

17 SECTION  
6 TOWN  
5 E RANGE  
UNION CIVIL TOWNSHIP  
WEST MILTON VILLAGE  
MIAMI COUNTY  
1598, 1599, & 1610 INLOTS

INLOT #	PLATTED	REMAINING
1598	4.532	5.088
1599	26.261	24.705
1610	0.046	2.970

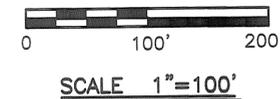
NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND EXTERIOR PLAT LINES. TEN FOOT (10') EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAY LINES.

MARY BETH FURLONG (TRUSTEE)  
D.B. 689 PG. 123  
(9.620 ACRES)

# STONE MEADOWS SUBDIVISION SECTION 1

Plat Book 19 Page 1  
Miami County Recorder's Office of Plats  
Received for record this 14<sup>th</sup> day of JUNE, 2000, at 12:10 p.m.  
File No. 0289941 Fee 64.80

John W. O'Brien  
Miami County Recorder  
Brendy M. Dade  
By: Deputy



DESCRIPTION  
Being a subdivision of 30.839 acres of inlots # 1598, 1599, and 1610 as conveyed to S & S Investments by Deeds recorded in Volume 694, Page 888 and Volume 696, Page 494 of the Miami County Record of Recorded Deeds.

DEDICATION  
We the undersigned, being all the owners and lien holders of the land herein platted, hereby accept this plat of same and dedicate to public use all parts of the roads, streets, boulevards, cul-de-sacs, parks, planting strips, public grounds, etc. shown hereon and not heretofore dedicated.

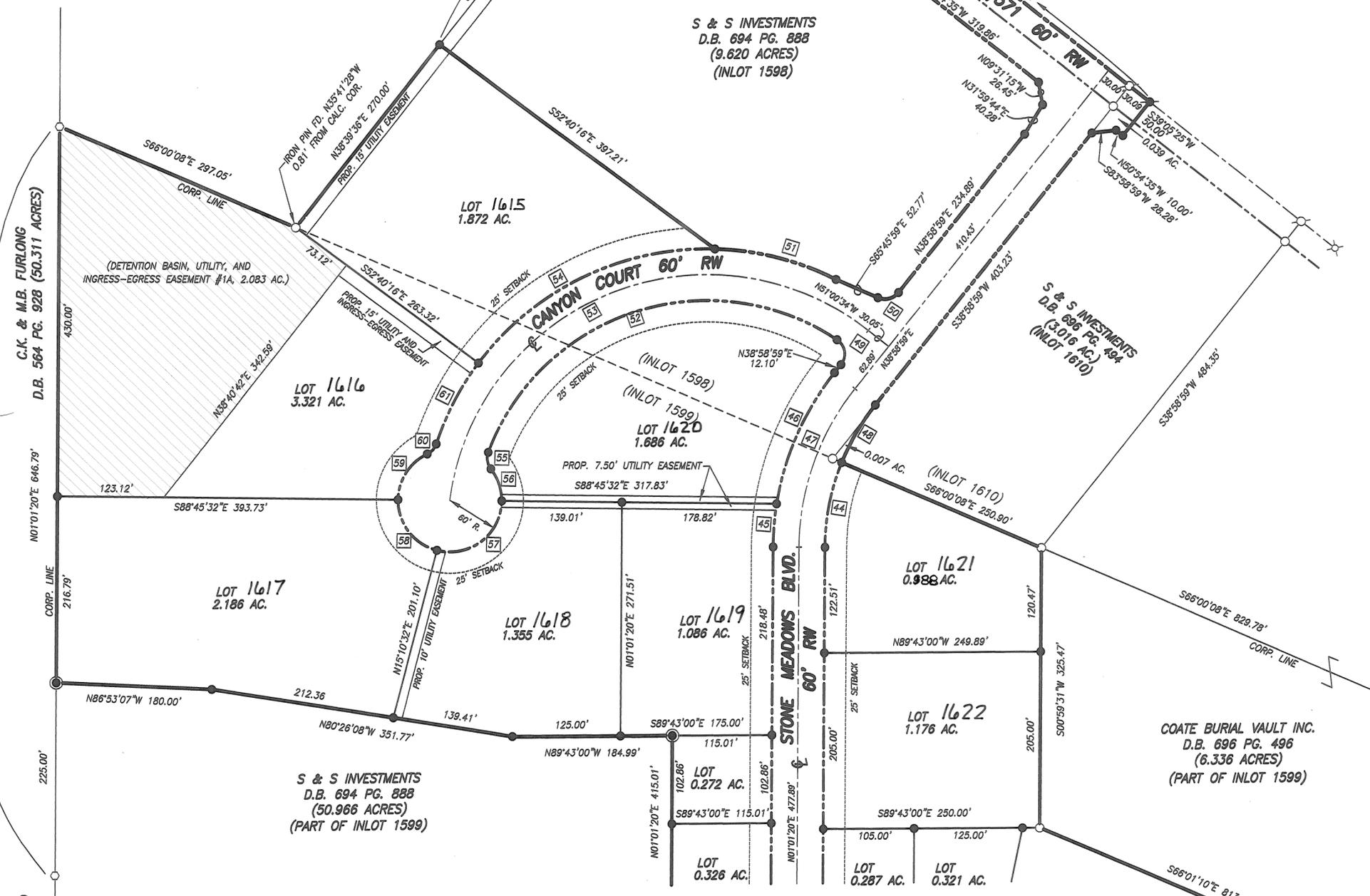
Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, sewer, gas, electric, telephone, or other utility lines or services, maintenance of drainage and open waterways, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purpose 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 application 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.

Witnessed Leola L. Wayne Signed [Signature]  
Witnessed Carol Hane Signed [Signature]

STATE OF OHIO, SS  
COUNTY OF DARKE  
Be it remembered that on this 14<sup>th</sup> day of June 2000, before me the subscriber a Notary Public in and for said state personally appeared the above named J. STEVEN SARVER and acknowledged the signing thereof to be their voluntary and lawful deed for the uses and purposes therein mentioned.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.  
Brenda S. Sparks  
Notary Public, State of Ohio  
Expiration Date Nov 16, 2003



At a meeting of the Planning Commission of the Village of West Milton, Ohio held this 7<sup>th</sup> day of June 2000 this plat was reviewed and approved.

Bill Osborn Chairman  
Bill Wehler Secretary  
Transferred and numbered to designate inlots this 14<sup>th</sup> day of June 2000.  
Chris A. Peoples Miami County Auditor  
Cheryl Beaver Deputy Auditor

I certify that this plat represents a survey by the undersigned, and that all monuments will be set upon completion of final grading as shown hereon.

Louis J. Bergman 6-7-00  
Louis Bergman P.S. Date  
Registered Surveyor #7177



MOTE & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
PHONE: (937) 546-7511  
FAX: (937) 546-7484  
214 WEST 4th STREET  
GREENVILLE, OHIO 45331

STONE MEADOWS SUBDIVISION SECTION 1  
S & S INVESTMENTS  
OHIO  
WEST MILTON

REVISIONS:  
6-7-00 REVISIONS AS PER COUNTY  
DATE: 4-18-99  
DRAWN: L.J.B.  
CHECKED: R.T.M.  
JOB NO. WM09050495  
DRAWING NO. 1C1853

17 SECTION  
UNION CIVIL TOWNSHIP

6 TOWN  
WEST MILTON VILLAGE

5 E RANGE  
MIAMI COUNTY

1598, 1599, & 1610 INLOTS

# STONE MEADOWS SUBDIVISION SECTION 1

VOLUME 19 PAGE 1A

2  
3



0 100' 200'  
SCALE 1"=100'

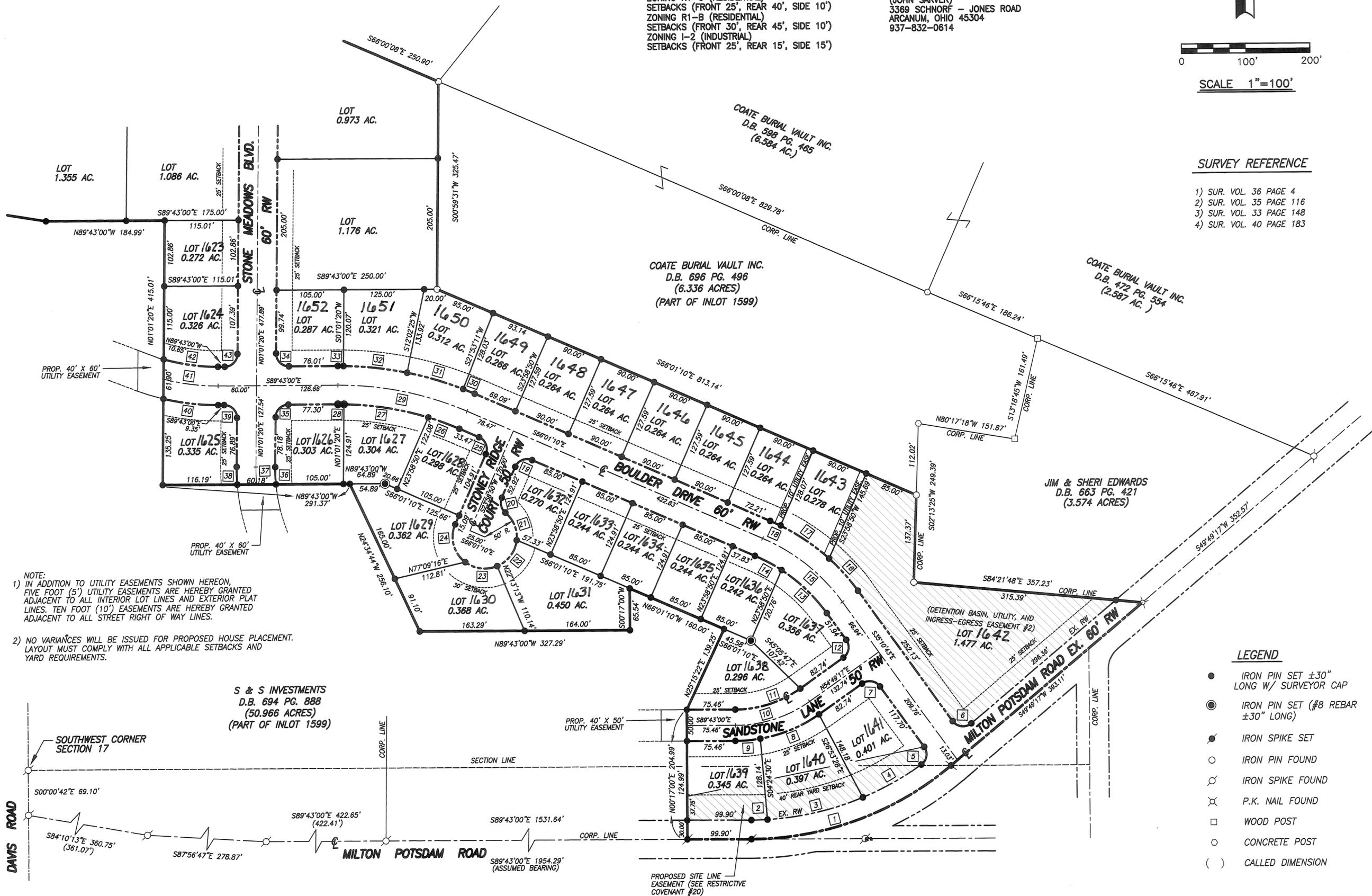
**STONE MEADOWS SUBDIVISION SECTION 1**  
NO. OF LOTS 38  
TOTAL AREA OF PLAT 30.839 AC.  
PROPOSED STREET R.W. AREA 6.849 AC.  
ZONING R1-C (RESIDENTIAL)  
SETBACKS (FRONT 25', REAR 40', SIDE 10')  
ZONING R1-B (RESIDENTIAL)  
SETBACKS (FRONT 30', REAR 45', SIDE 10')  
ZONING I-2 (INDUSTRIAL)  
SETBACKS (FRONT 25', REAR 15', SIDE 15')

**OWNER**  
S & S INVESTMENTS  
(JOHN SARVER)  
3369 SCHNORF - JONES ROAD  
ARCANUM, OHIO 45304  
937-832-0614

**MOTE & ASSOCIATES, INC.**  
CML ENGINEERS - LAND SURVEYORS  
PHONE: (937) 548-7511  
FAX: (937) 548-7484  
214 WEST 4th STREET  
GREENVILLE, OHIO 45331

**SURVEY REFERENCE**

- 1) SUR. VOL. 36 PAGE 4
- 2) SUR. VOL. 35 PAGE 116
- 3) SUR. VOL. 33 PAGE 148
- 4) SUR. VOL. 40 PAGE 183



- NOTE:**
- 1) IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND EXTERIOR PLAT LINES. TEN FOOT (10') EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAY LINES.
  - 2) NO VARIANCES WILL BE ISSUED FOR PROPOSED HOUSE PLACEMENT. LAYOUT MUST COMPLY WITH ALL APPLICABLE SETBACKS AND YARD REQUIREMENTS.

**S & S INVESTMENTS**  
D.B. 694 PG. 888  
(50.966 ACRES)  
(PART OF INLOT 1599)

- LEGEND**
- IRON PIN SET ±30" LONG W/ SURVEYOR CAP
  - ⊙ IRON PIN SET (#8 REBAR ±30" LONG)
  - IRON SPIKE SET
  - IRON PIN FOUND
  - ⊙ IRON SPIKE FOUND
  - ⊗ P.K. NAIL FOUND
  - WOOD POST
  - CONCRETE POST
  - ( ) CALLED DIMENSION

OHIO  
**STONE MEADOWS SUBDIVISION SECTION 1**  
**S & S INVESTMENTS**  
WEST MILTON

REVISIONS:  
6-7-00 REVISIONS AS PER COUNTY

DATE: 4-18-99  
DRAWN: L.J.B.  
CHECKED: R.T.M.  
JOB NO.  
**WM09050498**  
DRAWING NO.  
**1C1854**

# STONE MEADOWS SUBDIVISION SECTION 1 RESTRICTIVE COVENANTS

1. No parking shall be allowed on Stone Meadows Boulevard. Residences that have the drive approaches entering off Stone Meadows Boulevard must have a minimum of (4) parking spaces (min. size 180 S.F. each space). Parking spaces shall not encroach into easement of roadway right of way. Garages may qualify for required spaces.

2. The living area of all structures shall comply with the Municipality of West Milton ordinances as they relate to the Municipality's Zoning Codes.

3. All dwellings must be completed within one year of commencement of construction. Lawns must be developed around the residence and must be sown within 7 months after completion of the residence.

4. The exterior walls of any structure including attached structures constructed in the development, shall be covered with brick, stone, natural wood or similar materials. Vinyl and/or aluminum siding may be used for soffits, fascias and wall structures, but may not exceed 30% of the structures exterior. Developer may approve other materials and must approve all structure's floor plans and exterior architectural designs.

5. All dwellings shall be located on any said Lot as to comply with the Municipality of West Milton Standards or as approved by the Municipality of West Milton.

6. All private driveways must be concrete or other approved hard surface and completed within 6 months from commencement of construction.

7. All electrical service, telephone lines and cable TV shall be placed underground, and no outside electrical wires shall be placed overhead.

Regarding fencing around swimming pools, the Municipality of West Milton Zoning Ordinances shall apply.

8. No above ground swimming or wading pools shall be permitted on any lot, with the exception of wading pools which do not exceed 49 square feet and shall not exceed 16 inches in height.

9. Satellite dishes larger than 36" in diameter shall not be permitted on any lot.

10. Radio, television signals, or any other form of electro-magnetic radiation shall not be permitted to originate from any lot, which may unreasonably interfere with the reception of television or radio signals upon any other lot.

11. The premises shall be kept neat and clean, the building well painted and weeds and underbrush shall be kept under control. No unlicensed motor vehicles, machinery, junk, trash or building materials shall be stored on any lot in this subdivision.

12. No recreational vehicle shall be allowed on the streets, easements and/or residential lot for more than three consecutive calendar days in a six month period. Detached structures for storage and/or garages may not be metal and must comply with all Municipality ordinances. No temporary garages, barns or other storage structures shall be constructed prior to obtaining approval from the Municipality of West Milton and the Developer.

13. No sign or billboard of any kind shall be erected on any residential lot in this subdivision except one professional sign of not more than one square foot or one sign not more than five square feet advertising property for sale or for rent, or construction of the house. All signs and billboards erected on commercial and industrial lots shall comply with the Municipality of West Milton ordinances, and must be approved by the Developer.

14. A person or persons buying a lot for investment or for future building purposes must not allow vegetation to exceed a 6" maximum height and shall maintain the lot in a presentable manner.

15. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plan and any improvements placed on such lands are placed at the risk of the owner.

16. All dwellings erected on said lots and all use of said lots will conform to the zoning ordinances of the Municipality of West Milton.

17. The owners of the lots containing the 1.028, 2.083, and 1.477 acre detention basin easements shall be responsible to mow grass on and maintain the storm water detention area on their respective lots. If the owner fails to do so, the Village of West Milton will maintain the areas, and bill and/or assess the property owners for all costs incurred.

18. These restrictive covenants are for the benefit of all lot owners and are to conform with the land and shall be binding on all parties and all persons claiming the ownership until January 1, 2004, at which time said covenant shall be automatically extended for successive periods of ten (10) years unless by a vote of majority of the then owners of said lots it is agreed to change these covenants in whole or in part.

19. If the parties hereto or any of them or their heirs, successors or assigns should violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

20. The three lots having frontage on Sandstone Lane and Milton-Potsdam Road, shall not have vehicular access from Milton-Potsdam Road. All driveways and curb cuts shall be from Sandstone Lane and/or Boulder Drive. Also said three lots shall be subject to a "site line easement" in that no accessory structures, garages, pools, fences, landscaping, grading, trees, or other improvements or modifications to said lots shall be allowed which would restrict the site line distance in the area as outlined on the plat. This covenant shall be enforceable by the Municipality of West Milton.

21. Invalidation of any one of these covenants and restriction by judgement or court order shall in no way effect any of the provisions, which shall remain in full force and effect.

NOTE:  
SEE AMENDMENT TO RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 709 PAGE 802 - (NO. 4)

CURVE DATA				
NUMBER	RADIUS	CENTRAL ANGLE	ARC	CHORD
1	480.00'	40° 27' 42"	338.97	S70°03'09"W 331.97'
2	450.00'	03° 11' 51"	25.11'	S88°41'05"W 25.11'
3	450.00'	19° 31' 05"	153.29'	S77°19'37"W 152.55'
4	450.00'	13° 23' 17"	105.15'	S60°52'26"W 104.91'
5	20.00'	89° 21' 40"	31.19'	S09°30'07"W 28.13'
6	20.00'	95° 00' 00"	33.16'	N82°40'43"W 29.49'
7	20.00'	90° 00' 00"	31.42'	S80°10'43"E 28.28'
8	225.00'	25° 27' 53"	100.00'	N67°33'14"E 99.18'
9	225.00'	09° 59' 50"	39.26'	N85°17'05"E 39.21'
10	200.00'	35° 27' 43"	123.79'	S72°33'09"W 121.82'
11	175.00'	35° 27'43"	108.31'	S72°33'09"W 106.59'
12	20.00'	90° 00' 00"	31.42'	S09°49'17"W 28.28'
13	270.00'	20° 46' 44"	97.92'	S45°34'05"E 97.38'
14	270.00'	10° 03' 43"	47.42'	S60°59'18"E 47.36'
15	300.00'	30° 50' 27"	161.48'	S50°35'56"E 159.54'
16	330.00'	11° 46' 31"	67.82'	N41°03'59"W 67.70'
17	330.00'	15° 58' 28"	92.01'	N54°56'28"W 91.71'
18	330.00'	03° 05' 28"	17.80'	N64°28'25"W 17.80'
19	20.00'	90° 00' 00"	31.42'	N68°58'50"E 28.28'
20	20.00'	73° 23' 54"	25.62'	N12°43'07"W 23.90'
21	50.00'	55° 50' 03"	48.73'	N21°30'03"W 46.82'
22	50.00'	61° 21'48"	53.55'	N37°05'53"E 51.03'
23	50.00'	60° 00' 00"	52.36'	S82°13'13"E 50.00'
24	50.00'	76° 12' 03"	66.50'	S14°07'12"E 61.70'
25	20.00'	90° 00' 00"	31.42'	S21°01'10"E 28.28'
26	470.00'	06° 17' 39"	51.63'	S69°10'00"E 51.60'
27	470.00'	16° 16' 02"	133.44'	S80°26'50"E 132.99'
28	470.00'	01° 08' 10"	9.32'	S89°08'53"E 9.32'
29	500.00'	23° 41' 50"	206.80'	S77°52'05"E 205.33'
30	530.00'	02° 05' 39"	19.37'	N67°04'00"W 19.37'
31	530.00'	09° 50' 46"	91.08'	N73°02'13"W 90.97'
32	530.00'	10° 48' 47"	100.02'	N83°21'59"W 99.87'
33	530.00'	00° 56' 38"	8.73'	N89°14'39"W 8.73'
34	20.00'	90° 44' 20"	31.67'	N44°20'50"W 28.47'
35	20.00'	89° 15' 40"	31.16'	N45°39'10"E 28.10'
36	270.00'	05° 45' 09"	27.11'	N01°51'15"W 27.10'
37	330.00'	04° 50' 21"	27.87'	N01°23'51"W 27.86'
38	330.00'	04° 50' 21"	27.87'	S01°23'51"E 27.86'
39	20.00'	90° 44' 20"	31.67'	S44°20'50"E 28.47'
40	360.00'	13° 42' 03"	86.09'	S82°51'58"E 85.88'
41	330.00'	14° 54' 10"	85.83'	N82°15'55"W 85.59'
42	300.00'	16° 21' 13"	85.63'	N81°32'24"W 85.34'
43	20.00'	89° 15' 40"	31.16'	S45°39'10"W 28.10'
44	270.00'	21° 32' 03"	101.48'	S11°46'12"W 100.88'
45	330.00'	08° 43' 49"	50.28'	S05°23'15"W 50.23'
46	330.00'	29° 12' 46"	168.25'	S24°22'36"W 166.44'
47	300.00'	37° 58' 49"	198.86'	N19°59'35"E 195.24'
48	270.00'	16° 26' 46"	77.50'	S30°45'36"W 77.23'
49	20.00'	94° 34' 02"	33.01'	S08°18'02"E 29.39'
50	20.00'	75° 15' 02"	26.27'	N76°36'30"E 24.42'
51	330.00'	25° 15' 49"	145.51'	S75°09'29"E 144.33'
52	270.00'	103° 29' 55"	487.73'	N72°40'00"E 424.07'
53	300.00'	121° 10' 02"	634.43'	N68°24'25"E 522.64'
54	330.00'	54° 52' 53"	316.09'	S64°46'11"W 304.15'
55	20.00'	58° 09' 48"	20.30'	N08°09'52"W 19.44'
56	60.00'	38° 29' 13"	40.30'	N18°00'09"W 39.55'
57	60.00'	103° 56' 04"	108.84'	N53°12'30"E 94.52'
58	60.00'	76° 03' 56"	79.66'	S36°47'30"E 73.93'
59	60.00'	63° 38' 35"	66.65'	S33°03'45"W 63.27'
60	20.00'	46° 00' 04"	16.06'	S41°53'04"W 15.63'
61	330.00'	18° 26' 46"	106.24'	S28°06'21"W 105.78'

Note: Storage facilities for petroleum products (above or below grade) will not be allowed on any residential property.

**MOTE & ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
PHONE: (937) 548-7511  
FAX: (937) 548-7484  
214 WEST 4th STREET  
GREENVILLE, OHIO 45331

STONE MEADOWS SUBDIVISION SECTION 1  
S & S INVESTMENTS  
WEST MILTON  
OHIO

REVISIONS:  
6-7-00 REVISIONS AS PER COUNTY

DATE: 4-18-99  
DRAWN: L.J.B.  
CHECKED: R.T.M.  
JOB NO.  
WM09050498  
DRAWING NO.  
1C1855

# ANNEXATION TO THE CITY OF PIQUA

12.4323 ACRES, N.E. & N.W. QUARTER OF SECTION 24, TOWN I, RANGE 11,  
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK VOLUME 19 PAGE 2  
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 27<sup>th</sup> DAY OF  
JUNE, 2000, AT 10:55 A.M.

FILE NO. 0290642 FEE: \$21.60

ANNEXATION PROCEEDINGS RECORDED IN  
MISCELLANEOUS VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle Jeffery  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY ENGINEER**  
THIS PLAT REVIEWED AND APPROVED THIS  
17<sup>th</sup> DAY OF MARCH, 2000.

James Chittin  
MIAMI COUNTY ENGINEER

**APPROVAL BY CITY OF PIQUA**  
AT A MEETING OF THE PIQUA CITY COMMISSION  
HELD THIS 5<sup>th</sup> DAY OF JUNE, 2000, THIS  
PLAT WAS APPROVED AND ACCEPTED BY  
ORDINANCE NO. 21-00.

John Beas  
MAYOR  
Rebecca J. Cool  
CLERK

**APPROVAL BY MIAMI COUNTY AUDITOR**  
THIS PLAT APPROVED AND TRANSFERRED THIS  
27<sup>th</sup> DAY OF JUNE, 2000.

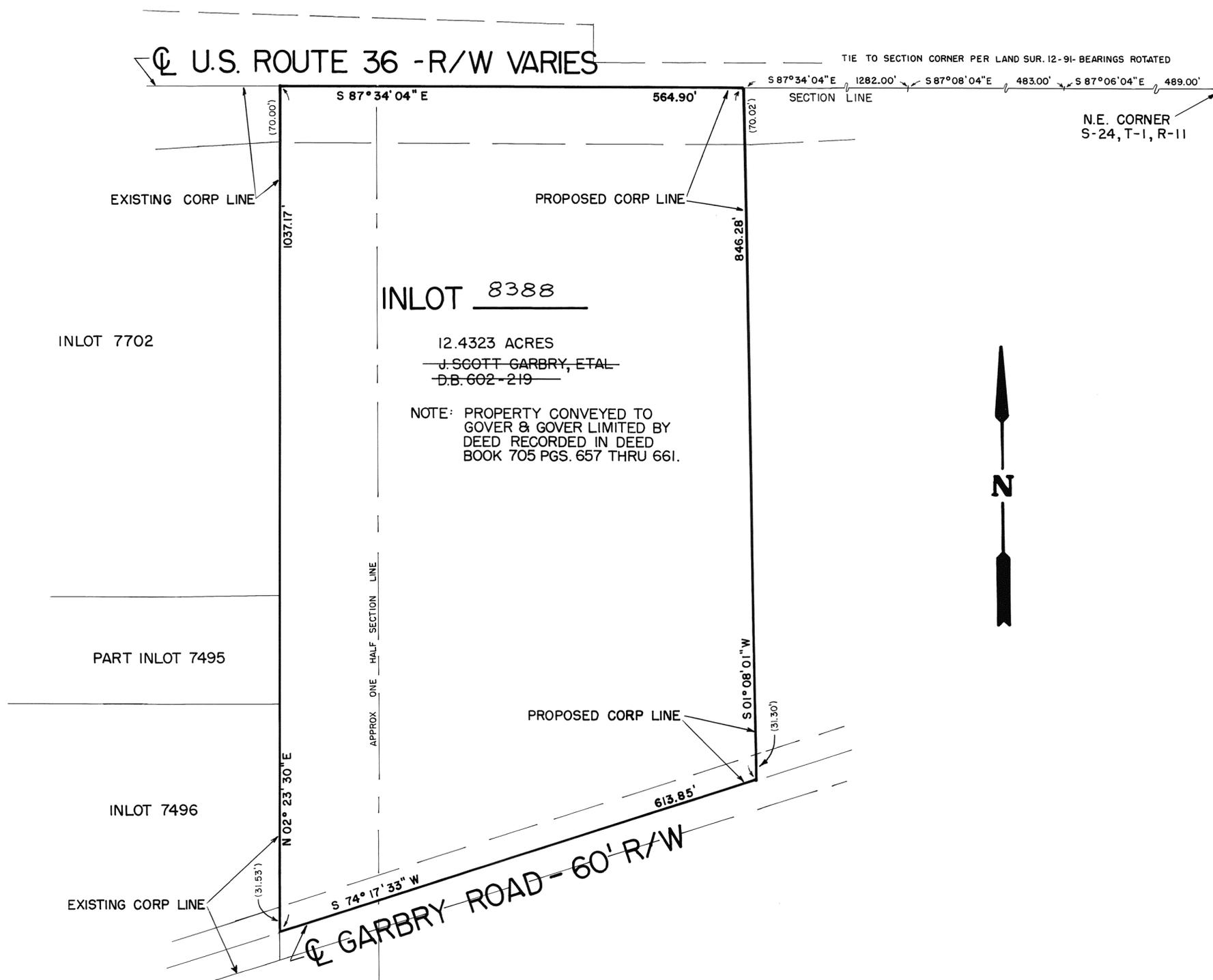
Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Sinda Sireman  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**  
THE ANNEXATION OF THE FOREGOING AREA TO  
THE CITY OF PIQUA APPROVED BY THE  
MIAMI COUNTY COMMISSIONERS THIS 14<sup>th</sup>  
DAY OF MARCH, 2000.

Richard Adams  
MIAMI COUNTY COMMISSIONER  
Richard D. Haddad  
MIAMI COUNTY COMMISSIONER  
D. Ann Gurd  
MIAMI COUNTY COMMISSIONER

THIS ANNEXATION PLAT IS BASED ON LAND  
SURVEY VOLUME 35 PG. 20.

Richard W. Klockner  
RICHARD W. KLOCKNER  
PROFESSIONAL SURVEYOR NO. 4370



ANNEXATION TO THE CITY OF PIQUA 12.4323 ACRES - SECTION 24, TOWN I, RANGE 11 SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO		
FOR: <b>J. SCOTT GARBRY, ETAL</b>		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING • LAND SURVEYING 16 EAST WATER ST. • TROY, OH. 45373 • 937-339-5331		
DATE	DRAWN: DV	SHEET
DEC. 15, 1999	TRACED: <u>EWK</u>	1 OF 1
	CHECKED:	
	SCALE: 1" = 100'	



Bearings based on south line of Land Survey Vol. 17, Page 39.

# Record Plan Manchester Chase Section Four

Pt. Lots 1774 & 3082 - City of Tipp City  
Section 15, Town 4, Range 6 East  
Tipp City, Miami County, Ohio  
Contains: 6.207 Acres

4.908 Acres in Lots / 1.299 Acres in R/W  
(1.316 Ac. Lot 1774 / 4.891 Ac. Lot 3082)

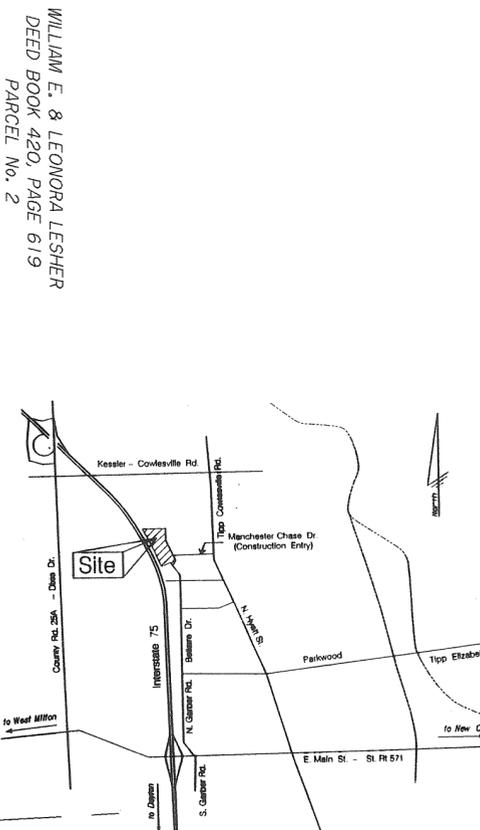
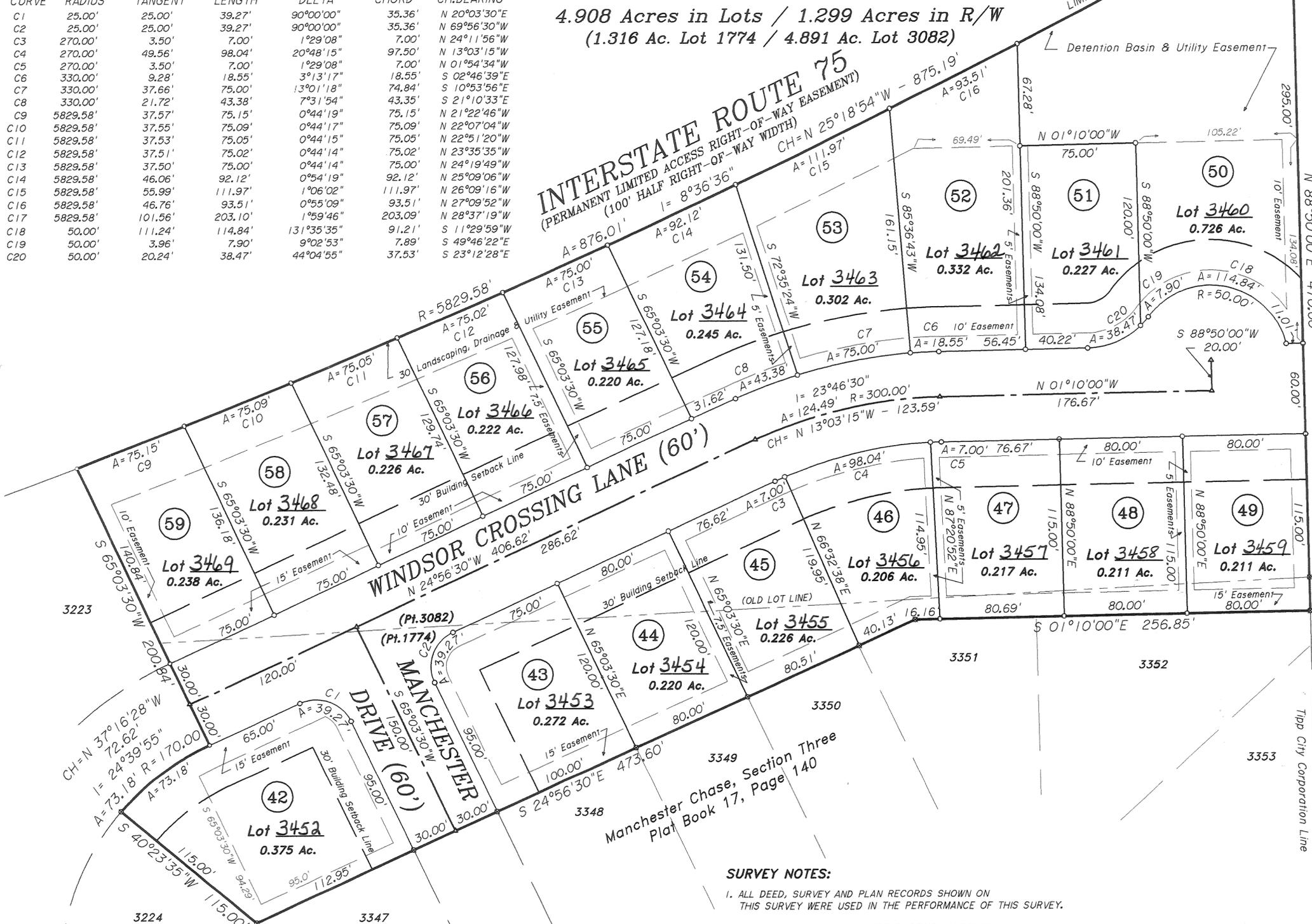
PLAT BOOK 19, PAGE 3  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 27<sup>th</sup> DAY OF  
June, 2000 AT 3:27 PM.  
FILE NUMBER 90682, FEE 43.20

John W. O'Brien Beverly McDade  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

### Monument Legend

- ⊗ Indicates iron pin/pipe found
- Indicates iron pin set
- ⊗ Indicates spike/nail found
- △ Indicates MAG nail set

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 20°03'30"E
C2	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 69°56'30"W
C3	270.00'	3.50'	7.00'	1°29'08"	7.00'	N 24°11'56"W
C4	270.00'	49.56'	98.04'	20°48'15"	97.50'	N 13°03'15"W
C5	270.00'	3.50'	7.00'	1°29'08"	7.00'	N 01°54'34"W
C6	330.00'	9.28'	18.55'	3°13'17"	18.55'	S 02°46'39"E
C7	330.00'	37.66'	75.00'	13°01'18"	74.84'	S 10°53'56"E
C8	330.00'	21.72'	43.38'	7°31'54"	43.35'	S 21°10'33"E
C9	5829.58'	37.57'	75.15'	0°44'19"	75.15'	N 21°22'46"W
C10	5829.58'	37.55'	75.05'	0°44'17"	75.09'	N 22°07'04"W
C11	5829.58'	37.53'	75.05'	0°44'15"	75.05'	N 22°51'20"W
C12	5829.58'	37.51'	75.02'	0°44'14"	75.02'	N 23°35'35"W
C13	5829.58'	37.50'	75.00'	0°44'14"	75.00'	N 24°19'49"W
C14	5829.58'	46.06'	92.12'	0°54'19"	92.12'	N 25°09'06"W
C15	5829.58'	55.99'	111.97'	1°06'02"	111.97'	N 26°09'16"W
C16	5829.58'	46.76'	93.51'	0°55'09"	93.51'	N 27°09'52"W
C17	5829.58'	101.56'	203.10'	1°59'46"	203.09'	N 28°37'19"W
C18	50.00'	111.24'	114.84'	13°35'35"	91.21'	S 11°29'59"W
C19	50.00'	3.96'	7.90'	9°02'53"	7.89'	S 49°46'22"E
C20	50.00'	20.24'	38.47'	44°04'55"	37.53'	S 23°12'28"E



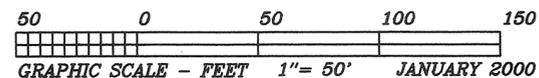
Vicinity Map  
No Scale

### References:

- Deed: Terry A. & Brenda E. Lutz, Deed Book 663, Page 347
- Plat: Annexation Plat, Plat Book 10, Page 99
- Survey: Land Survey Book 17, Page 39
- Lot Survey 21, Page 39

### SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "McDOUGALL ASSOC"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.



### Note:

All easements shown hereon are 10' wide utility easements unless noted otherwise.

Manchester Chase, Section One  
Plat Book 17, Page 42

SHEET 1 OF 2

This Instrument Prepared By:  
**McDOUGALL ASSOCIATES, INC.**  
Professional Land Surveyors

8529 BYERS ROAD  
MIAMISBURG, OHIO 45342

(937) 847-2660

JOB #13054RP

PROTECTIVE COVENANTS AND RESTRICTIONS:

- 1. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL THE LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2020, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A MAJORITY VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART EXCLUDING COVENANTS #D 21& 23
2. IT SHALL BE LAWFUL FOR TERRY A. AND BRENDA E. LUTZ OR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN MANCHESTER CHASE TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT OR RESTRICTION HEREIN CONTAINED AND EITHER TO PREVENT HIM OR THEM FROM SO DOING TO RECOVER DAMAGES OR OTHER DUE FROM SUCH VIOLATION.
3. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISIONS WHICH REMAIN IN FULL FORCE AND EFFECT.
4. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE HALF (2 1/2) STORIES IN HEIGHT EXCLUSIVE OF BASEMENT AND A PRIVATE GARAGE FOR NOT LESS THAN TWO (2) CARS NOR MORE THAN FOUR (4) CARS ATTACHED TO THE RESIDENCE UNLESS OTHERWISE APPROVED IN WRITING BY TERRY A. AND BRENDA E. LUTZ.
5. NO STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT OF THIS SUBDIVISION WITHOUT WRITTEN APPROVAL OF TERRY A. AND BRENDA E. LUTZ, TWO COMPLETE SETS OR "DOCUMENTS" SHALL BE SUBMITTED TO TERRY A. AND BRENDA E. LUTZ THE DOCUMENTS SHALL INCLUDE DESIGN PLANS, MATERIALS, COLORS, ROOFING, LOCATION OF BUILDING (HORIZONTAL AND VERTICAL) AND LANDSCAPING PLANS. TERRY A. AND BRENDA E. LUTZ SHALL HAVE FIFTEEN (15) DAYS AFTER RECEIPT OF THE DOCUMENTS TO MARK ON ONE SET OF THE DOCUMENTS "APPROVED" OR "DISAPPROVED" BY TERRY A. AND BRENDA E. LUTZ DATED AND SIGNED. DISAPPROVING DOCUMENTS SHALL INDICATE THE REASONS FOR DISAPPROVAL. IF THE DOCUMENTS ARE NOT RETURNED TO OWNER WITHIN FIFTEEN (15) DAYS AFTER RECEIPT BY TERRY A. AND BRENDA E. LUTZ THE DOCUMENTS SHALL AUTOMATICALLY BE APPROVED AS SUBMITTED. THE PLANS AND SPECIFICATIONS SHALL INCLUDE FLOOR PLANS, ELEVATIONS SHOWING ALL FOUR (4) SIDES OF HOUSE. AFTER THE ORIGINAL CONSTRUCTION, NO IMPROVEMENTS OF ANY KIND SHALL BE MADE OR ERECTED, PLACED, ALTERED OR EXTERIOR DESIGN CHANGE MADE THERETO, ON ANY LOT, UNTIL SUCH IMPROVEMENT, ALTERATION, CHANGE, ETC., ARE SUBMITTED TO TERRY A. AND BRENDA E. LUTZ AND FOLLOW THE APPROVAL OR DISAPPROVAL PROCEDURE SET FORTH IN THIS ITEM.
6. ALL FRONT AND SIDE YARDS SHALL BE SODDED ON EACH LOT REAR YARDS MAY BE SEEDED. ON CORNER LOTS, BOTH FRONT YARDS ARE TO BE SODDED.
7. ALL LOT OWNERS SHALL FINISH GRADE ELEVATIONS IN ACCORDANCE WITH GRADING PLAN FOR THE SUBDIVISION AND LEAVE EXPOSED ALL MANHOLE COVERS AND SHALL INSTALL THE DRIVEWAY APRONS
8. ALL LOT OWNERS SHALL INSTALL SIDEWALKS AND DRIVE APPROACHES WHEN REQUIRED IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY CITY OF TIPP CITY, OHIO, PRIOR TO OCCUPANCY. SUCH INSTALLATION SHALL BE COMPLETED NO LATER THAN SIX (6) MONTHS FROM THE DATE OF THE RECORDING OF THE DEED TO SUCH LOT OWNER.
9. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE THAN THE BUILDING SET-BACK LINE AS SHOWN ON THE RECORDED PLAT.
10. NO ACCESSORY STRUCTURES ARE PERMITTED WITHOUT APPROVAL OF TERRY A. AND BRENDA E. LUTZ OR THE HOMEOWNERS ASSOCIATION.
11. ROOF PITCHES OR SLOPE ON ALL HOMES SHALL BE 5/12 OR MORE.
12. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
13. ALL LOT OWNERS SHALL LEAVE ALL SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, WATER MAIN VALVE BOXES, AND WATER TAP BOX UNCOVERED AND EXPOSED TO FINISH GRADE AFTER SODDING AND SEEDING OF THE YARDS OR INSTALLATION OF WALKS AND DRIVEWAYS.
14. NO TRAILER, BASEMENT, TENT, SHACK OR GARAGE ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.
15. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH GARBAGE OR OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN A CLEAN AND SANITARY CONTAINER. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

Record Plan
Manchester Chase
Section Four
Pt. Lots 1774 & 3082 - City of Tipp City
Section 15, Town 4, Range 6 East
Tipp City, Miami County, Ohio
Contains: 6.207 Acres

4.908 Acres in Lots / 1.299 Acres in R/W
(1.316 Ac. Lot 1774 / 4.091 Ac. Lot 3082)

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 11th DAY OF January, 2000 THIS PLAT WAS REVIEWED AND APPROVED.

Charles Pauls Chairman, Marilyn Fennell Secretary

APPROVED AND TRANSFERRED THIS 27th DAY OF June, 2000

Chris A. Peoples Miami County Auditor, Linda Zimmerman Deputy Auditor

- 16. NO FENCE, WALL OR HEDGE SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET LINE THAN ONE HALF THE DISTANCE FROM THE REAR HOUSE LINE TO THE SETBACK LINE.
17. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT EXCEPT SIGNS USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIODS, OR A PERMANENT ENTRANCE SIGN INSTALLED BY TERRY A. AND BRENDA E. LUTZ.
18. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT, ON ANY LOT EXCEPT DOGS, CATS AND OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
19. THE TOTAL FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF THE OPEN PORCHES, GARAGES, OR STEPS SHALL NOT BE LESS THAN ONE THOUSAND THREE HUNDRED (1300) SQUARE FEET IN THE CASE OF ONE STORY STRUCTURES AND ONE THOUSAND FIVE HUNDRED (1500) SQUARE FEET IN THE CASE OF TWO STORY STRUCTURES.
20. THE OWNERS OF ALL THE LOTS IN THE WITHIN SUBDIVISION SHALL BE REQUIRED TO MAINTAIN STORM WATER DRAINAGE WAYS IN SUCH A MANNER THAT THE NORMAL FLOW OF WATER WILL HAVE NO INTERFERENCE. NO FILL WILL BE ALLOWED IN DETENTION AREAS.
21. EASEMENTS AFFECTING LOTS SHOWN ON THE RECORD PLAN ARE RESERVED FOR UTILITY INSTALLATION, MAINTENANCE AND SURFACE WATER DRAINAGE. ANY IMPROVEMENTS MADE ON ANY EASEMENT BY THE PROPERTY OWNER ARE MADE AT THE RISK OF THE PROPERTY OWNER.
22. NO TRAILER, BOAT, MOTORHOME, OR RECREATIONAL VEHICLE OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT.
23. NO LOT SHALL HERE AFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
24. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO CURBS, WATER TAP BOXES, MANHOLES AND CATCH BASINS.
25. ALL LOT OWNERS SHALL RESPONSIBLE FOR AND CLEAN UP AFTER THEIR CONTRACTORS, SUBCONTRACTORS OR PERSONNEL WHO HAVE CAUSED MUD OR OTHER DEBRIS TO BE PLACED IN THE STREETS OF THE DEVELOPMENT OR ADJACENT PUBLIC STREETS, SAID CLEAN-UP SHALL BE ACCOMPLISHED ON THE SAME DAY THAT DEBRIS AND MUD PROBLEM OCCURS.
26. ALL LOT OWNERS SHALL INDEMNIFY AND HOLD HARMLESS TERRY A. AND BRENDA E. LUTZ FROM ANY LIABILITY OR DAMAGE AS A RESULT OF ALTERING THE EXISTING DRAINAGE PATH ON THE LOT.

DRAINAGE RESTRICTIONS:

- 1. THESE DRAINAGE RESTRICTIONS AND AGREEMENTS SHALL RUN WITH THE LAND AND SHALL BIND THE OWNERS, SUCCESSORS AND ASSIGNS UNLESS AND UNTIL A MODIFICATION OR CHANGE THERETO IS AGREED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO.
2. NO STRUCTURE OR FIXED IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERECTED OR PLANTED WITHIN ANY STORM WATER DRAINAGE OR DETENTION BASIN EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES AND SHRUBBERY.

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 6th DAY OF MARCH, 2000, THIS PLAT WAS APPROVED BY ORDINANCE No. 7-2000

Neva Huffard Clerk of Council, Bruce L. ... President of Council



DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 6.207 ACRES, SITUATE IN SECTION 15, TOWN 4, RANGE 6 EAST, IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, BEING PART OF LOTS 1774 AND 3082 OF SAID CITY, BEING PART OF THE 26.136 ACRE TRACT OF LAND CONVEYED TO TERRY A. AND BRENDA E. LUTZ BY DEED RECORDED IN DEED BOOK 663, PAGE 347 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO. 1.299 ACRES ARE IN STREETS; 4.908 ACRES ARE IN LOTS.

THE MONUMENTS ARE CERTIFIED CORRECT AND IN CONFORMANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. MONUMENTS WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

Kirk P. Diehl, P.S. #7032

DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN SUBDIVIDED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND SO DEDICATE THE STREETS AND RESERVE THE EASEMENTS AS SHOWN TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, REPAIR, MAINTENANCE, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Mary E. Clewenger, Dale E. Blah (Witnesses)

OWNER: TERRY A. LUTZ, BRENDA E. LUTZ

Terry A. Lutz, Brenda E. Lutz (Owners)

STATE OF OHIO BE IT REMEMBERED THAT ON THIS 17 DAY OF February, 2000 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME TERRY A. LUTZ AND BRENDA E. LUTZ, AS OWNERS WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Mary E. Clewenger, Notary Public, State of Ohio, Commission Expires Oct. 4, 2002



SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Mary E. Clewenger, Dale E. Fisher (Witnesses)

PEOPLES BANK, BY: MARK A. DOUGLAS (PRINTED NAME, TITLE)

STATE OF OHIO BE IT REMEMBERED THAT ON THIS 17 DAY OF February, 2000 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME MARK A. DOUGLAS AS VICE PRESIDENT OF PEOPLES BANK, AS LIENHOLDER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER ON BEHALF OF SAID ORGANIZATION.

