VETTER REPLAT

PARTS INLOT 233
CITY OF PIQUA
MIAMI COUNTY, OHIO

VOLUME 23 PAGE 1

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 22 DAY OF April, 2010, AT 9:59 AM.

FILE # 2010002-04671 FEE $ 43.20

John S. Alexander — MIAMI COUNTY RECORDER

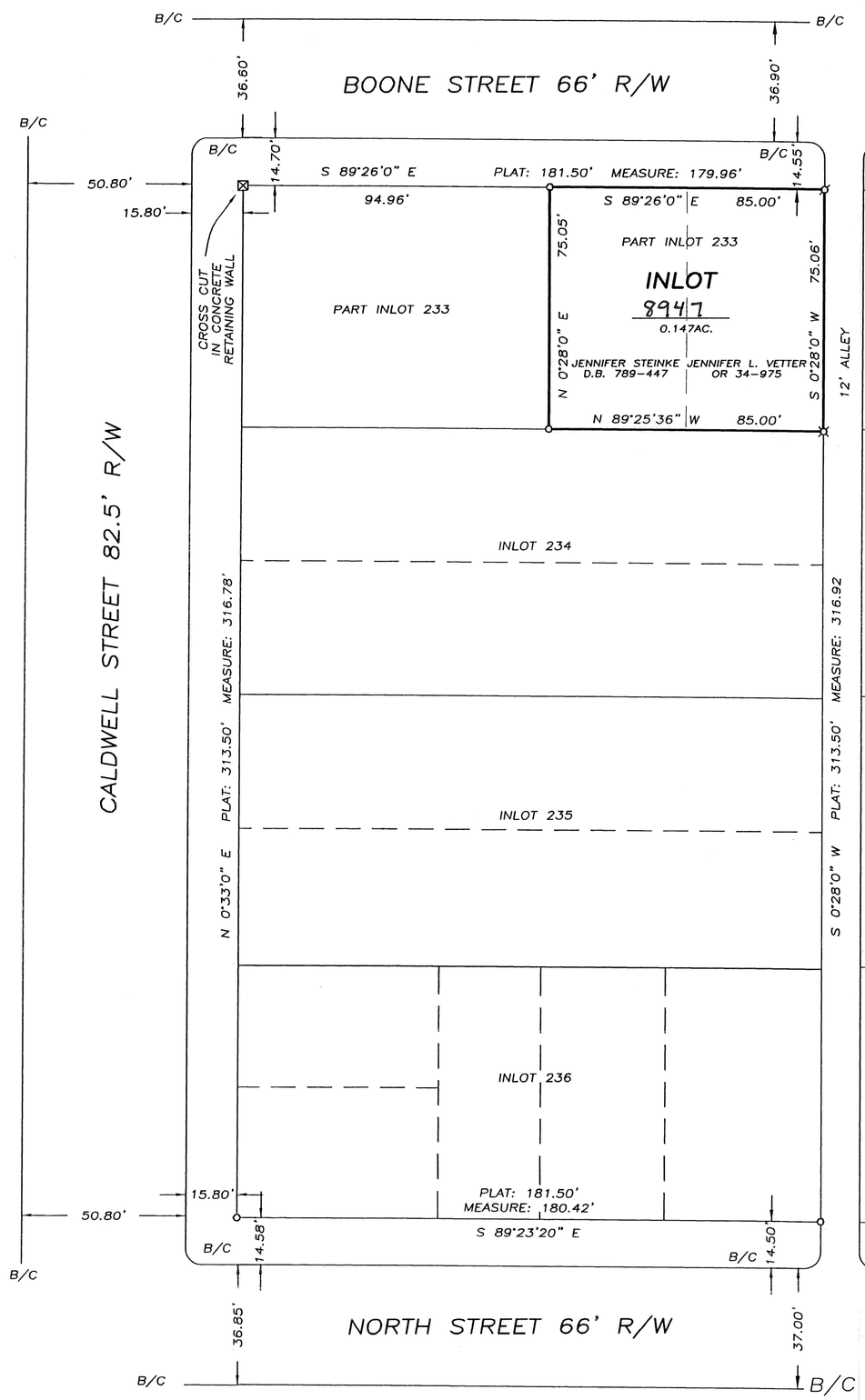
J Shupman — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED April 22, 2010.

Matthew W. Gearhardt — MIAMI COUNTY AUDITOR

Joyce Gilliot — BY DEPUTY AUDITOR



CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED THIS 21st DAY OF APRIL, 2010.

NOTE:
THE PURPOSE OF THIS SURVEY IS TO COMBINE TWO EXISTING PART LOTS 233 INTO ONE LOT. THE WEST HALF OF THE BLOCK WAS RE-SURVEYED PER DEED BOOK 16, PAGE 358. NORTH-SOUTH DIMENSIONS WERE PRORATED AND EAST-WEST DIMENSIONS (85.00') WERE DISTRIBUTED ACCORDING TO JR-SR RIGHTS.

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- ¤ RAILROAD SPIKE SET
- ø P.K. NAIL SET
- ⊠ CROSS CUT IN CONCRETE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 7, PAGE 8
VOLUME 9, PAGE 59

MIAMI COUNTY RECORDER'S DEED RECORDS:

VOLUME 16, PAGE 358

0 15 30 60
GRAPHIC SCALE IN FEET
1" = 30'

DESCRIPTION

BEING A REPLAT OF PARTS INLOT 233 AS CONVEYED TO JENNIFER STEINKE (N.K.A. JENNIFER L. VETTER) BY DEED RECORDED IN VOLUME 789, PAGE 447 AND JENNIFER L. VETTER BY DEED RECORDED IN OFFICIAL RECORD 34, PAGE 975, OF THE MIAMI COUNTY DEED RECORDS.

CONSENT

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

OWNER

JENNIFER L. VETTER, F.K.A. JENNIFER STEINKE

LENDER

Sharon A. Hensley Asst VP, Union Savings Bank

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 19 DAY OF April, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JENNIFER L. VETTER, OWNER, 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-6-11

NOTARIAL SEAL — STATE OF OHIO

VENUS JACKSON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
November 06, 2011
Recorded in
Montgomery County

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 19 DAY OF April, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Sharon Hensley, Asst. V.P., WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS/HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REPLAT OF PART LOTS 233 FOR JENNY VETTER IN MIAMI COUNTY, OHIO ~ OCTOBER 25, 2009

STATE OF OHIO — THOMAS R. ZECHMAN 7077 — REGISTERED PROFESSIONAL SURVEYOR

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

ANNEXATION TO THE CITY OF PIQUA

SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 25, TOWN 1, RANGE 12

VOLUME 23 PAGE 2

MIAMI COUNTY RECORDER'S RECORD OF PLATS

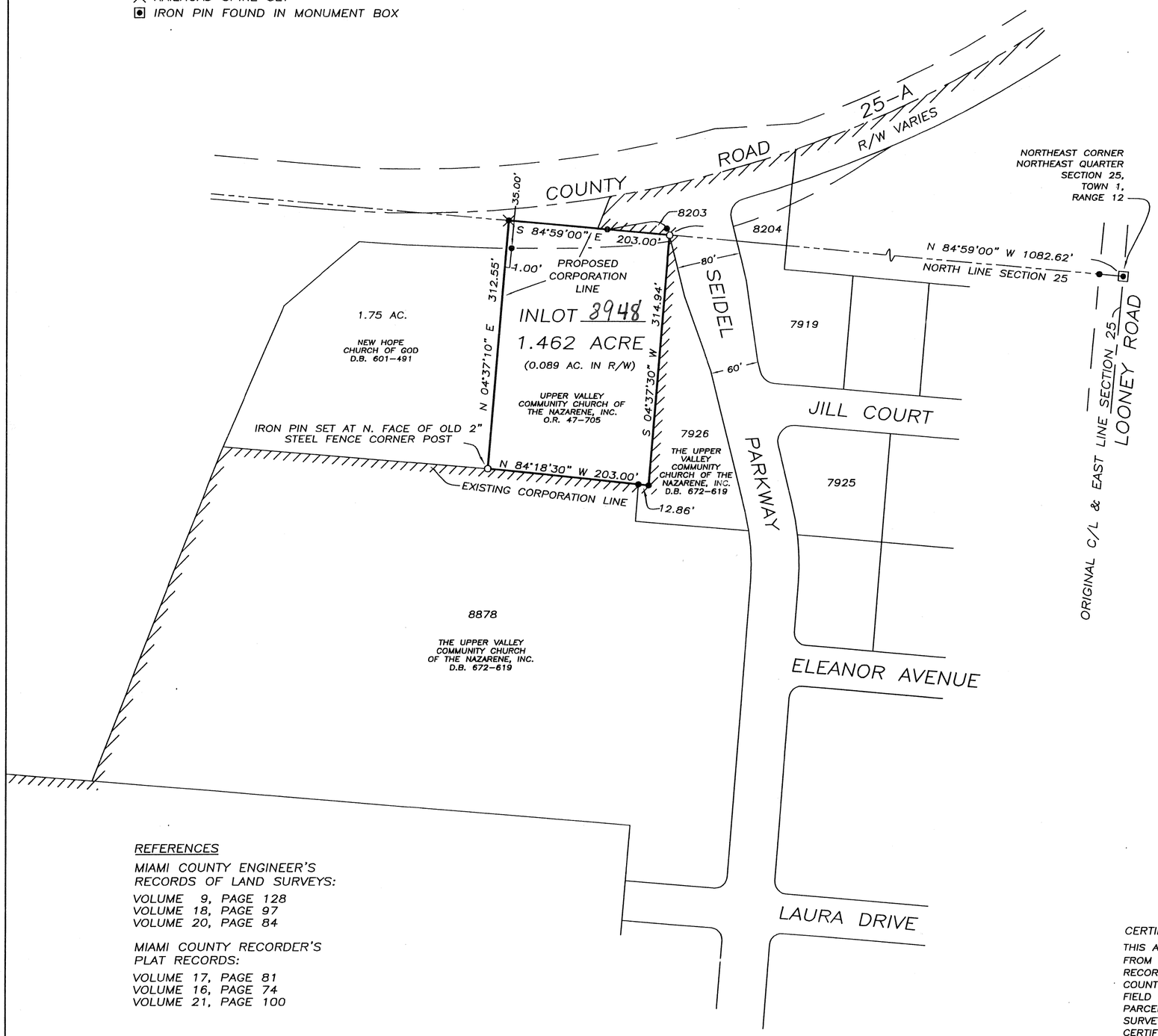
RECEIVED FOR RECORD THIS 23 DAY OF April, 2010, AT 1:45 M.
FILE # 20100R04734 FEE $ 43.20

MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN VOLUME 106, PAGE 551, MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

LEGEND

- ● IRON PIN FOUND
- o IRON PIN SET
- ✕ RAILROAD SPIKE SET
- ⊡ IRON PIN FOUND IN MONUMENT BOX



DESCRIPTION

BEING A TOTAL OF 1.462 ACRE AS ACQUIRED BY UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC. IN OFFICIAL RECORD VOLUME 47, PAGE 705, MIAMI COUNTY RECORDER'S RECORDS, LOCATED IN SECTION 25, TOWN 1, RANGE 12, IN SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO.

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 12th DAY OF January, 2010.

DOUGLAS L. CHRISTIAN

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 14th DAY OF January, 2010. BY RESOLUTION NO. 10-01-45.

John W. O'Brien — Ron Widener — John Evans

CITY OF PIQUA

THIS ANNEXATION ACCEPTED AND APPROVED BY THE PIQUA CITY COMMISSION THIS 16 DAY OF March, 2010,
BY ~~ORDINANCE~~ Resolution No. # R-38-10

Lucinda L. Terry — MAYOR
Rebecca J. Lodl — CLERK

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 23 DAY OF April, 2010.

Matthew W. Hirschfeldt
MIAMI COUNTY AUDITOR
Linda Zimmerman
BY DEPUTY AUDITOR

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 9, PAGE 128
VOLUME 18, PAGE 97
VOLUME 20, PAGE 84

MIAMI COUNTY RECORDER'S PLAT RECORDS:

VOLUME 17, PAGE 81
VOLUME 16, PAGE 74
VOLUME 21, PAGE 100

CERTIFICATION

THIS ANNEXATION PLAT PREPARED FROM MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS, MIAMI COUNTY PLAT RECORDS AND A FIELD SURVEY TO RE-SURVEY THE PARCEL AS SHOWN IN LAND SURVEY VOL. 9, PG. 128. I CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.

THOMAS R. ZECHMAN

ANNEXATION PLAT FOR UPPER VALLEY COMMUNITY CHURCH IN MIAMI COUNTY, OHIO ~ AUGUST 17, 2009

STATE OF OHIO — THOMAS R. ZECHMAN 7077 — REGISTERED PROFESSIONAL SURVEYOR

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

RE-PLAT FOR UPPER VALLEY COMMUNITY CHURCH

CITY OF PIQUA, MIAMI COUNTY, OHIO
SECTION 25, TOWN 1, RANGE 12

VOLUME 23 PAGE 3

MIAMI COUNTY RECORDER'S RECORD OF PLATS

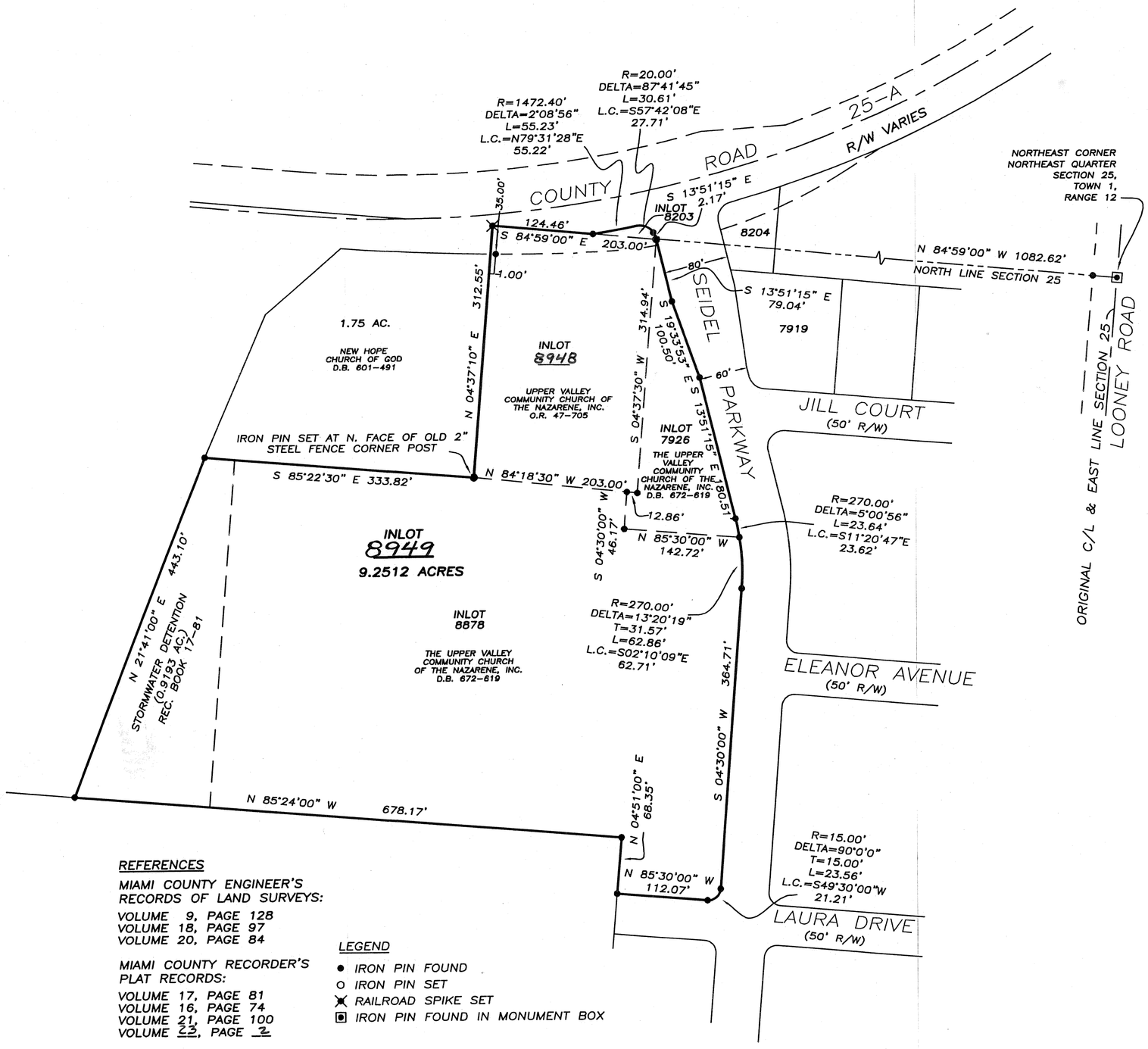
RECEIVED FOR RECORD THIS 26th DAY OF April, 2010, AT 3:17:54 P.M.
FILE # 2010OR-04827 FEE $ 43.20

John S. Alexander — MIAMI COUNTY RECORDER
Dona Swihart — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED April 26, 2010

Matthew W. Kearhardt — MIAMI COUNTY AUDITOR
Linda Zimmerman — BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOTS 8203, 7926, 8878, AND 8948 AS CONVEYED TO UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC. IN OFICIAL RECORDS BOOK 47 PAGE 705 AND DEED BOOK 672 PAGE 619, MIAMI COUNTY RECORDER'S RECORDS, LOCATED IN SECTION 25, TOWN 1, RANGE 12, IN SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO, CITY OF PIQUA.

CONSENT

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

OWNER

Andrew J. Monroe

DIRECTOR OF UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC.

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 17th DAY OF March, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE DIRECTOR OF UPPER VALLEY COMMUNITY CHURCH OF THE NAZARINE, INC. WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE OF VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Rebecca J. Cool
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARIAL SEAL — STATE OF OHIO
REBECCA J. COOL, Notary Public
In and For the State of Ohio
My Commission Expires July 12, 2014

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED THIS 17th DAY OF March, 2010.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 9, PAGE 128
VOLUME 18, PAGE 97
VOLUME 20, PAGE 84

MIAMI COUNTY RECORDER'S PLAT RECORDS:

VOLUME 17, PAGE 81
VOLUME 16, PAGE 74
VOLUME 21, PAGE 100
VOLUME 23, PAGE 2

LEGEND

- ● IRON PIN FOUND
- ○ IRON PIN SET
- ✕ RAILROAD SPIKE SET
- ▣ IRON PIN FOUND IN MONUMENT BOX

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

REPLAT FOR UPPER VALLEY COMMUNITY CHURCH
IN MIAMI COUNTY, OHIO ~ JANUARY 5, 2010

STATE OF OHIO — THOMAS R. ZECHMAN 7077 — REGISTERED PROFESSIONAL SURVEYOR

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

REPLAT OF INLOTS 8834, 9163 & 9164
LAUREL CREEK, SECTIONS 2 & 3

TROY — CITY
MIAMI, OHIO — COUNTY

PLAT BOOK 23, PAGE 4
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 3 DAY OF May, 2010, AT 2:29:41 PM.
FILE No. 2010OR-05088 FEE: $43.20

John J. Alexander
JOHN ALEXANDER, MIAMI COUNTY RECORDER

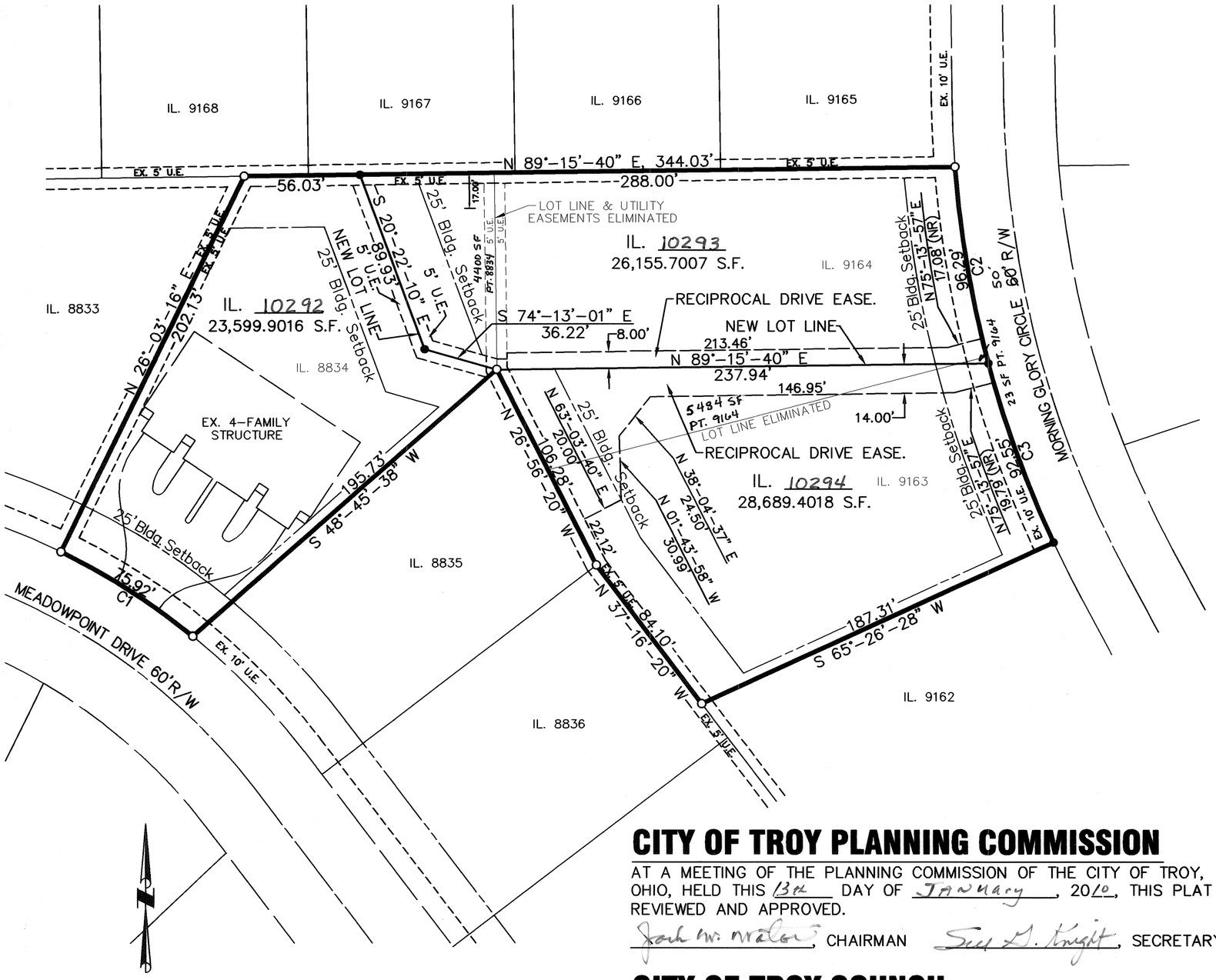
Dona Swihart
DEPUTY

TRANSFERRED THIS 3 DAY OF May, 2010

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

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	330.00'	13°-10'-55"	75.92'	75.76'	N 57°-21'-16" W
2	525.00'	10°-30'-32"	96.29'	96.16'	S 09°-38'-21" E
3	525.00'	10°-06'-02"	92.55'	92.43'	S 19°-56'-38" E



BEARINGS BASED ON PB. 19, PG. 91

SCALE: 1"=40'
0 40 80

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND

DESCRIPTION:
BEING A REPLAT OF INLOT NUMBER 8834 AS SHOWN IN P.B. 18, PAGE 138 ~~AND BEING OWNED BY FIRST TROY CORPORATION BY DEED RECORDED IN D.B. 712, PAGE 887~~ AND INLOTS 9163 & 9164 AS SHOWN IN P.B. 19, PAGES 91-91B AND BEING OWNED BY MESSLER FAMILY INVESTMENTS, LLC BY DEED RECORDED IN D.B. 790, PAGE 637, AND O.R. 108 PG. 043

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF January, 2010, THIS PLAT WAS REVIEWED AND APPROVED.

Jack W. Walter, CHAIRMAN Sue L. Knight, SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1st DAY OF Feb., 2010, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-4-2010, EFFECTIVE 3-2, 2010

Michael L. Beam — MAYOR
Martha A. Baker — PRESIDENT OF COUNCIL
Sue L. Knight — CLERK OF COUNCIL

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.

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 INLOT 8834,
FIRST TROY CORPORATION
Dorothy M. Messler
DOROTHY M. MESSLER, PRESIDENT

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

BE IT REMEMBERED THAT ON THIS 22nd DAY OF December, 2009 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FIRST TROY CORPORATION BY DOROTHY M. MESSLER 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.

Kathleen A. Heitkamp
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 1/8/11

Kathleen A. Heitkamp
Notary for the State of Ohio
My Commission Expires
January 8,2011

OWNER INLOTS 9163 & 9164,
MESSLER FAMILY INVESTMENTS, LLC
Richard S. Messler — RICHARD S. MESSLER, MEMBER
Dorothy M. Messler — DOROTHY M. MESSLER, MEMBER

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

BE IT REMEMBERED THAT ON THIS 22nd DAY OF December, 2009 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MESSLER FAMILY INVESTMENST, LLC. BY RICHARD S. MESSLER, MEMBER AND DOROTHY M. MESSLER, 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.

Kathleen A. Heitkamp
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 1/8/11

Kathleen A. Heitkamp
Notary for the State of Ohio
My Commission Expires
January 8,2011

Steven E. Bowersox — 12/14/2009
STEVEN E. BOWERSOX, P.S. #7059 — DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED
PROFESSIONAL SURVEYOR

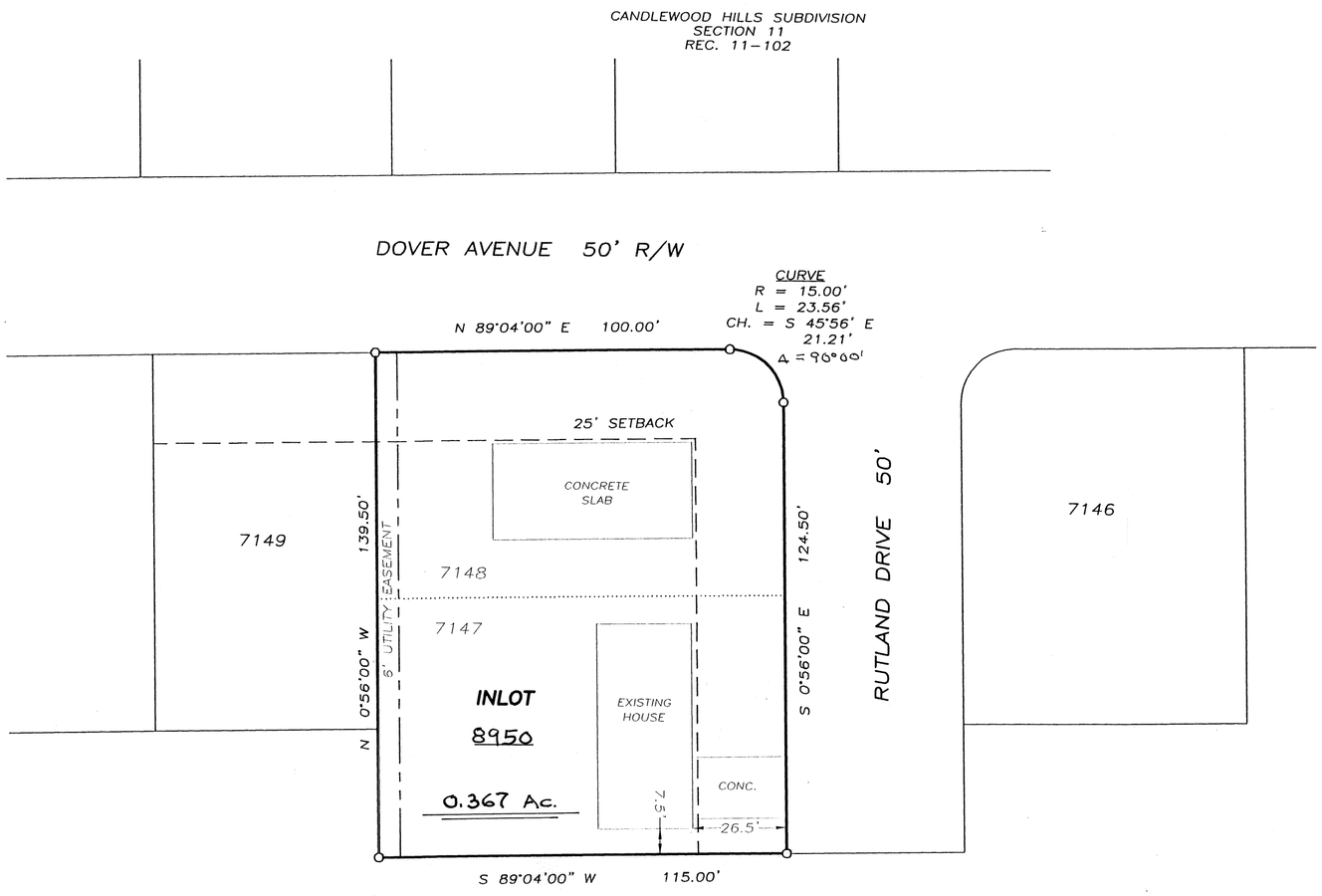
CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE:	12-14-2009
DRAWN BY:	seb
JOB NUMBER:	MiaTro0122Replat
SHEET NUMBER	1 OF 1

REPLAT OF INLOTS 7147 & 7148
CANDLEWOOD HILLS SUBDIVISION ~ SECTION 11

• CITY OF PIQUA • MIAMI COUNTY • OHIO •

VOLUME 23 PAGE 5
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 17 DAY
OF May, 2010, AT 3:49:49PM.
FILE # 2010OR-05750 FEE $ 43.20
John S. Alexander — MIAMI COUNTY RECORDER
Dona Surhart — BY DEPUTY RECORDER



LEGEND
O IRON PIN

0 15 30 60
GRAPHIC SCALE IN FEET
1" = 30'

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED 17 May 2010.
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Linda Timmerman
BY DEPUTY AUDITOR

DESCRIPTION
BEING A REPLAT OF INLOTS 7147 & 7148 AS SHOWN IN PLAT BOOK 11, PAGE 102, MIAMI COUNTY PLAT RECORDS, AS CONVEYED TO EDWARD BAKER, JR. BY DEEDS RECORDED IN VOLUME 538, PAGE 17 AND VOLUME 595, PAGE 667, OF THE MIAMI COUNTY DEED RECORDS.

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

OWNER, LIENHOLDER
Edward Baker Jr.
Tonya S. Hammonds

STATE OF OHIO, MIAMI COUNTY, SS:
BE IT REMEMBERED THAT ON THIS 14th DAY OF MAY, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EDWARD BAKER, JR., OWNER, AND Tonya S. Hammonds, AS AGENT FOR FIFTH THIRD BANK, ALL OF WHOM 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.

MY COMMISSION EXPIRES: 7-31-2012
DATE
Kimberly J. Ojeda
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO
KIMBERLY J. OJEDA
Notary Public, State of Ohio
My Commission Expires
July 31, 2012

CITY OF PIQUA
THIS RECORD PLAT REVIEWED AND APPROVED THIS 11th DAY OF MAY, 2010.
Christopher W. Sh

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED PROFESSIONAL SURVEYOR

CERTIFICATION
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.
Daniel D. Turner
REGISTERED SURVEYOR NO. 4807

REPLAT OF INLOTS 7147 & 7148 FOR EDWARD BAKER, JR. PIQUA, OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM STREET – TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE: MAY 2010	DRAWN BY: DGS CHECKED BY: D.T.	SHEET NO.:
FILE NO.: 04040	SCALE: 1"=30'	1 OF 1

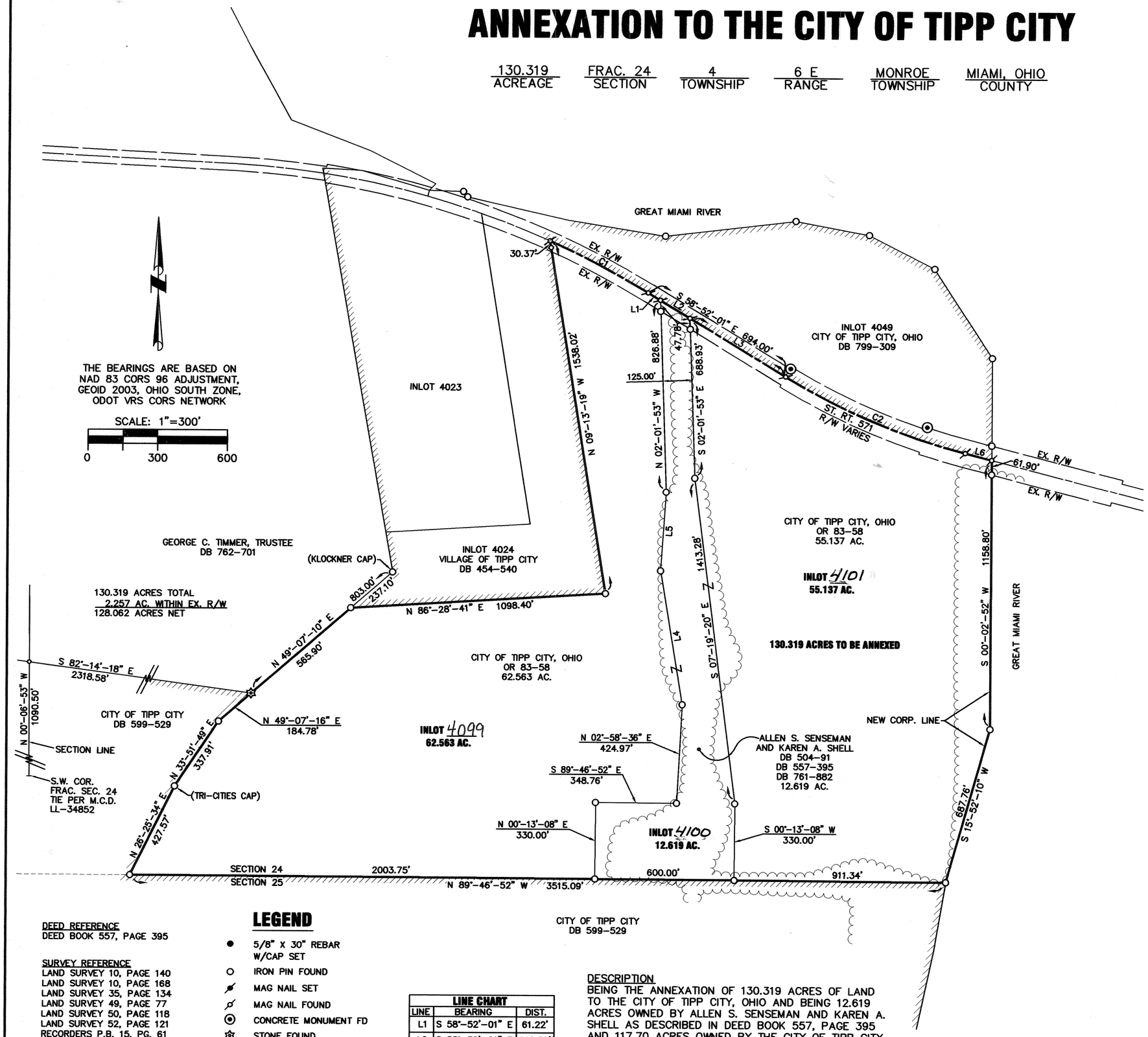
ANNEXATION TO THE CITY OF TIPP CITY

130.319	FRAC. 24	4	6 E	MONROE	MIAMI, OHIO
ACREAGE	SECTION	TOWNSHIP	RANGE	TOWNSHIP	COUNTY

PLAT BOOK 23, PAGE 6
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20 DAY OF May, 2010, AT 8:36:32 A.M.
FILE No. 2010OR-05869 FEE: $ 43.20

ANNEXATION PROCEEDINGS RECORDED IN OFFICIAL RECORD 111, PG. 863

John S. Alexander
JOHN S. ALEXANDER MIAMI COUNTY RECORDER
Dona Swihart
BY DEPUTY



APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 25th DAY OF JANUARY, 2010.

MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 20 DAY OF May, 2010

Matthew W. Gearhardt — MATTHEW W. GEARHARDT, MIAMI COUNTY AUDITOR
Linda Zimmerman — BY DEPUTY AUDITOR

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 2 DAY OF February, 2010, BY RESOLUTION NO. 10-02-138

John W. O'Brien — MIAMI COUNTY COMMISSIONER
Ron Widener — MIAMI COUNTY COMMISSIONER
John F. Williams — MIAMI COUNTY COMMISSIONER

APPROVAL BY CITY OF TIPP CITY

THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY THIS 19 DAY OF April, 2010, BY ORDINANCE NO. 07-10.

Dolores Gillio — MAYOR
Carey A. Ross — CLERK
PRESIDENT OF COUNCIL

DEED REFERENCE
DEED BOOK 557, PAGE 395

SURVEY REFERENCE
LAND SURVEY 10, PAGE 140
LAND SURVEY 10, PAGE 168
LAND SURVEY 35, PAGE 134
LAND SURVEY 49, PAGE 77
LAND SURVEY 50, PAGE 118
LAND SURVEY 52, PAGE 121
RECORDERS P.B. 15, PG. 61
RECORDERS P.B. 21, PG. 53
RECORDERS P.B. 21, PG. 146

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- ⊙ CONCRETE MONUMENT FD
- STONE FOUND
- EXISTING CORP. LIMITS

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	3819.80'	07°-10'-54"	478.78'	478.47'	S 62°-27'-28" E
2	2864.80'	16°-52'-00"	843.34'	840.29'	S 67°-18'-01" E

LINE CHART

LINE	BEARING	DIST.
L1	S 58°-52'-01" E	61.22'
L2	S 58°-52'-01" E	149.32'
L3	S 58°-52'-01" E	483.46'
L4	N 09°-28'-53" W	584.23'
L5	N 03°-46'-07" E	340.22'
L6	S 75°-44'-01" E	118.26'

DESCRIPTION
BEING THE ANNEXATION OF 130.319 ACRES OF LAND TO THE CITY OF TIPP CITY, OHIO AND BEING 12.619 ACRES OWNED BY ALLEN S. SENSEMAN AND KAREN A. SHELL AS DESCRIBED IN DEED BOOK 557, PAGE 395 AND 117.70 ACRES OWNED BY THE CITY OF TIPP CITY, OHIO AS DESCRIBED IN OFFICIAL RECORD 83, PAGE 58.

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

Wesley D. Goubeaux — WESLEY D. GOUBEAUX, P.S. #8254 — 12-29-2009 DATE

STATE OF OHIO — WESLEY D. GOUBEAUX 8254 — REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

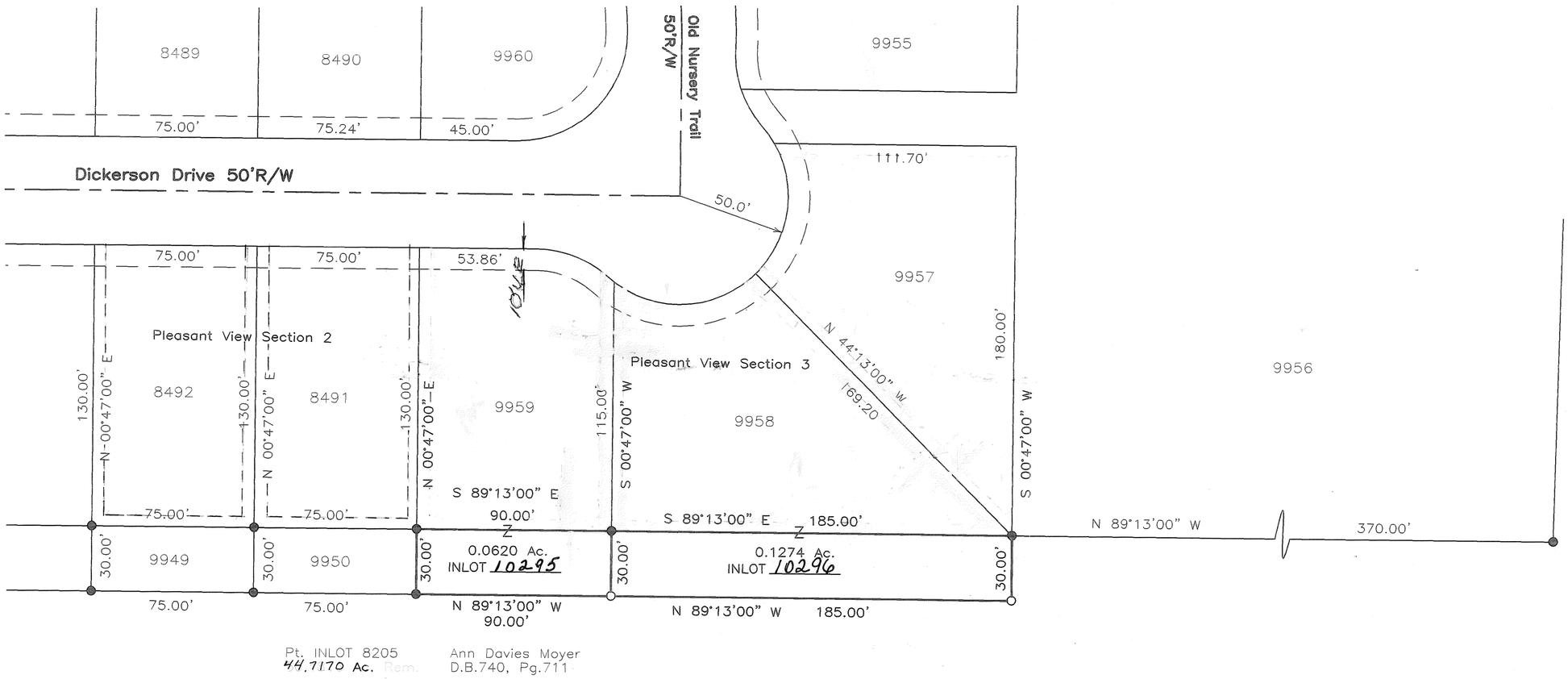
DATE: 12-29-2009
DRAWN BY: WDG
JOB NUMBER: MIATCI0816Annex
SHEET NUMBER 1 OF 1

PLAT BOOK 23 PAGE 7
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 6/15, 2010 AT 9:24AM
FILE NO. 2010 06965 FEE 43.20
John S. Alexander BY: Robbi Scholl
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 15 DAY OF June, 2010
Matthew W. Gearhardt BY: Linda Zimmerman
MIAMI CO. AUDITOR DEPUTY

ANN DAVIES MOYER REPLAT #2

PT.8205	TROY	MIAMI	OHIO
INLOT	CORPORATION	COUNTY	STATE

Being a replat of 0.1894 Ac. of Inlot 8205 (~~50.671~~ 44.717 Ac.) in the City of Troy, Ohio, which is divided into two parcels to be transferred and combined with adjacent lots in Pleasant View Estates Section 3 as shown on Miami County Recorder's Record of Plats Book 21, Page 59



North

0 20 40 80
Graphic Scale in Feet
1"=40'

Legend

- ● Iron Pin Found
- ○ 5/8" Capped Iron Pin Set (Klockner, S4370)

References

Miami County Recorder's Plat Records
Volume 21, Page 59
(Basis of Bearings)

Survey for Ann Davies Moyer

Acknowledgment

I, Ann Davies Moyer, being the sole owner of the lands herein platted, do hereby voluntarily consent to the execution of said replat.

Ann Davies Moyer
Ann Davies Moyer

NOTE:
Each of the new inlots created hereon are for transfer to the owners of the adjacent inlots as shown, they do not constitute additional building sites, and are subject to current zoning requirements.

Approval by the City of Troy Engineer

This replat was reviewed and approved by the City of Troy Engineer this 14TH day of JUNE, 2010

Deborah J. Swan
Deb Swan, City Engineer

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 she did sign such instrument and that said instrument is her free act and deed.
In testimony whereof, I have hereunto subscribed my name and affixed my official seal at N. Carlisle, Ohio, this 11 day of June, 2010.

Notary Public in and for State of Ohio
My commission expires 1-3-11

DANIEL BLATZ
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES JAN. 3, 2011

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

STATE OF OHIO
RICHARD W. KLOCKNER
S-4370
REGISTERED PROFESSIONAL SURVEYOR

Richard W. Klockner
Richard W. Klockner
P.S. #4370

RICHARD W. KLOCKNER & ASSOCIATES, INC.
Civil Engineering and Land Surveying
16 East Water Street
Troy, Ohio (937) 339-5331

File Name: C:\Jobs\2010\07010.dwg
Drawn by: DMC ~ Checked by: RWK

SUBDIVISION OF INLOT 4050 & INLOT 4051 OF MENARDS COMMERCIAL PARK

9.728	22	4 N	6 E	TIPP CITY	MIAMI, OHIO
ACREAGE	SECTION	TOWNSHIP	RANGE	CITY	COUNTY

TRANSFERRED THIS 16 DAY OF June, 2010

Matthew W Gearhardt
MATTHEW W. GEARHARDT MIAMI COUNTY AUDITOR

Joyce Gillett
BY DEPUTY

PLAT BOOK 23, PAGE 8
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16 DAY OF June, 2010, AT 9:09 A.M.
FILE No. 20100R-0700 FEE: $43.20

John S. Alexander
JOHN S. ALEXANDER MIAMI COUNTY RECORDER

Dona Swihart
BY DEPUTY

CITY OF TIPP CITY PLANNING BOARD

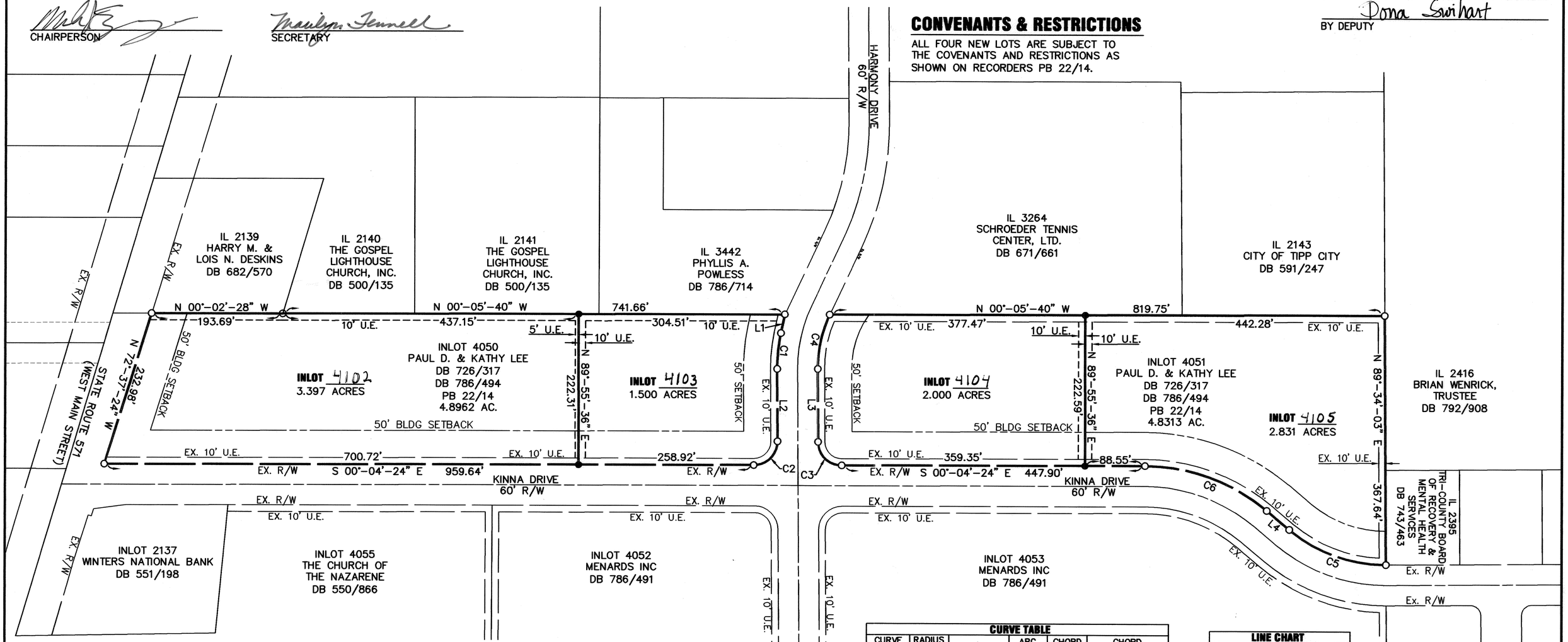
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 14th DAY OF April, 2010

CHAIRPERSON

Marilyn Fennell
SECRETARY

CONVENANTS & RESTRICTIONS

ALL FOUR NEW LOTS ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS AS SHOWN ON RECORDERS PB 22/14.



CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	245.17'	12°-23'-46"	53.04'	52.94'	S 84°-14'-19" E
2	35.00'	91°-21'-48"	55.20'	49.65'	S 45°-15'-18" E
3	35.00'	89°-38'-12"	54.76'	49.34'	S 44°-44'-42" W
4	185.17'	25°-31'-30"	82.49'	81.81'	N 77°-40'-27" W
5	220.00'	40°-21'-33"	154.97'	151.78'	S 19°-44'-50" W
6	280.00'	40°-00'-00"	195.48'	191.53'	S 19°-55'-36" W

LINE CHART		
LINE	BEARING	DIST.
L1	S 78°-02'-26" E	28.21'
L2	N 89°-33'-48" E	106.95'
L3	S 89°-33'-48" W	107.77'
L4	S 39°-55'-36" W	43.42'

PLAT AUTHORIZATION AND DEDICATION

Paul D. Lee and Kathy Lee, the owners of the land included within this plat have caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Subdivision of Inlot 4050 and Inlot 4051 of Menards Commercial Park. Furthermore, Paul D. Lee and Kathy Lee, dedicates the easements as shown on this plat to the public use forever.

Paul D. Lee

Kathy Lee

State of Ohio
County of MIAMI

The forgoing instrument was acknowledged before me this 15th day of JUNE, 2010 by Bryan K. Stewart on behalf of Paul D. Lee and Kathy Lee.

Notary Public ATTORNEY AT LAW
HAS NO EXPIRATION DATE
My commission expires

MORTGAGEE:

Wright Patt Credit Union, Inc.

Authorized Signature — Title: VP Consumer Lending

State of Ohio, County of Clark, S.S.
Be it remembered that on this 27th day of May, 2010 before me, the undersigned, a Notary Public in and for said county and state, personnally came _____ 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.

Notary Public

My Commission Expires : _____

MELINDA S. BARGER, Notary Public
In and for the State of Ohio
My Commission Expires July 30, 2012

LEGEND

● 5/8" X 30" REBAR W/CAP SET

○ IRON PIN FOUND

BEARINGS BASED ON REC. P.B. 22, PG. 14

SCALE: 1"=100'

0 100 200

BEING A SUBDIVISION OF INLOT 4050 AND INLOT 4051 OWNED BY PAUL D. & KATHY LEE AS DESCRIBED IN DEED BOOK 726, PAGE 317 AND DEED BOOK 786, PAGE 494 AND SHOWN ON PLAT BOOK 22, PAGE 14.

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE BASED ON AN ACTUAL FIELD SURVEY.

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

03-08-2010
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

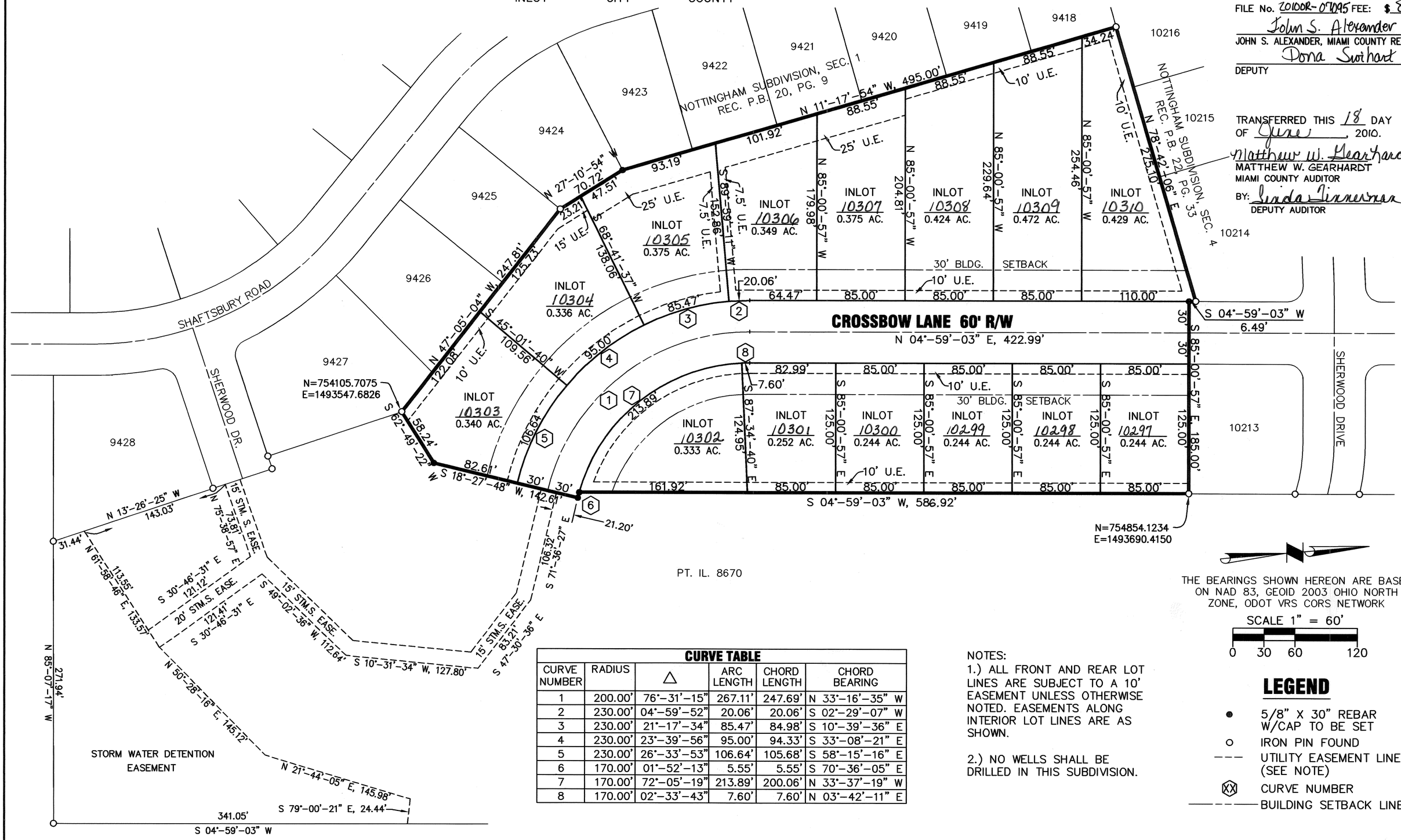
DATE: 03-08-2010
DRAWN BY: WDG
JOB NUMBER: MIATCI1005
SHEET NUMBER 1 OF 1

NOTTINGHAM SUBDIVISION, SECTION FIVE

PT. 8670 INLOT | TROY CITY | MIAMI, OHIO COUNTY

PLAT BOOK 23, PAGE 9
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 18 DAY OF June, 2010, AT 9:06 AM.
FILE No. 20100R-07095 FEE: $ 86.40
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
Dona Swihart
DEPUTY

TRANSFERRED THIS 18 DAY OF June, 2010.
Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY: Linda Zimmerman
DEPUTY AUDITOR



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

SCALE 1" = 60'

0 30 60 120

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	200.00'	76°-31'-15"	267.11'	247.69'	N 33°-16'-35" W
2	230.00'	04°-59'-52"	20.06'	20.06'	S 02°-29'-07" W
3	230.00'	21°-17'-34"	85.47'	84.98'	S 10°-39'-36" E
4	230.00'	23°-39'-56"	95.00'	94.33'	S 33°-08'-21" E
5	230.00'	26°-33'-53"	106.64'	105.68'	S 58°-15'-16" E
6	170.00'	01°-52'-13"	5.55'	5.55'	S 70°-36'-05" E
7	170.00'	72°-05'-19"	213.89'	200.06'	N 33°-37'-19" W
8	170.00'	02°-33'-43"	7.60'	7.60'	N 03°-42'-11" E

NOTES:
1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. EASEMENTS ALONG INTERIOR LOT LINES ARE AS SHOWN.

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

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- --- UTILITY EASEMENT LINE (SEE NOTE)
- (XX) CURVE NUMBER
- ——— BUILDING SETBACK LINE

AREA SUMMARY

14 BUILDING LOTS	4.664 AC.
DEDICATED STREET R/W	0.950 AC.
TOTAL	5.614 AC.

DESCRIPTION:
BEING A RESIDENTIAL SUBDIVISION CONTAINING 5.614 ACRES OUT OF PART OF INLOT NUMBER 8670 OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN DEED BOOK 791, PAGE 396.

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.

Ste E Bowersox
STEVEN E. BOWERSOX, P.S. #7059

8-19-2009
DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 08-19-2009
DRAWN BY: seb
JOB NUMBER: MiaTro0903fin
SHEET NUMBER 1 OF 2

PLAT BOOK 23, PAGE 9-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NOTTINGHAM SUBDIVISION, SECTION FIVE

City of Troy, 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 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 STREETS 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:
NOTTINGHAM DEVELOPMENT, INC.
Jessica A. Minesinger
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 10th DAY OF June, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NOTTINGHAM DEVELOPMENT, INC. BY JESSICA A. MINESINGER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Diana M. Asher
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 05-16-15

MORTGAGEE:
MINSTER STATE BANK
Daniel F. Heitmeyer
DANIEL F. HEITMEYER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 20th DAY OF May, 2010 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK, BY DANIEL F. HEITMEYER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kaye M. Boehler
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 10-22-14

DATE: June 10, 2010
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JESSICA A. MINESINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Jessica Minesinger, President
JESSICA A. MINESINGER

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

Diana M. Asher
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 05-16-15

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10TH DAY OF MARCH, 2010, THIS PLAT WAS REVIEWED AND APPROVED.

_____, CHAIRMAN _____, SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 19TH DAY OF APRIL, 2010, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-10-2010, EFFECTIVE 5/19, 2010

_____ _____ _____
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN MISC. BOOK ____, PAGE ____, OF THE MIAMI COUNTY RECORDER'S RECORDS.

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 08-19-2009
DRAWN BY: seb
JOB NUMBER: MiaTro0617FinApp
SHEET NUMBER 2 OF 2

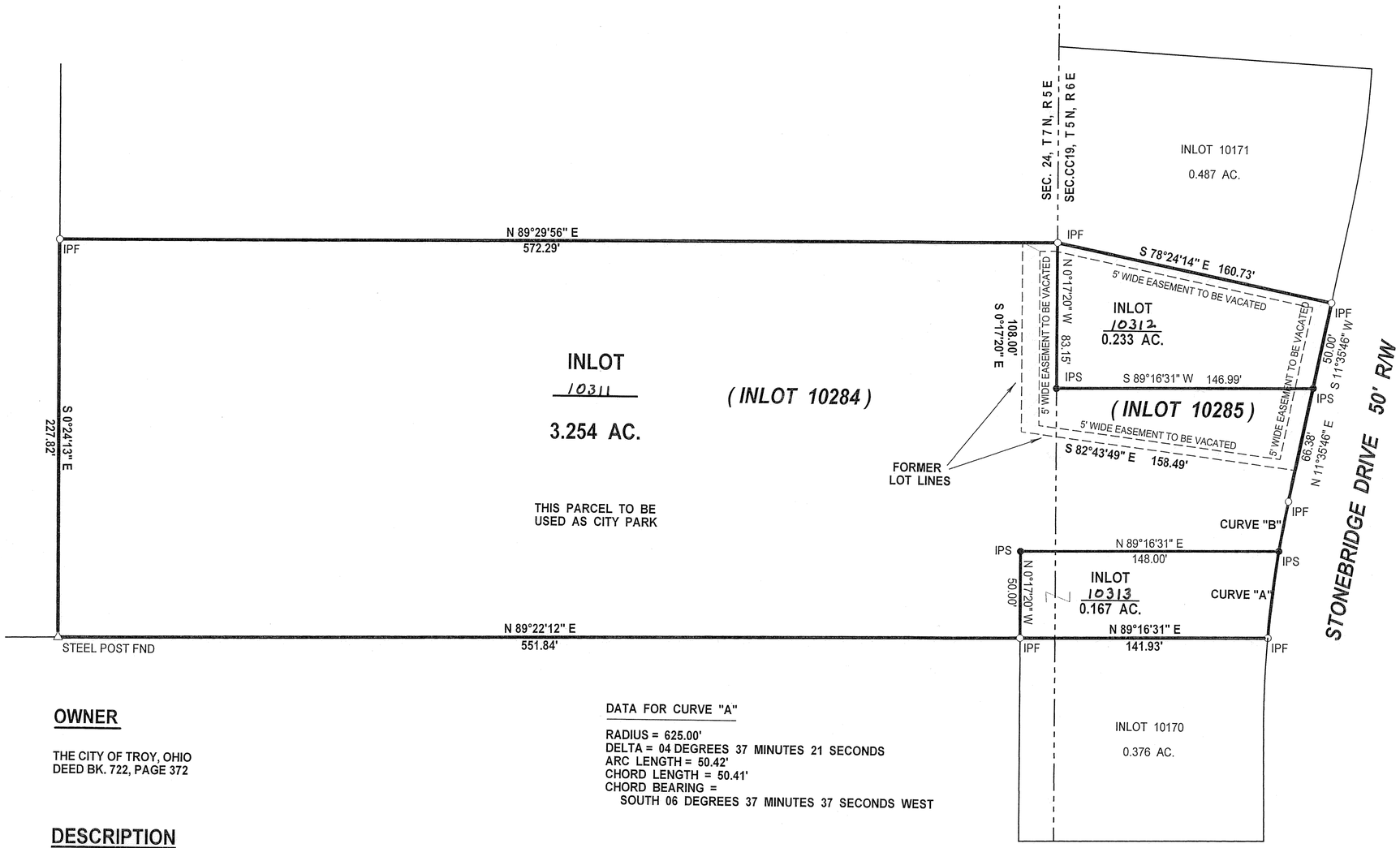
REPLAT

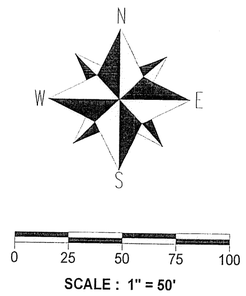
INLOTS 10284 & 10285 CITY OF TROY MIAMI COUNTY, OHIO

PLAT BOOK 23, PAGE 10
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22 DAY OF June, 2010, AT 12:54 A.M.
FILE # 20100R-07248 FEE $ 43.20

John S. Alexander
JOHN S. ALEXANDER
MIAMI COUNTY RECORDER

Dona Swihart
DEPUTY





BASIS OF BEARING:

STONEBRIDGE ESTATES -- PHASE 5
MIAMI CO. RECORDER'S PLAT BOOK 22, PAGE 11

LEGEND

STEEL POST FND.	
IRON PIN FOUND	
IRON PIN SET	A

OWNER

THE CITY OF TROY, OHIO
DEED BK. 722, PAGE 372

DESCRIPTION

REPLAT OF INLOTS 10284 AND 10285 AS OWNED BY THE CITY OF TROY, DEED BOOK 722, PAGE 372.

DATA FOR CURVE "A"

RADIUS = 625.00'
DELTA = 04 DEGREES 37 MINUTES 21 SECONDS
ARC LENGTH = 50.42'
CHORD LENGTH = 50.41'
CHORD BEARING =
SOUTH 06 DEGREES 37 MINUTES 37 SECONDS WEST

DATA FOR CURVE "B"

RADIUS = 625.00'
DELTA = 02 DEGRES 39 MINUTES 41 SECONDS
ARC LENGTH = 29.03'
CHORD LENGTH = 29.03'
CHORD BEARING =
SOUTH 10 DEGREES 16 MINUTES 09 SECONDS WEST

REFERENCES:

REC. VOL. 22, PLAT 92
REC. VOL. 17, PLAT 2
LND. VOL. 34, PLAT 110
LND. VOL. 36, PLAT 45
LOT VOL. 21, PLAT 29
REC. VOL. 19, PLAT 90
REC. 22, PLAT 11

NOTES FOR 0.233 AND 0.167 AC. LOTS

1.) FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE.
2.) NO WELLS SHALL BE DRILLED ON THIS LOT.
3.) FRONT BUILDING SET BACK IS 30' AS SHOWN.

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7 DAY OF JUNE, 2010, THIS REPLAT WAS APPROVED BY ORDINANCE NO. 0-13-2010.

Michael L. Beamish — MICHAEL L. BEAMISH, MAYOR
Martha A. Baker — MARTHA A. BAKER, PRESIDENT OF COUNCIL
Sue G. Knight — SUE G. KNIGHT, CLERK OF COUNCIL

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 22nd DAY OF June, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL L. BEAMISH, MARTHA A. BAKER AND SUE G. KNIGHT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOFF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Julie L. Morrison
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 12/6/11

MIAMI COUNTY AUDITOR

THIS REPLAT WAS APPROVED AND TRANSFERED THIS 22 DAY OF June, 2010.

Matthew W. Gearhardt — AUDITOR
Joyce Grilliot — DEPUTY

CITY OF TROY ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED THIS 22 DAY OF JUNE, 2010.

Deborah J. Swan
DEBORAH J. SWAN, P.E.

APRIL 1, 2010

I HEREBY CERTIFY THAT THIS REPLAT OF INLOTS 10284 & 10285 WAS CORRECTLY PREPARED FROM EXISTING PROPERTY RECORDS.

STATE OF OHIO — NEIL E. TEAFORD 7724 — REGISTERED PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724
NEIL E. TEAFORD
CITY OF TROY, OHIO
ENGINEERING DIVISION
100 SOUTH MARKET STREET
TROY, OHIO 45373
OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

CARRIAGE TRAILS

SECTION 14 PHASE II

PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SECTIONS 19 & 25, RANGE 9, TOWNSHIP 2,
BETWEEN THE MIAMIS SURVEY

MARCH 2010

VOLUME 23 PAGE 11
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 23
DAY OF June, 2010 FOR
FILING AT 3:39:03 P M.
FILE NO. 20100R-07313
FEE 129.60
John S. Alexander
MIAMI COUNTY RECORDER
Dona Swihart
BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, GEORGE L. JENKINS 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 SHOWN HEREON.

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

WITNESS

DEC Land Co. I LLC
By: DEC/Carriage Trails LLC

By: George L. Jenkins
GEORGE L. JENKINS,
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 16th DAY OF June, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GEORGE L. JENKINS, 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 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 4/5/11

JEANNE WILLS
Notary Public, State of Ohio
My Commission Expires 4/5/11

NOTARY PUBLIC

CONSENT OF LIENHOLDER

INTEGRA BANK N.A.

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

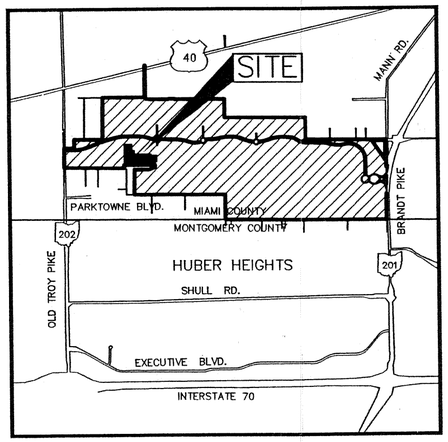
STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 18th DAY OF June, 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, VICE PRESIDENT OF INTEGRA BANK 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 HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Gina N. Schnaudt
Notary Public, State of Ohio
My Commission Expires 10-11-2014

Gina N. Schnaudt
NOTARY PUBLIC

10-11-2014
MY COMMISSION EXPIRES:



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 14, Phase II are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 0029, Pages 135–210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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

BUILDING SETBACKS

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

EASEMENTS

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

BASIS OF BEARINGS

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

REFERENCES:

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

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25
P.B. 22, PGS. 80
P.B. 22, PGS. 89
P.B. 22, PGS. 91

AUDITOR

TRANSFERRED ON THE 23 DAY OF June, 2010

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
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 22 JUNE, 2010

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

M–E COMPANIES, INC.
CIVIL ENGINEERING GROUP

STATE OF OHIO
DAVID L. CHIESA 7740
REGISTERED SURVEYOR

By 6/14/10
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017

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

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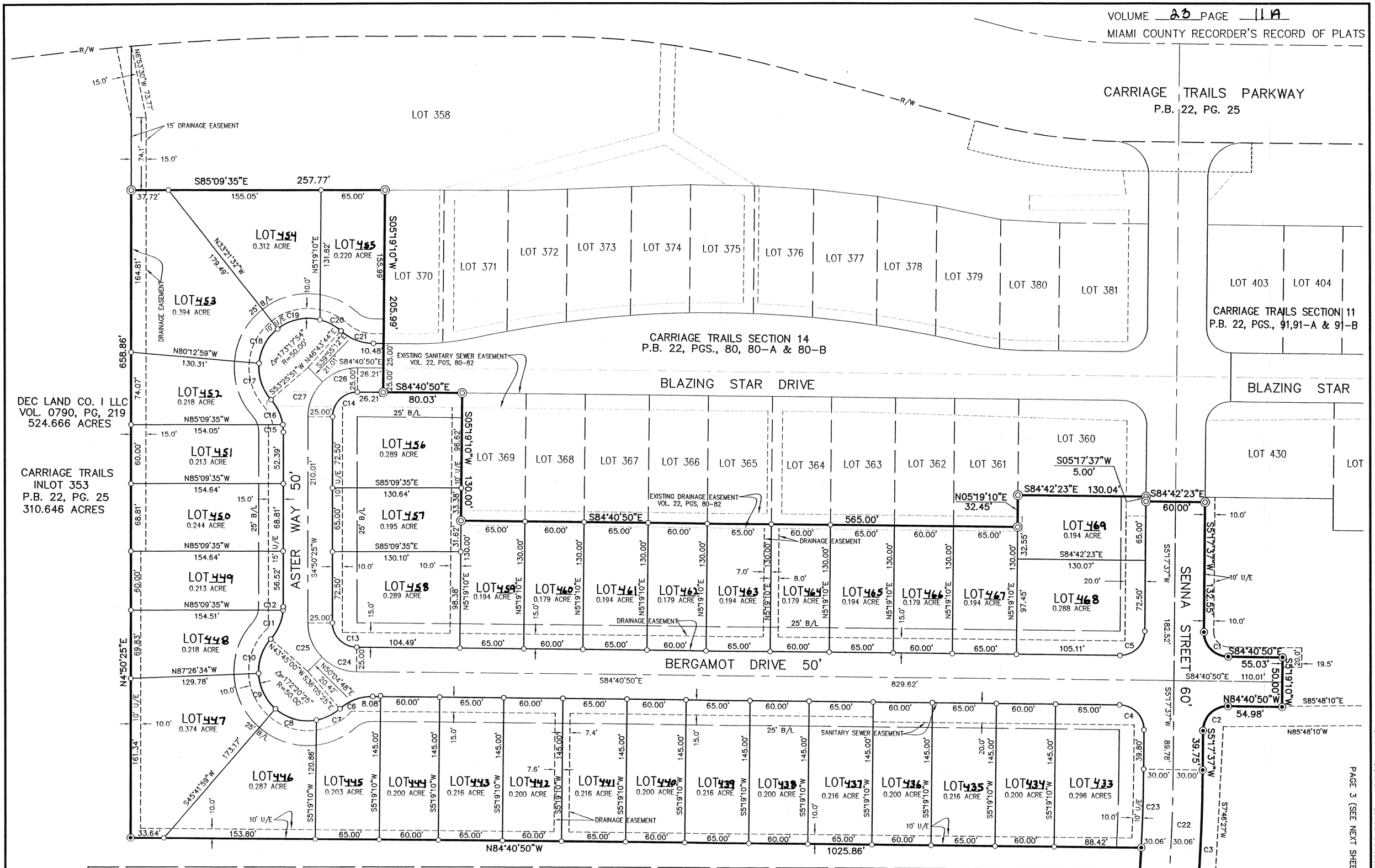
VOLUME 23 PAGE 11A
MIAMI COUNTY RECORDER'S RECORD OF PLATS



NORTH

(IN FEET)
1 inch = 60 ft.

LEGEND

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

JOSEPH & JANET BLACKFORD
D.B. 566, PG. 613
10.001 ACRES

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Westerville, OH 43081
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CARRIAGE TRAILS SECTION 14 PHASE II

2/3

PAGE 3 (SEE NEXT SHEET)

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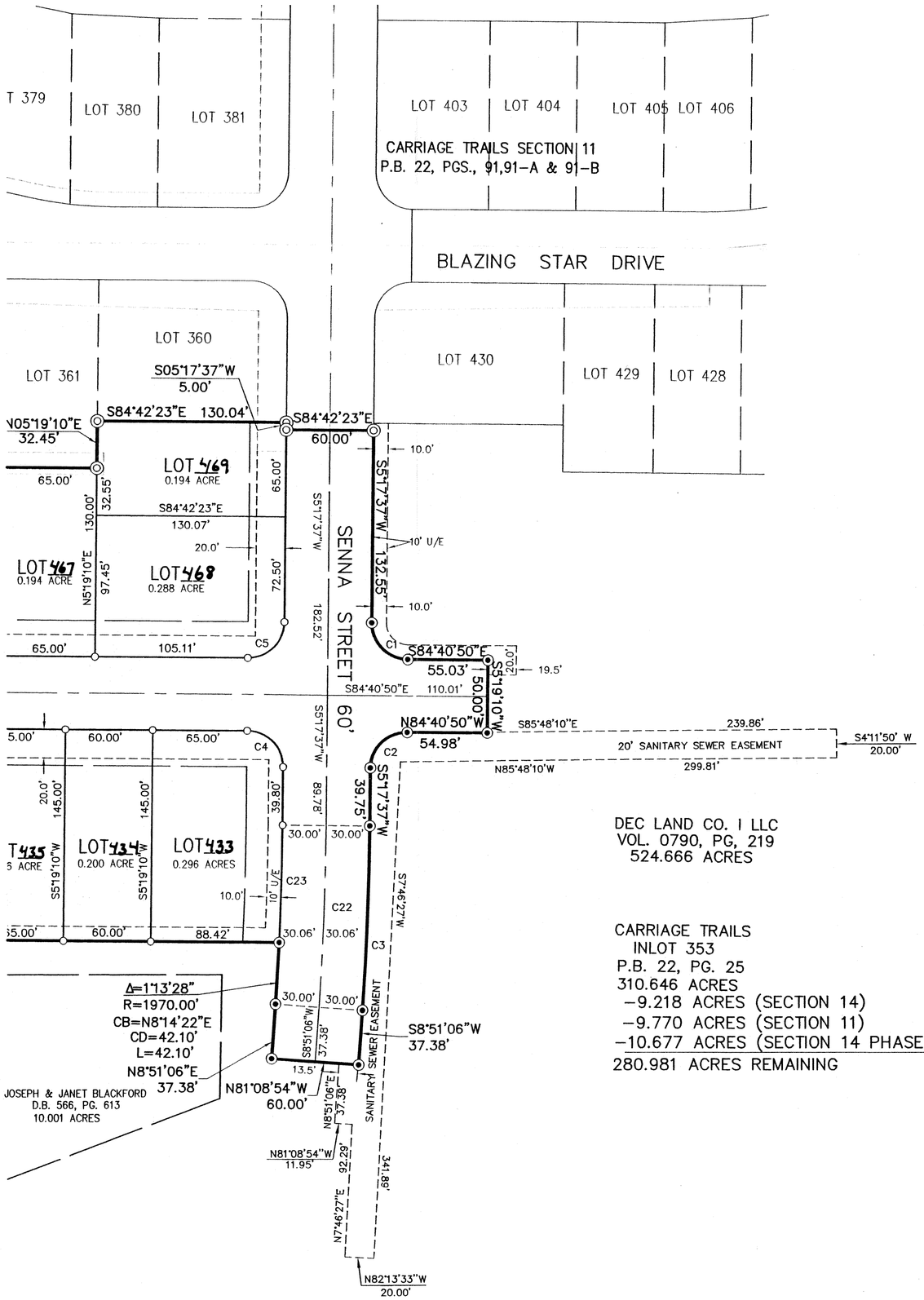
VOLUME 23 PAGE 116
MIAMI COUNTY RECORDER'S RECORD OF PLATS



DEC LAND CO. I LLC
VOL. 0790, PG, 219
524.666 ACRES

CARRIAGE TRAILS
INLOT 353
P.B. 22, PG. 25
310.646 ACRES
−9.218 ACRES (SECTION 14)
−9.770 ACRES (SECTION 11)
−10.677 ACRES (SECTION 14 PHASE 2)
280.981 ACRES REMAINING

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	39.26'	25.00'	89°58'27"	S39°41'36"E	35.35'
C2	39.28'	25.00'	90°01'33"	S50°18'24"W	35.36'
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C6	36.14'	50.00'	41°24'35"	S74°36'53"W	35.36'
C7	26.86'	50.00'	30°46'58"	N69°18'04"E	26.54'
C8	44.51'	50.00'	51°00'26"	S69°48'14"E	43.06'
C9	40.89'	50.00'	46°51'27"	S20°52'18"E	39.76'
C10	38.13'	50.00'	43°41'34"	S24°24'13"W	37.21'
C11	32.65'	50.00'	37°25'11"	N27°32'25"E	32.08'
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C13	39.06'	25.00'	89°31'15"	S39°55'12"E	35.21'
C14	39.48'	25.00'	90°28'45"	S50°04'48"W	35.50'
C15	7.64'	50.00'	8°45'01"	N00°27'55"E	7.63'
C16	28.50'	50.00'	32°39'34"	N20°14'22"W	28.12'
C17	40.45'	50.00'	46°21'10"	S13°23'34"E	39.36'
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C21	36.14'	50.00'	41°24'34"	S63°58'33"E	35.36'
C22	124.19'	2000.00'	3°33'28"	N07°04'22"E	124.17'
C23	80.23'	1970.00'	2°20'00"	N06°27'38"E	80.22'
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C25	39.06'	50.00'	44°45'38"	S17°32'23"E	38.08'
C26	39.48'	50.00'	45°14'22"	S72°41'59"W	38.46'
C27	39.48'	50.00'	45°14'22"	S27°27'37"W	38.46'

NORTH

60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

LEGEND

◎ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES

○ ◉ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")

U/E UTILITY EASEMENT

B/L BUILDING SETBACK LINE

SECTION 14 PHASE 2
2.264 ACRES RIGHT-OF-WAY
8.413 ACRES LOTS
10.677 ACRES TOTAL

CARRIAGE TRAILS
SECTION 14 PHASE II

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

3/3

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CARRIAGE TRAILS

SECTION 14 PHASE II

PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SECTIONS 19 & 25, RANGE 9, TOWNSHIP 2,
BETWEEN THE MIAMIS SURVEY

MARCH 2010

VOLUME 23 PAGE 11
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 23
DAY OF June, 2010 FOR
FILING AT 3:39:03 P M.
FILE NO. 20100R-07313
FEE 129.60
John S. Alexander
MIAMI COUNTY RECORDER
Dona Swihart
BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, GEORGE L. JENKINS 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 SHOWN HEREON.

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

WITNESS

DEC Land Co. I LLC
By: DEC/Carriage Trails LLC

By: George L. Jenkins
GEORGE L. JENKINS,
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 16th DAY OF June, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GEORGE L. JENKINS, 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 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 4/5/11

JEANNE WILLS
Notary Public, State of Ohio
My Commission Expires 4/5/11

NOTARY PUBLIC

CONSENT OF LIENHOLDER

INTEGRA BANK N.A.

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

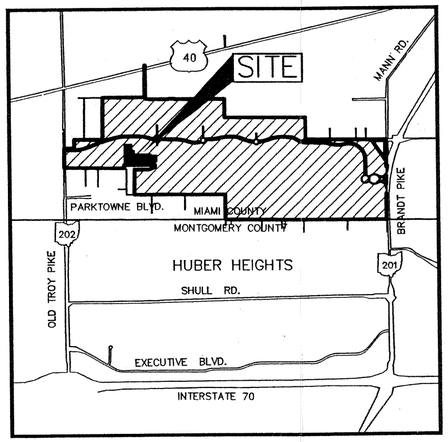
STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 18th DAY OF June, 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, VICE PRESIDENT OF INTEGRA BANK 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 HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Gina N. Schnaudt
Notary Public, State of Ohio
My Commission Expires 10-11-2014

Gina N. Schnaudt
NOTARY PUBLIC

10-11-2014
MY COMMISSION EXPIRES:



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 14, Phase II are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 0029, Pages 135–210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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

BUILDING SETBACKS

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

EASEMENTS

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

BASIS OF BEARINGS

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

REFERENCES:

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

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25
P.B. 22, PGS. 80
P.B. 22, PGS. 89
P.B. 22, PGS. 91

AUDITOR

TRANSFERRED ON THE 23 DAY OF June, 2010

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
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 22 JUNE, 2010

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

M–E COMPANIES, INC.
CIVIL ENGINEERING GROUP

STATE OF OHIO
DAVID L. CHIESA 7740
REGISTERED SURVEYOR

By 6/14/10
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017

M-E COMPANIES
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VOLUME 23 PAGE 11A
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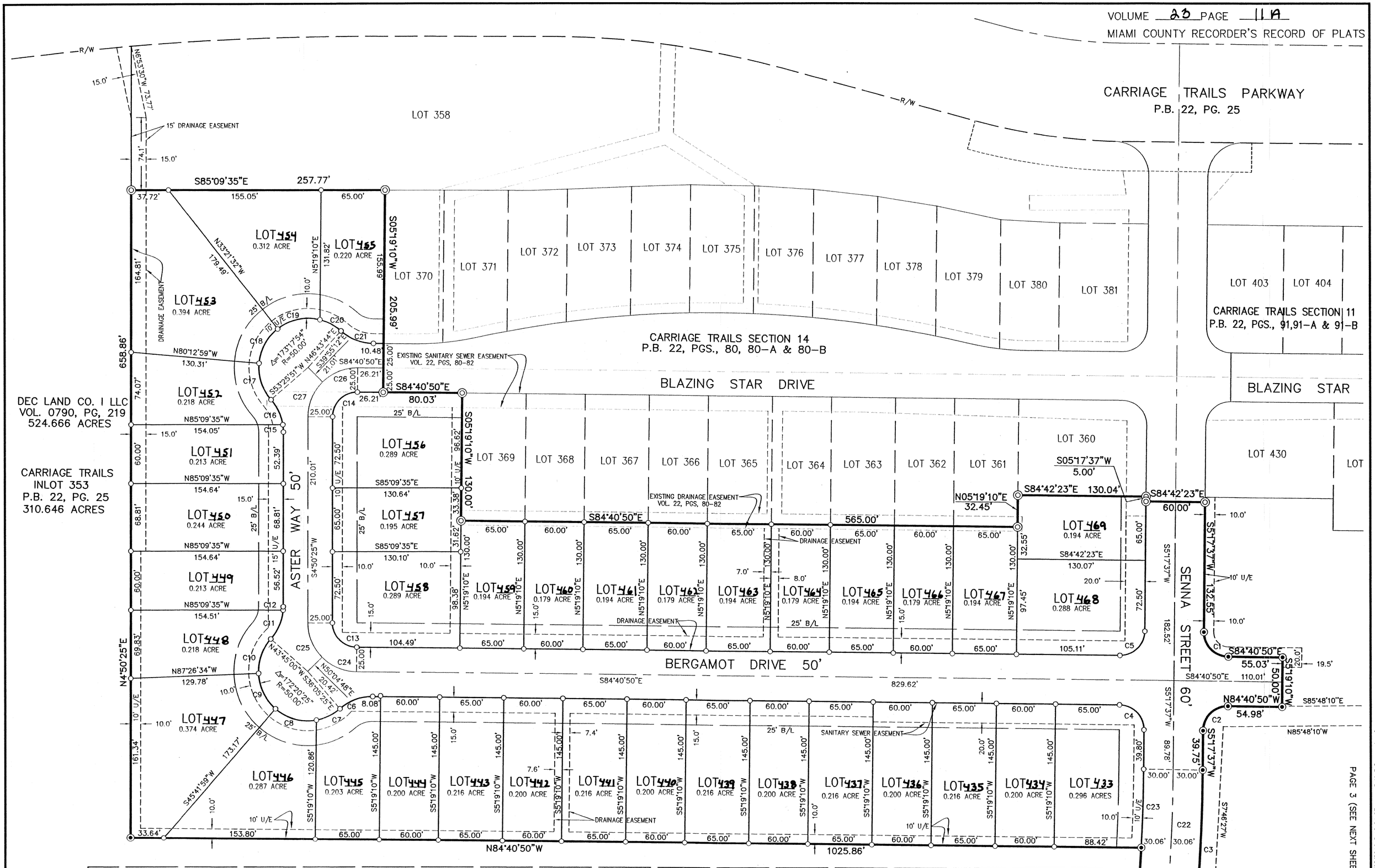

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(IN FEET)
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- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

JOSEPH & JANET BLACKFORD
D.B. 566, PG. 613
10.001 ACRES

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CARRIAGE TRAILS SECTION 14 PHASE II

2/3

PAGE 3 (SEE NEXT SHEET)

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VOLUME 23 PAGE 116
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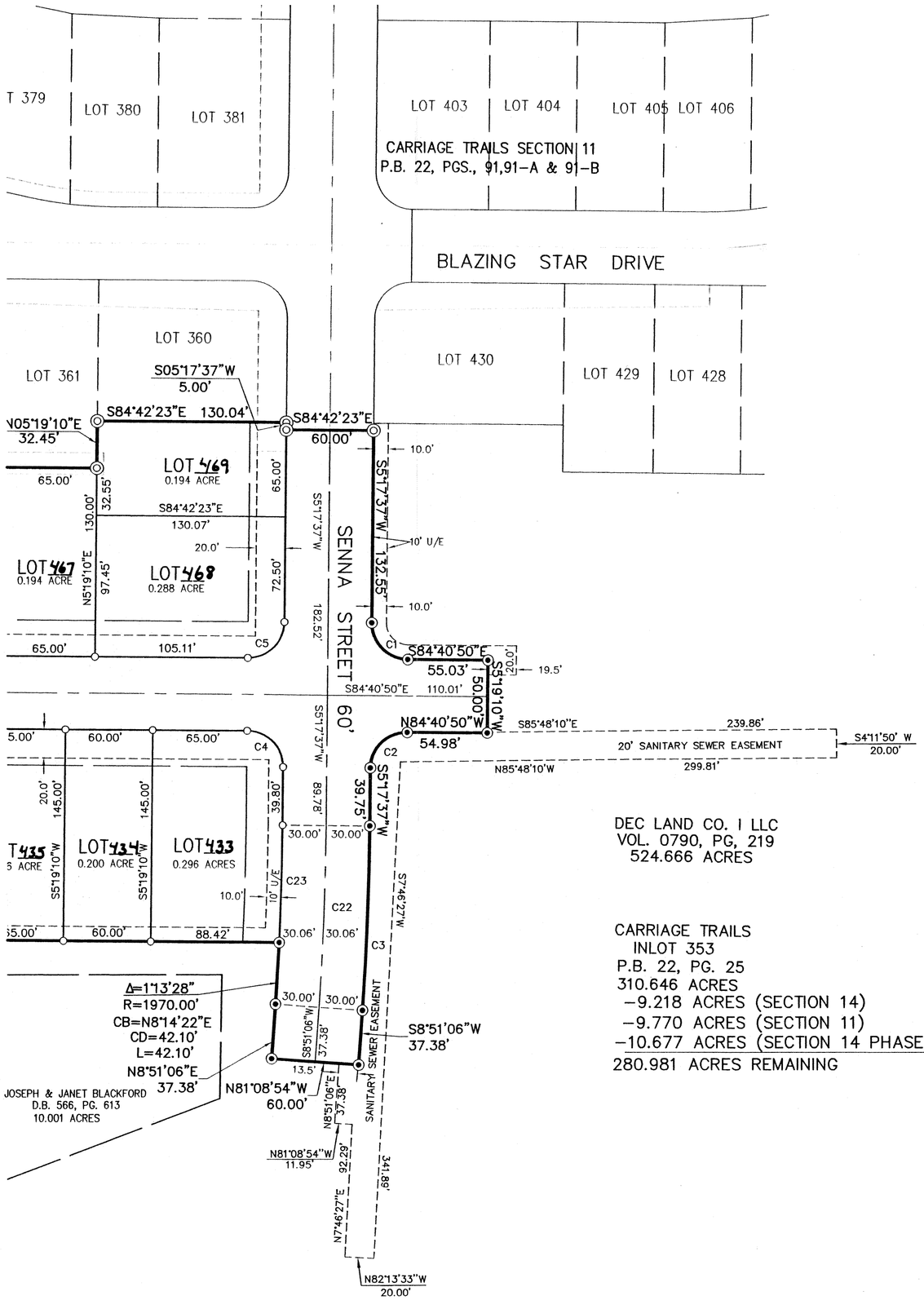

DEC LAND CO. I LLC
VOL. 0790, PG, 219
524.666 ACRES

CARRIAGE TRAILS
INLOT 353
P.B. 22, PG. 25
310.646 ACRES
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○ ◉ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")

U/E UTILITY EASEMENT

B/L BUILDING SETBACK LINE

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3/3

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RECORD PLAN

TROTTER REPLAT

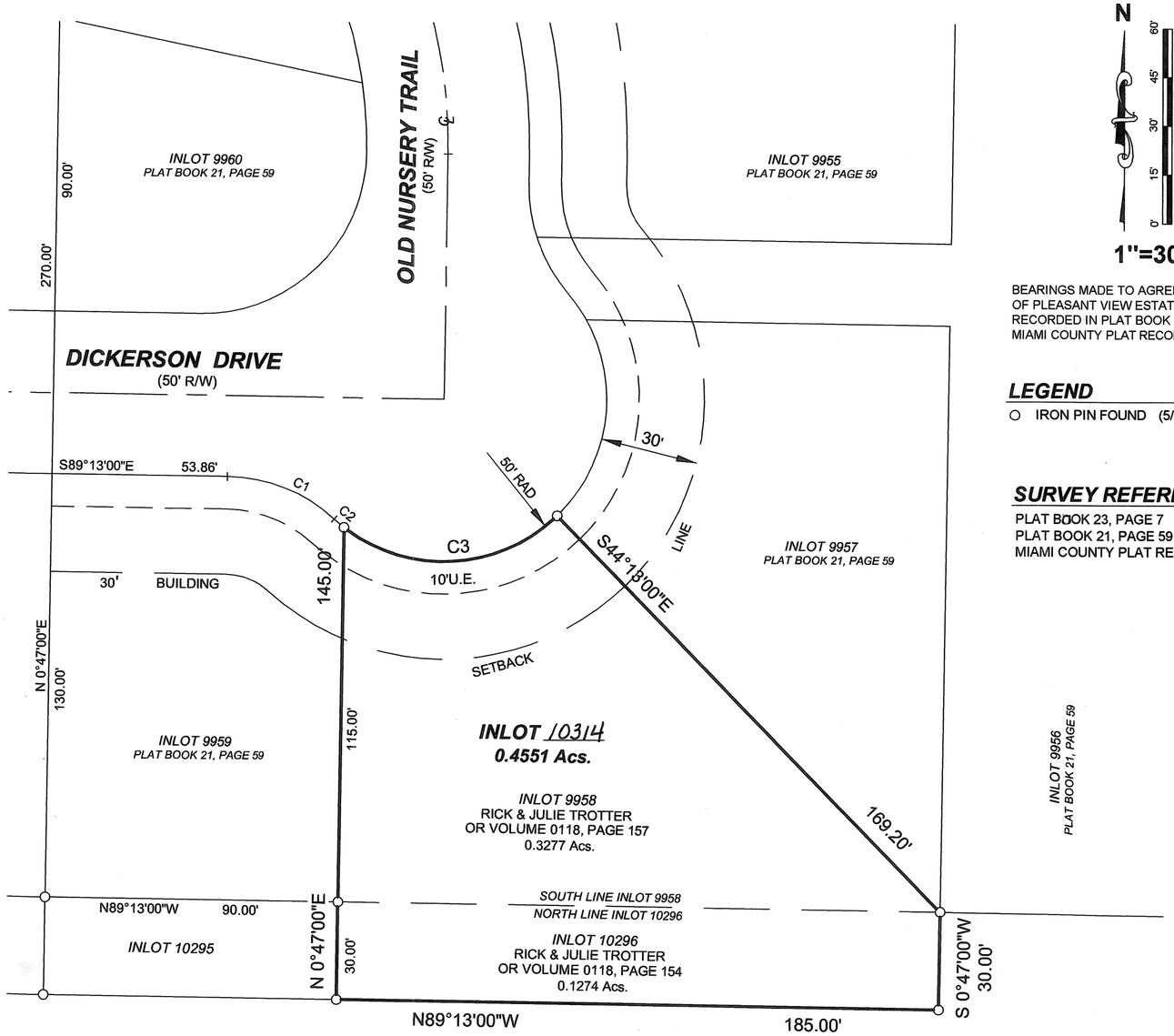
BEING ALL OF INLOT 9958, PLEASANT VIEW ESTATES SECTION THREE AS RECORDED IN PLAT BOOK 21, PAGE 59 AND ALL OF INLOT 10296, ANN DAVIES MOYER REPLAT #2 AS RECORDED IN PLAT BOOK 23, PAGE 7

SECTION 33, TOWN 5, RANGE 6 EAST,
CITY OF TROY, MIAMI COUNTY, OHIO

THIS REPLAT CONTAINS ~ 0.4551 ACRES

ACREAGE SUMMARY

ORIGINAL LOT 9958	~	0.3277 ACS.
AREA TO BE ADDED	~	0.1274 ACS.
TOTAL	~	**0.4551 ACS.**



N

1"=30'

BEARINGS MADE TO AGREE WITH THE BEARINGS OF PLEASANT VIEW ESTATES, SECTION THREE AS RECORDED IN PLAT BOOK 21, PAGE 59 OF THE MIAMI COUNTY PLAT RECORDS

LEGEND

O IRON PIN FOUND (5/8" DIA.)

SURVEY REFERENCES

PLAT BOOK 23, PAGE 7
PLAT BOOK 21, PAGE 59
MIAMI COUNTY PLAT RECORDS

ANN DAVIES MOYER
DEED BOOK 740, PAGE 711
PART INLOT 8205
44.7170 Acs.

CURVE DATA

#	RADIUS	ARC	Δ	LONG CHORD	
C1	50.00'	36.14'	41°24'29"	S68°30'32"E	35.35'
C2	50.00'	3.96'	4°32'17"	S50°04'40"E	3.96'
C3	50.00'	71.45'	81°52'12"	N86°43'06"E	65.52'

APPROVED: CITY OF TROY

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER

Deborah Swan
DEBORAH SWAN, PE
CITY ENGINEER

6-25-10
DATE

THIS INSTRUMENT WAS PREPARED BY:

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL& STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OH 45377
(937)-898-5862 FAX: (937)-898-5716

PLAT BOOK 23 *PAGE* 12
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 25 DAY
OF June, 2010, AT 1:58 pm
FILE No. 20100R-07398 FEE: $ 43.20

John S. Alexander Recorder
JOHN S. ALEXANDER
MIAMI COUNTY RECORDER

Robb Schroeder
DEPUTY

APPROVED AND TRANSFERRED WITH LOT No.s
THIS 25 DAY OF June, 2010

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Linda L. Zimmerman
DEPUTY

DESCRIPTION

THE WITHIN REPLAT IS LOCATED IN SECTION 33, TOWN 5, RANGE 6 EAST, CITY OF TROY, MIAMI COUNTY, OHIO, BEING ALL OF INLOT 9958 CONVEYED TO RICK & JULIE TROTTER BY DEED RECORDED AS OFFICIAL RECORD VOLUME 0118, PAGE 0157 AND ALL OF INLOT 10296 CONVEYED TO RICK & JULIE TROTTER BY DEED RECORDED AS OFFICIAL RECORD VOLUME 0118, PAGE 0154, BOTH DEEDS OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS AND CONTAINS 0.4551 ACRES. MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS ARE FOUND AS SHOWN

THOMAS WINEMILLER & ASSOCIATES, INC.

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED PROFESSIONAL SURVEYOR

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

THE UNDERSIGNED BEING ALL THE OWNERS OF THE LAND HEREIN SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REMOVAL OR REPLACEMENT OF WATER LINE, STORM SEWER, SANITARY SEWERS, GAS, ELECTRIC, CABLE TELEVISION, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES, ROOTS, BRUSH OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER.

Rick Trotter — RICK TROTTER, OWNER
Pamela Heidenescher — WITNESS
Penny Bizell — WITNESS

Julie Trotter — JULIE TROTTER, OWNER
Pamela Heidenescher — WITNESS
Penny Bizell — WITNESS

COUNTY OF MIAMI, STATE OF OHIO

RICK TROTTER, OWNER AND JULIE TROTTER, OWNER, BEING DULY SWORN THIS 24th DAY OF June, 2010 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF THEIR KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Rick Trotter — RICK TROTTER, OWNER
Julie Trotter — JULIE TROTTER, OWNER

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

NOTARY PUBLIC STATE OF OHIO
PAMELA HEIDENESCHER, Notary Public
In and for the State of Ohio
My Commission Expires April 17, 2015
Recorded in Champaign County

Pamela Heidenescher
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 4-17-15

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 24th DAY OF June, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNERS, RICK TROTTER AND JULIE TROTTER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC STATE OF OHIO
PAMELA HEIDENESCHER, Notary Public
In and for the State of Ohio
My Commission Expires April 17, 2015
Recorded in Champaign County

Pamela Heidenescher
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 4-17-15

ANNEXATION OF TERRITORY TO THE CITY OF PIQUA

7.932	FRAC. 29	1	11	SPRING CREEK	MIAMI, OHIO
ACREAGE	SECTION	TOWNSHIP	RANGE	TOWNSHIP	COUNTY

PLAT BOOK 23, PAGE 13
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 30 DAY OF June, 2010, AT 1:17 P M.
FILE No. 2010OR-07594 FEE: $43.20
John S. Alexander
JOHN ALEXANDER, MIAMI COUNTY RECORDER
J Shupman
DEPUTY

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED THIS 9th DAY OF November, 2009.

MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 18th DAY OF February, 2010, BY RESOLUTION NO. 10-02-232

MIAMI COUNTY COMMISSIONER

MIAMI COUNTY COMMISSIONER

MIAMI COUNTY COMMISSIONER

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY PIQUA HELD THIS 4th DAY OF May, 2010 THE ANNEXATION OF THE TERRITORY SHOWN HEREON TO THE CITY OF PIQUA WAS APPROVED AND ACCEPTED BY ~~ORDINANCE~~ Resolution No. R-58-10.

Rebecca J. Cool
CLERK

MAYOR

TRANSFERRED THIS 30 DAY OF June, 2010
Matthew W. Gearhardt BY: Linda Zimmerman
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
DEPUTY AUDITOR

ANNEXATION PROCEEDINGS RECORDED IN OFFICIAL RECORD BOOK 120 PAGE 364.

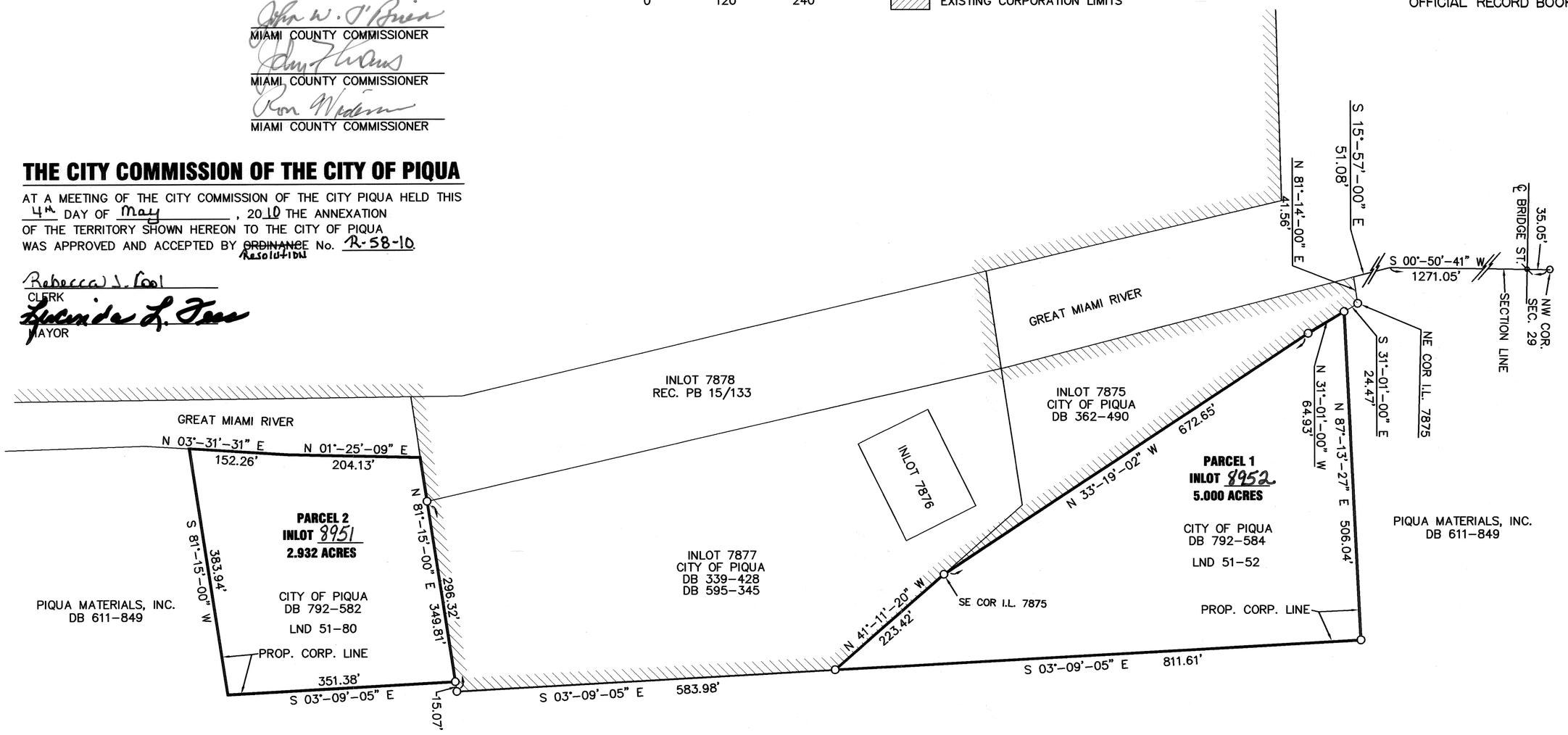
THE BEARINGS ARE BASED ON MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 51, PLAT 52

SCALE: 1"=120'

0 120 240

LEGEND

- IRON PIN FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- CONCRETE POST FOUND
- EXISTING CORPORATION LIMITS



PLAT REFERENCE
REC. PLAT 15, PAGE 133
LAND SURVEY 37, PAGE 50
LAND SURVEY 51, PAGE 52
LAND SURVEY 51, PAGE 80

DEED REFERENCE
DEED BOOK 792, PAGE 582
DEED BOOK 792, PAGE 584

DESCRIPTION
BEING THE ANNEXATION OF A 5.000 ACRE TRACT OF LAND OWNED BY THE CITY OF PIQUA AS DESCRIBED IN DEED BOOK 792, PAGE 584 AND SHOWN ON LAND SURVEY VOLUME 51, PAGE 52 AND A 2.932 ACRE TRACT OF LAND OWNED BY THE CITY OF PIQUA AS DESCRIBED IN DEED BOOK 792, PAGE 582 AND SHOWN ON LAND SURVEY 51, PAGE 80 TO THE CITY OF PIQUA, OHIO.

I HEREBY CERTIFY THAT ALL DIMENSIONS ARE BASED ON EXISTING DEEDS AND SURVEYS OF RECORD.

Wesley D. Goubeaux 1-08-2009
WESLEY D. GOUBEAUX, P.S. #8254 DATE

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT B

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE:	01-08-2009
DRAWN BY:	WDG
JOB NUMBER:	MIAPIQ0807EQBasin
SHEET NUMBER	1 OF 1

TRADER COURT NO. 1319

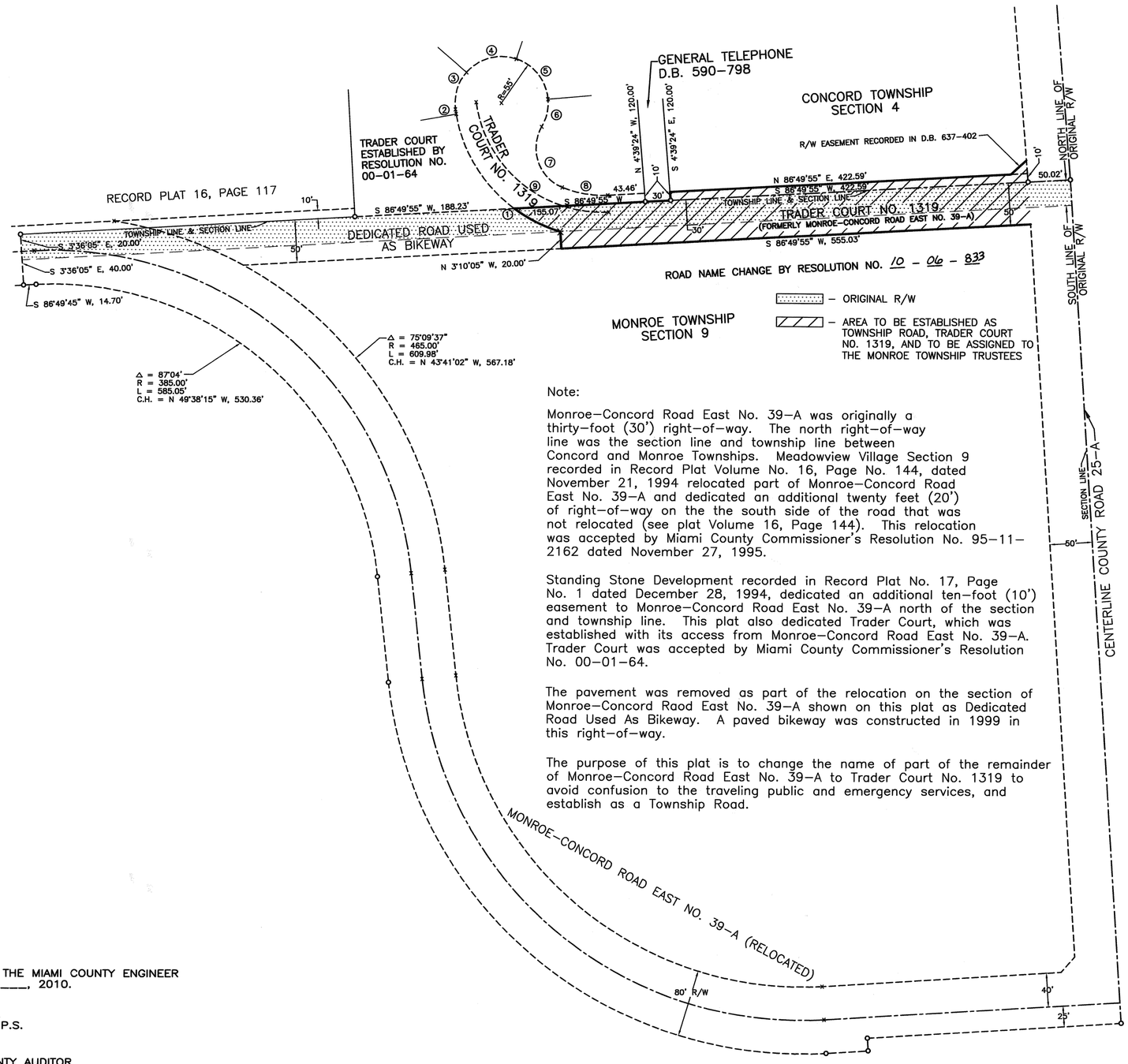
SECTIONS 4 & 9, TOWN 4, RANGE 6E
CONCORD & MONROE TOWNSHIPS, MIAMI COUNTY, OHIO

PLAT BOOK 23 PAGE 14

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 30 DAY
OF June, 2010 AT 3:07 p.M.
FILE NO. 2010OR-07611 FEE 0.0

John S. Alexander, Miami County Recorder
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY Robin Schroeder
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 167



Note:

Monroe–Concord Road East No. 39–A was originally a thirty–foot (30') right–of–way. The north right–of–way line was the section line and township line between Concord and Monroe Townships. Meadowview Village Section 9 recorded in Record Plat Volume No. 16, Page No. 144, dated November 21, 1994 relocated part of Monroe–Concord Road East No. 39–A and dedicated an additional twenty feet (20') of right–of–way on the the south side of the road that was not relocated (see plat Volume 16, Page 144). This relocation was accepted by Miami County Commissioner's Resolution No. 95–11–2162 dated November 27, 1995.

Standing Stone Development recorded in Record Plat No. 17, Page No. 1 dated December 28, 1994, dedicated an additional ten–foot (10') easement to Monroe–Concord Road East No. 39–A north of the section and township line. This plat also dedicated Trader Court, which was established with its access from Monroe–Concord Road East No. 39–A. Trader Court was accepted by Miami County Commissioner's Resolution No. 00–01–64.

The pavement was removed as part of the relocation on the section of Monroe–Concord Raod East No. 39–A shown on this plat as Dedicated Road Used As Bikeway. A paved bikeway was constructed in 1999 in this right–of–way.

The purpose of this plat is to change the name of part of the remainder of Monroe–Concord Road East No. 39–A to Trader Court No. 1319 to avoid confusion to the traveling public and emergency services, and establish as a Township Road.

CURVE DATA

	RAD.	DELTA	ARC	CHORD
①	175.00	63°52'46"	195.11'	N 41°46'16" W, 185.16'
②	175.00	1°53'00"	5.75'	N 8°53'24" W, 5.75'
③	55.00	48°58'24"	47.01'	N 16°32'18" E, 45.59'
④	55.00	67°08'28"	64.45'	N 74°35'44" E, 60.83'
⑤	55.00	66°53'27"	64.21'	S 38°23'19" E, 60.63'
⑥	55.00	35°12'29"	33.80'	S 12°39'39" W, 33.27'
⑦	50.00	98°12'48"	85.71'	S 18°50'30" E, 75.59'
⑧	125.00	25°13'11"	55.02'	S 80°33'17" E, 54.58'
⑨	150.00	85°13'17"	223.11	N 50°33'27" W, 203.11'

ROAD NAME CHANGE

RENAME PART OF MONROE–CONCORD ROAD (NO. 39–A) TO TRADER COURT (NO. 1319) AND ESTABLISH AS A TOWNSHIP ROAD

REFERENCES
RECORD PLATS:
PLAT 16 PG. 144
PLAT 17 PG. 1

BEARINGS AS PER
RECORD PLAT 17 PG. 1

100 50 0 100
GRAPHIC SCALE IN FEET
1"=100'

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 22nd DAY OF June, 2010.

DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 30 DAY OF June, 2010.

MATTHEW W. GEARHARDT — BY Linda Turnerman
MIAMI COUNTY AUDITOR — DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 22nd DAY OF June, 2010.

JOHN F. EVANS — JOHN W. O'BRIEN — RON WIDENER
MIAMI COUNTY COMMISSIONER — MIAMI COUNTY COMMISSIONER — MIAMI COUNTY COMMISSIONER

LEGEND
O IRON PIN FOUND
--------- EXISTING RIGHT–OF–WAY LINE

STATE OF OHIO
PAUL E. JOHNSON 6030
REGISTERED SURVEYOR

PAUL E. JOHNSON P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6030
Paul E. Johnson

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN P.E., P.S.,
MIAMI COUNTY ENGINEER

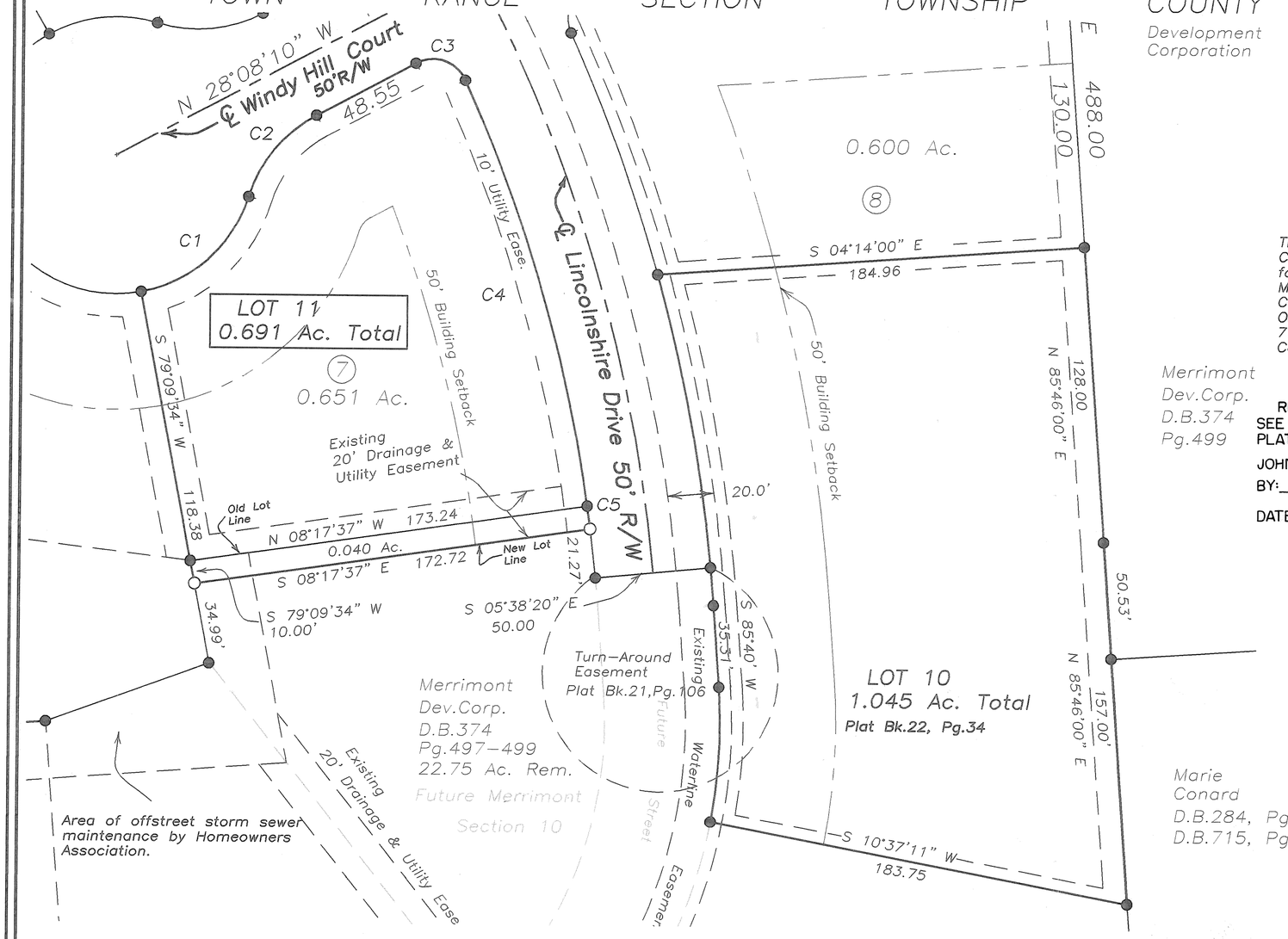
DATE: JUNE 7, 2010

Replat Lot 7 Merrimont Section 9 and 0.040 Acre Tract

4N	6E	4 NE¼	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Development Corporation

PLAT BOOK 23 PAGE 15
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 7-8, 2010 AT 3:42pm
FILE NO. 2010OR-07919 FEE 43.20
John S Alexander BY: R Schroeder
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED
THIS 6 DAY OF July, 2010
Matthew W. Gearhardt BY: Linda Zimmerman
MIAMI CO. AUDITOR DEPUTY



The Declaration of Covenants, Conditions and Restrictions for the development known as Merrimont Subdivision No.9 in Concord Township, Miami County, Ohio is recorded in Deed Book 777, Page 414 of the Miami County Recorder's Deed Records.

REGARDING EASEMENT ON LOT 11:
SEE PLAT RECORDED IN RECORDER'S PLAT BOOK 23 PAGE 80.
JOHN S. ALEXANDER, RECORDER
BY: Dona Swihart Chf DEPUTY
DATE: April 17, 2012

Description

Being a replat of Lot 7 Merrimont Subdivision as recorded in Plat Book 21, Pg. 106 and a 0.529 acre tract of a 46.57 acre tract located in the northeast quarter of Section 4, Town 4N, Range 6E, Concord Township, Miami County, Ohio, conveyed to the Merrimont Development Corporation by deed recorded in Book 374, Page 499 of the Miami County Recorder's Deed Records. 0.651 acres in Lot 7 and 0.040 acre tract is in Town 4N, Range 6E, Section 4 Concord Township.

Dedication

We, the undersigned, being all of the owners of the land herein platted, do hereby accept and approve this plat and all of the protective covenants and restrictions as referenced in Merrimont Section 9, P.B.21, Pg.106 and do hereby voluntarily consent to the execution of said plat.

Existing easements shown or noted on this plat are for the construction, maintenance, repair, replacement, or removal of open ditch surface water drainage or operation of gas, sewer, water, electric, telephone or privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Merrimont Development Corporation
Officers

Louise Shroyer — Louise Shroyer–President
Irving Shroyer — Irving Shroyer–Secretary

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

Be it remembered that on this 2nd day of July 2010, before me, the undersigned, a notary public in and for said county and state, personally appeared The Merrimont Development Corporation, by the above signed officers, to me known, and acknowledged the signing and execution of the within plat to be their free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Mary Louise Boes
Notary Public in and for State of Ohio
My commission expires 1-24-12

MARY LOUISE BOES
Notary Public, State of Ohio
My Commission Expires 1-24-12

Miami County Commissioners

This plat was reviewed and approved by the Commissioners this 6th day of July, 2010
(Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat, Section 711.041, Ohio Revised Code.)

John W O'Brien — Ron Wilson — Jan Lenz

Miami County Engineer

This plat was reviewed and approved by the Engineer this 1st day of July, 2010.

Miami County Engineer

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

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

Michael W. Cozatt 6-25-10
MICHAEL W. COZATT
P.S. #6001

Curve Table

No.	Radius	Δ	Arc Length	Long Chord
1.	60.00'	62°11'46"	65.13'	61.98' N 41°56'19" W
2.	60.00'	44°54'14"	47.02'	45.83' N 50°35'11" W
3.	15.50'	93°30'43"	25.30'	22.58' N 18°37'27" E
4.	675.00'	16°19'18"	192.29'	191.64' N 73°32'44" E
5.	675.00'	00°50'56"	10.00'	10.00' N 82°07'51" E

Area Summary

1 Existing Lot	0.651 Ac.
1 Parcel	0.040 Ac.
Total	0.691 Ac.

Legend

- ● Iron Pin Found
- ○ 5/8" Capped Iron Pin Set (Cozatt, S6001)
- □ Stone Found
- ▲ Wood Post

References

Miami County Recorder's Plat Records
Plat Book 13, Page 30
Plat Book 21, Page 106
Plat Book 22, Page 34
(Basis of Bearings)

Miami County Planning Commission

This plat was reviewed and approved by the Planning Commission this 15 day of June, 2010.

Chairperson — Secretary

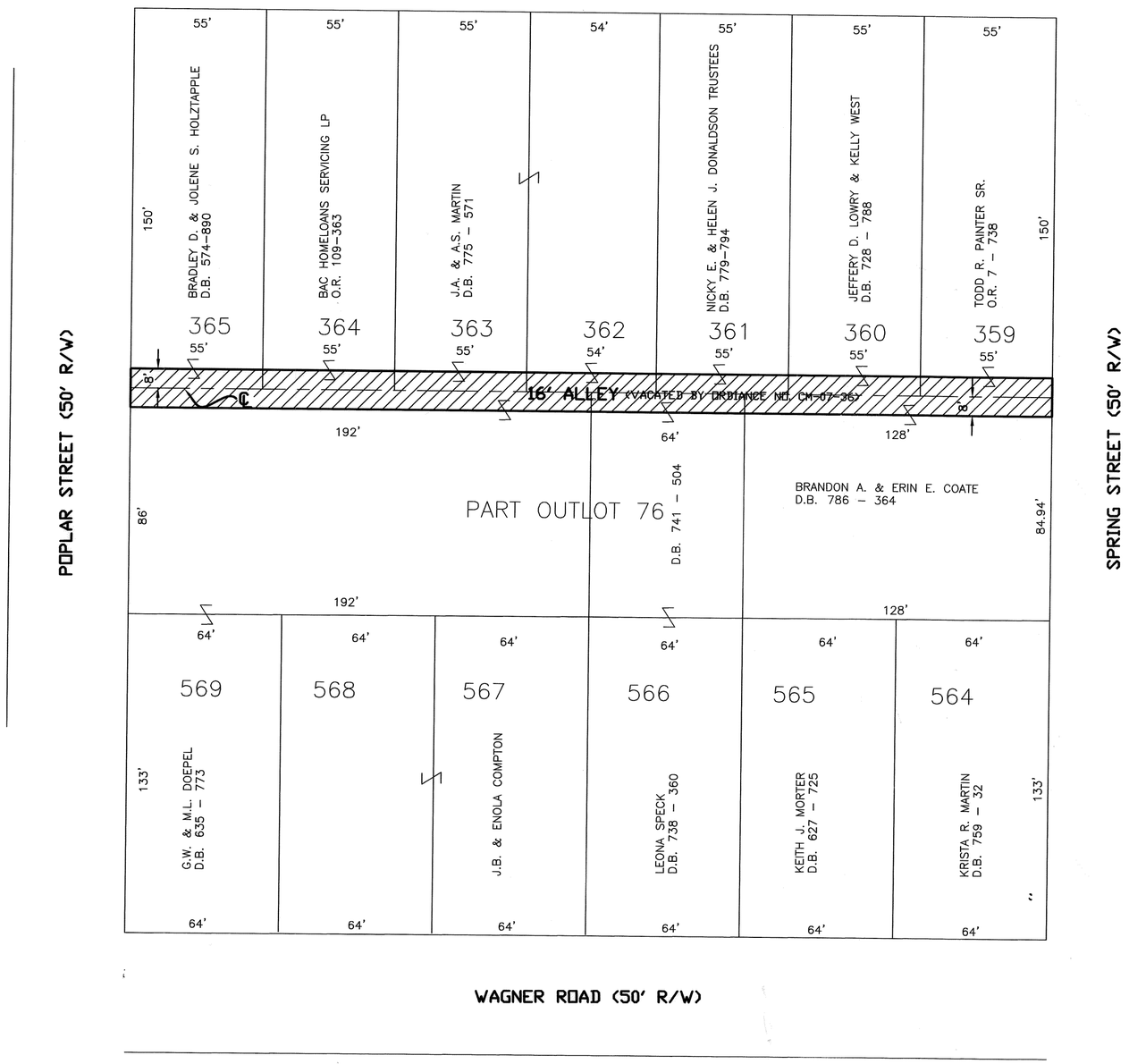
Easement Note:
5' Drainage & Utility Easement along all interior lot lines.
10' Utility Easement behind all street r/w lines.
All other easements as shown.

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
476 Swailes Road — Troy, OH 45373
Job No. 01608 — (937)-339-2921
File Name: C:\Construction\Replat Lots 9 & 10.dwg
Drawn by: DMC ~ Checked by: MWC

Sheet 1/1

ALLEY VACATION PLAT —WEST MILTON, MIAMI COUNTY, OHIO

AS A CONSIDERATION OF THIS VACATION, EASEMENTS DESIGNATED BY CROSS HATCHING OVER PORTIONS OF THE VACATED ALLEY SHALL BE GRANTED FOR MAINTENANCE AND REPAIR OR REPLACEMENT OF EXISTING UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.



VOLUME 23 PAGE 176

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 21 DAY OF July, 2010, AT 9:52 A.M.

FILE #2010R08472 FEE $43.20

MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 21 DAY OF July, 2010

MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

This Vacation Plat was Reviewed and Approved by the Municipaity of West Milton Planning Commission this 8 Day of JUNE, 2010.

Chairman

Secretary

At a meeting of the Council of the Municipality of West Milton, Ohio held this 8th Day of JANUARY, 2008. This Vacation Plat was approved by Ordinance No. CM-07-36.

Mayor

Clerk of Council

REFERENCES
PLAT BOOKS
REC 2-210
PLAT WEST MILTON 37N
PLAT WEST MILTON 33N

DEED BOOK:
AS REFERENCED HEREON

0' 40' 80' 120'

GRAPHIC SCALE IN FEET
1" = 40'

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

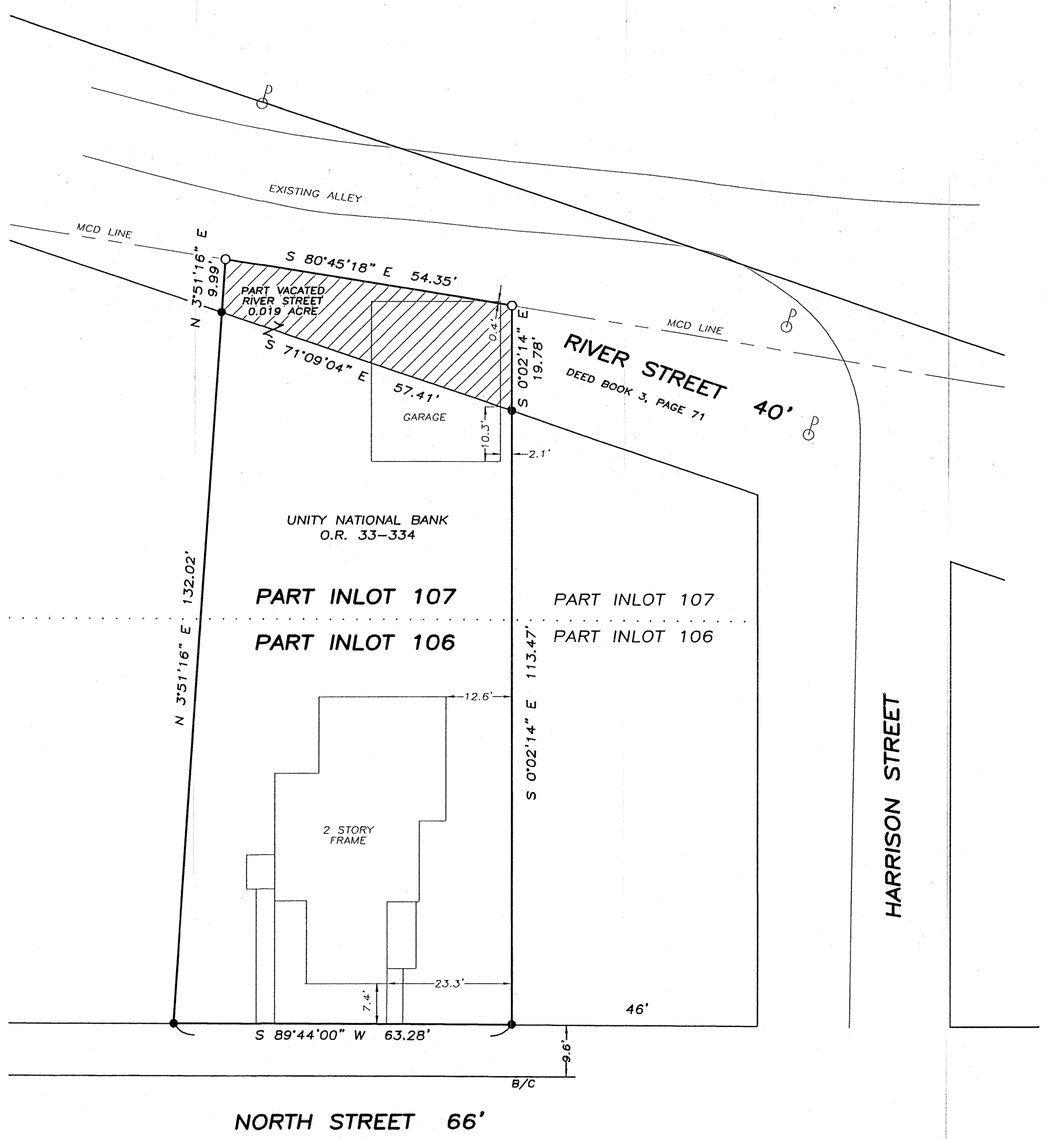
BEING A VACATION OF A 16' ALLEY IN WEST MILTON, OHIO IN MIAMI COUNTY ~ JUNE 24, 2010

STATE OF OHIO — PHILIP C. BRUMBAUGH 5057 — REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

\\Brumbaug-0001\e\BES_2010\166.10 (ALLEY VACATION COATE) BNDRY\Topo\ALLEY_VACATION_COATE.dwg

PART RIVER STREET VACATION
CITY OF PIQUA, MIAMI COUNTY, OHIO



PLAT BOOK 23 PAGE 17

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 2nd DAY

OF August, 2010, AT 11:28 M.

