.355  
Miami County Map Dept. 4-15-2021

HORIZON WEST TROY LLC  
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\* 77.366 ACRES SURVEY  
43.217 AC. REMAINING SURVEY  
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Miami County Map Dept. 4-15-2021

HORIZON WEST TROY LLC  
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\* 77.366 ACRES SURVEY  
43.217 AC. REMAINING SURVEY  
\*Correct acreage figure is 77.355  
Miami County Map Dept. 4-15-2021

EASAW & SUSY THOMAS T.O.D.  
D.B. 616-441  
2019OR-14054  
2019OR-14810

EASAW & SUSY THOMAS T.O.D.  
D.B. 616-441  
2019OR-14054  
2019OR-14810



PREPARED BY:  
**ChoiceOne**  
Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
002-10-2021  
DRAWN BY:  
MPL  
JOB NUMBER:  
MIACON1902  
SHEET NUMBER  
3 OF 4

# EMERSON CROSSING PHASE ONE

## LEGAL DESCRIPTION

BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWN 4, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin found in the northeast corner of the northeast quarter of section 6 and being on the centerline of Swailes Road;

thence, South 01°45'26" West, 335.17 feet, along the east line of said quarter section to an iron pin found on the west line of Lot 236 of Shenandoah Subdivision Section 14 as shown on Plat Book 16, Page 99 of Miami County Recorder's Office, passing for reference an iron pin found at 30.02 feet, said point being the principal place of beginning of the tract herein conveyed;

thence, South 01°45'26" West, 249.60 feet, along the west line of said Lot 236 and the west line of Lot 91 of Shenandoah Subdivision Section 5 as shown on Plat Book 13, Page 33 of the Miami County Recorder's Office, to an iron pin set at the southwest corner of said Lot 91;

thence, South 01°45'26" West, 50.25 feet, along the end line of Greenbriar Drive of said Shenandoah Subdivision Section 5, to an iron pin set;

thence, South 01°45'26" West, 821.29 feet, along the west line of the Replat of Lots 92 thru 98 Shenandoah Subdivision Section 5 as shown on Plat Book 13, Page 63 of the Miami County Recorder's Office and the west line of said Shenandoah Subdivision Section 5, to an iron pin set;

thence, South 85°24'49" West, 67.80 feet, to an iron pin set;

thence, Northerly, 435.64 feet, along the arc of a curve to the left having a radius of 2675.00 feet, an internal angle of 09°19'51" and a chord 435.16 feet in length bearing North 09°15'06" West, to an iron pin set;

thence, North 13°55'01" West, 19.19 feet, to an iron pin set;

thence, South 76°04'59" West, 200.00 feet, to an iron pin set, passing an iron pin set at 150.00 feet;

thence, North 13°55'01" West, 34.43 feet, to an iron pin set;

thence, South 76°04'59" West, 150.00 feet, to an iron pin set;

thence, South 13°55'01" East, 85.00 feet, to an iron pin set;

thence, South 11°38'21" East, 202.31 feet, to an iron pin set;

thence, South 04°19'05" East, 135.90 feet, to an iron pin set;

thence, South 00°08'13" West, 57.44 feet, to an iron pin set;

thence, South 01°11'39" West, 135.06 feet, to an iron pin set;

thence, North 48°53'19" West, 105.49 feet, to an iron pin set;

thence, North 66°53'47" West, 92.47 feet, to an iron pin set;

thence, South 86°05'39" West, 94.88 feet, to an iron pin set;

thence, South 64°20'47" West, 92.86 feet, to an iron pin set;

thence, South 47°17'52" West, 99.96 feet, to an iron pin set;

thence, North 07°22'26" West, 27.52 feet, to an iron pin set;

thence, North 27°31'04" West, 202.40 feet, to an iron pin set;

thence, North 20°47'39" West, 64.44 feet, to an iron pin set;

thence, North 12°32'49" West, 58.01 feet, to an iron pin set;

thence, North 01°10'20" East, 25.00 feet, to an iron pin set;

thence, North 09°49'55" East, 64.01 feet, to an iron pin set;

thence, North 27°33'44" East, 58.78 feet, to an iron pin set;

thence, North 48°15'44" West, 131.20 feet, to an iron pin set;

thence, Westerly, 8.10 feet, along the arc of a curve to the left having a radius of 275.00 feet, an internal angle of 01°41'19" and a chord 8.10 feet in length bearing South 40°53'36" West, to an iron pin set;

thence, North 49°57'03" West, 204.39 feet, to an iron pin set, passing an iron pin set at 50.00 feet;

thence, South 33°26'07" West, 143.86 feet, to an iron pin set;

thence, South 01°10'20" West, 182.88 feet, to an iron pin set;

thence, North 88°49'40" West, 49.40 feet, to an iron pin set, on the east line of a tract of land owned by Easaw and Susy Thomas T.O.D., as conveyed in Deed Book 616 Page 441, 20190R-14054, and 20190R-14810;

thence, North 01°08'38" East, 761.03 feet, along the east line of said Thomas tract, to an iron pipe found;

thence, North 49°16'55" East, 831.78 feet, along the east line of the Thomas tract, to a Mag Nail set, on the centerline of Swailes Road;

thence, North 89°45'57" East, 448.62 feet, along the north line of Section 6 and the centerline of Swailes Road, to a Mag nail found;

thence, South 00°11'30" East, 316.85 feet, along the west line of a tract of land owned by Scott and Julie McMiller, as conveyed in 20200R-016194, to an iron pin found, passing an iron pin found at 30.00 feet;

thence, South 86°17'39" East, 263.56 feet, along the south line of said McMiller tract, to the principal place of beginning;

Containing 34.149 acres more or less and being subject to all easements and legal highways of record.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629 based on a survey performed under his direction with the bearings used for same being based on NAD 83, GEOID 2003 Ohio South Zone, ODOT VRS CORS Network.

6 SECTION 4 TOWN 6 RANGE CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	750.00'	179.11'	13°40'58"	178.68'	S07°04'32"E
C2	200.00'	85.55'	24°30'34"	84.90'	N63°49'42"E
C3	200.00'	160.28'	45°55'05"	156.03'	N74°31'57"E
C4	750.00'	255.96'	19°33'13"	254.72'	S66°18'22"W
C5	300.00'	86.29'	16°28'48"	85.99'	S48°17'21"W
C6	750.00'	344.06'	26°17'02"	341.05'	S20°38'29"E
C7	30.00'	47.12'	90°00'00"	42.43'	S45°14'03"E
C8	30.00'	47.12'	90°00'00"	42.43'	S44°45'57"W
C9	775.00'	95.70'	7°04'30"	95.64'	S03°46'18"E
C10	725.00'	89.26'	7°03'15"	89.20'	S03°45'41"E
C11	725.00'	83.88'	6°37'43"	83.83'	S10°36'10"E
C12	775.00'	89.38'	6°36'28"	89.33'	S10°36'47"E
C13	30.00'	47.12'	90°00'00"	42.43'	S31°04'59"W
C14	30.00'	47.12'	90°00'00"	42.43'	S58°55'01"E
C15	30.00'	47.12'	90°00'00"	42.43'	S58°55'01"E
C16	30.00'	47.12'	90°00'00"	42.43'	S31°04'59"W
C17	175.00'	74.86'	24°30'34"	74.29'	N63°49'42"E
C18	225.00'	69.87'	17°47'36"	69.59'	N67°11'11"E
C19	225.00'	26.37'	6°42'58"	26.36'	N54°55'54"E
C20	225.00'	180.32'	45°55'05"	175.53'	N74°31'57"E
C21	175.00'	114.03'	37°20'05"	112.03'	N70°14'27"E
C22	175.00'	26.22'	8°35'00"	26.19'	S86°48'00"E
C23	725.00'	32.15'	2°32'27"	32.15'	S74°48'45"W
C24	775.00'	64.20'	4°44'46"	64.18'	S73°42'36"W
C25	775.00'	82.86'	6°07'32"	82.82'	S68°16'27"W
C26	725.00'	104.96'	8°17'42"	104.87'	S69°23'40"W
C27	725.00'	91.89'	7°15'42"	91.83'	S61°36'58"W
C28	775.00'	82.75'	6°07'03"	82.71'	S62°09'09"W
C29	775.00'	34.69'	2°33'52"	34.68'	S57°48'41"W
C30	30.00'	45.98'	87°48'51"	41.61'	S14°04'42"W
C31	30.00'	49.32'	94°12'02"	43.95'	S76°22'13"E
C32	325.00'	28.48'	5°01'16"	28.47'	S54°01'08"W
C33	325.00'	65.00'	11°27'33"	64.89'	S45°46'43"W
C34	275.00'	70.99'	14°47'30"	70.80'	S49°08'00"W
C35	275.00'	8.10'	1°41'19"	8.10'	S40°53'36"W
C36	775.00'	111.53'	8°14'43"	111.43'	S25°42'23"E
C37	775.00'	82.42'	6°05'36"	82.38'	S18°32'13"E
C38	725.00'	125.29'	9°54'04"	125.13'	S24°19'10"E
C39	725.00'	43.16'	3°24'39"	43.15'	S17°39'49"E
C40	50.00'	63.68'	72°58'00"	59.46'	S20°31'31"W
C41	60.00'	103.50'	98°50'08"	91.14'	S07°35'26"W
C42	60.00'	56.67'	54°06'46"	54.58'	S68°53'00"E
C43	60.00'	56.67'	54°06'46"	54.58'	S57°00'14"W
C44	60.00'	39.21'	37°26'49"	38.52'	S11°13'27"W
C45	775.00'	25.16'	1°51'37"	25.16'	S08°25'46"E
C46	775.00'	82.92'	6°07'50"	82.89'	S12°25'30"E
C47	2675.00'	435.64'	9°19'51"	435.16'	N09°15'06"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	106.24'	N76°04'59"E
L2	76.60'	N51°34'25"E
L3	21.81'	N82°30'30"W
L4	109.95'	S76°04'59"W
L5	35.72'	N56°31'45"E
L6	35.00'	S82°30'02"W
L7	110.00'	N89°45'57"E
L8	50.00'	N89°45'57"E
L9	4.55'	N00°14'03"W
L10	8.10'	N00°14'03"W
L11	20.62'	N13°55'01"W
L12	76.60'	N51°34'25"E
L13	66.40'	N51°34'25"E
L14	10.20'	N51°34'25"E
L15	24.32'	N82°30'30"W
L16	19.30'	N82°30'30"W
L17	54.95'	S76°04'59"W
L18	54.95'	S76°04'59"W
L19	22.00'	N56°31'45"E
L20	29.86'	N56°31'45"E
L21	17.28'	S48°52'15"W
L22	15.14'	S48°52'15"W
L23	60.78'	S65°43'27"W
L24	14.11'	S13°55'01"E
L25	85.00'	S13°55'01"E
L26	40.00'	S76°04'59"W
L27	110.00'	S76°04'59"W
L28	34.43'	N13°55'01"W
L29	131.56'	S65°43'27"W
L30	32.42'	S48°52'15"W
L31	192.34'	S65°43'27"W
L32	150.00'	S76°04'59"W
L33	49.89'	S48°52'15"W

## DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMENDABLE AND SHALL RUN WITH THE LAND:

- MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.
- THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.
- IN THE EVENT THAT THE GRANTEE FAILS TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEE AGREES TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. AT THAT TIME THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS NECESSARY IN HIS JUDGMENT.
- NO STRUCTURES, FILL MATERIAL, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1).
- THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.
- HORIZON WEST TROY, LLC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND DETENTION AREAS UNTIL DEVELOPED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE INDIVIDUAL LOT OWNERS.

	PREPARED BY:	DATE:
	<b>ChoiceOne</b> Engineering	02-10-2021
	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	DRAWN BY: MPL
		JOB NUMBER: MIACON1902
		SHEET NUMBER 4 OF 4

# REPLAT OF LOTS 9, 10 & 11 OF MERRIMONT HILLS, PHASE 1

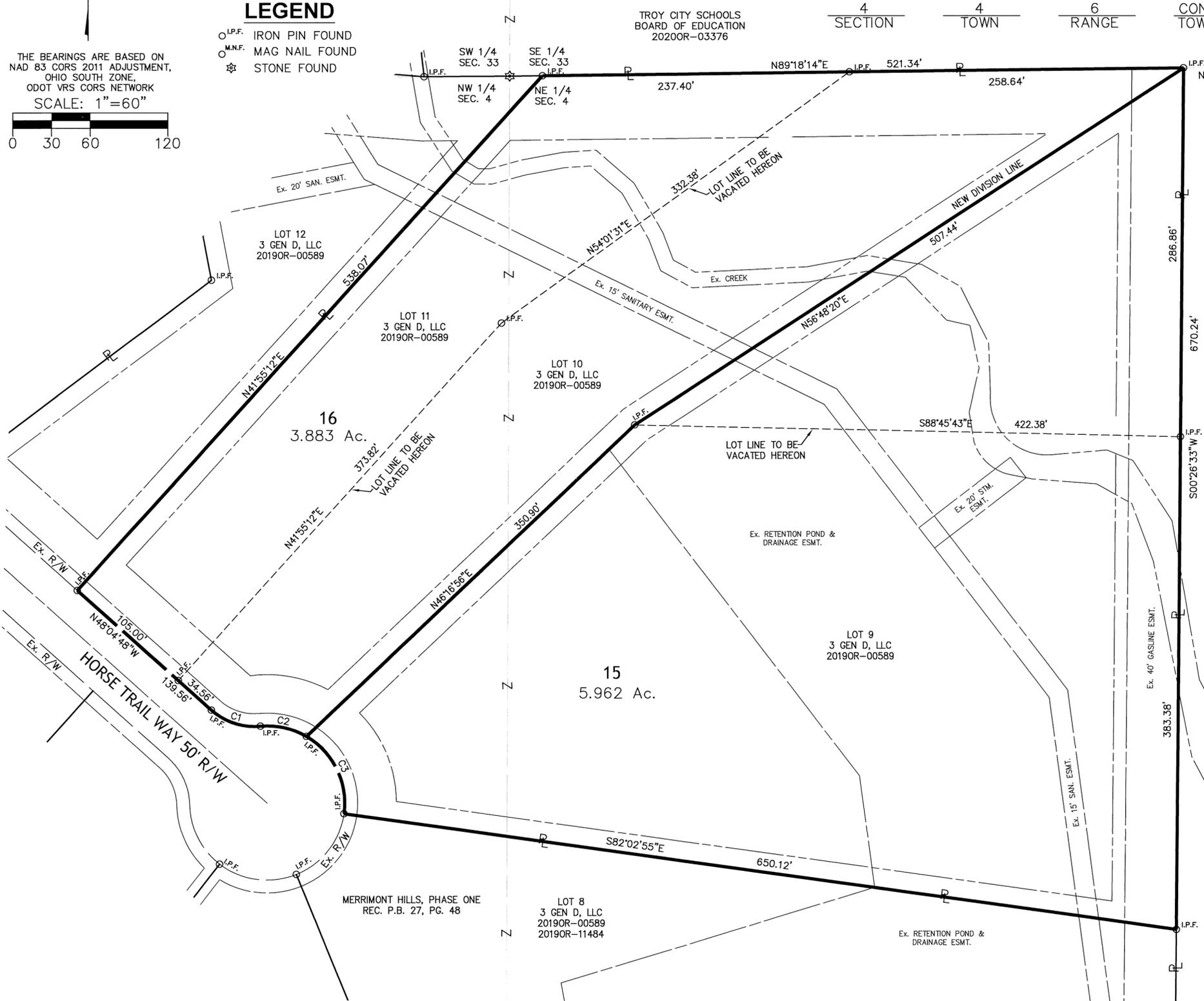
VOLUME 28, PAGE 84  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00011  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
03/24/2021 01:16:32 PH  
REFERENCES 0  
RECORDING FEE  
PAGES 1

## LEGEND

- I.P.F. IRON PIN FOUND
- M.N.F. MAG NAIL FOUND
- ☆ STONE FOUND

THE BEARINGS ARE BASED ON  
NAD 83 CORS 2011 ADJUSTMENT,  
OHIO SOUTH ZONE,  
ODOT VRS CORS NETWORK  
SCALE: 1"=60"



ROBERT E. &  
KERRY H. CONRAD  
O.R. 466/111  
O.R. 201/913  
O.R. 198/347

FEE \$ 43.70  
*Jessica A Lopez*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Mar 24, 2021  
*Matthew W Gearhart Joyce Grallist*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

## MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS 19 DAY OF February, 2021.

*Paul B. Hulshamp*  
MIAMI COUNTY ENGINEER

## 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: 3 GEN D, LLC

*Paul Deninger*  
AUTHORIZED SIGNATURE TITLE

STATE OF OHIO, Miami COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Paul Deninger ON BEHALF OF 3 GEN D, 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 Miami, OHIO, THIS 18<sup>th</sup> DAY OF February, 2021.

NOTARY PUBLIC *Elise M. Franzen*

MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN  
Notary Public  
In and For the State of Ohio  
My Commission Expires  
9-12-2023

LENDER: MERRIMONT DEVELOPMENT CORPORATION RECORD: 2019OR-00590

REPRESENTATIVE: MARY LOUISE BOSS  
TITLE: ITS PRESIDENT  
AUTHORIZED SIGNATURE: *Mary Louise Boss*

STATE OF OHIO, Miami COUNTY, SS  
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF FEBRUARY, 2021, BY MARY LOUISE BOSS OF MERRIMONT DEVELOPMENT CORPORATION.

NOTARY PUBLIC *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



SURVEY REFERENCE  
REC. P.B. 27, PG. 48

## MIAMI COUNTY PLANNING COMMISSION

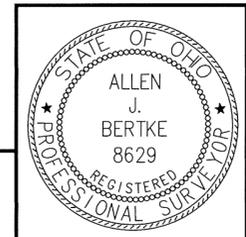
AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO,  
HELD THIS 16<sup>th</sup> DAY OF MARCH, 2021.

*Allen J. Bertke*  
CHAIRMAN  
*Allen J. Bertke*  
SECRETARY

BEING A REPLAT LOTS 9, 10 AND 11 OF  
MERRIMONT HILLS, PHASE 1 AND BEING OWNED  
BY 3 GEN D, LLC IN 2019OR-00589.