Mary E. Clewenger, Notary Public



MARY E. CLEWENGER, Notary Public, State of Ohio, Commission Expires Oct. 4, 2002

This Instrument Prepared By: McDougall Associates, Inc. Professional Land Surveyors

8529 BYERS ROAD, MIAMISBURG, OHIO 45342, (937) 847-2660, JOB #13054RP

**RECORD PLAN  
PARKTOWNE  
SECTION THREE**  
SECTION 19 & 25, TOWN 2, RANGE 9, INLOT 17  
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO  
CONTAINS 15.9253 ACRES TOTAL  
(8.6060 ACRES IN 32 BUILDING LOTS)  
(2.2137 ACRES OF RIGHT OF WAY)  
(5.1056 ACRES IN 3 RESERVE AREAS)  
(1.8799 ACRES IN SEC. 19)  
SCALE: 1" = 80' DATE: JANUARY 2000

**RECORDER**  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
PLAT BOOK 19, PAGE 4  
FILE No. 02 90730  
RECEIVED JUNE 29<sup>th</sup>, 2000  
AT 8:55 A.M. FEE \$43<sup>00</sup>  
John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle Bluffe  
DEPUTY

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE SIGNING DEDICATION OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS SHOWN ON THE WITHIN PLAT TO BE TO THE PUBLIC USE FOREVER.

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 PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

**OBERER DEVELOPMENT CO.**

Kimberly M. Ayus  
WITNESS AS TO 1 & 2

George R. Oberer, Sr.  
GEORGE R. OBERER, SR. - PRESIDENT (1)

Irish L. Marsh  
WITNESS AS TO 1 & 2

Dale P. Voisard  
DALE P. VOISARD - SECRETARY (2)

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 27<sup>th</sup> DAY OF April, 2000, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME OBERER DEVELOPMENT CO. BY GEORGE R. OBERER SR., ITS PRESIDENT, AND DALE P. VOISARD, ITS SECRETARY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Patricia L. Marsh  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

May 18, 01  
MY COMMISSION EXPIRES:



SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

**HUNTINGTON NATIONAL BANK  
(AND/OR ITS SUCCESSORS & ASSIGNS)**

Martha A. Kudmatt  
WITNESS AS TO 3

Nancy L. McMullen  
NANCY L. McMULLEN,  
VICE PRESIDENT (3)

Glenda Parrott  
WITNESS AS TO 3

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 2<sup>nd</sup> DAY OF May, 2000, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY NANCY L. McMULLEN, ITS VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Glenda R. Parrott  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO



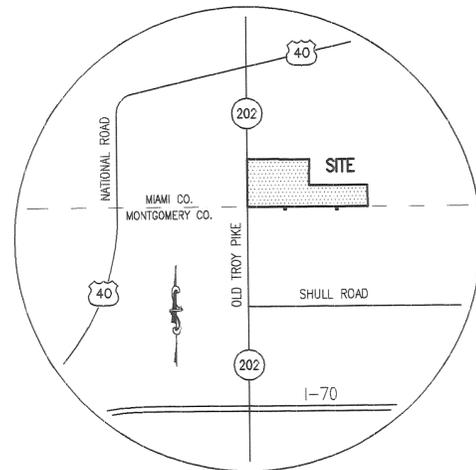
STATE OF OHIO, S.S.

GEORGE R. OBERER SR., BEING DULY SWORN, SAYS THAT ALL PERSONS AND / OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

George R. Oberer, Sr.  
GEORGE R. OBERER, SR.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARY SEAL ON THIS DAY AND DATE.

Patricia L. Marsh  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO



**VICINITY MAP  
NTS**

**H.O.A. RESTRICTIONS**

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE PARKTOWNE OWNER'S ASSOCIATION, AS RECORDED IN OFFICIAL BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE MIAMI COUNTY, OHIO RECORDS 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 TEN FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

**SETBACK LINES SHOWN**

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 REQUIREMENT SHALL CONTROL.

**STREET LIGHTING DISTRICT**

A STREET LIGHTING DISTRICT MAY BE ESTABLISHED FOR THE BENEFIT OF THE LOTS IN THE PARKTOWNE SUBDIVISION. ACCORDINGLY, ALL LOTS MAY BE SUBJECT TO A STREET LIGHTING ASSESSMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTS.

**EASEMENTS**

**BIKEPATH EASEMENT.** A SIX FOOT MAINTENANCE EASEMENT, TOGETHER WITH AND EIGHT FOOT TEMPORARY CONSTRUCTION EASEMENT, THE CENTERLINE FOR BOTH OF WHICH IS THE CENTER OF THE BIKEPATH, SHALL EXIST OVER ALL AREAS IN WHICH THE BIKE PATH LIES.

**CERTIFICATION**

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 15.9253 ACRES, BEING PART OF A TRACT CONVEYED TO OBERER DEVELOPMENT CO. IN D.B. 696, P. 832 AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY.

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



**NORTHMONT ENGINEERS**

Bevan D. Fetters  
BEVAN D. FETTERS - REG. SURVEYOR - STATE OF OHIO # 4343

**APPROVED:**

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO

ON March 28, 2000

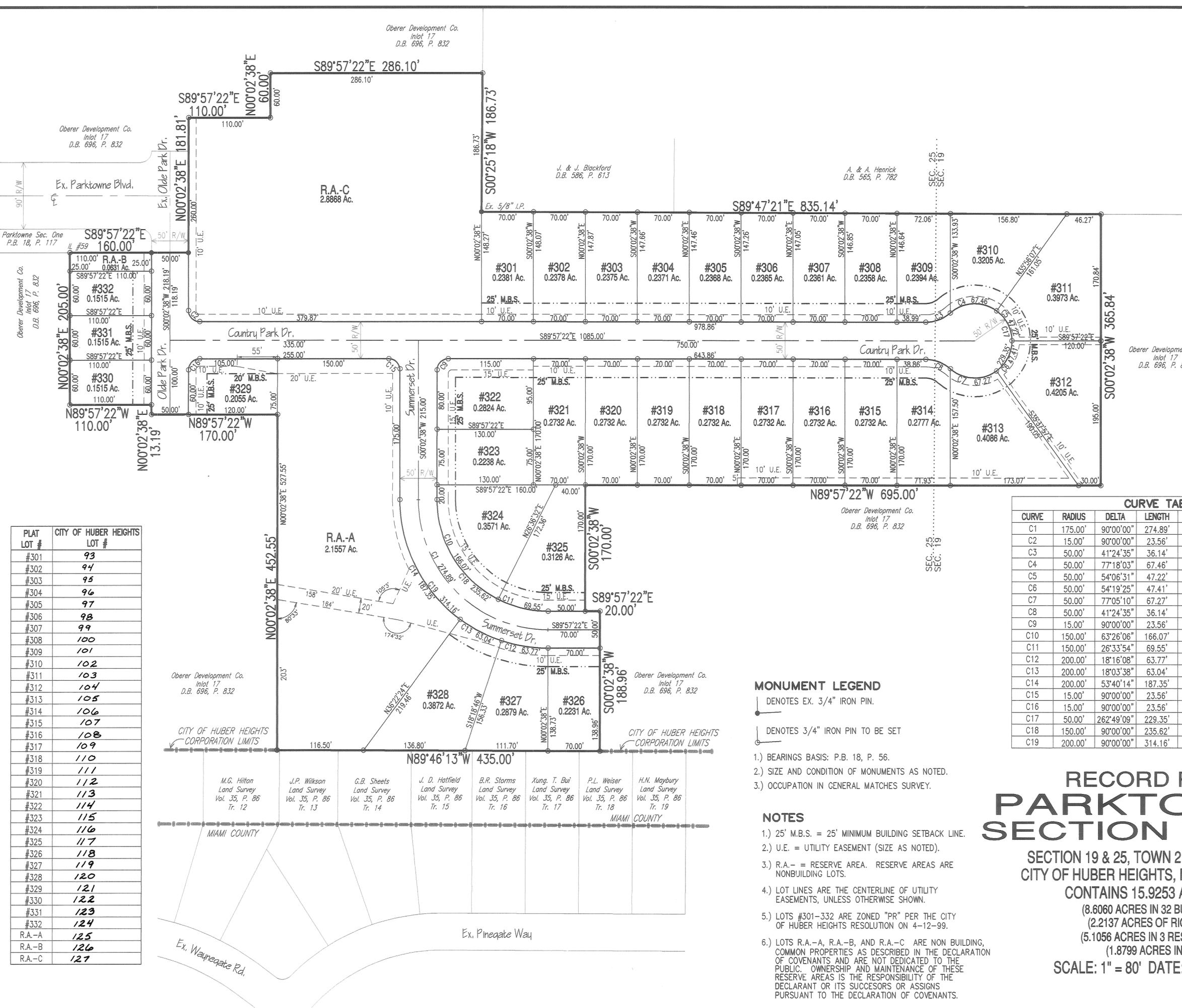
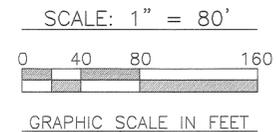
Jeff Halloran  
CHAIR, HUBER HEIGHTS PLANNING COMMISSION DATE

**PREPARED BY:**

**NORTHMONT ENGINEERS**  
326 NORTH DIXIE DRIVE - VANDALIA, OHIO  
PHONE: (937) 898-2021

**DEVELOPER:**

**OBERER DEVELOPMENT COMPANY**  
4324 WEBSTER STREET - DAYTON, OHIO 45414  
PH: (937) 278-0851 FX: (937) 278-6334



PLAT LOT #	CITY OF HUBER HEIGHTS LOT #
#301	93
#302	94
#303	95
#304	96
#305	97
#306	98
#307	99
#308	100
#309	101
#310	102
#311	103
#312	104
#313	105
#314	106
#315	107
#316	108
#317	109
#318	110
#319	111
#320	112
#321	113
#322	114
#323	115
#324	116
#325	117
#326	118
#327	119
#328	120
#329	121
#330	122
#331	123
#332	124
R.A.-A	125
R.A.-B	126
R.A.-C	127

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C1	175.00'	90°00'00"	274.89'	175.00'	S44°57'22"E~247.49'
C2	15.00'	90°00'00"	23.56'	15.00'	N44°57'22"W~21.21'
C3	50.00'	41°24'35"	36.14'	18.90'	S69°20'21"W~35.36'
C4	50.00'	77°18'03"	67.46'	39.99'	S87°17'05"W~46.46'
C5	50.00'	54°06'31"	47.22'	25.54'	N27°00'38"W~45.48'
C6	50.00'	54°19'25"	47.41'	25.65'	N27°12'20"E~45.65'
C7	50.00'	77°05'10"	67.27'	39.83'	S87°05'22"E~62.31'
C8	50.00'	41°24'35"	36.14'	18.90'	S69°15'05"E~35.36'
C9	15.00'	90°00'00"	23.56'	15.00'	N45°02'38"E~21.21'
C10	150.00'	63°26'06"	166.07'	92.71'	N31°40'25"W~157.72'
C11	150.00'	26°33'54"	69.55'	35.41'	N76°40'25"W~68.93'
C12	200.00'	18°16'08"	63.77'	32.16'	S80°49'18"E~63.50'
C13	200.00'	18°03'38"	63.04'	31.79'	S62°39'25"E~62.78'
C14	200.00'	53°40'14"	187.35'	101.18'	S26°47'29"W~180.57'
C15	15.00'	90°00'00"	23.56'	15.00'	S44°57'22"E~21.21'
C16	15.00'	90°00'00"	23.56'	15.00'	N45°02'38"E~21.21'
C17	50.00'	26°24'09"	229.35'	56.69'	S00°02'38"W~75.00'
C18	150.00'	90°00'00"	235.62'	150.00'	S44°57'22"E~212.13'
C19	200.00'	90°00'00"	314.16'	200.00'	N44°57'22"W~282.84'

**MONUMENT LEGEND**

- ⊥ DENOTES EX. 3/4" IRON PIN.
- ⊥ DENOTES 3/4" IRON PIN TO BE SET

- 1.) BEARINGS BASIS: P.B. 18, P. 56.
- 2.) SIZE AND CONDITION OF MONUMENTS AS NOTED.
- 3.) OCCUPATION IN GENERAL MATCHES SURVEY.

**NOTES**

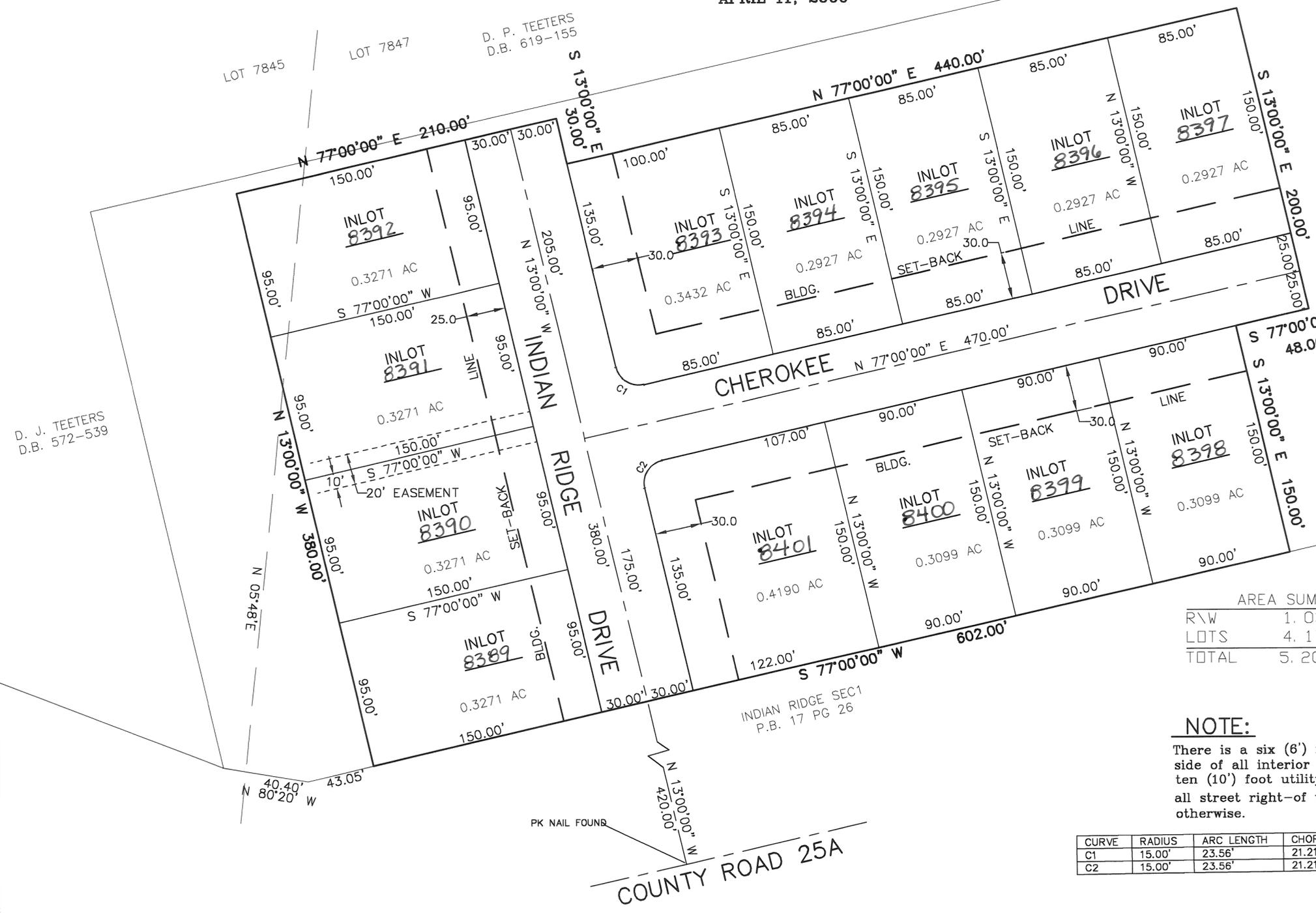
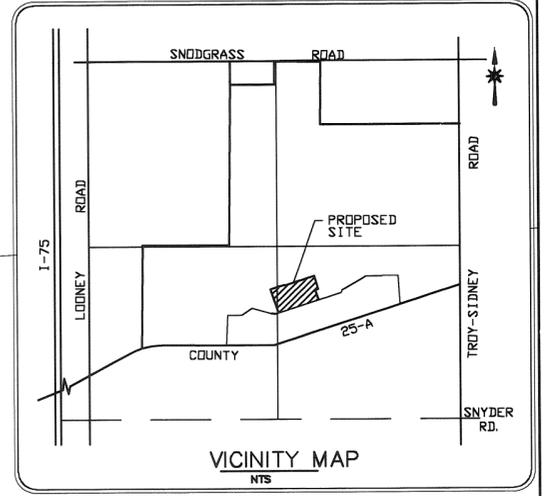
- 1.) 25' M.B.S. = 25' MINIMUM BUILDING SETBACK LINE.
- 2.) U.E. = UTILITY EASEMENT (SIZE AS NOTED).
- 3.) R.A. = RESERVE AREA. RESERVE AREAS ARE NONBUILDING LOTS.
- 4.) LOT LINES ARE THE CENTERLINE OF UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN.
- 5.) LOTS #301-332 ARE ZONED "PR" PER THE CITY OF HUBER HEIGHTS RESOLUTION ON 4-12-99.
- 6.) LOTS R.A.-A, R.A.-B, AND R.A.-C ARE NON BUILDING, COMMON PROPERTIES AS DESCRIBED IN THE DECLARATION OF COVENANTS AND ARE NOT DEDICATED TO THE PUBLIC. OWNERSHIP AND MAINTENANCE OF THESE RESERVE AREAS IS THE RESPONSIBILITY OF THE DECLARANT OR ITS SUCCESSORS OR ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS.

**RECORD PLAN  
PARKTOWNE  
SECTION THREE**

SECTION 19 & 25, TOWN 2, RANGE 9, INLOT 17  
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO  
CONTAINS 15.9253 ACRES TOTAL  
(8.6060 ACRES IN 32 BUILDING LOTS)  
(2.2137 ACRES OF RIGHT OF WAY)  
(5.1056 ACRES IN 3 RESERVE AREAS)  
(1.8799 ACRES IN SEC. 19)

SCALE: 1" = 80' DATE: JANUARY 2000

**RECORD PLAN OF  
INDIAN RIDGE  
SECTION THREE  
PART OF LOTS 7845 & 7847  
CITY OF PIQUA  
SECTION 20, TOWN 1, RANGE 12, M.R.S.  
MIAMI COUNTY, OHIO  
5.202 ACRES  
APRIL 11, 2000**



S&R BUCKEYE CONST.  
D.B.

**AREA SUMMARY**

RLW	1.031 ACRES
LOTS	4.171 ACRES
TOTAL	5.202 ACRES

**NOTE:**

There is a six (6') feet utility easement along each side of all interior lot lines & all rear lot lines and a ten (10') foot utility easement along and adjacent to all street right-of way lines, except where shown otherwise.

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	23.56'	21.21'	S 58°00'00" E	90°00'00"	15.00'
C2	15.00'	23.56'	21.21'	N 32°00'00" E	90°00'00"	15.00'



**PYRAMID ENGINEERING**  
362 N. MIAMI ST.  
WEST MILTON, OHIO  
937-698-3000

DES. JJB CONTRACT NO. \_\_\_\_\_ CONTRACT  
DR. RLW SCALE: 1"=50'  
CKD. PCB DATE: APRIL 11, 2000  
SHEET NO. 1 OF 2  
FILE NO. \_\_\_\_\_

D. J. TEETERS  
D.B. 572-539

D. P. TEETERS  
D.B. 619-155

INDIAN RIDGE SEC 1  
P.B. 17 PG 26

PK NAIL FOUND

# INDIAN RIDGE SECTION THREE

## PROTECTIVE COVENANTS & RESTRICTIONS —

## DEDICATIONS/SIGNATURES

PLAT BOOK 19 . PAGE 5A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF RECORDED PLATS.

FILE NO. 0290850

RECEIVED FOR RECORD JUNE 30, 2000

FEE: \$43.20 1:29 PM  
DATE TIME

John W. O'Brien  
 MIAMI COUNTY RECORDER  
Beverly M. Dade  
 DEPUTY COUNTY RECORDER

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling or double dwelling as provided by City of Piqua Zoning Regulations
2. The floor area of each single dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1,400 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 800 Sq.Ft. All duplex structures shall have 900 Sq. Ft. min. per living unit.
3. The exterior design, square footage, elevations, building locations and construction materials of all buildings and pools shall be approved in writing by the developer, S&R BUCKEYE CONSTRUCTION CO., or an architectural review committee (ARC) chosen by S&R BUCKEYE CONSTRUCTION CO., INC., prior to the issuance of a building permit and evidenced by a signed plat plan and blueprint. An accurate, approved blueprint and plot plan shall be provided for the files of the developer/ARC. All residences and attached garages shall have exteriors containing brick and/or stone, with combinations of wood or vinyl siding permitted. Detached structure exteriors may contain any combination of the above materials. Vinyl soffits are permitted. Roll roofing is not permitted. No exterior shall have more than eight (8) inches of exposed concrete block or concrete walls or foundation.
4. No lot shall be hereafter subdivided into additional residential lots. Except double lots can be split for two deedable residences.
5. No trailer, basement, campshack, garage, barn or other out-building shall be used at any time as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
6. Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fences shall be placed or allowed to remain nearer to the street than the front face of house. No barbed wire, no chain link, no field fencing or similar types of fencing may be used upon the property at any location.
7. No worn out, discarded or unlicensed automobiles, machinery or vehicles or parts thereof shall be stored on any lot and no part thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
8. No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may become an announce or nuisance.
9. No Animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes.
10. No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
11. No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed fifty (50) Sq. Ft. and shall not exceed 16 inches in height.
12. All lots are to be seeded or sodden and landscaped within six (6) months of the completion of the house. Landscaping shall include planting three (3) trees which are five (5) ft. min. height.
13. These protective covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2020, and subsequently until or unless amended by written consent of sixty percent (60%) of the owners of lots to be affected by said amendment(s). owners may make said amendments at any time either before or after January 1, 2020. Affected lots shall include those to which the changes would apply plus all contiguous properties within this development. Each owner shall have one (1) vote for each individual lot owned by him. If more than one person owns a lot then all of the owners of the lot together shall have one vote. The signatures of all of the owners shall be necessary to exercise the one vote.
14. These covenants shall be enforceable by injunction or otherwise by the grantor, his, her or its successors or assigns. If the parties hereto, or their grantees, heirs, successors or assigns, shall violate or attempt to violate any of the protective covenants or restrictions herein, it shall be lawful for any other person(s) owning a lot in said development or the developer/ARC to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such protective covenant or restriction and either to prevent him, her or them from doing so or to recover damages or other dues from such violation.
15. Invalidation of any one of these protective covenants or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. All costs of litigation and attorney's fees resulting from violation of these protective covenants and restrictions shall be the financial responsibility of the lot owner or owners found in violation.
16. All lot owners are members of and must comply with the declarations, and any rules and regulations including the payment of dues of the INDIAN RIDGE Homeowners Association as recorded in the Miami County Records Book \_\_\_\_\_ Pg. \_\_\_\_\_ for the mutual benefit of all owners.
17. All builders must be approved by The Developer.

### DESCRIPTION

Being a subdivision of 5.202 Acres of which 5.137 acres is in part of Lot 7847 and 0.065 acres is in part of Lot 7845 as conveyed to S&R Buckeye Construction Co. by deed recorded in Vol. 704 Pg. 653 of the Miami County Deed Records.

### DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat as shown hereon and do hereby dedicate the streets and easements to public use forever.

Easements shown or noted on this plat are for the construction operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, cable, telephone or other utility lines and 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.

Dale A. Smith  
 WITNESS  
Demetrius A. Ventresca  
 WITNESS  
Scott Low  
 S&R Buckeye Construction Company  
 SCOTT LOW, PRESIDENT

### STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 4<sup>th</sup> day of May, 2000, before me, the undersigned, a notary public in and for said County and State, personally came S&R Buckeye Construction Company, by its president Scott Low, to be known, and acknowledged the signing and execution of the forgoing plat to be his acknowledged the signing and execution of the forgoing plat to be his voluntary act and deed. In testimony whereof, I have here unto set my hand and affixed my notarial seal on the day and date above written.  
 My commission expires 4/21/2002 DATE  
Monty Michael Dorsch  
 NOTARY PUBLIC



### PIQUA PLANNING COMMISSION

This plat reviewed and approved this 13<sup>th</sup> day of July, 1999.

Jim Oda CHAIRMAN, JIM ODA  
Jim Jennings SECRETARY, JIM JENNINGS

### PIQUA CITY COMMISSION

At a meeting of Piqua City Commission held this day of Aug. 2, 1999, this plat was approved by Resolution No. C-11314

Frank Barhorst MAYOR, FRANK BARHORST  
Becky Cool CLERK, BECKY COOL

### MIAMI COUNTY AUDITOR

Approved and transferred this 30 day of June, 2000.

Chris A. Peoples  
 MIAMI COUNTY AUDITOR  
Sinda J. Sauer  
 DEPUTY COUNTY AUDITOR

### CERTIFICATION

I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins to be set at all lot corners, lot point of curvatures, & lot point of tangency.



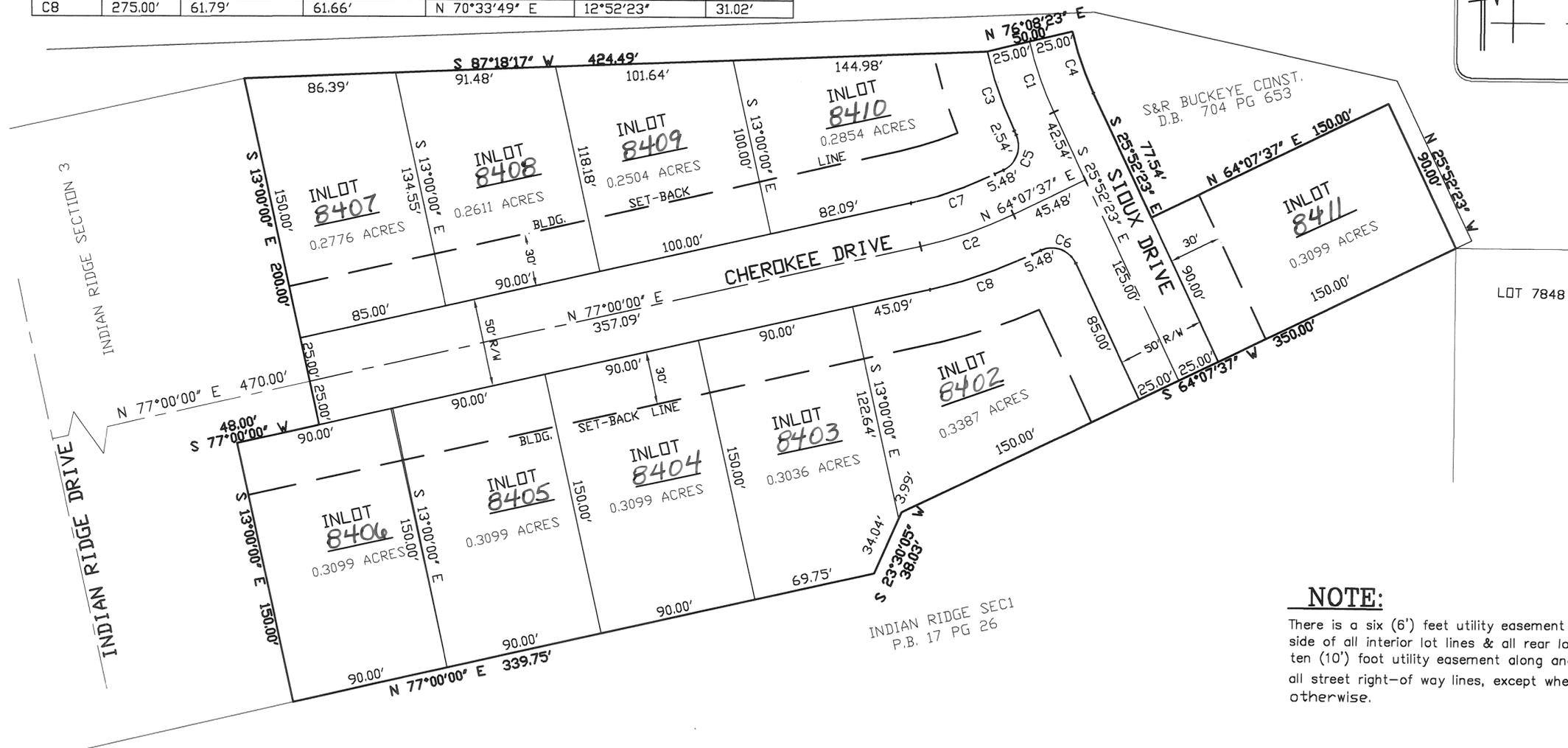
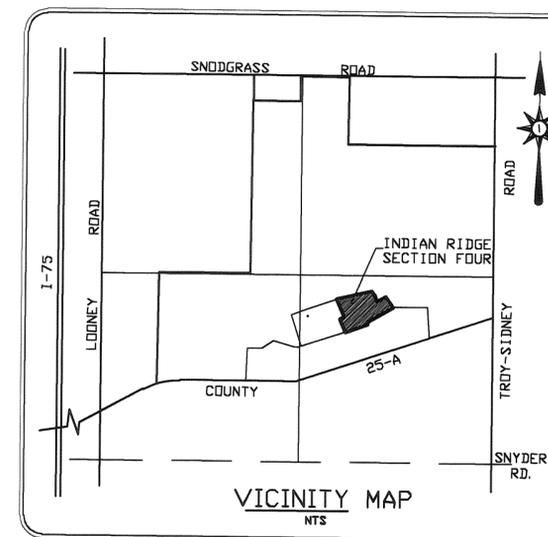
Philip C. Brumbaugh  
 PHILIP C BRUMBAUGH  
 REGISTERED SURVEYOR OF OHIO NO. 5057

# RECORD PLAN OF INDIAN RIDGE SECTION FOUR

PART OF LOT 7847  
CITY OF PIQUA  
MIAMI COUNTY, OHIO  
3.697 ACRES  
APRIL 20, 2000

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	200.00'	41.93'	41.86'	S 19°52'00" E	12°00'46"	21.04'
C2	250.00'	56.17'	56.05'	N 70°33'49" E	12°52'23"	28.20'
C3	225.00'	47.17'	47.09'	S 19°52'00" E	12°00'46"	23.67'
C4	175.00'	36.69'	36.62'	S 19°52'00" E	12°00'46"	18.41'
C5	15.00'	23.56'	21.21'	N 19°07'37" E	90°00'00"	15.00'
C6	15.00'	23.56'	21.21'	S 70°52'23" E	90°00'00"	15.00'
C7	225.00'	50.55'	50.45'	N 70°33'49" E	12°52'23"	25.38'
C8	275.00'	61.79'	61.66'	N 70°33'49" E	12°52'23"	31.02'

LOT 7847  
D. P. TEETERS  
D.B. 619-155



LOT 7848



**NOTE:**

There is a six (6') feet utility easement along each side of all interior lot lines & all rear lot lines and a ten (10') foot utility easement along and adjacent to all street right-of way lines, except where shown otherwise.

AREA SUMMARY	
R/W	0.7405 ACRES
LOTS	2.9564 ACRES
TOTAL	3.697 ACRES



**PYRAMID ENGINEERING**  
 362 N. MIAMI ST.  
 WEST MILTON, OHIO  
 937-698-3000  
 DES. JJB CONTRACT NO. \_\_\_\_\_ CONTRACT  
 DR. JJB SCALE: 1"=50'  
 CKD. PCB DATE: APRIL 2000  
 SHEET NO. 1 OF 2  
 FILE NO. \_\_\_\_\_

INDIAN RIDGE SECTION FOUR

PROTECTIVE COVENANTS & RESTRICTIONS -

DEDICATIONS/SIGNATURES

PLAT BOOK 19 , PAGE 6A
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.

FILE NO. 0290852

RECEIVED FOR RECORD 1:36 PM

FEE: \$43.20 DATE: JUNE 30, 2000

John W. O'Brien
MIAMI COUNTY RECORDER
Beverly M. Dade
DEPUTY COUNTY RECORDER

- 1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling or double dwelling as provided by City of Piqua Zoning Regulations
2. The floor area of each single dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1,400 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 800 Sq.Ft. All duplex structures shall have 900 Sq. Ft. min. per living unit.
3. The exterior design, square footage, elevations, building locations and construction materials of all buildings and pools shall be approved in writing by the developer, S&R BUCKEYE CONSTRUCTION CO., or an architectural review committee (ARC) chosen by S&R BUCKEYE CONSTRUCTION CO., INC., prior to the issuance of a building permit and evidenced by a signed plot plan and blueprint.
4. No lot shall be hereafter subdivided into additional residential lots. Except double lots can be split for two deedable residences.
5. No trailer, basement, campshack, garage, barn or other out-building shall be used at any time as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
6. Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fences shall be placed or allowed to remain nearer to the street than the front face of house.
7. No worn out, discarded or unlicensed automobiles, machinery or vehicles or parts thereof shall be stored on any lot and no part thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
8. No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may become an annoyance or nuisance.
9. No Animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes.
10. No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
11. No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed fifty (50) Sq. Ft. and shall not exceed 16 inches in height.
12. All lots are to be seeded or sodden and landscaped within six (6) months of the completion of the house. Landscaping shall include planting three (3) trees which are five (5) ft. min. height.
13. These protective covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2020, and subsequently until or unless amended by written consent of sixty percent (60%) of the owners of lots to be affected by said amendment(s).
14. These covenants shall be enforceable by injunction or otherwise by the grantor, his, her or its successors or assigns.
15. Invalidation of any one of these protective covenants or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
16. All lot owners are members of and must comply with the declarations, and any rules and regulations including the payment of dues of the INDIAN RIDGE Homeowners Association as recorded in the Miami County Records Book \_\_\_\_ Pg. \_\_\_\_ for the mutual benefit of all owners.
17. All builders must be approved by The Developer.

DESCRIPTION

Being a subdivision of 3.697 Acres in part of Lot 7847 and as conveyed to S&R Buckeye Construction by deed recorded in Vol. 704 Pg. 653 of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat as shown hereon and do hereby dedicate the streets and easements to public use forever. Easements shown or noted on this plat are for the construction operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, cable, telephone or other utility lines and 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.

John A. Strang
WITNESS
S&R Buckeye Construction Company
Scott Low
SCOTT LOW, PRESIDENT
Vicki L. Jones
WITNESS

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 28th day of June, 2000, before me, the undersigned, a notary public in and for said County and State, personally came S&R Buckeye Construction Company, by its president Scott Low, to be known, and acknowledged the signing and execution of the forgoing plat to be his voluntary act and deed. In testimony whereof, I have here unto set my hand and affixed my notarial seal on the day and date above written. My commission expires 4-4-2005
DATE: 4-4-2005
Vicki L. Jones
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

This plat reviewed and approved this 11th day of April, 2000.
CHAIRMAN, JIM ODA
SECRETARY, JIM JENNINGS

PIQUA CITY COMMISSION

At a meeting of Piqua City Commission held this day of May 1, 2000, this plat was approved by Resolution No. C-11445
MAYOR, FRANK BARHORST
CLERK, BECKY COOL

MIAMI COUNTY AUDITOR

Approved and transferred this 30 day of June 2000.
Chris A. Peoples
MIAMI COUNTY AUDITOR
Linda Lirreman
DEPUTY COUNTY AUDITOR

CERTIFICATION

I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins to be set at all lot corners, lot point of curvatures, & lot point of tangency.



Philip C. Brumbaugh
PHILIP C BRUMBAUGH
REGISTERED SURVEYOR OF OHIO NO. 5057

# COVENANTS & RESTRICTIONS

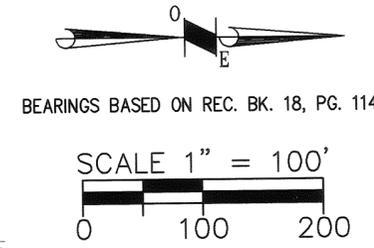
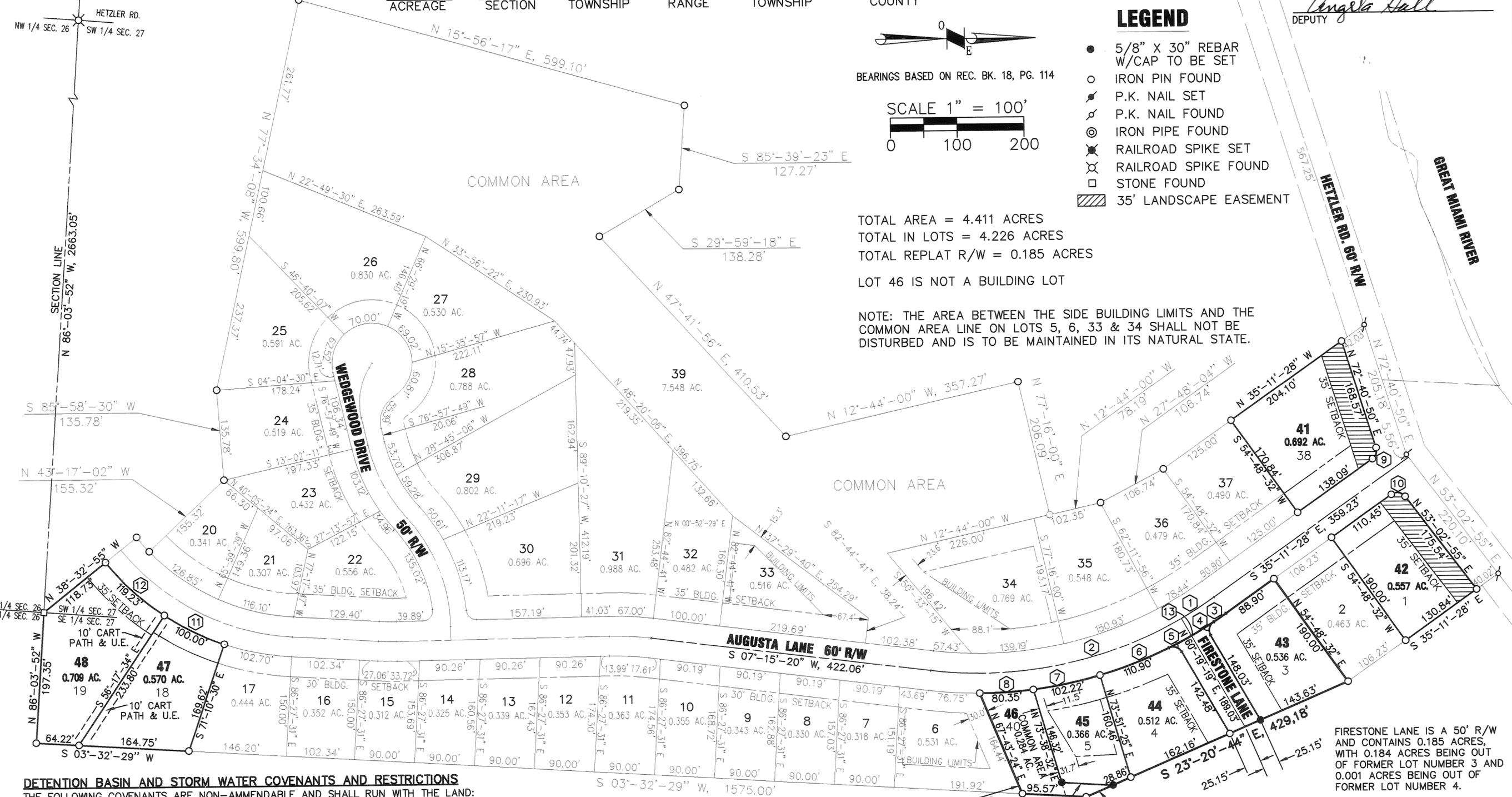
THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE GREENS OF SPRINGCREEK ON FILE WITH THE RECORDER OF MIAMI COUNTY, OHIO IN DEED BOOK 700, PAGE 384 WHICH DECLARATION IS INCORPORATED HEREIN BY REFERENCE THERETO.

# LOTS 41 THROUGH 48 IN THE GREENS OF SPRINGCREEK, PHASE 1 BEING A REPLAT OF LOTS 1, 3, 4, 5, 18, 19, 38 & 40

4.411 ACREAGE 27 B.T.M. SECTION 1 TOWNSHIP 12 RANGE SPRINGCREEK TOWNSHIP MIAMI, OHIO COUNTY

TRANSFERRED THIS 21 DAY OF July 2000  
 Chris A. Peoples BY Linda Livanman  
 CHRIS A. PEEPLES DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

PLAT BOOK 19, PAGE 7  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 21<sup>st</sup> DAY OF July 2000, AT 9:40 A.M.  
 FILE No. 0291949 FEE: \$21.60  
 John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
 Angela Hall  
 DEPUTY



- ### LEGEND
- 5/8" X 30" REBAR W/CAP TO BE SET
  - IRON PIN FOUND
  - ⊙ P.K. NAIL SET
  - ⊙ P.K. NAIL FOUND
  - ⊙ IRON PIPE FOUND
  - ⊙ RAILROAD SPIKE SET
  - ⊙ RAILROAD SPIKE FOUND
  - STONE FOUND
  - ▨ 35' LANDSCAPE EASEMENT

TOTAL AREA = 4.411 ACRES  
 TOTAL IN LOTS = 4.226 ACRES  
 TOTAL REPLAT R/W = 0.185 ACRES  
 LOT 46 IS NOT A BUILDING LOT

NOTE: THE AREA BETWEEN THE SIDE BUILDING LIMITS AND THE COMMON AREA LINE ON LOTS 5, 6, 33 & 34 SHALL NOT BE DISTURBED AND IS TO BE MAINTAINED IN ITS NATURAL STATE.

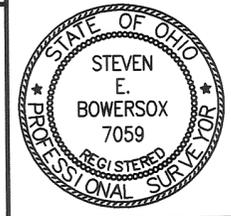
### DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

- THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:
1. MIAMI COUNTY AND SPRINGCREEK TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES AND STORM WATER DETENTION AREAS.
  2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.
  3. IN THE EVENT THAT THE GRANTEE FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEE AGREES TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGMENT.
  4. NO STRUCTURES, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1) WITHOUT THE WRITTEN PERMISSION OF THE MIAMI COUNTY ENGINEER.
  5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.
  6. C.C. DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFFSITE STORM AND DETENTION AREAS UNTIL DEVELOPED.

PIQUA COUNTRY CLUB

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 04-18-2000



**CHOICE ONE ENGINEERING**  
 the choice that exceeds...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 03-10-2000 drawn by: seb job number: MiaScr0001fin

# LOTS 41 THROUGH 48 IN THE GREENS OF SPRINGCREEK, PHASE 1 BEING A REPLAT OF LOTS 1, 3, 4, 5, 18, 19, 38 & 40

PLAT BOOK 19, PAGE 7A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 21st DAY  
OF July, 2000, AT 9:40 M.  
FILE No. 0291949 FEE: \$21.00  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Angela Hall  
DEPUTY

TRANSFERRED THIS 21 DAY OF July, 2000  
Chris A. Peeples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR  
BY: Sinda Jirreman  
DEPUTY AUDITOR

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	605.00'	05°-30'-47"	58.21'	58.19'	S 32°-26'-04" E
2	605.00'	36°-56'-00"	389.99'	383.27'	S 11°-12'-41" E
3	635.00'	04°-22'-01"	22.00'	22.00'	S 34°-11'-55" E
4	15.00'	86°-28'-19"	22.64'	20.55'	S 76°-26'-31" E
5	15.00'	86°-28'-19"	22.64'	20.55'	S 17°-05'-10" W
6	635.00'	10°-00'-25"	110.90'	110.76'	S 21°-08'-47" E
7	635.00'	09°-13'-25"	102.22'	102.11'	S 11°-31'-52" E
8	635.00'	07°-14'-59"	80.35'	80.29'	S 03°-17'-41" E
9	15.00'	72°-07'-43"	18.88'	17.66'	S 71°-15'-19" E
10	15.00'	88°-14'-23"	23.10'	20.88'	N 08°-55'-44" E
11	385.00'	14°-52'-55"	100.00'	99.72'	S 26°-15'-58" W
12	385.00'	17°-44'-39"	119.23'	118.75'	S 42°-34'-44" W
13	635.00'	07°-03'-22"	78.20'	78.15'	S 29°-40'-41" E

### LEGAL DESCRIPTION

BEING A REPLAT OF LOTS 1, 3, 4, 5, 18, 19, 38 AND 40 OF THE GREENS OF SPRINGCREEK, PHASE 1, AS RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS, BOOK 18, PAGE 114. SAID LOTS BEING LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 27, TOWN 1, RANGE 12, B.T.M., SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO.  
  
CONTAINING 4.411 ACRES MORE OR LESS WITH 0.185 ACRES MORE OR LESS OF SAME BEING DEDICATED AS ROAD RIGHT-OF-WAY AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEING A **REPLAT** SITUATED IN SECTION 27, TOWN 1, RANGE 12, B.T.M., IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING **4.411** ACRES FROM THE FOLLOWING DEEDS AS CONVEYED TO CARRIAGE CROSSING DEVELOPMENT, INCORPORATED; 90.363 ACRES FILED IN DEED BOOK 687, PAGE 198 AND 41.791 ACRES FILED IN DEED BOOK 696, PAGE 472 AS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE PROTECTIVE COVENANTS AND RESTRICTIONS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF ALL PARTS OF THE ROADS, STREETS, EASEMENTS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, PUBLIC GROUNDS, ETC..., SHOWN HEREON AND NOT HERETOFORE DEDICATED, 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 DRAINAGE OR OPEN WATERWAYS 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 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 OF MIAMI COUNTY, OHIO FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

### MIAMI COUNTY PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 19th DAY OF April, 2000.

Charles J. [Signature]  
CHAIRPERSON  
Wanil S. [Signature]  
SECRETARY

### MIAMI COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 18th DAY OF JULY, 2000.

[Signature]  
MIAMI COUNTY ENGINEER

OWNERS: CARRIAGE CROSSING DEVELOPMENT, INC. LIEN HOLDERS: Peoples Savings Bank  
Richard D. [Signature] PRESIDENT    [Signature] WITNESS  
[Signature] PRESIDENT    [Signature] WITNESS  
[Signature] V. PRESIDENT    [Signature] WITNESS    [Signature] V. PRESIDENT    [Signature] WITNESS

STATE OF OHIO, COUNTY OF Miami S.S.  
  
BEFORE ME, A NOTARY PUBLIC IN AND FOR Troy, OHIO, PERSONALLY APPEARED Richard D. [Signature], PRESIDENT AND ROBERT L. HEIDENBEICH, VICE PRESIDENT OF CARRIAGE CROSSING DEV. INC. CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND VICE PRESIDENT AND THE FREE ACT OF DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO THIS 22 DAY OF JUNE, 2000.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: MARY E. CLEVINGER  
Notary Public - State of Ohio  
My Commission Expires Oct. 4, 2002



### MIAMI COUNTY COMMISSIONERS

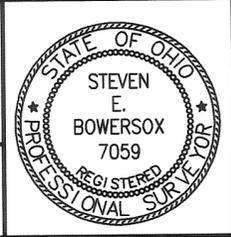
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 20th DAY OF July, 2000. (APPROVAL OF THIS PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.)

[Signature]    [Signature]    [Signature]

### PROTECTIVE COVENANTS & RESTRICTIONS

THE PROTECTIVE COVENANTS, RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS ARE RECORDED IN DEED BOOK       , PAGE       .

[Signature]    04-18-2000  
STEVEN E. BOWERSOX, P.S. #7059    DATE



**CHOICE ONE ENGINEERING**  
the choice that exceeds ...

440 HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
[www.choiceoneengineering.com](http://www.choiceoneengineering.com)

date: 03-10-2000	drawn by: seb	job number: MiSc0001fin2
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# REPLAT OF PART INLOT 25 AND PART INLOT 24 CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 19 PAGE 8  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 3rd DAY  
OF August, 2000, AT 9:30 AM  
FILE # 0292579 FEE \$ 21.60

John W. O'Brien Angela Hall  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

**DESCRIPTION**  
BEING A REPLAT OF PART INLOT 24 & PART INLOT 25,  
IN THE CITY OF TROY, AS ACQUIRED BY PAMELA A. KARNEHM, ETAL,  
BY DEED BOOK 697, PAGE 164, AND BY UPENDRA S. PATEL, ETAL  
BY DEED BOOK 695, PAGE 961.