FILE # 20100R-08968

FEE $43.20

MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED August 02, 2010

Matthew W. Gearhardt — MIAMI COUNTY AUDITOR

Joyce Grilliot — BY DEPUTY AUDITOR

CITY OF PIQUA, PLANNING COMMISSION

ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO

THIS 13TH DAY OF July, 2010

PRESIDENT — SECRETARY

CITY OF PIQUA, COMMISSIONERS

ACCEPTED AND APPROVED BY THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO

THIS 20th DAY OF July, 2010

ORDINANCE # 23-10

MAYOR — Rebecca S. Cool, CLERK

0 10 20 40

GRAPHIC SCALE IN FEET
1" = 20'

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 20, PAGE 26

MIAMI COUNTY RECORDER'S DEED RECORD:
VOLUME 3, PAGE 71

LEGEND

● IRON PIN FOUND
○ IRON PIN SET

PART RIVER STREET VACATION
IN MIAMI COUNTY, OHIO ~ APRIL 5, 2010

STATE OF OHIO — THOMAS R. ZECHMAN 7077 — REGISTERED PROFESSIONAL SURVEYOR

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

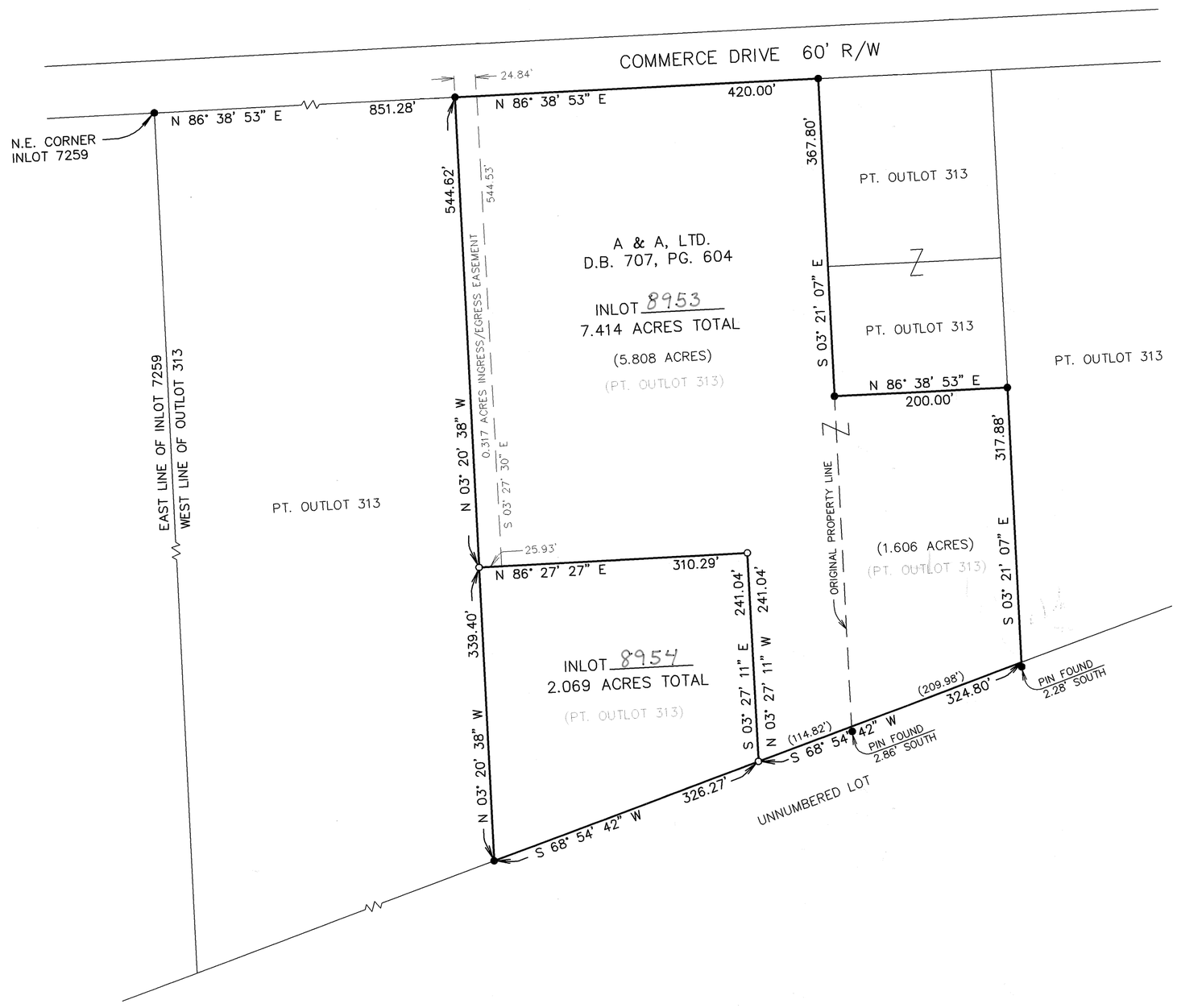
REPLAT OF PART OUTLOT 313

Piqua	S.W.	Miami	Ohio
Corporation	Section	County	State

Plat Book 23 Page 18
Miami County Recorder's Plat Records
Received August 3, 2010 at 10:38
File Number 201008-09051 Fee 43.20
Miami County Recorder By: R. Schneider Deputy

Scale: 1"=100'
0 50 100 150 200

Approved and transferred with lot numbers assigned this 3 day of August, 2010.
Matthew W. Gearhart Miami County Auditor By: Joyce Grilliot Deputy



DESCRIPTION

BEING A REPLAT OF PART OF OUTLOT 313 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AND ACQUIRED BY A & A, LTD. BY DEED RECORDED IN DEED BOOK 707, PAGE 604 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

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: A&A, LTD.
Edward D. Adams (VP)
AUTHORIZED SIGNATURE

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Edward Adams, ON BEHALF OF THE OWNER, A & A, LTD., WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT ON BEHALF OF SAID OWNER, AND THAT IT IS THEIR THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED OFFICIAL SEAL ON THIS 27 DAY OF July, 2010.

Rebecca J. Cool
NOTARY PUBLIC

12, 2014
COMMISSION EXPIRES

REBECCA J. COOL, Notary Public
In and For the State of Ohio
My Commission Expires July 12, 2014

APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA PLANNER THIS 2nd DAY OF August, 2010.

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, WITH MONUMENTATION SET OR FOUND AS SHOWN.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt 7/22/10
Michael W. Cozatt, P.S. #6001 Date

Legend

- ● Iron pin Found
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

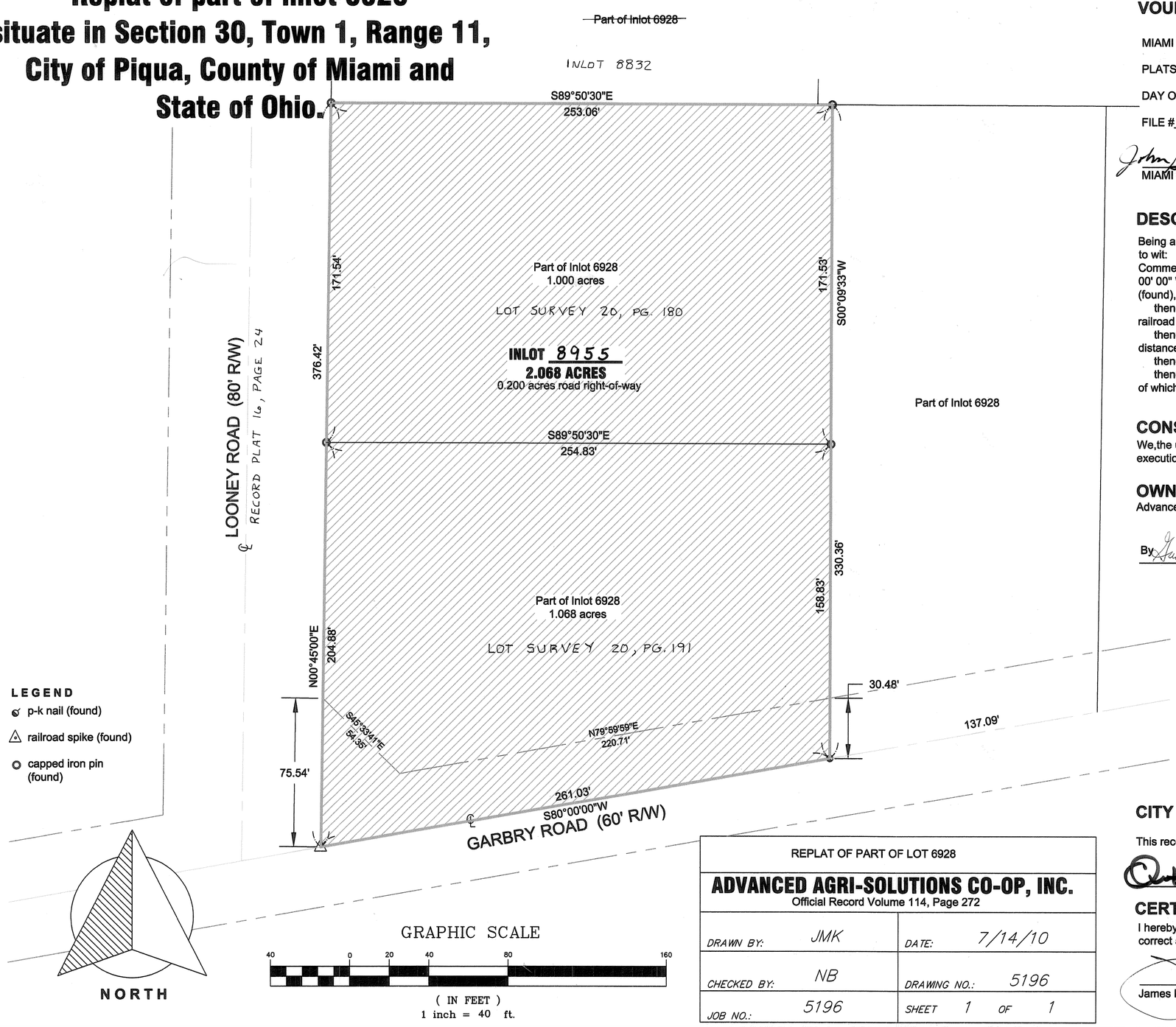
VOL. 10, PG. 150
VOL. 17, PG. 128-B
VOL. 21, PG. 74
VOL. 21, PG. 161
VOL. 23, PG. 26
— Miami County Engineer's Record of Lot Surveys

Easement Note

THE 2.069 ACRE TRACT AND THE 7.414 ACRE TRACT ARE SUBJECT TO CROSS EASEMENTS FOR BOTH ACCESS AND PARKING. (A PERPETUAL NON-EXCLUSIVE EASEMENT ON, OVER, AND ACROSS GRAVEL AND ASPHALT AREAS.)

Cozatt Engineering Company
Civil Engineer Land Surveyor
2784 S. County Road 25A Troy, Ohio
Job No. 06810R Ph. (937) 339-2921

Replat of part of inlot 6928 situate in Section 30, Town 1, Range 11, City of Piqua, County of Miami and State of Ohio.



VOUME 23 PAGE 19

MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 12 DAY OF August, 2010, AT 1:41 .M

FILE # 2010OR-09468 FEE 43.20

John S. Alexander, R. Schroeder
MIAMI CO. RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Aug 12, 2010.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Drilliot
BY DEPUTY AUDITOR

DESCRIPTION

Being a part of inlot 6928, situate in Section 30, Town 1, Range 11, City of Piqua, County of Miami and State of Ohio, to wit:

Commencing for reference at the southeast corner of said inlot 6928 and the centerline of Garbry Road; thence, S 80° 00' 00" W along the south line of said inlot and the centerline of Garbry Road for a distance of 137.09 feet to a p-k nail (found), said nail being the **POINT OF BEGINNING** for the parcel herein described;

thence, continuing along the aforesaid south line and centerline, S 80° 00' 00" W for a distance of 261.03 feet to a railroad spike (found);

thence, N 00° 45' 00" E along the east right-of-way line of Looney Road and the west line of inlot 6928 for a distance of 376.42 feet to a capped pin (found);

thence, S 89° 50' 30" E for a distance of 253.06 feet to a capped pin (found);

thence, S 00° 09' 33" W for a distance of 330.36 feet to the **POINT OF BEGINNING**, containing therein 2.068 acres, of which acres is right-of-way.

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 shown hereon.

OWNER

Advanced Agri-Solutions Co-Op, Inc. ("Advanced Ag")

By Gailyn Thomsen Vice Pres. 7/30/10

STATE OF OHIO, ~~MIAMI~~ Shelby COUNTY, SS:

Be it remembered that on this 30th day of July, 2010, before me, the undersigned, a Notary Public in * Gailyn Thomsen, Vice President of Advanced Agri-Solutions Co-Op, Inc and for said County and State, personally came ~~*~~ _____, ~~as agent for the owner~~, and acknowledged the signing and execution of the foregoing plat to be ~~their~~ his voluntary act and deed and that of the Corp. In testimony whereof, I have set my and and Notorial seal on the day and date above written.

My Commission expires: _____ Notary Public

KEITH M. SCHNELLE, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

CITY OF PIQUA

This record plat reviewed and approved this 10th day of Aug, 2010.

CERTIFICATION

I hereby certify this plat to be correct as shown hereon.

James M. Kent, Professional Surveyor No. 6792

STATE OF OHIO
JAMES M. KENT
6792
REGISTERED PROFESSIONAL SURVEYOR

REPLAT OF PART OF LOT 6928	
ADVANCED AGRI-SOLUTIONS CO-OP, INC. Official Record Volume 114, Page 272	
DRAWN BY: JMK	DATE: 7/14/10
CHECKED BY: NB	DRAWING NO.: 5196
JOB NO.: 5196	SHEET 1 OF 1

kent surveying, inc.
acad - advanced agri-solutions
drawing #5196
July 20, 2010

REPLAT OF INLOT 4096

12.734 ACREAGE	27 SECTION	4 TOWNSHIP	6 RANGE	TIPP CITY CITY	MIAMI, OHIO COUNTY

PLAT AUTHORIZATION

DJB Unlimited, LLC, the owner of the land included within this plat have caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Inlot 4096.

DJB LLC. by [signature]
Authorized Signiture

State of Ohio
County of MIAMI

The forgoing instrument was acknowledged before me this 12 day of AUGUST, 2010, by JAYDEE BLAIR on behalf of DJB Unlimited, LLC.

NOTARIAL SEAL STATE OF OHIO
KIMBERLY D. PATTERSON, Notary Public
In and for the State of Ohio
My Commission Expires May 31, 2015

Kimberly D. Patterson
Notary Public

May 31, 2015
My commission expires

PLAT NOTES:

BY RECORDING OF THIS PLAT THE PLAT NOTES REFERENCED IN PLAT BOOK 22, PAGE 96–96A, "3. MODIFICATIONS (INCREASES) TO THE HEIGHT OF THE CELL TOWER, LOCATED ON THE ±12.734 ACRE LOT, SHALL NOT BE PERMITTED" IS NO LONGER VALID.

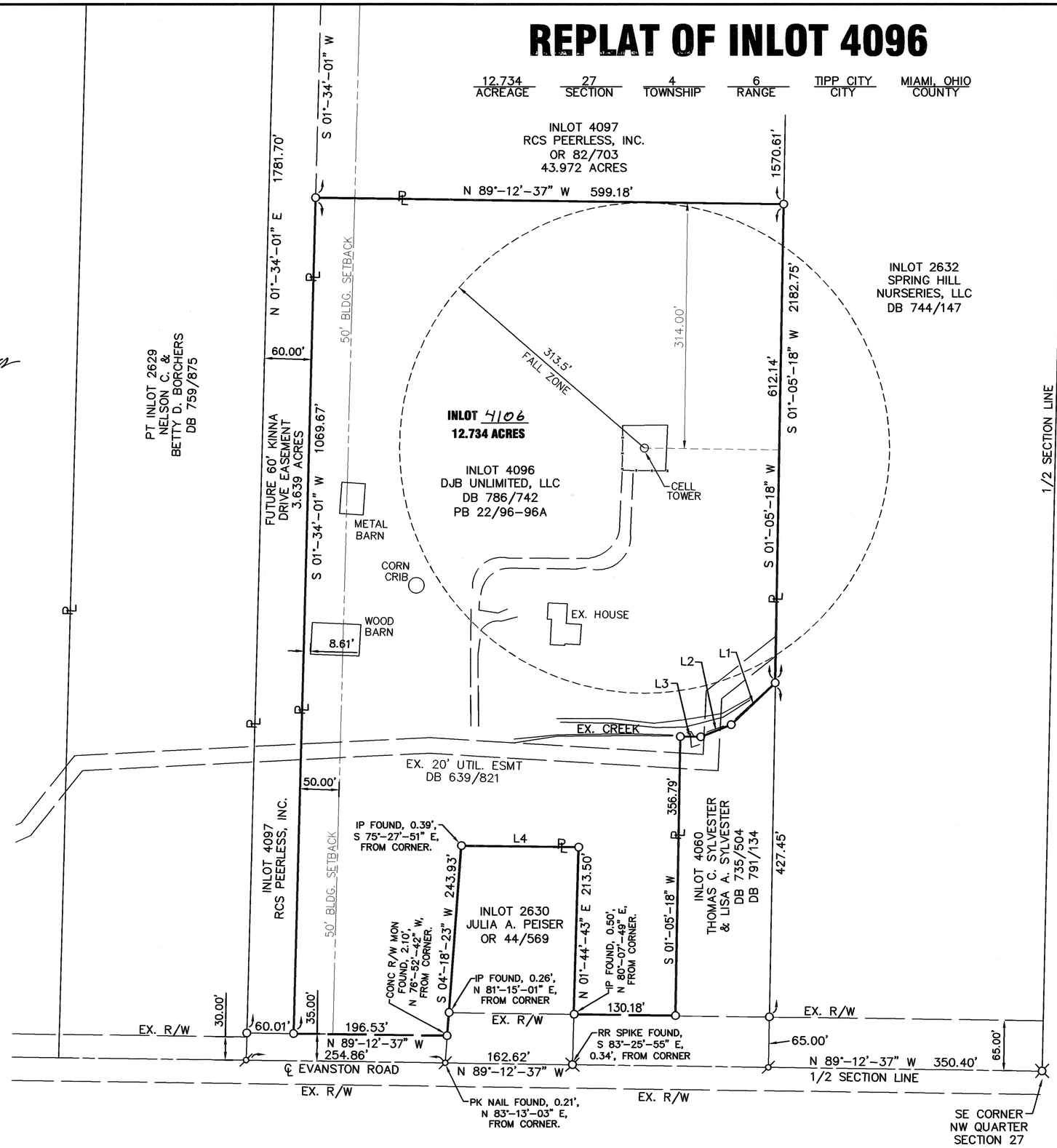
LINE CHART		
LINE	BEARING	DIST.
L1	S 46°–32'–47" W	77.70'
L2	S 68°–00'–17" W	41.86'
L3	N 89°–44'–00" W	26.12'
L4	N 89°–12'–37" W	150.15'

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS 10th DAY OF August, 2010.

[signature]
CHAIRPERSON

Marilyn Fennell
SECRETARY



PLAT BOOK 23, PAGE 20
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 13 DAY OF August, 2010, AT 11:12 A.M.
FILE No. 20100R-09552 FEE: $43.20

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER

Dona Swihart
BY DEPUTY

TRANSFERRED THIS 13th DAY OF August, 2010

Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: Joyce Griffith
DEPUTY AUDITOR

BEARINGS BASED ON
LAND SURVEY 48, PAGE 163
SCALE: 1"=100'
0 50 100

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- P.K. NAIL FOUND
- ◎ IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- CONCRETE MONUMENT FD

DEED REFERENCE
DEED BOOK 759, PAGE 867
DEED BOOK 735, PAGE 504
DEED BOOK 791, PAGE 134
OFFICIAL RECORD 57, PAGE 449

SURVEY REFERENCE
LAND SUR. VOL. 6, PLAT 8
LAND SUR. VOL. 20, PLAT 164
LAND SUR. VOL. 37, PLAT 28
LAND SUR. VOL. 48, PLAT 163
RECORDER'S PLAT 22, PAGE 29
RECORDER'S PLAT 22, PAGE 96, 96A

FUTURE KINNA DRIVE EASEMENT (ON INLOT 4097)

THE NOTED 60' WIDE KINNA DRIVE EASEMENT IS FOR THE FUTURE 60' KINNA DRIVE RIGHT–OF–WAY AS REQUIRED BY TIPP CITY'S THOROUGHFARE PLAN. NO STRUCTURES MAY BE BUILT OR EXPANDED WITHIN THIS EASEMENT OR WITHIN 50' OF THE EAST AND WESTERN EDGES OF THIS EASEMENT. THIS EASEMENT MAY ONLY BE VACATED WHEN KINNA DRIVE IS DEDICATED AS RIGHT–OF–WAY INCLUDING THE CONSTRUCTION OF THE REQUIRED PUBLIC IMPROVEMENTS AT THE SOLE EXPENSE OF THE PROPERTY OWNER.

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE BASED ON AN ACTUAL FIELD SURVEY.

BEING A REPLAT OF INLOT 4096 OWNED BY DJB UNLIMITED, LLC, AS DESCRIBED IN DEED BOOK 786, PAGE 742 AND SHOWN ON PLAT BOOK 22, PAGE 96, 96A AND OFFICIAL RECORD 57, PAGE 449.

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

7-23-2010
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 07–23–2010
DRAWN BY: WDG
JOB NUMBER: MIATCI0910Replat
SHEET NUMBER 1 OF 1

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)
RESOLUTION No. 10-02-159

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

MIAMI COUNTY ENGINEER
THIS PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 10TH DAY OF DECEMBER, 2009
DOUGLAS CHRISTIAN, MIAMI COUNTY ENGINEER

MIAMI COUNTY AUDITOR
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 20 DAY OF Aug., 2010
MATTHEW W. GEARHARDT, MIAMI COUNTY AUDITOR
BY DEPUTY AUDITOR

MIAMI COUNTY COMMISSIONERS
APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 4th DAY OF February, 2010
JOHN W. O'BRIEN, MIAMI COUNTY COMMISSIONER
RON WIDENER, MIAMI COUNTY COMMISSIONER
JOHN F. EVANS, MIAMI COUNTY COMMISSIONER

PLAT BOOK 23 PAGE 21
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 20th DAY OF August, 2010 AT 12:45 P.M.
FILE No. 2010OR-09895 FEE: $-0-
JOHN ALEXANDER, MIAMI COUNTY RECORDER
BY DEPUTY

ROAD RECORD BOOK 9, PAGE 8

UTILITY OWNERS	
TYPE	**NAME AND ADDRESS**
ELECTRIC	DAYTON POWER & LIGHT COMPANY 2385 CAMPBELL ROAD SIDNEY, OHIO 45365 937-331-3657 ATTN: JENNIFER SYCKS
ELECTRIC	PIONEER RURAL ELECTRIC 344 W. US ROUTE 36 PIQUA, OHIO 45356 937-773-2523 ATTN: JIM RUDD
TELEPHONE	VERIZON 6464 WESTBROOK ROAD CLAYTON, OHIO 45315 937-883-0459 ATTN: SANDY RUMMEL
CABLE	TIME-WARNER CABLE 1450 EXPERIMENT FARM ROAD TROY, OHIO 45373 937-339-4770 ATTN: CHRIS GRAVES
GAS	VECTREN CORPORATION 1300 EXPERIMENT FARM RD. TROY, OHIO 45373 937-440-1830 ATTN: JANET MYERS
SANITARY AND WATER	CITY OF TROY 100 SOUTH MARKET STREET TROY, OHIO 45373 (937) 339-2641 OR (937) 339-5554

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

RIGHT OF WAY LEGEND SHEET

MIA-41-12.64

CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY

SEC. 7, T 5 N, R 6 E
SEC. 18, T 5 N, R 6 E
SEC. 12, T 7 N, R 5 E
SEC. 13, T 7 N, R 5 E

PROJECT DESCRIPTION

UPGRADING 0.30 MILES OF S.R. 41 BY WIDENING THE ROADWAY AND REALIGNING WASHINGTON ROAD, INCLUDING DITCH WORK, STORM CULVERTS, WATERLINE, SANITARY SEWER, TRAFFIC SIGNALIZATION, TRAFFIC CONTROL SIGNS, AND PAVEMENT MARKINGS.

PROJECT CONTROL

THE BASIS OF BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE PURPOSE ON ANGULAR MEASUREMENT ONLY.

PLANS PREPARED BY:

FIRM NAME: CHOICE ONE ENGINEERING
PLANS PREPARED BY: BRIAN H. BARHORST
FIELD REVIEW BY: BRIAN H. BARHORST
DATE COMPLETED: 06-28-2006
OWNERSHIP VERIFIED BY: WESLEY D. GOUBEAUX
DATE COMPLETED: 09-08-2006
DATE COMPLETED: 06-28-2006, REVISIONS 09-13-2006, REVISIONS 01-31-2007
REVISIONS 03-05-2007

STRUCTURE KEY

- COMMERCIAL
- RESIDENTIAL
- RESIDENTIAL OUT BUILDING

LEGEND

SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY

INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE SURVEY PLAT	2-5
PROPERTY MAP	6
SUMMARY SHEET	7-8A
RIGHT OF WAY PLAN	9-22

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN 2005 BY CHOICE ONE ENGINEERING CORPORATION.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN AS OF THIS DATE WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

CONVENTIONAL SIGNS

COUNTY LINE
TOWNSHIP LINE
SECTION LINE
CORPORATION LINE OR
FENCE LINE (EXISTING)—X—X—(PROPOSED)—X—X—
CENTER LINE
TREES ,STUMPS ,(TO BE REMOVED)
UTILITY POLES: TELEPHONE , POWER , LIGHT
LIMITED ACCESS (ONLY)—LA—
RIGHT OF WAY (ONLY)—R/W—
LIMITED ACCESS & RIGHT OF WAY—LA-R/W—
EXISTING RIGHT OF WAY Ex. R/W
PROPERTY LINE—PL—(IN EXISTING FENCE)—X—PL—X—
RAILROAD
GUARDRAIL (EXISTING)—o—o—(PROPOSED)—•—•—
WORK LIMITS ----W/L----------W/L-----

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this project, I have determined the locations of the existing property lines for property takes contained herein. I also have set monuments at the proposed Property Corners, Section Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be done in accordance with OAC 4733-37 as cited below. 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 that either myself or someone working for me under my direct control or supervision.

SURVEYOR'S SEAL:
STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED
PROFESSIONAL SURVEYOR
SIGNED: Wesley D. Goubeaux
DATE: 12/4/2009

FEDERAL PROJECT NO. E050(292)
PID NO. 77454
R/W DESIGNER BHB
R/W REVIEWER WDG
RIGHT OF WAY LEGEND SHEET
MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23 PAGE 21A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8A

MIA-41-12.64
CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SEC. 18, T 5 N, R 6 E
SEC. 7, T 5 N, R 6 E
SEC. 13, T 7 N, R 5 E
SEC. 12, T 7 N, R 5 E

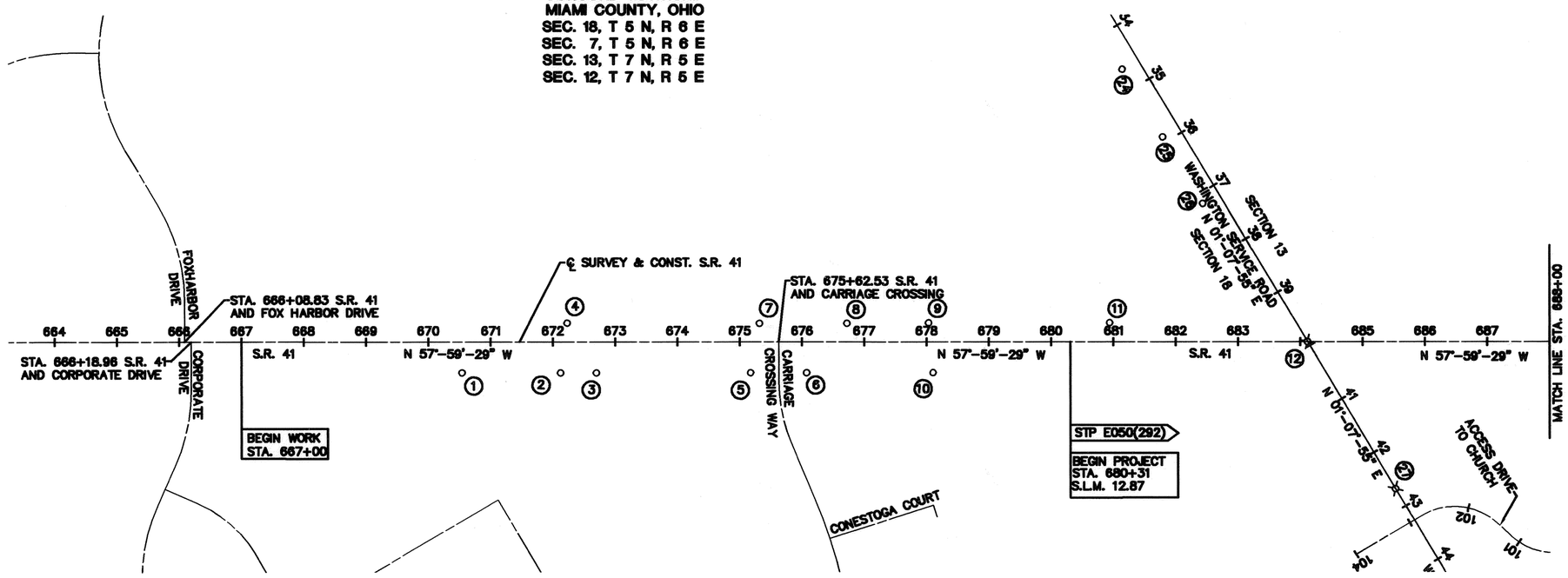


TABLE OF EXISTING MONUMENTATION					
NO.	ROADWAY	STATION	DISTANCE FROM ℄ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
1	STATE ROUTE 41	670+54.12		50.08'	IRON PIN FOUND
2	STATE ROUTE 41	672+12.19		50.12'	IRON PIN FOUND
3	STATE ROUTE 41	672+69.70		50.15'	IRON PIN FOUND
4	STATE ROUTE 41	672+22.72	30.03'		IRON PIN FOUND
5	STATE ROUTE 41	675+17.28		49.86'	IRON PIN FOUND
6	STATE ROUTE 41	676+07.38		49.94'	IRON PIN FOUND
7	STATE ROUTE 41	675+31.52	29.31'		IRON PIN FOUND
8	STATE ROUTE 41	676+72.12	29.42'		IRON PIN FOUND
9	STATE ROUTE 41	678+03.04	30.23'		IRON PIN FOUND
10	STATE ROUTE 41	678+10.19		49.72'	IRON PIN FOUND
11	STATE ROUTE 41	680+93.63	30.41'		IRON PIN FOUND
12	STATE ROUTE 41	684+11.23	0.00'		RAILROAD SPIKE FD.
24	WASHINGTON SERV. RD.	34+64.94		29.81'	IRON PIN FOUND
25	WASHINGTON SERV. RD.	34+64.94		29.61'	IRON PIN FOUND
26	WASHINGTON SERV. RD.	34+64.94		29.75'	IRON PIN FOUND
27	WASHINGTON SERV. RD.	34+64.94	0.11'		RAILROAD SPIKE FD.

BASIS FOR BEARINGS

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND IS FOR PROJECT USE ONLY.

MONUMENT LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- RAILROAD SPIKE FOUND
- P.K. NAIL FOUND
- ▣ MONUMENT BOX W/IP PLACED

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME ON CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT, REQUIRES PRIOR APPROVAL OF THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR CENTERLINE MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

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

MIA-41-12.95
FOX HARBOR-SECTION 1
FAIRFIELD SUBDIVISION NO. 2
CARRIAGE CROSSING-SECTION 1

VARIOUS LAND SURVEYS ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY.

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this project, I have determined the locations of the existing property lines for property takes contained herein. I also have set monuments at the proposed Property Corners, Section Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be done in accordance with OAC 4733-37 as cited below. 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 that either myself or someone working for me under my direct control or supervision.

REC. PB 21, PG. 134

By _____
Surveyor No. 8254 Date _____

SCALE IN FEET 0 50 100 200

PID NO. 77464

R/W DESIGNER BHB
R/W REVIEWER WDG

CENTERLINE PLAT 1 OF 4

MIA-41-12.64

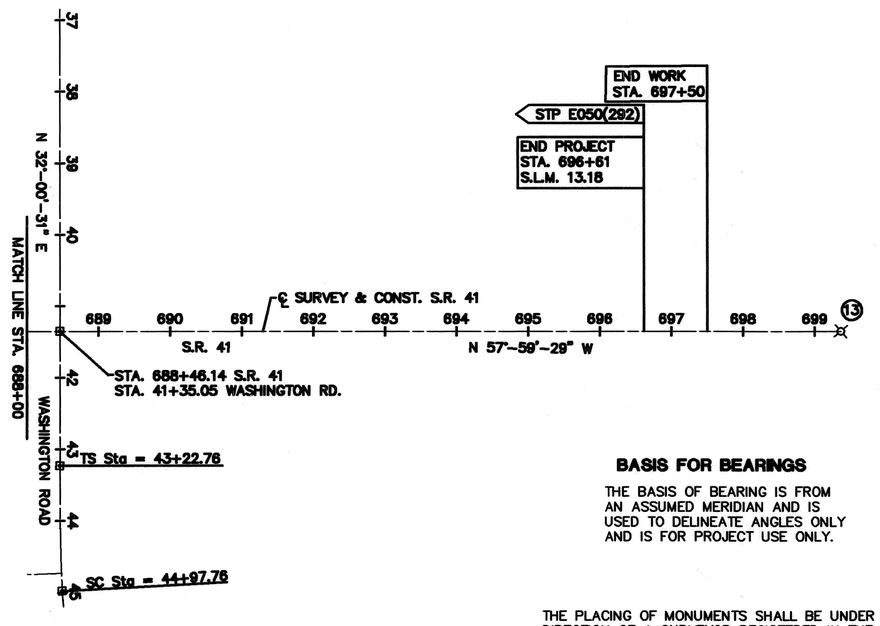
REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23 PAGE 21B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 88

MIA-41-12.64
CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SEC. 18, T 5 N, R 6 E
SEC. 7, T 5 N, R 6 E
SEC. 13, T 7 N, R 5 E
SEC. 12, T 7 N, R 5 E



MONUMENTS TO BE SET DURING CONSTRUCTION			
CL OF RIGHT OF WAY	STATION	OFFSET	ADJUSTABLE CL MON.
WASHINGTON ROAD	41+35.05	0.00' LT	1
WASHINGTON ROAD	43+22.76	0.00' LT	1
WASHINGTON ROAD	44+97.76	0.00' LT	1

BASIS FOR BEARINGS

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND IS FOR PROJECT USE ONLY.

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME ON CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT, REQUIRES PRIOR APPROVAL OF THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR CENTERLINE MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

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

MIA-41-12.95
FOX HARBOR-SECTION 1
FAIRFIELD SUBDIVISION NO. 2
CARRIAGE CROSSING-SECTION 1

VARIOUS LAND SURVEYS ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY.

MONUMENT LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- RAILROAD SPIKE FOUND
- P.K. NAIL FOUND
- MONUMENT BOX W/IP PLACED

TABLE OF EXISTING MONUMENTATION					
NO.	ROADWAY	STATION	DISTANCE FROM ℄ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
13	STATE ROUTE 41	699+36.70		0.00'	RAILROAD SPIKE FD.

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this project, I have determined the locations of the existing property lines for property takes contained herein. I also have set monuments at the proposed Property Corners, Section Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be done in accordance with OAC 4733-37 as cited below. 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 that either myself or someone working for me under my direct control or supervision.

By _____
Surveyor No. 8254 Date _____

REC. PB 21, PG. 134-A

SCALE IN FEET 0 50 100 200

PID NO. 77464

R/W DESIGNER BHB
R/W REVIEWER WDG

CENTERLINE PLAT 2 OF 4

MIA-41-12.64

3/22

110/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23, PAGE 21C
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8C

CURVE DATA
P.I. STA. 30+22.88 ℄ CONST. C.R. WASHINGTON ROAD
Δ = 30°-00'-44" RT
Rc = 1637.00'
Ls = 140.00'
Θs = 2°-27'-00"
L.T. = 93.34'
S.T. = 46.67'
Lc = 717.48'
Ts = 508.95'
Es = 58.31'
Θmax. = 0.054
L.C. = 139.99'

MIA-41-12.64
CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SEC. 18, T 5 N, R 6 E
SEC. 7, T 5 N, R 6 E
SEC. 13, T 7 N, R 5 E
SEC. 12, T 7 N, R 5 E

MONUMENT LEGEND
- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- RAILROAD SPIKE FOUND
- P.K. NAIL FOUND
- MONUMENT BOX W/IP PLACED

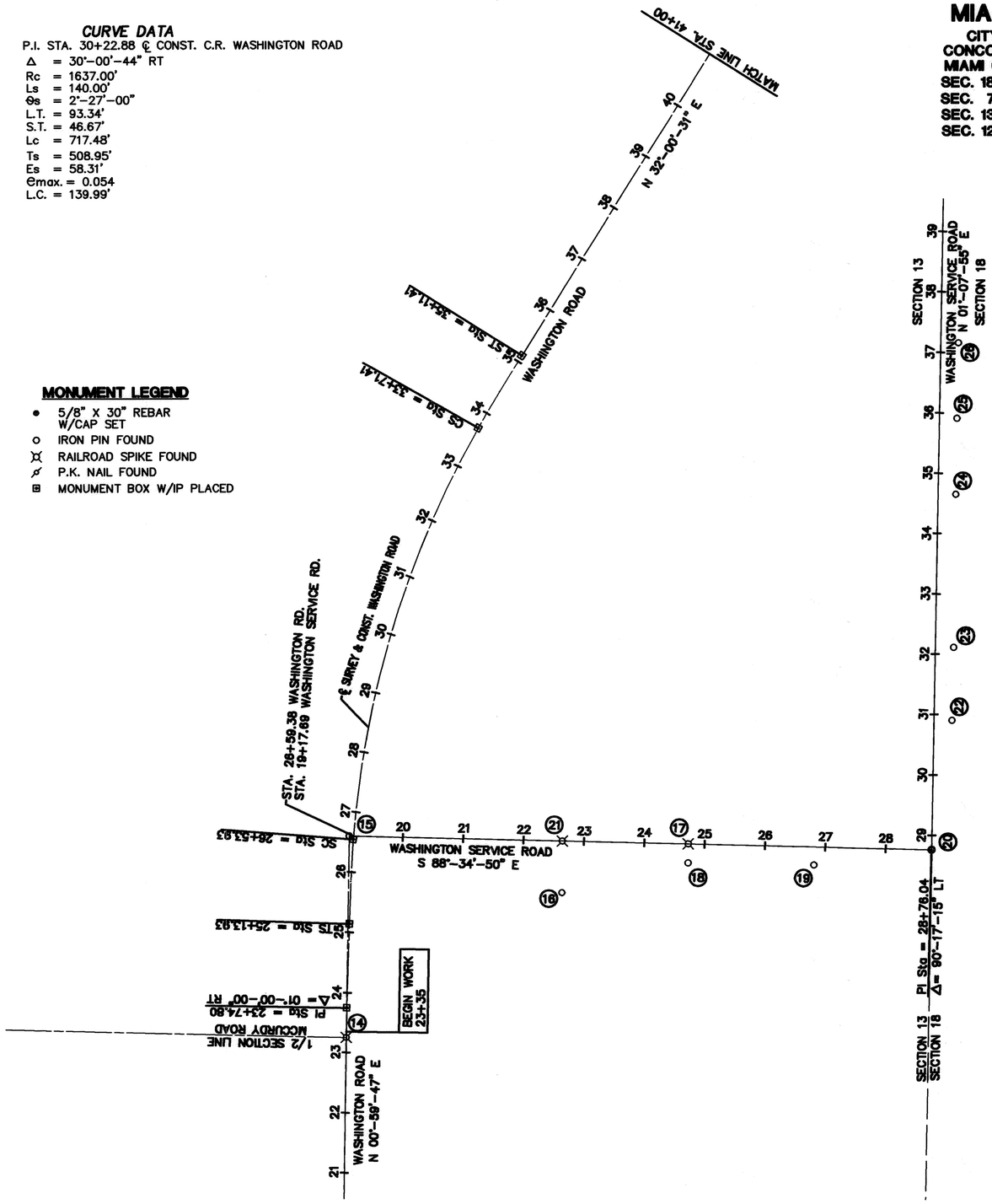


TABLE OF EXISTING MONUMENTATION					
NO.	ROADWAY	STATION	DISTANCE FROM ℄ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
14	WASHINGTON RD.	23+24.77	0.04'		RAILROAD SPIKE FD.
15	WASHINGTON RD.	26+58.99	7.19'		IRON PIN FOUND
16	WASHINGTON SERV. RD.	22+65.26		85.55'	IRON PIN FOUND
17	WASHINGTON SERV. RD.	24+72.77		0.03'	RAILROAD SPIKE FD.
18	WASHINGTON SERV. RD.	24+72.98		31.50'	IRON PIN FOUND
19	WASHINGTON SERV. RD.	26+81.63		30.06'	IRON PIN FOUND
20	WASHINGTON SERV. RD.	28+76.04		0.65'	IRON PIN FOUND
21	WASHINGTON SERV. RD.	22+64.09		0.03'	RAILROAD SPIKE FD.
22	WASHINGTON SERV. RD.	30+90.63		30.10'	IRON PIN FOUND
23	WASHINGTON SERV. RD.	32+11.79		30.68'	IRON PIN FOUND
24	WASHINGTON SERV. RD.	34+64.94		29.81'	IRON PIN FOUND
25	WASHINGTON SERV. RD.	35+91.11		29.61'	IRON PIN FOUND
26	WASHINGTON SERV. RD.	37+16.12		29.75'	IRON PIN FOUND

MONUMENTS TO BE SET DURING CONSTRUCTION			
CL OF RIGHT OF WAY	STATION	OFFSET	ADJUSTABLE CL MON.
WASHINGTON ROAD	23+74.80	0.00' LT	1
WASHINGTON ROAD	25+13.93	0.00' LT	1
WASHINGTON ROAD	26+53.93	0.00' LT	1
WASHINGTON ROAD	33+71.41	0.00' LT	1
WASHINGTON ROAD	35+11.41	0.00' LT	1

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

MIA-41-12.95
FOX HARBOR-SECTION 1
FAIRFIELD SUBDIVISION NO. 2
CARRIAGE CROSSING-SECTION 1

VARIOUS LAND SURVEYS ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY.

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME ON CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT, REQUIRES PRIOR APPROVAL OF THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR CENTERLINE MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

BASIS FOR BEARINGS

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND IS FOR PROJECT USE ONLY.

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this project, I have determined the locations of the existing property lines for property takes contained herein. I also have set monuments at the proposed Property Corners, Section Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be done in accordance with OAC 4733-37 as cited below. 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 that either myself or someone working for me under my direct control or supervision.

REC. PB 21, PG. 134-B

By _____
Surveyor No. 8254 Date _____

N
SCALE IN FEET 0 50 100 200

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

CENTERLINE PLAT 3 OF 4

MIA-41-12.64

4/22

111/129

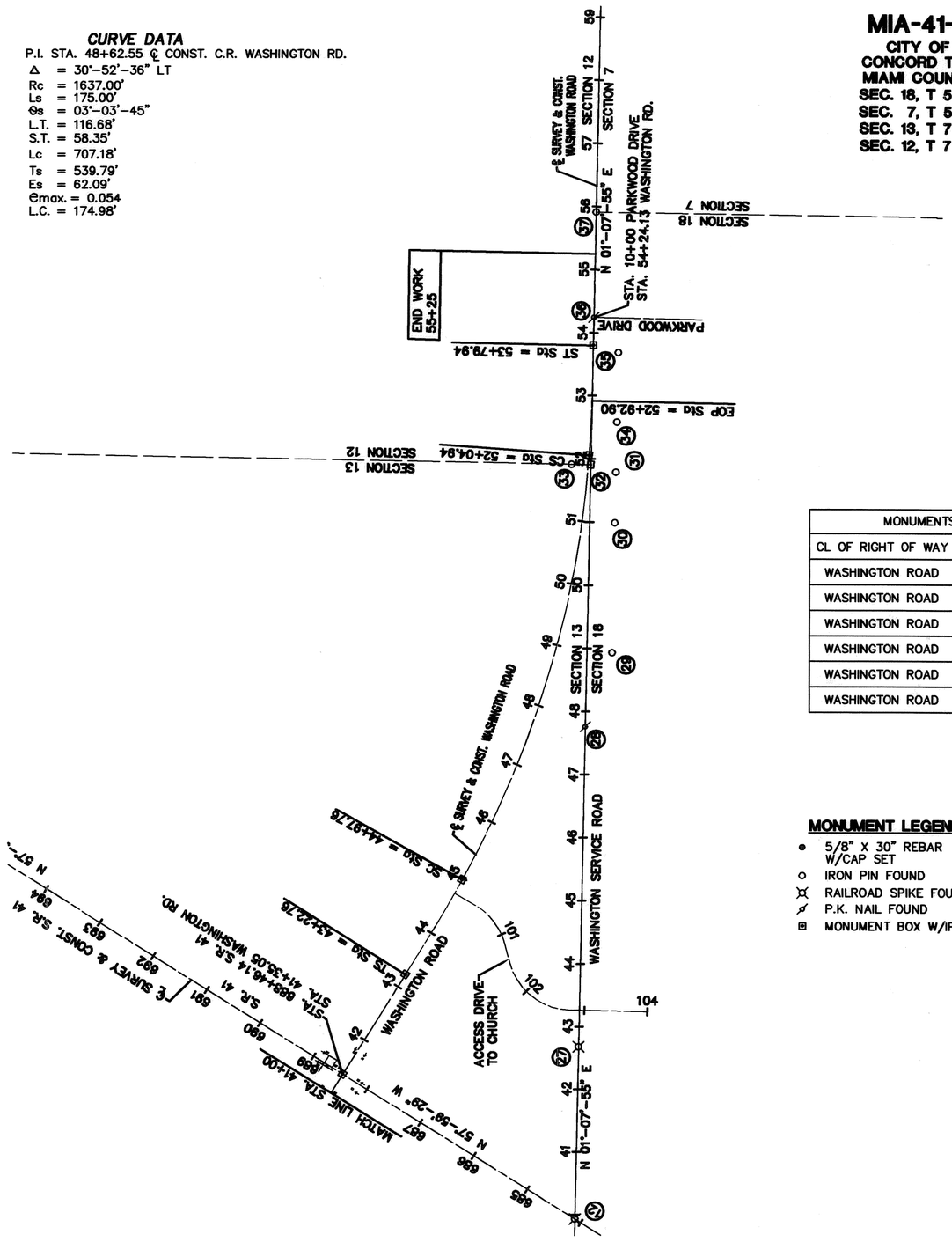
REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23, PAGE 21D
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8D

CURVE DATA
P.I. STA. 48+62.55 ℄ CONST. C.R. WASHINGTON RD.
Δ = 30°-52'-36" LT
Rc = 1637.00'
Ls = 175.00'
Θs = 03°-03'-45"
L.T. = 116.68'
S.T. = 58.35'
Lc = 707.18'
Ts = 539.79'
Es = 62.09'
Θmax. = 0.054
L.C. = 174.98'



MIA-41-12.64
CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SEC. 18, T 5 N, R 6 E
SEC. 7, T 5 N, R 6 E
SEC. 13, T 7 N, R 5 E
SEC. 12, T 7 N, R 5 E

TABLE OF EXISTING MONUMENTATION					
NO.	ROADWAY	STATION	DISTANCE FROM ℄ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
27	WASHINGTON SERV. RD.	42+68.24	0.11'		RAILROAD SPIKE FD.
28	WASHINGTON SERV. RD.	47+75.90		0.06'	PK NAIL FOUND
29	WASHINGTON SERV. RD.	48+94.04		40.02'	IRON PIN FOUND
30	WASHINGTON SERV. RD.	50+99.81		40.00'	IRON PIN FOUND
31	WASHINGTON SERV. RD.	51+79.82		40.06'	IRON PIN FOUND
32	WASHINGTON SERV. RD.	51+91.13		0.00'	RAILROAD SPIKE FD.
32	WASHINGTON ROAD	51+90.64		3.95'	RAILROAD SPIKE FD.
33	WASHINGTON SERV. RD.	51+90.84	30.47'		IRON PIN FOUND
34	WASHINGTON SERV. RD.	52+69.78		40.00'	IRON PIN FOUND
35	WASHINGTON ROAD	53+69.18		39.94'	IRON PIN FOUND
36	WASHINGTON ROAD	54+24.06		0.00'	PK NAIL FOUND
37	WASHINGTON ROAD	55+90.91	0.02'		IRON PIN FOUND

MONUMENTS TO BE SET DURING CONSTRUCTION			
CL OF RIGHT OF WAY	STATION	OFFSET	ADJUSTABLE CL MON.
WASHINGTON ROAD	41+35.05	0.00' LT	1
WASHINGTON ROAD	43+22.76	0.00' LT	1
WASHINGTON ROAD	44+97.76	0.00' LT	1
WASHINGTON ROAD	51+90.64	3.95' RT	1
WASHINGTON ROAD	52+04.94	0.00' LT	1
WASHINGTON ROAD	53+79.94	0.00' LT	1

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

MIA-41-12.95
FOX HARBOR-SECTION 1
FAIRFIELD SUBDIVISION NO. 2
CARRIAGE CROSSING-SECTION 1

VARIOUS LAND SURVEYS ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY.

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME ON CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

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MONUMENT LEGEND
- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- RAILROAD SPIKE FOUND
- P.K. NAIL FOUND
- ▣ MONUMENT BOX W/IP PLACED

BASIS FOR BEARINGS

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND IS FOR PROJECT USE ONLY.

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this project, I have determined the locations of the existing property lines for property takes contained herein. I also have set monuments at the proposed Property Corners, Section Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be done in accordance with OAC 4733-37 as cited below. 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 that either myself or someone working for me under my direct control or supervision.

REC. PB 21, PG. 134-C

By _____
Surveyor No. 8254 Date _____

N
SCALE IN FEET 0 50 100 200

PID NO. **77454**

R/W DESIGNER BHB
R/W REVIEWER WDG

CENTERLINE PLAT 4 OF 4

MIA-SR41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23, PAGE 218
MIAMI COUNTY RECORDER'S RECORD OF PLATS

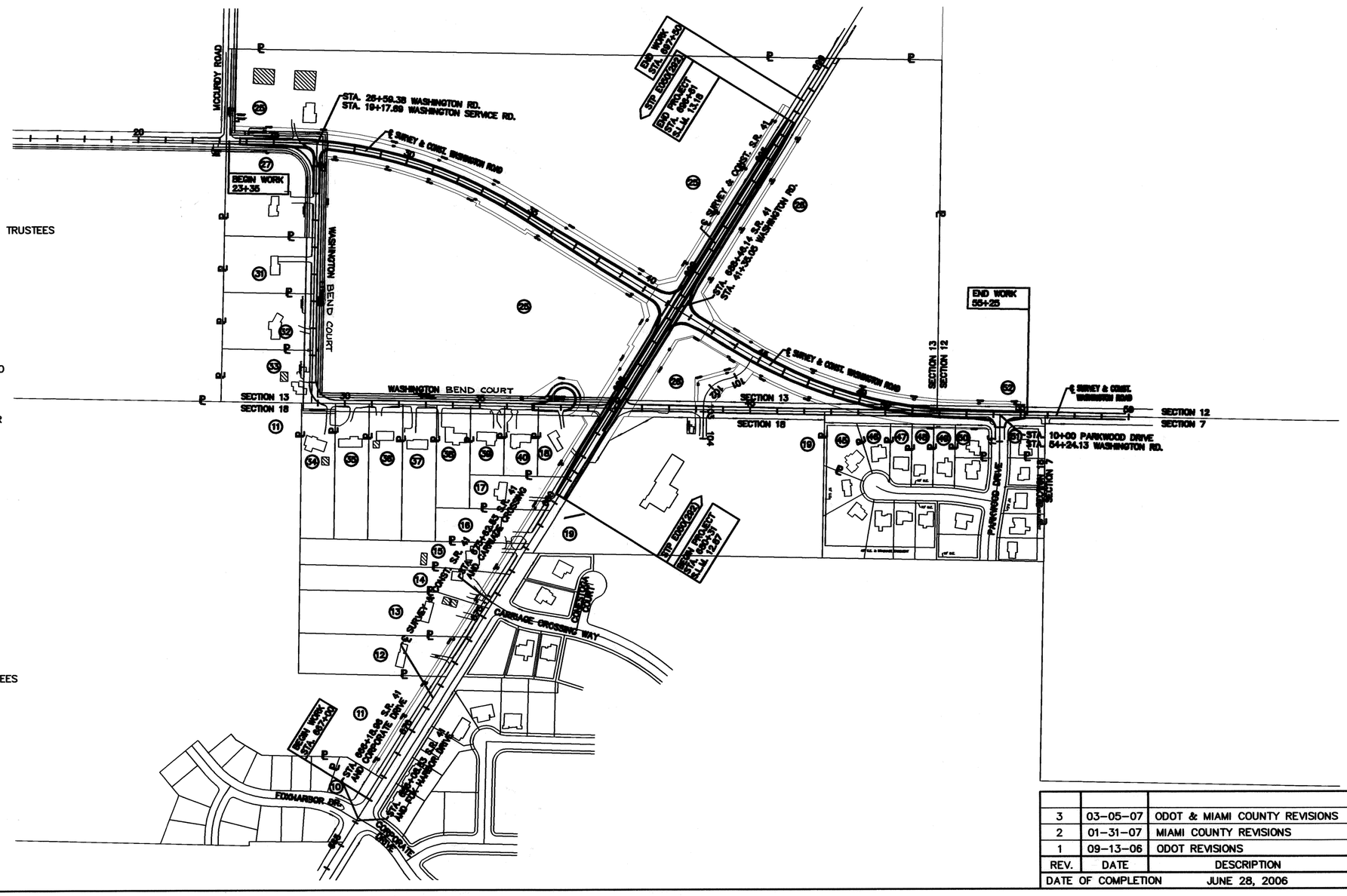
7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 86

MIA-41-12.64

CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SEC. 18, T 5 N, R 6 E
SEC. 7, T 5 N, R 6 E
SEC. 13, T 7 N, R 5 E
SEC. 12, T 7 N, R 5 E

(10) ED LIETTE REALTY, INC.
(11) EDWIN L. & JEAN A. LIETTE
(12) TERRY A. SMITH
(13) SAMUEL E. MCCLURE & GENEVA L. MCCLURE, TRUSTEES
(14) MARK L. & JEANNIE R. HURST
(15) CHRISTOPHER M. & TINA KING
(16) LUETTA B. GRITZMAKER
(17) JANICE L. GARMAN
(18) MARY E. GAGE
(19) THE FIRST LUTHERAN CHURCH OF TROY, OHIO
(25) JOSEPH E. & PHYLLIS M. DRIELING
(26) KAREN R. TOWNLEY & DR. RONALD D. RASOR
(27) RONALD L. BUSSE & LYNNE J. BUSSE
(31) DAVID ENNEKING
(32) MICHAEL & DEBRA MILLER
(33) DARYL DUNCAN
(34) LOUISE ESTELLA GIBBONEY
(35) LOUIS A. & ROSE M. TUNNEY
(36) GEORGE & MARY P. LONGENDELPHER
(37) DAVID W. & TINA M. WAGNER
(38) HARRY W. & ANNA M. ARTHUR
(39) KENNETH J. & DIXIE L. WARNER
(40) MAURICE JR. & BEVERLY A. HEFFNER, TRUSTEES
(45) DELMER W. & BARBARA D. BURNETT
(46) RICHARD L. & BARBARA E. BARNES
(47) HILLARD H. WATTS & CLARENE P. DAY
(48) WILLIAM E. III & HEATHER J. SMITH
(49) NORMA L. DUER, TRUSTEE
(50) KEVIN M. & NANCY J. LEAR
(51) KEYSTONE HOMES OF TROY, INC.
(52) NEAL FARMS, INC.



N

SCALE IN FEET: 0, 100, 200, 400

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

PROPERTY MAP

MIA-SR41-12.64

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION JUNE 28, 2006

6 / 22

113 / 129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23, PAGE 21F
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8F

TOTAL NUMBER OF :
15 OWNERSHIPS
34 PARCELS
0 TOTAL TAKES

0 OWNERSHIPS WITH STRUCTURES INVOLVED

GRANTEE:

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF MIAMI COUNTY UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA – TOTAL PRO – NET TAKE
ALL AREAS IN ACRES

* DENOTES RIGHT OF WAY ENCROACHMENT

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1–9	NOT USED																
10	ED LIETTE REALTY, INC.	16	DB 662	43	D08101248	0.355									NO NEW R/W		
11–SHV	EDWIN L. & JEAN A. LIETTE	16–17	DB 619	432	D08099864	69.3105	0.304 (c)	0.196	0.000	0.196		68.8105		100% STATE	SANITARY SEWER	795	409
															TO BE ACQUIRED BY THE STATE OF OHIO		
11–T		16–17						0.096	0.000	0.096				100% STATE	GRADING	795	405
12–SHV	TERRY A. SMITH	17	DB 692	436	C06061800	2.000	0.119 (c)	0.079	0.000	0.079		1.802		100% STATE	SANITARY SEWER AND DRIVEWAY	795	413
															TO BE ACQUIRED BY THE STATE OF OHIO		
12–T		17						0.040	0.000	0.040				100% STATE	GRADING	795	417
13–SHV	SAMUEL E. MCCLURE, TRUSTEE &	17	DB 658	810	C06061700	2.350	0.090 (c)	0.064	0.000	0.064		2.196		100% STATE	SANITARY SEWER AND DRIVEWAY	795	401
	GENEVA L. MCCLURE, TRUSTEE														TO BE ACQUIRED BY THE STATE OF OHIO		
13–T		17						0.033	0.000	0.033				100% STATE	GRADING	795	397
14–SHV	MARK L. & JEANNIE R. HURST	17–18	DB 666	160	C06061600	1.790	0.099 (c)	0.064	0.000	0.064		1.627		100% STATE	SANITARY SEWER AND DRIVEWAY	795	393
															TO BE ACQUIRED BY THE STATE OF OHIO		
14–T		17–18						0.031	0.000	0.031				100% STATE	GRADING	795	389
15–SHV	CHRISTOPHER M. & TINA KING	18	DB 680	457	C06061500	1.860	0.092 (c)	0.060	0.000	0.060		1.708		100% STATE	SANITARY SEWER AND DRIVEWAY	795	385
															TO BE ACQUIRED BY THE STATE OF OHIO		
15–T		18						0.030	0.000	0.030				100% STATE	GRADING	795	381
16–SHV	LUETTA B. GRITZMAKER,	18	DB 749	653	C06060900	1.102	0.100 (c)	0.067	0.000	0.067		0.935		100% STATE	SANITARY SEWER AND DRIVEWAY	OR 62	277
	T.O.D. CARLETTA S. GRITZMAKER														TO BE ACQUIRED BY THE STATE OF OHIO		
16–T		18						0.033	0.000	0.033				100% STATE	GRADING	OR 62	273
17–SHV	JANICE L. GARMAN	18	DB 498	717	C06060800	1.318	0.100 (c)	0.067	0.000	0.067		1.151		100% STATE	SANITARY SEWER AND DRIVEWAY	795	377
															TO BE ACQUIRED BY THE STATE OF OHIO		
17–T		18						0.033	0.000	0.033				100% STATE	GRADING	795	373
18–SHV	MARY E. GAGE	18–19, 22A	DB 638	404	C06060500	1.179	0.367 (c)	0.134	0.000	0.134		0.678		100% STATE	SANITARY SEWER, STORM SEWER, DRIVEWAY	795	369
															TO BE ACQUIRED BY THE STATE OF OHIO		
18–T		18–19, 22A						0.057	0.000	0.057				100% STATE	GRADING	795	365

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

(c) = CALCULATED AREA

REV.	DATE	DESCRIPTION
4	04–06–07	CORRECTED PARCEL NUMBERS
3	03–05–07	ODOT & MIAMI COUNTY REVISIONS
2	01–31–07	MIAMI COUNTY REVISIONS
1	09–13–06	ODOT REVISIONS
DATE OF COMPLETION		JUNE 28, 2006

FEDERAL PROJECT NO. E050(292)
PID NO. 77454
STATE JOB NO. 478278
R/W DESIGNER BHB
R/W REVIEWER WDG

SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 10-18

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23 PAGE 219
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 86

GRANTEE:

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF MIAMI COUNTY UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA – TOTAL PRO – NET TAKE
ALL AREAS IN ACRES

* DENOTES RIGHT OF WAY ENCROACHMENT

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
19	THE FIRST LUTHERAN CHURCH OF TROY, OHIO	18–19	DB 679	606	D08250509	11.7242									NO NEW R/W		
			DB 686	201													
20–24	NOT USED																
25–SHV	JOSEPH E. & PHYLLIS M. DRIELING	12,19–22A	DB 590	312	C06036700	47.805	2.840 (c)	0.803	0.000	0.803		23.375	18.078	100% STATE	ROADWAY AND STORM SEWER	OR 56	292
			DB 590	316											0.006 AC. OVERLAPS EX. UTIL. EASEMENTS		
															TO BE ACQUIRED BY THE STATE OF OHIO		
25–SH		9–12,20						2.570	0.000	2.570				100% STATE	GRADING	OR 56	275
															0.069 AC. OVERLAPS EX. UTIL. EASEMENTS		
25–SH–1		19,22A						0.134	0.000	0.134				100% STATE	GRADING	OR 56	275
															0.026 AC. OVERLAPS EX. UTIL. EASEMENTS		
25–T		9–11,19–20,22A						0.516	0.000	0.516				100% STATE	GRADING	OR 56	282
															0.039 AC. OVERLAPS EX. UTIL. EASEMENTS		
25–T–1		19,22A						0.125	0.000	0.125				100% STATE	GRADING	OR 56	282
															0.014 AC. OVERLAPS EX. UTIL. EASEMENTS		
25–T–2		9–12,20–22						0.787	0.000	0.787				100% STATE	GRADING	OR 56	282
															0.020 AC. OVERLAPS EX. UTIL. EASEMENTS		
26–SHV	KAREN R. TOWNLEY & DR. RONALD O. RASOR	12,19–22A	DB 651	10	C06036800	24.178	1.845 (c)	0.938	0.000	0.938		17.989	1.640	100% STATE	ROADWAY AND STORM SEWER	OR 51	792
															TO BE ACQUIRED BY THE STATE OF OHIO		
26–SH		12–14						1.451	0.000	1.451				100% STATE	ROADWAY, STORM SEWER, & ACCESS DRIVE	OR 51	785
26–SH–1		13						0.315	0.000	0.315				100% STATE	ROADWAY, STORM SEWER, & ACCESS DRIVE	OR 51	785
26–T		12,13,19,20,22A						0.154	0.000	0.154				100% STATE	GRADING AND ACCESS DRIVE	OR 51	797
26–T–1		12–14,20–22						0.408	0.000	0.408				100% STATE	GRADING	OR 51	797
26–T–2		13						0.064	0.000	0.064				100% STATE	GRADING	OR 51	797
27–SH	RONALD L. BUSSE & LYNN J. BUSSE	9	DB 644	627	C06036600	2.706	0.503 (c)	0.062	0.000	0.062			2.141	100% STATE	GRADING	795	361
															0.043 AC. OVERLAPS EX. UTIL. EASEMENTS		
28–30	NOT USED																
31	DAVID F. ENNEKING	6	DB 539	298	C06036660	1.6035									NO NEW R/W		

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(c) = CALCULATED AREA

REV.	DATE	DESCRIPTION
4	04–06–07	CORRECTED PARCEL NUMBERS
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2	01–31–07	MIAMI COUNTY REVISIONS
1	09–13–06	ODOT REVISIONS

DATE OF COMPLETION JUNE 28, 2006

FEDERAL PROJECT NO. E050(292)
PID NO. 77454
STATE JOB NO. 478278
R/W DESIGNER BHB
R/W REVIEWER WDG

SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 19-33

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23 PAGE 21H
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8H

GRANTEE:

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF MIAMI COUNTY UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA – TOTAL PRO – NET TAKE
ALL AREAS IN ACRES

* DENOTES RIGHT OF WAY ENCROACHMENT

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
32	MICHAEL T. & DEBRA K. MILLER	6	DB 704	668	C06036650	1.6035									NO NEW R/W		
33	DARYL L. & PENNY A. DUNCAN	6	DB 528	572	C06036610	1.500									NO NEW R/W		
34	LOUISE ESTELLA GIBBONEY	6	DB 351	235	C06061400										NO NEW R/W		
			DB 738	129													
35	LOUIS A. & ROSE M. TUNNEY	6	DB 603	497	C06061300										NO NEW R/W		
36	GEORGE & MARY P. LONGENDELPHER	6	DB 408	370	C06061200										NO NEW R/W		
37	DAVID W. & TINA M. WAGNER	6	DB 650	791	C06061100										NO NEW R/W		
38	HARRY W. & ANNA M. ARTHUR	6	DB 585	355	C06061000										NO NEW R/W		
39	KENNETH J. & DIXIE L. WARNER	6	DB 537	094	C06060700										NO NEW R/W		
40	MAURICE A. JR. & BEVERLY A. HEFFNER, TRUSTEES	22A	DB 770	212	C06060600										NO NEW R/W		
45	DELMER W. & BARBARA D. BURNETT	14	DB 767	222	D08105238										NO NEW R/W		
46	RICHARD L. & BARBARA E. BARNES	14	DB 771	614	D08105240										NO NEW R/W		
47	HILLARD H. WATTS & CLARENE P. DAY	14	DB 775	232	D08105242										NO NEW R/W		
48-T	WILLIAM E. III & HEATHER J. SMITH	14	DB 772	755	D08105244	0.426	0.000	0.028	0.000	0.028				100% STATE	GRADING		
															0.018 AC. OVERLAPS EX. UTIL. EASEMENTS	OR 78	65
49-T	NORMA L. DUER, TRUSTEE	14	DB 775	445	D08105246	0.427	0.000	0.028	0.000	0.028				100% STATE	GRADING	795	357
															0.018 AC. OVERLAPS EX. UTIL. EASEMENTS		
50-T	KEVIN M. & NANCY J. LEAR	14-15	DB 774	172	D08105250	0.372	0.000	0.044	0.000	0.044				100% STATE	GRADING	795	353
															0.030 AC. OVERLAPS EX. UTIL. EASEMENTS		
51	JOSEPH L. & TAMMY J. HART	15	DB 777	690	D08105252	0.369									NO NEW R/W		
52-SH	NEAL FARMS, INC.	14-15	DB 648	496	C06035500	192.562	5.090	0.078	0.000	0.078		187.394		100% STATE	ROADWAY AND GRADING	OR 25	243
52-T		14-15						0.071	0.000	0.071					GRADING	OR 25	243

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

REV.	DATE	DESCRIPTION
4	04-06-07	CORRECTED PARCEL NUMBERS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

FEDERAL PROJECT NO. E050(292)
PID NO. 77454
STATE JOB NO. 478278
R/W DESIGNER BHB
R/W REVIEWER WDG

SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 35-52

MIA-SR41-12.84

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

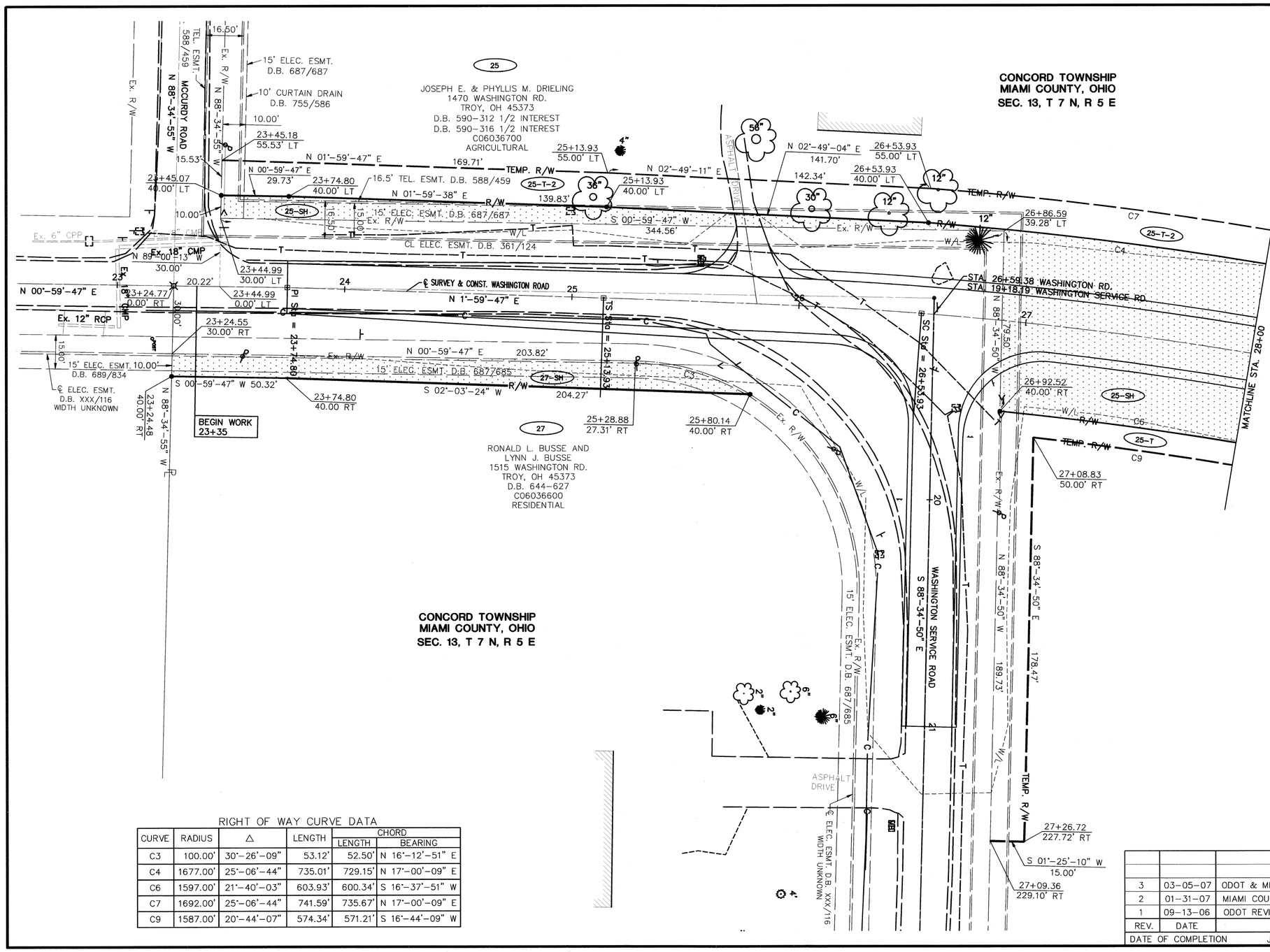
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21 J
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 81



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C3	100.00'	30°-26'-09"	53.12'	52.50'	N 16°-12'-51" E
C4	1677.00'	25°-06'-44"	735.01'	729.15'	N 17°-00'-09" E
C6	1597.00'	21°-40'-03"	603.93'	600.34'	S 16°-37'-51" W
C7	1692.00'	25°-06'-44"	741.59'	735.67'	N 17°-00'-09" E
C9	1587.00'	20°-44'-07"	574.34'	571.21'	S 16°-44'-09" W

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION JUNE 28, 2006

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 23+00 TO STA. 28+00

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

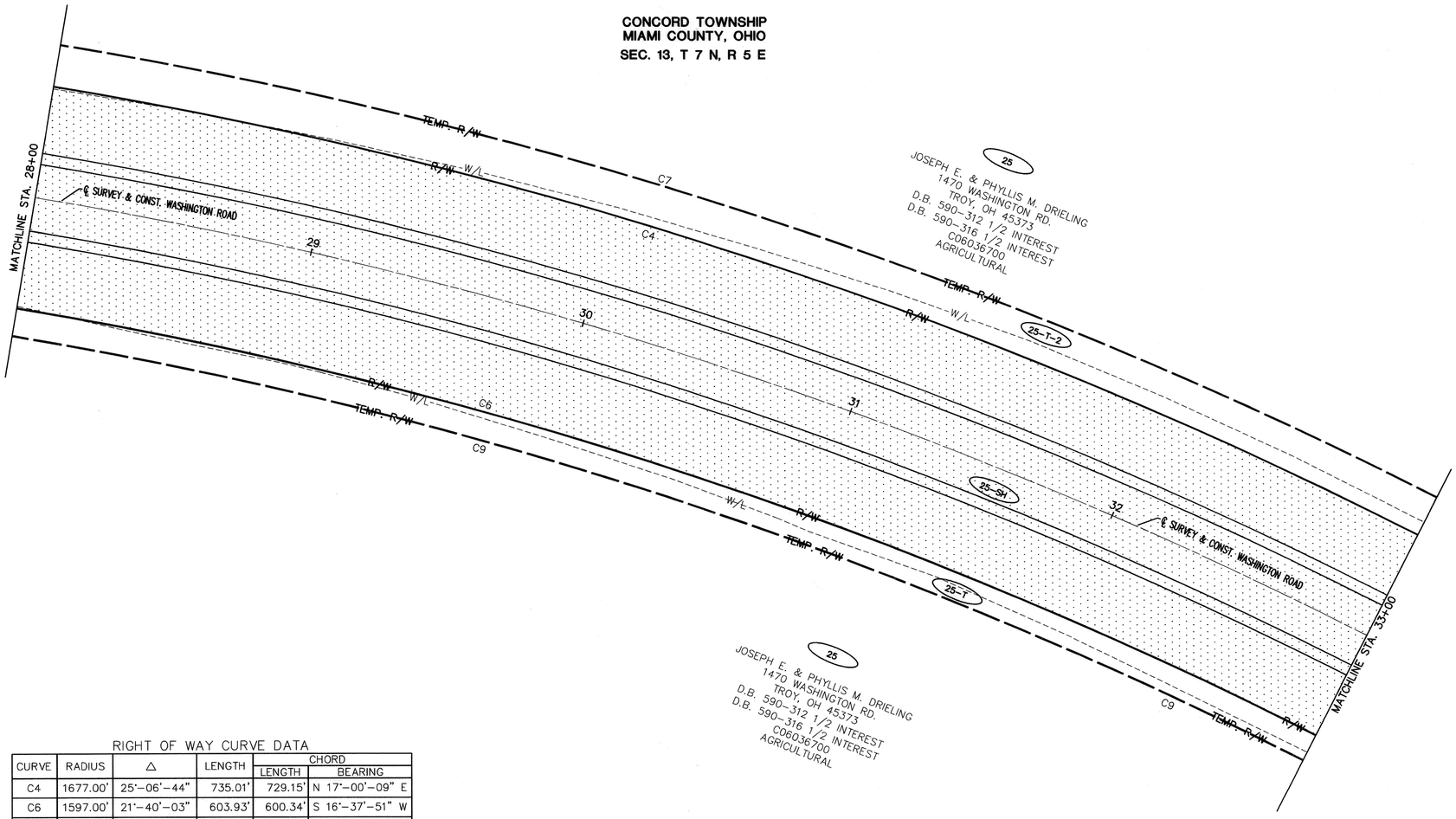
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21K
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8J



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C4	1677.00'	25°-06'-44"	735.01'	729.15'	N 17°-00'-09" E
C6	1597.00'	21°-40'-03"	603.93'	600.34'	S 16°-37'-51" W
C7	1692.00'	25°-06'-44"	741.59'	735.67'	N 17°-00'-09" E
C9	1587.00'	20°-44'-07"	574.34'	571.21'	S 16°-44'-09" W

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

N

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 28+00 TO STA. 33+00

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

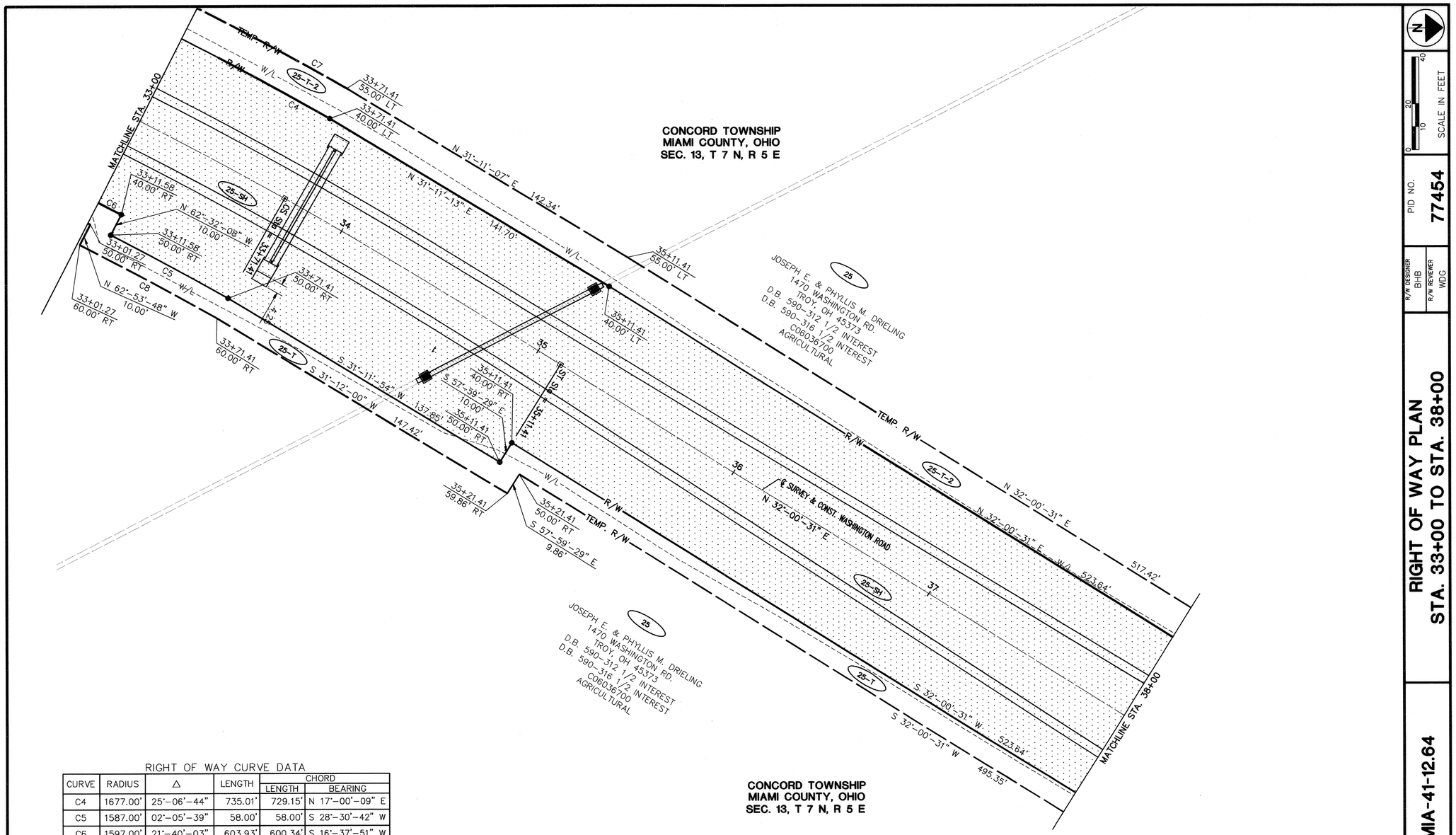
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23 PAGE 21 & 22
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9 PAGE 8K



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C4	1677.00'	25°-06'-44"	735.01'	729.15'	N 17°-00'-09" E
C5	1587.00'	02°-05'-39"	58.00'	58.00'	S 28°-30'-42" W
C6	1597.00'	21°-40'-03"	603.93'	600.34'	S 16°-37'-51" W
C7	1692.00'	25°-06'-44"	741.59'	735.67'	N 17°-00'-09" E
C8	1577.00'	02°-27'-19"	67.58'	67.57'	S 28°-19'-52" W
C9	1587.00'	20°-44'-07"	574.34'	571.21'	S 16°-44'-09" W

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 33+00 TO STA. 38+00

MIA-41-12.64

11/22

118/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

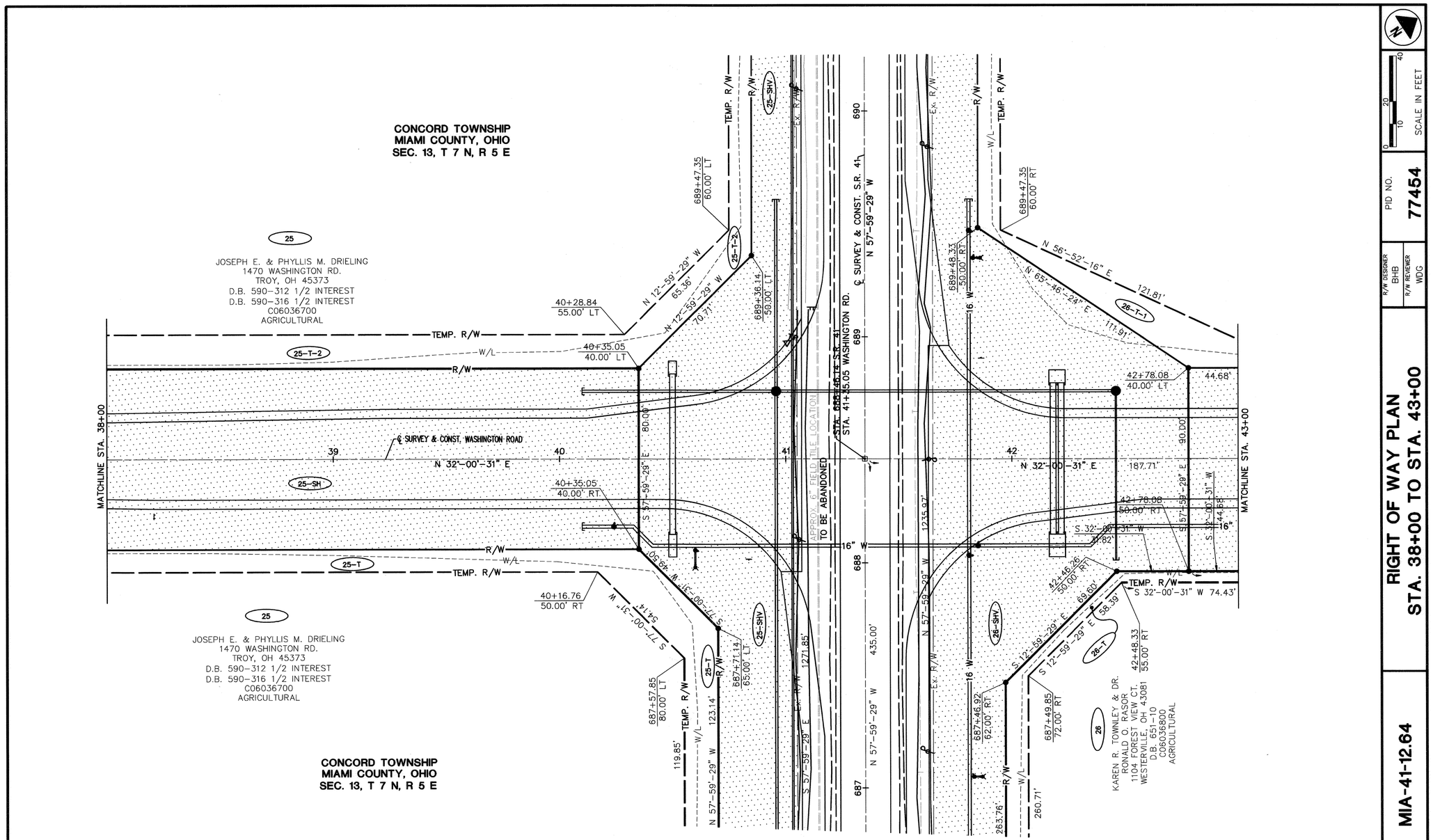
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21 M
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8L



REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

R/W DESIGNER BHB
R/W REVIEWER WDG

PID NO. 77454

0 10 20 40 SCALE IN FEET

RIGHT OF WAY PLAN
STA. 38+00 TO STA. 43+00

MIA-41-12.64

12/22

119/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21N
MIAMI COUNTY RECORDER'S RECORD OF PLATS

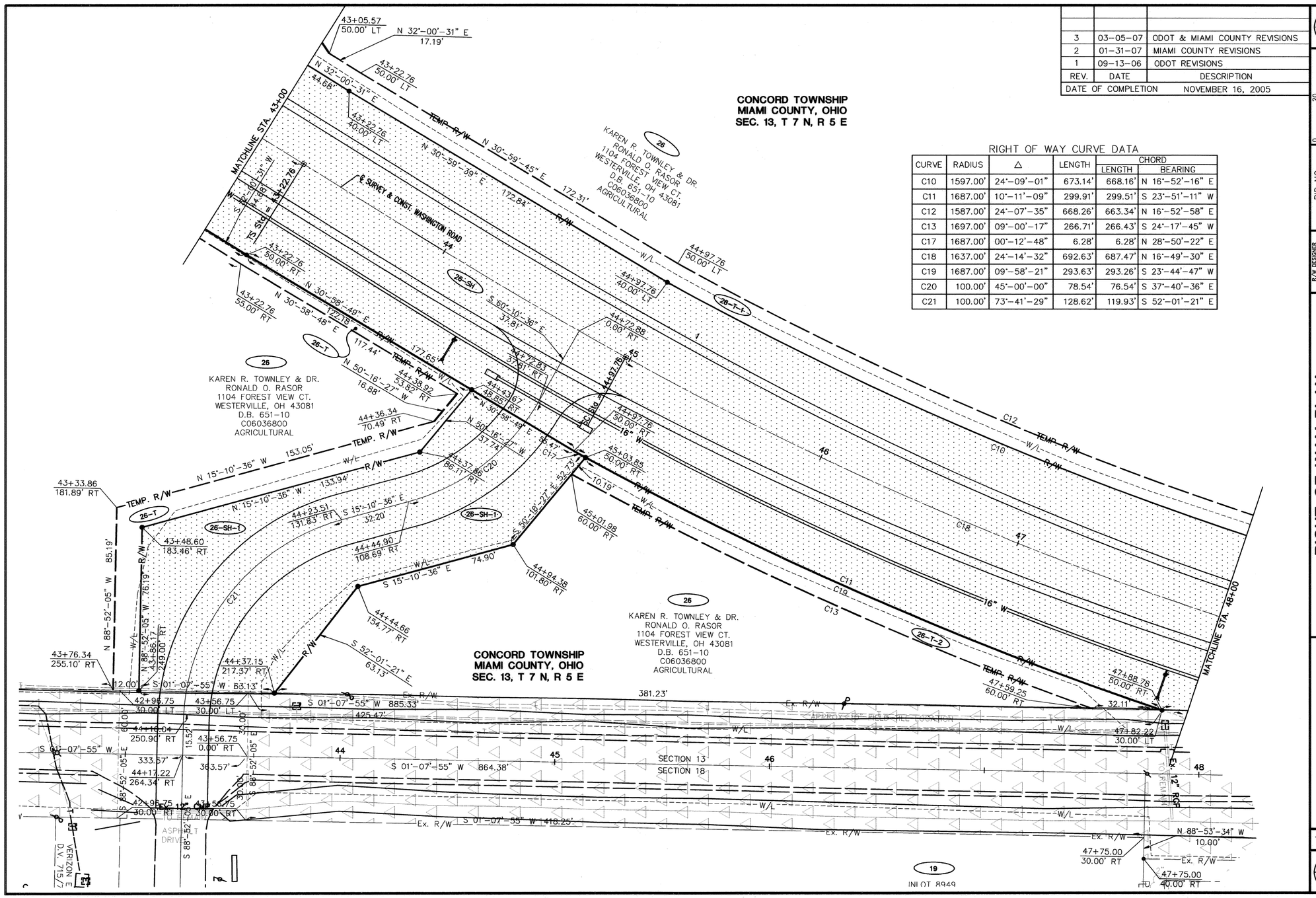
ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8M

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C10	1597.00'	24°-09'-01"	673.14'	668.16'	N 16°-52'-16" E
C11	1687.00'	10°-11'-09"	299.91'	299.51'	S 23°-51'-11" W
C12	1587.00'	24°-07'-35"	668.26'	663.34'	N 16°-52'-58" E
C13	1697.00'	09°-00'-17"	266.71'	266.43'	S 24°-17'-45" W
C17	1687.00'	00°-12'-48"	6.28'	6.28'	N 28°-50'-22" E
C18	1637.00'	24°-14'-32"	692.63'	687.47'	N 16°-49'-30" E
C19	1687.00'	09°-58'-21"	293.63'	293.26'	S 23°-44'-47" W
C20	100.00'	45°-00'-00"	78.54'	76.54'	S 37°-40'-36" E
C21	100.00'	73°-41'-29"	128.62'	119.93'	S 52°-01'-21" E

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 43+00 TO STA. 48+00

MIA-41-12.64

13 / 22

120 / 129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

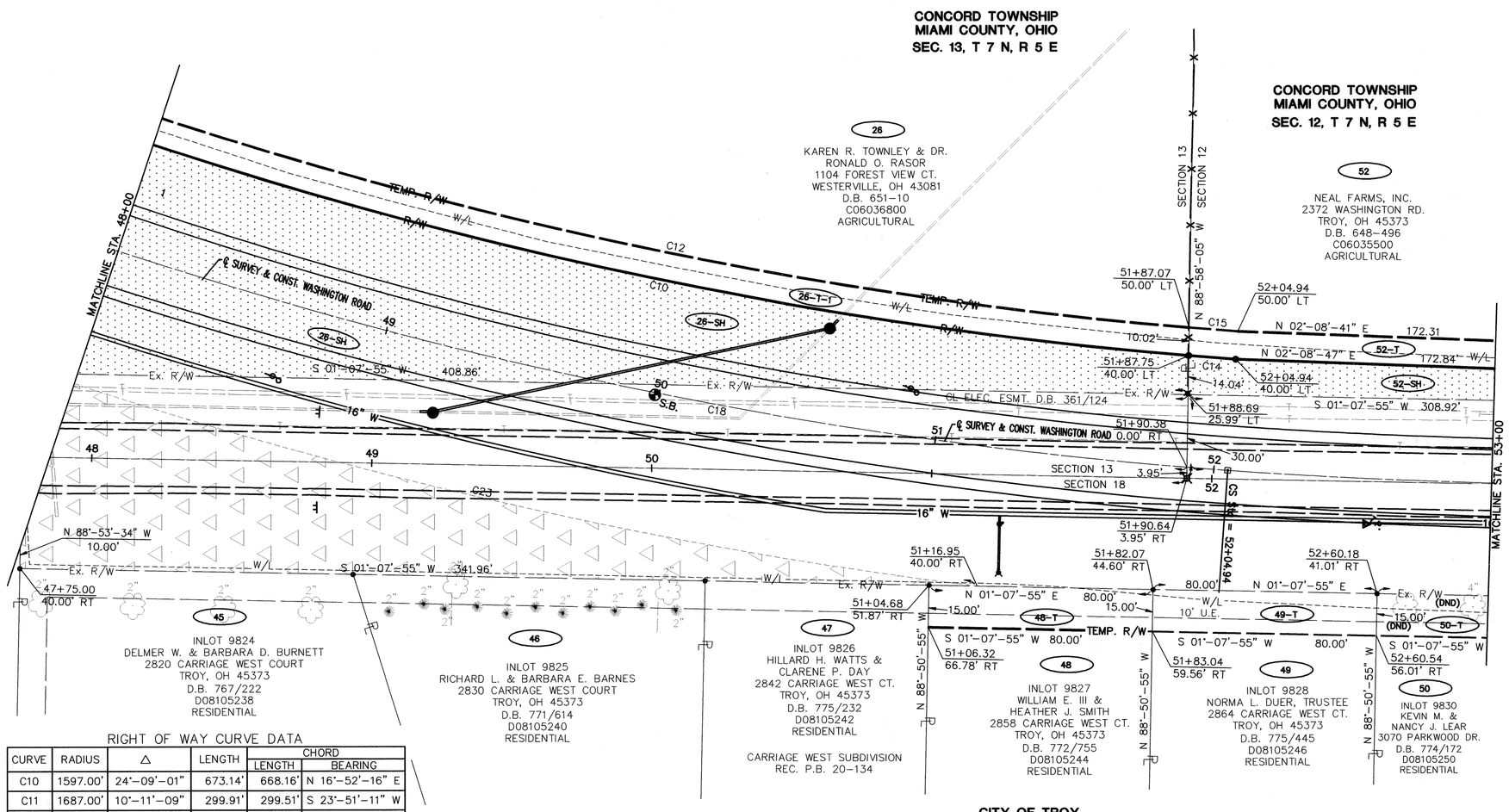
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21 P
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8N



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C10	1597.00'	24°-09'-01"	673.14'	668.16'	N 16°-52'-16" E
C11	1687.00'	10°-11'-09"	299.91'	299.51'	S 23°-51'-11" W
C12	1587.00'	24°-07'-35"	668.26'	663.34'	N 16°-52'-58" E
C13	1697.00'	09°-00'-17"	266.71'	266.43'	S 24°-17'-45" W
C14	1597.00'	00°-36'-06"	16.77'	16.77'	N 04°-29'-43" E
C15	1587.00'	00°-37'-31"	17.32'	17.32'	N 04°-30'-25" E
C18	1637.00'	24°-14'-32"	692.63'	687.47'	N 16°-49'-30" E
C23	1687.00'	11°-38'-05"	342.57'	341.98'	N 12°-56'-35" E

REV.	DATE	DESCRIPTION
4	01-10-08	MIAMI COUNTY REVISIONS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS
DATE OF COMPLETION		JUNE 28, 2006

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 48+00 TO STA. 53+00

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

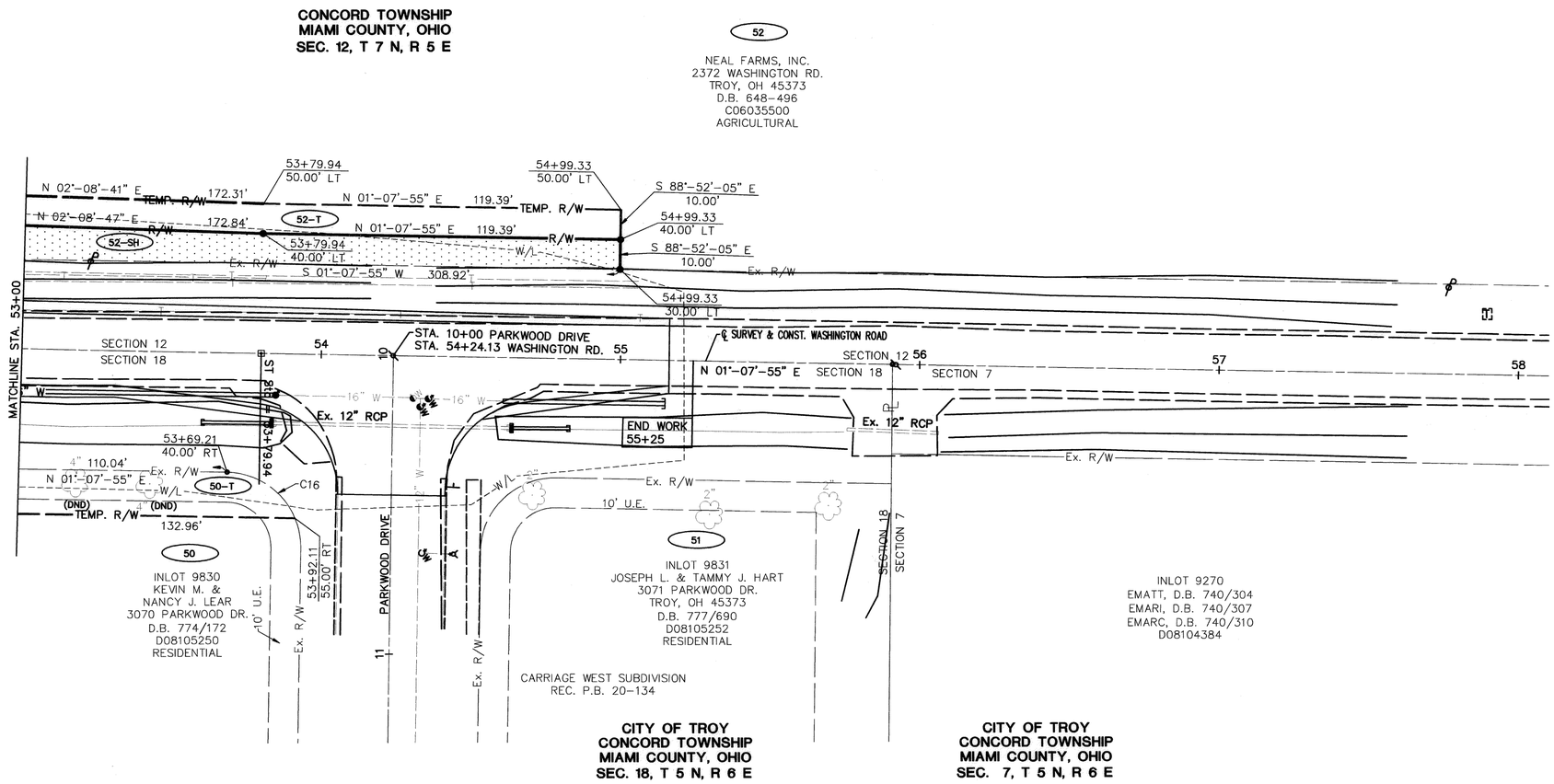
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21G
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 80



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C16	25.00'	66°-25'-19"	28.98'	27.39'	N 34°-20'-35" E

REV.	DATE	DESCRIPTION
4	01-10-08	MIAMI COUNTY REVISIONS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION JUNE 28, 2006

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 53+00 TO STA. 58+00

MIA-41-12.64

15/22

122/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

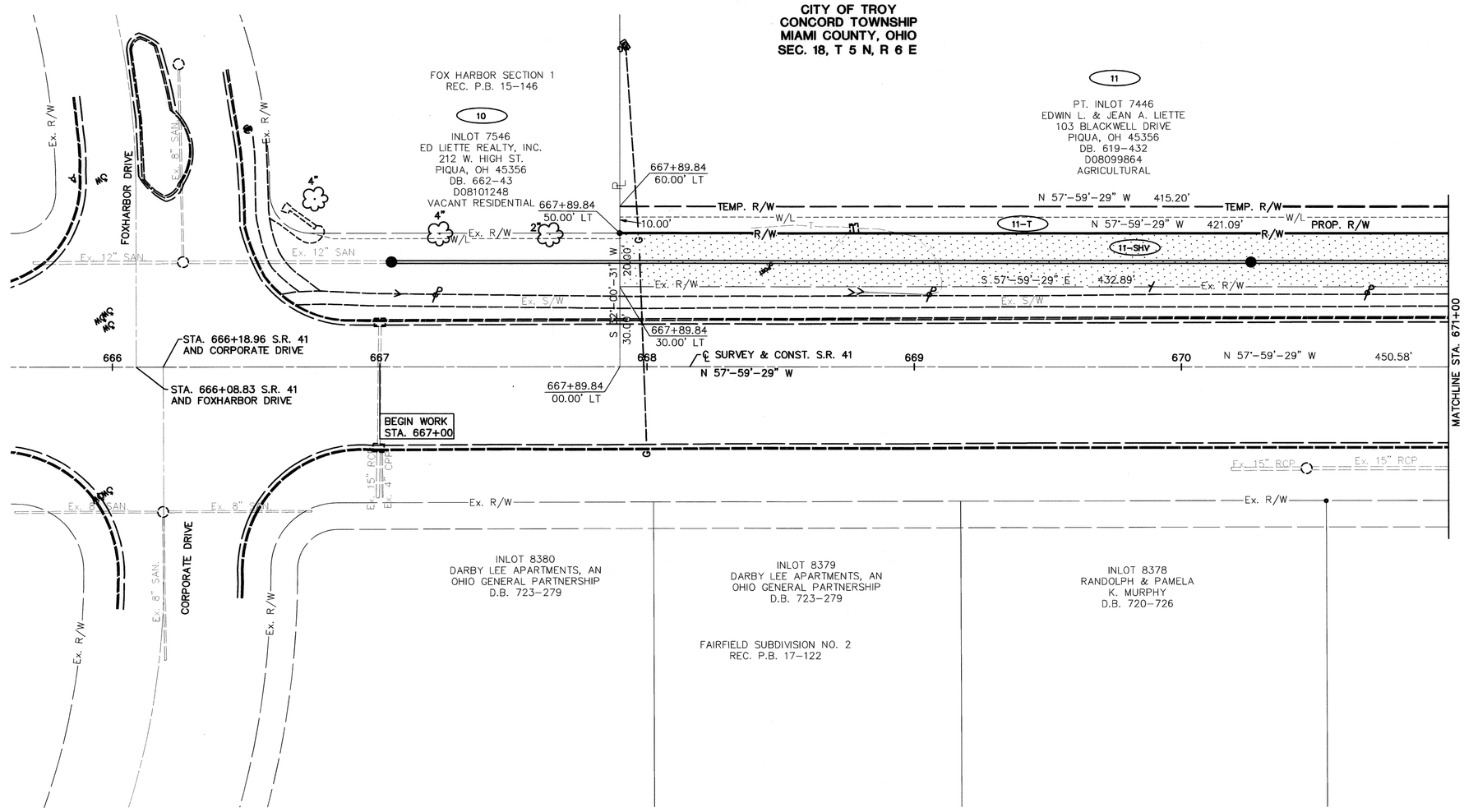
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21R
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8P



REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS
DATE OF COMPLETION		NOVEMBER 16, 2005

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 666+00 TO STA. 671+00

MIA-41-12.64

16/22

123/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

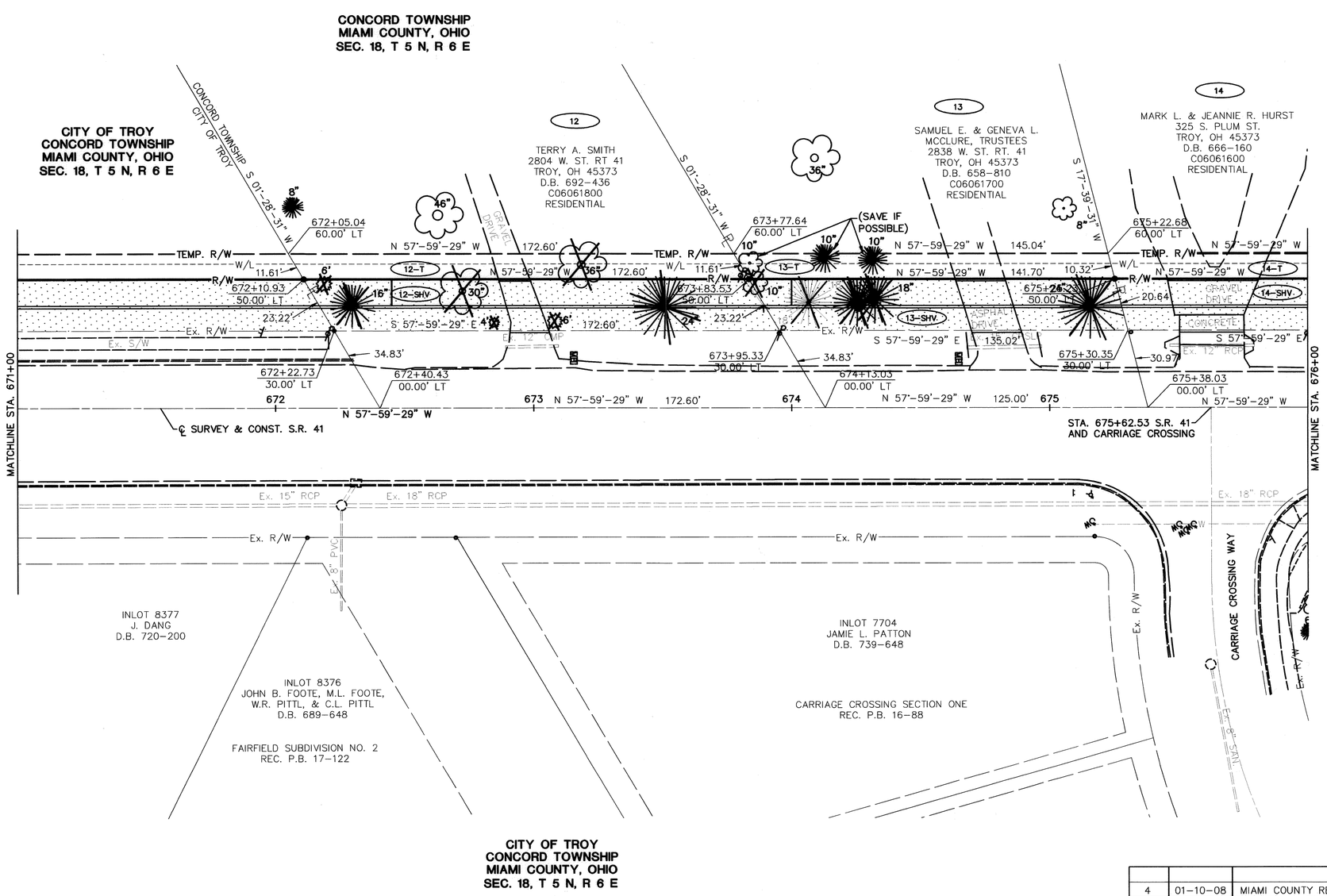
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 215
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 80



REV.	DATE	DESCRIPTION
4	01-10-08	MIAMI COUNTY REVISIONS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS
DATE OF COMPLETION		JUNE 28, 2006

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 671+00 TO STA. 676+00

MIA-41-12.64

17/22

124/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

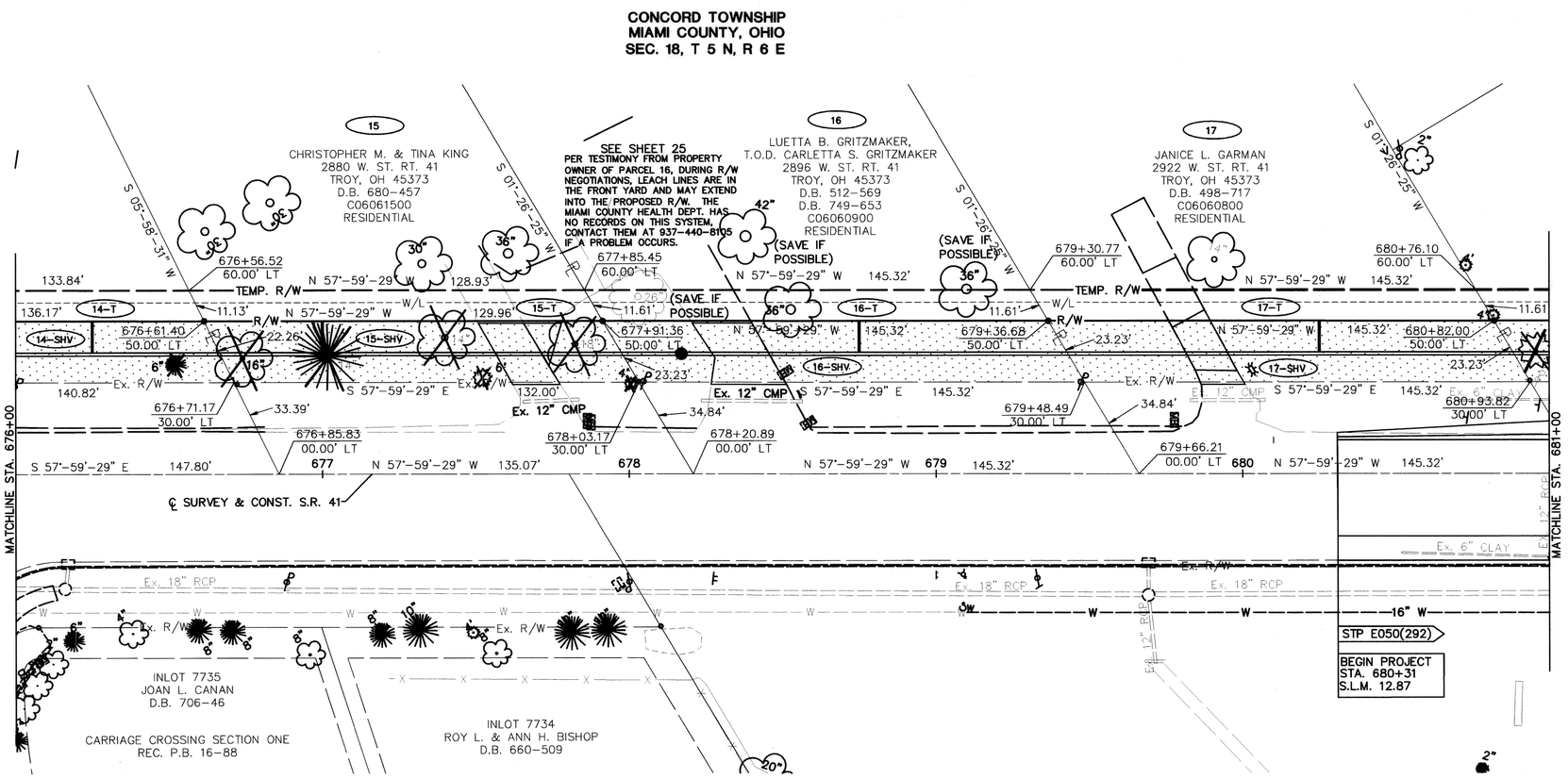
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21T
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8R



SCALE IN FEET

P/D NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 676+00 TO STA. 681+00

MIA-41-12.64

REV.	DATE	DESCRIPTION
4	01-10-08	MIAMI COUNTY REVISIONS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

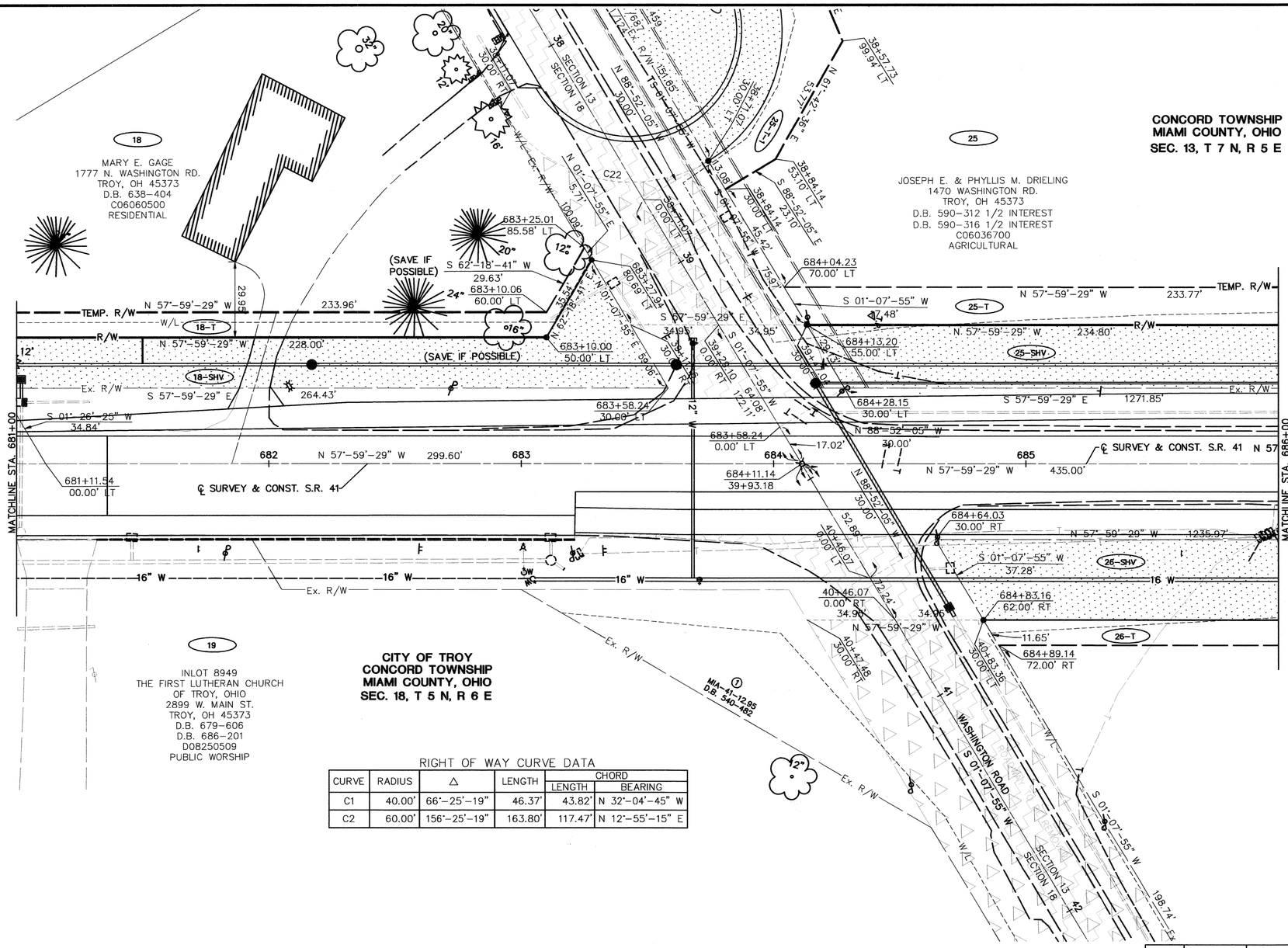
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21U
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8S



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	40.00'	66°-25'-19"	46.37'	43.82'	N 32°-04'-45" W
C2	60.00'	156°-25'-19"	163.80'	117.47'	N 12°-55'-15" E

REV.	DATE	DESCRIPTION
4	01-10-08	MIAMI COUNTY REVISIONS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 681+00 TO STA. 686+00

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

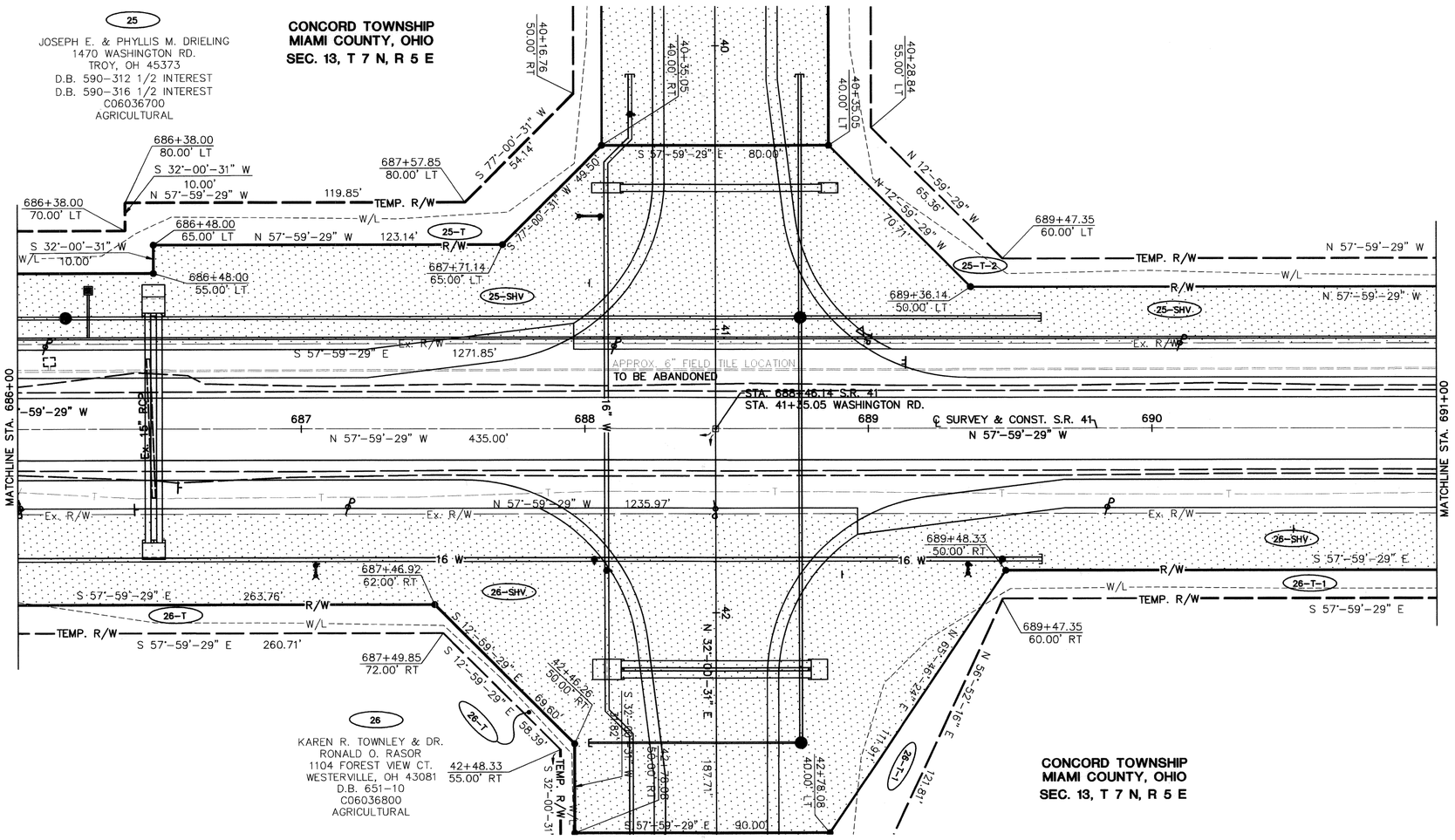
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8T



REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 686+00 TO STA. 691+00

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

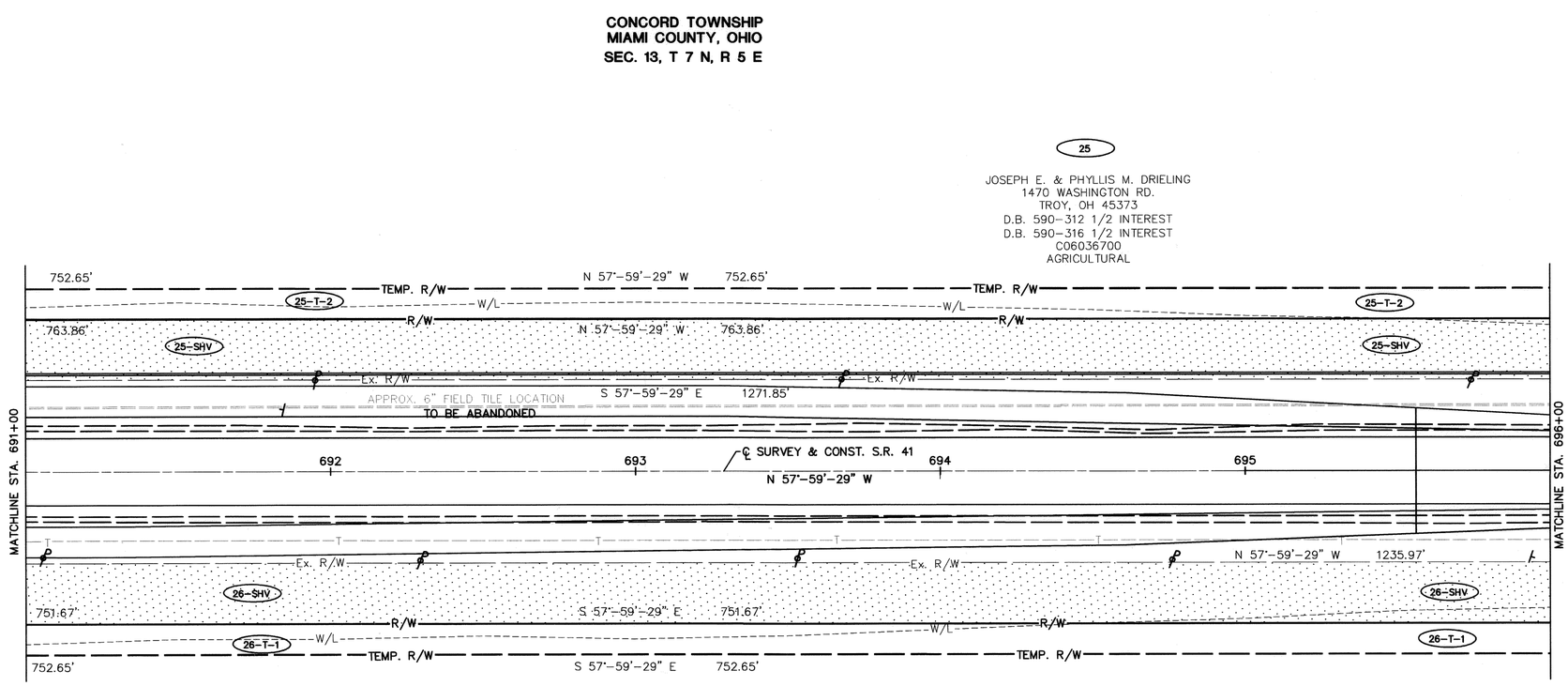
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21 W
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8U



SCALE IN FEET: 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 691+00 TO STA. 696+00

MIA-41-12.64

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

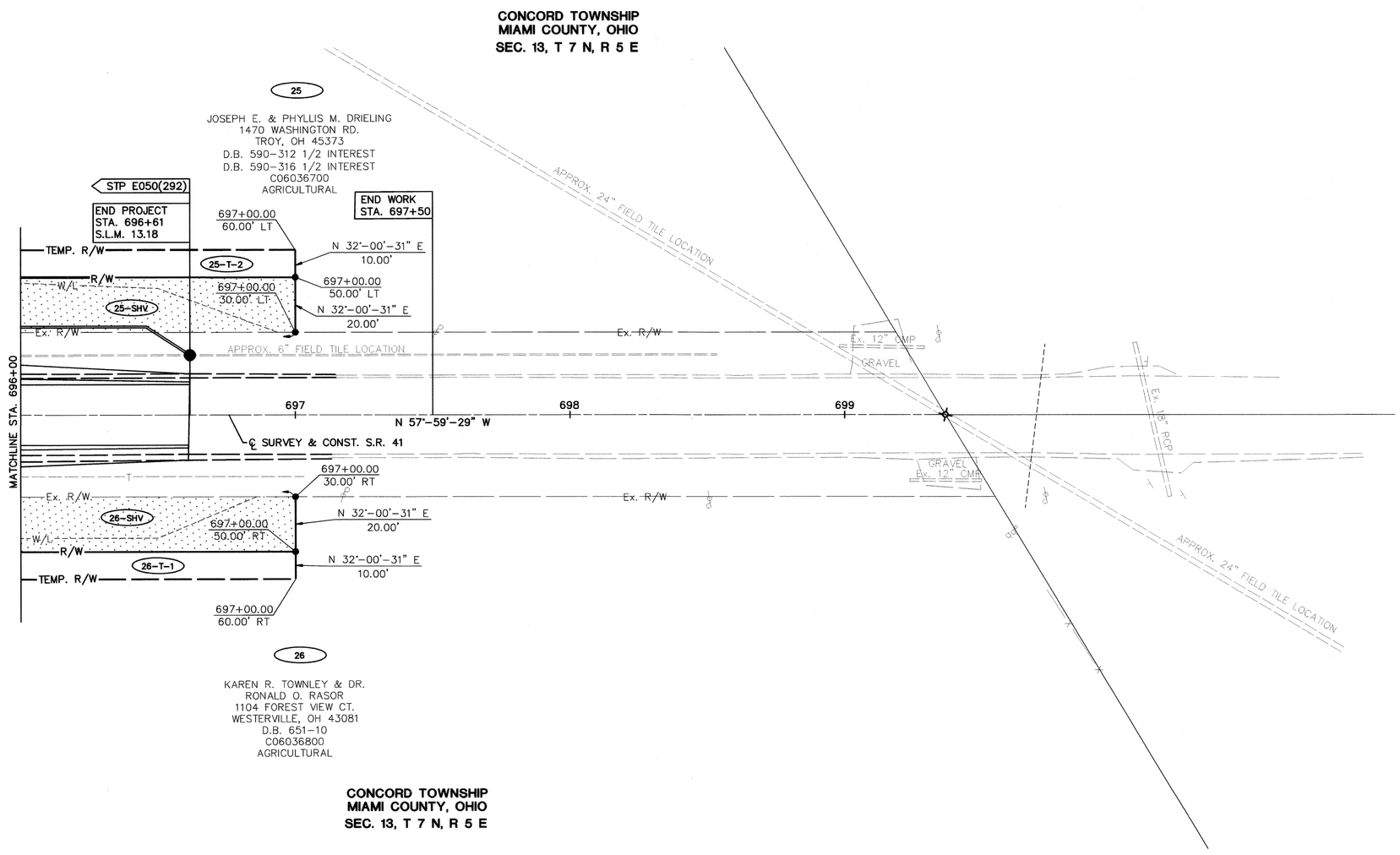
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21X
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8V



SCALE IN FEET: 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 696+00 TO STA. 701+00

MIA-41-12.64

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

21A/22

128A/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23 PAGE 214
MIAMI COUNTY RECORDER'S RECORD OF PLATS

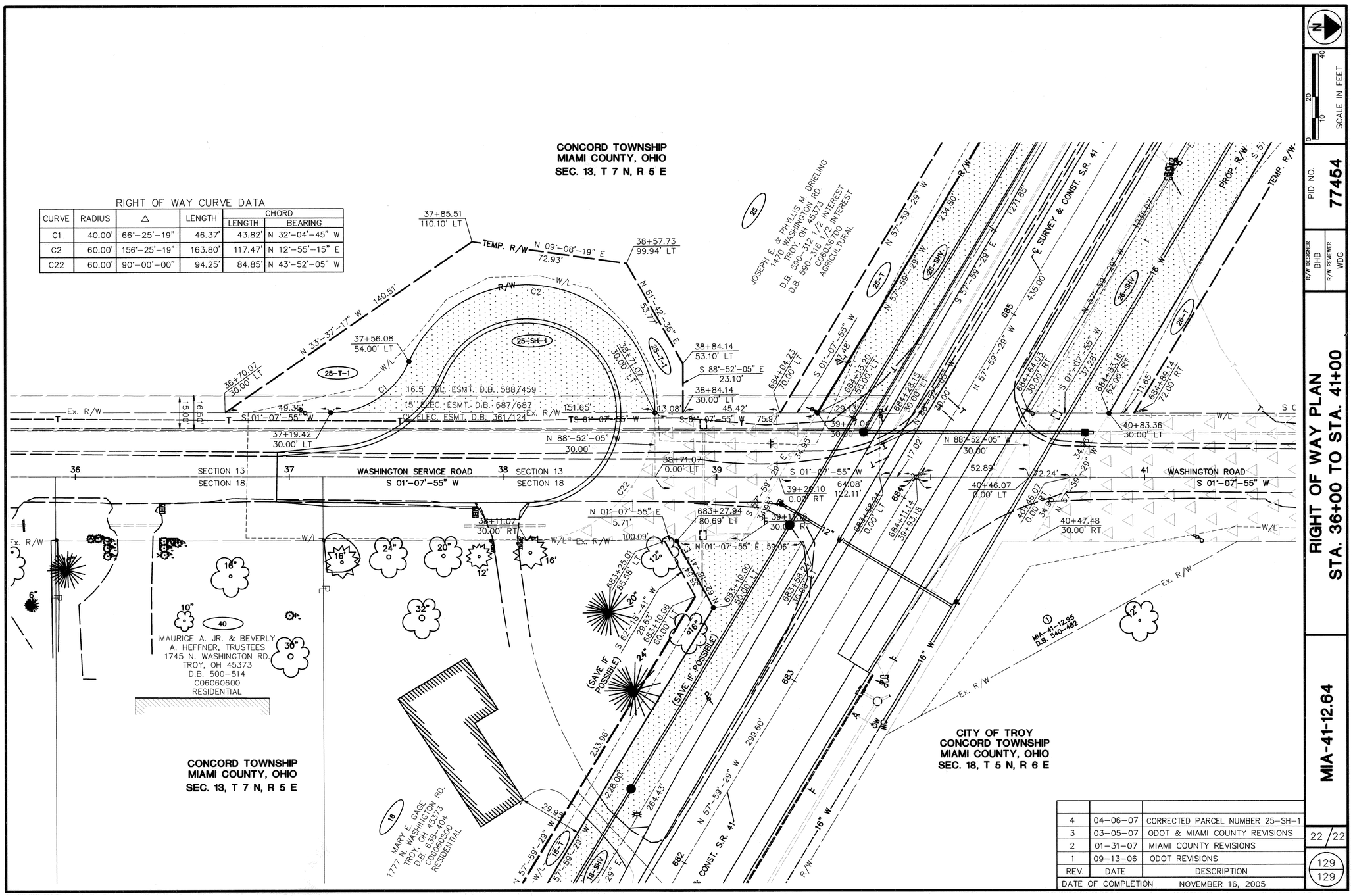
ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8W

RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	40.00'	66°-25'-19"	46.37'	43.82'	N 32°-04'-45" W
C2	60.00'	156°-25'-19"	163.80'	117.47'	N 12°-55'-15" E
C22	60.00'	90°-00'-00"	94.25'	84.85'	N 43°-52'-05" W



REV.	DATE	DESCRIPTION
4	04-06-07	CORRECTED PARCEL NUMBER 25-SH-1
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

R/W DESIGNER BHB
R/W REVIEWER WDG

PID NO. 77454

SCALE IN FEET 0 10 20 40

RIGHT OF WAY PLAN
STA. 36+00 TO STA. 41+00

MIA-41-12.64

22/22

129/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)
RESOLUTION No. 10-02-159

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

MIAMI COUNTY ENGINEER
THIS PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 10TH DAY OF DECEMBER, 2009
DOUGLAS CHRISTIAN, MIAMI COUNTY ENGINEER

MIAMI COUNTY AUDITOR
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 20 DAY OF Aug., 2010
MATTHEW W. GEARHARDT, MIAMI COUNTY AUDITOR
BY DEPUTY AUDITOR

MIAMI COUNTY COMMISSIONERS
APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 4th DAY OF February, 2010
JOHN W. O'BRIEN, MIAMI COUNTY COMMISSIONER
RON WIDENER, MIAMI COUNTY COMMISSIONER
JOHN F. EVANS, MIAMI COUNTY COMMISSIONER

PLAT BOOK 23 PAGE 21
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 20th DAY OF August, 2010 AT 12:45 P.M.
FILE No. 2010OR-09895 FEE: $-0-
JOHN ALEXANDER, MIAMI COUNTY RECORDER
BY DEPUTY

ROAD RECORD BOOK 9, PAGE 8

UTILITY OWNERS	
TYPE	**NAME AND ADDRESS**
ELECTRIC	DAYTON POWER & LIGHT COMPANY 2385 CAMPBELL ROAD SIDNEY, OHIO 45365 937-331-3657 ATTN: JENNIFER SYCKS
ELECTRIC	PIONEER RURAL ELECTRIC 344 W. US ROUTE 36 PIQUA, OHIO 45356 937-773-2523 ATTN: JIM RUDD
TELEPHONE	VERIZON 6464 WESTBROOK ROAD CLAYTON, OHIO 45315 937-883-0459 ATTN: SANDY RUMMEL
CABLE	TIME-WARNER CABLE 1450 EXPERIMENT FARM ROAD TROY, OHIO 45373 937-339-4770 ATTN: CHRIS GRAVES
GAS	VECTREN CORPORATION 1300 EXPERIMENT FARM RD. TROY, OHIO 45373 937-440-1830 ATTN: JANET MYERS
SANITARY AND WATER	CITY OF TROY 100 SOUTH MARKET STREET TROY, OHIO 45373 (937) 339-2641 OR (937) 339-5554

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

RIGHT OF WAY LEGEND SHEET

MIA-41-12.64

CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY

SEC. 7, T 5 N, R 6 E
SEC. 18, T 5 N, R 6 E
SEC. 12, T 7 N, R 5 E
SEC. 13, T 7 N, R 5 E

PROJECT DESCRIPTION

UPGRADING 0.30 MILES OF S.R. 41 BY WIDENING THE ROADWAY AND REALIGNING WASHINGTON ROAD, INCLUDING DITCH WORK, STORM CULVERTS, WATERLINE, SANITARY SEWER, TRAFFIC SIGNALIZATION, TRAFFIC CONTROL SIGNS, AND PAVEMENT MARKINGS.