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629 2-25-2021 DATE

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	50.00'	47°00'51"	41.03'	39.89'	N71°35'14"W
C2	60.00'	35°28'53"	37.16'	36.57'	N77°21'13"W
C3	60.00'	67°33'52"	70.75'	66.72'	N25°49'50"W



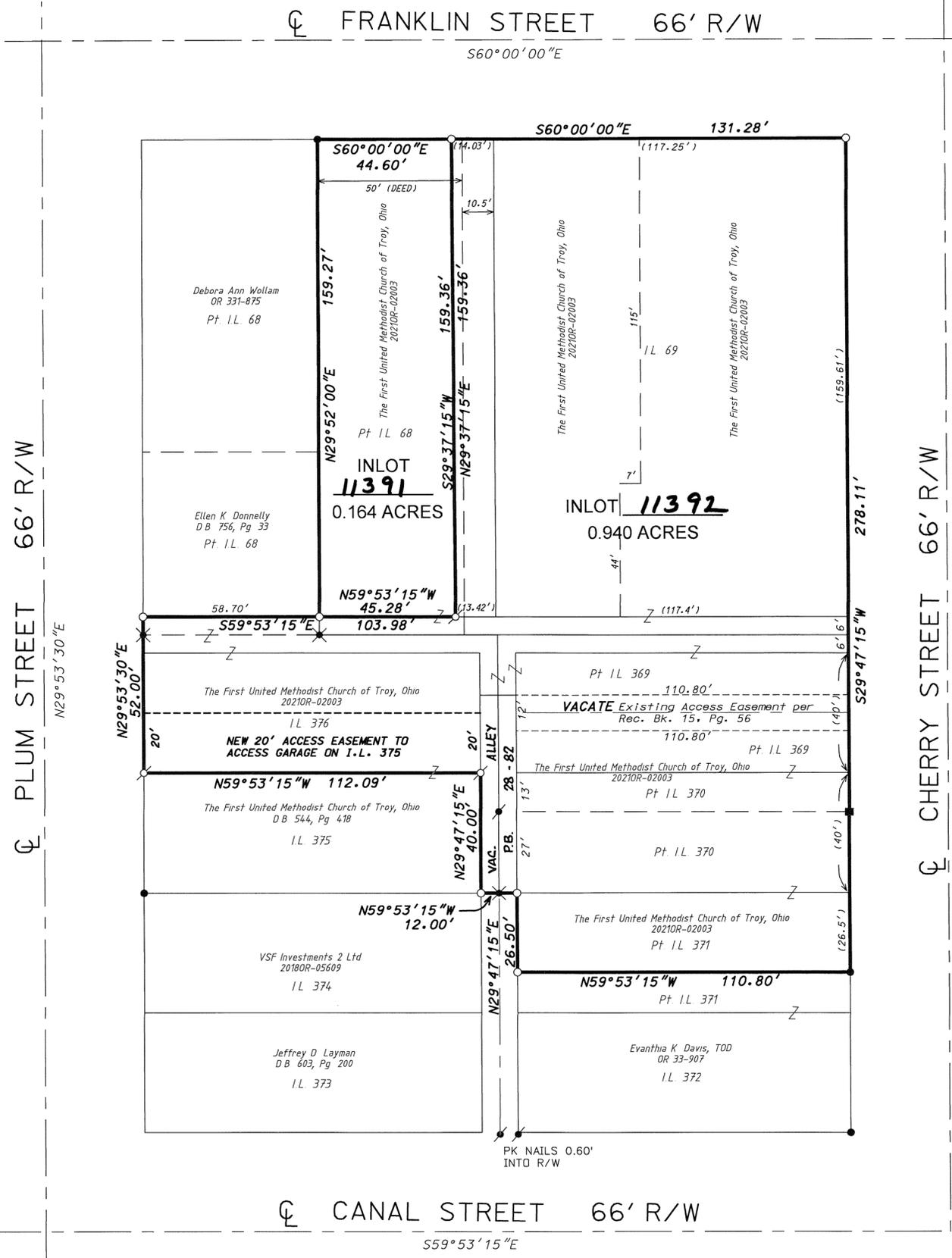
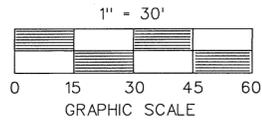
**ChoiceOne**  
Engineering  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE:  
01-08-2021  
DRAWN BY:  
RMF  
JOB NUMBER:  
MIACON2021  
SHEET NUMBER  
1 OF 1

REPLAT OF INLOTS 68, 69, 369, 370,  
 PT. INLOT 371,  
 ALL OF VACATED ALLEY BY REC. BK. 15, PG. 56  
 & VACATED ALLEY BY REC. BK. 28 PG. 82

TROY CORPORATION SW SECTION 12 TAX MAP

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2021P-00012  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 04/09/2021 09:20:11 AM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1



**CITY OF TROY COUNCIL**  
 AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1st DAY OF March, 2020, THIS PLAT OF THE PUBLIC ACCESS EASEMENT WAS APPROVED BY ORDINANCE 0-12-2021 EFFECTIVE 4-8-2021.  
 Mayor: Robyn L. Dala  
 Clerk of Council: Sue E. Knight  
 President of Council: Will Long

**CITY OF TROY ENGINEER**  
 THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 11th DAY OF FEBRUARY, 2020.  
 JILLIAN A. RHOADES, P.E.

ACREAGE, INLOT 11392

INLOT 68	-	0.049 AC.
INLOT 69	-	0.430 AC.
INLOT 369	-	0.102 AC.
INLOT 370	-	0.102 AC.
INLOT 371	-	0.067 AC.
INLOT 376	-	0.103 AC.
VAC. ALLEYS	-	0.087 AC.
TOTAL		0.940 AC.

**CONSENT TO REPLAT**  
 BEING A REPLAT OF INLOTS 68, 69, 369, 370, PT. 371, ALL OF VACATED ALLEY BY REC. BK. 15, PG. 56 AND REC. BK. 28 PG. 82 IN THE CITY OF TROY, MIAMI COUNTY, OHIO AS OWNED BY THE FIRST UNITED METHODIST CHURCH OF TROY, OHIO BY 2021OR-02003.  
 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: The First United Methodist Church of Troy, Ohio  
 THE FIRST UNITED METHODIST CHURCH OF TROY, OHIO  
 BY COLLIN BECHTOLD  
 ITS CHAIRMAN, BOARD OF TRUSTEES  
 Witness: Penny Q. Hoekstra  
 Witness: [Signature]

**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 TROY, OHIO, THIS 10th DAY OF February, 2021.

- LEGEND -
- STONE POST FOUND
  - IRON PIN FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ✎ PK NAIL FOUND
  - ⊕ PK NAIL SET
  - 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

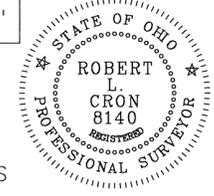
**REFERENCES**

BK. 15, PG. 56  
 BK. 28, PG. 82  
 VOL. 5, PG. 8  
 VOL. 15, PG. 78  
 D.B. 3, PG. 9,10

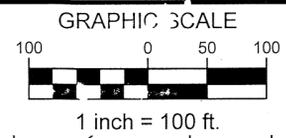
MIAMI COUNTY RECORDER'S PLAT RECORDS  
 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

Susan Brumfield  
 NOTARY  
 SUSAN BRUMFIELD  
 NOTARY PUBLIC - STATE OF OHIO  
 Recorded in Miami County  
 My commission expires Feb. 21, 2022

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN HEREON  
Robert L. Cron 2-9-2021  
 ROBERT L. CRON, P.S. \*8140 DATE



**ROBERT CRON & ASSOCIATES, LLC**  
 PROFESSIONAL SURVEYING  
 35 CARRIAGE CROSSING WAY  
 TROY, OH 45373  
 CELL: 937-418-0017



CITY OF TROY  
KINGS CHAPEL, SECTION TWO  
P. B. 12, PG. 88  
"R5" SINGLE FAMILY  
RESIDENTIAL DISTRICT

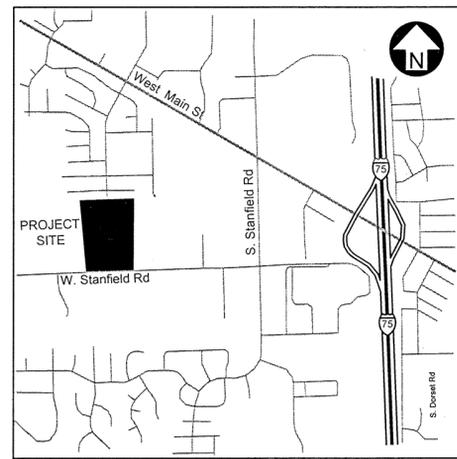
BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH  
LINE OF KINGS CHAPEL, SECTION TWO (P.B. 12, PG. 88),  
TAKEN FROM STATE PLANE COORDINATE SYSTEM,  
NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE,  
O.D.O.T. VRS/CORS NETWORK (BEARING N 89°31'42" E)

VOLUME 28, PAGE 86  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00013  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/30/2021 10:28:38 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 2

FINAL PLAT  
**GREEN COURT**  
BEING A SUBDIVISION OF INLOT 10236  
CITY OF TROY, MIAMI COUNTY, OHIO  
SECTION 19, TOWN 5 RANGE 6  
TOTAL AREA = 40.2210 ACRES  
JANUARY 2021

**E&B DEVELOPMENT LLC**  
INLOT 10236  
40.221 ACRES  
  
ZONING CLASSIFICATION  
"M-2" LIGHT INDUSTRIAL DISTRICT  
  
20130R-09169  
PARCEL ID D08-105884



NO.	RADIUS (FT)	ARC LENGTH (FT)	CHORD DATA		DELTA	TANGENT LENGTH (FT)
			BEARING	LENGTH (FT)		
C1	40.00	62.83	N 44°37'01" E	56.57	90°00'00"	40.00
C2	60.00	43.36	N 21°05'17" W	42.43	41°24'35"	22.68
C3	60.00	275.22	N 89°37'01" E	90.00	262°49'09"	---
C4	60.00	43.36	S 20°19'18" W	42.43	41°24'35"	22.68
C5	40.00	62.83	S 45°22'59" E	56.57	90°00'00"	40.00

LINE TABLE		
NO.	BEARING	LENGTH (FT)
L1	N 00°22'59" W	21.01
L2	S 89°37'01" W	23.95

**DESCRIPTION**  
Being a replat of Inlot 10236 of the City of Troy, Ohio. Being the same lands as conveyed to E&B Development LLC by 20130R-09169 of the deed records of Miami County, Ohio containing 40.221 acres.

SELECT ASSOCIATES LLC.  
20140R-06215  
23.199 ACRES  
PARCEL ID D08-105886  
INLOT 10237  
"M2" LIGHT INDUSTRIAL DISTRICT

LEGEND	
●	5/8" IRON PIN FOUND
▲	STONE FOUND
○	5/8" IRON PIN SET
⊙	MAGNAIL SET
R/W	EXISTING RIGHT OF WAY

ACREAGE TABLE	
PARCEL	ACREAGE
INLOT 10236	4.2267
INLOT 11395	2.1400
INLOT 11396	2.0743
INLOT 11397	30.6156
ROAD (60' R/W)	1.1644
TOTAL ACREAGE	40.2210

**CERTIFICATE OF SURVEYOR**  
I hereby certify the plat/subdivision was prepared in accordance with Ohio Administrative Code Chapter 4733.37 Standards for Surveys and also conforms to the Ohio Revised Code Chapter 711 for record plans and was conducted under my direct supervision, based on fieldwork in January, 2020. All measurements are correct and monuments are to be set as shown. Curve distances are measured on the arc. Iron pins to be set at all lot corners are 5/8" x 30" rebar.



*Michael A. Novean*  
Michael A. Novean  
Ohio Professional Registered  
Surveyor No. 8101  
3/24/2021

ROGER E. & KATHLEEN LURING  
D.B. 655, PG. 773  
24.97 ACRES  
PARCEL ID C06-063100

**REFERENCES**  
MIAMI COUNTY  
RECORDER'S RECORDS:  
Deed Bk. 655, Pg. 773  
Deed Bk. 796, Pg. 290  
Deed 20130R-09169  
Deed 20140R-06215  
Deed 20150R-08712  
Deed 20180R-05828

MIAMI COUNTY  
ENGINEER'S RECORDS:  
Land Survey Volume 42, Pg. 155  
Rec. Plat 22, Pg. 46  
Rec. Plat 19, Pg. 65  
Rec. Plat 19, Pg. 35  
Rec. Plat 19, Pg. 34  
Rec. Plat 18, Pg. 105  
Rec. Plat 18, Pg. 40  
Rec. Plat 18, Pg. 6  
Rec. Plat 17, Pg. 32  
Rec. Plat 12, Pg. 88  
Plat Map SW 173

**SURVEYOR NOTES:**  
1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.  
2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.  
3. SURVEY MARKERS TO BE SET AFTER PLAT HAS BEEN APPROVED AND RECORDED.  
4. IRON PINS SET ARE 30" x 5/8" REBAR, CAPPED "BURKHARDT ENGINEERING"  
5. MAG NAILS SET ARE 1 1/2" x 1/4" MAG NAILS.  
6. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

CONCORD TOWNSHIP  
LAWRENCE L. YOUNG, TRUSTEE  
PHILLIP M. YOUNG, TRUSTEE  
SARAH E. YOUNG, TRUSTEE  
DB775-881  
20150R-08711  
20150R-08712  
PARCEL ID C06-063300  
100.500 ACRES

INLOT 8948  
CITY OF TROY  
WAYNE A. & TERI C. NEWNAM  
20180R-05828  
20100R-15382  
39.721 ACRES  
PARCEL ID D08-103802  
"M2" LIGHT INDUSTRIAL DISTRICT

Flood Zone Designation:  
FIRM #s 39109C0161E & 39109C0142E  
effective date: 8-2-2011. Zone "X":  
Areas determined to be outside the 0.2% annual  
chance floodplain.  
  
Green Court will be the 100 year drainage route.

PREPARED BY:

CIVIL ENGINEERING  
LAND SURVEYING  
NATIONAL RETAIL  
SITE DEVELOPMENT

28 North Cherry Street  
Germantown, Ohio 45327  
Phone: 937-388-0060  
BURKHARDTINC.COM

Design: KMZ	Proj: 19.248
Draw: RRT	Dwg: 19-248.dwg
Check: MAN	Tab: RP-1
Scale: 1" = 100'	
Date:	03.24.2021
Sheet:	FINAL PLAT
Sheet No.:	1 of 2

**DEDICATION STATEMENT**

The undersigned, being the owners of 40.221 acres of land, being lot number 10236 in the City of Troy, Miami County, Ohio, do hereby assent to and adopt the accompanying plat of subdivision to be known as Green Court 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 2013OR-09169.

**UTILITY EASEMENTS**

The 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.

**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 property owner 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**

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.

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.

(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.

**CITY OF TROY PLANNING COMMISSION**

At a meeting of the Planning Commission of the City of Troy, Miami County Ohio, held this 10th day of February, 2021, this dedication of land was reviewed and approved.

Charm Kypur  
Chairman

Sue J. Knight  
Secretary

**CITY OF TROY COUNCIL**

We, the City Council of 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 Green Court, Section     , Book     . This 1st day of MARCH, 2021.

This dedication of land was approved by Ordinance No. 0-9-2021, Effective April 8 March 1st, 2021.  
on 3-1-2021

Robin J. Oda  
Mayor

Will [Signature]  
President of Council

Sue J. Knight  
Clerk of Council

**CITY OF TROY CITY ENGINEER:**

The replat shown hereon was reviewed and approved by the City of Troy City Engineer this 9th day of APRIL, 2021.

[Signature]  
City Engineer

**OWNER'S CONSENT**

We, the undersigned, being all the owners and lienholders of the parcel herein platted, do hereby consent to the execution of said plat. Furthermore, E&B Development dedicates the right-of-way as shown on this plat to the public use forever.

Signed and Acknowledged in the Presence of:

Owner: E&B Development LLC

Tina Seman  
Witness (signature)

By: Steve Bruns  
Owner (signature)

Tina Seman  
Witness (printed name)

By: STEVE BRUNS MANAGER  
Owner (printed name & title)

**ACKNOWLEDGEMENT**

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

Be it remembered that on this 29th day of March, 2021, 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 notarial seal on the day and date above written.