**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.

<p><u>James M. Budd</u> 1. JAMES M. BUDD</p> <p><u>Gloria J. Budd</u> 2. GLORIA J. BUDD</p> <p><u>Upendra S. Patel</u> 3. UPENDRA S. PATEL</p> <p><u>Brenda Patel</u> 4. BRENDA PATEL</p> <p><u>Pamela A. Karnehm</u> 5. PAMELA A. KARNEHM</p> <p><u>Letitia R. Myers</u> 6. LETITIA R. MYERS</p> <p><u>Robin R. Hunter</u> 7. ROBIN R. HUNTER</p>	<p><u>Dany Chute</u> WITNESS AS TO 1,2</p> <p><u>Lisa E. Schelin</u> WITNESS AS TO 1,2</p> <p><u>Dany Chute</u> WITNESS AS TO 3,4</p> <p><u>Lisa E. Schelin</u> WITNESS AS TO 3,4</p> <p><u>Dany Chute</u> WITNESS AS TO 5,6</p> <p><u>Lisa E. Schelin</u> WITNESS AS TO 5,6</p> <p><u>Patricia Cool</u> WITNESS AS TO 7</p> <p><u>Patricia Cool</u> WITNESS AS TO 7</p> <p>WITNESS AS TO _____</p>
--	---

STATE OF OHIO - COUNTY OF MIAMI, S.S. - #s 1,2,3,4,5,6  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,  
PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO  
ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND  
THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED  
MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY,  
OHIO, THIS 27th DAY OF July, 2000.

Lisa E. Schelin  
NOTARY PUBLIC  
LISA E. SCHELIN, Notary Public  
In and for the State of Ohio  
My Commission Expires May 11, 2004

STATE OF OHIO - COUNTY OF LAKE, S.S. # 1  
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 Mentor,  
OHIO, THIS 25th DAY OF July, 2000.

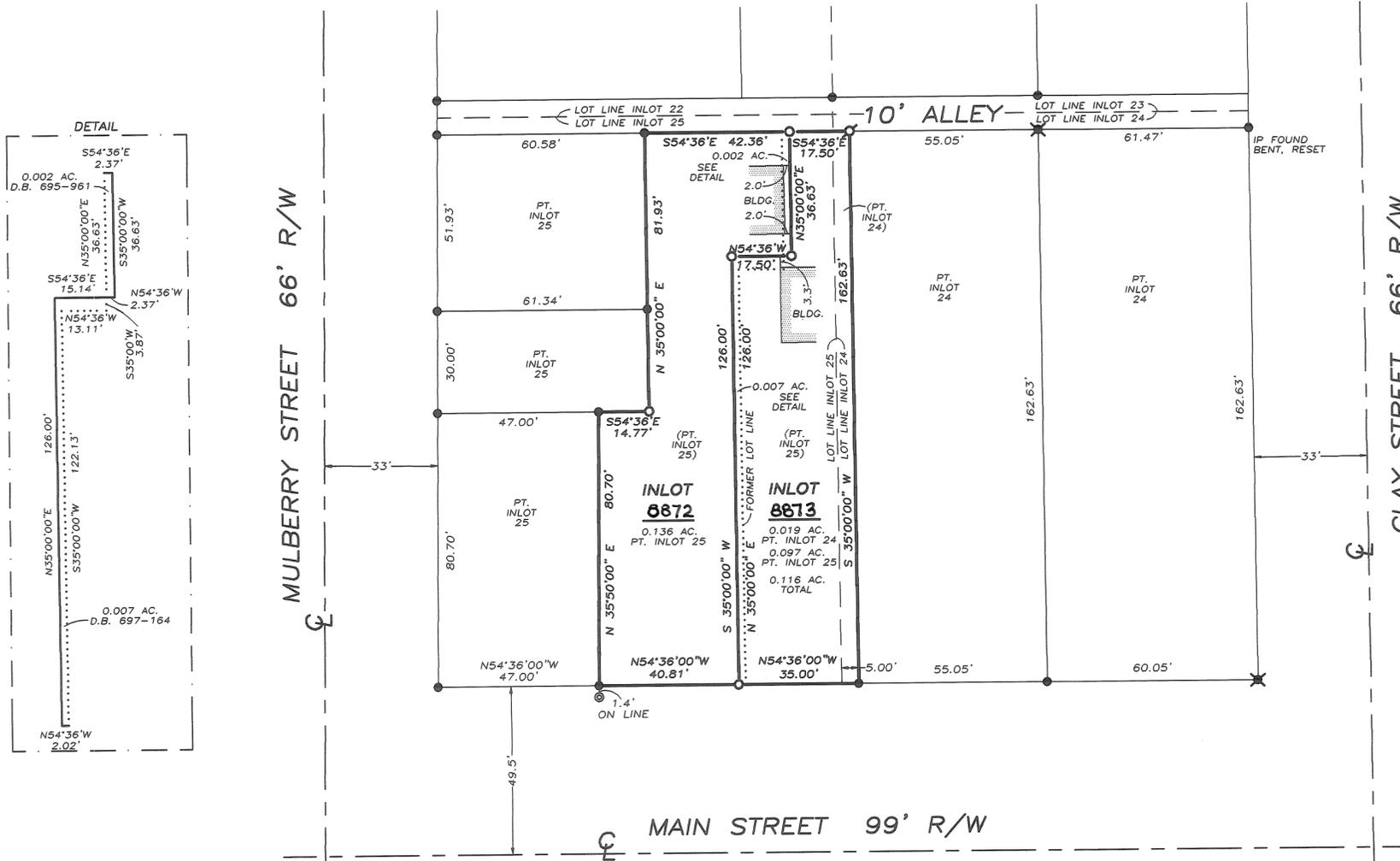
Patricia Cool  
NOTARY PUBLIC  
Patricia Cool, Notary Public, State of Ohio  
My Commission Expires 06-28-02  
(Recorded in \_\_\_\_\_ County)

**APPROVAL**  
THIS PLAT REVIEWED AND APPROVED BY THE CITY OF TROY  
PUBLIC WORKS DIRECTOR THIS 3RD DAY OF AUGUST, 2000.

Steven D. Lippel  
CITY OF TROY PUBLIC WORKS DIRECTOR

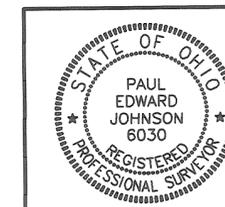
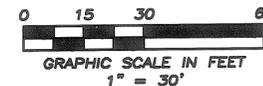
APPROVED AND TRANSFERRED THIS 3 DAY OF Aug, 2000.

Chris A. Peppers Sirida J. Jansen  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



- | REFERENCES          |                      |
|---------------------|----------------------|
| <b>LOT SURVEYS:</b> | <b>DEED BOOKS:</b>   |
| VOLUME 1, PAGE 14   | VOLUME 262, PAGE 328 |
| VOLUME 11, PAGE 128 | VOLUME 262, PAGE 331 |
| VOLUME 12, PAGE 29  | VOLUME 468, PAGE 697 |
| VOLUME 12, PAGE 155 | VOLUME 502, PAGE 428 |
| VOLUME 12, PAGE 189 | VOLUME 687, PAGE 200 |
| VOLUME 16, PAGE 78  | VOLUME 695, PAGE 961 |
| VOLUME 17, PAGE 42  | VOLUME 697, PAGE 164 |

- LEGEND**
- IRON PIN SET
  - ⊕ P.K. NAIL SET
  - IRON PIN FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ⊙ 1" PIPE FOUND



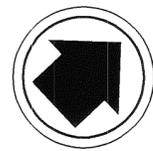
REPLAT OF PART INLOT 24 & PART INLOT 25  
JULY 19, 2000

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

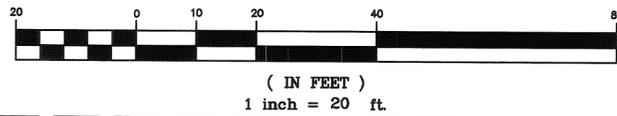
# REPLAT OF INLOTS 5646, 5647, 5648 & 8749 INTO A SINGLE NEW INLOT

LOCATED IN THE N.W. SECTION OF  
TROY, MIAMI COUNTY, OHIO

VOLUME 19 PAGE 9  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS. RECEIVED THIS 3<sup>RD</sup>  
DAY OF AUGUST, 2000 FOR  
FILING AT 2:51 P.M.  
FILE NO. 0292649 FEE # 21.40

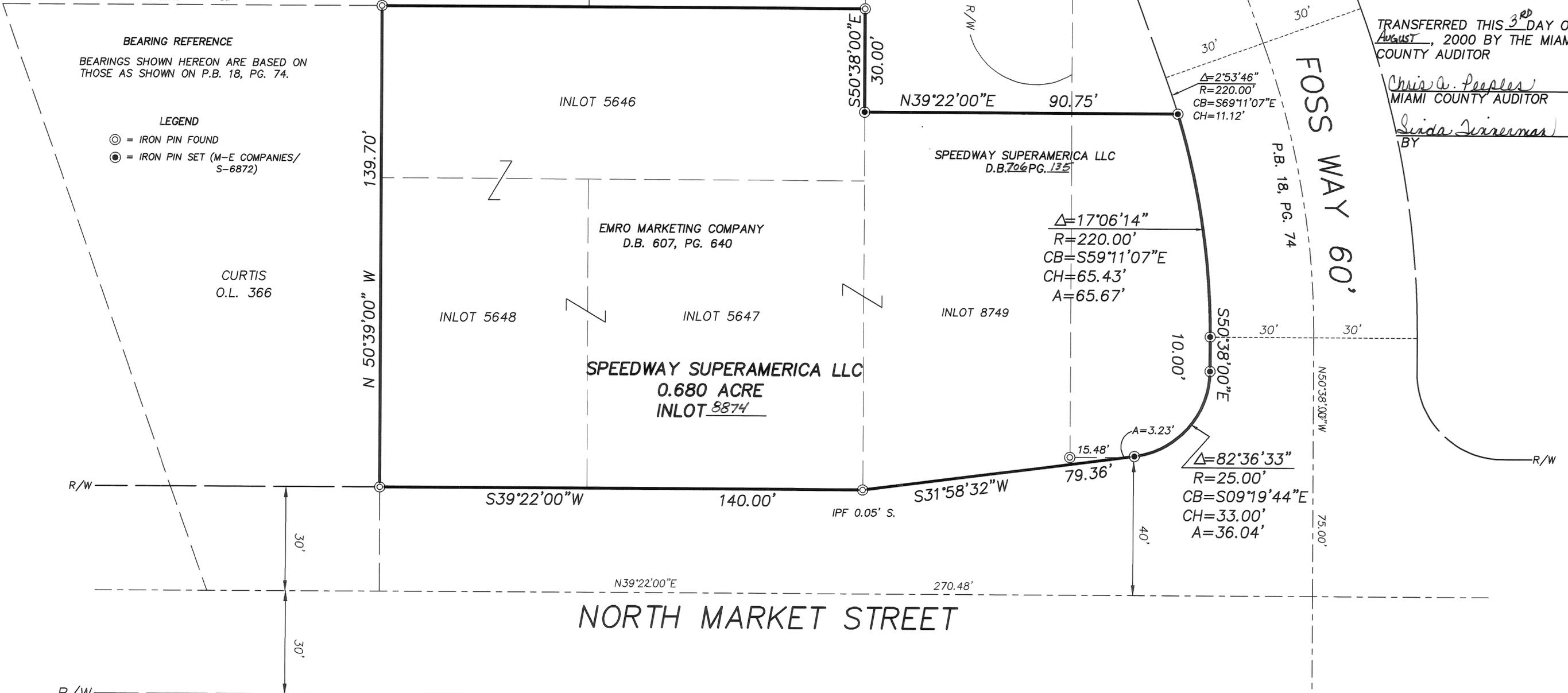


NORTH  
GRAPHIC SCALE



BEARING REFERENCE  
BEARINGS SHOWN HEREON ARE BASED ON  
THOSE AS SHOWN ON P.B. 18, PG. 74.

LEGEND  
⊙ = IRON PIN FOUND  
⊙ = IRON PIN SET (M-E COMPANIES/  
S-6872)



John W. O'Brien  
MIAMI COUNTY RECORDER'S  
BY Angela Hall

TRANSFERRED THIS 3<sup>RD</sup>  
DAY OF AUGUST, 2000 BY THE MIAMI  
COUNTY AUDITOR

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
BY Linda Swirmer

PROPERTY OWNERS CONSENT  
WE THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE  
THIS REPLAT TO BE OUR FREE ACT AND DEED.  
SPEEDWAY SUPERAMERICA LLC FKA EMRO MARKETING CO.  
G.E. Buraker, Sr. V. Pres, Operations  
STATE OF OHIO, COUNTY OF CLARK, SS: BEFORE ME  
A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,  
APPEARED THE ABOVE INDIVIDUAL WHO ACKNOWLEDGED  
HIS SIGNING TO BE HIS FREE ACT AND DEED SIGNED  
BEFORE ME THIS 20<sup>TH</sup> DAY OF JULY, 2000.  
Paul B. Luyten March 3, 2005  
NOTARY PUBLIC MY COMMISSION EXPIRES

REPLAT REVIEWED AND APPROVED THIS  
28<sup>TH</sup> DAY OF JULY, 2000.  
Steven D. Luffel  
PUBLIC WORKS DIRECTOR, CITY OF TROY  
SURVEY AND REPLAT OF INLOTS 8749,  
5646, 5647 AND 5648.  
David L. Chiesa 7/11/00  
DAVID L. CHIESA  
REGISTER SURVEYOR No. 7740



REFERENCES:  
RECORD PLAT VOL. 18, PG. 110  
RECORD PLAT VOL. 18, PG. 74  
RECORD PLAT VOL. 9, PG. 124  
LOT SURVEY VOL. 16, PG. 26  
DEED BOOK 607, PG. 640  
DEED BOOK 406, PG. 698  
DEED BOOK 676, PG. 295  
DEED BOOK 678, PG. 518  
DEED BOOK 700, PG. 135  
(REPLAT)  
(STREET VACATION)  
(INLOTS 5646, 5647, 5648)  
(INLOTS 5646, 5647, 5648-EMRO)  
(OUTLOT 366 CURTIS)  
(OUTLOT 363 GROVE)  
(OUTLOT 364 BEHM)  
(INLOT 8749 SPEEDWAY SUPERAMERICA)

(50')  
KIRK LANE



# STREET DEDICATION PLAT COUNTY ROAD NO. 25A

MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 9, TOWN 4, RANGE 6



SCALE: 1"=80'

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREET AND UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF GAS, SANITARY SEWER, STORM SEWER, WATER, TELEPHONE, CABLE T.V., ELECTRICAL POWER, 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.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: DAVID W. ARBOGAST

*David W. Arbogast*  
WITNESS

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: LIENHOLDER BANK ONE DAYTON N.A.

*Martha L. Heide*  
WITNESS  
NAME *Jack M. Boehm*  
TITLE *VICER PRESIDENT*

STATE OF Ohio, COUNTY OF Montgomery

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED FOR AND ON HIS BEHALF.

SUSAN R. PERKINS  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
October 7, 2003

TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 17 DAY OF July, 2000.

*Susan R. Perkins*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

DATE: \_\_\_\_\_, 2000

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

NOTARY PUBLIC  
MY COMMISSION EXPIRES:

STATE OF Ohio, COUNTY OF Montgomery

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED FOR AND ON HIS BEHALF.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 17 DAY OF July, 2000.

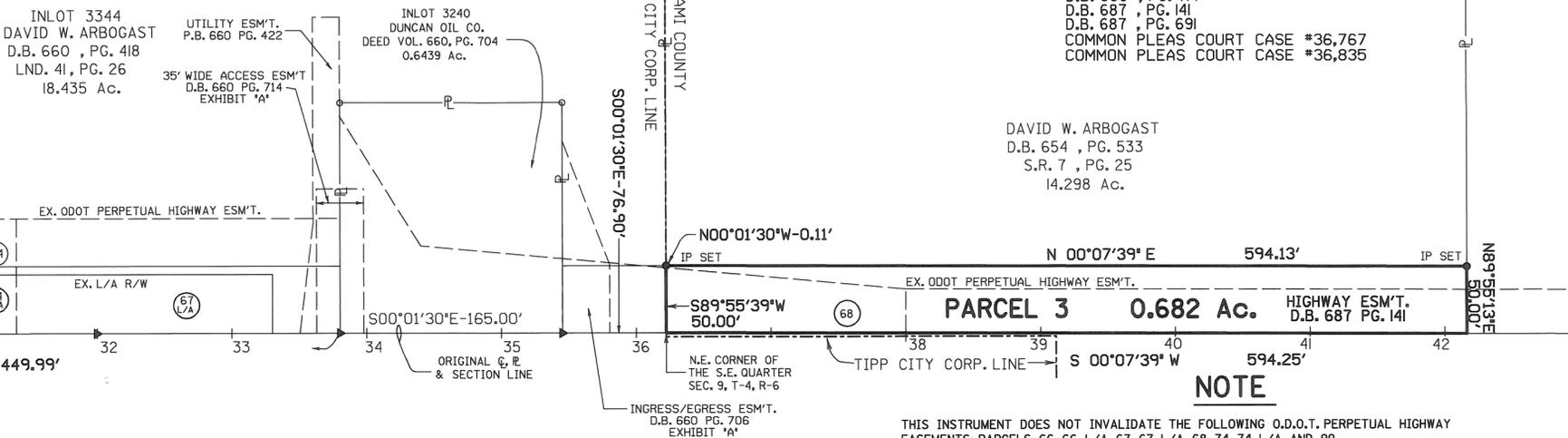
*Martha L. Heide*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



MARTHA L. HEIDE, Notary Public  
In and for the State of Ohio  
My Commission Expires Nov. 20, 2000



GRAPHIC SCALE



**SURVEY REFERENCES**

- LAND SURVEY VOL. 9, PG. 144
- LAND SURVEY VOL. 9, PG. 176
- LAND SURVEY VOL. 9, PG. 181
- LAND SURVEY VOL. 14, PG. 162
- LAND SURVEY VOL. 18, PG. 49
- LAND SURVEY VOL. 40, PG. 134
- LAND SURVEY VOL. 41, PG. 26
- S.R. 7, PG. 25

**DEED/COURT CASE REFERENCES**

- D.B. 332, PG. 130
- D.B. 332, PG. 131
- D.B. 332, PG. 132
- D.B. 560, PG. 779
- D.B. 654, PG. 533
- D.B. 660, PG. 418
- D.B. 660, PG. 422
- D.B. 660, PG. 704
- D.B. 660, PG. 706
- D.B. 660, PG. 714
- D.B. 687, PG. 141
- D.B. 687, PG. 691
- COMMON PLEAS COURT CASE #36,767
- COMMON PLEAS COURT CASE #36,835

DAVID W. ARBOGAST  
D.B. 654, PG. 533  
S.R. 7, PG. 25  
14,298 Ac.

THIS INSTRUMENT DOES NOT INVALIDATE THE FOLLOWING O.D.O.T. PERPETUAL HIGHWAY EASEMENTS: PARCELS 66, 66 L/A, 67, 67 L/A, 68, 74, 74 L/A AND 99.

INTERSTATE ROUTE 75

**LEGEND**

- CONC. MONUMENT FOUND
- IRON PIN FOUND
- ▲ P.K. NAIL FOUND
- IRON PIN SET

## COUNTY ROAD 25A

**MIAMI COUNTY APPROVALS**

REVIEWED BY THE MIAMI COUNTY AUDITOR  
11 DAY OF Aug., 2000.

*Chris A. Peoples*  
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

*Linda Sierman*  
(BY DEPUTY AUDITOR)

THIS PLAT WAS REVIEWED AND HEREBY APPROVED, ACCEPTING PARCEL 3 AND ADJOINING UTILITY EASEMENTS, IF ANY, AS SHOWN. ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO THIS 10<sup>th</sup> DAY OF August, 2000.

*Richard N. Adams*  
RICHARD N. ADAMS, COMMISSIONER

ARTHUR D. HADDAD, COMMISSIONER

*D. Ann Baird*  
D. ANN BAIRD, COMMISSIONER

VOLUME 19, PAGE 10

MIAMI COUNTY RECORDER'S PLAT RECORDS

ROAD RECORD VOLUME 8, PAGE 175

RECEIVED FOR RECORD THIS 11<sup>th</sup> DAY OF August, 2000, AT 9:48 A.M.

FILE NUMBER 0293125 FEE \$0.00

*John O'Brien*  
JOHN O'BRIEN, MIAMI COUNTY RECORDER

*Jill Rank*  
(BY DEPUTY RECORDER)

THIS PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 18<sup>th</sup> DAY OF July, 2000.

*Doug L. Christian*  
DOUGLAS L. CHRISTIAN,  
MIAMI COUNTY ENGINEER

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, AND ALL MONUMENTS ARE LOCATED AS SHOWN HEREON.

*James P. Benedict* 6/22/00  
JAMES P. BENEDICT  
OHIO PROFESSIONAL SURVEYOR No.6583



Des.	DES	<b>LJB</b> LOCKWOOD, JONES AND BEALS INC. engineers architects	Scale:	1"=80'
Dr.	DES		Project:	14656 A0
Ck.	JPB		Dayton Office: 1400 RESEARCH BOULEVARD DAYTON, OHIO 45422-0248 TEL: (937) 650-5000 FAX: (937) 650-5100	Sht.
Date:	6/21/00			

# ANNEXATION TO THE CITY OF TIPP CITY, OHIO

4  
TOWN

6E  
RANGE

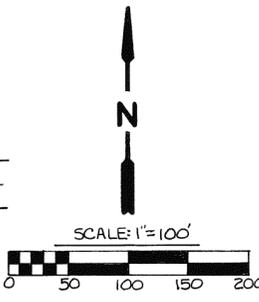
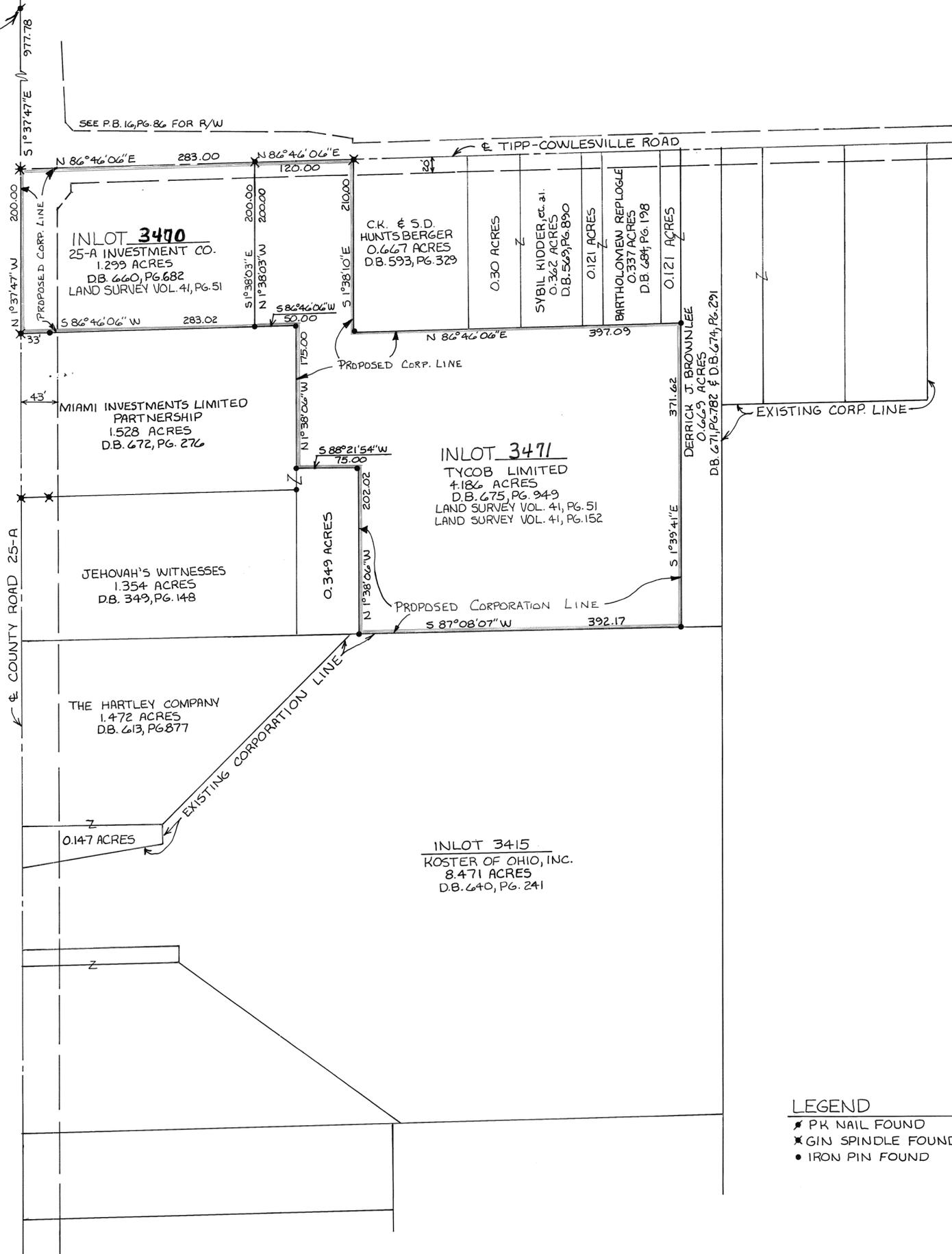
NW 1/4-10  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

N.W. CORNER  
N.W. QUARTER  
SECTION 10  
NAIL FOUND 4.55'  
SOUTH ON LINE



PLAT BOOK 19 PAGE 11  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED Aug. 15, 2000 AT 11:57 AM  
FILE NO. 0293266 FEE 21.60  
John W. O'Brien BY: Michelle Jeffrey  
MIAMI CO. RECORDER DEPUTY

SEE ANNEXATION PROCEEDINGS RECORDED IN  
MISC. BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

APPROVED AND TRANSFERRED WITH LOT NUMBERS  
ASSIGNED THIS 15 DAY OF Aug., 2000.

Chris A. Peoples BY: Sinda Zimmerman  
MIAMI CO. AUDITOR DEPUTY

**DESCRIPTION**  
BEING A TOTAL OF 5.485 ACRES IN THE N.W. QUARTER OF SECTION 10,  
TOWN 4, RANGE 6E, MONROE TOWNSHIP, MIAMI COUNTY, OHIO.

**APPROVALS**  
THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 14<sup>th</sup> DAY OF JANUARY, 2000.

Sam Chertea  
MIAMI COUNTY ENGINEER

THE ANNEXATION OF THE FOREGOING AREA WAS REVIEWED AND APPROVED BY THE  
MIAMI COUNTY COMMISSIONERS THIS 13<sup>th</sup> DAY OF JANUARY, 2000

Richard N. Adams  
RICHARD N. ADAMS

D. Ann Baird  
D. ANN BAIRD

Arthur D. Haddad  
ARTHUR D. HADDAD

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 4<sup>th</sup>  
DAY OF April, 2000, THIS ANNEXATION WAS APPROVED AND ACCEPTED BY  
ORDINANCE NUMBER \_\_\_\_\_

Bruce E. LaH  
PRESIDENT

Cathy A. Ross  
CLERK

David F. Hill  
MAYOR

James A. Ross  
DIRECTOR OF LAW

THIS MAP WAS PREPARED FROM A COMBINATION OF RECORD INFORMATION AND A FIELD  
SURVEY AND IS INTENDED FOR ANNEXATION PURPOSES ONLY.



Michael W. Cozatt 7/07/98  
MICHAEL W. COZATT, P.S. #6001

- LEGEND**
- ✦ PK NAIL FOUND
  - ✱ GIN SPINDLE FOUND
  - IRON PIN FOUND

**COZATT ENGINEERING COMPANY**  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 12298

# ANNEXATION TO THE VILLAGE OF BRADFORD

9 N  
TOWN

4 E  
RANGE

NW 1/4 ~ 22  
SECTION

NEWBERRY  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

PLAT BOOK 19 PAGE 12  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED August 16, 2000 AT 1:45 p.m.  
FILE NO. 0293376 FEE \$21.60

John W. O'Brien BY: Jill Paul  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED  
THIS 16 DAY OF Aug., 2000.

Chris A. Peeper BY: Linda Linneman  
MIAMI COUNTY AUDITOR DEPUTY

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. BK. \_\_\_ PG. \_\_\_

## DESCRIPTION

BEING A TOTAL OF 12.255 ACRES IN THE NORTHWEST QUARTER  
OF SECTION 22, TOWN 9N, RANGE 4E, NEWBERRY TOWNSHIP, MIAMI  
COUNTY, OHIO.

## APPROVALS

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE MIAMI  
COUNTY ENGINEER THIS 12 DAY OF March, 2000.

Darryl Smith  
MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 14<sup>TH</sup>  
DAY OF March, 2000, THE ANNEXATION OF THE AREA SHOWN  
HEREON WAS APPROVED.

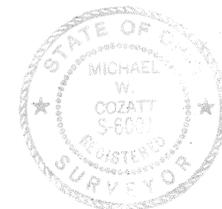
Richard N. Adams D. Ann Baird  
RICHARD N. ADAMS D. ANN BAIRD

Arthur D. Haddad  
ARTHUR D. HADDAD

AT A MEETING OF THE VILLAGE COUNCIL OF BRADFORD, OHIO HELD  
THIS 13<sup>TH</sup> DAY OF July, 2000, THIS ANNEXATION PLAT WAS  
ACCEPTED AND APPROVED.  
ORDINANCE NUMBER 0-00-06.

Jeffrey L. Wising Russell D. Sanderson  
MAYOR PRESIDENT OF COUNCIL  
Brenda B. Seidman Michael J. Adman  
CLERK OF COUNCIL VILLAGE SOLICITOR

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT AND ALL  
MONUMENTS LOCATED AS SHOWN HEREON.



Michael W. Cozatt 12-21-99  
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 31699



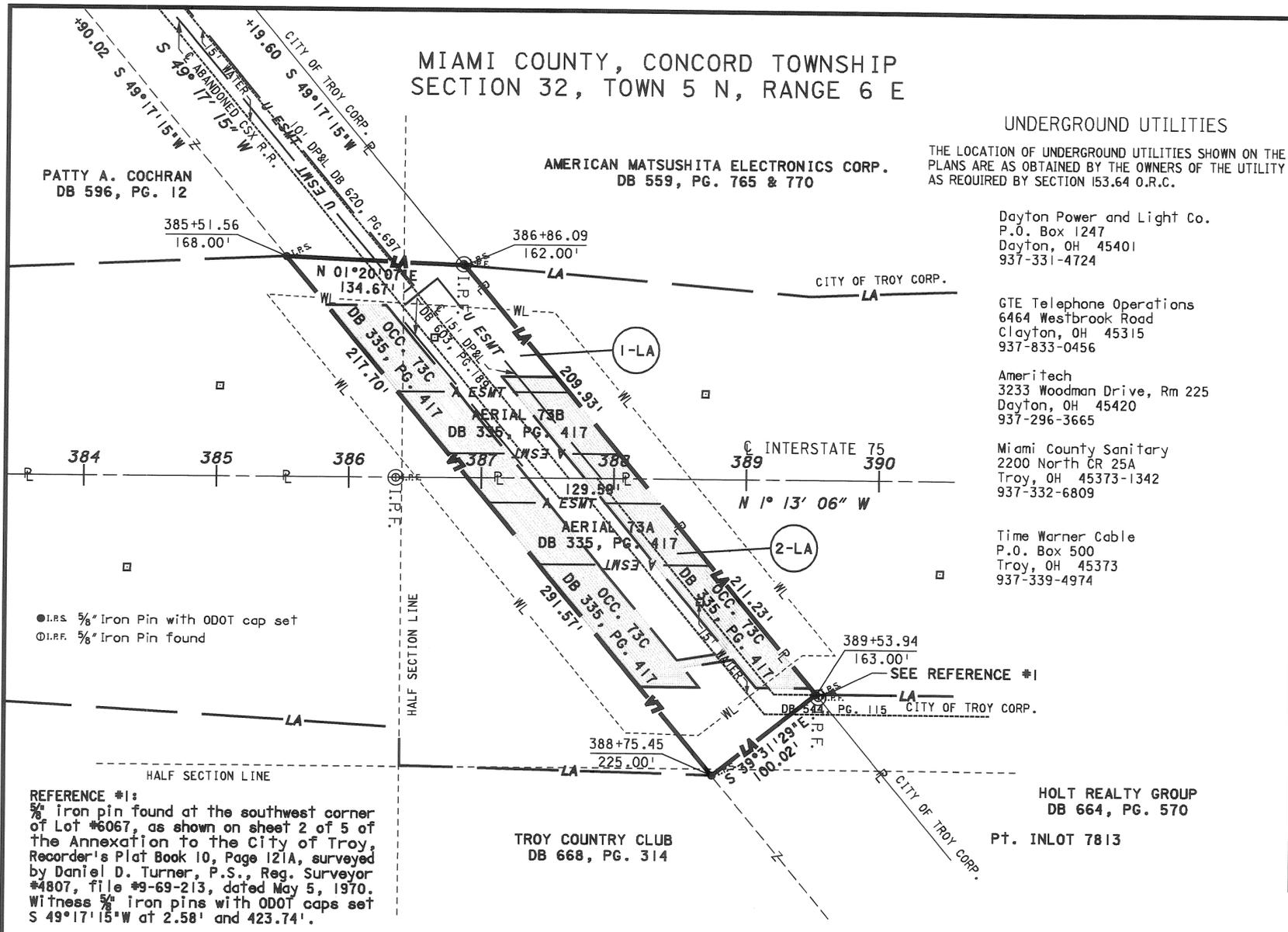
IN LOT 599  
12.255 ACRES

RICHARD K. & YVONNE R. PATTY  
D.B. 635, PG. 680  
51.023 ACRES REMAINING



## LEGEND

- IRON PIN FOUND
- 5/8" + CAPPED IRON PIN SET (COZATT, S6001)
- ✱ R.R. SPIKE FOUND
- MONUMENT BOX



FEE \$21.40

RECEIVED Aug. 18, 2000  
AT 8:08 AM FILE No. 0293473  
BOOK 19 PAGE 13  
RECORDER John W. O'Brien  
BY DEPUTY Angela Hall

## PROPERTY MAP

MIAMI COUNTY, CONCORD TOWNSHIP  
SECTION 32, TOWN 5 N, RANGE 6 E

BEGIN ACQUISITION  
STA. 386+90.02

END ACQUISITION  
STA. 388+19.60

SCALE IN FEET  
0 250 500 1000

I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 1999.

Mark L. Deam  
Mark L. Deam Registered Surveyor #7031

RECORDED
MIAMI COUNTY
Date: <u>8-18-2000</u>
Vol: <u>19</u>
Page: <u>13</u>

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

MIA-75-7.85/MIA-55-(8.60-9.70) (1967)  
MIA-25-4.29 (1955)

**BASIS OF BEARINGS:**

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. THEY ARE BASED ON A SURVEY DONE BY THE OHIO DEPARTMENT OF TRANSPORTATION IN 1999.

N 01°13'06"W on I.R. 75  
from P.T. station 370+19.84 to P.I. station 571+03.74

REV.	DATE	DESCRIPTION
AMY	5/15/00	change proposed "SH" takes to "LA"
AMY	2/02/00	moved property line to centerline
AMY	1/24/00	added WATER EASEMENT DB 544, PG. 115

COMPLETION DATE: 05/20/99

**TOTAL NUMBER OF :**

2 OWNERSHIPS  
0 TOTAL TAKES  
0 OWNERSHIPS WITH STRUCTURES INVOLVED  
0 OWNERSHIPS WITH "P" ITEMS

## SUMMARY OF ADDITIONAL RIGHT OF WAY

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA (AC.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED MICROFICHE
1-LA	PATTY A. COCHRAN	1 & 2	DB 596, PG. 12	C06-CC032C	30.292	4.309	0.491	0.000	0.491	N	25.492		STATE	ENCUMBERED BY MIA-25-4.29 EASEMENTS: AERIAL 73B, 0.138 Ac. & OCCUPATIONAL 73C, 0.210 Ac.; DP&L EASEMENTS, 0.124 Ac. & 0.007 Ac.	
2-LA	TROY COUNTRY CLUB, INC.	1 & 2	DB 668, PG. 314	C06-CC032A	112.7±	11.2±	0.577	0.000	0.577	N	100.9±		STATE	ENCUMBERED BY MIA-25-4.29 EASEMENTS: AERIAL 73A, 0.138 Ac. & OCCUPATIONAL 73C, 0.321 Ac. WATER EASEMENT - 0.074 Ac. (DB 544, Pg. 115)	

HORIZONTAL SCALE IN FEET  
 CALCULATED AMY CHECKED  
 PID NO. 11160  
 RIGHT OF WAY PLAN STA 384+00 TO STA 391+00  
 MIA-75-4.94



SCALE IN METERS

PID NO. 18178

CENTERLINE PLAT

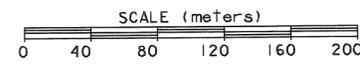
MIA-202-7.928 (4.93)  
MIA-571-27.067 (16.82)

77  
77

# CENTERLINE PLAT MIA-202-7.928 (4.93) MIA-571-27.067 (16.82)

## MIAMI COUNTY BETHEL TOWNSHIP SECTIONS 29, 30, 35, 36 TOWN 2 RANGE 9 M.R.S.

VOLUME 19 PAGE 14  
MIAMI COUNTY RECORDER'S PLAT  
RECEIVED Apr. 18, 2000  
AT 8:10 A.M. FEE \$ 21.60  
FILE NUMBER 0293474  
*John W. O'Brien*  
COUNTY RECORDER  
*Angela Hall*  
BY DEPUTY



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

ALL DIMENSIONS ARE IN METERS UNLESS INDICATED OTHERWISE. THE METRIC TO ENGLISH CONVERSION FACTOR IS BASED ON THE U.S. SURVEY FOOT.  
1 FOOT = 0.3048006096 METERS  
1 METER = 3.2808333333 FEET

BASIS FOR BEARINGS:  
ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. THEY ARE BASED ON THE PRIOR PROJECTS MIA-202-0.00-5.07, RECORDED IN 1961, MIA-202-5.06-6.03, AND MIA ICH 197 SEC C, LOCATION PLANS 16.96, 1957

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING:  
MIA-202-0.00-5.07 & MIA-571-16.96

CURVE-1 DATA		CURVE-3 DATA	
P.I. STA. 7+770.999	$\Delta = 02^{\circ}03'15''$	P.I. STA. 27+704.533	$\Delta = 31^{\circ}45'00''$
$R = 3742.240$	$T = 67.091$	$R = 582.126$	$Yc = 2.393$
$L = 134.167$	$E = 0.601$	$Ls = 91.440$	$Ts = 211.428$
		$\Delta s = 4^{\circ}30'00''$	$Es = 23.704$
		$p = 0.597$	$\Delta c = 22^{\circ}45'00''$
		$k = 45.711$	$Lc = 231.140$

RECORDED  
MIAMI COUNTY  
Date: 8-18-2000  
Vol: 19  
Page: 14



I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 1995.  
*Mark L. Deam*  
Mark L. Deam Registered Surveyor #7031

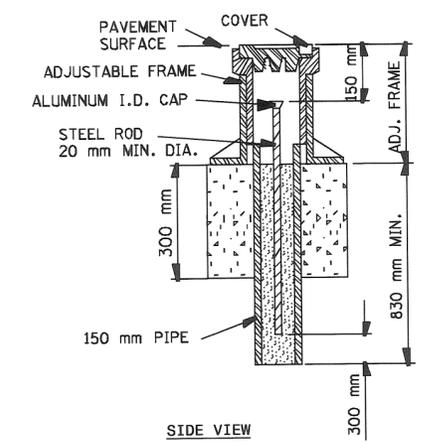
STATION	PK NAIL (FOUND)		RR SPIKE (SET)	
	LEFT	RIGHT	LEFT	RIGHT
STATE ROUTE 202				
7+770.999				0.581 m
8+152.434			ON $\epsilon$	
8+382.019				0.001 m
8+750.859			ON $\epsilon$	
STATE ROUTE 571				
26+861.997			0.042 m	
27+022.633				0.039 m
27+183.256				0.016 m
27+202.052		0.012 m		
27+493.112			0.028 m	
27+584.551			0.058 m	
27+700.075			0.145 m	
27+815.686			0.013 m	
27+907.136			0.012 m	
28+220.190			0.003 m	

TANGENT TABLE		
NO.	BEARING	DISTANCE
(1)	N 72°49'51"E	18.809 m (61.71')

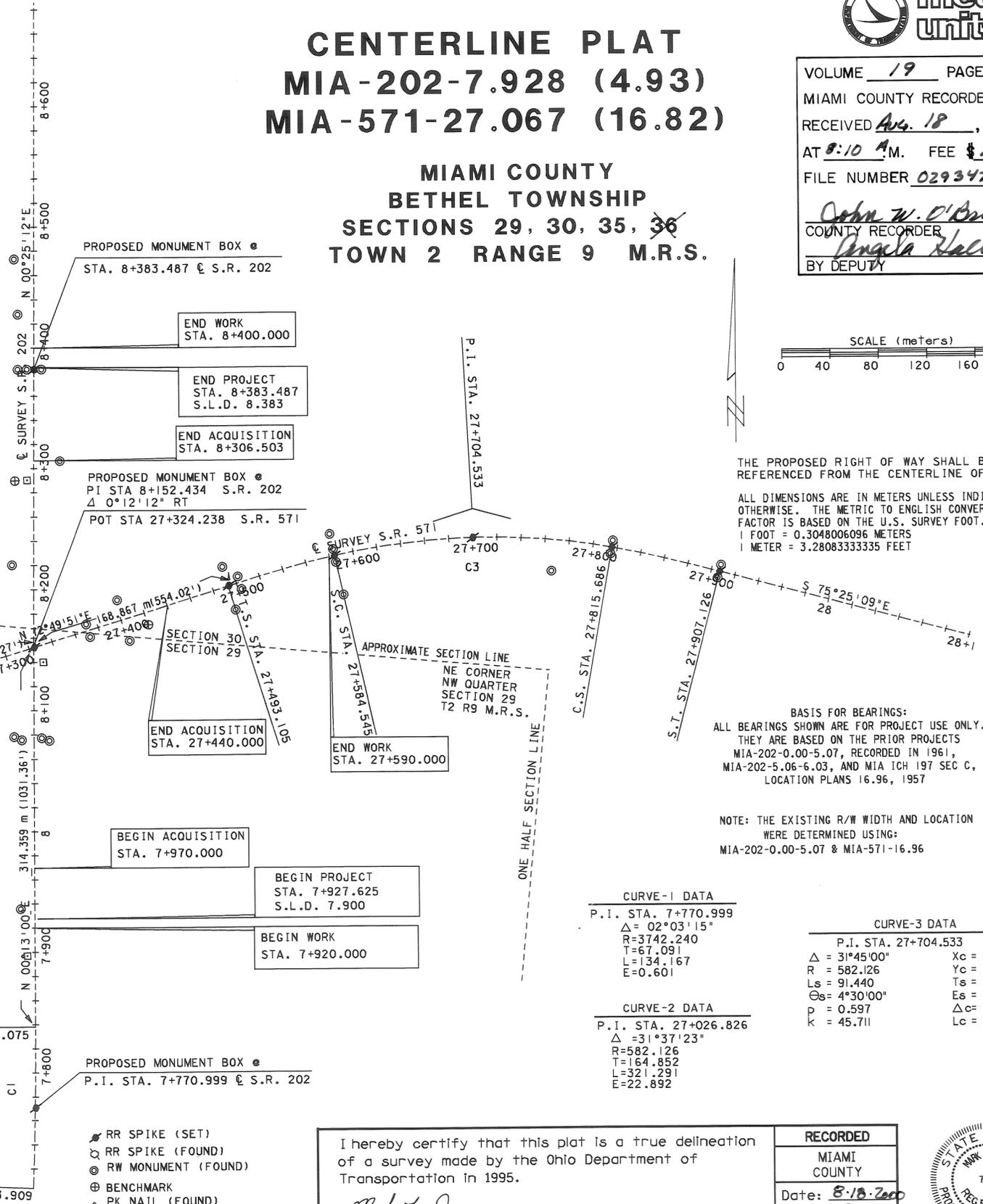
STATION	MONUMENTS (FOUND)	
	LEFT	RIGHT
STATE ROUTE 202		
7+935.817	12.240 m	12.391 m
8+075.542		
8+075.945	10.460 m	
8+077.653		6.058 m
8+078.596	16.760 m	
8+220.38	18.276 m	
8+306.503		21.144 m
8+382.105	13.747 m	
8+382.199		6.110 m
8+382.210	6.122 m	
8+427.839	13.729 m	
8+473.572	16.771 m	
8+750.841		ON $\epsilon$
STATE ROUTE 571		
27+183.731		12.468 m
27+202.062		5.496 m
27+218.705	5.490 m	
27+249.134		12.225 m
27+249.148	12.161 m	
27+371.126	5.515 m	
27+371.135		5.465 m
27+401.515	16.819 m	
27+401.543		18.258 m
27+492.878	16.868 m	
27+492.922		20.045 m
27+502.537		5.510 m
27+502.539	5.475 m	
27+584.328	18.357 m	
27+584.338	5.555 m	
27+584.341		33.154 m
27+584.375		5.410 m
27+767.267		25.856 m
27+815.197		5.443 m
27+815.210	5.548 m	
27+906.656	5.508 m	
27+906.640		5.518 m

MONUMENTS TO BE SET DURING CONSTRUCTION		
STATION	DIST. FROM $\epsilon$ OF SURVEY	ADJUSTABLE $\epsilon$ MONUMENT
STA. 7+770.999	SET ON P.I.	
STA. 8+152.433	$\epsilon$	
STA. 8+382.487	$\epsilon$	
TOTAL CARRIED TO GENERAL SUMMARY		3

ADJUSTABLE CENTERLINE MONUMENTS, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM 1.1M (REV. 6-30-95) OF THE OHIO DEPARTMENT OF TRANSPORTATION. THE PLACING OF THE MONUMENTS SHALL BE UNDER THE DIRECTION OF A REGISTERED SURVEYOR AND ARE TO BE SET, AS SHOWN BY THE HIGHWAY CONTRACTOR AT THE TIME OF CONSTRUCTION. ANY ALTERATIONS, WITH PRIOR APPROVAL OF THE OHIO DEPARTMENT OF TRANSPORTATION, SHALL BE NOTED AND O.D.O.T. SHALL BE NOTIFIED OF THE NEW LOCATIONS.



ADJUSTABLE CENTERLINE MONUMENT DETAILS



# REPLAT OF LOT 7163

• TROY - OHIO •

PLAT BOOK 19 PAGE 15

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

STREETS = 1.7827 Ac.

LOTS = 42.0252 Ac.

TOTAL = 43.8079 Ac.