PROJECT CONTROL

THE BASIS OF BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE PURPOSE ON ANGULAR MEASUREMENT ONLY.

PLANS PREPARED BY:

FIRM NAME: CHOICE ONE ENGINEERING
PLANS PREPARED BY: BRIAN H. BARHORST
FIELD REVIEW BY: BRIAN H. BARHORST
DATE COMPLETED: 06-28-2006
OWNERSHIP VERIFIED BY: WESLEY D. GOUBEAUX
DATE COMPLETED: 09-08-2006
DATE COMPLETED: 06-28-2006, REVISIONS 09-13-2006, REVISIONS 01-31-2007
REVISIONS 03-05-2007

STRUCTURE KEY

- COMMERCIAL
- RESIDENTIAL
- RESIDENTIAL OUT BUILDING

LEGEND

SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY

INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE SURVEY PLAT	2-5
PROPERTY MAP	6
SUMMARY SHEET	7-8A
RIGHT OF WAY PLAN	9-22

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN 2005 BY CHOICE ONE ENGINEERING CORPORATION.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN AS OF THIS DATE WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

CONVENTIONAL SIGNS

COUNTY LINE
TOWNSHIP LINE
SECTION LINE
CORPORATION LINE OR
FENCE LINE (EXISTING)—X—X—(PROPOSED)—X—X—
CENTER LINE
TREES ,STUMPS ,(TO BE REMOVED)
UTILITY POLES: TELEPHONE , POWER , LIGHT
LIMITED ACCESS (ONLY)—LA—
RIGHT OF WAY (ONLY)—R/W—
LIMITED ACCESS & RIGHT OF WAY—LA-R/W—
EXISTING RIGHT OF WAY Ex. R/W
PROPERTY LINE—PL—(IN EXISTING FENCE)—X—PL—X—
RAILROAD
GUARDRAIL (EXISTING)—o—o—(PROPOSED)—•—•—
WORK LIMITS ----W/L----------W/L-----

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this project, I have determined the locations of the existing property lines for property takes contained herein. I also have set monuments at the proposed Property Corners, Section Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be done in accordance with OAC 4733-37 as cited below. 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 that either myself or someone working for me under my direct control or supervision.

SURVEYOR'S SEAL:
STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED
PROFESSIONAL SURVEYOR
SIGNED: Wesley D. Goubeaux
DATE: 12/4/2009

FEDERAL PROJECT NO. E050(292)
PID NO. 77454
R/W DESIGNER BHB
R/W REVIEWER WDG
RIGHT OF WAY LEGEND SHEET
MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23 PAGE 21A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8A

MIA-41-12.64
CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SEC. 18, T 5 N, R 6 E
SEC. 7, T 5 N, R 6 E
SEC. 13, T 7 N, R 5 E
SEC. 12, T 7 N, R 5 E

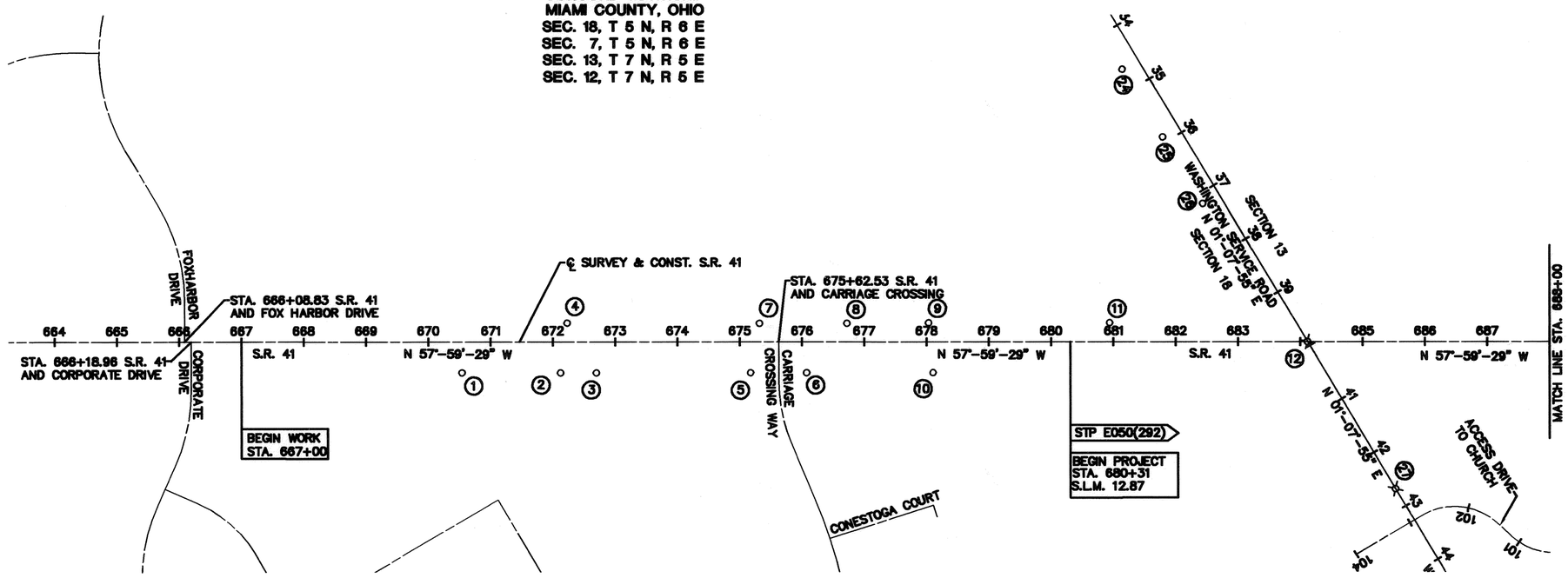


TABLE OF EXISTING MONUMENTATION					
NO.	ROADWAY	STATION	DISTANCE FROM ℄ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
1	STATE ROUTE 41	670+54.12		50.08'	IRON PIN FOUND
2	STATE ROUTE 41	672+12.19		50.12'	IRON PIN FOUND
3	STATE ROUTE 41	672+69.70		50.15'	IRON PIN FOUND
4	STATE ROUTE 41	672+22.72	30.03'		IRON PIN FOUND
5	STATE ROUTE 41	675+17.28		49.86'	IRON PIN FOUND
6	STATE ROUTE 41	676+07.38		49.94'	IRON PIN FOUND
7	STATE ROUTE 41	675+31.52	29.31'		IRON PIN FOUND
8	STATE ROUTE 41	676+72.12	29.42'		IRON PIN FOUND
9	STATE ROUTE 41	678+03.04	30.23'		IRON PIN FOUND
10	STATE ROUTE 41	678+10.19		49.72'	IRON PIN FOUND
11	STATE ROUTE 41	680+93.63	30.41'		IRON PIN FOUND
12	STATE ROUTE 41	684+11.23	0.00'		RAILROAD SPIKE FD.
24	WASHINGTON SERV. RD.	34+64.94		29.81'	IRON PIN FOUND
25	WASHINGTON SERV. RD.	34+64.94		29.61'	IRON PIN FOUND
26	WASHINGTON SERV. RD.	34+64.94		29.75'	IRON PIN FOUND
27	WASHINGTON SERV. RD.	34+64.94	0.11'		RAILROAD SPIKE FD.

BASIS FOR BEARINGS

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND IS FOR PROJECT USE ONLY.

MONUMENT LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- RAILROAD SPIKE FOUND
- P.K. NAIL FOUND
- ▣ MONUMENT BOX W/IP PLACED

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME ON CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT, REQUIRES PRIOR APPROVAL OF THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR CENTERLINE MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

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

MIA-41-12.95
FOX HARBOR-SECTION 1
FAIRFIELD SUBDIVISION NO. 2
CARRIAGE CROSSING-SECTION 1

VARIOUS LAND SURVEYS ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY.

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this project, I have determined the locations of the existing property lines for property takes contained herein. I also have set monuments at the proposed Property Corners, Section Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be done in accordance with OAC 4733-37 as cited below. 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 that either myself or someone working for me under my direct control or supervision.

REC. PB 21, PG. 134

By _____
Surveyor No. 8254 Date _____

SCALE IN FEET 0 50 100 200

PID NO. 77464

R/W DESIGNER BHB
R/W REVIEWER WDG

CENTERLINE PLAT 1 OF 4

MIA-41-12.64

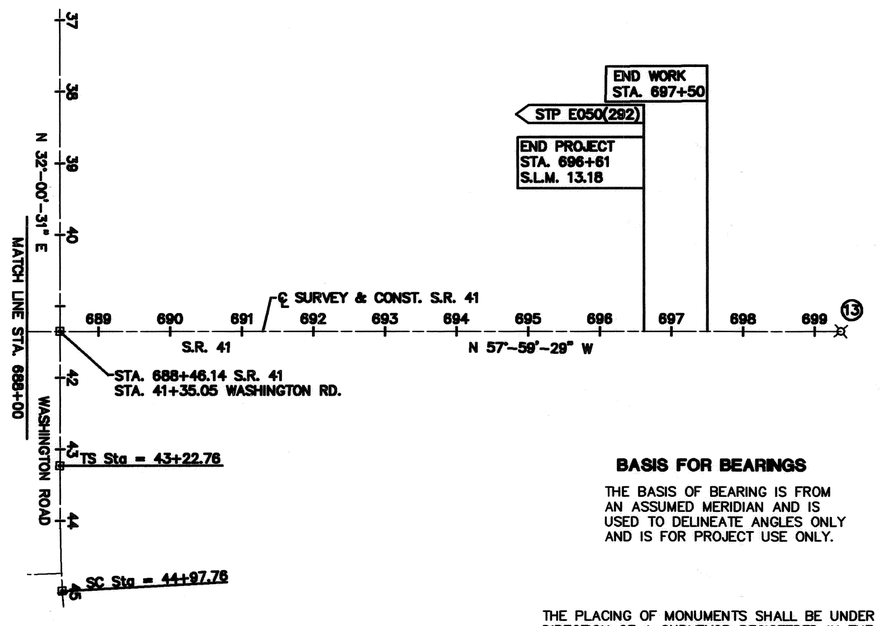
REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23 PAGE 21B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 88

MIA-41-12.64
CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SEC. 18, T 5 N, R 6 E
SEC. 7, T 5 N, R 6 E
SEC. 13, T 7 N, R 5 E
SEC. 12, T 7 N, R 5 E



MONUMENTS TO BE SET DURING CONSTRUCTION			
CL OF RIGHT OF WAY	STATION	OFFSET	ADJUSTABLE CL MON.
WASHINGTON ROAD	41+35.05	0.00' LT	1
WASHINGTON ROAD	43+22.76	0.00' LT	1
WASHINGTON ROAD	44+97.76	0.00' LT	1

BASIS FOR BEARINGS

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND IS FOR PROJECT USE ONLY.

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME ON CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT, REQUIRES PRIOR APPROVAL OF THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR CENTERLINE MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

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

MIA-41-12.95
FOX HARBOR-SECTION 1
FAIRFIELD SUBDIVISION NO. 2
CARRIAGE CROSSING-SECTION 1

VARIOUS LAND SURVEYS ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY.

MONUMENT LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- RAILROAD SPIKE FOUND
- P.K. NAIL FOUND
- MONUMENT BOX W/IP PLACED

TABLE OF EXISTING MONUMENTATION					
NO.	ROADWAY	STATION	DISTANCE FROM ℄ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
13	STATE ROUTE 41	699+36.70		0.00'	RAILROAD SPIKE FD.

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this project, I have determined the locations of the existing property lines for property takes contained herein. I also have set monuments at the proposed Property Corners, Section Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be done in accordance with OAC 4733-37 as cited below. 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 that either myself or someone working for me under my direct control or supervision.

By _____
Surveyor No. 8254 Date _____

REC. PB 21, PG. 134-A

SCALE IN FEET 0 50 100 200

PID NO. 77464

R/W DESIGNER BHB
R/W REVIEWER WDG

CENTERLINE PLAT 2 OF 4

MIA-41-12.64

3/22

110/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23, PAGE 21C
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8C

CURVE DATA
P.I. STA. 30+22.88 ℄ CONST. C.R. WASHINGTON ROAD
Δ = 30°-00'-44" RT
Rc = 1637.00'
Ls = 140.00'
Θs = 2°-27'-00"
L.T. = 93.34'
S.T. = 46.67'
Lc = 717.48'
Ts = 508.95'
Es = 58.31'
Θmax. = 0.054
L.C. = 139.99'

MIA-41-12.64
CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SEC. 18, T 5 N, R 6 E
SEC. 7, T 5 N, R 6 E
SEC. 13, T 7 N, R 5 E
SEC. 12, T 7 N, R 5 E

MONUMENT LEGEND
- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- RAILROAD SPIKE FOUND
- P.K. NAIL FOUND
- MONUMENT BOX W/IP PLACED

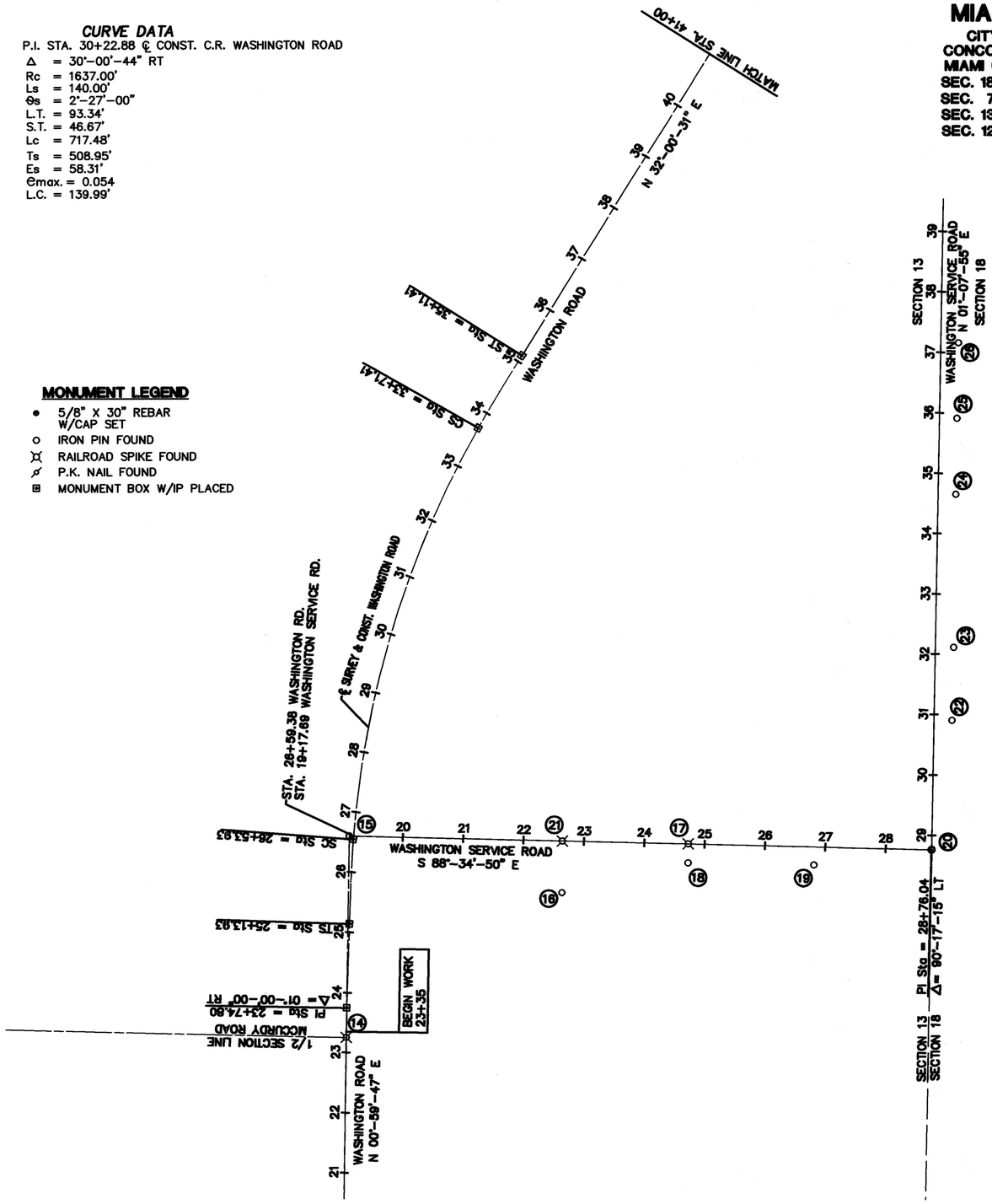


TABLE OF EXISTING MONUMENTATION					
NO.	ROADWAY	STATION	DISTANCE FROM ℄ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
14	WASHINGTON RD.	23+24.77	0.04'		RAILROAD SPIKE FD.
15	WASHINGTON RD.	26+58.99	7.19'		IRON PIN FOUND
16	WASHINGTON SERV. RD.	22+65.26		85.55'	IRON PIN FOUND
17	WASHINGTON SERV. RD.	24+72.77		0.03'	RAILROAD SPIKE FD.
18	WASHINGTON SERV. RD.	24+72.98		31.50'	IRON PIN FOUND
19	WASHINGTON SERV. RD.	26+81.63		30.06'	IRON PIN FOUND
20	WASHINGTON SERV. RD.	28+76.04		0.65'	IRON PIN FOUND
21	WASHINGTON SERV. RD.	22+64.09		0.03'	RAILROAD SPIKE FD.
22	WASHINGTON SERV. RD.	30+90.63		30.10'	IRON PIN FOUND
23	WASHINGTON SERV. RD.	32+11.79		30.68'	IRON PIN FOUND
24	WASHINGTON SERV. RD.	34+64.94		29.81'	IRON PIN FOUND
25	WASHINGTON SERV. RD.	35+91.11		29.61'	IRON PIN FOUND
26	WASHINGTON SERV. RD.	37+16.12		29.75'	IRON PIN FOUND

MONUMENTS TO BE SET DURING CONSTRUCTION			
CL OF RIGHT OF WAY	STATION	OFFSET	ADJUSTABLE CL MON.
WASHINGTON ROAD	23+74.80	0.00' LT	1
WASHINGTON ROAD	25+13.93	0.00' LT	1
WASHINGTON ROAD	26+53.93	0.00' LT	1
WASHINGTON ROAD	33+71.41	0.00' LT	1
WASHINGTON ROAD	35+11.41	0.00' LT	1

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

MIA-41-12.95
FOX HARBOR-SECTION 1
FAIRFIELD SUBDIVISION NO. 2
CARRIAGE CROSSING-SECTION 1

VARIOUS LAND SURVEYS ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY.

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME ON CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN ON THIS PLAT, REQUIRES PRIOR APPROVAL OF THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR CENTERLINE MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

BASIS FOR BEARINGS

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND IS FOR PROJECT USE ONLY.

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this project, I have determined the locations of the existing property lines for property takes contained herein. I also have set monuments at the proposed Property Corners, Section Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be done in accordance with OAC 4733-37 as cited below. 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 that either myself or someone working for me under my direct control or supervision.

REC. PB 21, PG. 134-B

By _____
Surveyor No. 8254 Date _____

N
SCALE IN FEET 0 50 100 200

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

CENTERLINE PLAT 3 OF 4

MIA-41-12.64

4/22

111/129

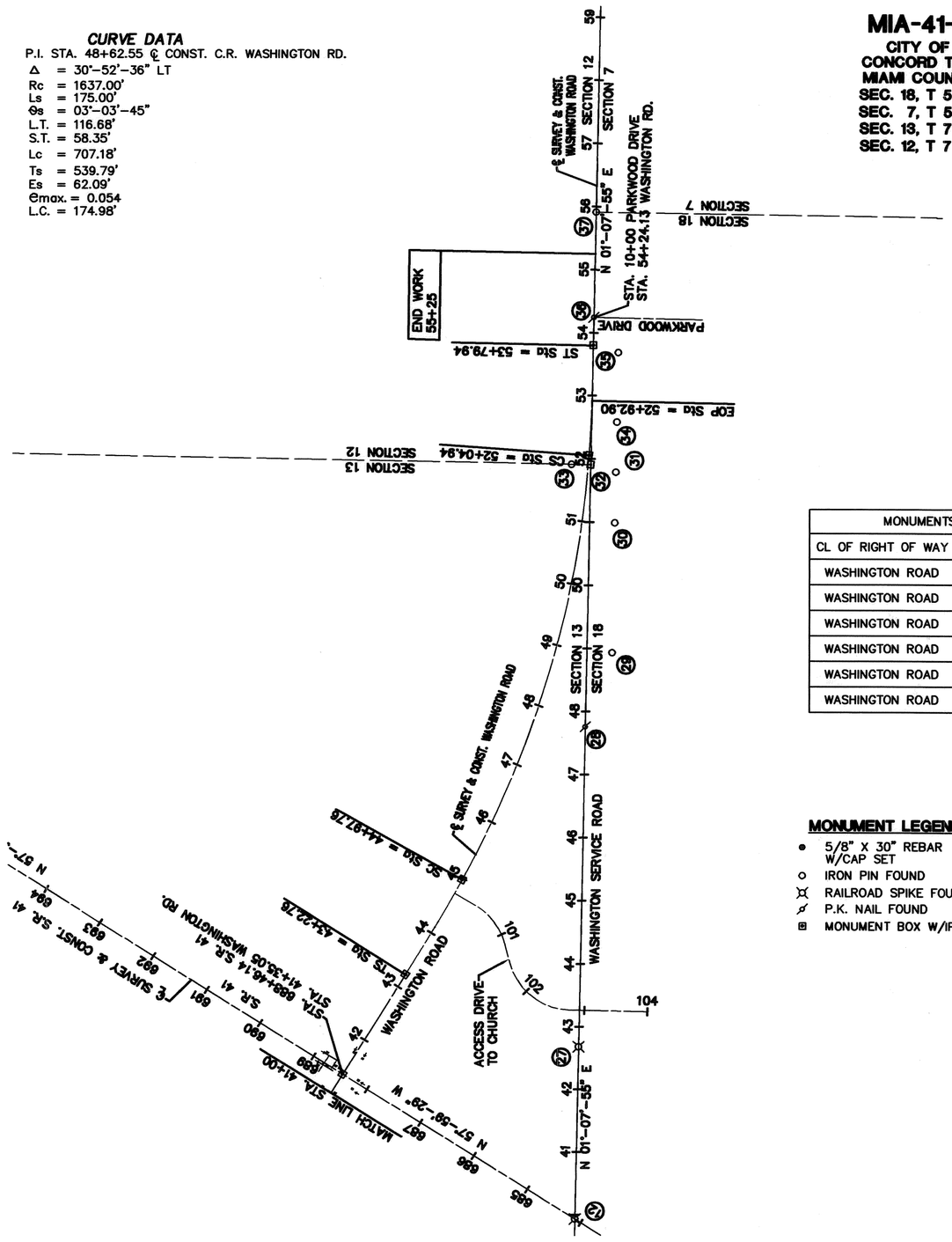
REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23, PAGE 21D
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8D

CURVE DATA
P.I. STA. 48+62.55 ℄ CONST. C.R. WASHINGTON RD.
Δ = 30°-52'-36" LT
Rc = 1637.00'
Ls = 175.00'
Θs = 03°-03'-45"
L.T. = 116.68'
S.T. = 58.35'
Lc = 707.18'
Ts = 539.79'
Es = 62.09'
Θmax. = 0.054
L.C. = 174.98'



MIA-41-12.64
CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SEC. 18, T 5 N, R 6 E
SEC. 7, T 5 N, R 6 E
SEC. 13, T 7 N, R 5 E
SEC. 12, T 7 N, R 5 E

TABLE OF EXISTING MONUMENTATION					
NO.	ROADWAY	STATION	DISTANCE FROM ℄ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
27	WASHINGTON SERV. RD.	42+68.24	0.11'		RAILROAD SPIKE FD.
28	WASHINGTON SERV. RD.	47+75.90		0.06'	PK NAIL FOUND
29	WASHINGTON SERV. RD.	48+94.04		40.02'	IRON PIN FOUND
30	WASHINGTON SERV. RD.	50+99.81		40.00'	IRON PIN FOUND
31	WASHINGTON SERV. RD.	51+79.82		40.06'	IRON PIN FOUND
32	WASHINGTON SERV. RD.	51+91.13		0.00'	RAILROAD SPIKE FD.
32	WASHINGTON ROAD	51+90.64		3.95'	RAILROAD SPIKE FD.
33	WASHINGTON SERV. RD.	51+90.84	30.47'		IRON PIN FOUND
34	WASHINGTON SERV. RD.	52+69.78		40.00'	IRON PIN FOUND
35	WASHINGTON ROAD	53+69.18		39.94'	IRON PIN FOUND
36	WASHINGTON ROAD	54+24.06		0.00'	PK NAIL FOUND
37	WASHINGTON ROAD	55+90.91	0.02'		IRON PIN FOUND

MONUMENTS TO BE SET DURING CONSTRUCTION			
CL OF RIGHT OF WAY	STATION	OFFSET	ADJUSTABLE CL MON.
WASHINGTON ROAD	41+35.05	0.00' LT	1
WASHINGTON ROAD	43+22.76	0.00' LT	1
WASHINGTON ROAD	44+97.76	0.00' LT	1
WASHINGTON ROAD	51+90.64	3.95' RT	1
WASHINGTON ROAD	52+04.94	0.00' LT	1
WASHINGTON ROAD	53+79.94	0.00' LT	1

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

MIA-41-12.95
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FAIRFIELD SUBDIVISION NO. 2
CARRIAGE CROSSING-SECTION 1

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MONUMENT LEGEND
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- ○ IRON PIN FOUND
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- P.K. NAIL FOUND
- ▣ MONUMENT BOX W/IP PLACED

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REC. PB 21, PG. 134-C

By _____
Surveyor No. 8254 Date _____

N
SCALE IN FEET 0 50 100 200

PID NO. **77454**

R/W DESIGNER BHB
R/W REVIEWER WDG

CENTERLINE PLAT 4 OF 4

MIA-SR41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23, PAGE 218
MIAMI COUNTY RECORDER'S RECORD OF PLATS

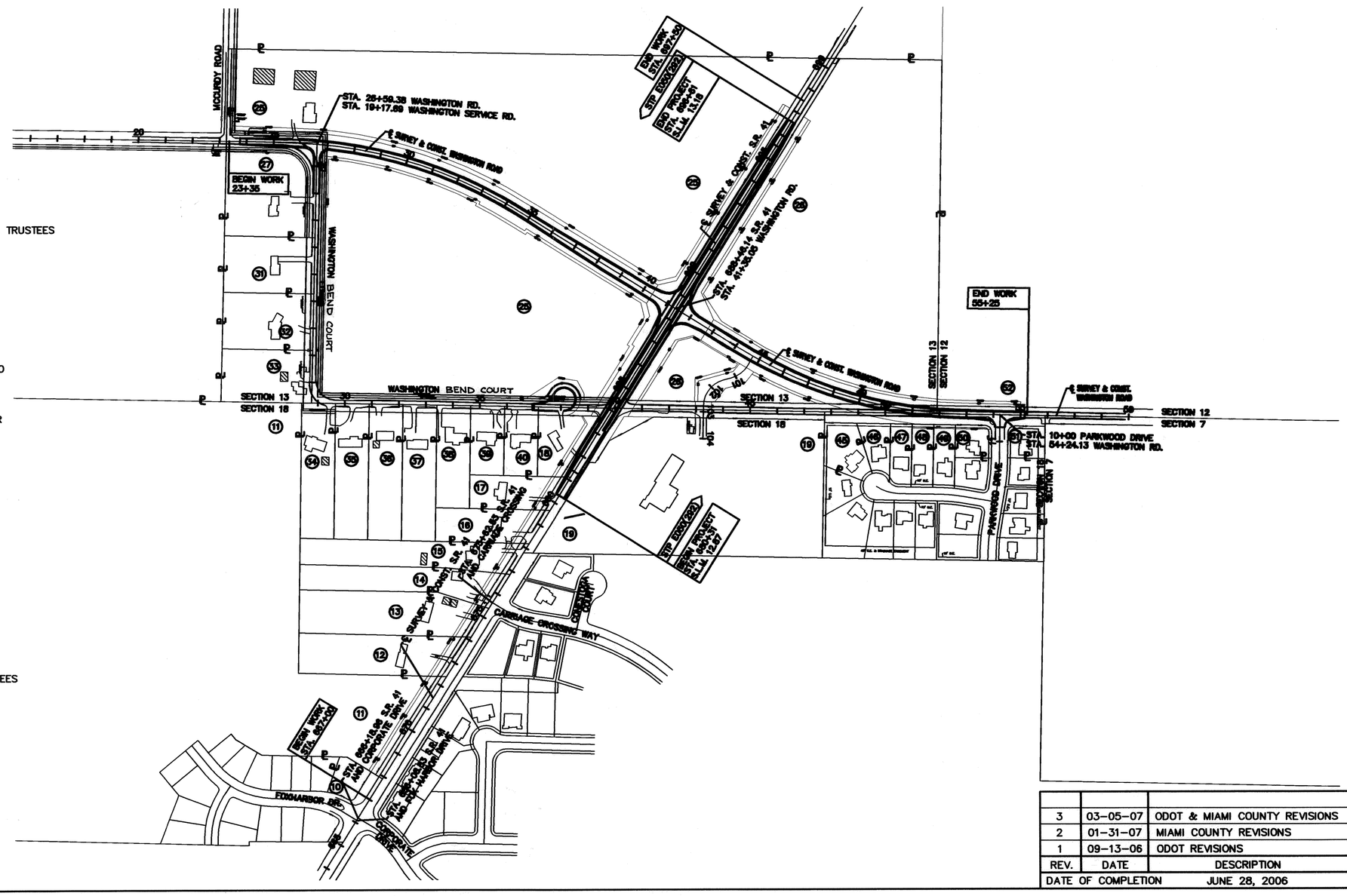
7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 86

MIA-41-12.64

CITY OF TROY
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SEC. 18, T 5 N, R 6 E
SEC. 7, T 5 N, R 6 E
SEC. 13, T 7 N, R 5 E
SEC. 12, T 7 N, R 5 E

(10) ED LIETTE REALTY, INC.
(11) EDWIN L. & JEAN A. LIETTE
(12) TERRY A. SMITH
(13) SAMUEL E. MCCLURE & GENEVA L. MCCLURE, TRUSTEES
(14) MARK L. & JEANNIE R. HURST
(15) CHRISTOPHER M. & TINA KING
(16) LUETTA B. GRITZMAKER
(17) JANICE L. GARMAN
(18) MARY E. GAGE
(19) THE FIRST LUTHERAN CHURCH OF TROY, OHIO
(25) JOSEPH E. & PHYLLIS M. DRIELING
(26) KAREN R. TOWNLEY & DR. RONALD D. RASOR
(27) RONALD L. BUSSE & LYNNE J. BUSSE
(31) DAVID ENNEKING
(32) MICHAEL & DEBRA MILLER
(33) DARYL DUNCAN
(34) LOUISE ESTELLA GIBBONEY
(35) LOUIS A. & ROSE M. TUNNEY
(36) GEORGE & MARY P. LONGENDELPHER
(37) DAVID W. & TINA M. WAGNER
(38) HARRY W. & ANNA M. ARTHUR
(39) KENNETH J. & DIXIE L. WARNER
(40) MAURICE JR. & BEVERLY A. HEFFNER, TRUSTEES
(45) DELMER W. & BARBARA D. BURNETT
(46) RICHARD L. & BARBARA E. BARNES
(47) HILLARD H. WATTS & CLARENE P. DAY
(48) WILLIAM E. III & HEATHER J. SMITH
(49) NORMA L. DUER, TRUSTEE
(50) KEVIN M. & NANCY J. LEAR
(51) KEYSTONE HOMES OF TROY, INC.
(52) NEAL FARMS, INC.



N

SCALE IN FEET: 0, 100, 200, 400

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

PROPERTY MAP

MIA-SR41-12.64

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION JUNE 28, 2006

6 / 22

113 / 129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23, PAGE 21F
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8F

TOTAL NUMBER OF :
15 OWNERSHIPS
34 PARCELS
0 TOTAL TAKES

0 OWNERSHIPS WITH STRUCTURES INVOLVED

GRANTEE:

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF MIAMI COUNTY UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA – TOTAL PRO – NET TAKE
ALL AREAS IN ACRES

* DENOTES RIGHT OF WAY ENCROACHMENT

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1–9	NOT USED																
10	ED LIETTE REALTY, INC.	16	DB 662	43	D08101248	0.355									NO NEW R/W		
11–SHV	EDWIN L. & JEAN A. LIETTE	16–17	DB 619	432	D08099864	69.3105	0.304 (c)	0.196	0.000	0.196		68.8105		100% STATE	SANITARY SEWER	795	409
															TO BE ACQUIRED BY THE STATE OF OHIO		
11–T		16–17						0.096	0.000	0.096				100% STATE	GRADING	795	405
12–SHV	TERRY A. SMITH	17	DB 692	436	C06061800	2.000	0.119 (c)	0.079	0.000	0.079		1.802		100% STATE	SANITARY SEWER AND DRIVEWAY	795	413
															TO BE ACQUIRED BY THE STATE OF OHIO		
12–T		17						0.040	0.000	0.040				100% STATE	GRADING	795	417
13–SHV	SAMUEL E. MCCLURE, TRUSTEE &	17	DB 658	810	C06061700	2.350	0.090 (c)	0.064	0.000	0.064		2.196		100% STATE	SANITARY SEWER AND DRIVEWAY	795	401
	GENEVA L. MCCLURE, TRUSTEE														TO BE ACQUIRED BY THE STATE OF OHIO		
13–T		17						0.033	0.000	0.033				100% STATE	GRADING	795	397
14–SHV	MARK L. & JEANNIE R. HURST	17–18	DB 666	160	C06061600	1.790	0.099 (c)	0.064	0.000	0.064		1.627		100% STATE	SANITARY SEWER AND DRIVEWAY	795	393
															TO BE ACQUIRED BY THE STATE OF OHIO		
14–T		17–18						0.031	0.000	0.031				100% STATE	GRADING	795	389
15–SHV	CHRISTOPHER M. & TINA KING	18	DB 680	457	C06061500	1.860	0.092 (c)	0.060	0.000	0.060		1.708		100% STATE	SANITARY SEWER AND DRIVEWAY	795	385
															TO BE ACQUIRED BY THE STATE OF OHIO		
15–T		18						0.030	0.000	0.030				100% STATE	GRADING	795	381
16–SHV	LUETTA B. GRITZMAKER,	18	DB 749	653	C06060900	1.102	0.100 (c)	0.067	0.000	0.067		0.935		100% STATE	SANITARY SEWER AND DRIVEWAY	OR 62	277
	T.O.D. CARLETTA S. GRITZMAKER														TO BE ACQUIRED BY THE STATE OF OHIO		
16–T		18						0.033	0.000	0.033				100% STATE	GRADING	OR 62	273
17–SHV	JANICE L. GARMAN	18	DB 498	717	C06060800	1.318	0.100 (c)	0.067	0.000	0.067		1.151		100% STATE	SANITARY SEWER AND DRIVEWAY	795	377
															TO BE ACQUIRED BY THE STATE OF OHIO		
17–T		18						0.033	0.000	0.033				100% STATE	GRADING	795	373
18–SHV	MARY E. GAGE	18–19, 22A	DB 638	404	C06060500	1.179	0.367 (c)	0.134	0.000	0.134		0.678		100% STATE	SANITARY SEWER, STORM SEWER, DRIVEWAY	795	369
															TO BE ACQUIRED BY THE STATE OF OHIO		
18–T		18–19, 22A						0.057	0.000	0.057				100% STATE	GRADING	795	365

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

(c) = CALCULATED AREA

REV.	DATE	DESCRIPTION
4	04–06–07	CORRECTED PARCEL NUMBERS
3	03–05–07	ODOT & MIAMI COUNTY REVISIONS
2	01–31–07	MIAMI COUNTY REVISIONS
1	09–13–06	ODOT REVISIONS
DATE OF COMPLETION		JUNE 28, 2006

FEDERAL PROJECT NO. E050(292)
PID NO. 77454
STATE JOB NO. 478278
R/W DESIGNER BHB
R/W REVIEWER WDG

SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 10-18

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23 PAGE 219
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 86

GRANTEE:

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF MIAMI COUNTY UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA – TOTAL PRO – NET TAKE
ALL AREAS IN ACRES

* DENOTES RIGHT OF WAY ENCROACHMENT

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
19	THE FIRST LUTHERAN CHURCH OF TROY, OHIO	18–19	DB 679	606	D08250509	11.7242									NO NEW R/W		
			DB 686	201													
20–24	NOT USED																
25–SHV	JOSEPH E. & PHYLLIS M. DRIELING	12,19–22A	DB 590	312	C06036700	47.805	2.840 (c)	0.803	0.000	0.803		23.375	18.078	100% STATE	ROADWAY AND STORM SEWER	OR 56	292
			DB 590	316											0.006 AC. OVERLAPS EX. UTIL. EASEMENTS		
															TO BE ACQUIRED BY THE STATE OF OHIO		
25–SH		9–12,20						2.570	0.000	2.570				100% STATE	GRADING	OR 56	275
															0.069 AC. OVERLAPS EX. UTIL. EASEMENTS		
25–SH–1		19,22A						0.134	0.000	0.134				100% STATE	GRADING	OR 56	275
															0.026 AC. OVERLAPS EX. UTIL. EASEMENTS		
25–T		9–11,19–20,22A						0.516	0.000	0.516				100% STATE	GRADING	OR 56	282
															0.039 AC. OVERLAPS EX. UTIL. EASEMENTS		
25–T–1		19,22A						0.125	0.000	0.125				100% STATE	GRADING	OR 56	282
															0.014 AC. OVERLAPS EX. UTIL. EASEMENTS		
25–T–2		9–12,20–22						0.787	0.000	0.787				100% STATE	GRADING	OR 56	282
															0.020 AC. OVERLAPS EX. UTIL. EASEMENTS		
26–SHV	KAREN R. TOWNLEY & DR. RONALD O. RASOR	12,19–22A	DB 651	10	C06036800	24.178	1.845 (c)	0.938	0.000	0.938		17.989	1.640	100% STATE	ROADWAY AND STORM SEWER	OR 51	792
															TO BE ACQUIRED BY THE STATE OF OHIO		
26–SH		12–14						1.451	0.000	1.451				100% STATE	ROADWAY, STORM SEWER, & ACCESS DRIVE	OR 51	785
26–SH–1		13						0.315	0.000	0.315				100% STATE	ROADWAY, STORM SEWER, & ACCESS DRIVE	OR 51	785
26–T		12,13,19,20,22A						0.154	0.000	0.154				100% STATE	GRADING AND ACCESS DRIVE	OR 51	797
26–T–1		12–14,20–22						0.408	0.000	0.408				100% STATE	GRADING	OR 51	797
26–T–2		13						0.064	0.000	0.064				100% STATE	GRADING	OR 51	797
27–SH	RONALD L. BUSSE & LYNN J. BUSSE	9	DB 644	627	C06036600	2.706	0.503 (c)	0.062	0.000	0.062			2.141	100% STATE	GRADING	795	361
															0.043 AC. OVERLAPS EX. UTIL. EASEMENTS		
28–30	NOT USED																
31	DAVID F. ENNEKING	6	DB 539	298	C06036660	1.6035									NO NEW R/W		

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

(c) = CALCULATED AREA

REV.	DATE	DESCRIPTION
4	04–06–07	CORRECTED PARCEL NUMBERS
3	03–05–07	ODOT & MIAMI COUNTY REVISIONS
2	01–31–07	MIAMI COUNTY REVISIONS
1	09–13–06	ODOT REVISIONS

DATE OF COMPLETION JUNE 28, 2006

FEDERAL PROJECT NO. E050(292)
PID NO. 77454
STATE JOB NO. 478278
R/W DESIGNER BHB
R/W REVIEWER WDG

SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 19-33

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND ~~ROAD~~ COURT)

PLAT BOOK 23 PAGE 21H
MIAMI COUNTY RECORDER'S RECORD OF PLATS

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8H

GRANTEE:

ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF MIAMI COUNTY UNLESS OTHERWISE SHOWN.

NET RESIDUE = RECORD AREA – TOTAL PRO – NET TAKE
ALL AREAS IN ACRES

* DENOTES RIGHT OF WAY ENCROACHMENT

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
32	MICHAEL T. & DEBRA K. MILLER	6	DB 704	668	C06036650	1.6035									NO NEW R/W		
33	DARYL L. & PENNY A. DUNCAN	6	DB 528	572	C06036610	1.500									NO NEW R/W		
34	LOUISE ESTELLA GIBBONEY	6	DB 351	235	C06061400										NO NEW R/W		
			DB 738	129													
35	LOUIS A. & ROSE M. TUNNEY	6	DB 603	497	C06061300										NO NEW R/W		
36	GEORGE & MARY P. LONGENDELPHER	6	DB 408	370	C06061200										NO NEW R/W		
37	DAVID W. & TINA M. WAGNER	6	DB 650	791	C06061100										NO NEW R/W		
38	HARRY W. & ANNA M. ARTHUR	6	DB 585	355	C06061000										NO NEW R/W		
39	KENNETH J. & DIXIE L. WARNER	6	DB 537	094	C06060700										NO NEW R/W		
40	MAURICE A. JR. & BEVERLY A. HEFFNER, TRUSTEES	22A	DB 770	212	C06060600										NO NEW R/W		
45	DELMER W. & BARBARA D. BURNETT	14	DB 767	222	D08105238										NO NEW R/W		
46	RICHARD L. & BARBARA E. BARNES	14	DB 771	614	D08105240										NO NEW R/W		
47	HILLARD H. WATTS & CLARENE P. DAY	14	DB 775	232	D08105242										NO NEW R/W		
48-T	WILLIAM E. III & HEATHER J. SMITH	14	DB 772	755	D08105244	0.426	0.000	0.028	0.000	0.028				100% STATE	GRADING		
															0.018 AC. OVERLAPS EX. UTIL. EASEMENTS	OR 78	65
49-T	NORMA L. DUER, TRUSTEE	14	DB 775	445	D08105246	0.427	0.000	0.028	0.000	0.028				100% STATE	GRADING	795	357
															0.018 AC. OVERLAPS EX. UTIL. EASEMENTS		
50-T	KEVIN M. & NANCY J. LEAR	14-15	DB 774	172	D08105250	0.372	0.000	0.044	0.000	0.044				100% STATE	GRADING	795	353
															0.030 AC. OVERLAPS EX. UTIL. EASEMENTS		
51	JOSEPH L. & TAMMY J. HART	15	DB 777	690	D08105252	0.369									NO NEW R/W		
52-SH	NEAL FARMS, INC.	14-15	DB 648	496	C06035500	192.562	5.090	0.078	0.000	0.078		187.394		100% STATE	ROADWAY AND GRADING	OR 25	243
52-T		14-15						0.071	0.000	0.071					GRADING	OR 25	243

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

REV.	DATE	DESCRIPTION
4	04-06-07	CORRECTED PARCEL NUMBERS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

FEDERAL PROJECT NO. E050(292)
PID NO. 77454
STATE JOB NO. 478278
R/W DESIGNER BHB
R/W REVIEWER WDG

SUMMARY OF ADDITIONAL RIGHT-OF-WAY PARCELS 35-52

MIA-SR41-12.84

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

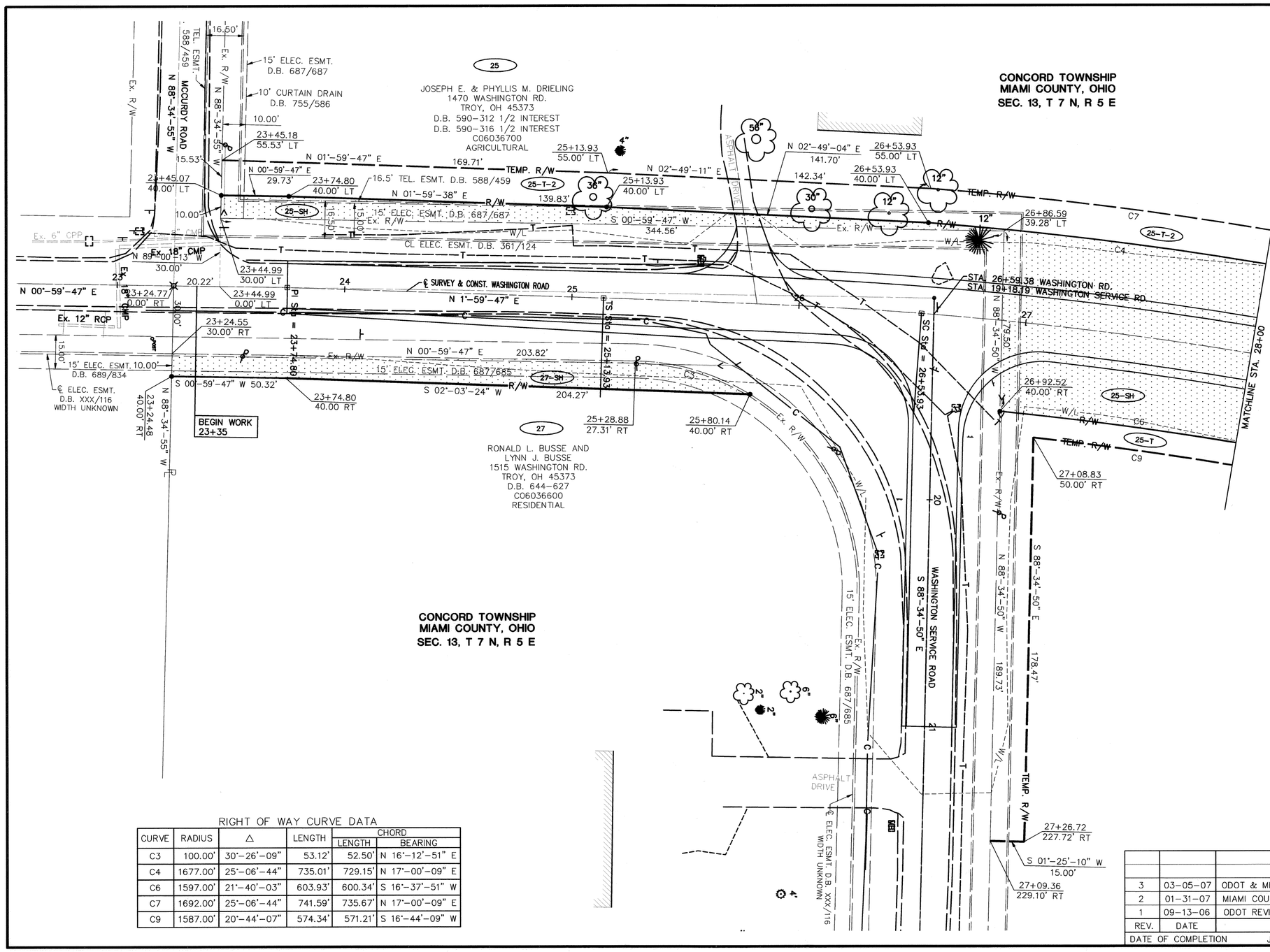
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21 J
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 81



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C3	100.00'	30°-26'-09"	53.12'	52.50'	N 16°-12'-51" E
C4	1677.00'	25°-06'-44"	735.01'	729.15'	N 17°-00'-09" E
C6	1597.00'	21°-40'-03"	603.93'	600.34'	S 16°-37'-51" W
C7	1692.00'	25°-06'-44"	741.59'	735.67'	N 17°-00'-09" E
C9	1587.00'	20°-44'-07"	574.34'	571.21'	S 16°-44'-09" W

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION JUNE 28, 2006

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 23+00 TO STA. 28+00

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

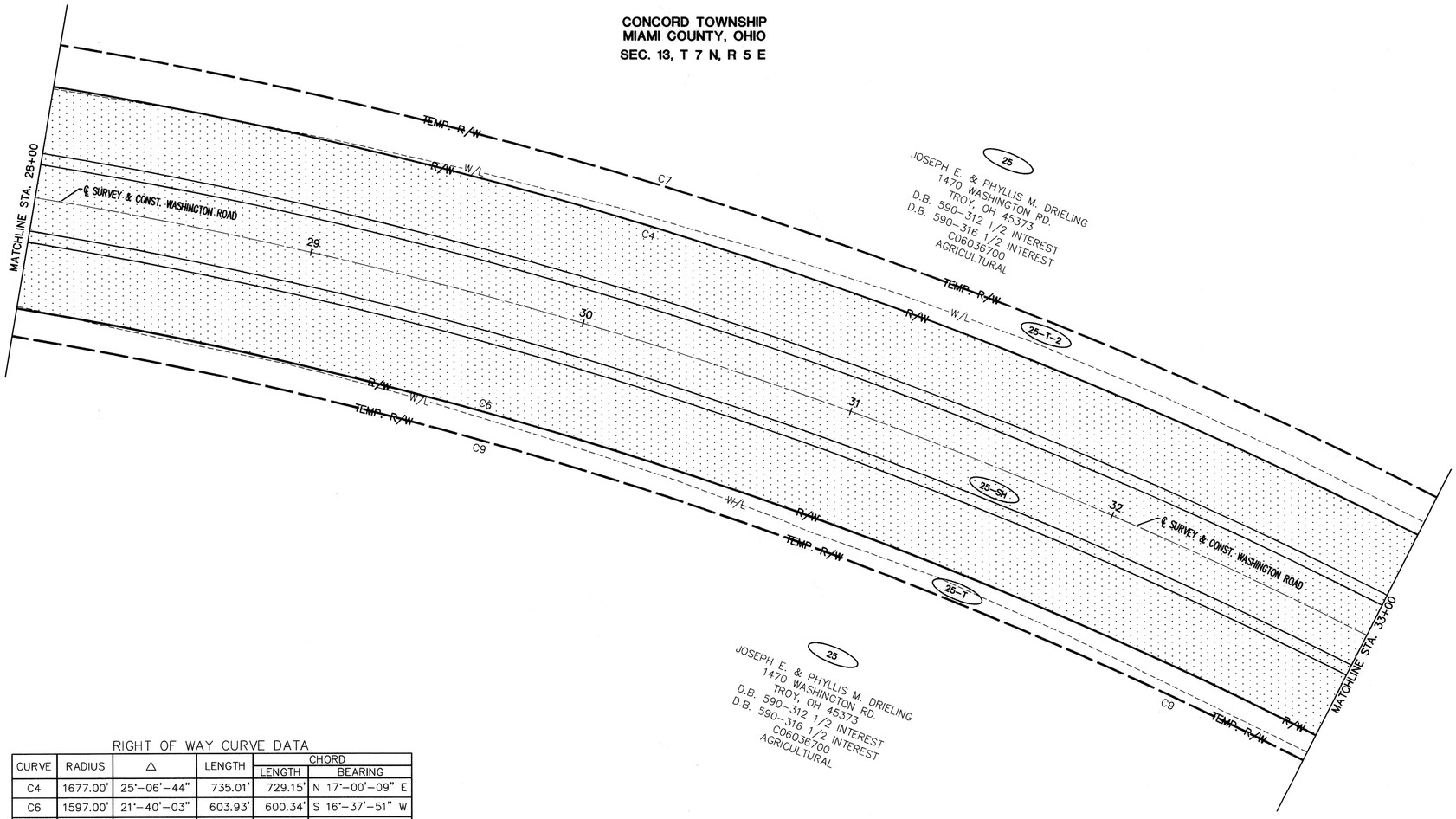
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21K
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8J



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C4	1677.00'	25°-06'-44"	735.01'	729.15'	N 17°-00'-09" E
C6	1597.00'	21°-40'-03"	603.93'	600.34'	S 16°-37'-51" W
C7	1692.00'	25°-06'-44"	741.59'	735.67'	N 17°-00'-09" E
C9	1587.00'	20°-44'-07"	574.34'	571.21'	S 16°-44'-09" W

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

N

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 28+00 TO STA. 33+00

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

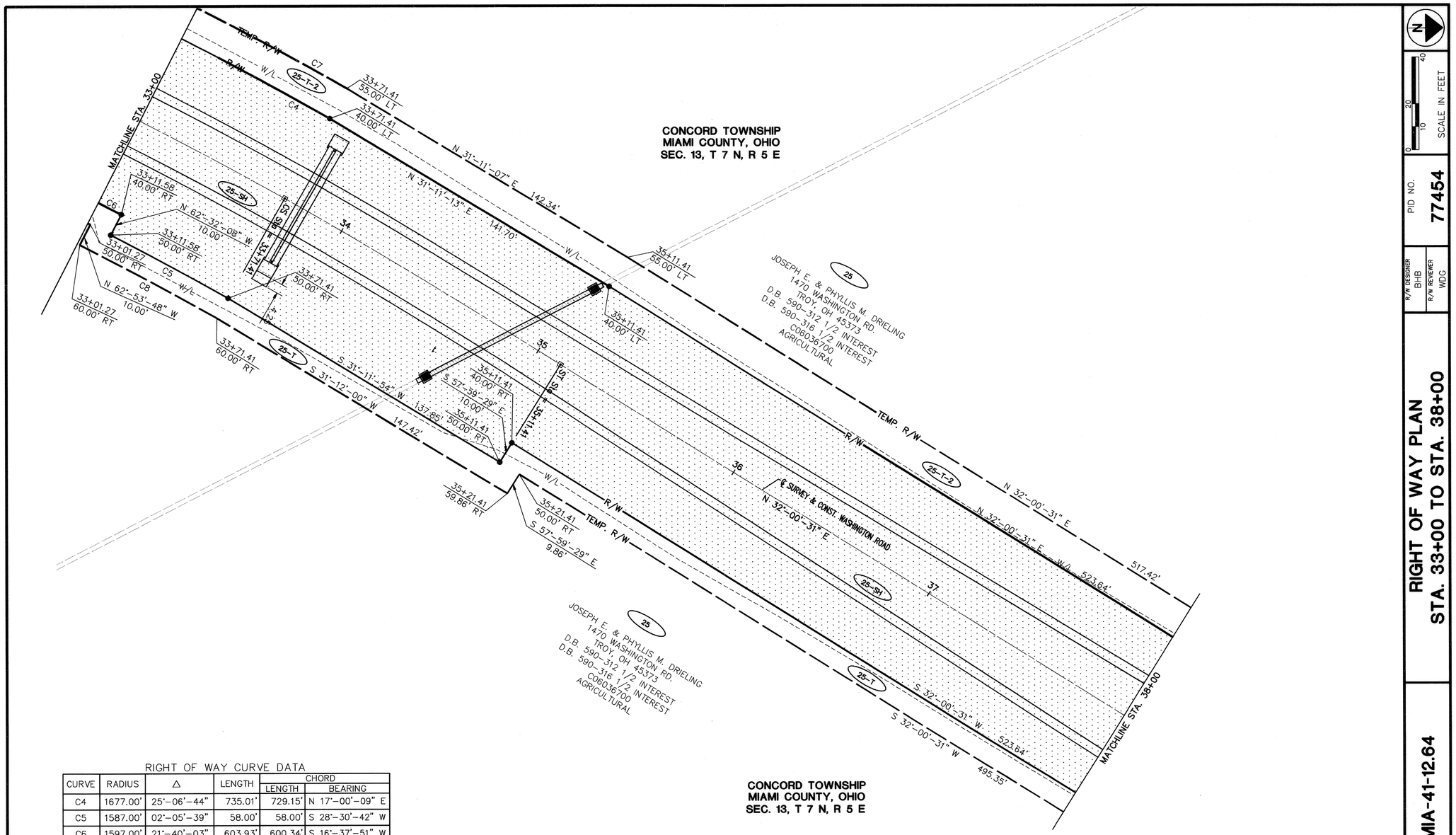
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23 PAGE 21 & 22
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9 PAGE 8K



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C4	1677.00'	25°-06'-44"	735.01'	729.15'	N 17°-00'-09" E
C5	1587.00'	02°-05'-39"	58.00'	58.00'	S 28°-30'-42" W
C6	1597.00'	21°-40'-03"	603.93'	600.34'	S 16°-37'-51" W
C7	1692.00'	25°-06'-44"	741.59'	735.67'	N 17°-00'-09" E
C8	1577.00'	02°-27'-19"	67.58'	67.57'	S 28°-19'-52" W
C9	1587.00'	20°-44'-07"	574.34'	571.21'	S 16°-44'-09" W

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 33+00 TO STA. 38+00

MIA-41-12.64

11/22

118/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

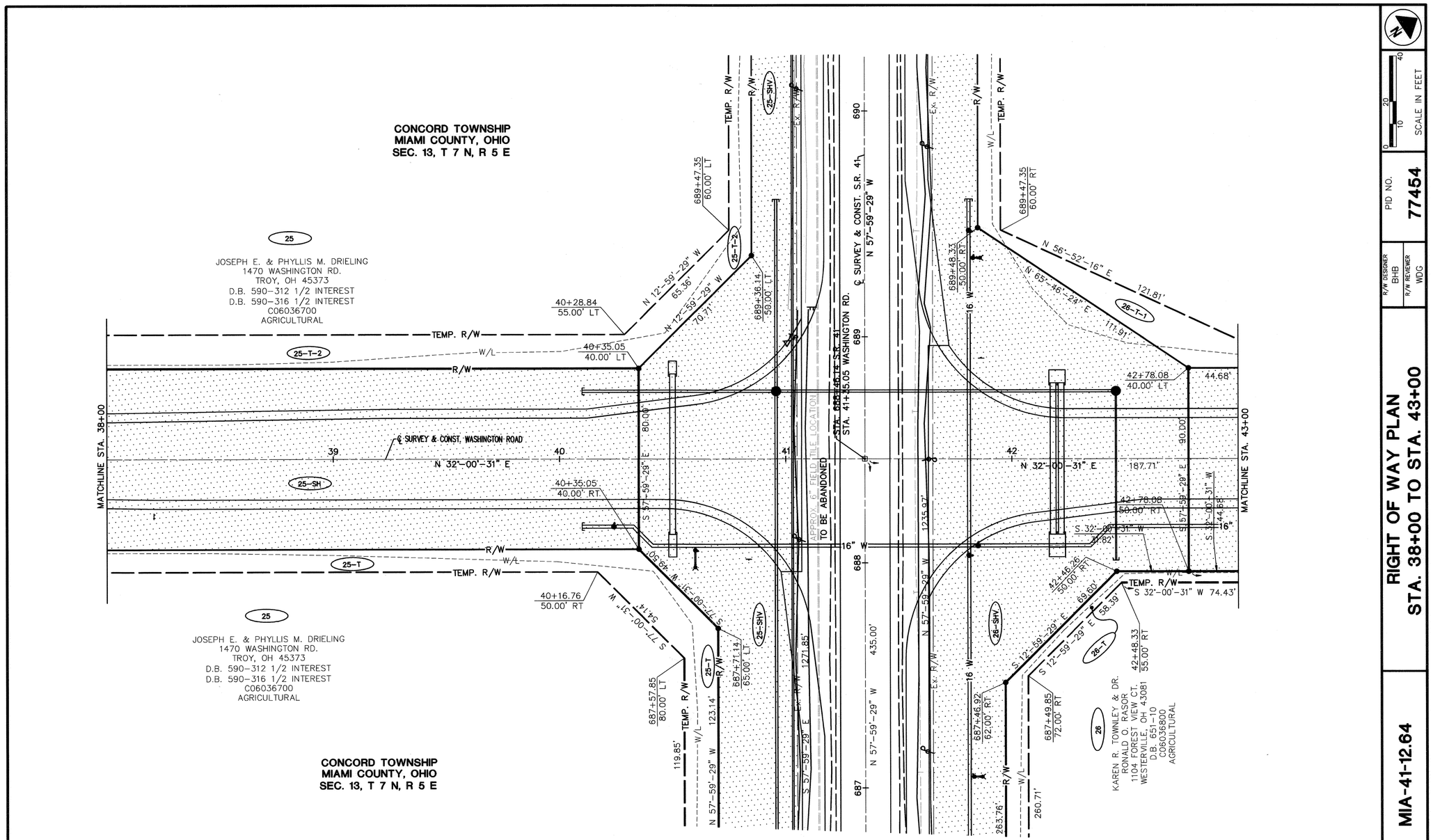
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21 M
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8L



REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

R/W DESIGNER BHB
R/W REVIEWER WDG

PID NO. 77454

0 10 20 40 SCALE IN FEET

RIGHT OF WAY PLAN
STA. 38+00 TO STA. 43+00

MIA-41-12.64

12/22

119/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21N
MIAMI COUNTY RECORDER'S RECORD OF PLATS

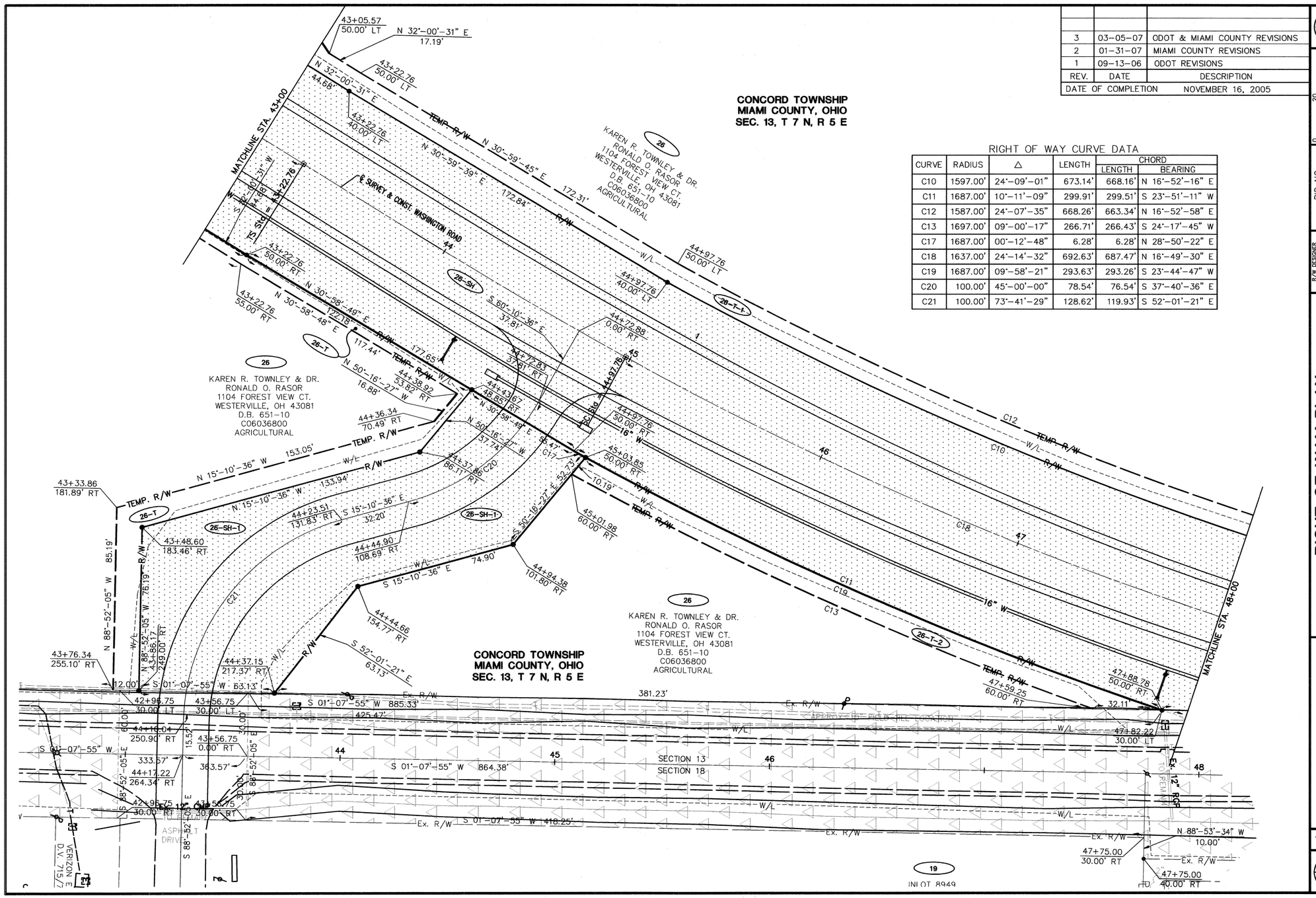
ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8M

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C10	1597.00'	24°-09'-01"	673.14'	668.16'	N 16°-52'-16" E
C11	1687.00'	10°-11'-09"	299.91'	299.51'	S 23°-51'-11" W
C12	1587.00'	24°-07'-35"	668.26'	663.34'	N 16°-52'-58" E
C13	1697.00'	09°-00'-17"	266.71'	266.43'	S 24°-17'-45" W
C17	1687.00'	00°-12'-48"	6.28'	6.28'	N 28°-50'-22" E
C18	1637.00'	24°-14'-32"	692.63'	687.47'	N 16°-49'-30" E
C19	1687.00'	09°-58'-21"	293.63'	293.26'	S 23°-44'-47" W
C20	100.00'	45°-00'-00"	78.54'	76.54'	S 37°-40'-36" E
C21	100.00'	73°-41'-29"	128.62'	119.93'	S 52°-01'-21" E

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 43+00 TO STA. 48+00

MIA-41-12.64

13 / 22

120 / 129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

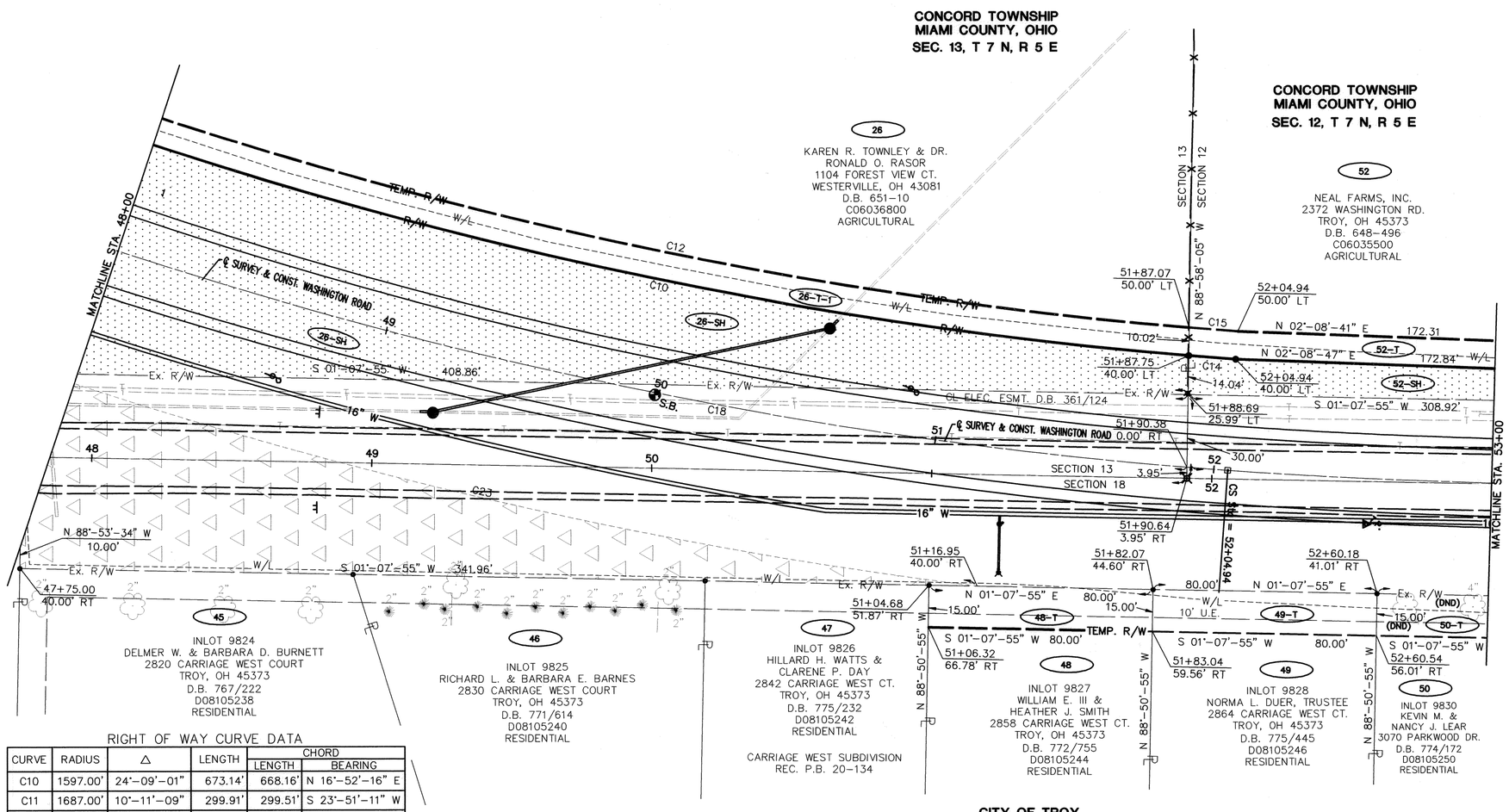
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21 P
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8N



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C10	1597.00'	24°-09'-01"	673.14'	668.16'	N 16°-52'-16" E
C11	1687.00'	10°-11'-09"	299.91'	299.51'	S 23°-51'-11" W
C12	1587.00'	24°-07'-35"	668.26'	663.34'	N 16°-52'-58" E
C13	1697.00'	09°-00'-17"	266.71'	266.43'	S 24°-17'-45" W
C14	1597.00'	00°-36'-06"	16.77'	16.77'	N 04°-29'-43" E
C15	1587.00'	00°-37'-31"	17.32'	17.32'	N 04°-30'-25" E
C18	1637.00'	24°-14'-32"	692.63'	687.47'	N 16°-49'-30" E
C23	1687.00'	11°-38'-05"	342.57'	341.98'	N 12°-56'-35" E

REV.	DATE	DESCRIPTION
4	01-10-08	MIAMI COUNTY REVISIONS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS
DATE OF COMPLETION		JUNE 28, 2006

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 48+00 TO STA. 53+00

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

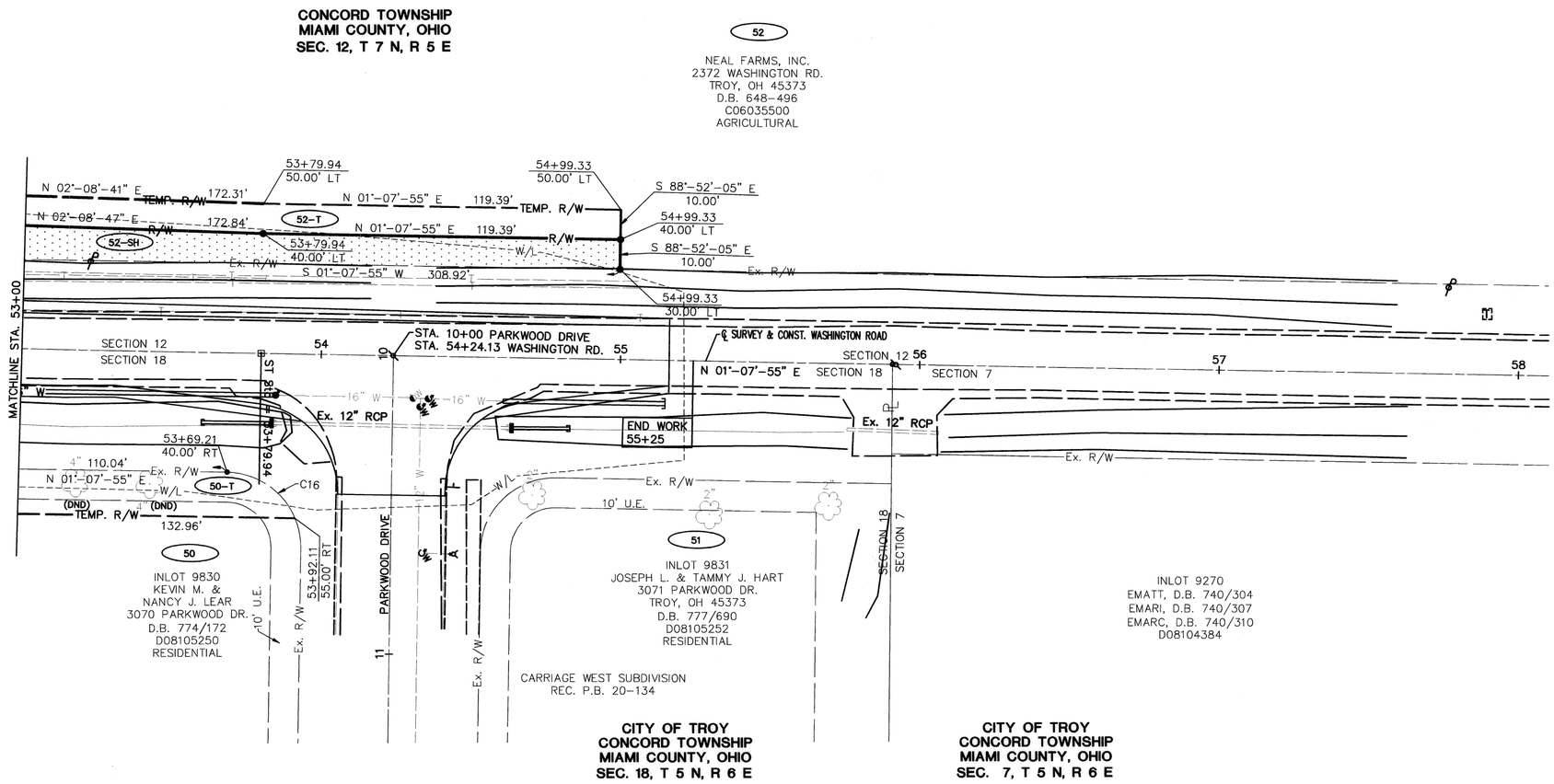
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21G
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 80



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C16	25.00'	66°-25'-19"	28.98'	27.39'	N 34°-20'-35" E

REV.	DATE	DESCRIPTION
4	01-10-08	MIAMI COUNTY REVISIONS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION JUNE 28, 2006

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 53+00 TO STA. 58+00

MIA-41-12.64

15/22

122/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

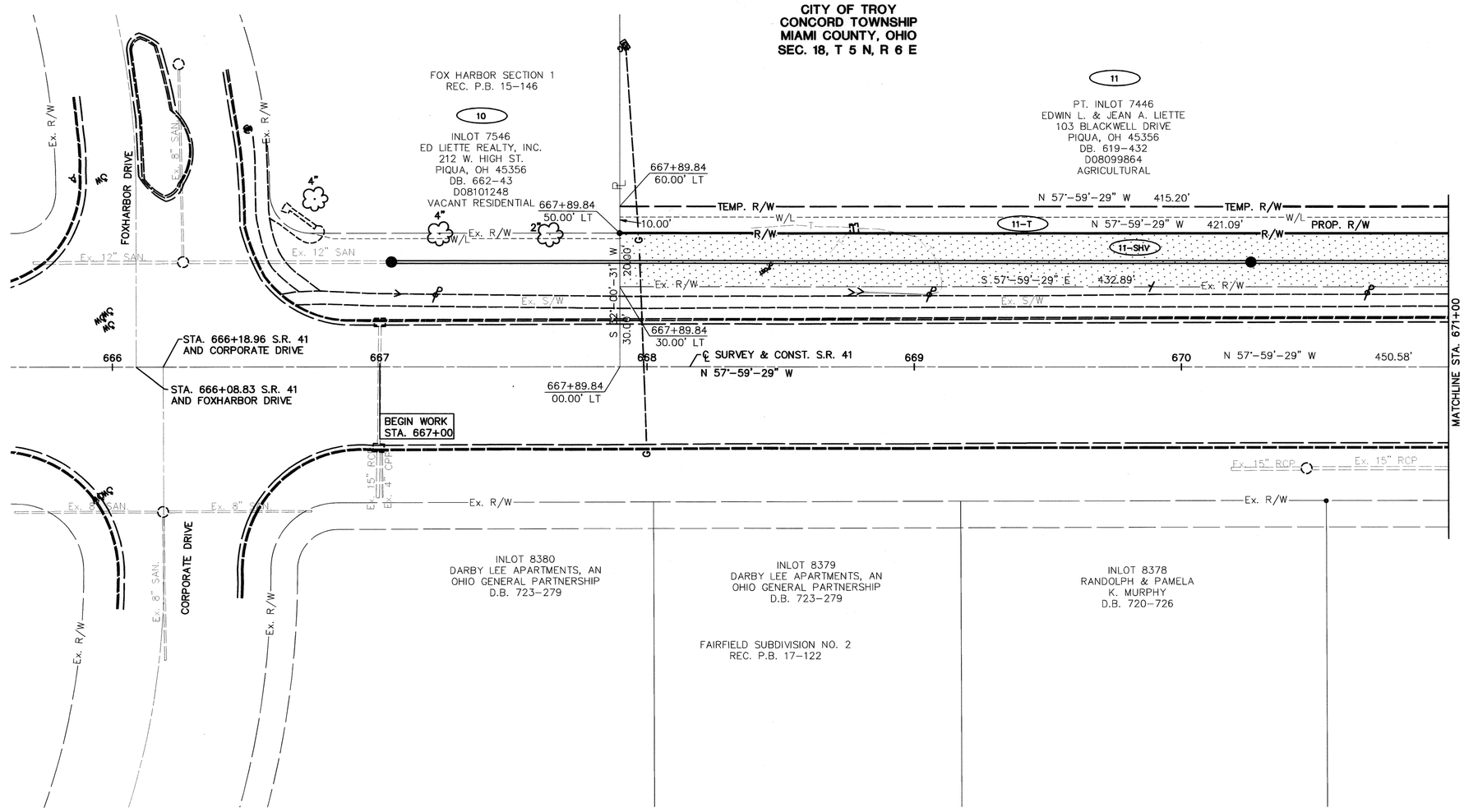
*IN ACCORDANCE WITH SECTION 5553.043 OF THE OHIO REVISED CODE, ALL PUBLIC UTILITY OWNERS SHALL MAINTAIN A PERMANENT EASEMENT OVER THE VACATED LANDS FOR THE FOR THE PURPOSE OF ACCESSING, MAINTAINING, OPERATING, RENEWING, RECONSTRUCTING, AND REMOVING THOSE UTILITY FACILITIES.

PLAT BOOK 23, PAGE 21R
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8P



REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS
DATE OF COMPLETION		NOVEMBER 16, 2005

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 666+00 TO STA. 671+00

MIA-41-12.64

16/22

123/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

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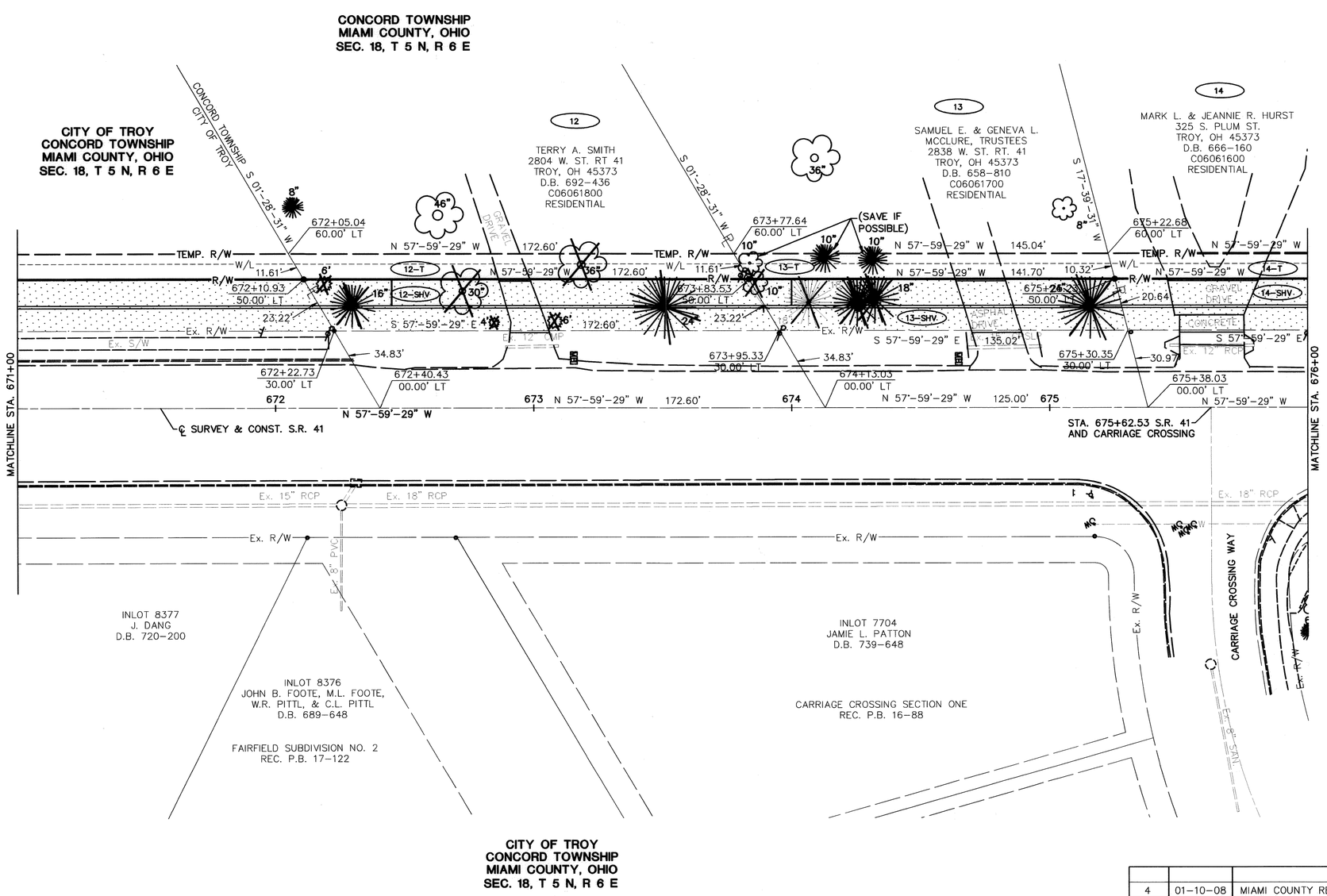
PLAT BOOK 23, PAGE 215
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 80



REV.	DATE	DESCRIPTION
4	01-10-08	MIAMI COUNTY REVISIONS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS
DATE OF COMPLETION		JUNE 28, 2006

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 671+00 TO STA. 676+00

MIA-41-12.64

17/22

124/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

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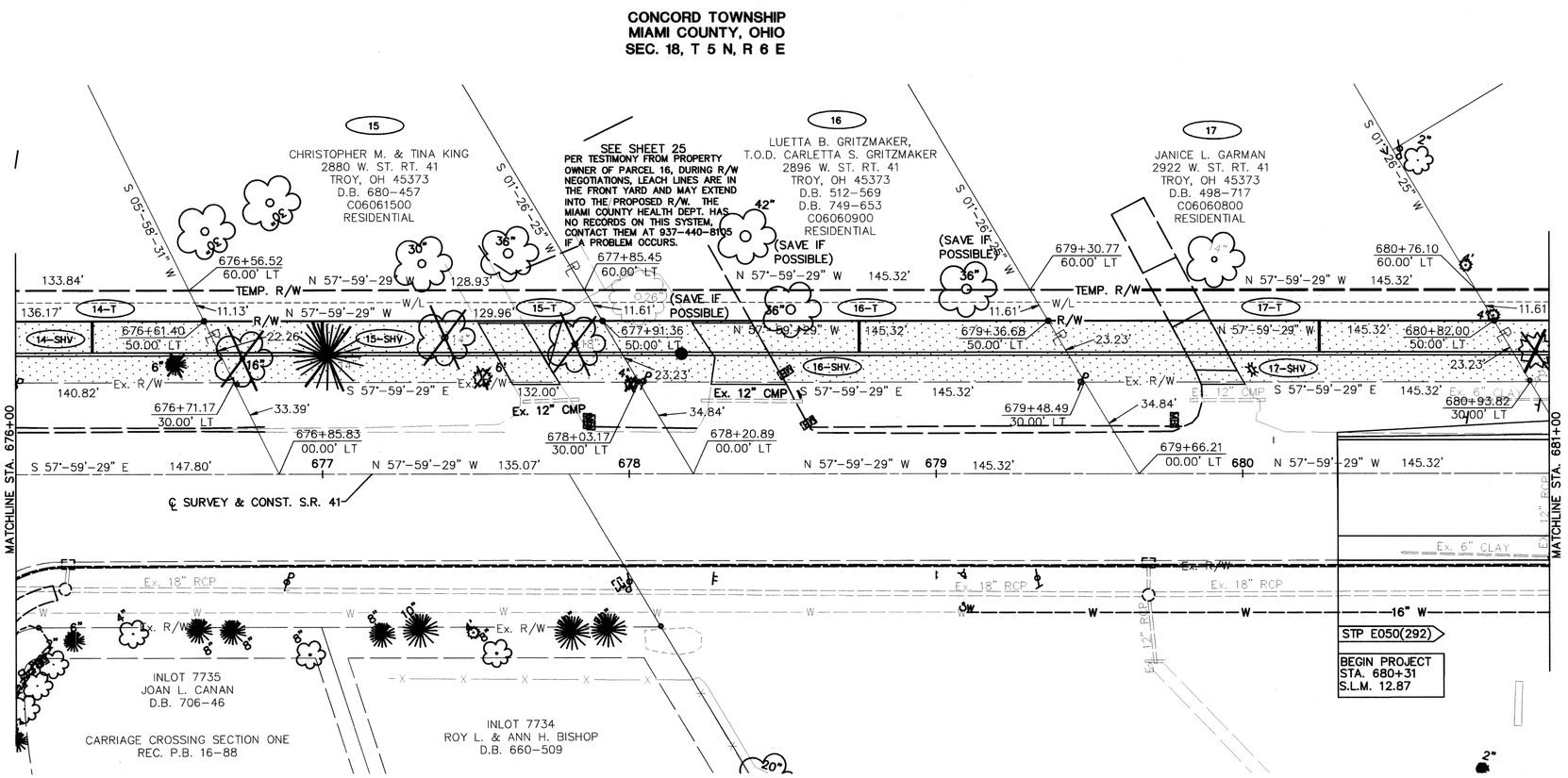
PLAT BOOK 23, PAGE 21T
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8R



SCALE IN FEET

P/D NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 676+00 TO STA. 681+00

MIA-41-12.64

REV.	DATE	DESCRIPTION
4	01-10-08	MIAMI COUNTY REVISIONS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

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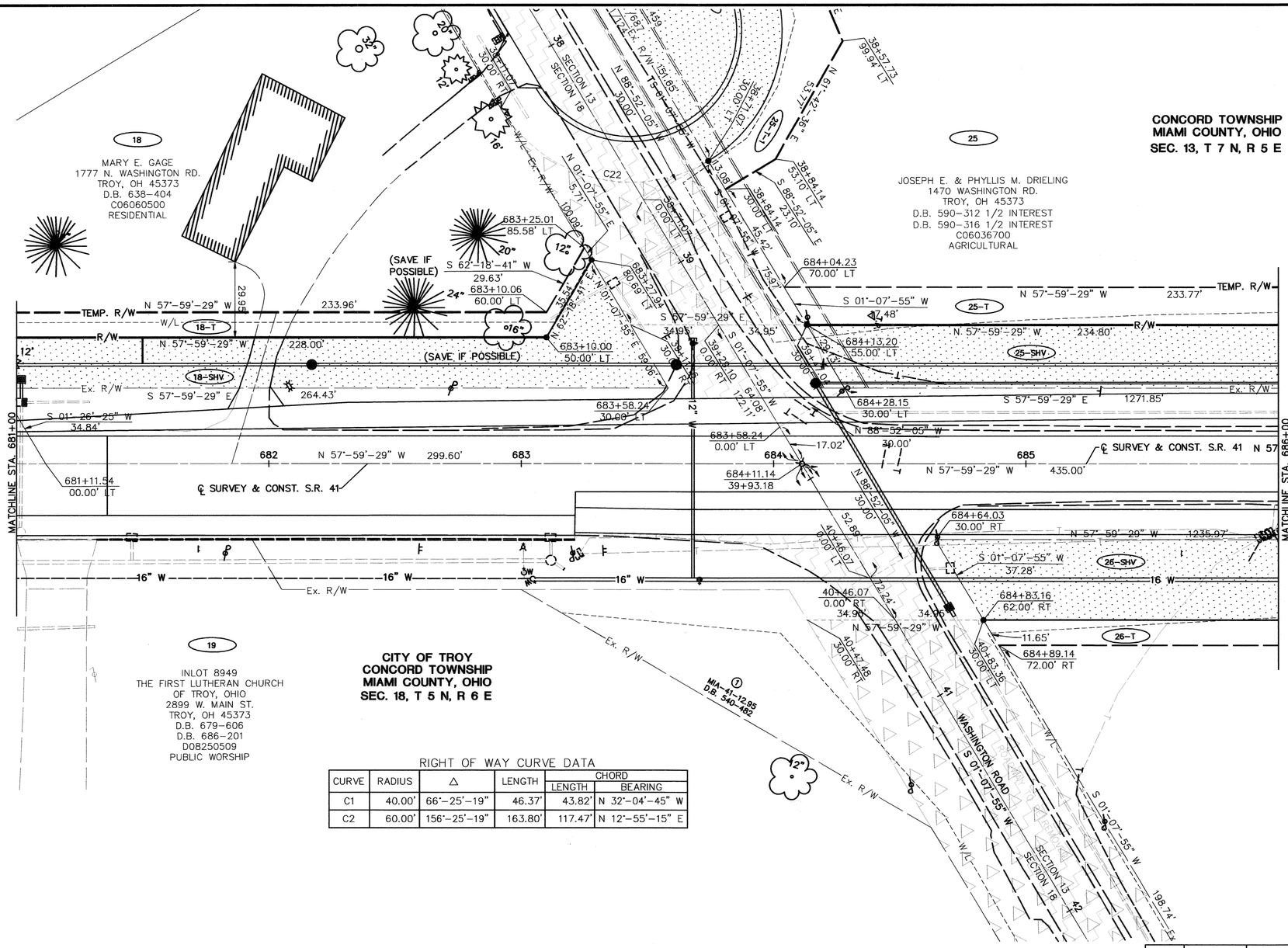
PLAT BOOK 23, PAGE 21U
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8S



RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	40.00'	66°-25'-19"	46.37'	43.82'	N 32°-04'-45" W
C2	60.00'	156°-25'-19"	163.80'	117.47'	N 12°-55'-15" E

REV.	DATE	DESCRIPTION
4	01-10-08	MIAMI COUNTY REVISIONS
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 681+00 TO STA. 686+00

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

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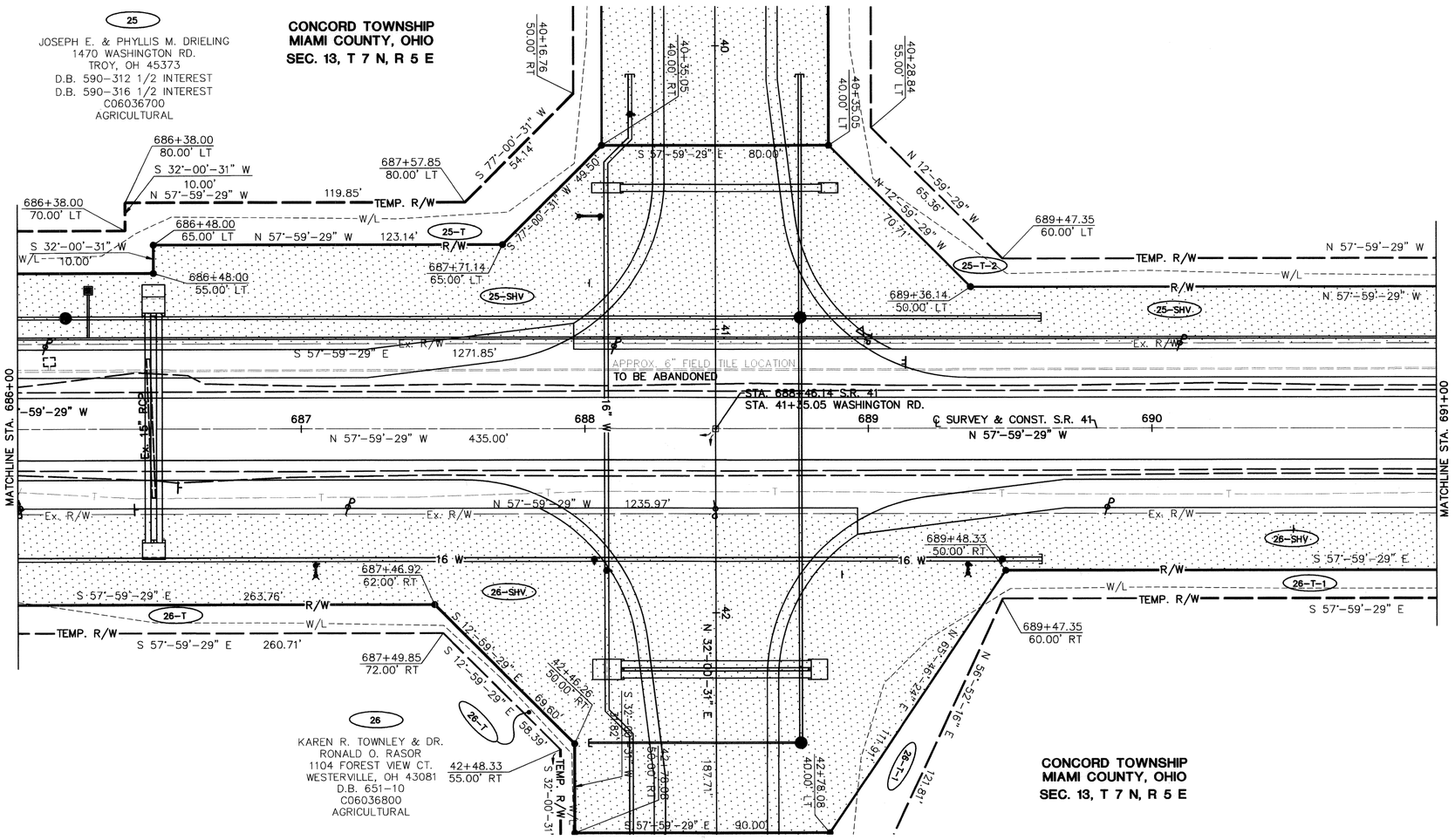
PLAT BOOK 23, PAGE 21
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8T



REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

SCALE IN FEET 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 686+00 TO STA. 691+00

MIA-41-12.64

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

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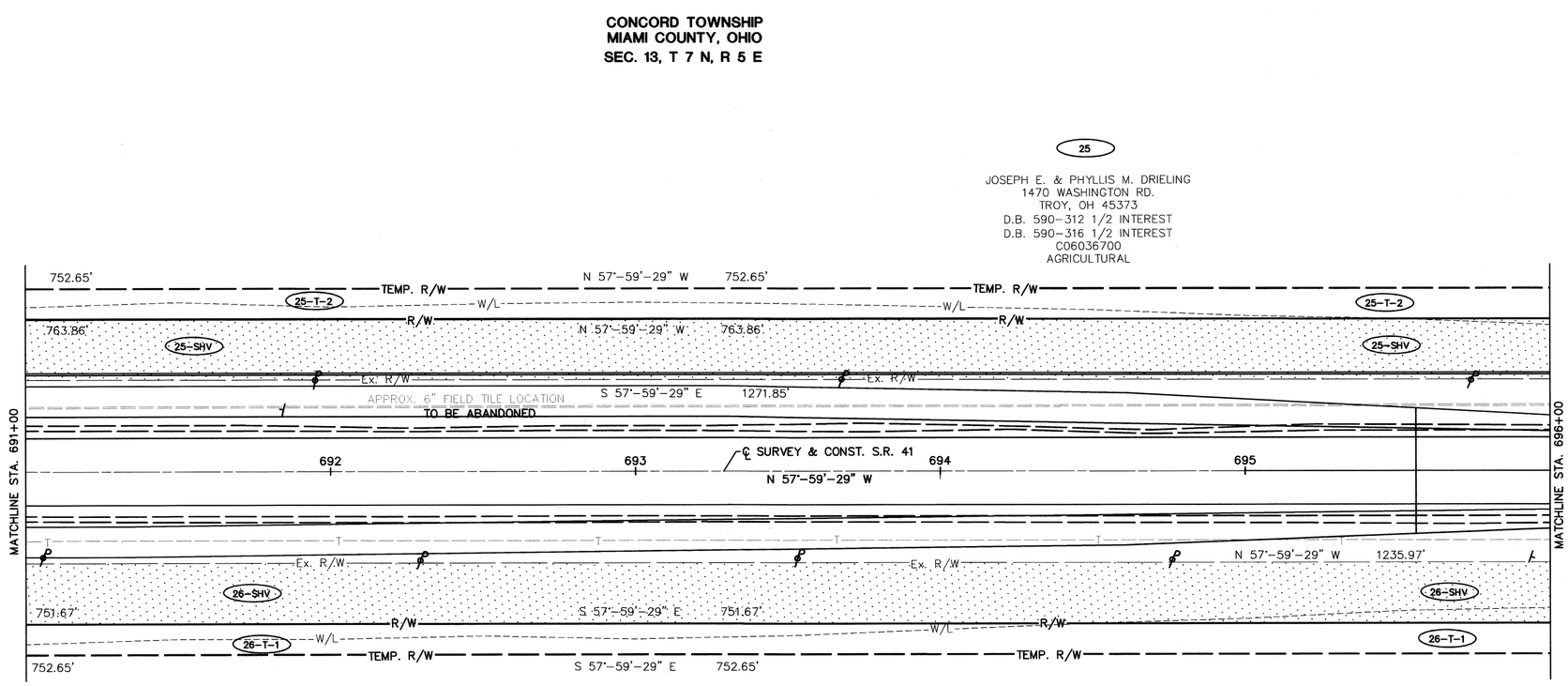
PLAT BOOK 23, PAGE 21 W
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8U



SCALE IN FEET: 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 691+00 TO STA. 696+00

MIA-41-12.64

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

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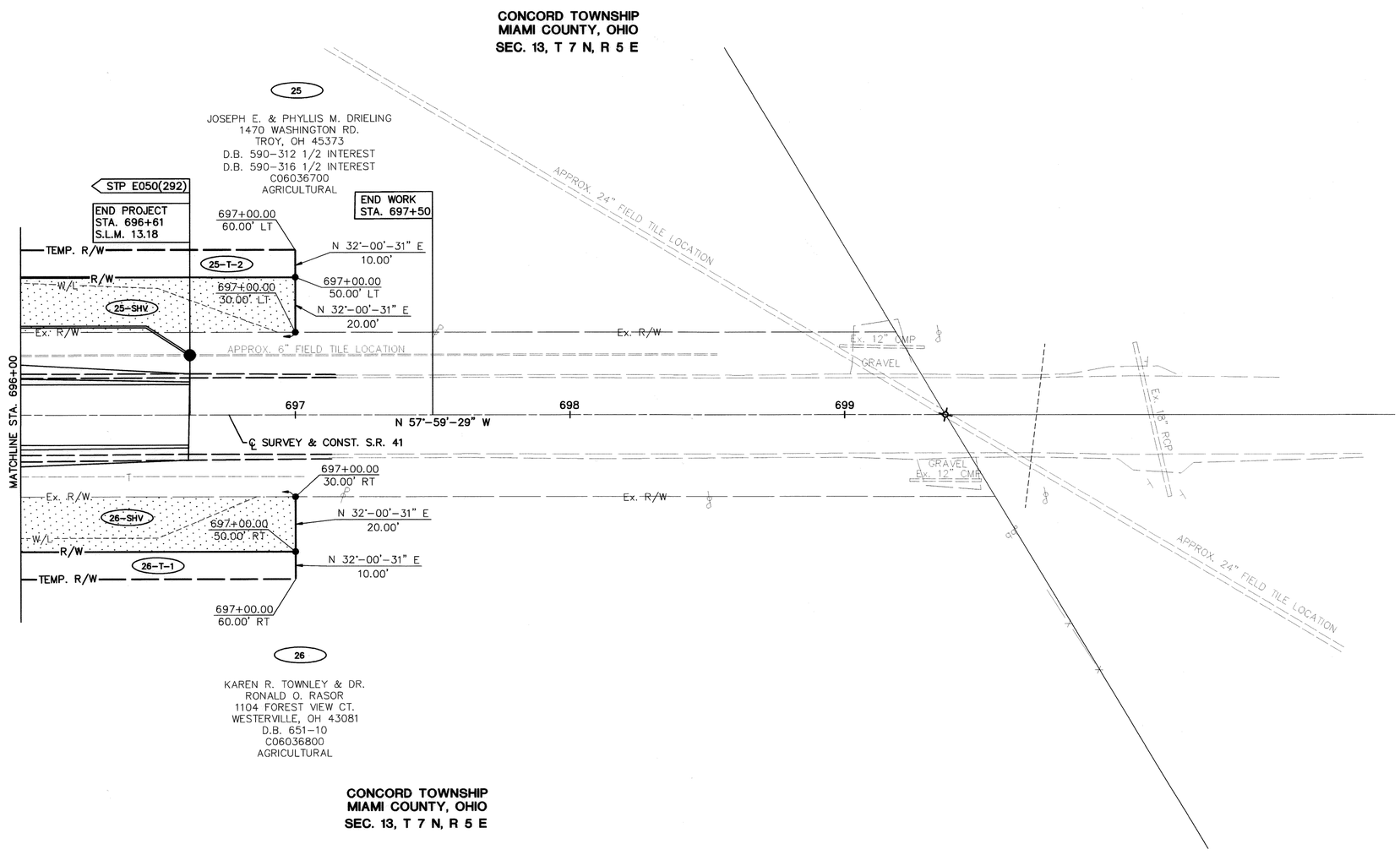
PLAT BOOK 23, PAGE 21X
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8V



SCALE IN FEET: 0 10 20 40

PID NO. 77454

R/W DESIGNER BHB
R/W REVIEWER WDG

RIGHT OF WAY PLAN
STA. 696+00 TO STA. 701+00

MIA-41-12.64

REV.	DATE	DESCRIPTION
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

21A/22

128A/129

REALIGNMENT OF CR 35 (WASHINGTON ROAD)
CENTERLINE PLAT STATE ROUTE 41, CR 35 (WASHINGTON ROAD)
ADDITIONAL RIGHT-OF-WAY ST. RT. 41 & CR 35 (WASHINGTON RD.)
VACATION OF PORTIONS OF CR 35 (WASHINGTON ROAD)
ROAD NAME CHANGE _____ (WASHINGTON BEND COURT)

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PLAT BOOK 23 PAGE 214
MIAMI COUNTY RECORDER'S RECORD OF PLATS

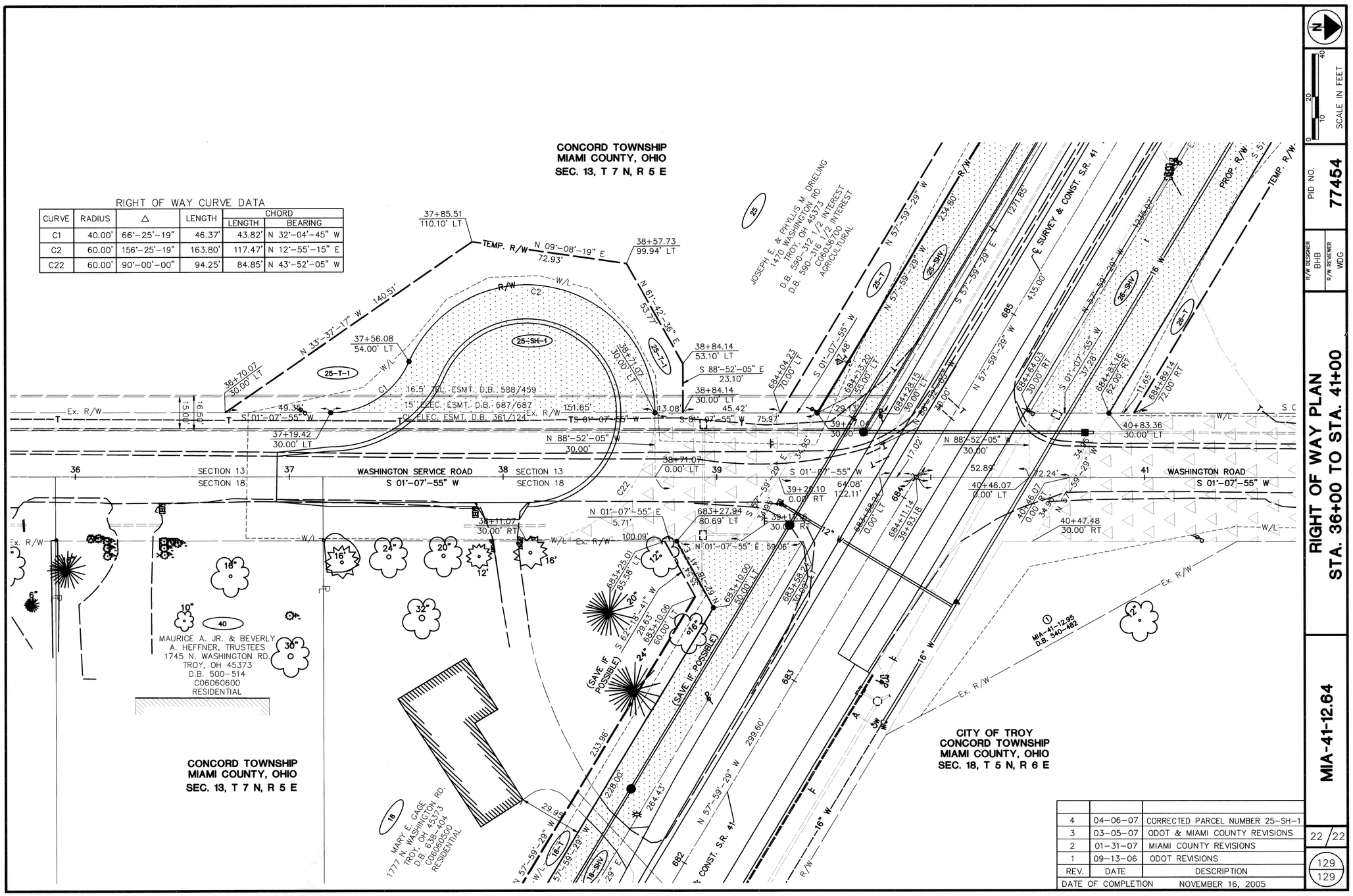
ADDITIONAL RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY*

7, 12, 13, & 18	T 5 N, T 7 N	5 E & 6 E	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	RANGE	TOWNSHIP	CITY	COUNTY

ROAD RECORD BOOK 9, PAGE 8W

RIGHT OF WAY CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	40.00'	66°-25'-19"	46.37'	43.82'	N 32°-04'-45" W
C2	60.00'	156°-25'-19"	163.80'	117.47'	N 12°-55'-15" E
C22	60.00'	90°-00'-00"	94.25'	84.85'	N 43°-52'-05" W



REV.	DATE	DESCRIPTION
4	04-06-07	CORRECTED PARCEL NUMBER 25-SH-1
3	03-05-07	ODOT & MIAMI COUNTY REVISIONS
2	01-31-07	MIAMI COUNTY REVISIONS
1	09-13-06	ODOT REVISIONS

DATE OF COMPLETION NOVEMBER 16, 2005

R/W DESIGNER BHB
R/W REVIEWER WDG

PID NO. 77454

SCALE IN FEET 0 10 20 40

RIGHT OF WAY PLAN
STA. 36+00 TO STA. 41+00

MIA-41-12.64

22/22

129/129

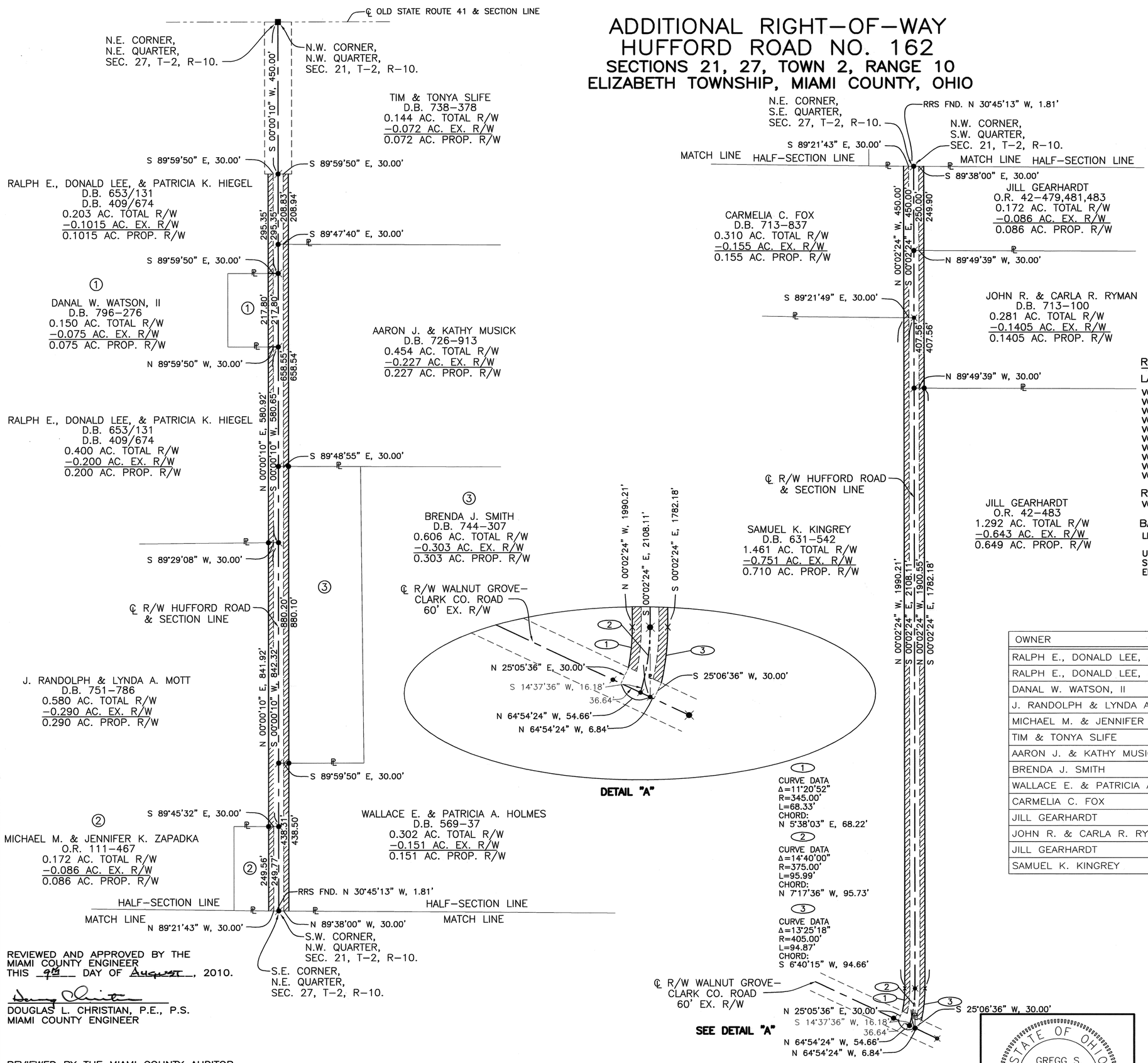
ADDITIONAL RIGHT-OF-WAY
HUFFORD ROAD NO. 162
SECTIONS 21, 27, TOWN 2, RANGE 10
ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 23 PAGE 22

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 14 DAY
OF September, 2010 AT 2:29 PM.
FILE NO. 2010002-11009 FEE $0.00

John S. Alexander
JOHN ALEXANDER, MIAMI COUNTY RECORDER
BY J Shipman
DEPUTY RECORDER

ROAD RECORD
VOLUME 9 PAGE 15



REFERENCES

LAND SURVEYS:
VOL. 16 PG. 46
VOL. 22 PG. 3
VOL. 26 PG. 102
VOL. 29 PG. 20
VOL. 32 PG. 111
VOL. 38 PG. 9
VOL. 38 PG. 129
VOL. 45 PG. 178
VOL. 47 PG. 19
VOL. 48 PG. 69

RECORDER'S PLAT:
VOL. 12 PG. 31

BASIS OF BEARINGS:
LND. SUR. VOL. 32 PG. 111

UNRECORDED ADDTIONAL R/W SURVEYS BY CHOICE ONE ENGINEERING.

200 100 0 200
GRAPHIC SCALE IN FEET
1"=200'

LEGEND

- GIN SPINDLE FOUND
- MAG NAIL FOUND
- RR SPIKE FOUND
- IRON PIN FOUND
- IRON PIN IN MON. BOX FND.
- AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING R/W LINE

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
RALPH E., DONALD LEE, & PATRICIA K. HIEGEL	V.653, P.131	O.R.126, P.308
RALPH E., DONALD LEE, & PATRICIA K. HIEGEL	V.653, P.131	O.R.126, P.302
DANAL W. WATSON, II	V.796, P.276	O.R.126, P.332
J. RANDOLPH & LYNDA A. MOTT	V.751, P.786	O.R.126, P.317
MICHAEL M. & JENNIFER K. ZAPADKA	O.R.111, P.467	O.R.126, P.335
TIM & TONYA SLIFE	V.738, P.378	O.R.126, P.326
AARON J. & KATHY MUSICK	V.726, P.913	O.R.126, P.320
BRENDA J. SMITH	V.744, P.307	O.R.126, P.329
WALLACE E. & PATRICIA A. HOLMES	V.569, P.037	O.R.126, P.299
CARMELIA C. FOX	V.713, P.837	O.R.126, P.290
JILL GEARHARDT	O.R.42, P.479,481,483	O.R.126, P.296
JOHN R. & CARLA R. RYMAN	V.713, P.100	O.R.126, P.323
JILL GEARHARDT	O.R.42, P.483	O.R.126, P.293
SAMUEL K. KINGREY	V.631, P.542	O.R.126, P.314

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 9th DAY OF August, 2010.

Douglas Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

STATE OF OHIO
GREGG S. BROOKHART
S-6348
REGISTERED PROFESSIONAL SURVEYOR

REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 14 DAY OF Sept, 2010.

Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY Joyce Gillilot
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 14th DAY OF September, 2010, BY RESOLUTION NO. 10-09-1220.

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

Ron Widener
RON WIDENER
MIAMI COUNTY COMMISSIONER

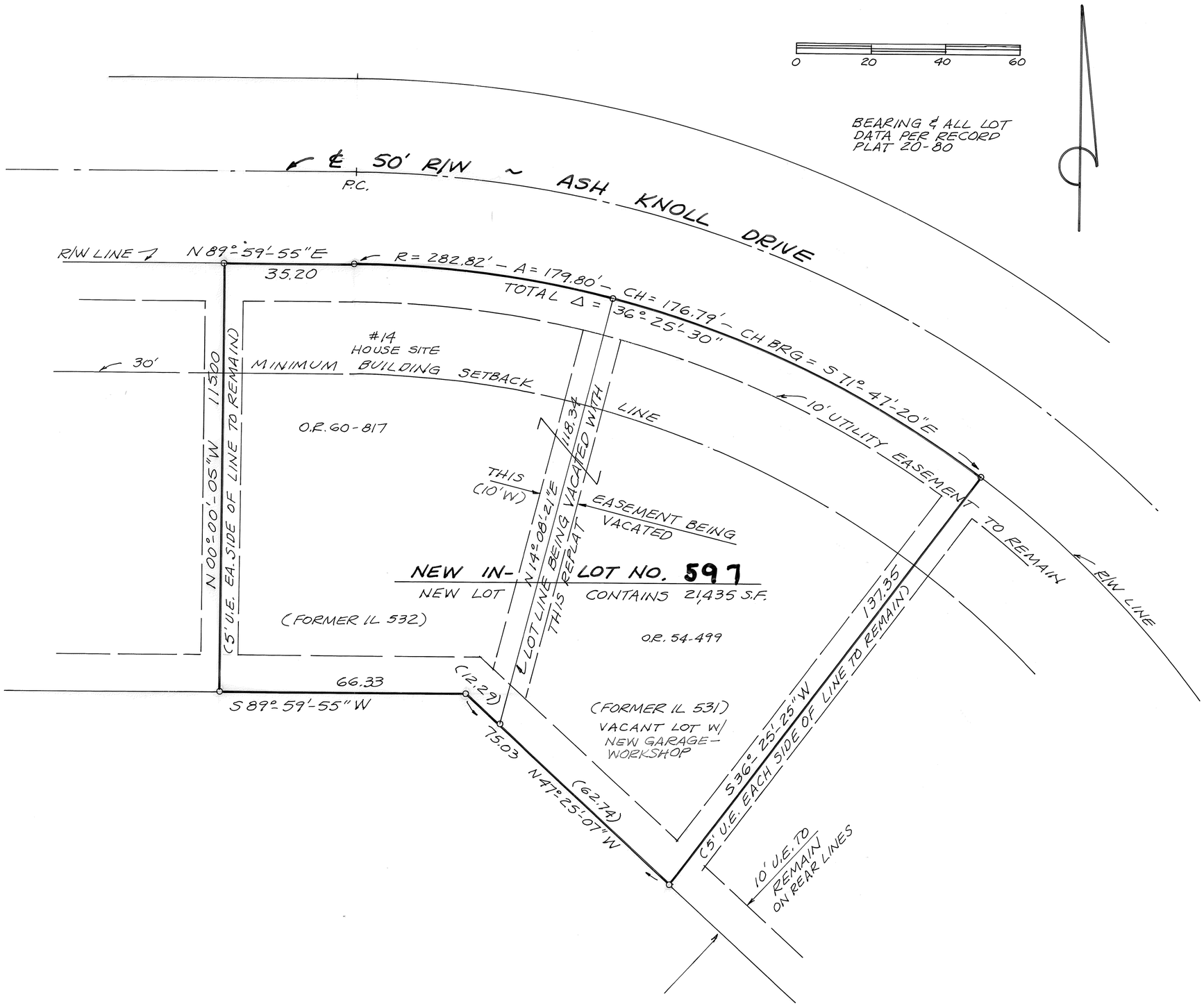
John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: APRIL 26, 2010

MILLER REPLAT

REPLAT OF INLOTS 531 & 532 IN THE VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO - BEING A PART OF PLAT SHOWN ON RECORD PLAT BOOK 20, PAGE 80

PLAT BOOK 23 PAGE 23 & 23A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22 DAY OF September, 2010
AT 9:47 A.M. FILE NO. 2010OR-11384
FEE #86.40
John Alexander Recorder
JOHN ALEXANDER - RECORDER
Robin Schroeder
DEPUTY



DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND HEREIN BEING REPLATTED & CONSOLIDATED INTO A SINGLE LOT, DO HEREBY ACCEPT & APPROVE THIS PLAT & DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

PROPERTY OWNERS: ALLAN E. MILLER & VIRGINIA C. MILLER
14 ASH KNOLL DRIVE
PLEASANT HILL, OHIO

Allan E. Miller — ALLAN E. MILLER, HUSBAND
Virginia C. Miller — VIRGINIA C. MILLER, WIFE

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN & FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE PROPERTY OWNERS WHO EXECUTED THE FOREGOING PLAT & HAVE ACKNOWLEGED THAT THEY DID SIGN SUCH INSTRUMENT & THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME & AFFIXED MY OFFICIAL SEAL AT PLEASANT HILL, OHIO, THIS 5TH DAY OF FEBRUARY, 2009 10.

Steven D Leffel
STEVEN D. LEFFEL, NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO

MIAMI COUNTY AUDITOR
TRANSFERRED & ASSIGNED NEW INLOT NUMBER THIS 22 DAY OF September, 2010.

Matthew W Gearhardt — MATTHEW W. GEARHARDT, MIAMI COUNTY AUDITOR
Joyce Brillint — BY: DEPUTY AUDITOR

APPROVAL BY THE COUNCIL OF THE VILLAGE OF PLEASANT HILL
AT A MEETING OF THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD THIS 13TH DAY OF SEPTEMBER, 2010. THIS REPLAT OF LOTS & VACATION OF THE EASEMENTS ALONG THE COMMON LINE BETWEEN INLOTS 531 & 532 WAS APPROVED BY ORDINANCE NO. 1059.

Gary G Johnston — MAYOR
Karl Mark Jr — FISCAL OFFICER

REPLAT PREPARED FOR THE MILLERS PER EXISTING RECORD PLATS, WITH NO LOT CORNERS SET.

Steven D. Leffel
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573

STATE OF OHIO STEVEN DEAN LEFFEL 6660 REGISTERED PROFESSIONAL SURVEYOR

RELEASE OF UTILITY EASEMENTS ~ MILLER REPLAT

WE, THE UNDERSIGNED, HEREBY RELEASE OUR INTERESTS IN THE 5' UTILITY EASEMENTS LOCATED ON EACH SIDE OF THE LOT LINE PROPOSED TO BE VACATED BY THIS REPLAT'S ACTIONS BETWEEN INLOTS 531 & 532 IN PLEASANTHILL, OHIO.

VECTREN ENERGY

8-17-10

DONALD G. SPECHT
ENGINEERING MGR.

DAYTON POWER & LIGHT

8/18/2010

TIME WARNER CABLE

8-27-2010

TIM KUSS
PLAN CONST. CO-OR
TIME WARNER CABLE

WINDSTREAM

ADDITIONAL RIGHT–OF–WAY
THOMAS ROAD NO. 121 &
FOREST HILL ROAD NO. 124

SECTION 14, TOWN 7, RANGE 5 EAST
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 23 PAGE 24

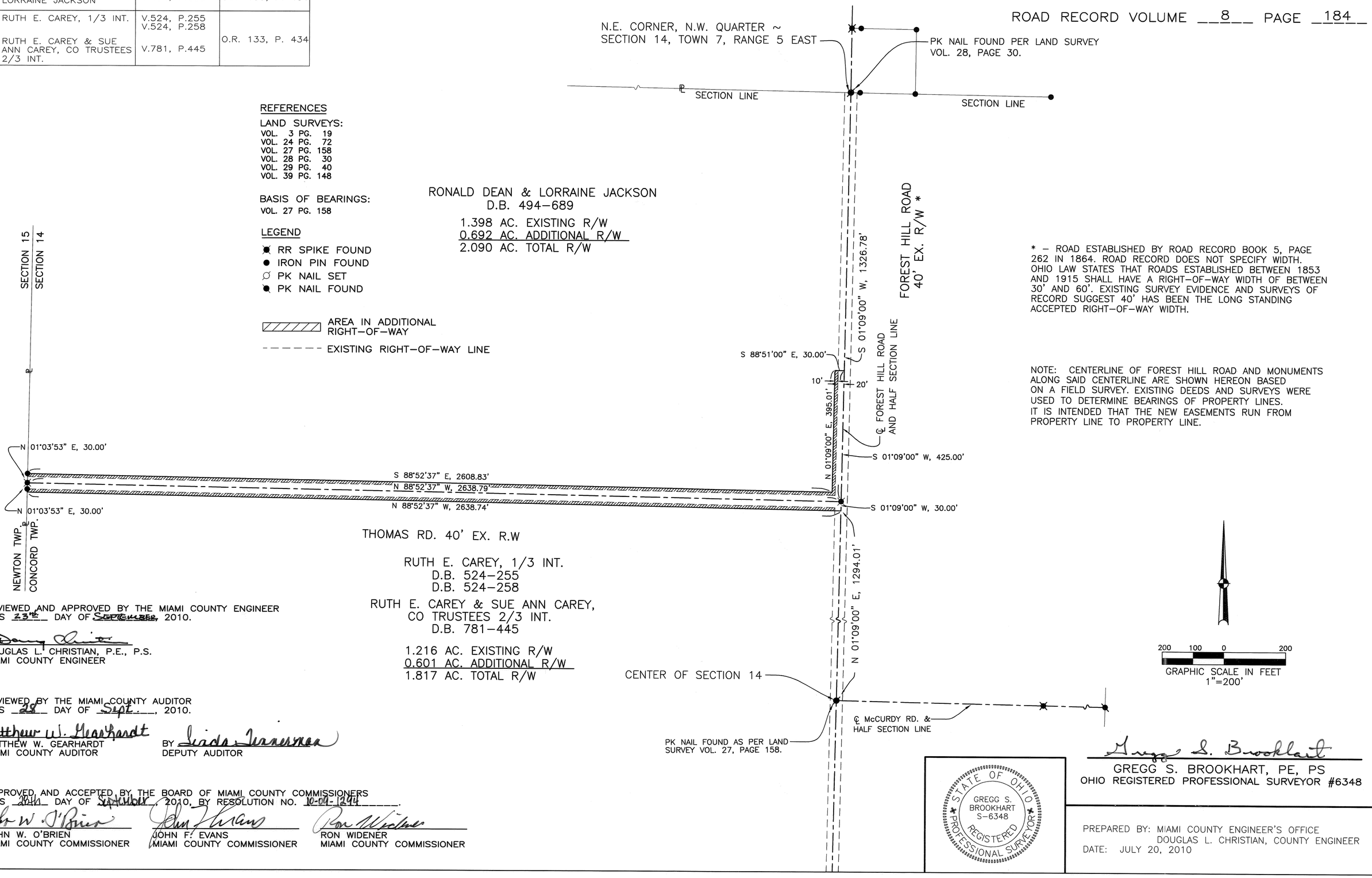
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 28th DAY
OF Sept., 2010 AT 10:19 M.
FILE NO. 2010OR-11651 FEE 0.00

John S. Alexander, Miami County Recorder
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY R. Johnson
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 184

SUMMARY OF ADDITIONAL RIGHT–OF–WAY

OWNER	DEED RECORD	AS ACQUIRED
RONALD DEAN & LORRAINE JACKSON	V.494, P.689	O.R. 133, P. 431
RUTH E. CAREY, 1/3 INT.	V.524, P.255 V.524, P.258	O.R. 133, P. 434
RUTH E. CAREY & SUE ANN CAREY, CO TRUSTEES 2/3 INT.	V.781, P.445	



REFERENCES

LAND SURVEYS:
VOL. 3 PG. 19
VOL. 24 PG. 72
VOL. 27 PG. 158
VOL. 28 PG. 30
VOL. 29 PG. 40
VOL. 39 PG. 148

BASIS OF BEARINGS:
VOL. 27 PG. 158

LEGEND
- RR SPIKE FOUND
- IRON PIN FOUND
- PK NAIL SET
- PK NAIL FOUND
- AREA IN ADDITIONAL RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY LINE

* – ROAD ESTABLISHED BY ROAD RECORD BOOK 5, PAGE 262 IN 1864. ROAD RECORD DOES NOT SPECIFY WIDTH. OHIO LAW STATES THAT ROADS ESTABLISHED BETWEEN 1853 AND 1915 SHALL HAVE A RIGHT–OF–WAY WIDTH OF BETWEEN 30' AND 60'. EXISTING SURVEY EVIDENCE AND SURVEYS OF RECORD SUGGEST 40' HAS BEEN THE LONG STANDING ACCEPTED RIGHT–OF–WAY WIDTH.

NOTE: CENTERLINE OF FOREST HILL ROAD AND MONUMENTS ALONG SAID CENTERLINE ARE SHOWN HEREON BASED ON A FIELD SURVEY. EXISTING DEEDS AND SURVEYS WERE USED TO DETERMINE BEARINGS OF PROPERTY LINES. IT IS INTENDED THAT THE NEW EASEMENTS RUN FROM PROPERTY LINE TO PROPERTY LINE.

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 23rd DAY OF SEPTEMBER, 2010.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 28 DAY OF Sept., 2010.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY Linda Tarnowska
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 20th DAY OF September, 2010, BY RESOLUTION NO. 10-09-1294.

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

John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

Ron Widener
RON WIDENER
MIAMI COUNTY COMMISSIONER

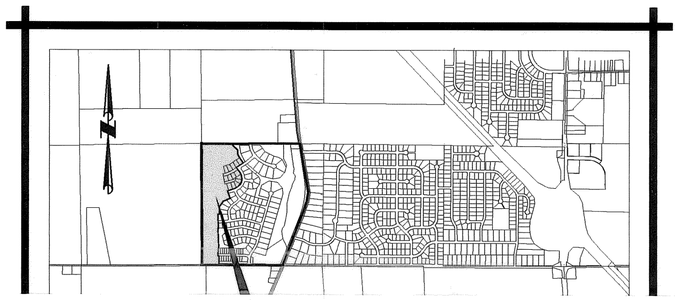
STATE OF OHIO
GREGG S. BROOKHART
S–6348
REGISTERED
PROFESSIONAL SURVEYOR

Gregg S. Brookhart
GREGG S. BROOKHART, PE, PS
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: JULY 20, 2010

ROSEWOOD CREEK SUBDIVISION REPLAT

Being a replat of a part of Inlot 3603, Rec. P.B. 19, Pg. 118, Inlots 3954–3968 Rec. P.B. 21, Pg. 29–29D, and the vacated portion of Verdi Drive containing in all 33.302 acres, in Sec. 8, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio



NOTE: THIS PLAT IS VOID DUE TO INLOT 3955 NOT BEING OWNED BY ROSEWOOD CREEK, LLC.

FOR CORRECTIVE PLAT SEE RECORDERS PLAT BOOK 23 PAGE 33.