Ki T. Blakeley  
NOTARY PUBLIC KEVIN T. BLAKELEY

MY COMMISSION EXPIRES: December 9, 2025

<p>MIAMI COUNTY AUDITOR</p> <p>TRANSFERRED THIS <u>30<sup>th</sup></u> DAY OF <u>April</u>, 2021</p> <p><u>Matthew W. Gearhardt</u> MATTHEW W. GEARHARDT MIAMI COUNTY AUDITOR</p> <p>BY: <u>Mindy Dosek</u> DEPUTY AUDITOR</p>	<p>MIAMI COUNTY RECORDER</p> <p>PLAT BOOK <u>28</u>, PAGE <u>86 and 86A</u></p> <p>MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS <u>30<sup>th</sup></u> DAY OF <u>April</u>, 2021 AT <u>10:28 am</u></p> <p>FILE NO. <u>2021-00013</u> FEE: <u>86.40</u></p> <p><u>Jessica A. Lopez</u> JESSICA A. LOPEZ MIAMI COUNTY RECORDER</p> <p>BY: <u>Jim Neer</u> DEPUTY RECORDER</p>
--	--

<p>PREPARED BY:</p>  <p><b>BURKHARDT</b> ENGINEERS &amp; SURVEYORS</p> <p>CIVIL ENGINEERING LAND SURVEYING NATIONAL RETAIL SITE DEVELOPMENT</p> <p>28 North Cherry Street Germantown, Ohio 45327 Phone: 937-388-0060 BURKHARDTINC.COM</p>	<p>Design: KMZ Proj: 19.248</p> <p>Draw: RRT Dwg: 19-248.dwg</p> <p>Check: MAN Tab: RP-1</p> <p>Scale: 1" = 100'</p> <p>Date: <u>03.24.2021</u></p> <p>Sheet:</p> <p>Sheet No.: <u>2 of 2</u></p>
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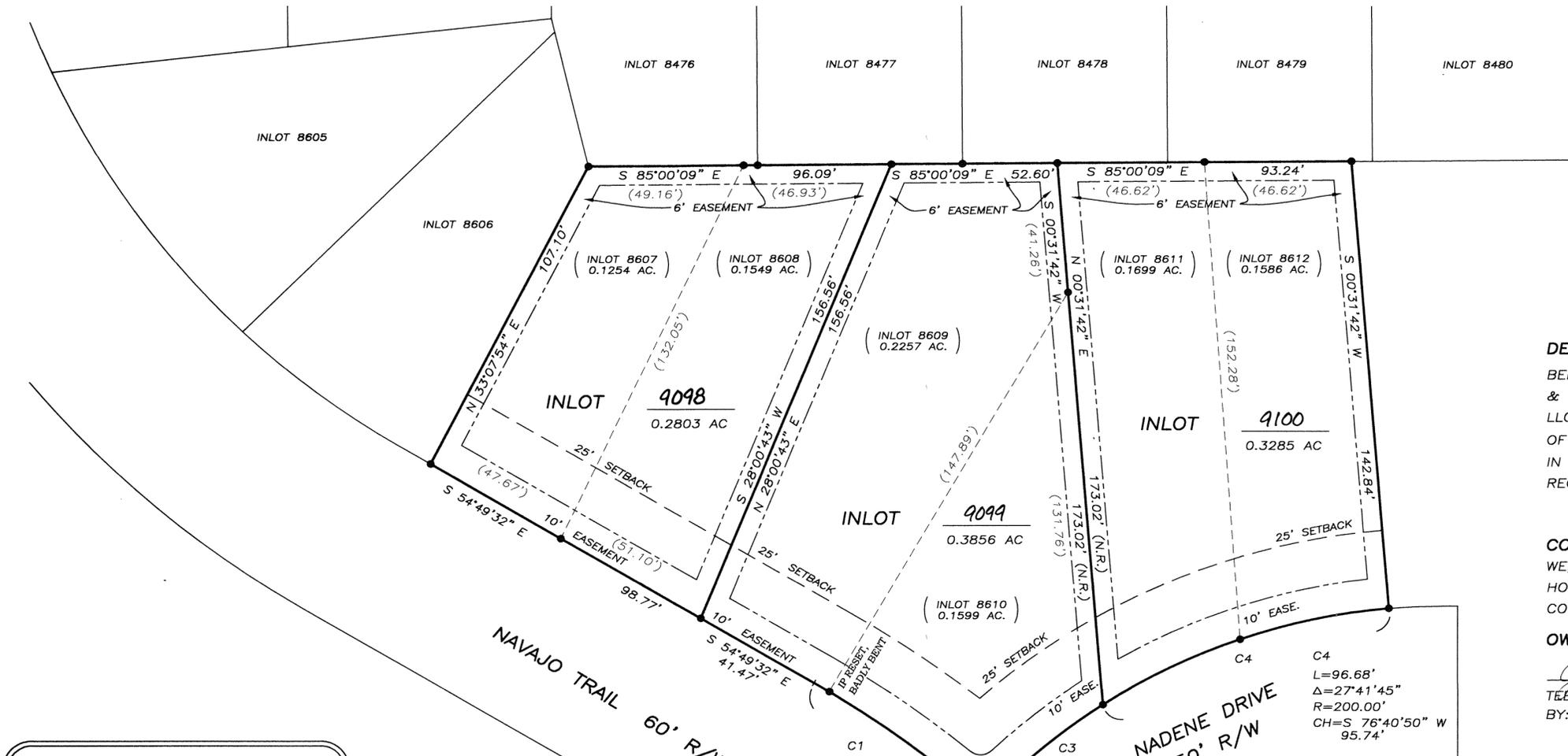
INDIAN RIDGE SUBDIVISION, SECTION 5 REPLAT

INLOTS 8607, 8608, 8609, 8610, 8611 & 8612  
CITY OF PIQUA  
MIAMI COUNTY, OHIO

VOLUME 28 PAGE 87  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00014  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/30/2021 12:57:33 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE \$ 43.20  
Matthew W. Gearhardt  
MIAMI COUNTY RECORDER  
Annette Denman  
BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED 4 30, 2021  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



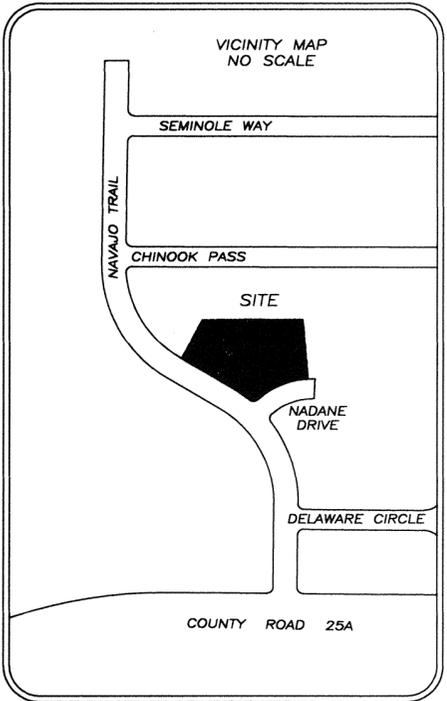
**DESCRIPTION**  
BEING A REPLAT OF INLOTS 8607 & 8608, 8609 & 8610, 8611 & 8612, AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2016OR-15900 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN INDIAN RIDGE SUBDIVISION, REPLAT OF SECTION 5 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 101.

**CONSENT TO REPLAT**  
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  
TEETERS REAL ESTATE INVESTMENTS, LLC  
BY: JULIE A. ALEXANDER, MANAGING MEMBER

**STATE OF OHIO, MIAMI COUNTY, SS:**  
BE IT REMEMBERED THAT ON THIS 28 DAY OF April, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING 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.

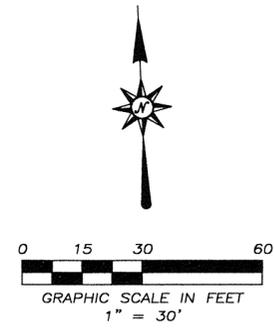
Diana L. Tamplin  
NOTARY PUBLIC  
DIANA L. TAMPLIN  
Notary Public, State of Ohio  
MY COMMISSION EXPIRES: 10.17.2022



**CITY OF PIQUA APPROVAL**  
THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 27th DAY OF April, 2021.  
Kyrsten French  
CITY OF PIQUA PLANNER

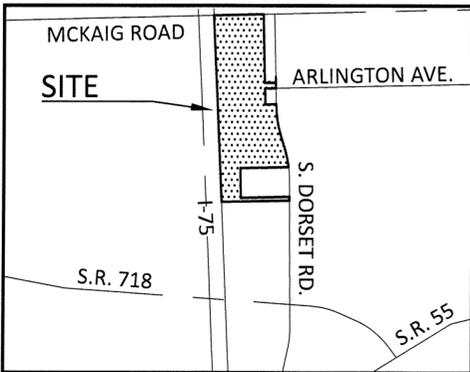
**NOTES:**  
PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 5, IN VOLUME 19, PAGE 101A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE 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" CAPPED IRON PIN SET  
● 5/8" IRON PIN FOUND  
**REFERENCES**  
MIAMI COUNTY RECORDER'S RECORDS OF PLATS:  
VOLUME 19, PAGE 57, 57A  
VOLUME 19, PAGE 101, 101A  
MIAMI COUNTY RECORDER'S RECORDS:  
DOCUMENT NUMBER 2016OR-15900



REPLAT OF INLOTS 8607 THRU 8612 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ APRIL 3, 2021

Gregg S. Brookhart  
GREGG S. BROOKHART  
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348  
1009 WESTVIEW DRIVE  
PIQUA, OHIO 45356  
(937) 778-3807



# RECORD PLAN OF INLOT 11393

BEING A REPLAT OF INLOT 11283 AND INLOT 4958  
SECTION 29, TOWN 5, RANGE 6E,  
MIAMI COUNTY, CITY OF TROY, OHIO

VOLUME 28, PAGE 88  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00015  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/05/2021 03:46:07 PM  
REFERENDES 0  
RECORDING FEE  
PAGES 3

FEE 129.60

Jessica Lopez  
MIAMI COUNTY RECORDER

Libby Kerns  
BY DEPUTY RECORDER

APPROVED AND TRANSFERRED:

April 28, 2021

Matthew W Gearhardt  
AUDITOR

Joyce Grilloit  
BY DEPUTY AUDITOR

PROPERTY:

BEING A REPLAT OF THE TRACTS CONVEYED TO TROY CHRISTIAN SCHOOLS, INC. AS FOLLOWS:

ALL OF INLOT 4958 CONVEYED IN 2019OR-05987 AND BEING 0.178 ACRES  
ALL OF INLOT 11283 CONVEYED IN 2020OR-01108 AND BEING 24.684 ACRES BY SURVEY.

OWNERSHIP:

WE, THE UNDERSIGNED REPRESENTATIVES OF TROY CHRISTIAN SCHOOLS, INC. HEREBY APPROVE THIS REPLAT COMBINING OUR TWO PARCELS INTO ONE NEW LOT,

Gary Wilber  
NAME

[Signature]  
SIGNATURE

NAME

SIGNATURE

NOTARY:

STATE OF OHIO, COUNTY OF MIAMI, S.S:  
BE IT REMEMBERED THAT ON THIS 27th DAY OF April, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME Gary Wilber, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE REPLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES 04/26/25



CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 23rd DAY OF Dec., 2020 THIS REPLAT AND THE COMBINING OF TWO PARCELS INTO ONE LOT 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 4th DAY OF January, 2021 THIS PLAT WAS APPROVED BY ORD. 0-3-2021.

[Signature]  
MAYOR

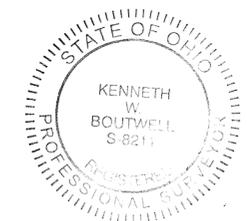
[Signature]  
PRESIDENT OF COUNCIL

[Signature]  
CLERK OF COUNCIL

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR BOUNDARY SURVEYS, CHAPTER 4733, O.A.C. AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

[Signature]  
KENNETH W. BOUTWELL  
PROFESSIONAL SURVEYOR S-8211



PREPARED BY:

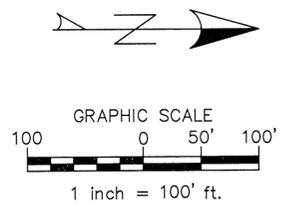
PRISM SURVEYS, LLC  
1584 FAIRGROUND ROAD  
XENIA, OH 45385  
937-431-4755  
INFO@OHIOSURVEYORS.COM

SHT. 1  
OF 3

# RECORD PLAN OF INLOT 11393

BEING A REPLAT OF INLOT 11283 AND INLOT 4958  
SECTION 29, TOWN 5, RANGE 6E,  
MIAMI COUNTY, CITY OF TROY, OHIO

- REBAR FOUND
- △ MAGNETIC SURVEY NAIL SET
- ⊗ FOUND 5/8-INCH REBAR WITH "PRISM SURVEYS LLC" CAP
- SET 5/8-INCH REBAR WITH "PRISM SURVEYS LLC" CAP
- FOUND CONCRETE MONUMENT



**BASIS OF BEARINGS:**

NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE - SOUTH ZONE  
ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE GPS SYSTEM, A BEARING OF N01°13'15"W WAS MEASURED FOR THE CENTERLINE OF INTERSTATE 75 ACCORDING TO RECOVERED MONUMENTS FOUND.

**INTERSTATE 75 AND MCKAIG ROAD LOCATION NOTE:**

THE OHIO DEPARTMENT OF TRANSPORTATION PROVIDED FIELD NOTES, PLATS AND CENTERLINE REFERENCE MONUMENT REPORTS FOR INTERSTATE 75 AND MCKAIG ROAD. MONUMENTS WERE RECOVERED AND MEASURED. THE CENTERLINE OF EACH ROAD WAS SURVEYED INDEPENDENTLY. THE STATIONS, OFFSETS AND BEARINGS SHOWN HEREON ARE ACCORDING TO THE MEASUREMENTS OBSERVED DURING THIS SURVEY.

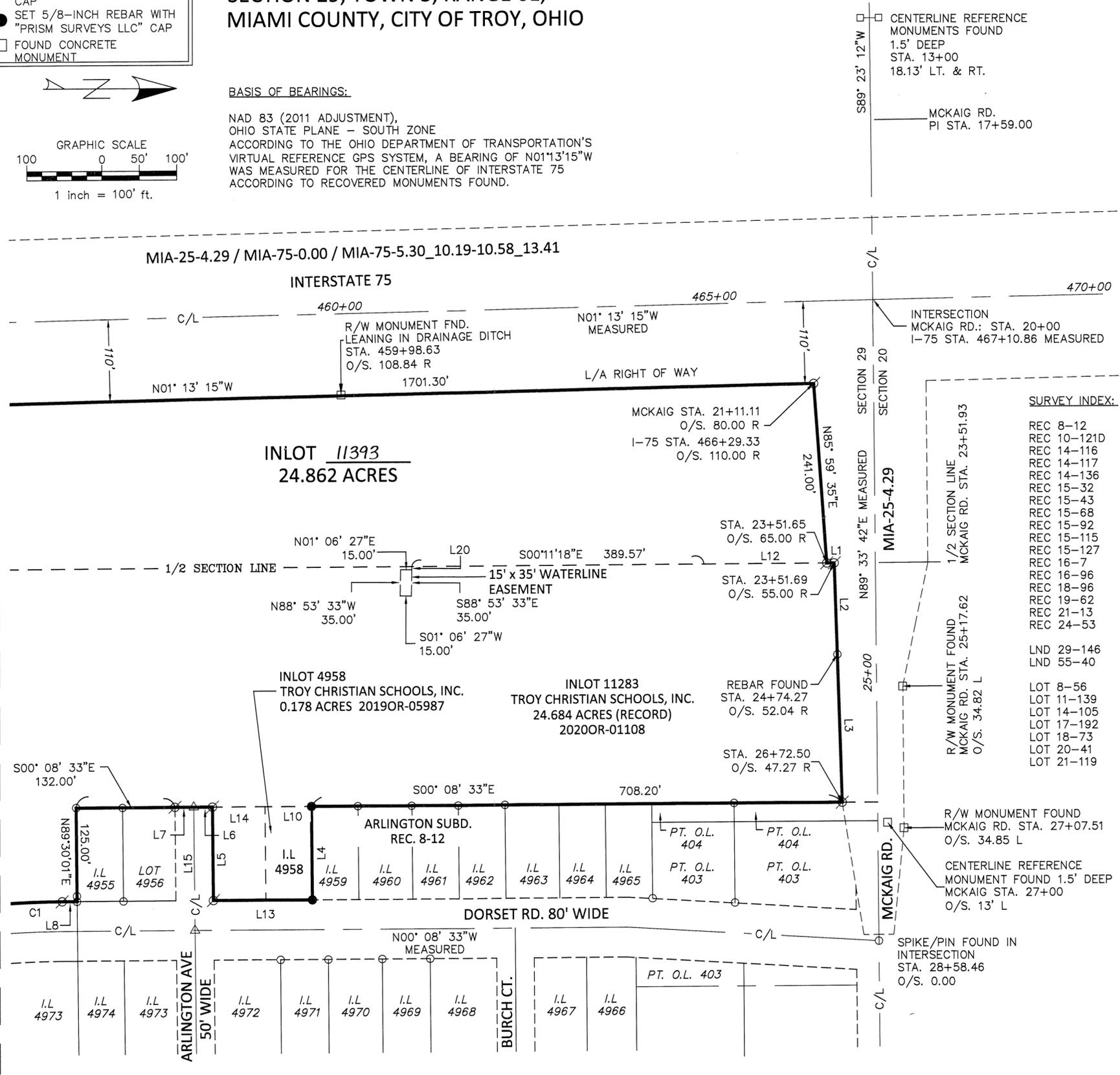
AN ODOT CENTERLINE BEARING OF NORTH 01°13'00" WEST IS SHOWN OF RECORD ON THE RIGHT OF WAY PLAN. A BEARING OF NORTH 01°13'15" WEST WAS MEASURED DURING THIS SURVEY BASED ON THE RECOVERED MONUMENTS.

A BEARING OF NORTH 89°33'40" EAST IS SHOWN OF RECORD ON THE ODOT RIGHT OF WAY PLAN. A BEARING OF NORTH 89°33'42" EAST WAS MEASURED DURING THIS SURVEY BASED ON THE RECOVERED MONUMENTS.

**DORSET ROAD RIGHT OF WAY ALIGNMENT:**

REBAR WERE SEARCHED FOR ALONG BOTH SIDES OF DORSET ROAD BETWEEN MCKAIG ROAD AND S.R. 718. REBAR FOUND AND MEASUREMENTS TO THE CENTERLINE ALIGNMENT OF DORSET ROAD ARE SHOWN. THESE MEASUREMENTS WERE CHECKED AGAINST CURB SPLIT MEASUREMENTS. THE FIELD ALIGNMENT OF DORSET ROAD DIFFERS FROM THE RECORD ALIGNMENT IN REC. 14-117.

MATCHLINE - SEE SHEET 3



**SURVEY INDEX:**

- REC 8-12
- REC 10-121D
- REC 14-116
- REC 14-117
- REC 14-136
- REC 15-32
- REC 15-43
- REC 15-68
- REC 15-92
- REC 15-115
- REC 15-127
- REC 16-7
- REC 16-96
- REC 18-96
- REC 19-62
- REC 21-13
- REC 24-53
- LND 29-146
- LND 55-40
- LOT 8-56
- LOT 11-139
- LOT 14-105
- LOT 17-192
- LOT 18-73
- LOT 20-41
- LOT 21-119

Line Table		
Line #	Bearing	Length
L1	N00°11'18"W	10.00'
L2	N88°10'55"E	122.61'
L3	N88°10'55"E	198.29'
L4	N89°30'01"E	125.00'
L5	S89°30'01"W	125.00'
L6	S00°08'33"E	25.00'
L7	S00°08'33"E	25.00'
L8	S00°08'33"E	19.78'
L10	S00°08'33"E	62.00'
L12	N00°11'18"W	164.00'
L13	S00°08'33"E	132.00'
L14	S00°08'33"E	70.00'
L15	S89°30'01"W	165.00'
L20	N89°48'42"E	4.30'

Curve Table	
<b>CURVE 1</b>	
RADIUS=1240.00'	
DELTA=14°56'33"	
L=323.39'	
BEAR=S07° 36' 50"E	
CHD=322.47'	

SHT. 2  
OF 3

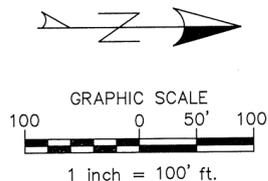
PREPARED BY:  
PRISM SURVEYS, LLC  
1584 FAIRGROUND ROAD  
XENIA, OH 45385  
937-431-4755  
INFO@OHIOSURVEYORS.COM

# RECORD PLAN OF INLOT 11393

BEING A REPLAT OF INLOT 11283 AND INLOT 4958  
SECTION 29, TOWN 5, RANGE 6E,  
MIAMI COUNTY, CITY OF TROY, OHIO

VOLUME 28, PAGE 88-B  
MIAMI CO. RECORDER'S  
RECORD OF PLATS

- REBAR FOUND
- △ MAGNETIC SURVEY NAIL SET
- ⊗ FOUND 5/8-INCH REBAR WITH "PRISM SURVEYS LLC" CAP
- SET 5/8-INCH REBAR WITH "PRISM SURVEYS LLC" CAP
- FOUND CONCRETE MONUMENT



**BASIS OF BEARINGS:**

NAD 83 (2011 ADJUSTMENT),  
OHIO STATE PLANE - SOUTH ZONE  
ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S  
VIRTUAL REFERENCE GPS SYSTEM, A BEARING OF N01°13'15"W  
WAS MEASURED FOR THE CENTERLINE OF INTERSTATE 75  
ACCORDING TO RECOVERED MONUMENTS FOUND.