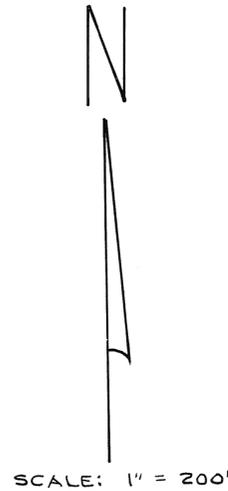
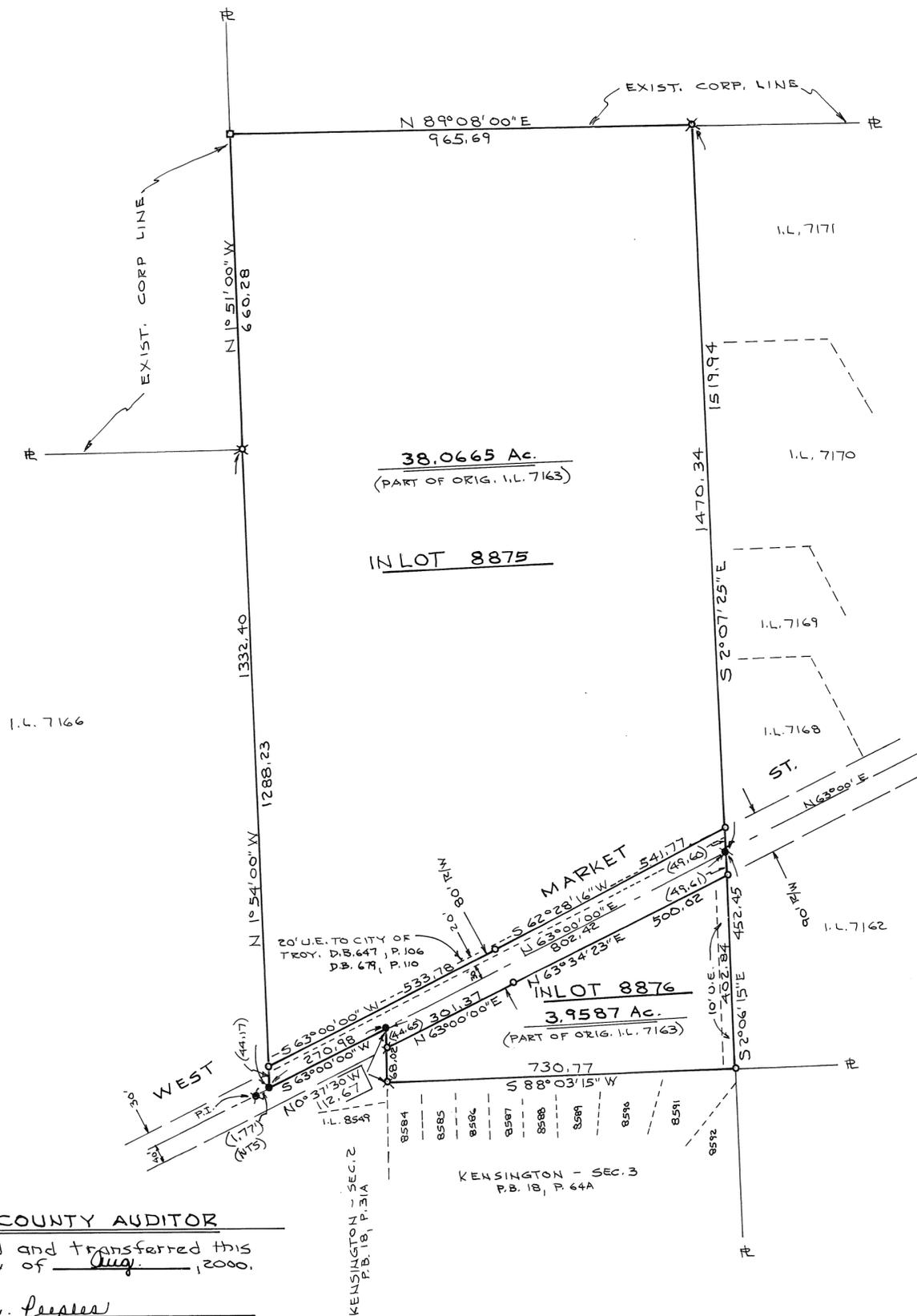
FILE NO. 0293893

RECEIVED FOR RECORD 1:44 PM  
TIME

FEE: 21.60 AUG. 25 2000  
DATE

John W. O'Brien  
MIAMI CO. RECORDER

BY: Carol Pleiman  
DEP. CO. RECORDER



### DESCRIPTION

Being a replat of Lot 7163 as conveyed to Rudolph and Ruth Berchtold by deed recorded in Deed Book 234, Page 192, of the Miami County Deed Records, and as annexed to City of Troy by annexation plat recorded in Plat Book 14, Page 68, Miami County Plat Records.

### DEDICATION (ALSO SEE SHEET 2/2)

We, the undersigned, being all of owners and lien holders of the lands herein replatted, do hereby accept and approve this plat as shown hereon, do hereby dedicate the streets and easements to public use forever.

Easements shown or noted hereon 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.

Daniel D. Turner  
WITNESS

Wayne Stoner  
WITNESS

Judith A. Englert POA  
JUDITH A. ENGLERT, POA FOR  
RUDOLPH AND RUTH BERCHTOLD

### STATE OF OHIO, MIAMI COUNTY, ss'

Be it remembered that on this 28<sup>th</sup> day of MARCH, 2000, before me, a notary public in and for said County and State, personally came Judith A. Englert as POA for Rudolph and Ruth Berchtold, 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 notarial seal on the day and date above written.

My commission expires: 3-27-02  
DATE

Daniel D. Turner  
NOTARY PUBLIC

### TROY PLANNING COMMISSION

This plat reviewed and approved this 12<sup>th</sup> day of APRIL, 2000.

Cheri F...  
CHAIRMAN

Julie Morrison  
SECRETARY  
Seal Knight

### TROY CITY COUNCIL

At a meeting of the City Council of the City of Troy, held this 1<sup>st</sup> day of July, 2000, this plat was approved by Ordinance No. 0-26-2000 effective 7-16-2000, 2000.

Peter E. Jenkins Mayor  
William J. Johnson PRES. OF COUNCIL  
Sue D. Knight CLERK OF COUNCIL

- NOTE
- = IRON PIN SET
  - ✕ = IRON PIN FOUND
  - = P.K. NAIL SET
  - ✱ = R.Z. SPIKE FOUND
  - = STONE FOUND



### CERTIFICATION

I hereby certify this plat and all measurements to be correct. Monuments at all lot corners as shown hereon.

Daniel D. Turner  
DANIEL D. TURNER, REG. SURVEYOR 4807

REPLAT OF LOT 7163 FOR RUDOLPH & RUTH BERCHTOLD TROY - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE MAR.-2000	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/2
FILE NO. 090200	SCALE: 1" = 200'	

### MIAMI COUNTY AUDITOR

Approved and transferred this 25 day of Aug., 2000.

Chris A. Peoples  
MIAMI CO. AUDITOR

BY: Sinda Siverman  
DEP. CO. AUDITOR

REPLAT OF LOT 7163

• TROY - OHIO •

PLAT BOOK 19 PAGE 15A

MIAMI COUNTY RECORDER'S RECORD OF  
RECORDED PLATS.

FILE NO. 0293893

RECEIVED FOR RECORD: 1:44 PM  
TIME

FEE: 21.60 AUG. 25 2000  
DATE

John W. O'Brien  
MIAMI CO. RECORDER

BY: Carol Pleiman  
DEP. CO. RECORDER

WEST MARKET STREET (S.R. 55) IMPROVEMENTS

We, the undersigned, without waiving any rights available to us that are set forth in the Ohio Revised Code or other provisions of law, hereby acknowledge that we may, as present or future owners of the lots set forth in this plat, be required in the future to pay the cost of, or undertake the construction of, improvements along portions of State Route 55 (a.k.a. West Market St.) which abut their properties. Such improvements shall be done as determined necessary by the City of Troy and in accordance with appropriate State and Municipal laws, ordinances, rules and/or regulations. Such improvements may relate to street widening, re-paving, curbing and gutters, side walks, storm sewers, sanitary sewers, water mains and other utilities.

The foregoing provision shall be made a part of all future transfers and subdivision of the lots contained within this plat and be binding on all future owners or persons having an interest in any portion of the lots contained in this plat.

David D. Turner  
WITNESS

Wayne Stoner  
WITNESS

David D. Turner  
WITNESS

Wayne Stoner  
WITNESS

Judith A. Englert  
JUDITH A. ENGLERT, POA FOR  
RUDOLPH & RUTH BERCHTOLD

Kevin Brock  
KEVIN BROCK, PURCHASER

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 13<sup>th</sup> day of July, 2000, before me, a notary public in and for said County and State, personally came Judith A. Englert as POA for Rudolph and Ruth Berchtold, and Kevin Brock, purchaser, 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 notarial seal on the day and date above written.

My commission expires: 3-27-02  
DATE

David D. Turner  
NOTARY PUBLIC

REPLAT OF INLOT 7163			
FOR			
RUDOLPH & RUTH BERCHTOLD			
TROY - OHIO			
 DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY - OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	D.T.	SHEET NO.
JULY-2000	CHECKED BY:	D.T.	2
FILE NO.	SCALE:		2
090200			

# CARPENTER'S CORNER SECTION ONE - TROY, OHIO

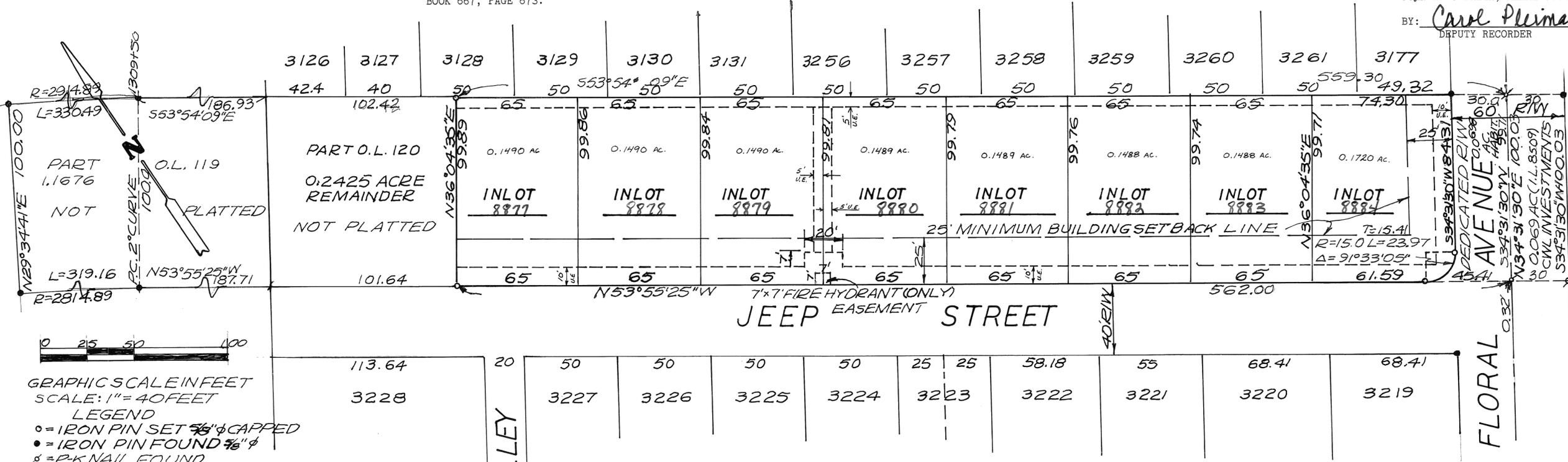
PLAT BOOK 19 PAGE 16  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 30<sup>th</sup> DAY OF  
August, 2000, AT 1:26 P.M.

FILE NO. 0294168 FEE: \$ 21.60

John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 BY: Carol Pleiman  
 DEPUTY RECORDER

NOTE:  
 5' UTILITY EASEMENTS ARE GRANTED ADJACENT  
 TO ALL INTERIOR LOT LINES AND 10' EASEMENTS  
 ARE GRANTED ADJACENT TO ALL STREET RIGHTS-OF-  
 WAY IN ADDITION TO OTHER EASEMENTS SHOWN  
 HEREON.

DESCRIPTION  
 BEING A SUBDIVISION OF A 1.2842 ACRE PART OF THE 1.5266 ACRE PART OF OUTLOT 120 (FORMERLY RAILROAD PROPERTY) IN THE CITY  
 OF TROY, MIAMI COUNTY, OHIO, ACQUIRED BY HABITAT FOR HUMANITY OF MIAMI COUNTY, OHIO, BY DEED FILED IN THE MIAMI COUNTY  
 RECORDER'S RECORD OF DEEDS BOOK 700, PAGE 310 AND 0.069 ACRE ALL OF INLOT 8509 (FORMERLY RAILROAD PROPERTY) IN THE CITY  
 OF TROY, MIAMI COUNTY, ACQUIRED BY CWL INVESTMENTS, LTD BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS  
 BOOK 667, PAGE 673.



GRAPHIC SCALE IN FEET  
 SCALE: 1" = 40 FEET  
 LEGEND  
 ○ = IRON PIN SET 5/8" φ CAPPED  
 ● = IRON PIN FOUND 5/8" φ  
 \* = P-K NAIL FOUND  
 SURVEY REFERENCE  
 LOT SURVEY VOL. 23; PG. 23  
 RECORD PLAT BK. 17; PG. 148

NOTE: UTILIZATION OF FORMER CSX RAILROAD RIGHT-OF-WAY RESULTS IN LOT DEPTHS SLIGHTLY LESS THAN THE NORMALLY REQUIRED 100' MINIMUM. LOTS AS SHOWN HEREON ARE HEREBY APPROVED BY PLANNING COMMISSION AND CITY COUNCIL.

DEDICATION  
 WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS 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.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 9TH DAY OF AUGUST, 2000, THIS PLAT WAS REVIEWED AND APPROVED.  
H. D. Hamner ACTING CHAIRMAN  
Sue D. Knight SECRETARY

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.

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21st DAY OF August, 2000, THIS PLAT WAS APPROVED BY ORDINANCE NO 0-33-2000.  
Peter E. Jenkins MAYOR  
Michael L. Reardon PRESIDENT OF COUNCIL PRO TEM  
Sue D. Knight CLERK OF COUNCIL

OWNERS: HABITAT FOR HUMANITY OF MIAMI COUNTY, OHIO  
Jimmie L. Phillips  
 JIMMIE L. PHILLIPS, EXECUTIVE DIRECTOR

TRANSFERRED THIS 30th DAY OF August, 2000.  
Chris A. Peoples CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR  
Jinda Pearson DEPUTY AUDITOR

OWNERS: CWL INVESTMENTS, LTD.  
Charles W. Lucas  
 CHARLES W. LUCAS, PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JIMMIE L. PHILLIPS, EXECUTIVE DIRECTOR OF HABITAT FOR HUMANITY OF MIAMI COUNTY, OHIO, THE ORGANIZATION WHO EXECUTED THE FOREGOING PLAT AND CHARLES W. LUCAS, PRESIDENT OF CWL INVESTMENTS, LTD., WHO HEREBY DEDICATES ALL OF INLOT 8509, WHICH IS THE EAST HALF OF FLORAL AVENUE, CONTAINING 0.069 ACRES, TO THE PUBLIC USE FOREVER, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT IN BEHALF OF SAID ORGANIZATION AND CORPORATION AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY OHIO, THIS 22ND DAY OF AUGUST, 2000

Richard W. Klockner  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES October 28, 2001

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

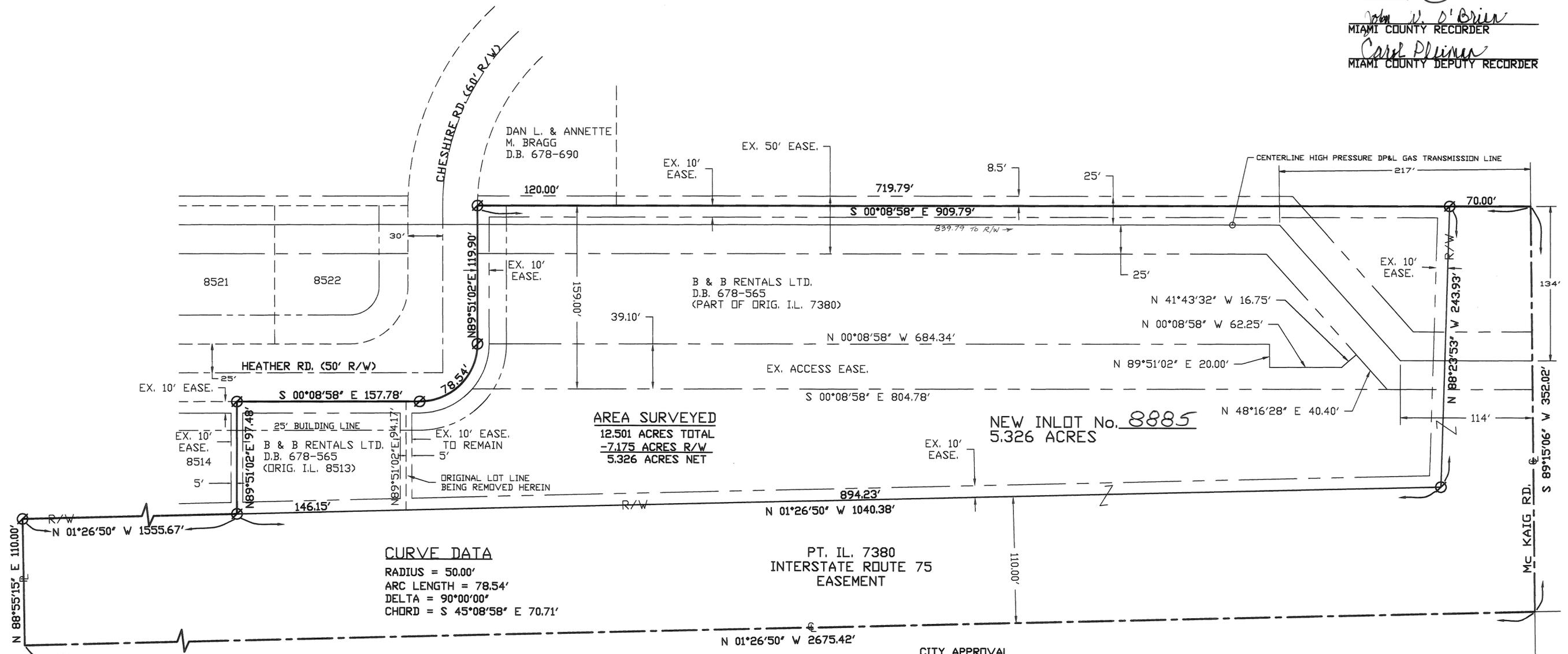
Richard W. Klockner  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



CARPENTER'S CORNER SECTION ONE TROY, OHIO		
HABITAT FOR HUMANITY OF MIAMI COUNTY, OHIO CWL INVESTMENTS LTD, TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: TRACED BY: CHECKED BY:	SHEET NO.
AUG 4 2000	<u>ad</u>	1 OF 1
SCALE: 1" = 40'		

# REPLAT OF INLOT No. 8513 & PART OF INLOT No. 7380 MEADOWRUN SUBDIVISION SECTION 3, TROY OHIO

PLAT BOOK 19 PAGE 17  
 MIAMI COUNTY RECORDERS  
 RECORD OF RECORDED PLATS.  
 FILE No. 0294642 FEE \$21.00  
 RECEIVED FOR RECORD THIS  
7<sup>th</sup> DAY OF SEPTEMBER, 2000  
 AT 3:27 A.M. (P.M.)  
*John J. O'Brien*  
 MIAMI COUNTY RECORDER  
*Carol Plummer*  
 MIAMI COUNTY DEPUTY RECORDER



**AREA SURVEYED**  
 12.501 ACRES TOTAL  
 -7.175 ACRES R/W  
 5.326 ACRES NET

**NEW INLOT No. 8885**  
 5.326 ACRES

**CURVE DATA**  
 RADIUS = 50.00'  
 ARC LENGTH = 78.54'  
 DELTA = 90°00'00"  
 CHORD = S 45°08'58" E 70.71'

**CITY APPROVAL**  
 APPROVED THIS 31<sup>ST</sup> DAY OF AUG., 2000.  
*Steven D. Leffel*  
 STEVEN D. LEFFEL-PUBLIC WORKS DIRECTOR

**DESCRIPTION**  
 BEING A REPLAT OF INLOT No. 8513 AND PART OF INLOT No. 7380 OF MEADOWRUN SUBDIVISION SECTION 3 AS RECORDED IN PLAT BOOK 18, PAGE 5 OF THE MIAMI COUNTY PLAT RECORDS.

**OWNERS CONSENT**  
 WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AN LIEN HOLDERS OF THE LOTS SHOWN HEREON, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT.

*Jeff Bruns*  
 JEFF BRUNS (B & B RENTALS LTD.)  
*Mark a Bruns*  
 MARK BRUNS (B & B RENTALS LTD.)  
*Ken Goettdemeller*  
 KEN GOETTEMDELLER (MINSTER BANK)

*Kathleen Slavost*  
 WITNESS  
*Kathleen Slavost*  
 WITNESS  
*Kim Jurgan*  
 WITNESS

STATE OF OHIO, COUNTY OF Meander, ss

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE PARTNERS OF B & B RENTALS LTD., WHO CONSENTS TO THE EXECUTION OF THE FORGOING PLAT, WHO ACKNOWLEDGES THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PARTNERS IN BEHALF OF SAID PARTNERSHIP AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PARTNERS OF B & B RENTALS LTD..

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL ON THIS 28<sup>th</sup> DAY OF August, 2000.

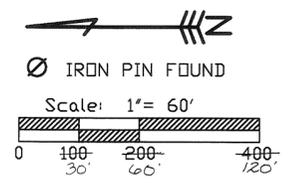
*Kathleen Slavost* 2/13/05  
 NOTARY PUBLIC MY COMMISSION EXPIRES  
 Minstr State Bank Notorized also  
*Kathleen Slavost*



**MIAMI COUNTY AUDITOR**  
 APPROVED AND TRANSFERRED THIS  
7<sup>th</sup> DAY OF SEPT, 2000.  
*Chris A. Peoples*  
 MIAMI COUNTY AUDITOR  
*Sida Pearson*  
 MIAMI COUNTY DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET ON ALL LOT CORNERS, P.C. & P.T. POINTS

*Eric C. Thomas*  
 ERIC C. THOMAS  
 REG. SURVEYOR No. 7236



REPLAT OF INLOT No. 8513 & PART OF INLOT No. 7380 OF MEADOWRUN SUBDIVISION SECTION 3		
B & B RENTALS LTD.		
THOMAS ENGINEERING & SURVEYING 208 SOUTH CEDAR STREET COLDWATER, OHIO 45828 419-678-8098		
DATE: 07-27-00	DRAWN BY: S.M.S. CHECKED BY: E.C.T. SCALE: 1"=60'	SHEET No. 1/1

**LEGEND**

• IRON PIN FOUND

**REFERENCES**

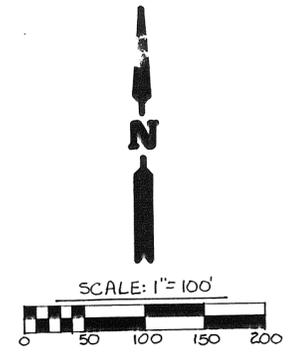
VOL. 12, PG. 165 } MIAMI COUNTY ENGINEER'S  
 VOL. 17, PG. 109 } RECORD OF LOT SURVEYS.  
 VOL. 17, PG. 185 }  
 VOL. 18, PG. 87 }  
 Vol. 23 PG. 105 }

**REPLAT OF PART OF OUTLOT 9  
 TIPP CITY, OHIO**

APPROVAL \_\_\_\_\_

THIS REPLAT WAS REVIEWED AND APPROVED ON THIS 11<sup>th</sup> DAY OF July, 2000 BY THE TIPP CITY PLANNING BOARD.

Charles Powder CHAIRMAN  
Marilyn A. Fennell SECRETARY



PLAT BOOK 19 PAGE 18  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED SEPTEMBER 8, 2000 AT 2:56 P.M.  
 FILE NO. 0294691 FEE \$ 21.00

John W. O'Brien BY: Nichelle Duffin  
 MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 8<sup>th</sup> DAY OF SEPTEMBER, 2000

Chris A. Pepler BY: Jaida Pearson  
 MIAMI CO. AUDITOR DEPUTY

**DESCRIPTION**

BEING A REPLAT OF 4.935 ACRES OF PART OUTLOT 9, TIPP CITY, OHIO AS DEEDED TO THOMAS A. GAGNON, TRUSTEE BY D.B. 654, PG. 475 AND D.B. 708 PG. 822 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT, AND DO DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN OR NOTED ON THIS REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, ELECTRIC, TELEPHONE, CABLE T.V., 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.

Thomas A. Gagnon - TRUSTEE  
David L. Layman WITNESS DAVID L. LAYMAN  
Thomas A. Gagnon  
Joseph P. Moore WITNESS  
 \_\_\_\_\_ WITNESS  
 \_\_\_\_\_ WITNESS

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

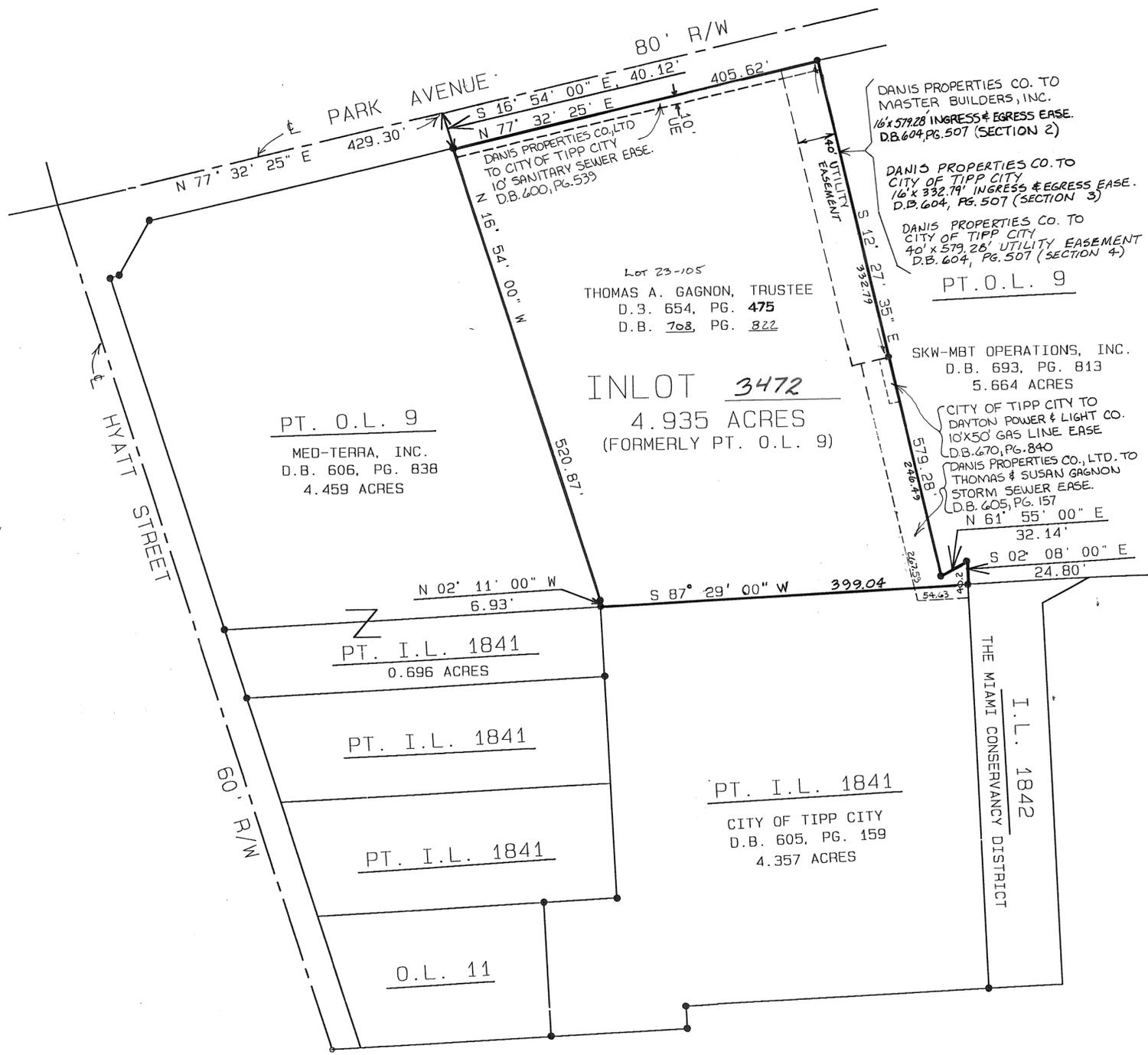
Before me, a Notary Public in and for the State of Ohio, personally appeared the above signed parties, who acknowledged that they did sign such instrument as their free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal this 8<sup>th</sup> day of SEPTEMBER, 2000.  
James M. [Signature] My commission exp. \_\_\_\_\_  
 Notary Public

**SURVEYOR'S STATEMENT**

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT SURVEY AS SHOWN, WITH IRON PINS SET AT ALL LOT CORNERS.

Michael W. Cozatt 5-18-00  
 MICHAEL W. COZATT P.S. #6001

COZATT ENGINEERING COMPANY  
 CIVIL ENGINEER LAND SURVEYOR  
 476 SWAILES ROAD TROY, OHIO  
 JOB NO. 09400

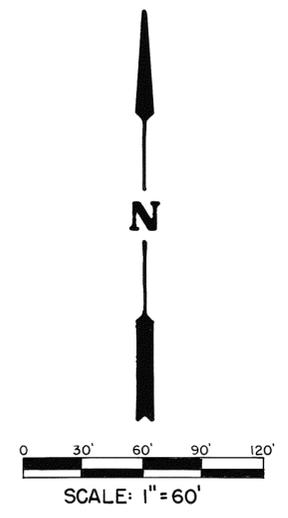
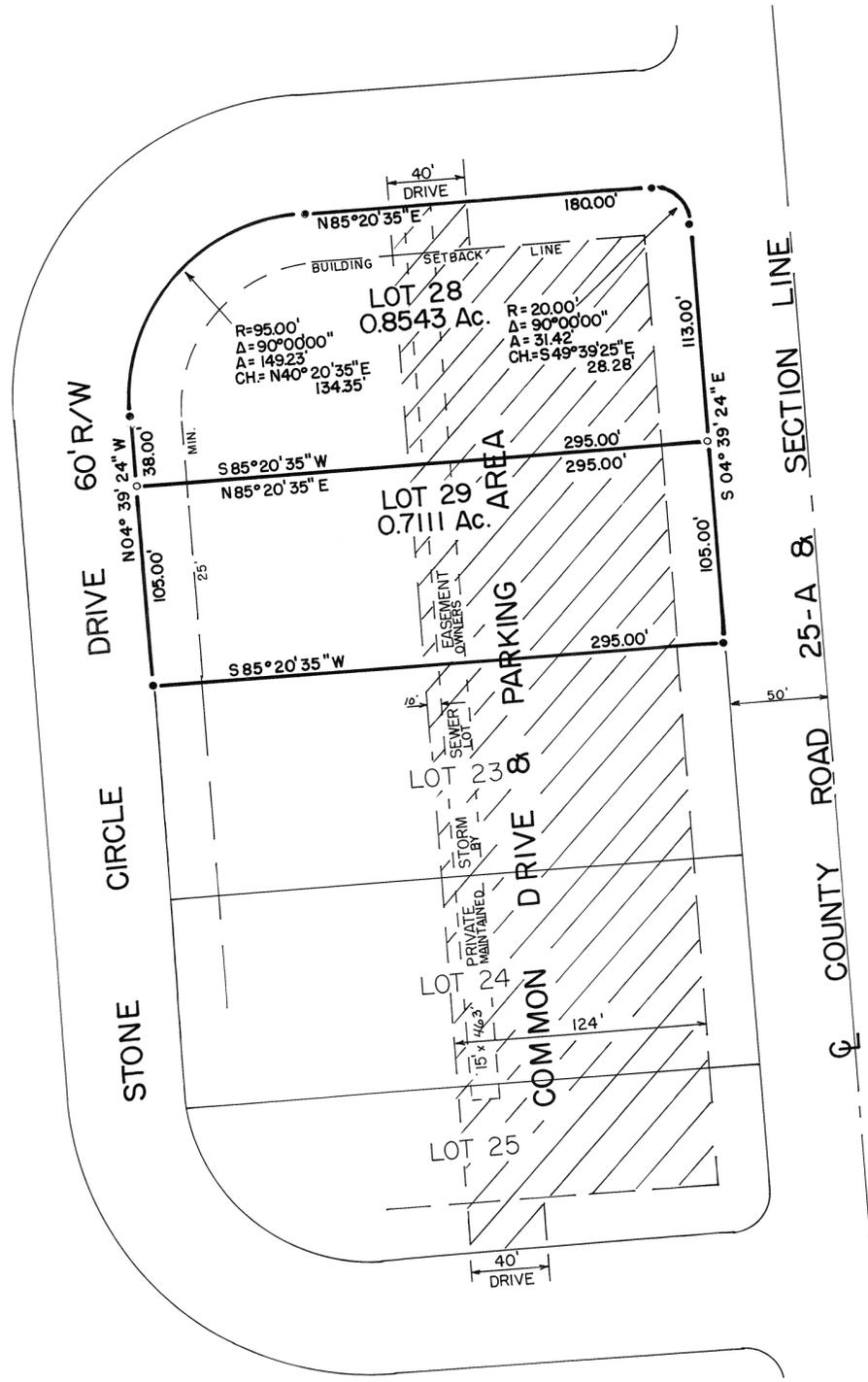


# STANDING STONE REPLAT 3

## REPLAT OF LOT 22, STANDING STONE REPLAT 2

VOLUME 19 PAGE 19  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 14<sup>th</sup>  
 DAY OF SEPTEMBER, 2000 AT 1:15 P.M.  
 FILE NO. 0294978 FEE: \$21.60

John W. O'Brien  
 MIAMI COUNTY RECORDER  
Michelle Jeffery  
 BY DEPUTY



**LEGEND**  
 • IRON PIN FOUND  
 ○ IRON PIN SET

**REFERENCES**  
 RECORDERS BOOK 17 PGS. 18 & 86  
 RECORDERS BOOK 18 PG. 85  
 DEED BOOK 603 PG. 198  
 DEED BOOK 606 PG. 760

**NOTES:**  
 1.) THERE IS A 15' UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT OF WAY LINES.  
 2.) THERE IS A 10' UTILITY EASEMENT ADJACENT TO ALL INTERIOR LOT LINES.  
 3.) RESTRICTIONS SHALL BE THE SAME AS APPEAR ON STANDING STONE DEVELOPMENT, WHICH IS RECORDED IN PLAT BOOK 17 PG. 1.

**DESCRIPTION**

BEING A REPLAT OF LOT 22, STANDING STONE REPLAT 2, AS RECORDED IN PLAT BOOK 18 PAGE 85. SAID LOT LOCATED IN SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP.

**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.

Harold Trader  
 TRADER BUILDERS, INC.  
 HAROLD TRADER, PRESIDENT

Ruby E. Klockner  
 WITNESS

Christina K. Fields  
 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 PARTY, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 14<sup>th</sup> DAY OF JUNE, 2000.

Richard W. Klockner  
 NOTARY PUBLIC  
 RICHARD W. KLOCKNER, Notary Public  
 State of Ohio  
 Expires October 20, 2004

**APPROVALS**

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 20 DAY OF June, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

Chula P. Doyle  
 CHAIRMAN

Namir R. Brundage  
 SECRETARY

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 14<sup>th</sup> DAY OF September, 2000.

Arthur D. Haddad D. Ann Baird Richard N. Adams  
 ARTHUR D. HADDAD D. ANN BAIRD RICHARD N. ADAMS

THIS REPLAT REVIEWED AND APPROVED THIS 12<sup>th</sup> DAY OF SEPTEMBER, 2000.

Doree Chint  
 MIAMI COUNTY ENGINEER

TRANSFERRED THIS 14<sup>th</sup> DAY OF September, 2000.

Chris A. Peoples  
 MIAMI COUNTY AUDITOR

Linda Pearson  
 BY DEPUTY

**CERTIFICATION**

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

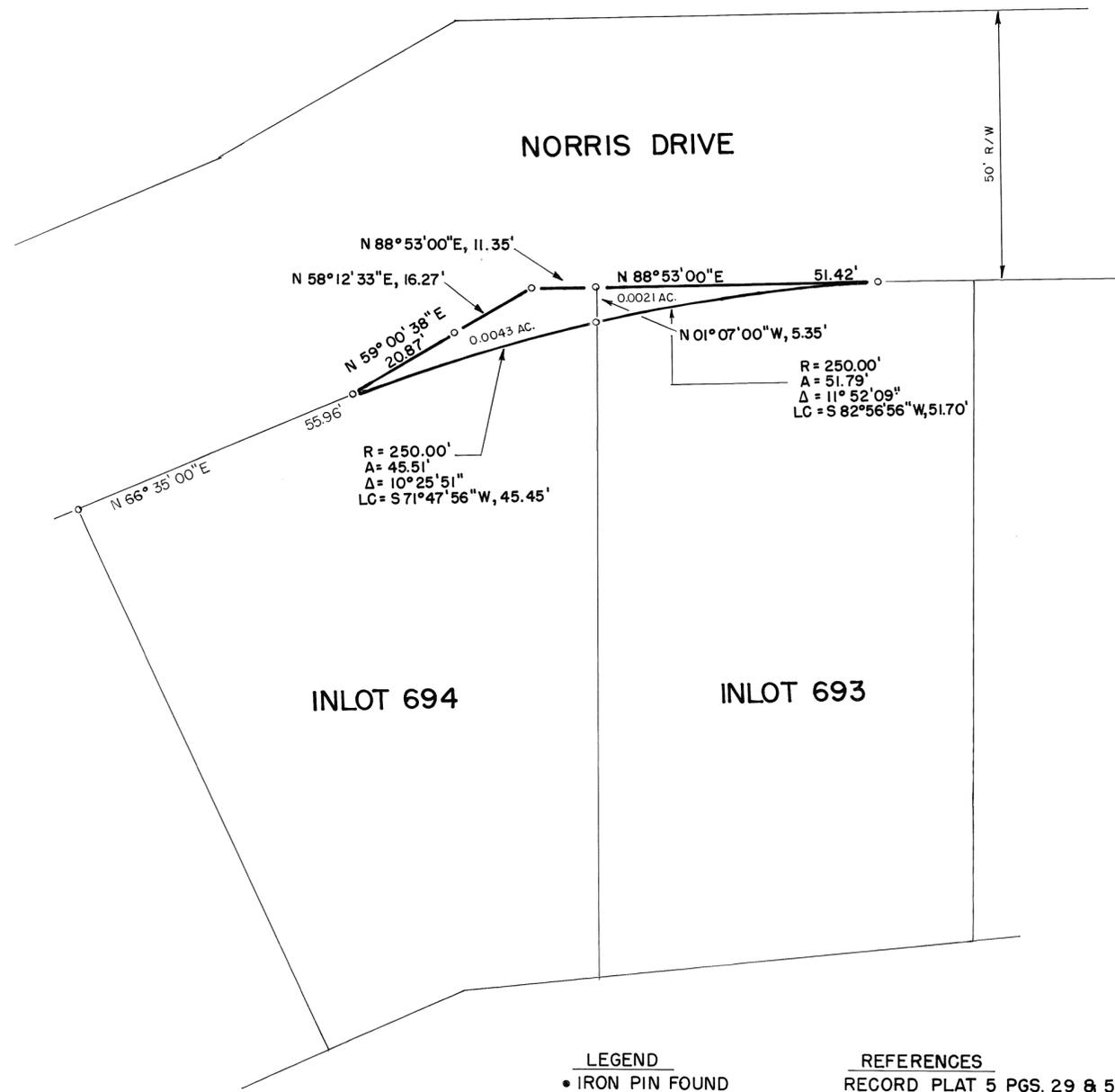
Richard W. Klockner  
 RICHARD W. KLOCKNER  
 PROFESSIONAL SURVEYOR NO. 4370



REPLAT OF LOT 22, STANDING STONE CONCORD TOWNSHIP		
TRADER BUILDERS, INC. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE: 2 JUNE 2000	DRAWN BY: DV CHECKED BY: <u>Paul</u>	SHEET NO. 1 OF 1
SCALE: 1" = 60'		

# DEDICATION OF PART NORRIS DRIVE PART INLOTS 693 & 694, WEST MILTON

VOLUME 19 PAGE 20  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 15th  
 DAY OF September, 2000 AT 1:19 PM  
 FILE NO. 02915010 FEE: \$ 21.60  
*John W. O'Brien*  
 MIAMI COUNTY RECORDER  
*Michelle Jefferson*  
 BY DEPUTY



**DESCRIPTION**

BEING A DEDICATION OF 0.0064 AC., PARTS INLOTS 693 & 694, VILLAGE OF WEST MILTON, AS ACQUIRED BY WAYNE S. & RUTH L. HURLEY (D.B. 311-161) AND DAVID A. WOLFE (D.B. 600-16.)

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AND DEDICATE THE PORTION OF NORRIS DRIVE TO THE PUBLIC USE FOREVER.

*Wayne S. Hurley*  
 WAYNE S. HURLEY (693)  
*Ruth L. Hurley*  
 RUTH L. HURLEY (693)  
*David A. Wolfe*  
 DAVID A. WOLFE (694)  
*Melissa M. Wolfe*  
 MELISSA M. WOLFE (DOWER)  
*Glenn E. Aistt, VP*  
 MILTON FEDERAL SAVINGS BANK now known as BANK FIRST NATIONAL

*Phyllis West*  
 WITNESS  
*Kim Lude*  
 WITNESS  
*James D. Wilson*  
 WITNESS  
*DETTA KREPINGER-HENSLEY*  
 WITNESS  
*Tracy Merritt*  
 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 OFFICAL SEAL AT WEST MILTON, OHIO, THIS 14th DAY OF SEPT. 2000, 2000.

*Colleen Harris Formerly Colleen P. Swigart*  
 COLLEEN P. SWIGART  
 Notary Public, State of Ohio  
 My Commission Expires April 30, 2003  
 NOTARY PUBLIC

**APPROVALS**

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 6th DAY OF September, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

*Bill O'Brien*  
 CHAIRMAN  
*Bill Metzler*  
 SECRETARY  
 APPROVED AND TRANSFERRED THIS 15 DAY OF Sept., 2000.  
*Chris A. Peoples*  
 MIAMI COUNTY AUDITOR  
*Saida Jirerman*  
 BY DEPUTY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN.

*Richard W. Klockner*  
 RICHARD W. KLOCKNER  
 PROFESSIONAL SURVEYOR NO. 4370



NORRIS DRIVE		
VILLAGE OF WEST MILTON		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE 9 SEPT. 2000	DRAWN BY: DV CHECKED BY: <i>RWB</i>	SHEET NO.  1 OF 1
SCALE: 1" = 20'		

# KENSINGTON, SECTION 6A

TRANSFERRED THIS 27 DAY OF Sept. 2000

Chris A. Peebles  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

BY: Linda Jirassamee  
DEPUTY AUDITOR

PLAT BOOK 19, PAGE 21  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 27 DAY  
OF September 2000, AT 2:10 PM.  
FILE No. 0295810 FEE: \$43.20  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Michelle Cuffner  
DEPUTY

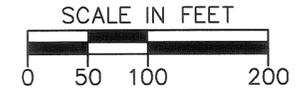
7.146 ACREAGE    31 SECTION    5 N TOWNSHIP    6 E RANGE    PT. 7164 INLOT    TROY CITY    MIAMI, OHIO COUNTY

## AREA SUMMARY

25 BUILDING LOTS    5.754 AC.  
DEDICATED STREET R/W    1.392 AC.  
TOTAL    7.146 AC.

LINE	BEARING	DISTANCE
L1	N 65°-47'-56" E	347.94'
L2	N 88°-53'-34" E	117.67'
L3	S 45°-28'-13" E	109.48'
L4	N 65°-47'-56" E	222.57'
L5	S 24°-10'-45" E	181.52'
L6	S 09°-00'-14" W	167.26'
L7	S 50°-30'-42" W	55.56'
L8	S 81°-52'-15" W	154.61'
L9	S 49°-41'-12" E	122.80'

BEARINGS BASED ON RECORDER'S RECORD OF PLATS, PLAT BOOK 18, PAGE 119



## LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ✕ P.K. NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE BELOW)
- (NR.) NONRADIAL LINE

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	200.00'	65°-53'-39"	230.01'	217.55'	N 32°-51'-06" E
2	200.00'	73°-23'-54"	256.21'	239.05'	N 53°-24'-20" E
3	225.00'	07°-26'-52"	29.25'	29.23'	N 03°-37'-43" E
4	225.00'	15°-49'-59"	62.18'	61.98'	N 15°-16'-09" E
5	225.00'	15°-57'-50"	62.69'	62.49'	N 31°-10'-04" E
6	225.00'	15°-54'-28"	62.47'	62.27'	N 47°-06'-13" E
7	225.00'	10°-44'-29"	42.18'	42.12'	N 60°-25'-41" E
8	175.00'	39°-37'-02"	121.00'	118.61'	S 45°-59'-25" W
9	175.00'	26°-16'-36"	80.26'	79.56'	S 13°-02'-35" W
10	225.00'	14°-19'-08"	56.23'	56.08'	N 20°-06'-14" E
11	225.00'	15°-49'-24"	62.14'	61.94'	N 35°-10'-30" E
12	225.00'	16°-20'-03"	64.14'	63.93'	N 51°-15'-14" E
13	225.00'	19°-05'-44"	74.99'	74.64'	N 68°-58'-07" E
14	225.00'	11°-35'-18"	45.51'	45.43'	N 84°-18'-38" E
15	175.00'	14°-13'-27"	43.44'	43.33'	S 82°-59'-34" W
16	175.00'	59°-10'-28"	180.74'	172.81'	S 46°-17'-37" W
17	225.00'	03°-45'-43"	14.77'	14.77'	S 14°-49'-31" W

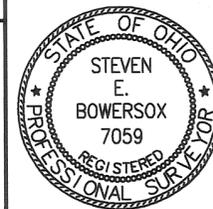
### NOTES:

- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 3.) THE FOUR LOTS FRONTING ON NASHVILLE ROAD ARE NOT PERMITTED ACCESS TO NASHVILLE ROAD.

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

6-09-2000  
DATE



**CHOICE ONE ENGINEERING**  
the choice that exceeds ...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 06-09-2000    drawn by: seb    job number: MIATRO0011FIN

# KENSINGTON, SECTION 6A

PLAT BOOK 19, PAGE 21-A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 27 DAY  
 OF September 2000, AT 2:30 P M.  
 FILE No. 0295810 FEE: \$48.26  
John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
Michelle DeBruin  
 DEPUTY

## LEGAL DESCRIPTION

BEING A PART OF INLOT 7164 LOCATED IN SECTION 31, TOWN 5 NORTH, RANGE 6 EAST, IN THE CITY OF TROY, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF SECTION 31 AND BEING ALSO THE INTERSECTION OF SWAILES AND NASHVILLE ROADS;

THENCE, NORTH 00°-05'-43" WEST, 1097.14 FEET, ALONG THE WEST LINE OF SECTION 31 AND THE CENTERLINE OF NASHVILLE ROAD, TO A PK. NAIL FOUND AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE SUBDIVISION HEREIN DESCRIBED;

THENCE, NORTH 00°-05'-43" WEST, 324.12 FEET, ALONG THE WEST LINE OF INLOT 7164 AND CENTERLINE OF NASHVILLE ROAD, TO A PK. NAIL SET;

THENCE, NORTH 65°-47'-56" EAST, 635.65 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 24°-12'-04" EAST, 180.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 65°-47'-56" WEST, 16.10 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 24°-12'-04" EAST, 131.75 FEET, TO AN IRON PIN SET;

THENCE, NORTH 89°-53'-43" WEST, 15.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 00°-06'-17" WEST, 120.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°-53'-43" EAST, 25.05 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 00°-06'-17" WEST, 154.00 FEET, TO AN IRON PIN SET IN THE NORTH LINE OF KENSINGTON, SECTION 5;

THENCE, NORTH 89°-53'-43" WEST, 90.00 FEET, ALONG THE NORTH LINE OF KENSINGTON, SECTION 5, TO AN IRON PIN FOUND;

THENCE, SOUTH 46°-26'-13" WEST, 30.41 FEET, ALONG THE NORTH LINE OF KENSINGTON, SECTION 5, TO AN IRON PIN FOUND;

THENCE, NORTH 89°-53'-43" WEST, 102.71 FEET, ALONG THE NORTH LINE OF KENSINGTON, SECTION 5, TO AN IRON PIN FOUND;

THENCE, NORTH 73°-17'-37" WEST, 50.00 FEET, ALONG THE NORTH LINE OF KENSINGTON, SECTION 5, TO AN IRON PIN FOUND;

THENCE, SOUTHERLY, 14.77 FEET, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STERLING DRIVE AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, AN INTERNAL ANGLE OF 03°-45'-43" AND A CHORD 14.77 FEET IN LENGTH BEARING SOUTH 14°-49'-31" WEST, TO AN IRON PIN FOUND;

THENCE, NORTH 89°-53'-43" WEST, 435.49 FEET, ALONG THE NORTH LINE OF KENSINGTON, SECTION 5, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 7.146 ACRES MORE OR LESS WITH 1.392 ACRES OF SAME BEING DEDICATED AS STREET RIGHT-OF-WAY HEREON AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 12th DAY OF JULY, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

Debra A. Newman CHAIRMAN Sue D. Knight SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7th DAY OF AUGUST, 2000, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-29, 2000, EFFECTIVE 9-7, 2000

Peter E. Jenkins MAYOR William J. Johnson PRESIDENT OF COUNCIL Sue D. 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 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.