LEGAL DESCRIPTION

BEING A REPLAT OF PART OF INLOT 3603 AND A PART OF ROSEWOOD CREEK SUBDIVISION, PHASE 2 (INLOTS 3954–3968 AND VACATED PORTION OF VERDI DRIVE) IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POST FOUND IN THE NORTHWEST CORNER OF INLOT NUMBER 3603;

THENCE, NORTH 87°–59'–07" EAST, 693.14 FEET, ALONG THE NORTH LINE OF INLOT 3603 AND THE NORTH CORPORATION LINE OF THE CITY OF TIPP CITY, TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF INLOT NUMBER 3971 OF ROSEWOOD CREEK SUBDIVISION, PHASE 2;

THENCE, SOUTH 02°–00'–53" EAST, 50.00 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3971 TO AN IRON PIN FOUND;

THENCE, SOUTH 49°–07'–30" EAST, 147.86 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3971 TO AN IRON PIN FOUND;

THENCE, SOUTH 03°–29'–55" EAST, 100.33 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3971 TO AN IRON PIN FOUND;

THENCE, SOUTH 32°–47'–46" EAST, 76.90 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3971 TO AN IRON PIN FOUND;

THENCE, SOUTH 36°–09'–41" EAST, 140.03 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3971 TO AN IRON PIN FOUND IN THE NORTHERLY RIGHT OF WAY LINE OF VERDI DRIVE;

THENCE, SOUTH 55°–06'–25" WEST, 167.09 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF VERDI DRIVE, TO AN IRON PIN SET AT THE INTERSECTION OF SAME WITH THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE;

THENCE, SOUTHERLY, 17.35 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AND THE ARC OF A CURVE TO LEFT HAVING A RADIUS OF 50.00 FEET, AN INTERNAL ANGLE OF 19°–52'–37" AND A CHORD 17.26 FEET IN LENGTH BEARING SOUTH 24°–57'–16" EAST, TO AN IRON PIN SET;

THENCE, SOUTH 34°–53'–35" EAST, 138.08 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE, TO AN IRON PIN SET;

THENCE, SOUTHWESTERLY, 396.90 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN INTERNAL ANGLE OF 103°–21'–58" AND A CHORD 345.22 FEET BEARING SOUTH 16°–47'–24" WEST, TO AN IRON PIN SET;

THENCE, SOUTH 68°–28'–23" WEST, 186.63 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE, TO AN IRON PIN FOUND AT THE CURRENT WESTERN TERMINOUS OF ROSENTHAL DRIVE;

THENCE, SOUTH 21°–31'–37" EAST, 175.00 FEET, ALONG THE WESTERN TERMINOUS OF ROSENTHAL DRIVE AND WESTERLY LINE OF INLOT 3953, TO AN IRON PIN FOUND;

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

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

THENCE, SOUTH 03°–29'–08" EAST, 171.24 FEET, ALONG THE WEST LINE OF INLOTS 4084 AND 4083, TO AN IRON PIN FOUND;

THENCE, SOUTH 86°–30'–52" WEST, 34.31 FEET, ALONG THE NORTH LINE OF INLOT 4081, TO AN IRON PIN FOUND;

THENCE, SOUTH 03°–29'–08" EAST, 743.31 FEET, ALONG THE WEST LINE OF INLOTS 4081, 4080 AND 3932, TO AN IRON PIN FOUND;

THENCE, SOUTH 86°–30'–52" WEST, 7.32 FEET, ALONG THE NORTH LINE OF INLOT 3879, TO AN IRON PIN FOUND;

THENCE, SOUTH 01°–29'–00" EAST, 169.74 FEET, ALONG THE WEST LINE OF INLOT 3879, TO AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF HERMOSA DRIVE RIGHT OF WAY;

THENCE, NORTH 88°–31'–00" EAST, 20.86 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF HERMOSA DRIVE, TO AN IRON PIN FOUND;

THENCE, SOUTH 01°–29'–00" EAST, 200.00 FEET, ALONG THE WEST LINE OF INLOTS 3878 AND 3891, TO A MAG NAIL FOUND IN THE CENTERLINE OF KESSLER–COWLESVILLE ROAD, PASSING FOR REFERENCE AN IRON PIN FOUND AT 165.00 FEET;

THENCE, SOUTH 88°–31'–00" WEST, 330.81 FEET, ALONG THE CENTERLINE OF KESSLER–COWLESVILLE ROAD, TO A MAG NAIL FOUND;

THENCE, NORTH 03°–29'–08" WEST, 2675.85 FEET, ALONG THE WEST LINE OF INLOT NUMBER 3603 AND THE WEST CORPORATION LINE OF THE CITY OF TIPP CITY, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 33.302 ACRES MORE OR LESS WITH 0.053 ACRES MORE OR LESS OF SAME BEING ADDITIONAL VERDI DRIVE RIGHT OF WAY AND ALL 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.

STEVEN E. BOWERSOX, PS #7059 — DATE 8/02/2010

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR

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 ADDITIONAL STREET RIGHT OF WAY FOR VERDI DRIVE 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: ROSEWOOD CREEK, LLC.

BY: GEORGE TIMMER, PARTNER — BY: STEVE BRUNS, PARTNER

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27th DAY OF September, 2010 BY ROSEWOOD CREEK, LLC BY GEORGE TIMMER, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb 28, 2014

JULIA E. BRUNS, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 28, 2014
Recorded in Miami County

PLAT BOOK 23, PAGE 25
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 4 DAY OF November, 2010 AT 1:24 PM
FILE NUMBER 2010008-12491 FEE $129.00

JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
DEPUTY

TRANSFERRED THIS 4 DAY OF Nov., 2010
MATTHEW W. GEARHARDT, MIAMI COUNTY AUDITOR — BY: DEPUTY AUDITOR

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 14th DAY OF September, 2010, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 4 DAY OF OCTOBER, 2010, BY ORDINANCE No. 17-10.

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 4 OF 5 AND 5 OF 5 OF ROSEWOOD CREEK SUBDIVISION, PHASE 2, RECORDER'S P.B. 21, PAGES 29C AND 29D FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754 PAGE 489 TO 527.

SUMMARY OF ACREAGE

NEW INLOT	33.249 AC.
ADDITIONAL VERDI DRIVE R/W	0.053 AC.
TOTAL THIS PLAT	33.302 AC.

DESCRIPTION

Being a replat of part of Inlot 3603, Rec. P.B. 19, Pg. 118, Inlots 3954–3968 Rec. P.B. 21, Pg. 29–29D, and the vacated portion of Verdi Drive containing in all 33.302 acres, owned by Rosewood Creek, LLC as recorded in D.B. 747, Pg. 319.

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

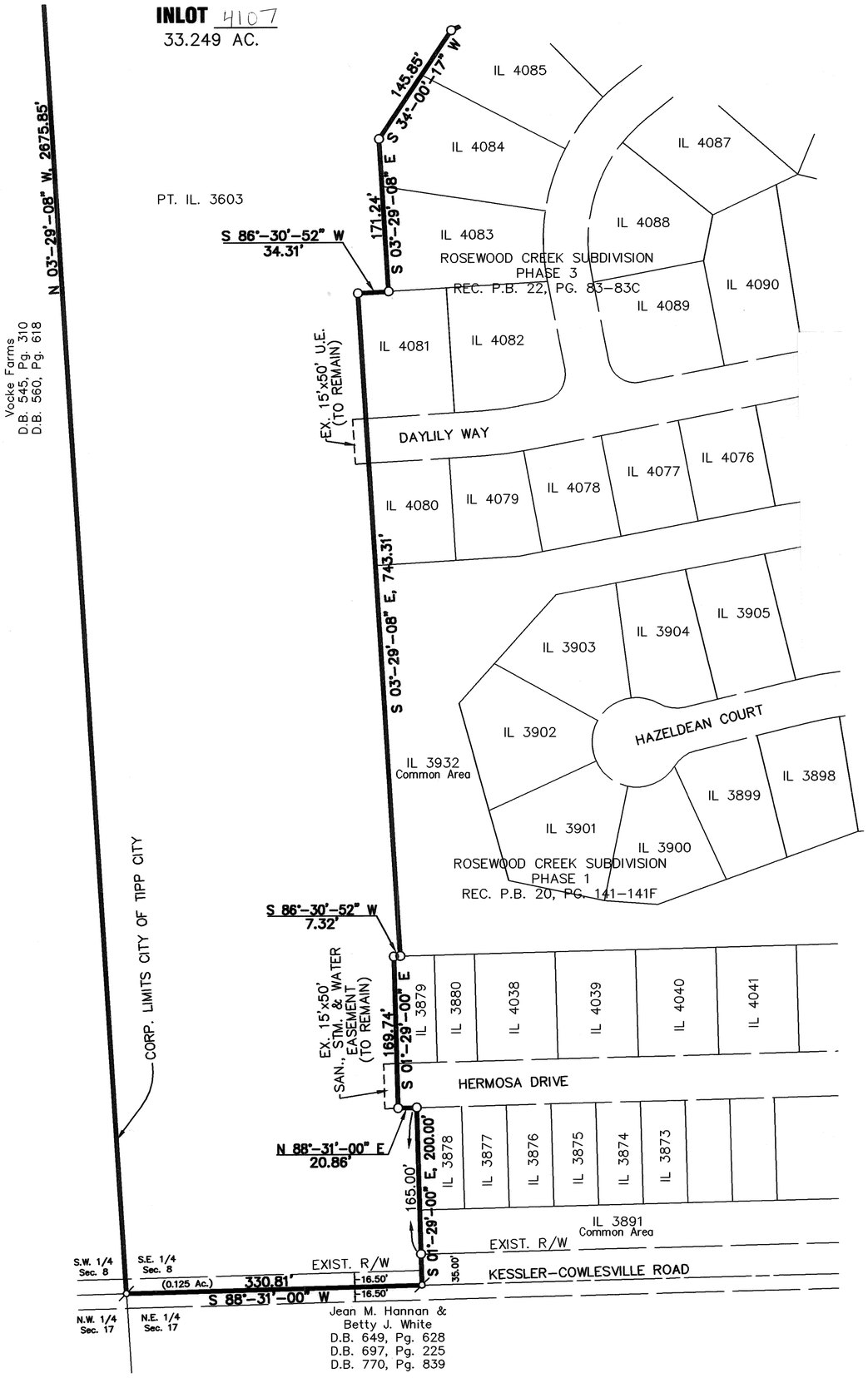
DATE: 08–02–2010
DRAWN BY: seb
JOB NUMBER: MiaTci1017App
SHEET NUMBER 1 OF 3

PLAT BOOK 23, PAGE 264
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ROSEWOOD CREEK SUBDIVISION REPLAT

Being a replat of a part of Inlot 3603, Rec. P.B. 19, Pg. 118, Inlots 3954–3968 Rec. P.B. 21, Pg. 29–29D, and the vacated portion of Verdi Drive containing in all 33.302 acres, in Sec. 8, Town 4 North, Range 6 East City of Tipp City, Miami County, Ohio

SEE SHEET 2 OF 3



NOTE: THIS PLAT IS VOID DUE TO INLOT 3955 NOT BEING OWNED BY ROSEWOOD CREEK, LLC.

FOR CORRECTIVE PLAT SEE RECORDERS PLAT BOOK 23 PAGE 33.

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

SCALE: 1"=100'

0 100 200

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- △ POST FOUND
- ⊘ MAG NAIL FOUND

STEVEN E. BOWERSOX, P.S. #7059 — DATE 8/02/2010

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR

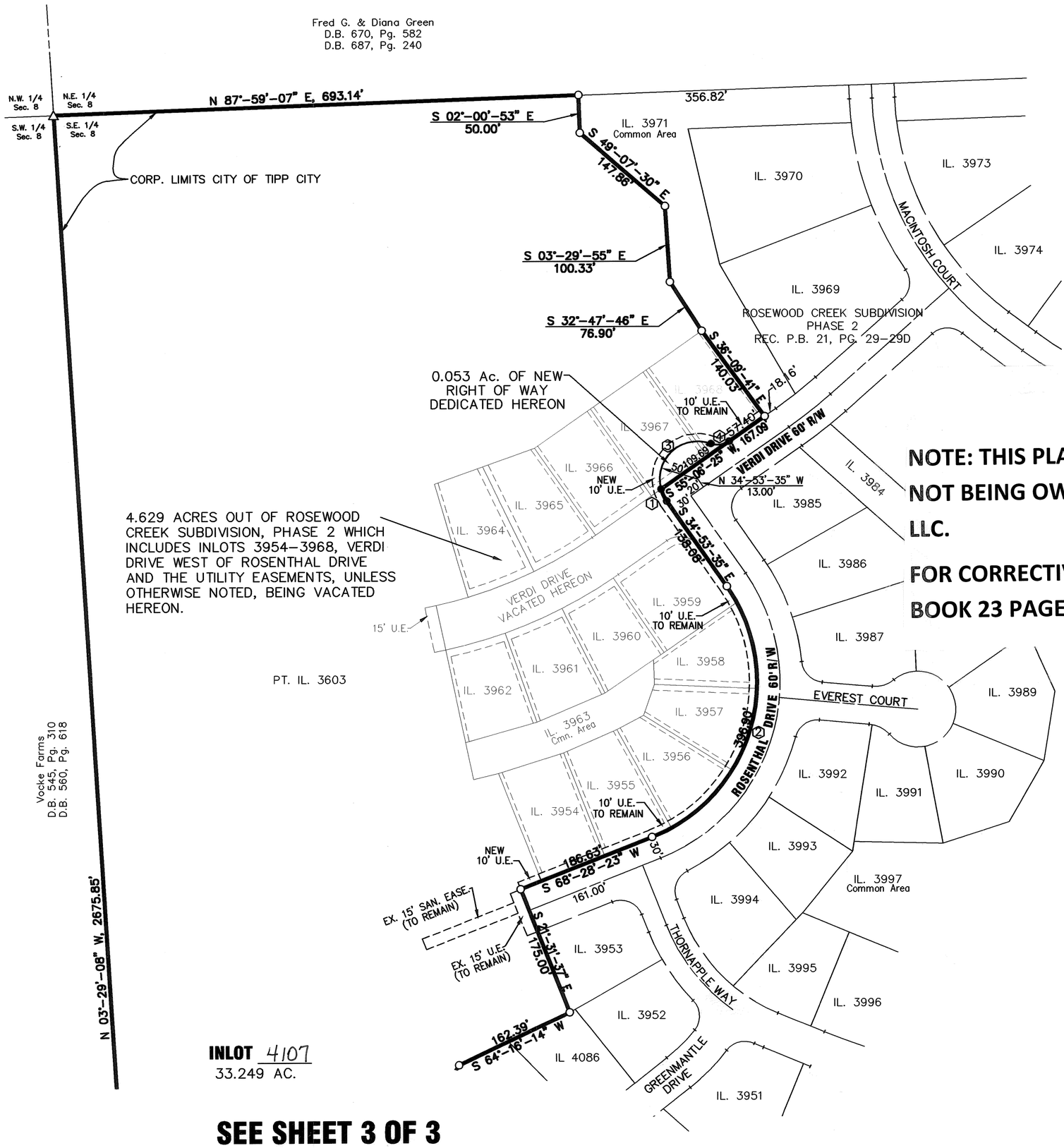
CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE:	08–02–2010
DRAWN BY:	seb
JOB NUMBER:	MIA–TCI–1017.DWG
SHEET NUMBER	3 OF 3

PLAT BOOK 23, PAGE 25B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ROSEWOOD CREEK SUBDIVISION REPLAT

Being a replat of a part of Inlot 3603, Rec. P.B. 19, Pg. 118, Inlots 3954–3968 Rec. P.B. 21, Pg. 29–29D, and the vacated portion of Verdi Drive containing in all 33.302 acres, in Sec. 8, Town 4 North, Range 6 East City of Tipp City, Miami County, Ohio



NOTE: THIS PLAT IS VOID DUE TO INLOT 3955 NOT BEING OWNED BY ROSEWOOD CREEK, LLC.

FOR CORRECTIVE PLAT SEE RECORDERS PLAT BOOK 23 PAGE 33.

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

SCALE: 1"=100'

0 100 200

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- △ POST FOUND
- ⌀ MAG NAIL FOUND

CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	50.00'	19°–52'–37"	17.35'	17.26'	S 24°–57'–16" E
2	220.00'	103°–21'–58"	396.90'	345.22'	S 16°–47'–24" W
3	50.00'	125°–39'–58"	109.66'	88.97'	N 47°–49'–01" E
4	26.00'	55°–32'–34"	25.20'	24.23'	N 82°–52'–43" E
5					
6					
7					

INLOT 4107
33.249 AC.

SEE SHEET 3 OF 3

STEVEN E. BOWERSOX, P.S. #7059 — 8/02/2010 DATE

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 08–02–2010
DRAWN BY: seb
JOB NUMBER: MIA–TCI–1017.DWG
SHEET NUMBER 2 OF 3

6576,6577,6578	SE 143	PIQUA	MIAMI	OHIO
INLOT	TAX MAP	CORPORATION	COUNTY	STATE

REPLAT INLOTS 6576,6577,6578

PLAT BOOK 23 PAGE 26
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED November 12 2010 AT 12:18 PM
FILE NO. 2010DR-10825 FEE 43.20
John S. Alexander BY: L Shuman
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 12 DAY OF Nov., 2010
Matthew W. Eberhardt Linda Turnerman
MIAMI CO. AUDITOR DEPUTY

City of Piqua Approval

This replat reviewed and approved by the City Planner of the City of Piqua, Ohio, on this 12TH day of NOVEMBER, 2010.

Chris Schmiesing

Acknowledgment

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

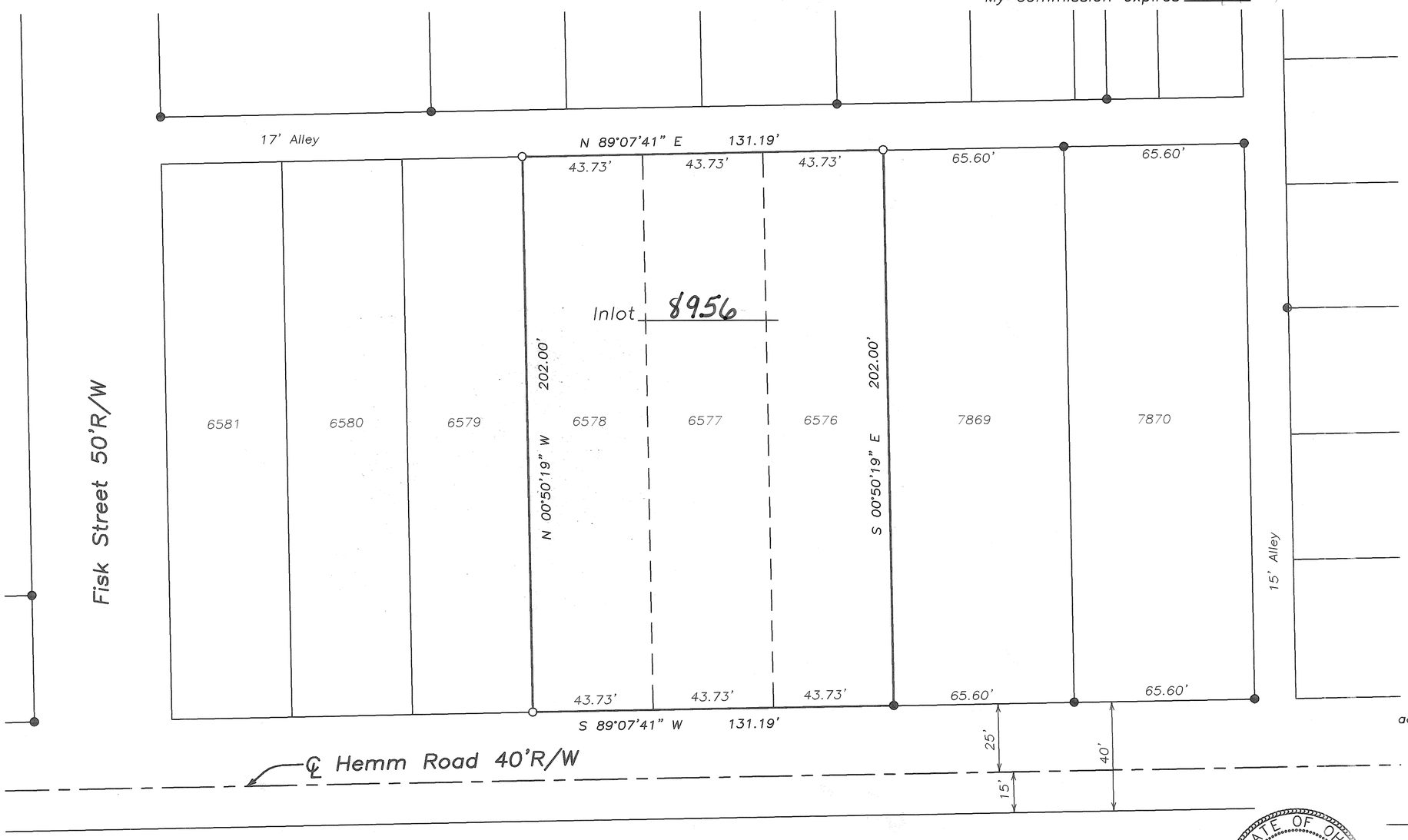
Marjorie L. Wisecup
Marjorie L. Wisecup
FKA Marjorie L. Maggert

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

Be it remembered that on this 12 day of November, 2010, before me, the undersigned, a notary public in and for said county and state, personally appeared Marjorie Wisecup, 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.

NOTARIAL SEAL STATE OF OHIO
ANGELA L. SCHULTZ, Notary Public In and For the State of Ohio My Commission Expires May 7, 2014

Angela L. Schultz
Notary Public in and for State of Ohio
My commission expires May 7, 2014



North

0 15 30 60
Graphic Scale in Feet
1"=30'

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
Volume 15, Page 114
(Basis of Bearings)

Replat of 3 lots in Piqua for Marge Wisecup

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

Michael W. Cozatt 11/10/10
MICHAEL W. COZATT
P.S. #6001

STATE OF OHIO
MICHAEL W. COZATT S-6001
REGISTERED PROFESSIONAL SURVEYOR

Description

Being a replat of Inlots 6576, 6577, and 6578 in the City of Piqua, Miami County, Ohio. OR 137-109

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
476 Swailes Road — Troy, OH 45373
Job No. 13010 — (937) 339-2921
File Name: C:\Surveys\2010\13010.dwg
Drawn by: DMC ~ Checked by: MWC

CARRIAGE TRAILS

SECTION 11 PHASE II

PART INLOT 353

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

OCTOBER 2010

VOLUME 23 PAGE 27
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED THIS 17TH DAY OF NOV., 2010 FOR FILING AT 12:37 P.M.
FILE NO. 2010 OR-14051
FEE $129.60

John E. Alexander
MIAMI COUNTY RECORDER

Lola M. McCoy
BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, GEORGE L. JENKINS 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 SHOWN HEREON.

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

WITNESS

DEC Land Co. I LLC
By: DEC/Carriage Trails LLC

By: George L. Jenkins
GEORGE L. JENKINS,
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 27th DAY OF Oct., 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GEORGE L. JENKINS, 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 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 4/5/11

NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO
JEANNE WILLS
Notary Public, State of Ohio
My Commission Expires 4/5/11

CONSENT OF LIENHOLDER

INTEGRA BANK N.A.

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

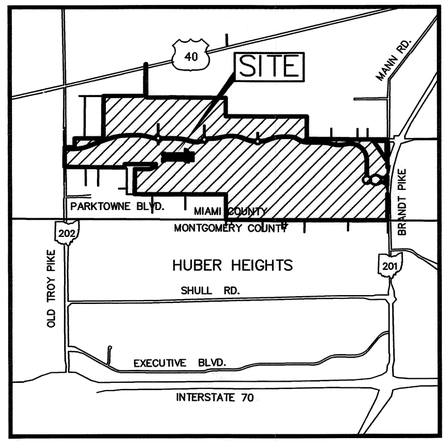
STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 28th DAY OF October, 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SR. VICE PRESIDENT OF INTEGRA BANK 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 HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

NOTARIAL SEAL STATE OF OHIO
CHRISTOPHER N. SWANK
Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration
Section 147.03 R.C.

NOTARY PUBLIC

MY COMMISSION EXPIRES: No expiration



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 11, Phase II are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 0029, Pages 135–210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

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

Lots 494 and 502 are non–buildable, Green Space lots and will be owned and maintained by the Master Owners Association.

BASIS OF BEARINGS

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

REFERENCES:

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

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25
P.B. 22, PGS. 80
P.B. 22, PGS. 89
P.B. 22, PGS. 91
P.B. 23, PGS. 11

AUDITOR

TRANSFERRED ON THE 17th DAY OF Nov, 2010

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
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 9 NOV, 2010

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

M–E COMPANIES, INC.
CIVIL ENGINEERING GROUP

STATE OF OHIO
DAVID L. CHIESA
7740
REGISTERED
SURVEYOR

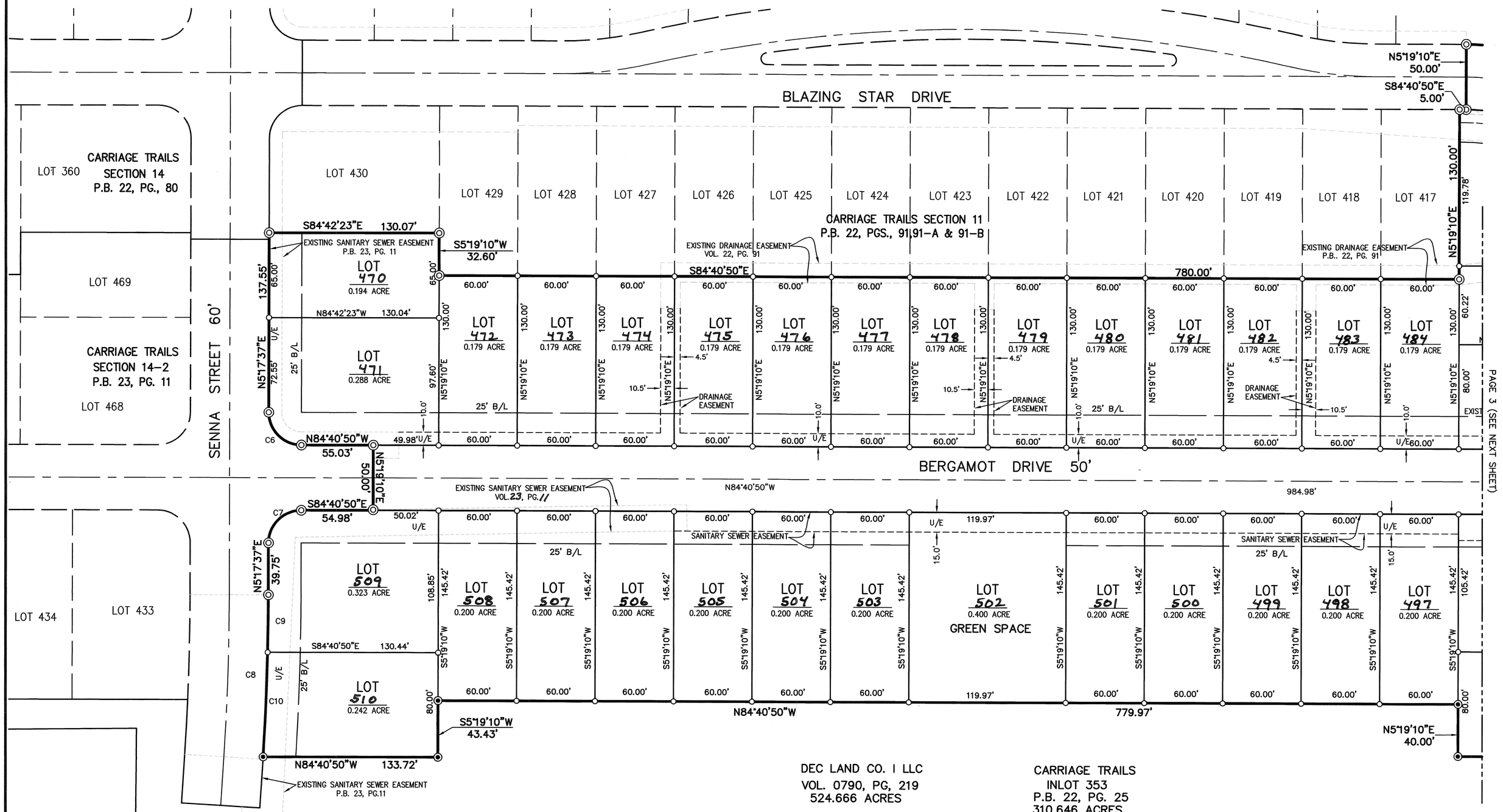
BY 10/26/10
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017

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

I:\10\10-073\dwg\SURVEY\10073FP.dwg by:jchiesa on 10/27/2010 @ 10:38:50 am ~ © M-E Companies, Inc.

VOLUME 23 PAGE 27A
MIAMI COUNTY RECORDER'S RECORD OF PLATS



DEC LAND CO. I LLC
VOL. 0790, PG, 219
524.666 ACRES

CARRIAGE TRAILS
INLOT 353
P.B. 22, PG. 25
310.646 ACRES

NORTH

(IN FEET)
1 inch = 50 ft.

LEGEND

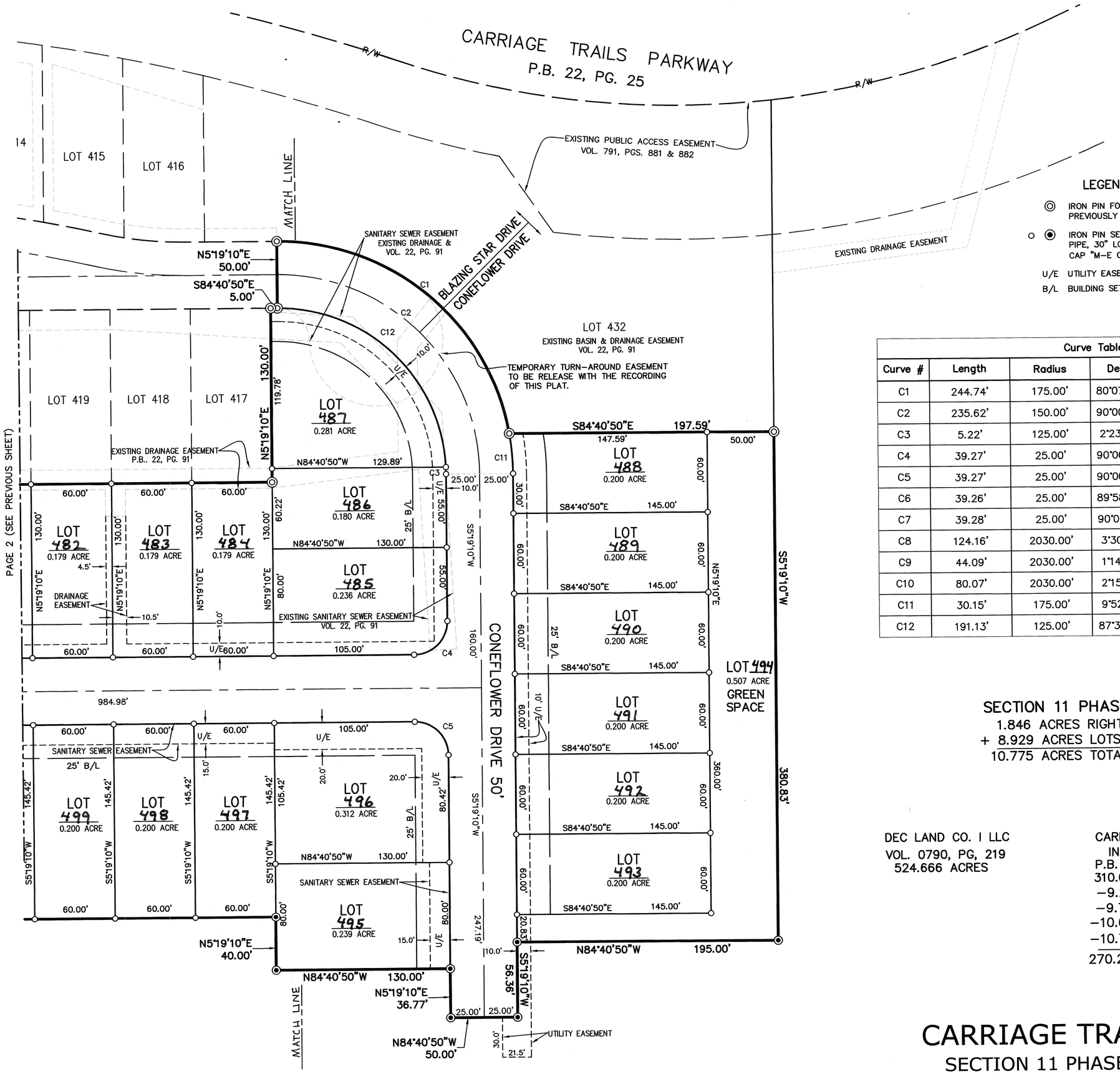
- IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

CARRIAGE TRAILS
SECTION 11 PHASE II

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

2/3

J:\10\10-073\dwg\SURVEY\10073FP.dwg by:dchiesa on 11/01/2010 @ 03:25:42 pm ~ © M•E Companies, Inc.



LEGEND

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

NORTH

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	244.74'	175.00'	80°07'45"	N44°36'57"W	225.28'
C2	235.62'	150.00'	90°00'00"	N39°40'50"W	212.13'
C3	5.22'	125.00'	2°23'29"	N04°07'26"E	5.22'
C4	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36'
C5	39.27'	25.00'	90°00'00"	N39°40'50"W	35.36'
C6	39.26'	25.00'	89°58'27"	S39°41'36"E	35.35'
C7	39.28'	25.00'	90°01'33"	S50°18'24"W	35.36'
C8	124.16'	2030.00'	3°30'15"	N07°02'45"E	124.14'
C9	44.09'	2030.00'	1°14'39"	N05°54'57"E	44.08'
C10	80.07'	2030.00'	2°15'36"	N07°40'05"E	80.07'
C11	30.15'	175.00'	9°52'15"	N00°23'03"E	30.11'
C12	191.13'	125.00'	87°36'31"	N40°52'34"W	173.05'

SECTION 11 PHASE 2
1.846 ACRES RIGHT-OF-WAY
+ 8.929 ACRES LOTS
10.775 ACRES TOTAL

DEC LAND CO. I LLC
VOL. 0790, PG, 219
524.666 ACRES

CARRIAGE TRAILS
INLOT 353
P.B. 22, PG. 25
310.646 ACRES
-9.218 ACRES (SECTION 14)
-9.770 ACRES (SECTION 11)
-10.677 ACRES (SECTION 14 PHASE 2)
-10.775 ACRES (SECTION 11 PHASE 2)
270.206 ACRES REMAINING

CARRIAGE TRAILS
SECTION 11 PHASE II

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

J:\10\10-073\dwg\SURVEY\10073FP.dwg by:dchiesa on 11/01/2010 @ 03:35:49 pm ~ © M-E Companies, Inc.

CARRIAGE TRAILS

SECTION 15 PHASE II

PART INLOT 352

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

OCTOBER 2010

VOLUME 23 PAGE 28
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED THIS 17TH DAY OF NOV., 2010 FOR FILING AT 12:46 P. M.
FILE NO. 2010 OR - 14054
FEE $129.60
John S. Alexander
MIAMI COUNTY RECORDER
Lola M. McCoy
BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF PART INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, GEORGE L. JENKINS 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 SHOWN HEREON.

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

WITNESS

Diana Kolyer

Jim K Valentine

DEC Land Co. I LLC
By: DEC/Carriage Trails LLC

By: George L. Jenkins
GEORGE L. JENKINS,
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 27th DAY OF October, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GEORGE L. JENKINS, 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 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 4/5/11

NOTARIAL SEAL STATE OF OHIO

JEANNE WILLS
Notary Public, State of Ohio
My Commission Expires 4/5/11

NOTARY PUBLIC

CONSENT OF LIENHOLDER

INTEGRA BANK N.A.

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

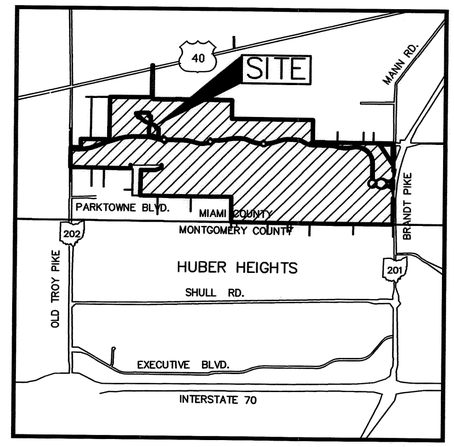
BE IT REMEMBERED THAT ON THIS 28th DAY OF October, 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, VICE PRESIDENT OF INTEGRA BANK N.A., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

NOTARIAL SEAL STATE OF OHIO

CHRISTOPHER N. SWANK
Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration
Section 147.03 R.C.

NOTARY PUBLIC

No expiration
MY COMMISSION EXPIRES:



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 15, Phase II are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 0029, Pages 135–210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

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 530 is a non–buildable, Green Space lot and will be owned and maintained by the Master Owners Association.

BASIS OF BEARINGS

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

REFERENCES:

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

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25
P.B. 22, PG. 80
P.B. 22, PG. 89
P.B. 22, PG. 91

AUDITOR

TRANSFERRED ON THE 17th DAY OF Nov, 2010

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grillot
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 9 NOV, 2010

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

M–E COMPANIES, INC.
CIVIL ENGINEERING GROUP

STATE OF OHIO
DAVID L. CHIESA
7740
REGISTERED
SURVEYOR

BY David L. Chiesa 10/26/10
David L. Chiesa P.S.
Registered Surveyor No. 7740

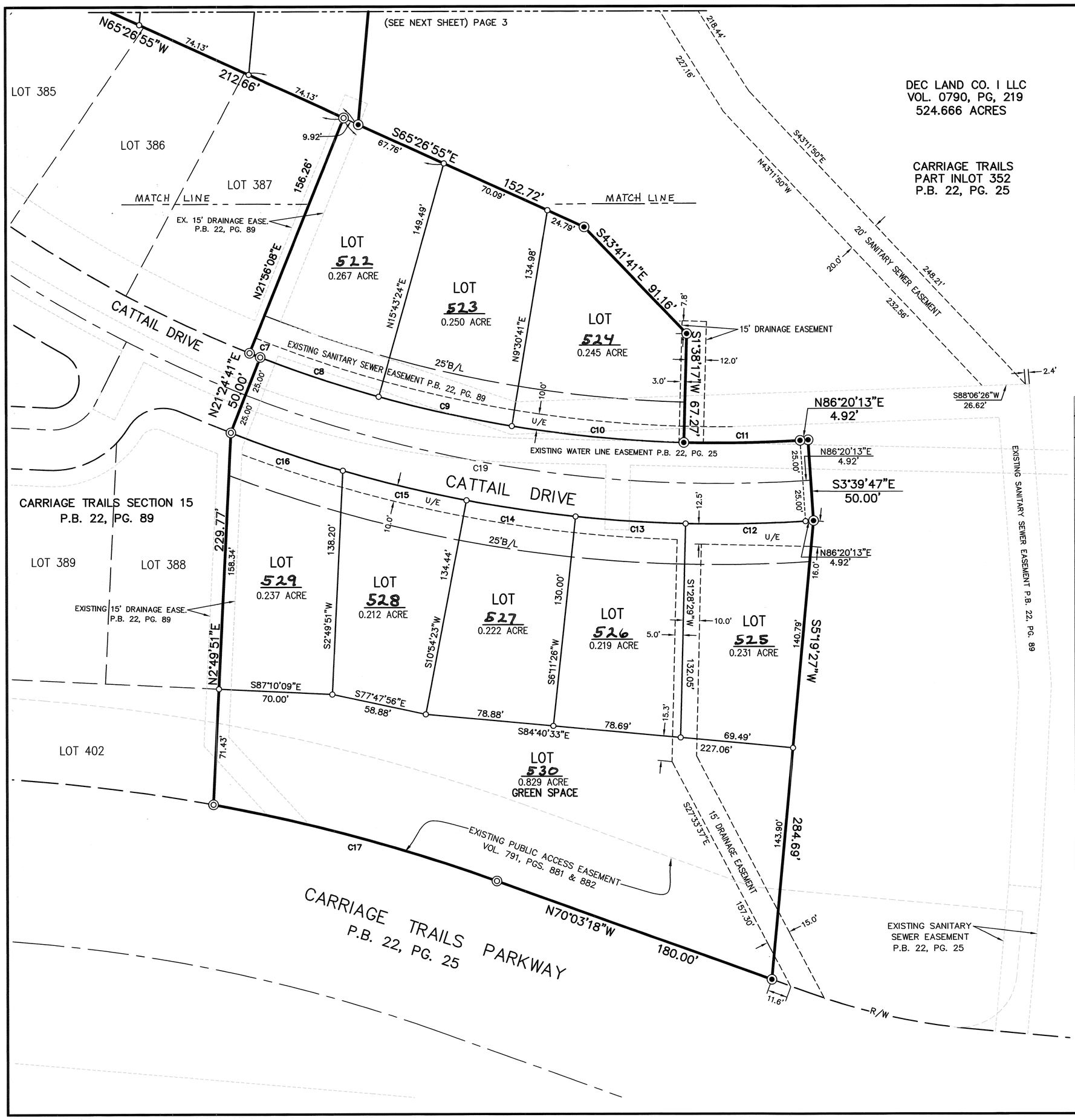
DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017

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

J:\10\10-053\dwg\SURVEY\10053FP.dwg by:dchiesa on 10/26/2010 @ 09:06:38 am ~ © M-E Companies, Inc.

VOLUME 23 PAGE 28 A

MIAMI COUNTY RECORDER'S RECORD OF PLATS



NORTH

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

LEGEND

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

Curve Table

Curve #	Length	Radius	Delta	CB	CHORD
C1	142.88'	325.00'	25°11'22"	S60°40'50"W	141.73'
C2	2.05'	325.00'	0°21'41"	S73°27'21"W	2.05'
C3	64.78'	325.00'	11°25'16"	S79°20'50"W	64.68'
C5	58.32'	325.00'	10°16'52"	N89°48'06"W	58.24'
C6	105.90'	275.00'	22°03'49"	S84°18'25"W	105.25'
C7	7.09'	775.00'	0°31'27"	S68°19'36"E	7.09'
C8	76.94'	775.00'	5°41'16"	S71°25'58"E	76.90'
C9	84.03'	775.00'	6°12'43"	S77°22'57"E	83.98'
C10	106.50'	775.00'	7°52'24"	S84°25'31"E	106.41'
C11	71.70'	775.00'	5°18'04"	N88°59'15"E	71.68'
C12	73.98'	825.00'	5°08'16"	N88°54'21"E	73.95'
C13	67.90'	825.00'	4°42'57"	S86°10'02"E	67.88'
C14	67.90'	825.00'	4°42'57"	S81°27'05"E	67.88'
C15	78.40'	825.00'	5°26'40"	S76°22'17"E	78.37'
C16	72.86'	825.00'	5°03'37"	S71°07'08"E	72.84'
C17	181.08'	1100.00'	9°25'54"	N74°46'15"W	180.87'
C18	115.53'	300.00'	22°03'49"	S84°18'25"W	114.81'
C19	350.10'	800.00'	25°04'27"	S81°07'33"E	347.32'
C20	62.74'	325.00'	11°03'35"	S67°44'43"W	62.64'
C21	80.15'	325.00'	14°07'47"	S55°09'02"W	79.94'
C22	36.47'	25.00'	83°34'49"	N89°52'33"E	33.32'

CARRIAGE TRAILS

SECTION 15 PHASE II

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

2/3

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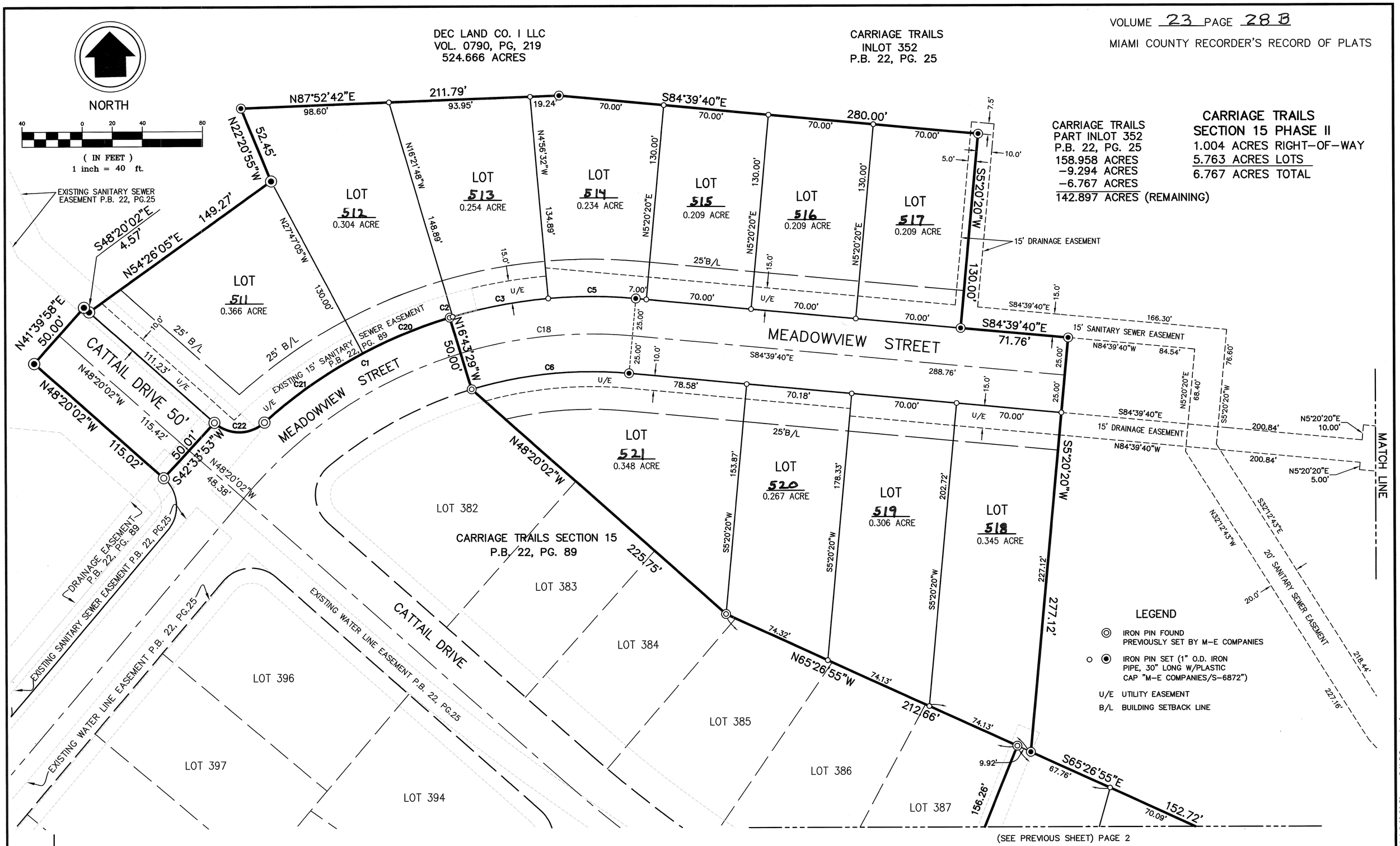
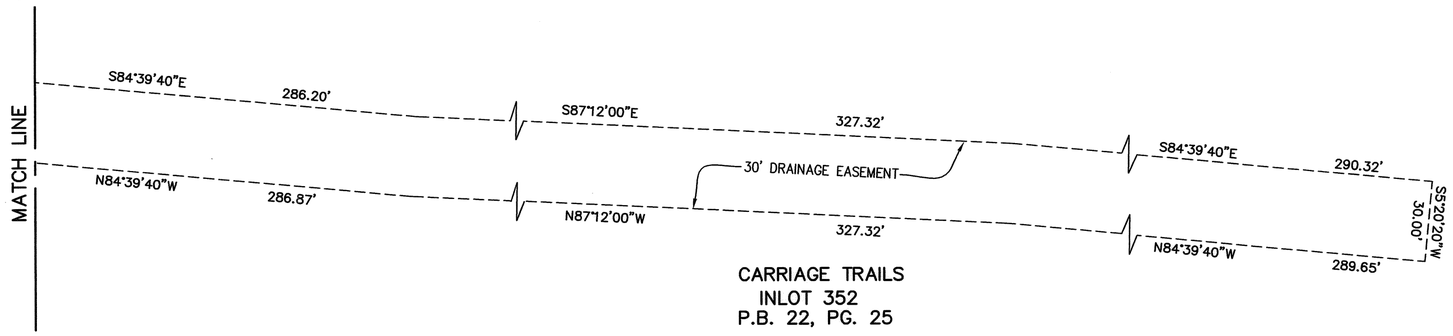
VOLUME 23 PAGE 28 B

MIAMI COUNTY RECORDER'S RECORD OF PLATS



CARRIAGE TRAILS
PART INLOT 352
P.B. 22, PG. 25
158.958 ACRES
−9.294 ACRES
−6.767 ACRES
142.897 ACRES (REMAINING)

CARRIAGE TRAILS
SECTION 15 PHASE II
1.004 ACRES RIGHT-OF-WAY
5.763 ACRES LOTS
6.767 ACRES TOTAL



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

CARRIAGE TRAILS

SECTION 15 PHASE II

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

3/3

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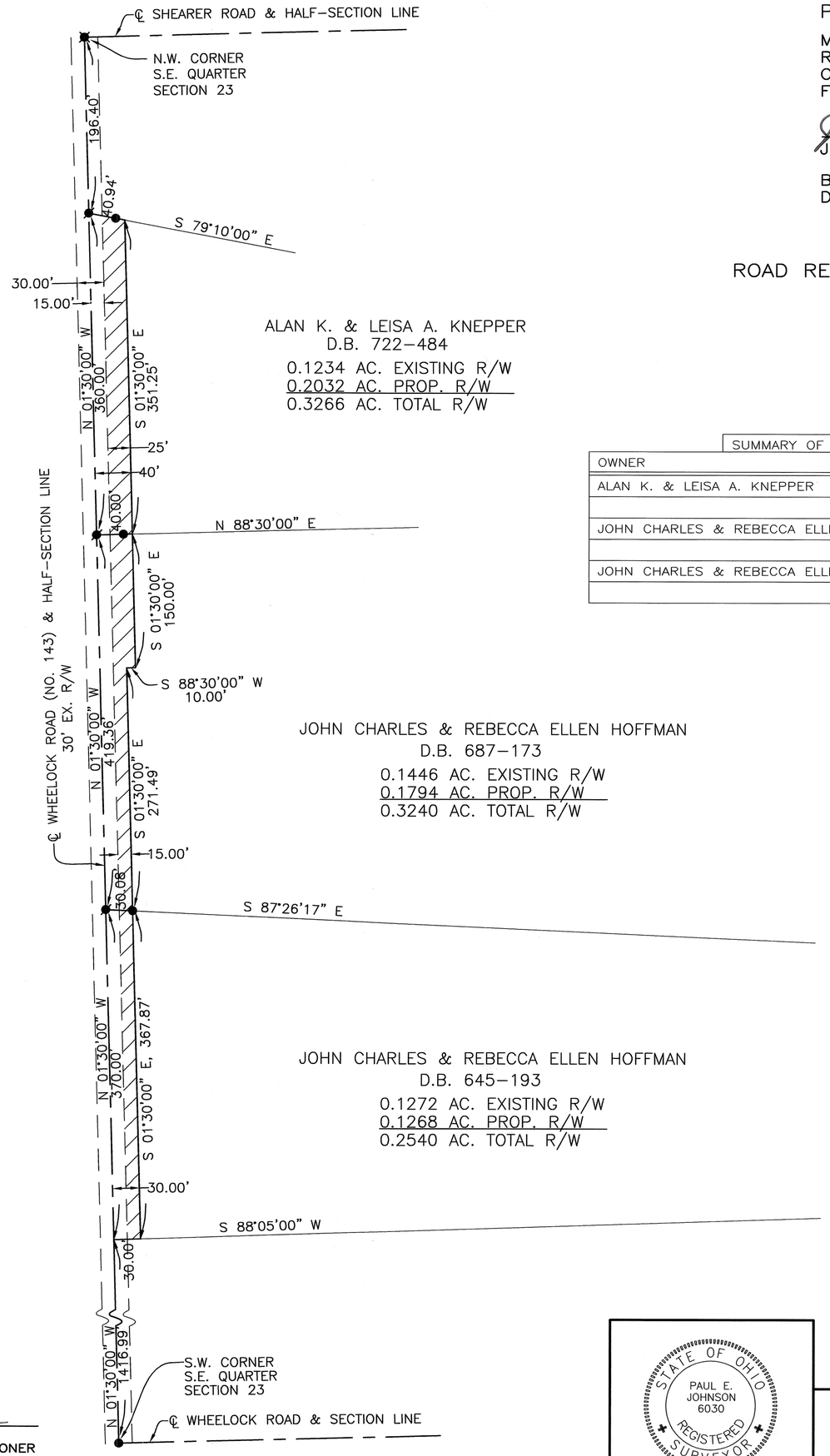
ADDITIONAL RIGHT–OF–WAY
WHEELOCK ROAD NO. 143

SECTION 23, TOWN 6, RANGE 5E
UNION TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 23 PAGE 29
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 19th DAY
OF November, 2010 AT 11:31 A.M.
FILE NO. 2010OR-14215 FEE 0.0
John S. Alexander, Miami County Recorder
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY Robin Schroeder
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 191



SUMMARY OF ADDITIONAL RIGHT–OF–WAY

OWNER	DEED RECORD	AS ACQUIRED
ALAN K. & LEISA A. KNEPPER	V.722, P.484	V. 149 , P. 300
JOHN CHARLES & REBECCA ELLEN HOFFMAN	V.687, P.173	V. 148 , P. 254
JOHN CHARLES & REBECCA ELLEN HOFFMAN	V.645, P.193	V. 148 , P. 251

REFERENCES

LAND SURVEYS:
VOL. 15 PG. 99
VOL. 26 PG. 69
VOL. 39 PG. 132
VOL. 46 PG. 112

BASIS OF BEARINGS:
LAND SURVEY VOL. 46, PAGE 112.

LEGEND

- RR SPIKE FOUND
- IRON PIN FOUND
- GIN SPINDLE FOUND
- AREA IN ADDITIONAL RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY LINE

100 50 0 100
GRAPHIC SCALE IN FEET
1"=100'

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 15th DAY OF November, 2010.
Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 19 DAY OF Nov, 2010.
Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY Joyce Grillot
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 18th DAY OF NOVEMBER 2010.
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER
RON WIDENER
MIAMI COUNTY COMMISSIONER
John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

STATE OF OHIO
PAUL E. JOHNSON
6030
REGISTERED SURVEYOR

Paul E. Johnson
PAUL E. JOHNSON, P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6030

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: AUGUST 3, 2010

PLAT BOOK 23 PAGE 30
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 12-17, 2010 AT 9:06
FILE NO. 2010OR-15736 FEE 43.20
John S. Alexander BY: L. McCoy
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 17 DAY OF Dec., 2010
Matthew W. Kearns Linda
MIAMI CO. AUDITOR DEPUTY

Brandt United Methodist Church Replat

14	2	9	13 & 14	BRANDT	BETHEL	MIAMI	OHIO
SECTION	TOWN	RANGE	LOTS	VILLAGE	TOWNSHIP	COUNTY	STATE

Being a replat of Lots 13 and 14 in the Unincorporated Village of Brandt, Town 2, Range 9, Section 14, Bethel Township, Miami County, Ohio, which is two parcels to be combined into one parcel as shown on Lot Bk.9, Pg.42 of the Miami County Engineer's Record of Lot Surveys.

North

0 10 20 40
Graphic Scale in Feet
1"=20'

Acknowledgment

We, the undersigned, being all of the owners and lien holders of the lands shown hereon, do hereby voluntarily consent to the execution of said replat.

Brandt United Methodist Church, Inc
Trustee

NOTARY PUBLIC STATE OF OHIO
DEBORAH A. WATSON, Notary Public
In and for the State of Ohio
My Comm. Expires July 31, 2015

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 ~~she~~ did sign such instrument and that said instrument is ~~her~~ his free act and deed.
In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Bethel Township, Ohio, this 1st day of ~~September~~, 2010.

Deborah Watson
Notary Public in and for State of Ohio
My commission expires July 31 2015

Approval by the Miami County Commissioners

This replat was reviewed and approved by the Miami County Commissioners this 16 day of December, 2010

John W. O'Brien Ron Wilson John Evans

Approval by the Miami County Planning Commission

This replat was reviewed and approved by the Miami County Planning Commission this 20 day of July, 2010.

Chairman Secretary

Approval by the Miami County Engineer

This replat was reviewed and approved by the Miami County Engineer this 15th day of December, 2010.

Miami County Engineer

References

Miami County Engineer's Record of Lot Surveys Volume 9, Page 42

Bearing Assumed

Replat for Brandt United Methodist Church

I hereby certify that the above platted land is accurately represented as based on Lot Survey Vol. 9, Pg. 42. In accordance with the State of Ohio minimum requirements for boundary surveys.

STATE OF OHIO
RICHARD W. KLOCKNER
S-4370
REGISTERED
PROFESSIONAL SURVEYOR

Richard W. Klockner
Richard W. Klockner
P.S. #4370

RICHARD W. KLOCKNER & ASSOCIATES, INC.
Civil Engineering and Land Surveying
16 East Water Street
Troy, Ohio (937) 339-5331

File Name: C:\Jobs\2010\07510.dwg
Drawn by: DMC ~ Checked by: RWK

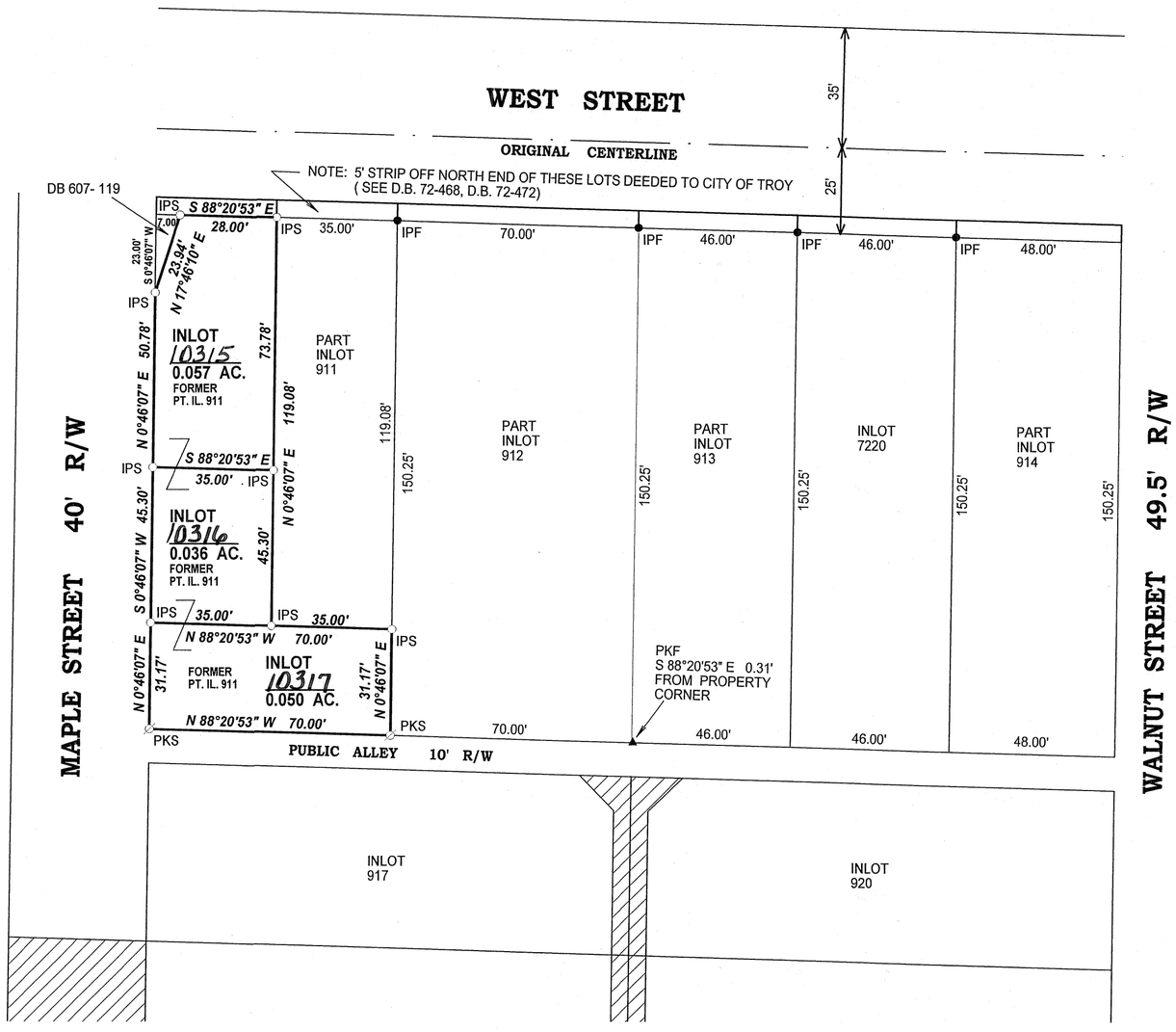
REPLAT

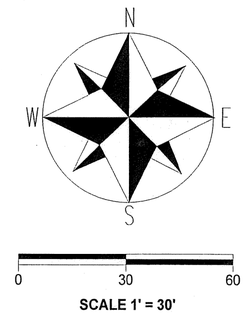
PART INLOT 911 CITY OF TROY MIAMI COUNTY, OHIO

PLAT BOOK 23, PAGE 31
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22 DAY OF December, 2010, AT 1:44 PM.
FILE # 2010OR-16029 FEE $ 43.20

John S. Alexander, Recorder
JOHN S. ALEXANDER
MIAMI COUNTY RECORDER

Robin Schroeder
DEPUTY





BASIS OF BEARING:

MIAMI CO. RECORDER'S DEED BOOK 607, PAGE 119

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS

VOLUME 19, PAGE 182
VOLUME 18, PAGE 113
VOLUME 10, PAGE 10

MIAMI RECORDER'S RECORD OF PLATS
PLAT BOOK 14, PAGE 100
PLAT BOOK 1, PAGE 444

LEGEND

AS SHOWN

DEED REFERENCES

DEED BOOK 726, PAGE 439
DEED BOOK 607, PAGE 119
DEED BOOK 72, PAGE 468
DEED BOOK 72, PAGE 472
DEED BOOK 769, PAGE 681

DESCRIPTION & OWNER

REPLAT OF PART INLOT 911 AS OWNED BY NORMAN F. LONG AND ROBERT A. LONG, DEED BOOK 769, PAGE 681.

MIAMI COUNTY AUDITOR

THIS REPLAT WAS APPROVED AND TRANSFERED THIS 22 DAY OF Dec., 2010

Matthew W. Hess Jodi Linneman
AUDITOR DEPUTY

CITY OF TROY ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED THIS 15th DAY OF DECEMBER, 2010.

Deborah J. Swan
DEBORAH J. SWAN, P.E.

Certified To Conform With
Miami County Survey Requirements

Douglas L. Christian
Miami County Engineer

Deputy 12-21-2010
Date

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT.

ROBERT A. LONG
WITNESS

STATE OF OH, COUNTY OF Miami, S.S.
BE IT REMEMBERED THAT ON THIS 15 DAY OF Dec, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT A. LONG, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOFF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 6/26/13

RICHARD R. NIEKAMP
Notary Public, State of Ohio
My Commission Expires 06-26-2013

NORMAN F. LONG
WITNESS

STATE OF OH, COUNTY OF Miami, S.S.
BE IT REMEMBERED THAT ON THIS 15 DAY OF Dec, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NORMAN F. LONG, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOFF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 6/26/13

RICHARD R. NIEKAMP
Notary Public, State of Ohio
My Commission Expires 06-26-2013

DECEMBER 13, 2010

I HEREBY CERTIFY THAT THIS REPLAT OF PART INLOT #911 WAS CORRECTLY PREPARED FROM EXISTING PROPERTY RECORDS AND A BOUNDARY SURVEY.

STATE OF OHIO
NEIL E. TEAFORD
7724
REGISTERED
PROFESSIONAL SURVEYOR

Neil E. Teaford, P.S. #7724

NEIL E. TEAFORD
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com

OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

~ RECORD PLAN ~

HOMESTEAD GOLF COURSE - WEST SIDE REPLAT

BEING A REPLAT OF ALL OF LOTS 2, 3, 4, 7, 8 & 9 HOMESTEAD ACRES, SECTION ONE AS RECORDED IN PLAT BOOK 10, PAGE 109
(LOT 4 ~ DEED BOOK 616, PG 311 LOTS 2,3,7,8,9 ~ OR VOLUME 151, PG 290)
AND ALL OF THE LAND CONVEYED TO HOMESTEAD GOLF COURSE, INC. BY DEEDS RECORDED IN DEED BOOK 571, PAGE 783, DEED BOOK 604, PAGE 781 AND DEED BOOK 604, PAGE 810

SOUTHEAST QUARTER - SECTION 24, TOWN 6, RANGE 5 EAST,
MONROE TOWNSHIP, MIAMI COUNTY, OHIO

THIS REPLAT CONTAINS ~ 63.469 ACRES

N

0' 100' 200' 300' 400'

1"=200'

LEGEND

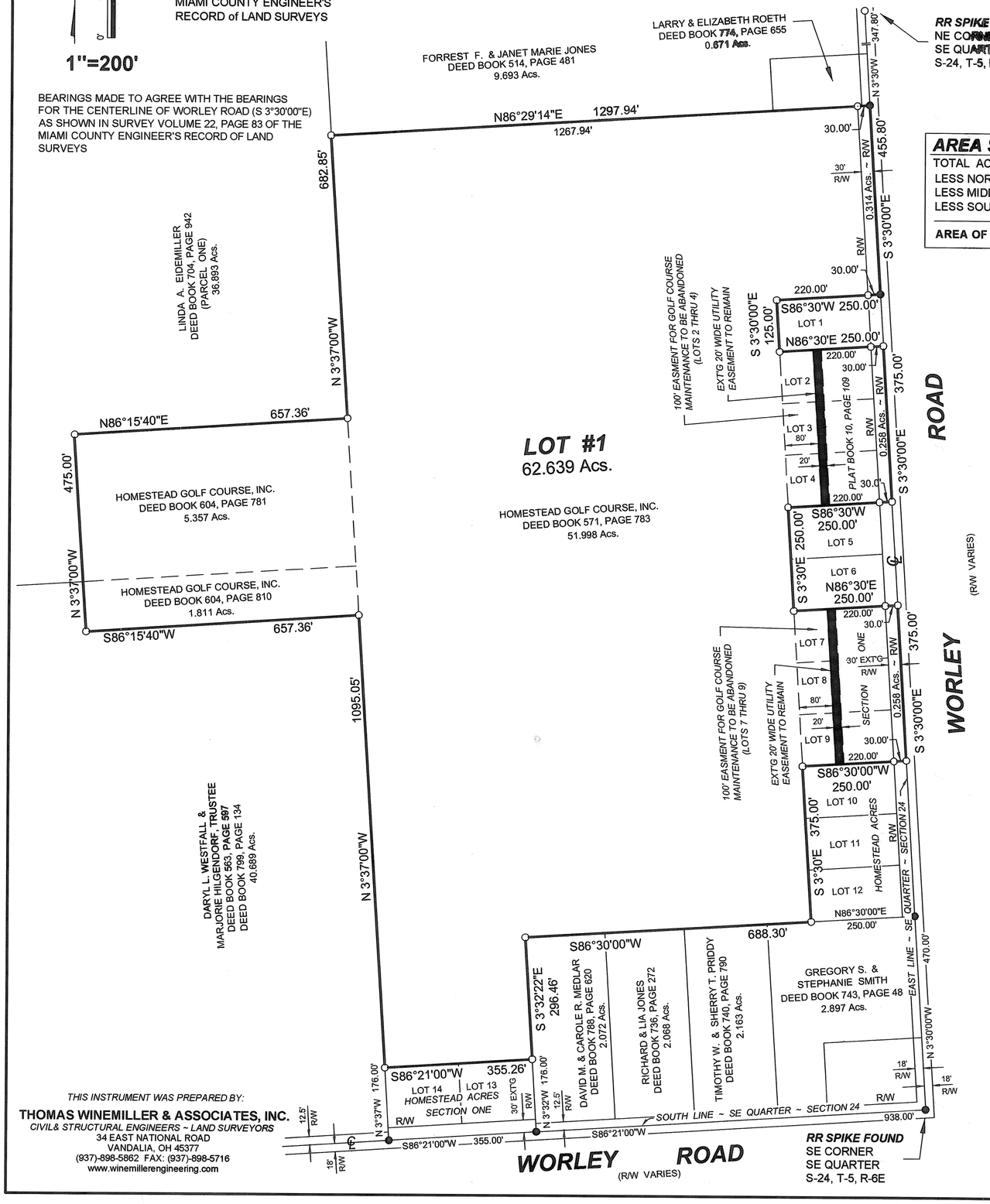
- ○ IRON PIN FOUND (5/8" DIA.)
- ● RR SPIKE FOUND

SURVEY REFERENCES

PLAT BOOK 10, PAGE 109
MIAMI COUNTY PLAT RECORDS

VOLUME 22, PAGE 83
VOLUME 36, PAGE 42
MIAMI COUNTY ENGINEER'S
RECORD of LAND SURVEYS

BEARINGS MADE TO AGREE WITH THE BEARINGS FOR THE CENTERLINE OF WORLEY ROAD (S 3°30'00"E) AS SHOWN IN SURVEY VOLUME 22, PAGE 83 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS



AREA SUMMARY

TOTAL ACREAGE:	63.469	Acs.
LESS NORTH R/W	0.314	Acs.
LESS MIDDLE R/W	0.258	Acs.
LESS SOUTH R/W	0.258	Acs.
AREA OF LOT 1	**62.639**	**Acs.**

APPROVED BY MIAMI COUNTY PLANNING COMMISSION:

JACOB HOOVER, SECRETARY — DATE 12-17-10

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS

DOUGLAS L. CHRISTIAN, PE PS
MIAMI COUNTY ENGINEER — DATE 12-20-10

DEPUTY — DATE

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 23 DAY OF December, 2010

JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

RON WIDENER
MIAMI COUNTY COMMISSIONER

PLAT BOOK 23, PAGE 32
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 27 DAY OF December, 2010, AT 3:27 PM
FILE No. 2010OR-16179 FEE: $ 43.20

JOHN S. ALEXANDER
MIAMI COUNTY RECORDER

DEPUTY

APPROVED AND TRANSFERRED WITH LOT No.s THIS 27 DAY OF December, 2010

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

DEPUTY

DESCRIPTION

THE WITHIN REPLAT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWN 6, RANGE 5 EAST, MONROE TOWNSHIP, MIAMI COUNTY, OHIO, BEING ALL OF LOTS 2, 3, 7, 8, & 9, HOMESTEAD ACRES, SECTION ONE RECORDED IN PLAT BOOK 10, PAGE 109 OF THE MIAMI COUNTY PLAT RECORDS AS CONVEYED TO HOMESTEAD GOLF COURSE, INC. BY DEED RECORDED AS OFFICIAL RECORD VOLUME 151, PAGE 290 AND ALL OF LOT 4, HOMESTEAD ACRES, SECTION ONE AS CONVEYED TO HOMESTEAD GOLF COURSE, INC. BY DEED RECORDED IN DEED BOOK 616, PAGE 311, ALSO BEING ALL OF THE 51.998 ACRE TRACT OF LAND CONVEYED TO HOMESTEAD GOLF COURSE, INC. BY DEED RECORDED IN DEED BOOK 571, PAGE 783, ALL OF THE 5.357 ACRE TRACT OF LAND CONVEYED TO HOMESTEAD GOLF COURSE, INC. BY DEED RECORDED IN DEED BOOK 604, PAGE 781 AND ALL OF THE 1.811 ACRE TRACT OF LAND CONVEYED TO HOMESTEAD GOLF COURSE, INC. BY DEED RECORDED IN DEED BOOK 604, PAGE 810, ALL DEEDS REFERENCED ARE OF THE MIAMI COUNTY DEED RECORDS AND CONTAINS 63.469 ACRES. MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS ARE FOUND AS SHOWN

THOMAS WINEMILLER & ASSOCIATES, INC.

DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED
PROFESSIONAL SURVEYOR

DEDICATION

THE UNDERSIGNED BEING ALL THE OWNERS OF THE LAND HEREIN PLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS REPLAT TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE 30 FEET FOR RIGHT-OF-WAY ALONG WORLEY ROAD AS SHOWN HEREON.

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

OWNER: HOMESTEAD GOLF COURSE, INC.
DAVID V. KNIFE PRESIDENT

WITNESS

WITNESS

COUNTY OF MIAMI, STATE OF OHIO

DAVID V. KNIFE, PRESIDENT, HOMESTEAD GOLF COURSE, INC., OWNER, BEING DULY SWORN THIS 17 DAY OF December, 2010 SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

DAVID V. KNIFE, PRESIDENT
HOMESTEAD GOLF COURSE, INC.

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

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES

ANDREW B. STEWART, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 17 DAY OF December 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HOMESTEAD GOLF COURSE, INC., BY ITS PRESIDENT, DAVID V. KNIFE AND HE ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS 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 IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES

ANDREW B. STEWART
NOTARY PUBLIC • STATE OF O
My Commission Has No Expiration Da
Section 147.03 O.R.C.

THIS INSTRUMENT WAS PREPARED BY:

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL& STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OH 45377
(937)-898-5862 FAX: (937)-898-5716
www.winemillerengineering.com

ROSEWOOD CREEK SUBDIVISION REPLAT

Being a replat of a part of Inlot 3603, Rec. P.B. 19, Pg. 118, Inlots 3954–3968 Rec. P.B. 21, Pg. 29–29D, and the vacated portion of Verdi Drive containing in all 33.302 acres, in Sec. 8, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio

PLAT BOOK 23 , PAGE 33
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 6 DAY OF
January , 2011 AT 1:15 PM
FILE NUMBER 2011OR-00831, FEE $129.60
John S Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
Schlypman
DEPUTY

TRANSFERRED THIS 6 DAY OF Jan. , 2011
Matthew W. Gearhardt BY: Linda Zimmerman
MATTHEW W. GEARHARDT DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

LEGAL DESCRIPTION

BEING A REPLAT OF PART OF INLOT 3603 AND A PART OF ROSEWOOD CREEK SUBDIVISION, PHASE 2 (INLOTS 3954–3968 AND VACATED PORTION OF VERDI DRIVE) IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POST FOUND IN THE NORTHWEST CORNER OF INLOT NUMBER 3603;

THENCE, NORTH 87°–59'–07" EAST, 693.14 FEET, ALONG THE NORTH LINE OF INLOT 3603 AND THE NORTH CORPORATION LINE OF THE CITY OF TIPP CITY, TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF INLOT NUMBER 3971 OF ROSEWOOD CREEK SUBDIVISION, PHASE 2;

THENCE, SOUTH 02°–00'–53" EAST, 50.00 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3971 TO AN IRON PIN FOUND;

THENCE, SOUTH 49°–07'–30" EAST, 147.86 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3971 TO AN IRON PIN FOUND;

THENCE, SOUTH 03°–29'–55" EAST, 100.33 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3971 TO AN IRON PIN FOUND;

THENCE, SOUTH 32°–47'–46" EAST, 76.90 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3971 TO AN IRON PIN FOUND;

THENCE, SOUTH 36°–09'–41" EAST, 140.03 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3971 TO AN IRON PIN FOUND IN THE NORTHERLY RIGHT OF WAY LINE OF VERDI DRIVE;

THENCE, SOUTH 55°–06'–25" WEST, 167.09 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF VERDI DRIVE, TO AN IRON PIN SET AT THE INTERSECTION OF SAME WITH THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE;

THENCE, SOUTHERLY, 17.35 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AND THE ARC OF A CURVE TO LEFT HAVING A RADIUS OF 50.00 FEET, AN INTERNAL ANGLE OF 19°–52'–37" AND A CHORD 17.26 FEET IN LENGTH BEARING SOUTH 24°–57'–16" EAST, TO AN IRON PIN SET;

THENCE, SOUTH 34°–53'–35" EAST, 138.08 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE, TO AN IRON PIN SET;

THENCE, SOUTHWESTERLY, 396.90 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN INTERNAL ANGLE OF 103°–21'–58" AND A CHORD 345.22 FEET BEARING SOUTH 16°–47'–24" WEST, TO AN IRON PIN SET;

THENCE, SOUTH 68°–28'–23" WEST, 186.63 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE, TO AN IRON PIN FOUND AT THE CURRENT WESTERN TERMINOUS OF ROSENTHAL DRIVE;

THENCE, SOUTH 21°–31'–37" EAST, 175.00 FEET, ALONG THE WESTERN TERMINOUS OF ROSENTHAL DRIVE AND WESTERLY LINE OF INLOT 3953, TO AN IRON PIN FOUND;

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

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

THENCE, SOUTH 03°–29'–08" EAST, 171.24 FEET, ALONG THE WEST LINE OF INLOTS 4084 AND 4083, TO AN IRON PIN FOUND;

THENCE, SOUTH 86°–30'–52" WEST, 34.31 FEET, ALONG THE NORTH LINE OF INLOT 4081, TO AN IRON PIN FOUND;

THENCE, SOUTH 03°–29'–08" EAST, 743.31 FEET, ALONG THE WEST LINE OF INLOTS 4081, 4080 AND 3932, TO AN IRON PIN FOUND;

THENCE, SOUTH 86°–30'–52" WEST, 7.32 FEET, ALONG THE NORTH LINE OF INLOT 3879, TO AN IRON PIN FOUND;

THENCE, SOUTH 01°–29'–00" EAST, 169.74 FEET, ALONG THE WEST LINE OF INLOT 3879, TO AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF HERMOSA DRIVE RIGHT OF WAY;

THENCE, NORTH 88°–31'–00" EAST, 20.86 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF HERMOSA DRIVE, TO AN IRON PIN FOUND;

THENCE, SOUTH 01°–29'–00" EAST, 200.00 FEET, ALONG THE WEST LINE OF INLOTS 3878 AND 3891, TO A MAG NAIL FOUND IN THE CENTERLINE OF KESSLER–COWLESVILLE ROAD, PASSING FOR REFERENCE AN IRON PIN FOUND AT 165.00 FEET;

THENCE, SOUTH 88°–31'–00" WEST, 330.81 FEET, ALONG THE CENTERLINE OF KESSLER–COWLESVILLE ROAD, TO A MAG NAIL FOUND;

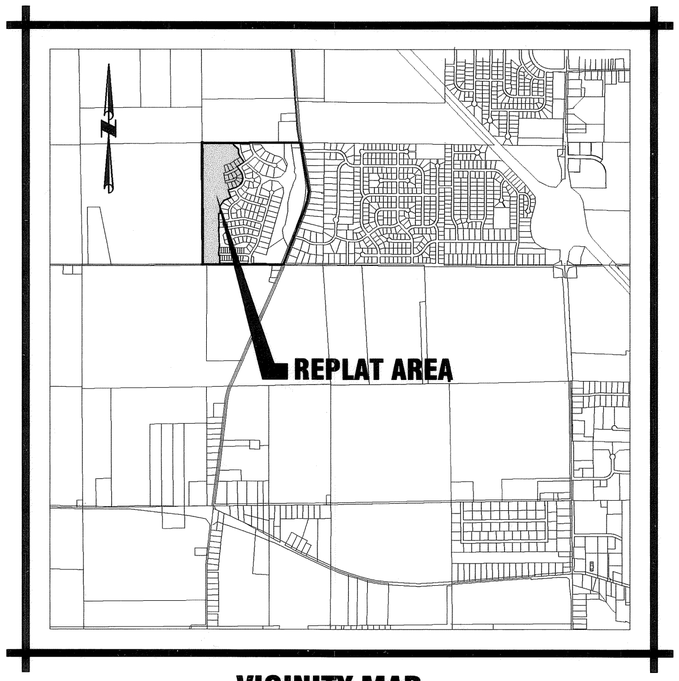
THENCE, NORTH 03°–29'–08" WEST, 2675.85 FEET, ALONG THE WEST LINE OF INLOT NUMBER 3603 AND THE WEST CORPORATION LINE OF THE CITY OF TIPP CITY, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 33.302 ACRES MORE OR LESS WITH 0.053 ACRES MORE OR LESS OF SAME BEING ADDITIONAL VERDI DRIVE RIGHT OF WAY AND ALL 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.

Steven E. Bowersox 12-15-2010
STEVEN E. BOWERSOX, PS #7059 DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR



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 TO THE DEDICATION OF THE ADDITIONAL STREET RIGHT OF WAY FOR VERDI DRIVE 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: ROSEWOOD CREEK, LLC.

BY: George Timmer BY: Steve Bruns
GEORGE TIMMER STEVE BRUNS
PARTNER PARTNER

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF December , 2010 BY ROSEWOOD CREEK, LTD. BY GEORGE TIMMER, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

Julia E. Bruns
NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb 28, 2014

NOTARY PUBLIC STATE OF OHIO
JULIA E. BRUNS, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 28, 2014
Recorded in Miami County

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 14 DAY OF SEPTEMBER , 2010, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN Marilyn A. Fennell
SECRETARY

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 4 DAY OF OCTOBER , 2010.
BY ORDINANCE No. 17-10 .

PRESIDENT OF COUNCIL Cathy A. Ross
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 4 OF 5 AND 5 OF 5 OF ROSEWOOD CREEK SUBDIVISION, PHASE 2, RECORDER'S P.B. 21, PAGES 29C AND 29D FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754 PAGE 489 TO 527.

SUMMARY OF ACREAGE

NEW INLOT	33.249 AC.
ADDITIONAL VERDI DRIVE R/W	0.053 AC.
TOTAL THIS PLAT	33.302 AC.

DESCRIPTION

Being a replat of part of Inlot 3603, Rec. P.B. 19, Pg. 118, Inlots 3954–3968 Rec. P.B. 21, Pg. 29–29D, and the vacated portion of Verdi Drive containing in all 33.302 acres, owned by Rosewood Creek, LLC as recorded in D.B. 747, Pg. 319 for inlots 3603, 3958–3968, D.B. 794, Pg. 901 for inlot 3954, O.R. 160, Pg. 218 for inlot 3955, D.B. 793, Pg. 896 for inlot 3956, D.B. 792, Pg. 863 for inlot 3957.

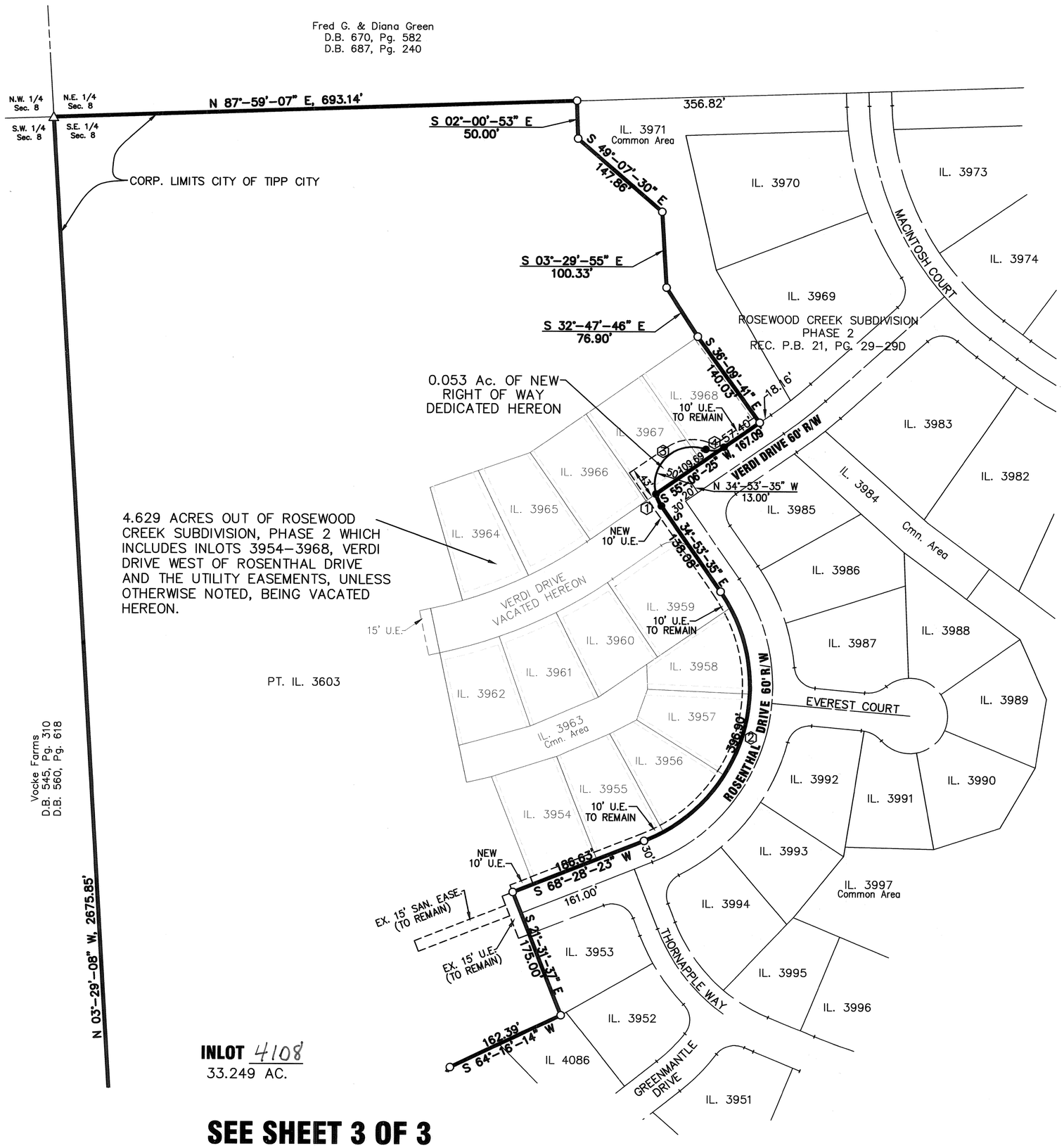
CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

REV. DATE: 12–15–2010
DRAWN BY: seb
JOB NUMBER: MiaTci1017App
SHEET NUMBER 1 OF 3

PLAT BOOK 23, PAGE 33A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ROSEWOOD CREEK SUBDIVISION REPLAT

Being a replat of a part of Inlot 3603, Rec. P.B. 19, Pg. 118, Inlots 3954–3968 Rec. P.B. 21, Pg. 29–29D, and the vacated portion of Verdi Drive containing in all 33.302 acres, in Sec. 8, Town 4 North, Range 6 East City of Tipp City, Miami County, Ohio



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

SCALE: 1"=100'

0 100 200

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- △ POST FOUND
- ⌀ MAG NAIL FOUND

CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	50.00'	19°–52'–37"	17.35'	17.26'	S 24°–57'–16" E
2	220.00'	103°–21'–58"	396.90'	345.22'	S 16°–47'–24" W
3	50.00'	125°–39'–58"	109.66'	88.97'	N 47°–49'–01" E
4	26.00'	55°–32'–34"	25.20'	24.23'	N 82°–52'–43" E
5					
6					
7					

INLOT 4108
33.249 AC.

SEE SHEET 3 OF 3

STEVEN E. BOWERSOX, P.S. #7059 — DATE 12-15-2010

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

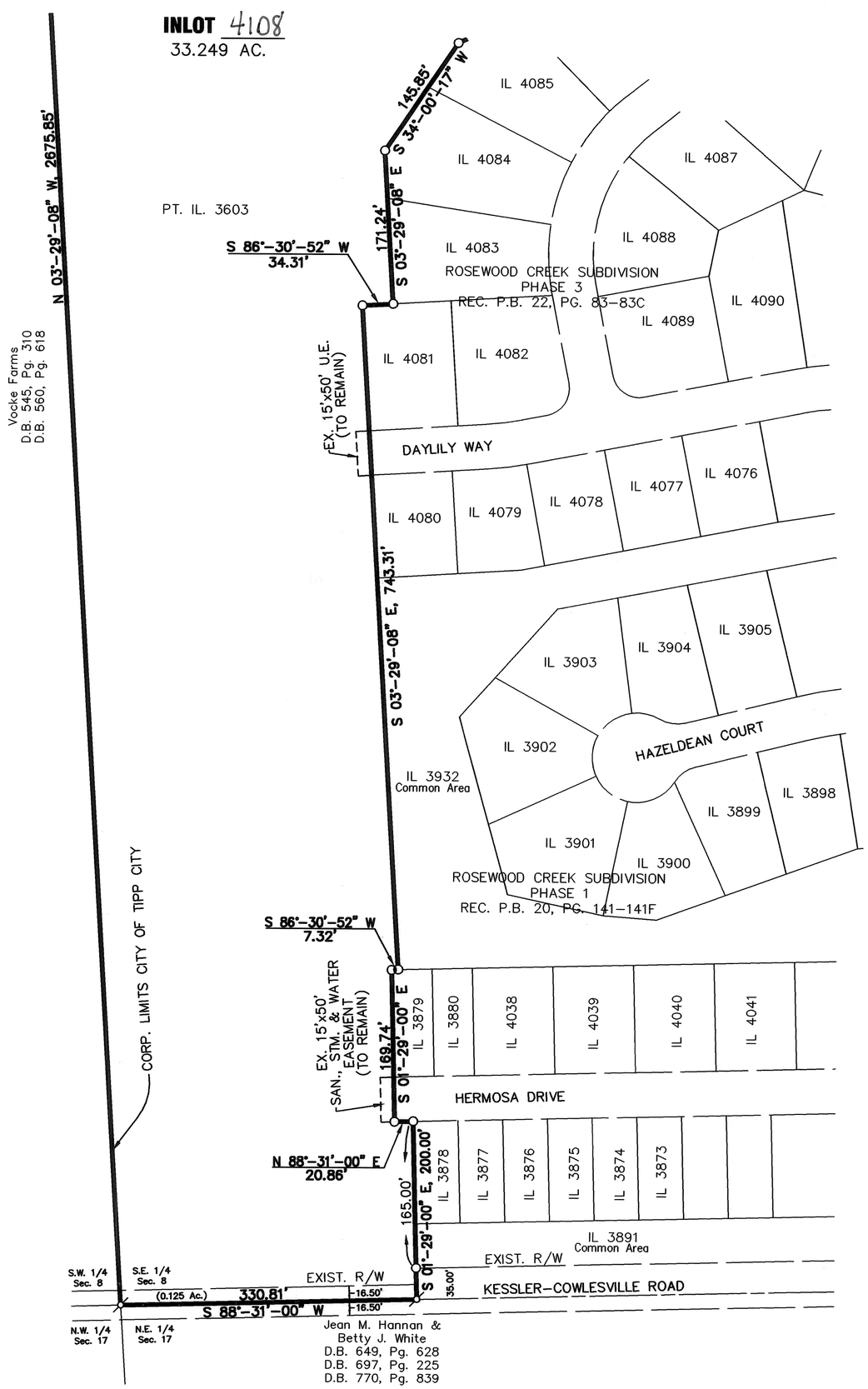
REV. DATE: 12–15–2010
DRAWN BY: seb
JOB NUMBER: MIA–TCI–1017.DWG
SHEET NUMBER 2 OF 3

SEE SHEET 2 OF 3

PLAT BOOK 23, PAGE 33B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ROSEWOOD CREEK SUBDIVISION REPLAT

Being a replat of a part of Inlot 3603, Rec. P.B. 19, Pg. 118, Inlots 3954–3968 Rec. P.B. 21, Pg. 29–29D, and the vacated portion of Verdi Drive containing in all 33.302 acres, in Sec. 8, Town 4 North, Range 6 East City of Tipp City, Miami County, Ohio



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

SCALE: 1"=100'

0 100 200

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- △ POST FOUND
- MAG NAIL FOUND

Steven E. Bowersox 12-15-2010

STEVEN E. BOWERSOX, P.S. #7059 — DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

REV. DATE:	12–15–2010
DRAWN BY:	seb
JOB NUMBER:	MIA–TCI–1017.DWG
SHEET NUMBER	3 OF 3

MIA-75-4.30

MIAMI COUNTY, OHIO
MONROE TOWNSHIP
TOWN 4 N. RANGE 6 E.
SECTION 9, FRACTIONAL SECTION 10,
SECTION 15 & SECTION 16

PLAT BOOK 23 PAGE 24
MIAMI COUNTY RECORDER'S
RECORDS OF PLATS.
RECEIVED FOR RECORD THIS DAY 7th
OF JANUARY, 2011, AT 9:32 AM
FILE NUMBER 2011OR-0035 FEE $43.20
John S. Alexander Donna Surhost
MIAMI COUNTY RECORDER BY DEPUTY

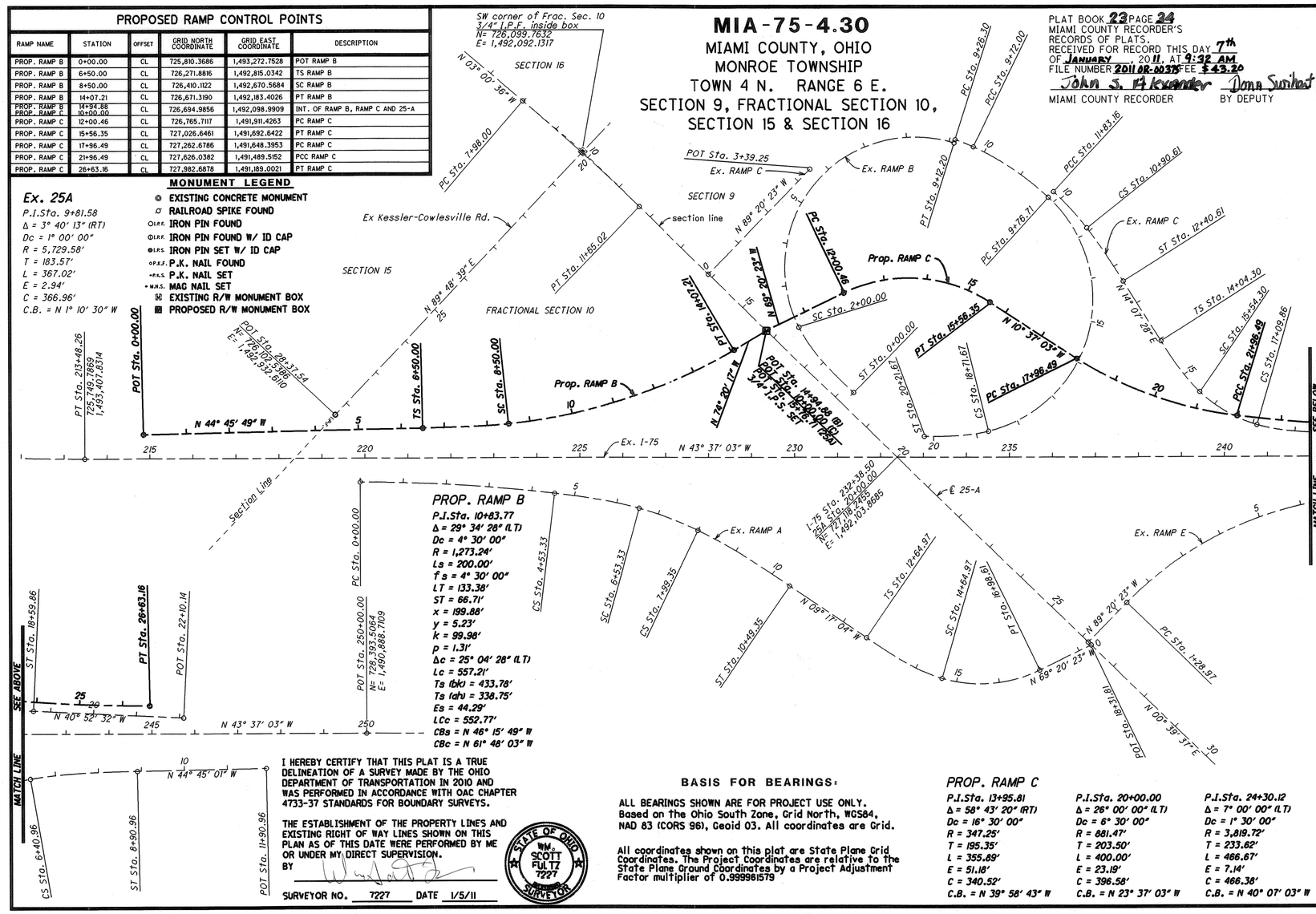
PROPOSED RAMP CONTROL POINTS

RAMP NAME	STATION	OFFSET	GRID NORTH COORDINATE	GRID EAST COORDINATE	DESCRIPTION
PROP. RAMP B	0+00.00	CL	725,810.3686	1,493,272.7528	POT RAMP B
PROP. RAMP B	6+50.00	CL	726,271.8816	1,492,815.0342	TS RAMP B
PROP. RAMP B	8+50.00	CL	726,410.1122	1,492,670.5684	SC RAMP B
PROP. RAMP B	14+07.21	CL	726,671.3190	1,492,183.4026	PT RAMP B
PROP. RAMP B / PROP. RAMP C	14+94.88 / 10+00.00	CL	726,694.9856	1,492,098.9909	INT. OF RAMP B, RAMP C AND 25-A
PROP. RAMP C	12+00.46	CL	726,765.7117	1,491,911.4263	PC RAMP C
PROP. RAMP C	15+56.35	CL	727,026.6461	1,491,692.6422	PT RAMP C
PROP. RAMP C	17+96.49	CL	727,262.6786	1,491,648.3953	PC RAMP C
PROP. RAMP C	21+96.49	CL	727,626.0382	1,491,489.5152	PCC RAMP C
PROP. RAMP C	26+63.16	CL	727,982.6878	1,491,189.0021	PT RAMP C

MONUMENT LEGEND

- EXISTING CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- I.R.F. IRON PIN FOUND
- I.R.F. IRON PIN FOUND W/ ID CAP
- I.R.S. IRON PIN SET W/ ID CAP
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- M.N.S. MAG NAIL SET
- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX

Ex. 25A
P.I.Sta. 9+81.58
Δ = 3° 40′ 13″ (RT)
Dc = 1° 00′ 00″
R = 5,729.58′
T = 183.57′
L = 367.02′
E = 2.94′
C = 366.96′
C.B. = N 1° 10′ 30″ W



PROP. RAMP B

P.I.Sta. 10+83.77
Δ = 29° 34′ 28″ (LT)
Dc = 4° 30′ 00″
R = 1,273.24′
Ls = 200.00′
f s = 4° 30′ 00″
LT = 133.38′
ST = 66.71′
x = 199.88′
y = 5.23′
k = 99.98′
p = 1.31′
Δc = 25° 04′ 28″ (LT)
Lc = 557.21′
Ts (bk) = 433.78′
Ts (ah) = 338.75′
Es = 44.29′
LCc = 552.77′
CBs = N 46° 15′ 49″ W
CBc = N 61° 48′ 03″ W

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF TRANSPORTATION IN 2010 AND WAS PERFORMED IN ACCORDANCE WITH OAC CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN AS OF THIS DATE WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.
BY _____
SURVEYOR NO. 7227 DATE 1/5/11

STATE OF OHIO
WM. SCOTT FULTZ
7227
REGISTERED SURVEYOR

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. Based on the Ohio South Zone, Grid North, WGS84, NAD 83 (CORS 96), Geoid 03. All coordinates are Grid.

All coordinates shown on this plat are State Plane Grid Coordinates. The Project Coordinates are relative to the State Plane Ground Coordinates by a Project Adjustment Factor multiplier of 0.999961579

PROP. RAMP C

P.I.Sta. 13+95.81	P.I.Sta. 20+00.00	P.I.Sta. 24+30.12
Δ = 58° 43′ 20″ (RT)	Δ = 26° 00′ 00″ (LT)	Δ = 7° 00′ 00″ (LT)
Dc = 16° 30′ 00″	Dc = 6° 30′ 00″	Dc = 1° 30′ 00″
R = 347.25′	R = 881.47′	R = 3,819.72′
T = 195.35′	T = 203.50′	T = 233.62′
L = 355.89′	L = 400.00′	L = 466.67′
E = 51.18′	E = 23.19′	E = 7.14′
C = 340.52′	C = 396.58′	C = 466.38′
C.B. = N 39° 58′ 43″ W	C.B. = N 23° 37′ 03″ W	C.B. = N 40° 07′ 03″ W

0 50 100 200
HORIZONTAL SCALE IN FEET

PID NO. 83372

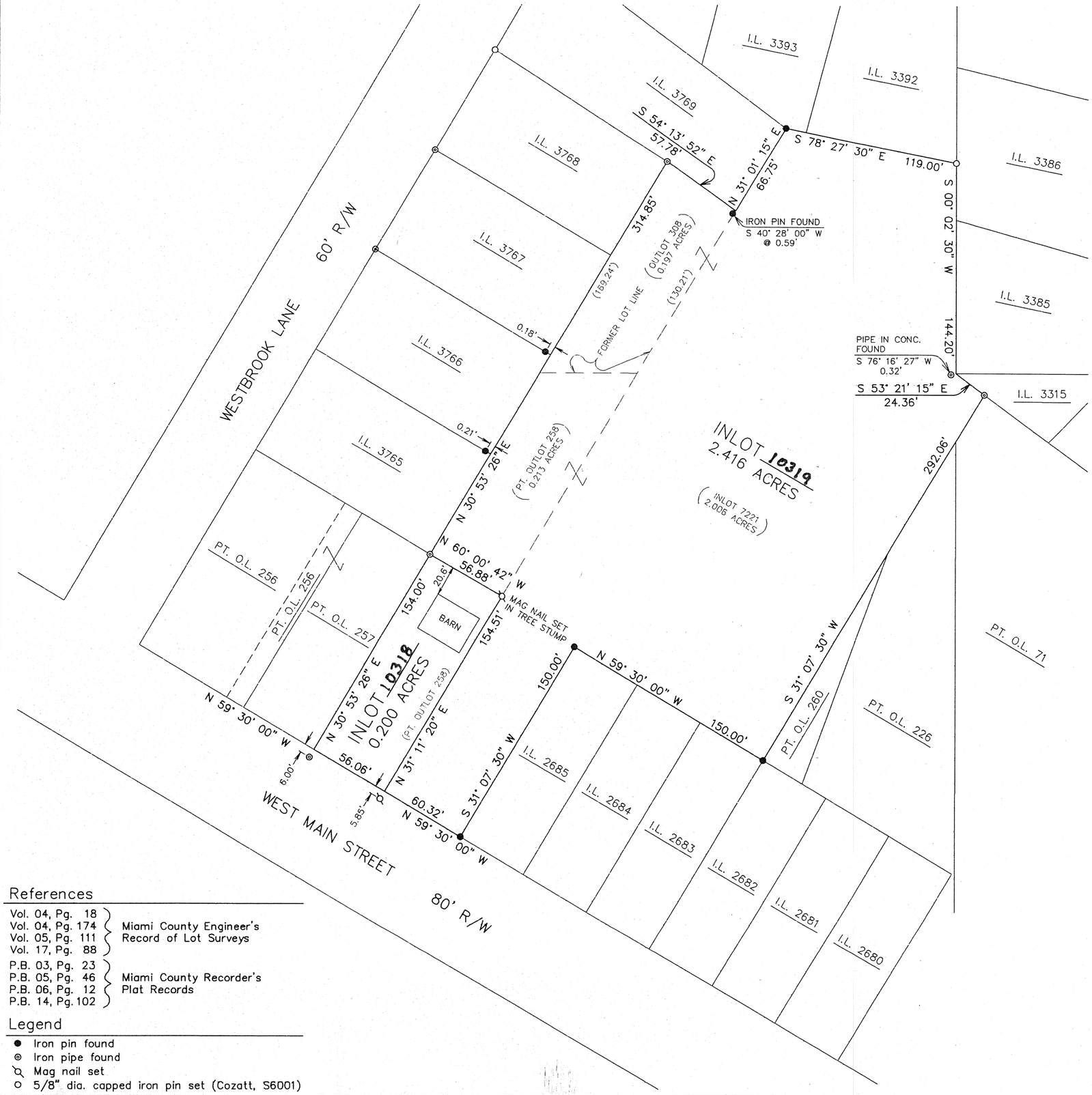
R/W ISSUE DATE
R/W DESIGNER TPW
R/W REVIEWER RLK

CENTERLINE PLAT

MIA-75-4.30

2/5

REPLAT OF INLOT 7221 AND PT. OUTLOTS 258 & 308
CITY OF TROY, MIAMI COUNTY, OHIO



Scale: 1"=50'

0 25 50 75 100

Plat Book 23 Page 35
Miami County Recorder's Plat Records
Received Jan. 25, 2011 At 3:50PM
File No. 2010R-01255 Fee $43.20
John S Alexander By: J Shupman
Miami County Recorder — Deputy

This replat was approved and transferred with Lot numbers assigned this 25 day of January, 2011.

Matthew W. Gearhardt — Joyce Grilliot
Miami County Auditor — Deputy

Description

Being a replat of Inlot 7221, PT. Outlots 258 and 308 in the City of Troy, Miami County, Ohio, and acquired by Trafalgar Corporation by deeds recorded in Deed Book 605, Page 175 and Deed Book 739, Page 701 of the Miami County Recorder's Deed Records. Containing a total of 2.616 acres.

Dedication

We, the undersigned, being all the owners of the lands hereby being replatted, do hereby accept and approve this replat.

Mark Geisinger
Trafalgar Corporation

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

Before me, a Notary Public in and for said state and county, personally appeared the Trafalgar Corporation by Mark Geisinger, President, which executed the foregoing replat, who acknowledged that they did sign this instrument and that it is their voluntarily act and deed.

In testimony whereof, I have hereunto set my name and affixed my official seal this 17 day of Jan., 2011.

Notary Public — My commission expires: 8-16-15

CAROLYN S. BOLIN, Notary Public
In and for the State of Ohio
My Commission Expires August 16, 2015

Approval be the City of Troy, Ohio

This replat was reviewed and approved by the City of Troy, Ohio Engineer this 20TH day of JANUARY, 2011.

Deborah J. Swan, P.E.
City of Troy Engineer

References

Vol. 04, Pg. 18
Vol. 04, Pg. 174
Vol. 05, Pg. 111
Vol. 17, Pg. 88
} Miami County Engineer's Record of Lot Surveys

P.B. 03, Pg. 23
P.B. 05, Pg. 46
P.B. 06, Pg. 12
P.B. 14, Pg. 102
} Miami County Recorder's Plat Records

Legend

- ● Iron pin found
- ◎ Iron pipe found
- Mag nail set
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

STATE OF OHIO — MICHAEL W. COZATT S-6001 — REGISTERED SURVEYOR

1-17-11
Michael W. Cozatt, P.S. #6001 — Date

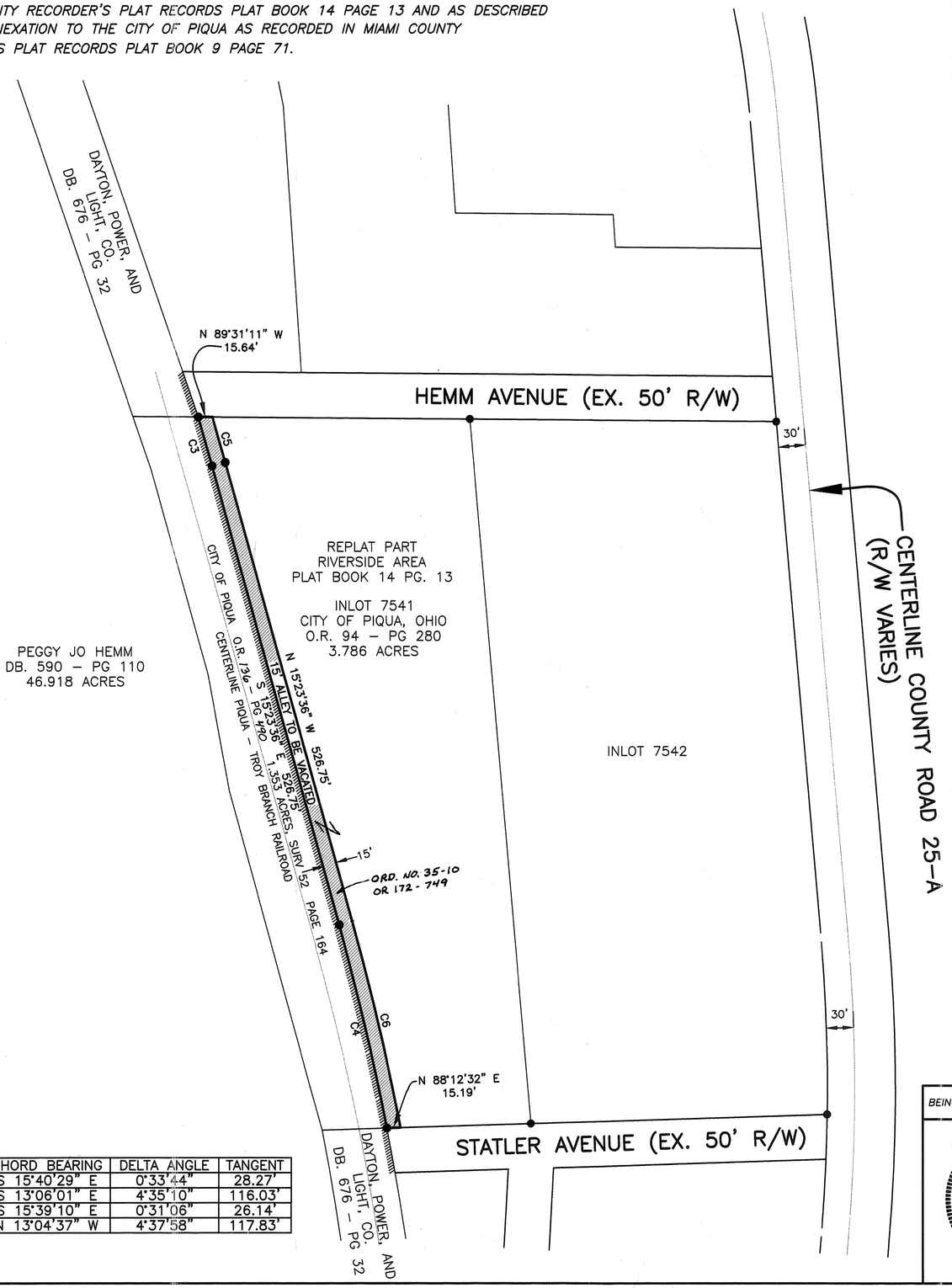
Cozatt Engineering Company
Land Surveyor — Land Surveyor
2784 S. County Road 25A — Troy, Ohio
Job No. 15410R — Ph. (937) 339-2921

ALLEY VACATION IN CITY OF PIQUA, MIAMI COUNTY, OHIO

DESCRIPTION:
BEING A VACATION OF THE ALLEY ADJACENT AND TO THE WEST OF INLOT 7541 FROM THE SOUTH RIGHT OF WAY LINE OF HEMM AVENUE TO THE NORTH RIGHT OF WAY LINE OF STATLER AVENUE AS SHOWN IN THE REPLAT PART RIVERSIDE AREA AS RECORDED IN MIAMI COUNTY RECORDER'S PLAT RECORDS PLAT BOOK 14 PAGE 13 AND AS DESCRIBED IN THE ANNEXATION TO THE CITY OF PIQUA AS RECORDED IN MIAMI COUNTY RECORDER'S PLAT RECORDS PLAT BOOK 9 PAGE 71.

VOLUME 23 PAGE 36
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 3rd DAY
OF Feb., 2011, AT 2:01 P.M.
FILE # 2011R-01696 FEE $ 43.20
John S. Alexander J. Shupman
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
TRANSFERRED THIS 3rd DAY OF Feb., 2011.
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Jaycen Wilhelm
BY DEPUTY AUDITOR



0' 100' 200' 300'
GRAPHIC SCALE, IN FEET
1"=100'

This Vacation Plat was Reviewed and Approved this 14 Day of December, 2010
Christopher W. Schmiessing
City of Piqua – Planner

This Vacation Plat was Reviewed and Approved by the City of Piqua Planning Commission this 14 Day of December, 2010
Mark Saltsman
Chairman
Rebecca J. Cool
Secretary

This Vacation Plat was Reviewed and Approved by the City of Piqua Commission this 18 Day of January, 2010 11
Lucinda L. Ross
Mayor
Rebecca J. Cool
Clerk of Commission

BASIS OF BEARING:
BASIS OF BEARING IS THE CENTERLINE OF COUNTY ROAD 25-A, AS RECORDED IN THE CENTERLINE SURVEY PLAT 12, PAGE 79-C.

LEGEND
- 5/8" IRON PIN FOUND UNLESS OTHERWISE NOTED
- ALLEY VACATED BY THIS PLAT
- EX. CITY OF PIQUA CORPORATION LINE

REFERENCES:
PLAT RECORDS:
PLAT 14, PAGE 13
PLAT 20-A
LAND SURVEY VOLUME 52 PAGE 164

DEEDS AS REFERENCED HEREIN

Philip C. Brumbaugh 9/2/10
PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C3	5762.64'	56.55'	56.55'	S 15°40'29" E	0°33'44"	28.27'
C4	2897.79'	231.94'	231.88'	S 13°06'01" E	4°35'10"	116.03'
C5	5777.64'	52.27'	52.27'	S 15°39'10" E	0°31'06"	26.14'
C6	2912.79'	235.52'	235.46'	N 13°04'37" W	4°37'58"	117.83'

BEING A VACATION OF A 15' ALLEY FOR PIQUA POWER COMPANY – SEPTEMBER 2, 2010

STATE OF OHIO
PHILIP C. BRUMBAUGH 5057
REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928

\\BRUMBAUG-0001\E\BES_2010\103.10 (Piqua Power DP&L Surv.)\alley_vacation_draft.dwg

ROSEWOOD CREEK SUBDIVISION REPLAT OF INLOT 3933

Being a replat of Inlot 3933, Rec. P.B. 20, Pgs. 141–141F, in Sec. 8, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio

PLAT BOOK 23 , PAGE 37
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 11 DAY OF
February, 2011 AT 3:04 pm
FILE NUMBER 2011 08-0013 FEE $ 86.40
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
Robin Schnieske
DEPUTY

TRANSFERRED THIS 11 DAY OF Feb., 2011
Matthew W. Gearhardt BY: Linda Zimmerman
MATTHEW W. GEARHARDT DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

LEGAL DESCRIPTION

BEING A REPLAT OF INLOT 3933 IN ROSEWOOD CREEK SUBDIVISION, PHASE 1, IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHEAST CORNER OF INLOT NUMBER 3933;

THENCE, SOUTH 11°–13'–40" EAST, 635.34 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 3933 AND THE WESTERLY RIGHT OF WAY LINE OF PETERS ROAD, TO AN IRON PIN FOUND;

THENCE, SOUTHERLY, 864.60 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF PETERS ROAD AND THE ARC OF A CURVE TO RIGHT HAVING A RADIUS OF 1600.00 FEET, AN INTERNAL ANGLE OF 30°–57'–40" AND A CHORD 854.12 FEET IN LENGTH BEARING SOUTH 04°–15'–10" WEST, TO AN IRON PIN FOUND;

THENCE, SOUTH 19°–44'–00" WEST, 746.18 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 3933 AND THE WESTERLY RIGHT OF WAY LINE OF PETERS ROAD, TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF SAID INLOT;

THENCE, NORTH 28°–39'–05" WEST, 222.29 FEET, ALONG THE SOUTHERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 09°–58'–10" WEST, 163.40 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 12°–31'–57" EAST, 69.39 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 40°–27'–19" EAST, 54.85 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 09°–21'–45" EAST, 316.15 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 02°–28'–25" WEST, 190.22 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 10°–11'–52" EAST, 228.43 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 19°–16'–23" EAST, 163.82 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 09°–20'–37" EAST, 51.14 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 25°–31'–40" EAST, 117.53 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 02°–47'–37" EAST, 84.26 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 36°–37'–48" WEST, 63.10 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 06°–06'–46" EAST, 93.23 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 19°–01'–02" WEST, 61.87 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND;

THENCE, NORTH 10°–11'–57" WEST, 387.24 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 3933 TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF SAID INLOT;

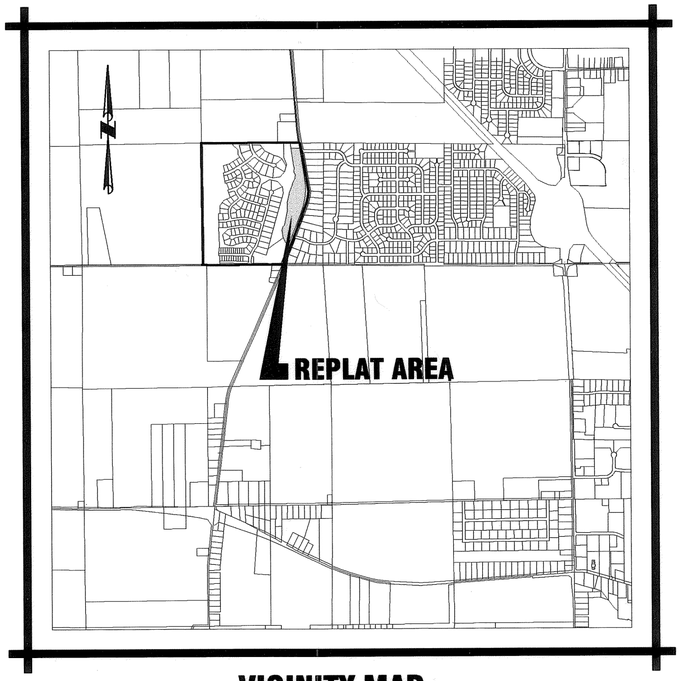
THENCE, NORTH 87°–59'–07" EAST, 191.56 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 3933 TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 12.3235 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.

Steven E. Bowersox 10/11/2010
STEVEN E. BOWERSOX, PS #7059 DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR



VICINITY MAP

PLAT AUTORIZATION

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

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:
BY: Barry W. Willoughby BY: Julie N. Willoughby
BARRY W. WILLOUGHBY JULIE N. WILLOUGHBY

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1st DAY OF NOVEMBER, 2010 BY BARRY W. WILLOUGHBY AND JULIE N. WILLOUGHBY, AS OWNERS.
Kimberly D. Patterson
NOTARY PUBLIC
MY COMMISSION EXPIRES: May 31, 2015

NOTARIAL SEAL STATE OF OHIO
KIMBERLY D. PATTERSON, Notary Public
In and for the State of Ohio
My Commission Expires May 31, 2015

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 12th DAY OF October, 2010 THIS PLAT WAS REVIEWED AND APPROVED.

Mark J. Gray
CHAIRMAN
Marilyn Jennell
SECRETARY

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 1 DAY OF NOVEMBER, 2010 BY ORDINANCE No. 20-10.

Patrick A. Hall
PRESIDENT OF COUNCIL
Craig A. Ross
CLERK OF COUNCIL

OWNER AND DEVELOPER

BARRY W. & JULIE N. WILLOUGHBY
563 GREENSWARD DRIVE
TIPP CITY, OHIO 45371
(937) 339–6326

COVENANTS AND RESTRICTIONS

SEE SHEETS 6 OF 7 AND 7 OF 7 OF ROSEWOOD CREEK SUBDIVISION, PHASE 1, RECORDER'S P.B. 20, PAGES 141E AND 141F FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754 PAGE 489 TO 527.

DESCRIPTION

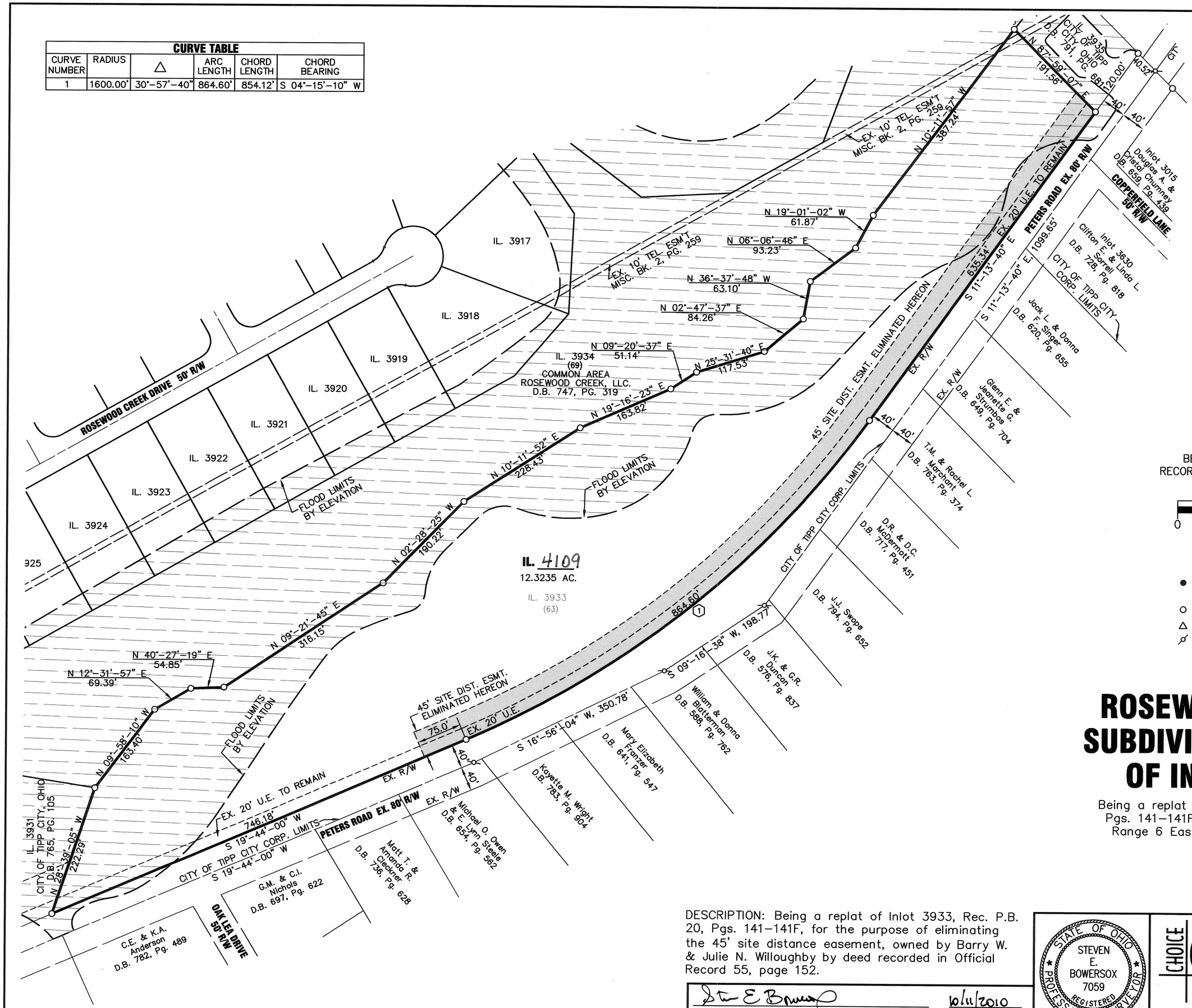
Being a replat of Inlot 3933, Rec. P.B. 20, Pgs. 141–141F, for the purpose of eliminating the 45' site distance easement, owned by Barry W. & Julie N. Willoughby by deed recorded in Official Record 55, page 152.

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE:	10–11–2010
DRAWN BY:	seb
JOB NUMBER:	MiaTci1019App
SHEET NUMBER	1 OF 2

PLAT BOOK 23, PAGE 37A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	1600.00'	30°-57'-40"	864.60'	854.12'	S 04°-15'-10" W



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

SCALE: 1"=100'

0 100 200

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- △ POST FOUND
- MAG NAIL FOUND

ROSEWOOD CREEK SUBDIVISION REPLAT OF INLOT 3933

Being a replat of Inlot 3933, Rec. P.B. 20, Pgs. 141–141F, in Sec. 8, Town 4 North, Range 6 East City, of Tipp City, Miami County, Ohio

DESCRIPTION: Being a replat of Inlot 3933, Rec. P.B. 20, Pgs. 141–141F, for the purpose of eliminating the 45' site distance easement, owned by Barry W. & Julie N. Willoughby by deed recorded in Official Record 55, page 152.

Steven E. Bowersox 10/11/2010

STEVEN E. BOWERSOX, P.S. #7059 — DATE

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 10-11-2010
DRAWN BY: seb
JOB NUMBER: MIA-TCI-1019.DWG
SHEET NUMBER 2 OF 2

Right-of-way Plat
RUGGED HILL ROAD
(MIA - TR211)
Section 19, Town 2, Range 11 M.Rs.
Lost Creek Township
Miami County, Ohio

0 25 50 100 150

GRAPHIC SCALE 1" = 50'

PLAT BOOK 23, PAGE 38
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 28 DAY
OF Feb, 2011 AT 10:01 AM.
FILE NO. 2011OR-02714 FEE 0.00

John S Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER

BY J Shupman
DEPUTY RECORDER

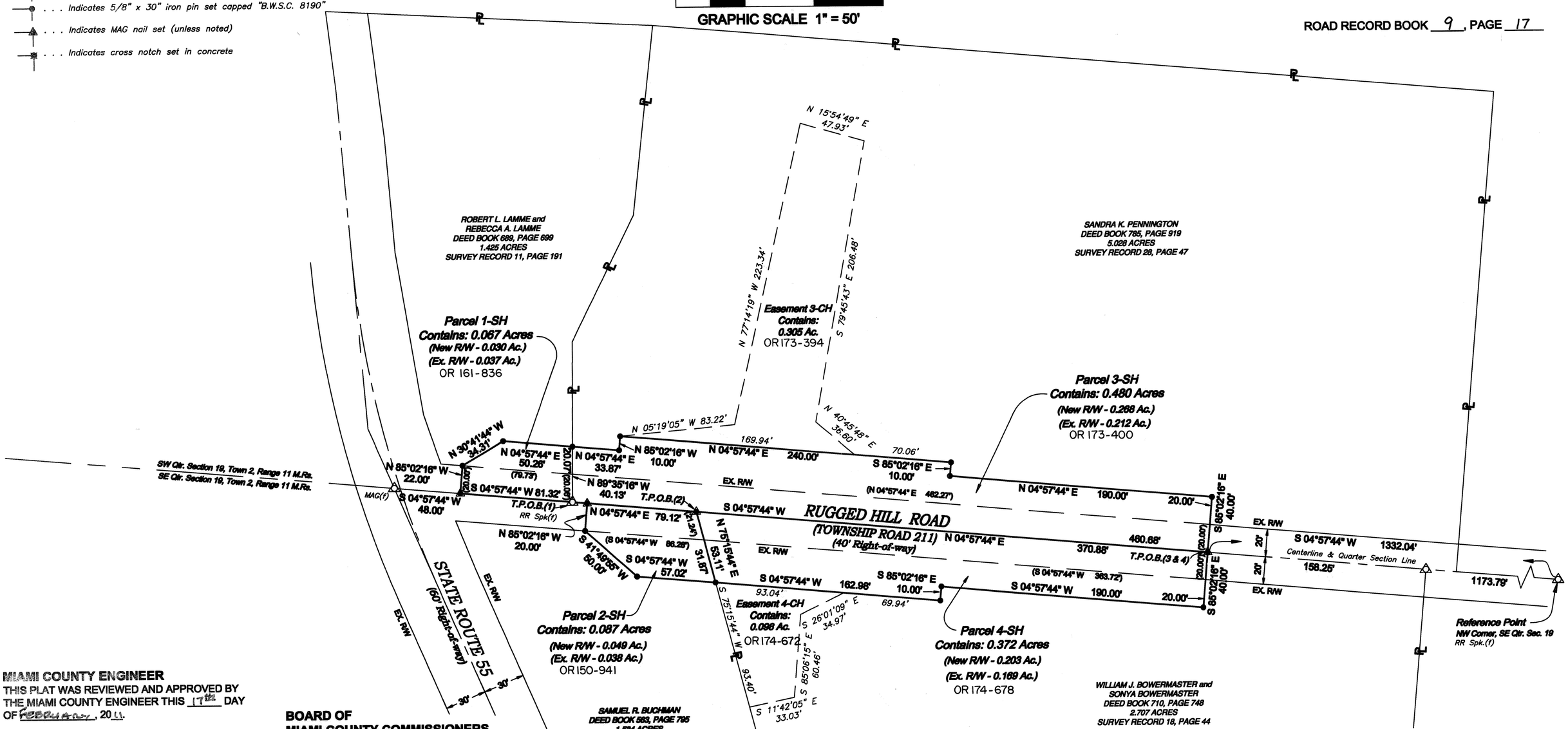
ROAD RECORD BOOK 9, PAGE 17

NORTH

BEARINGS ARE BASED ON THE CENTERLINE OF RUGGED HILL ROAD BEING N 04°57'44" E BASED ON MIAMI COUNTY GPS CONTROL MONUMENTS MIA-046, MIA-074 AND CLARK 163, (NAD83 STATE PLANE COORDINATES, OHIO SOUTH ZONE.

MONUMENT LEGEND

- . . . Indicates 5/8" iron pin found (unless noted)
- . . . Indicates MAG nail found (unless noted)
- . . . Indicates 5/8" x 30" iron pin set capped "B.W.S.C. 8190"
- . . . Indicates MAG nail set (unless noted)
- . . . Indicates cross notch set in concrete



MIAMI COUNTY ENGINEER
THIS PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 17th DAY OF February, 2011.

Doug Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

MIAMI COUNTY AUDITOR
REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 28 DAY OF July, 2011.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Linda Terrenna
DEPUTY AUDITOR

BOARD OF MIAMI COUNTY COMMISSIONERS
APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 22nd DAY OF February, 2011, BY RESOLUTION NO. 11-02-320.

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

Ron Widener
RON WIDENER
MIAMI COUNTY COMMISSIONER

John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

PERTINENT DOCUMENTS:

In addition to the references shown on the face of this plat the following documents were used:

1) Tax Map: Lost Creek Township, Plat 16
2) Survey Record 11, Page 191
3) Survey Record 17, Page 146
4) Survey Record 18, Page 44
5) Survey Record 28, Page 47
6) Survey Record 42, Page 105

Occupation in general fits the surveyed lines.

All monumentation found or set is in good condition unless otherwise shown.

CERTIFICATION:

I hereby certify that this plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys and is an accurate representation of an actual field survey performed under my supervision in January, 2008. All monumentation is or to be set as shown.