**INTERSTATE 75 AND MCKAIG ROAD LOCATION NOTE:**

THE OHIO DEPARTMENT OF TRANSPORTATION PROVIDED FIELD NOTES, PLATS AND CENTERLINE REFERENCE MONUMENT REPORTS FOR INTERSTATE 75 AND MCKAIG ROAD. MONUMENTS WERE RECOVERED AND MEASURED. THE CENTERLINE OF EACH ROAD WAS SURVEYED INDEPENDENTLY. THE STATIONS, OFFSETS AND BEARINGS SHOWN HEREON ARE ACCORDING TO THE MEASUREMENTS OBSERVED DURING THIS SURVEY.

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**DORSET ROAD RIGHT OF WAY ALIGNMENT:**

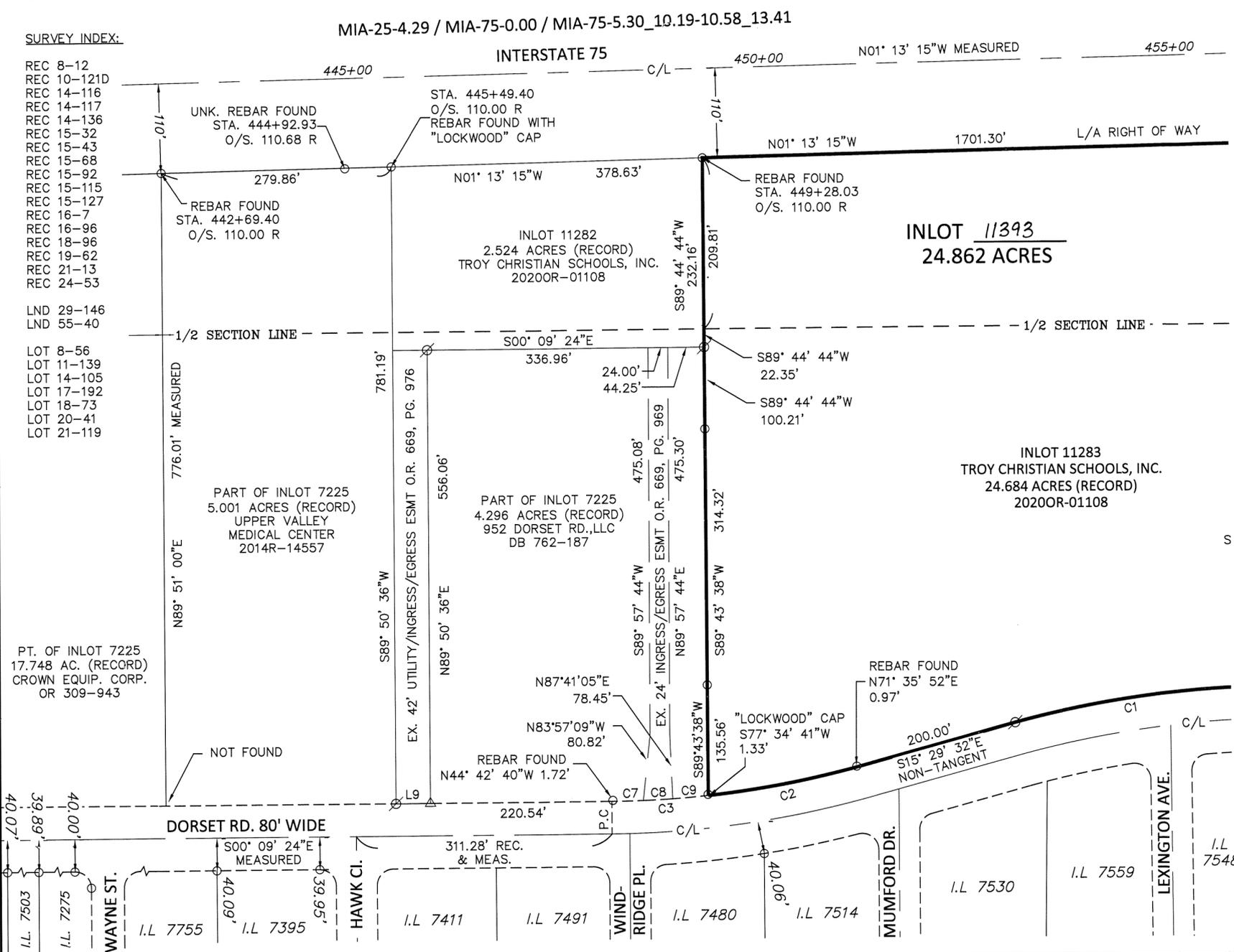
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**SURVEY INDEX:**

- REC 8-12
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- REC 21-13
- REC 24-53

- LND 29-146
- LND 55-40

- LOT 8-56
- LOT 11-139
- LOT 14-105
- LOT 17-192
- LOT 18-73
- LOT 20-41
- LOT 21-119



MATCHLINE - SEE SHEET 2

Line Table		
Line #	Bearing	Length
L9	S00°09'24"E	42.00'

Curve Table		Curve Table	
<b>CURVE 1</b>	RADIUS=1240.00' DELTA=14°56'33" L=323.39' BEAR=S07°36'50"E CHD=322.47'	<b>CURVE 7</b>	RADIUS=1160.00' DELTA=01°53'57" L=38.45' BEAR=N01°06'23"W CHD=38.45'
<b>CURVE 2</b>	RADIUS=1160.00' DELTA=09°06'22" L=184.36' BEAR=S 10°31'24" E CHD=184.17'	<b>CURVE 8</b>	RADIUS=1160.00' DELTA=01°45'54" L=35.73' BEAR=N02°56'18"W CHD=35.73'
<b>CURVE 3</b>	RADIUS=1160.00' DELTA=05°48'49" L=117.70' BEAR=N03°03'49"W CHD=117.65'	<b>CURVE 9</b>	RADIUS=1160.00' DELTA=02°08'58" L=43.52' BEAR=N04°53'44"W CHD=43.52'

**PREPARED BY:**

PRISM SURVEYS, LLC  
1584 FAIRGROUND ROAD  
XENIA, OH 45385  
937-431-4755  
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SHT. 3  
OF 3

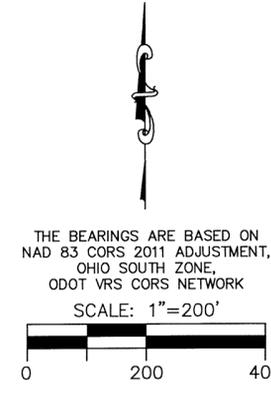
# REPLAT OF PT. INLOT 10683

VOLUME **28** PAGE **89**  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

10683 INLOT TROY MIAMI, OHIO  
 CITY COUNTY

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2021P-00016  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 05/10/2021 09:34:05 AM  
 REFERENCES 0  
 RECORDING FEE  
 PAGES 1

FEE \$43.20  
*Jessica Lopez* MIAMI COUNTY RECORDER  
*Matthew Gearhart* MIAMI COUNTY AUDITOR  
*Joyce Grubisat* BY DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED May 10, 2021



## CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY  
 US THIS 7<sup>th</sup> DAY OF MAY, 2021  
*Jillian A. Rhoades*  
 JILLIAN A. RHOADES, P.E.

## PLAT AUTHORIZATION AND DEDICATION

TROY DEVELOPMENT COUNCIL, INC., 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 REPLAT OF PT. INLOT 10683. FURTHERMORE, TROY DEVELOPMENT COUNCIL, INC., DEDICATE THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

*Julie L. Morrison*  
 AUTHORIZED SIGNATURE  
CEO  
 TITLE

STATE OF OHIO  
 COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF May, 2021, BY TROY DEVELOPMENT COUNCIL, INC.

*Julie L. Morrison*  
 NOTARY PUBLIC  
 JULIE L. MORRISON, Notary Public  
 In and for the State of Ohio  
 My Commission Expires 12/16/2021

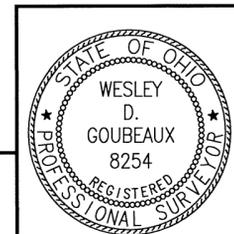


- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - M.N.F. MAG NAIL FOUND
  - ▨ STORM WATER DRAINAGE EASEMENT

- SURVEY REFERENCE**
- LOT SURVEY 19, PG. 179
  - LOT SURVEY 20, PG. 51
  - LAND SURVEY 54, PG. 81
  - REC. P.B. 10, PG. 116
  - REC. P.B. 20, PG. 12
  - REC. P.B. 20, PG. 18
  - REC. P.B. 20, PG. 38
  - REC. P.B. 20, PG. 113
  - REC. P.B. 21, PG. 8
  - REC. P.B. 21, PG. 117
  - REC. P.B. 26, PG. 45
  - REC. P.B. 27, PG. 43
  - REC. P.B. 28, PG. 15

BEING A LOT SPLIT OF INLOT 10683 AND BEING OWNED BY TROY DEVELOPMENT COUNCIL, INC. IN 2021OR-00518.

*Wesley D. Goubeaux*  
 WESLEY D. GOUBEAUX, P.S. #8254 5/4/2021  
 DATE



 ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	DATE: 04-05-2021
	DRAWN BY: RMF
	JOB NUMBER: MIATRO2117
	SHEET NUMBER 1 OF 1

# REPLAT OF PART INLOT 9927 CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 28 PAGE 90  
MIAMI COUNTY RECORDER'S RECORD OF PLATS



NORTH



( IN FEET )  
1 inch = 60 ft.

**DESCRIPTION**

BEING A REPLAT OF PART INLOT 9927 AS CONVEYED TO AMERICAN HONDA MOTOR COMPANY, INC. BY DEED RECORDED IN DEED BOOK 765, PAGE 658, OF THE MIAMI COUNTY DEED RECORDS.

**PROPERTY OWNERS CONSENT**

THE UNDERSIGNED, THOMAS F. FROMDAHL ON BEHALF OF AMERICAN HONDA MOTOR COMPANY, INC., BEING THE OWNER AND LIEN HOLDER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

**WITNESS**

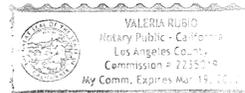
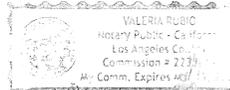
*Thomas F. Fromdahl*  
*Juliana E. Scaf*  
THOMAS F. FROMDAHL  
AMERICAN HONDA MOTOR COMPANY, INC.

STATE OF CALIFORNIA, COUNTY OF Los Angeles, SS:

BE IT REMEMBERED THAT ON THIS 5<sup>th</sup> DAY OF April, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS F. FROMDAHL, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF AMERICAN HONDA MOTOR COMPANY, INC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES March 19, 2022

*Valeria Rubio*  
NOTARY PUBLIC



**CERTIFICATION**

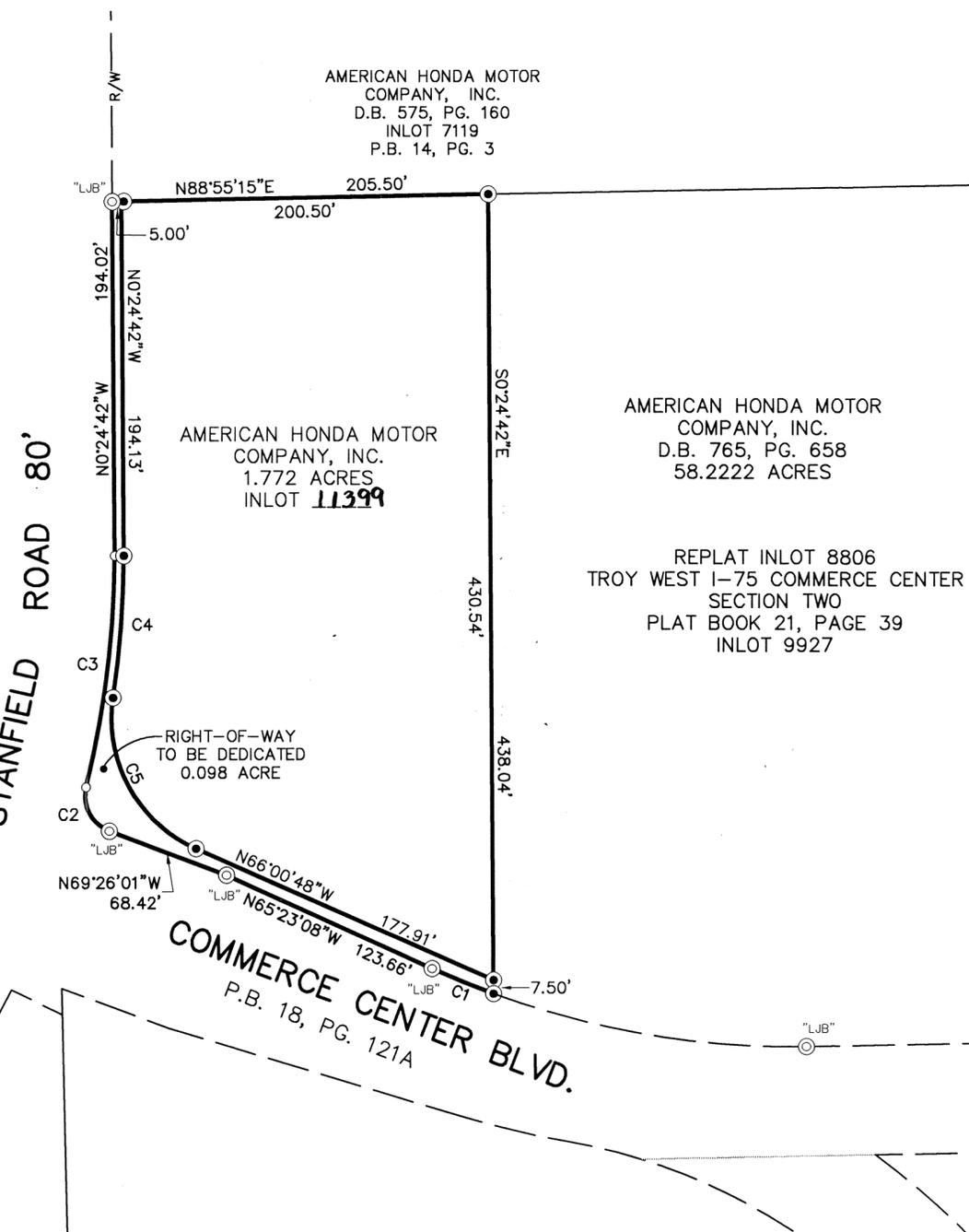
THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 1.869 ACRES AS DESCRIBED IN A DEED TO AMERICAN HONDA MOTOR COMPANY, INC., OF RECORD IN DEED BOOK 765, PAGE 658, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP



BY *David L. Chiesa* 03/30/21  
David L. Chiesa P.S.  
Registered Surveyor No. 7740



AMERICAN HONDA MOTOR COMPANY, INC.  
D.B. 575, PG. 160  
INLOT 7119  
P.B. 14, PG. 3

AMERICAN HONDA MOTOR COMPANY, INC.  
D.B. 765, PG. 658  
58.2222 ACRES

REPLAT INLOT 8806  
TROY WEST I-75 COMMERCE CENTER SECTION TWO  
PLAT BOOK 21, PAGE 39  
INLOT 9927

Curve #	Length	Radius	Delta	C.B.	CHORD
C1	36.32'	470.00'	4°25'37"	N67°35'58"W	36.31'
C2	29.77'	20.50'	83°12'20"	N27°49'24"W	27.22'
C3	127.94'	540.00'	13°34'28"	N06°59'32"E	127.64'
C4	77.93'	545.00'	8°11'34"	N04°18'06"E	77.86'
C5	101.30'	78.00'	74°24'41"	N28°48'28"W	94.33'

**REFERENCES:**

MIAMI COUNTY RECORDER'S RECORDS:  
DEED BOOK 765, PG. 658  
RECORD PLAT 21, PG. 39  
RECORD PLAT 18, PG. 121

**LEGEND**

- = IRON PIN SET (IBIGROUP/S-6872/S-7740)
- = CUT "X" FOUND
- ⊙ = IRON PIN FOUND (SIZE/CAP AS NOTED)

**BEARING REFERENCE**  
BEARINGS SHOWN HEREON ARE BASED ON THOSE AS SHOWN ON PLAT BOOK 21, PAGE 39.

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00017  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/10/2021 02:25:43 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE \$ 43.70

*Jessica A Lopez*  
MIAMI COUNTY RECORDER  
*Jessica R. Neer*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED May 10<sup>th</sup>, 2021.

*Matthew W. Gearhardt*  
MIAMI COUNTY AUDITOR

*Mindy Dorak*  
BY DEPUTY AUDITOR

THIS PLAT REVIEWED AND APPROVED THIS 10<sup>th</sup> DAY OF June, 2021  
BY THE TROY PLANNING COMMISSION.

*Alan M. Jones*  
CHAIRMAN

*Sue H. Knight*  
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 6<sup>th</sup> DAY OF July, 2021  
BY TROY CITY COUNCIL. REFERENCE ORDINANCE NO. 0-17-2021,  
EFFECTIVE ON Aug. 5, 2021.