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

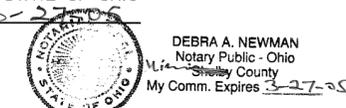
Jessica A. Minesinger  
 WITNESS  
Debra A. Newman  
 WITNESS

OWNER:  
 KENSINGTON LAND COMPANY

Judith L. Tomb  
 JUDITH L. TOMB, PRESIDENT

STATE OF OHIO, COUNTY OF Miami, s.s.  
 BE IT REMEMBERED THAT ON THIS 18th DAY OF Sept., 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENSINGTON LAND COMPANY BY JUDITH L. TOMB, 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.

Debra A. Newman  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 3-27-05



SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

Carrie R. Haynes  
 WITNESS  
Lisa M. Hoewischer  
 WITNESS

MORTGAGEE:  
 MINSTER STATE BANK

Daniel F. Heitmyer  
 DAN HEITMEYER  
 COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF Shelby, s.s.  
 BE IT REMEMBERED THAT ON THIS 18th DAY OF September, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN 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.

Lisa M. Hoewischer  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: March 23, 2003



DATE: 9-18, 2000  
 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.

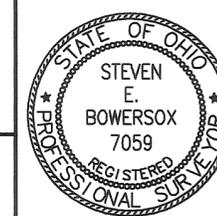
Debra A. Newman  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 3-27-05



## COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION KENSINGTON OWNERS ASSOCIATION" RECORDED IN DEED BOOK 683, PAGE 241 OF THE MIAMI COUNTY RECORDERS RECORDS.

Steven E. Bowersox 6-09-2000  
 STEVEN E. BOWERSOX, P.S. #7059 DATE



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 440 HOEWISHER ROAD  
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 www.choiceoneengineering.com

date: 06-09-2000 drawn by: seb job number: MIATRO0011FIN2



# SUBDIVISION OF INLOT 8663

BEING A SUBDIVISION OF INLOT 8663 AS CREATED BY AN ANNEXATION PLAT RECORDED IN P.B. 18, PAGE, 80 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS

8663 INLOT TROY CITY MIAMI, OHIO COUNTY

AS ACQUIRED BY WOODS EDGE DEVELOPMENT GROUP BY DEED BOOK 673 PAGE 452, TRANSFERRED

THIS 23 DAY OF Oct., 2000.

Chris A. Peoples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

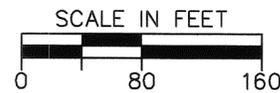
BY: Saida Jirumaa  
DEPUTY AUDITOR

VOLUME 19 PLAT 23  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED FOR RECORD THIS 23<sup>RD</sup> DAY  
OF OCTOBER, 2000 AT 10:07AM.  
FILE NO. 0297251 FEE \$21.60  
John W. O'Brien  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
BY: Michelle Jeffery  
DEPUTY RECORDER



SURVEY REFERENCE  
LAND SURVEY 31, PAGE 147

BEARINGS BASED ON LOT SURVEY VOL. 21, PG. 142



## LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ✂ P.K. NAIL SET

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 23<sup>RD</sup> DAY OF Aug., 2000, THIS PLAT WAS REVIEWED AND APPROVED.

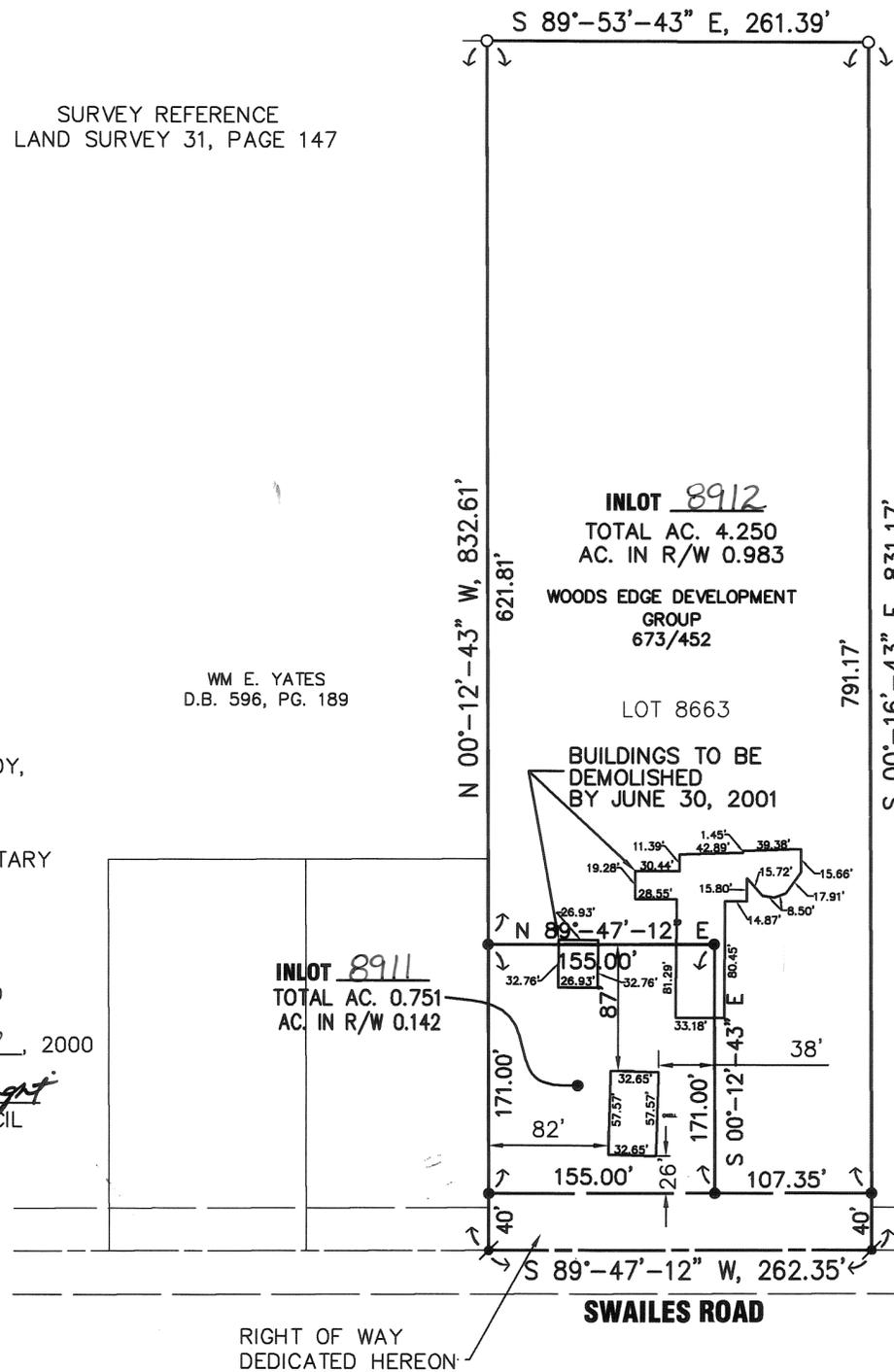
Chad D. Dyle, CHAIRMAN      Sue D. Knight, SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21<sup>ST</sup> DAY OF August, 2000, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0- -2000, EFFECTIVE 8-30, 2000

Peter E. Jenkins MAYOR      M. L. Beamish PRESIDENT OF COUNCIL PRO TEM  
Sue D. Knight CLERK OF COUNCIL

WM E. YATES  
D.B. 596, PG. 189



## SWALES ROAD FUTURE IMPROVEMENTS

WE THE UNDERSIGNED, WITHOUT WAIVING ANY RIGHTS AVAILABLE TO US THAT ARE SET FORTH IN THE OHIO REVISED CODE OR OTHER PROVISIONS OF LAW, HEREBY ACKNOWLEDGE THAT WE MAY, AS PRESENT OR FUTURE OWNERS OF THE LOTS SET FORTH IN THIS PLAT, BE REQUIRED IN THE FUTURE TO PAY THE COST OF, OR UNDERTAKE THE CONSTRUCTION OF, IMPROVEMENTS ALONG PORTIONS OF SWALES ROAD WHICH ABUT THEIR PROPERTIES. SUCH IMPROVEMENTS SHALL BE DONE AS DETERMINED NECESSARY BY THE CITY OF TROY AND IN ACCORDANCE WITH APPROPRIATE STATE AND MUNICIPAL LAWS, ORDINANCES, RULES AND/OR REGULATIONS. SUCH IMPROVEMENTS MAY RELATE TO STREET WIDENING, REPAVING, CURBING AND GUTTERS, SIDEWALK, STORM SEWERS, WATERLINE AND OTHER UTILITIES.

THE FOREGOING PROVISION SHALL BE MADE A PART OF ALL FUTURE TRANSFERS AND SUBDIVISION OF THE LOTS CONTAINED WITHIN THIS PLAT AND BE BINDING TO ALL FUTURE OWNERS OR PERSONS HAVING ANY INTEREST IN ANY PORTION OF THE LOTS CONTAINED IN THIS PLAT.

## DEDICATION

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.

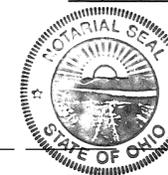
SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Judith H. Paldino  
WITNESS  
Judith H. Paldino  
WITNESS  
Judith H. Paldino  
WITNESS

OWNER:  
WOODS EDGE DEVELOPMENT GROUP  
Albert Mader  
ALBERT MADER, PARTNER  
Christopher Peoples  
CHRISTOPHER PEEPLES, PARTNER  
Gary A. Nasal  
GARY A. NASAL, PARTNER

## ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS  
BE IT REMEMBERED THAT ON THIS 7<sup>TH</sup> DAY OF August, 2000  
BEFORE ME, A NOTARY PUBLIC IN MIAMI COUNTY, CAME PERSONALLY  
THE OWNERS OF THE LAND PLATTED HEREON, AND I HEREBY  
ACKNOWLEDGE THEIR SIGNING TO BE A VOLUNTARY ACT AND DEED FOR  
THE PURPOSES HEREIN STATED.  
IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY  
NOTARY SEAL THIS 7<sup>TH</sup> DAY OF August, 2000. MY COMMISSION  
EXPIRES 5-18-02.

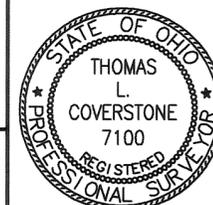


ELIZABETH A. BEIDLER  
Notary Public, State of Ohio  
My Commission Expires 5-18-02

Elizabeth A. Beidler nee Thompson  
NOTARY PUBLIC

RIGHT OF WAY  
DEDICATED HEREON

Thomas L. Coverstone 04/25/00  
THOMAS L. COVERSTONE, P.S. #7100 DATE



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www.choiceoneengineering.com

date: 04-25-00 drawn by: dsm job number: MIATRO006

**RETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS**

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:  
 1. MIAMI COUNTY AND SPRINGCREEK TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES AND STORM WATER RETENTION AREAS.  
 2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.  
 3. IN THE EVENT THAT THE GRANTEE FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEE AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGMENT.  
 4. NO STRUCTURES, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER RETENTION FACILITIES ON LOT NUMBER 37, (ACCORDING TO ITEM 1) WITHOUT THE WRITTEN PERMISSION OF THE MIAMI COUNTY ENGINEER.  
 5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.  
 6. C.C. DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND RETENTION AREAS UNTIL DEVELOPED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE HOMEOWNERS ASSOCIATION.

# THE VILLAGES OF SPRINGCREEK PHASE 1, LOTS 1 - 37

14.630 ACREAGE    26 & 27 SECTION    1 B.T.M. TOWNSHIP    12 RANGE    SPRINGCREEK TOWNSHIP    MIAMI, OHIO COUNTY

PLAT BOOK 19, PAGE 74  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 15 DAY OF November 2000, AT 2:06 P.M.  
 FILE No. 0298150 FEE: \$48.20  
 John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 Michelle DeBruin  
 DEPUTY

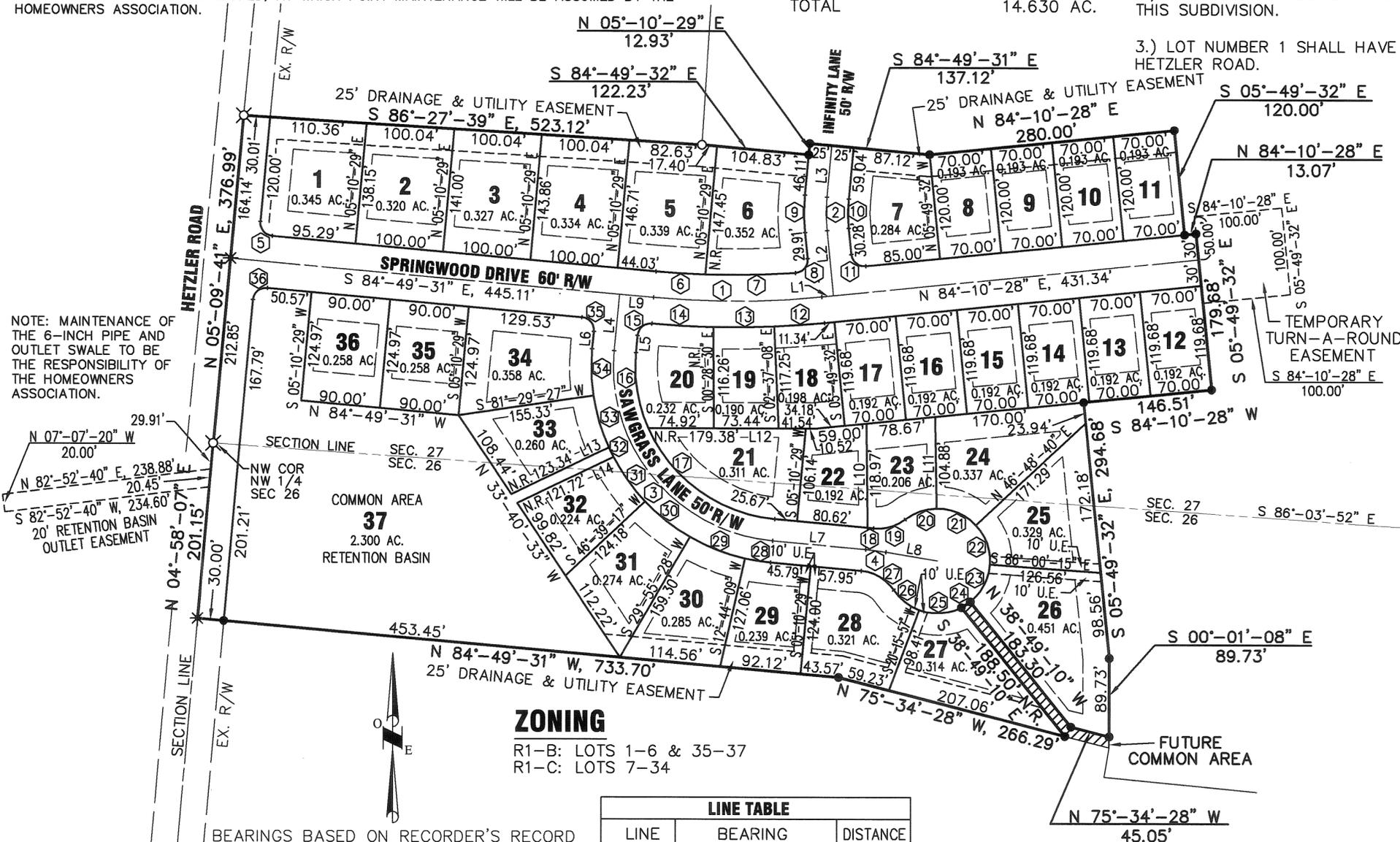
**AREA SUMMARY**

36 BUILDING LOTS	9.462 AC.
DEDICATED STREET R/W	2.868 AC.
COMMON AREA	2.300 AC.
TOTAL	14.630 AC.

NOTES:  
 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 6' UTILITY EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.

2.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.  
 3.) LOT NUMBER 1 SHALL HAVE NO ACCESS ONTO HETZLER ROAD.

TRANSFERRED THIS 15 DAY OF Nov 2000  
 Chris A. Peoples BY: Linda Zimmerman  
 CHRIS A. PEOPLES DEPUTY AUDITOR



CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	1000.00'	11°-00'-00"	191.99'	191.69'	N 89°-40'-29" E
2	200.00'	11°-00'-00"	38.40'	38.34'	N 00°-19'-31" W
3	200.00'	90°-00'-00"	314.16'	282.84'	S 39°-49'-31" E
4	300.00'	04°-29'-11"	23.49'	23.48'	S 82°-34'-56" E
5	15.00'	89°-59'-12"	23.56'	21.21'	S 39°-49'-55" E
6	970.00'	03°-18'-28"	56.00'	55.99'	S 86°-28'-45" E
7	970.00'	06°-05'-18"	103.08'	103.03'	N 88°-49'-22" E
8	15.00'	91°-36'-14"	23.98'	21.51'	N 39°-58'-39" E
9	225.00'	11°-00'-00"	43.20'	43.13'	N 00°-19'-31" W
10	175.00'	11°-00'-00"	33.60'	33.55'	S 00°-19'-31" E
11	15.00'	90°-00'-00"	23.56'	21.21'	S 50°-49'-31" E
12	1030.00'	03°-12'-24"	57.64'	57.64'	S 85°-46'-40" W
13	1030.00'	03°-50'-31"	69.06'	69.05'	S 89°-18'-08" W
14	1030.00'	03°-54'-28"	70.25'	70.24'	N 86°-49'-23" W
15	15.00'	89°-57'-23"	23.55'	21.21'	S 50°-49'-10" W
16	175.00'	29°-02'-58"	88.73'	87.78'	S 09°-21'-00" E
17	175.00'	60°-57'-02"	186.16'	177.51'	S 54°-21'-00" E
18	325.00'	01°-11'-33"	6.76'	6.76'	S 84°-13'-45" E
19	50.00'	44°-09'-35"	38.54'	37.59'	N 74°-17'-14" E
20	60.00'	36°-46'-44"	38.51'	37.86'	N 70°-35'-49" E
21	60.00'	47°-49'-29"	50.08'	48.64'	S 67°-06'-05" E
22	60.00'	47°-11'-05"	49.41'	48.03'	S 19°-35'-47" E
23	60.00'	47°-11'-05"	49.41'	48.03'	S 27°-35'-18" W
24	60.00'	11°-32'-13"	12.08'	12.06'	S 56°-56'-57" W
25	60.00'	47°-32'-54"	49.79'	48.38'	S 86°-29'-30" W
26	60.00'	35°-46'-24"	37.46'	36.86'	N 51°-50'-51" W
27	50.00'	50°-51'-53"	44.39'	42.94'	N 59°-23'-35" W
28	225.00'	07°-33'-40"	29.69'	29.67'	N 81°-02'-41" W
29	225.00'	17°-11'-19"	67.50'	67.25'	N 68°-40'-11" W
30	225.00'	16°-43'-49"	65.70'	65.47'	N 51°-42'-37" W
31	225.00'	15°-51'-52"	62.30'	62.10'	N 35°-24'-47" W
32	225.00'	03°-03'-22"	12.00'	12.00'	N 25°-57'-10" W
33	225.00'	15°-54'-55"	62.50'	62.30'	N 16°-28'-01" W
34	225.00'	13°-41'-02"	53.74'	53.61'	N 01°-40'-02" W
35	15.00'	90°-00'-00"	23.56'	21.21'	N 39°-49'-31" W
36	15.00'	90°-00'-48"	23.57'	21.22'	S 50°-10'-05" W

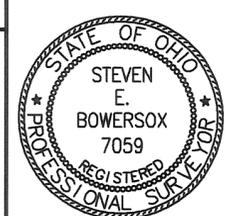
**ZONING**  
 R1-B: LOTS 1-6 & 35-37  
 R1-C: LOTS 7-34

LINE	BEARING	DISTANCE
L1	N 84°-10'-28" E	13.27'
L2	N 05°-49'-31" W	75.28'
L3	N 05°-10'-29" E	59.04'
L4	S 05°-10'-29" W	65.00'
L5	S 05°-10'-29" W	20.00'
L6	N 05°-10'-29" E	20.00'
L7	S 84°-49'-31" E	106.29'
L8	S 80°-20'-21" E	59.49'
L9	S 84°-49'-31" E	39.20'
L10	S 00°-43'-09" E	118.97'
L11	S 01°-00'-49" E	104.88'
L12	S 89°-58'-40" E	179.38'
L13	S 64°-18'-07" W	123.34'
L14	S 64°-18'-07" W	121.72'

NOTE  
 SEE SHEET 2 OF 2 FOR FRONTAGE AT THE FRONT SETBACK LINE FOR EACH LOT.

DESCRIPTION  
 BEING A RESIDENTIAL SUBDIVISION CONTAINING 14.630 ACRES OUT OF DEED BOOK 709, PAGE 587, 5.119 ACRES OUT OF SECTION 26 AND 9.511 ACRES OUT OF SECTION 27.

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    07-07-2000  
 STEVEN E. BOWERSOX, P.S. #7059    DATE

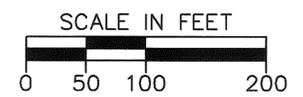


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 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 07-07-2000    drawn by: seb    job number: MIASCR0001FIN

**FRONT SETBACKS**

- 30': LOTS 1-6 & 35-36
- 25': LOTS 7-20 & 34
- HETZLER ROAD
- 30': LOT 1
- INFINITY LANE
- 30': LOT 6
- 25': LOT 7
- SAWGRASS LANE
- 25': LOTS 20-34



- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
  - \* GIN SPINDLE SET
  - IRON PIN FOUND
  - ⊗ P.K. NAIL SET
  - ⊗ RAILROAD SPIKE FOUND
  - UTILITY EASEMENT LINE (SEE NOTE)
  - BUILDING SETBACK LINE
  - N.R. NONRADIAL LINE

BEARINGS BASED ON RECORDER'S RECORD OF PLATS, PLAT BOOK 18, PAGE 114

# THE VILLAGES OF SPRINGCREEK PHASE 1, LOTS 1 - 37

PLAT BOOK 19, PAGE 24A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 15 DAY  
OF November 2000, AT 2:06 P.M.  
FILE No. 0298150 FEE: \$43.20  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Michelle Jeffrey  
DEPUTY

TRANSFERRED THIS 15 DAY OF Nov., 2000  
Chris A. Peoples BY: Linda Jirreman  
CHRIS A. PEEPLES DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

FRONT SETBACK FRONTAGE			
LOT No.	DISTANCE	LOT No.	DISTANCE
1	110.29'	19	70.00'
2	100.00'	20	87.71'
3	100.00'	21	173.96'
4	100.00'	22	78.04'
5	100.03'	23	83.49'
6	112.74'	24	70.95'
7	100.00'	25	70.00'
8	70.00'	26	70.00'
9	70.00'	27	75.61'
10	70.00'	28	133.21'
11	70.00'	29	78.78'
12	70.00'	30	75.00'
13	70.00'	31	73.00'
14	70.00'	32	70.00'
15	70.00'	33	70.00'
16	70.00'	34	94.71'
17	70.00'	35	90.00'
18	70.38'	36	90.00'

## LEGAL DESCRIPTION

BEING 5.119 ACRES OUT OF SECTION 26 AND 9.511 ACRES OUT OF SECTION 27, TOWN 1, RANGE 12, B.T.M., SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27 AND BEING ALSO IN THE CENTERLINE OF HETZLER ROAD;

THENCE, NORTH 05°-09'-41" EAST, 376.99 FEET, ALONG THE WEST LINE OF THE QUARTER AND CENTERLINE OF HETZLER ROAD, TO A RAILROAD SPIKE FOUND;

THENCE, SOUTH 86°-27'-39" EAST, 523.13 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 84°-49'-32" EAST, 122.23 FEET, TO AN IRON PIN SET;

THENCE, NORTH 05°-10'-29" EAST, 12.93 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 84°-49'-31" EAST, 137.12 FEET, TO AN IRON PIN SET;

THENCE, NORTH 84°-10'-28" EAST, 280.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 05°-49'-32" EAST, 120.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 84°-10'-28" EAST, 13.07 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 05°-49'-32" EAST, 179.68 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 84°-10'-28" WEST, 146.51 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 05°-49'-32" EAST, 294.68 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 00°-01'-08" EAST, 89.73 FEET, TO AN IRON PIN SET;

THENCE, NORTH 75°-34'-28" WEST, 45.05 FEET, TO AN IRON PIN SET;

THENCE, NORTH 38°-49'-10" WEST, 183.30 FEET, TO AN IRON PIN SET;

THENCE, SOUTHWESTERLY, 12.08 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN INTERNAL ANGLE OF 11°-32'-13" AND A CHORD 12.06 FEET IN LENGTH BEARING SOUTH 56°-56'-57" WEST, TO AN IRON PIN SET;

THENCE, SOUTH 38°-49'-10" EAST, 188.50 FEET, TO AN IRON PIN SET;

THENCE, NORTH 75°-34'-28" WEST, 266.29 FEET, TO AN IRON PIN SET;

THENCE, NORTH 84°-49'-32" WEST, 733.70 FEET, TO GIN SPINDLE SET IN THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26 AND THE CENTERLINE OF HETZLER ROAD;

THENCE, NORTH 04°-58'-07" EAST, 201.15 FEET, ALONG THE WEST LINE OF THE QUARTER AND CENTERLINE OF HETZLER ROAD TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 5.119 ACRES MORE OR LESS IN SECTION 26 AND 9.511 ACRES MORE OR LESS IN SECTION 27 FOR A TOTAL OF 14.630 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEING A PLAT SITUATED IN SECTIONS 26 AND 27, TOWN 1, RANGE 12, B.T.M., IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 14.630 ACRES FROM THE FOLLOWING DEED AS CONVEYED TO **OBERER RESIDENTIAL CONSTRUCTION LTD** FILED IN DEED BOOK **709** PAGE **587**, AS RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE PROTECTIVE COVENANTS AND RESTRICTIONS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF ALL PARTS OF THE ROADS, STREETS, EASEMENTS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, PUBLIC GROUNDS, ETC..., SHOWN HEREON AND NOT HERETOFORE DEDICATED, 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 DRAINAGE OR OPEN WATERWAYS 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 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 OF MIAMI COUNTY, OHIO FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

OWNERS: **OBERER RESIDENTIAL CONSTRUCTION LTD** LIEN HOLDERS: **FIRSTAR**  
George Oberer, Jr. Conie Bruggeman Pamela S. Schneider Justin  
PRESIDENT WITNESS VICE PRESIDENT WITNESS  
Mike Oberer Dale P. Voisard Pamela S. Schneider Charlotte Y. Creech  
SECRETARY WITNESS  
MIKE OBERER  
STATE OF OHIO, COUNTY OF Montgomery S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR \_\_\_\_\_, OHIO, PERSONALLY APPEARED GEORGE OBERER JR PRESIDENT AND MIKE OBERER SECRETARY OF **OBERER RESIDENTIAL CONSTRUCTION LTD**, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND SECRETARY AND THE FREE ACT OF DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO THIS 16 DAY OF October, 2000.

Lisa C. Wilson  
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 24, 2004



## PROTECTIVE COVENANTS & RESTRICTIONS

THE PROTECTIVE COVENANTS, RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS ARE RECORDED IN DEED BOOK 710, PAGE 400.

## MIAMI COUNTY PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 22<sup>ND</sup> DAY OF August, 2000.

Charles J. [Signature] CHAIRPERSON  
David E. [Signature] SECRETARY

## MIAMI COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 20<sup>TH</sup> DAY OF SEPTEMBER, 2000.

[Signature]  
MIAMI COUNTY ENGINEER

## MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 26<sup>TH</sup> DAY OF SEPT., 2000. (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.)

Richard W. Adams Lucretia A. [Signature] D. Ann [Signature]

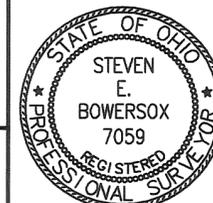
STATE OF OHIO, COUNTY OF HAMILTON SS

BEFORE ME A NOTARY PUBLIC IN AND FOR \_\_\_\_\_, OHIO PERSONALLY APPEARED PAMELA S. SCHNEIDER, VICE PRESIDENT OF **FIRSTAR**, LIEN HOLDERS, WHO EXECUTED THE FOREGOING PLAT WHO ACKNOWLEDGED THAT SHE DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT IN BEHALF OF SAID LIEN HOLDER AND BY AUTHORITY OF **FIRSTAR'S** BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HER FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT OF **FIRSTAR**. IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT SUNCIWANA, OHIO THIS 19<sup>TH</sup> DAY OF OCTOBER, 2000  
Charlotte Y. Creech MY COMMISSION EXPIRES: 2/6/05  
NOTARY PUBLIC



CHARLOTTE Y. CREECH  
Notary Public, State of Ohio  
My Commission Expires Feb. 6, 2005

Stu E. Bowersox 07-07-2000  
STEVEN E. BOWERSOX, P.S. #7059 DATE



**CHOICE ONE ENGINEERING**  
the choice that exceeds...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 07-07-2000 drawn by: seb job number: MiaScr0001fin2

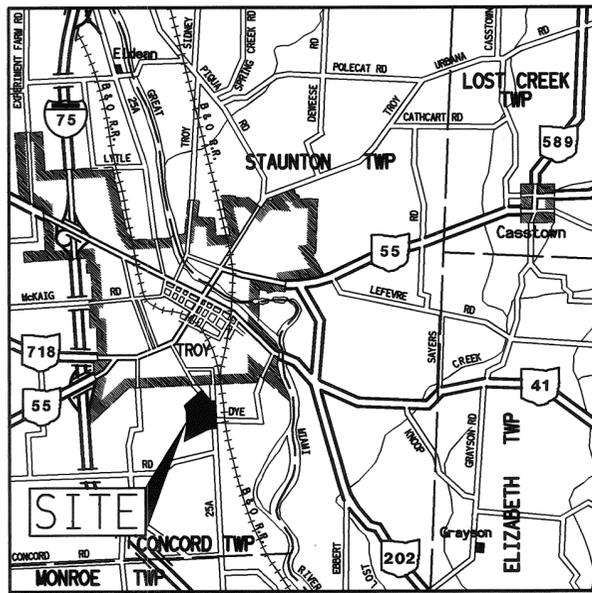
NOTE: DO NOT USE FOR HIGHWAY R\W. R\W HAS CHANGED.  
 SEE ROAD RECORD 8 PAGE 159 (PHASE III-B) FOR NEW  
 HIGHWAY RIGHT OF WAY.

RECEIVED FOR RECORD THIS 17<sup>th</sup> DAY OF  
NOVEMBER, 2000, AT 10:00 A.M.  
 FILE NO: 6298745 FEE \$ 0  
 BY: John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
Michelle Wilkner  
 DEPUTY RECORDER

PLAT BOOK 19, PAGE 25  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 ROAD RECORD VOLUME 8 PAGE 154  
 APPROVED AND TRANSFERRED THIS 17<sup>th</sup>  
 DAY OF NOVEMBER, 2000.  
Chris A. Peplow  
 MIAMI COUNTY AUDITOR  
Nada Pearson  
 BY DEPUTY

# MIA - CR25A - 6.50

## PHASE III-A TROY - CONCORD CHANNEL RELOCATION COUNTY ROAD 25A CONCORD TOWNSHIP MIAMI COUNTY



LOCATION MAP

SCALE IN MILES



PORTION TO BE IMPROVED \_\_\_\_\_  
 STATE & FEDERAL ROUTES \_\_\_\_\_  
 OTHER ROADS \_\_\_\_\_

INDEX OF SHEETS:

TITLE SHEET	1
TYPICAL SECTIONS	2
GENERAL NOTES	3
SUMMARY OF QUANTITIES	3A
EROSION & SEDIMENT CONTROL	4,4A
MAINTENANCE OF TRAFFIC	5
MISCELLANEOUS DETAILS	6
CENTERLINE REFS. AND BENCHMARKS	7
PLAN AND PROFILES	8-10
DRAINAGE DETAILS	11
DRAINAGE PROFILES	12
CROSS SECTIONS	13-37
RIGHT-OF-WAY PLANS	38-42

1997 SPECIFICATIONS

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO,  
 DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND  
 SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL  
 GOVERN THIS IMPROVEMENT.

I HEREBY APPROVE THESE PLANS AND DECLARE THAT  
 THE MAKING OF THIS IMPROVEMENT WILL NOT REQUIRE  
 THE CLOSING TO TRAFFIC OF THE HIGHWAY AND THAT  
 PROVISIONS FOR THE MAINTENANCE AND SAFETY OF  
 TRAFFIC WILL BE AS SET FORTH ON THE PLANS AND ESTIMATES.

APPROVED Richard Adams  
 DATE 4/22/97 MIAMI COUNTY COMMISSIONER  
 APPROVED Arthur O. Hulse  
 DATE 4/22/97 MIAMI COUNTY COMMISSIONER  
 APPROVED D. Ann Baird  
 DATE 4/22/97 MIAMI COUNTY COMMISSIONER  
 APPROVED Doug Smith  
 DATE 4/18/97 MIAMI COUNTY ENGINEER

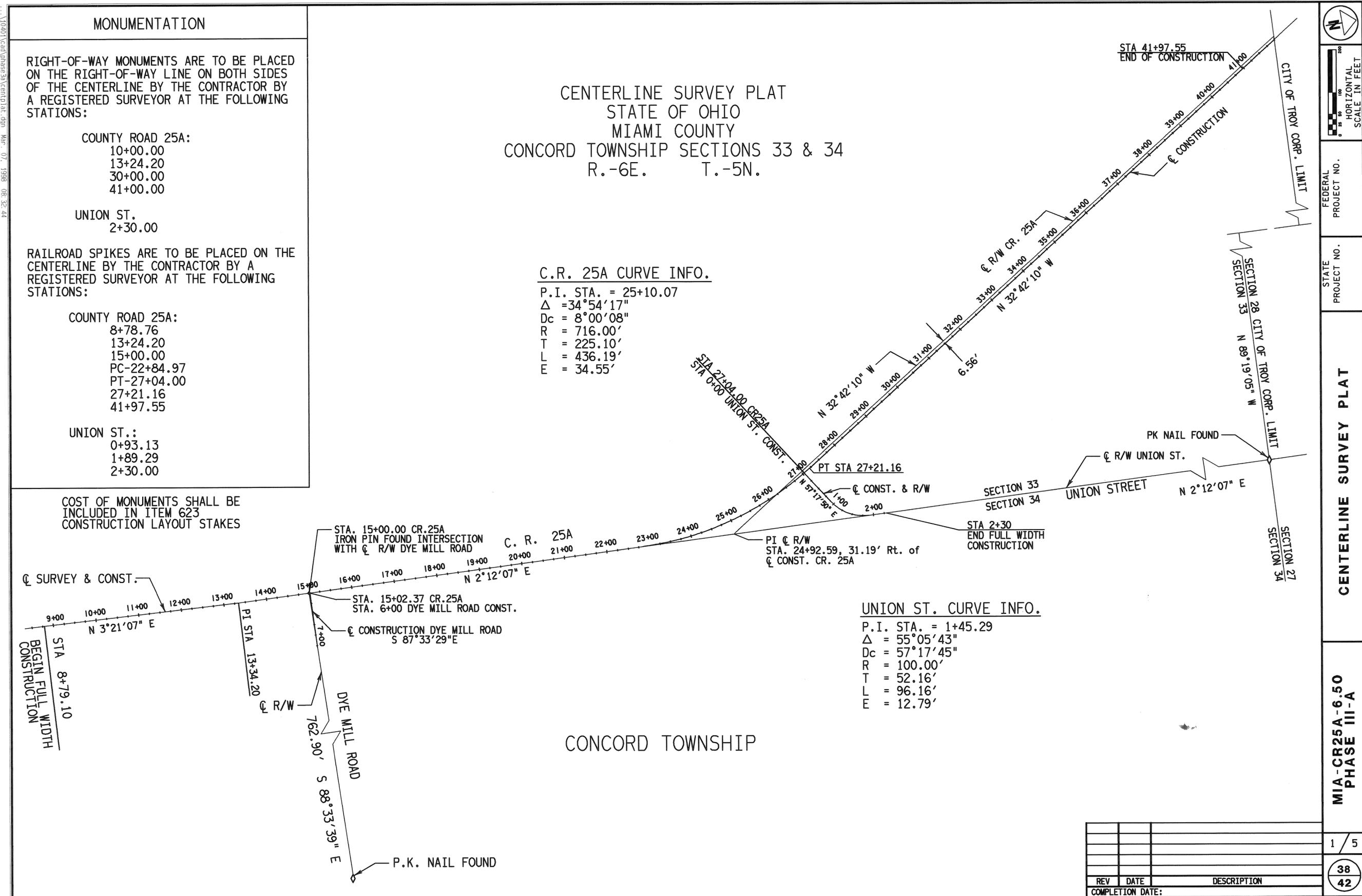
**UNDERGROUND UTILITIES**  
 TWO WORKING DAYS  
**BEFORE YOU DIG**  
 CALL 1-800-362-2764 (TOLL FREE)  
 OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS  
 MUST BE CALLED DIRECTLY

PLAN PREPARED BY:

**LJB** LOCKWOOD, JONES AND BEALS INC.  
 3100 Research Blvd.  
 P.O. Box 20249  
 Dayton, Ohio 45480  
 TEL: (937) 258-5000  
 FAX: (937) 258-5100

MIA - CR25A - 6.50  
 PHASE III - A

NOTE: DO NOT USE FOR HIGHWAY R\W. R\W HAS CHANGED.  
 SEE ROAD RECORD 8 PAGE 159 (PHASE III-B) FOR NEW  
 HIGHWAY RIGHT OF WAY.



**CENTERLINE SURVEY PLAT**

FEDERAL PROJECT NO. \_\_\_\_\_  
 STATE PROJECT NO. \_\_\_\_\_

**MIA-CR25A-6.50**  
**PHASE III-A**

1 / 5

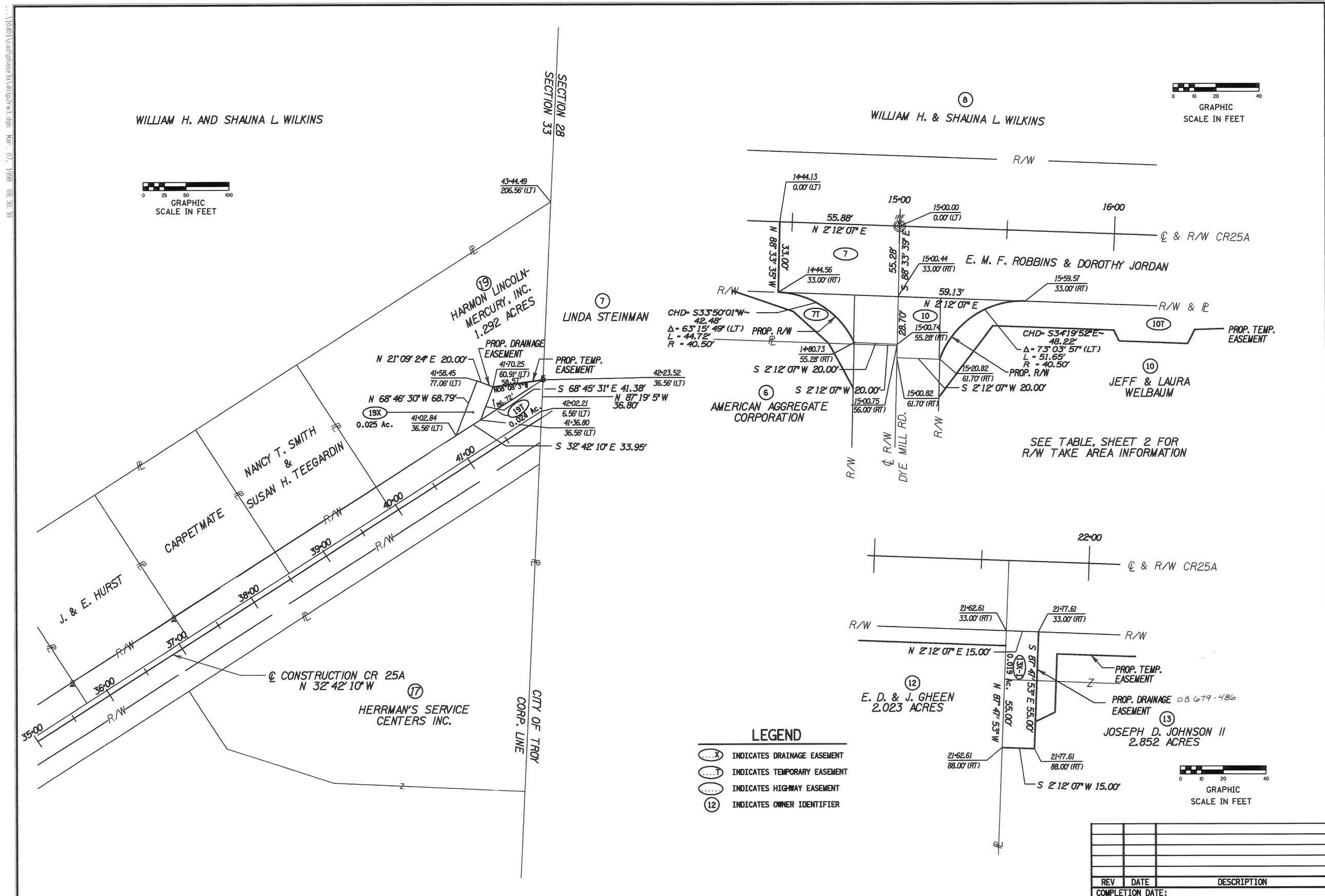
38  
42

REV DATE DESCRIPTION  
 COMPLETION DATE:





NOTE: DO NOT USE FOR HIGHWAY R\W. R\W HAS CHANGED.  
 SEE ROAD RECORD 8 PAGE 159 (PHASE III-B) FOR NEW  
 HIGHWAY RIGHT OF WAY.

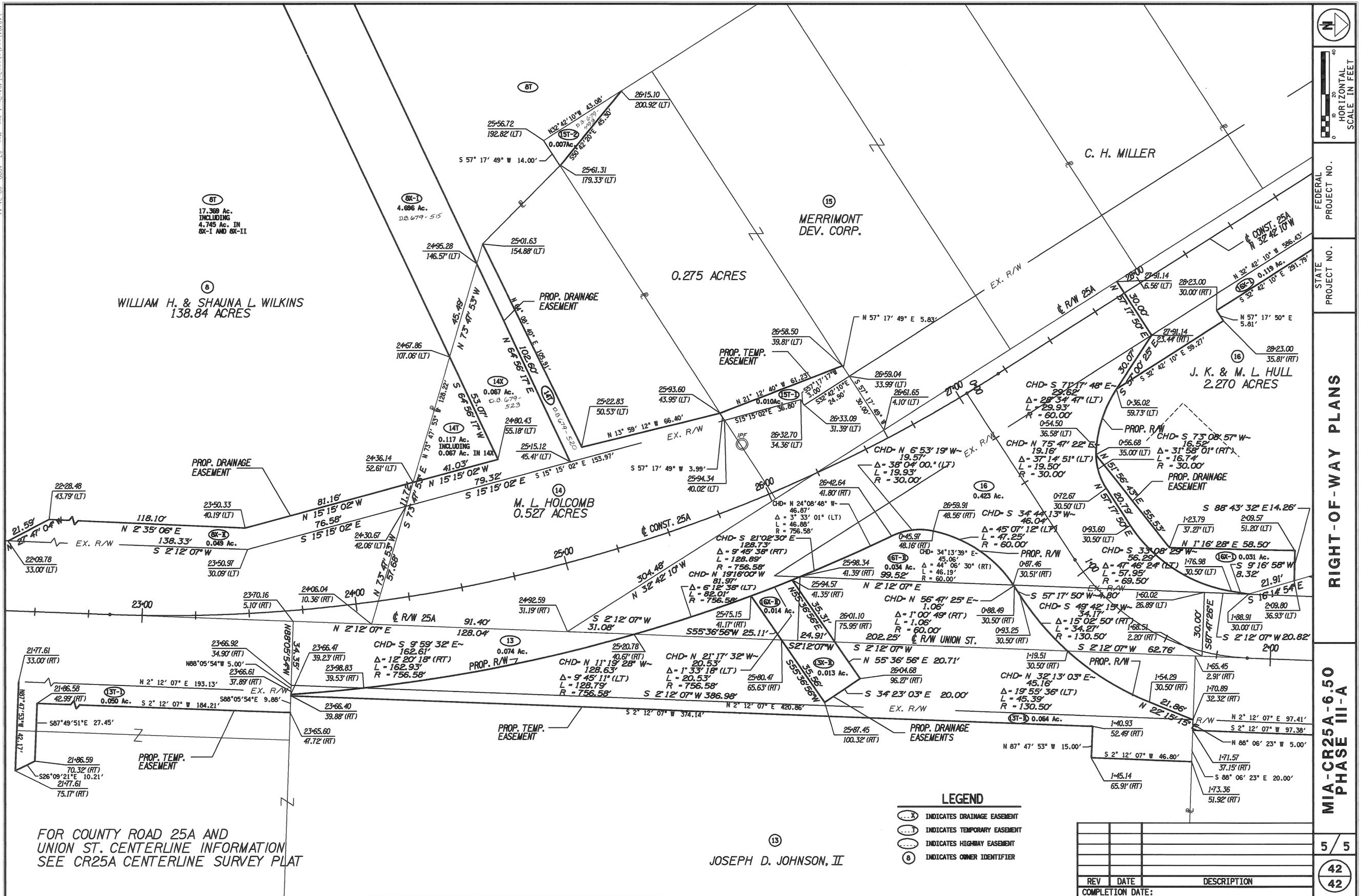


FEDERAL PROJECT NO. \_\_\_\_\_  
 STATE PROJECT NO. \_\_\_\_\_  
**RIGHT-OF-WAY PLANS**  
**MIA-CR25A-6.50**  
**PHASE III-A**  
 4 / 5  
 41  
 42

REV	DATE	DESCRIPTION

COMPLETION DATE: \_\_\_\_\_

NOTE: DO NOT USE FOR HIGHWAY R\W. R\W HAS CHANGED.  
 SEE ROAD RECORD 8 PAGE 159 (PHASE III-B) FOR NEW  
 HIGHWAY RIGHT OF WAY.



FEDERAL PROJECT NO. \_\_\_\_\_  
 STATE PROJECT NO. \_\_\_\_\_  
**RIGHT-OF-WAY PLANS**  
**MIA-CR25A-6.50**  
**PHASE III-A**  
 5 / 5  
 42  
 42

FOR COUNTY ROAD 25A AND  
 UNION ST. CENTERLINE INFORMATION  
 SEE CR25A CENTERLINE SURVEY PLAT

JOSEPH D. JOHNSON, II

**LEGEND**

- (X) INDICATES DRAINAGE EASEMENT
- (T) INDICATES TEMPORARY EASEMENT
- (H) INDICATES HIGHWAY EASEMENT
- (O) INDICATES OWNER IDENTIFIER

REV	DATE	DESCRIPTION

COMPLETION DATE: \_\_\_\_\_

APPROVED AND TRANSFERRED THIS 17<sup>th</sup>  
 DAY OF NOVEMBER, 2000.

Chris A. Peoples  
 MIAMI COUNTY AUDITOR  
Jinda Pearson  
 BY DEPUTY

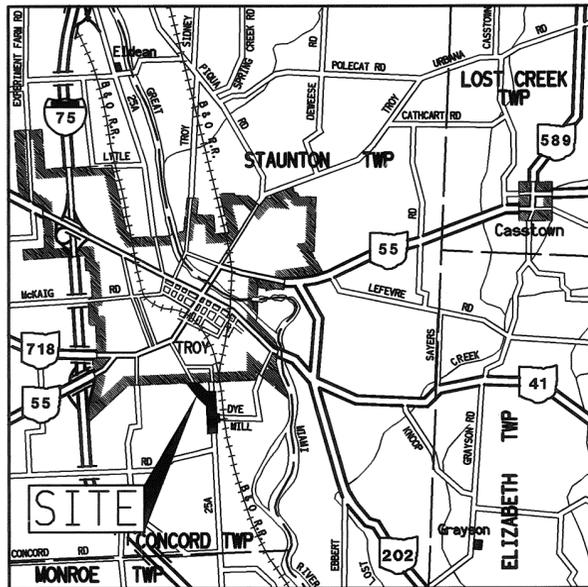
PLAT BOOK 19, PAGE 26

ROAD RECORD VOLUME 8 PAGE 159  
 RECEIVED FOR RECORD THIS 17<sup>th</sup> DAY OF  
NOVEMBER, 2000, AT 10:03 AM.  
 FILE NO. 0298747 FEE 0

John W. O'Brien  
 MIAMI COUNTY RECORDER  
Michelle Jeffery  
 BY DEPUTY

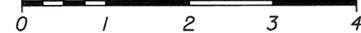
# MIA - CR25A - 6.50

## PHASE III-B COUNTY ROAD 25A CONCORD TOWNSHIP MIAMI COUNTY



LOCATION MAP

SCALE IN MILES



PORTION TO BE IMPROVED \_\_\_\_\_  
 STATE & FEDERAL ROUTES \_\_\_\_\_  
 OTHER ROADS \_\_\_\_\_

### INDEX OF SHEETS:

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INTERSECTION DETAILS	13
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NOT USED	22
DRAINAGE DETAILS	23
TRAFFIC CONTROL	24-28
CROSS SECTIONS	28-50A
RIGHT-OF-WAY PLANS	51-56

### 1997 SPECIFICATIONS

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS IMPROVEMENT.