Stephen W. Schultz 9-3-10
Stephen W. Schultz, P.S. Date
Ohio License No. 8190

STATE OF OHIO
STEPHEN WILLIAM SCHULTZ
S-8190
REGISTERED
PROFESSIONAL SURVEYOR

BWSC
BARGE WASSONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS AND SURVEYORS
8280 Yankee Street, Dayton, Ohio 45458-1806
Phone (937) 438-0378 Fax (937) 438-0379

DRAWN BY:	KPD
DATE:	3/3/10
REVISED:	3/30/10
FILE NO.	33-95600

CITY OF PIQUA POWER SYSTEM ANNEXATION OF 1.353 ACRES INTO THE CITY OF PIQUA

SEE ANNEXATION PROCEEDINGS RECORDED IN O.R. 171 PAGE 177.

MIAMI COUNTY RECORDER DEPUTY

ANNEXATION OF A 1.353 ACRE TRACT LOCATED IN SECTION 20, TOWN 6, RANGE 6, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO TO THE CITY OF PIQUA AS ACQUIRED BY CITY OF PIQUA, REFERENCE DEED O.R. 136 PAGE 490 AND AS SHOWN ON LAND SURVEY VOLUME 52 PAGE 164 OF THE MIAMI COUNTY RECORD OF LAND SURVEYS

VOLUME 23 PAGE 39
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 3rd DAY OF March, 2011, AT 9:55 A.M.
FILE # [illegible] FEE $ 42.20
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY COMMISSIONERS
AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 14 DAY OF December 2010 THIS PLAT WAS APPROVED FOR ANNEXATION BY RESOLUTION 10-12-1128
JOHN F. EVANS RON WIDENER JOHN W. OBRIEN

NOTE: PURSUANT TO O.R.C. 709.16(H) THIS PROPERTY IS NOT TO BE EXCLUDED OR REMOVED FROM WASHINGTON TOWNSHIP.

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 3 DAY OF March, 2011.
MIAMI COUNTY AUDITOR
BY DEPUTY AUDITOR

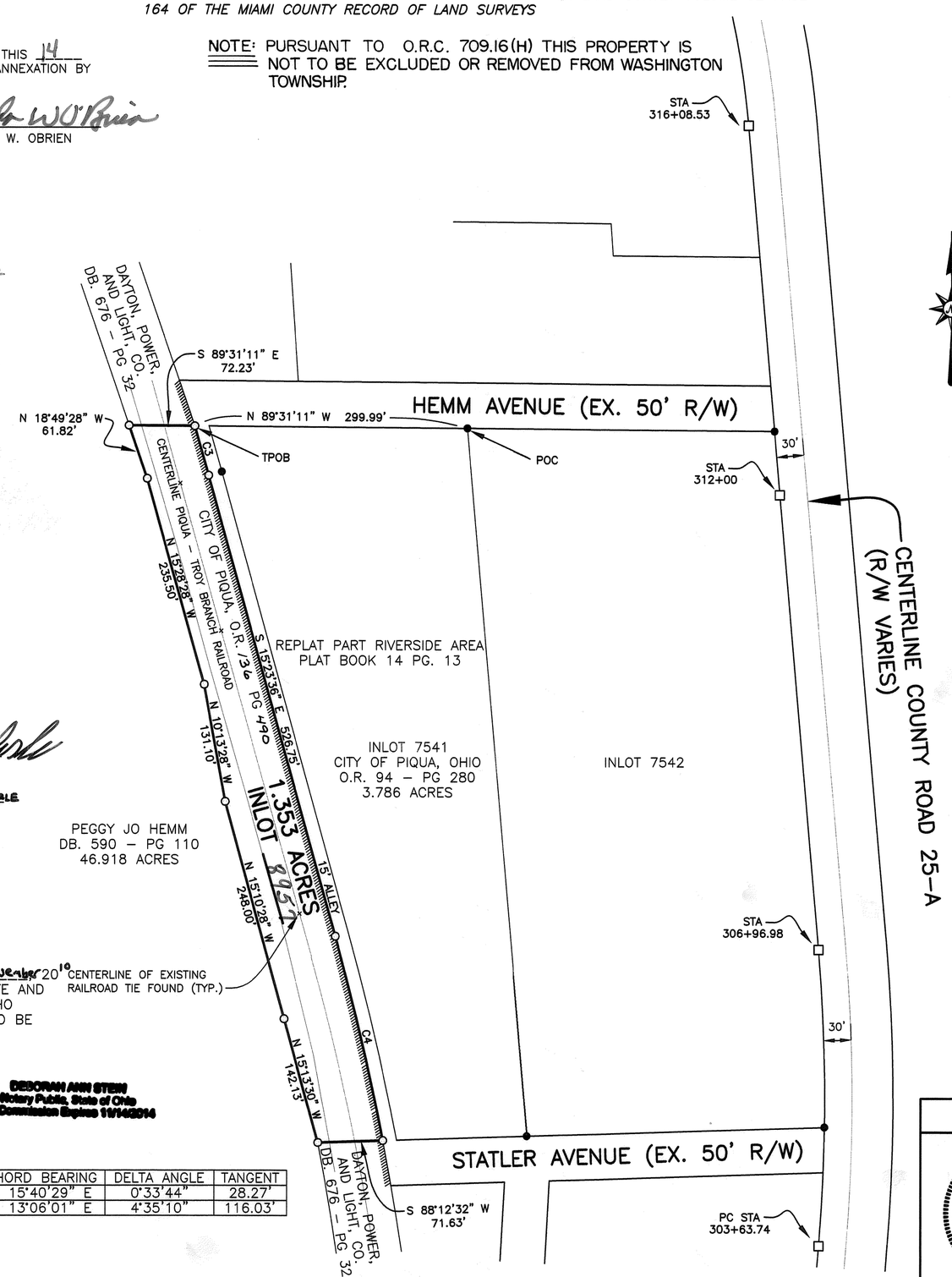
MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 10th DAY OF DECEMBER 2010.
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

PIQUA CITY COMMISSION
AT A MEETING OF THE PIQUA CITY COMMISSION HELD THIS 16TH DAY OF NOVEMBER, 2010, THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY ORDINANCE NO. 28-10
MAYOR CITY MANAGER
CLERK

CONSENT TO ANNEXATION
WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS CONTAINED HEREIN FOR ANNEXATION TO THE CITY OF PIQUA, DO HEREBY VOLUNTARILY GRANT OUR CONSENT TO AND REQUEST THIS ANNEXATION TO BE APPROVED:
WITNESS PROPERTY OWNER
CHRISTOPHER W. SCHNIEDER FREDERICK E. ENDERLE
PRINTED PRINTED
WITNESS
Deborah A. Stein
PRINTED

NOTARY PUBLIC(S)
STATE OF OHIO, COUNTY OF Miami, SS
BE IT REMEMBERED THAT ON THIS 23rd DAY OF November 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED WHO ACKNOWLEDGED THE EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
NOTARY PUBLIC
MY COMMISIONS EXPIRES: 11/14/2014

DEBORAH ANN STEIN
Notary Public, State of Ohio
My Commission Expires 11/14/2014



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C3	5762.64'	56.55'	56.55'	S 15°40'29" E	0°33'44"	28.27'
C4	2897.79'	231.94'	231.88'	S 13°06'01" E	4°35'10"	116.03'

0' 100' 200' 300'
GRAPHIC SCALE IN FEET 1"=100'

BASIS OF BEARING:
BASIS OF BEARING IS THE CENTERLINE OF COUNTY ROAD 25-A, AS RECORDED IN THE CENTERLINE SURVEY PLAT 12, PAGE 79-C.

LEGEND
- O 30" X 5/8" OD IRON PIN (FOUND) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8"IRON PIN FOUND UNLESS OTHERWISE NOTED
- ☐ CONCRETE HIGHWAY MONUMENT FOUND
- EX. CITY OF PIQUA CORPORATION LINE

REFERENCES:
SURVEYS:
LAND SURVEY VOL. 52 PAGE 164
DEEDS AS REFERENCED HEREIN

PHILIP C. BRUMBAUGH
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057
9/2/10

ANNEXATION SURVEY FOR CITY OF PIQUA POWER SYSTEMS, MIAMI COUNTY ~ SEPTEMBER 2, 2010.

STATE OF OHIO PHILIP C. BRUMBAUGH 5057 REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928

\\BRUMBAUG-0001\E\BES_2010\103.10 (Piqua Power DP&L Surv.)\dpl_annexation_draft.dwg

ROBERTSON CABINETS, INC. REPLAT
WEST MILTON, MIAMI COUNTY, OHIO

BEING A REPLAT OF 1.284 ACRES PART OF INLOT 1375 BEING ALL OF A 1.152 ACRE TRACT AND PART OF A 1.4239 ACRE TRACT AS CONVEYED TO B&J 1090, LTD BY DEED RECORDED IN VOLUME 699, PAGE 471 OF THE MIAMI COUNTY DEED RECORDS.

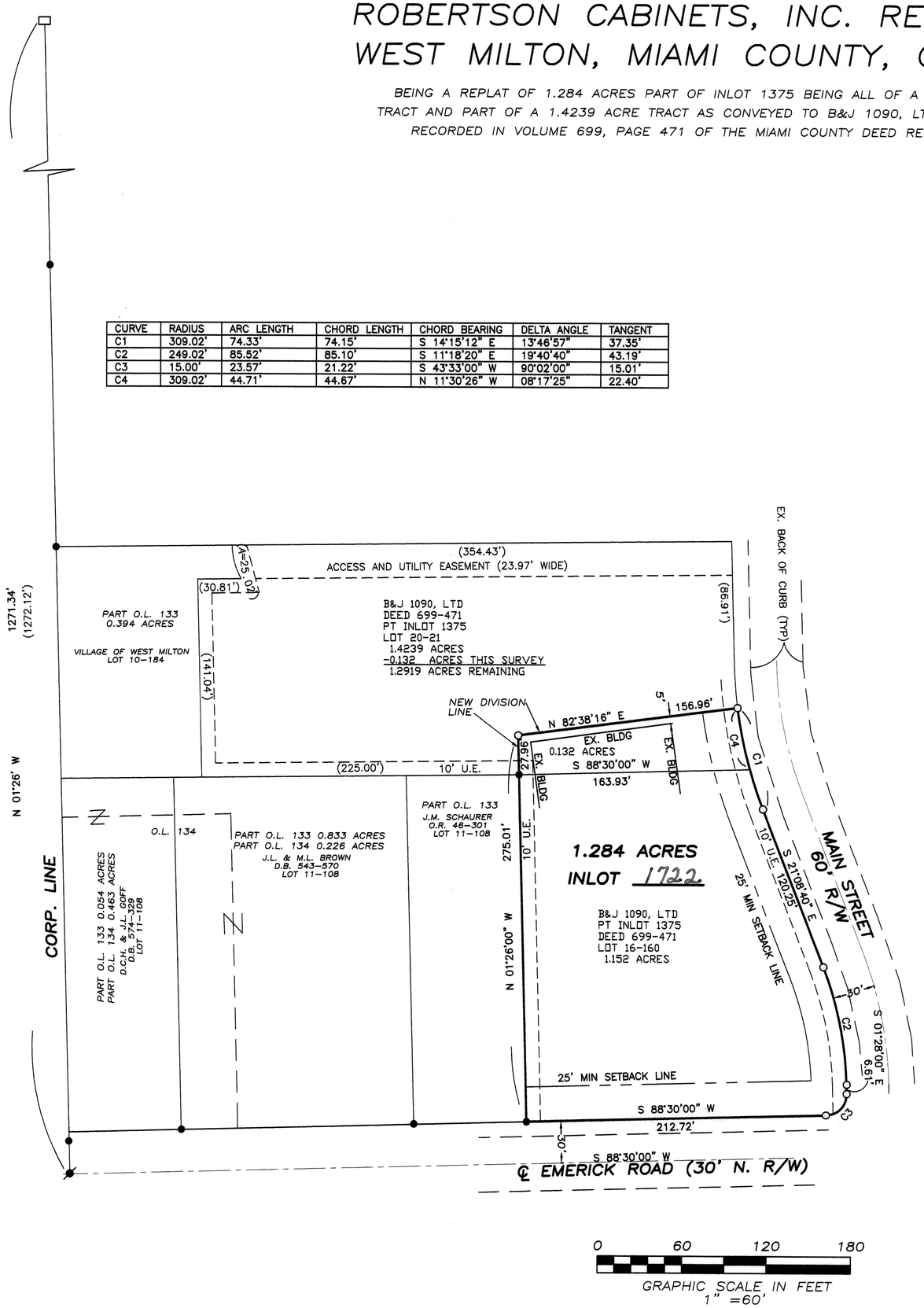
VOLUME 23 PAGE 40

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 4 DAY
OF April, 2011, AT 10:15 M.
FILE #2011OR-04284 FEE $ 43.20
MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 4 DAY OF April, 2011.
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Linda Zimmerman
BY DEPUTY AUDITOR

BASIS OF BEARING IS THE CENTERLINE OF EMERICK ROAD PER LOT SURVEY VOLUME 11 PAGE 108.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	309.02'	74.33'	74.15'	S 14°15'12" E	13°46'57"	37.35'
C2	249.02'	85.52'	85.10'	S 11°18'20" E	19°40'40"	43.19'
C3	15.00'	23.57'	21.22'	S 43°33'00" W	90°02'00"	15.01'
C4	309.02'	44.71'	44.67'	N 11°30'26" W	08°17'25"	22.40'



0 60 120 180
GRAPHIC SCALE IN FEET
1" =60'

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, HEREBY ACCEPT THIS PLAT OF SAME HEREON AND

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, CABLE, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESSED PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTIES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WE, THE UNDERSIGNED, FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICATIONS OF OFF-STREET PARKING AND LOADING REQUIREMENTS OF WEST MILTON, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED

B&J 1090, LTD
Judith K. Robertson
OWNER: ~~WILLIAM J.~~ ROBERTSON
Judith K.

KATHLEEN M. GOODMAN, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 12, 2015

STATE OF OHIO – COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT West Milton, OHIO, THIS 15th DAY OF March, 2011.
Kathleen M Goodman
NOTARY PUBLIC

MUNICIPALITY OF WEST MILTON
AT A MEETING OF THE PLANNING COMMISSION OF THE MUNICIPALITY OF WEST MILTON, OHIO, HELD THIS 2nd DAY OF March, 2011, THIS PLAT WAS REVIEWED AND APPROVED.
Tony Hughes — CHAIRMAN
Tony Howard — SECRETARY

LEGEND
- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8"IRON PIN FOUND UNLESS OTHERWISE NOTED
- MAG NAIL FOUND
- ☐ 10"X10"X4' CONCRETE CORNER POST FOUND

(165') REFERENCED DISTANCES/ BEARINGS OF RECORD

REFERENCES

AS REFERENCED HEREON AND

MIAMI COUNTY RECORD PLATS
PLAT BOOK 13 PAGE 38

Philip C. Brumbaugh
PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

2/27/11
DATE

SHEET 1 OF 1

REPLAT FOR ROBERTS CABINETS, INC.
IN MIAMI COUNTY ~ FEBRUARY 23, 2011

STATE OF OHIO — PHILIP C. BRUMBAUGH 5057 — REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000 ~ PHONE

\\BRUMBAUG-0001\BES_2010\211.10 (Robertson Bndry)\Robertson replat draft.dwg

REPLAT FOR PIQUA POWER SYSTEM
CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 23 PAGE 41

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 8 DAY
OF April, 2011, AT 3:51 M.
FILE #2011OR04532 FEE $ 43.00

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 8 DAY OF April, 2011.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Linda Timmerman
BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOT 7541, A 1.353 ACRE TRACT CONVEYED TO THE CITY OF PIQUA RECORDED IN O.R. 136 PAGE 490, RECORDED IN MIAMI COUNTY DEED RECORDS, AND A 15' ALLEY VACATED BY ORDINANCE NUMBER 35-10 AND RECORDED IN PLAT BOOK 23 PAGE 36.

APPROVAL
THIS PLAT WAS REVIEWED AND APPROVED BY ME
THIS 25TH DAY OF MARCH, 2011

CHRIS SCHMIESING
CITY OF PIQUA CITY PLANNER

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

CITY OF PIQUA

FREDERICK E. ENDERLE
CITY MANAGER

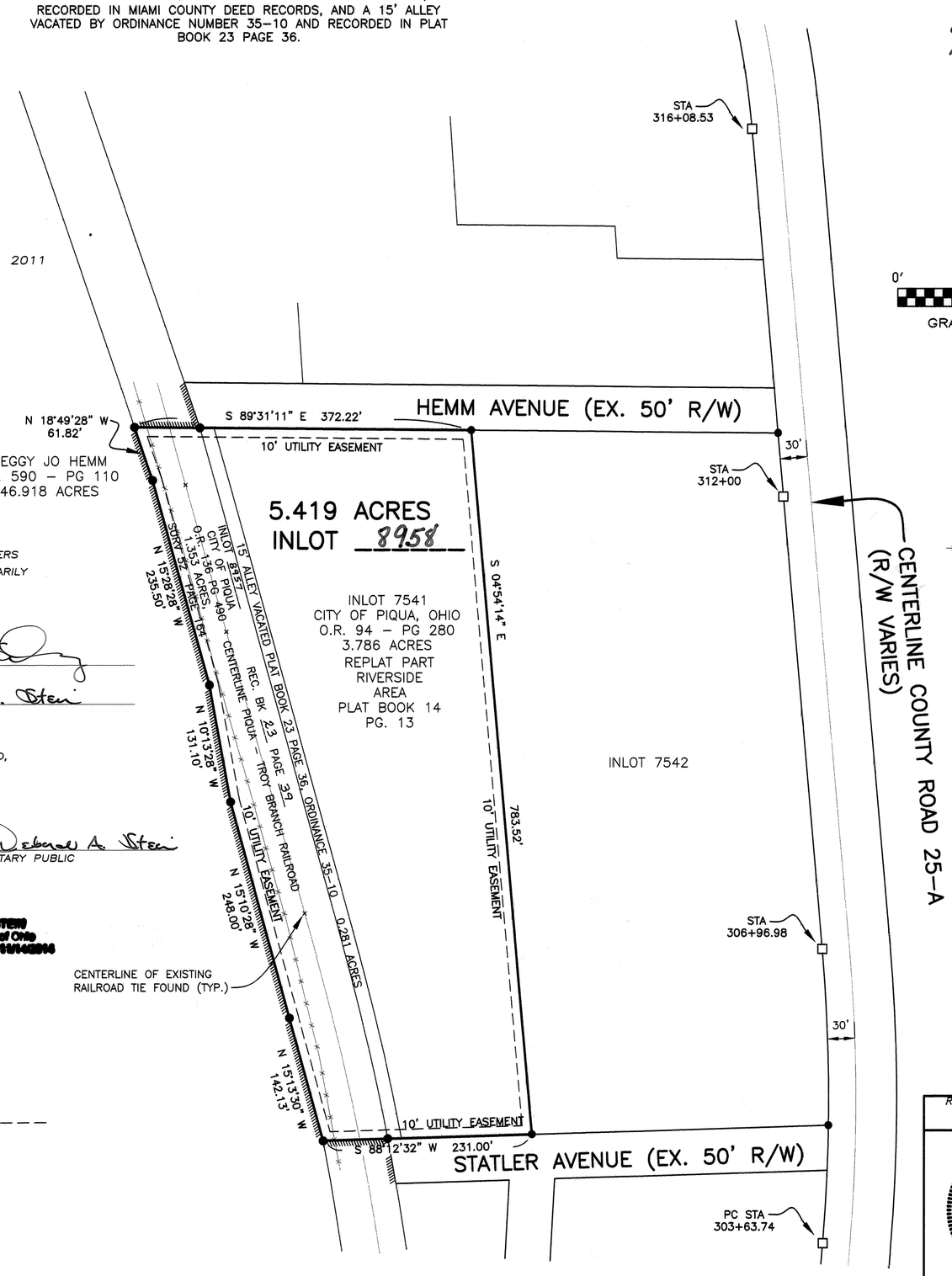
WITNESS

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 25th DAY OF March, 2011.

NOTARY PUBLIC

DEBORAH ANN STEIN
Notary Public, State of Ohio
My Commission Expires 11/14/2014



0' 100' 200' 300'
GRAPHIC SCALE IN FEET
1"=100'

BASIS OF BEARING:
BASIS OF BEARING IS THE CENTERLINE OF COUNTY ROAD 25-A, AS RECORDED IN THE CENTERLINE SURVEY PLAT 12, PAGE 79-C.

LEGEND
- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8"IRON PIN FOUND UNLESS OTHERWISE NOTED
- EXISTING FENCE
- □ CONCRETE HIGHWAY MONUMENT FOUND
- (165') REFERENCED DISTANCES/ BEARINGS OF RECORD
- EX. CITY OF PIQUA CORPORATION LINE

REFERENCES:

PLAT RECORDS:
REC 23 PAGE 39
PLAT 23 PAGE 36
PLAT 20-A
PLAT 14, PAGE 13
PLAT 12, PAGE 79-C
AND AS REFERENCED HEREIN

SURVEYS:
LAND SURVEY VOL. 8, PAGE 193
LOT SURVEY VOL. 15, PAGE 1
LOT SURVEY VOL. 15, PAGE 37
LOT SURVEY VOL. 16, PAGE 92
LAND SURVEY VOL. 22, PAGE 176
LAND SURVEY VOL 52, PAGE 164
AND AS REFERENCED HEREIN

DEEDS AS REFERENCED HEREIN

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057
2/27/11

REPLAT OF INLOT 7541 WITH 0.281 ACRE ALLEY VACATION AND 1.353 ACRE TRACT ANNEXED FROM DPL FOR CITY OF PIQUA POWER SYSTEM, MIAMI COUNTY ~ FEBRUARY 14, 2011

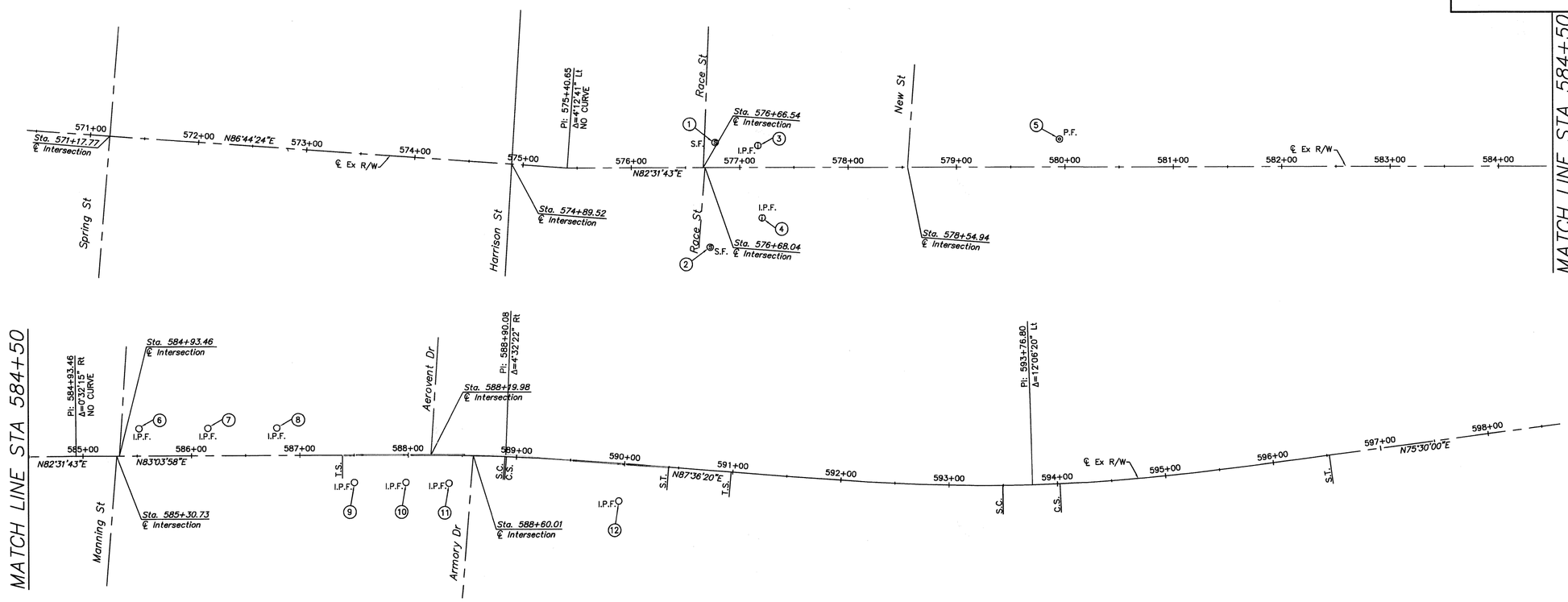
STATE OF OHIO
PHILIP C. BRUMBAUGH 5057
REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928

\\BRUMBAUG-0001\BES_2010\103.10 (Piqua Power DP&L (Surv.)\piqua plant replat.dwg

MIA-36-10.77
MIAMI COUNTY, OHIO
CITY OF PIQUA
SECTION 17, T-6-N, R-6-E

PLAT BOOK 23, PAGE 42
MIAMI COUNTY RECORDER'S PLAT
RECEIVED FOR RECORD THIS 22 DAY OF April, 2011, 2011
FILE NUMBER: 2011OR-05085 FEE: 43.20
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY
Dona Swihart
BY DEPUTY



EXISTING MONUMENTATION FOUND					
EXISTING MONUMENT	FOUND	STATION	OFFSET	NORTHING	EASTING
1	SPINDLE FD.	576+77.33	23.12' LT.	10194.0978	8848.9327
2	SPINDLE FD.	576+72.59	72.81' RT.	10098.3595	8856.7057
3	IRON PIN FD.	577+16.79	20.20' LT.	10196.3264	8888.4354
4	IRON PIN FD.	577+20.55	46.29' RT.	10130.8979	8900.8051
5	IRON PIPE FD.	579+95.11	25.62' LT.	10237.8916	9163.6864
6	IRON PIN FD.	585+51.65	25.06' LT.	10309.1891	9715.8707
7	IRON PIN FD.	586+15.21	25.09' LT.	10316.9011	9778.9685
8	IRON PIN FD.	586+78.75	25.12' LT.	10324.5944	9842.0429
9	IRON PIN FD.	587+50.27	25.06' RT.	10283.4176	9919.0931
10	IRON PIN FD.	587+97.98	25.00' RT.	10289.1006	9966.3082
11	IRON PIN FD.	588+38.06	25.50' RT.	10292.9723	10005.9268
12	IRON PIN FD.	589+97.00	34.33' RT.	10295.3029	10163.3417

BASIS OF EXISTING ℄ OF R/W AND R/W WIDTH FOR THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM MONUMENTATION FOUND AND THE MIA-36 (11.12-11.97) ODOT R/W PLANS FROM 1963.

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE MONUMENTATION FOUND.

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE IRON PINS MARKING THE ACTUAL CENTERLINE STATION POINT AND ANY REFERENCE MONUMENTS ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

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

MONUMENT LEGEND

- S.F. = SPINDLE FOUND
- P.K.F. = PK NAIL FOUND
- I.P.F. = IRON PIN FOUND
- M.N.F. = MAG NAIL FOUND
- MON. = CONCRETE MONUMENT FOUND
- P.F. = IRON PIPE FOUND
- A.I.F. = ANGLE IRON FOUND

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE CENTERLINE OF ASH STREET (U.S. ROUTE 36) AS RECORDED IN MIAMI COUNTY MIA-36 (11.12-11.97) LIMITED ACCESS RIGHT-OF-WAY PLANS DATED JULY 24, 1963, NORTH 83°03'58" EAST. PLANS ARE ON FILE AT THE ODOT DISTRICT 7 HEADQUARTERS.

CURVE DATA
P.I. STA = 588+90.08
Δ = 4°32'22" (RT) Xc = 149.98'
Dc = 3°00' Yc = 1.96'
Ls = 150' Δc = 0°02'22"
P = 0.49' Ts = 150.72'
K = 75.00' Lc = 1.31'
Os = 2°15' Es = 1.99'
Rc = 1909.86'
T.S. STA 587+39.36
S.C. STA 588+89.36
C.S. STA 588+90.67
S.T. STA 590+40.67

CURVE DATA
P.I. STA = 593+76.80
Δ = 12°06'20" (LT) Xc = 249.81'
Dc = 4°00' Yc = 7.27'
Ls = 250' Δc = 2°06'20"
P = 1.82' Ts = 277.05'
K = 124.97' Lc = 52.64'
Os = 5°00' Es = 9.86'
Rc = 1432.40'
T.S. STA 590+99.75
S.C. STA 593+49.75
C.S. STA 594+02.39
S.T. STA 596+52.39

I, Craig W. Mescher, P.S. have conducted a survey of the existing conditions for the City of Piqua in August 2006. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on a local coordinate system. Furthermore, I have calculated the proposed right-of-way lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared legal descriptions necessary to acquire these parcels as shown herein. As a part of this project I have determined the locations of the existing property lines for right-of-way takes contained herein. I also have set monuments at the proposed Property Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be in accordance with OAC 4733-37 as cited below. 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, P.S., Ohio License #8237 — Date 9/22/10

STATE OF OHIO
CRAIG W. MESCHER
8237
REGISTERED
PROFESSIONAL SURVEYOR

SCALE IN FEET 0 80 160

PID NO. 77374

CALCULATED NKT
CHECKED BMM

CENTERLINE PLAT

MIA-36-10.77

1/1

REPLAT OF PART OF INLOT'S 6928 AND 6917

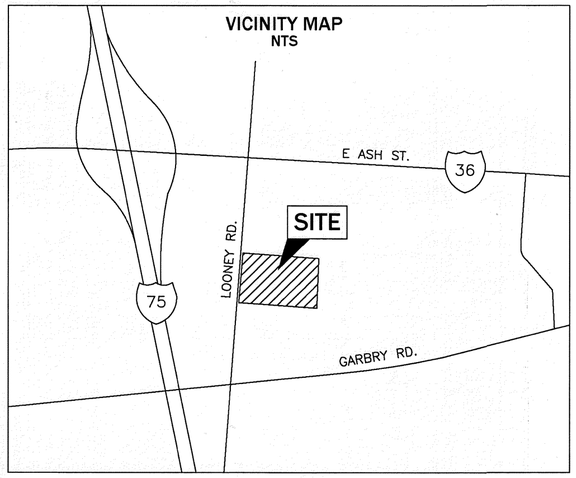
PIQUA	S.E	MIAMI	OHIO
CORP.	SECTION	COUNTY	STATE

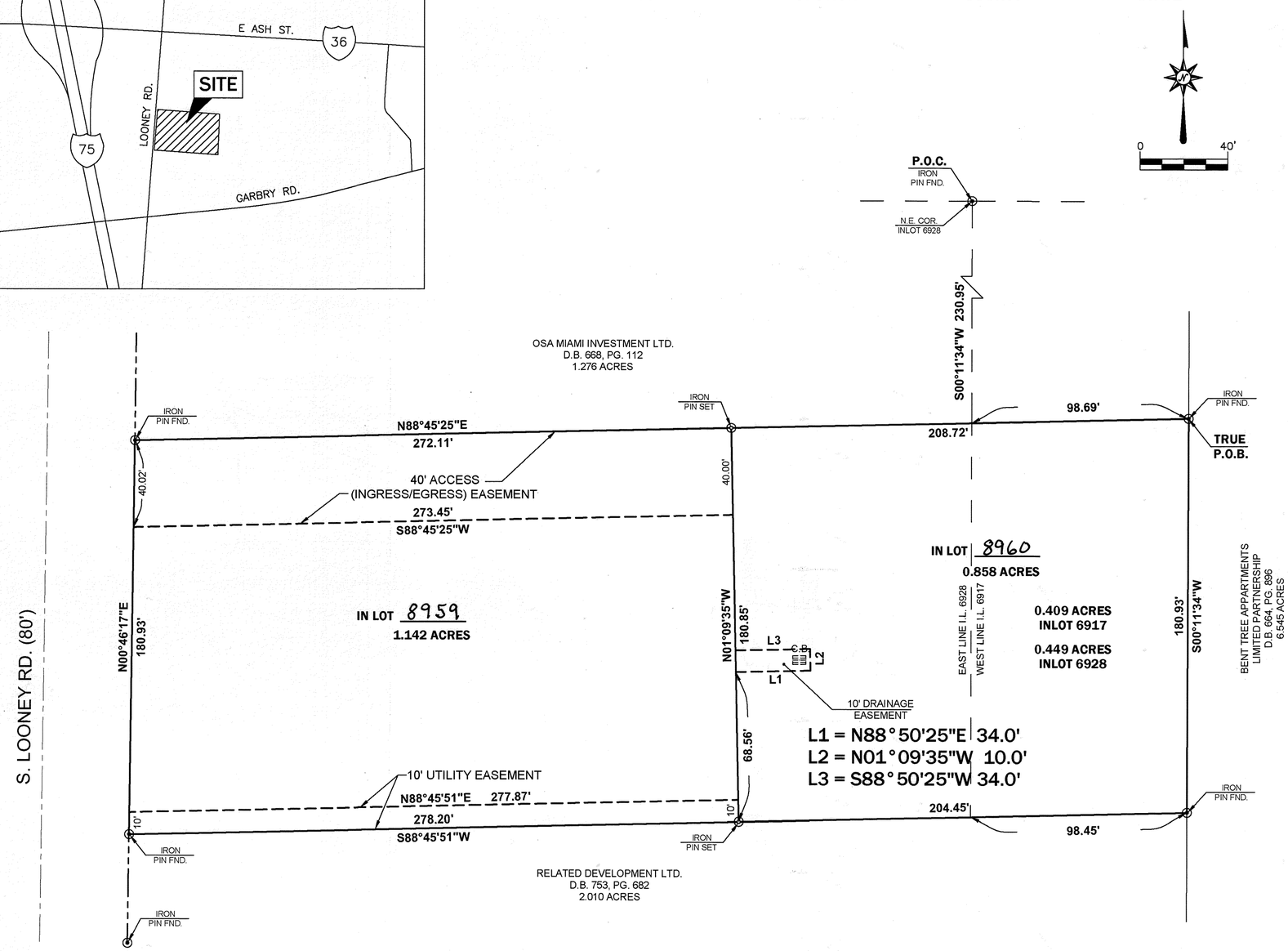
Plat Book 23 Page 43
Miami County Recorder's Plat Records
Received April 28, 2011, 2011 at 10:41 A.M.
File Number 2011OR-05256 Fee 43.20

John S. Alexander By: Dona Swihart
Miami County Recorder — Deputy

Matthew W Gearhardt By: Joyce Grillot
Miami County Auditor — Deputy

Approved and transferred with lot numbers assigned this 28th day of April, 2011.





DESCRIPTION

BEING A REPLAT OF PARTS OF INLOTS 6928 AND 6917 THE CITY OF PIQUA, MIAMI COUNTY, OHIO AS CONVEYED TO THE PIQUA SSA, LLC, IN D.B. 791, PG. 19 AT THE MIAMI COUNTY RECORDER'S OFFICE.

DEDICATION AND 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.

ONWER: PIQUA SSA, LLC

AUTHORIZED SIGNATURE

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

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Pradeep R. Patel ON BEHALF THE OWNER, PIQUA SSA, LLC, WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGE THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBE MY NAME AND AFFIXED OFFICIAL SEAL ON THIS 22nd DAY OF April, 2011.

NOTARY PUBLIC — COMMISSION EXPIRES December 7, 2015

TONYA S. HAMMONDS
Notary Public, State of Ohio
My Commission Expires
December 7, 2015

APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA PLANNER THIS 22 DAY OF April, 2011.

CHRISTOPHER W. SCHMIESING
CITY OF PIQUA PLANNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, WITH MOMUMENTATION SET OR FOUND AS SHOWN.

STATE OF OHIO — DANIEL G. LOSONCY 7712 — REGISTERED PROFESSIONAL SURVEYOR

DANIEL G. LOSONCY, P.S. #7712 — DATE 04/21/11

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE LIENHOLDER OF THE LAND HERIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

LIENHOLDER: FIFTH THIRD BANK

AUTHORIZED SIGNATURE — TITLE: Vice President

SEE DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT, OFFICIAL RECORDS VOL. 191, PG. 170

Easements:

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Ingress/Egress Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all private, public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to and from all adjacent lots and lands and for storm water drainage. Within those areas designated "Ingress/Egress Easement" on this plat, an additional easement is hereby reserved for the purpose of vehicle access from the road right of way of Looney Road through the West Lot. No building shall be constructed in any area over which easements are hereby reserved.

REFERENCES

LOT SURVEY VOL. 20, PG. 191
LOT SURVEY VOL. 19, PG. 104
PLAT RECORDS P.G. 21, PG. 19

LEGEND
- Iron PIN Fnd. As (Noted)
- Iron PIN Set w/ cap
- P.K. Nail Fnd.
- P.K. Nail Set

ACKISON SURVEYING
8519 OLD FIELD BIRCH DR.
BLACKLICK, OHIO 43004
614-866-4600

CARRIAGE TRAILS

SECTION 16

PART INLOT 353

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

FEBRUARY 2011

VOLUME 23 PAGE 44
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED THIS 26TH DAY OF MAY, 2011 FOR FILING AT 12:01 M.
FILE NO. 2011OR-06343
FEE $86.40

John S. Alexander
MIAMI COUNTY RECORDER

Robbie Johnson
BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, GEORGE L. JENKINS 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 EASEMENTS SHOWN HEREON.

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

WITNESS

Diana Wedlyn

Juie R. Valentine

DEC Land Co. I LLC
By: DEC/Carriage Trails LLC

By: George L. Jenkins
GEORGE L. JENKINS,
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 24th DAY OF March, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GEORGE L. JENKINS, 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 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 4/5/11

Jeanne Wills
NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO
JEANNE WILLS
Notary Public, State of Ohio
My Commission Expires 4/5/11

CONSENT OF LIENHOLDER

INTEGRA BANK N.A.

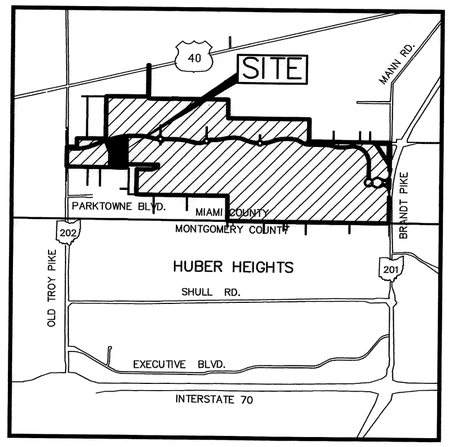
BY: J. S. Niestradt
PRINT: JAMES NIESTRADT
TITLE: SENIOR VICE PRESIDENT

STATE OF KENTUCKY, COUNTY OF Boone, SS:

BE IT REMEMBERED THAT ON THIS 29 DAY OF March, 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES NIESTRADT, SENIOR VICE PRESIDENT OF INTEGRA BANK 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 HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

LaDona Crawler King, 412023
NOTARY PUBLIC

1-20-14
MY COMMISSION EXPIRES:



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 16 are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 0029, Pages 135–210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

GREEN SPACE

Lots 531 and 532 are non–buildable, Green Space lots and will be owned and maintained by the Master Owners Association.

TEMPORARY TURN–AROUND EASEMENT

TO BECOME NULL AND VOID UPON EXTENSION OF PRIVATE DRIVE FOR DEVELOPMENT OF LOTS 533 AND 535

BASIS OF BEARINGS

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

REFERENCES:

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

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25
P.B. 22, PGS. 80
P.B. 22, PGS. 89
P.B. 22, PGS. 91
P.B. 23, PGS. 11

AUDITOR

TRANSFERRED ON THE 26th DAY OF May, 2011

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Drilliot
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 8 March, 2011

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

STATE OF OHIO
DAVID L. CHIESA
7740
REGISTERED
SURVEYOR

M–E COMPANIES, INC.
CIVIL ENGINEERING GROUP

3/22/11
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017

M–E COMPANIES
635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

1/2

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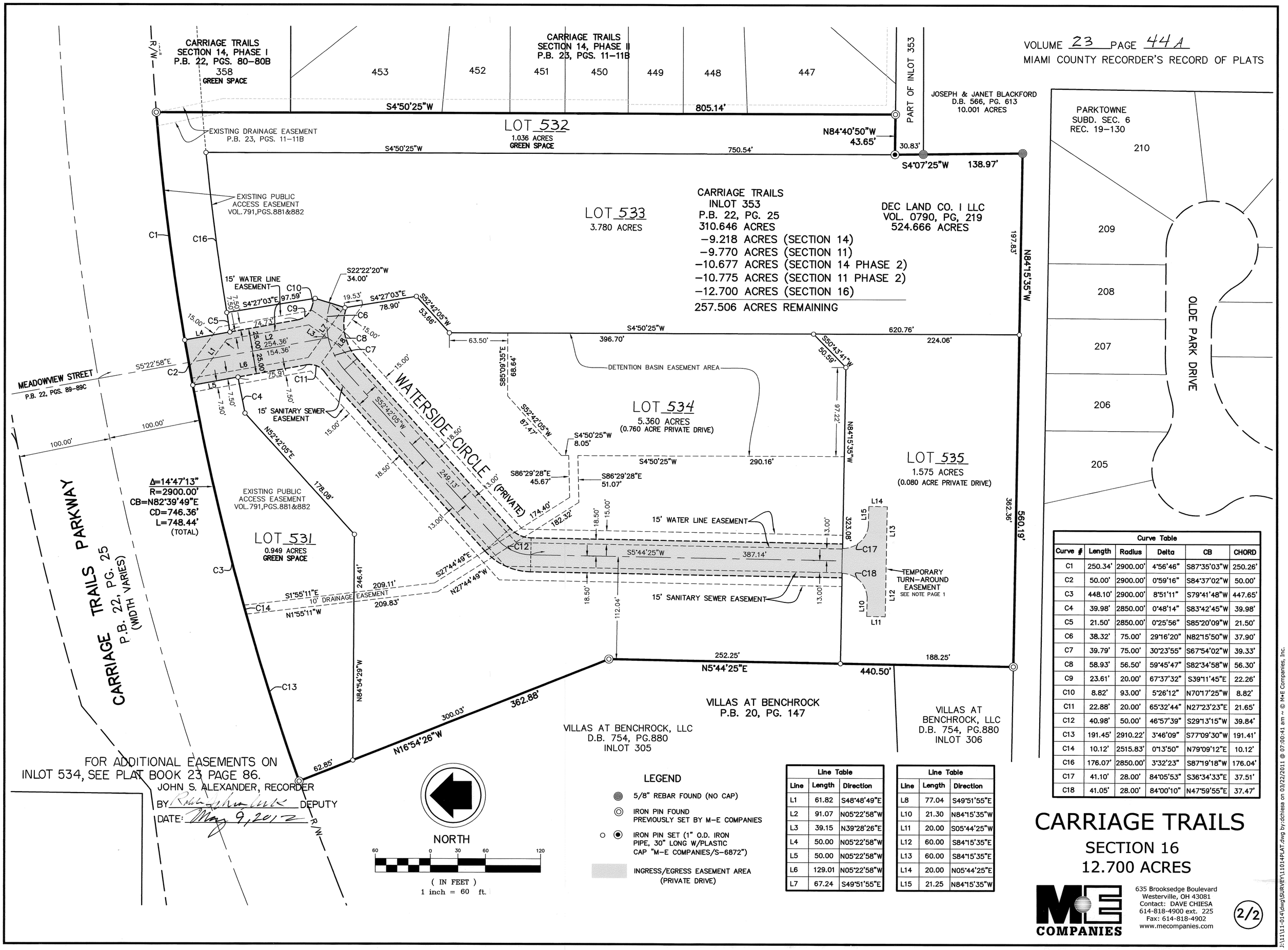
VOLUME 23 PAGE 44A
MIAMI COUNTY RECORDER'S RECORD OF PLATS



Line Table		
Line	Length	Direction
L1	61.82	S48°48'49"E
L2	91.07	N05°22'58"W
L3	39.15	N39°28'26"E
L4	50.00	N05°22'58"W
L5	50.00	N05°22'58"W
L6	129.01	N05°22'58"W
L7	67.24	S49°51'55"E

Line Table		
Line	Length	Direction
L8	77.04	S49°51'55"E
L10	21.30	N84°15'35"W
L11	20.00	S05°44'25"W
L12	60.00	S84°15'35"E
L13	60.00	S84°15'35"E
L14	20.00	N05°44'25"E
L15	21.25	N84°15'35"W

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	250.34'	2900.00'	4°56'46"	S87°35'03"W	250.26'
C2	50.00'	2900.00'	0°59'16"	S84°37'02"W	50.00'
C3	448.10'	2900.00'	8°51'11"	S79°41'48"W	447.65'
C4	39.98'	2850.00'	0°48'14"	S83°42'45"W	39.98'
C5	21.50'	2850.00'	0°25'56"	S85°20'09"W	21.50'
C6	38.32'	75.00'	29°16'20"	N82°15'50"W	37.90'
C7	39.79'	75.00'	30°23'55"	S67°54'02"W	39.33'
C8	58.93'	56.50'	59°45'47"	S82°34'58"W	56.30'
C9	23.61'	20.00'	67°37'32"	S39°11'45"E	22.26'
C10	8.82'	93.00'	5°26'12"	N70°17'25"W	8.82'
C11	22.88'	20.00'	65°32'44"	N27°23'23"E	21.65'
C12	40.98'	50.00'	46°57'39"	S29°13'15"W	39.84'
C13	191.45'	2910.22'	3°46'09"	S77°09'30"W	191.41'
C14	10.12'	2515.83'	0°13'50"	N79°09'12"E	10.12'
C16	176.07'	2850.00'	3°32'23"	S87°19'18"W	176.04'
C17	41.10'	28.00'	84°05'53"	S36°34'33"E	37.51'
C18	41.05'	28.00'	84°00'10"	N47°59'55"E	37.47'

CARRIAGE TRAILS

SECTION 16

12.700 ACRES

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

2/2

J:\11\11-014\dwg\SURVEY\11014PLAT.dwg by:dchiesa on 03/22/2011 @ 07:00:41 am ~ © M-E Companies, Inc.

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.R.F. IRON PIN FOUND
- I.R.F. IRON PIN FOUND W/ ID CAP
- I.R.S. IRON PIN SET W/ ID CAP
- I.P.F. IRON PIPE FOUND
- I.P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET

MONUMENTS TO BE SET DURING CONSTRUCTION	
℄ of RIGHT OF WAY	℄ MONUMENTS
I.R. 75	ITEM 604E 40800
845+00.36	1
PC 868+44.11	1
PT 877+14.27	1
885+00.00	1
TOTAL TO GENERAL SUMMARY	4

MIAMI COUNTY, OHIO
SPRINGCREEK TOWNSHIP
SECTION 30, TOWNSHIP 1, RANGE 11
CITY OF PIQUA

RAMP A SPIRAL

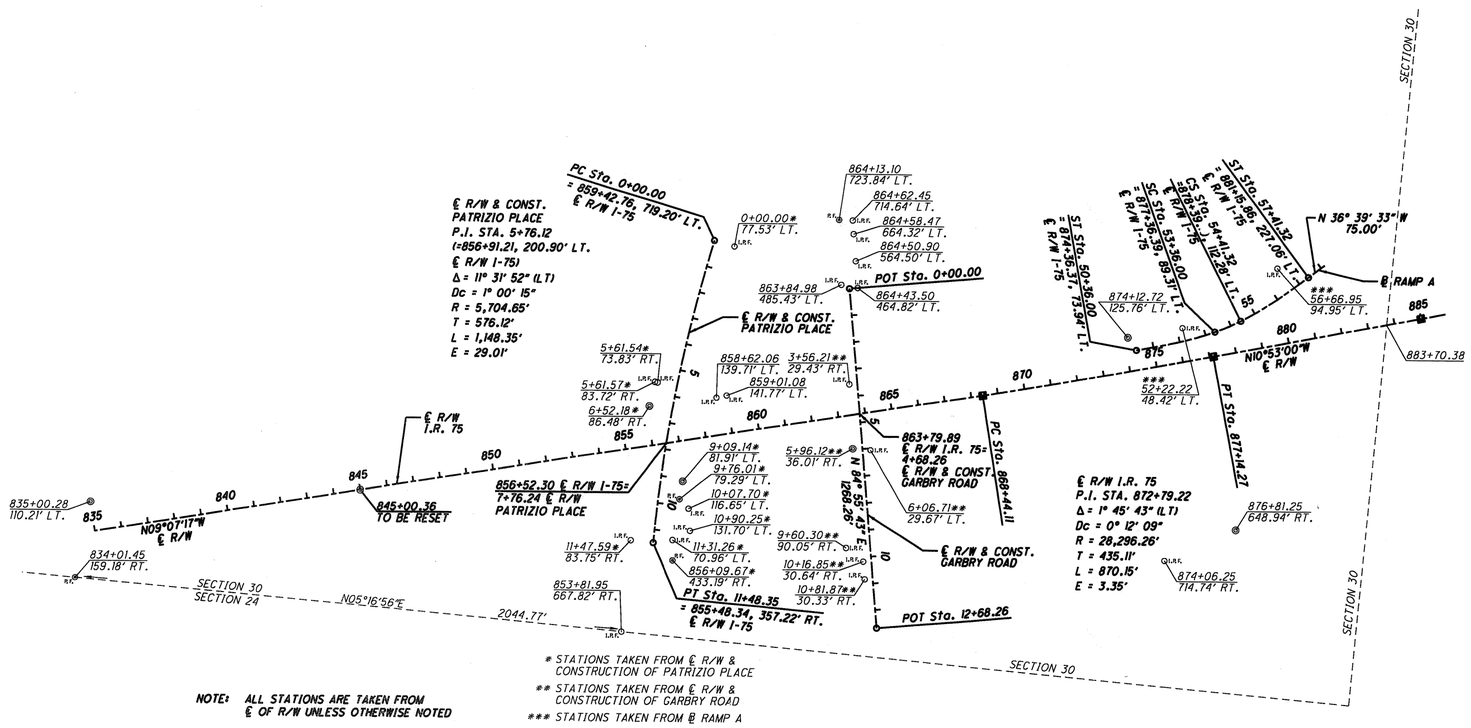
P.I. STA. 53+93.16	x = 299.13'
(=877+88.43, 97.72' LT.	y = 16.98'
℄ R/W I-75)	k = 149.86'
Δ = 26° 20' 44" (LT)	p = 4.25'
Dc = 6° 30' 00"	Δc = 6° 50' 44" (LT)
R = 881.47'	Lc = 105.32'
Ls = 300.00'	Ts = 357.16'
θs = 9° 45' 00"	Es = 28.19'
LT = 200.30'	
ST = 100.28'	

RECEIVED 5-27, 2011
RECORDED 5-27, 2011
BOOK 23 PAGE 45
FILE NO. 2011OR-06382
FEE $43.20
John S. Alexander
DONA Swihart
COUNTY RECORDER

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

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOX(S) WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT AND ANY REFERENCE MONUMENTS ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

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



* STATIONS TAKEN FROM ℄ R/W & CONSTRUCTION OF PATRIZIO PLACE

** STATIONS TAKEN FROM ℄ R/W & CONSTRUCTION OF GARBRY ROAD

*** STATIONS TAKEN FROM ℄ RAMP A

NOTE: ALL STATIONS ARE TAKEN FROM ℄ OF R/W UNLESS OTHERWISE NOTED

BASIS FOR BEARINGS:

BEARINGS ARE BASED ON THE CENTERLINE OF I.R. 75 BEING N 09° 07' 17" W BETWEEN STATION 825+00.00 AND STATION 868+44.11, AS PROVIDED UPON COMPLETION OF A FIELD SURVEY BY THE OHIO DEPARTMENT OF TRANSPORTATION.

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

NOTES: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING ODOT PLAN "MIA-25-13.13 (1956)" ON FILE WITH THE OHIO DEPARTMENT OF TRANSPORATION.

THIS IMPROVEMENT IS ESPECIALLY DESIGNED FOR THROUGH TRAFFIC AND HAS BEEN DECLARED A LIMITED ACCESS HIGHWAY OR BY ACTION OF THE DIRECTOR IN ACCORDANCE WITH THE PRO-VISIONS OF SECTION 5511.02 OF THE REVISED CODE OF OHIO.

I, Mark S. Ward, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in November, 2009. The results of that survey are contained herein. Underground utility locations are shown for informational purposes only. Though they are believed to be accurate, their location is as marked on the ground by the utility company per OUPS Ticket Number A834301717 and those markings subsequently being surveyed as a part of this project. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates system, South Zone. The Project Adjustment Factor used for this project is 1.00008341. As a part of this project I have reestablished the locations of the existing property lines. The centerline of existing Right of Way for property takes contained herein was provided by the Ohio Department of Transportation. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "A Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

5-24-11
Mark S. Ward, Professional Land Surveyor No. 7514, Date

SURVEYORS SEAL
MARK S. WARD 7514 REGISTERED
SIGNED:
DATE: 5-24-11

HORIZONTAL SCALE IN FEET 0 100 200 400

PID NO. 82316

B/W DESIGNER NLC
B/W REVIEWER MSW

CENTERLINE PLAT

MIA-75-16.20 L&R
MIA-75-16.35 L&R

PLAT BOOK 23, PAGE 46
MIAMI COUNTY RECORDER'S PLAT
RECEIVED FOR RECORD THIS 21 DAY OF June, 20 11
FILE NUMBER: 2011OR-07326 FEE: 30.00
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY
Dona Swihart
BY DEPUTY

RIGHT OF WAY LEGEND SHEET MIA-36-10.77

CITY OF PIQUA
MIAMI COUNTY, OHIO
SECTION 17, T-6-N, R-6-E

UTILITY OWNERS

TYPE:	NAME & ADDRESS:
TELEPHONE	SBC 323 WOODMAN DR. ROOM 225 DAYTON, OHIO 45420 937-296-3796 OR 3601
WATER	CITY OF PIQUA 9300 N. SR 66 PIQUA, OHIO 45356 937-778-2090
SANITARY SEWER	CITY OF PIQUA 121 BRIDGE STREET PIQUA, OHIO 45356
GAS	VECTREN 1300 EXPERIMENT FARM ROAD TROY, OHIO 45373 937-339-2611
ELECTRIC	POWER SYSTEM CITY OF PIQUA PIQUA, OHIO 45356
STORM SEWER	CITY OF PIQUA 859 S. MAIN STREET PIQUA, OHIO 45356

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

LEGEND:
SH: STANDARD HIGHWAY EASEMENT
T: TEMPORARY EASEMENT

PROJECT DESCRIPTION
UPGRADING 0.51 MILE OF ASH STREET BY RECONSTRUCTION, INCLUDING PAVEMENT, NEW WATER LINE, STORM SEWER, CATCH BASINS, CURB AND GUTTER, SIDEWALKS AND PAVEMENT MARKINGS.

PROJECT CONTROL
LOCAL COORDINATE SYSTEM USED. BEARINGS ARE BASED ON THE CENTERLINE OF ASH STREET (U.S. ROUTE 36) AS RECORDED IN MIAMI COUNTY MIA-36 (11.12-11.97) LIMITED ACCESS RIGHT-OF-WAY PLANS DATED JULY 24, 1963, NORTH 83°03'58" EAST. PLANS ARE ON FILE AT THE ODOT DISTRICT 7 HEADQUARTERS.

PLANS PREPARED BY:
FIRM NAME: FANNING/HOWEY ENGINEERING GROUP
PLANS PREPARED BY: NANCY K. TOBE
FIELD REVIEW BY: CRAIG W. MESCHER
DATE COMPLETED:
OWNERSHIP VERIFIED BY:
DATE COMPLETED:
DATE COMPLETED:

CONVENTIONAL SYMBOLS
- STORM MANHOLE
- CATCH BASIN
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GUY WIRE
- POWER POLE
- LIGHT POLE
- GAS METER
- TELEPHONE BOX
- WATER METER
- TREE
- BUSH
- FLAG POLE
- SIGN
- PROPERTY LINE
- STUMP

- CENTER LINE
- EXIST. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- FENCE LINE (EXISTING)
- PROPERTY LINE
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS

INDEX OF SHEETS

LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITIONAL RIGHT-OF-WAY	4-5
RIGHT-OF-WAY DETAIL SHEET	6-8

MONUMENT LEGEND
- S.F. = SPINDLE FOUND
- P.K.F. = PK NAIL FOUND
- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET
- M.N.F. = MAG NAIL FOUND
- MON. = CONCRETE MONUMENT FOUND
- P.F. = IRON PIPE FOUND
- A.I.F. = ANGLE IRON FOUND
- C.L.MON. = PROPOSED ADJUSTABLE CENTERLINE MONUMENT

STRUCTURE KEY
- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

I, Craig W. Mescher, P.S. have conducted a survey of the existing conditions for the City of Piqua in August 2006. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on a local coordinate system. Furthermore, I have calculated the proposed right-of-way lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared legal descriptions necessary to acquire these parcels as shown herein. As a part of this project I have determined the locations of the existing property lines for right-of-way takes contained herein. I also have set monuments at the proposed Property Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be in accordance with OAC 4733-37 as cited below. 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, P.S., Ohio License #8237

STATE OF OHIO
CRAIG W. MESCHER
8237
REGISTERED PROFESSIONAL SURVEYOR

Signed:
Date: 6/16/11

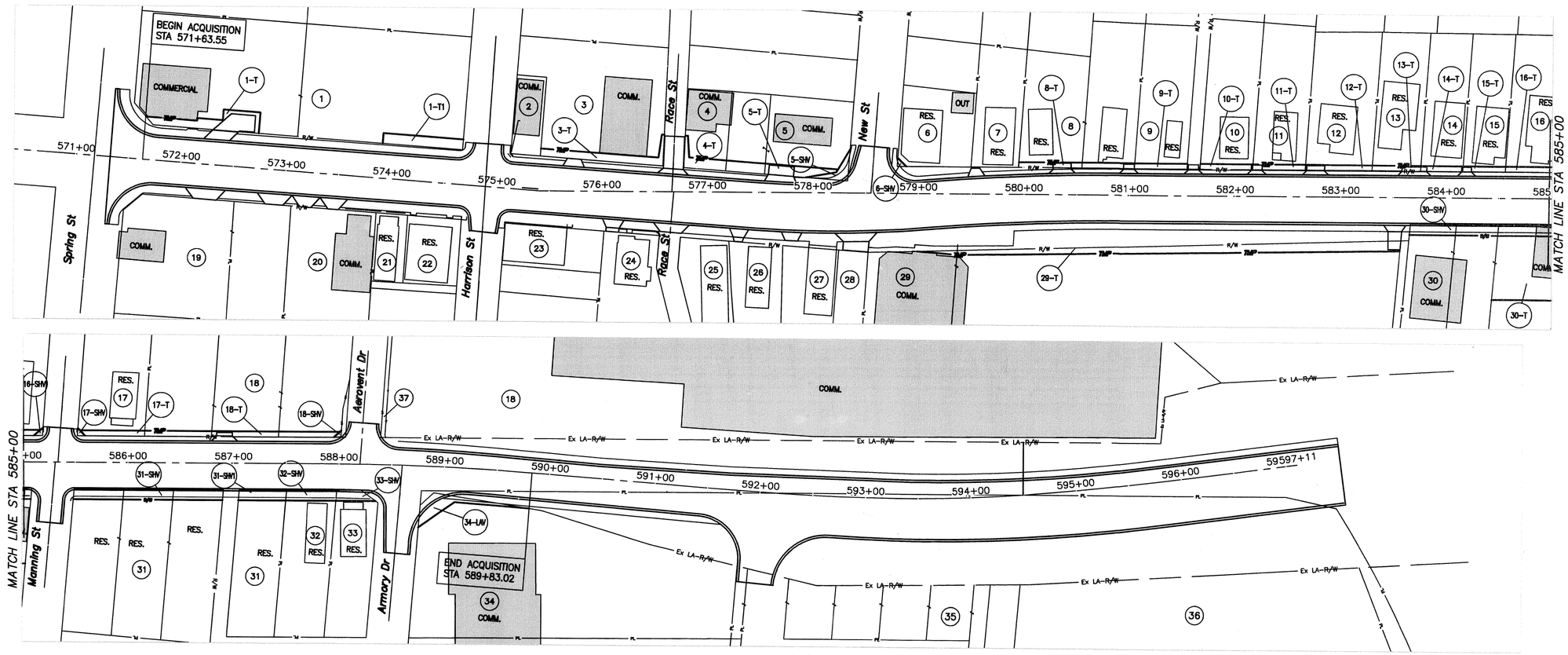
FANNING/HOWEY ENGINEERING GROUP
www.fhai.com/civilengineering | 419.586.2292 | 614.764.4661
PROJECT # 206837

FEDERAL PROJECT NO.
PID NO. 77374
R/W DESIGNER NANCY K. TOBE
R/W REVIEWER CRAIG W. MESCHER
RIGHT OF WAY LEGEND SHEET
MIA-36-10.77

MIA-36-10.77

MIAMI COUNTY, OHIO
CITY OF PIQUA
SECTION 17, T-6-N, R-6-E

PLAT BOOK 23, PAGE 46A
MIAMI COUNTY RECORDER'S PLAT
RECEIVED FOR RECORD THIS 21 DAY OF June, 20 11
FILE NUMBER: 2011R-07326 FEE:
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY
Wendel
BY DEPUTY



1. BANK ONE DAYTON NATIONAL ASSOC.
   401 SPRING STREET
   N44-000340
2. MARK R. AND KIMBERLY S. CASTO
   300 E. ASH STREET
   N44-016675
3. **KIAMYS PREMIUM AUTOMOTIVE SUPPLY INC.
   308 E. ASH STREET
   N44-045510
4. **ROBERT W. AND PHYLLIS BAYMAN
   312 E. ASH STREET
   N44-045440
5. **KIAMY AUTOMOTIVE SUPPLY INC.
   316 E. ASH STREET
   N44-016930, N44-045435
6. **CITY OF PIQUA
   400 E. ASH STREET
   N44-009630
7. RAM RENTALS LLC
   406-408 E. ASH STREET
   N44-009610
8. RICKEY L. AND KAREN L. SEIPEL
   410 E. ASH STREET
   N44-009600
   414 E. ASH STREET
   N44-009640
9. DALE A. AND SHERYL TOBE
   418 E. ASH STREET
   N44-009650
10. EDWIN WATKINS
    420 E. ASH STREET
    N44-009670
11. JOHN C., JR. AND ALICIA M. HAMPTON
    422 E. ASH STREET
    N44-009660
12. DARLA E. LIETTE
    434 E. ASH STREET
    N44-009030
13. JAMES S. AND SHERRY M. HEATH
    436 E. ASH STREET
    N44-009040
14. CHARLES O. STARRETT, TRUSTEE
    438 E. ASH STREET
    N44-009050
15. MIRIAM C. PFENNING
    440 E. ASH STREET
    N44-009060
16. **DOUGLAS E. AND CONNIE E. KINSELLA
    444 E. ASH STREET
    N44-009070
17. **BONNIE L. SHROYER
    500 E. ASH STREET
    N44-009080
18. **BAILEY-EWALD LTD.
    E. ASH STREET
    N44-009100
    1 AEROVENT DRIVE
    N44-009160
19. GEORGE B. AND RUTH A. McMILLAN
    E. ASH STREET, SPRING STREET
    N44-000350, N44-000360
20. JAMES L. FOSTER
    211 E. ASH STREET
    N44-000190
21. WADE H. WESTFALL
    295 E. ASH STREET
    N44-000220
22. LEONARD C. AND DONNA C. WIRZ
    297 E. ASH STREET
    N44-000210
23. MARY LOU KINDELL
    329 HARRISON STREET
    N44-054300
24. A. B. PARKER, JR. AND NANCY ARENS
    309-311 E. ASH STREET
    N44-054320
25. THOMAS A. AND ALEENE C. CROMWELL
    315 E. ASH STREET
    N44-045430
26. LINDA G. SNIDER
    317 E. ASH STREET
    N44-016960
27. MARK A. COUCHOT
    325 E. ASH STREET
    N44-016940
28. CITY OF PIQUA
    E. ASH STREET
    N44-250043
29. THE PIQUA BOARD OF EDUCATION
    401 E. ASH STREET
    N44-250185
    E. ASH STREET
    N44-250190
30. **BONNIE GROSS BERGER
    439 E. ASH STREET
    N44-035680
    E. ASH STREET
    N44-035690
    445 E. ASH STREET
    N44-035700
31. **CITY OF PIQUA
    501 E. ASH STREET
    N44-250158
    503 E. ASH STREET
    N44-250156
    505 E. ASH STREET
    N44-250154
    511 E. ASH STREET
    N44-250161
32. **BILLY J. AND CHRISTINE BRYANT
    515 E. ASH STREET
    N44-056510
33. **WENDY JO GANTT
    517 E. ASH STREET
    N44-056520
34. **STATE OF OHIO ARMORY
    623 E. ASH STREET
    N44-250015
35. LLOYD B. FRY, TRUSTEE
    ASH STREET
    N44-255017
36. DECKER INVESTMENTS LTD.
    E. ASH STREET
    N44-091440
37. CITY OF PIQUA

** DENOTES PROPERTY THAT WILL REQUIRE ADDITIONAL RIGHT-OF-WAY.

REV.	DATE:	DESCRIPTION
1	6-10-11	PARCEL 37 ADDED

PLAN COMPLETED: X-X-XX

HORIZONTAL SCALE IN FEET

PID NO. 77374

CALCULATED NKT
CHECKED BMM

PROPERTY MAP

MIA-36-10.77

3/8

MIA-36-10.77
MIAMI COUNTY, OHIO
CITY OF PIQUA
SECTION 17, T-6-N, R-6-E

PLAT BOOK 23, PAGE 46B
MIAMI COUNTY RECORDER'S PLAT
RECEIVED FOR RECORD THIS 21 DAY OF June, 20 11
FILE NUMBER: 2011R-03326 FEE: ____
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY
Jwendel
BY DEPUTY

TOTAL NUMBER OF: 22 OWNERSHIPS
37 PARCELS
0 TOTAL TAKES
7 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

LEGEND:
SH: STANDARD HIGHWAY EASEMENT
T: TEMPORARY EASEMENT
V: IN THE NAME OF THE STATE OF OHIO

GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE CITY OF PIQUA UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO.	OWNERS BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA (AC.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1-T	BANK ONE DAYTON NATIONAL ASSOC.	6	550	202	N44-000340	0.77	0.000	0.029	0.000	0.029	NO			LOCAL	TO COMPLETE GRADING		
1-T1							0.000	0.017	0.000	0.017					TO COMPLETE GRADING		
															* LANDSCAPING, BRICK EDGING AND CONCRETE WALL		
2	MARK R. AND KIMBERLY S. CASTO	6	576	753	N44-016675										NO R/W NEEDED		
															* RETAINING WALL		
3-T	KIAMY'S PREMIUM AUTOMOTIVE SUPPLY INC.	6	609	483	N44-045510	3.62	0.000	0.022	0.000	0.022	NO				TO COMPLETE GRADING	O.R. 185	338
															* RETAINING WALL		
4-T	ROBERT W. & PHYLLIS BAYMAN	6	603	779	N44-045440	0.07	0.000	0.011	0.000	0.011	NO				TO COMPLETE GRADING		
5-SHV	KIAMY AUTOMOTIVE SUPPLY INC.	6	703	512	N44-016930	0.13	0.000	0.007	0.000	0.007	NO	0.123			TO WIDEN ROADWAY AND COMPLETE GRADING	O.R. 185	329
5-T							0.000	0.022	0.000	0.022					TO COMPLETE GRADING	O.R. 185	342
6-SHV	CITY OF PIQUA	6	788	490	N44-009630	0.12	0.000	0.001	0.000	0.001	NO	0.119			TO WIDEN ROADWAY AND SIDEWALK		
7	RAM RENTALS LLC	6	794	836	N44-009610	0.17									NO R/W NEEDED		
8-T	RICKEY L. AND KAREN L. SEIPEL	6	607	202	N44-009600	0.23	0.000	0.007	0.000	0.007	NO				TO COMPLETE GRADING/DRIVE	O.R. 185	346
			537	737	N44-009640	0.16	0.000	0.006	0.000	0.006					TO COMPLETE GRADING/DRIVE		
										0.013 =	TOTAL						
9-T	DALE A. AND SHERYL TOBE	6 & 7	716	709	N44-009650	0.16	0.000	0.006	0.000	0.006	NO				TO COMPLETE GRADING		
10-T	EDWIN WATKINS	7	735	873	N44-009670	0.15	0.000	0.006	0.000	0.006	NO				TO COMPLETE GRADING		
11-T	JOHN C., JR. AND ALICIA M. HAMPTON	7	723	487	N44-009660	0.15	0.000	0.006	0.000	0.006	NO				TO COMPLETE GRADING/DRIVE	O.R. 185	346
12-T	DARLA E. LIETTE	7	O.R. 48	683	N44-009030	0.19	0.000	0.007	0.000	0.007	NO				TO COMPLETE GRADING/DRIVE	O.R. 185	350
															* RETAINING WALL		
13-T	JAMES S. AND SHERRY M. HEATH	7	518	472	N44-009040	0.14	0.000	0.005	0.000	0.005	NO				TO COMPLETE GRADING/DRIVE		
14-T	CHARLES O. STARRETT, TRUSTEE	7	751	127	N44-009050	0.13	0.000	0.005	0.000	0.005	NO				TO COMPLETE GRADING		
15-T	MIRIAM C. PFENNING	7	768	571	N44-009060	0.12	0.000	0.005	0.000	0.005	NO				TO COMPLETE GRADING/DRIVE		
16-SHV	DOUGLAS E. & CONNIE E. KINSELLA	7	647	471	N44-009070	0.20	0.000	0.001	0.000	0.001	NO	0.199			TO WIDEN ROADWAY AND SIDEWALK	O.R. 185	334
16-T							0.000	0.007	0.000	0.007					TO COMPLETE GRADING	O.R. 185	354
17-SHV	BONNIE L. SHROYER	7	636	432	N44-009080	0.201	0.000	0.001	0.000	0.001	NO	0.200			TO WIDEN ROADWAY AND SIDEWALK		
17-T							0.000	0.007	0.000	0.007					TO COMPLETE GRADING		
18-SHV	BAILEY-EWALD, LTD.	7	684	189	N44-009100	0.712	0.000	21.02 S.F.	0.000	21.02 S.F.	NO	0.712			TO WIDEN ROADWAY AND SIDEWALK		
18-T							0.000	0.021	0.000	0.021				LOCAL	TO COMPLETE GRADING		
19	GEORGE B. AND RUTH A. McMILLAN	6	684	215	N44-000350, 000360	0.26									NO R/W NEEDED		
20	JAMES L. FOSTER	6	578	221	N44-000190	0.24									NO R/W NEEDED		
															* CONCRETE ISLAND AND SIGN		
21	WADE H. WESTFALL	6	582	404	N44-000220	0.05									NO R/W NEEDED		
															* RETAINING WALL AND HANDRAIL		
22	LEONARD C. AND DONNA C. WIRZ	6	777	182	N44-000210	0.08									NO R/W NEEDED		
															* STEPS AND HANDRAIL		
23	MARY LOU KINDELL	6	O.R. 42	6	N44-054300	0.13									NO R/W NEEDED		
															* HOUSE		

NOTES:
1. UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION.

* DENOTES RIGHT-OF-WAY ENCROACHMENT

REV.	DATE:	DESCRIPTION
1	6-10-11	PARCEL 37 ADDED

PLAN COMPLETED: X-X-XX

FEDERAL PROJECT NO. E050(291)
PID NO. 77374
STATE JOB NO. 478284
CALCULATED NKT CHECKED BMM

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA-36-10.77

MIA-36-10.77
MIAMI COUNTY, OHIO
CITY OF PIQUA
SECTION 17, T-6-N, R-6-E

PLAT BOOK 73, PAGE 46C
MIAMI COUNTY RECORDER'S PLAT
RECEIVED FOR RECORD THIS 21 DAY OF June, 20 11
FILE NUMBER: 2011R-07326 FEE:
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY
BY DEPUTY

PARCEL NO.	OWNER	SHEET NO.	OWNERS BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA (AC.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
24	A. B. PARKER, JR. AND NANCY ARENS	6	586	88	N44-054320	0.13									NO R/W NEEDED		
															* FENCE AND RETAINING WALL		
25	THOMAS A. AND ALEENE C. CROMWELL	6	No Record		N44-045430	0.13									NO R/W NEEDED		
															* HANDICAP RAMP		
26	LINDA G. SNIDER	6	766	570	N44-016960	0.11									NO R/W NEEDED		
															* POST, CANOPY AND WALL		
27	MARK A. COUCHOT	6	700	69	N44-016940	0.12									NO R/W NEEDED		
															* HOUSE AND STEPS		
28	CITY OF PIQUA	6	508	226	N44-250043	0.06									NO R/W NEEDED		
29-T	THE PIQUA BOARD OF EDUCATION	6	213	352	N44-250185	0.92	0.000	0.002	0.000	0.002	NO			LOCAL	TO COMPLETE GRADING	O.R. 185	359
		6 & 7	170	479	N44-250190	4.61	0.000	0.068	0.000	0.068					* POST, POLE, ASPHALT PATH AND FENCE		
										0.070 =	TOTAL						
30-SHV	BONNIE GROSS BERGER	7	556	730	N44-035680	0.13	0.000	0.010	0.000	0.010	YES		0.12		TO WIDEN ROADWAY AND SIDEWALK		
					N44-035690	0.12	0.000	0.010	0.000	0.010			0.11				
					N44-035700	0.19	0.000	0.014	0.000	0.014			0.176				
										0.034 =	TOTAL						
30-T							0.000	0.082	0.000	0.082					HOUSE TO BE DEMOLISHED		
31-SHV	CITY OF PIQUA	7	761	899	N44-250158	0.15	0.000	0.011	0.000	0.011	YES		0.139		TO WIDEN ROADWAY AND SIDEWALK		
			753	741	N44-250156	0.15	0.000	0.011	0.000	0.011			0.139				
			761	897	N44-250154	0.16	0.000	0.011	0.000	0.011			0.149				
										0.033 =	TOTAL						
31-SHV1			751	870	N44-250161	0.14	0.000	0.011	0.000	0.011			0.129		TO WIDEN ROADWAY AND SIDEWALK		
32-SHV	BILLY J. & CHRISTINE BRYANT	7	623	535	N44-056510	0.14	0.000	0.011	0.000	0.011	YES		0.129		TO WIDEN ROADWAY AND SIDEWALK		
33-SHV	WENDY JO GANTT	7	706	896	N44-056520	0.13	0.000	0.007	0.000	0.007	YES		0.123		TO WIDEN ROADWAY AND SIDEWALK		
34-LAV	STATE OF OHIO ARMORY	7	200	610	N44-250015	3.77	0.000	0.018	0.000	0.018	NO		3.752	LOCAL	TO WIDEN ROADWAY AND COMPLETE GRADING		
															* FENCE		
35	LLOYD B. FRY, TRUSTEE	8	602	244	N44-255017	6.68									NO R/W NEEDED		
															* FENCE		
36	DECKER INVESTMENTS LTD.	8	No Record		N44-091440										NO R/W NEEDED		
															* FENCE		
37	CITY OF PIQUA	7	409	280											NO R/W NEEDED		

NOTES:
1. UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION.

* DENOTES RIGHT-OF-WAY ENCROACHMENT

REV.	DATE:	DESCRIPTION
1	6-10-11	PARCEL 37 ADDED

PLAN COMPLETED: X-X-XX

FEDERAL PROJECT NO. E050(291)
PID NO. 77374
STATE JOB NO. 478284
CALCULATED NKT
CHECKED BMM

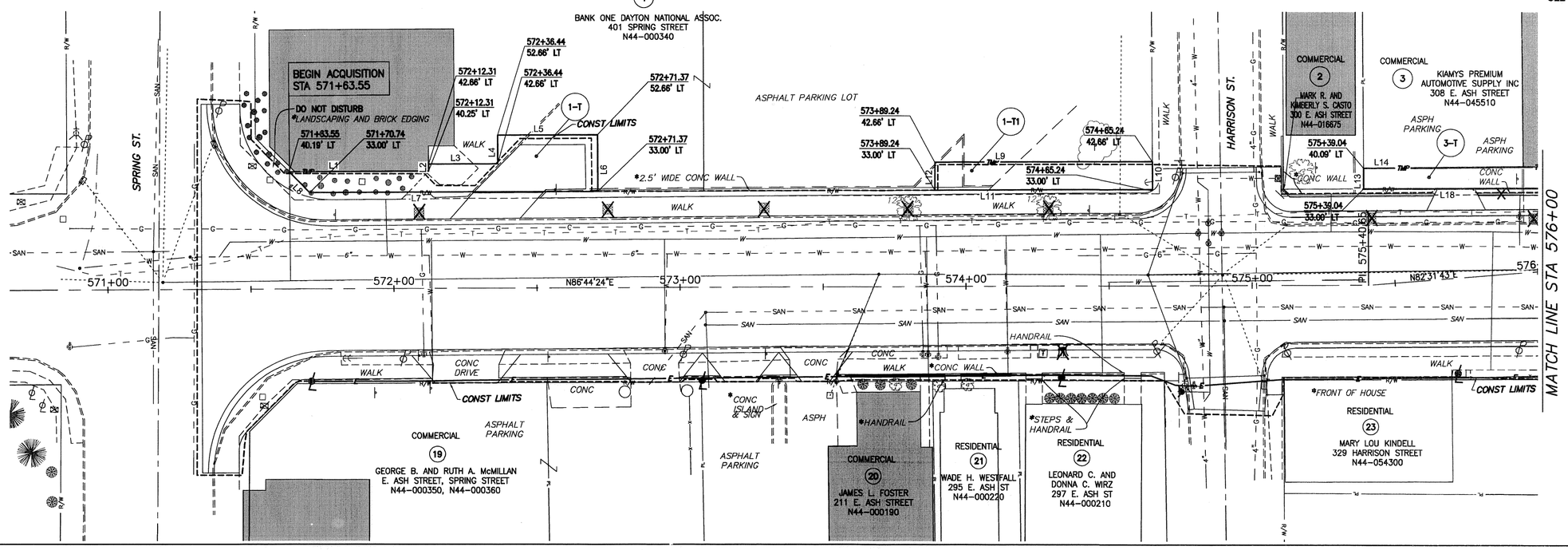
SUMMARY OF ADDITIONAL RIGHT OF WAY

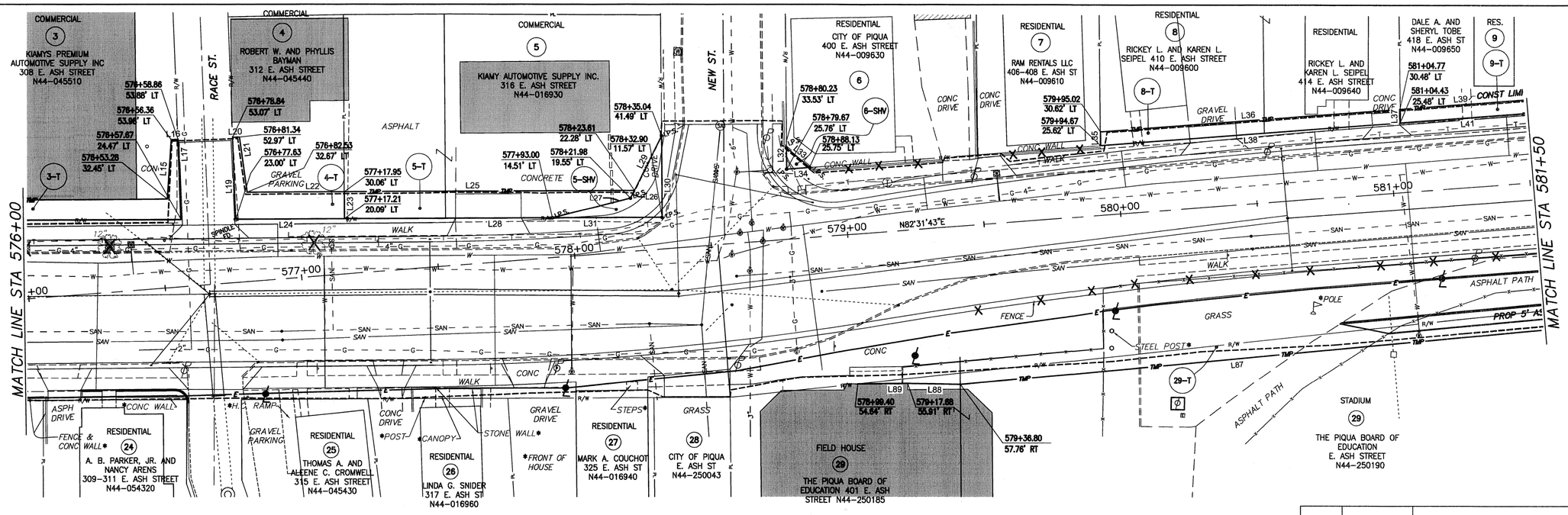
MIA-36-10.77

PLAT BOOK 23, PAGE 460
MIAMI COUNTY RECORDER'S PLAT
RECEIVED FOR RECORD THIS 21 DAY OF June, 20 11
FILE NUMBER: 2011R-0732 FEE:
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY
J Wendel
BY DEPUTY

MIAMI COUNTY, OHIO
CITY OF PIQUA
SECTION 17, T-6-N, R-6-E

SEE SHEET 8 FOR LINE TABLE





REV.	DATE:	DESCRIPTION

PLAN COMPLETED: X-X-XX

HORIZONTAL SCALE IN FEET 0 15 30

PID NO. 77374

CALCULATED NKT
CHECKED BMM

RIGHT OF WAY DETAIL SHEET

MIA-36-10.77

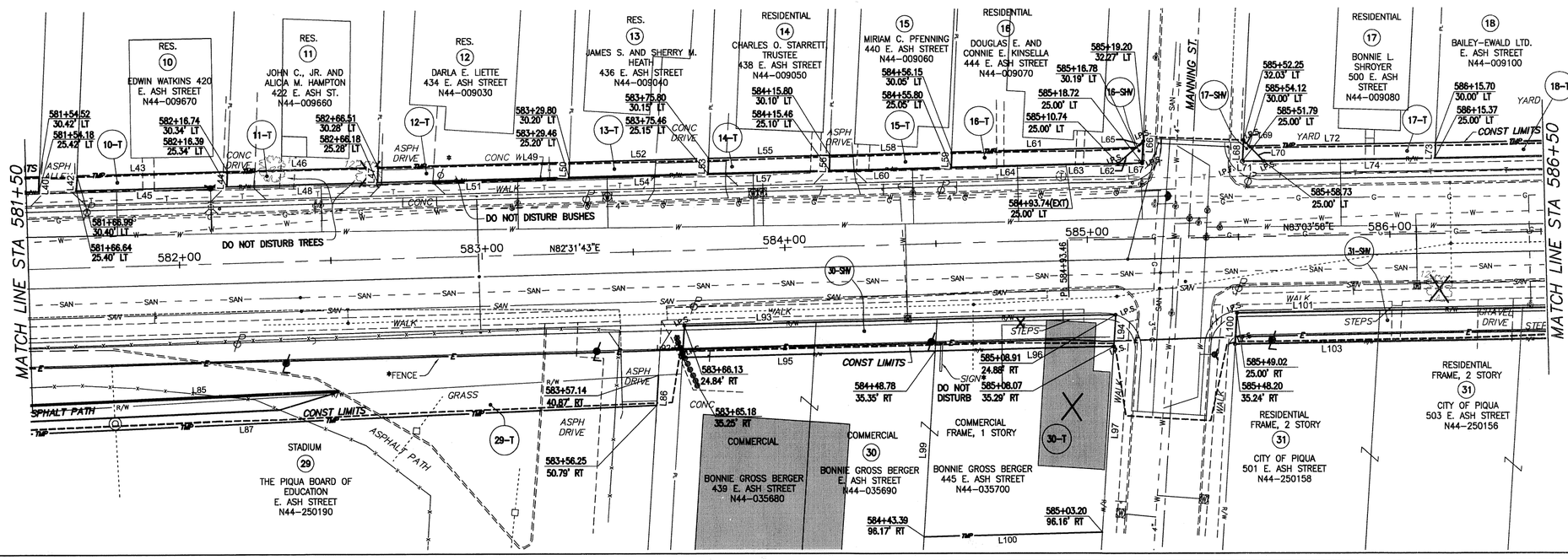
6/8

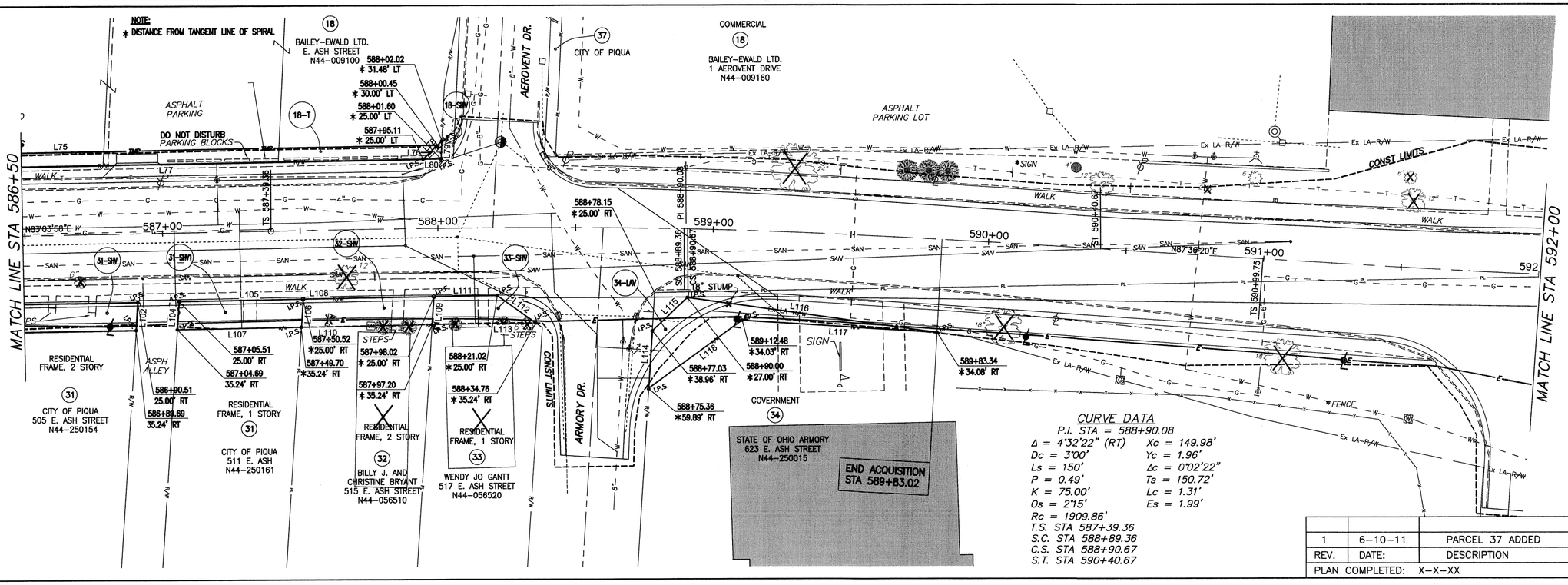
MIA-36-10.77
MIAMI COUNTY, OHIO
CITY OF PIQUA
SECTION 17, T-6-N, R-6-E

PLAT BOOK 23, PAGE 46E
MIAMI COUNTY RECORDER'S PLAT
RECEIVED FOR RECORD THIS 21 DAY OF June, 20 11
FILE NUMBER: 2011020336 FEE: ____
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY
BY DEPUTY

*ENCROACHMENTS TO RIGHT-OF-WAY

SEE SHEET 8 FOR LINE TABLE





CURVE DATA
P.I. STA = 588+90.08
Δ = 4°32'22" (RT) Xc = 149.98'
Dc = 3°00' Yc = 1.96'
Ls = 150' Δc = 0°02'22"
P = 0.49' Ts = 150.72'
K = 75.00' Lc = 1.31'
Os = 2°15' Es = 1.99'
Rc = 1909.86'
T.S. STA 587+39.36
S.C. STA 588+89.36
C.S. STA 588+90.67
S.T. STA 590+40.67

REV.	DATE:	DESCRIPTION
1	6-10-11	PARCEL 37 ADDED

PLAN COMPLETED: X-X-XX

15 0 30 HORIZONTAL SCALE IN FEET

PID NO. 77374
CALCULATED NKT CHECKED BMM

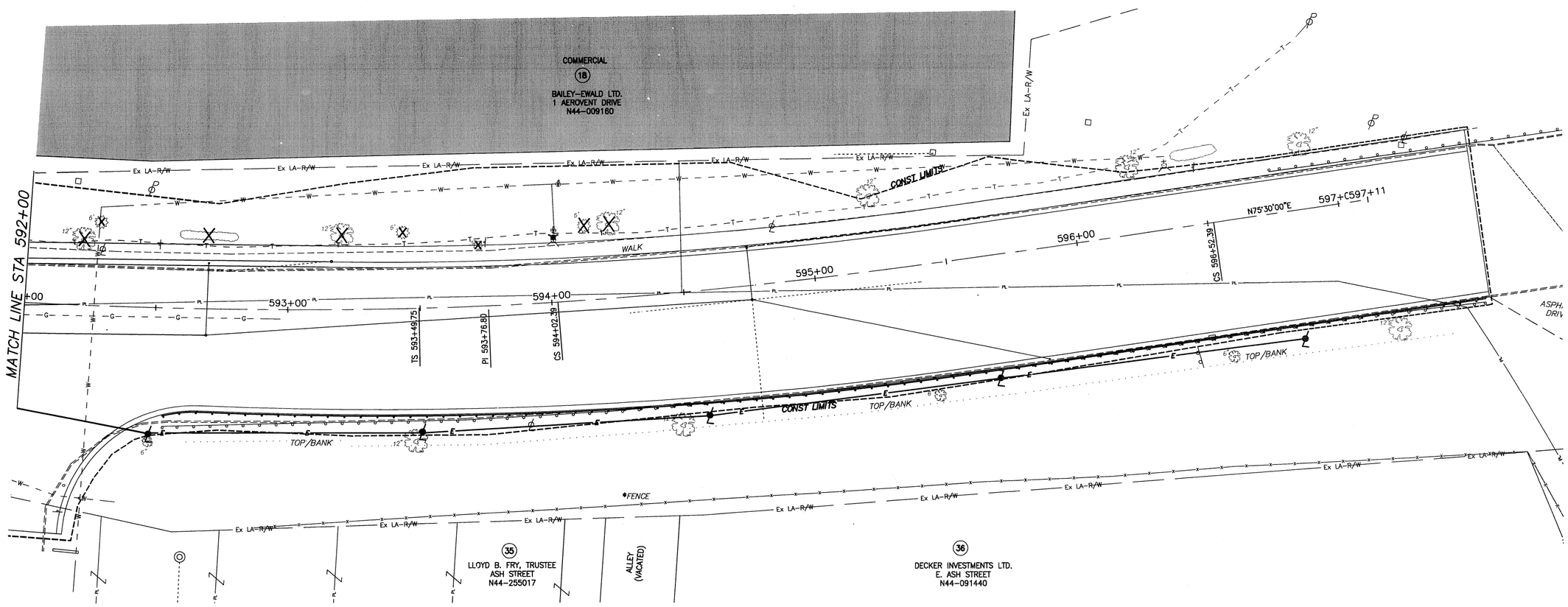
RIGHT OF WAY DETAIL SHEET

MIA-36-10.77

PLAT BOOK 23, PAGE 46E
MIAMI COUNTY RECORDER'S PLAT
RECEIVED FOR RECORD THIS 21 DAY OF
June, 20 11
FILE NUMBER: 2011OR-0732 FEE:
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY
Jwendel
BY DEPUTY

MIAMI COUNTY, OHIO
CITY OF PIQUA
SECTION 17, T-6-N, R-6-E

*ENCROACHMENTS TO RIGHT-OF-WAY



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	48.76'	N86°40'31"E
L2	2.42'	N03°16'40"W
L3	24.12'	N86°44'24"E
L4	10.00'	N03°15'36"W
L5	34.93'	N86°44'24"E
L6	19.66'	S03°15'36"E
L7	100.63'	S86°44'24"W
L8	10.17'	N48°15'36"W
L9	76.00'	N86°44'24"E
L10	9.66'	S03°15'36"E
L11	76.00'	S86°44'24"W
L12	9.66'	N03°15'36"W
L13	7.09'	N03°15'36"W
L14	111.55'	N86°27'35"E
L15	21.75'	N00°41'27"E
L16	2.50'	N84°50'24"E
L17	29.43'	S05°09'36"E
L18	116.52'	S86°44'24"W
L19	30.09'	N05°09'36"W
L20	2.50'	N84°50'24"E
L21	20.34'	S10°48'47"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	35.51'	N86°44'24"E
L23	10.00'	S03°13'53"E
L24	39.68'	S86°44'24"W
L25	105.95'	N86°44'24"E
L26	3.18'	S23°17'43"W
L27	29.41'	N72°39'42"E
L28	76.00'	S86°44'24"W
L29	25.54'	N23°17'43"E
L30	30.00'	S03°21'53"E
L31	40.00'	S86°44'24"W
L32	7.79'	N03°21'53"W
L33	11.09'	S52°53'26"E
L34	8.46'	S82°35'59"W
L35	5.01'	N03°32'28"W
L36	109.75'	N82°35'59"E
L37	5.01'	N03°32'28"W
L38	109.75'	S82°35'59"W
L39	49.75'	N82°35'59"E
L40	5.01'	S03°32'28"E
L41	49.75'	S82°35'59"W
L42	5.01'	N03°28'14"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	49.75'	N82°35'59"E
L44	5.01'	N03°28'14"W
L45	49.75'	S82°35'59"W
L46	49.77'	N82°35'59"E
L47	5.01'	N03°41'33"W
L48	49.79'	S82°35'59"W
L49	63.29'	N82°35'59"E
L50	5.01'	N03°37'29"W
L51	63.28'	S82°35'59"W
L52	46.00'	N82°35'59"E
L53	5.01'	N03°34'18"W
L54	46.00'	S82°35'59"W
L55	40.00'	N82°35'59"E
L56	5.01'	N03°34'18"W
L57	40.00'	S82°35'59"W
L58	40.34'	N82°35'59"E
L59	5.01'	N03°31'09"W
L60	40.34'	S82°35'59"W
L61	60.91'	N82°35'59"E
L62	7.96'	S42°23'31"W
L63	17.23'	S83°03'58"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L64	37.94'	S82°35'59"W
L65	11.16'	N42°23'31"E
L66	7.29'	S03°10'19"E
L67	7.98'	S83°03'58"W
L68	7.04'	N03°10'19"W
L69	9.56'	S49°36'24"E
L70	6.80'	N49°36'24"W
L71	6.94'	S83°03'58"W
L72	61.57'	N83°03'58"E
L73	5.01'	N03°10'19"W
L74	56.64'	S83°03'58"W
L75	184.75'	N83°03'58"E
L76	7.32'	S39°56'49"W
L77	179.74'	S83°03'58"W
L78	9.47'	N39°56'49"E
L79	6.49'	S03°10'19"E
L80	6.49'	S83°03'58"W
L85	457.95'	N80°48'19"E
L86	9.96'	S02°17'53"E
L87	419.50'	S81°34'33"W
L88	19.21'	S88°04'01"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L89	18.32'	S86°28'55"W
L92	10.45'	N02°17'53"W
L93	142.55'	N82°35'59"E
L94	10.44'	S02°21'29"E
L95	142.56'	S82°35'59"W
L96	58.96'	N82°35'59"E
L97	61.06'	S02°21'29"E
L98	58.91'	S82°35'59"W
L99	61.06'	N02°24'31"W
L100	10.28'	N02°21'29"W
L101	141.49'	N83°03'58"E
L102	10.28'	S02°21'29"E
L103	141.49'	S83°03'58"W
L104	10.28'	N02°21'29"W
L105	45.00'	N83°03'58"E
L106	10.28'	S02°21'29"E
L107	45.00'	S83°03'58"W
L108	47.50'	N83°03'58"E
L109	10.28'	S02°21'29"E
L110	47.50'	S83°03'58"W
L111	23.00'	N83°03'58"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L112	17.14'	S60°13'29"E
L113	37.56'	S83°03'58"W
L114	21.00'	N02°21'29"W
L115	17.64'	N40°23'42"E
L116	91.47'	S87°54'11"E
L117	70.86'	S87°38'44"W
L118	42.01'	S47°54'55"W

CURVE DATA

P.I. STA = 593+76.80

Δ = 12°06'20" (LT)	Xc = 249.81'
Dc = 4°00'	Yc = 7.27'
Ls = 250'	Δc = 2°06'20"
P = 1.82'	Ts = 277.05'
K = 124.97'	Lc = 52.64'
Os = 5°00'	Es = 9.86'
Rc = 1432.40'	

T.S. STA 590+99.75
S.C. STA 593+49.75
C.S. STA 594+02.39
S.T. STA 596+52.39

REV.	DATE:	DESCRIPTION

PLAN COMPLETED: X-X-XX

N

0 15 30 HORIZONTAL SCALE IN FEET

PID NO. 77374

CALCULATED NKT
CHECKED BMM

RIGHT OF WAY DETAIL SHEET

MIA-36-10.77

8/8

ROBERTS AND FAY REPLAT

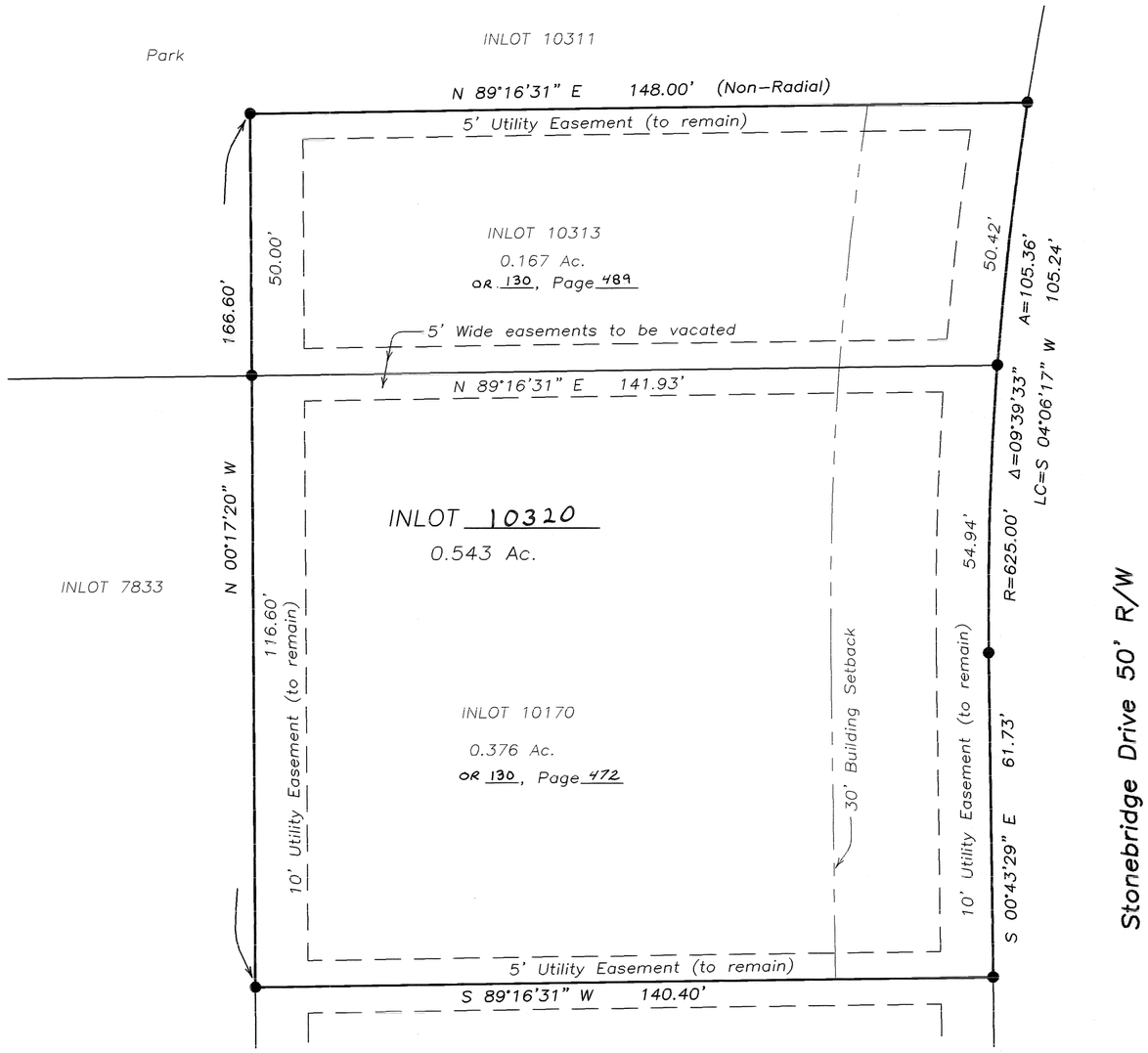
10170 & 10313	TROY	MIAMI	OHIO
INLOT	CORPORATION	COUNTY	STATE

PLAT BOOK 23 PAGE 47
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 7-6, ~~2010~~ 2011 AT 1:25:00 P.M.
FILE NO. 2011OR-07886 FEE $43.20

John S. Alexander BY: Dora Swihart
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 6th DAY OF July, ~~2010~~ 2011

Matthew W. Gearhart BY: Joyce Grilliot
MIAMI CO. AUDITOR DEPUTY



North

0 10 20 40
Graphic Scale in Feet
1"=20'

Acknowledgment

Roberta Roberts and William Fay being the sole owners of the lands herein platted, do hereby voluntarily consent to the execution of said replat.

Roberta Roberts
Roberta Roberts

William Fay

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 her free act and deed.
In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 28th day of Feb., ~~2010~~ 2011

Julie M Morrison
Notary Public in and for State of Ohio
My commission expires 12/6/2011

Legend

- ● Iron Pin Found
- ○ 5/8" Capped Iron Pin Set (Cozatt, S6001)

References

Miami County Recorder's Plat Records
Volume 22, Page 11
(Basis of Bearings)
Volume 23, Page 10

Replat for Denlinger and Sons

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

Michael W. Cozatt 8/11/10
MICHAEL W. COZATT
P.S. #6001

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
PROFESSIONAL SURVEYOR

COZATT ENGINEERING COMPANY
2784 South County Road 25-A
Troy, OH 45373
(937) 339-2921
Land Surveyor
Civil Engineer
Job No. 08310
cozatt@bizwoh.rr.com

File Name: C:\Jobs\2010\08310.dwg
Drawn by: DMC ~ Checked by: MWC

City of Troy Council

At a meeting of the Council of the City of Troy, Ohio, held this 20th day of SEPTEMBER, 2010, this plat was approved by Ordinance No. 0-21-10
effective _____, ~~2010~~ 2011

Michael L. Beamish
Michael L. ~~Bemish~~ Beamish, Mayor

Martha A. Baker
Martha A. Baker
President of Council

Sue G. Knight
Sue G. Knight
Clerk of Council

Approval by the City of Troy Engineer

This replat was reviewed and approved by the City of Troy Engineer this 25TH day of MARCH, ~~2010~~ 2011

Deborah Swan
~~Debra~~ Deborah Swan, City Engineer

VOISINET REPLAT
CITY OF PIQUA, MIAMI COUNTY, OHIO

BEING A REPLAT OF PARTS OUTLOTS 272, 273, 274, 275, PARTS INLOT 6946, INLOT 6947 AND PARTS VACATED GARBRY ROAD

VOLUME 23 PAGE 48

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 7 DAY OF July, 2011, AT 12:45 PM.
FILE # 2011R-07913 FEE $ 43.20

John S. Alexander — MIAMI COUNTY RECORDER
J. Wendel — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED July 7, 2011

Matthew W. Gearhardt — MIAMI COUNTY AUDITOR
Joyce Grillot — BY DEPUTY AUDITOR

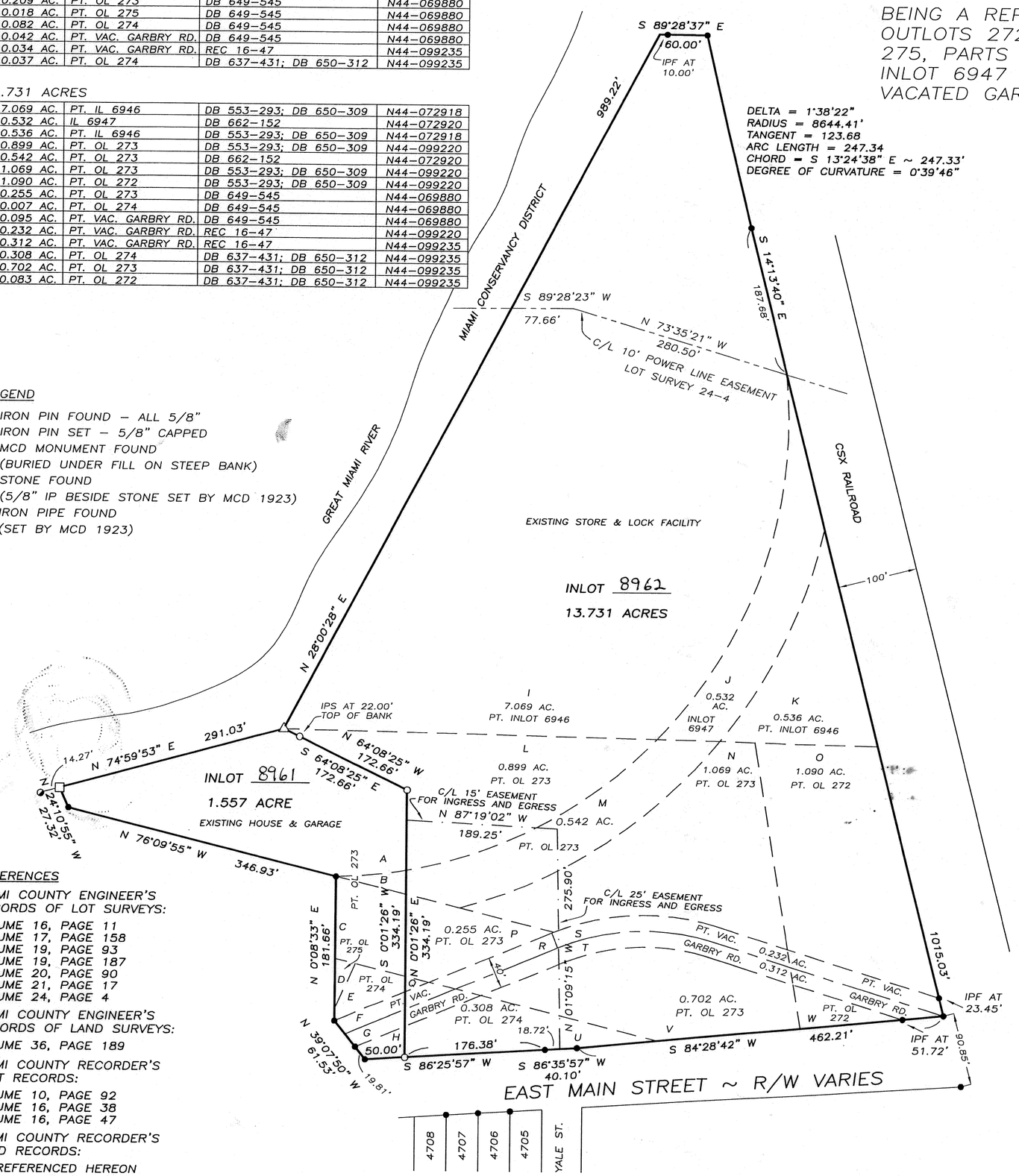
ACREAGE SUMMARY

1.557 ACRE

A	1.107 AC.	PT. OL 273	DB 553–293; DB 650–309	N44–099220
B	0.028 AC.	PT. OL 273	DB 662–152	N44–072920
C	0.209 AC.	PT. OL 273	DB 649–545	N44–069880
D	0.018 AC.	PT. OL 275	DB 649–545	N44–069880
E	0.082 AC.	PT. OL 274	DB 649–545	N44–069880
F	0.042 AC.	PT. VAC. GARBRY RD.	DB 649–545	N44–069880
G	0.034 AC.	PT. VAC. GARBRY RD.	REC 16–47	N44–099235
H	0.037 AC.	PT. OL 274	DB 637–431; DB 650–312	N44–099235

13.731 ACRES

I	7.069 AC.	PT. IL 6946	DB 553–293; DB 650–309	N44–072918
J	0.532 AC.	IL 6947	DB 662–152	N44–072920
K	0.536 AC.	PT. IL 6946	DB 553–293; DB 650–309	N44–072918
L	0.899 AC.	PT. OL 273	DB 553–293; DB 650–309	N44–099220
M	0.542 AC.	PT. OL 273	DB 662–152	N44–072920
N	1.069 AC.	PT. OL 273	DB 553–293; DB 650–309	N44–099220
O	1.090 AC.	PT. OL 272	DB 553–293; DB 650–309	N44–099220
P	0.255 AC.	PT. OL 273	DB 649–545	N44–069880
Q	0.007 AC.	PT. OL 274	DB 649–545	N44–069880
R	0.095 AC.	PT. VAC. GARBRY RD.	DB 649–545	N44–069880
S	0.232 AC.	PT. VAC. GARBRY RD.	REC 16–47	N44–099220
T	0.312 AC.	PT. VAC. GARBRY RD.	REC 16–47	N44–099235
U	0.308 AC.	PT. OL 274	DB 637–431; DB 650–312	N44–099235
V	0.702 AC.	PT. OL 273	DB 637–431; DB 650–312	N44–099235
W	0.083 AC.	PT. OL 272	DB 637–431; DB 650–312	N44–099235



LEGEND

- ● IRON PIN FOUND – ALL 5/8"
- ○ IRON PIN SET – 5/8" CAPPED
- △ MCD MONUMENT FOUND (BURIED UNDER FILL ON STEEP BANK)
- □ STONE FOUND (5/8" IP BESIDE STONE SET BY MCD 1923)
- ◐ IRON PIPE FOUND (SET BY MCD 1923)

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 16, PAGE 11
VOLUME 17, PAGE 158
VOLUME 19, PAGE 93
VOLUME 19, PAGE 187
VOLUME 20, PAGE 90
VOLUME 21, PAGE 17
VOLUME 24, PAGE 4

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 36, PAGE 189

MIAMI COUNTY RECORDER'S PLAT RECORDS:
VOLUME 10, PAGE 92
VOLUME 16, PAGE 38
VOLUME 16, PAGE 47

MIAMI COUNTY RECORDER'S DEED RECORDS:
AS REFERENCED HEREON

DESCRIPTION

BEING A REPLAT OF PARTS OUTLOTS 272, 273, 274, 275, PARTS INLOT 6946, INLOT 6947 AND PARTS VACATED GARBRY ROAD, AS CONVEYED TO JERROLD L. VOISINET, AKA JERALD L. VOISINET DEED BOOK 553 PAGE 293, DEED BOOK 650 PAGE 309, DEED BOOK 662 PAGE 152, DEED BOOK 649 PAGE 545, DEED BOOK 637 PAGE 431, DEED BOOK 650 PAGE 312 AND RECORD PLAT 16, PAGE 47, MIAMI COUNTY RECORDER'S RECORDS, LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

CONSENT

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

OWNERS & LIENHOLDERS

Jerrold L. Voisinet — JERROLD L. VOISINET
Melody K. Voisinet — MELODY K. VOISINET

NATHAN E. COUNTS - V.P.
UNITY NATIONAL BANK.

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 16 DAY OF JUNE, 2011. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE NAMED WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Frank J. Patrizio
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARIAL SEAL — STATE OF OHIO

FRANK J. PATRIZIO, Attorney At Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED THIS 17th DAY OF JUNE, 2011.

CHRISTOPHER W. SCHMIESING, CITY PLANNER

NOTE: OWNER ACKNOWLEDGES THAT THERE MAY BE REMAINING UTILITIES IN VACATED GARBRY ROAD RIGHT-OF-WAY, AND OWNER WILL PERMIT UTILITY COMPANIES TO ACCESS SAID UTILITIES IF NECESSARY, WITH PRIOR CONSENT OF PROPERTY OWNER.

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

REPLAT FOR JERRY VOISINET
IN MIAMI COUNTY, OHIO ~ JUNE 14, 2011

STATE OF OHIO — GREGG S. BROOKHART 6348 — REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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

BRADFORD VILLAGE	9 TOWN	4E RANGE	22 S.W. 1/4 SECTION	NEWBERRY TOWNSHIP	MIAMI COUNTY	OHIO STATE

ALLEY VACATION PLAT

ALLEY BETWEEN INLOTS 450–459 & PART OUTLOT 26

PLAT BOOK 23 PAGE 49

MIAMI COUNTY RECORDER'S RECORD OF PLATS– RECEIVED FOR RECORDING THIS 12 DAY OF July ,2011
FILE NO 2011OR-08089 FEE 73.20

John S. Alexander
JOHN S. ALEXANDER
MIAMI COUNTY RECORDER

BY: [signature]
DEPUTY

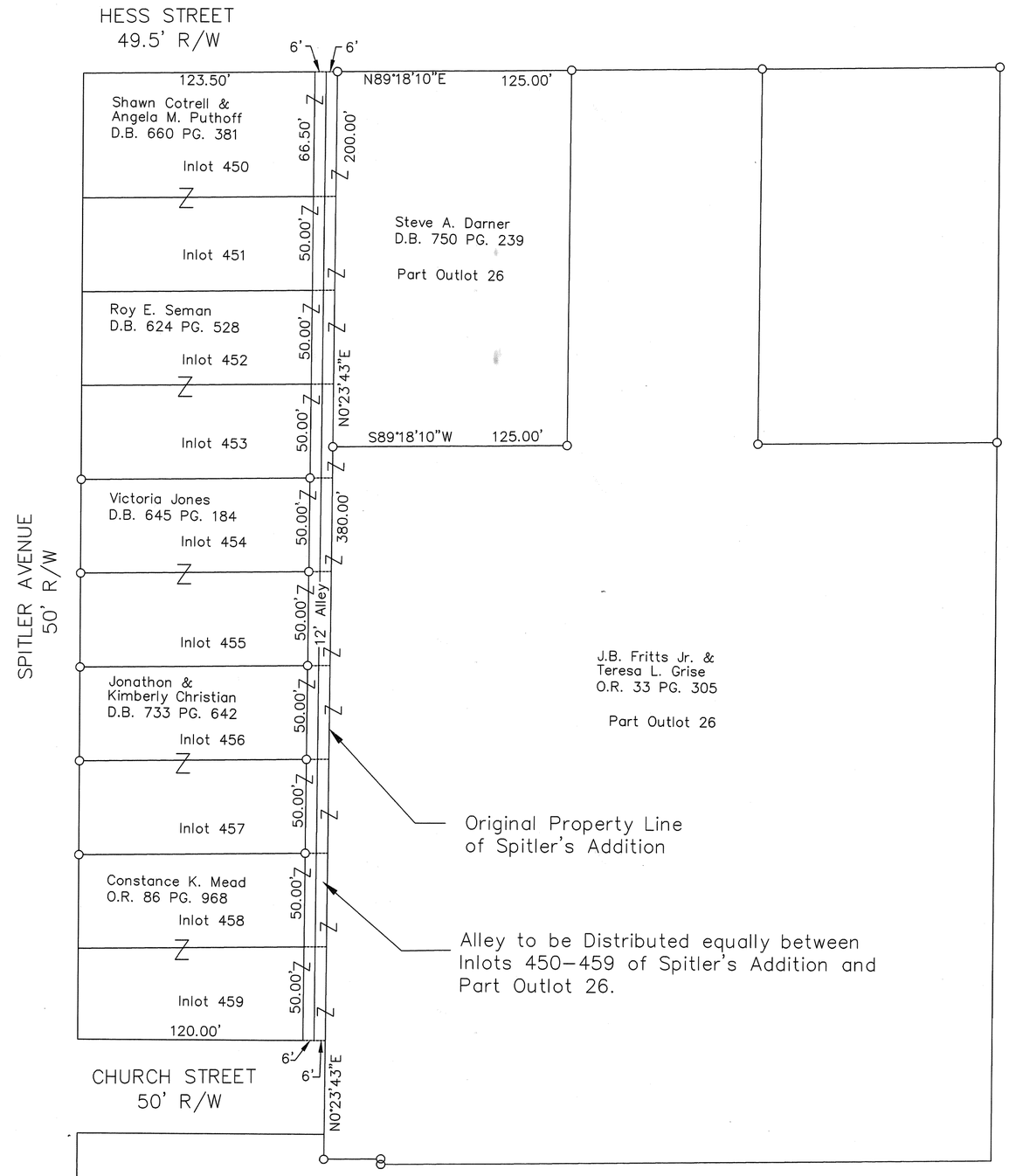
APPROVED AND TRANSFERRED.
DATE 7-12-11
Matthew W. Gearhardt
AUDITOR
Joyce Grellint
BY:

N

0 25 50 75 100

SCALE: 1" = 50'

BASIS OF BEARING IS LOT SURVEY VOLUME 20 PAGE 2 OF MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS



PLANNING AND ZONING BOARD RATIFICATION

Brenda Schanders 4-25-11
Secretary, Village of Bradford Planning Commission Date

Scott W. Kelly 4-30-11
Chairman, Village of Bradford Planning Commission Date

BRADFORD VILLAGE COUNCIL RATIFICATION

John D. Haven 4-28-11
President, Bradford Village Council Date

Brenda Schanders 4-28-11
Secretary, Bradford Village Council Date

SIGNATURE AND LOT NUMBERS OF OWNERS THAT ABUT THE ALLEY.

J.B. Fritts Jr.	Lot. 26
Teresa L. Grise	Lot. 26
Steve A. Darner	Lot. 26
S A Cotrell	Lot. 450 & 451
Angela Puthoff	Lot. 450 & 451
Roy E. Seman	Lot. 452+453
Victoria Jones	Lot. 454+455
Jonathan Christian	Lot. 456+457
Kimberly Christian	Lot. 456+457
Constance K. Mead	Lot. 458+459

LEGEND

- STONE
- PK NAIL
- RAILROAD SPIKE
- REBAR OR PIN

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys
- Survey Volume 18 Page 48
- Survey Volume 20 Page 2
- Survey Volume 20 Page 85
- Survey Volume 20 Page 130

Miami County Recorder's Record Plat Book
- Plat Book 1 Page 177
- Plat Book 2 Page 178
- Plat Book 2 Page 213

This alley vacation plat was created from the above surveys and deeds and is NOT intended to represent a field survey.

Larry J. Bill April 13, 2011
LARRY J. BILL, P.S. #7557 DATE

STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED
PROFESSIONAL SURVEYOR

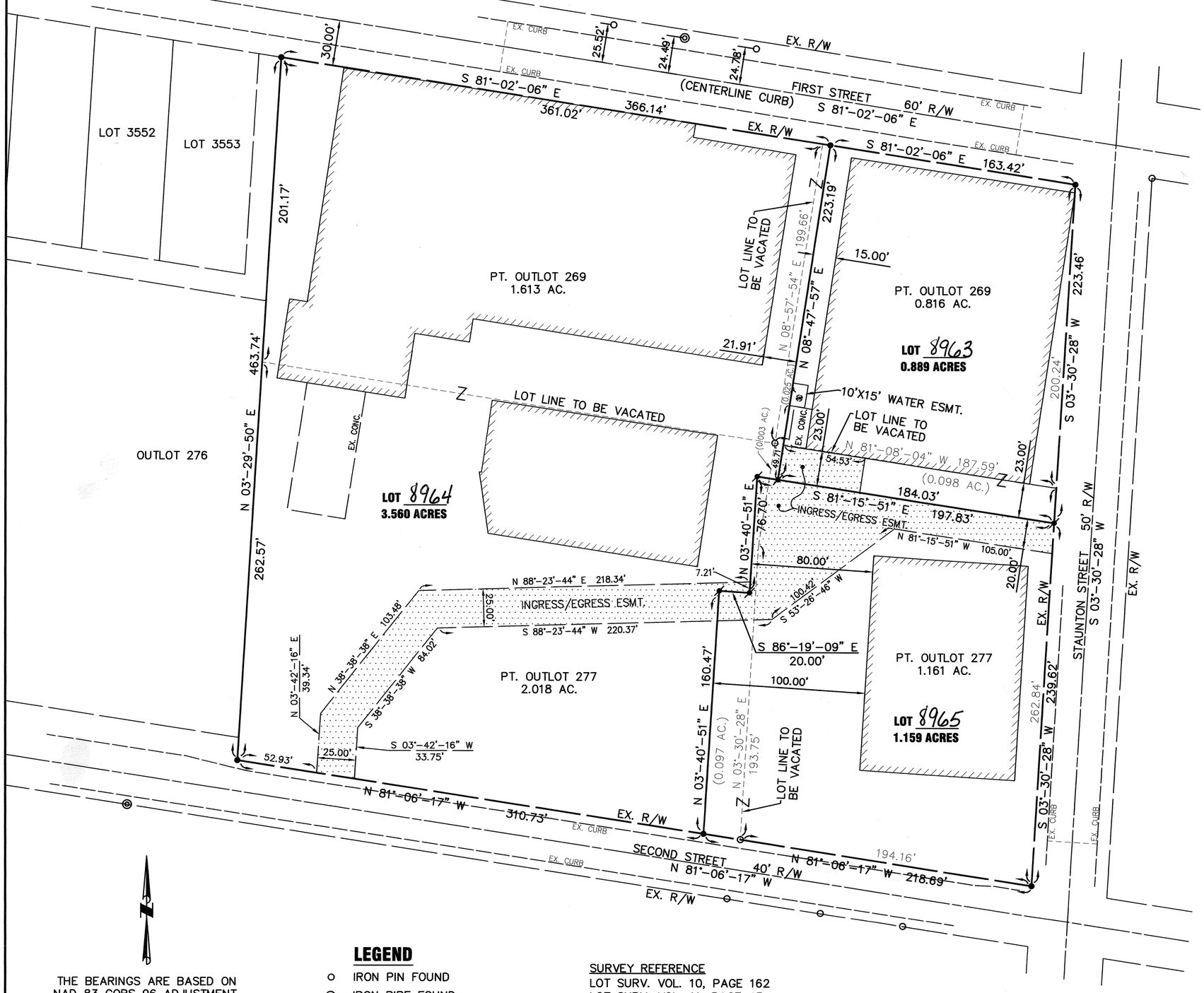
Larry J. Bill
Professional Surveyor
9826 New Harrison–Bradford Road
Bradford, Ohio 45308
Phone (937) 448–6320
Fax (937) 448–6323

SCARBROUGH PLAT

S.E. SECTION | PIQUA CITY | MIAMI, OHIO COUNTY

PLAT BOOK 23, PAGE 50
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 1 DAY OF August, 2011, AT 1:40 M.
FILE No. 2011OR-08832 FEE: $43.20
John S. Alexander, Miami County Recorder
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
R. Schmidt
DEPUTY

TRANSFERRED THIS 1 DAY OF Aug., 2011
Matthew W. Gearhardt BY: Linda Zimmerman
MATTHEW W. GEARHARDT, MIAMI COUNTY AUDITOR — DEPUTY AUDITOR



CITY OF PIQUA APPROVAL

THIS REPLAT OF PT OUTLOTS 269 AND 277 WAS REVIEWED AND APPROVED BY ME THIS 27TH DAY OF July, 2011.

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

PLAT AUTHORIZATION AND DEDICATION

The Scarbrough Family Limited Partnership, the owner of Part Outlot 269 and 277, 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 Scarbrough Plat. Furthermore, the Scarbrough Family Limited Partnership dedicates the easements as shown on this plat to the use of the adjacent lots forever.

By: _____
Authorized Signature

Its: General Partner

State of Ohio
County of Miami

The forgoing instrument was acknowledged before me this 27th day of July, 2011, by Deborah A. Stein.

Deborah A. Stein
Notary Public

11/14/2014
My commission expires

NOTARIAL SEAL STATE OF OHIO
DEBORAH ANN STEIN
Notary Public, State of Ohio
My Commission Expires 11/14/2014

THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=50'
0 50 100

LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- MAG NAIL TO BE SET
- 5/8" X 30" REBAR W/CAP SET
- INGRESS/EGRESS EASEMENT

SURVEY REFERENCE
LOT SURV. VOL. 10, PAGE 162
LOT SURV. VOL. 11, PAGE 43
LOT SURV. VOL. 16, PAGE 46
LOT SURV. VOL. 19, PAGE 65
LAND SURVEY VOL. 52, PAGE 177
OFFICIAL RECORD 47, PAGE 778

BEING A REPLAT OF PART OUTLOTS 269 AND 277 AND OWNED BY SCARBROUGH FAMILY LIMITED PARTNERSHIP AS RECORDED IN OFFICIAL RECORD 47, PAGE 778.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254 — 07-01-2011 DATE

STATE OF OHIO — WESLEY D. GOUBEAUX 8254 — REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 07-01-2011
DRAWN BY: WDG
JOB NUMBER: MIAPIQ1109
SHEET NUMBER 1 OF 1

REPLAT OF INLOTS 2231 & 2232
CITY OF TROY, MIAMI COUNTY, OHIO

Scale: 1"=30'

0 15 30 45 60

PLAT BOOK 23 PAGE 51
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED August 2, 2011 AT 3:23
FILE NUMBER 2011R-05908 FEE 43.20

MIAMI COUNTY RECORDER — BY: DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 1 DAY OF Aug., 2011.

MIAMI COUNTY AUDITOR — BY: DEPUTY

DESCRIPTION

BEING A REPLAT OF INLOT NUMBERS 2231 AND 2232 IN THE CITY OF TROY, OHIO, AND BEING PART OF THE SUBDIVISION OF PART OUTLOTS 113 AND 236 AS FILED IN PLAT BOOK 2, PAGE 199 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS, AND ACQUIRED BY HAROLD E. TRADER, LLC, BY DEED RECORDED IN O.R.V. 199, PAGE 906 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

DEDICATION

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

HAROLD E. TRADER, LLC

STATE OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED, THAT ON THIS 29th DAY OF July, 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC — MY COMMISSION EXPIRES 12/6/2011

CITY OF TROY ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED THIS 29th DAY OF JULY, 2011.

DEBORAH J. SWAN
CITY OF TROY ENGINEER

STATE OF OHIO — MICHAEL W. COZATT S-6001 REGISTERED SURVEYOR

Michael W. Cozatt, P.S. #6001 — Date 7/25/11

Cozatt Engineering Company
Civil Engineer — Land Surveyor
2784 S. County Road 25A Troy, Ohio
Job No. 09411 Ph. (937) 339-2921

LEGEND

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

REPLAT OF INLOTS 10025 & 10026
CITY OF TROY, MIAMI COUNTY, OHIO

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	LONG CHORD
1	90° 00' 00"	17.50'	27.49'	S 39° 48' 00" E, 24.75'

Scale: 1"=30'

0 15 30 45 60

PLAT BOOK 23 PAGE 52
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED Aug 31, 2011 AT 3:41
FILE NUMBER 2011OR-10146 FEE 43.20

MIAMI COUNTY RECORDER BY: DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 31st DAY OF August, 2011.

Matthew W Gearhardt BY: Joyce Grilliot
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF INLOT NUMBERS 10025 AND 10026 IN THE CITY OF TROY, OHIO, AND BEING PART OF HUNTERS RIDGE SECTION THREE AS FILED IN PLAT BOOK 21, PAGE 73 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS, AND ACQUIRED BY DONALD E. AND THERESE ROUSH BY DEED RECORDED IN D.B. 781, PAGE 669 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND ALL THE RESTRICTIVE COVENANTS AS FILED IN PLAT BOOK 21, PAGE 73 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

Donald E. Roush — DONALD E. ROUSH
Therese M. Roush — THERESE ROUSH

STATE OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED, THAT ON THIS 26TH DAY OF August, 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME DONALD E. ROUSH AND THERESE ROUSH, TO ME KNOWN, WHO ACKNOWLEDGED SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

Jennifer E. Honeyman — NOTARY PUBLIC
June 25, 2013 — MY COMMISSION EXPIRES

JENNIFER E. HONEYMAN
Notary Public, State of Ohio
My Comm. Expires June 25, 2013

CITY OF TROY ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED THIS 1ST DAY OF AUGUST, 2011.