*Michael H. Beovine*  
MAYOR

*Martha A. Baker*  
PRESIDENT OF COUNCIL

*Sue H. Knight*  
CLERK OF COUNCIL

DEVELOPER  
AMERICAN HONDA MOTOR COMPANY, INC.  
151 COMMERCE CENTER BLVD.  
TROY, OHIO



8101 N. High Street  
Columbus, OH 43235  
Contact: DAVE CHIESA  
614-818-4900 ext. 225  
Fax: 614-818-4902  
www.mecompanies.com

# MAPLE STREET RIGHT-OF-WAY DEDICATION

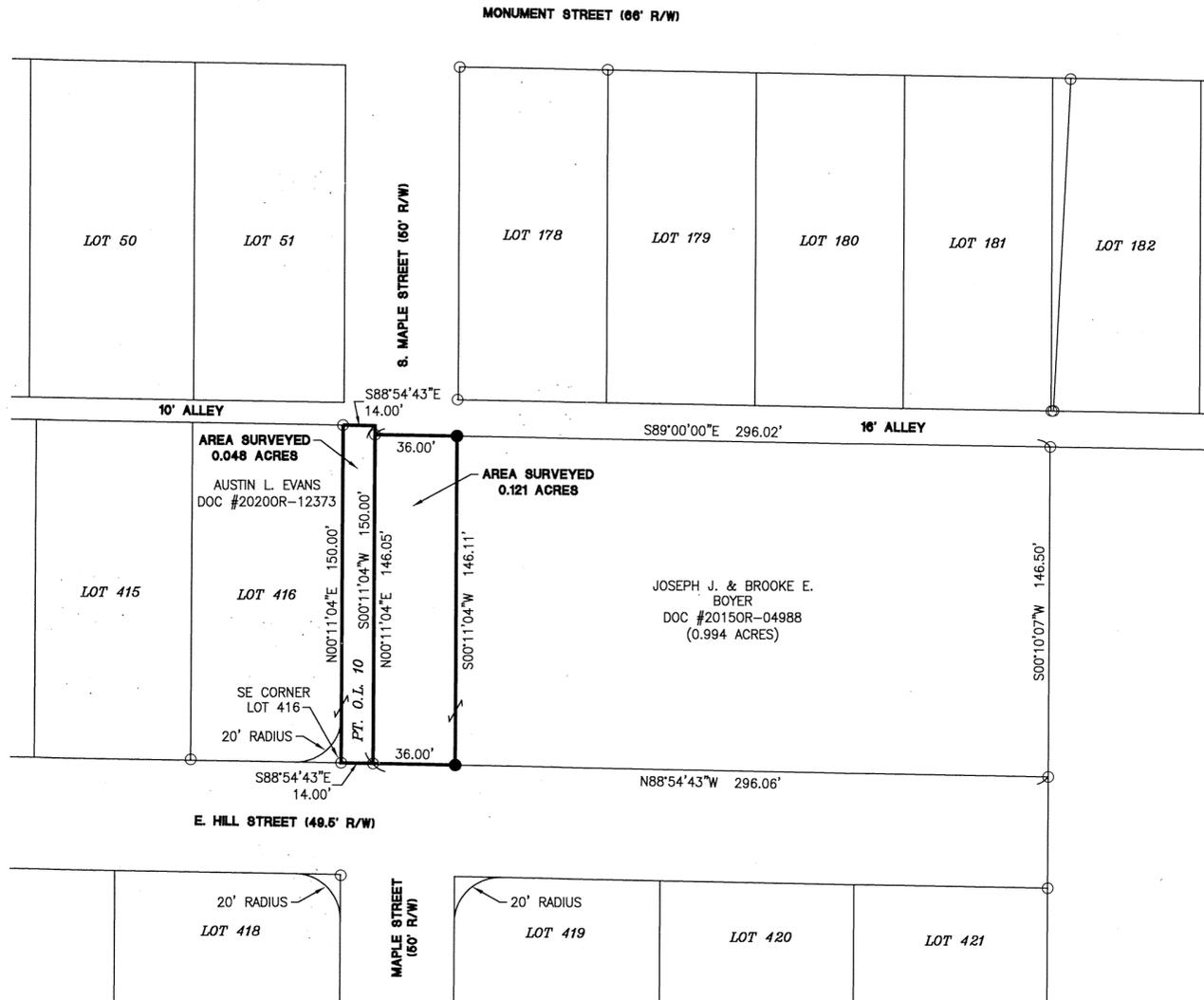
PT.37, PT.10 PLEASANT HILL MIAMI  
OUTLOTS VILLAGE COUNTY

BEING A DEDICATION OF 0.169 ACRES, PART OF OUTLOT 10 AND OUTLOT 37, AND BEING LOCATED IN THE N.E. QUARTER OF SECTION 20, TOWN 7 NORTH, RANGE 5 EAST, NEWTON TWP., MIAMI COUNTY, VILLAGE OF PLEASANT HILL, OHIO.

BEARINGS ARE BASED FROM  
LOT SURVEY VOL. 23, PAGE 31

### LEGEND

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



### DEDICATION

WE, THE UNDERSIGNED, BEING 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 THIS PLAT AND DEDICATE THE PORTION OF MAPLE STREET TO THE PUBLIC USE FOREVER.

*Joseph J. Boyer*  
JOSEPH J. BOYER - OWNER

*Brooke E. Boyer*  
BROOKE E. BOYER - OWNER

### ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF MIAMI:

Before me a Notary Public in and for said County of Miami, State of Ohio, personally appeared the above signed owners and acknowledged the signing of the above to be their free act and deed, and the duly authorized act and deed of said Owner.

In testimony whereof I have affixed my hand and seal this 16<sup>th</sup> day of March, 2021

*Brian May* 4-5-2026  
Notary Expiration Date  
BRIAN MAY  
Notary Public, State of Ohio  
My Commission Expires: April 05, 2026

### DEDICATION

WE, THE UNDERSIGNED, BEING 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 THIS PLAT AND DEDICATE THE PORTION OF MAPLE STREET TO THE PUBLIC USE FOREVER.

*Austin L. Evans*  
AUSTIN L. EVANS - OWNER

*Jonathan Covington*  
COVINGTON SAVINGS & LOAN ASSOCIATION - LENDER

### ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF MIAMI:

Before me a Notary Public in and for said County of Miami, State of Ohio, personally appeared the above signed owners and acknowledged the signing of the above to be their free act and deed, and the duly authorized act and deed of said Owner.

In testimony whereof I have affixed my hand and seal this 30<sup>th</sup> day of April, 2021

*Brian May* 4-5-2026  
Notary Expiration Date  
BRIAN MAY  
Notary Public, State of Ohio  
My Commission Expires: April 05, 2026

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

*Craig W. Mescher* 12/17/2020  
CRAIG W. MESCHER, P.S. #8237 DATE

VOLUME 28 PAGE 91  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00018  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/11/2021 09:33:32 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE \$ 43.20

*Jessica A. Lopez*  
MIAMI COUNTY RECORDER

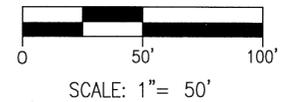
*Vivian Neer*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED May 11, 2021

*Matthew W. Gearhardt*  
MIAMI COUNTY AUDITOR

*Windy Doble*  
BY DEPUTY AUDITOR



### REFERENCES

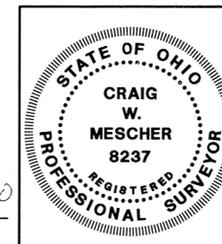
- LAND SURVEY. VOL. 59, PAGE 5
- LOT SURVEY. VOL. 23, PAGE 31
- LOT SURVEY VOL. 18, PAGE 139
- PLAT BOOK VOL. 7, PAGE 36

APPROVAL BY THE VILLAGE OF PLEASANT HILL PLANNING COMMISSION  
THIS STREET DEDICATION PLAT WAS REVIEWED AND APPROVED BY THE VILLAGE OF PLEASANT HILL PLANNING COMMISSION THIS 11<sup>th</sup> DAY OF Feb., 2021

*Mark DeWalt* CHAIRMAN  
*Ted Quisenberry* SECRETARY

VILLAGE OF PLEASANT HILL  
AT A MEETING OF THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD THIS 12<sup>th</sup> DAY OF April, 2021, THIS PLAT WAS REVIEWED AND APPROVED BY RESOLUTION NO. 2021-05

*Justin J. Bange* MAYOR  
*Paul Mackey* CLERK



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

PROJECT NO.: 219819.01 DRAWN BY: KJB  
DATE: DECEMBER 2020 CHECKED BY: CWM

# Annexation to the City of Troy

5  
TOWN

6  
RANGE

30 SE 1/4  
SECTION

CONCORD  
TOWNSHIP

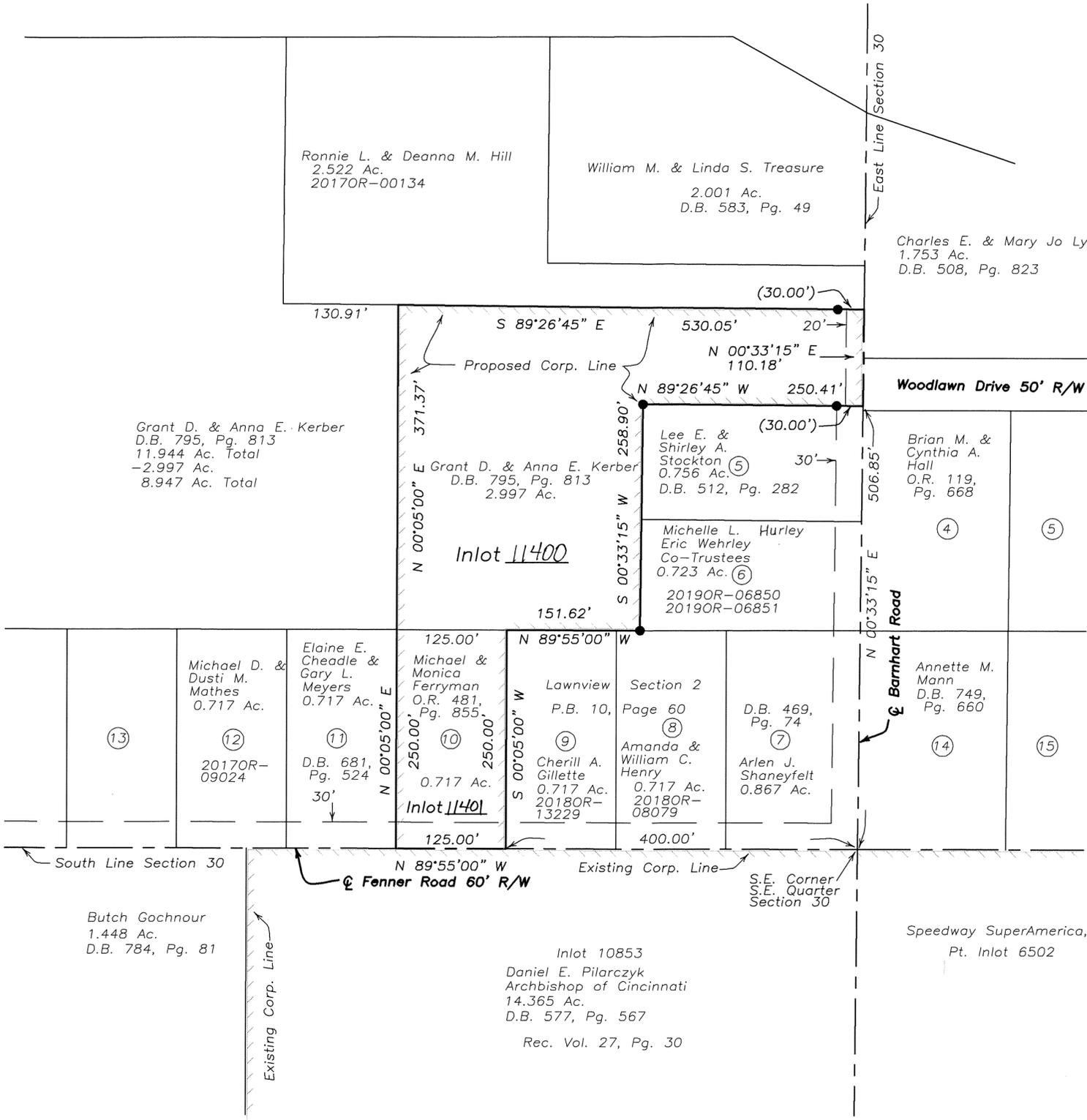
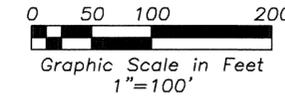
MIAMI  
COUNTY

OHIO  
STATE



PLAT BOOK **28** PAGE **92**  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00019  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/13/2021 03:52:49 PM  
REFERENCES 0  
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 13<sup>TH</sup> DAY OF May, 2021  
*Matthew W. Gearhardt* BY: *Mindy Kozak*  
MIAMI CO. AUDITOR DEPUTY  
See Annexation Proceedings Recorded in Official  
Record 2021OR-08408

### Approval by the Miami County Commissioners

The annexation of the foregoing area to the City of Troy was reviewed and approved by the Miami County Commissioners this 26<sup>th</sup> day of October, 2020. By Resolution No. 20-10-1043  
*Jeffrey Adams* *John S. Meyer* *Brian A. Szymanski*

### Approval by the Miami County Engineer

This annexation was reviewed and approved by the Miami County Engineer this 26 day of October, 2020  
*Paul P. Thulekamp*  
Miami County Engineer

### City of Troy Council

This annexation was accepted and approved by the City Council of the City of Troy, Ohio this 4<sup>th</sup> day of Jan, 2021. s.k.  
By Ordinance No. 0-5-2021  
*Robin J. Oda* Mayor  
*William J. Kelly* President of Council  
*Sue G. Knight* Clerk of Council

### 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 Engineer's Record of Land Surveys  
Volume 41, Page 197  
Volume 42, Page 190  
(Basis of Bearings)
- Miami County Recorder's Plat Records  
Volume 10, Page 60  
Volume 14, Page 68

Annexation to City of Troy for Kerber & Ferryman

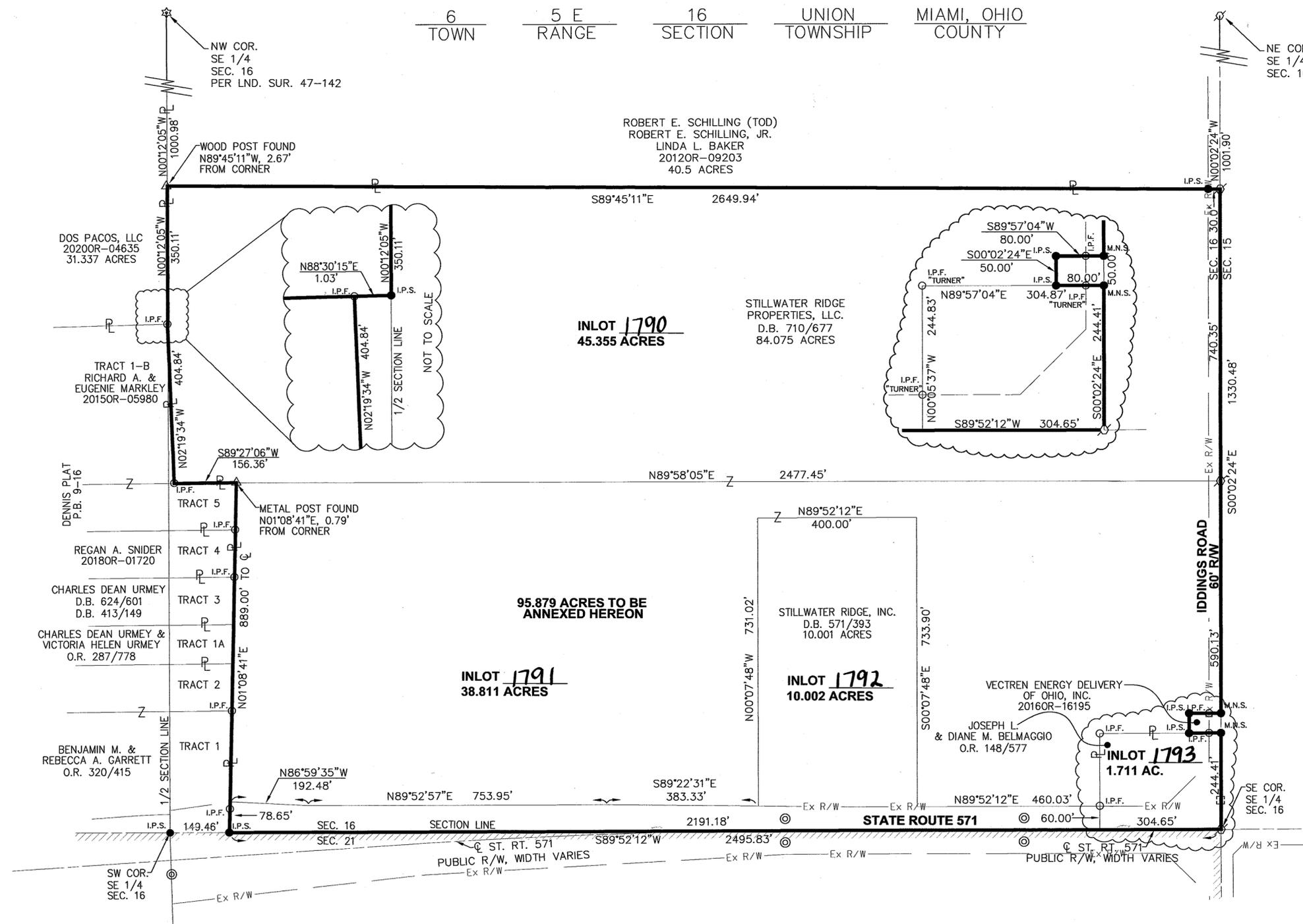
SURVEYOR'S CERTIFICATION  
I hereby certify that this annexation plat to be a true and correct representation, as based on and calculated from existing survey records.  
*Michael W. Cozatt* 01/24/20  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer  
534 N. Elm St. Suite C  
Job No. 21715  
File Name: C:\JOBS\2015\21715.dwg  
Drawn by: DMC ~ Checked by: MWC  
Land Surveyor  
Troy, OH 45373  
(937) 339-2921

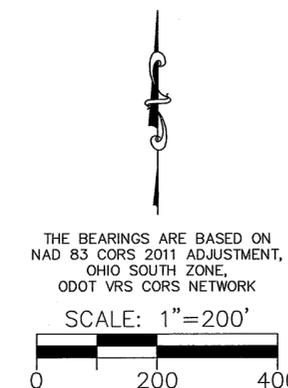
# ANNEXATION OF TERRITORY TO THE VILLAGE OF WEST MILTON

6 TOWN 5 E RANGE 16 SECTION UNION TOWNSHIP MIAMI, OHIO COUNTY



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00020  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/14/2021 10:34:59 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE \$ **43.20**  
*Jessica A. Lopez*  
MIAMI COUNTY RECORDER  
*By: Lisa R. Neer*  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED **14th** 20**21**  
*Matthew W. Gearhardt* *Mindy Douch*  
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
  - ⊗ RAILROAD SPIKE FOUND
  - △ POST FOUND
  - ⊙ IP FOUND IN CONCRETE
  - ☆ STONE FOUND
  - ▨ EXISTING CORP. LIMITS