I HEREBY APPROVE THESE PLANS AND DECLARE THAT THE MAKING OF THIS IMPROVEMENT WILL NOT REQUIRE THE CLOSING TO TRAFFIC OF COUNTY ROAD 25A AND THAT PROVISIONS FOR THE MAINTENANCE AND SAFETY OF TRAFFIC WILL BE AS SET FORTH ON THE PLANS AND ESTIMATES.

APPROVED Richard W. Adams  
 DATE 2-12-98 MIAMI COUNTY COMMISSIONER

APPROVED Robert G. Hestad  
 DATE 2-12-98 MIAMI COUNTY COMMISSIONER

APPROVED D. Ann Baird  
 DATE 2-12-98 MIAMI COUNTY COMMISSIONER

APPROVED Donna Chilton  
 DATE 2-12-98 MIAMI COUNTY ENGINEER

**UNDERGROUND UTILITIES**  
 TWO WORKING DAYS  
**BEFORE YOU DIG**  
 CALL 1-800-362-2764 (TOLL FREE)  
 OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS  
 MUST BE CALLED DIRECTLY

PLAN PREPARED BY:

**LJB** LOCKWOOD, JONES AND BEALS INC.  
 3100 Research Blvd.  
 P.O. Box 20246  
 Dayton, Ohio 45420  
 TEL: (937) 258-5000  
 FAX: (937) 258-5100

COUNTY ROAD 25A

MIA - CR25A - 6.50  
 PHASE III-B



TOTAL NUMBER OF :  
 16 OWNERSHIPS  
 0 TOTAL TAKES  
 0 OWNERSHIPS WITH STRUCTURES INVOLVED  
 0 OWNERSHIPS WITH "P" ITEMS  
 GRANTEE:  
 ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY  
 NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

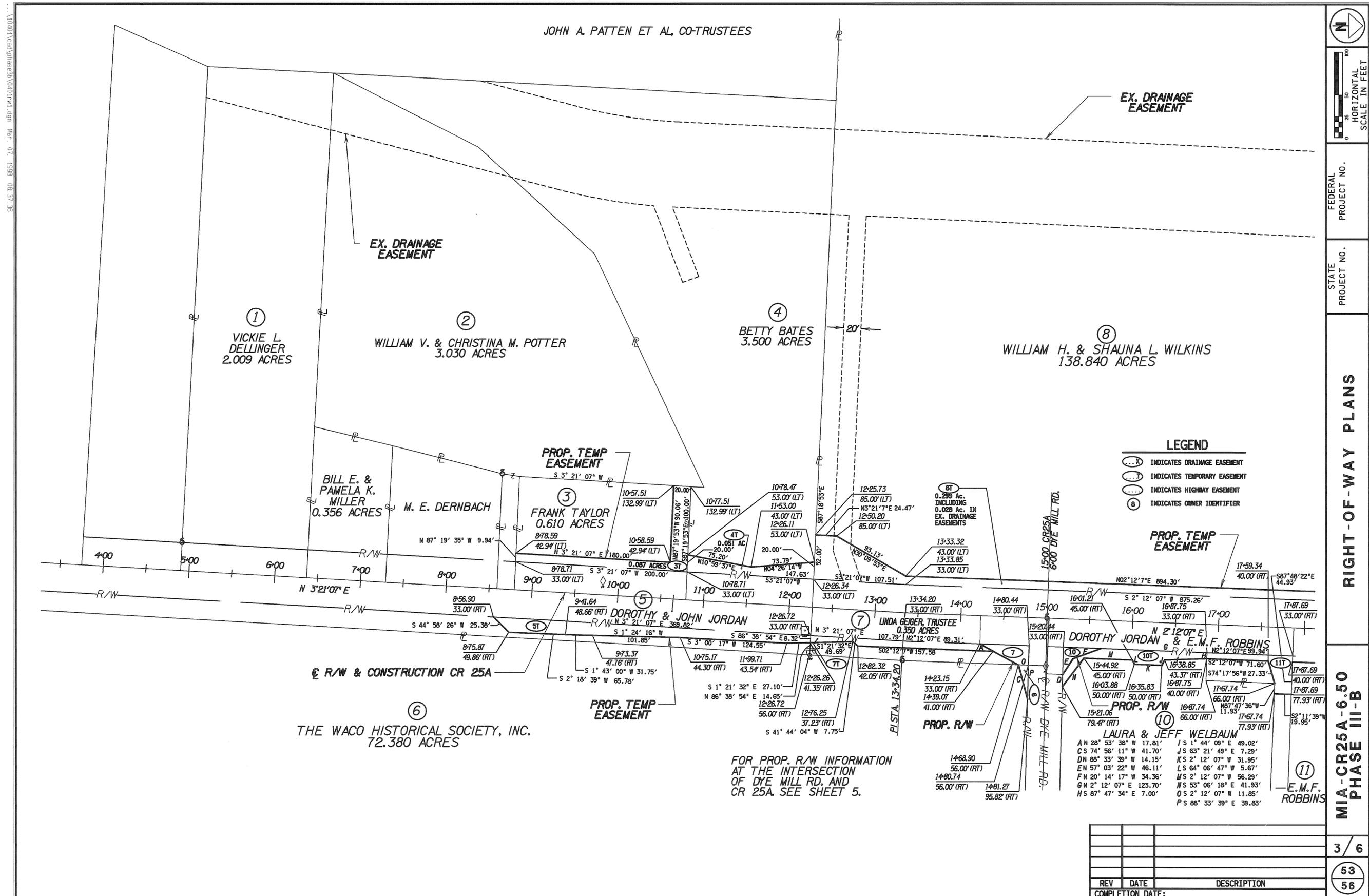
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED	
			BOOK	PAGE						LEFT	RIGHT			BOOK	PAGE
1-2	NOT USED														
3T	FRANK TAYLOR	3	522	560	0.610	0.152	0.087	0.000	0.087	0.458	----		GRADING OF SLOPES AND DRIVE CONSTRUCTION	679	490
4T	BETTY BATES	3	608	167	3.500	0.113	0.051	0.000	0.051	3.387	----		GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	880
5T	DOROTHY JORDAN AND JOHN JORDAN	3	618	474	2.290	1.349	0.107	0.000	0.107	----	0.941		GRADING OF SLOPES	696	892
6	WACO HISTORICAL SOCIETY, INC.	3	676	56	72.380	0.825	0.005	0.000	0.005	----	71.550				
7	LINDA GEIGER, TRUSTEE	3,5	662	223	0.350	0.219	0.087	0.069	0.018	----	0.113			697	265
7T							0.036	0.000	0.036				GRADING OF SLOPES AND DRIVE CONSTRUCTION	697	265
8T	WILLIAM H. WILKINS AND SHAUNA L. WILKINS	3,4	641	122	138.840	0.894	0.299	0.000	0.299	137.946	----		0.028 ACRES IN EX. DRAINAGE EASEMENT GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	877
9	NOT USED														
10	LAURA WELBAUM AND JEFF WELBAUM	3,5	646	623	3.9924	0.325	0.026	0.015	0.011	----	3.656			696	886
10T							0.045	0.000	0.045				GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	883
11T	EMMA MYRTLE FOUTZ ROBBINS	3	638	42	3.9927	0.000	0.036	0.000	0.036	----	3.993		GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	889
12T	RONALD L. WILT AND JANE WILT	4	662	223	2.023	0.284	0.060	0.000	0.060	----	1.739		GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	874
13	JOSEPH D. JOHNSON, II	4	628	855	5.000	0.290	0.074	0.072	0.002	----	4.708			696	925
13X-II		4					0.013	0.013	0.000						
13T-II		4					0.064	0.002	0.062				GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	928
13X-I		4	566	298	2.852	0.158	0.019	0.000	0.019	----	2.694			679	486
13T-I		4					0.050	0.000	0.050				GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	928
14T	MARK MILLER	4	671	880	0.527	0.252	0.117	0.000	0.117	0.275	----		0.067 ACRES IN EX. DRAINAGE EASEMENT GRADING OF SLOPES AND DRIVE CONSTRUCTION	679	520
15T	MERRIMONT DEVELOPMENT CORPORATION	4	416	497	0.275	0.048	0.010	0.000	0.010	0.227	----		GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	907
16	<del>MARTHA L. HULL</del> JOSEPH D. JOHNSON, II	4,6	<del>688 - 672</del>	<del>90 - 474</del>	2.270	0.752	0.423	0.246	0.177	----	1.341			696	910
16X-I		6					0.031	0.000	0.031					696	918
16X-II		6					0.014	0.014	0.000					696	918
16T-I		6					0.119	0.000	0.119				GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	914
16T-II		6					0.034	0.000	0.034				GRADING OF SLOPES	696	914
17T	HERRMANN'S SERVICE CENTER, INC.	4	531	716	10.448	0.760	0.009	0.000	0.009	----	9.688		GRADING OF SLOPES	696	904
18X	R. BURTON HINKLE AND JOSEPH C. KLATTE	5	591	425	0.804	0.121	0.078	0.000	0.078	0.683	----			696	898
18T		5					0.039	0.000	0.039				STORM SEWER CONSTRUCTION	696	895
19X	HARMON LINCOLN-MERCURY	5	592	637	1.292	0.152	0.025	0.000	0.025	1.140	----			702	931
19T		5					0.024	0.000	0.024				STORM SEWER CONSTRUCTION	702	934
20T	MIAMI VALLEY WOOD RECYCLING, INC.	4	642	8	6.698	0.472	0.011	0.000	0.011	----	6.226	LOCAL	GRADING OF SLOPES	696	901

SUMMARY OF ADDITIONAL RIGHT OF WAY PARCELS 1-19

MIA-CR25A-6.50 PHASE III-B

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTHS DURATION.

REV	DATE	DESCRIPTION



FEDERAL PROJECT NO.

STATE PROJECT NO.

RIGHT-OF-WAY PLANS

MIA-CR25A-6.50  
PHASE III-B

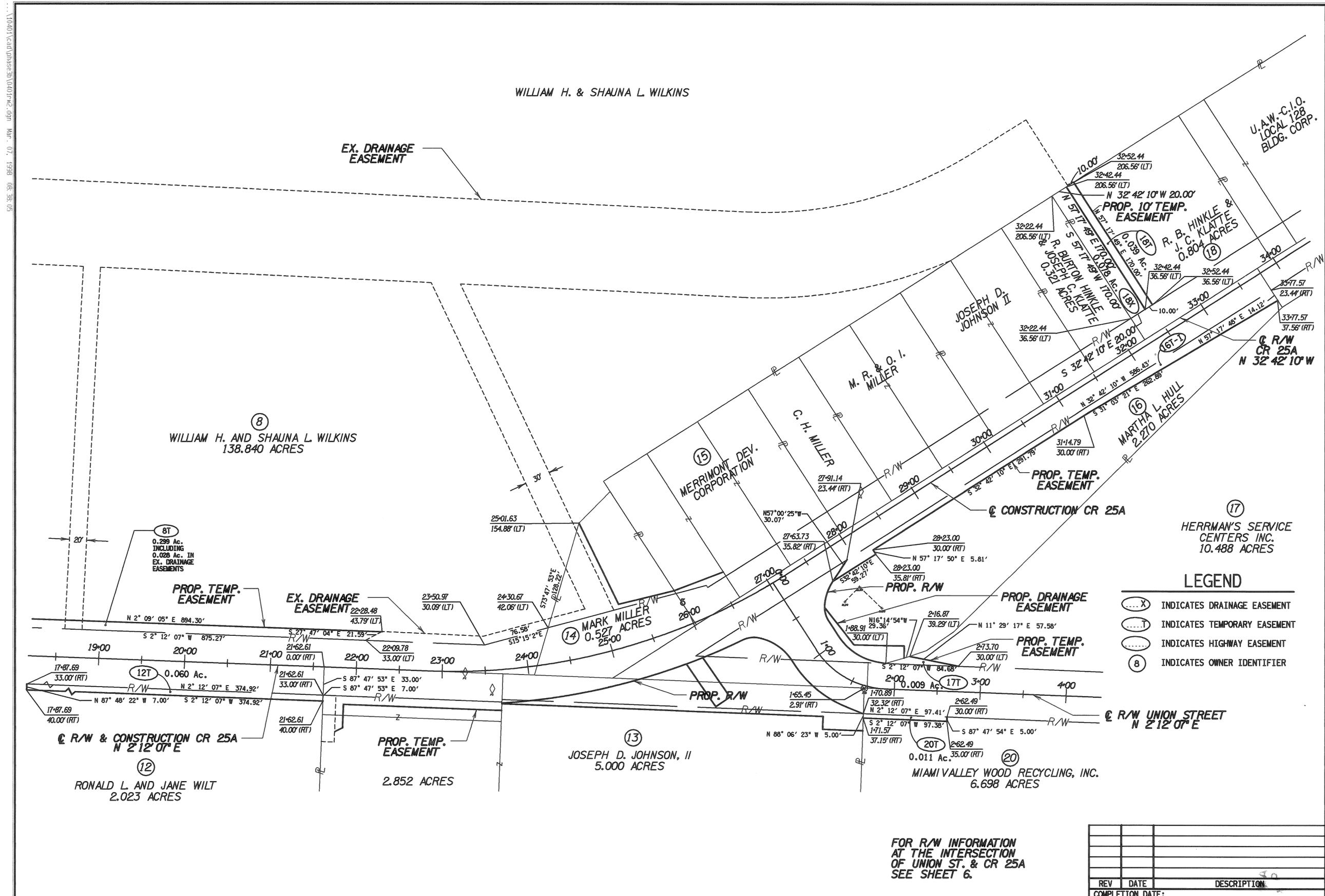
**LEGEND**

- (---X) INDICATES DRAINAGE EASEMENT
- (---T) INDICATES TEMPORARY EASEMENT
- (---H) INDICATES HIGHWAY EASEMENT
- (O) INDICATES OWNER IDENTIFIER

**PROP. TEMP EASEMENT**

FOR PROP. R/W INFORMATION  
AT THE INTERSECTION  
OF DYE MILL RD. AND  
CR 25A. SEE SHEET 5.

REV	DATE	DESCRIPTION
COMPLETION DATE:		



FEDERAL PROJECT NO.

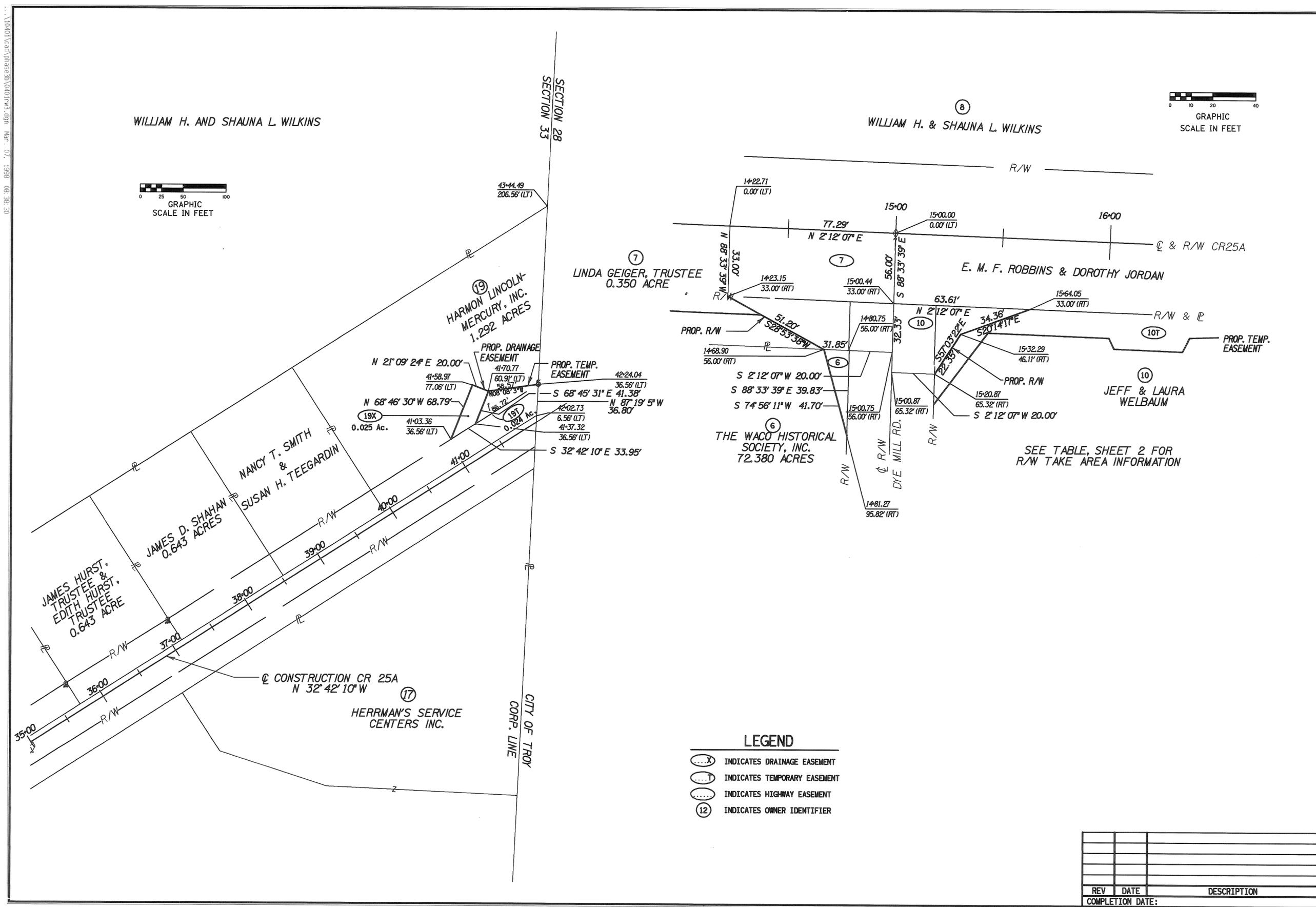
STATE PROJECT NO.

**RIGHT-OF-WAY PLANS**

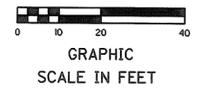
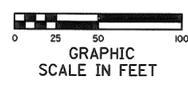
**MIA-CR25A-6.50 PHASE III-B**

REV	DATE	DESCRIPTION

COMPLETION DATE:



WILLIAM H. AND SHAUNA L. WILKINS



FEDERAL PROJECT NO.

STATE PROJECT NO.

RIGHT-OF-WAY PLANS

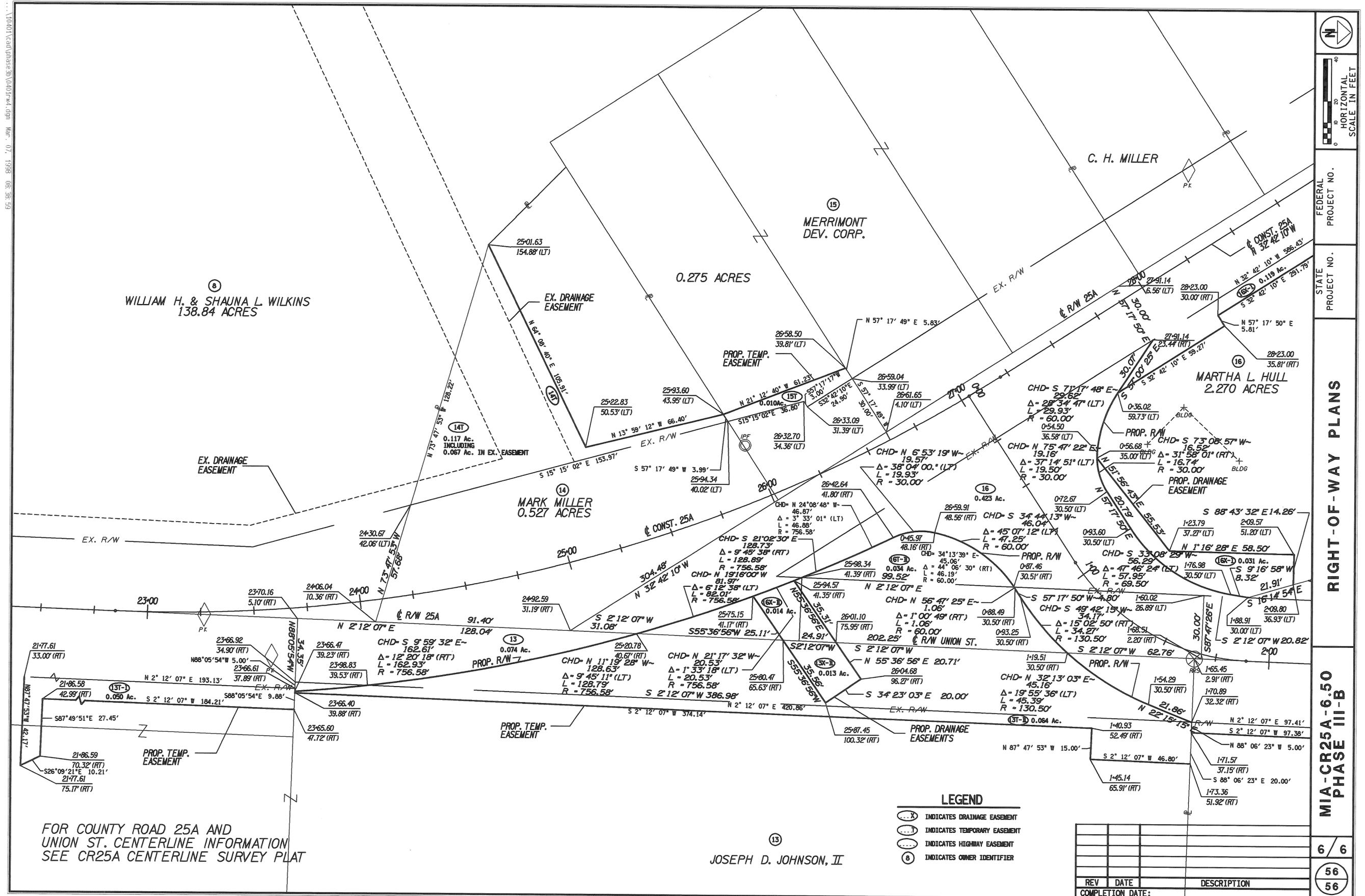
MIA-CR25A-6.50  
PHASE III-B

5 / 6

55  
56

REV	DATE	DESCRIPTION
COMPLETION DATE:		

SEE TABLE, SHEET 2 FOR R/W TAKE AREA INFORMATION



FEDERAL PROJECT NO.

STATE PROJECT NO.

**RIGHT-OF-WAY PLANS**

**MIA-CR25A-6.50 PHASE III-B**

6	6
56	56

REV	DATE	DESCRIPTION
COMPLETION DATE:		



TOTAL NUMBER OF :  
 16 OWNERSHIPS  
 0 TOTAL TAKES

GRANTEE:  
 ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY  
 NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

0 OWNERSHIPS WITH STRUCTURES INVOLVED  
 0 OWNERSHIPS WITH "P" ITEMS

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED	
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4T	BETTY BATES	3	608	167	3.500	0.113	0.051	0.000	0.051	3.387	----		GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	880
5T	DOROTHY JORDAN AND JOHN JORDAN	3	618	474	2.290	1.349	0.107	0.000	0.107	----	0.941		GRADING OF SLOPES	696	892
6	WACO HISTORICAL SOCIETY, INC.	3	676	56	72.380	0.825	0.005	0.000	0.005	----	71.550				
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7T							0.036	0.000	0.036				GRADING OF SLOPES AND DRIVE CONSTRUCTION	697	265
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10T							0.045	0.000	0.045				GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	883
11T	EMMA MYRTLE FOUTZ ROBBINS	3	638	42	3.9927	0.000	0.036	0.000	0.036	----	3.993		GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	889
12T	RONALD L. WILT AND JANE WILT	4	662	223	2.023	0.284	0.060	0.000	0.060	----	1.739		GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	874
13	JOSEPH D. JOHNSON, II	4	628	855	5.000	0.290	0.074	0.072	0.002	----	4.708			696	925
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13X-I		4	566	298	2.852	0.158	0.019	0.000	0.019	----	2.694			679	486
13T-I		4					0.050	0.000	0.050				GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	928
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15T	MERRIMONT DEVELOPMENT CORPORATION	4	416	497	0.275	0.048	0.010	0.000	0.010	0.227	----		GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	907
16	<del>MARTHA L. HULL</del> JOSEPH D. JOHNSON, II	4,6	<del>688 -672</del>	<del>90 -474</del>	2.270	0.752	0.423	0.246	0.177	----	1.341			696	910
16X-I		6					0.031	0.000	0.031					696	918
16X-II		6					0.014	0.014	0.000					696	918
16T-I		6					0.119	0.000	0.119				GRADING OF SLOPES AND DRIVE CONSTRUCTION	696	914
16T-II		6					0.034	0.000	0.034				GRADING OF SLOPES	696	914
17T	HERRMANN'S SERVICE CENTER, INC.	4	531	716	10.448	0.760	0.009	0.000	0.009	----	9.688		GRADING OF SLOPES	696	904
18X	R. BURTON HINKLE AND JOSEPH C. KLATTE	5	591	425	0.804	0.121	0.078	0.000	0.078	0.683	----			696	898
18T		5					0.039	0.000	0.039				STORM SEWER CONSTRUCTION	696	895
19X	HARMON LINCOLN-MERCURY	5	592	637	1.292	0.152	0.025	0.000	0.025	1.140	----			702	931
19T		5					0.024	0.000	0.024				STORM SEWER CONSTRUCTION	702	934
20T	MIAMI VALLEY WOOD RECYCLING, INC.	4	642	8	6.698	0.472	0.011	0.000	0.011	----	6.226	LOCAL	GRADING OF SLOPES	696	901

SUMMARY OF ADDITIONAL RIGHT OF WAY PARCELS 1-19

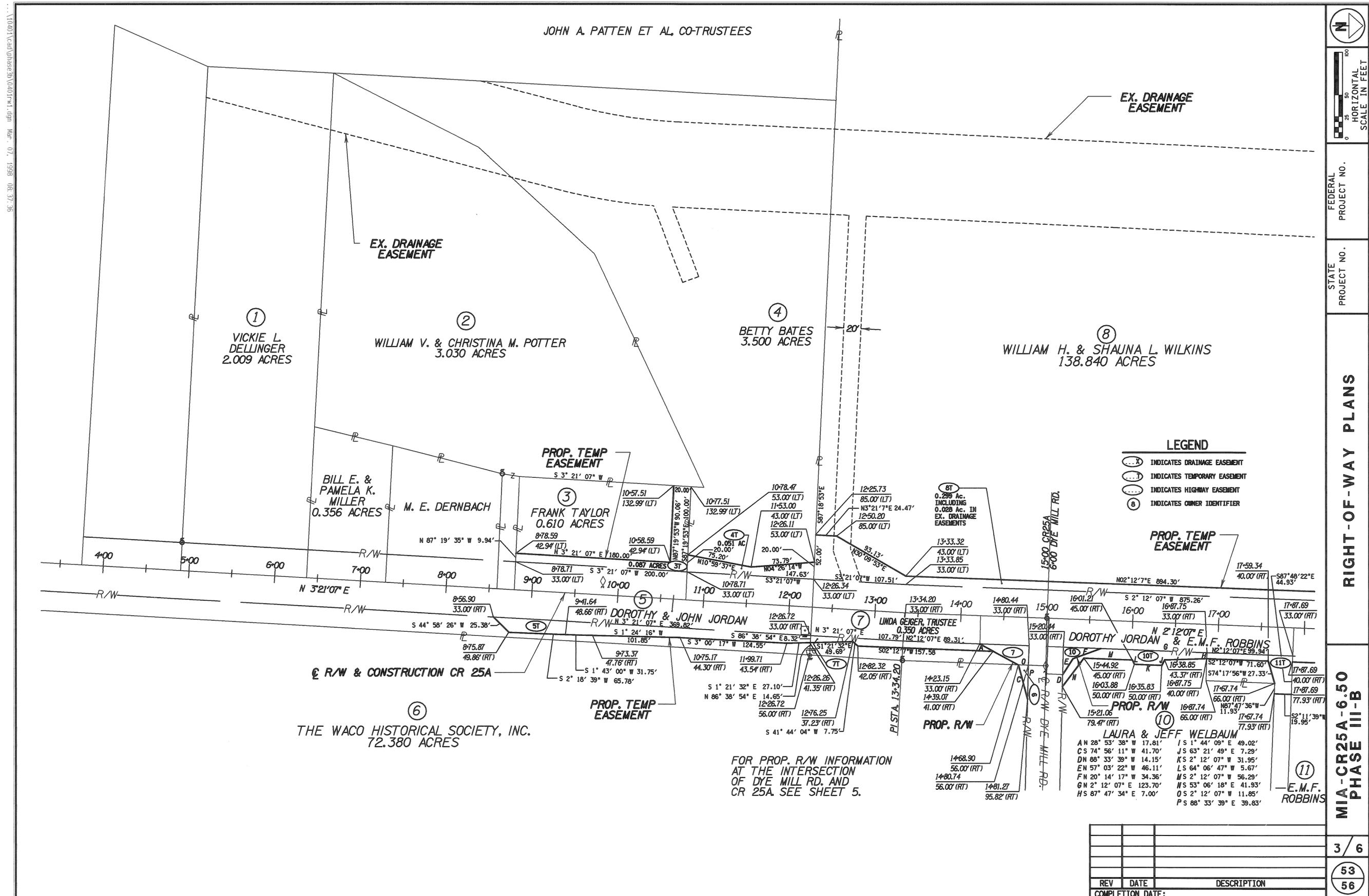
MIA-CR25A-6.50 PHASE III-B

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTHS DURATION.

REV	DATE	DESCRIPTION

02 / 06

52  
56



FEDERAL PROJECT NO.

STATE PROJECT NO.

RIGHT-OF-WAY PLANS

MIA-CR25A-6.50  
PHASE III-B

3/6  
53  
56

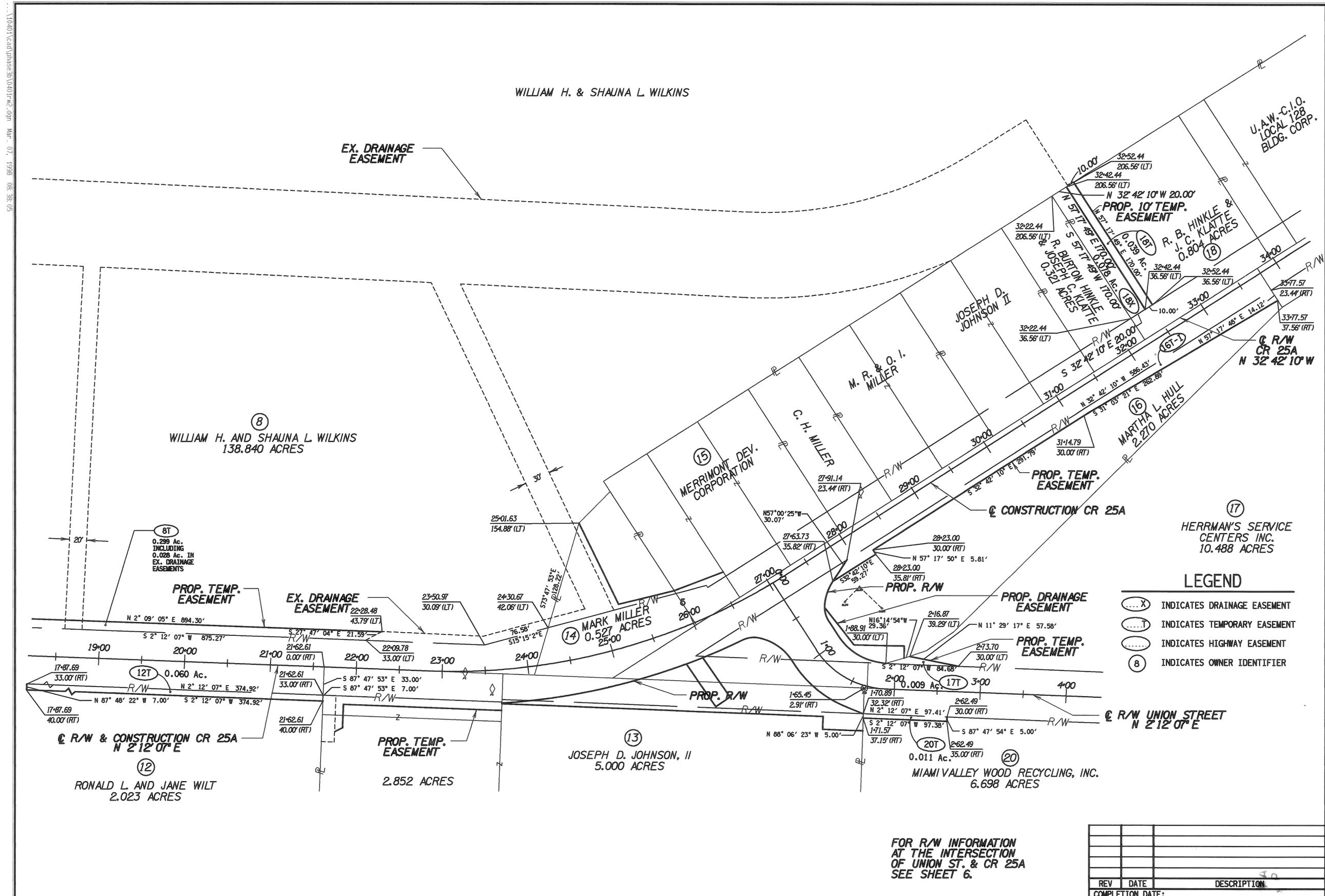
- LEGEND**
- (---X) INDICATES DRAINAGE EASEMENT
  - (---T) INDICATES TEMPORARY EASEMENT
  - (---H) INDICATES HIGHWAY EASEMENT
  - (O) INDICATES OWNER IDENTIFIER

FOR PROP. R/W INFORMATION AT THE INTERSECTION OF DYE MILL RD. AND CR 25A. SEE SHEET 5.

REV	DATE	DESCRIPTION

COMPLETION DATE:

95-15-36-8861-1-0-1988-08-37-36  
 10/01/2011 10:11:00 AM  
 10/01/2011 10:11:00 AM  
 10/01/2011 10:11:00 AM



N

HORIZONTAL SCALE IN FEET

FEDERAL PROJECT NO.

STATE PROJECT NO.

**RIGHT-OF-WAY PLANS**

**MIA-CR25A-6.50 PHASE III-B**

4 / 6

REV	DATE	DESCRIPTION
54		
56		

COMPLETION DATE:





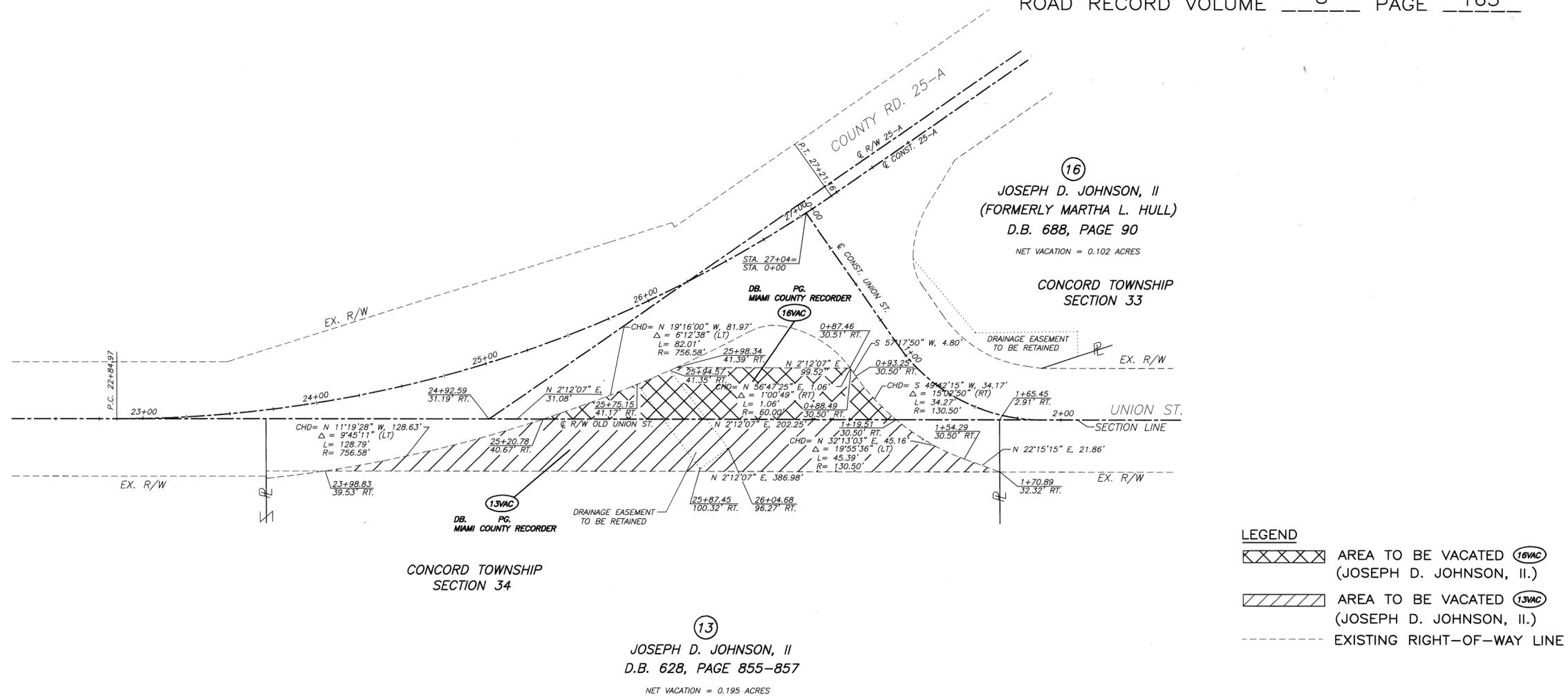
# VACATION OF PARTS OF EXISTING HIGHWAY RIGHT-OF-WAY COUNTY ROAD 25-A / UNION STREET

SECTIONS 33 & 34, TOWN 5N, RANGE 6E  
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 19 PAGE 27  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED FOR RECORD THIS 21<sup>st</sup> DAY  
OF November, 2000 AT 1:48 P.M.  
FILE NO. 0298966 FEE 0.00

John W. O'Brien  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
BY Michelle Jeffery  
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 165



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
THIS 20<sup>th</sup> DAY OF November, 2000.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR  
THIS 21 DAY OF Nov., 2000.

Chris A. Peeples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

BY Linda S. Tramm  
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
THIS 21 DAY OF November, 2000. RESOLUTION NO. 00-11-1772

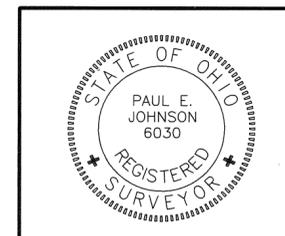
Richard N. Adams  
RICHARD N. ADAMS  
MIAMI COUNTY COMMISSIONER

Arthur D. Haddad  
ARTHUR D. HADDAD  
MIAMI COUNTY COMMISSIONER

D. Ann Baird  
D. ANN BAIRD  
MIAMI COUNTY COMMISSIONER

THIS VACATION PLAT IS BASED UPON THE CENTERLINE AND RIGHT-OF-WAY SURVEY PERFORMED BY LOCKWOOD, JONES, & BEALS, INC. IN CONJUNCTION WITH THE PROJECT KNOWN AS "COUNTY ROAD 25-A, PHASE III-B" AND AS RECORDED IN MIAMI COUNTY ENGINEER'S ROAD RECORD VOLUME 8 PAGES 159A-159F AND MIAMI COUNTY RECORDER'S PLAT RECORDS VOLUME 19 PAGE 26-26E.

NO FIELD SURVEY WAS PERFORMED.  
ALL DRAINAGE AND OTHER EASEMENTS ARE TO BE RETAINED.



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: SEPTEMBER 27, 2000

# REPLAT OF I.L.'S 1535 AND 1536 CITY OF TROY, MIAMI COUNTY, OHIO

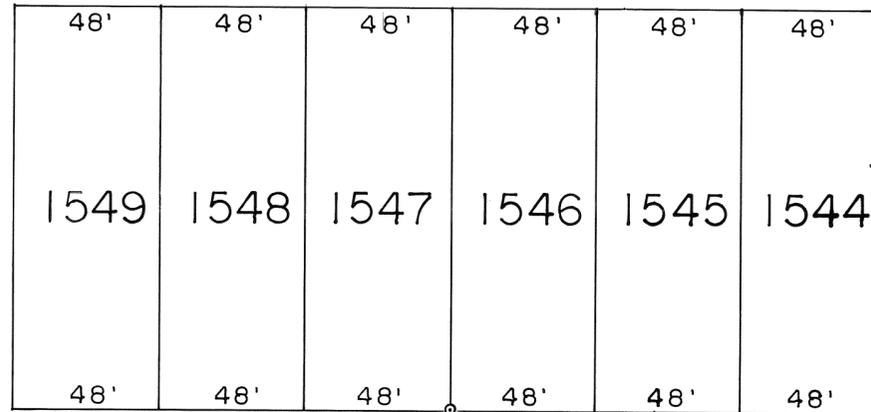
PLAT BOOK 19 PAGE 28  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED NOVEMBER 22, 2000, AT 8:16 AM  
FILE NO. 0298987 FEE \$ 21.60

John W. O'Brien BY: Michael W. Cozatt  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS. ASSIGNED THIS 22<sup>ND</sup> DAY OF NOVEMBER, 2000.

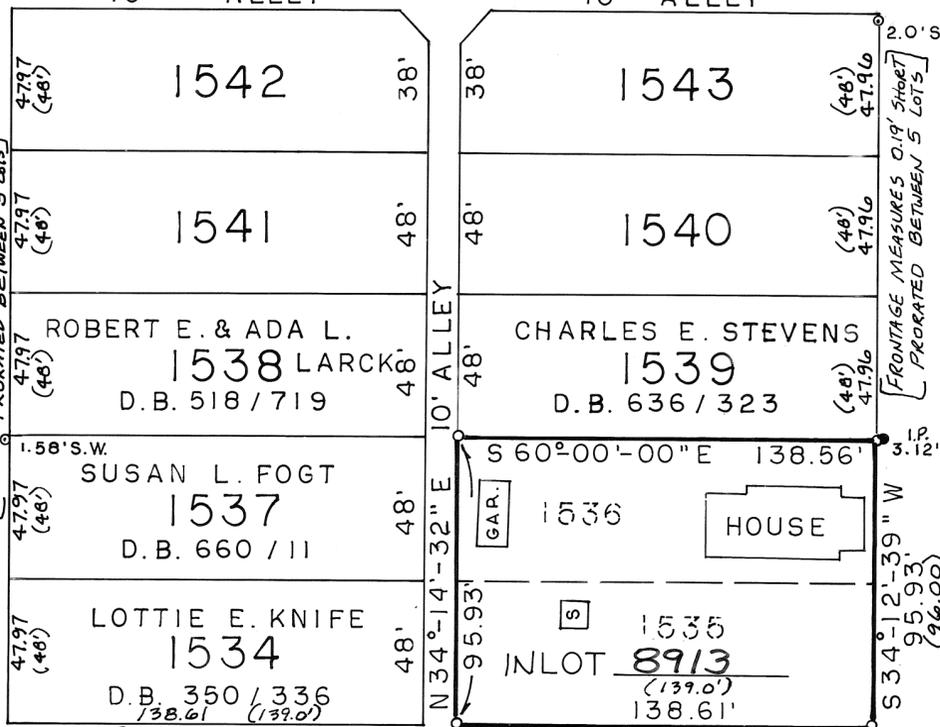
Chris A. Peoples BY: Linda J. Irwin  
MIAMI CO. AUDITOR DEPUTY

CANAL STREET R/W 66'



R/W 50'

R/W 60'



SCOTT STREET R/W 60'

## DESCRIPTION

BEING A REPLAT OF 0.3044 ACRES, I.L.'S 1535 AND 1536 IN THE CITY OF TROY, MIAMI COUNTY, OHIO. AS DEEDED TO HOLLY ANN DAVIS BY D.B. 703, PG. 920 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

## DEDICATION

I, HOLLY ANN DAVIS, BEING THE OWNER OF LANDS HEREIN REPLATTED DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

Holly Ann Davis HOLLY ANN DAVIS  
Anna Hauser WITNESS  
Christy S. Jones

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED INDIVIDUAL, WHO ACKNOWLEDGED THAT SHE DID SIGN THIS INSTRUMENT AND THAT IT IS HER FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 3<sup>RD</sup> DAY OF October 2000.

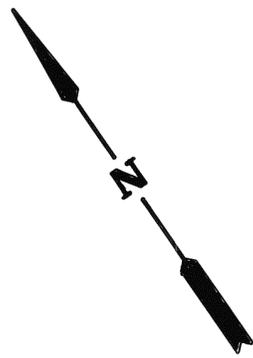
Orell B. Cornett MY COMMISSION EXPIRES 5-1-02  
NOTARY PUBLIC



## APPROVALS

THIS REPLAT REVIEWED AND APPROVED, THIS 10<sup>TH</sup> DAY OF NOVEMBER, 2000, BY:

Steven D. Leffel  
STEVE LEFFEL, PUBLIC WORKS DIRECTOR,  
CITY OF TROY



SCALE: 1" = 40'



## LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- ✕ GIN SPINDLE SET
- IRON PIN SET (CAPPED I.P. COZATT P.S.)

(0.00) PLATED DISTANCE 6001  
REFERENCES

VOL. 19, PG. 189  
VOL. 5, PG. 47  
MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY WITH MONUMENTATION SET AS SHOWN.

Michael W. Cozatt 9-20-00  
MICHAEL W. COZATT P.S. 6001 DATE

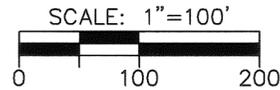


COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES RD. TROY, OHIO  
PH. 937-339-2921 / FAX 339-2921  
JOB NO. 18800

**LEGEND**

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND

Bearings based on centerline of Evanston Road from Land Survey Vol. 29, Page 150.



**\*NOTES:**

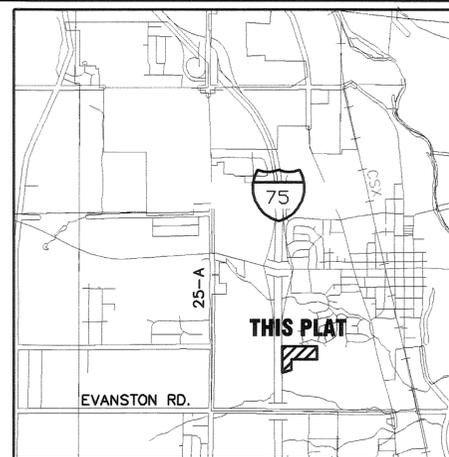
- Indicates 35' building setback line
- - - Indicates easement line
- Indicates lot line

5' Utility easements located on each side of all interior lot lines, unless otherwise noted.  
10' Utility easements along all rear lot lines and street right-of-way lines, unless otherwise noted.

All front building setbacks are 35 feet from the right-of-way line.

(XXX) Indicates lot number as shown on Preliminary Plat.