Deborah J. Swan
DEBORAH J. SWAN
CITY OF TROY ENGINEER

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt 7/25/11
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
2784 S. County Road 25A Troy, Ohio
Job No. 08611 Ph. (937) 339-2921

LEGEND

● IRON PIN FOUND

REFERENCES

P.B. 21, PG. 73 } MIAMI COUNTY RECORDER'S
P.B. 22, PG. 43 } PLAT RECORDS

REPLAT OF INLOTS 5355, 5549, AND 5550
CITY OF TROY
MIAMI COUNTY, OHIO

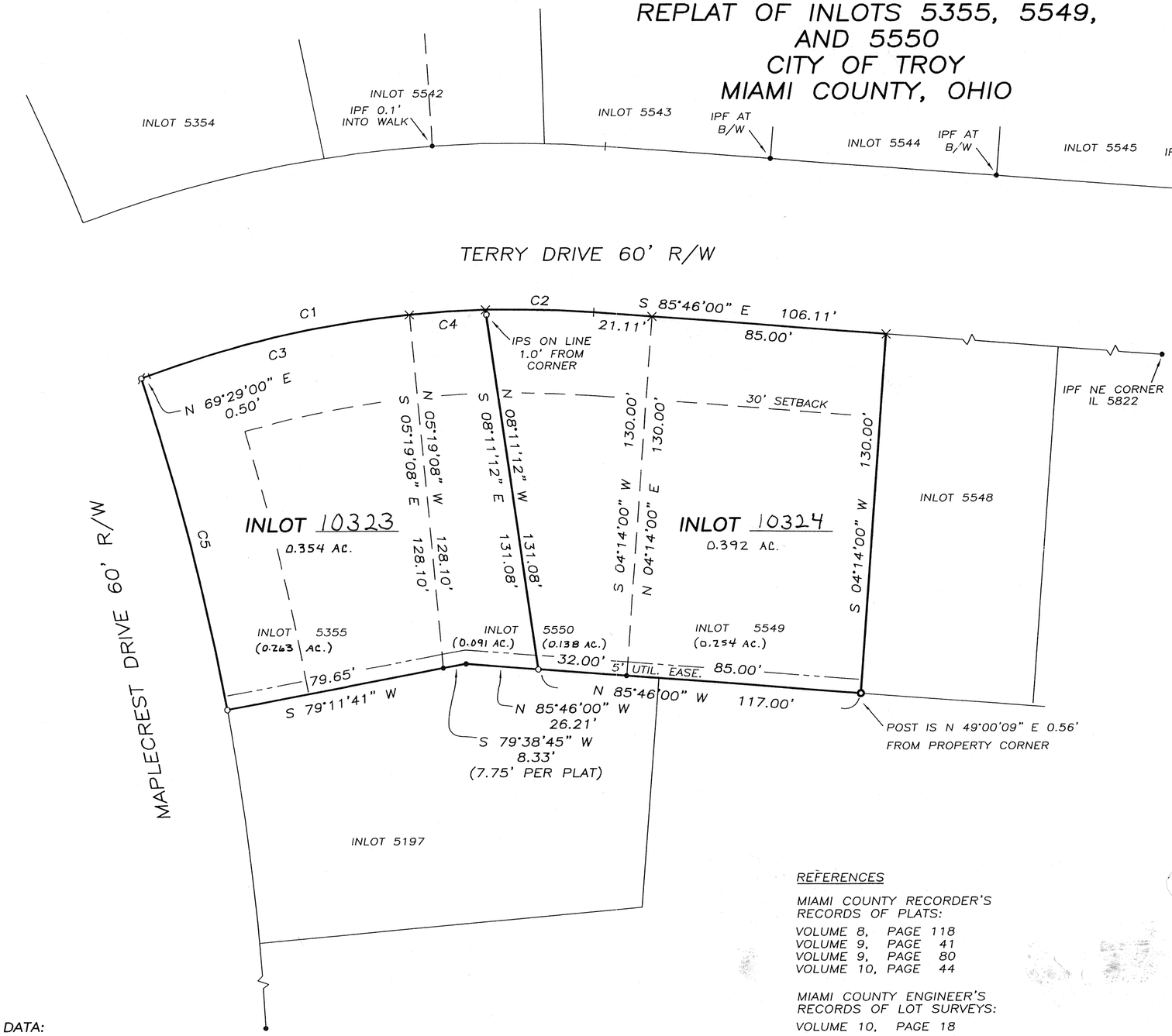
VOLUME 23 PAGE 53
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22 DAY
OF Sept., 2011, AT 3:28 P.M.
FILE # 2011OR-11063 FEE $ 43.20

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept 22, 2011.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOTS 5355, 5549, AND 5550 (VACANT LOT) IN THE CITY OF TROY, MIAMI COUNTY, OHIO. INLOTS 5355 AND 5550 AS CONVEYED TO PAUL E.* AND BETTY JO SCHAFFNER PER O.R. VOL. 199, PAGE 104. 5549 AS CONVEYED TO STEVEN P. AND BETH ANN LAMKA PER DEED BOOK 780, PAGE 95, AND PART 5550 AS CONVEYED PER O.R. 215, PAGE 984, MIAMI COUNTY RECORDER'S RECORDS.

*AKA PAUL F. SCHAFFNER

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:

Paul E. Schaffner
PAUL E. SCHAFFNER

Steven P. Lamka
STEVEN P. LAMKA

Betty Jo Schaffner
BETTY JO SCHAFFNER

Bethann Lamka
BETH ANN LAMKA

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 22 DAY OF AUGUST, 2011, 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 MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Pamela J. Leach
NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb. 01

NOTARY PUBLIC STATE OF OHIO

PAMELA J. LEACH
Notary Public, State of Ohio
My Comm. Expires Feb. 1, 2016

CITY OF TROY

THIS RECORD PLAT REVIEWED AND APPROVED THIS 23RD DAY OF AUGUST 2011.

Deborah J. Swan
Deborah J. Swan, P.E

CURVE DATA:

	Dc	Radius	Delta	Arc	L.C.
C1	14°53'12"	384.88'	18°55'19"	127.11'	N 78°56'40" E 126.53'
C2	14°53'12"	384.88'	5°49'41"	39.15'	S 88°40'50" E 39.13'
C3	14°53'12"	384.88'	14°48'44"	99.50'	N 76°53'22" E 99.22'
C4	14°53'12"	384.88'	4°06'35"	27.61'	N 86°21'02" E 27.60'
C5	6°21'58"	900.00'	7°52'48"	123.78	N 14°23'33" W 123.68

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:

VOLUME 8, PAGE 118
VOLUME 9, PAGE 41
VOLUME 9, PAGE 80
VOLUME 10, PAGE 44

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 10, PAGE 18

MIAMI COUNTY RECORDERS RECORDS OF DEEDS:

DEED BOOK 780, PAGE 95
OFFICIAL RECORD VOLUME 199, PAGE 104

LEGEND

- ○ IRON PIN SET
- • IRON PIN FOUND
- ✖ RAILROAD SPIKE FOUND
- × CROSS NOTCH CUT IN WALK
- ⊙ FENCE POST FOUND

0 15 30 60
GRAPHIC SCALE IN FEET
1" = 30'

REPLAT AND SURVEY FOR PAUL & BETTY SCHAFFNER, STEVEN & BETH LAMKA IN MIAMI COUNTY, OHIO ~ AUGUST 7, 2011

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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

CARRIAGE TRAILS

SECTION 13 - PHASE 1

PART INLOTS 169 & 353

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

SEPTEMBER 2011

VOLUME 23 PAGE 54
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED THIS 13TH DAY OF OCT., 2011 FOR FILING AT 9:15 A M.
FILE NO. 2011 OR-11900
FEE 129.60
Lola M. McCoy
MIAMI COUNTY RECORDER
John S Alexander
BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219 AND PART OF INLOT 169, BY DEED RECORDED IN VOLUME 201, PAGE 771 OF THE MIAMI COUNTY OFFICIAL RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, GEORGE L. JENKINS 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 EASEMENTS AND STREETS, INCLUDING 0.027 ACRE IN STATE ROUTE 202 RIGHT-OF-WAY, AS 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, AT THE TIME OF THE RECORDING OF THIS PLAT, DOES HEREBY RELEASE THE EASEMENT OF RECORD IN DEED BOOK 566, PAGE 755.

WITNESS

Dana Keough

Judith Dimperio

DEC Land Co. I LLC
By: DEC/Carriage Trails LLC

By: George L. Jenkins
GEORGE L. JENKINS,
MANAGING MEMBER

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 20th DAY OF September 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GEORGE L. JENKINS, 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 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 11-25-13

Rebecca A. Sorem
NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO
Rebecca A. Sorem
Notary Public, State of Ohio
My Commission Expires 11-25-2013

CONSENT OF LIENHOLDER

PEOPLES BANK NATIONAL ASSOCIATION

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

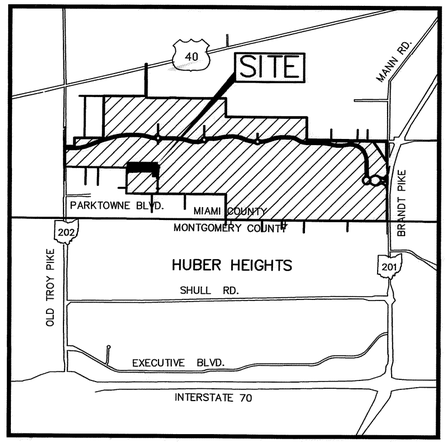
STATE OF ~~KENTUCKY~~ OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 23rd DAY OF September, 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, 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.

CHRISTOPHER N. SWANK
Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration
Section 147.03 R.C.

NOTARY PUBLIC

MY COMMISSION EXPIRES: No expiration



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 13, Phase I are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

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

Lots 536 and 551 are non-buildable, Green Space lots and will be owned and maintained by the Master Owners Association.

TEMPORARY ACCESS EASEMENT

TO BECOME NULL AND VOID UPON EXTENSION OF PUBLIC RIGHT-OF-WAY FOR DEVELOPMENT OF FUTURE LOTS.

BASIS OF BEARINGS

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

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219 & VOL. 201, PG. 771

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 23, PG. 44
P.B. 22, PG. 80
P.B. 22, PG. 89
P.B. 22, PG. 91
P.B. 23, PG. 11

AUDITOR

TRANSFERRED ON THE 13 DAY OF Oct, 2011

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grillot
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 27 SEPTEMBER, 2011

Jeff Hallett
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN DEEDS TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219 AND 10.001 ACRES IN VOLUME 201, PAGE 771 AS RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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

STATE OF OHIO
DAVID L. CHIESA
7740
REGISTERED
SURVEYOR

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP

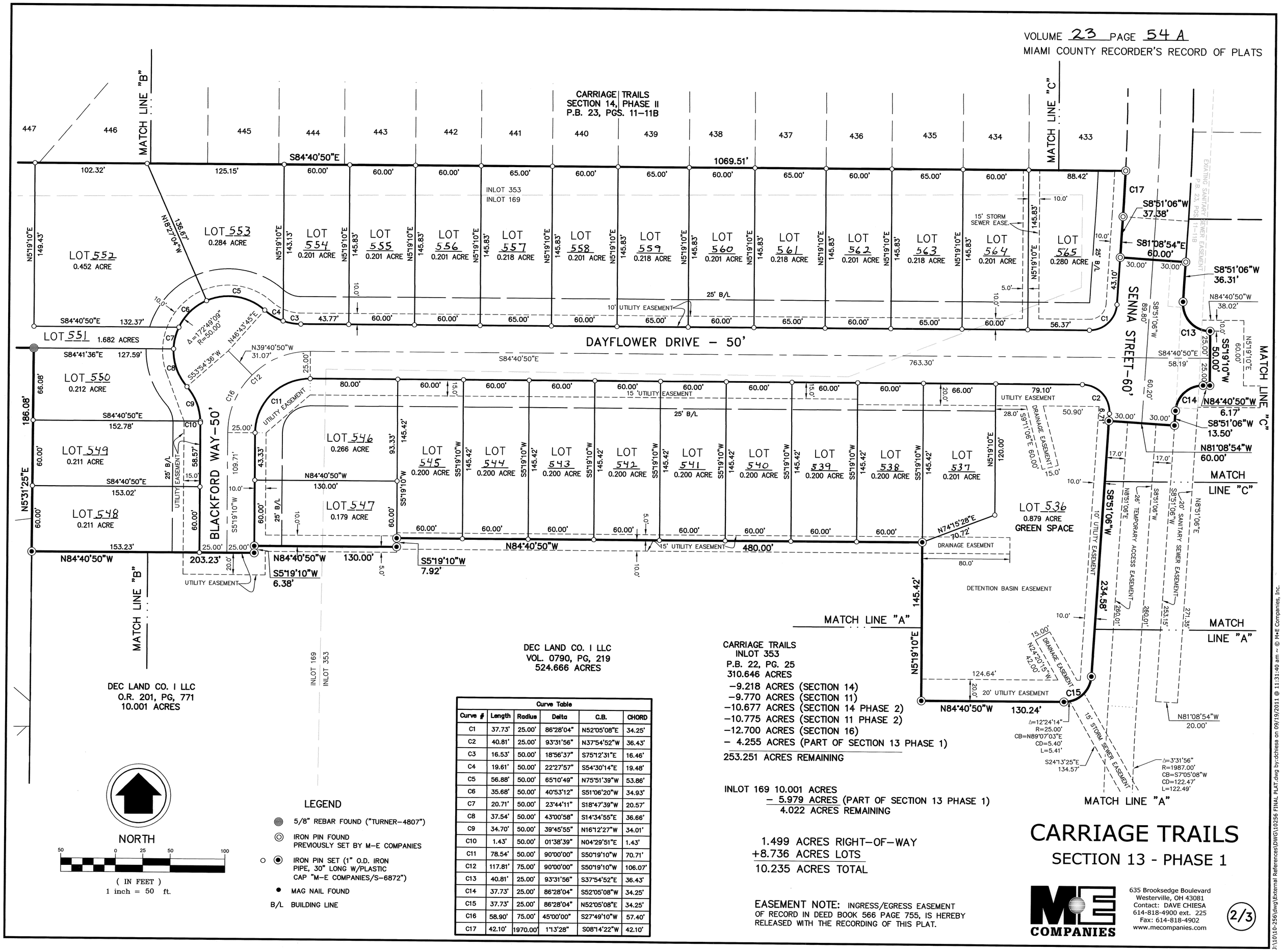
David L. Chiesa 9/19/11
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017

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

J:\10\10-256\dwg\External References\DWG\10256 FINAL PLAT.dwg by:dchiesa on 09/19/2011 @ 11:19:27 am ~ © M-E Companies, Inc.

VOLUME 23 PAGE 54 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS



CARRIAGE TRAILS
INLOT 353
P.B. 22, PG. 25
310.646 ACRES
–9.218 ACRES (SECTION 14)
–9.770 ACRES (SECTION 11)
–10.677 ACRES (SECTION 14 PHASE 2)
–10.775 ACRES (SECTION 11 PHASE 2)
–12.700 ACRES (SECTION 16)
– 4.255 ACRES (PART OF SECTION 13 PHASE 1)
253.251 ACRES REMAINING

INLOT 169 10.001 ACRES
– 5.979 ACRES (PART OF SECTION 13 PHASE 1)
4.022 ACRES REMAINING

1.499 ACRES RIGHT–OF–WAY
+8.736 ACRES LOTS
10.235 ACRES TOTAL

EASEMENT NOTE: INGRESS/EGRESS EASEMENT OF RECORD IN DEED BOOK 566 PAGE 755, IS HEREBY RELEASED WITH THE RECORDING OF THIS PLAT.

Curve Table

Curve #	Length	Radius	Delta	C.B.	CHORD
C1	37.73'	25.00'	86°28'04"	N52°05'08"E	34.25'
C2	40.81'	25.00'	93°31'56"	N37°54'52"W	36.43'
C3	16.53'	50.00'	18°56'37"	S75°12'31"E	16.46'
C4	19.61'	50.00'	22°27'57"	S54°30'14"E	19.48'
C5	56.88'	50.00'	65°10'49"	N75°51'39"W	53.86'
C6	35.68'	50.00'	40°53'12"	S51°06'20"W	34.93'
C7	20.71'	50.00'	23°44'11"	S18°47'39"W	20.57'
C8	37.54'	50.00'	43°00'58"	S14°34'55"E	36.66'
C9	34.70'	50.00'	39°45'55"	N16°12'27"W	34.01'
C10	1.43'	50.00'	01°38'39"	N04°29'51"E	1.43'
C11	78.54'	50.00'	90°00'00"	S50°19'10"W	70.71'
C12	117.81'	75.00'	90°00'00"	S50°19'10"W	106.07'
C13	40.81'	25.00'	93°31'56"	S37°54'52"E	36.43'
C14	37.73'	25.00'	86°28'04"	S52°05'08"W	34.25'
C15	37.73'	25.00'	86°28'04"	N52°05'08"E	34.25'
C16	58.90'	75.00'	45°00'00"	S27°49'10"W	57.40'
C17	42.10'	1970.00'	1°13'28"	S08°14'22"W	42.10'

LEGEND
5/8" REBAR FOUND ("TURNER–4807")
IRON PIN FOUND PREVIOUSLY SET BY M–E COMPANIES
IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M–E COMPANIES/S–6872")
MAG NAIL FOUND
B/L BUILDING LINE

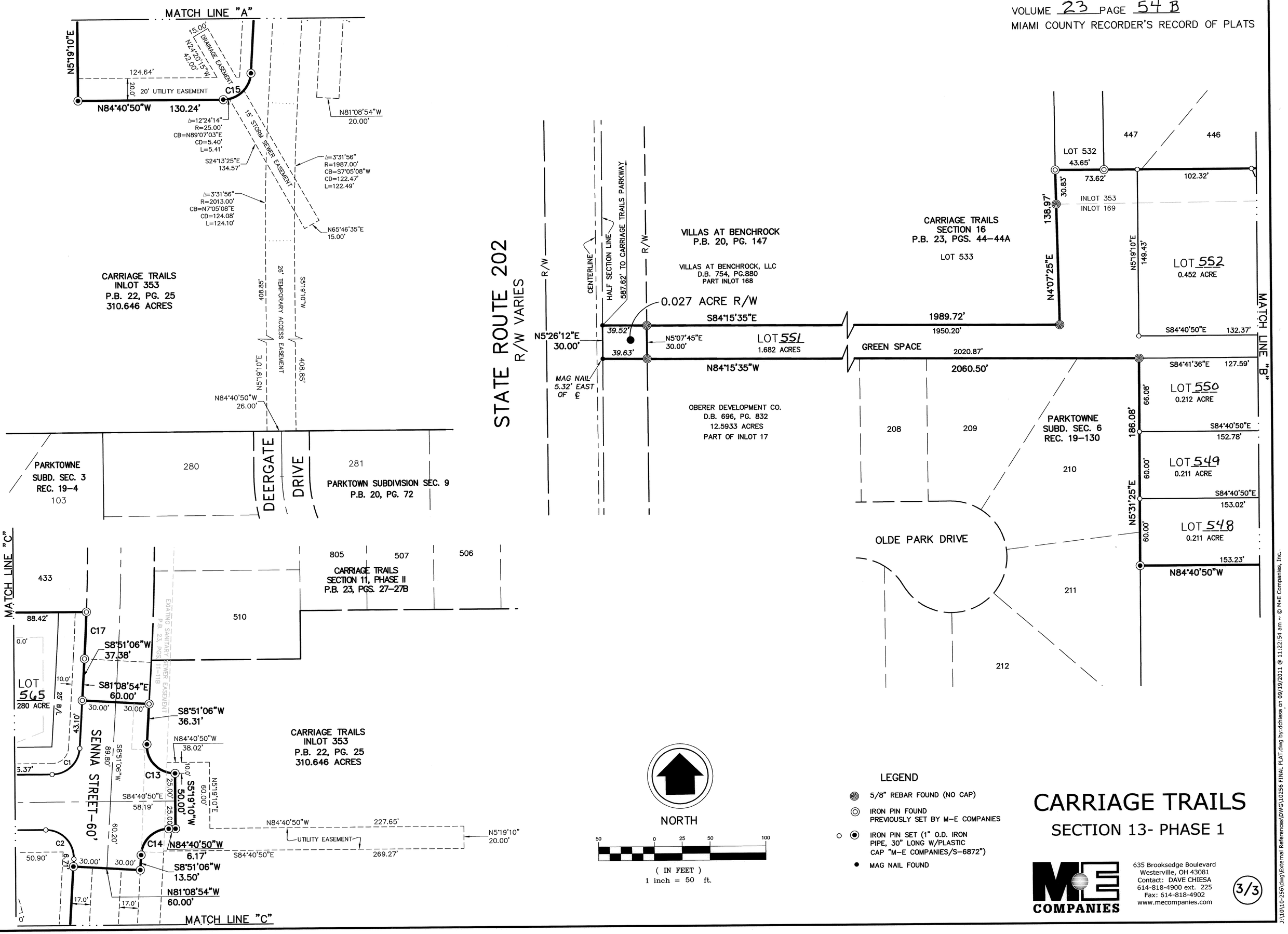
CARRIAGE TRAILS
SECTION 13 - PHASE 1

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

2/3

J:\10\10-256\dwg\External References\DWG\10256 FINAL PLAT.dwg by:dchiesa on 09/19/2011 @ 11:31:40 am -- © M-E Companies, Inc.

VOLUME 23 PAGE 54 B
MIAMI COUNTY RECORDER'S RECORD OF PLATS



CARRIAGE TRAILS

SECTION 13- PHASE 1

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

3/3

J:\10\10-256\dwg\External References\DWG\10256 FINAL PLAT.dwg by:dchiesa on 09/19/2011 @ 11:22:54 am ~ © M+E Companies, Inc.

EAGLES NEST, SECTION 3 REPLAT

INLOTS 7776 & 7777
CITY OF PIQUA
MIAMI COUNTY, OHIO

VOLUME 23 PAGE 55

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 19 DAY OF Oct, 2011, AT 4:35 A.M.

FILE # 2011OR-12158 FEE $43.20

John S. Alexander — MIAMI COUNTY RECORDER

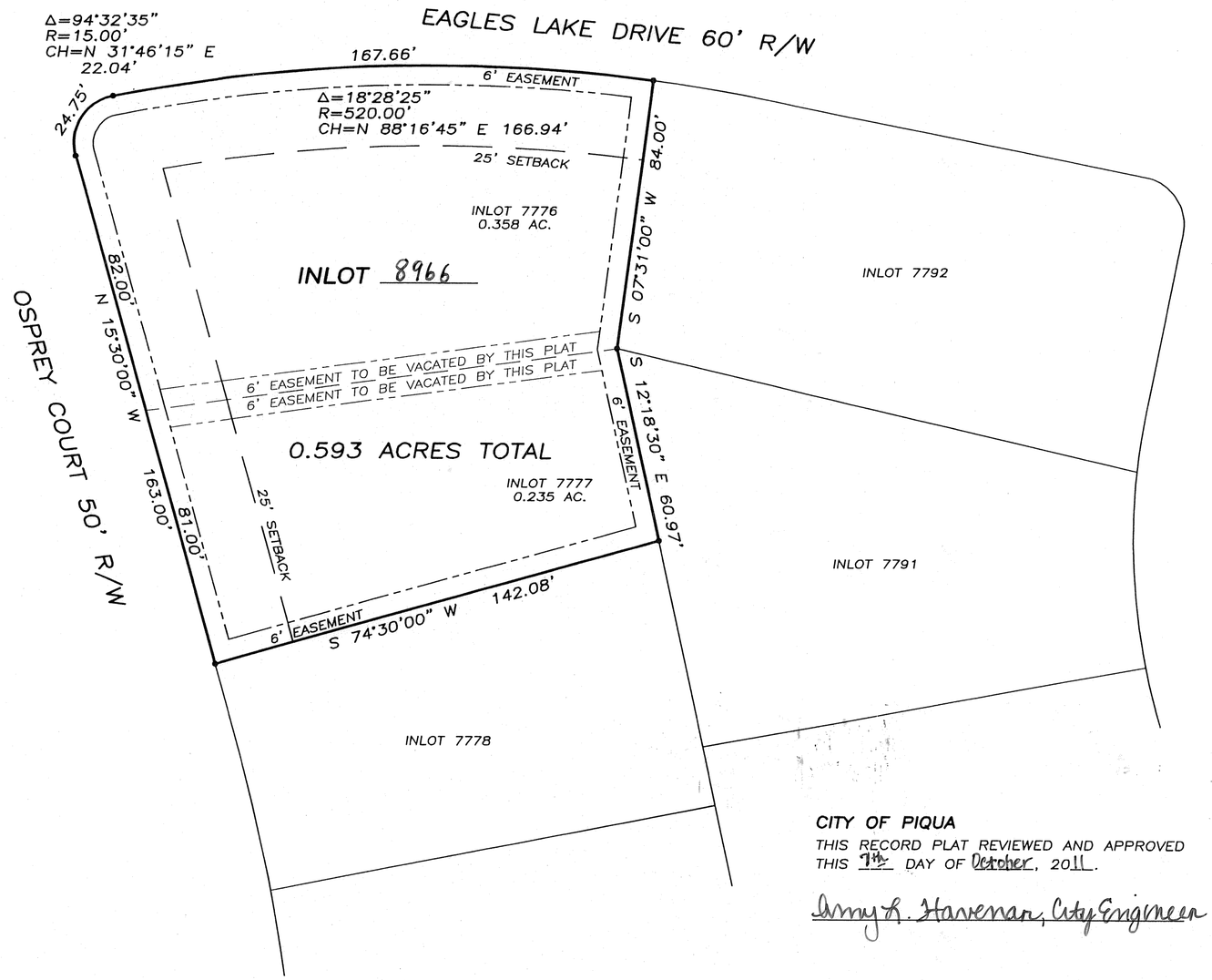
J. Wendel — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Oct 19, 2011.

Matthew W. Bearhardt — MIAMI COUNTY AUDITOR

Joyce Grilliot — BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOT 7776 AND INLOT 7777 AS CONVEYED TO DIXIE M. BANKS BY DEEDS RECORDED IN VOLUME 695, PAGE 225, VOLUME 705, PAGE 671 AND VOLUME 755, PAGE 131, OF THE MIAMI COUNTY DEED RECORDS AND BEING LOCATED IN EAGLES NEST, SECTION 3 AS RECORDED IN RECORD PLAT BOOK 15, PAGE 65.

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

Dixie M. Banks
DIXIE M. BANKS

Gary E. Banks
GARY E. BANKS

LIENHOLDER

Crystal A. Carter-Rhodes
AGENT, PNC MORTGAGE
Crystal A. Carter-Rhodes
Assistant Vice President

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 23 DAY OF September, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIXIE M. BANKS AND GARY E. BANKS, HER HUSBAND, 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.

Lesley E. Swarts
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO
LESLEY E. SWARTS
Notary Public, State of Ohio
My Commission Expires
August 11, 2012

MY COMMISSION EXPIRES: Aug 11, 2012

STATE OF OHIO, ~~MIAMI~~ Montgomery COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF October, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE MENTIONED, AGENT FOR PNC MORTGAGE, FKA NATIONAL CITY MORTGAGE, 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.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO
MARY V. PARRISH, Notary Public
In and for the State of Ohio
My Commission Expires May 7, 2015
Registration No. 2010-RE-331546

MY COMMISSION EXPIRES:

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED THIS 7th DAY OF October, 2011.

Amy L. Havenar, City Engineer

NOTES:
1. THE EXISTING UTILITY EASEMENT ALONG THE COMMON LINE BETWEEN INLOTS 7776 AND 7777 (12 FT. TOTAL WIDTH) IS BEING VACATED AS A PART OF THIS REPLAT. AN O.U.P.S. LOCATE PERFORMED AT THE DATE OF THIS REPLAT INDICATED THERE WERE NO EXISTING UTILITIES IN SAID EASEMENT.
2. RESTRICTIONS FOR THIS PLAT SHALL REMAIN THE SAME AS THOSE FOR EAGLES NEST, SECTION 1, AS RECORDED IN PLAT BOOK 14, PAGE 118A OF THE MIAMI COUNTY PLAT RECORDS.

LEGEND

• 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:

VOLUME 14, PAGE 118A
VOLUME 15, PAGE 65

MIAMI COUNTY RECORDER'S RECORDS OF DEEDS:

VOLUME 695, PAGE 225
VOLUME 705, PAGE 671
VOLUME 755, PAGE 131

0 15 30 60
GRAPHIC SCALE IN FEET
1" = 30'

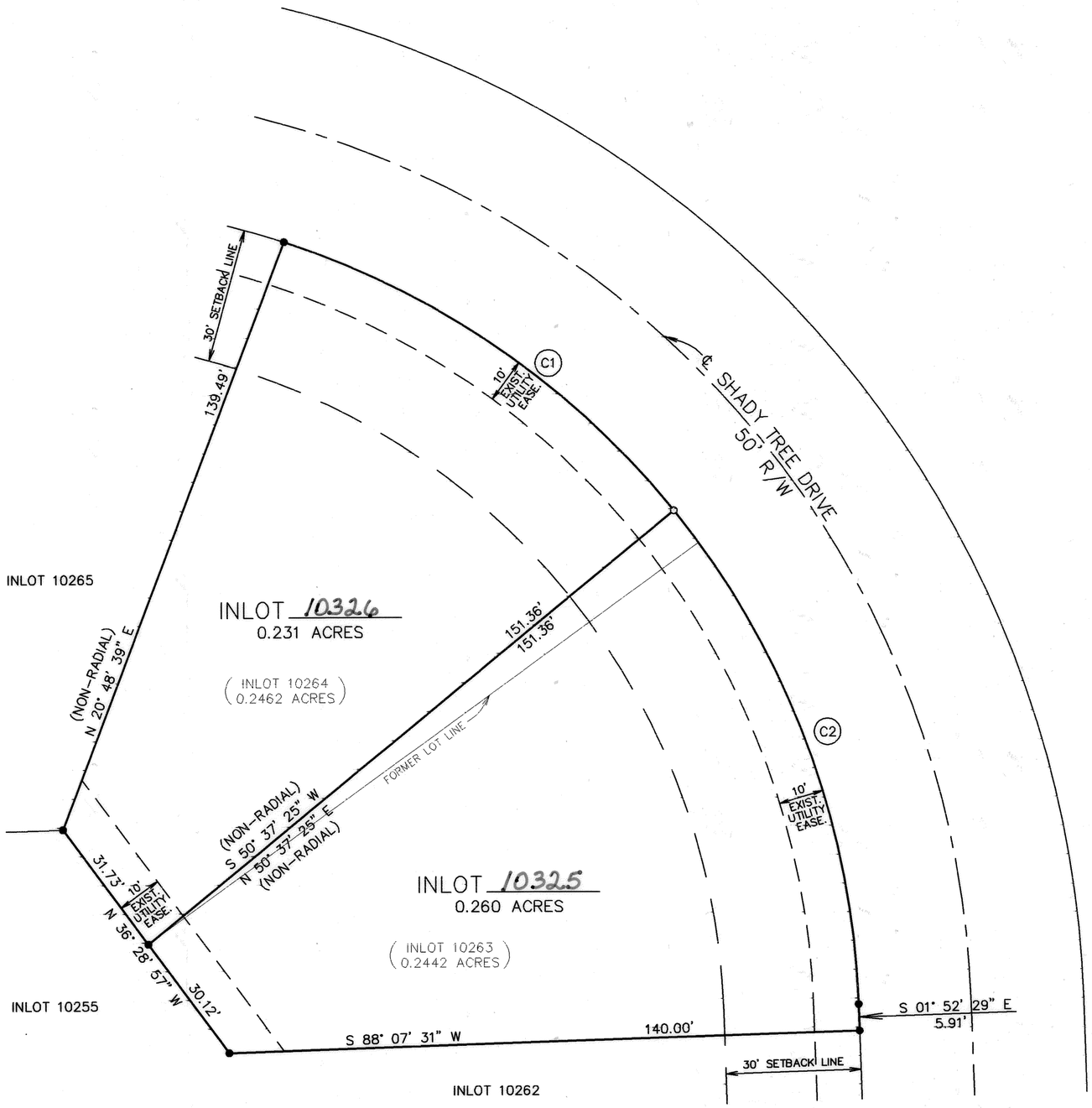
REPLAT FOR DIXIE M. BANKS IN THE CITY OF PIQUA MIAMI COUNTY, OHIO ~ SEPTEMBER 17, 2011

STATE OF OHIO
GREGG S. BROOKHART 6348
REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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

EDGEWATER SECTION 6
REPLAT OF INLOTS 10263 & 10264
CITY OF TROY, MIAMI COUNTY, OHIO



Scale: 1"=20'

0 10 20 30 40

PLAT BOOK 23 PAGE 56
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED Oct 20, 2011, 2011 AT 9:57
FILE NUMBER 2011DR-12206 FEE $43.20

John S. Alexander BY: Jwendel
MIAMI COUNTY RECORDER — DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 20 DAY OF Oct., 2011.

Matthew W. Heartsprett Linda Tirzumen
MIAMI COUNTY AUDITOR — DEPUTY

DESCRIPTION

BEING A REPLAT OF INLOT NUMBERS 10263 AND 10264 IN THE CITY OF TROY, OHIO, AND BEING PART OF THE SUBDIVISION OF PART EDGEWATER, SECTION 6 AS FILED IN PLAT BOOK 22, PAGE 72 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND ACQUIRED BY KEYSTONE LAND DEVELOPMENT, INC. BY DEED RECORDED IN D.B. 784, PAGE 582 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

DEDICATION

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

FRANK HARLOW, PRESIDENT — BART DENLINGER, VICE PRESIDENT

STATE OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED, THAT ON THIS_____ DAY OF_____, 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

Mary K Lewis — NOTARY PUBLIC

MY COMMISSION EXPIRES 8/15/2016

NOTARY PUBLIC STATE OF OHIO
MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 15, 2016
Recorded in Miami County

CITY OF TROY ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED THIS 12TH DAY OF OCTOBER, 2011.

Deborah J. Swan
DEBORAH J. SWAN
CITY OF TROY ENGINEER

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt — 10/12/11
Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
2784 S. County Road 25A Troy, Ohio
Job No. 14611 Ph. (937) 339-2921

LEGEND

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

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	32° 59' 15"	185.00'	106.51'	S 55° 15' 00" E, 105.05'
C2	36° 52' 55"	185.00'	119.09'	S 20° 18' 56" E, 117.04'

ALLEY VACATION PLAT
BETWEEN INLOTS 1026 & INLOT 1027
IN THE CITY OF TIPP CITY,
MIAMI COUNTY, OHIO

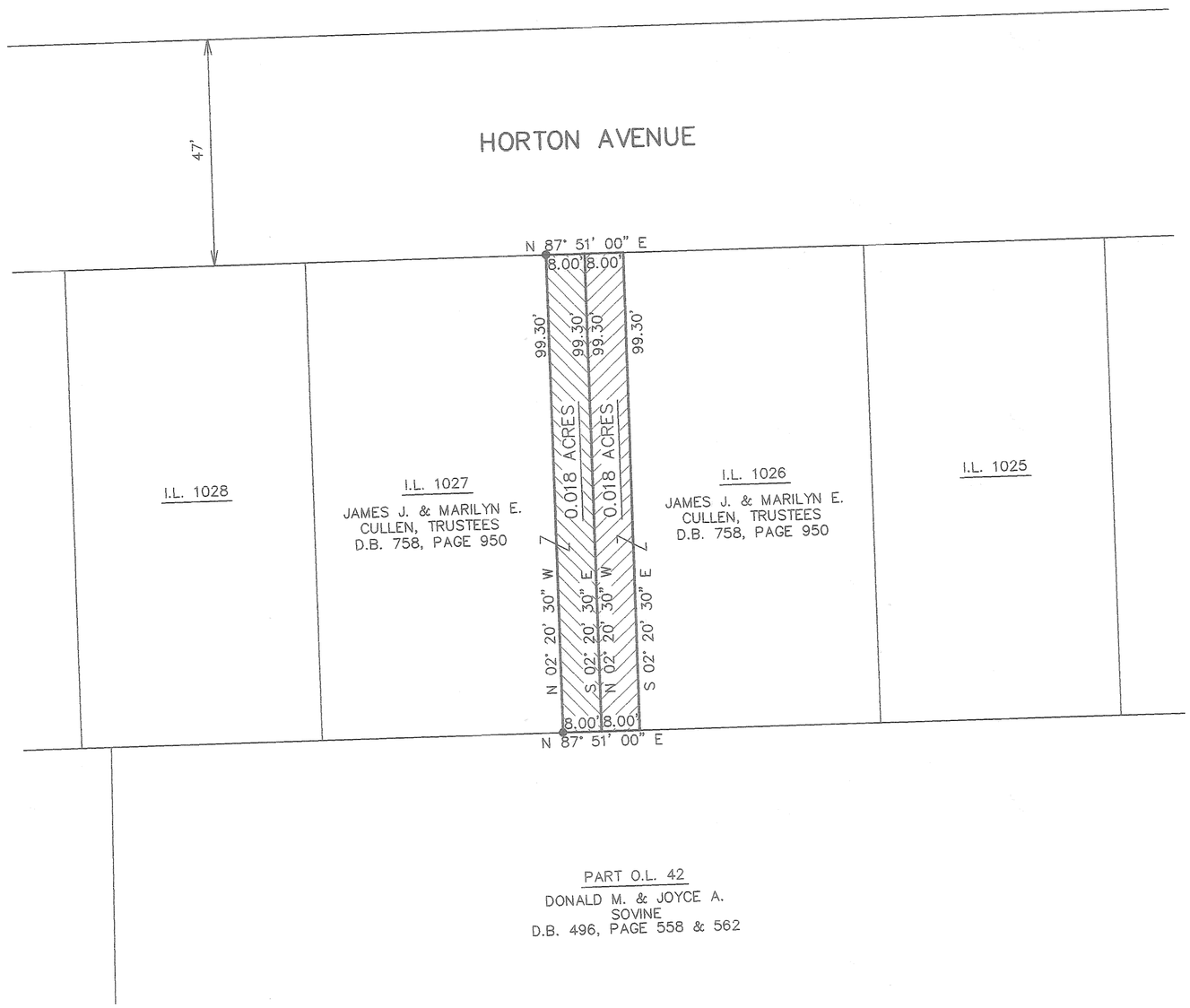
PLAT BOOK 23 PAGE 57
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED 10-20, 2011 AT 3:00
FILE NUMBER 2011OR-12253 FEE 43.20

John S. Alexander — MIAMI COUNTY RECORDER
K. McCoy — DEPUTY

APPROVED AND TRANSFERRED THIS 20 DAY OF Oct, 2011.

Matthew W. Hirschfeldt — MIAMI COUNTY AUDITOR
Linda Zimmerman — DEPUTY

Scale: 1"=20'
0 10 20 30 40



APPROVAL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 9th DAY OF August, 2011, THIS ALLEY VACATION WAS APPROVED.

CHAIRMAN — SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 3rd DAY OF October, 2011, THIS ALLEY VACATION WAS APPROVED AND ACCEPTED BY ORDINANCE No. 16-11.

Delores Gillis, Mayor — MAYOR
PRESIDENT OF COUNCIL
CLERK OF COUNCIL

LEGEND

AREA TO BE VACATED

● PIN CALLED FOR, NOT LOCATED AT THIS TIME

REFERENCES

P.B. 3, PG. 88 { MIAMI COUNTY RECORDER'S PLAT RECORDS

VOL. 11, PG. 132 / VOL. 19, PG. 177 { MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

STATE OF OHIO — MICHAEL W. COZATT — S-6001 — REGISTERED — SURVEYOR

Michael W. Cozatt, P.S. #6001 — 9/02/11 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
2784 S. County Road 25A Troy, Ohio
Job No. 12211 Ph. (937) 339-2921

REPLAT OF TIPP INDUSTRIAL PARK SECTION 3
INLOT 2948 ~ TIPP CITY, MIAMI COUNTY, OHIO

VOLUME 23 PAGE 58
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20 DAY
OF OCT, 2011, AT 3:09 M.
FILE #2011OR-12254 FEE $ 43.20
John S. Alexander L. McCoy
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

BEING A REPLAT OF INLOT 2948, AS CONVEYED TO INDUSTRIAL INVESTMENTS, LLC BY DEED RECORDED IN VOLUME 747, PAGE 331 OF THE MIAMI COUNTY DEED RECORDS.

PROTECTIVE COVENANTS AND RESTRICTIONS

1. ALL WASTE AND/OR OUTSIDE STORAGE MUST BE COMPLETELY SCREENED FROM VIEW BY A PERMANENT STRUCTURE, WALL OR FENCE, HARMONIOUS WITH OTHER IMPROVEMENTS ON THESE INDIVIDUAL LOTS.
2. EACH LOT OWNER SHALL BE RESPONSIBLE FOR STORMWATER DETENTION IN ACCORDANCE WITH CITY OF TIPP CITY REGULATIONS. THE OWNER OF THE 1.833 ACRE LOT IS RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DETENTION POND ON THE 1.833 ACRE LOT.
3. PRIOR TO APPLYING FOR A BUILDING PERMIT FROM THE CITY OF TIPP CITY, ALL BUILDING AND IMPROVEMENT PLANS SHALL BE SUBMITTED TO TIPP INDUSTRIAL PARK, INC. AND APPROVED IN WRITING BY SAME TO ASSURE CONFORMANCE TO THE OVERALL STANDARDS OF TIPP INDUSTRIAL PARK, INC.

STORM WATER DRAINAGE RESTRICTIONS

1. NO FIXED STRUCTURE OR IMPROVEMENTS OF ANY KIND, EXCLUDING STORM SEWER, STORM SEWER APPURTENANCES, GRASS OR APPROVED BANK PROTECTION SHALL BE ERECTED OR PLANTED WITHIN ANY PART OF THE STORM WATER DRAINAGE AND DETENTION EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS AND TREES.
2. EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THESE WATER COURSES AND STORM WATER DETENTION BASIN IN THE OPERABLE MANNER TO WHICH THEY WHERE DESIGNED.
3. THE CITY OF TIPP CITY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THIS SUBDIVISION FOR MAINTENANCE PURPOSES IN THE STREAM EASEMENT AREAS DESCRIBED IN RESTRICTION 2, ABOVE, OR FOR MAINTENANCE PURPOSES. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED EQUALLY TO BOTH LOT OWNERS.
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.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

CITY OF TIPP CITY

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 14th DAY OF July, 2009, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN IN 2009 — SECRETARY

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Oct. 20, 2011.

Matthew W. Hearhardt — Linda Zimmerman
MIAMI COUNTY AUDITOR — BY DEPUTY AUDITOR

CONSENT & DEDICATION

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

INDUSTRIAL INVESTMENTS, LLC

BRENT BLACK, MEMBER

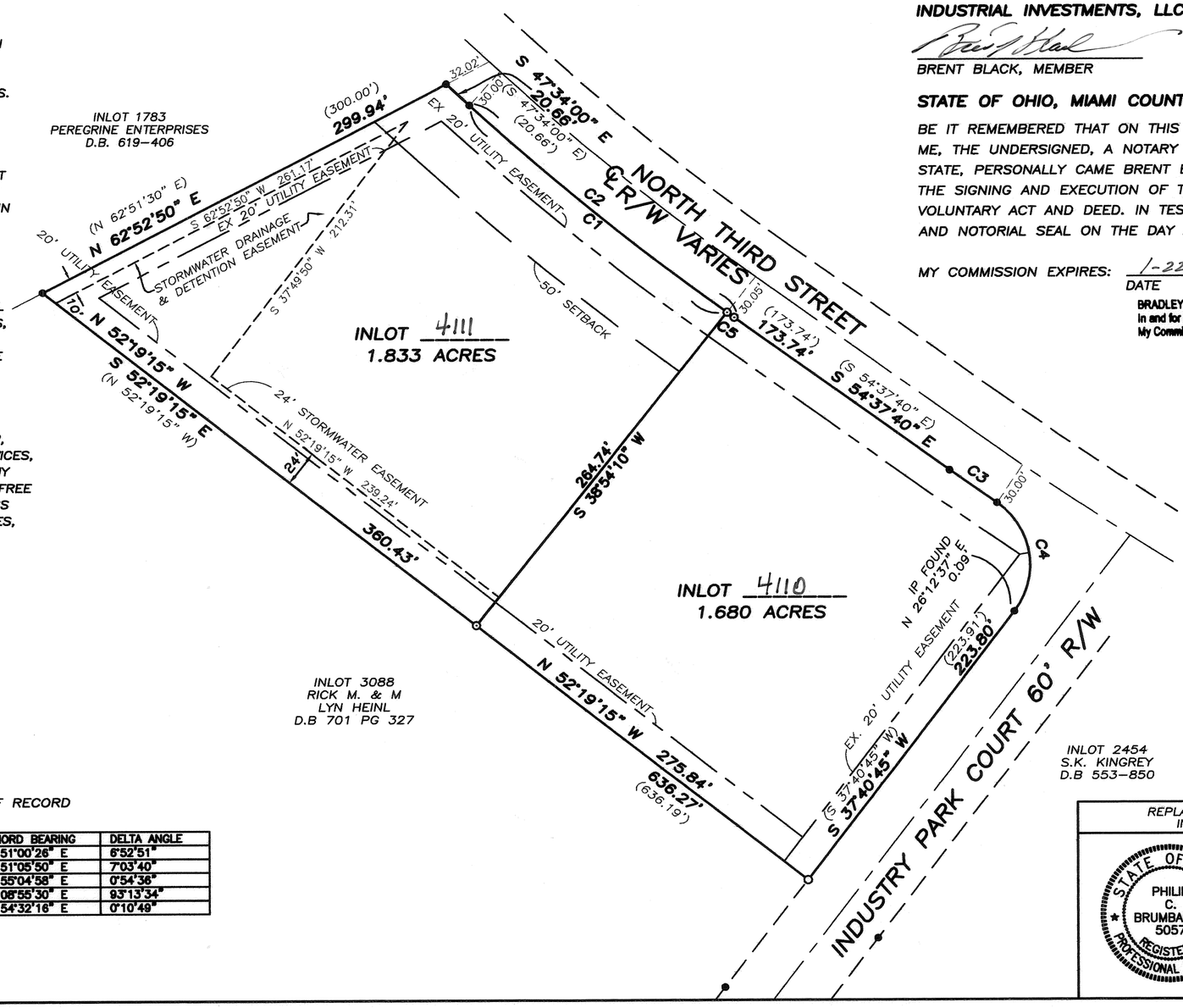
STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 20 DAY OF SEPT, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BRENT BLACK, AS MEMBER, 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.

MY COMMISSION EXPIRES: 1-22-2014 (DATE) — NOTARY PUBLIC

BRADLEY C. VATH, Notary Public
in and for the State of Ohio
My Commission Expires Jan. 22, 2014

NOTARIAL SEAL · STATE OF OHIO



REFERENCES

MIAMI COUNTY RECORD PLATS:
VOLUME 16, PAGE 101
VOLUME 17, PAGE 12

MIAMI COUNTY ENGINEER'S LOT SURVEY:
VOLUME 15, PAGE 161

LEGEND

o IRON PIN SET
● IRON PIN FOUND
(300.00') (N 62°51'30" E) BEARING/DISTANCE OF RECORD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1815.00'	217.97'	217.84'	S 51°00'26" E	6°52'51"
C2	1815.00'	223.68'	223.54'	S 51°05'50" E	7°03'40"
C3	2400.00'	38.12'	38.12'	S 55°04'58" E	0°54'36"
C4	50.00'	81.36'	72.67'	S 08°55'30" E	93°13'34"
C5	1815.00'	5.71'	5.71'	S 54°32'16" E	0°10'49"

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

REPLAT FOR HIGH TEC INDUSTRIAL SERVICES INC.
IN MIAMI COUNTY ~ SEPTEMBER 19, 2011

STATE OF OHIO · PHILIP C. BRUMBAUGH 5057 · REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000 ~ OFFICE
(937) 698-3928 ~ FAX

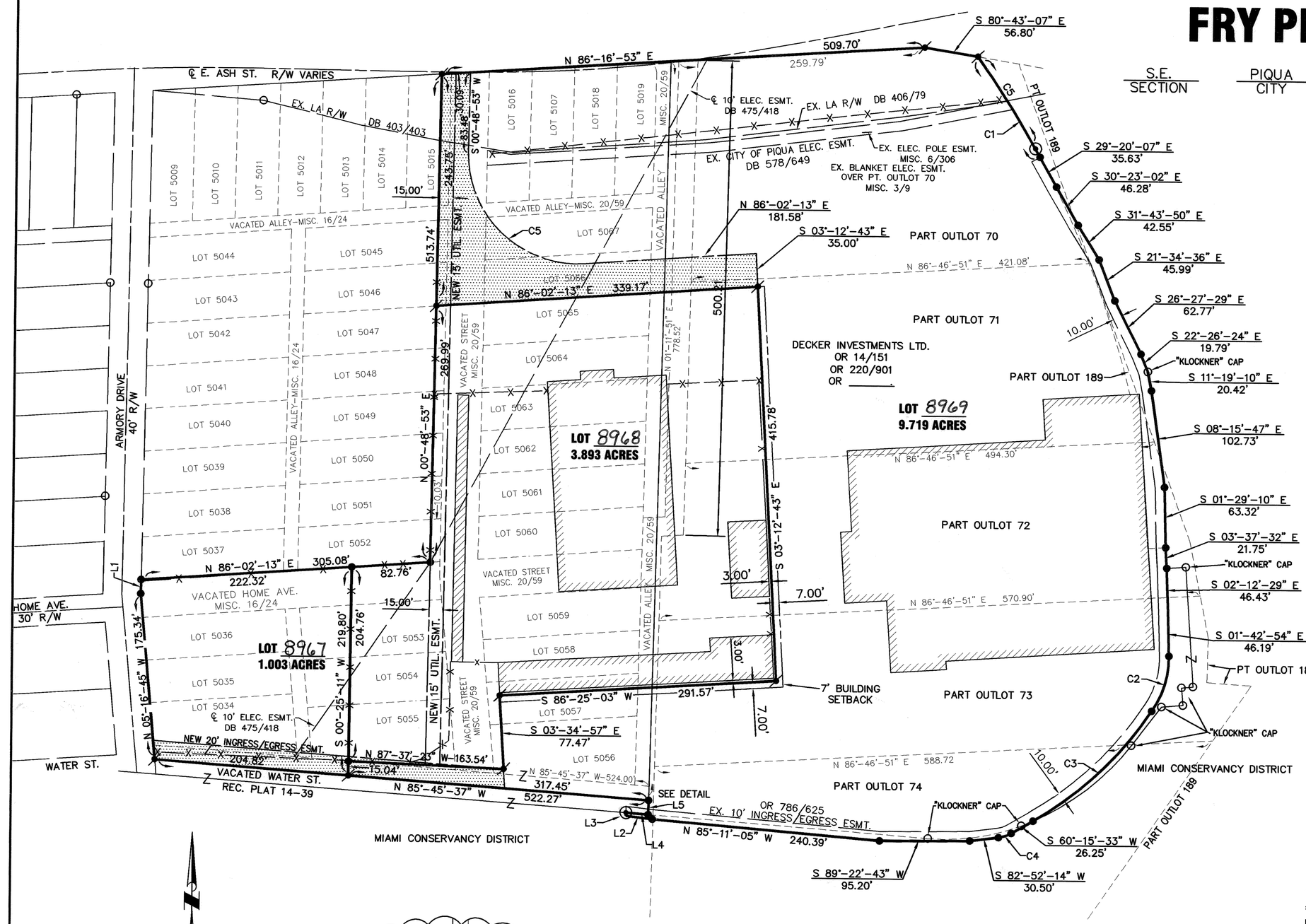
\\Brumbaug-0001\BES_2009\119.09 (Brent Black Site Plan)\Record Plat\Record Plat-119.09.dwg

FRY PLAT

S.E.	PIQUA	MIAMI, OHIO
SECTION	CITY	COUNTY

PLAT BOOK 23, PAGE 59
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27TH DAY OF OCTOBER, 2011, AT 3:10 PM.
FILE No. 2011OR-12620 FEE: $43.20
John S Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
J Wendel
DEPUTY

TRANSFERRED THIS 27 DAY OF October, 2011
Matthew W. Gearhardt BY: Joyce Grillot
MATTHEW W. GEARHARDT DEPUTY AUDITOR
MIAMI COUNTY AUDITOR



CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 27 DAY OF OCTOBER, 2011.

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

PLAT AUTHORIZATION AND DEDICATION

Decker Investments Ltd., the owner of the land 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 Fry Plat.

By: _____
Authorized Signature

Its: Owner

State of Ohio
County of MIAMI.

The forgoing instrument was acknowledged before me this 27 day of October, 2011 by Lloyd B. Fry

Kyle M Cooper
Notary Public

5-7-16
My commission expires

NOTARIAL SEAL STATE OF OHIO
KYLE M. COOPER
Notary Public, State of Ohio
My Commission Expires 5-7-16

LEGEND

- IRON PIN FOUND
- MCD MONUMENT FOUND
- MAG NAIL TO BE SET
- 5/8" X 30" REBAR W/CAP SET
- NEW INGRESS/EGRESS ESMT.
- EXISTING CHAIN LINK FENCE

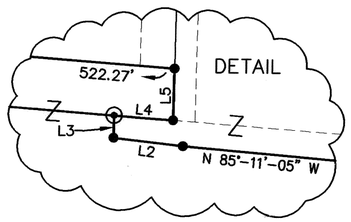
SURVEY REFERENCE
MIA-36-11.12-11.97
LOT SURVEY 16, PG. 19
LOT SURVEY 16, PG. 66
LOT SURVEY 17, PG. 20
REC. P.B. 1, PG. 217
REC. P.B. 4, PG. 6
REC. P.B. 14, PG. 39
REC. P.B. 23, PG. 46
LAND SURVEY 51, PAGE 18

*ALL INTERIOR LOT LINES TO BE VACATED HEREON.

*BY APPROVAL OF THIS PLAT, THE CITY OF PIQUA RELEASES AND EXTINGUISHES ALL EASEMENTS THAT WERE RESERVED IN (A) THE ORDINANCE VACATING STREETS AND ALLEYS RECORDED ON MAY 4, 1964, AT VOL. 16, PAGE 24, OF THE MIAMI COUNTY MISCELLANEOUS RECORDS AND (B) THE ORDINANCE VACATING STREETS AND ALLEYS RECORDED ON OCTOBER 31, 1980, AT VOL. 20, PAGE 59, OF THE MIAMI COUNTY MISCELLANEOUS RECORDS.

AN "AGREEMENT ESTABLISHING EASEMENTS, COVENANTS AND RESTRICTIONS" FOR THIS PLAT IS RECORDED IN OFFICIAL RECORD VOLUME 224, PAGE 254, OF THE MIAMI COUNTY RECORDER'S OFFICE.

BEING A REPLAT OF PT LOT 5015, LOTS 5016-5019, LOTS 5034-5036, PT LOTS 5045-5052, LOTS 5056-5067, PT OUTLOTS 70-74, AND PT OUTLOT 189, AND VACATED STREETS AND ALLEYS AND BEING OWNED BY DECKER INVESTMENTS LTD. IN OFFICIAL RECORD 14, PAGE 151, OFFICIAL RECORD 220, PAGE 901 AND OFFICIAL RECORD 224, PAGE 120.



THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=80'

0 40 80 160

LOT 8967 BREAKDOWN	
OLD LOT NUMBER	ACRES
5034	0.192
5035	0.155
5036	0.155
5053	0.066
5054	0.053
5055	0.053
VAC. R/W	0.329
TOTAL	1.003

LOT 8968 BREAKDOWN			
OLD LOT NUMBER	ACRES	OLD LOT NUMBER	ACRES
5047	0.010	5059	0.173
5048	0.010	5060	0.179
5049	0.010	5061	0.179
5050	0.010	5062	0.179
5051	0.010	5063	0.179
5052	0.010	5064	0.180
5053	0.124	5065	0.180
5054	0.118	PT. OL 71	0.325
5055	0.164	PT. OL 72	0.390
5056	0.012	PT. OL 73	0.197
5057	0.064	VAC. R/W	1.022
5058	0.168	TOTAL	3.893

LOT 8969 BREAKDOWN			
OLD LOT NUMBER	ACRES	OLD LOT NUMBER	ACRES
5015	0.032	5066	0.180
5016	0.142	5067	0.181
5017	0.142	PT. OL 70	1.931
5018	0.142	PT. OL 71	1.680
5019	0.130	PT. OL 72	1.568
5045	0.010	PT. OL 73	1.673
5046	0.010	PT. OL 74	0.829
5055	0.005	PT. OL 189	0.070
5056	0.203	VAC. R/W	0.692
5057	0.099	TOTAL	9.719

LINE CHART

LINE NUMBER	BEARING	DISTANCE
1	N 00°-48'-53" E	14.69'
2	N 83°-32'-12" W	27.98'
3	N 00°-35'-51" E	3.36'
4	S 85°-45'-37" E	23.56'
5	N 01°-11'-53" E	15.02'

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	1020.00'	06°-59'-09"	124.36'	124.29'	S 32°-18'-30" E
2	95.76'	37°-01'-08"	61.87'	60.80'	S 16°-47'-39" W
3	370.00'	26°-39'-45"	172.18'	170.63'	S 46°-34'-40" W
4	36.00'	22°-37'-09"	14.21'	14.12'	S 71°-33'-53" W
5	1020.00'	06°-24'-57"	114.22'	114.16'	S 32°-35'-36" E

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

10-27-2011
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45150
(513) 239-8554
www.choiceoneengineering.com

DATE: 10-27-2011
DRAWN BY: WDG
JOB NUMBER: MIAPIQ1111
SHEET NUMBER 1 OF 1

REPLAT OF OUTLOT 388 AND PART OF OUTLOTS 389 AND 390 IN THE CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 23 PAGE 60
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED THIS 3 DAY OF Nov, 2011
FOR FILING AT 2:49 P.M.
FILE NO. 20110-1975 FEE 43.20

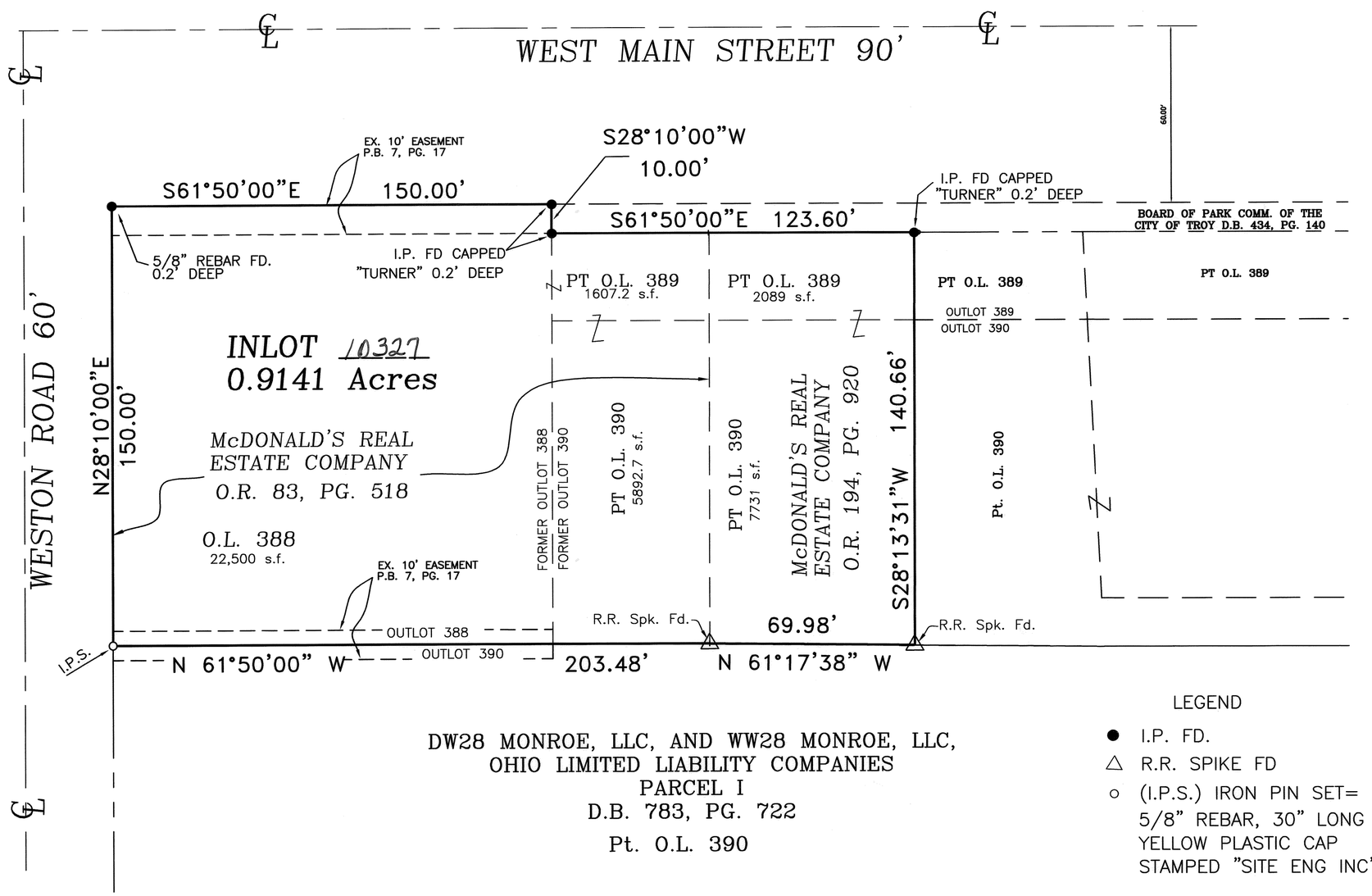
MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

TRANSFERED THIS 3 DAY OF Nov., 2011 BY THE MIAMI COUNTY AUDITOR.

MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR



BEARING REFERENCE

BEARINGS ARE REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET AS S61°50'00"EAST AS SHOWN IN P.B. 7, PG. 17.

REFERENCES:

MIAMI CO. RECORDER' OFFICE
P.B. 7, PG. 17
OWNER'S DEEDS

MIAMI CO. ENGINEER'S SURVEYS
LOT SUR VOL 13, PG 104
LOT SUR VOL 19, PG 53
LAND SUR VOL 12, PG 42

0' 30' 60' 90' 120'
GRAPHIC SCALE

DW28 MONROE, LLC, AND WW28 MONROE, LLC,
OHIO LIMITED LIABILITY COMPANIES
PARCEL I
D.B. 783, PG. 722
Pt. O.L. 390

LEGEND

- ● I.P. FD.
- △ R.R. SPIKE FD
- ○ (I.P.S.) IRON PIN SET= 5/8" REBAR, 30" LONG w/ YELLOW PLASTIC CAP STAMPED "SITE ENG INC"

DESCRIPTION
Being a replat of Outlot 388 and part of Outlots 389 and 390 in the City of Troy, Ohio as acquired by McDonald's Real Estate Company by deeds recorded in O.R. 83, Page 518 and O.R. 194, Page 920 of the Miami County Recorder's Deed Records.

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

McDonald's Real Estate Company

By [signature] AW

Print Name MICHAEL J. VAN PUTTE Title SENIOR COUNSEL

STATE OF ~~OHIO~~ ILLINOIS SS
COUNTY OF
Before me, a Notary Public in and for said State and County personally appeared the above signed, who executed the foregoing replat, who acknowledged that they did sign this instrument and that it is their free act and deed and the free act and deed of McDonald's Real Estate Company.

Teresa Cook 9.24.2011
Notary Public My Commission Expires

OFFICIAL SEAL
TERESA COOK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/24/11

APPROVAL BY THE CITY OF TROY, OHIO
This replat was reviewed and approved by the City of Troy, Ohio this 3rd day of Nov., 2011.

Deborah Swan
City of Troy,
Director of Public Works

SURVEYOR'S CERTIFICATION
I hereby certify this replat to be a true and correct survey with monumentation found or set as shown hereon, in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio.

By Mark A. Hazel 6-20-2011
Mark A. Hazel, P.S. #7039 Date

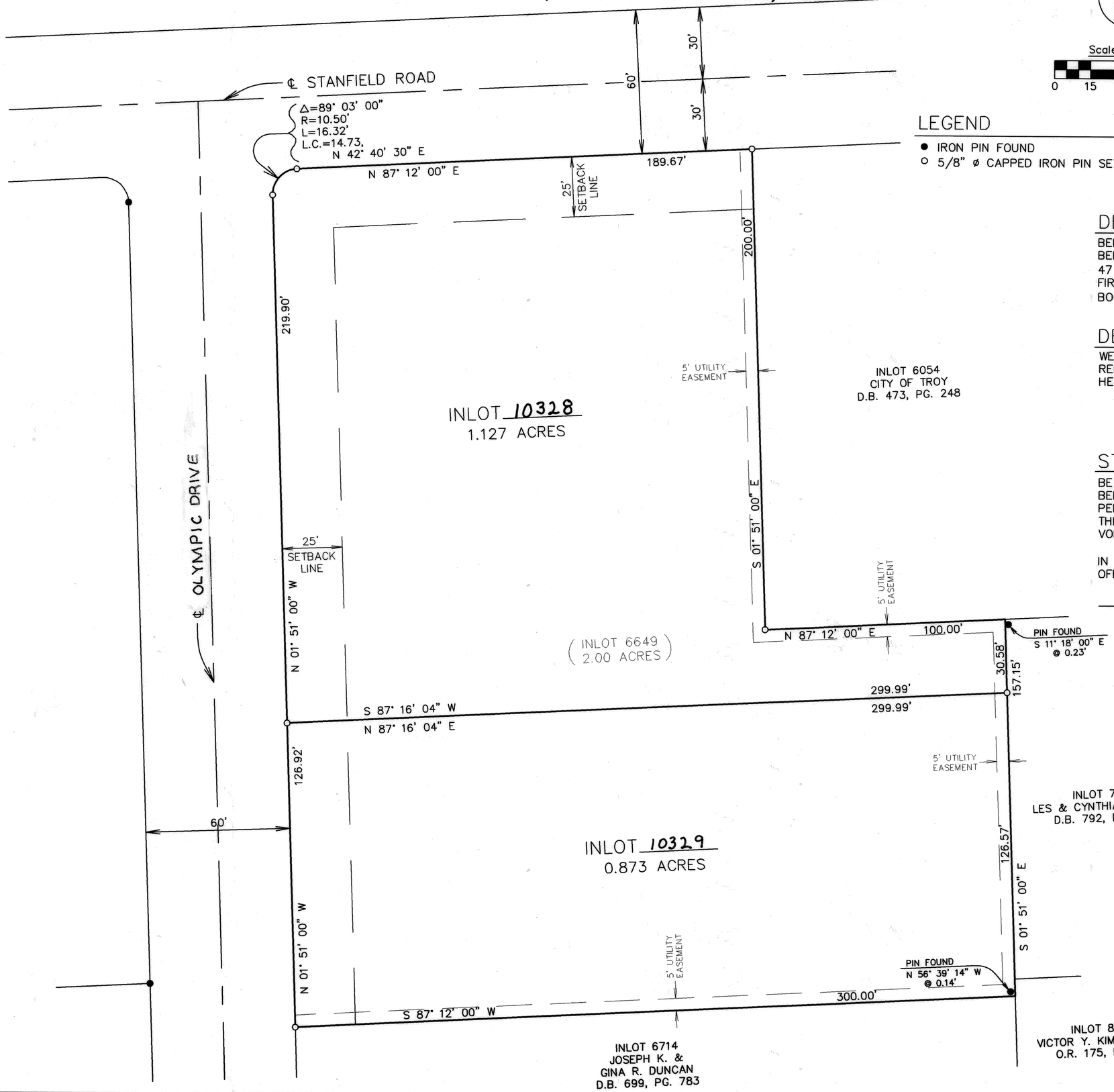
STATE OF OHIO
MARK A. HAZEL
S-7039
REGISTERED
PROFESSIONAL SURVEYOR

SITE ENGINEERING
Incorporated
Civil Engineers & Surveyors

7453 East Main Street
Reynoldsburg, OH 43068
Phone : (614) 759-9900
Fax : (614)759-9902
eMail : siteeng@ameritech.net

File No. 3393

REPLAT OF INLOT 6649
CITY OF TROY, MIAMI COUNTY, OHIO



Scale: 1"=30'

0 15 30 45 60

LEGEND

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

PLAT BOOK 23 PAGE 61
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED November 7, 2011 AT 10:39 A.M.
FILE NUMBER 2011OR-13093 FEE 43.20

John S. Alexander BY: Dona Swihart
MIAMI COUNTY RECORDER — DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 7th DAY OF November, 2011.

Matthew W. Gearhart BY: Joyce Grilliot
MIAMI COUNTY AUDITOR — DEPUTY

DESCRIPTION

BEING A REPLAT OF INLOT NUMBER 6649 IN THE CITY OF TROY, OHIO, AND BEING PART OF TROY-TOWN SECTION 1 AS FILED IN PLAT BOOK 12, PAGE 47 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS, AND ACQUIRED BY FIRST CHOICE MANAGEMENT GROUP, LTD., BY DEED RECORDED IN DEED BOOK 718, PAGE 544 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF 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.

FIRST CHOICE MANAGEMENT GROUP, LTD.
ROBERT C. LYBARGER II, PRESIDENT

STATE OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED, THAT ON THIS_____ DAY OF_____, 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO

ROBERT N. SCHLEMMER, 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

THIS REPLAT WAS REVIEWED AND APPROVED THIS 22ND DAY OF AUGUST, 2011.

DEBORAH J. SWAN
CITY OF TROY ENGINEER

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt, P.S. #6001 — Date 8/22/11

Cozatt Engineering Company
Civil Engineer — Land Surveyor
2784 S. County Road 25A Troy, Ohio
Job No. 10711 Ph. (937) 339-2921

KINGS TOWER SHOPPING CENTER AND BUSINESS PARK
REPLAT OF INLOT 8853
CITY OF TROY, MIAMI COUNTY, OHIO

DEED REFERENCE
DEED BOOK 762, PAGE 525

SURVEY REFERENCE
REC. PLAT 18, PAGE 101
REC. PLAT 18, PAGE 147
REC. PLAT 18, PAGE 149

TRANSFERRED THIS 15TH DAY
OF NOVEMBER, 2011

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

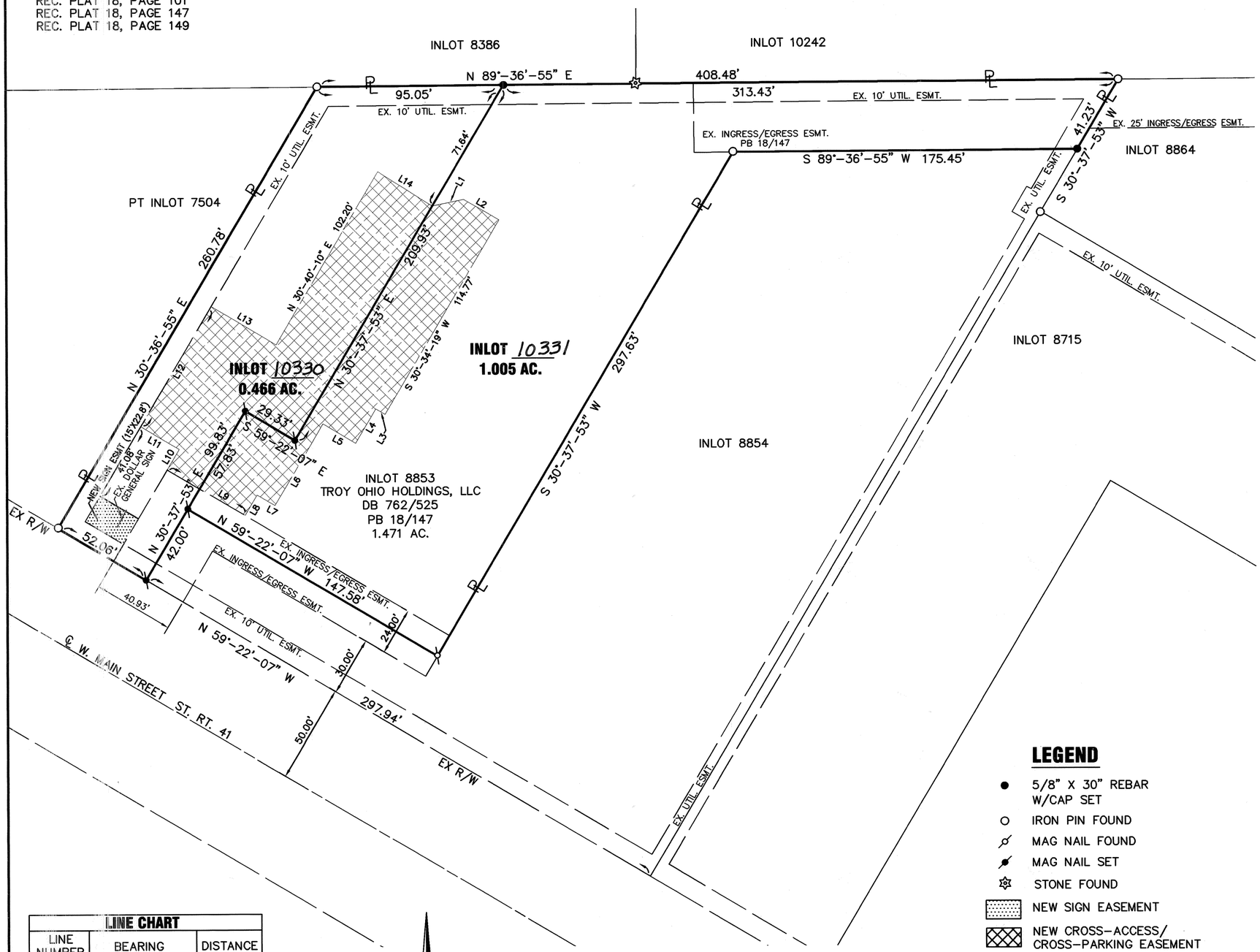
BY: Joyce Griffith
DEPUTY AUDITOR

PLAT BOOK 23, PAGE 62
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 15TH DAY
OF NOV., 2011, AT 10:28 M.

FILE No. 2011OR-13440 FEE 43.20

John S. Alexander
JOHN S. ALEXANDER, RECORDER

J. Wendel
DEPUTY



CONSENT TO REPLAT

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

OWNER: TROY OHIO HOLDINGS, LLC
Vivian Hinton, Manager
VIVIAN HINTON, MANAGER

ACKNOWLEDGMENT

STATE OF ~~OHIO~~ KENTUCKY, WARREN COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF ~~OHIO~~ KENTUCKY, PERSONALLY APPEARED VIVIAN HINTON, ON BEHALF OF TROY OHIO HOLDINGS 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 Bowling Green, KY, THIS 9TH DAY OF NOVEMBER, 2011.

NOTARY PUBLIC Janice Armling Allen
MY COMMISSION EXPIRES: 1-11-14
Notary ID 411335

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: FARMERS NATIONAL BANK
VP
ROBBIE RATHER, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ~~OHIO~~ KENTUCKY, WARREN COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF ~~OHIO~~ KENTUCKY, PERSONALLY APPEARED ROBBIE RATHER, ON BEHALF OF FARMERS NATIONAL BANK WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT ~~SHE~~ HIS DID SIGN SUCH INSTRUMENT IS ~~HER~~ HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Bowling Green, KY, THIS 9TH DAY OF NOVEMBER, 2011.

NOTARY PUBLIC Janice Armling Allen
MY COMMISSION EXPIRES: 1-11-14
Notary ID 411335

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- MAG NAIL FOUND
- MAG NAIL SET
- STONE FOUND
- NEW SIGN EASEMENT
- NEW CROSS-ACCESS/ CROSS-PARKING EASEMENT

*INLOTS TO BE SUBJECT TO CROSS-ACCESS AND CROSS-PARKING EASEMENT TO BENEFIT BOTH INLOTS.

LINE CHART		
LINE NUMBER	BEARING	DISTANCE
1	N 78°-11'-55" E	16.25'
2	S 59°-44'-18" E	20.88'
3	N 59°-32'-32" W	5.63'
4	S 30°-27'-28" W	20.06'
5	N 59°-32'-32" W	19.32'
6	S 30°-42'-28" W	48.23'
7	N 59°-22'-07" W	10.65'
8	S 30°-36'-55" W	12.08'
9	N 59°-22'-07" W	46.00'
10	N 30°-36'-55" E	12.08'
11	N 59°-22'-07" W	22.80'
12	N 30°-36'-55" E	70.80'
13	S 59°-31'-05" E	38.44'
14	S 57°-31'-36" E	32.94'

THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=40'
0 40 80

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 15TH DAY OF NOVEMBER, 2011.

Deborah Swan
DEBORAH J. SWAN

DESCRIPTION

BEING A REPLAT OF INLOT 8853, OWNED BY TROY OHIO HOLDINGS, LLC AS DESCRIBED IN DEED BOOK 762, PG 525.

I HEREBY CERTIFY THAT ALL MEASUREMENTS BASED ON AN ACTUAL FIELD SURVEY.

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

11-07-2011
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 11-07-2011
DRAWN BY: WDG
JOB NUMBER: MIATR01114PLAT
SHEET NUMBER 1 OF 1

REPLAT OF PARTS OF INLOT 95

PT. 95 INLOT | PIQUA CITY | MIAMI, OHIO COUNTY

TRANSFERRED THIS 15TH DAY OF NOVEMBER, 2011

Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: Joyce Grilliot
DEPUTY AUDITOR

PLAT BOOK 23, PAGE 63
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15TH DAY OF NOV., 2011, AT 10:38 M.
FILE No. 2011OR-13441 FEE: $43.20

John S. Alexander
JOHN S. ALEXANDER, RECORDER

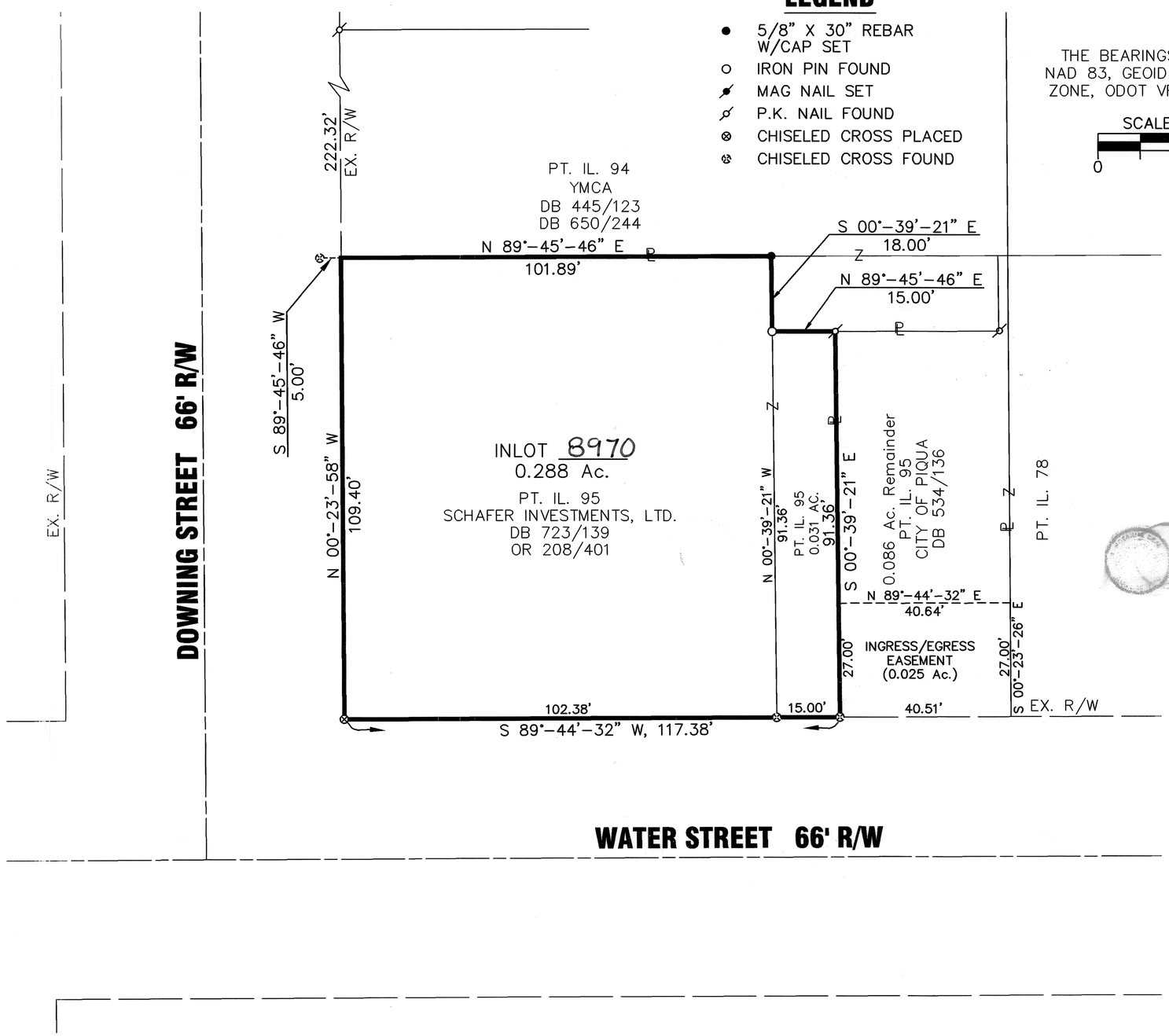
DEPUTY

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- P.K. NAIL FOUND
- ⊗ CHISELED CROSS PLACED
- CHISELED CROSS FOUND

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

SCALE: 1"=20'
0 20 40



APPROVAL

THIS REPLAT OF PARTS OF INLOT 95 WAS REVIEWED AND APPROVED BY ME THIS 27 DAY OF OCTOBER, 2011.

Christopher W. Schmiesing
CHRISTOPHER W. SCHMIESING
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: SCHAFER INVESTMENTS, LTD.
Thomas E. Schafer
AUTHORIZED SIGNATURE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Thomas E. Schafer, ON BEHALF OF THE OWNER, SCHAFER INVESTMENTS, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT ON BEHALF OF SUCH OWNER, AND THAT SUCH 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 1st DAY OF November, 2011.

NOTARY PUBLIC Kathleen J. Schafer
MY COMMISSION EXPIRES: Oct. 28, 2014

CONSENT TO REPLAT

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

LIENHOLDER:
C Russell Padgett — VICE PRESIDENT
AUTHORIZED SIGNATURE — TITLE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED C Russell Padgett, ON BEHALF OF Second National Bank WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT ON BEHALF OF SUCH LIENHOLDER, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Greenville, OHIO, THIS 3 DAY OF November, 2011.

NOTARY PUBLIC Tanya Baker
MY COMMISSION EXPIRES: Oct 2, 2012

Tanya Baker
Notary Public-State of Ohio
My Comm. Exp. Oct. 2, 2012

DEED REFERENCE
DEED BOOK 723, PAGE 139
OFFICIAL RECORD 208, PAGE 401

SURVEY REFERENCE
LND. SURV. VOL. No. 51, PLAT 6
LND. SURV. VOL. No. 53, PLAT 138

DESCRIPTION

BEING A REPLAT OF PARTS OF INLOT 95 SCHAFER INVESTMENTS, LTD., BY DEEDS RECORDED IN DEED BOOK 723, PAGE 139 AND OFFICIAL RECORD 208, PAGE 401.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254 — 10-20-2011 DATE

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED
PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 10-20-2011
DRAWN BY: WDG
JOB NUMBER: MIAPIQ1015rpl_xref
SHEET NUMBER 1 OF 1

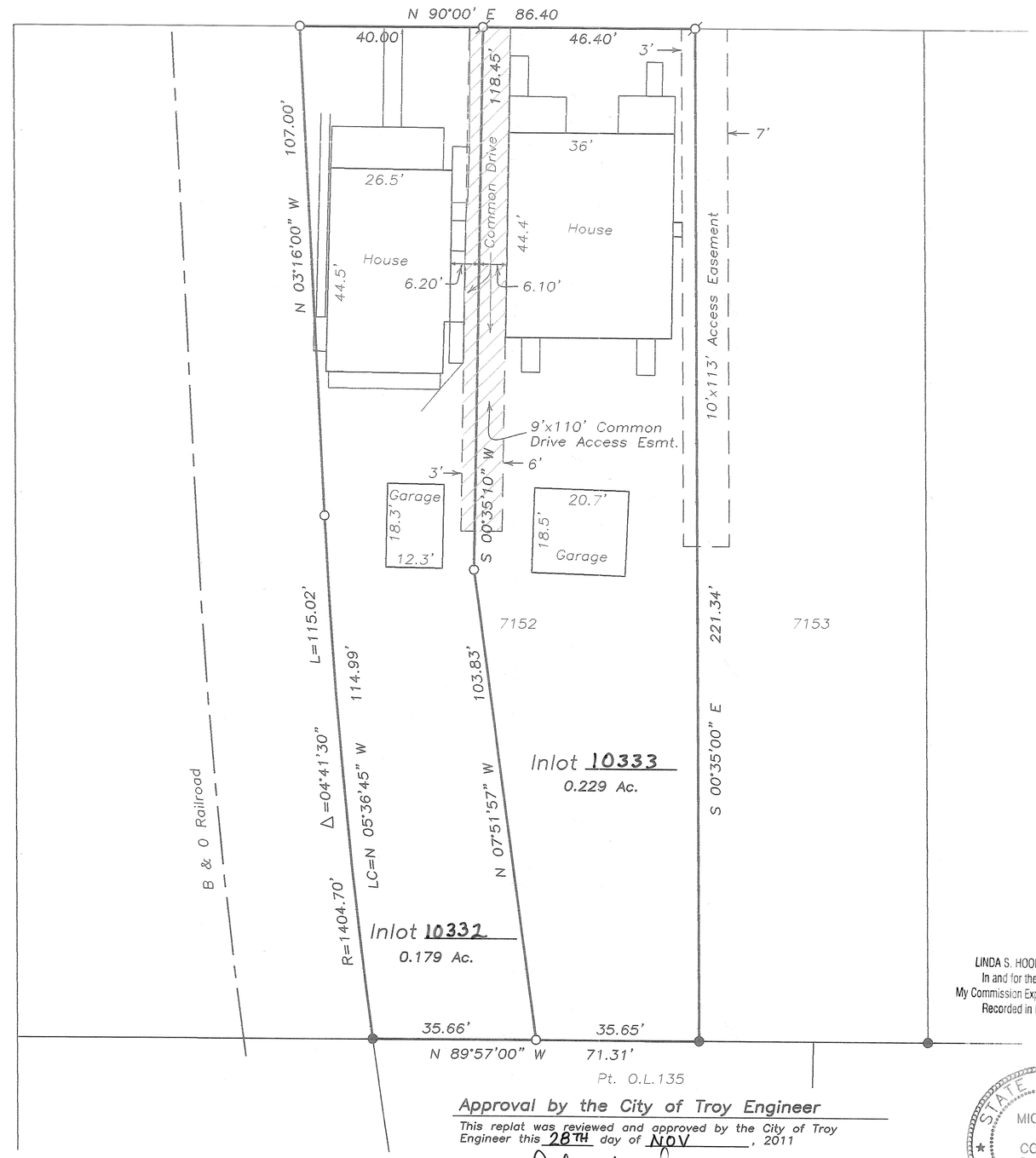
Replat of Inlot 7152

PLAT BOOK 23 PAGE 64
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED Nov 29, 2011 AT 3:11:08 pm
FILE NO. 2011082-14111 FEE 48.20

John S Alexander BY: J Wendel
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 29th DAY OF Nov, 2011

Matthew W. Gearhardt BY: Joyce Guillot
MIAMI CO. AUDITOR DEPUTY



0 10 20 40
Graphic Scale in Feet
1"=20'

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set

REFERENCES

Rec.Vol. 14, Pg. 62
Miami County Recorder's Plat Records

7152
INLOT
TROY
CORPORATION
MIAMI
COUNTY
OHIO
STATE

Description

Being a replat of Inlot 7152, City of Troy, Ohio, as recorded in Plat Book 14, Page 62, of the Miami County Recorder's Plat Records, as acquired by Max R. and Cindy J. Merritt, by Deed Book 691, Page 598 of the Miami County Recorder's Deed Records.

Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat, and do hereby voluntarily consent to the execution of said plat.

Max R. Merritt

Cindy J. Merritt

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

Be it remembered that on this 22 day of Nov, 2011, before me, the undersigned, a notary public in and for said county and state, personally appeared Max R. and Cindy J. Merritt, 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.

Linda S. Hood
Notary Public in and for State of Ohio
My commission expires 3-6-2013

LINDA S. HOOD, Notary Public
In and for the State of Ohio
My Commission Expires March 6, 2013
Recorded in Miami County

Approval by the City of Troy Engineer

This replat was reviewed and approved by the City of Troy Engineer this 28TH day of NOV, 2011

Deborah Luran
Engineer

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

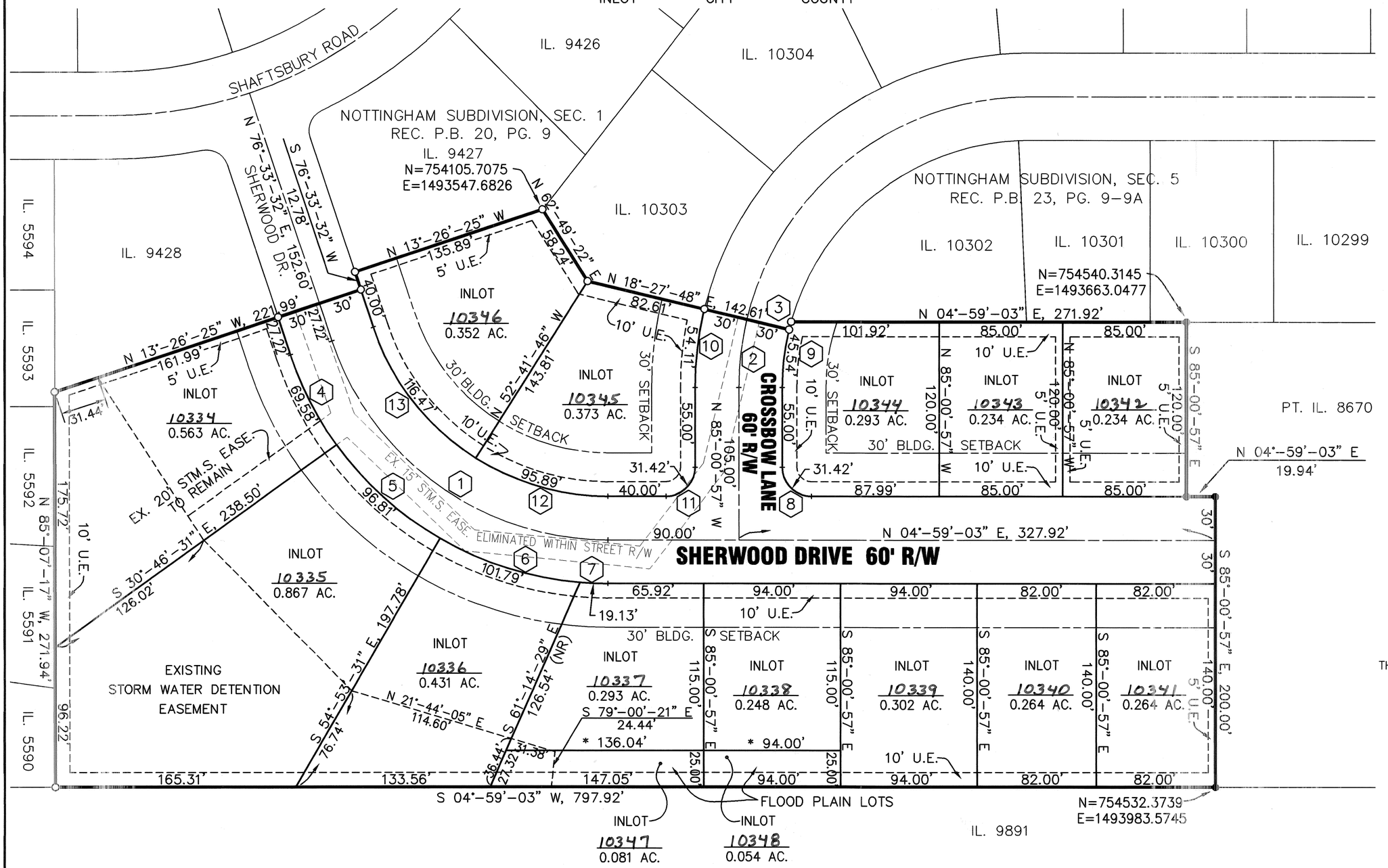
Michael W. Cozatt 11/21/11
Michael W. Cozatt
P.S. #4370

COZATT ENGINEERING COMPANY
Civil Engineer
2784 S. Co. Rd. 25-A
Job No. 15611
File Name: C:\Surveys\2010\15611.dwg
Drawn by: DMC ~ Checked by: MWC

Land Surveyor
Troy, OH 45373
(937) 339-2921

NOTTINGHAM SUBDIVISION, SECTION SIX

PT. 8670 INLOT | TROY CITY | MIAMI, OHIO COUNTY



PLAT BOOK 23, PAGE 65
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS ___ DAY OF Nov 29, 2011, AT 3:52:25 M.
FILE No. 2011R-14124 FEE: $86.40
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
Jwendel
DEPUTY

TRANSFERRED THIS 29th DAY OF November, 2011
Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY: Joyce Grilliot
DEPUTY AUDITOR
INLOTS 10334 THRU 10348

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

SCALE 1" = 50'
0 25 50 100

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- --- UTILITY EASEMENT LINE (SEE NOTE)
- (XX) CURVE NUMBER
- ——— BUILDING SETBACK LINE
- (NR) NON RADIAL

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	200.00'	71°-34'-29"	249.84'	233.91'	N 40°-46'-18" E
2	200.00'	13°-28'-45"	47.05'	46.94'	N 78°-16'-35" W
3	170.00'	01°-52'-13"	5.55'	5.55'	N 70°-36'-05" W
4	230.00'	17°-20'-03"	69.58'	69.32'	N 67°-53'-30" E
5	230.00'	24°-07'-00"	96.81'	96.10'	N 47°-09'-59" E
6	230.00'	25°-21'-29"	101.79'	100.97'	N 22°-25'-45" E
7	230.00'	04°-45'-57"	19.13'	19.13'	N 07°-22'-01" E
8	20.00'	90°-00'-00"	31.42'	28.28'	S 49°-59'-03" W
9	170.00'	15°-20'-58"	45.54'	45.41'	N 77°-20'-28" W
10	230.00'	13°-28'-45"	54.11'	53.98'	S 78°-16'-35" E
11	20.00'	90°-00'-00"	31.42'	28.28'	S 40°-00'-57" E
12	170.00'	32°-19'-11"	95.89'	94.63'	S 21°-08'-38" W
13	170.00'	39°-15'-18"	116.47'	114.21'	S 56°-55'-53" W

AREA SUMMARY

2 FLOOD PLAIN LOTS	0.135 AC.
13 BUILDING LOTS	4.718 AC.
DEDICATED STREET R/W	1.129 AC.
TOTAL	5.982 AC.

NOTES:

1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. EASEMENTS ALONG INTERIOR LOT LINES ARE AS SHOWN.

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

3.) THE FLOOD PLAIN LOTS ARE NON-BUILDABLE AND CANNOT BE SOLD SEPARATELY FROM THE INLOT WEST OF AND CONTIGUOUS WITH EACH FLOOD PLAIN LOT.

* NO UTILITY EASEMENT ALONG THIS LINE

DESCRIPTION:
BEING A RESIDENTIAL SUBDIVISION CONTAINING 5.982 ACRES OUT OF PART OF INLOT NUMBER 8670 OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN DEED BOOK 791, PAGE 396.

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 7-13-2011
STEVEN E. BOWERSOX, P.S. #7059 DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 07-13-2011
DRAWN BY: seb
JOB NUMBER: MiaTro1103fin
SHEET NUMBER 1 OF 2

PLAT BOOK 23, PAGE 65-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

NOTTINGHAM SUBDIVISION, SECTION SIX

City of Troy, 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 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 STREETS 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:
NOTTINGHAM DEVELOPMENT, INC. .

Jessica A. Minesinger
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 21st DAY OF November, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NOTTINGHAM DEVELOPMENT, INC. BY JESSICA A. MINESINGER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Diana M. Asher
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 05-16-2015

MORTGAGEE:
MINSTER STATE BANK

Daniel F. Heitmeyer
DANIEL F. HEITMEYER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 22nd DAY OF November, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK, BY DANIEL F. HEITMEYER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Diana M. Asher
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 05-16-2015

DATE: Nov. 21st, 2011
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JESSICA A. MINESINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Jessica A. Minesinger
JESSICA A. MINESINGER

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

Diana M. Asher
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 05-16-2015

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 24TH DAY OF AUGUST, 2011, THIS PLAT WAS REVIEWED AND APPROVED.

Chuck M. Kaufman, CHAIRMAN Sue S. Knight SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6TH DAY OF SEPT, 2011, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-18-2011, EFFECTIVE 10-6, 2011

Michael K. Beamish Martha A. Baker Sue S. Knight
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 0032 0155, PAGE 001-017 712-715 OF THE MIAMI COUNTY RECORDER'S RECORDS.

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE:	07-13-2011
DRAWN BY:	seb
JOB NUMBER:	MiaTro1103cov
SHEET NUMBER	2 OF 2

REPLAT OF PART OF INLOT 6903

19	1	12 B.T.M.Rs.	PART OF 6903	PIQUA	MIAMI	OHIO
SECTION	TOWN	RANGE	INLOT	CITY	COUNTY	STATE

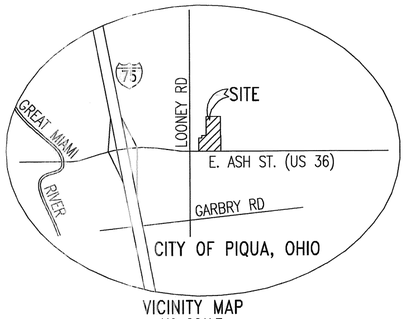
PLAT BOOK 23, PAGE 66
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 7 DAY OF
Dec., 2011 AT 12:33 M.

FILE NO. 2011DR-14565 FEE: $43.20

John S. Alexander BY: Jwendel
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBER(S) ASSIGNED
THIS 7th DAY OF December, 2011.

Matthew W. Gearhardt BY: Joyce Drillick
MIAMI COUNTY AUDITOR DEPUTY AUDITOR



VICINITY MAP
NO SCALE

MONUMENTATION LEGEND

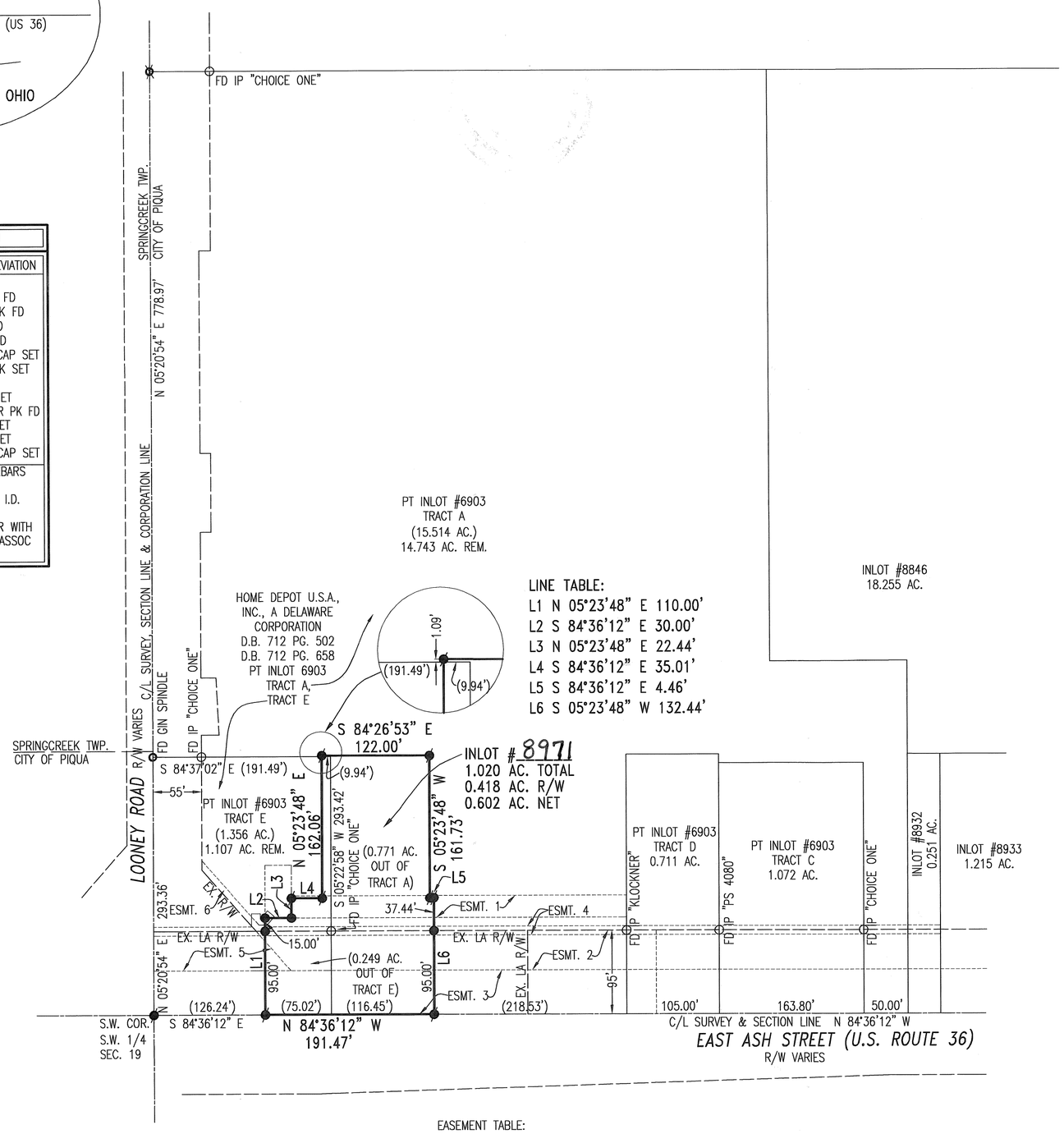
SYMBOL	DESCRIPTION	ABBREVIATION
○	IRON PIN FOUND	IP FD
○	IRON PIPE FOUND	I PIPE FD
⊗	R.R. SPIKE FOUND	RR SPK FD
△	STONE FOUND	STN FD
□	MONUMENT FOUND	MON FD
●	IRON PIN & CAP SET	IP & CAP SET
⊗	R.R. SPIKE SET	RR SPK SET
X	CROSS SET	X SET
■	MONUMENT SET	MON SET
Ø	MAG OR PK NAIL FOUND	MAG OR PK FD
●	MAG NAIL SET	MAG SET
⊠	HUB SET	HUB SET
⬟	3/4" IP SET W/2" CAP	IP & CAP SET

NOTE: ALL FOUND IRON PINS ARE #5 REBARS UNLESS NOTED.
NOTE: ALL FOUND IRON PIPES ARE 3/4" I.D. UNLESS NOTED.
NOTE: ALL SET IRON PINS ARE #5 REBAR WITH A PLASTIC CAP STAMPED "LGR & ASSOC ENGLEWOOD OH" UNLESS NOTED.

DEED REFERENCES:
DEED BOOK 750 PAGE 666
DEED BOOK 712 PAGE 502
DEED BOOK 712 PAGE 658

SURVEY REFERENCES:
LOT VOLUME 23 PAGE 122
LAND VOLUME 19 PAGE 65

PLAT REFERENCES:
BOOK 10 PAGE 92
BOOK 20 PAGE 151
BOOK 21 PAGE 51
BOOK 22 PAGE 48
BOOK 14 PAGE 70



LINE TABLE:

L1	N 05°23'48" E 110.00'
L2	S 84°36'12" E 30.00'
L3	N 05°23'48" E 22.44'
L4	S 84°36'12" E 35.01'
L5	S 84°36'12" E 4.46'
L6	S 05°23'48" W 132.44'

0 100 200 300
GRAPHIC SCALE
SCALE 1"=100'

BASIS OF BEARING:
N 84°36'12" W FOR THE CENTERLINE OF U.S. ROUTE 36 AND THE SOUTH LINE OF SECTION 19 AS NOTED IN VOLUME 23 PAGE 122 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS.

EASEMENT TABLE:

ESMT. 1 – 25' SIGN ACCESS ESMT. D.B. 677 PG. 490
ESMT. 2 – ESMT. FOR HIGHWAY D.B. 498 PG. 940
ESMT. 3 – ESMT. FOR HIGHWAY D.B. 400 PG. 152
ESMT. 4 – 10' DP&L ELEC. ESMT. D.B. 557 PG. 706
ESMT. 5 – ESMT. FOR HIGHWAY D.B. 400 PG. 152
ESMT. 6 – 7' OHIO BELL TELEPHONE ESMT. D.B. 534 PG. 863

DESCRIPTION:
BEING A REPLAT OF PART OF INLOT 6903, CITY OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO, AS CONVEYED TO HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION IN D.B. 712, PG. 502, D.B. 712, PG. 658 AT THE MIAMI COUNTY RECORDER'S OFFICE.

ACKNOWLEDGMENT:
STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JENNIFER M. EVANS, ATTORNEY, ON BEHALF OF THE OWNER, HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGE THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Atlanta, ~~OHIO~~, Georgia THIS 29 DAY OF November, 2011.

NOTARY PUBLIC Connie D. Rockwell
MY COMMISSION EXPIRES:

NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 16 2015 COUNTY OF FULTON STATE OF GEORGIA

CONSENT TO REPLAT:
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: HOME DEPOT U.S.A., INC.
A DELAWARE CORPORATION

BY: [signature]
JENNIFER M. EVANS, ATTORNEY

APPROVAL:
THIS PLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA PLANNER THIS 1 DAY OF December, 2011.

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

CERTIFICATION:
I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, WITH MONUMENTATION SET OR FOUND AS SHOWN.

STATE OF OHIO LUIS G. RIANCHO 5287 REGISTERED PROFESSIONAL SURVEYOR

BY: Luis G. Riancho 11/23/11
LUIS G. RIANCHO DATE
REGISTERED SURVEYOR OF OHIO NO. 5287

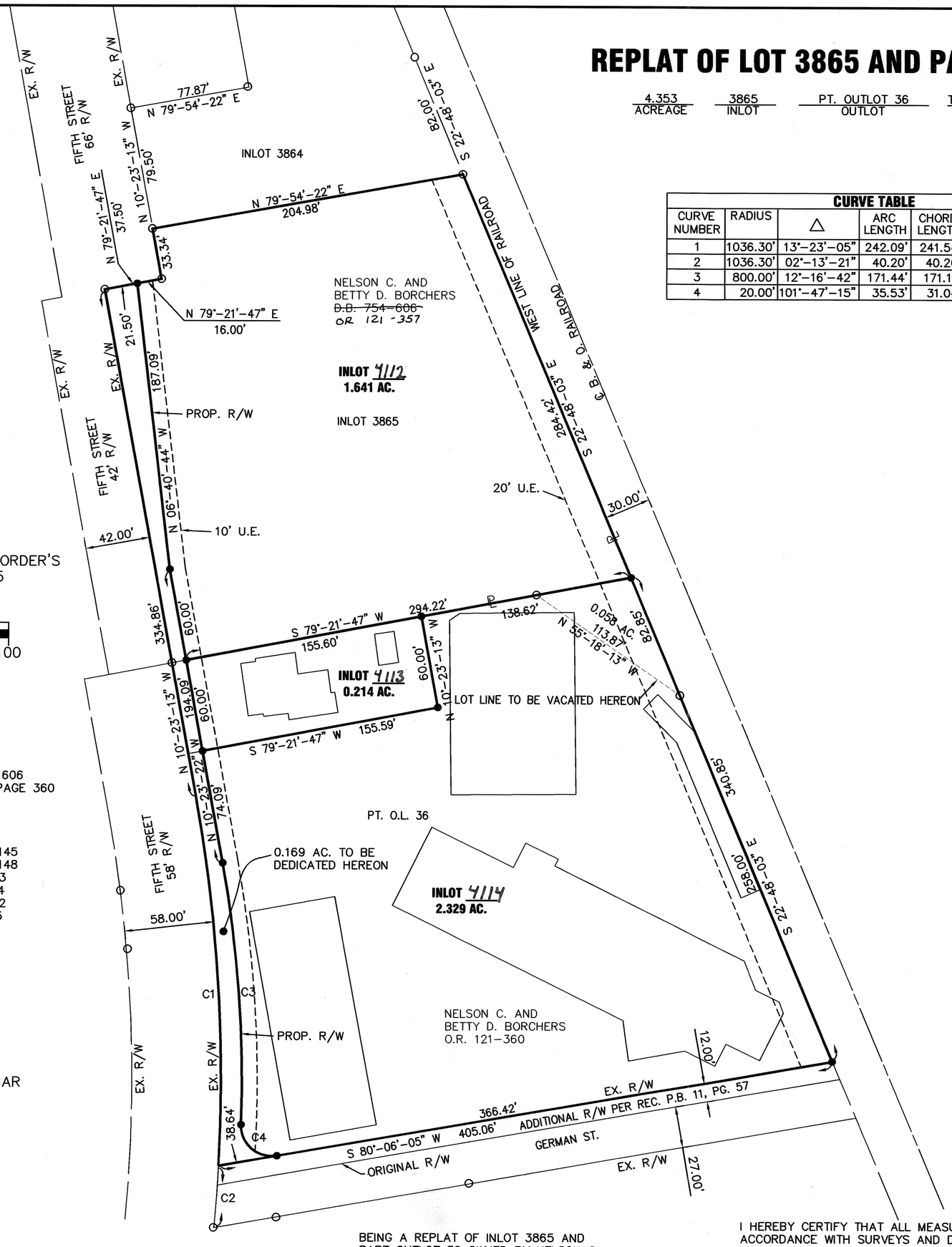
PREPARED BY:
LGR
LUIS G. RIANCHO & ASSOC. INC.
SURVEYING AND ENGINEERING LAYOUT
TEL 937 836-1585
FAX 937 836-9974
140 WEST WENGER ROAD
ENGLEWOOD, OHIO
45322-2727
JOB #11020 JUNE 7, 2011
DRAWING NAME 11020rev3 PLOT DATE 11-16-11

REPLAT OF LOT 3865 AND PART OUTLOT 36

4.353	3865	PT. OUTLOT 36	TIPP CITY	MIAMI, OHIO
ACREAGE	INLOT	OUTLOT	CITY	COUNTY

PLAT BOOK 23, PAGE 67
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 8 DAY
OF December, 2011, AT 2:32 M.
FILE No. 2011081460 FEE: $43.20
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
Robbie Schuyler
DEPUTY

TRANSFERRED THIS 8th DAY
OF December, 2011
Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY: Joyce Guilliet
DEPUTY AUDITOR



BEARINGS BASED ON RECORDER'S PLAT BOOK 20, PAGE 125

SCALE: 1"=50'
0 50 100

DEED REFERENCE
DEED BOOK 754, PAGE 606
OFFICIAL RECORD 121, PAGE 360

SURVEY REFERENCE
LOT SURVEY 17, PAGE 145
LOT SURVEY 13, PAGE 148
LOT SURVEY 2, PAGE 33
LOT SURVEY 2, PAGE 14
LOT SURVEY 7, PAGE 52
REC. P.B. 20, PAGE 125
REC. P.B. 11, PAGE 57
REC. P.B. 2, PAGE 226

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	1036.30'	13°-23'-05"	242.09'	241.54'	N 03°-41'-41" W
2	1036.30'	02°-13'-21"	40.20'	40.20'	N 04°-06'-32" E
3	800.00'	12°-16'-42"	171.44'	171.11'	S 04°-15'-01" E
4	20.00'	101°-47'-15"	35.53'	31.04'	S 49°-00'-18" E

PLAT AUTHORIZATION AND DEDICATION

Nelson C. and Betty D. Borchers, the owners of the land included within this plat have caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Lot 3865 and Part Outlot 36. Furthermore, Nelson C. and Betty D. Borchers dedicate the streets and easements as shown on this plat to the public use forever.

Nelson C. Borchers by P. of A. Betty D. Borchers
Nelson C. Borchers

Betty D. Borchers
Betty D. Borchers

State of Ohio
County of MIAMI

The forgoing instrument was acknowledged before me this 3rd day of October, 2011, by Nelson C. and Betty D. Borchers.

NOTARIAL SEAL STATE OF OHIO

Notary Public

BRADLEY C. VATH, Notary Public in and for the State of Ohio
My commission expires
My Commission Expires Jan. 22, 2014

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 10th DAY OF October, 2011, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

Marilyn Fennell
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 7 DAY OF November, 2011, BY THE PASSAGE ORD. 19-11

Vice- Dolan Gillis
PRESIDENT OF COUNCIL

Janice M. Bates
CLERK OF COUNCIL

OWNER AND DEVELOPER

NELSON AND BETTY BORCHERS
603 W. WALNUT STREET
TIPP CITY, OHIO 45371

BEING A REPLAT OF INLOT 3865 AND PART OUTLOT 36 OWNED BY NELSON C. AND BETTY D. BORCHERS AS RECORDED IN OFFICIAL RECORD 121, PAGE 360 AND ~~DEED BOOK 754, PAGE 606~~.
OFFICIAL RECORD 121 PAGE 357.

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH SURVEYS AND DEEDS OF RECORD.

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

09-14-2011
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE:	09-14-2011
DRAWN BY:	JMK
JOB NUMBER:	MIATCI1021
SHEET NUMBER	1 OF 1

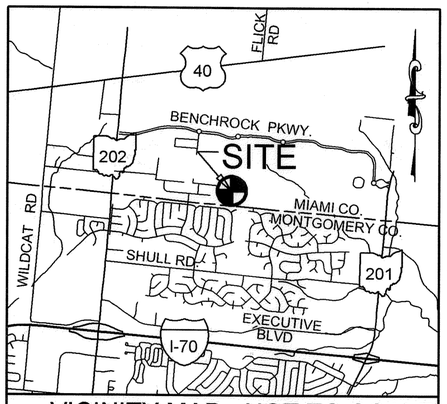
PLAT BOOK 23 PAGE 68-68A
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 16 DAY
OF December 2011 AT 11:04 AM/PM
FILE NUMBER 2011OR-15051 FEE $ 86.40

John S. Alexander
MIAMI COUNTY RECORDER
R Schmeschke - Deputy

RECORD PLAN

CHARLES H. HUBER ELEMENTARY SCHOOL PLAT

REPLAT OF PART INLOT 20
SECTION 19, TOWN 2, RANGE 9 M.R.S.
CITY OF HUBER HEIGHTS, COUNTY OF MIAMI, STATE OF OHIO
CONTAINING 23.785 ACRES



VICINITY MAP - NOT TO SCALE

DEDICATION

We the undersigned, being all the owners of the lands herein platted, do hereby adopt and confirm the making and signing of this instrument to be our voluntary act and deed and do and hereby reserve the easements as shown on the Plat for the construction, maintenance, repair, replacement or removal of water, sanitary sewer, storm sewer, detention facilities, gas, electric, telephone or any 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 provisions of ingress and egress to the property for said purposes, and are to be maintained as such forever.

In The Presence Of:

Owner: Huber Heights City School District, (A.K.A. Huber Heights City School District Board of Education)

Anita S. Brock
Witness

Carl Fisher
Carl Fisher, Board President

ANITA S. BROCK
Print Name

Witness

Marie Ann Bernardo
Marie Ann Bernardo, Treasurer

William E. Kirby
Print Name

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

Be it remembered that on this 10th day of November, 2011, before me the undersigned, a Notary Public in and for said county and state, personally came Huber Heights City School District by Carl Fisher, its Board President and Marie Ann Bernardo its Treasurer known, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date above written.

Janet L Bayless
Notary Public in and for Miami County, State of Ohio
My commission expires:
Sept. 1, 2013

JANET L. BAYLESS
NOTARY PUBLIC • STATE OF OHIO
Recorded in Montgomery County
My commission expires Sept. 1, 2013

PROTECTIVE COVENANTS AND RESTRICTIONS

The execution of this Plat is made subject to the Deed Restrictions for Use, Ownership Restrictions and Remedy Provisions as described and recorded in Deed Vol. 751, Pages 550-559.

DESCRIPTION

Being a Replat of all of a 22.8007 acre tract, Part Inlot 20, as conveyed to the Huber Heights City School District by Deed recorded in Deed Vol. 751, Page 550 of the Miami County Recorders Office and all of a 0.984 acre tract, Part Inlot 20, as conveyed to the Huber Heights City School District Board of Education by Deed recorded in Official Records Vol. 221, Page 227, of the Miami County Recorders Office and located in Section 19, Town 2, Range 9 M.R.S., City of Huber Heights, County of Miami, State of Ohio.

Containing a Total of 23.785 Acres. No acreage is contained in street dedication.

CERTIFICATION

I hereby certify that this plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys and is an accurate representation of an actual field survey performed by our company surveyors under my supervision in August, 2011. All monumentation has been found or is to be set as shown.

10-20-11
Randy H. Norfleet, P.S. Date
Ohio License No. 6834

STATE OF OHIO
RANDY H. NORFLEET
S-06834
REGISTERED PROFESSIONAL SURVEYOR

OWNER/DEVELOPER

HUBER HEIGHTS CITY SCHOOL DISTRICT
5954 Longford Road
Huber Heights, Ohio 45424
Telephone (937) 237-6300

AUDITOR

TRANSFERRED THIS 16 DAY OF
Dec., 2011.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

BY:
Linda Zimmerman
DEPUTY AUDITOR

APPROVAL

Approved by the City of Huber Heights Planning Commission

On this 13 day of September, 2011.

9/13/11
CHAIRMAN, Huber Heights Planning Commission DATE

NORFLEET, BROWN & PETKEWICZ
ENGINEERS - SURVEYORS
228 BYERS ROAD, SUITE 204
MIAMISBURG, OHIO 45342
(937) 847-2313

SCALE: None	DRAWN: R.H.N.	CHK'D:
DATE: August 19, 2011	JOB No. 11-6882	

RECORD PLAN

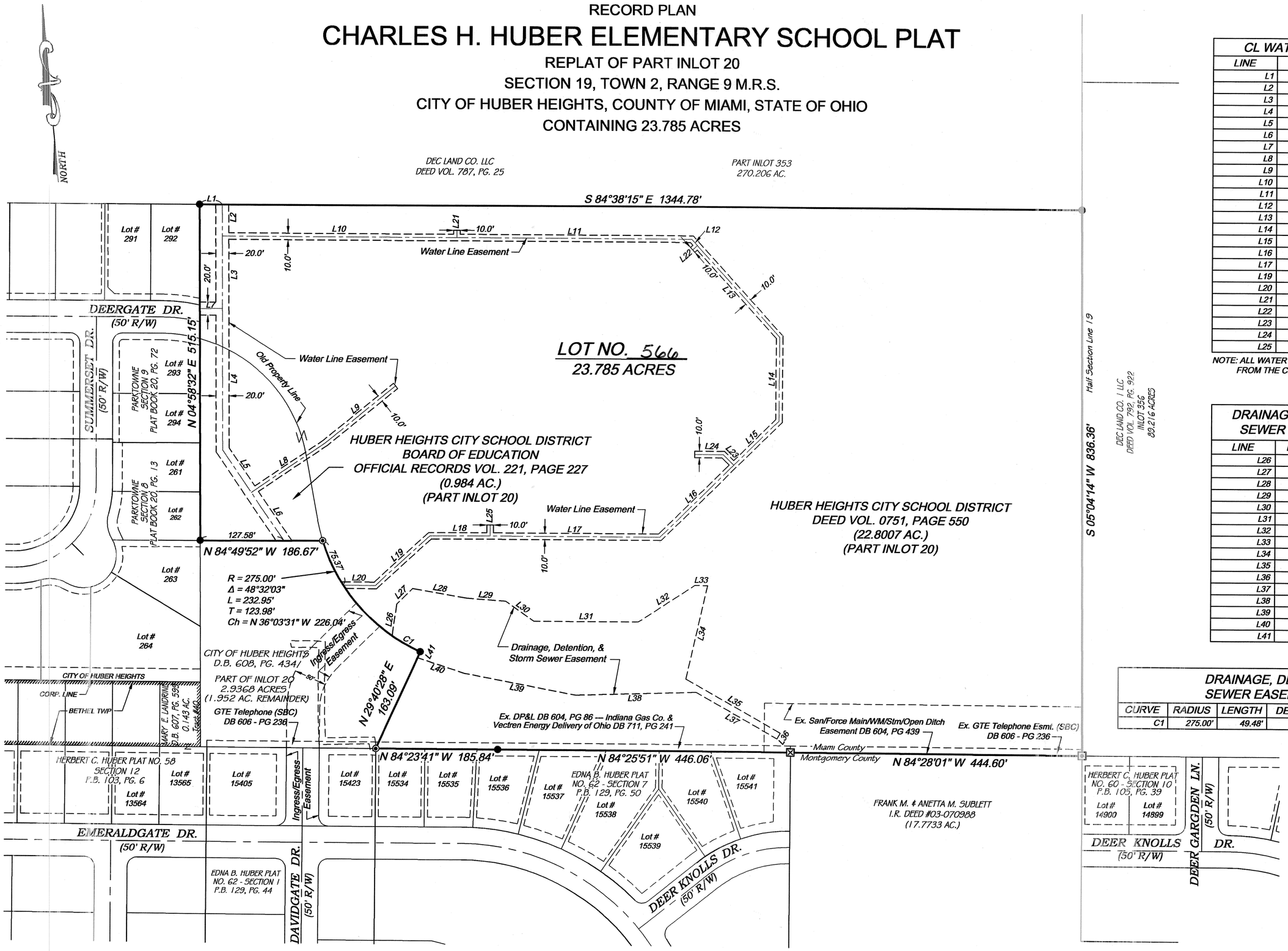
CHARLES H. HUBER ELEMENTARY SCHOOL PLAT

REPLAT OF PART INLOT 20

SECTION 19, TOWN 2, RANGE 9 M.R.S.

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

CONTAINING 23.785 ACRES



CL WATER EASEMENT TABLE		
LINE	LENGTH	BEARING
L1	34.30'	S 84°38'15" E
L2	47.88'	S 04°58'32" W
L3	111.49'	S 04°58'32" W
L4	216.37'	S 04°58'32" W
L5	78.17'	S 28°46'28" E
L6	89.74'	S 28°46'28" E
L7	34.30'	N 85°01'28" W
L8	135.78'	N 61°13'32" E
L9	138.22'	N 55°59'36" E
L10	357.59'	S 84°30'33" E
L11	357.97'	S 84°30'33" E
L12	12.79'	S 36°39'23" E
L13	188.12'	S 36°39'23" E
L14	128.32'	S 05°29'27" W
L15	96.82'	S 50°29'27" W
L16	158.08'	S 50°29'27" W
L17	258.74'	N 84°30'33" W
L19	112.77'	S 52°34'40" W
L20	48.78'	N 84°30'33" W
L21	10.96'	N 05°29'27" E
L22	10.00'	S 53°20'37" W
L23	22.74'	S 39°30'33" E
L24	43.58'	S 84°30'33" E
L25	17.04'	S 05°29'27" W

NOTE: ALL WATER LINE EASEMENTS ARE DIMENSIONED FROM THE CENTERLINE OF THE EASEMENT.

DRAINAGE, DETENTION, & STORM SEWER EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L26	49.00'	N 13°25'30" E
L27	34.00'	N 50°29'26" E
L28	84.00'	S 74°32'25" E
L29	59.00'	S 80°21'29" E
L30	53.00'	S 49°29'38" E
L31	159.00'	S 84°27'48" E
L32	103.00'	N 61°58'31" E
L33	19.50'	S 84°25'51" E
L34	146.74'	S 18°11'56" W
L35	166.13'	S 55°00'32" E
L36	10.00'	S 34°59'28" W
L37	142.31'	N 55°00'32" W
L38	183.64'	N 86°18'49" W
L39	173.00'	N 73°39'28" W
L40	75.00'	N 66°19'56" W
L41	10.00'	N 29°40'28" E

DRAINAGE, DETENTION, & STORM SEWER EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA ANG.	CHORD BRNG.	CHORD DIST.
C1	275.00'	49.48'	10°18'36"	S 55°10'14" E	49.42'

LEGEND

- . . . Indicates #5 rebar found
- . . . Indicates #5 rebar found capped "N.B.P."
- . . . Indicates stone found
- . . . Indicates stone with cross notch "X" found

PLAT/SURVEY REFERENCES

LAND SUR. VOL. 44, PG. 44
LAND SUR. VOL. 53, PG. 171
LOT SUR. VOL. 24, PG. 181
RECORD PLAT VOL. 18, PG. 71
RECORD PLAT VOL. 22, PG. 25
RECORD PLAT VOL. 22, PG. 37

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NORFLEET, BROWN & PETKEWICZ
ENGINEERS - SURVEYORS
228 BYERS ROAD, SUITE 204
MIAMISBURG, OHIO 45342
(937) 847-2313

SCALE: 1" = 100'	DRAWN: J.L.N.	CHK'D:
DATE: December 15, 2011	JOB No. 11-6882	

REPLAT OF PARTS OF O.L. 229

CITY OF PIQUA, MIAMI COUNTY, OHIO

FOR PIQUA APOSTOLIC TEMPLE

VOLUME 23 PAGE 69

REFERENCES

MIAMI COUNTY RECORD OF LAND SURVEYS:
VOLUME 48 PAGE 135

MIAMI COUNTY RECORD OF LOT SURVEYS:
VOLUME 2 PAGE 92
VOLUME 3 PAGE 192
VOLUME 5 PAGE 22
VOLUME 10 PAGE 109
VOLUME 10 PAGE 114
VOLUME 10 PAGE 147
VOLUME 10 PAGE 155
VOLUME 11 PAGE 69
VOLUME 11 PAGE 188
VOLUME 13 PAGE 32
VOLUME 17 PAGE 128, 128A–128D
VOLUME 17 PAGE 200
VOLUME 22 PAGE 87

DEEDS: AS REFERENCED HEREON

DESCRIPTION

BEING A REPLAT OF A TOTAL OF 5.094 ACRES WITH ALL OF THE 5.094 ACRES BEING PART OF OUTLOT 229 AS ACQUIRED BY PIQUA APOSTOLIC TEMPLE IN DEED BOOK 506 PAGE 804, DEED BOOK 483 PAGE 610, AND DEED BOOK 762 PAGE 570 IN THE MIAMI COUNTY RECORD OF DEEDS.

BASIS OF BEARING IS THE CENTERLINE OF COVINGTON AVE. BEING N 75°14'00" E AS RECORDED IN MIAMI COUNTY RECORDERS RECORD OF PLATS VOLUME 48 PAGE 135.

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 5TH DAY OF JAN., 2012, AT 11:57 A.M.
FILE #201200-00124 FEE $ 43.20

MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 5th DAY OF Jan, 2012.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
BY DEPUTY AUDITOR

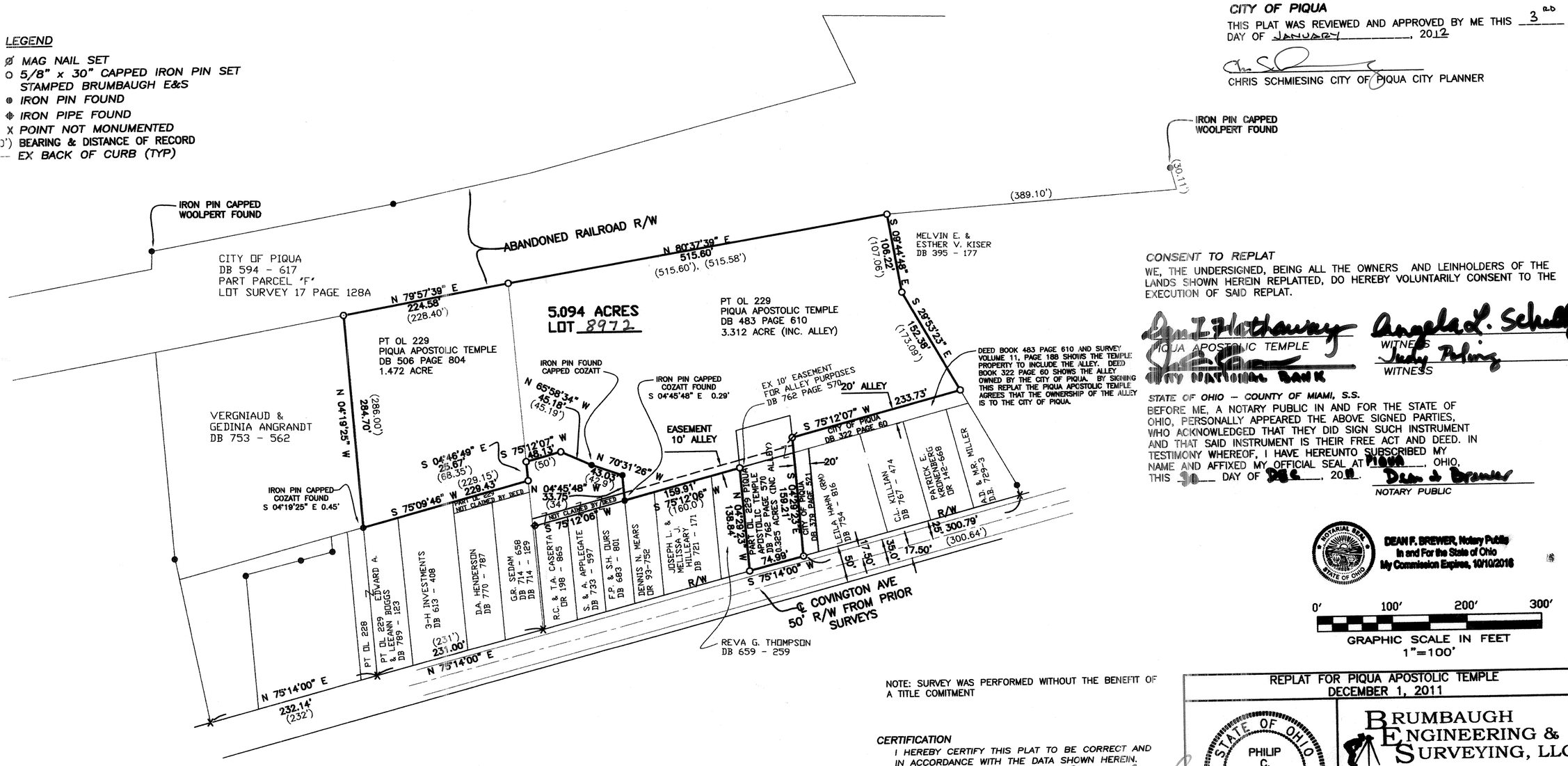
CITY OF PIQUA

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 3rd DAY OF JANUARY, 2012

CHRIS SCHMIESING CITY OF PIQUA CITY PLANNER

LEGEND

- ø MAG NAIL SET
- o 5/8" x 30" CAPPED IRON PIN SET STAMPED BRUMBAUGH E&S
- IRON PIN FOUND
- IRON PIPE FOUND
- X POINT NOT MONUMENTED
- (244.00') BEARING & DISTANCE OF RECORD
- EX BACK OF CURB (TYP)



CONSENT TO REPLAT

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

PIQUA APOSTOLIC TEMPLE — WITNESS
FIRST NATIONAL BANK — 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 30 DAY OF DEC, 2011.

NOTARY PUBLIC

DEAN F. BREWER, Notary Public
In and For the State of Ohio
My Commission Expires, 10/10/2016

0' 100' 200' 300'
GRAPHIC SCALE IN FEET
1"=100'

NOTE: SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMITMENT

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND IN ACCORDANCE WITH THE DATA SHOWN HEREIN.

12/08/11
PHILIP C. BRUMBAUGH
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057

STATE OF OHIO — PHILIP C. BRUMBAUGH 5057 — REGISTERED PROFESSIONAL SURVEYOR

REPLAT FOR PIQUA APOSTOLIC TEMPLE
DECEMBER 1, 2011

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000 ~ OFFICE
(937) 698-3928 ~ FAX

CARRIAGE TRAILS

SECTION 15 - PHASE III

PART INLOT 352

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

NOVEMBER 2011

VOLUME 23 PAGE 70
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED THIS 12TH DAY OF JAN., ~~2011~~ 2012 FOR FILING AT 9:55 A. M.
FILE NO. 2012OR-00481
FEE $86.40
John S. Alexander
MIAMI COUNTY RECORDER
L. McCoy
BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, OF THE MIAMI COUNTY DEED 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 EASEMENTS SHOWN HEREON.