**SURVEY REFERENCE**  
MIA-571-6.41  
LAND SURVEY 5, PAGE 21  
LAND SURVEY 27, PAGE 199  
LAND SURVEY 31, PAGE 77  
LAND SURVEY 32, PAGE 2  
LAND SURVEY 32, PAGE 188  
LAND SURVEY 33, PAGE 85  
LAND SURVEY 47, PAGE 142  
REC. P.B. 9, PG. 16

**MIAMI COUNTY COMMISSIONERS**  
THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS **1st** DAY OF **December**, 20**20**.  
*John J. Owens*  
*Red S. Merca*  
*Gregory P. Simmons*

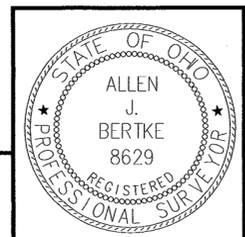
**APPROVAL VILLAGE OF WEST MILTON PLANNING COMMISSION**  
AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS REVIEWED AND APPROVED.  
\_\_\_\_\_, CHAIRMAN \_\_\_\_\_, SECRETARY

**APPROVAL BY THE VILLAGE OF WEST MILTON**  
AT A MEETING OF THE VILLAGE OF WEST MILTON COUNCIL HELD THIS **27th** DAY OF **April**, 20**21** THE ANNEXATION OF THE TERRITORY SHOWN HEREON TO THE VILLAGE OF WEST MILTON, WAS APPROVED AND ACCEPTED BY ORDINANCE No. \_\_\_\_\_  
*Linda L. Cantrell*  
CLERK OF COUNCIL  
*Lois Miller*  
MAYOR

**MIAMI COUNTY ENGINEER**  
THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS **4th** DAY OF **November**, 20**20**.  
*Paul P. Huelshamp*  
MIAMI COUNTY ENGINEER

**CERTIFICATION**  
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN APRIL, 2018. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629  
10-26-2020  
DATE



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

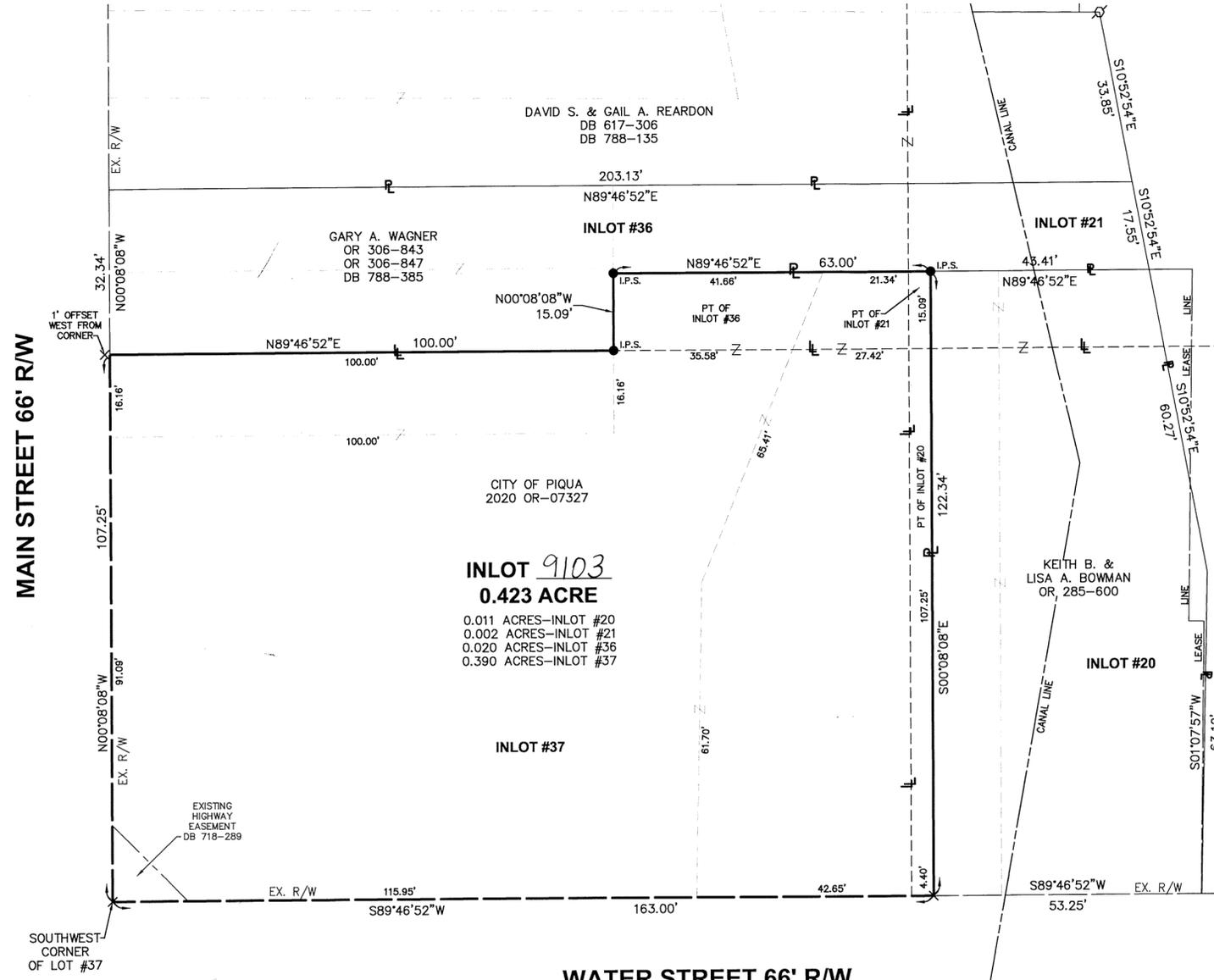
DATE: 10/21/2020  
DRAWN BY: RMF  
JOB NUMBER: MIAWMI1803  
SHEET NUMBER: 1 OF 1



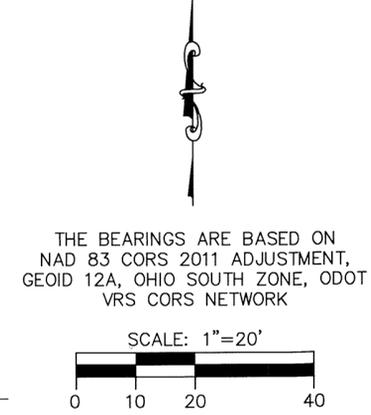
# CITY OF PIQUA REPLAT

S.E. SECTION PIQUA CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00022  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/17/2021 02:47:10 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1



FEE \$43.20  
*Jessica A Lopez*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
*Matthew W. Gearhardt*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR  
APPROVED AND TRANSFERRED May 17<sup>th</sup> 2021



### CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 23<sup>rd</sup> DAY OF April, 2021.

*Kyrsten French*

KYRSTEN FRENCH  
CITY OF PIQUA PLANNER

### 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: CITY OF PIQUA

*[Signature]*  
CITY MANAGER  
AUTHORIZED SIGNATURE & TITLE

### ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED, Paul Oberdorfer  
ON BEHALF OF CITY OF PIQUA, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE/SHE 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 Piqua, OHIO, THIS 4<sup>th</sup> DAY OF May, 2021.

NOTARY PUBLIC Karen Sue Jenkins

MY COMMISSION EXPIRES: 1/21/2023



KAREN SUE JENKINS  
Notary Public, State of Ohio  
My Commission Expires 1/21/23

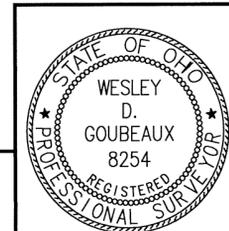
### REFERENCES

LOT SURVEY 16 PAGE 29  
LOT SURVEY 16 PAGE 55  
LAND SURVEY 55 PAGE 131  
MIAMI-ERIE CANAL SURVEY

### LEGAL DESCRIPTION

BEING A REPLAT OF PART OF INLOT #20, PART OF INLOT #21, ALL OF INLOT #37, AND PART OF INLOT #36 AS SHOWN ON LOT SURVEY 16 PAGE 29 AND LOT SURVEY 16 PAGE 55, OWNED BY THE CITY OF PIQUA AS CONVEYED IN 2020 OR-07327.

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254  
4/22/2021  
DATE



 ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	DATE: 11/18/2020
	DRAWN BY: MPL
	JOB NUMBER: MIAPIQ2017
	SHEET NUMBER: 1 OF 1

VILLAGE OF WEST FREDERICK, OHIO  
RE-PLAT OF INLOTS 9,10,11, & 12  
BEING A REPLAT OF INLOTS 9,10,11, & 12, WEST FREDERICK, OHIO  
ACQUIRED BY JOEY L. SMITH BY DEED 2016OR-02172 OF THE  
MIAMI COUNTY RECORDER'S RECORD OF DEEDS

JOEY L. SMITH BEING THE OWNER OF INLOTS 9,10,11, & 12 WEST FREDERICK, OHIO DOES HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF THIS PARCEL INTO ONE NEW LOT CREATED BY THIS REPLAT.

*Joey L. Smith*  
OWNER DATE 10/12/18

*Alexander V Pressly*  
NOTARY PUBLIC, STATE OF OHIO  
My Comm. Expires April 9, 2022

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.

*[Signature]*  
NOTARY PUBLIC DATE 10/12/18

*[Signature]*  
MY COMMISSION EXPIRES 4/9/22

AT A MEETING OF THE MIAMI COUNTY PLANNING COMMISSION HELD THIS 16<sup>TH</sup> DAY OF October, 2018, THIS REPLAT WAS REVIEWED AND APPROVED.

*[Signature]*  
PRESIDENT OF PLANNING BOARD

*[Signature]*  
SECRETARY OF PLANNING BOARD

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 23<sup>RD</sup> DAY OF Oct, 2018, THIS REPLAT WAS REVIEWED AND APPROVED.

*[Signature]*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

THIS REPLAT MEETS MIAMI COUNTY SURVEY REQUIREMENTS.

10/29/2018  
DATE

*[Signature]*  
MIAMI COUNTY ENGINEER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 25<sup>TH</sup> DAY OF May, 2018. 2021.

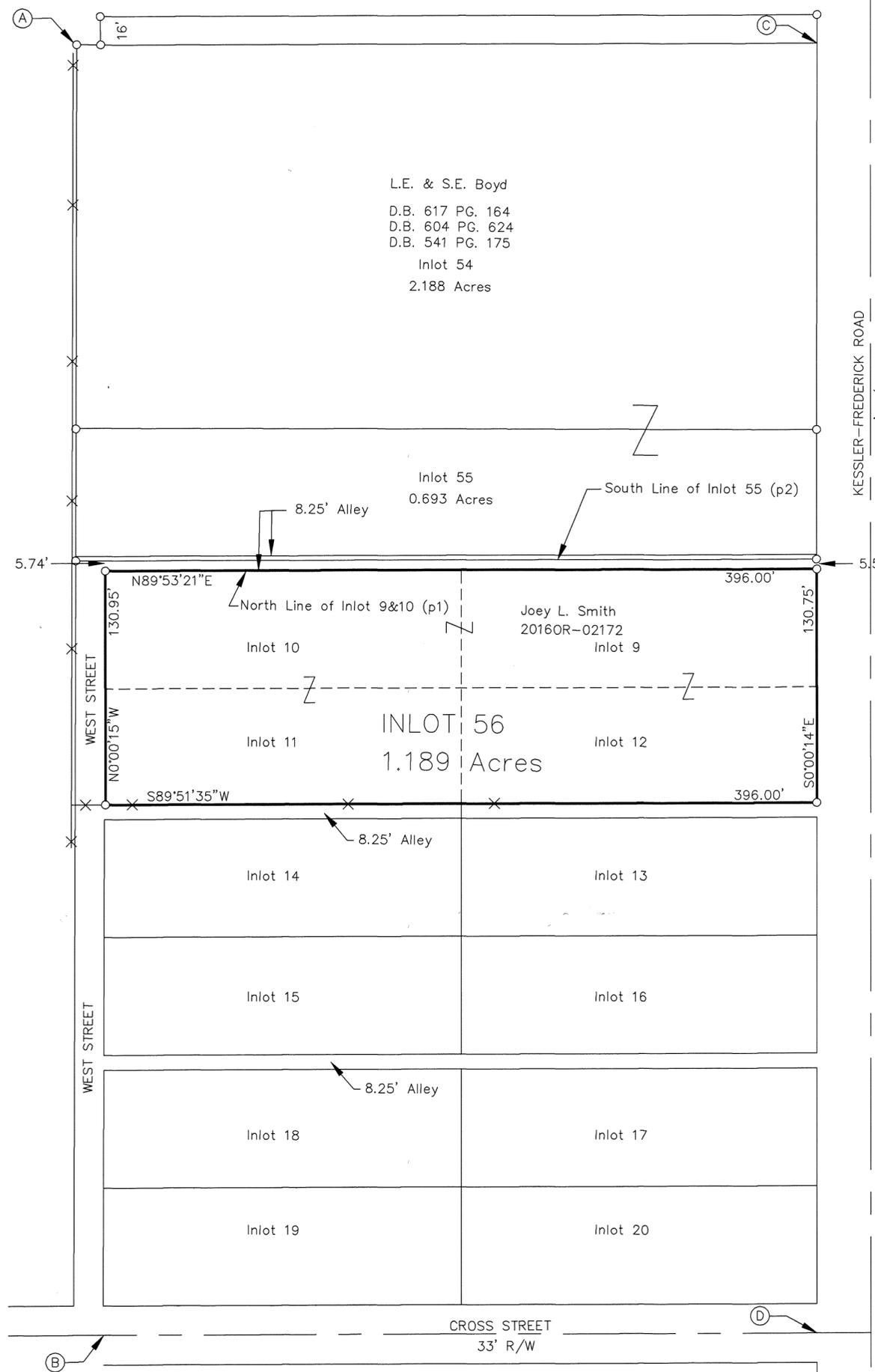
*[Signature]*  
MIAMI COUNTY AUDITOR

*[Signature]*  
BY DEPUTY AUDITOR

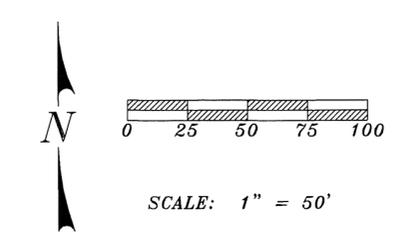


*[Signature]*  
LARRY J. BILL, P.S. #7557

Oct 5, 2018  
DATE



FEE \$ 43.20  
*[Signature]* MIAMI COUNTY RECORDER  
*[Signature]* BY DEPUTY RECORDER



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 Land Surveys (p1) Survey Volume 46 Page 98
- Miami County Recorder's Record Plat Book Plat Book 1 Page 388 Plat Book 17 Page 28 (p2) Plat Book 18 Page 67
- Miami County Deeds Volume 7 Page 14

NOTE: Plat 2 held original plat distances for Inlots. Plat 1 prorated measured distances between A & B, and C & D. This Replat does not try to resolve the differences between the 2 plats.

**Larry J. Bill**  
Professional Surveyor  
9826 New Harrison-Bradford Road  
Bradford, Ohio 45308  
Phone (937) 448-6320  
Fax (937) 448-6323

# REPLAT OF INLOT 348

## CITY OF PIQUA, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00024  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/26/2021 10:19:32 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

FEE \$ 43.20

Jessica Lopez Joni Muscarel  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED May 26, 2021

Matthew W Gearhardt Joyce Grillo  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**DESCRIPTION**

BEING A REPLAT OF INLOT 348, AS CONVEYED TO WILLIAM F. KIEFER & LISA M. KIEFER, SUCCESSOR CO-TRUSTEES OF THE DONALD W. KIEFER & SUSAN L. KIEFER TRUST DATED SEPTEMBER 17, 1999, AS AMENDED MARCH 14, 2019, RECORDED IN DOCUMENT NUMBER 2021OR-08075 OF THE MIAMI COUNTY RECORDER'S RECORDS.

**CONSENT TO REPLAT**

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

William F. Kiefer Lisa M. Kiefer  
WILLIAM F. KIEFER, SUCCESSOR CO-TRUSTEE LISA M. KIEFER, SUCCESSOR CO-TRUSTEE

**STATE OF OHIO, MIAMI COUNTY, SS:**

BE IT REMEMBERED THAT ON THIS 25 DAY OF MAY, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM F. & LISA M. KIEFER, SUCCESSOR CO-TRUSTEES, 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 NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

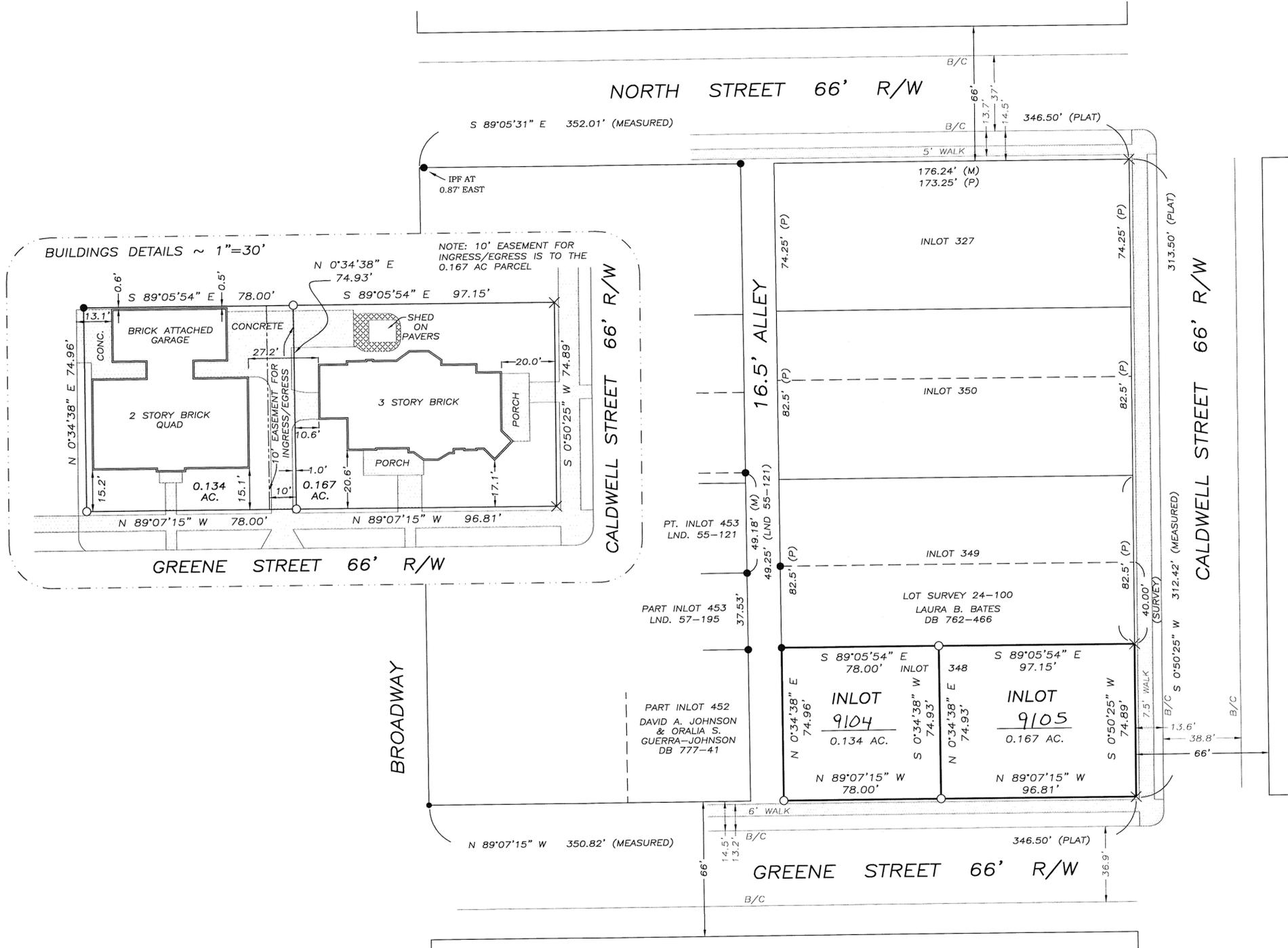
Diana L Tamplin  
NOTARY PUBLIC  
DIANA L. TAMPLIN  
Notary Public, State of Ohio  
My Commission Expires 11/17/2022

MY COMMISSION EXPIRES: 10/17/2022

**CITY OF PIQUA APPROVAL**

THIS REPLAT WAS REVIEWED AND APPROVED  
BY ME THIS 25th DAY OF May, 2021.