Part Lot 2245  
Hawk Construction, Inc.  
Deed Book 710, Page 800  
Lot Surv. Vol. 23, Plat 115

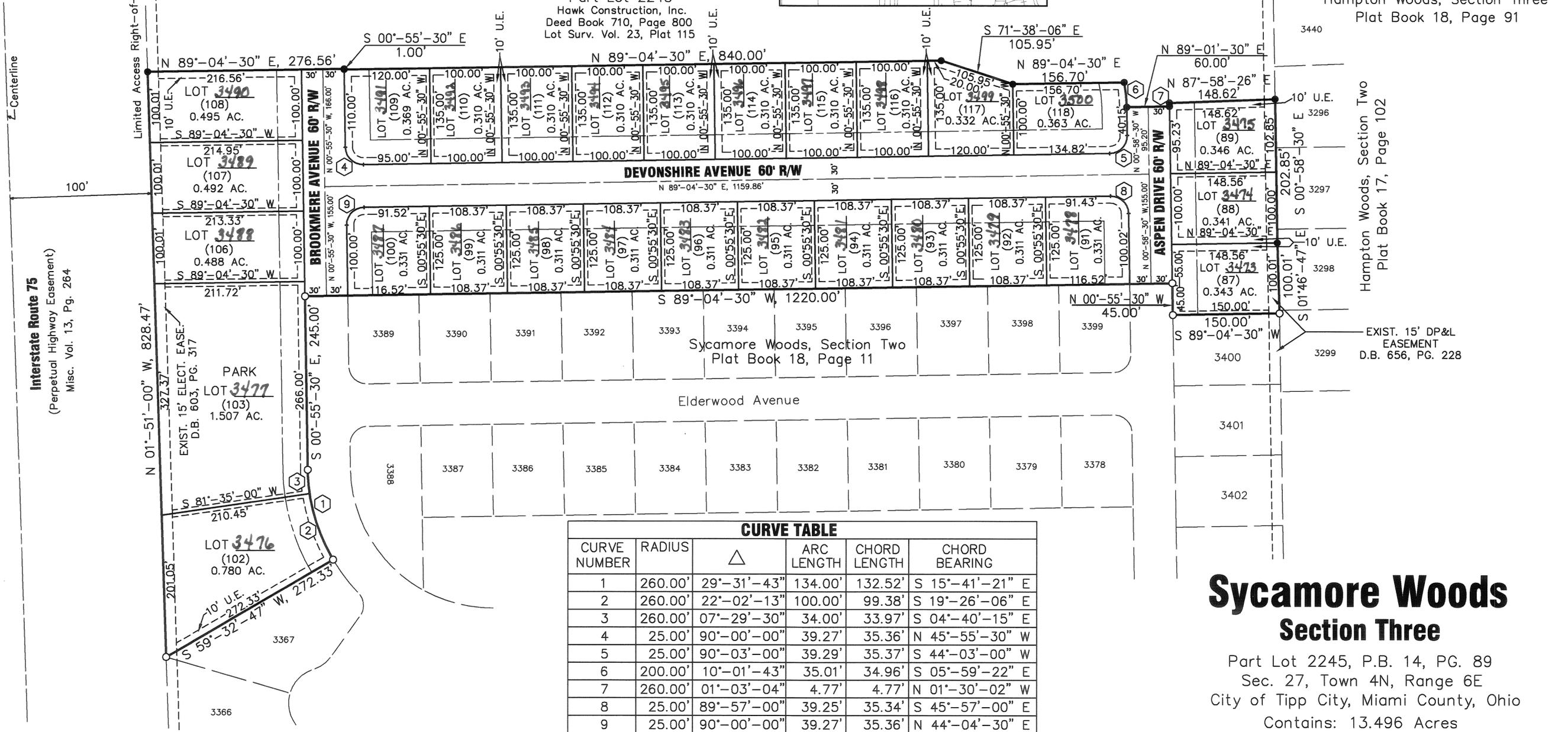


PLAT BOOK 19, PAGE 29  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 29th DAY OF  
November 2000 AT 2:36 PM  
FILE NUMBER 0299221, FEE 43.20  
John W. O'Brien  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY  
Michelle DeFrow, Deputy

TRANSFERRED THIS 28th DAY OF November, 2000

Chris A. Peoples BY: Linda Pearson  
CHRIS A. PEEPLES DEPUTY AUDITOR

Hampton Woods, Section Three  
Plat Book 18, Page 91



**CURVE TABLE**

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	260.00'	29°-31'-43"	134.00'	132.52'	S 15°-41'-21" E
2	260.00'	22°-02'-13"	100.00'	99.38'	S 19°-26'-06" E
3	260.00'	07°-29'-30"	34.00'	33.97'	S 04°-40'-15" E
4	25.00'	90°-00'-00"	39.27'	35.36'	N 45°-55'-30" W
5	25.00'	90°-03'-00"	39.29'	35.37'	S 44°-03'-00" W
6	200.00'	10°-01'-43"	35.01'	34.96'	S 05°-59'-22" E
7	260.00'	01°-03'-04"	4.77'	4.77'	N 01°-30'-02" W
8	25.00'	89°-57'-00"	39.25'	35.34'	S 45°-57'-00" E
9	25.00'	90°-00'-00"	39.27'	35.36'	N 44°-04'-30" E

**SURVEY NOTES:**

- ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
- LINE OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
- ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- IRON PINS SET ARE 5/8"x 30" REBAR WITH PLASTIC CAP.

**DESCRIPTION:**

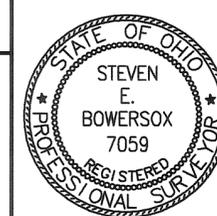
THE WITHIN PLAT IS A SUBDIVISION OF 13.496 ACRES BEING PART OF A 37.829 ACRE TRACT OF LAND CONVEYED TO HAWK CONSTRUCTION, INC. BY DEED RECORDED IN DEED BOOK 710, PAGE 800 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO. 2.314 ACRES ARE IN STREETS; 11.182 ACRES ARE IN LOTS.

THE MEASUREMENTS ARE HEREBY CERTIFIED CORRECT AND IN CONFORMANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. 5/8"x 30" REBAR WITH CAP TO BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.

Steven E. Bowersox 10-16-2000  
STEVEN E. BOWERSOX, P.S. #7059 DATE

**Sycamore Woods  
Section Three**

Part Lot 2245, P.B. 14, PG. 89  
Sec. 27, Town 4N, Range 6E  
City of Tipp City, Miami County, Ohio  
Contains: 13.496 Acres  
(11.182 Acres in Lots - 2.314 Acres in R/W)



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

date: 10-16-2000  
drawn by: seb  
job number: MIATCI0005

# PROTECTIVE COVENANTS & RESTRICTIONS

1. No lot shall be used except for residential purposes. Outbuildings will be permitted subject, however, to the following restrictions: A) Any outbuilding must be placed on a poured concrete footing, foundation and floor. B) Exterior finish material must be the same as or comparable to that on the lower or main level of the residential building (e.g. brick, cedar siding, etc.). C) 200 square feet maximum area. D) Only one outbuilding permitted per lot. E) Use of the outbuilding shall be limited to that of a garden house, storage of lawn care equipment and similar uses and shall not be used for storage of any car, boat, motor home, camper, or similar vehicle.

2. The floor areas of each dwelling structure, exclusive of open porches, garages, car ports, or patios, shall not be less than 1800 square feet for a one-story plan, not less than 2200 square feet total for other than a one-story plan. All houses shall have a minimum two-car attached or basement garage. Construction of residence structure must be fully completed within one year after commencement of construction.

3. No above ground swimming pool or wading pool shall be permitted on any lot except one wading pool not to exceed 49 square feet and shall not exceed 16 inches in height.

4. No building shall be located on any lot nearer to the street property line than the 35-foot minimum setback distance as provided on the recorded plat of this subdivision. All structures shall have a minimum side yard clearance of 10 feet and a minimum total side yard sum of 25 feet. All residential structures shall have a 40-foot minimum rear yard. All of the above requirements are as defined and specified by Tipp City Subdivision and Zoning Regulations. Notwithstanding the provisions of this restriction, location of the residence upon the lot shall be subject to the provisions of covenant Number 8, below.

5. No lot shall be hereafter subdivided into additional residential lots.

6. No trailer, basement, campshack, garage, barn, or other outbuilding shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.

7. Any fence or hedge which may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fencing, or chain link fence or similar types of fencing will be permitted on any lot, except existing field fence along the rear of any lot which will be permitted to remain.

8. The foundation height and location of any residential structure shall be shown on a plot plan and approved by the developer prior to the commencement of construction. All house plans including exterior elevations shall be reviewed and approved by the developer before the commencement of construction. Developer may require sod or other erosion protection as a condition of approval.

9. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.

10. No structure of a temporary character shall be permitted on any premises except during the active period of construction.

11. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than two square feet or one sign of not more than five square feet advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. Spring Hill Nurseries Co. shall be exempt from this covenant during the period of the plat development and lot sales.

12. No animal, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, or other household pets may be kept, providing that they are not kept, bred, or raised for commercial purposes or kept in unreasonable numbers.

13. Except for delivery, loading, or unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any garage of the residence building. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.

14. Building contractors shall be required to employ the use of dumpsters or similar debris storage devices during construction or shall promptly remove all debris and excess material during and at the completion of construction.

15. All driveways must be paved with asphalt or concrete surface, such paving to be completed within twelve (12) months from commencement of construction.

16. No pole, tower, or support for same shall be permitted per lot for the support of any television antenna or satellite dish. No ham amateur or CB radio antenna shall be permitted.

17. Separate poles for basketball hoops will be permitted. No basketball hoop may be attached to any residential structure.

18. These covenants and restrictions are for the benefit of the owners of all lots in all sections of this subdivision and are to run with the land and are to be binding on all parties and persons claiming under them until January 1, 2015, at which time they will be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.

19. Invalidation of any one of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect.

20. These covenants may be enforceable by injunction or otherwise by the grantor, his successors and assigns, and also by the owner of any lot in this or any other section of Sycamore Woods Subdivision.

21. Owners of lots on the west boundary of Sycamore Woods Subdivision will be responsible for maintenance, upkeep, and proper appearance of the mounding installed by developer bordering 1-75.

22. Grantor reserves the right to impose further restrictions and dedicate additional easements and right-of-way, if required, with respect to such lots which have not been sold by grantor by instrument recorded in the office of the recorder of Miami County, Ohio and the office of the zoning authority of the City of Tipp City or by express provisions in said conveyances.

23. Any basement sump water shall be piped to the existing storm sewer or discharged to side yard drainage ways. No sump water shall be discharged in the public right-of-way through the curb.

## 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 THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS 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.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Rebecca Branson  
WITNESS Rebecca Branson

Marilyn Covault  
WITNESS MARILYN COVAULT

OWNER: HAWK CONSTRUCTION, INC.

BY: Roger Hawk  
ROGER HAWK  
PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE  
15th DAY OF November, 2000 BY HAWK CONSTRUCTION, INC. BY  
ROGER HAWK, PRESIDENT, AS OWNER.

Rebecca L. Branson  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct. 13, 2002



PLAT BOOK 19, PAGE 29-A  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 15th DAY OF  
November, 2000 AT 2:34 pm  
FILE NUMBER 029221, FEE 43.75

John W. O'Brien  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

Michelle Buffner, Deputy

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Jerome A. Herse  
WITNESS Jerome A. Herse

Rebecca Branson  
WITNESS Rebecca Branson

LIENHOLDER: THE FIFTH THIRD BANK  
OF WESTERN OHIO, N.A.

BY: Frank W. Wagner  
FRANK W. WAGNER, II  
VICE PRESIDENT

BY: C. Russell Badgett  
C. RUSSELL BADGETT  
VICE PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,  
PERSONALLY APPEARED FRANK W. WAGNER, II, VICE PRESIDENT AND C.  
RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF  
WESTERN OHIO, N.A., THE CORPORATION WHO EXECUTED THE  
FOREGOING PLAT, WHO ACKNOWLEDGE THEIR SIGNATURE ON SUCH  
INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND  
BY AUTHORIZATION OF ITS BOARD OF DIRECTORS AND THAT SUCH  
INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND  
THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED  
MY NOTARIAL SEAL ON THIS 15th DAY OF November, 2000.

Rebecca L. Branson  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct. 13, 2002



## APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF  
CITY, OHIO HELD THIS 25th DAY OF October, 2000, THIS  
PLAT WAS REVIEWED AND APPROVED.

Charles Pausler  
CHAIRMAN

Marilyn A. Farrell  
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL  
ON THIS 20th DAY OF November, 2000.

Brian E. Lawrence  
PRESIDENT OF COUNCIL

Christy Cox  
CLERK OF COUNCIL

## Sycamore Woods Section Three

Part Lot 2245, P.B. 14, PG. 89  
Sec. 27, Town 4N, Range 6E  
City of Tipp City, Miami County, Ohio  
Contains: 13.496 Acres  
(11.182 Acres in Lots - 2.314 Acres in R/W)

PAGE 2 OF 2

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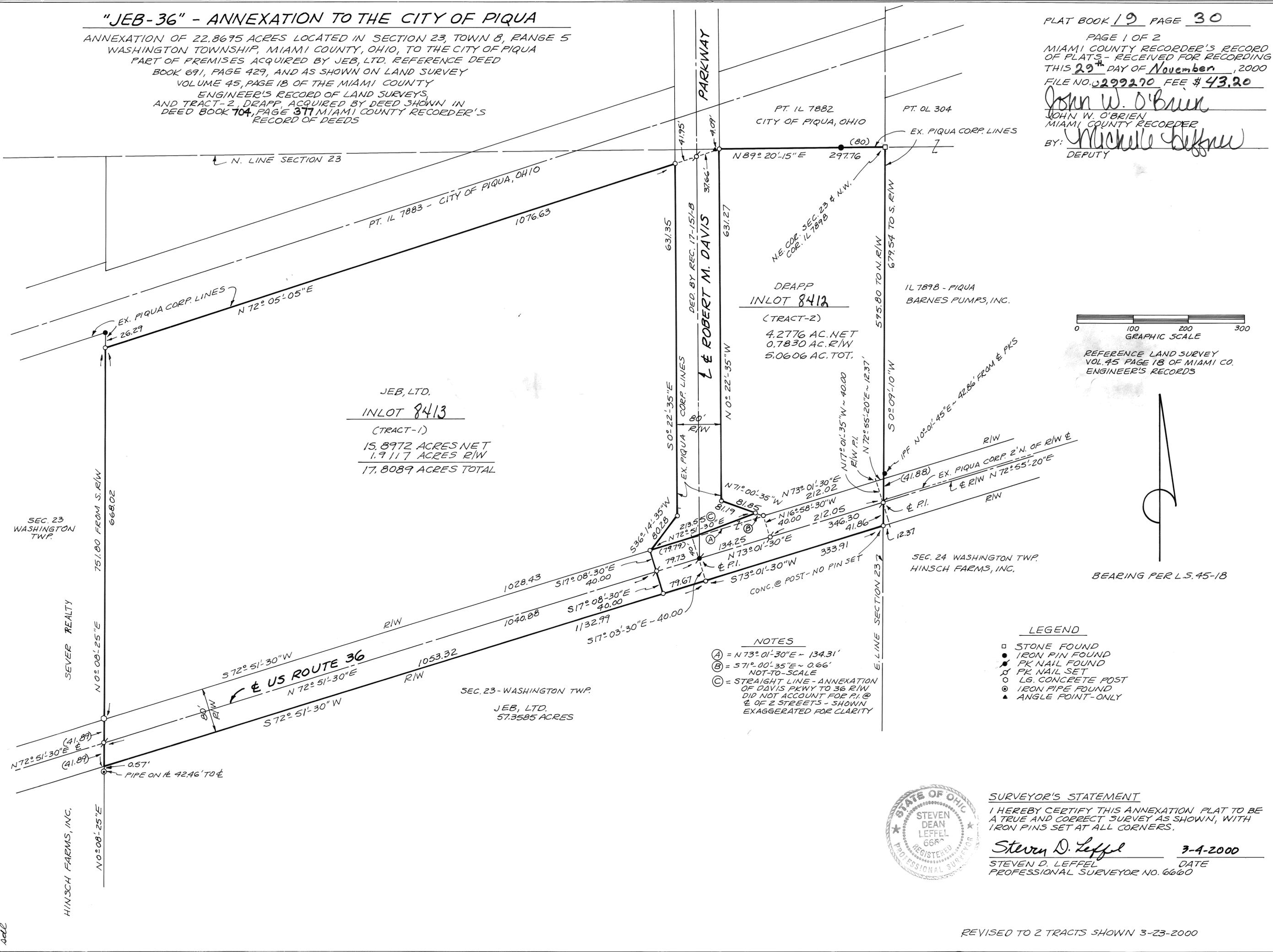
date: 10-16-2000	drawn by: seb	job number: MIATCI0005
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**"JEB-36" - ANNEXATION TO THE CITY OF PIQUA**

ANNEXATION OF 22.8675 ACRES LOCATED IN SECTION 23, TOWN 8, RANGE 5 WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO, TO THE CITY OF PIQUA PART OF PREMISES ACQUIRED BY JEB, LTD. REFERENCE DEED BOOK 691, PAGE 429, AND AS SHOWN ON LAND SURVEY VOLUME 45, PAGE 18 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS, AND TRACT-2, DRAPP, ACQUIRED BY DEED SHOWN IN DEED BOOK 704, PAGE 377 MIAMI COUNTY RECORDER'S RECORD OF DEEDS

PAGE 1 OF 2  
MIAMI COUNTY RECORDER'S RECORD OF PLATS - RECEIVED FOR RECORDING THIS 29<sup>th</sup> DAY OF November, 2000  
FILE NO. 0299270 FEE \$43.20

John W. O'Brien  
JOHN W. O'BRIEN  
MIAMI COUNTY RECORDER  
BY: Michelle Jeffery  
DEPUTY

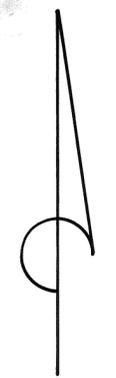


JEB, LTD.  
INLOT 8413  
(TRACT-1)  
15.8972 ACRES NET  
1.9117 ACRES R/W  
17.8089 ACRES TOTAL

DRAPP  
INLOT 8412  
(TRACT-2)  
4.2776 AC. NET  
0.7830 AC. R/W  
5.0606 AC. TOT.



REFERENCE LAND SURVEY  
VOL. 45 PAGE 18 OF MIAMI CO.  
ENGINEER'S RECORDS



BEARING PER L.S. 45-18

- NOTES**
- (A) = N 73° 01' 30" E - 134.31'
  - (B) = S 71° 00' 35" E - 0.66' NOT-TO-SCALE
  - (C) = STRAIGHT LINE - ANNEXATION OF DAVIS PKWY TO 36 R/W DID NOT ACCOUNT FOR P.I. @ E OF 2 STREETS - SHOWN EXAGGERATED FOR CLARITY

- LEGEND**
- STONE FOUND
  - IRON PIN FOUND
  - PK NAIL FOUND
  - PK NAIL SET
  - LG. CONCRETE POST
  - IRON PIPE FOUND
  - ▲ ANGLE POINT-ONLY



**SURVEYOR'S STATEMENT**  
I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH IRON PINS SET AT ALL CORNERS.  
*Steven D. Leffel* 3-4-2000  
STEVEN D. LEFFEL DATE  
PROFESSIONAL SURVEYOR NO. 6660

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 be approved:

WITNESSES

(1) Richard A. Miller
Printed: Richard A. Miller
Witness as to: 2, 4, 6, 10 & 14

(3) Alan M. Kappers
Printed: Alan M. Kappers
Witness as to: 2, 4, 6, 10, 12 & 14

(5) Bonnie L. Powell
Printed: Bonnie L. Powell
Witness as to: 12

(7)
Printed:
Witness as to:

(9)
Printed:
Witness as to:

(11)
Printed:
Witness as to:

PROPERTY OWNERS

(2) Janet E. Doty
Printed: Janet E. Doty, as Member of JEB, Ltd., an Ohio limited liability company

(4) Louis H. Doty
Printed: Louis H. Doty (husband of Janet E. Doty)

(6) James E. Bausman, unmarried
Printed: James E. Bausman, as member of JEB, Ltd., an Ohio limited liability company.

(8)
Printed:

(10) John E. Bausman
Printed: John E. Bausman, as member of JEB, Ltd., an Ohio limited liability company

(12) Susan J. Bausman
Printed: Susan J. Bausman (wife of John E. Bausman)

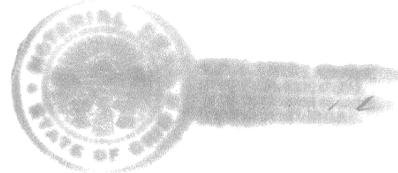
(13)
Printed:
Witness as to:

(15)
Printed:
Witness as to:

NOTARY PUBLICS

STATE OF OHIO, COUNTY OF Miami, ss
Be it remembered that on this 7th day of April, 2000, before me, a Notary Public in and for said State and County, personally appeared the above-signed individuals (\*), and ( ) to me known and who have acknowledged the signing and execution of the within plat to be their voluntary act and deed.

Alan M. Kappers
Notary Public
My Commission Expires:

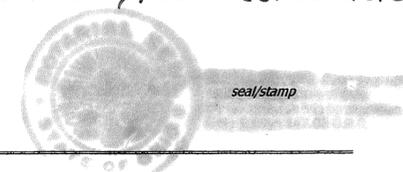


(14) Steven C. Drapp, unmarried
Printed: Steven C. Drapp, unmarried

\* Janet E. Doty, James E. Bausman, and John E. Bausman, being all of the members of JEB, Ltd., an Ohio limited liability company.

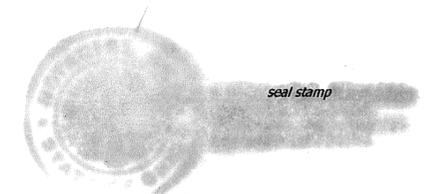
STATE OF OHIO, COUNTY OF Miami, ss
Be it remembered that on this 7th day of April, 2000, before me, a Notary Public in and for said State and County, personally appeared the above-signed individuals (\*), and ( ) to me known and who have acknowledged the signing and execution of the within plat to be their voluntary act and deed.

Alan M. Kappers
Notary Public
My Commission Expires:



STATE OF OHIO, COUNTY OF Miami, ss
Be it remembered that on this 10th day of April, 2000, before me, a Notary Public in and for said State and County, personally appeared the above-signed individuals (\*), and ( ) to me known and who have acknowledged the signing and execution of the within plat to be their voluntary act and deed.

Alan M. Kappers
Notary Public
My Commission Expires:



NOTARY PUBLICS

STATE OF OHIO, COUNTY OF \_\_\_\_\_, ss
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2000, before me, a Notary Public in and for said State and County, personally appeared the above-signed individuals ( ), and ( ) to me known and who have acknowledged the signing and execution of the within plat to be their voluntary act and deed.

Notary Public
My Commission Expires:

seal/stamp

See Annexation Proceedings Recorded in Misc. Bk. 30 Page 670

John W. O'Brien, Michelle Jeffery
Miami County Recorder Deputy

MIAMI COUNTY ENGINEER

This annexation plat reviewed and approved by the Miami County Engineer this 2nd day of NOVEMBER, 2000

Douglas L. Christian, Miami County Engineer

MIAMI COUNTY COMMISSIONERS

At a meeting of the Miami County Commissioners held this 27th day of JUNE, 2000, this plat was approved for Annexation by Resolution 00-06-896.

Richard N. Adams, Arthur D. Haddad, D. Ann Baird

PIQUA CITY COMMISSION

At a meeting of the Piqua City Commission held this 2 day of September, 2000, this annexation plat accepted and approved by Ordinance No. 22-00.

Mayor, City Manager, Clerk (Rebecca Cool)

MIAMI COUNTY AUDITOR

Approved and transferred with lot numbers assigned this 29th day of November, 2000.

Chris A. Peoples, Linda Pearson
Miami County Auditor Deputy

**DEDICATIONS**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Kennedy Ayers  
WITNESS AS TO 1 & 2  
John Nguyen  
WITNESS AS TO 1 & 2

**OBERER RESIDENTIAL CONSTRUCTION LTD**  
George R. Oberer Jr.  
GEORGE R. OBERER JR., PRESIDENT (1)  
Mike Oberer  
MIKE OBERER, SECRETARY (2)

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 28th DAY OF September, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME OBERER DEVELOPMENT CO., BY GEORGE R. OBERER JR., ITS PRESIDENT, AND MIKE OBERER, ITS SECRETARY, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED.

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



Michele D. Poole  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES: August 4, 2001

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Mary Miller  
WITNESS AS TO 3  
Mary Miller  
Glenda Parrott  
WITNESS AS TO 3  
Glenda Parrott

**HUNTINGTON NATIONAL BANK**  
Martha A. Riedmatter  
Martha A. Riedmatter

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 27th DAY OF September, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY Martha A. Riedmatter Vice President, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE OF HIS VOLUNTARY ACT AND DEED.

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



Glenda R. Parrott  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES: 8/1/05

STATE OF OHIO, COUNTY OF MIAMI S.S.

GEORGE R. OBERER JR., BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LEINHOLDERS HAVE BEEN UNITED IN ITS EXECUTION.

George R. Oberer Jr.  
GEORGE R. OBERER, JR.

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



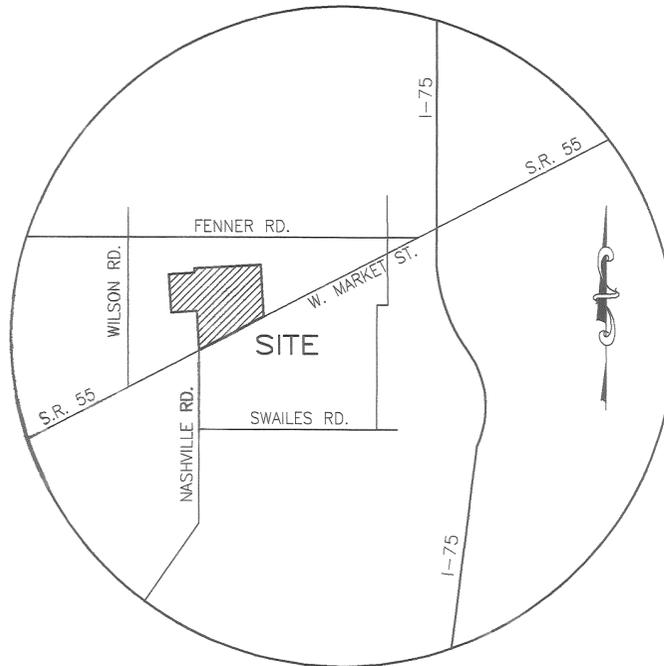
Michele D. Poole  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES: August 4, 2001

**H.O.A. RESTRICTIONS**

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

**RECORD PLAN  
EDGEWATER  
SECTION ONE**

LOCATED IN:  
SECTION 31, TOWN 5, RANGE 6E.  
CITY OF TROY  
MIAMI COUNTY, OHIO  
CONTAINING: 12.0779 ACRES  
DATE: JULY, 2000  
PART INLOT 7166



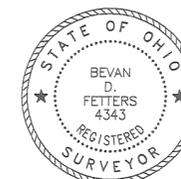
VICINITY MAP  
N.T.S.

**CERTIFICATION**

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 12.0779 ACRES, BEING PART OF A TRACT CONVEYED TO OBERER RESIDENTIAL CONSTRUCTION LTD IN D.B. 709, P.173 AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY. THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

**NORTHMONT ENGINEERS**

Bevan D. Fetters  
BEVAN D. FETTERS - REG. SURVEYOR - STATE OF OHIO # 4343



**PREPARED BY:  
NORTHMONT ENGINEERS**

326 NORTH DIXIE DRIVE - VANDALIA, OHIO  
PHONE: (937) 898-2021

**DEVELOPER:  
OBERER RESIDENTIAL CONSTRUCTION LTD**

4324 WEBSTER STREET - DAYTON, OHIO 45414  
PH: (937) 278-0851 FX: (937) 278-6334

PLAT BOOK 19 PAGE 31  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS  
FILE NUMBER 0299282  
RECEIVED Nov. 30, 2000  
AT 9:02 AM FEE \$43.20  
John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle Duffner  
DEPUTY

**APPROVALS**

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THE 2nd DAY OF Oct, 2000, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-38200. EFFECTIVE 11-1, 2000

Peter E. Jenkins  
MAYOR

William F. Zomer  
PRESIDENT OF COUNCIL

Sey G. Knight  
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD ON THE 27th DAY OF Sept, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

Chad F. ...  
CHAIRMAN

Sey G. Knight  
SECRETARY

TRANSFERRED ON THE 30 DAY OF Nov., 2000.

Chris A. Peoples  
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

Linda Linneman  
BY DEPUTY AUDITOR

# RECORD PLAN EDGEWATER SECTION ONE

LOCATED IN:  
SECTION 31, TOWN 5, RANGE 6E.  
CITY OF TROY  
MIAMI COUNTY, OHIO  
CONTAINING: 12.0779 ACRES  
DATE: JUNE, 2000  
PART INLOT 7166

PREPARED BY:  
NORTHMONT ENGINEERS

326 NORTH DIXIE DRIVE - VANDALIA, OHIO  
PHONE: (937) 898-2021

DEVELOPER:  
OBERER RESIDENTIAL CONSTRUCTION LTD

4324 WEBSTER STREET - DAYTON, OHIO 45414  
PH: (937) 278-0851 FX: (937) 278-6334

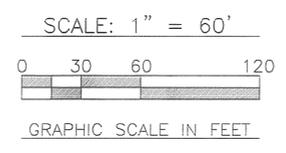
**AREA SUMMARY**

30 Bldg Lots	7.0068 Ac.
2 Open Lots	2.5214 Ac.
Street R/W	2.5497 Ac.
<b>Total</b>	<b>12.0779 Ac.</b>

- LEGEND**
- ▲ Denotes Railroad Spike Found
  - Denotes 3/4" Iron Pin Set
  - Denotes 3/4" Iron Pins Found
  - Denotes Concrete Monument Set
  - UE Utility Easement
  - SBL Setback Line

NOTE: NO DRIVEWAYS WILL BE PERMITTED TO ACCESS WEST MARKET STREET (S.R. 55)

CURVE	LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	CL	24°09'11"	300.00'	126.47'	64.19'	125.53'	N13°57'04"W
C2	CL	90°00'00"	200.00'	314.16'	200.00'	282.84'	N43°07'31"E
C3	0001	90°00'00"	15.00'	23.56'	15.00'	21.21'	S18°58'20"W
C4	0002	11°21'03"	330.00'	65.38'	32.79'	65.27'	S20°21'09"E
C5	0003	11°22'52"	330.00'	65.55'	32.88'	65.44'	S08°59'11"E
C6	0004	01°25'16"	330.00'	8.18'	4.09'	8.18'	S02°35'07"E
C7	0004	90°00'00"	15.00'	23.56'	15.00'	21.21'	S46°52'29"E
C8	0005	90°00'00"	15.00'	23.56'	15.00'	21.21'	S43°07'31"W
C9	0016	90°00'00"	15.00'	23.56'	15.00'	21.21'	N46°52'29"W
C10	0016	11°32'13"	175.00'	35.24'	17.68'	35.18'	S82°21'24"W
C11	0017	65°15'00"	175.00'	199.30'	112.02'	188.70'	S43°57'48"W
C12	0018	13°12'47"	175.00'	40.36'	20.27'	40.27'	S04°43'54"W
C13	0027	08°57'09"	225.00'	35.16'	17.61'	35.12'	N02°36'05"E
C14	0028	15°02'47"	225.00'	59.09'	29.71'	58.92'	N14°36'03"E
C15	0029	14°51'16"	225.00'	58.33'	29.33'	58.17'	N29°33'05"E
C16	0030	43°42'46"	225.00'	171.66'	90.25'	167.53'	N58°50'06"E
C17	0031	07°28'01"	225.00'	29.19'	14.62'	29.17'	N84°24'30"E
C18	0031	90°00'00"	15.00'	23.56'	15.00'	21.21'	N43°07'31"E
C19	0031	03°52'44"	270.00'	18.28'	9.14'	18.28'	N03°48'51"W
C20	0032	20°16'27"	270.00'	95.54'	48.27'	95.04'	N15°53'27"W
C21	0030	90°00'00"	15.00'	23.56'	15.00'	21.21'	N71°01'40"W
C22	ROW	24°09'11"	330.00'	139.11'	70.60'	138.08'	N13°57'04"W
C23	ROW	90°00'00"	175.00'	274.89'	175.00'	247.49'	N43°07'31"E
C24	ROW	90°00'00"	225.00'	353.43'	225.00'	318.20'	S43°07'31"E
C25	ROW	24°09'11"	270.00'	113.82'	57.77'	112.98'	S13°57'04"E



**DEDICATIONS**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Kimberly Ayers  
WITNESS AS TO 1 & 2  
John Nguyen  
WITNESS AS TO 1 & 2

**OBERER RESIDENTIAL CONSTRUCTION LTD**

George R. Oberer Jr.  
GEORGE R. OBERER JR., PRESIDENT (1)  
Mike Oberer  
MIKE OBERER, SECRETARY (2)

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 28<sup>th</sup> DAY OF September, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME OBERER DEVELOPMENT CO., BY GEORGE R. OBERER JR., ITS PRESIDENT, AND MIKE OBERER, ITS SECRETARY, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED.

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



Michele D. Poole  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES: August 4, 2001

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Mary Miller  
WITNESS AS TO 3  
Mary Miller  
Glenda Parrott  
WITNESS AS TO 3  
Glenda Parrott

**HUNTINGTON NATIONAL BANK**

Martha A. Riedmatter  
Martha A. Riedmatter

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 27<sup>th</sup> DAY OF September, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY Martha A. Riedmatter ITS Vice President TO ME KNOWN AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE OF HIS VOLUNTARY ACT AND DEED.

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

Glenda R. Parrott  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES: 8/1/05

STATE OF OHIO, COUNTY OF MIAMI S.S.

GEORGE R. OBERER JR., BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LEINHOLDERS HAVE BEEN UNITED IN ITS EXECUTION.

George R. Oberer Jr.  
GEORGE R. OBERER, JR.

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



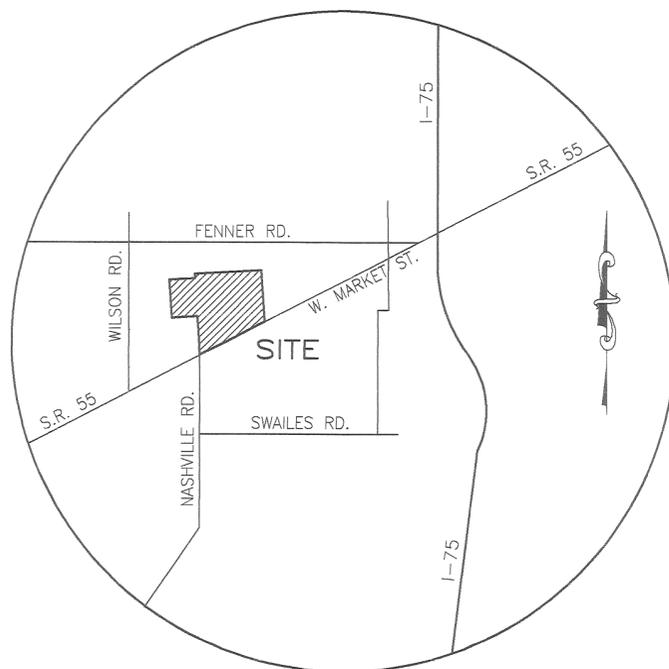
Michele D. Poole  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES: August 4, 2001

**H.O.A. RESTRICTIONS**

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

**RECORD PLAN  
EDGEWATER  
PARK AREA**

LOCATED IN:  
SECTION 31 & 36, TOWN 5, RANGE 6E.  
CITY OF TROY  
MIAMI COUNTY, OHIO  
CONTAINING: 3.1755 ACRES  
DATE: SEPTEMBER, 2000  
PART INLOT 7166 & 7167



VICINITY MAP  
N.T.S.

**CERTIFICATION**

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 3.1755 ACRES, BEING PART OF A TRACT CONVEYED TO OBERER RESIDENTIAL CONSTRUCTION LTD IN D.B. 709, P. 173 AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY. THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

**NORTHMONT ENGINEERS**

Bevan D. Fetters  
BEVAN D. FETTERS - REG. SURVEYOR - STATE OF OHIO # 4343



**PREPARED BY:  
NORTHMONT ENGINEERS**

326 NORTH DIXIE DRIVE - VANDALIA, OHIO  
PHONE: (937) 898-2021

**DEVELOPER:  
OBERER RESIDENTIAL CONSTRUCTION LTD**

4324 WEBSTER STREET - DAYTON, OHIO 45414  
PH: (937) 278-0851 FX: (937) 278-6334

PLAT BOOK 19 PAGE 32  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS  
FILE NUMBER 0299283  
RECEIVED Nov. 30, 2000  
AT 9:04 AM FEE \$43.20  
John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle Duffner  
DEPUTY

**APPROVALS**

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THE 2nd DAY OF Oct., 2000, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-39-2000. EFFECTIVE 11-1, 2000

Peter E. Jenkins  
MAYOR

William F. Lehrer  
PRESIDENT OF COUNCIL

Sup. E. Knight  
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD ON THE 27<sup>th</sup> DAY OF Sept, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

Chad J. DeLuca  
CHAIRMAN

Sup. E. Knight  
SECRETARY

TRANSFERRED ON THE 30 DAY OF Nov., 2000.

Chris A. Peoples  
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

Glenda Linsenman  
BY DEPUTY AUDITOR



# SWAILES RUN LOTS 1-21

LINE TABLE					
LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING
L 1	37.16'	N 12°-30'-04" W	L 6	6.19'	N 82°-19'-39" E
L 2	47.93'	N 82°-19'-39" E	L 7	15.36'	S 87°-31'-54" E
L 3	93.63'	S 87°-31'-54" E	L 8	15.36'	N 87°-31'-54" W
L 4	6.26'	N 20°-58'-28" E	L 9	6.19'	S 82°-19'-39" W
L 5	20.33'	S 20°-58'-28" W			

14.339 ACRES      32 SECTION      5 N TOWNSHIP      6 E RANGE      CONCORD TOWNSHIP      MIAMI, OHIO COUNTY

NOTES:  
1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.

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

3.) THE TWO LOTS FRONTING ON SWAILES ROAD ARE NOT PERMITTED ACCESS TO SWAILES ROAD.

## AREA SUMMARY

21 BUILDING LOTS      12.429 AC.  
DEDICATED STREET R/W      1.910 AC.  
TOTAL      14.339 AC.

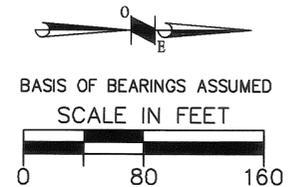
PLAT BOOK 19, PAGE 33  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 4<sup>th</sup> DAY OF DEC., 2000, AT 1:36 P.M.

FILE No. 0299480 FEE: \$43.20

John W. O'Brien Recorder  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER

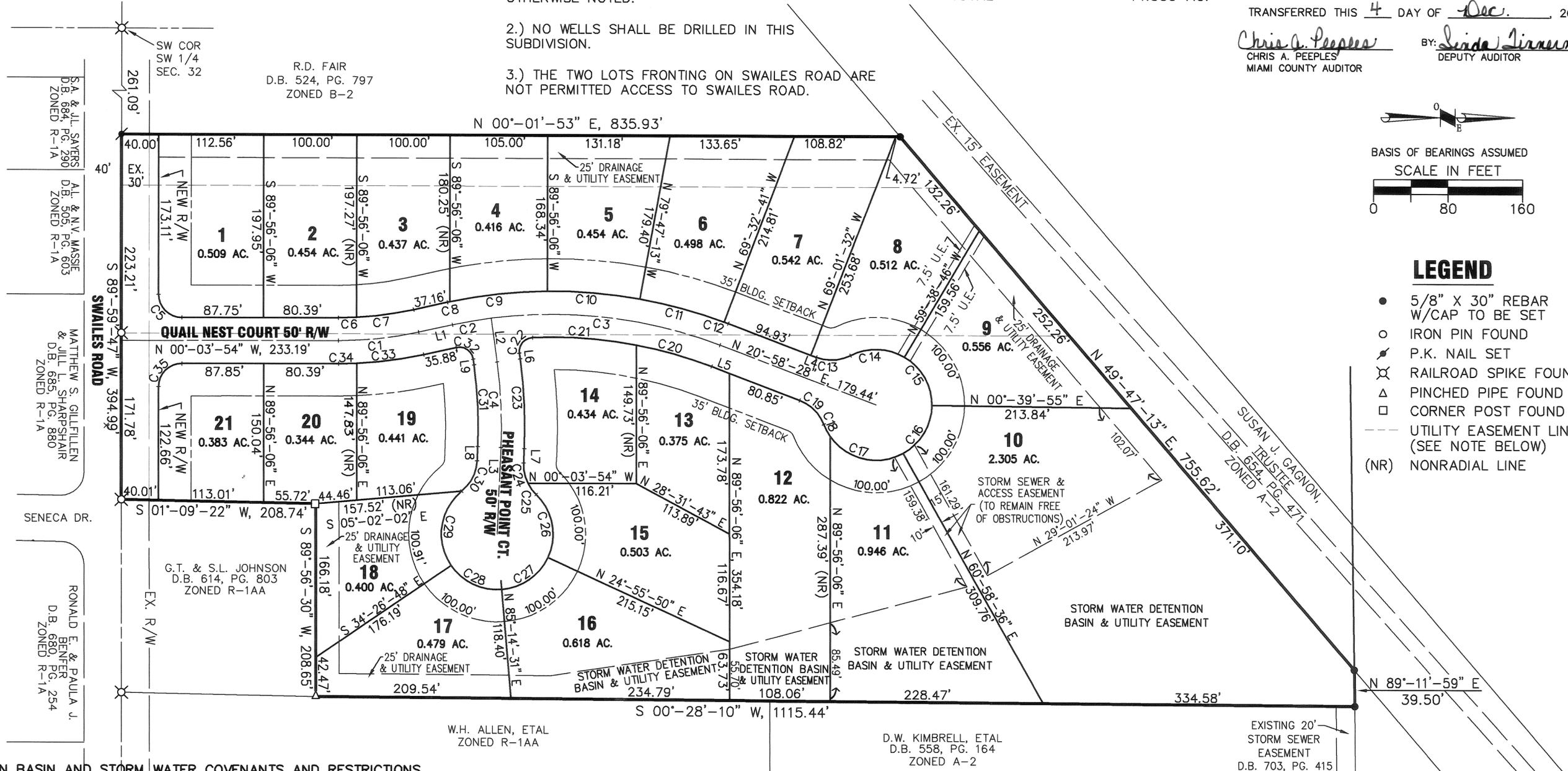
Beverly McDade Deputy  
DEPUTY

TRANSFERRED THIS 4 DAY OF Dec., 2000  
Chris A. Peeples BY: Linda Linneman  
CHRIS A. PEEPLES DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR



## LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ P.K. NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- △ PINCHED PIPE FOUND
- CORNER POST FOUND
- UTILITY EASEMENT LINE (SEE NOTE BELOW)
- (NR) NONRADIAL LINE



### DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:  
1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES AND STORM WATER DETENTION AREAS. ALL AREAS DESIGNATED AS "DRAINAGE EASEMENTS" SHALL REMAIN OPEN AND UNOBSTRUCTED.  
2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.  
3. IN THE EVENT THAT THE GRANTEE FAILS TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEE AGREES TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGMENT.  
4. NO STRUCTURES, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1) ON LOTS 10, 11, 12, AND 16 WITHOUT THE WRITTEN PERMISSION OF THE MIAMI COUNTY ENGINEER.  
5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.  
6. GW LAND, INC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFFSITE STORM AND DETENTION AREAS UNTIL DEVELOPED.

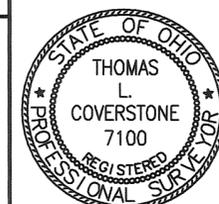
### DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 14.339 ACRES WITH 1.085 ACRES OUT DEED BOOK 707, PAGE 525, 3.490 ACRES AND 9.764 ACRES OUT OF DEED BOOK 701, PAGE 592. THIS SUBDIVISION WAS ZONED R1-A AT THE TIME OF THIS PLATTING

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.

Thomas L. Coverstone  
THOMAS L. COVERSTONE, P.S. #7100

08/31/00  
DATE



**CHOICE ONE ENGINEERING**  
the choice that exceeds...  
440 HOEWISHER ROAD  
SIDNEY, OHIO 45385  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 08-31-2000      drawn by: seb      job number: MIA-CON-9901

# SWAILES RUN

## LOTS 1-21

### COVENANTS AND RESTRICTIONS

- Each lot shall be used only for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling with a private attached garage for not more than three cars.
- No residential structure shall be erected on any building site, the inhabitable area thereof, excluding basements, open porches and garages, less than 1900 square feet for a one-story house nor 2200 square feet for a two-story dwelling. Walk out basements are considered basements. All structures must have a two car attached garage minimum and three car garage maximum.
- All driveways are to be concrete. Brick or pavers are permitted.
- Exterior materials for all residences shall be brick, wood, dryvit, stucco, or cementitious materials. Soffit may be vinyl or aluminum, but no vinyl or aluminum siding of any kind is permitted.
- All exterior service connections such as electric, phone, cable, etc., shall be underground. No overhead wiring permitted. No free standing antennas will be permitted. One satellite dish no larger than 18" in diameter shall be permitted providing it is completely out of sight from any curb location.
- Modular or manufactured housing units are prohibited.
- All homes shall have a post light w/photo cell to be positioned 10' to 12' from the front property line.
- No exterior clothes lines shall be permitted.
- No above ground swimming or wading pools on any lot except for one temporary wading pool not to exceed 48 square feet in area and shall not exceed sixteen inches in height.
- No woven or chain link fences will be permitted in this subdivision. All fences installed may be no closer than 10 feet from the front of the dwelling to the rear of the lot, and may not exceed 42" in height. Materials accepted will be wood, iron or concrete products. A taller fence will be permitted for in ground pools only to meet safety requirements and local codes, materials to remain the same. Taller privacy or screen fence may be used around deck or patio areas adjacent to the home, materials to remain the same.
- Except for delivery, loading and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, utility trailer or house trailer upon or adjacent to any lot in said subdivision, except for such parking or storage within the garage of the residence. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.
- Separate poles for basketball hoops will be permitted. No basketball hoop shall be attached to any residence structure.
- No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats or other household pets, providing they are not kept, bred or maintained for any commercial purpose.
- No sign or billboard of any kind shall be erected on any lot in this subdivision except two professional signs of not more than three feet square during the construction and marketing process of the residence.
- A 3" ~~tree~~ tree is required on all lots 15 feet off of the front yard property line. Corner lots 14 & 19 will require two trees to be placed on each street.
- Minimum roof pitch of 6/12. Less roof pitch may be used in areas such as covered porches with approval of building group.
- These detention Basin and Storm Water Covenants and Restrictions are non-amendable and shall run with the land.
  - Miami County and Concord Township do not accept for maintenance the Storm Water facilities which includes the drainage swales and storm water detention areas.
  - The lots on the within plat are governed by the rules and regulations as noted in the Miami County Storm Water Management Control Regulations as recorded in Misc. Book 21, page 585, Miami County Recorder's Records.
  - In the event that the grantees fail to maintain and repair said facilities in a manner approved by the Miami County Engineer, the grantees agree to pay any and all assessments as determined by the Miami County Engineer. The Miami County Engineer shall be granted sole authority to perform any and all such maintenance and repair as he deems in his judgment.
  - No structures, planting, fencing, culvert pipes or other materials shall be placed or permitted to remain within the storm water detention facilities without the written permission of the Miami County Engineer.
  - The finish grade of any lot or lots or parts thereof shall comply with the finish grade and grading plan as shown on the sediment and erosion control plan.
  - GW Land, Inc., its successors and assigns shall maintain the offsite storm and detention areas until developed.
- These conditions, limitations and restrictions set forth herein shall be considered part of any contract, deed, lease or instrument relating to any lot in the ~~Marvada~~ Subdivision, without being incorporated herein, and the acceptance of any contract, deed, lease of instrument relating herein shall operate as a covenant to use the premises in conformity with the conditions, limitations and restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of or have any title to any lot located in ~~Marvada~~ Subdivision.
- The foregoing reservations, restrictions, conditions, covenants, obligations and charges may be changed, modified, altered, amended or annulled at any time upon the action, in writing, of the owners of a three-fourths majority of the lots.
- Should any one or more of the foregoing restrictions, covenants or conditions at any time in the future be held to be illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.
- The covenants, conditions and restrictions imposed are for the benefit of all the lot owners and are to run with the land, and shall be binding on all parties and persons claiming under such lot owners until July 1, 2011, at which time these covenants shall be automatically extended for successive periods of ten years, unless they are terminated by three-fourths majority vote of the homeowners within the subdivision.
- Final interpretation of any covenant, condition or restriction shall be determined by the majority of lot owners.