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

WITNESS

Judith J. Dimperio

Rebecca A. Sorem

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

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

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 13th DAY OF DECEMBER, 2011, 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_____

NOTARIAL SEAL STATE OF OHIO

Rebecca A. Sorem
Notary Public, State of Ohio
My Commission Expires 11-25-2013

Rebecca A. Sorem
NOTARY PUBLIC

CONSENT OF LIENHOLDER

PEOPLES BANK NATIONAL ASSOCIATION

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

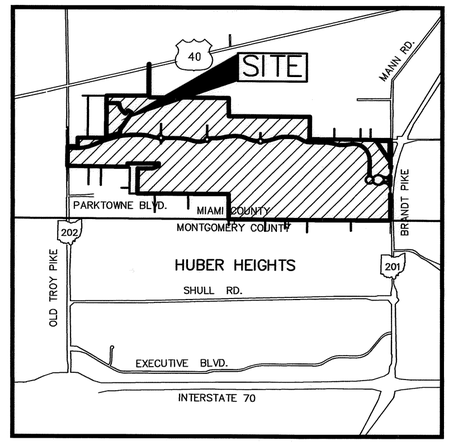
BE IT REMEMBERED THAT ON THIS 20th DAY OF December, 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID 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.

NOTARIAL SEAL STATE OF OHIO

CHRISTOPHER N. SWANK
Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration
Section 147.03 R.C.

NOTARY PUBLIC

MY COMMISSION EXPIRES: No expiration



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 16 are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 0029, Pages 135–210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

BASIS OF BEARINGS

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

REFERENCES:

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

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG.91
P.B. 22, PG.80
P.B. 22, PG.89
P.B. 23, PG.28
P.B. 23, PG.11
P.B. 22, PG.25

AUDITOR

TRANSFERRED ON THE 12 DAY OF Jan., ~~2011~~ 2012

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Linda Zimmerman
BY DEPUTY AUDITOR

APPROVED:

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

ON 10/13, 2011

Jeff Leph
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

STATE OF OHIO
DAVID L. CHIESA
7740
REGISTERED SURVEYOR

M–E COMPANIES, INC.
CIVIL ENGINEERING GROUP

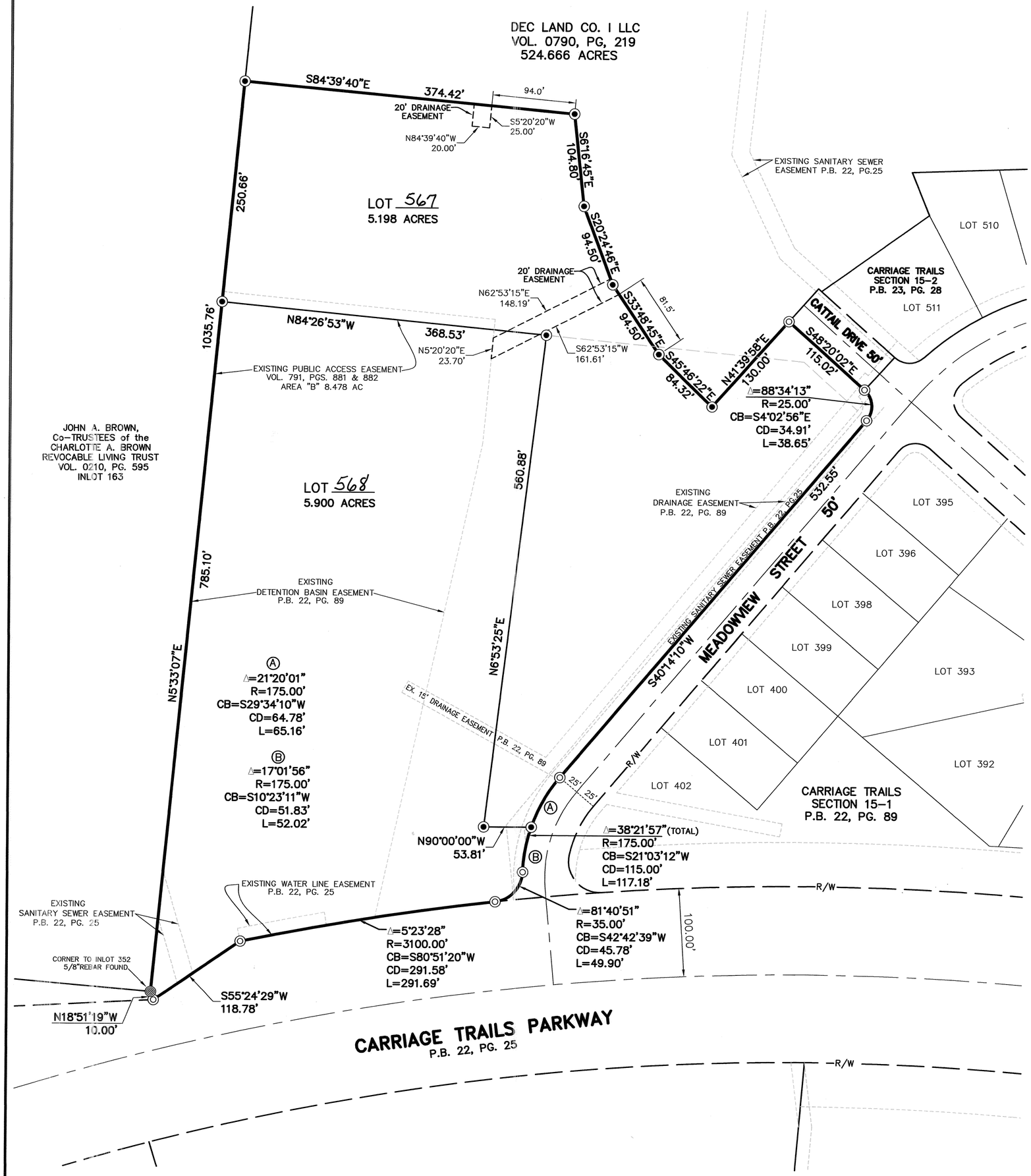
BY David L. Chiesa 12/13/11
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017

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

J:\11\11-110\dwg\SURVEY\PLAT-529-15.dwg by:dchiesa on 12/13/2011 @ 10:04:30 am ~ © M-E Companies, Inc.

VOLUME 23 PAGE 70 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS



NORTH

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

LEGEND

- 5/8" REBAR FOUND (NO CAP)
- IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")

CARRIAGE TRAILS
PART INLOT 352
P.B. 22, PG. 25
158.958 ACRES
−9.294 ACRES
−6.767 ACRES
−11.098 ACRES
131.799 ACRES (REMAINING)

CARRIAGE TRAILS

SECTION 15-PHASE III

11.098 ACRES

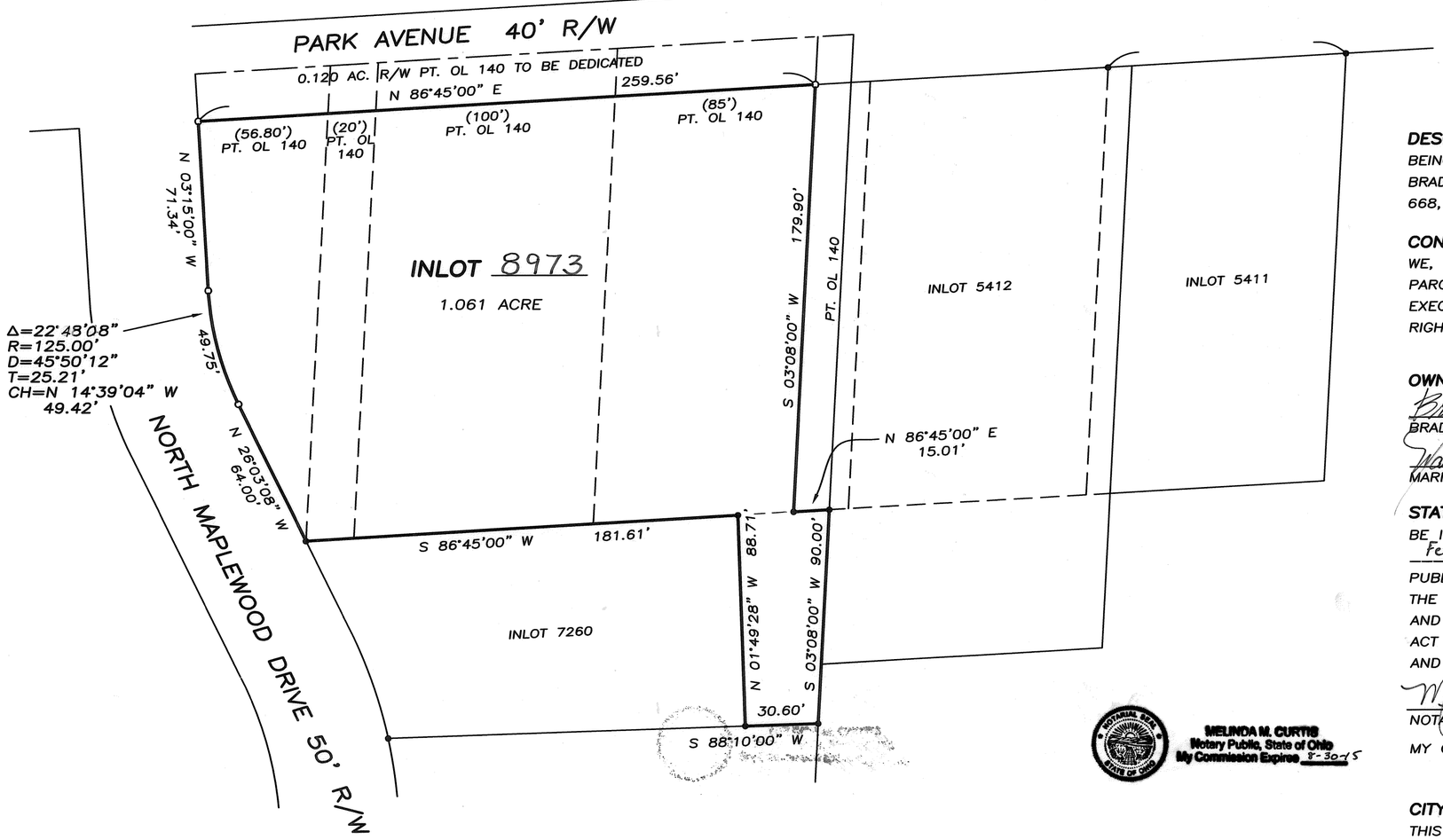
ME COMPANIES
635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

2/2

J:\11\11-110\dwg\SURVEY\PLAT-529-15.dwg by:dchiesa on 12/12/2011 @ 10:30:48 am ~ © M+E Companies, Inc.

BUBP REPLAT

PARTS OUTLOT 140
CITY OF PIQUA
MIAMI COUNTY, OHIO



VOLUME 23 PAGE 71

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 13th DAY
OF February, 2012, AT 10:37 A.M.
FILE # 2012BR-01924 FEE $ 43.20

John S. Alexander — MIAMI COUNTY RECORDER
Dona Swihart — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Feb. 13, 2012.

Matthew W. Heartsgrott — MIAMI COUNTY AUDITOR
Linda Zimmerman — BY DEPUTY AUDITOR

DESCRIPTION
BEING A REPLAT OF PARTS OF OUTLOT 140 AS CONVEYED TO BRADLEY C. & MARIA W. BUBP BY DEED RECORDED IN VOLUME 668, PAGE 310 OF THE MIAMI COUNTY DEED RECORDS.

CONSENT
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AND DO HEREBY DEDICATE THE RIGHT-OF-WAY OF PARK AVENUE AS SHOWN HEREON.

OWNER
Bradley C. Bubp
BRADLEY C. BUBP
Maria W. Bubp
MARIA W. BUBP

STATE OF OHIO, MIAMI COUNTY, SS:
BE IT REMEMBERED THAT ON THIS 4 DAY OF Feb., 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE FOREMENTIONED, 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.

Melinda M. Curtis
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-30-15

MELINDA M. CURTIS
Notary Public, State of Ohio
My Commission Expires 8-30-15

CITY OF PIQUA
THIS RECORD PLAT REVIEWED AND APPROVED THIS 13 DAY OF Feb, 2012.

NOTE:
THE PURPOSE OF THIS SURVEY IS TO COMBINE 5 EXISTING PREVIOUSLY APPROVED PARCELS WHICH WERE EACH A PART OF OUTLOT 140 INTO 1 INLOT, AND TO DEDICATE TO PUBLIC USE THE RIGHT-OF-WAY (0.120 ACRE) OF PARK AVENUE.

LEGEND
ø P.K. NAIL SET
○ 5/8" IRON PIN SET
● 5/8" IRON PIN FOUND

REFERENCES
MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
VOLUME 8, PAGE 109
VOLUME 12, PAGE 29

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
VOLUME 8, PAGE 165
VOLUME 8, PAGE 191
VOLUME 10, PAGE 53

0 20 40 80
GRAPHIC SCALE IN FEET
1" = 40'

REPLAT FOR BRADLEY AND MARIA BUBP IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO ~ JANUARY 5, 2012

STATE OF OHIO — THOMAS R. ZECHMAN 7077 — REGISTERED PROFESSIONAL SURVEYOR

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

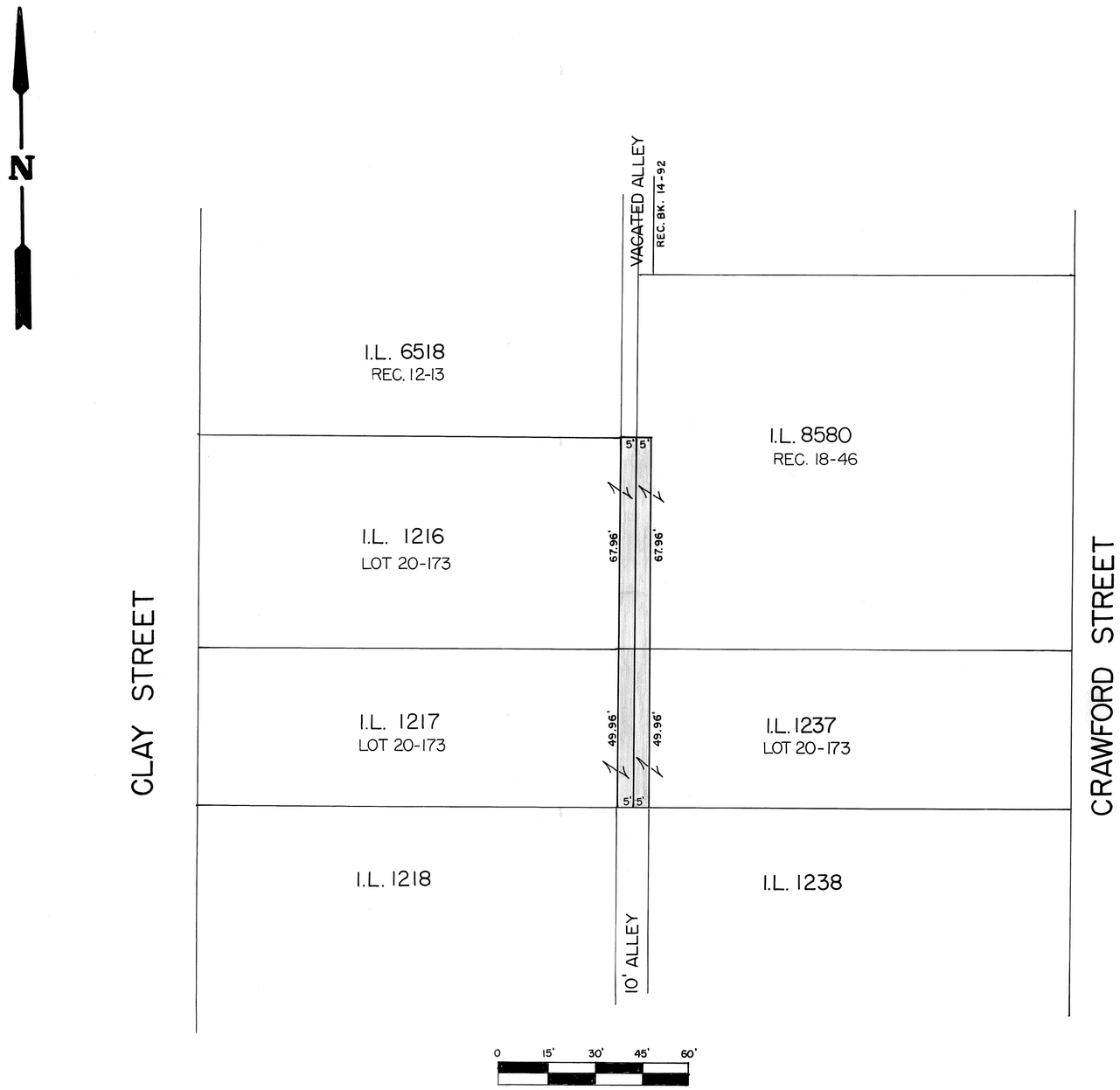
ALLEY VACATION

VACATION OF PART OF AN ALLEY BETWEEN INLOTS 1216, 1217, 1237, AND 8580, AS PLATTED IN PLAT BOOK 1-464.

VOLUME 23 PAGE 72
MIAMI COUNTY RECORDER'S
RECORD OF PLATS.
RECEIVED FOR RECORD THIS 1st.
DAY OF 14 ,2012, AT 11:21 A.M.
FILE NO. 20120R-02039 FEE: 43.20

MIAMI COUNTY RECORDER

BY DEPUTY



AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14TH DAY OF DEC ,2011, THIS PLAT WAS APPROVED.

PRESIDENT

SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd DAY OF JAN ,2012, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. O-2-2012

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 14 DAY OF Feb. ,2012.

MIAMI COUNTY AUDITOR

BY DEPUTY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON EXISTING RECORDS.

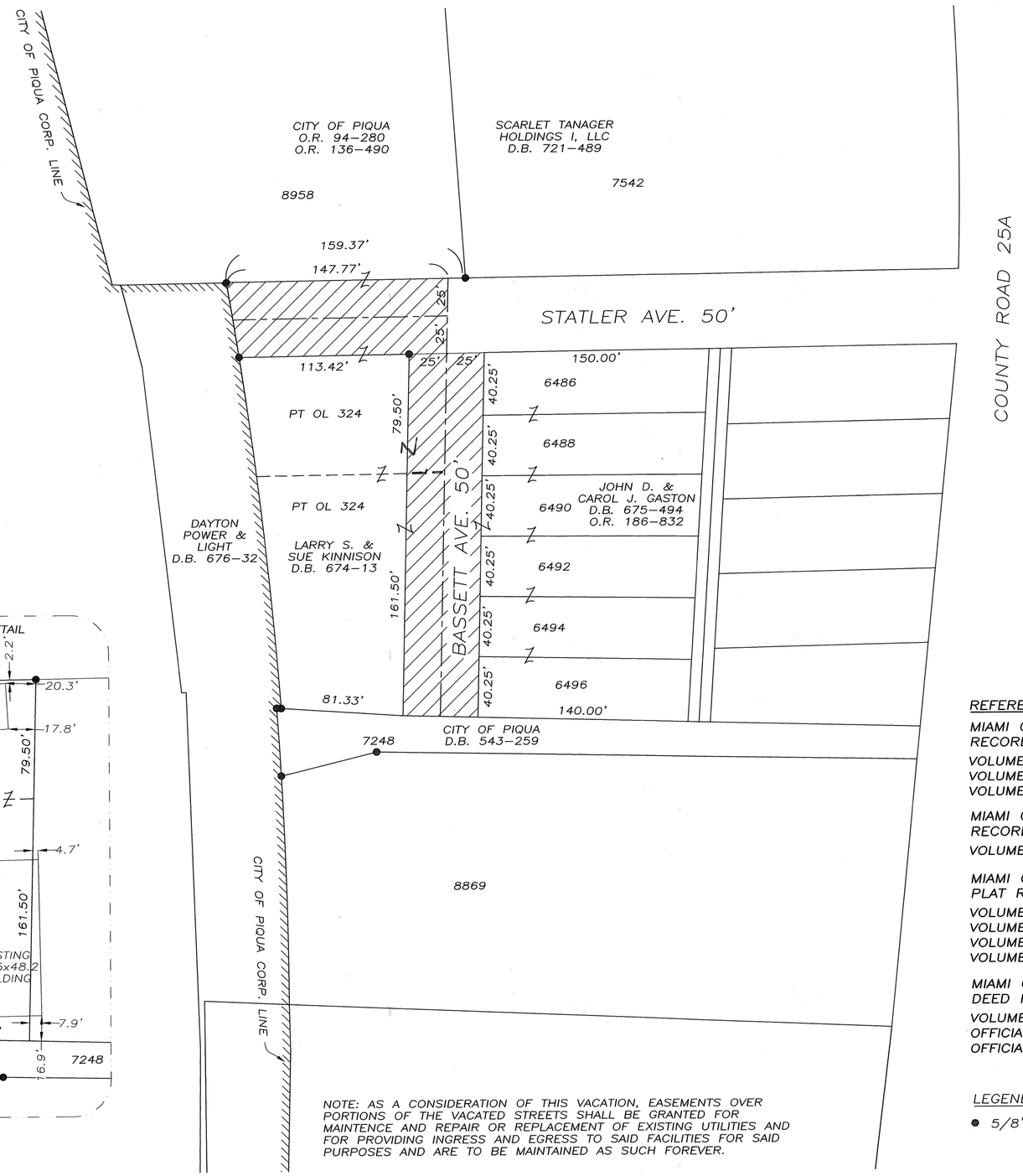
RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR NO. 4370

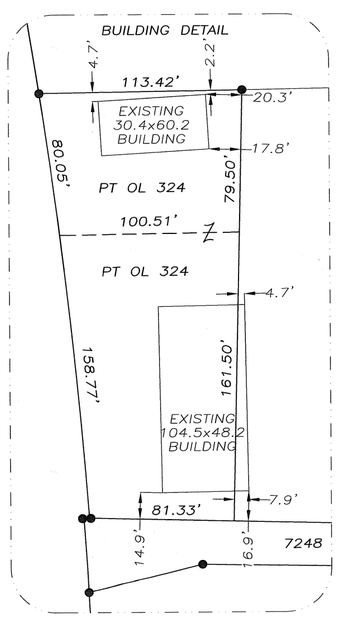
STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
PROFESSIONAL SURVEYOR

ALLEY VACATION TROY, OHIO		
ROBERT COLE, ETAL TROY, OHIO		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE: 5 DEC. 2011	DRAWN BY: DV CHECKED BY: SCALE: 1" = 30'	SHEET NO. 1 OF 1

VACATION OF PARTS STATLER AVENUE AND BASSETT AVENUE

CITY OF PIQUA, MIAMI COUNTY, OHIO





NOTE: AS A CONSIDERATION OF THIS VACATION, EASEMENTS OVER PORTIONS OF THE VACATED STREETS SHALL BE GRANTED FOR MAINTENCE AND REPAIR OR REPLACEMENT OF EXISTING UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO SAID FACILITIES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

PLAT BOOK 23 PAGE 73

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 22 DAY

OF Feb, 2012, AT 2:25 P.M.

FILE # 2012OR-02360

FEE $ 43.20

John S. Alexander — MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Feb 22, 2012

Matthew W. Gearhardt — MIAMI COUNTY AUDITOR

Joyce Grilliot — BY DEPUTY AUDITOR

CITY OF PIQUA, PLANNING COMMISSION

ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO

THIS 10TH DAY OF JANUARY, 2012

CHAIRMAN

Rebecca J. Lodl — **SECRETARY**

CITY OF PIQUA, COMMISSIONERS

ACCEPTED AND APPROVED BY THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO

THIS 21st DAY OF February, 2012

ORDINANCE # 2-12

Lucinda L. Gess — **MAYOR**

Rebecca J. Lodl — **CLERK**

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 15, PAGE 1
VOLUME 15, PAGE 37
VOLUME 16, PAGE 92

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 52, PAGE 164

MIAMI COUNTY RECORDER'S PLAT RECORDS:

VOLUME 13, PAGE 116
VOLUME 13, PAGE 148
VOLUME 14, PAGE 13
VOLUME 23, PAGE 36

MIAMI COUNTY RECORDER'S DEED RECORDS:

VOLUME 674, PAGE 13
OFFICIAL RECORD 94, PAGE 280
OFFICIAL RECORD 186, PAGE 832

0 30 60 120

GRAPHIC SCALE IN FEET
1" = 60'

LEGEND

● 5/8" IRON PIN FOUND

SURVEY FOR LARRY & SUE KINNISON, JOHN & CAROL GASTON & CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ OCTOBER 10, 2011

STATE OF OHIO — GREGG S. BROOKHART 6348 — REGISTERED PROFESSIONAL SURVEYOR

Gregg S. Brookhart

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

ADDITIONAL RIGHT–OF–WAY
FENNER ROAD NO. 37
SECTION 25, TOWN 7, RANGE 5 EAST
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 23 PAGE 74

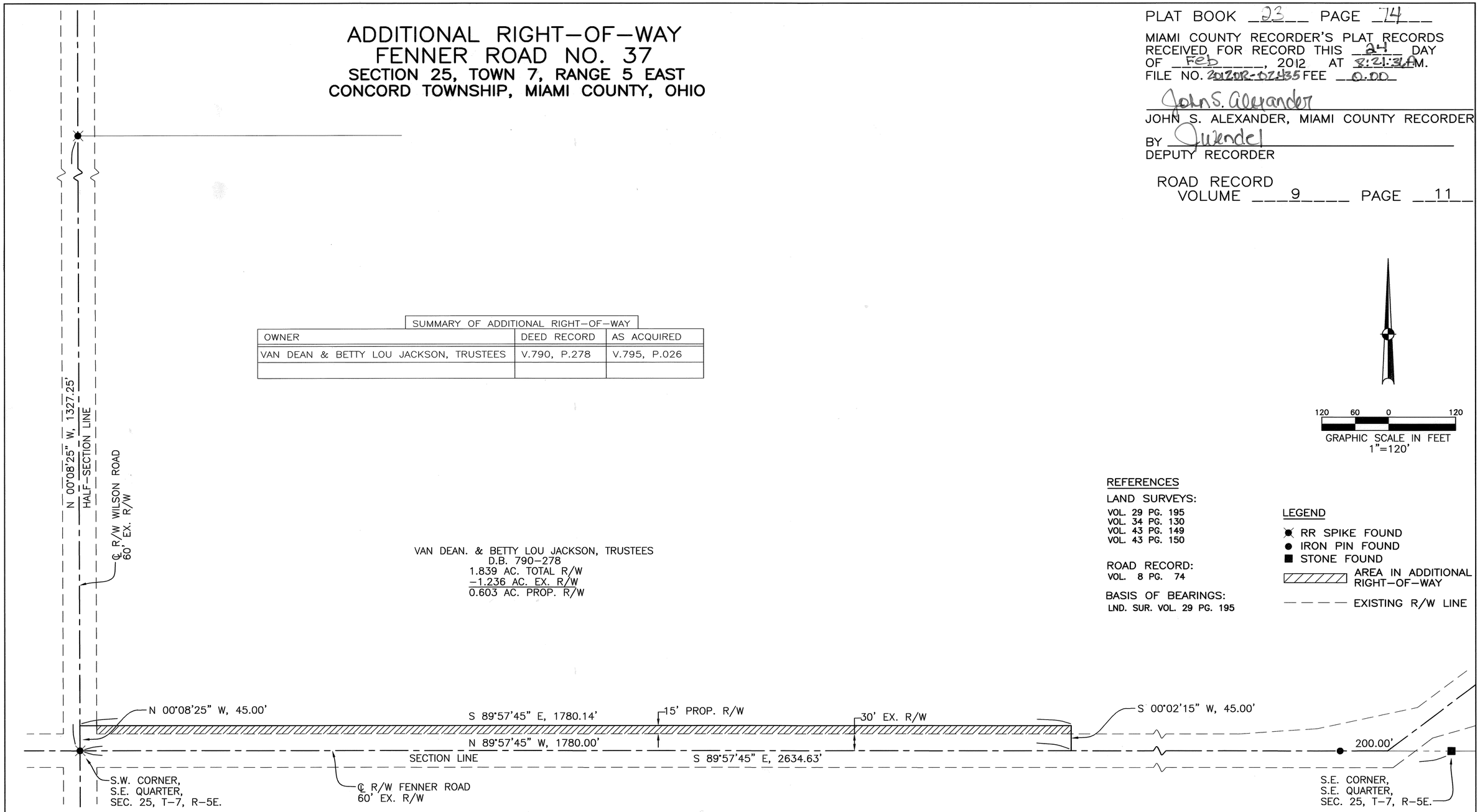
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 24 DAY
OF Feb, 2012 AT 8:21:36 AM.
FILE NO. 2012OR-02435 FEE 0.00

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY J. Wendel
DEPUTY RECORDER

ROAD RECORD
VOLUME 9 PAGE 11

SUMMARY OF ADDITIONAL RIGHT–OF–WAY

OWNER	DEED RECORD	AS ACQUIRED
VAN DEAN & BETTY LOU JACKSON, TRUSTEES	V.790, P.278	V.795, P.026



120 60 0 120
GRAPHIC SCALE IN FEET
1"=120'

REFERENCES

LAND SURVEYS:
VOL. 29 PG. 195
VOL. 34 PG. 130
VOL. 43 PG. 149
VOL. 43 PG. 150

ROAD RECORD:
VOL. 8 PG. 74

BASIS OF BEARINGS:
LND. SUR. VOL. 29 PG. 195

LEGEND
- RR SPIKE FOUND
- IRON PIN FOUND
- STONE FOUND
- AREA IN ADDITIONAL RIGHT–OF–WAY
- EXISTING R/W LINE

REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER
THIS 23rd DAY OF January, 2009.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

NOTE: THIS ADDITIONAL R/W PLAT PREPARED FROM EXISTING SURVEY RECORDS.

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 24 DAY OF Feb., 2012.

Matthew W. Gearhardt
MATHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY Linda Zimmerman
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 23rd DAY OF February, 2012, BY RESOLUTION NO. 12-02-256

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

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

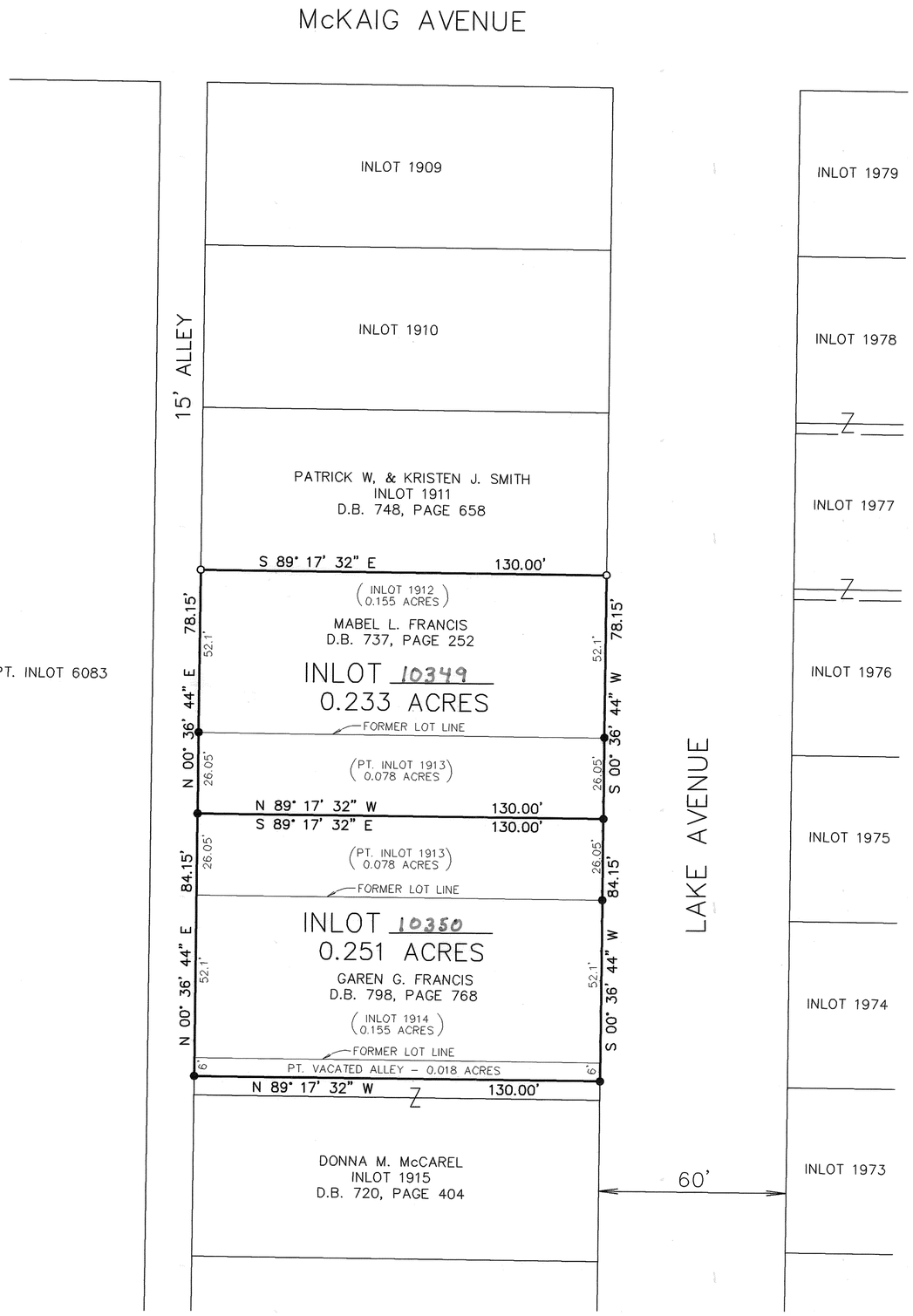
John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

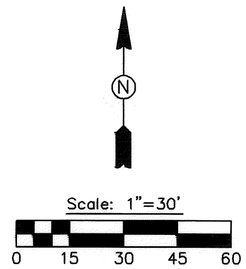
STATE OF OHIO
BRITT R. HAVENAR
S–8266
REGISTERED PROFESSIONAL SURVEYOR

Britt R. Havenar 12/8/2008
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: MAY 14, 2008

REPLAT OF INLOTS 1912, 1913, 1914 AND PART VACATED ALLEY IN THE CITY OT TROY, MIAMI COUNTY, OHIO





Legend

- ● Iron pin found
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Vol. 14, Pg. 130 } Miami County Engineer's
Vol. 21, Pg. 71 } Record of Lot Surveys

P.B. 02, Pg. 168 } Miami County Recorder's
P.B. 07, Pg. 131 } Plat Records

Plat Book 23 Page 75
Miami County Recorder's Plat Records
Received 3-1, 2012 at 2:35
File Number 2012OR-02697 Fee 43.20
John S. Alexander BY: L. McCoy
Miami County Recorder — Deputy

Approved and Transferred with Lot Numbers assigned this 1, day of March, 2012.
Matthew W. Gearhardt BY: Joyce Grilliot
Miami County Auditor — Deputy

DESCRIPTION

Being a replat of Inlot Numbers 1912, 1913, 1914, and part of a vacated alley in the City of Troy, Ohio, in Park Place Subdivision as recorded in Plat Book 2, Page 168 of the Miami County Recorder's Plat Records, and acquired by Mabel L. Francis by deed recorded in D.B. 737, Page 252 and Garen G. Francis by deed recorded in D.B. 798, Page 768 of the Miami County Recorder's Deed Records.

DEDICATION

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

Mabel L. Francis — Mabel L. Francis
Garen G. Francis — Garen G. Francis

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

Be it remembered, that on this 17th, day of February, 2012, before me, a Notary Public in and for said State and County, personally appeared Mabel L. Francis and Garen G. Francis, to me known, who acknowledged the signing and execution of the within replat to be their free act and deed individually.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and date written above.

Heather Stoughton — Notary Public
December 15, 2016 — My Commission Expires

CITY OF TROY ENGINEER

This replat was reviewed and approved this 29th day of February, 2012.

Deborah J. Swan
City of Troy Engineer

STATE OF OHIO — MICHAEL W. COZATT S-6001 — REGISTERED SURVEYOR

Michael W. Cozatt — 2/16/12
Michael W. Cozatt, P.S. #6001 — Date

Cozatt Engineering Company
Civil Engineer — Land Surveyor
2784 S. County Road 25A Troy, Ohio
Job No. 01512 Ph. (937) 339-2921

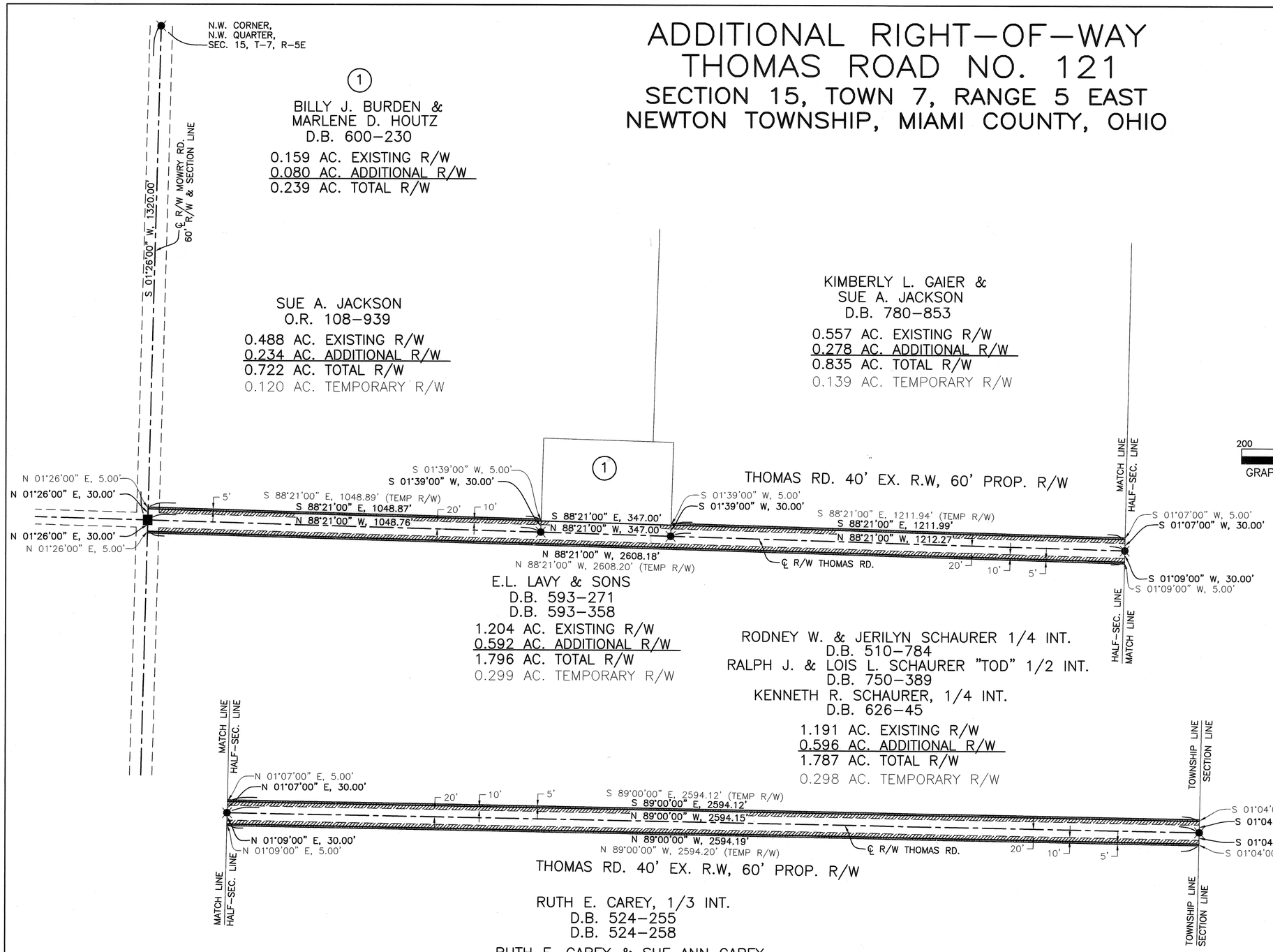
ADDITIONAL RIGHT–OF–WAY
THOMAS ROAD NO. 121
SECTION 15, TOWN 7, RANGE 5 EAST
NEWTON TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 23 PAGE 74

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 13 DAY
OF March, 2012 AT 9:57 AM.
FILE NO. 2012OR0358 FEE 0.00

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY Robt Lemmon
DEPUTY RECORDER

ROAD RECORD VOLUME 9 PAGE 18



GRAPHIC SCALE IN FEET
200 100 0 200
1"=200'

REFERENCES

LAND SURVEYS:
VOL. 3 PG. 29
VOL. 24 PG. 72
VOL. 27 PG. 158
VOL. 33 PG. 84
VOL. 45 PG. 193
VOL. 48 PG. 107

BASIS OF BEARINGS:
VOL. 33 PG. 84

LEGEND

- RR SPIKE FOUND
- IRON PIN FOUND
- MONUMENT BOX FOUND
- AREA IN ADDITIONAL RIGHT–OF–WAY
- AREA IN TEMPORARY RIGHT–OF–WAY
- EXISTING RIGHT–OF–WAY LINE

NOTE: CENTERLINE OF THOMAS ROAD AND MONUMENTS ALONG SAID CENTERLINE ARE SHOWN HEREON BASED ON A FIELD SURVEY. EXISTING DEEDS AND SURVEYS WERE USED TO DETERMINE BEARINGS OF PROPERTY LINES. IT IS INTENDED THAT THE NEW EASEMENTS RUN FROM PROPERTY LINE TO PROPERTY LINE.

SUMMARY OF ADDITIONAL RIGHT–OF–WAY

OWNER	DEED RECORD	AS ACQUIRED
SUE A. JACKSON	O.R.108, P.939	O.R. 182, P. 609 O.R. 182, P. 606
RUTH E. CAREY, 1/3 INT.	V.524, P.255 V.524, P.258	O.R. 182, P. 612
RUTH E. CAREY & SUE ANN CAREY, CO TRUSTEES 2/3 INT.	V.781, P.445	O.R. 182, P. 615
KIMBERLY L. GAIER & SUE A. JACKSON	V.780, P.853	O.R. 182, P. 603 O.R. 182, P. 600
BILLY J. BURDEN & MARLENE D. HOUTZ	V.600, P.230	O.R. 187, P. 199
RODNEY W. & JERILYN SCHAURER, 1/4 INT.	V.510, P.784	
RALPH J. & LOIS L. SCHAURER, "TOD", 1/2 INT.	V.750, P.389	O.R. 194, P. 302 O.R. 194, P. 306
KENNETH R. SCHAURER 1/4 INT.	V.626, P.45	
E.L. LAVY & SONS	V.593, P.271 V.593, P.358	O.R. 189, P. 593 O.R. 189, P. 590

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 22 DAY OF March, 2011.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 13 DAY OF March, 2012.

Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY Joyce Gillett
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 13th DAY OF March, 2012, BY RESOLUTION NO. 12-03-336.

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

John F Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

Richard L. Cultice
RICHARD L. CULTICE
MIAMI COUNTY COMMISSIONER

STATE OF OHIO
BRITT R. HAVENAR
S–8266
REGISTERED
PROFESSIONAL SURVEYOR

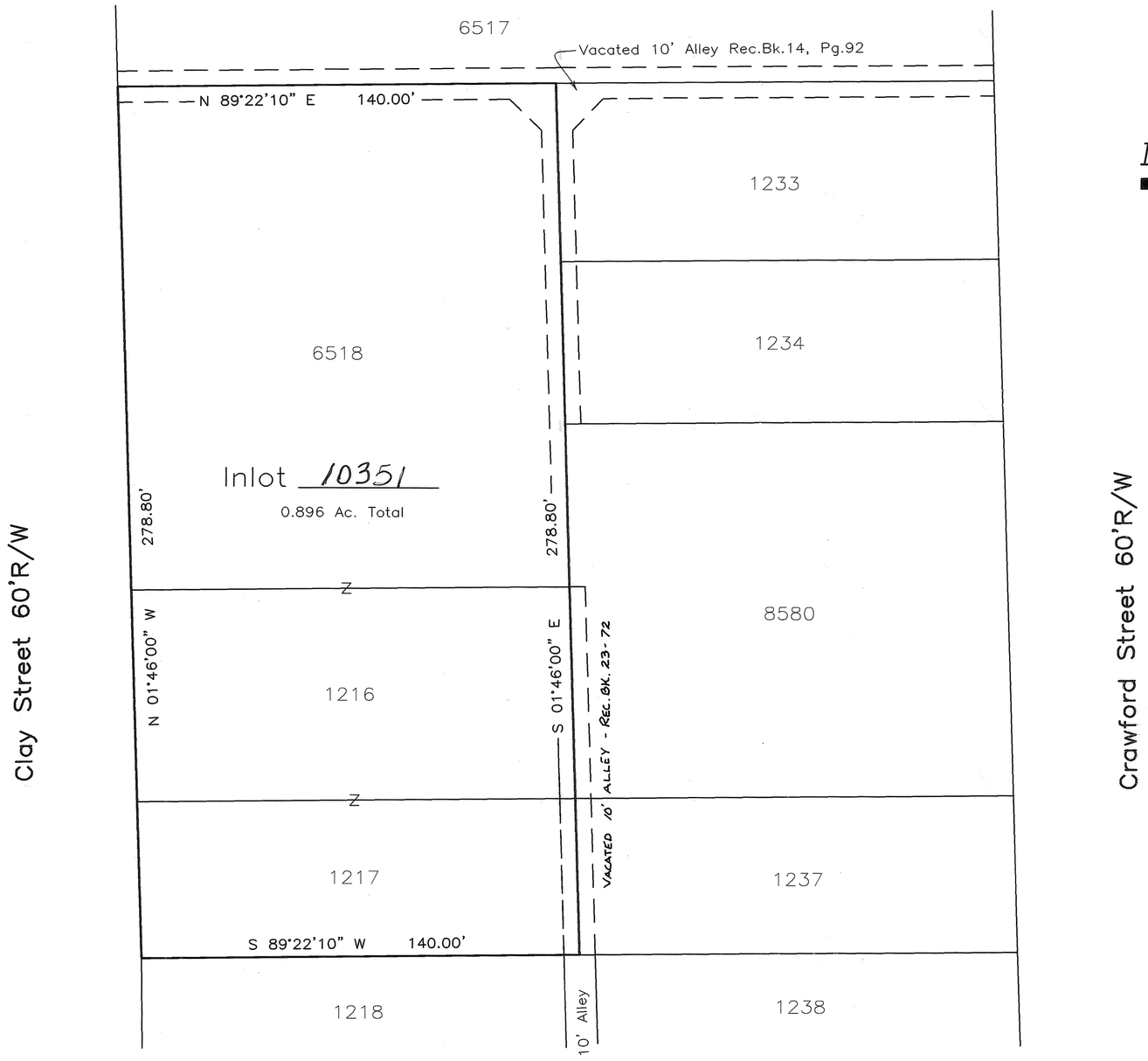
Britt R. Havenar
BRITT R. HAVENAR, PE, PS
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP, COUNTY ENGINEER
DATE: MARCH 22, 2011

REPLAT INLOTS 1216, 1217, 6518 & Vacated Alleys

1216,1217,6518	TROY	MIAMI	OHIO
INLOT	CORPORATION	COUNTY	STATE

PLAT BOOK 23 PAGE 117
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 3-15, 2012 AT 3:03 pm
FILE NO. 2012OR-03444 FEE 43.20
MIAMI CO. RECORDER BY: DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 15 DAY OF March, 2012
MIAMI CO. AUDITOR DEPUTY



0 15 30 60
Graphic Scale in Feet
1"=30'

North

Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat, and do hereby voluntarily consent to the execution of said plat and to the dedication of the streets as shown hereon, to the public use forever.

Authorized Representative of Tammy & Brent, LLC.
Robert K. Cole, owner

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

Be it remembered that on this 14th day of March, 2012, before me, the undersigned, a notary public in and for said county and state, personally appeared James D. and Debra G. Ward, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

NOTARY PUBLIC STATE OF OHIO
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 26, 2016
Recorded in Miami County

Notary Public in and for State of Ohio
My commission expires 9/26/2016

Description

Being a replat of Inlots 1216, 1217, 6518, and vacated alleys in the City of Troy, Miami County, Ohio, as shown on Plat Book 12, Page 13 and Lot Survey Vol. 20, Page 173 of the Miami County Engineer's Record of ~~Land~~ LOT Surveys, as acquired by Tammy & Brent, LLC., by Official Record Book 44, Page 516 of the Miami County Recorder's Deed Records, ALSO REC. BK. 23-72.

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Klockner, S4370)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- Metal Fence Post
- Survey Spike Found
- Wood Fence Post

References

Miami County Engineer's Record of Lot Surveys
Volume 17, Page 159
Volume 20, Page 173

Miami County Recorder's Plat Records
Volume 18, Page 46
Volume 12, Page 13
(Basis of Bearings)

APPROVED:

This replat was reviewed and approved by the City of Troy Engineer.
On MARCH 14, 2012
Deborah Swan
City of Troy Engineer

Note:
This replat prepared from existing records.
No pins set.

Replat I.L.1216, 1217, 6518
for Tammy & Brent, LLC.

STATE OF OHIO
RICHARD W. KLOCKNER S-4370
REGISTERED PROFESSIONAL SURVEYOR

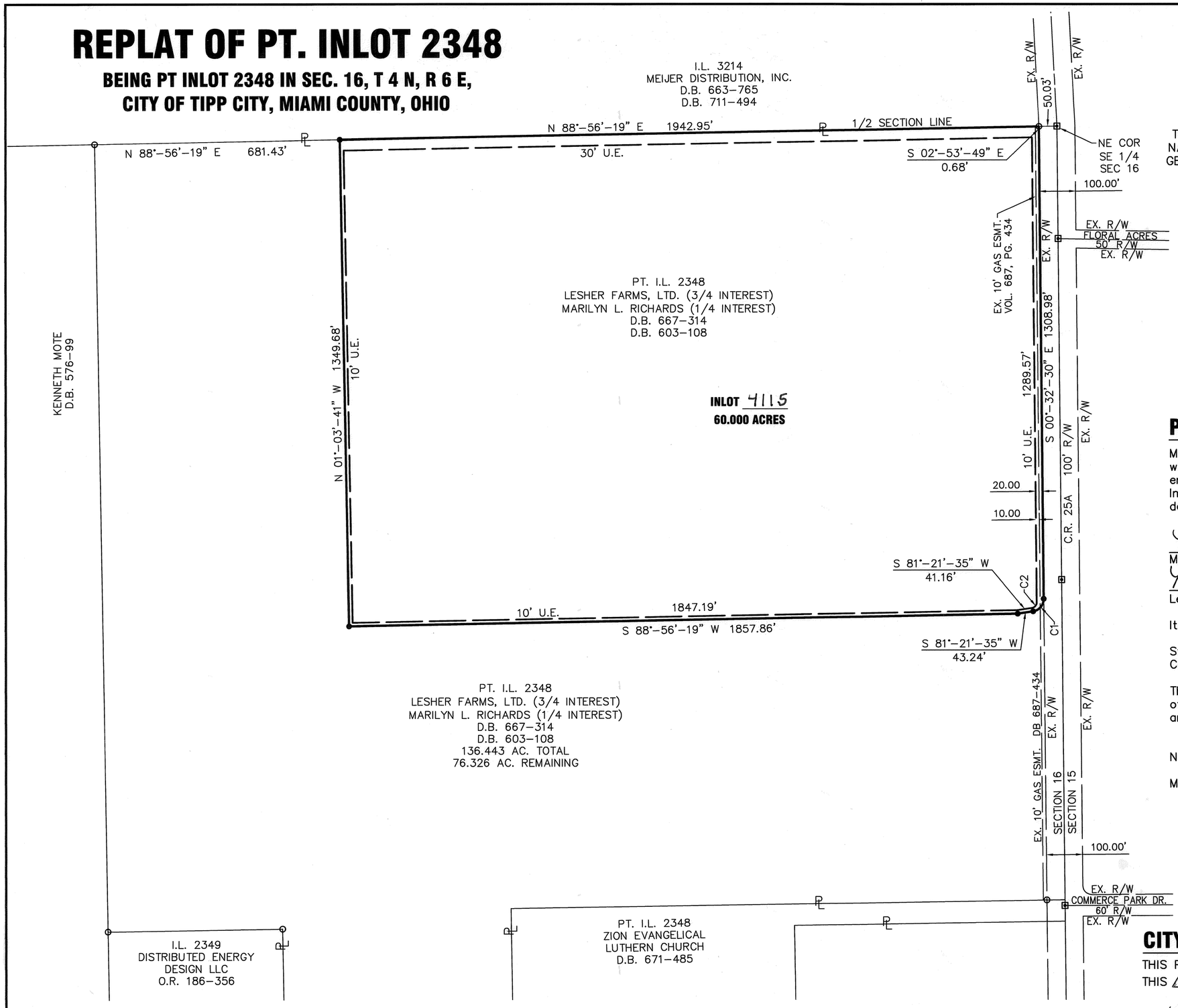
Richard W. Klockner
Richard W. Klockner
P.S. #4370

RICHARD W. KLOCKNER & ASSOCIATES, INC.
Civil Engineering and Land Surveying
16 East Water Street
Troy, Ohio (937) 339-5331

File Name: C:\Surveys\2012\03112RWK.dwg
Drawn by: DMC ~ Checked by: RWK

REPLAT OF PT. INLOT 2348

BEING PT INLOT 2348 IN SEC. 16, T 4 N, R 6 E,
CITY OF TIPP CITY, MIAMI COUNTY, OHIO



THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100'

0 50 100 200

PLAT BOOK 23, PAGE 78
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 26 DAY OF March, 2012, AT 2:55:57 PM.
FILE No. 2012R-1348 FEE: $ 43.20

John S. Alexander
JOHN S. ALEXANDER, RECORDER

Quarrel
DEPUTY

TRANSFERRED THIS 26 DAY OF March, 2012

Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: Joyce Grilliot
DEPUTY AUDITOR

PLAT AUTHORIZATION AND DEDICATION

Marilyn L. Richards and Lesher Farms, LTD., the owners of the land included within this plat has caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Inlot 2348. Furthermore, Marilyn L. Richards and Lesher Farms, LTD., dedicates the easements as shown on this plat to the public use forever.

Marilyn L. Richards
Marilyn L. Richards

Marilyn L. Richards man. part.
Lesher Farms, LTD.

Its: MAN. PARTNER

State of Ohio
County of Miami

The forgoing instrument was acknowledged before me this 20th day of March, 2012, by Marilyn L. Richards and Marilyn L. Richards, mg. partner for Lesher Farms, LTD..

Notary Public Marilyn A. Fennell

My commission expires Dec. 1, 2013

MARILYN A. FENNELL, Notary Public in and for the State of Ohio My Commission Expires Dec. 1, 2013

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 13th DAY OF March, 2012.

CHAIRPERSON

Marilyn A. Fennell
SECRETARY

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- MONUMENT BOX W/IP FOUND

SURVEY REFERENCE
REC. PLAT 22, PAGE 70
REC. PLAT 17, PAGE 29
LAND SUR. VOL. 36, PLAT 30
LAND SUR. VOL. 17, PLAT 40

DEED REFERENCE
DEED BOOK 603, PAGE 108
DEED BOOK 667, PAGE 314

CURVE CHART

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'	81°–54'–05"	50.03'	45.88'	S 40°–24'–32" W
C2	15.00'	81°–54'–05"	21.44'	19.66'	S 40°–24'–32" W

BEING A REPLAT OF PT. INLOT 2348 AND OWNED BY MARILYN L. RICHARDS (1/4 INT) AND LESHER FARMS, LTD. (3/4 INT) AS DESCRIBED IN DEED BOOK 603, PAGE 108 AND DEED BOOK 667, PAGE 314.

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE BASED ON AN ACTUAL FIELD SURVEY.

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

3-12-2012
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554
www.choiceoneengineering.com

DATE: 03–12–2012
DRAWN BY: WDG
JOB NUMBER: MIATCI1205FIN
SHEET NUMBER 1 OF 1

FIELDSTONE PLACE
SENIOR LIVING CAMPUS

BEING PT INLOT 3601 IN SEC. 28, T 4 N, R 6 E, CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 23, PAGE 79
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 2 DAY OF April, 2012, AT 11:10 A.M.
FILE No. 2012OR-04760 FEE: $172.30

John S. Alexander
JOHN S. ALEXANDER, RECORDER

Wendel
DEPUTY

TRANSFERRED THIS 2nd DAY OF April, 2012

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: Joyce Grilliot
DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE RIGHT-OF-WAY 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: TIPP CITY LAND COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: _____ RICHARD J. MOSIER, MEMBER

BY: _____ DAVID S. DODD, MEMBER

BY: _____ ROBERT L. HEIDENREICH, MEMBER

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF JANUARY, 2012.
BY RICHARD J. MOSIER, MEMBER, DAVID S. DODD, MEMBER, ROBERT L. HEINDENREICH, MEMBER OF TIPP CITY LAND COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

Kimberly D. Patterson
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 31, 2015

NOTARIAL SEAL
KIMBERLY D. PATTERSON, Notary Public
In and for the State of Ohio
My Commission Expires May 31, 2015

MORTGAGEE: FIFTH THIRD BANK

BY: _____ ZACHARY W. JACOBS

AS: ASSISTANT VICE PRES FIFTH THIRD BANK

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF 31st JANUARY, 2012.
BY ZACHARY W. JACOBS

Kimberly D. Patterson
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 31, 2015

NOTARIAL SEAL
KIMBERLY D. PATTERSON, Notary Public
In and for the State of Ohio
My Commission Expires May 31, 2015

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 13th DAY OF September, 2011, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN _____ SECRETARY _____

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 21 DAY OF February, 2012.

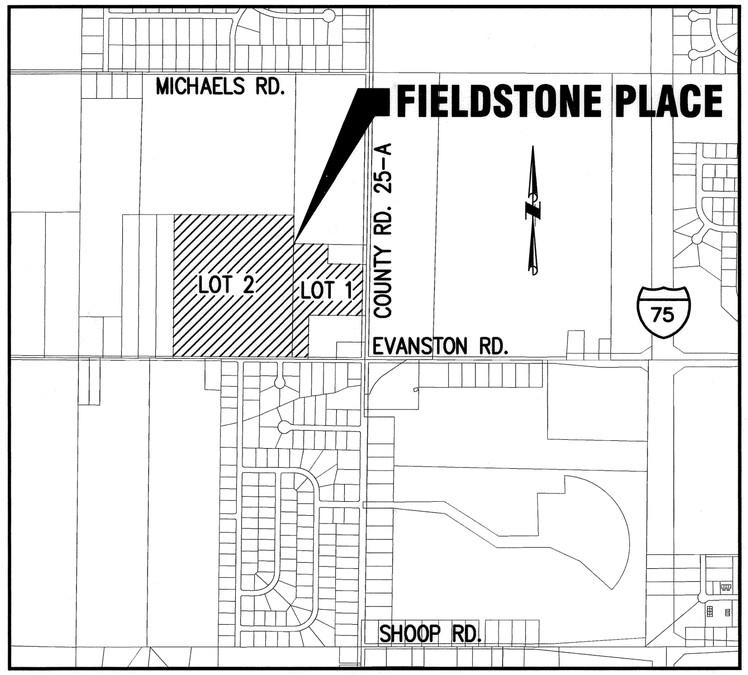
PRESIDENT OF COUNCIL _____ CLERK OF COUNCIL _____

OWNER AND DEVELOPER

TIPP CITY LAND COMPANY, LLC
3591 GINGHAMSBURG-FREDERICK ROAD
TIPP CITY, OHIO 45371
PH: (937) 698-7288
ATTN: RICK MOSIER

DESCRIPTION

BEING A SUBDIVISION OF 44.578 ACRES OWNED BY TIPP CITY LAND COMPANY, LLC AS DESCRIBED IN DEED BOOK 764, PAGE 513.



VICINITY MAP
(N.T.S.)

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.

Wesley D. Goubeaux — 1-19-2012
WESLEY D. GOUBEAUX, P.S. #8254 — DATE

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 1-19-2012
DRAWN BY: WDG
JOB NUMBER: MIATCI1108COV
SHEET NUMBER 1 OF 4

PLAT BOOK 23, PAGE 79A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 2 DAY OF April, 2012.

FIELDSTONE PLACE SENIOR LIVING CAMPUS

BEING PT INLOT 3601 IN SEC. 28, T 4 N, R 6 E, CITY OF TIPP CITY, MIAMI COUNTY, OHIO

STORM WATER DRAINAGE RESTRICTIONS

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

2. The owners of lots 1 and 2, which contain open storm water drainage channels and storm water detention, identified as "utility/detention easement," shall be responsible for maintaining these water courses in the operable manner to which they were designed.

3. Any site development or building construction on lots 1 and 2 in this subdivision shall include construction of a separate on-site storm water detention basin, designed as follows, and subject to review by the Tipp City Engineer:
   a. The detention basins shall have their outlet at the approximate location as shown in the schematic plan of the approved subdivision improvement drawings.
   b. Detention basins shall be designed in accordance with Tipp City Design Standards.
   c. The area to be used in these calculations shall include the entire platted lot acreage and any offsite drainage that passes thru either Lot 1 or Lot 2.
   d. Said detention basins shall be subject to restriction 1, above.
   e. The lot owner shall maintain said basins in the operable manner to which they were designed.

4. The City of Tipp City shall have the right, but not the responsibility, to enter upon any lot in this subdivision for maintenance purposes in the stream easement areas described in restriction 2, above, or for maintenance purposes in any storm water detention basin area constructed pursuant to restriction 3, above. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the owner of said lot.

5. 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.

LEGAL DESCRIPTION

BEING A PART OF INLOT 3601 OWNED BY TIPP CITY LAND COMPANY, LLC AS DESCRIBED IN DEED VOLUME 764, PAGE 513, SITUATED IN SECTION 28, TOWN 4 NORTH, RANGE 6 EAST, CITY OF TIPP CITY, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a Mag nail set at the southwest property corner of Inlot 3601 as shown on Miami County Record Plat Book 19, Page 117 and also being on the centerline of Evanston Road and the south line of the northeast quarter of Section 28;

thence, North 00°-30'-10" East, 1340.56 feet, along the west property line of said Inlot 3601 to an iron pin with cap set at the northwest property of same and also being on the south property line of a tract of land owned by Tipp City Exempted Village Board of Education as described in Deed Book 525, Page 470;

thence, South 89°-49'-16" East, 1115.87 feet, along the north property line of said Inlot 3601 and the south property line of said Board of Education tract to an iron pin with cap set on the west property line of a tract of land owned by Up North Construction, LTD. as described in Deed Book 756, Page 376;

thence, South 00°-49'-01" West, 266.15 feet, along the west property line of said Up North Construction tract to an iron pin with cap set;

thence, South 89°-04'-36" East, 320.79 feet, along the south property line of said Up North Construction tract to an iron pin with cap set at the northwest property corner of Inlot 3602 as shown on Plat Book 19, Page 117;

thence, South 00°-55'-24" West, 182.00 feet, along the west property line of said Inlot 3602 to an iron pin found at the southwest corner of same;

thence, South 89°-04'-36" East, 360.00 feet, along the south property line of said Inlot 3602 to a PK nail found in the centerline of County Road 25-A and also being the east line of the northeast quarter of Section 28;

thence, South 00°-55'-24" West, 478.52 feet, along the centerline of County Road 25-A and the east line of said quarter section to a Mag nail set at the northeast property corner of a tract of land owned by The Tipp City Church of Christ as described in Deed Book 652, Page 134 and also being the southeast corner of said Inlot 3601;

thence, South 89°-36'-13" West, 527.60 feet, along the north property line of said Church tract and a south property line of said Inlot 3601 to an iron pin with cap set;

thence, South 00°-58'-45" West, 412.43 feet, along the west property line of said Church tract and an east property line of said Inlot 3601 to a railroad spike found on the centerline of Evanston Road and the south line of the northeast quarter of Section 28;

thence, North 89°-34'-50" West, 1259.29 feet, along the centerline of Evanston Road and the south line of said quarter section to the place of beginning.

Containing 44.578 acres more or less with 1.562 acres more or less being within existing road right-of-way and all being subject to any legal highway and easements of record.

The bearings are assumed and used to denote angles only.

The above description was prepared by Wesley David Goubeaux, Ohio Professional Surveyor Number 8254, based on a survey performed under his direction.

PROTECTIVE COVENANTS AND RESTRICTIONS

Inlot Maintenance

(a) All Inlots 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 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 Inlot Owner, to enter upon any Inlot with such equipment and devices as may be necessary for the purpose of removing or cleaning unsightly rubbish or debris 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 Inlot enforceable by appropriate proceedings at law or equity; provided, however, that the lien shall be subordinate to the lien of any first mortgage encumbering the Inlot. The provisions of this section shall not be construed as an obligation on the part of the Association to provide garbage or trash removal services.

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

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.

Vehicles Pursuant to its approval of the Subdivision as a Planned Development and its approval of this Declaration as referred to on the Plat of the Subdivision, the City of Tipp City has consented and authorized the parking or storage of more than one boat, camper, van, recreational vehicle, or trailer (hereinafter collectively referred to as "Vehicle") on each Inlot; provided, however, that the parking or storage of any such Vehicle shall be stored within an enclosed garage. Notwithstanding the foregoing, the parking of such Vehicles may be permitted on driveway aprons contiguous to garages or designated parking lots provided that the parking of such Vehicle outside of an enclosed garage on any portion of the Subdivision shall not be for a period of time in excess of seven (7) days in any one month, not visible from any public right of way. The parking or storage of any such Vehicle or any inoperable motor vehicle, or other equipment shall also be subject to such rules and regulations as the Association may, from time to time, adopt for such parking or storage.

Parking Parking shall be permitted only in garages, aprons or driveways contiguous to a garage and such parking spaces as are designated on the plans submitted and approved by the City of Tipp City or in accordance with such rules and regulations as the Association may, from time to time, adopt for parking.

Construction Materials No less than 75% of the exterior walls of each structure which will provide for senior housing which is erected on any Inlot shall be covered with brick, stone, wood, or other approved products.

The exterior of all structures which are not covered with the foregoing materials shall be covered with a high quality aluminum siding or hardy plank, except that soffits and gables may be covered with vinyl.

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN ~~MISC.~~ ~~BOOK~~ OFFICIAL RECORD 260, PAGE 811/833, OF THE MIAMI COUNTY RECORDER'S OFFICE.

OWNER'S ASSOCIATION

THE "ARTICLES OF INCORPORATION FIELDSTONE PLACE OWNERS ASSOCIATION" ARE RECORDED IN OFFICIAL RECORD 260, PAGE 811/833 OF THE MIAMI COUNTY RECORDER'S OFFICE.

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.

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

1-19-2012
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 1-19-2012
DRAWN BY: WDG
JOB NUMBER: MIATCI1108COV2
SHEET NUMBER 2 OF 4

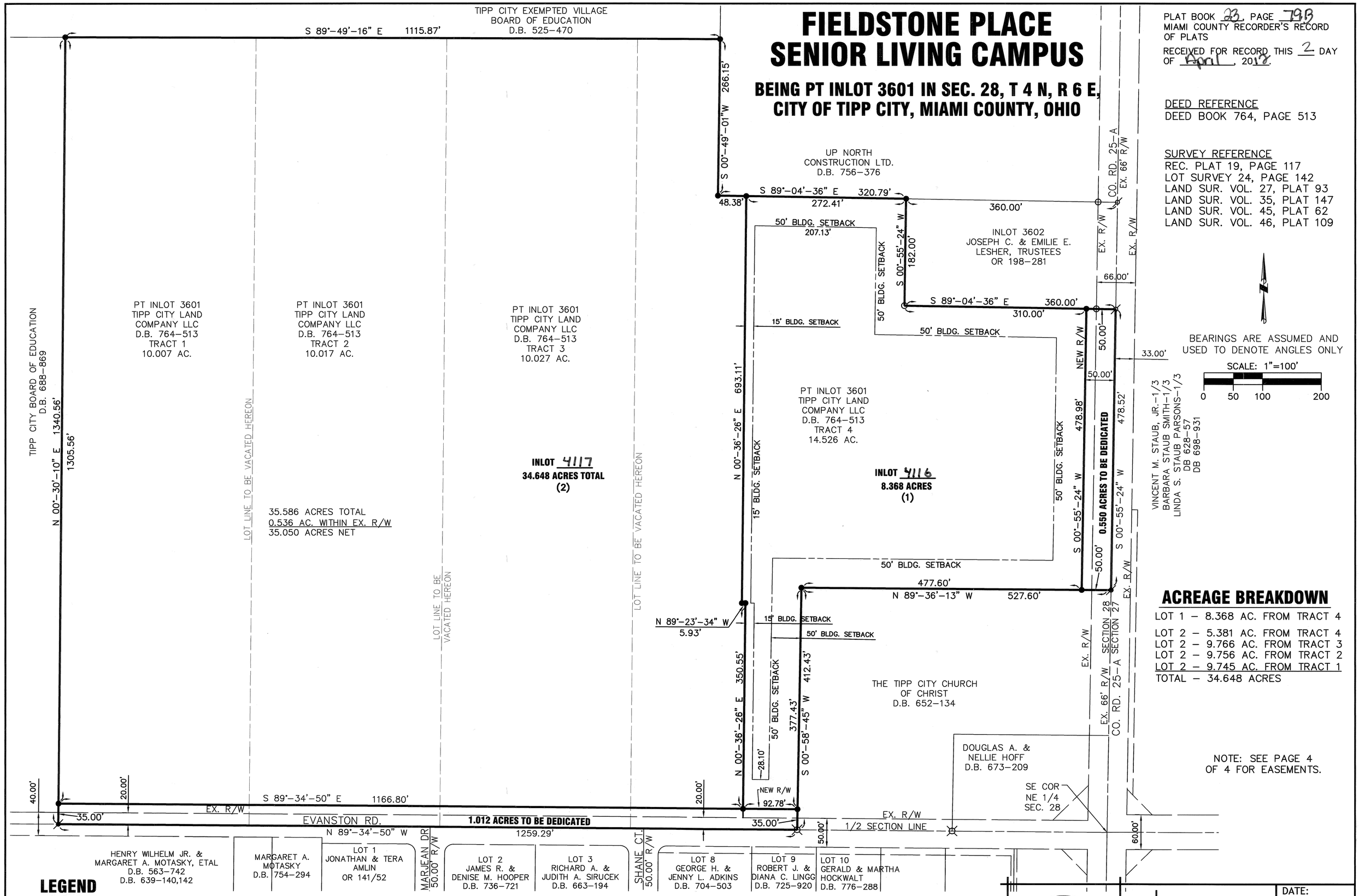
FIELDSTONE PLACE SENIOR LIVING CAMPUS

BEING PT INLOT 3601 IN SEC. 28, T 4 N, R 6 E, CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 23, PAGE 79B
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 2 DAY OF April, 2012.

DEED REFERENCE
DEED BOOK 764, PAGE 513

SURVEY REFERENCE
REC. PLAT 19, PAGE 117
LOT SURVEY 24, PAGE 142
LAND SUR. VOL. 27, PLAT 93
LAND SUR. VOL. 35, PLAT 147
LAND SUR. VOL. 45, PLAT 62
LAND SUR. VOL. 46, PLAT 109



BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY

SCALE: 1"=100'
0 50 100 200

ACREAGE BREAKDOWN

LOT 1 – 8.368 AC. FROM TRACT 4
LOT 2 – 5.381 AC. FROM TRACT 4
LOT 2 – 9.766 AC. FROM TRACT 3
LOT 2 – 9.756 AC. FROM TRACT 2
LOT 2 – 9.745 AC. FROM TRACT 1
TOTAL – 34.648 ACRES

NOTE: SEE PAGE 4 OF 4 FOR EASEMENTS.

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- PK NAIL FOUND
- EXIST. CORP. LINE

OWNER AND DEVELOPER

TIPP CITY LAND COMPANY, LLC
3591 GINGHAMSBURG-FREDERICK ROAD
TIPP CITY, OHIO 45371
PH: (937) 698-7288
ATTN: RICK MOSIER

AREA SUMMARY

2 BUILDING LOTS	43.016 NET AC.
DEDICATED STREET R/W	1.562 AC.
TOTAL	44.578 AC.

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.

Wesley D. Goubeaux 1-19-2012
WESLEY D. GOUBEAUX, P.S. #8254 DATE

STATE OF OHIO WESLEY D. GOUBEAUX 8254 REGISTERED PROFESSIONAL SURVEYOR

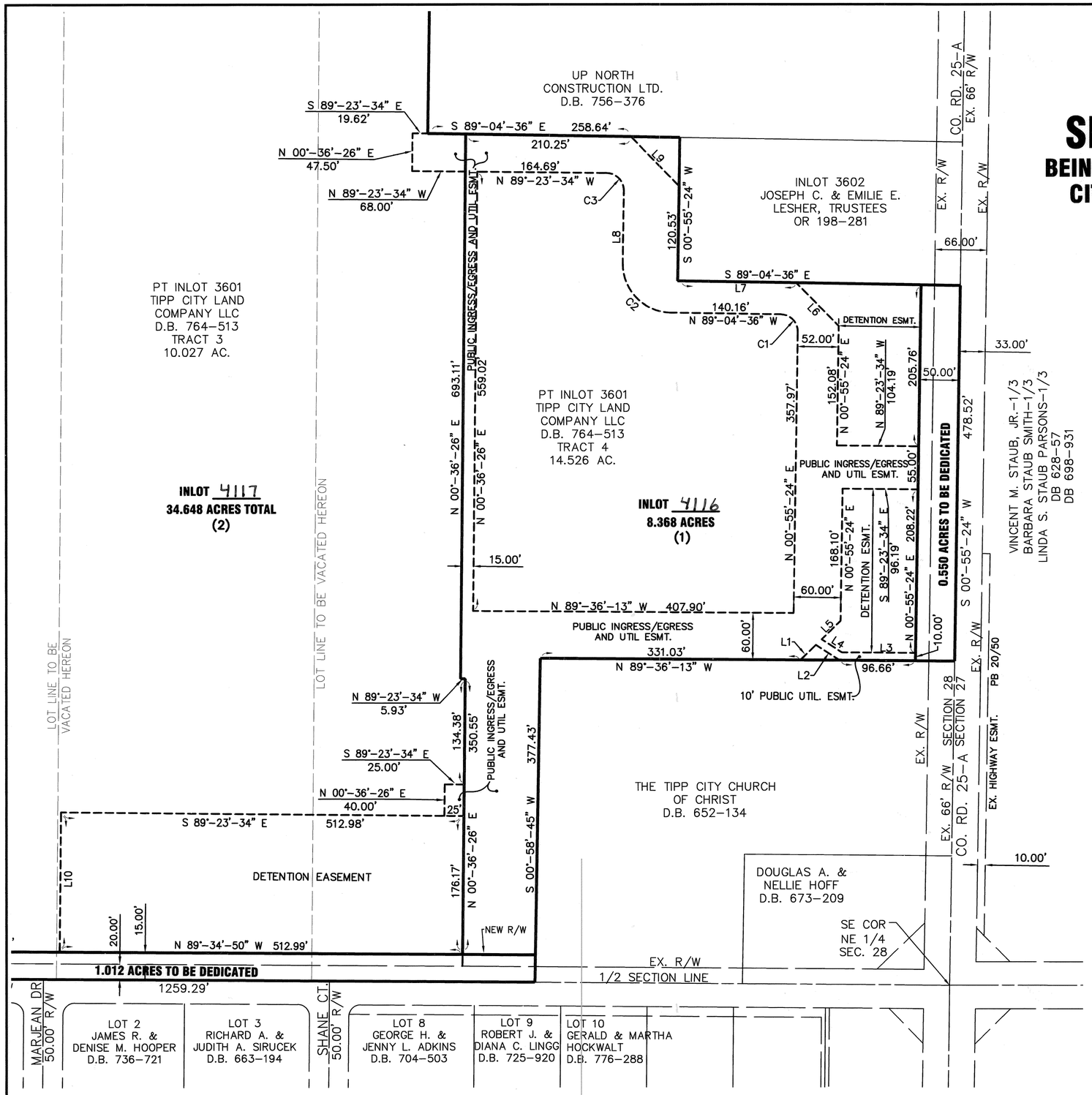
CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 1-19-2012
DRAWN BY: WDG
JOB NUMBER: MIATCI1108FIN
SHEET NUMBER 3 OF 4

PLAT BOOK 23, PAGE 79C
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 2 DAY OF April, 2012.

FIELDSTONE PLACE SENIOR LIVING CAMPUS

BEING PT INLOT 3601 IN SEC. 28, T 4 N, R 6 E, CITY OF TIPP CITY, MIAMI COUNTY, OHIO



CURVE CHART					
CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	22.00'	89°–59'–20"	34.55'	31.11'	N 44°–04'–52" W
C2	62.00'	90°–00'–00"	97.39'	87.68'	N 44°–04'–36" W
C3	22.00'	90°–18'–57"	34.68'	31.20'	N 44°–14'–06" W

LINE CHART					
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N 45°–36'–26" E	27.59'	L6	N 44°–23'–34" W	77.16'
L2	S 56°–56'–32" E	36.02'	L7	N 89°–04'–36" W	150.96'
L3	N 89°–36'–13" W	93.83'	L8	N 00°–55'–24" E	92.20'
L4	N 56°–56'–32" W	30.86'	L9	S 44°–23'–34" E	87.42'
L5	N 45°–36'–26" E	33.81'	L10	N 00°–36'–26" E	177.83'

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- O IRON PIN FOUND
- MAG NAIL SET
- PK NAIL FOUND
- EXIST. CORP. LINE

OWNER AND DEVELOPER

TIPP CITY LAND COMPANY, LLC
3591 GINGHAMSBURG–FREDERICK ROAD
TIPP CITY, OHIO 45371
PH: (937) 698–7288
ATTN: RICK MOSIER

BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY

SCALE: 1"=100'
0 50 100 200

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.

Wesley D. Goubeaux 1-19-2012
WESLEY D. GOUBEAUX, P.S. #8254 DATE

STATE OF OHIO WESLEY D. GOUBEAUX 8254 REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

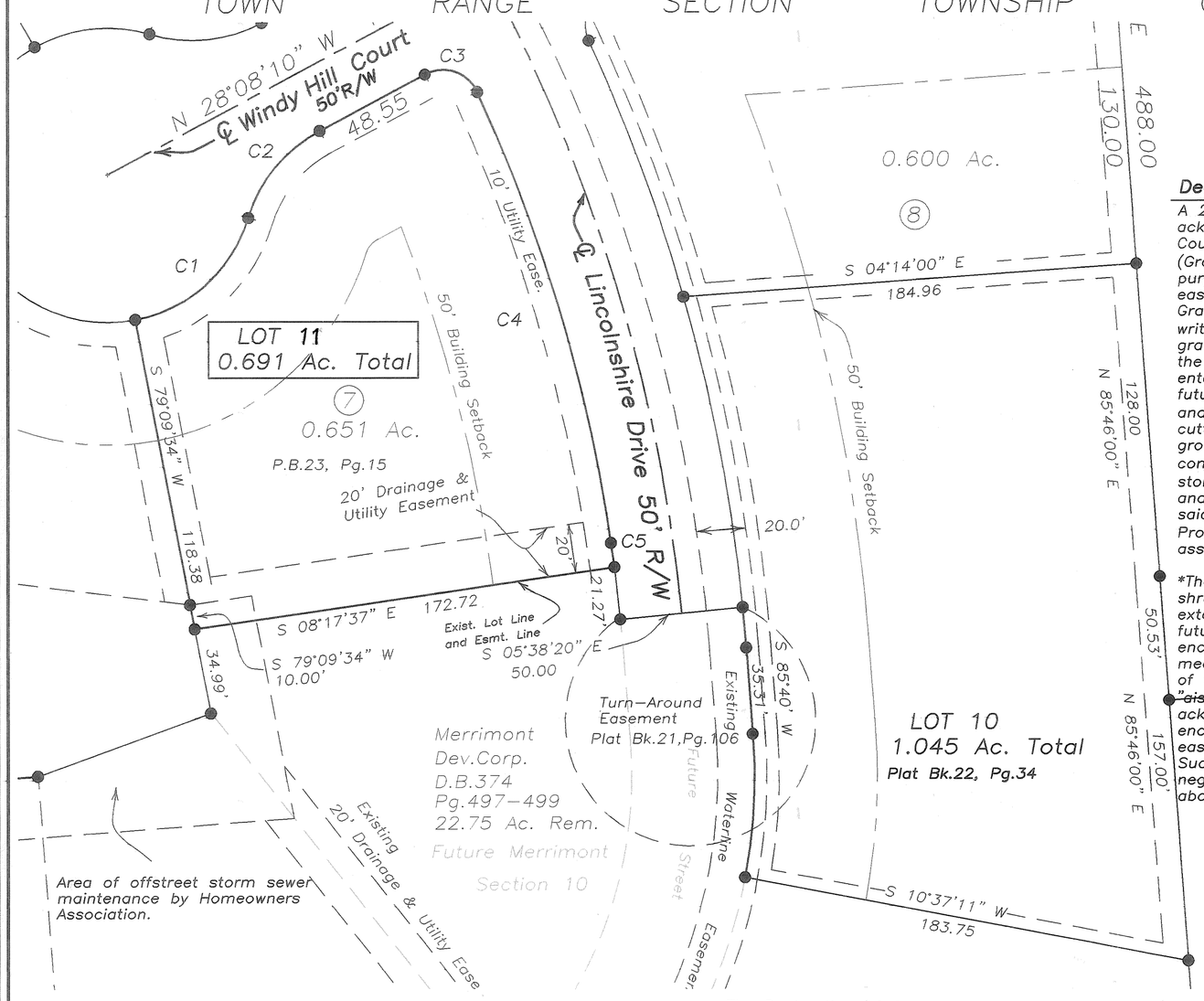
DATE: 1–19–2012
DRAWN BY: WDG
JOB NUMBER: MIATCI1108COV3
SHEET NUMBER 4 OF 4

Clarification of Easement Lot 11 Merrimont Section 9

4N	6E	4 NE¼	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

PLAT BOOK 23 PAGE 80
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED APRIL 17, 2012 AT 3:05PM
FILE NO. 2012OR-05082 FEE 47.20
John S. Alexander BY: Dona Swihart (1 marginal notation)
MIAMI CO. RECORDER DEPUTY
TRANSFER NOT NECESSARY.
THIS 17 DAY OF April, 2012.
Matthew Gearhardt BY: Linda Zimmerman
MIAMI CO. AUDITOR DEPUTY

RECORDER:
PLEASE CROSS REFERENCE TO
RECORDER'S PLAT BOOK 23 PAGE 15.



Dedication

A 20 foot rear yard perpetual easement is hereby acknowledged, affirmed and assigned to the Miami County Commissioners their successors and assigns (Grantee) forever, for storm sewer and utility purposes, in, upon, under, and over said lands. Said easement shall be for the exclusive use of the Grantee and any other use must be authorized in writing by the Grantee (see below)*. The rights herein granted to the Grantee include, but are not limited to, the right of the Grantee or its agents or assigns to enter upon this said easement, at any time in the future, with all necessary men, vehicles, materials and/or equipment for the purpose of: trimming, cutting or removing trees, shrubs, vines or such like growth within or extending into said easement, the construction, improvement, inspection and/or repair of storm sewers, drainage ditches, and/or other utilities and placing or removal of earth in order to perform said work to the proper grade for drainage and the Property Owner and his / her / their heirs or assigns shall have no right of compensation.

*The Grantee and Owner acknowledge that trees, shrubs, and easily removable concrete products may extend into the easement area. The Owner, and any future assigns, agrees to keep any and all encroachments a minimum of 6 feet distant, as measured by a perpendicular line from the centerline of the easement, so as to maintain a 12 foot "~~aisle~~-way". The owner hereby affirms, agrees, and acknowledges that such, and any other, encroachments of any nature into said 20 foot easement are, however, at the sole risk of the Owner. Such acknowledgement, by the grantee, does not negate or modify the rights of the Grantee as stated above for the total 20 foot easement.

REFERENCE MADE IN RECORDER'S PLAT BOOK 23 PAGE 15.
JOHN S. ALEXANDER, RECORDER
BY: Dona Swihart chief DEPUTY
DATE: April 17, 2012

Description

Being a clarification of an easement across Lot 11 Merrimont Subdivision Section 9, as recorded in Plat Book 23, Pg. 15 of the Miami County Records Plat Records, in the northeast quarter of Section 4, Town 4N, Range 6E, Concord Township, Miami County, Ohio, conveyed to John G. and Cheryl K. Perdziola by Official Record Book 125, Page 564 of the Miami County Recorder's Deed Records.

Dedication

We, the undersigned, being all of the owners of the land herein platted, do hereby accept and approve this plat and all of the protective covenants and restrictions as referenced in Merrimont Section 9, P.B. 21, Pg. 106 of the Miami County Recorder's Plat Records, and do hereby voluntarily consent to the execution of said plat.

Existing easements shown or noted on this plat are for the construction, maintenance, repair, replacement, or removal of open ditch surface water drainage or operation of gas, sewer, water, electric, telephone or privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

John G. Perdziola Cheryl K. Perdziola
John G. Perdziola Cheryl K. Perdziola

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

Be it remembered that on this 10th day of April, 2012, before me, the undersigned, a notary public in and for said county and state, personally appeared John G. Perdziola and Cheryl K. Perdziola, 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.

Kelly M. Martin
Notary Public in and for State of Ohio
Commission expires May 30, 2016

NOTARY PUBLIC STATE OF OHIO
KELLY M. MARTIN, Notary Public
In and for the State of Ohio
My Commission Expires May 30, 2016
Recorded in Miami County

The Declaration of Covenants, Conditions and Restrictions for the development known as Merrimont Subdivision No.9 in Concord Township, Miami County, Ohio is recorded in Deed Book 777, Page 414 of the Miami County Recorder's Deed Records.

Miami County Commissioners

This plat was reviewed and approved by the Commissioners this 17th day of April, 2012.

John W. O'Brien John Thomas

Miami County Engineer

This plat was reviewed and approved by the Engineer this 16 day of March, 2012.

Paul P. Huelsmann
Miami County Engineer

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

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

Michael W. Cozatt 2/23/12
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
476 Swailes Road — Troy, OH 45373
Job No. 01608 — (937)-339-2921
File Name: C:\Construction\Replat Lots 9 & 10.dwg
Drawn by: DMC ~ Checked by: MWC

Sheet 1/1

Curve Table

No.	Radius	Δ	Arc Length	Long Chord
1.	60.00'	62°11'46"	65.13'	61.98' N 41°56'19" W
2.	60.00'	44°54'14"	47.02'	45.83' N 50°35'11" W
3.	15.50'	93°30'43"	25.30'	22.58' N 18°37'27" E
4.	675.00'	16°19'18"	192.29'	191.64' N 73°32'44" E
5.	675.00'	00°50'56"	10.00'	10.00' N 82°07'51" E

Legend

- ● Iron Pin Found
- ○ 5/8" Capped Iron Pin Set (Cozatt, S6001)
- □ Stone Found
- ▲ Wood Post

References

Miami County Recorder's Plat Records
Plat Book 13, Page 30
Plat Book 21, Page 106
Plat Book 22, Page 34
(Basis of Bearings)
Plat Book 23, Page 15

Easement Note:
5' Drainage & Utility Easement along all interior lot lines. Unless othewise shown.
10' Utility Easement behind all street r/w lines.
All other easements as shown.

REPLAT INLOT 1153

PIQUA	1153	N.E. 70
CORPORATION	INLOT	TAX MAP

PLAT BOOK 23 PAGE 81
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 4-18, 2012 AT 11:03am
FILE NO. 2012OR-05116 FEE 43.20
John S. Alexander BY: J. Wendel
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 16th DAY OF April, 2012
Matthew W. Gearhardt BY: Joyce Grillot
MIAMI CO. AUDITOR DEPUTY

Description

Being all of Inlot 1153, as recorded in Plat Book 1, Page 181, of the Miami County Recorder's Plat Records, as acquired by Habitat for Humanity of Miami County, Ohio, by Official Record Book 247, Page 349 of the Miami County Recorder's Deed Records.

Acknowledgment

We, the undersigned, being all of the owners of the land herein platted, do hereby accept and approve this plat and all of the restrictive covenants as referenced herein, and do hereby voluntarily consent to the execution of said plat.

Habitat for Humanity of Miami County, Ohio

Authorized Representative

Mark Mabelitini

NOTARIAL SEAL STATE OF OHIO
CATHERINE I DUFF
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
May 03, 2015
Recorded in
Miami County

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

Be it remembered that on this 12 day of April, 2012, before me, the undersigned, a notary public in and for said county and state, personally appeared Habitat for Humanity of Miami County, Ohio, by , 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.

Catherine I Duff

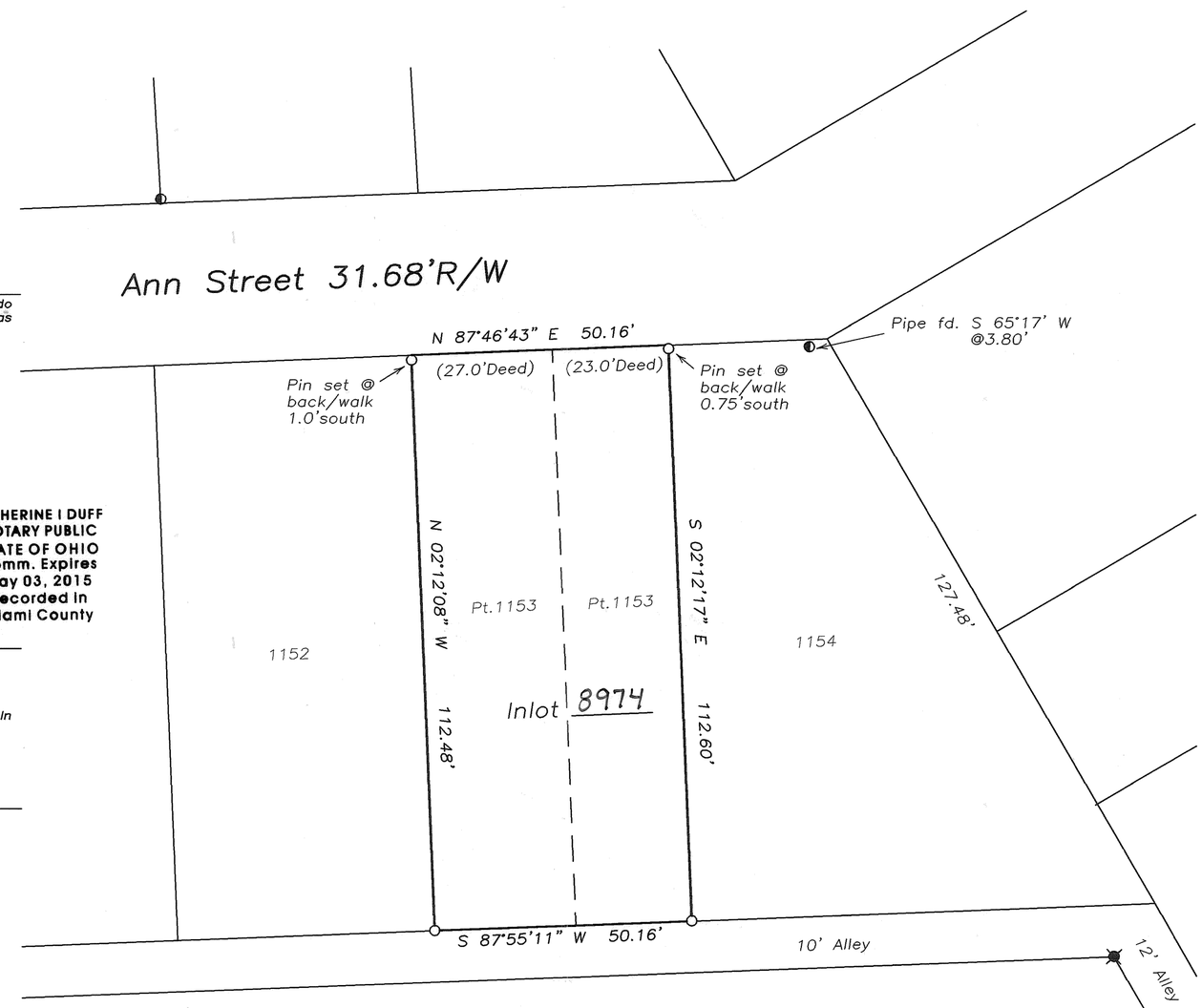
Notary Public in and for State of Ohio

My commission expires 5-3-2015

City of Piqua Planning & Zoning

Approved by Piqua Planning and Zoning, this 10th day of APRIL, 2012.

Chris Schmeising



0 10 20 40
Graphic Scale in Feet
1"=20'

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 1, Page 181
Miami County Engineer's Record of Lot Surveys
Volume 23, Page 22
Volume 22, Page 177

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

Michael W. Cozatt 4/06/12
MICHAEL W. COZATT
P.S. #6001

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

NOTE:
The purpose of this replat is to combine two seperate parcels as per Miami County Auditor parcel numbers.

Survey of Inlot 1153
for Habitat for Humanity

COZATT ENGINEERING COMPANY
Civil Engineer
2784 S. Co. Rd. 25-A
Job No. 02012
File Name: C:\Surveys\2012\02012.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937) 339-2921

REPLAT LOTS 32, 33, and 34 of RIVERVIEW PLAT and a 1.000 Acre Tract

5	6E	FRAC. 16	CONCORD	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

PLAT BOOK 23 PAGE 82
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 4-18, 2012 AT 2:09 pm
FILE NO 2012OR-05144 FEE $43.00
John S. Obermeier BY: R. Hemmelgarn
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 18 DAY OF April, 2012
Matthew W. Gearhardt BY: Linda Zimmerman
MIAMI CO. AUDITOR DEPUTY

Description

Being all of Lots 32, 33, and 34 as shown in the Riverview Plat shown on Recorders Plat 4, Page 12, Concord Township, Miami County, Ohio, and a 1.000 ac. survey as recorded in Land Survey Vol. 51, Page 189 of the Miami County Engineers Record of Land Surveys Records, as recorded in D.B.799, Pg.933 and D.B.743, Pg.490, deeded to Jay X. Shields.

Acknowledgment

We, the undersigned, being all of the owners 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 streets as shown hereon, to the public use forever.

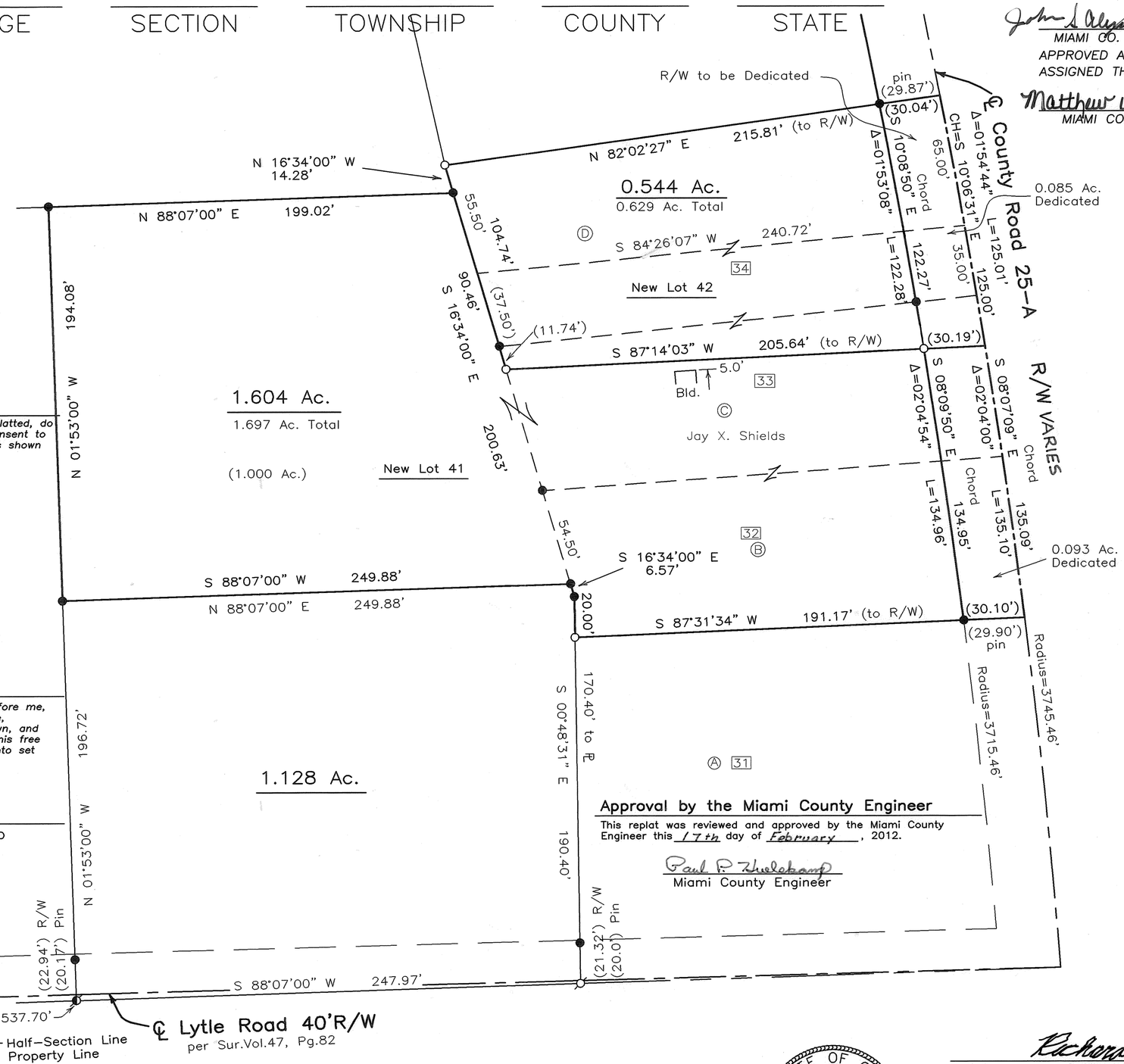
Jay X. Shields
Jay X. Shields

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

Be it remembered that on this 18th day of April, 2012, before me, the undersigned, a notary public in and for said county and state, personally appeared Jay X. Shields, 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.

Richard W. Klockner
Notary Public In and for State of Ohio
My Commission Expires 3/25/2016

NOTARY PUBLIC STATE OF OHIO
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 26, 2016
Recorded in Miami County



North

0 20 40 80
Graphic Scale in Feet
1"=40'

Legend

- ● Iron Pin Found
- O 5/8" Capped Iron Pin Set (Klockner, S4370)
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- □ Stone Found
- ▲ Wood Fence Post

References

Miami County Engineer's Record of Land Surveys
Volume 19, Page 115
Volume 37, Page 2
Volume 47, Page 82
(Basis of Bearings)
Volume 51, Page 189

Replat of 2 tracts for Jay Shields

Approval by the Miami County Engineer

This replat was reviewed and approved by the Miami County Engineer this 17th day of February, 2012.

Paul P. Theleborg
Miami County Engineer

Miami County Planning Commission

At a meeting of the Planning Commission of Miami County, Ohio, held this 20 day of March, 2012, this plat was reviewed and approved.

Chairman Secretary

Approval by the Miami County Commissioners

This replat approved by the Miami County Commissioners this 17th day of April, 2012, by Resolution no. 12-04-509

John O'Brien John F. Evans (Absent) Richard L. Cultice

STATE OF OHIO
RICHARD W. KLOCKNER
S-4370
REGISTERED
PROFESSIONAL SURVEYOR

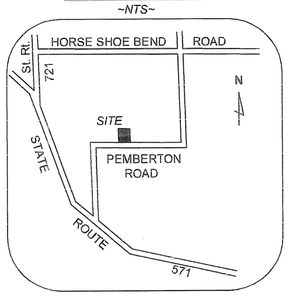
Richard W. Klockner
Richard W. Klockner
P.S. #4370

RICHARD W. KLOCKNER & ASSOCIATES, INC.
Civil Engineering and Land Surveying
16 East Water Street
Troy, Ohio (937) 339-5331

File Name: C:\Surveys\2012\01412rwk.dwg
Drawn by: DMC ~ Checked by: RWK

0.643 ACRE ANNEXATION
~TO THE~
VILLAGE OF LAURA, OHIO
SECTION 2, TOWN 7, RANGE 4 EAST
UNION TOWNSHIP, MIAMI COUNTY, OHIO
JULY 26, 2011

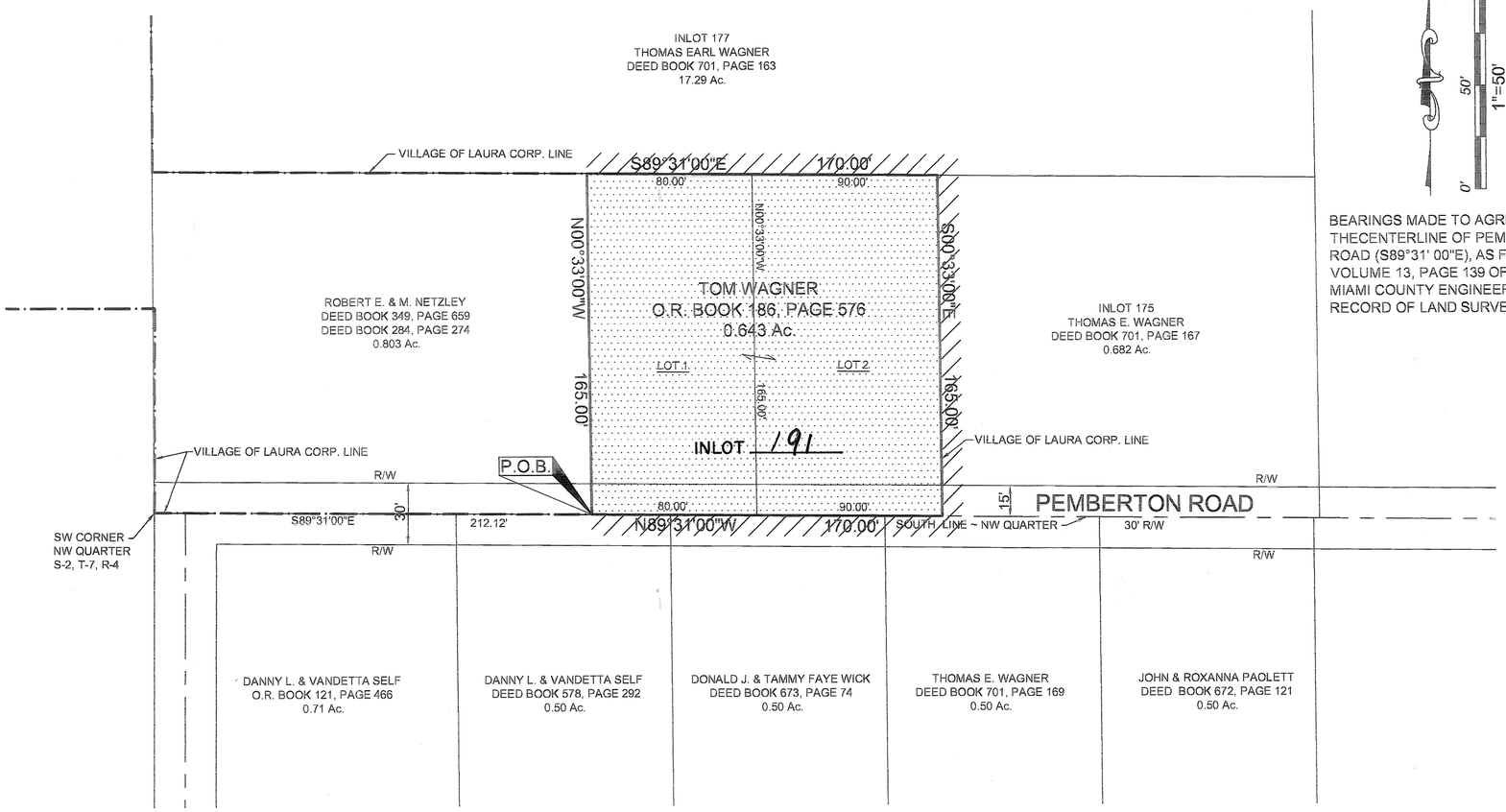
VICINITY MAP
~NTS~

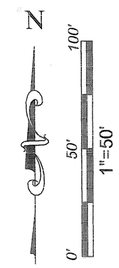


John S. Alexander
MIAMI COUNTY RECORDER

J. Wendel
BY DEPUTY

PLAT BOOK 23 PAGE 83
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 2012002-05296
RECIEVED 4-23-12, ~~2011~~ 2012
AT 9:00:15 AM FEE 40.00
ANNEXATION PROCEEDINGS
RECORDED IN ~~DEED~~ O.R. BOOK 285 PAGE 226





BEARINGS MADE TO AGREE WITH THECENTERLINE OF PEMBERTON ROAD (S89°31' 00"E), AS FILED IN VOLUME 13, PAGE 139 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE COUNTY ENGINEER THIS 30th DAY OF August, 2011.

Paul P. Zuchhamp
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA TO THE VILLAGE OF LAURA, OHIO WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO THIS 1st DAY OF September, 2011.

John T. Lucas
John W. O'Brien
Richard E. Sattler

VILLAGE OF LAURA, OHIO
THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE VILLAGE OF LAURA, OHIO BY ORDINANCE NO. 8-11, ADOPTED THIS 8 DAY OF AUGUST, 2011.

Colleen Beck, MAYOR
Beth Slagle, CLERK

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED THIS 23 DAY OF April, ~~2011~~ 2012.

Matthew W. Hearhardt
AUDITOR

Linda Zimmerman
DEPUTY

LEGEND
PROPOSED ANNEXATION AREA

CONTIGUITY LINE BETWEEN EXISTING AND PROPOSED ANNEXATIONS

PERIMETER OF PROPOSED ANNEXATION AREA = 670 FEET

CONTINUOUS CONTIGUOUS BOUNDARY WITH THE VILLAGE OF LAURA = 505 FEET

CONTIGUITY WITH THE VILLAGE OF LAURA = 75.4%

DESCRIPTION
BEING THE ANNEXATION OF 0.643 ACRE TRACT OF LAND TO THE VILLAGE OF LAURA, OHIO OWNED BY TOM WAGNER AS RECORDED IN OFFICIAL RECORD BOOK 186, PAGE 576 .

STATE OF OHIO
DAVID R. WINEMILLER
7197
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATION: I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE BASED UPON AN ACTUAL FIELD SURVEY

THOMAS WINEMILLER & ASSOCIATES, INC.

David R. Winemiller
DAVID R. WINEMILLER
OHIO REG. LAND SURVEYOR No. 7197

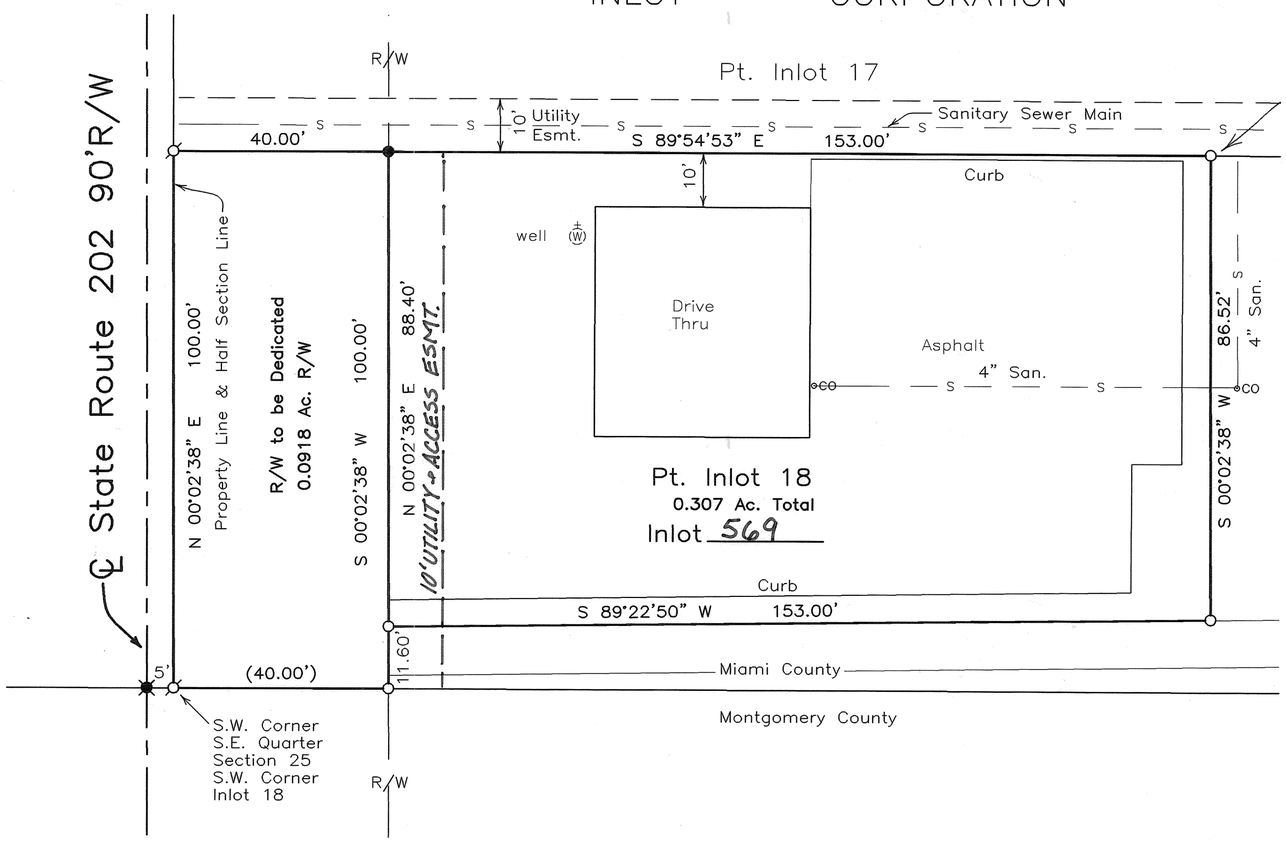
SURVEY REFERENCES
VOLUME 13 PAGE 139
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

~~DEED~~ O.R. BOOK 186, PAGE 576
MIAMI COUNTY DEED RECORDS

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
(937)-898-5862 FAX: 898-5716
WWW.WINEMILLERENGINEERING.COM

2	9	25 S.E.¼	BETHEL	MIAMI	OHIO
TOWN	RANGE	SECTION 18	TOWNSHIP HUBER HEIGHTS	COUNTY	STATE
		INLOT	CORPORATION		

PLAT BOOK 23 PAGE 84
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED APRIL 30, 2012 AT 2:32 PM
FILE NO. _____ FEE $ 43.20
20120R-05713
MIAMI CO. RECORDER BY: DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 30 DAY OF April, 2012
Matthew W. Gerhardt BY Linda Zimmerman
MIAMI CO. AUDITOR DEPUTY



0 10 20 40
Graphic Scale in Feet
1"=20'

North

Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat, and do hereby voluntarily consent to the execution of said plat and to the dedication of the streets as shown hereon, to the public use forever.

James D. Ward Debra G. Ward

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

Be it remembered that on this 6th day of March 2012, before me, the undersigned, a notary public in and for said county and state, personally appeared James D. and Debra G. Ward, 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.

Richard W. Klockner, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 26, 2016
Recorded in Miami County

Richard W. Klockner
Notary Public in and for State of Ohio
My commission expires 9/26/2016

Description

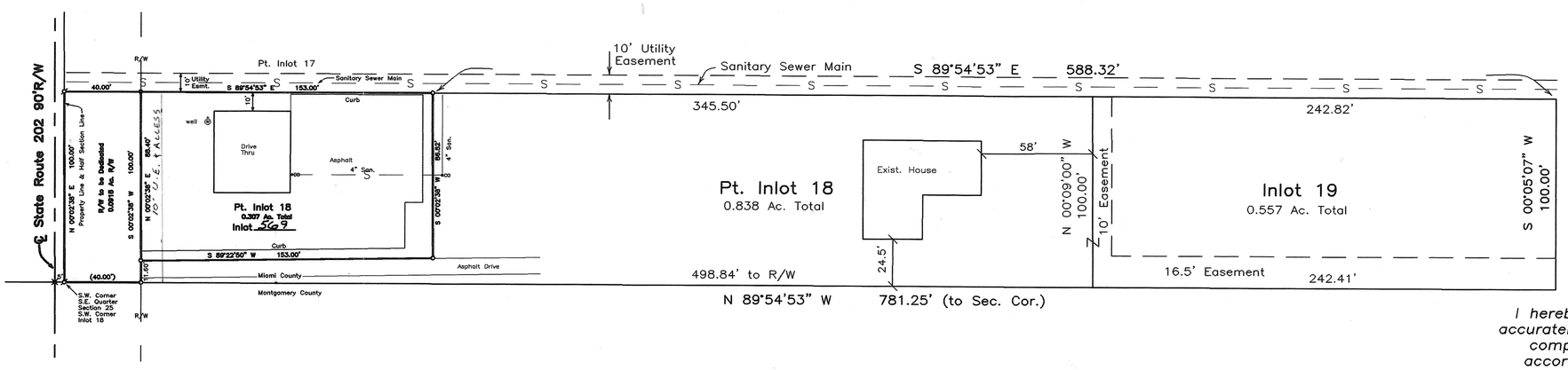
Being a part of Inlots 18, City of Huber Heights, Ohio, as shown on Plat Book 18, Page 56 and Survey Vol. 35, Page 28 and Survey Vol. 35, Page 86 of the Miami County Engineer's Record of Land Surveys, as acquired by James D. and Debra G. Ward, by Deed Book 630, Page 610 and Deed Book 642, Page 413 of the Miami County Recorder's Deed Records.

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Klockner, S4370)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- Metal Fence Post
- Survey Spike Found
- Wood Fence Post

References

Miami County Engineer's Record of Lot Surveys
Volume 23, Page 83
Volume 24, Page 1
Miami County Engineer's Record of Land Surveys
Volume 35, Page 28
Volume 35, Page 86
(Basis of Bearings)



0 25 50 100
Graphic Scale in Feet
1"=50'

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

Richard W. Klockner
P.S. #4370

APPROVED:

This survey plat is accepted and approved by the City Planning Commision of the City of Huber Heights, Ohio. On April 24, 2011

Chairman, Huber Heights Planning Commission

Certified to conform with Miami County Survey Requirements

Paul P. Huelskamp P.E., P.S.
Miami County Engineer
Deputy *Date* 2-27-2012

Survey split of Inlot 18 in Huber Heights for Jim Ward

STATE OF OHIO
RICHARD W. KLOCKNER S-4370
REGISTERED PROFESSIONAL SURVEYOR

RICHARD W. KLOCKNER & ASSOCIATES, INC.
Civil Engineering and Land Surveying
16 East Water Street
Troy, Ohio (937) 339-5331

File Name: C:\Surveys\2011\03411RWK.dwg
Drawn by: DMC ~ Checked by: RWK

BASIS FOR BEARINGS:

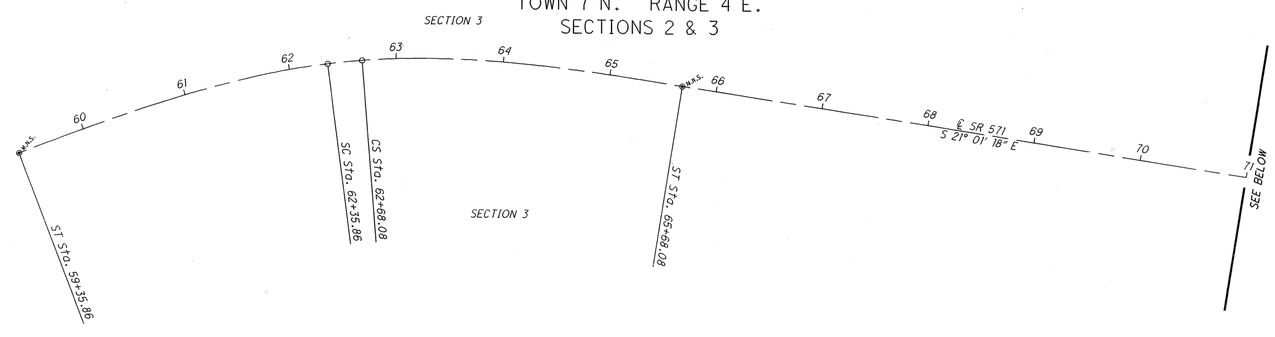
ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS ARE DERIVED USING THE ODOT VRS SYSTEM AND ARE REFERENCED TO GRID NORTH IN THE SOUTH ZONE OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83, (CORS96), GEOID 09.

MIA-571-1.43

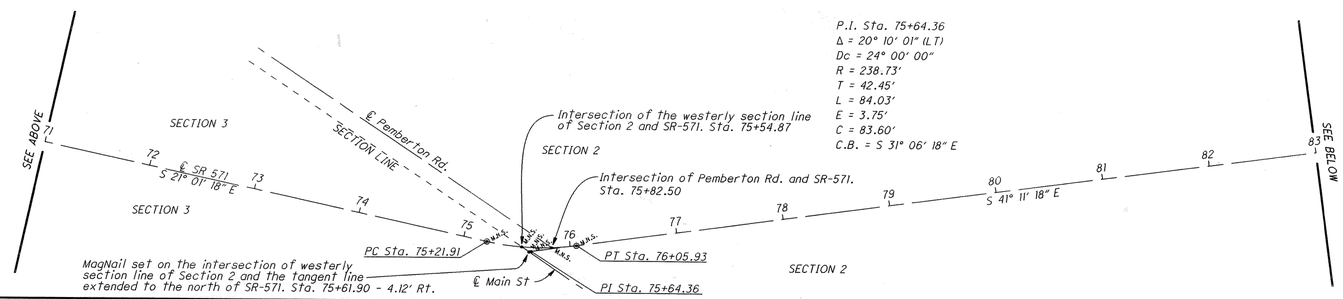
MIAMI COUNTY
VILLAGE OF LAURA PARTS OF OUTLOT 8 & 9
UNION TOWNSHIP
TOWN 7 N. RANGE 4 E.
SECTIONS 2 & 3

PLAT BOOK 23 PAGE 85
MIAMI COUNTY RECORDER'S
RECORDS OF PLATS.
RECEIVED FOR RECORD THIS DAY 7
OF MAR 2012 AT 9:44
FILE NUMBER 2012-00055 FEE 43.20
John S. Alexander 43.20 AM
MIAMI COUNTY RECORDER BY DEPUTY

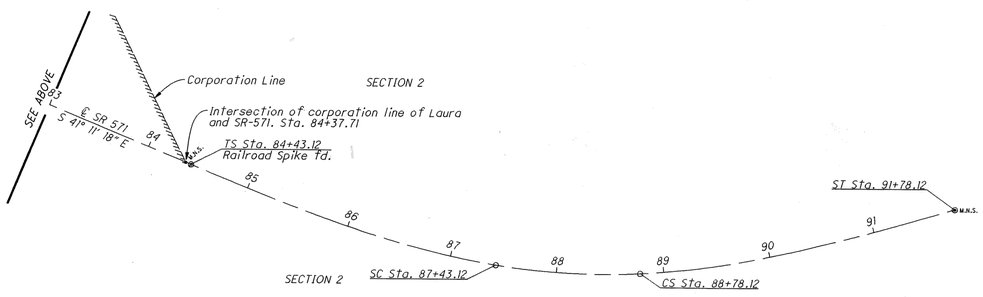
P.I. Sta. 62+57.14
Δ = 29° 54′ 00″ (RT)
Dc = 9° 00′ 00″
R = 636.62′
Ls = 300.00′
θs = 13° 30′ 00″
LT = 200.58′
ST = 100.53′
x = 298.34′
y = 23.47′
k = 149.72′
p = 5.88′
Δc = 2° 54′ 00″ (RT)
Lc = 32.22′
Ts = 321.28′
Es = 28.39′
C = 32.22′
C1 = C2 = 299.26′
C.B.1 = S 46° 25′ 25″ E
C.B. = S 35° 58′ 18″ E
C.B.2 = N 25° 31′ 10″ W



P.I. Sta. 75+64.36
Δ = 20° 10′ 01″ (LT)
Dc = 24° 00′ 00″
R = 238.73′
T = 42.45′
L = 84.03′
E = 3.75′
C = 83.60′
C.B. = S 31° 06′ 18″ E



P.I. Sta. 88+21.32
Δ = 39° 09′ 00″ (LT)
Dc = 9° 00′ 00″
R = 636.62′
Ls = 300.00′
θs = 13° 30′ 00″
LT = 200.58′
ST = 100.53′
x = 298.34′
y = 23.47′
k = 149.72′
p = 5.88′
Δc = 12° 09′ 00″ (LT)
Lc = 135.00′
Ts = 378.19′
Es = 45.29′
C = 134.75′
C1 = C2 = 299.26′
C.B.1 = S 45° 41′ 11″ E
C.B. = S 60° 45′ 48″ E
C.B.2 = N 75° 50′ 26″ W



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF TRANSPORTATION IN 2011 AND WAS PERFORMED IN ACCORDANCE WITH OAC CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN AS OF THIS DATE WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

BY _____

SURVEYOR NO. 7227 DATE 5/7/12

STATE OF OHIO
WM. SCOTT FULTZ
7227
REGISTERED
SURVEYOR

0 25 50 100
HORIZONTAL SCALE IN FEET

PID NO. 92042

R/W DESIGNER TPW
R/W REVIEWER RLK

CENTERLINE PLAT

MIA-571-1.43

1/1
2/6

LOT 534, CITY OF HUBER HEIGHTS

16 25	2	9	BETHEL	MIAMI	OHIO
SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

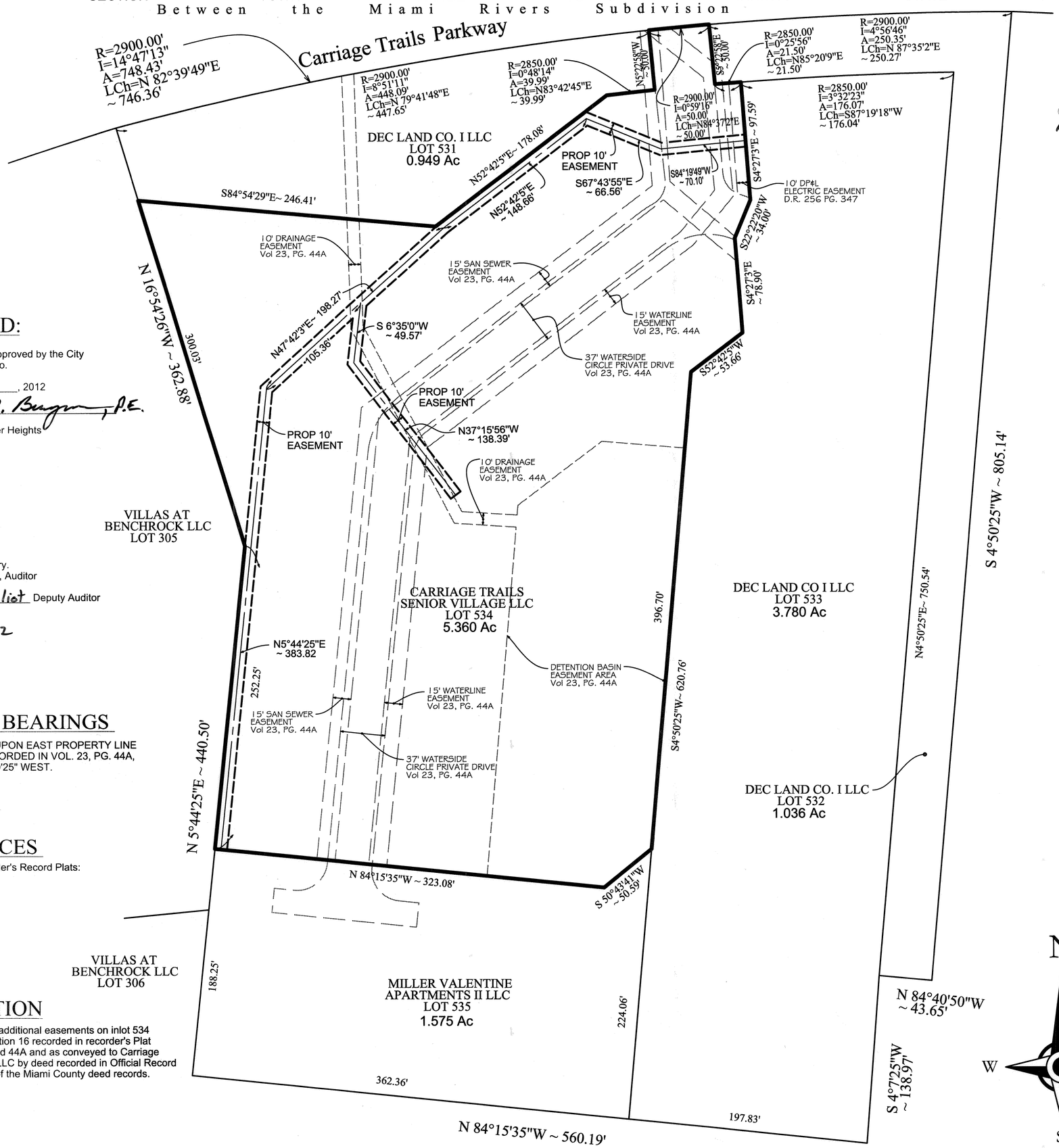
Between the Miami Rivers Subdivision

PLAT BOOK 23 PAGE 86

MIAMI COUNTY RECORDER'S RECORD OF PLATS, RECEIVED FOR RECORD THIS 8TH DAY OF MAY, 2012 AT 11:53, AM, FILE NO. 2012OR-016152 FEE: 47.20

MIAMI COUNTY RECORDER

BY DEPUTY



RECORDER

Please cross reference to Recorder's Plat Book 23 Pages 44 and 44A

Reference made in Recorder's Plat Book 23 Pages 44 and 44A

John S. Alexander, Deputy
Miami County Recorder

5/8/2012
Date

OWNER'S CONSENT

The undersigned, Carriage Trails Senior Village LLC, being the owner of the parcel on which additional easements are being created, does hereby consent to the execution of said plat as shown heron.

Easements shown 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 premisis for said purposes and are to be maintained as such forever.

Witness

Victoria M. Hudson

VICTORIA M. HUDSON

Owner:

CARRIAGE TRAILS SENIOR VILLAGE, LLC
an Ohio limited liability company
By: MV Carriage Trails Senior Village LLC
an Ohio limited liability company
Its: Member
By: Miller-Valentine Apartments III LLC
an Ohio limited liability company
Its: Sole Member
By:
Name: DAVID R. LIETTE
Title: Authorized Signer

State of Ohio, County of Warren, SS:
Be it remembered that on this 9th day of May, 2012 before me, the undersigned, a notary public in and for said county and state, personally came DAVID R. LIETTE, for said owner, whom acknowledged the signing and excecution of the forgoing plat to be his voluntary act and deed and the voluntary act and deed of Carriage Trails Senior Village, LLC. in testimony whereof, I have set my hand and notary seal on the day and date above written.

Notary

My commision expires 3-31-2014

STATE OF OHIO

APPROVED:

The within plat was approved by the City of Huber Heights, Ohio.

on May 8, 2012

Russell A. Bergman, P.E.
Russell Bergman
City Engineer of Huber Heights

AUDITOR

Transfer not necessary.
Matthew W. Gearhart, Auditor

By Joyce Grilliot Deputy Auditor

May 8, 2012
Date

BASIS OF BEARINGS

BEARINGS BASED UPON EAST PROPERTY LINE OF LOT 532 AS RECORDED IN VOL. 23, PG. 44A, BEING SOUTH 04°50'25" WEST.

REFERENCES

Miami County Recorder's Record Plats:

Vol. 23, Pg. 44A

DESCRIPTION

Being a plat creating additional easements on inlot 534 in Carriage Trails section 16 recorded in recorder's Plat Book 23 Pages 44 and 44A and as conveyed to Carriage Trails Senior Village LLC by deed recorded in Official Record Vol. 199, Page 456, of the Miami County deed records.

CERTIFICATION:

I HEREBY CERTIFY ALL MEASUREMENTS CORRECT AND MOMUNENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

SCHAEFFER ENGINEERING

BY:

CHRISTOPHER W. SCHAEFFER
OHIO REGISTERED SURVEYOR #7161

5-4-2012
DATE

STATE OF OHIO
CHRISTOPHER W. SCHAEFFER 7161
REGISTERED PROFESSIONAL SURVEYOR

0 60 120 180 240
GRAPHIC SCALE IN FEET

PLAT OF ADDITIONAL EASEMENTS ON INLOT 534

CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO

Scale: See Graphic Scale	Date: 5/3/2012	
Des. ELH	SCHAEFFER ENGINEERING ENGINEERS SURVEYORS 1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104	Job No. 12-2225.A
Drn. BMG		Sheet No. 1 of 1
Ckd. CWS		

bgreen
5/3/2012 8:58:57 AM G:\2225_Carriage_Trails\2225_Easment Plat.dgn

CARRIAGE TRAILS

SECTION 12 PHASE I

PART INLOT 352

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

MAY 2012

VOLUME 23 PAGE 87
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED THIS 15TH DAY OF MAY, 2012 FOR FILING AT 8:43 A M.
FILE NO. 2012 OR-06494
FEE 129.60

MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

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

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

WITNESS

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

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

Rebecca D. Sorem

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 8th DAY OF May, 2012, 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_____

NOTARIAL SEAL STATE OF OHIO

Rebecca A. Sorem
Notary Public, State of Ohio
My Commission Expires 11-25-2013

Rebecca D. Sorem
NOTARY PUBLIC

CONSENT OF LIENHOLDER

PEOPLES BANK NATIONAL ASSOCIATION

BY: Roger W Reeves
PRINT: ROGER W. REEVES
TITLE: SENIOR VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

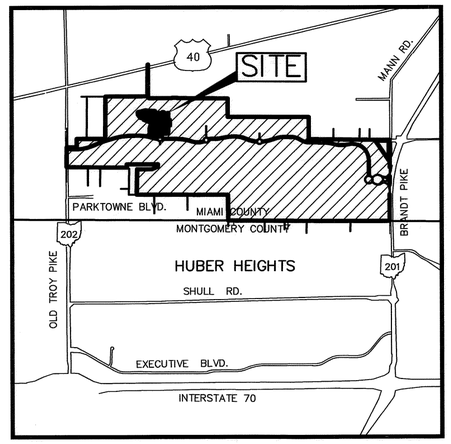
BE IT REMEMBERED THAT ON THIS 10th DAY OF May, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, SENIOR VICE PRESIDENT OF PEOPLES BANK NATIONAL ASSOCIATION, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN 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.