Kyrsten French  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER



**NOTES:**

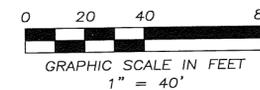
1. MONUMENTS FOUND FROM LOT SURVEY 24-100 WERE HONORED FOR THIS SURVEY.
2. BLOCK CORNERS AS SHOWN IN LAND SURVEY 57-195 WERE ALSO HONORED AND VERIFIED.
3. BEARING BASIS FROM LAND SURVEY 57-195.

**LEGEND**

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ✱ NAIL FOUND
- ✕ CROSS NOTCH IN CONCRETE FOUND
- (M) DENOTES MEASURED DIMENSION
- (P) DENOTES PLATTED DIMENSION

**REFERENCES**

- MIAMI COUNTY RECORDER'S RECORDS:  
DEED BOOK 17, PAGE 438  
DEED BOOK 20, PAGE 370  
OFFICIAL RECORD 471, PAGE 563  
PLAT BOOK 15, PAGE 55
- MIAMI COUNTY ENGINEER'S RECORDS:  
LOT SURVEY VOLUME 24, PAGE 100  
LAND SURVEY VOLUME 55, PAGE 121  
LAND SURVEY VOLUME 57, PAGE 195



REPLAT OF INLOT 348 IN THE CITY OF PIQUA  
IN MIAMI COUNTY, OHIO ~ APRIL 24, 2021

**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

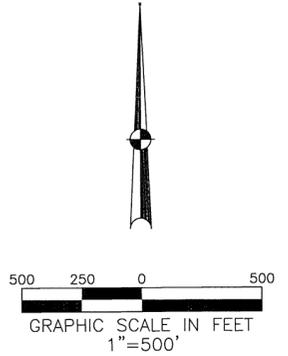
**FREE-STINE DITCH NO. 851  
PERMANENT EASEMENT  
LOCATION MAP**  
SECTION 7, TOWN 1, RANGE 12  
SECTION 8, TOWN 1, RANGE 12  
SPRING CREEK TWP., MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00025  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/17/2021 09:21:07 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 1

- ① L.L. REDINBO, TRUSTEE  
D.B. 713-267  
75.9647 Ac.
- ② MARGARET M. HILL, L.E.  
(LUETTA S. LANDIS, REM.)  
2020OR-01648  
103.074 Ac.



FEE \$ 43.20  
*Jessica A. Lopez*  
MIAMI COUNTY RECORDER  
*Brad R. Havenar*  
BY DEPUTY RECORDER



- REFERENCES**
- LAND SURVEYS:**
- VOL. 18 PG. 137
  - VOL. 24 PG. 149
  - VOL. 29 PG. 136
  - VOL. 37 PG. 168
  - VOL. 43 PG. 165
  - VOL. 56 PG. 152
  - VOL. 58 PG. 83
- BASIS OF BEARINGS:**
- BEARINGS ARE BASED ON STATE PLANE COORDINATES, NAD83, OHIO SOUTH ZONE

- LEGEND**
- MAG SPIKE FOUND
  - RAILROAD SPIKE FOUND
  - MAG NAIL FOUND
  - IRON PIN FOUND
  - MONUMENT BOX

**NOTE:**

IT IS INTENDED THAT THE EASEMENTS OVER THE TILE BE 40 FEET IN WIDTH CENTERED OVER THE TILE CONSTRUCTED AS PART OF THE FREE-STINE GROUP DRAINAGE PROJECT. EASEMENTS ARE INTENDED TO EXTEND FROM PROPERTY LINE TO PROPERTY LINE.

IT IS ALSO INTENDED THAT THE OPEN DITCH EASEMENTS BE 20 FEET OUTWARD FROM THE TOP OF BANK ON EACH SIDE. EASEMENTS SHALL ALSO INCLUDE THE AREA OF THE ACTUAL OPEN DITCH THAT WAS IMPROVED AS PART OF THE FREE-STINE GROUP DRAINAGE PROJECT. EASEMENTS ARE INTENDED TO EXTEND FROM PROPERTY LINE TO PROPERTY LINE.

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
THIS 25<sup>th</sup> DAY OF March, 2021.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR  
THIS 25<sup>th</sup> DAY OF May, 2021.

*Matthew W. Gearhardt*  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

BY *Joyce Guillot*  
JOYCE GUILLOT  
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
THIS 25<sup>th</sup> DAY OF May, 2021, BY RESOLUTION NO. 21-05-635

*Ted S. Mercer*  
TED S. MERCER  
MIAMI COUNTY COMMISSIONER

*Gregory A. Simmons*  
GREGORY A. SIMMONS  
MIAMI COUNTY COMMISSIONER

*Waide H. Westfall*  
WAIDE H. WESTFALL  
MIAMI COUNTY COMMISSIONER



*Brad R. Havenar* 3/25/21  
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: MARCH 24, 2021

# CEDAR GROVE SUBDIVISION, PHASE 4

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36, containing in all 13.821 acres, in Section 16, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2021P-00026  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/17/2021 10:56:53 AM  
REFERENCES 0  
RECORDING FEE  
PAGES 3

## 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 TO THE DEDICATION OF THE STREET RIGHTS OF WAY, AS 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: TALISMANIC PROPERTIES, LLC.  
BY: Judith L. Tomb  
JUDITH L. TOMB  
OWNER

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16<sup>th</sup> DAY OF April, 2021 BY TALISMANIC PROPERTIES, LLC.  
BY JUDITH L. TOMB, AS OWNER.

Dawn M. Guss  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/15/2023



DAWN M. GUSS, Notary Public  
In and for the State of Ohio  
My Commission Expires April 15, 2023  
Recorded in Miami County

OWNER: GLASS CITY DEVELOPERS, LLC  
BY: Judith L. Tomb  
JUDITH L. TOMB  
OWNER

STATE OF OHIO - COUNTY OF Miami, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16<sup>th</sup> DAY OF April, 2021 BY GLASS CITY DEVELOPERS, LLC BY JUDITH L. TOMB, AS OWNER.

Dawn M. Guss  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/15/2023



DAWN M. GUSS, Notary Public  
In and for the State of Ohio  
My Commission Expires April 15, 2023  
Recorded in Miami County

FURTHERMORE: WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND, PART INLOT 2392, ADJACENT TO THE NORTH OF THE SUBDIVISION PLATTED HEREIN, GRANTS TO TALISMANIC PROPERTIES, LLC. AND THE CITY OF TIPP CITY, THE ADJACENT UTILITY AND DRAINAGE EASEMENTS AS SHOWN, AS WELL AS CONSTRUCTION AND EMERGENCY ACCESS ACROSS SAID LAND.

OWNER: GLASS CITY DEVELOPERS, LLC  
BY: Judith L. Tomb  
JUDITH L. TOMB  
OWNER

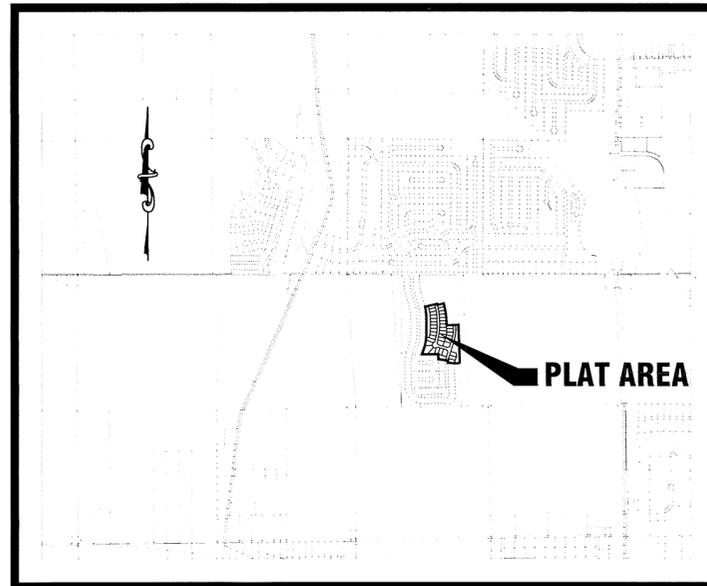
STATE OF OHIO - COUNTY OF Miami, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16<sup>th</sup> DAY OF April, 2021 BY GLASS CITY DEVELOPERS, LLC BY JUDITH L. TOMB, AS OWNER.

Dawn M. Guss  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/15/2023



DAWN M. GUSS, Notary Public  
In and for the State of Ohio  
My Commission Expires April 15, 2023  
Recorded in Miami County



**VICINITY MAP**

## DESCRIPTION

Being a residential subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36 containing in all 13.821 acres, owned by TALISMANIC PROPERTIES, LLC. as recorded in 2021OR-08063.

## SUMMARY OF ACREAGE

39 RESIDENTIAL INLOTS	8.962 ACRES
2 COMMON AREA INLOTS	2.630 ACRES
STREET RIGHT OF WAY	2.229 ACRES
<b>TOTAL THIS PLAT</b>	<b>13.821 ACRES</b>

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 9 DAY OF March, 2021, THIS PLAT WAS REVIEWED AND APPROVED.

Al Zilly  
CHAIRMAN

Dawn M. Guss  
SECRETARY

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 17 DAY OF May, 2021 BY ORDINANCE No. 14-21.

Katey R. Bunn  
PRESIDENT OF COUNCIL

Janice M. Bates  
CLERK OF COUNCIL

## OWNER AND DEVELOPER

TALISMANIC PROPERTIES, LLC.  
7 SOUTH PLUM STREET  
TROY, OH 45373  
937-339-3939

GLASS CITY DEVELOPERS, LLC  
100 S MAIN AVENUE  
SUITE 300  
SIDNEY, OHIO 45365

## COVENANTS, CONDITIONS, RESTRICTIONS AND HOME OWNER'S ASSOCIATION

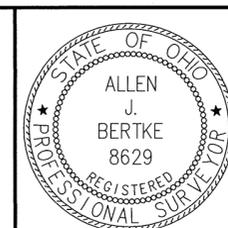
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CEDAR GROVE OF TIPP CITY HOMEOWNER'S ASSOCIATION RECORDED IN 2015OR-07931. FIRST AMENDMENT RECORDED IN 2015OR-15560.

SEE SHEET 3 OF 3 FOR STORM WATER DRAINAGE RESTRICTIONS.

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 AND POINTS OF CURVATURE, AFTER CONSTRUCTION OF STREETS AND UTILITIES.

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

4-14-2021  
DATE



**Choice One**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

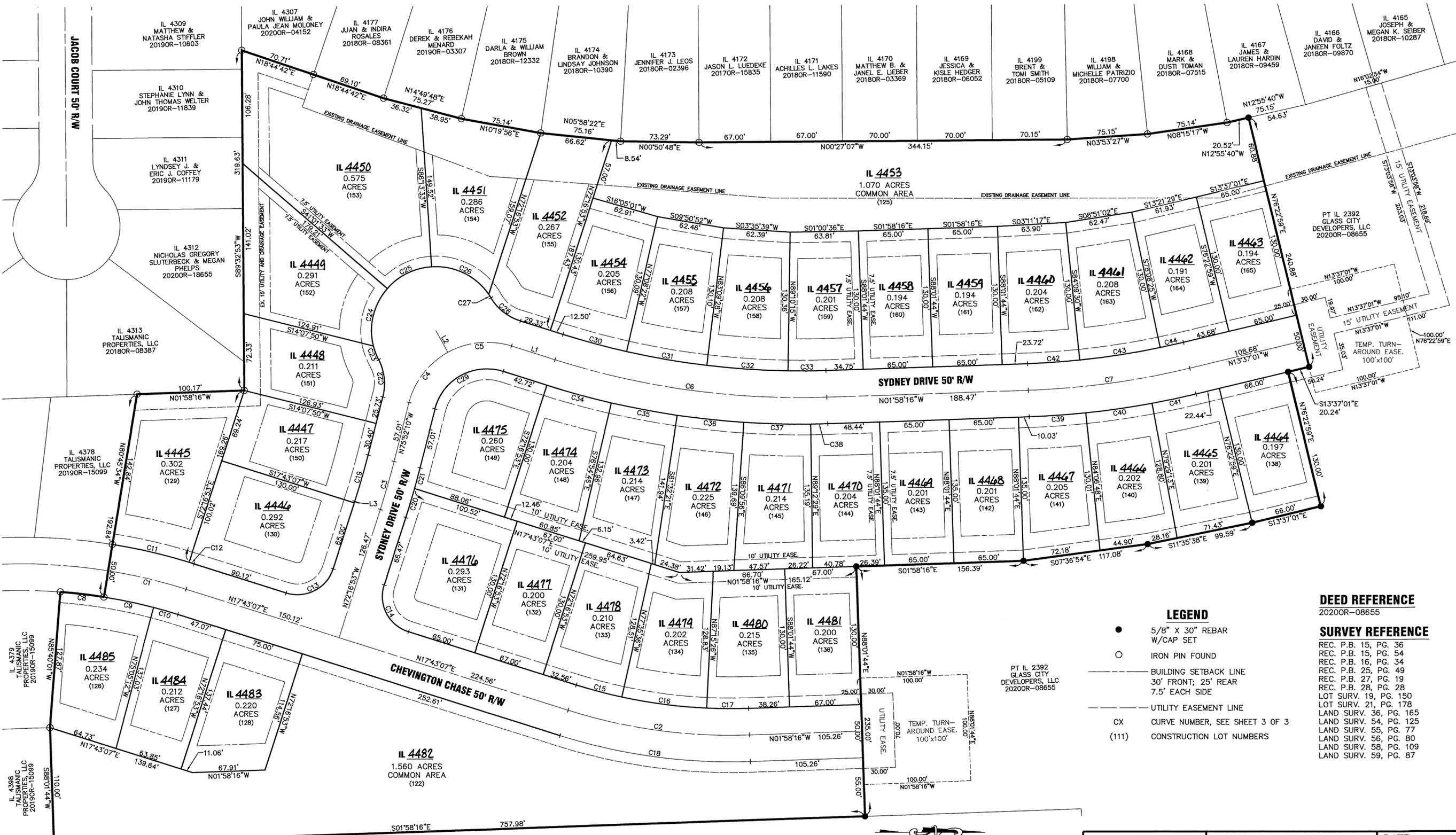
DATE: 04/14/2021
DRAWN BY: MPL
JOB NUMBER: MIATCI2015
SHEET NUMBER 1 OF 3

# CEDAR GROVE SUBDIVISION, PHASE 4

PLAT BOOK **28** PAGE **99** - A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36, containing in all 13.821 acres, in  
Section 16, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio

SETBACKS AND BUILDING REQUIREMENTS					
LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
126-136, 138-165	30	25	7.5 Ea. Side	35	1400



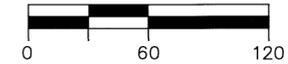
### EASEMENTS

- ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. EACH SIDE OF ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
- ALL OTHER EASEMENTS ARE AS DIMENSIONED.
- ALL COMMON AREA LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
- THE UTILITY EASEMENT WITHIN THE PROPOSED CHEVINGTON CHASE AND SYDNEY DRIVE RIGHT OF WAY, OUTSIDE OF THE PLAT WILL BE EXTINGUISHED AS THE NEXT PHASE(S) ARE DEVELOPED.
- THE TEMPORARY TURN-AROUND EASEMENTS OUTSIDE OF THE PLAT WILL BE EXTINGUISHED AS THE NEXT PHASE(S) ARE DEVELOPED.

PT IL 2392  
MEYER  
DISTRIBUTION, INC.  
DB. 711-494

THE BEARINGS ARE BASED ON  
NAD 83, GEOID 2003 OHIO SOUTH  
ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=60'



### DEED REFERENCE

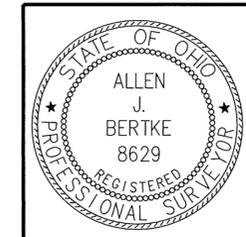
20200R-08655

### LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- BUILDING SETBACK LINE
- 30' FRONT; 25' REAR 7.5' EACH SIDE
- UTILITY EASEMENT LINE
- CX CURVE NUMBER, SEE SHEET 3 OF 3
- (111) CONSTRUCTION LOT NUMBERS

### SURVEY REFERENCE

- REC. P.B. 15, PG. 36
- REC. P.B. 15, PG. 54
- REC. P.B. 16, PG. 34
- REC. P.B. 25, PG. 49
- REC. P.B. 27, PG. 19
- REC. P.B. 28, PG. 28
- LOT SURV. 19, PG. 150
- LAND SURV. 21, PG. 178
- LAND SURV. 36, PG. 165
- LAND SURV. 54, PG. 125
- LAND SURV. 55, PG. 77
- LAND SURV. 56, PG. 80
- LAND SURV. 58, PG. 109
- LAND SURV. 59, PG. 87



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SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:	04/14/2021
DRAWN BY:	MPL
JOB NUMBER:	MIATCI2015
SHEET NUMBER	2 OF 3

# CEDAR GROVE SUBDIVISION, PHASE 4

PLAT BOOK 28, PAGE 99-B  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36, containing in all 13.821 acres, in Section 16, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio

## LEGAL DESCRIPTION

BEING A PART OF INLOT 2392, SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWN 4 NORTH, RANGE 6 EAST, CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin in a monument box found in the northeast corner of the northwest quarter of section 16 and being also the center of Kessler-Cowlesville Road; thence, North 89°-51'-55" West, 441.54 feet, along the north line of the quarter and center of Kessler-Cowlesville Road, to a Mag Nail; thence, South 01°-58'-16" East, 800.39 feet, along the east line of inlot number 2392, to an iron pin found in the northeast corner of a 5.000 acre tract as shown on a survey filed in the Miami County Engineer's Record of Lot Surveys Volume 21, page 178; thence, South 88°-01'-44" West, 120.00 feet, along the north line of the 5.000 acre tract, to an iron pin found in the northwest corner of same; thence, South 01°-58'-16" East, 202.20 feet, along the west line of the 5.000 acre tract, to an iron pin set and being the principal place of beginning of the tract herein conveyed; thence, South 01°-58'-16" East, 757.98 feet, along the west line of the 5.000 acre tract, to an iron pin found at the northeast corner of Cedar Grove Subdivision, Phase 3 as recorded in the Miami County Recorder's Plat Volume 28, page 28; thence, South 88°-01'-44" West, 110.00 feet, along the north line of inlot number 4398 of said Phase 3, to an iron pin found; thence, North 85°-40'-01" West, 127.87 feet, along the north line of inlot number 4379 of said Phase 3, to an iron pin found on the east right of way line of Chevington Chase; thence, Northerly, 41.11 feet, along the east right of way line of Chevington Chase, along the arc of a curve to the right having a radius of 480.00 feet, an internal angle of 04°-54'-28" and a chord 41.10 feet in length bearing North 06°-47'-13" East, to an iron pin found; thence, North 80°-45'-34" West, 192.84 feet, along the north line of inlot 4378 and the right of way line of Chevington Chase of said Phase 3, to an iron pin found in the east line of inlot number 4313 of Cedar Grove Subdivision, Phase 2 as recorded in the Miami County Recorder's Plat Volume 27, page 19; thence, North 01°-58'-16" West, 100.17 feet, along the east line of inlot number 4313 of said Phase 2, to an iron pin found in the northeast corner of Phase 2; thence, South 89°-32'-53" West, 319.63 feet, along the north line of inlots numbered 4313, 4312, 4311, 4310 and 4309 of said Phase 2, to an iron pin found in the southeasterly corner of inlot number 4307 of said Phase 2; thence, North 18°-44'-42" East, 139.81 feet, along the easterly line of said Phase 2 and Cedar Grove Subdivision, Phase 1 as recorded in the Miami County Recorder's Plat Volume 25, page 49, to an iron pin found; thence, North 14°-49'-48" East, 75.27 feet, along the east line of inlot number 4176 of said Phase 1, to an iron pin found; thence, North 10°-19'-56" East, 75.14 feet, along the east line of inlot number 4175 of said Phase 1, to an iron pin found; thence, North 05°-58'-22" East, 75.16 feet, along the east line of inlot number 4174 of said Phase 1, to an iron pin found; thence, North 00°-50'-48" East, 73.29 feet, along the east line of inlot number 4173 of said Phase 1, to an iron pin found; thence, North 00°-27'-07" West, 344.15 feet, along the east line of inlots 4172, 4171, 4170, 4169, and 4199 of said Phase 1, to an iron pin found; thence, North 03°-53'-27" West, 75.15 feet, along the east line of inlot 4198 of said Phase 1, to an iron pin found; thence, North 08°-15'-17" West, 75.14 feet, along the east line of inlot number 4168 of said Phase 1, to an iron pin found; thence, North 12°-55'-40" West, 20.52 feet, along the east line of inlot number 4167 of said Phase 1, to an iron pin set; thence, North 76°-22'-59" East, 240.88 feet, to an iron pin set; thence, South 13°-37'-01" East, 20.24 feet, to an iron pin set; thence, North 76°-22'-59" East, 130.00 feet, to an iron pin set; thence, South 13°-37'-01" East, 66.00 feet, to an iron pin set; thence, South 11°-35'-38" East, 99.59 feet, to an iron pin set; thence, South 07°-36'-54" East, 117.08 feet, to an iron pin set; thence, South 01°-58'-16" East, 156.39 feet, to an iron pin set; thence, North 88°-01'-44" East, 235.00 feet, to an iron pin set, and being the principal place of beginning.

Containing 13.821 acres more or less and being subject to all legal highways and easements of record.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor number 8629, based on a survey performed under his direction with the bearings used for same being based on NAD 83, GEOID 2003 Ohio South Zone, ODOT VRS CORS Network.

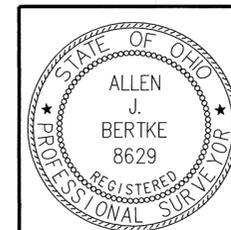
Plat of survey filed in Miami County Engineer's Record of Land Surveys Volume \_\_\_\_, Plat \_\_\_\_

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	505.00'	74.72'	8°28'40"	74.66'	N13°28'47"E
C2	500.00'	171.82'	19°41'23"	170.98'	N07°52'25"E
C3	750.00'	46.97'	3°35'16"	46.96'	N74°04'31"W
C4	75.00'	61.25'	46°47'39"	59.56'	N52°28'20"W
C5	75.00'	61.25'	46°47'38"	59.56'	N05°40'42"W
C6	750.00'	257.74'	19°41'23"	256.47'	N07°52'25"E
C7	750.00'	152.45'	11°38'46"	152.18'	N07°47'39"W
C8	480.00'	41.11'	4°54'28"	41.10'	N06°47'13"E
C9	480.00'	47.52'	5°40'22"	47.50'	N12°04'37"E
C10	480.00'	23.50'	2°48'19"	23.50'	N16°18'58"E
C11	530.00'	73.55'	7°57'03"	73.49'	N13°12'58"E
C12	530.00'	4.88'	0°31'38"	4.88'	N17°27'18"E
C13	35.00'	54.98'	90°00'00"	49.50'	N27°16'53"W
C14	35.00'	54.98'	90°00'00"	49.50'	N62°43'07"E
C15	475.00'	44.04'	5°18'43"	44.02'	N15°03'45"E
C16	475.00'	80.12'	9°39'50"	80.02'	N07°34'29"E
C17	475.00'	39.08'	4°42'50"	39.07'	N00°23'09"E
C18	525.00'	180.42'	19°41'23"	179.53'	N07°52'25"E
C19	725.00'	45.40'	3°35'16"	45.39'	N74°04'31"W
C20	775.00'	28.54'	2°06'35"	28.53'	N73°20'11"W
C21	775.00'	19.99'	1°28'41"	19.99'	N75°07'49"W
C22	50.00'	36.00'	41°15'17"	35.23'	S83°30'12"W
C23	60.00'	13.77'	13°08'54"	13.74'	S69°27'00"W
C24	60.00'	57.60'	55°00'05"	55.41'	N76°28'30"W
C25	60.00'	47.33'	45°12'00"	46.12'	N26°22'27"W
C26	60.00'	61.94'	59°08'45"	59.22'	N25°47'56"E
C27	60.00'	3.77'	3°36'06"	3.77'	N57°10'21"E
C28	50.00'	36.00'	41°15'17"	35.23'	N38°20'45"E
C29	50.00'	81.67'	93°35'16"	72.89'	N29°04'31"W
C30	725.00'	61.47'	4°51'28"	61.45'	N15°17'23"E
C31	725.00'	76.16'	6°01'07"	76.12'	N09°51'05"E
C32	725.00'	76.08'	6°00'46"	76.05'	N03°50'09"E
C33	725.00'	35.43'	2°48'01"	35.43'	N00°34'15"W
C34	775.00'	62.65'	4°37'53"	62.63'	N15°24'10"E
C35	775.00'	62.58'	4°37'35"	62.56'	N10°46'26"E
C36	775.00'	62.58'	4°37'35"	62.56'	N06°08'51"E
C37	775.00'	62.58'	4°37'35"	62.56'	N01°31'16"E
C38	775.00'	15.95'	1°10'45"	15.95'	N01°22'53"W
C39	775.00'	52.97'	3°54'57"	52.95'	N03°55'44"W
C40	775.00'	62.58'	4°37'35"	62.56'	N08°12'00"W
C41	775.00'	41.98'	3°06'14"	41.98'	N12°03'54"W
C42	725.00'	48.98'	3°52'14"	48.97'	N03°54'23"W
C43	725.00'	76.15'	6°01'04"	76.11'	N08°51'02"W
C44	725.00'	22.24'	1°45'27"	22.24'	N12°44'18"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.72'	N17°43'07"E
L2	23.31'	S60°55'29"W
L3	1.47'	N72°16'53"W

## STORM WATER DRAINAGE RESTRICTIONS

- 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.
- The Cedar Grove Subdivision Home Owner's Association, owners of lot 122 and lot 125, which contain storm water detention/retention ponds, shall be responsible for maintaining these detention/retention ponds below the normal water elevation and water courses in the operable manner to which they were designed.
- 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.
- 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.



**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

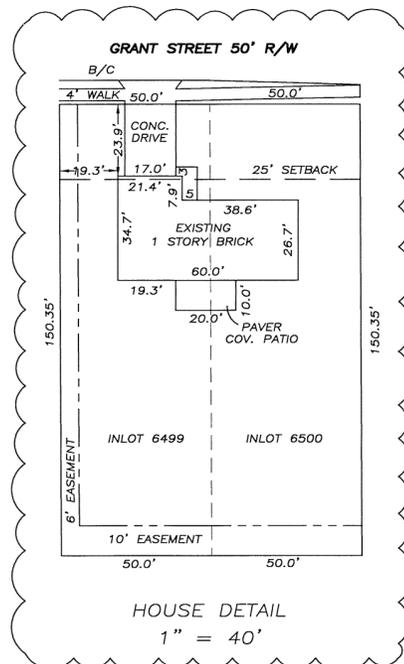
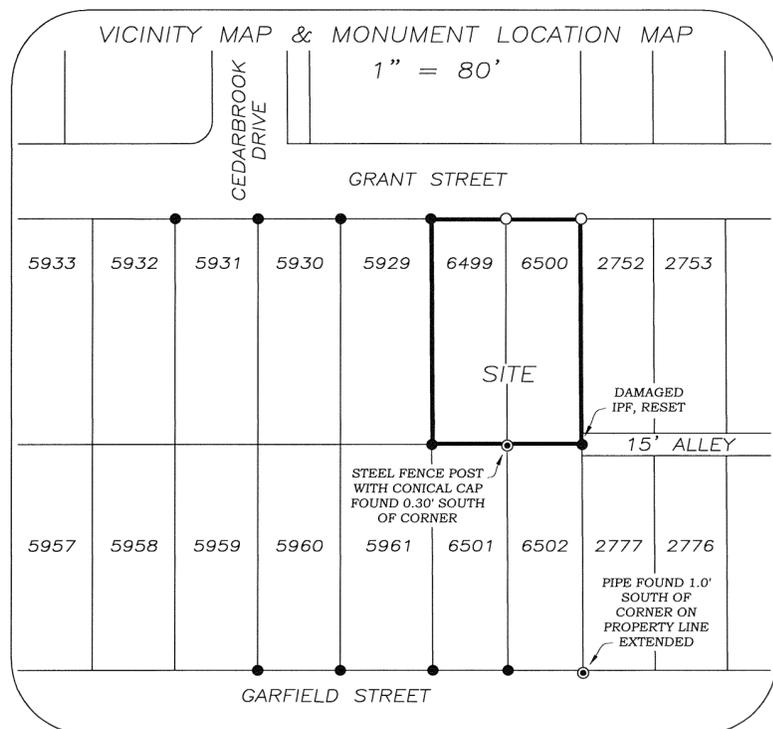
DATE:	04/14/2021
DRAWN BY:	MPL
JOB NUMBER:	MIATCI2015
SHEET NUMBER	3 OF 3

# REPLAT OF INLOTS 6499 & 6500

CITY OF PIQUA  
MIAMI COUNTY, OHIO

VOLUME 28 PAGE 100  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2021P-00027  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/21/2021 03:10:44 PM  
REFERENCES 0  
RECORDING FEE  
PAGES 1



### LEGEND

- 5/8"x30" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊙ IRON PIPE OR FENCE POST FOUND

### REFERENCES

MIAMI COUNTY ENGINEER'S  
RECORDS OF LOT SURVEYS:  
VOLUME 8, PAGE 80  
MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 8, PAGE 71  
PLAT BOOK 9, PAGE 81  
OFFICIAL RECORD 242, PAGE 108

FEE \$ 43.20

*Jessica Lopez* *Emily Stone*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED 06 21, 2021

*Matthew W. Gearhardt* *Kindia Olin*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

### DESCRIPTION

BEING A REPLAT OF INLOTS 6499 AND 6500 AS CONVEYED TO RYAN B. LACY & RUDY E. LACY BY DEED RECORDED IN OFFICIAL RECORD 242, PAGE 108, OF THE 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.

### OWNERS

*Ryan B. Lacy*  
RYAN B. LACY  
*Rudy E. Lacy*  
RUDY E. LACY

*Nicole Lacy*  
NICOLE LACY  
*Laura Lacy*  
LAURA LACY

### STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 15 DAY OF June, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RYAN B. & NICOLE LACY, HUSBAND AND WIFE, AND RUDY E. & LAURA LACY, HUSBAND AND WIFE, 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 NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Mackenzie Mikel*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 3/11/2023

### LIENHOLDER

*Bryant*  
AGENT, FOR PARK NATIONAL BANK,  
FKA UNITY NATIONAL BANK

### STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 18 DAY OF June, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE MENTIONED, AGENT FOR PARK NATIONAL BANK, FKA UNITY NATIONAL BANK, 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 NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Mackenzie Mikel*  
NOTARY PUBLIC

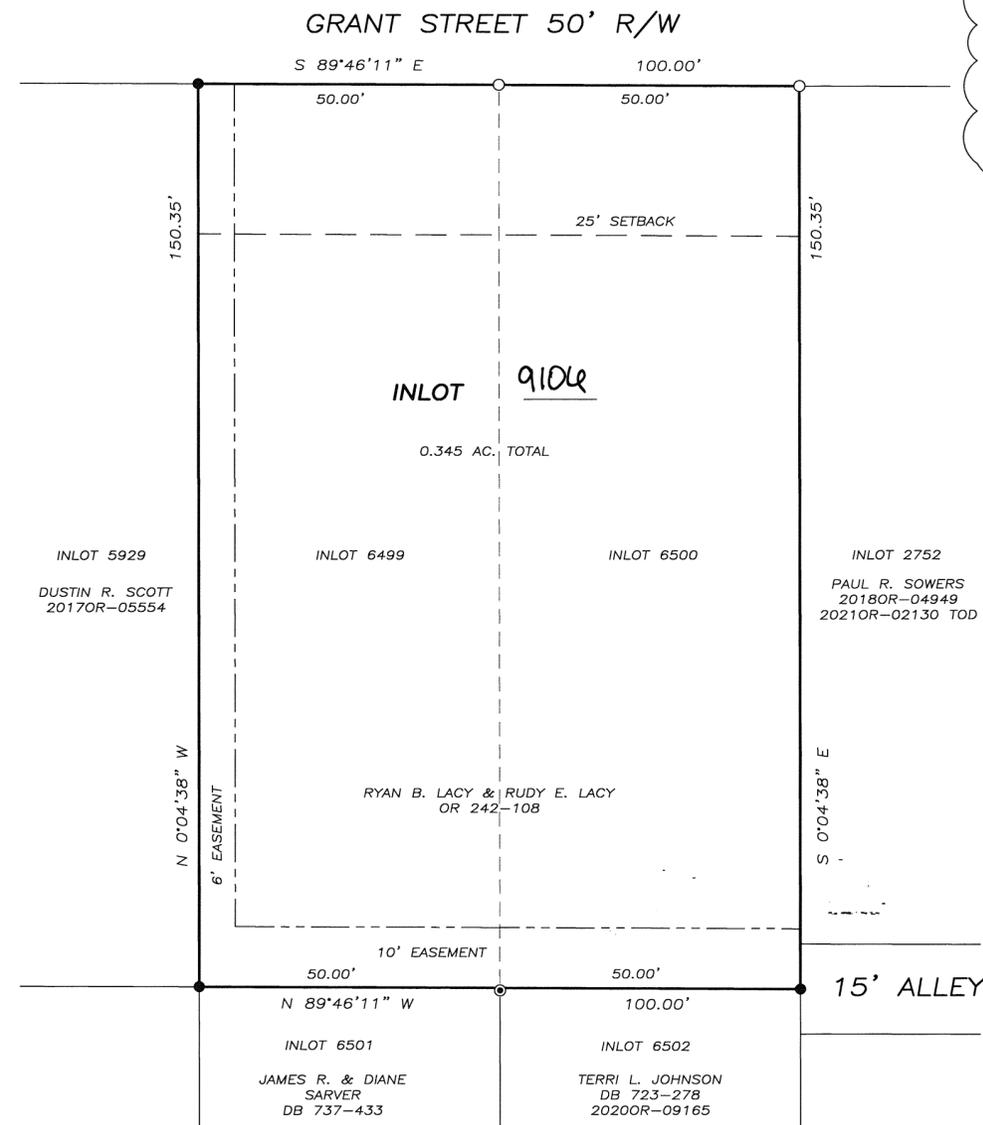
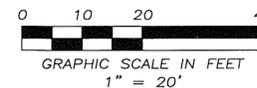
MY COMMISSION EXPIRES: 3/11/2023



MACKENZIE MIKEL  
Notary Public, State of Ohio  
My Commission Expires 3/11/23

CITY OF PIQUA APPROVAL  
THIS REPLAT WAS REVIEWED AND APPROVED  
BY ME THIS 16th DAY OF June, 2021.

*Kyrsten French*  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER



REPLAT FOR RYAN & RUDY LACY IN THE CITY OF PIQUA  
IN MIAMI COUNTY, OHIO ~ MAY 20, 2021

*Gregg S. Brookhart*  
GREGG S. BROOKHART  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #6348  
1009 WESTVIEW DRIVE  
PIQUA, OHIO 45356  
(937) 778-3607