NOTARIAL SEAL STATE OF OHIO

CHRISTOPHER N. SWANK
Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration
Section 147.03 R.C.

NOTARY PUBLIC

MY COMMISSION EXPIRES: No expiration



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

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

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 570 is a non–buildable, Green Space lot and will be owned and maintained by the Master Owners Association.

BASIS OF BEARINGS

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

REFERENCES:

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

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG.91
P.B. 22, PG.80
P.B. 22, PG.89
P.B. 23, PG.28
P.B. 23, PG.11
P.B. 22, PG.25
P.B. 23, PG.70

AUDITOR

TRANSFERRED ON THE 15th DAY OF May, 2012

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
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 5/14/12, 2012

CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

M–E COMPANIES, INC.
CIVIL ENGINEERING GROUP

STATE OF OHIO
DAVID L. CHIESA
7740
REGISTERED
SURVEYOR

BY: 5/8/12
David L. Chiesa P.S.
Registered Surveyor No. 7740

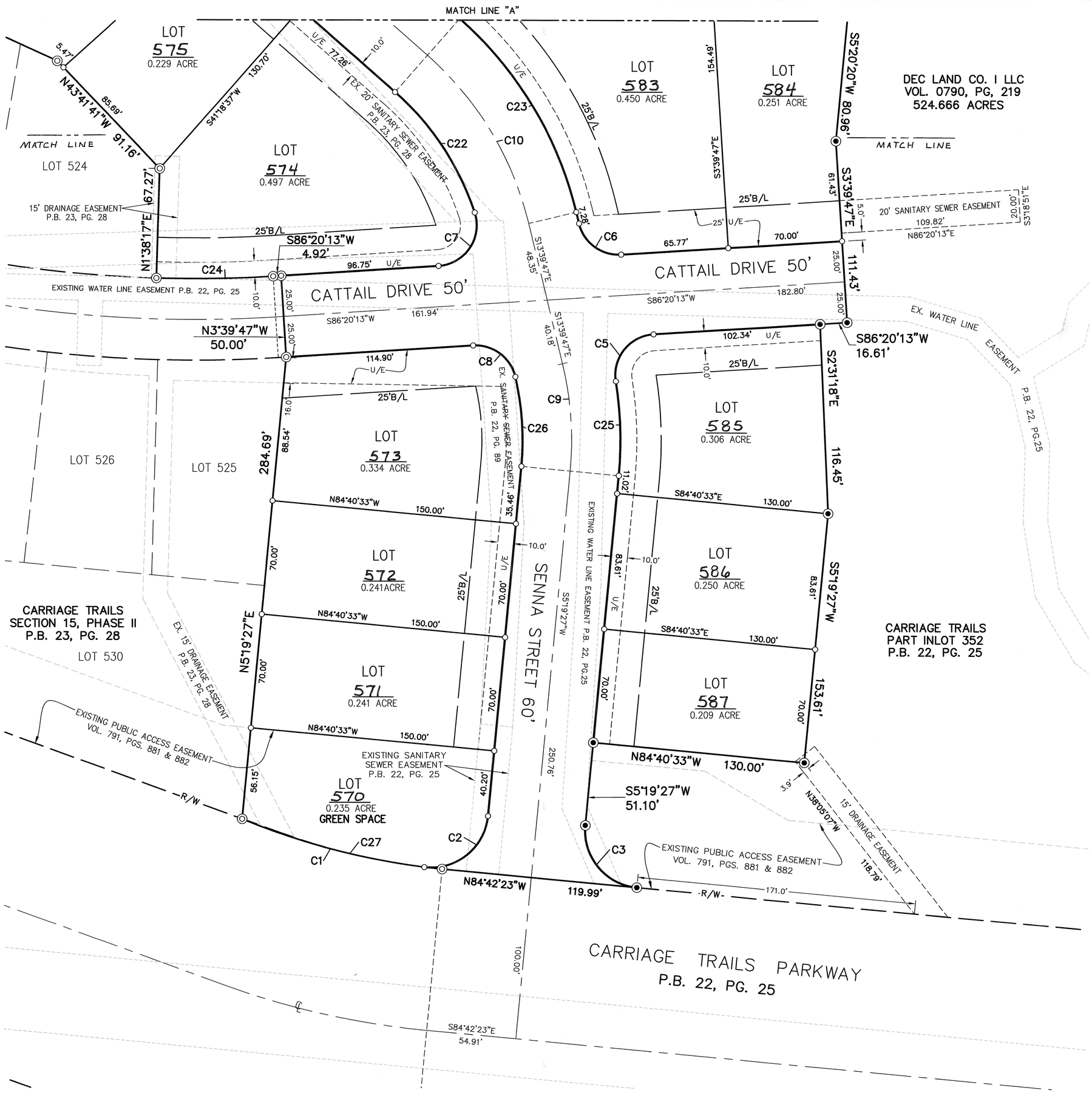
DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017

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

J:\10\10-053\dwg\SURVEY\10053FP Sec12 Ph1.dwg by:dchiesa on 05/07/2012 @ 04:26:21 pm ~ © M•E Companies, Inc.

VOLUME 23 PAGE 87 A

MIAMI COUNTY RECORDER'S RECORD OF PLATS



NORTH

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

LEGEND

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

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD
C1	126.96'	430.01'	16°54'58"	S75°57'24"E	126.50'
C2	55.92'	35.00'	91°32'31"	N51°05'42"E	50.16'
C3	55.00'	35.00'	90°01'50"	S39°41'28"E	49.51'
C5	41.66'	25.00'	95°28'06"	S38°36'10"W	37.00'
C6	34.91'	25.00'	80°00'00"	S53°39'47"E	32.14'
C7	45.74'	25.00'	104°49'44"	N33°55'21"E	39.62'
C8	35.06'	25.00'	80°21'08"	N53°29'13"W	32.26'
C9	66.28'	200.00'	18°59'13"	N04°10'10"W	65.97'
C10	122.27'	200.00'	35°01'37"	N31°10'35"W	120.37'
C11	204.35'	300.00'	39°01'43"	S29°10'32"E	200.43'
C12	50.56'	270.00'	10°43'43"	S43°19'32"E	50.48'
C13	114.04'	270.00'	24°11'58"	S25°51'41"E	113.19'
C14	37.86'	330.00'	6°34'25"	S45°24'11"E	37.84'
C15	69.71'	330.00'	12°06'10"	S36°03'53"E	69.58'
C16	69.75'	330.00'	12°06'38"	S23°57'29"E	69.62'
C17	47.47'	330.00'	8°14'30"	S13°46'55"E	47.43'
C18	47.60'	25.00'	109°06'03"	S40°47'19"W	40.73'
C19	32.72'	25.00'	75°00'00"	S47°09'40"E	30.44'
C20	45.81'	25.00'	105°00'00"	N42°50'20"E	39.67'
C21	32.72'	25.00'	75°00'00"	N47°09'40"W	30.44'
C22	89.60'	170.00'	30°11'53"	N33°35'27"W	88.57'
C23	140.61'	230.00'	35°01'37"	N31°10'35"W	138.43'
C24	71.70'	775.00'	5°18'04"	N88°59'15"E	71.68'
C25	58.03'	230.00'	14°27'19"	N01°54'13"W	57.87'
C26	55.29'	170.00'	18°38'05"	N03°59'36"W	55.05'
C27	115.95'	450.76'	14°44'20"	S75°12'12"E	115.63'

CARRIAGE TRAILS

SECTION 12 PHASE I

M-E COMPANIES

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

2/3

J:\10\10-053\dwg\SURVEY\10053FP Sec12 Ph1.dwg by:dchiesa on 05/07/2012 @ 04:27:33 pm ~ © M•E Companies, Inc.

VOLUME 23 PAGE 87 B

MIAMI COUNTY RECORDER'S RECORD OF PLATS

CARRIAGE TRAILS
SECTION 12 PHASE I

M+E COMPANIES
635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

NORTH

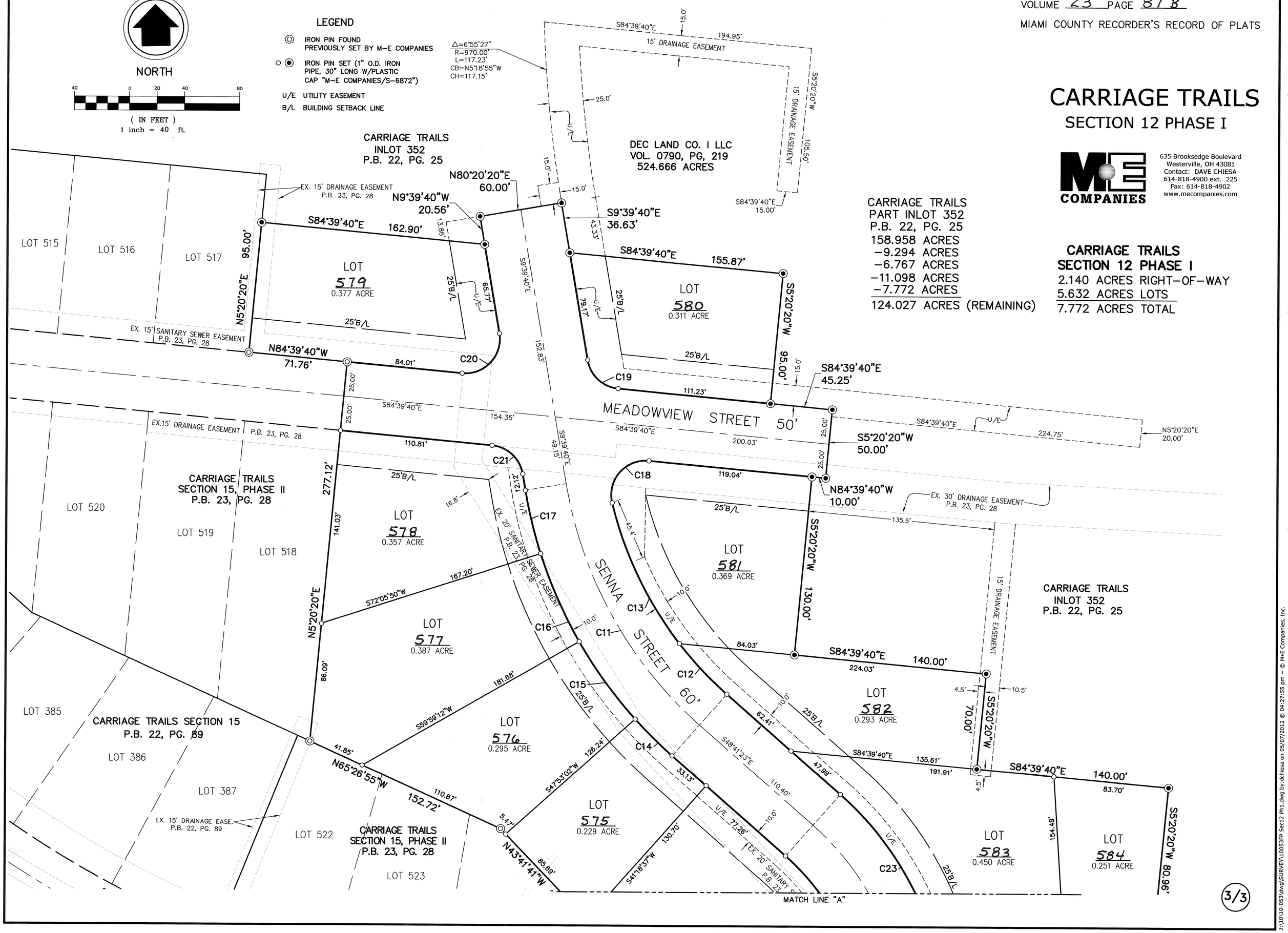
(IN FEET)
1 inch = 40 ft.

LEGEND

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

CARRIAGE TRAILS PART INLOT 352
P.B. 22, PG. 25
158.958 ACRES
−9.294 ACRES
−6.767 ACRES
−11.098 ACRES
−7.772 ACRES
124.027 ACRES (REMAINING)

CARRIAGE TRAILS SECTION 12 PHASE I
2.140 ACRES RIGHT-OF-WAY
5.632 ACRES LOTS
7.772 ACRES TOTAL



3/3

J:\10\10-053\dwg\SURVEY\10053FP Sect2 Ph1.dwg by:dchiesa on 05/07/2012 @ 04:27:55 pm ~ © M+E Companies, Inc.

INTERSTATE CROSSINGS BUSINESS PARK

BEING PT INLOT 2348 & INLOT 4115 IN SEC. 16, T 4 N, R 6 E, CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 23, PAGE 88
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 24 DAY OF May, 2012, AT 3:33 P.M.
FILE No. 2012OR/07043 FEE: $ 86.40

John S. Alexander
JOHN S. ALEXANDER, RECORDER

Dona Swihart
DEPUTY

TRANSFERRED THIS 24 DAY OF May, 2012

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: Linda Linnemeier
DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE RIGHT-OF-WAY 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: LESHER FARMS, LTD.
BY: Marilyn L. Richards ITS: managing partner
MARILYN L. RICHARDS

STATE OF Ohio – COUNTY OF Miami, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF May, 2012 BY MARILYN L. RICHARDS, ON BEHALF OF LESHERS FARMS, LTD.

Marilyn A. Fennell
NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec. 1, 2013

MARILYN A. FENNELL, Notary Public in and for the State of Ohio My Commission Expires Dec. 1, 2013

OWNER: MARILYN L. RICHARDS
BY: Marilyn L. Richards
MARILYN L. RICHARDS

STATE OF Ohio – COUNTY OF Miami, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF May, 2012 BY MARILYN L. RICHARDS.

Marilyn A. Fennell
NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec. 1, 2013

MARILYN A. FENNELL, Notary Public in and for the State of Ohio My Commission Expires Dec. 1, 2013

OWNER: ABBOTT LABORATORIES
BY: Dale R. Johnson ITS: VICE PRESIDENT
DALE R. JOHNSON

STATE OF IL – COUNTY OF Lake, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10th DAY OF May, 20__, BY DALE R. JOHNSON, ON BEHALF OF ABBOTT LABORATORIES.

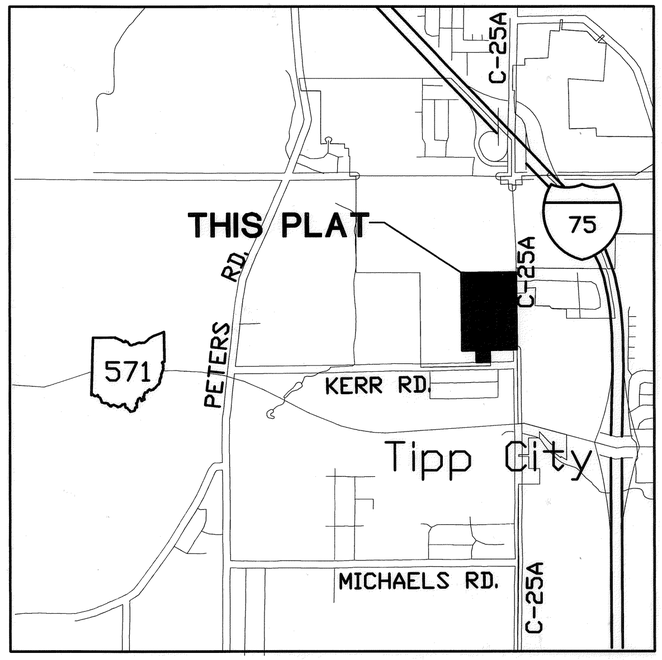
Kathryn A. Landers
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/28/13

OFFICIAL SEAL
KATHRYN A LANDERS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/28/13

LOT RESTRICTIONS

LOT 4: IS AN UNBUILDABLE LOT UNTIL ABBOTT PARK WAY IS CONSTRUCTED AND COMPLETED TO CITY STANDARDS BY THE PROPERTY OWNER OR THEIR DESIGNEE TO THE WESTERN SUBDIVISION LINE.

LOT 5: IS AN UNBUILDABLE LOT UNTIL ABBOTT PARK WAY IS CONSTRUCTED AND COMPLETED TO CITY STANDARDS BY THE PROPERTY OWNER OR THEIR DESIGNEE TO THE WESTERN SUBDIVISION LINE. LOT 5 IS PROHIBITED ACCESS TO KERR ROAD UNTIL EITHER KERR ROAD IS CONSTRUCTED AND COMPLETED TO CITY STANDARDS OR SURETY POSTED, BY THE PROPERTY OWNER OR THEIR DESIGNEE.



VICINITY MAP
(N.T.S.)

STORM WATER DRAINAGE RESTRICTIONS

1. ANY SITE DEVELOPMENT OR BUILDING CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION SHALL INCLUDE CONSTRUCTION OF A SEPARATE ON-SITE STORM WATER DETENTION BASIN, DESIGNED AS FOLLOWS, AND SUBJECT TO REVIEW BY THE TIPP CITY ENGINEER:
   A. THE DETENTION BASINS SHALL HAVE THEIR OUTLET AT THE APPROXIMATE LOCATION AS SHOWN IN THE SCHEMATIC PLAN OF THE APPROVED SUBDIVISION IMPROVEMENT DRAWINGS.
   B. DETENTION BASINS SHALL BE DESIGNED IN ACCORDANCE WITH TIPP CITY DESIGN STANDARDS.
   C. THE AREA TO BE USED IN THESE CALCULATIONS SHALL INCLUDE THE ENTIRE PLATTED LOT ACREAGE.
   D. NO FIXED STRUCTURE OR IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERECTED OR PLANTED WITHIN ANY PART OF A STORM WATER DRAINAGE EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS AND TREES.
   E. THE LOT OWNER SHALL MAINTAIN SAID BASINS IN THE OPERABLE MANNER TO WHICH THEY WERE DESIGNED.

2. THE CITY OF TIPP CITY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THIS SUBDIVISION FOR MAINTENANCE PURPOSES IN ANY STORM WATER DETENTION BASIN AREA CONSTRUCTED PURSUANT TO RESTRICTION 1, ABOVE. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE OWNER OF SAID LOT.

3. THESE STORM WATER DRAINAGE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY.

DEVELOPER

CITY OF TIPP CITY
260 S. GARBER DRIVE
TIPP CITY, OHIO 45371
PH: (937) 667-6305

OWNER

LESHER FARMS, LTD (3/4 INTEREST) &
MARILYN L. RICHARDS (1/4 INTEREST)
754 BANEBERRY COURT
TIPP CITY, OHIO 45371
CONTACT: MARILYN L. RICHARDS
PH: (937) 667-3330

OWNER

ABBOTT LABORATORIES
100 ABBOTT PARK RD.
ABBOTT PARK, IL 60064
CONTACT: DALE JOHNSON, V.P.
PH: (847) 937-3930

DESCRIPTION

BEING A SUBDIVISION OF 136.443 ACRES OWNED BY LESHER FARMS, LTD. (3/4 INTEREST) AND MARILYN L. RICHARDS (1/4 INTEREST) AS DESCRIBED IN DEED BOOK 603, PAGE 108 AND DEED BOOK 667, PAGE 314 AND INLOT 4115 OWNED BY ABBOTT LABORATORIES AS DESCRIBED IN OFFICIAL RECORD 263, PAGE 872 AS SHOWN ON PLAT BOOK 23, PAGE 78.

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 8th DAY OF May, 2012 THIS PLAT WAS REVIEWED AND APPROVED.

Stacy M. Wall
CHAIRMAN

Marilyn A. Fennell
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 21 DAY OF May, 2012

John Kessler
PRESIDENT OF COUNCIL

Janice M. Bates
CLERK OF COUNCIL

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.

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

4-24-2012
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED
PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

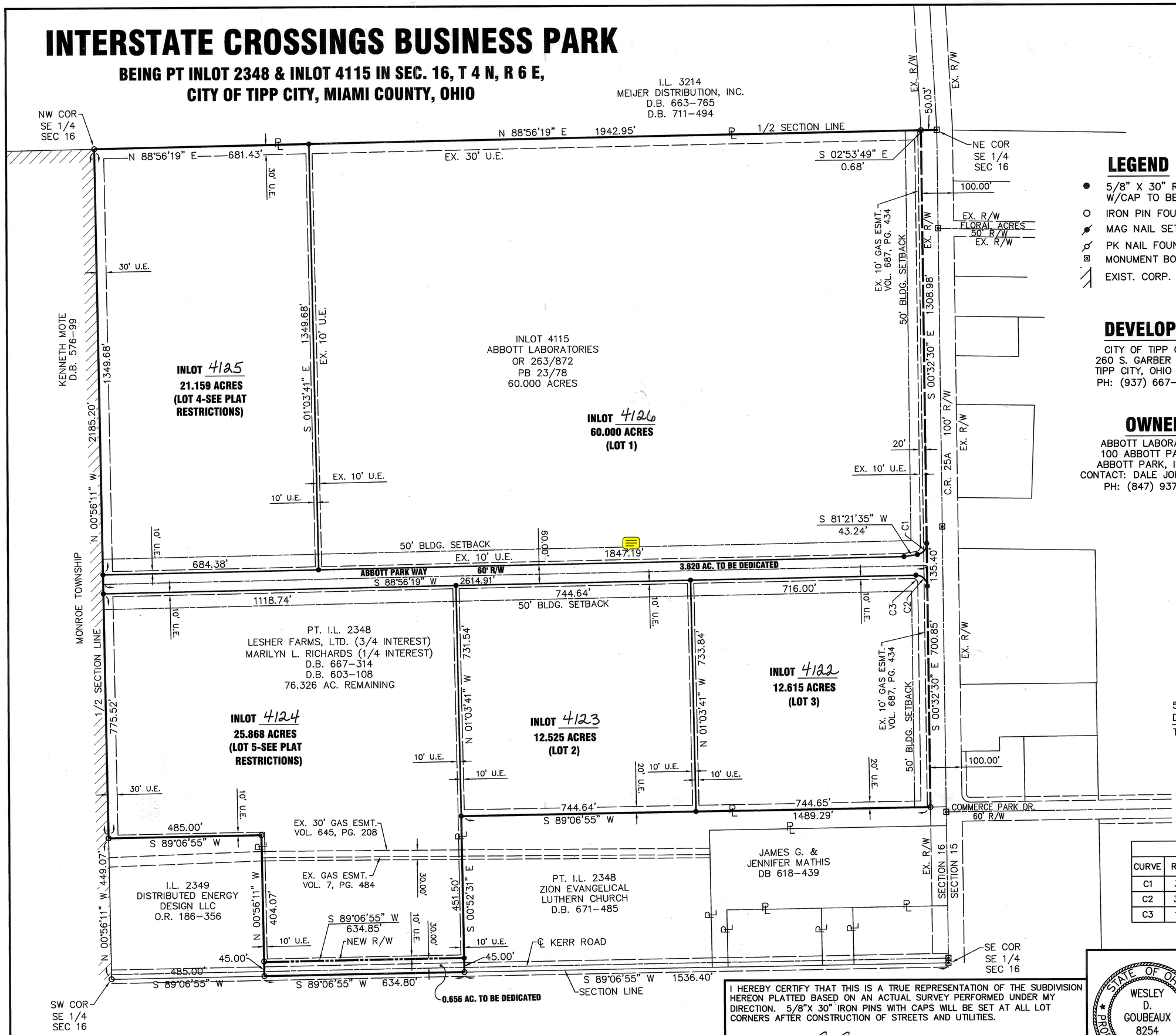
DATE:	4-24-2012
DRAWN BY:	WDG
JOB NUMBER:	MIATCI1207COV
SHEET NUMBER	1 OF 2

INTERSTATE CROSSINGS BUSINESS PARK

BEING PT INLOT 2348 & INLOT 4115 IN SEC. 16, T 4 N, R 6 E, CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 23, PAGE 88A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 24 DAY OF May, 2012.



LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- PK NAIL FOUND
- MONUMENT BOX W/IP FOUND
- EXIST. CORP. LINE

DEED REFERENCE
DEED BOOK 603, PAGE 108
DEED BOOK 667, PAGE 314
OFFICIAL RECORD 263, PG. 872

SURVEY REFERENCE
REC. PLAT 23, PAGE 78
REC. PLAT 22, PAGE 70
REC. PLAT 17, PAGE 29
LAND SUR. VOL. 36, PLAT 30
LAND SUR. VOL. 17, PLAT 40

THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=200'
0 100 200 400

DEVELOPER

CITY OF TIPP CITY
260 S. GARBER DRIVE
TIPP CITY, OHIO 45371
PH: (937) 667–6305

OWNER

ABBOTT LABORATORIES
100 ABBOTT PARK RD.
ABBOTT PARK, IL 60064
CONTACT: DALE JOHNSON, V.P.
PH: (847) 937–3930

OWNER

LESHER FARMS, LTD (3/4 INTEREST) &
MARILYN L. RICHARDS (1/4 INTEREST)
754 BANEBERRY COURT
TIPP CITY, OHIO 45371
CONTACT: MARILYN L. RICHARDS
PH: (937) 667–3330

AREA SUMMARY

5 BUILDING LOTS	132.167 NET AC.
DEDICATED STREET R/W	4.276 ACRES
TOTAL	136.443 ACRES TOTAL

CURVE CHART

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'	81°–54'–05"	50.03'	45.88'	S 40°–24'–32" W
C2	35.00'	90°–31'–12"	55.30'	49.72'	S 45°–48'–05" E
C3	15.00'	90°–31'–10"	23.70'	21.31'	S 45°–48'–06" E

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.

Wesley D. Goubeaux 4-24-2012
WESLEY D. GOUBEAUX, P.S. #8254 DATE

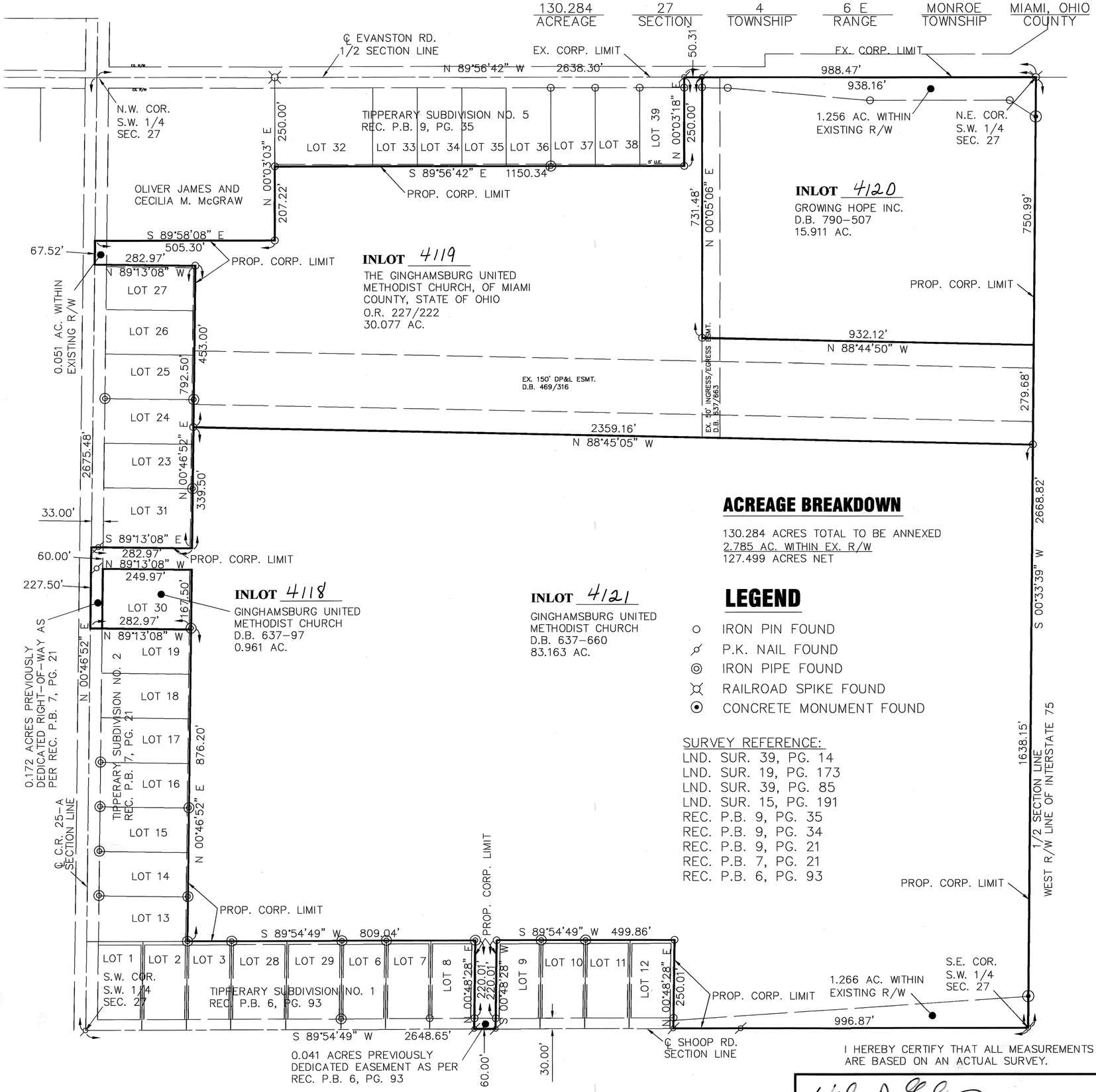
STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554
www.choiceoneengineering.com

DATE: 4–24–2012
DRAWN BY: WDG
JOB NUMBER: MIATCI1207FIN
SHEET NUMBER 2 OF 2

ANNEXATION TO THE CITY OF TIPP CITY, OHIO

130.284 ACREAGE	27 SECTION	4 TOWNSHIP	6 E RANGE	MONROE TOWNSHIP	MIAMI, OHIO COUNTY



BEARINGS ARE ASSUMED
SCALE IN FEET
0 100 200 400

ACREAGE BREAKDOWN

130.284 ACRES TOTAL TO BE ANNEXED
2.785 AC. WITHIN EX. R/W
127.499 ACRES NET

LEGEND

- IRON PIN FOUND
- P.K. NAIL FOUND
- IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- CONCRETE MONUMENT FOUND

SURVEY REFERENCE:
LND. SUR. 39, PG. 14
LND. SUR. 19, PG. 173
LND. SUR. 39, PG. 85
LND. SUR. 15, PG. 191
REC. P.B. 9, PG. 35
REC. P.B. 9, PG. 34
REC. P.B. 9, PG. 21
REC. P.B. 7, PG. 21
REC. P.B. 6, PG. 93

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE BASED ON AN ACTUAL SURVEY.

Wesley D. Goubeaux 12-05-2011
WESLEY D. GOUBEAUX, P.S. #8254 DATE

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

PLAT BOOK 23, PAGE 89
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 24 DAY OF May, 2012 AT 3:35PM.
FILE No. 2012012 07045 FEE: $43.20

ANNEXATION PROCEEDINGS RECORDED IN OFFICIAL RECORD VOLUME 273, PG. 537

John S. Alexander
JOHN S. ALEXANDER MIAMI COUNTY RECORDER
Dona Swihart
BY DEPUTY

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED
THIS 9th DAY OF January, 2012

Paul P. Wickham
MIAMI COUNTY ENGINEER

APPROVAL BY CITY OF TIPP CITY

THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY THIS 16 DAY OF April, 2012 BY ORDINANCE NO. 7-12.

Dolores Sills
MAYOR
Janice Bates
CLERK
John Kesler
PRESIDENT OF COUNCIL

APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 24 DAY OF May, 2012

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

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 19th DAY OF January, 2012, BY RESOLUTION NO. 12-01-79

John W. O'Brien
MIAMI COUNTY COMMISSIONER

MIAMI COUNTY COMMISSIONER

MIAMI COUNTY COMMISSIONER

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

REVISION DATE:	12-30-2010 1-05-2011 12-5-2011
DATE:	09-25-2007
DRAWN BY:	JMK
JOB NUMBER:	MIATCI0405
SHEET NUMBER	1 OF 1

REPLAT PART INLOT 6053

PT.6053	TROY	MIAMI	OHIO
INLOT	CORPORATION	COUNTY	STATE

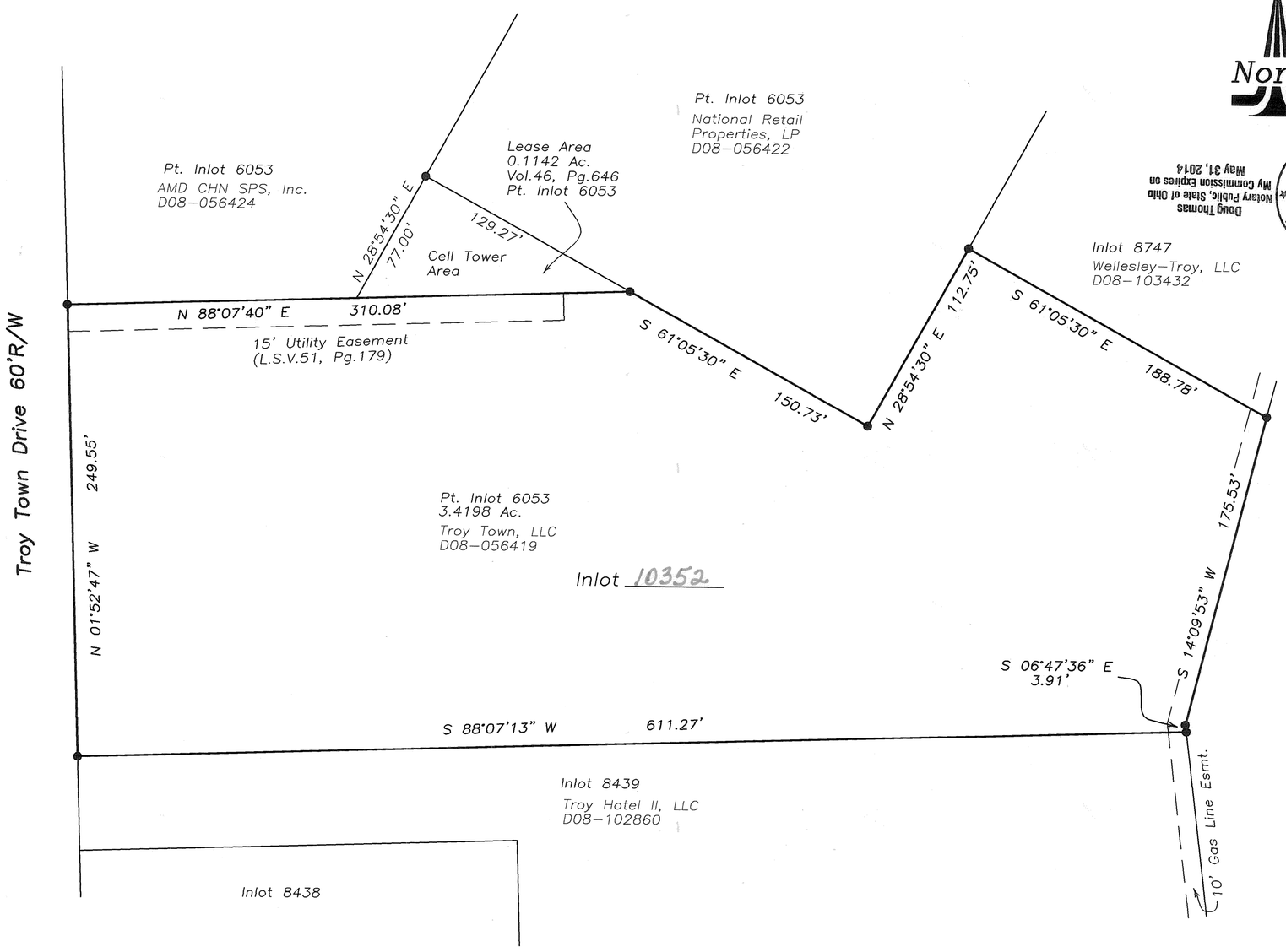
PLAT BOOK 23 PAGE 90
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED May 30, 2012 AT 2:11pm
FILE NO. 2012OR-07170 FEE 43.20

John S. Alexander BY: J. Wendel
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 30 DAY OF May, 2012

Matthew W. Hirschfeldt BY: Linda Zimmerman
MIAMI CO. AUDITOR DEPUTY

0 25 50 100
Graphic Scale in Feet
1"=50'



Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat, and do hereby voluntarily consent to the execution of said plat.

Authorized Representative of Troy Town, LLC.

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

Be it remembered that on this 26th day of May, 2012, before me, the undersigned, a notary public in and for said county and state, personally appeared Lawrence Scott, 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.

Doug Thomas
Notary Public, State of Ohio
My Commission Expires on May 31, 2014

STATE OF OHIO NOTARIAL SEAL

Notary Public in and for State of Ohio
My commission expires 5/31/2017

Description

Being a replat of Part of Inlot 6053 in the City of Troy, Miami County, Ohio, as shown on Land Survey Volume 51, Page 179 of the Miami County Engineer's Record of Land Surveys, as acquired by Troy Town, LLC., by Official Record Book 37, Page 471 of the Miami County Recorder's Deed Records.

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
- Metal Fence Post
- Survey Spike Found
- Wood Fence Post

References

Miami County Engineer's Record of Land Surveys
Volume 51, Page 179
(Basis of Bearings)
Miami County Engineer's Record of Lot Surveys
Volume 19, Page 15
Volume 24, Page 66

APPROVED:

This replat was reviewed and approved by the City of Troy Engineer.
On May 10, 2012

Deborah Swan
City of Troy Engineer

Replat Pt.I.L.6053
for Troy Town, LLC.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
PROFESSIONAL SURVEYOR

Michael W. Cozatt 4/24/12
Michael W. Cozatt
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer
2784 S. Co. Rd. 25-A
Job No. 05912
File Name: C:\Surveys\2012\05912.dwg
Drawn by: DMC ~ Checked by: MWC

Land Surveyor
Troy, OH 45373
(937) 339-2921

HUNTERS RIDGE PLANNED RESIDENTIAL DEVELOPMENT REPLAT

CITY OF TIPP CITY, MIAMI COUNTY, OHIO
Being a replat of Inlots 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, and 3678, as recorded in the Miami County Recorder's Plat Book 20, pages 44–44C, containing in all 2.257 acres.

PLAT BOOK 23, PAGE 91
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 13 DAY OF June, 2012 AT 1:18:32 PM
FILE NUMBER 2012OR-07907, FEE 86.40
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
Jwendel
DEPUTY

TRANSFERRED THIS 13 DAY OF June, 2012
Matthew W. Gearhardt BY: Linda Zimmerman
MATTHEW W. GEARHARDT — DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

LEGAL DESCRIPTION

BEING A REPLAT OF INLOTS 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677 AND 3678 OF HUNTERS RIDGE PLANNED RESIDENTIAL DEVELOPMENT, IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF INLOT NUMBER 3666 AND BEING ALSO IN THE NORTH RIGHT OF WAY LINE OF STORM COURT;

THENCE, NORTH 21°–51'–09" WEST, 124.61 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 3666, TO A RAILROAD SPIKE FOUND;

THENCE, NORTH 00°–15'–18" EAST, 96.20 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 3666, TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF SAME AND BEING ALSO IN A SOUTH LINE OF INLOT NUMBER 3729;

THENCE, SOUTH 89°–44'–42" EAST, 320.30 FEET, ALONG A SOUTH LINE OF INLOT NUMBER 3729, TO AN IRON PIN FOUND AT AN INTERIOR CORNER OF SAME;

THENCE, SOUTH 00°–24'–23" WEST, 275.44 FEET, ALONG A WEST LINE OF INLOT NUMBER 3729, TO AN IRON PIN FOUND AT AN INTERIOR CORNER OF SAME;

THENCE, SOUTH 53°–01'–55" WEST, 249.24 FEET, ALONG A NORTHWESTERLY LINE OF INLOT NUMBER 3729, TO AN IRON PIN FOUND IN AN INTERIOR CORNER OF SAME;

THENCE, SOUTH 86°–16'–01" WEST, 75.53 FEET, ALONG A NORTHERLY LINE OF INLOT NUMBER 3729, TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF INLOT NUMBER 3679;

THENCE, NORTH 10°–46'–53" WEST, 161.34 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 3679, TO THE NORTHEAST CORNER OF SAME AND BEING ALSO IN THE SOUTHERLY RIGHT OF WAY LINE OF STORM COURT;

THENCE, NORTHEASTERLY, 141.62 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STORM COURT AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, AN INTERNAL ANGLE OF 29°–30'–26" AND A CHORD 140.46 FEET IN LENGTH BEARING NORTH 64°–27'–47" EAST, TO AN IRON PIN FOUND AT A POINT OF REVERSE CURVE;

THENCE, NORTHEASTERLY, 32.99 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STORM COURT AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN INTERNAL ANGLE OF 37°–47'–55" AND A CHORD 32.39 FEET IN LENGTH BEARING NORTH 68°–36'–31" EAST, TO AN IRON PIN SET AT A POINT OF REVERSE CURVE;

THENCE, NORTHERLY, 228.98 FEET, ALONG THE CUL–DE–SAC RIGHT OF WAY LINE OF STORM COURT AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN INTERNAL ANGLE OF 262°–23'–32" AND A CHORD 75.25 FEET IN LENGTH BEARING NORTH 43°–41'–17" WEST, TO AN IRON PIN SET AT A POINT OF REVERSE CURVE;

THENCE, SOUTHWESTERLY, 41.46 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF STORM COURT AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN INTERNAL ANGLE OF 47°–30'–54" AND A CHORD 40.29 FEET IN LENGTH BEARING SOUTH 28°–52'–24" WEST, TO AN IRON PIN FOUND AT A POINT OF COMPOUND CURVATURE;

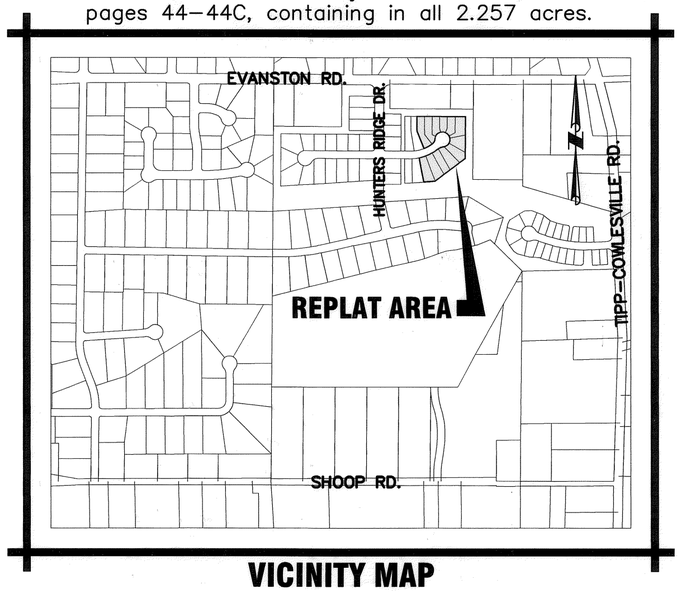
THENCE, SOUTHWESTERLY, 60.93 FEET. ALONG THE NORTHERLY RIGHT OF WAY LINE OF STORM COURT AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, AN INTERNAL ANGLE OF 15°–31'–01" AND A CHORD 60.75 FEET IN LENGTH BEARING SOUTH 60°–23'–21" WEST, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 2.257 ACRES MORE OR LESS AND ALL 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.

Steven E Bowersox 6/4/2012
STEVEN E. BOWERSOX, PS #7059 DATE

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR



VICINITY MAP

AUTHORIZATION TO REPLAT

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

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER: RICHARD J. MOSIER BUILDERS, INC.

BY: R. J. M.
RICHARD J. MOSIER

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF June, 2012 BY RICHARD J. MOSIER, AS OWNER.

Marilyn A. Fennell
NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec. 1, 2013

MARILYN A. FENNELL, Notary Public in and for the State of Ohio My Commission Expires Dec. 1, 2013

OWNER: MIKE HAWK HOMES, L.L.C.

BY: Mike Hawk
MIKE HAWK

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF June, 2012 BY MIKE HAWK, AS OWNER.

Marilyn A. Fennell
NOTARY PUBLIC
MY COMMISSION EXPIRES: Dec. 1, 2013

MARILYN A. FENNELL, Notary Public in and for the State of Ohio My Commission Expires Dec. 1, 2013

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 12th DAY OF June, 2012 THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY (Marilyn Fennell)

OWNER AND DEVELOPER

RICHARD J. MOSIER BUILDERS, INC.
3591 GINGHAMSBURG–FREDERICK RD.
TIPP CITY, OHIO 45371
(937) 698–7288

MIKE HAWK HOMES, L.L.C.
661 BEECHWOOD DR.
TIPP CITY, OHIO 45371
(937) 339–1039

COVENANTS AND RESTRICTIONS

SEE SHEET 1 OF 4 OF HUNTERS RIDGE PLANNED RESIDENTIAL DEVELOPMENT, RECORDER'S P.B. 20, PAGE 44 FOR COVENANTS, CONDITIONS AND RESTRICTIONS. ALSO SEE AMENDMENT TO AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 754, PAGE 132.

** SEE SHEET 2 OF 2 OF THIS REPLAT FOR ADDITIONAL LOT BUILDING DEVELOPMENT RESTRICTIONS.

SUMMARY OF ACREAGE

6 NEW INLOTS 2.257 AC.

DESCRIPTION

Being a replat of Inlots 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, and 3678, as recorded in the Miami County Recorder's Plat Book 20, pages 44–44C, containing in all 2.257 acres, in the City of Tipp City, Miami County, Ohio

With Inlots 3667, 3668, 3671, 3672, 3675, 3676, 3677 & 3678 being owned by Richard J. Mosier Builders, Inc. as recorded in Deed Book 752, page 23 and Inlots 3669, 3670, 3673 & 3674 being owned by Mike Hawk Homes, L.L.C. as recorded in Official Record 263, page 507.

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365, (937) 497-0200
203 W. LOVELAND AVENUE, LOVELAND, OHIO 45140, (513) 239-8554
www.choiceoneengineering.com

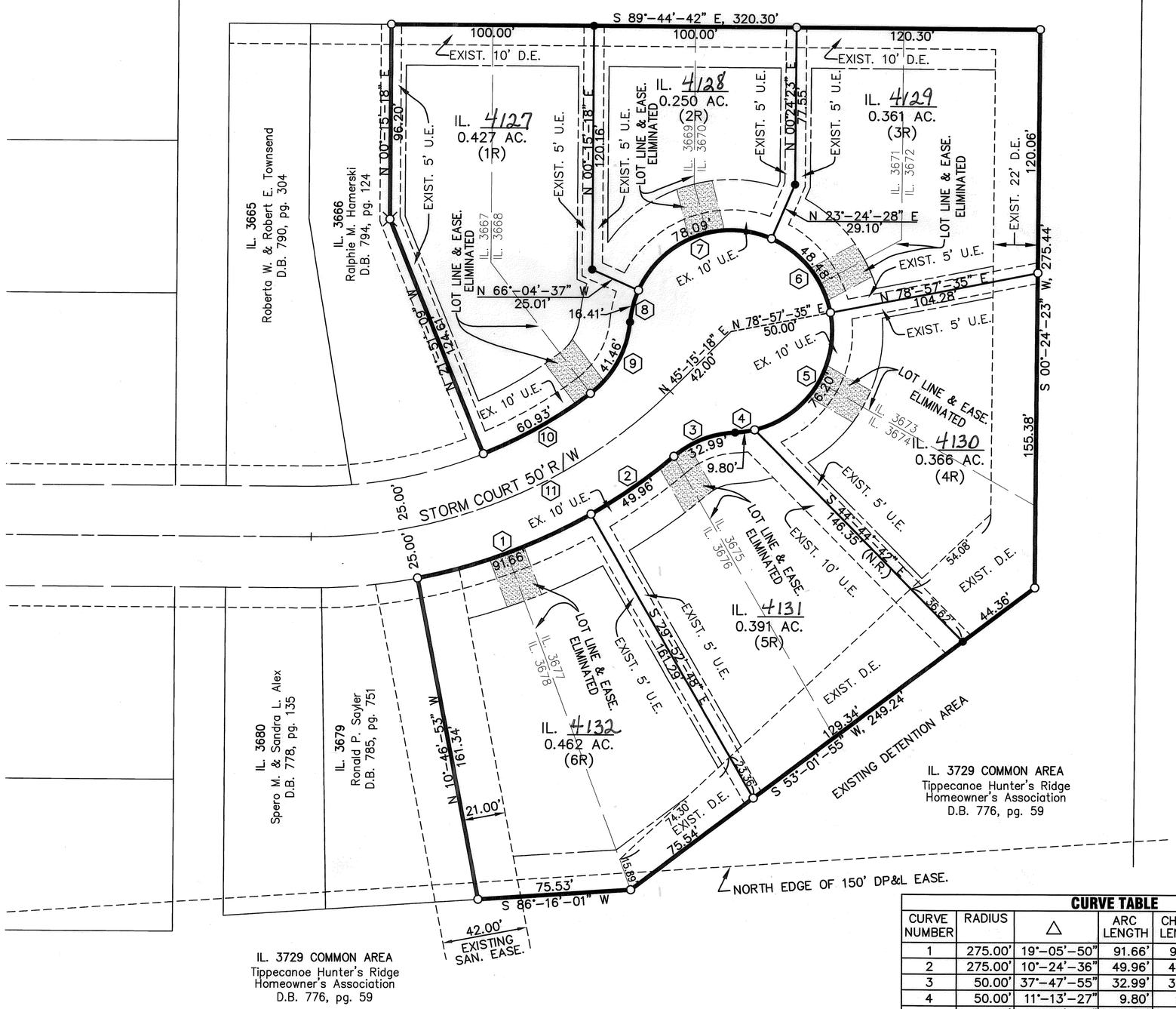
REV. DATE: 06–04–2012
DRAWN BY: seb
JOB NUMBER: MiaTci1118_sign
SHEET NUMBER 1 OF 2

NOTE: AT THE TIME OF THE EXECUTION AND RECORDING OF THIS REPLAT, MIKE HAWK HOMES, L.L.C. WAS NOT THE OWNER OF RECORD OF INLOTS 3669 AND 3670, AS SHOWN ON THIS PLAT. THIS IS EVIDENCED BY A DEED AND MORTGAGE AS RECORDED IN OFFICIAL RECORD VOLUME 278, PAGES 810 AND 812. THEREFORE, INLOT 4128 AS SHOWN ON THIS PLAT IS NULL AND VOID, AND INLOTS 3669 AND 3670 REMAIN. THIS DOES NOT AFFECT ANY OTHER INLOTS ON THIS REPLAT.
MIAMI COUNTY MAP DEPARTMENT AUGUST 1, 2012

PLAT BOOK 23, PAGE 91A-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

HUNTERS RIDGE PLANNED RESIDENTIAL DEVELOPMENT REPLAT

CITY OF TIPP CITY, MIAMI COUNTY, OHIO
Being a replat of Inlots 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, and 3678, as recorded in the Miami County Recorder's Plat Book 20, pages 44–44C, containing in all 2.257 acres.



LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- ⌘ RAILROAD SPIKE FOUND
- (N.R.) NONRADIAL LINE
- (1R) PREL. PLAT LOT NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ——— BUILDING SETBACK LINE (SEE CHART LOWER LEFT)

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

SCALE: 1"=40'
0 40 80

LOT BUILDING DEVELOPMENT RESTRICTIONS

1) For any proposed construction on the new Inlots, as created by this replat, the required Zoning Compliance Permit shall be issued as FOOTER/FOUNDATION ONLY, until the following abandonment of redundant utilities (as noted in steps 2–6 below) is completed by the owner (applicant) and approved by the City of Tipp City.
2) For each zero lot line pair being replatted into a single lot of record, one of the two storm sewer sump lateral drains shall be plugged and abandoned. Said plugging and abandonment shall be accomplished by the excavation of the lateral one foot behind the back of curb, with no excavation in the street, with all costs borne by the applicant.
3) Redundant water services to any lot will need to be disconnected at the water main, the corp turned off, and capped, and the copper service and shut off box removed with all costs borne by the applicant (see street repair standards below).
4) Redundant sanitary sewer lateral to any lot will need to be capped off at the right–of–way line, with all costs borne by the applicant.
5) Any excavation of the street required for the abandonment of water service shall be repaired as follows: The excavated trench/hole is to be backfilled with low strength mortar backfill placed in accordance with ODOT 613 specifications to the bottom of the aggregate base. Then the specified aggregate base and asphalt courses are to be replaced in kind as specified in the Hunters Ridge Section 1 plans, with all costs borne by the applicant.
6) Any redundant Verizon/Frontier, Time–Warner, & Tipp City Municipal Electric Utilities shall be abandoned, disconnected and removed, with all cost born by the applicant.
7) Upon approval of the above noted abandonment of utilities (as noted in steps 2–6 above) by the City of Tipp City, a supplemental/amended Zoning Compliance Permit can be issued for the balance of the construction on the lot (pending compliance with all other Tipp City requirements).

CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	275.00'	19°-05'-50"	91.66'	91.24'	N 69°-40'-05" E
2	275.00'	10°-24'-36"	49.96'	49.90'	N 54°-54'-52" E
3	50.00'	37°-47'-55"	32.99'	32.39'	N 68°-36'-31" E
4	50.00'	11°-13'-27"	9.80'	9.78'	N 81°-53'-45" E
5	50.00'	87°-18'-53"	76.20'	69.03'	N 32°-37'-35" E
6	50.00'	55°-33'-22"	48.48'	46.60'	N 38°-48'-32" W
7	50.00'	89°-29'-23"	78.09'	70.40'	S 68°-40'-05" W
8	50.00'	18°-48'-27"	16.41'	16.34'	S 14°-31'-10" W
9	50.00'	47°-30'-54"	41.46'	40.29'	S 28°-52'-24" W
10	225.00'	15°-31'-01"	60.93'	60.75'	S 60°-23'-21" W
11	250.00'	45°-00'-00"	196.35'	191.34'	N 67°-45'-18" E

BUILDING SETBACK CHART

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
ESTATE	NONE	40	30	10	35	2800
PATIO	1R–6R	25	20	7.5	35	1800/2200
ZERO LOT LINE	NONE	25	20	0/7.5	35	1600
GEORGETOWN	NONE	5	25	7.5	35	1700

Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

6/4/2012
DATE

STATE OF OHIO
STEVEN E. BOWERSOX 7059
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554
www.choiceoneengineering.com

DATE: 06–04–2012
DRAWN BY: seb
JOB NUMBER: MIA–TCI–1118.DWG
SHEET NUMBER 2 OF 2

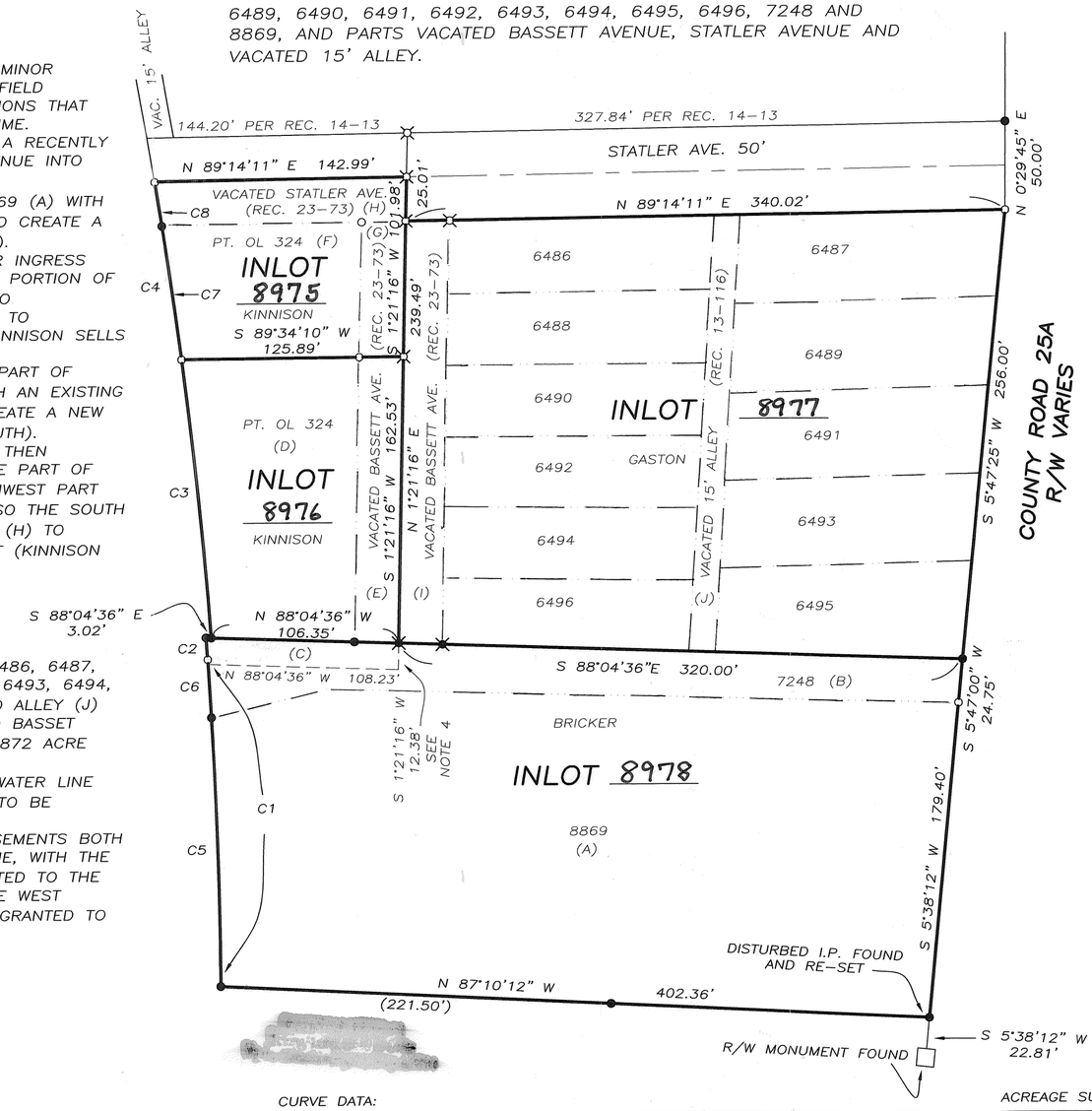
BRICKER, GASTON & KINNISON REPLAT

CITY OF PIQUA, MIAMI COUNTY, OHIO

BEING A REPLAT OF PARTS OUTLOT 324, INLOTS 6486, 6487, 6488, 6489, 6490, 6491, 6492, 6493, 6494, 6495, 6496, 7248 AND 8869, AND PARTS VACATED BASSETT AVENUE, STATLER AVENUE AND VACATED 15' ALLEY.

GENERAL SURVEY NOTES:

1. TO CLEAR UP LONG STANDING MINOR DISCREPANCIES BETWEEN ACTUAL FIELD DIMENSIONS AND PLATTED DIMENSIONS THAT HAVE BEEN PERPETUATED OVER TIME.
2. TO DIVIDE THE WEST HALF OF A RECENTLY VACATED PORTION OF BASSET AVENUE INTO TWO PARTS (E & G).
3. TO COMBINE ALL OF INLOT 8869 (A) WITH ALL OF INLOT 7248 (B) & (C) TO CREATE A NEW 1.909 ACRE INLOT (BRICKER).
4. TO PROVIDE AN EASEMENT FOR INGRESS AND EGRESS ON THE NORTHWEST PORTION OF INLOT 7248 (C) FROM BRICKER TO KINNISON–SOUTH. SAID EASEMENT TO TERMINATE AT SUCH TIME THAT KINNISON SELLS KINNISON–SOUTH.
5. TO COMBINE THE SOUTHWEST PART OF VACATED BASSET AVENUE (E) WITH AN EXISTING PART OF OUTLOT 324 (D) TO CREATE A NEW 0.424 ACRE INLOT (KINNISON SOUTH).
6. TO CORRECT DIMENSIONS AND THEN COMBINE AN EXISTING 0.195 ACRE PART OF OUTLOT 324 (F) WITH THE NORTHWEST PART OF VACATED AVENUE (G) AND ALSO THE SOUTH PART OF VACATED STATLER ROAD (H) TO CREATE A NEW 0.313 ACRE INLOT (KINNISON NORTH).
7. TO COMBINE ALL OF INLOTS 6486, 6487, 6488, 6489, 6490, 6491, 6492, 6493, 6494, 6495, AND 6496, AND A VACATED ALLEY (J) WITH THE EAST PART OF VACATED BASSET AVENUE (I) TO CREATE A NEW 1.872 ACRE INLOT (GASTON).
8. TO ESTABLISH A PERMANENT WATER LINE EASEMENT (SHOWN ON PAGE 2) TO BE GRANTED TO THE CITY OF PIQUA.
9. TO ESTABLISH PERMANENT EASEMENTS BOTH WAYS ON VACATED BASSET AVENUE, WITH THE EAST VACATED PORTION (I) GRANTED TO THE PROPERTY OWNER WEST, AND THE WEST VACATED PORTIONS (E) AND (G) GRANTED TO THE PROPERTY OWNER EAST.



CURVE DATA:

	Radius	Delta	Tangent	Arc Length	Chord Bearing and Length
C1	2894.79'	3°40'12"	92.74'	185.43'	N 1°56'39" W 185.39'
C2	2894.79'	0°14'47"	6.22'	12.44'	N 3°54'08" W 12.44'
C3	2897.79'	3°08'21"	79.40'	158.77'	N 5°41'41" W 158.75'
C4	2897.79'	2°01'05"	51.04'	102.06'	N 8°16'24" W 102.05'
C5	2894.79'	3°01'09"	76.29'	152.54'	N 1°37'07" W 152.52'
C6	2894.79'	0°39'03"	16.44'	32.89'	N 3°27'14" W 32.89'
C7	2897.79'	1°31'07"	38.40'	76.80'	N 8°01'25" W 76.80'
C8	2897.79'	0°29'58"	12.63'	25.26'	N 9°01'57" W 25.26'

ACREAGE SUMMARY

A	1.639
B	0.239
C	0.031
D	0.331
E	0.093
F	0.188
G	0.044
H	0.081
I	0.138
J	1.734

PLAT BOOK 23 PAGE 92

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 14TH DAY

OF JUNE, 2012, AT 9:32 AM.

FILE # 2012 OR-07929

FEE $ 86.40

John S. Alexander — MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED June 14, 2012

Matthew W. Gearhardt — MIAMI COUNTY AUDITOR

Joyce Grilliot — BY DEPUTY AUDITOR

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED THIS 8TH DAY OF JUNE, 2012.

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

VOLUME 15, PAGE 1
VOLUME 15, PAGE 37
VOLUME 16, PAGE 92

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

VOLUME 19, PAGE 162
VOLUME 22, PAGE 176
VOLUME 25, PAGE 27
VOLUME 44, PAGE 40
VOLUME 53, PAGE 174

MIAMI COUNTY RECORDER'S PLAT RECORDS:

VOLUME 9, PAGE 71
VOLUME 11, PAGE 133
VOLUME 13, PAGE 116
VOLUME 14, PAGE 13
VOLUME 21, PAGE 76
VOLUME 23, PAGE 73

LEGEND

- ● 5/8" IRON PIN FOUND
- ○ 5/8" IRON PIN SET
- ⌑ R.R. SPIKE SET
- ⌑ R.R. SPIKE FOUND

0 30 60 120

GRAPHIC SCALE IN FEET
1" = 60'

SURVEY FOR LARRY & SUE KINNISON, JOHN & CAROL GASTON & KENNETH & JOYCE BRICKER IN MIAMI COUNTY, OHIO ~ APRIL 14, 2012

STATE OF OHIO — THOMAS R. ZECHMAN 7077 — REGISTERED PROFESSIONAL SURVEYOR

THOMAS R. ZECHMAN, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773–9479

DESCRIPTION

BEING A REPLAT OF PARTS OUTLOT 324, INLOTS 6486 THROUGH 6496, INCLUSIVE, INLOT 7248 AND 8869, AND PARTS VACATED BASSETT AVENUE, STATLER AVENUE AND VACATED 15' ALLEY, AS CONVEYED TO JOHN D. & CAROL J. GASTON BY DEED BOOK 675 PAGE 494 AND OFFICIAL RECORD 186 PAGE 832, AND PLAT BOOK 23, PAGE 73, MIAMI COUNTY RECORDER'S RECORDS; TO LARRY S. & SUE KINNISON BY DEED BOOK 674 PAGE 13 AND PLAT BOOK 23, PAGE 73, MIAMI COUNTY RECORDER'S RECORDS, TO KENNETH & JOYCE BRICKER, AKA KENNETH G. & JOYCE KAY BRICKER, BY DEED BOOK 598 PAGE 220 AND OFFICIAL RECORD 261, PAGE 418, LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

CONSENT

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

OWNERS & LIENHOLDERS

Kenneth Bricker
KENNETH BRICKER, AKA KENNETH G. BRICKER

Joyce Bricker
JOYCE BRICKER, AKA JOYCE KAY BRICKER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 18th DAY OF May, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE NAMED WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Janelle S. Barga
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO
JANELLE S. BARGA
Notary Public - State of Ohio
My Commission Expires Nov. 12, 2016

MY COMMISSION EXPIRES: _____

Larry S. Kinnison
LARRY S. KINNISON

Sue Kinnison
SUE KINNISON

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 24 DAY OF MAY, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE NAMED WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Malinda K. Williams
NOTARY PUBLIC

MALINDA K. WILLIAMS
Notary Public, State of Ohio
My Commission Expires May 9, 2014

MY COMMISSION EXPIRES: _____

John D. Gaston
JOHN D. GASTON

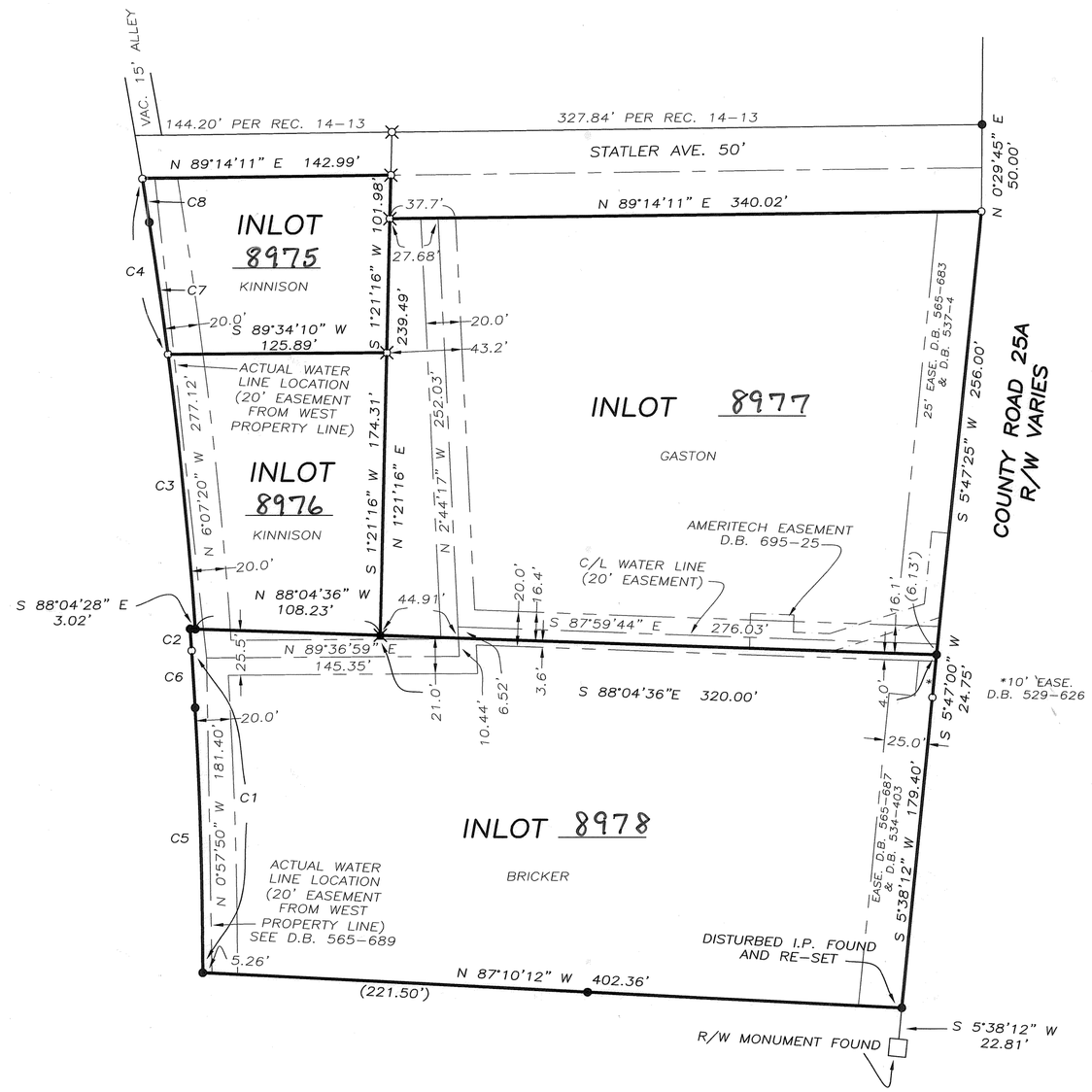
Carol J. Gaston
CAROL J. GASTON

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 31 DAY OF MAY, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE NAMED WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Teresa A. Terry
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 8, 2015



WATERLINE EASEMENT MAP

Replat of Inlot 10246
for Grant Street Enterprises, LLC

10246	SW 154	TROY	MIAMI
INLOT	TAX MAP	CORPORATION	COUNTY

PLAT BOOK 23 PAGE 93
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 6-20, 2012 AT 02:40
FILE NO 2012OR-08225 FEE 43.20 PM
John S. Alexander BY: L. McCoy
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 20 DAY OF June, 2012
Matthew W. Kearhardt BY: L. Zimmerman
MIAMI CO. AUDITOR DEPUTY

Description

Being a replat of Inlot 10246 (P.B. 22, Pg. 58) in the City of Troy, Miami County, Ohio, conveyed to Grant Street Enterprises, LLC by deed recorded in Book 799, Page 296 of the Miami County Recorder's Deed Records.

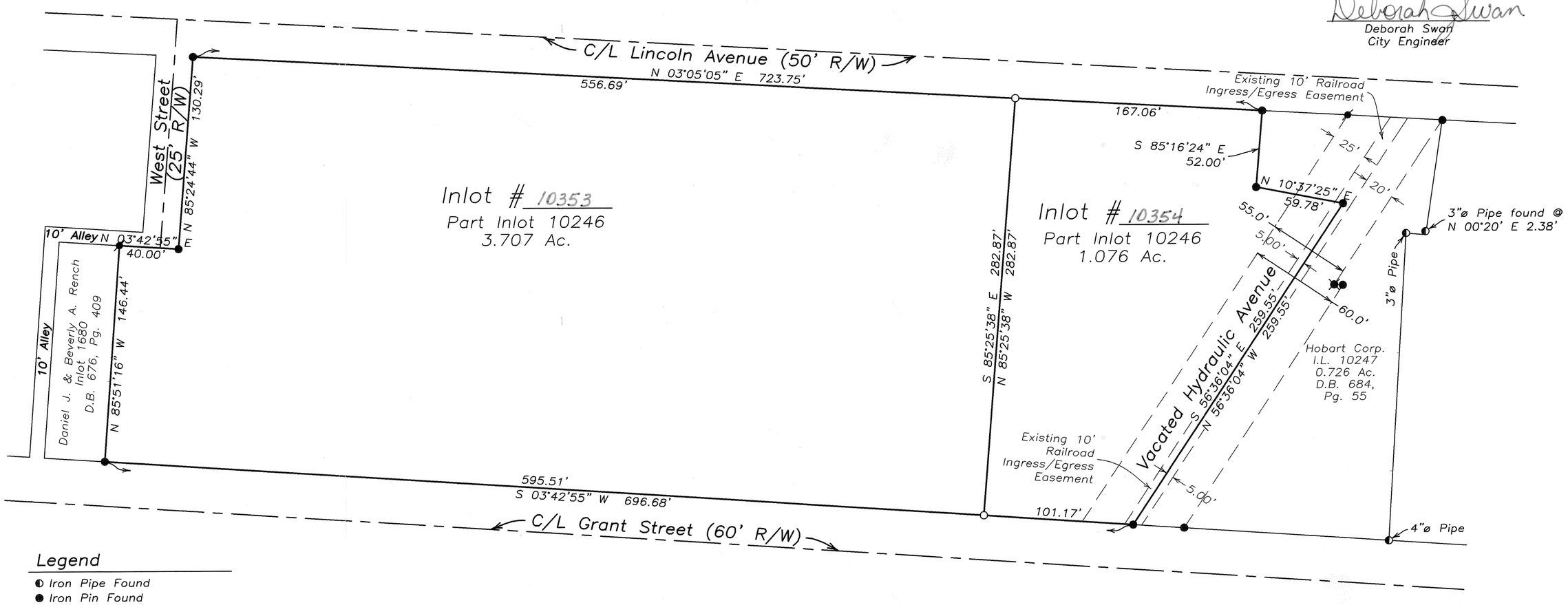
0 25 50 100
Graphic Scale in Feet
1"=50'

North

Approval by the City of Troy

This replat was reviewed and approved by the City of Troy this 21 day of AUGUST, 2009

Deborah Swan
Deborah Swan
City Engineer



Legend

- ◐ Iron Pipe Found
- ● Iron Pin Found
- ○ 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Found
- R.R. Spike Found

References

Miami County Recorder's Record of Plats
Plat Book 22, Page 58
(Basis of Bearings)

Acknowledgement

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: Grant Street Enterprises, LLC

Robert K. Cole
Robert Cole
Statutory Agent

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

Be it remembered that on this 20TH day of June, 2012, before me, the undersigned, a notary public in and for said county and state, personally appeared Grant Street Enterprises, LLC, by Robert Cole, the above signed, 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.

Mona R. Anderson
Notary Public in and for State of Ohio
My commission expires

NOTARY PUBLIC STATE OF OHIO
MONA R. ANDERSON, Notary Public
In and for the State of Ohio
My Commission Expires March 6, 2017
Recorded in Miami County

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

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
PROFESSIONAL SURVEYOR

Michael W. Cozatt 8/20/09
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
2784 South County Road 25-A
Troy, OH 45373
(937) 339-2921
Land Surveyor
Civil Engineer
Job No. 09509
cozatt@bizwoh.rr.com

File Name: C:\Jobs\2009\Cole 09509\Replat.dwg
Drawn by: RES ~ Checked by: MWC

INDUSTRIAL PRODUCTS PLAT

S.E.	PIQUA	MIAMI, OHIO
SECTION	CITY	COUNTY

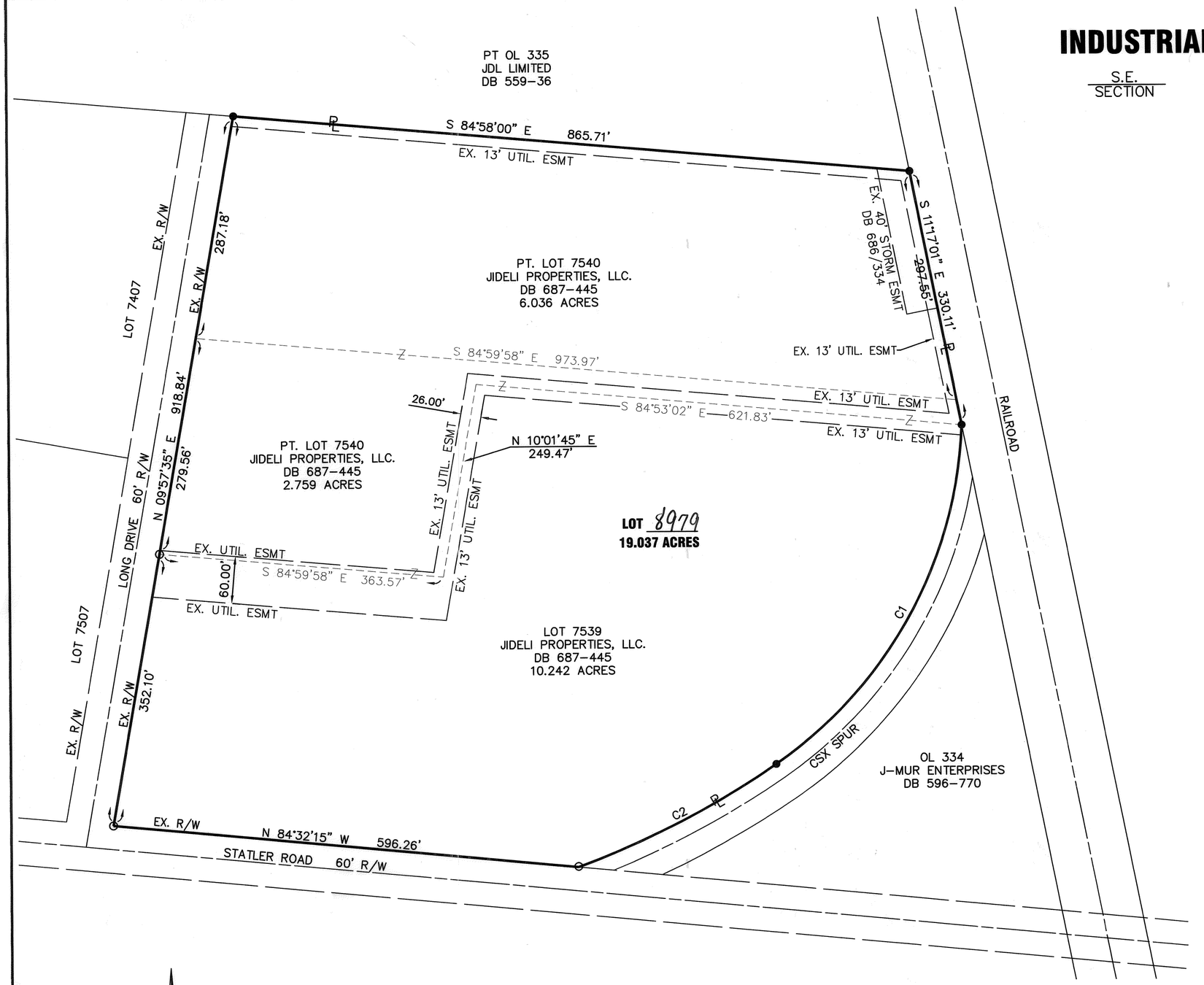
PLAT BOOK 23, PAGE 94
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 29 DAY OF June, 2012, AT 10:02 AM.
FILE No. 2012OR-08675 FEE: $43.00

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER

Jwerdel
DEPUTY

TRANSFERRED THIS 29 DAY OF June, 2012

Matthew W. Gearhardt BY: Linda Zimmerman
MATTHEW W. GEARHARDT, MIAMI COUNTY AUDITOR — DEPUTY AUDITOR



CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 29 DAY OF June, 2012.

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

PLAT AUTHORIZATION AND DEDICATION

Jideli Properties, LLC, the owner of the land 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 Industrial Products Plat.

By: Linda A. Cleveland
Authorized Signature

Its: Partner

State of Ohio
County of Miami

The forgoing instrument was acknowledged before me this 7 day of June, 2012, by Linda Cleveland.

Debra K. Shelby
Notary Public

3-26-2016
My commission expires

DEBRA K. SHELBY - NOTARY PUBLIC
COMM. EXP. MAR 26, 2016
STATE OF OHIO

THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100'

0 50 100 200

CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	552.96'	53°-03'-16"	512.03'	493.93'	S 28°-59'-57" W
2	1125.92'	14°-30'-33"	285.12'	284.36'	S 62°-46'-51" W

LEGEND

- o IRON PIN FOUND
- ● 5/8" X 30" REBAR W/CAP SET

SURVEY REFERENCE
LOT SURVEY 22, PG. 118
REC. P.B. 14, PG. 10
REC. P.B. 12, PG. 83
REC. P.B. 12, PG. 10
LAND SURVEY 17, PAGE 143

*ALL INTERIOR LOT LINES TO BE VACATED HEREON.

BEING A REPLAT OF LOT 7539 AND LOT 7540 AND BEING OWNED BY JIDELI PROPERTIES, LLC IN DEED BOOK 687, PAGE 445 AND SHOWN ON RECORD PLAT BOOK 14, PAGE 10 AND LOT SURVEY 22, PAGE 118.

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

05-24-2012
DATE

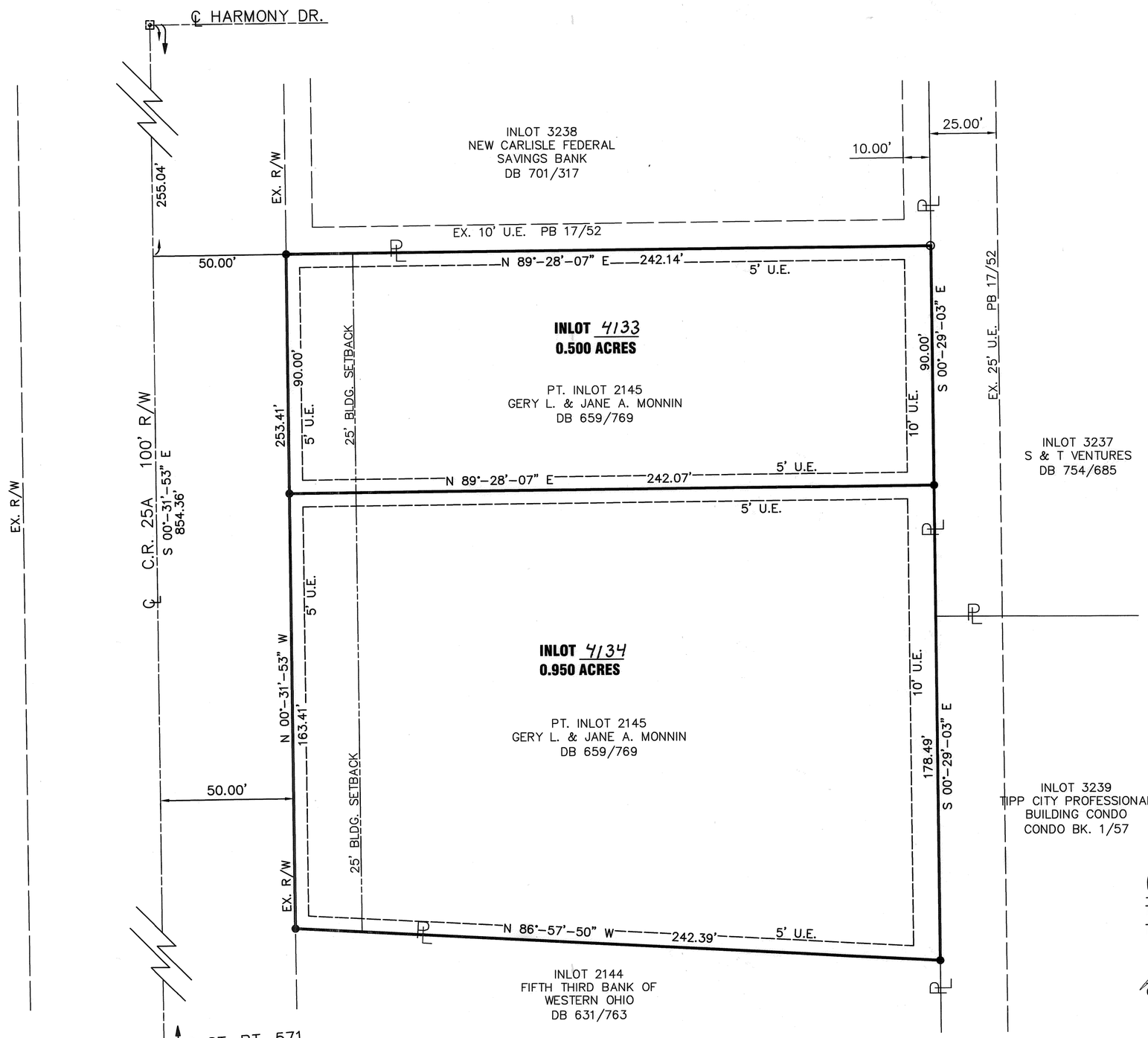
STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45150
(513) 239-8554
www.choiceoneengineering.com

DATE: 05-24-2012
DRAWN BY: WDG
JOB NUMBER: MIAPIQ1202
SHEET NUMBER 1 OF 1

REPLAT OF PT. INLOT 2145

BEING PT INLOT 2145
CITY OF TIPP CITY, MIAMI COUNTY, OHIO



THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=30'

0 15 30 60

PLAT BOOK 23, PAGE 95
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 13 DAY OF JULY, 2012, AT 9:39 AM.
FILE No. 2012OR-09240 FEE: $43.20

John S. Alexander
JOHN S. ALEXANDER, RECORDER

L. McCoy
DEPUTY

TRANSFERRED THIS 13th DAY OF July, 2012

Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: Joyce Gillett
DEPUTY AUDITOR

PLAT AUTHORIZATION AND DEDICATION

Gery L. and Jane A. Monnin, the owners of the land included within this plat has caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Inlot 2145. Furthermore, Gery L. and Jane A. Monnin dedicate the easements as shown on the plat 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.

Gery L. Monnin

Jane A. Monnin

State of Ohio
County of Miami

The forgoing instrument was acknowledged before me this 13th day of July, 2012, by Gery L. Monnin and Jane A. Monnin

Notary Public

My commission expires 01-03-12

BROCK A. HEATH
Notary Public, State of Ohio
My Commission Expires 01-03-12

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 10th DAY OF July, 2012.

CHAIRPERSON

Marilyn Jennell
SECRETARY

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ⊡ MONUMENT BOX W/IP FOUND
- U.E. UTILITY EASEMENT

SURVEY REFERENCE
REC. PLAT 17, PAGE 52

DEED REFERENCE
DEED BOOK 659, PAGE 769

BEING A REPLAT OF PT. INLOT 2145 AND OWNED BY GERY L. & JANE A. MONNIN AS DESCRIBED IN DEED BOOK 659, PAGE 769.

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE BASED ON AN ACTUAL FIELD SURVEY.

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

06-14-2012
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554
www.choiceoneengineering.com

DATE: 06-14-2012
DRAWN BY: AJB
JOB NUMBER: MIATCI1215PLAT
SHEET NUMBER 1 OF 1

REPLAT OF INLOT 3016

3016 INLOT | TIPP CITY CITY | MIAMI, OHIO COUNTY

THE BEARINGS ARE BASED ON OAKWINDS SUBDIVISION AS SHOWN ON PLAT BOOK 16, PAGE 113

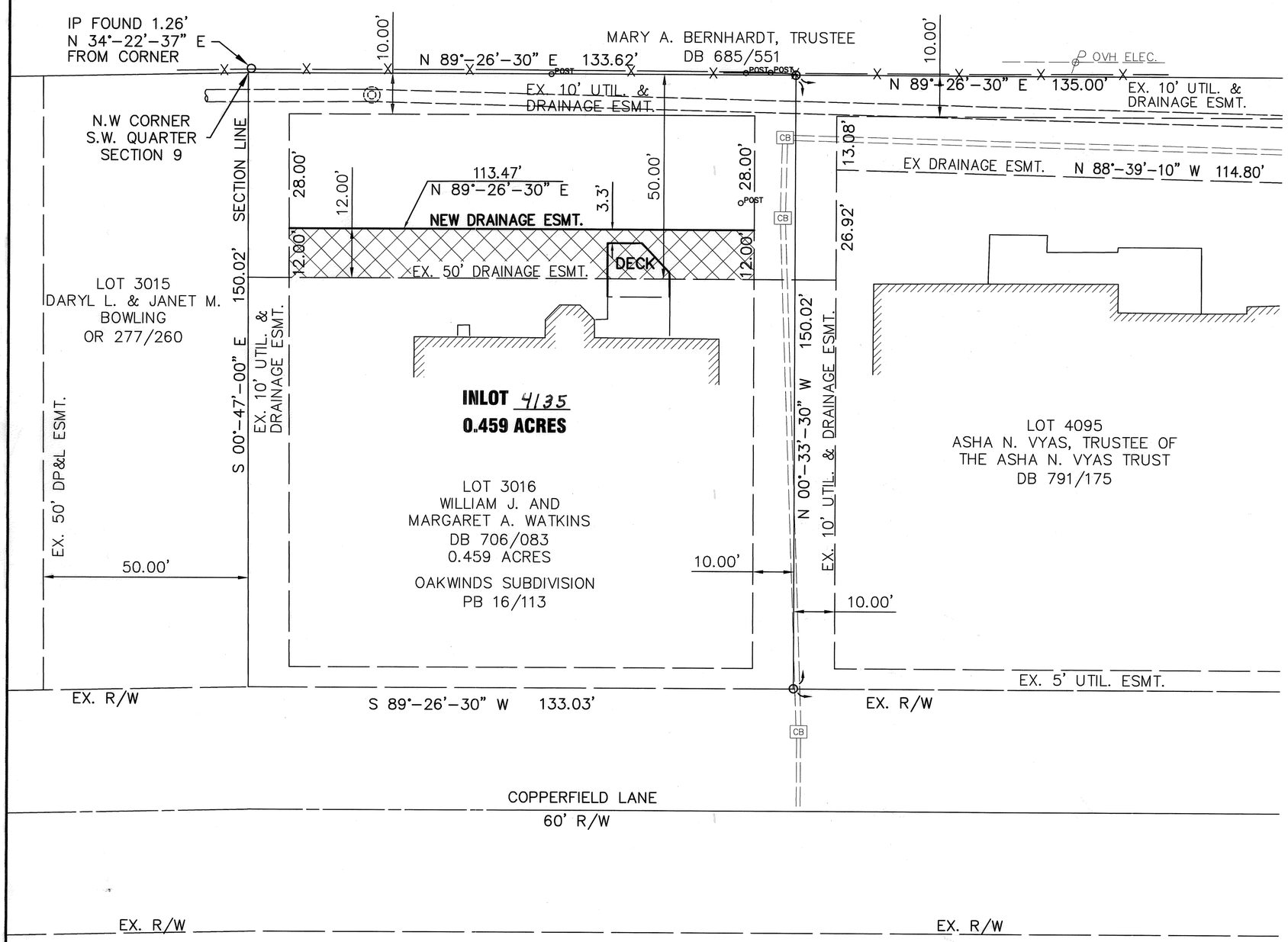
SCALE: 1"=20'

0 20 40

LEGEND

- IRON PIN FOUND
- DRAINAGE ESMT. TO BE VACATED

SURVEY REFERENCE
OAKWIND SUBDIVISION
REC. PB 16, PAGE 113
REC. PB 22, PAGE 84



TRANSFERRED THIS 19 DAY OF July, 2012

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: Joyce Grilliot
DEPUTY AUDITOR

PLAT BOOK 23, PAGE 96
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 19 DAY OF July, 2012 AT 11:56 M.
FILE NO. 2012-09515 FEE: $43.20

JOHN S. ALEXANDER, MIAMI COUNTY RECORDER

DEPUTY

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 10th DAY OF July, 2012

CHAIRPERSON

Marilyn Kemell
SECRETARY

PLAT AUTHORIZATION AND DEDICATION

William J. and Margaret A. Watkins, the owner of the land included within this plat has caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Inlot 3016. Furthermore, William J. and Margaret Watkins, dedicates the easements as shown on the plat to the public use forever.

William J. Watkins

Margaret A. Watkins

State of Ohio
County of Miami

The forgoing instrument was acknowledged before me this 19 day of July, 2012, by William J. and Margaret A. Watkins.

Julie D. Tyler
Notary Public

My commission expires 4-10-2013

JULIE D. TYLER, Notary Public
In and for the State of Ohio
My Commission Expires April 10, 2013
Recorded in Miami County

BEING A REPLAT OF INLOT 3016 OF OAKWINDS SUBDIVISION AS SHOWN ON PLAT BOOK 16, PAGE 113, AND OWNED BY WILLIAM J. AND MARGARET A. WATKINS AS DESCRIBED IN DEED BOOK 706, PAGE 083, TO VACATE OF A PORTION OF A DRAINAGE EASEMENT.

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE BASED ON AN ACTUAL FIELD SURVEY.

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

06-13-2012
DATE

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

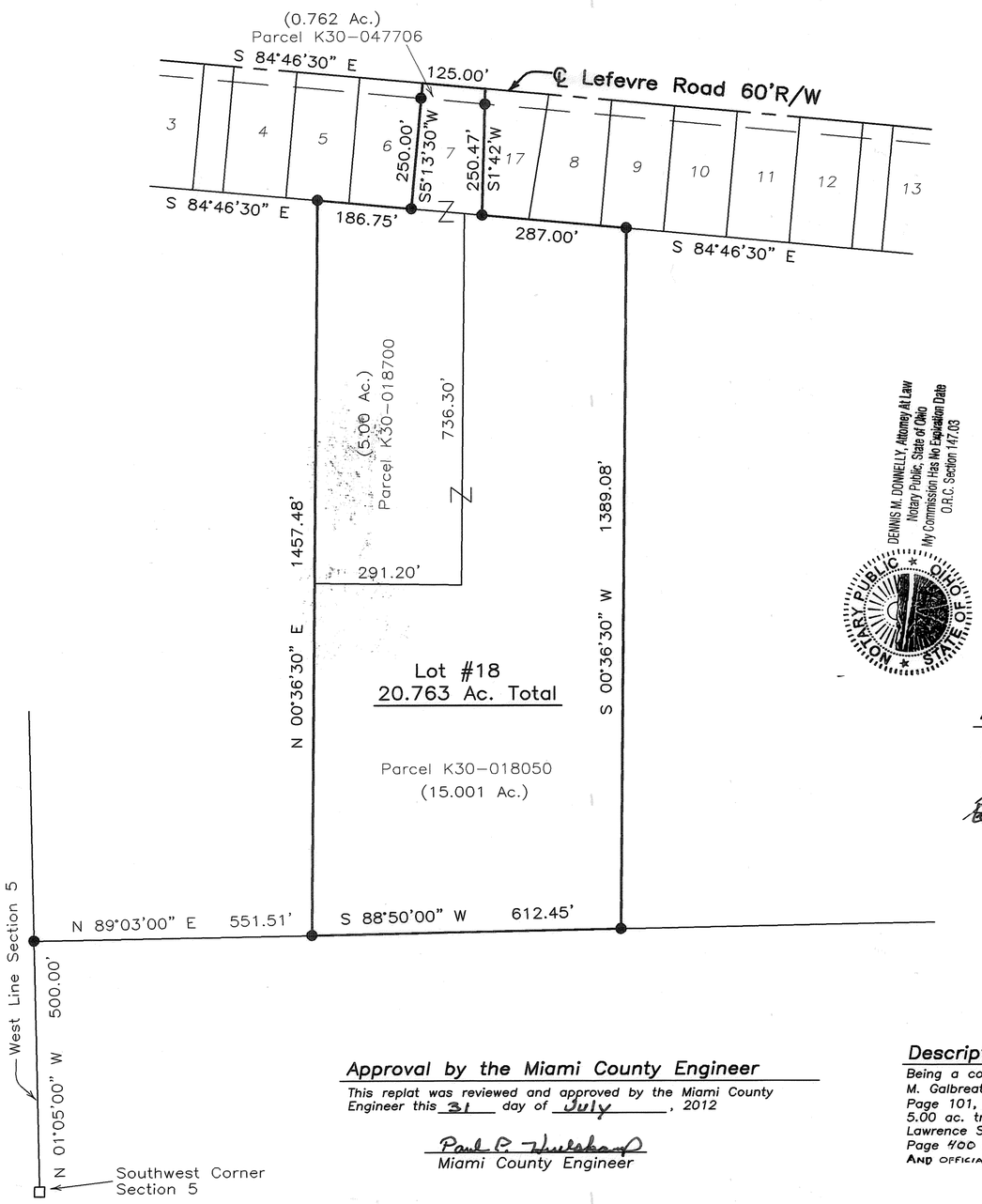
CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE:	06-13-2012
DRAWN BY:	AJB
JOB NUMBER:	MIATCI1218Plat
SHEET NUMBER	1 OF 1

1	10	5 SW ¼	STAUNTON	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

Golda M. Galbreath's Subdivision New Lot #18

PLAT BOOK 23 PAGE 97
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 8-7-2012, 2012 AT 10:59 A.M.
FILE NO. 2012OR- 10444 FEE $43.20
John S. Alexander BY: Dona Swihart
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 7 DAY OF Aug., 2012
Matthew W. Hinkhouse BY: Linda Linneman
MIAMI CO. AUDITOR DEPUTY



0 100 200 400
Graphic Scale in Feet
1"=200'

North

Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat.

Lawrence Svajda — Lawrence Svajda
Debra Svajda — Debra Svajda AKA DEBRA A. SVAJDA
Witness

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

Be it remembered that on this 23 day of July, 2012, before me, the undersigned, a notary public in and for said county and state, personally appeared Lawrence Svajda and Debra Svajda, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public in and for State of Ohio
My commission expires _____

NOTARY PUBLIC STATE OF OHIO
DENNIS M. DONNELLY, Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
O.R.C. Section 147.03

Approval by the Miami County Commissioners

This replat reviewed and approved by the Miami County Commissioners this 7th day of August, 2012

Richard Cultice — (Absent) Jack Evans — John W. O'Brien

Miami County Planning Commission

This plat Reviewed and approved by the Miami County Planning Commission this 19 day of June, 2012.

Chairman — Secretary

Approval by the Miami County Engineer

This replat was reviewed and approved by the Miami County Engineer this 31 day of July, 2012

Paul R. Hulsebosch
Miami County Engineer

NOTE:
The purpose of this survey is to combine all tracts owned by Svajda into one tract.

Description

Being a combination of Lot 7 as shown on the the Golda M. Galbreath's Subdivision as recorded in Plat Book 6, Page 101, of the Miami County Recorder's Plat Records, a 5.00 ac. tract and a 15.001 ac. tract as acquired by Lawrence Svajda and Debra Svajda, by Deed Book 642, Page 400 of the Miami County Recorder's Deed Records, AND OFFICIAL RECORD 289 PAGE 735.

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Klockner, S4370)
- 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
- Metal Fence Post

References

Miami County Engineer's Record of Land Surveys
Volume 30, Page 72
(Basis of Bearings)
Volume 14, Page 43

Miami County Recorder's Plat Records
Volume 6, Page 101

Survey of 20.763 Ac.
for Lawrence & Debra Svajda

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

STATE OF OHIO
RICHARD W. KLOCKNER
S-4370
REGISTERED
PROFESSIONAL SURVEYOR

Richard W. Klockner
Richard W. Klockner
P.S. #4370

RICHARD W. KLOCKNER & ASSOCIATES, INC.
Civil Engineering and Land Surveying
16 East Water Street
Troy, Ohio (937) 339-5331

File Name: C:\Surveys\2011\04711RWK.dwg
Drawn by: DMC ~ Checked by: RWK

Situate in the County of Miami, State of Ohio, Township of Staunton, and being in the Southwest Quarter of Section 5, Town 1, Range 10, and being all of Lot 18, Golda M. Galbreath's Subdivision, as show on Miami County Recorder's Record of Plats Volume 23 page 97.

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY DV DATE 8-7-2012

PLAT BOOK 23 PAGE 98

REPLAT OF I.L. 8412

CITY OF PIQUA, MIAMI COUNTY, OHIO

FOR PIQUA AUTO LUBE

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 8th DAY
OF August, 2012, AT 12:49 P.M.
FILE # 201208-1055 FEE $_____

John S. Alexander — Dona Swihart
MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 8th DAY OF August, 2012

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
BY DEPUTY AUDITOR

CITY OF PIQUA

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS _____
DAY OF August 8, 2012

CHRIS SCHMIESING CITY OF PIQUA CITY PLANNER

REFERENCES
MIAMI COUNTY RECORD OF LAND SURVEYS:
VOLUME 45 PAGE 18

MIAMI COUNTY RECORD OF PLATS:
PLAT BOOK 19 PAGE 30

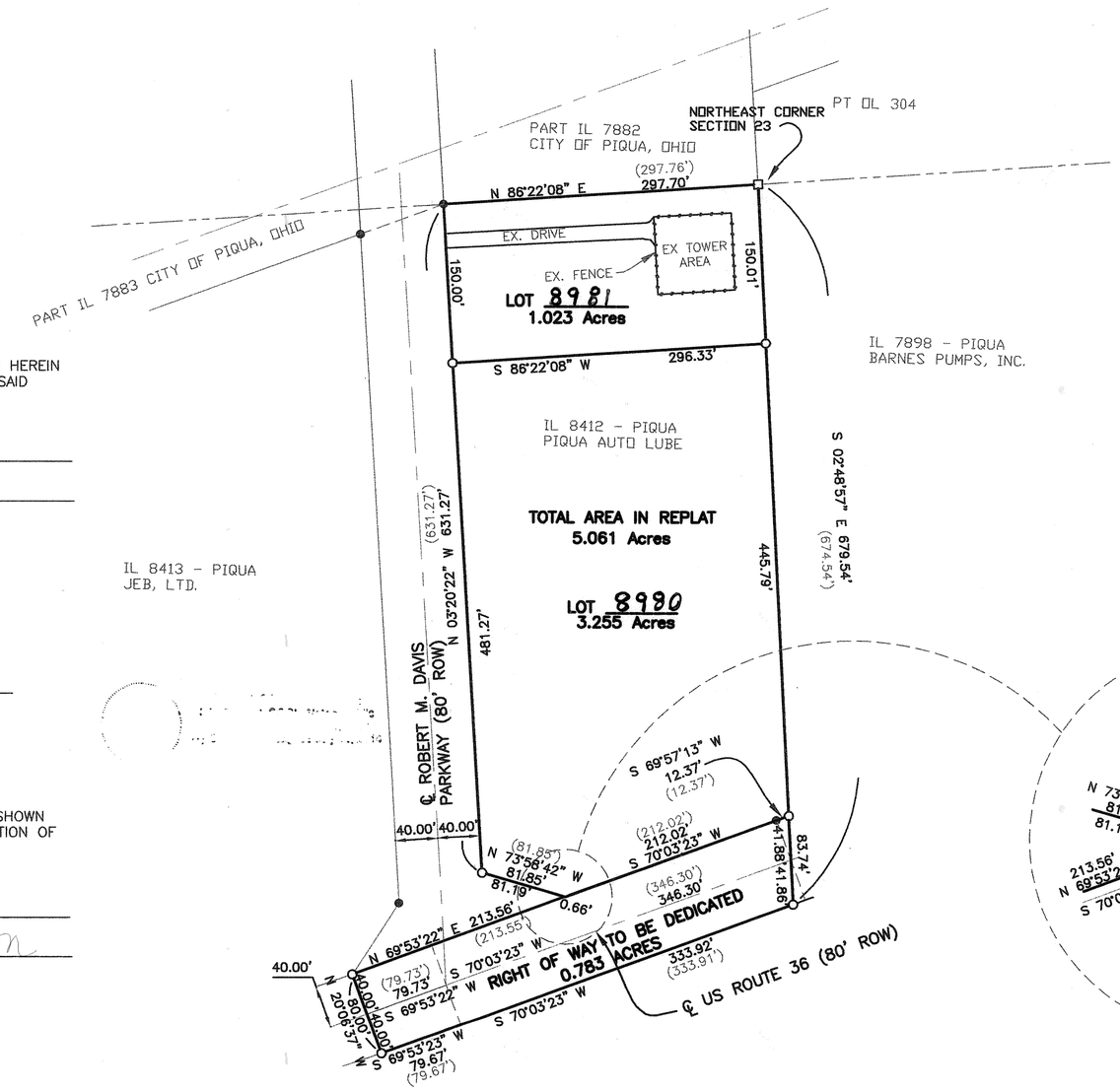
DEEDS: AS REFERENCED HEREON

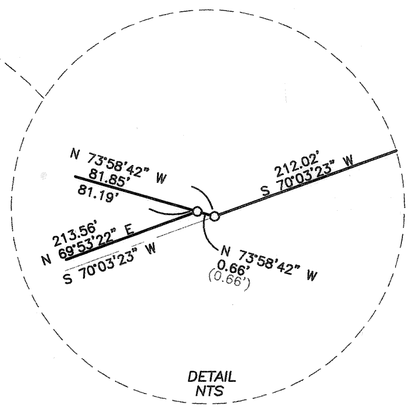
LEGEND

- o 5/8" x 30" CAPPED IRON PIN SET STAMPED BRUMBAUGH E&S
- ● IRON PIN FOUND
- □ STONE FOUND
- (244.00') BEARING & DISTANCE OF RECORD

DESCRIPTION

BEING A REPLAT OF A TOTAL OF 5.061 ACRES INTO A 1.023 ACRE LOT, AND A 3.255 ACRE LOT, AND A 0.783 ACRES OF RIGHT OF WAY TO BE DEDICATED, BEING ALL OF THE INLOT 8412 CONVEYED TO DRAPP INVEST. IN DEED BOOK 723 PAGE 112 IN THE MIAMI COUNTY RECORD OF DEEDS.





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

0' 100' 200' 300'
GRAPHIC SCALE IN FEET
1"=100'

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, AND DEDICATE THE STREET SHOWN TO PUBLIC USE FOREVER.

Sarah J. Debowsky — Rebecca J. Cool
DRAPP INVESTMENTS LTD. — WITNESS
Diana L Tamplin
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 7th DAY OF August, 2012

Rebecca J. Cool
NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO
REBECCA J. COOL, Notary Public
In and For the State of Ohio
My Commission Expires July 12, 2014

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.

VP
UNITY NATIONAL BANK

Patrizio
WITNESS
Cathy Morton
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 8 DAY OF Aug, 2012

Cathy J. Morton
NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO
CATHY J. MORTON
Notary Public, State of Ohio
My Commission Expires 4-16-14

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND IN ACCORDANCE WITH THE DATA SHOWN HEREIN.

Philip C Brumbaugh
7/30/12 PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

REPLAT FOR DRAPP INVESTMENTS, JULY 30, 2012

STATE OF OHIO
PHILIP C. BRUMBAUGH 5057
REGISTERED PROFESSIONAL SURVEYOR

BRUMBAUGH ENGINEERING & SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000 ~ OFFICE
(937) 698-3928 ~ FAX

HUNTERS RIDGE PLANNED RESIDENTIAL DEVELOPMENT REPLAT No. 2

CITY OF TIPP CITY, MIAMI COUNTY, OHIO
Being a replat of Inlots 3669 and 3670, as recorded in the Miami County Recorder's Plat Book 20, pages 44–44C, containing in all 0.250 acres.

PLAT BOOK 23, PAGE 99
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15 DAY OF August, 2012 AT 11:21 AM.
FILE NUMBER 2012-OR-10886, FEE 36.40
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
L. McCoy
DEPUTY

TRANSFERRED THIS 15th DAY OF August, 2012
Matthew W Gearhardt BY: Joyce Grilliot
MATTHEW W. GEARHARDT — DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

LEGAL DESCRIPTION

BEING A REPLAT OF INLOTS 3669 AND 3670 OF HUNTERS RIDGE PLANNED RESIDENTIAL DEVELOPMENT, IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF INLOT NUMBER 4127 AS RECORDED IN RECORDER'S PLAT BOOK 23, PAGES 91 & 91A AND BEING ALSO IN THE NORTH RIGHT OF WAY LINE OF STORM COURT;

THENCE, NORTH 66°–04'–37" WEST, 25.01 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 4127, TO AN IRON PIN FOUND;

THENCE, NORTH 00°–15'–18" EAST, 120.16 FEET, ALONG THE EAST LINE OF INLOT NUMBER 4127, TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF SAME AND BEING ALSO IN THE SOUTH LINE OF INLOT NUMBER 3729;

THENCE, SOUTH 89°–44'–42" EAST, 100.00 FEET, ALONG THE SOUTH LINE OF INLOT NUMBER 3729, TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF INLOT NUMBER 4129;

THENCE, SOUTH 00°–24'–23" WEST, 77.55 FEET, ALONG THE WEST LINE OF INLOT NUMBER 4129, TO AN IRON PIN FOUND;

THENCE, SOUTH 23°–24'–28" WEST, 29.10 FEET, ALONG THE WESTERLY LINE OF INLOT NUMBER 4129, TO AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF SAME AND BEING ALSO IN THE NORTH RIGHT OF WAY LINE OF STORM COURT.

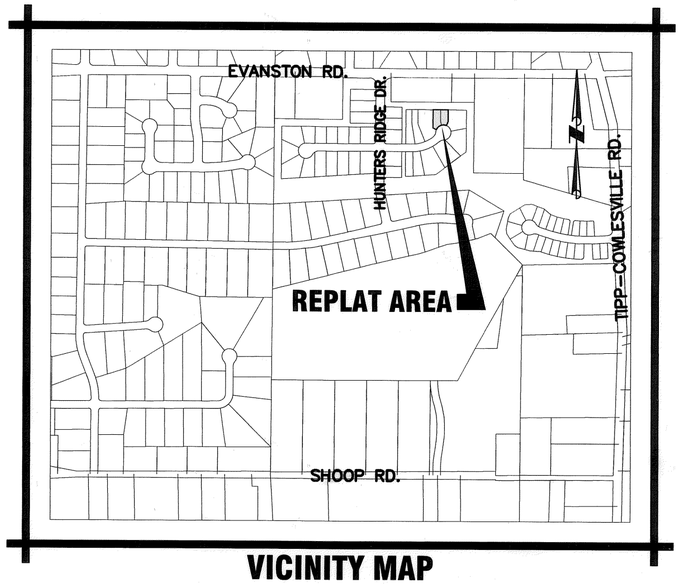
THENCE, SOUTHWESTERLY, 78.09 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF STORM COURT AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN INTERNAL ANGLE OF 89°–29'–23" AND A CHORD 70.40 FEET IN LENGTH BEARING SOUTH 68°–40'–05" WEST, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 0.250 ACRES MORE OR LESS AND ALL 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.

Steven E. Bowersox 8/6/2012
STEVEN E. BOWERSOX, PS #7059 DATE

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR



VICINITY MAP

AUTHORIZATION TO REPLAT

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

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS: DUSTIN M. & AMBY B. HAWK

BY: Dustin M Hawk — DUSTIN M. HAWK
BY: Amby B. Hawk — AMBY B. HAWK

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF AUGUST, 2012 BY DUSTIN M. HAWK & AMBY B. HAWK, AS OWNERS.

Kathy M. Vukovic
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-20-16

NOTARY PUBLIC STATE OF OHIO — KATHY M. VUKOVIC, Notary Public In and for the State of Ohio My Commission expires 04-20-16 Recorded in Miami County

LIEN HOLDER: MINSTER BANK
BY: Kathy M. Vukovic

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9 DAY OF August, 2012 BY Kathy M Vukovic, AS REPRESENTATIVE OF MINSTER BANK.

Alisa A. Weber
NOTARY PUBLIC
MY COMMISSION EXPIRES: Feb. 17, 2014

NOTARIAL SEAL STATE OF OHIO — ALISA A WEBER NOTARY PUBLIC STATE OF OHIO COMM. EXPIRES FEBRUARY 17, 2014

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 10th DAY OF July, 2012 THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

OWNER AND DEVELOPER

DUSTIN M. & AMBY B. HAWK
C/O MIKE HAWK HOMES, L.L.C.
661 BEECHWOOD DR.
TIPP CITY, OHIO 45371
(937) 339–1039

COVENANTS AND RESTRICTIONS

SEE SHEET 1 OF 4 OF HUNTERS RIDGE PLANNED RESIDENTIAL DEVELOPMENT, RECORDER'S P.B. 20, PAGE 44 FOR COVENANTS, CONDITIONS AND RESTRICTIONS. ALSO SEE AMENDMENT TO AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 754, PAGE 132.

** SEE SHEET 2 OF 2 OF THIS REPLAT FOR ADDITIONAL LOT BUILDING DEVELOPMENT RESTRICTIONS.

SUMMARY OF ACREAGE

1 NEW INLOT 0.250 AC.

DESCRIPTION

Being a replat of Inlots 3669 and 3670, as recorded in the Miami County Recorder's Plat Book 20, pages 44–44C, containing in all 0.250 acres, in the City of Tipp City, Miami County, Ohio and being owned by Dustin M. and Amby B. Hawk as recorded in Official Record 278, pages 810 and 812.

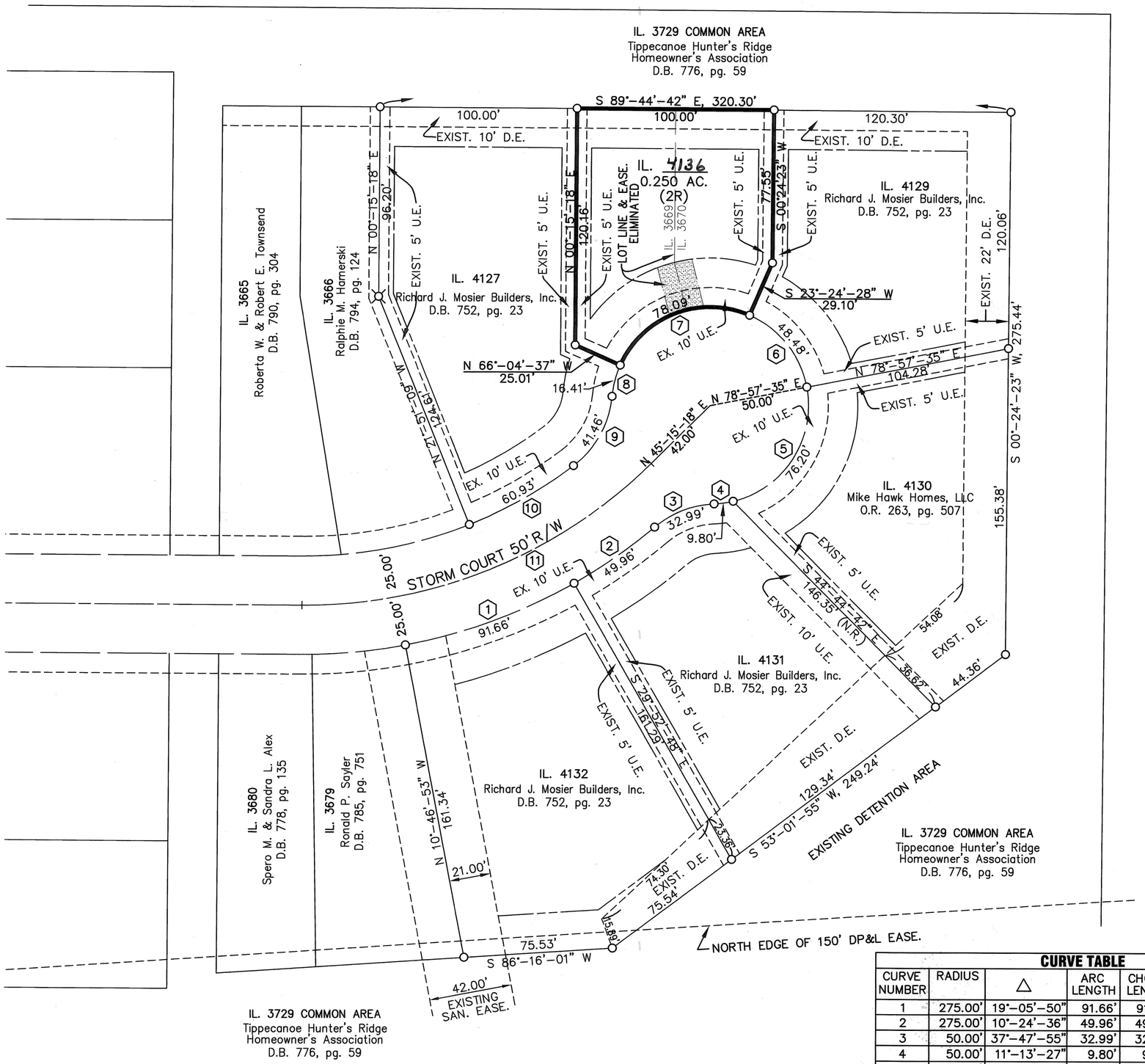
CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554
www.choiceoneengineering.com

REV. DATE: 08–06–2012
DRAWN BY: seb
JOB NUMBER: MiaTci1118_sign
SHEET NUMBER 1 OF 2

PLAT BOOK 23 PAGE 99 -A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

HUNTERS RIDGE PLANNED RESIDENTIAL DEVELOPMENT REPLAT No. 2

CITY OF TIPP CITY, MIAMI COUNTY, OHIO
Being a replat of Inlots 3669 and 3670,as recorded in the Miami County Recorder's Plat Book 20, pages 44–44C, containing in all 0.250 acres.



LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- ⌘ RAILROAD SPIKE FOUND
- (N.R.) NONRADIAL LINE
- (1R) PREL. PLAT LOT NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ——— BUILDING SETBACK LINE (SEE CHART LOWER LEFT)

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

SCALE: 1"=40'

0 40 80

LOT BUILDING DEVELOPMENT RESTRICTIONS

1) For any proposed construction on the new Inlots, as created by this replat, the required Zoning Compliance Permit shall be issued as FOOTER/FOUNDATION ONLY, until the following abandonment of redundant utilities (as noted in steps 2–6 below) is completed by the owner (applicant) and approved by the City of Tipp City.
2) For each zero lot line pair being replatted into a single lot of record, one of the two storm sewer sump lateral drains shall be plugged and abandoned. Said plugging and abandonment shall be accomplished by the excavation of the lateral one foot behind the back of curb, with no excavation in the street, with all costs borne by the applicant.
3) Redundant water services to any lot will need to be disconnected at the water main, the corp turned off, and capped, and the copper service and shut off box removed with all costs borne by the applicant (see street repair standards below).
4) Redundant sanitary sewer lateral to any lot will need to be capped off at the right–of–way line, with all costs borne by the applicant.
5) Any excavation of the street required for the abandonment of water service shall be repaired as follows: The excavated trench/hole is to be backfilled with low strength mortar backfill placed in accordance with ODOT 613 specifications to the bottom of the aggregate base. Then the specified aggregate base and asphalt courses are to be replaced in kind as specified in the Hunters Ridge Section 1 plans, with all costs borne by the applicant.
6) Any redundant Verizon/Frontier, Time–Warner, & Tipp City Municipal Electric Utilities shall be abandoned, disconnected and removed, with all cost born by the applicant.
7) Upon approval of the above noted abandonment of utilities (as noted in steps 2–6 above) by the City of Tipp City, a supplemental/amended Zoning Compliance Permit can be issued for the balance of the construction on the lot (pending compliance with all other Tipp City requirements).

BUILDING SETBACK CHART

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
ESTATE	NONE	40	30	10	35	2800
PATIO	1R–6R	25	20	7.5	35	1800/2200
ZERO LOT LINE	NONE	25	20	0/7.5	35	1600
GEORGETOWN	NONE	5	25	7.5	35	1700

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	275.00'	19°–05'–50"	91.66'	91.24'	N 69°–40'–05" E
2	275.00'	10°–24'–36"	49.96'	49.90'	N 54°–54'–52" E
3	50.00'	37°–47'–55"	32.99'	32.39'	N 68°–36'–31" E
4	50.00'	11°–13'–27"	9.80'	9.78'	N 81°–53'–45" E
5	50.00'	87°–18'–53"	76.20'	69.03'	N 32°–37'–35" E
6	50.00'	55°–33'–22"	48.48'	46.60'	N 38°–48'–32" W
7	50.00'	89°–29'–23"	78.09'	70.40'	S 68°–40'–05" W
8	50.00'	18°–48'–27"	16.41'	16.34'	S 14°–31'–10" W
9	50.00'	47°–30'–54"	41.46'	40.29'	S 28°–52'–24" W
10	225.00'	15°–31'–01"	60.93'	60.75'	S 60°–23'–21" W
11	250.00'	45°–00'–00"	196.35'	191.34'	N 67°–45'–18" E

Steven E Bowersox
STEVEN E. BOWERSOX, P.S. #7059

8/6/2012
DATE

STATE OF OHIO
STEVEN E. BOWERSOX
7059
REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554
www.choiceoneengineering.com

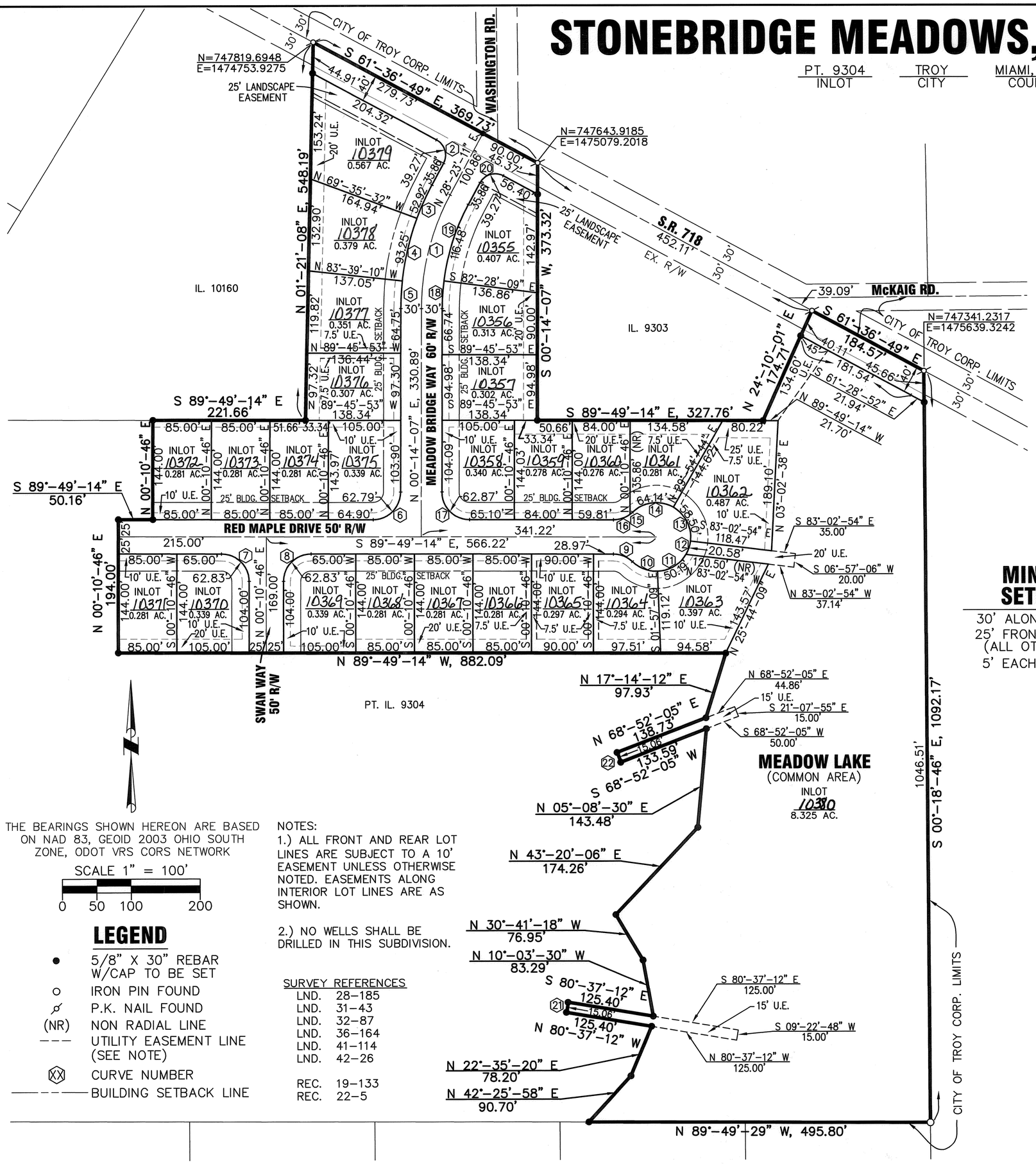
DATE: 08–06–2012
DRAWN BY: seb
JOB NUMBER: MIA–TCI–1118.DWG
SHEET NUMBER 2 OF 2

STONEBRIDGE MEADOWS, SECTION ONE

PT. 9304 INLOT | TROY CITY | MIAMI, OHIO COUNTY

PLAT BOOK 23, PAGE 100
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 17 DAY OF August, 2012 AT 2:13 p.M.
FILE No. 2012OR-11018 FEE: $86.40
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
DEPUTY

TRANSFERRED THIS 17 DAY OF Aug., 2012
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY: DEPUTY AUDITOR



AREA SUMMARY

25 BUILDING LOTS	8.260 AC.
COMMON AREA (LAKE)	8.325 AC.
DEDICATED STREET R/W	2.487 AC.
TOTAL	19.072 AC.

MINIMUM SETBACKS

30' ALONG S.R. 718
25' FRONT AND REAR (ALL OTHER LOTS)
5' EACH SIDE

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	350.00'	28°-09'-04"	171.97'	170.24'	N 14°-18'-39" E
2	25.00'	90°-00'-00"	39.27'	35.36'	S 16°-36'-49" E
3	380.00'	07°-58'-43"	52.92'	52.87'	S 24°-23'-50" W
4	380.00'	14°-03'-39"	93.25'	93.02'	S 13°-22'-39" W
5	380.00'	06°-06'-43"	40.54'	40.52'	S 03°-17'-28" W
6	40.00'	89°-56'-39"	62.79'	56.54'	S 45°-12'-27" W
7	40.00'	90°-00'-00"	62.83'	56.57'	S 44°-49'-14" E
8	40.00'	90°-00'-00"	62.83'	56.57'	N 45°-10'-46" E
9	40.00'	43°-45'-42"	30.55'	29.81'	S 67°-56'-22" E
10	50.00'	45°-53'-38"	40.05'	38.99'	S 69°-00'-20" E
11	50.00'	57°-31'-04"	50.19'	48.11'	N 59°-17'-19" E
12	50.00'	23°-34'-41"	20.58'	20.43'	N 18°-44'-26" E
13	50.00'	67°-02'-22"	58.50'	55.22'	N 26°-34'-05" W
14	50.00'	73°-29'-40"	64.14'	59.83'	S 83°-09'-54" W
15	40.00'	06°-32'-54"	4.57'	4.57'	S 49°-41'-31" W
16	40.00'	37°-12'-48"	25.98'	25.53'	S 71°-34'-22" W
17	40.00'	90°-03'-21"	62.87'	56.60'	N 44°-47'-33" W
18	320.00'	07°-17'-44"	40.75'	40.72'	N 03°-52'-59" E
19	320.00'	20°-51'-21"	116.48'	115.84'	N 17°-57'-31" E
20	25.00'	90°-00'-00"	39.27'	35.36'	N 73°-23'-11" E
21	50.00'	17°-15'-14"	15.06'	15.00'	N 09°-22'-48" E
22	50.00'	17°-15'-14"	15.06'	15.00'	N 21°-07'-55" W

DESCRIPTION:
BEING A RESIDENTIAL PLANNED DEVELOPMENT CONTAINING 19.072 ACRES OUT OF PART OF INLOT NUMBER 9304 OWNED BY SUMMERFIELD LAND COMPANY AS RECORDED IN DEED BOOK 765, PAGE 131.

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

SCALE 1" = 100'
0 50 100 200

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- P.K. NAIL FOUND
- (NR) NON RADIAL LINE
- --- UTILITY EASEMENT LINE (SEE NOTE)
- (XX) CURVE NUMBER
- ——— BUILDING SETBACK LINE

NOTES:
1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. EASEMENTS ALONG INTERIOR LOT LINES ARE AS SHOWN.

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

SURVEY REFERENCES
LND. 28-185
LND. 31-43
LND. 32-87
LND. 36-164
LND. 41-114
LND. 42-26

REC. 19-133
REC. 22-5

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

STEVEN E. BOWERSOX, P.S. #7059 — DATE 8/16/2012

STATE OF OHIO — STEVEN E. BOWERSOX 7059 — REGISTERED PROFESSIONAL SURVEYOR

CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365, (937) 497-0200
203 W. LOVELAND AVENUE, LOVELAND, OHIO 45140, (513) 239-8554
www.choiceoneengineering.com

DATE: 08-16-2012
DRAWN BY: seb
JOB NUMBER: MiaTro1201fin
SHEET NUMBER 1 OF 2

PLAT BOOK 23, PAGE 100-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

STONEBRIDGE MEADOWS, SECTION ONE

City of Troy, 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 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 STREETS 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:
SUMMERFIELD LAND COMPANY

Judith L. Tomb
JUDITH L. TOMB, GENERAL MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 17TH DAY OF AUGUST, 2012 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SUMMERFIELD LAND COMPANY, BY JUDITH L. TOMB, ITS GENERAL MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARIAL SEAL STATE OF OHIO

RUSSELL THAYER
Notary Public, State of Ohio
My Commission Expires
October 1, 2015

Russell D Thayer
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 10-1-2015

MORTGAGEE: NEW CARLISLE FEDERAL SAVINGS BANK

Annette Ryan
ANNETTE RYAN
SENIOR V.P. COMMERCIAL LENDING

STATE OF OHIO, COUNTY OF Miami, S.S.
BE IT REMEMBERED THAT ON THIS 17TH DAY OF August, 2012 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NEW CARLISLE FEDERAL SAVINGS BANK, BY ANNETTE RYAN, ITS SENIOR V.P. OF COMMERCIAL LENDING, 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.

NOTARIAL SEAL STATE OF OHIO

RUSSELL THAYER
Notary Public, State of Ohio
My Commission Expires
October 1, 2015

Russell D Thayer
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 10-1-2015

DATE: August 17, 2012
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JUDITH L. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Judith L. Tomb
JUDITH L. TOMB

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

NOTARIAL SEAL STATE OF OHIO

RUSSELL THAYER
Notary Public, State of Ohio
My Commission Expires
October 1, 2015

Russell D Thayer
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 10-1-2015

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 11TH DAY OF APRIL, 2012 THIS PLAT WAS REVIEWED AND APPROVED.

Allan M Kazem CHAIRMAN Guy L. Knight SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7TH DAY OF MAY, 2012 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-12-2012 EFFECTIVE June 30, 2012.

Michael L Beamish MAYOR Martha A Baker PRESIDENT OF COUNCIL Guy L. Knight CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD ___, PAGE ___, OF THE MIAMI COUNTY RECORDER'S RECORDS.

CHOICE ONE ENGINEERING
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DATE: 08-16-2012
DRAWN BY: seb
JOB NUMBER: MiaTro1201cov
SHEET NUMBER 2 OF 2