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	400.00'	12°-26'-10"	86.82'	86.65'	N 06°-16'-59" W
2	500.00'	04°-49'-43"	42.14'	42.13'	N 10°-05'-13" W
3	500.00'	28°-38'-49"	249.99'	247.40'	N 06°-39'-03" E
4	525.00'	10°-08'-27"	92.92'	92.80'	N 87°-23'-52" E
5	25.00'	90°-03'-41"	39.30'	35.37'	N 44°-57'-56" E
6	375.00'	02°-59'-51"	19.62'	19.62'	N 01°-33'-50" W
7	375.00'	09°-26'-18"	61.77'	61.70'	N 07°-46'-55" W
8	525.00'	00°-17'-10"	2.62'	2.62'	N 12°-21'-29" W
9	525.00'	11°-33'-00"	105.83'	105.65'	N 06°-26'-24" W
10	525.00'	10°-52'-41"	99.68'	99.53'	N 04°-46'-26" E
11	525.00'	10°-14'-32"	93.85'	93.72'	N 15°-20'-03" E
12	525.00'	00°-31'-09"	4.76'	4.76'	N 20°-42'-53" E
13	45.00'	48°-11'-23"	37.85'	36.74'	N 03°-07'-14" W
14	60.00'	57°-34'-09"	60.29'	57.78'	N 01°-34'-10" E
15	60.00'	60°-18'-41"	63.16'	60.28'	N 60°-30'-35" E
16	60.00'	60°-18'-41"	63.16'	60.28'	S 59°-10'-45" E
17	60.00'	84°-25'-40"	88.41'	80.63'	S 13°-11'-26" W
18	60.00'	13°-45'-34"	14.41'	14.37'	S 62°-17'-03" W
19	45.00'	48°-11'-23"	37.85'	36.74'	S 45°-04'-09" W
20	475.00'	10°-10'-42"	84.38'	84.27'	S 15°-53'-07" W
21	475.00'	13°-28'-48"	111.75'	111.50'	S 04°-03'-22" W
22	15.00'	94°-59'-19"	24.87'	22.12'	S 50°-10'-42" E
23	550.00'	10°-08'-27"	97.34'	97.22'	N 87°-23'-52" E
24	45.00'	29°-10'-09"	22.91'	22.66'	N 77°-53'-01" E
25	45.00'	19°-01'-14"	14.94'	14.87'	N 53°-47'-20" E
26	60.00'	70°-39'-08"	73.99'	69.39'	N 79°-36'-17" E
27	60.00'	60°-18'-41"	63.16'	60.28'	S 34°-54'-49" E
28	60.00'	60°-18'-41"	63.16'	60.28'	S 25°-23'-52" W
29	60.00'	85°-06'-16"	89.12'	81.15'	N 81°-53'-40" W
30	45.00'	48°-11'-23"	37.85'	36.74'	N 63°-26'-13" W
31	500.00'	10°-08'-27"	88.49'	88.38'	S 87°-23'-52" W
32	15.00'	94°-49'-43"	24.83'	22.09'	S 34°-54'-47" W
33	425.00'	09°-47'-29"	72.63'	72.54'	S 07°-36'-20" E
34	425.00'	02°-38'-41"	19.62'	19.62'	S 01°-23'-15" E
35	25.00'	89°-56'-19"	39.24'	35.34'	S 45°-02'-04" E

PLAT BOOK 19, PAGE 33-A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 4<sup>th</sup> DAY  
 OF Dec., 2000, AT 1:36 P. M.  
 FILE No. 2299480 FEE: \$      
John W. O'Brien Recorder  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Brendy McDade Deputy  
 DEPUTY

TRANSFERRED THIS 4 DAY OF Dec., 2000  
Chris A. Peoples BY: Linda Jirreman  
 CHRIS A. PEEPLES DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

BEING A SUBDIVISION SITUATED IN SECTION 32, TOWN 5 NORTH, RANGE 6 EAST, IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 14.339 ACRES FROM THE FOLLOWING DEEDS AS CONVEYED TO GW LAND INC.; 1.085 ACRES FROM DEED BOOK 707, PAGE 525, 3.490 AND 9.764 ACRES FROM DEED BOOK 701, PAGE 592 AS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE PROTECTIVE COVENANTS AND RESTRICTIONS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF ALL PARTS OF THE ROADS, STREETS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, PUBLIC GROUNDS, ETC..., SHOWN HEREON AND NOT HERETOFORE DEDICATED, 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 DRAINAGE OR OPEN WATERWAYS 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 PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

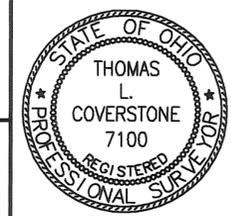
WE, THE UNDERSIGNED, FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS OF MIAMI COUNTY, OHIO FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

OWNERS: GW LAND, INC.  
Emerson Wagner  
 EMERSON WAGNER  
 MANAGING PARTNER  
Lore Werling  
 WITNESS  
Anthony V. Johnson  
 WITNESS

STATE OF OHIO, COUNTY OF SHELBYS.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED EMERSON WAGNER, MANAGING PARTNER, OF THE PARTNERSHIP, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING PARTNER IN BEHALF OF SAID PARTNERSHIP AND BY AUTHORITY OF THE BYLAWS OF SAID PARTNERSHIP AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH MANAGING PARTNER AND THE FREE ACT OF DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Sidney, Shelby, OHIO THIS 19<sup>th</sup> DAY OF September, 2000.  
Cindy A. Nademan  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: March 19, 2005

NOTARY PUBLIC  
 THE STATE OF OHIO  
 MARCH 19, 2005



**CHOICE ONE ENGINEERING**  
 the choice that exceeds...  
 440 HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 08-31-2000 drawn by: seb job number: MIA-CON-9901

Thomas L. Coverstone 08/31/00  
 THOMAS L. COVERSTONE, P.S. #7100 DATE

### MIAMI COUNTY PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 19<sup>th</sup> DAY OF September, 2000.

Chad D. Peple CHAIRPERSON  
Wendell K. Bandowicz SECRETARY

### MIAMI COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 28<sup>th</sup> DAY OF November, 2000.

Doug Chinton  
 MIAMI COUNTY ENGINEER

### MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 30<sup>th</sup> DAY OF November, 2000. (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.)

Richard Adams Lucretia H. Hall D. Ann Baird

# ANNEXATION TO THE CITY OF TROY

65.324 ACRES IN THE NORTH HALF OF SECTION 19, TOWN 5, RANGE 6  
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK VOLUME 19 PAGE 34  
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 14<sup>th</sup> DAY OF  
December, 2000, AT 9:51 A.M.

FILE NO. 0300088 FEE: \$ 21.60

ANNEXATION PROCEEDINGS RECORDED IN  
MISCELLANEOUS VOLUME 30 PAGE 717

John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle Jeffery  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY ENGINEER**  
THIS PLAT REVIEWED AND APPROVED THIS  
13<sup>th</sup> DAY OF December, 2000.

Dave Chitt  
MIAMI COUNTY ENGINEER

**APPROVAL BY CITY OF TROY**  
AT A MEETING OF THE COUNCIL OF THE CITY  
OF TROY, OHIO, HELD THIS 21<sup>ST</sup> DAY OF  
AUGUST, 2000, THIS PLAT WAS APPROVED  
AND ACCEPTED BY ORDINANCE NO. 0-31-2000.

Peter E. Jeppine  
MAYOR  
Richard E. Lomen  
PRESIDENT OF COUNCIL  
Sue D. Knight  
CLERK OF COUNCIL

**APPROVAL BY MIAMI COUNTY AUDITOR**  
THIS PLAT APPROVED AND TRANSFERRED THIS  
14 DAY OF Dec., 2000.

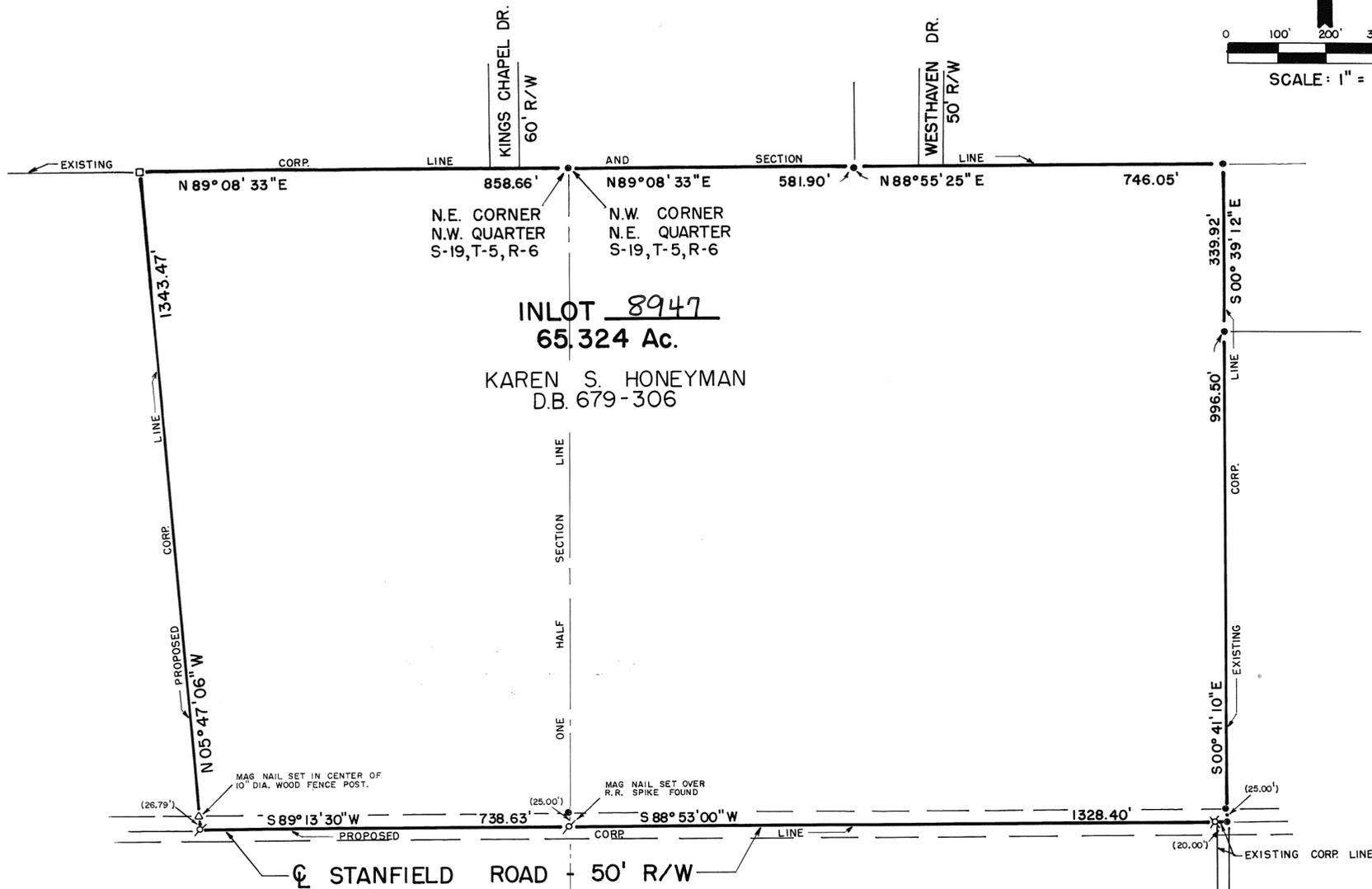
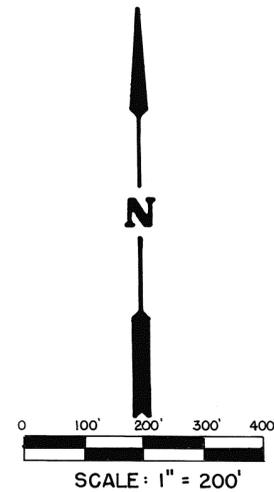
Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Linda Lirreman  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**  
THE ANNEXATION OF THE FOREGOING AREA  
TO THE CITY OF TROY, OHIO, APPROVED BY  
THE MIAMI COUNTY COMMISSIONERS THIS  
16<sup>th</sup> DAY OF May, 2000.

Richard W. Adams  
MIAMI COUNTY COMMISSIONER  
Paul A. Hessel  
MIAMI COUNTY COMMISSIONER  
D. Ann Baird  
MIAMI COUNTY COMMISSIONER

I HEREBY CERTIFY THIS PLAT TO BE  
CORRECT BASED ON AN ACTUAL FIELD  
SURVEY.

Richard W. Klockner  
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR NO. 4370



REFERENCE  
LAND SURVEY 42-155

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - STONE FOUND
  - △ WOOD FENCE POST
  - ✕ MAG NAIL
  - ✕ RAILROAD SPIKE FOUND

**APPROVAL BY TROY PLANNING COMMISSION:**  
THIS PLAT REVIEWED & APPROVED THIS  
9<sup>TH</sup> DAY OF AUG., 2000.

Charles T. [Signature] CHAIRMAN  
Sue D. Knight SECRETARY



ANNEXATION TO THE CITY OF TROY, OHIO 65.324 ACRES IN THE NORTH HALF OF SECTION 19, TOWN 5, RANGE 6, CONCORD TWP., MIAMI COUNTY		
FOR: KAREN S. HONEYMAN		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING • LAND SURVEYING 16 EAST WATER ST. • TROY, OH. 45373 • 937-339-5331		
DATE FEB. 6 2000	DRAWN: DV CHECKED: <u>Carl</u>	SHEET 1 OF 1
SCALE: 1" = 200'		

**ANNEXATION TO THE CITY OF TROY**  
**39.721 ACRES IN THE NORTHEAST QUARTER OF SECTION 19,**  
**TOWN 5, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY**

PLAT BOOK VOLUME 19 PAGE 35  
 MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 14<sup>th</sup> DAY OF  
December, 2000, AT 10:04 AM.  
 FILE NO. 0300091 FEE: \$21.60

ANNEXATION PROCEEDINGS RECORDED IN  
 MISCELLANEOUS VOLUME 30 PAGE 744

John W. O'Brien  
 MIAMI COUNTY RECORDER  
Michelle Jeffery  
 BY DEPUTY

**APPROVAL BY MIAMI COUNTY ENGINEER**  
 THIS PLAT REVIEWED AND APPROVED THIS  
13<sup>th</sup> DAY OF December, 2000.

Doug Christ  
 MIAMI COUNTY ENGINEER

**APPROVAL BY CITY OF TROY**  
 AT A MEETING OF THE COUNCIL OF THE CITY  
 OF TROY, OHIO, HELD THIS 21<sup>ST</sup> DAY OF  
AUGUST, 2000, THIS PLAT WAS APPROVED  
 AND ACCEPTED BY ORDINANCE NO. 0-32-2000.

Peter E. Jankovic  
 MAYOR  
William F. Jones  
 PRESIDENT OF COUNCIL  
Julia D. Knight  
 CLERK OF COUNCIL

**APPROVAL BY MIAMI COUNTY AUDITOR**  
 THIS PLAT APPROVED AND TRANSFERRED THIS  
14 DAY OF Dec., 2000.

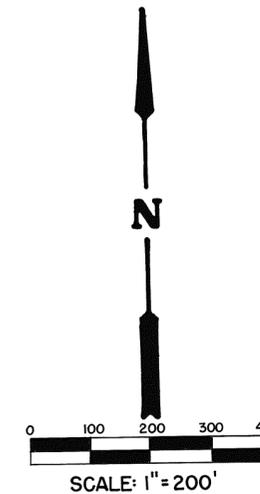
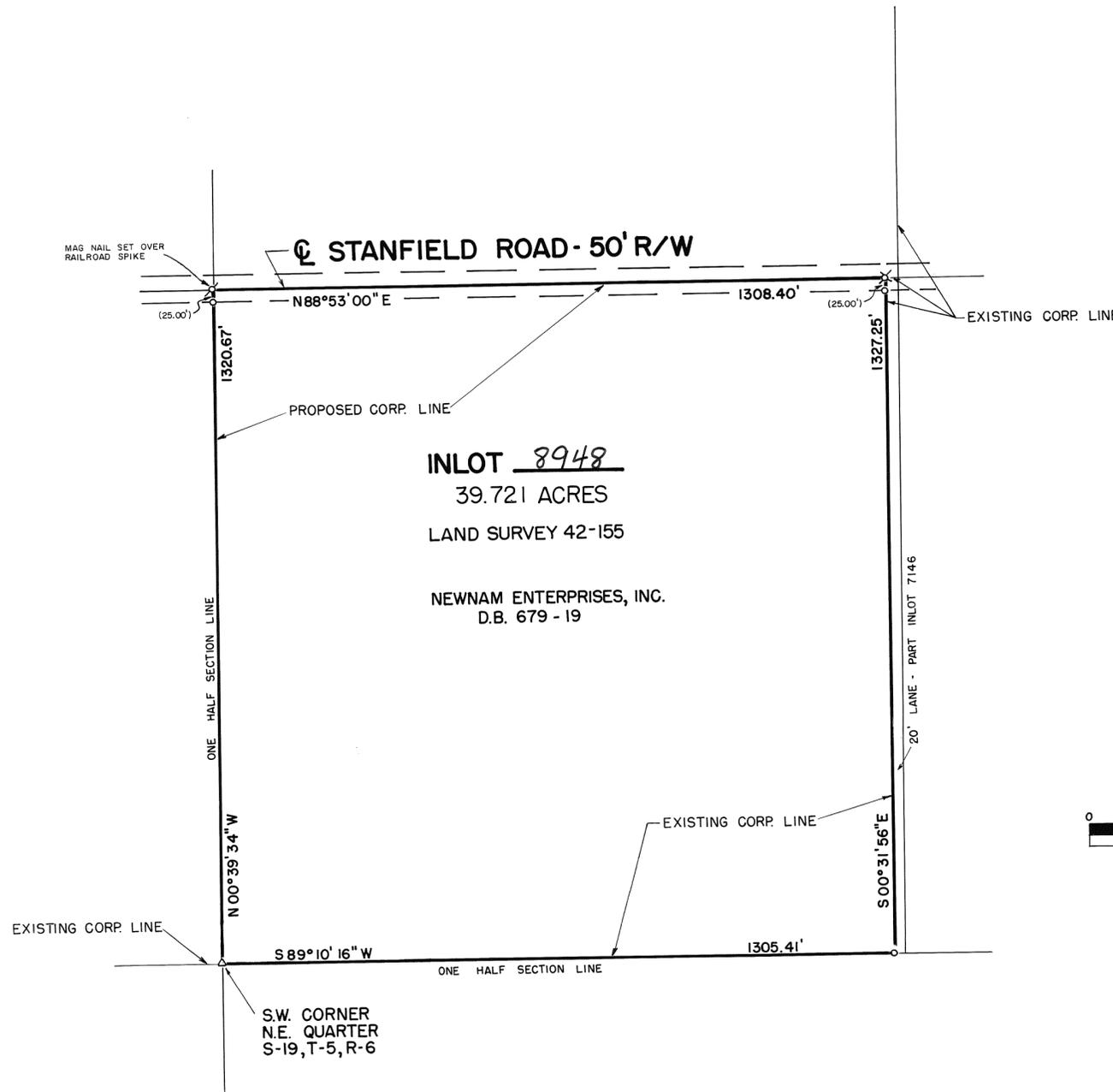
Chris A. Peeples  
 MIAMI COUNTY AUDITOR  
Sirida Linnerman  
 BY DEPUTY

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**  
 THE ANNEXATION OF THE FOREGOING AREA  
 TO THE CITY OF TROY, OHIO, APPROVED BY  
 THE MIAMI COUNTY COMMISSIONERS THIS  
8<sup>th</sup> DAY OF June, 2000.

Richard W. Adams  
 MIAMI COUNTY COMMISSIONER  
Robert A. Habel  
 MIAMI COUNTY COMMISSIONER  
 MIAMI COUNTY COMMISSIONER

I HEREBY CERTIFY THIS PLAT TO BE  
 CORRECT BASED ON EXISTING RECORDS  
 AS REFERENCED HEREON.

Richard W. Klockner  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR NO. 4370



**LEGEND**  
 ○ MAG NAIL  
 X RAILROAD SPIKE  
 ○ IRON PIN  
 △ CONCRETE FENCE POST

**APPROVAL BY TROY PLANNING COMMISSION:**  
 THIS PLAT REVIEWED & APPROVED THIS  
9<sup>TH</sup> DAY OF AUG., 2000.  
Chad [Signature] CHAIRMAN  
Julia D. Knight SECRETARY



ANNEXATION TO THE CITY OF TROY, OHIO 39.721 ACRES IN THE NORTHEAST QUARTER OF SEC. 19, TOWN 5, RANGE 6, CONCORD TWP, MIAMI COUNTY		
FOR: NEWNAM ENTERPRISES, INC.		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING • LAND SURVEYING 16 EAST WATER ST. • TROY, OH. 45373 • 937-339-5331		
DATE	DRAWN: DV	SHEET
FEB. 12 2000	CHECKED: RWK	1 OF 1
SCALE: 1" = 200'		

# ANNEXATION TO THE CITY OF TROY

11.7242 ACRES - N.W. QUARTER SECTION 18, TOWN 5, RANGE 6, CONCORD TOWNSHIP  
MIAMI COUNTY, OHIO

PLAT BOOK VOLUME 19 PAGE 36  
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 14<sup>th</sup> DAY OF  
December, 2000, AT 10:23 AM.

FILE NO. 0300093 FEE: \$21.60

ANNEXATION PROCEEDINGS RECORDED IN  
MISCELLANEOUS VOLUME 30 PAGE 778

John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle Duffner  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY ENGINEER**

THIS PLAT REVIEWED AND APPROVED THIS  
13<sup>th</sup> DAY OF DECEMBER, 2000.

Don Christian  
MIAMI COUNTY ENGINEER

**APPROVAL BY CITY OF TROY**

AT A MEETING OF THE COUNCIL OF THE CITY  
OF TROY, OHIO, HELD THIS 21<sup>ST</sup> DAY OF  
AUGUST, 2000, THIS PLAT WAS APPROVED  
AND ACCEPTED BY ORDINANCE NO. 0-30-2000

Peter E. Jenkins  
MAYOR  
William J. Lohr  
PRESIDENT OF COUNCIL  
See E. Knight  
CLERK OF COUNCIL

**APPROVAL BY MIAMI COUNTY AUDITOR**

THIS PLAT APPROVED AND TRANSFERRED THIS  
14 DAY OF Dec., 2000

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
David S. Linneman  
BY DEPUTY

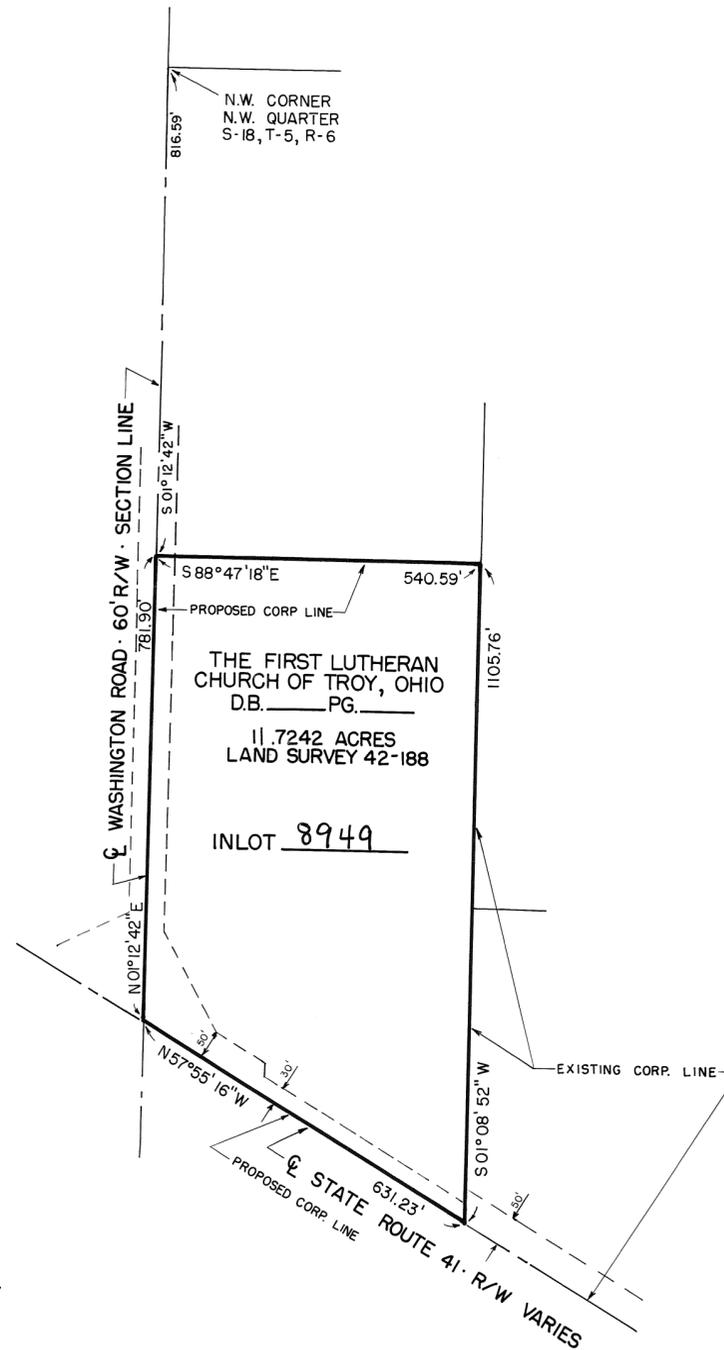
**APPROVAL BY MIAMI COUNTY COMMISSIONERS**

THE ANNEXATION OF THE FOREGOING AREA  
TO THE CITY OF TROY, OHIO, APPROVED BY  
THE MIAMI COUNTY COMMISSIONERS THIS  
18<sup>th</sup> DAY OF APRIL, 2000.

Richard W. Adams  
MIAMI COUNTY COMMISSIONER  
John A. Hadden  
MIAMI COUNTY COMMISSIONER  
D. Ann Bird  
MIAMI COUNTY COMMISSIONER

I HEREBY CERTIFY THIS PLAT TO BE  
CORRECT BASED ON EXISTING RECORDS  
AS REFERENCED HEREON.

Richard W. Klockner  
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR NO. 4370



**APPROVAL BY TROY PLANNING COMMISSION:**

THIS PLAT REVIEWED & APPROVED THIS  
9<sup>TH</sup> DAY OF AUG., 2000.

Chad J. ... CHAIRMAN  
See E. Knight SECRETARY



ANNEXATION TO THE CITY OF TROY, OHIO  
11.7242 ACRES IN THE NORTHWEST QUARTER OF SEC. 18,  
TOWN 5, RANGE 6, CONCORD TWP., MIAMI COUNTY

FOR: THE FIRST LUTHERAN CHURCH OF TROY

RICHARD W. KLOCKNER & ASSOCIATES, INC.  
CIVIL ENGINEERING • LAND SURVEYING  
16 EAST WATER ST. • TROY, OH. 45373 • 937-339-5331

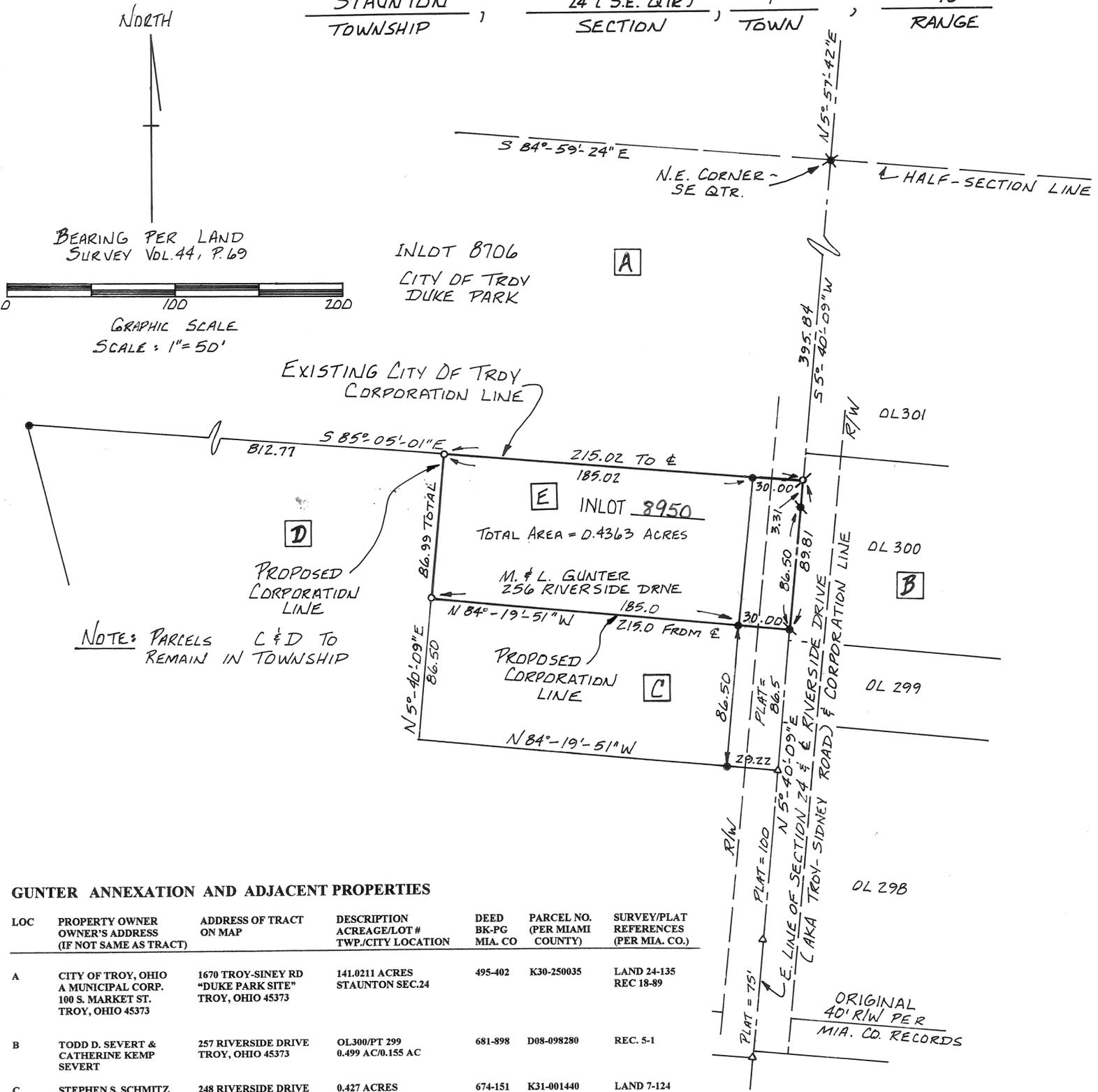
DATE	DRAWN: DAV	SHEET
JAN. 23 2000	TRACED: CHECKED: <u>AWB</u>	1 OF 1
SCALE: 1" = 200'		

MAP OF TERRITORY TO BE ANNEXED TO CITY OF TROY, OHIO

0.4363 ACRE, TOTAL; 0.0617 AC. IN R/W; BEING PART OF:

STAUNTON TOWNSHIP, FRACTIONAL SECTION 24 (S.E. QTR), TOWN 1, RANGE 10

PLAT BOOK 19 PAGE 37  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS.  
 RECEIVED FOR RECORD THIS 14th DAY OF December, 1999  
 AT 10:26 A.M.  
 FILE NO. 0300095  
 FEE: \$ 21.60  
 John W. O'Brien  
 JOHN W. O'BRIEN, RECORDER  
 BY: Michelle Hoffman  
 DEPUTY RECORDER



GUNTER ANNEXATION

DESCRIPTION

BEING A 0.4363 ACRE TRACT OF LAND LOCATED IN THE EASTERN HALF OF FRACTIONAL SECTION 24, TOWN 1, RANGE 10 OF STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO, TO BE ANNEXED TO THE CITY OF TROY, OHIO.

APPROVAL OF MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 15th DAY OF OCTOBER, 1999.

Douglas L. Christian  
 DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER  
 BY GREGG BROOKHART  
 CHIEF DEPUTY

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA REVIEWED AND APPROVED THIS 14th DAY OF OCTOBER, 1999.

D. Ann Baird  
 D. ANN BAIRD, MIAMI COUNTY COMMISSIONER  
 Arthur D. Haddad  
 ARTHUR D. HADDAD, MIAMI COUNTY COMMISSIONER

RICHARD N. ADAMS, MIAMI COUNTY COMMISSIONER

APPROVAL BY THE CITY OF TROY, OHIO

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, THIS 12th DAY OF JANUARY 2000, THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED.

Chairman  
 SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, THIS 8th DAY OF FEBRUARY 2000, THIS ANNEXATION PLAT WAS REVIEWED AND ACCEPTED BY ORDINANCE NO. 0-4-99-2000.

Peter E. Jenkins  
 PETER E. JENKINS, MAYOR  
 William F. Lohrer  
 WILLIAM F. LOHRER, PRESIDENT OF COUNCIL

Sue G. Knight  
 SUE G. KNIGHT, CLERK OF COUNCIL

APPROVAL BY THE MIAMI COUNTY AUDITOR

THIS ANNEXATION PLAT APPROVED AND TRANSFERRED THIS 14 DAY OF Dec. 1999.

Chris A. Peoples  
 CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

BY: Linda Sireman  
 DEPUTY AUDITOR

GUNTER ANNEXATION AND ADJACENT PROPERTIES

LOC	PROPERTY OWNER OWNER'S ADDRESS (IF NOT SAME AS TRACT)	ADDRESS OF TRACT ON MAP	DESCRIPTION ACREAGE/LOT # TWP./CITY LOCATION	DEED BK-PG MIA. CO	PARCEL NO. (PER MIAMI COUNTY)	SURVEY/PLAT REFERENCES (PER MIA. CO.)
A	CITY OF TROY, OHIO A MUNICIPAL CORP. 100 S. MARKET ST. TROY, OHIO 45373	1670 TROY-SINEY RD "DUKE PARK SITE" TROY, OHIO 45373	141.0211 ACRES STAUNTON SEC.24	495-402	K30-250035	LAND 24-135 REC 18-89
B	TODD D. SEVERT & CATHERINE KEMP SEVERT	257 RIVERSIDE DRIVE TROY, OHIO 45373	0.499 AC/0.155 AC	681-898	D08-098280	REC. 5-1
C	STEPHEN S. SCHMITZ	248 RIVERSIDE DRIVE TROY, OHIO 45373	0.427 ACRES STAUNTON SEC 24	674-151	K31-001440	LAND 7-124
D	CHARLES MCDADE	192 RIVERSIDE DRIVE TROY, OHIO 45373	11.535 AC. (TAX) STAUNTON SEC. 24	666-732	K31-001300	LAND 4-142 LAND 11-76
E	MATTHEW C. & LORI S. GUNTER	256 RIVERSIDE DRIVE TROY, OHIO 45373	0.4363 ACRES	691-32	K31-001450	VOL 44 PG 69

- NOTES:
- REFERENCES TO DEED BOOKS AND PAGES INDICATE MIAMI COUNTY RECORDER'S OFFICE RECORDS.
  - REFERENCES TO LAND OR LOT SURVEYS INDICATE MIAMI COUNTY ENGINEER'S OFFICE RECORDS.
  - REFERENCES TO PARCEL NUMBERS ARE THOSE ASSIGNED BY MIAMI COUNTY (I.E. 10 CHARACTER PARCEL NUMBERS, INLOT OR OUTLOT NUMBERS, ETC.)

- LEGEND
- ✱ RAILROAD SPIKE FOUND
  - IRON PIN OR PIPE FOUND
  - △ "POINT ONLY"
  - ⊙ PK NAIL FOUND
  - ⊙ PK NAIL SET
  - IRON PIN SET



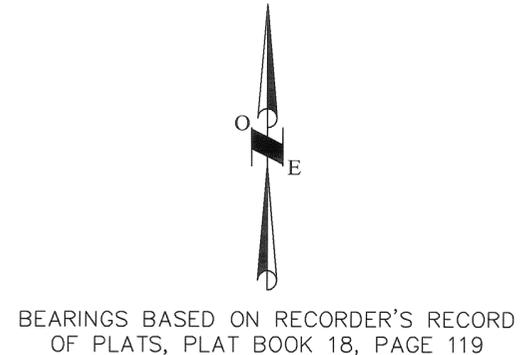
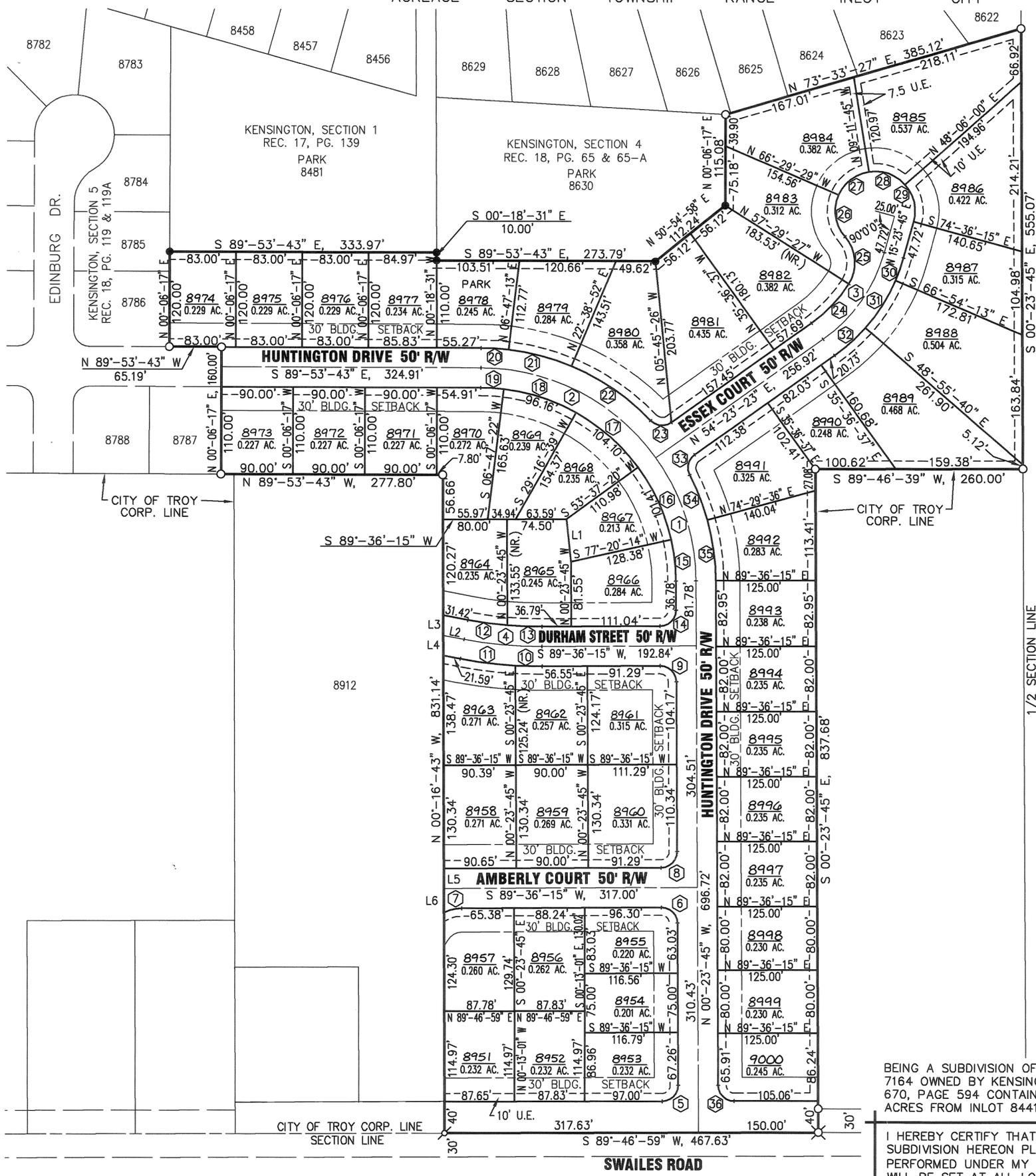
ANNEXATION PLAT FOR CITY OF TROY PUBLIC WORKS DEPARTMENT  
 Neil E. Teaford  
 NEIL E. TEAFORD  
 PROFESSIONAL SURVEYOR #7724

# KENSINGTON, SECTION 7

17.409 ACREAGE SECTION 31 TOWNSHIP 5 N RANGE 6 E PT. 7164 & 8441 TROY CITY MIAMI, OHIO COUNTY

PLAT BOOK 19, PAGE 38  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 4<sup>th</sup> DAY OF JANUARY, 2001, AT 3:01 P.M.  
 FILE No. 0301035 FEE: \$43.20  
 John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 Michelle Giffney  
 DEPUTY

TRANSFERRED THIS 4<sup>th</sup> DAY OF January, 2001  
 Chris A. Peebles  
 CHRIS A. PEEPLES  
 MIAMI COUNTY AUDITOR  
 BY: Linda Pearson  
 LINDA PEARSON  
 DEPUTY AUDITOR



### AREA SUMMARY

49 BUILDING LOTS	13.816 AC.
1 PARK LOT	0.245 AC.
DEDICATED STREET R/W	3.348 AC.
<b>TOTAL</b>	<b>17.409 AC.</b>

- ### LEGEND
- 5/8" X 30" REBAR W/CAP TO BE SET
  - IRON PIN FOUND
  - ⊕ P.K. NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - UTILITY EASEMENT LINE (SEE NOTE BELOW)
  - (NR.) NONRADIAL LINE

### LINE TABLE

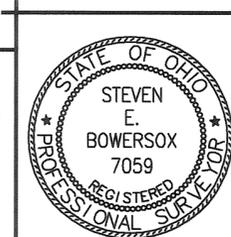
LINE	BEARING	DISTANCE
L1	N 06°-12'-21" W	54.24'
L2	N 79°-09'-00" W	26.51'
L3	N 00°-16'-43" W	25.48'
L4	N 00°-16'-43" W	25.48'
L5	N 00°-16'-43" W	25.00'
L6	N 00°-16'-43" W	30.17'

NOTES:  
 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.  
 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

BEING A SUBDIVISION OF PART OF INLOT 8441 AND PART OF INLOT 7164 OWNED BY KENSINGTON LAND CO. RECORDED IN DEED BOOK 670, PAGE 594 CONTAINING A TOTAL OF 17.409 ACRES, 15.498 ACRES FROM INLOT 8441 AND 1.911 ACRES FROM INLOT 7164.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Steven E. Bowersox  
 STEVEN E. BOWERSOX, P.S. #7059  
 DATE 08-25-2000



**CHOICE ONE ENGINEERING**  
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 440 E. HOEWISHER ROAD  
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 www.choiceoneengineering.com

date: 08-25-2000 drawn by: seb job number: MIATRO0009FIN

# KENSINGTON, SECTION 7

PLAT BOOK 19, PAGE 38 - A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS      DAY  
 OF     , 200  , AT      M.  
 FILE No.      FEE: \$       
~~JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
 DEPUTY~~

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	270.00'	35°-12'-52"	165.94'	163.34'	N 18°-00'-11" W
2	270.00'	54°-17'-06"	255.81'	246.35'	N 62°-45'-10" W
3	200.00'	38°-59'-38"	136.11'	133.50'	N 34°-53'-34" E
4	500.00'	11°-14'-45"	98.14'	97.98'	N 84°-46'-23" W
5	20.00'	90°-10'-44"	31.48'	28.33'	N 44°-41'-37" E
6	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-23'-45" W
7	50.00'	26°-17'-05"	22.94'	22.74'	S 76°-27'-42" W
8	20.00'	90°-00'-00"	31.42'	28.28'	N 44°-36'-15" E
9	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-23'-45" W
10	525.00'	03°-39'-13"	33.48'	33.47'	N 88°-34'-09" W
11	525.00'	07°-35'-32"	69.57'	69.52'	N 82°-56'-46" W
12	475.00'	06°-01'-36"	49.96'	49.94'	S 82°-09'-49" E
13	475.00'	05°-13'-09"	43.27'	43.25'	S 87°-47'-11" E
14	20.00'	90°-00'-00"	31.42'	28.28'	N 44°-36'-15" E
15	245.00'	12°-16'-01"	52.45'	52.35'	N 06°-31'-46" W
16	245.00'	23°-42'-54"	101.41'	100.68'	N 24°-31'-13" W
17	245.00'	24°-20'-42"	104.10'	103.32'	N 48°-33'-00" W
18	245.00'	22°-29'-16"	96.16'	95.54'	N 71°-57'-59" W
19	245.00'	06°-41'-06"	28.58'	28.57'	N 86°-33'-34" W
20	295.00'	06°-40'-56"	34.41'	34.39'	S 86°-33'-15" E
21	295.00'	15°-51'-39"	81.66'	81.40'	S 75°-16'-57" E
22	295.00'	23°-31'-43"	121.14'	120.29'	S 55°-35'-16" E
23	20.00'	81°-47'-12"	28.55'	26.19'	S 84°-43'-01" E
24	175.00'	22°-24'-48"	68.46'	68.02'	N 43°-10'-59" E
25	50.00'	73°-04'-41"	63.77'	59.54'	N 04°-33'-45" W
26	50.00'	64°-36'-36"	56.38'	53.44'	N 08°-47'-47" W
27	50.00'	57°-17'-45"	50.00'	47.94'	N 52°-09'-23" E
28	50.00'	57°-17'-45"	50.00'	47.94'	S 70°-32'-52" E
29	50.00'	57°-17'-45"	50.00'	47.94'	S 13°-15'-07" E
30	225.00'	07°-42'-02"	30.24'	30.22'	S 19°-14'-46" W
31	225.00'	17°-58'-33"	70.59'	70.30'	S 32°-05'-04" W
32	225.00'	13°-19'-03"	52.30'	52.18'	S 47°-43'-51" W
33	20.00'	81°-47'-12"	28.55'	26.19'	S 13°-29'-46" W
34	295.00'	11°-53'-26"	61.22'	61.11'	S 21°-27'-07" E
35	295.00'	15°-06'-39"	77.80'	77.58'	S 07°-57'-05" E
36	20.00'	89°-49'-16"	31.35'	28.24'	S 45°-18'-23" E

## LEGAL DESCRIPTION

BEING A PART OF INLOT 8441<sup>± P.F. 7164</sup> LOCATED IN SECTION 31, TOWN 5 NORTH, RANGE 6 EAST, IN THE CITY OF TROY, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF INLOT NUMBER 8787 OF KENSINGTON SECTION 5;

THENCE, NORTH 00°-06'-17" EAST, 160.00 FEET, ALONG THE EAST LINE OF INLOT NUMBER 8787 AND THE NORTHERLY PROJECTION THEREOF, TO AN IRON PIN FOUND IN THE NORTH RIGHT-OF-WAY LINE OF HUNTINGTON DRIVE;

THENCE, NORTH 89°-53'-43" WEST, 65.19 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF HUNTINGTON DRIVE, TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF INLOT NUMBER 8786 OF KENSINGTON, SECTION 5;

THENCE, NORTH 00°-06'-17" EAST, 120.00 FEET, ALONG THE EAST LINE OF INLOT NUMBER 8786 AND INLOT NUMBER 8785, TO AN IRON PIN SET;

THENCE, SOUTH 89°-53'-43" EAST, 333.97 FEET, ALONG THE SOUTH LINE OF INLOT NUMBER 8481 OF KENSINGTON, SECTION 1, TO AN IRON PIN SET;

THENCE, SOUTH 00°-18'-31" EAST, 10.00 FEET, TO AN IRON PIN SET IN THE SOUTHWEST CORNER OF INLOT NUMBER 8630 OF KENSINGTON, SECTION 4;

THENCE, SOUTH 89°-53'-43" EAST, 273.79 FEET, ALONG THE SOUTH LINE OF INLOT NUMBER 8630, TO AN IRON PIN SET;

THENCE, NORTH 50°-54'-58" EAST, 112.24 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 8630, TO AN IRON PIN SET;

THENCE, NORTH 00°-06'-17" EAST, 115.08 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 8630, TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF SAME;

THENCE, NORTH 73°-33'-27" EAST, 385.12 FEET, ALONG THE SOUTHERLY LINE OF INLOT NUMBERS 8626, 8625, 8624, 8623, AND 8622, TO AN IRON PIN FOUND IN THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 31;

THENCE, SOUTH 00°-23'-45" EAST, 555.07 FEET, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TO AN IRON PIN FOUND;

THENCE, SOUTH 89°-46'-39" WEST, 260.00 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 00°-23'-45" EAST, 837.68 FEET, TO A RAILROAD SPIKE FOUND IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31 AND THE CENTERLINE OF SWALES ROAD, PASSING FOR REFERENCE AN IRON PIN FOUND AT 807.68 FEET;

THENCE, SOUTH 89°-46'-59" WEST, 467.63 FEET, ALONG THE SOUTH LINE OF THE QUARTER AND CENTERLINE OF SWALES ROAD, TO A P.K. NAIL FOUND IN THE SOUTHEAST CORNER OF INLOT NUMBER 8912;

THENCE, NORTH 00°-16'-43" WEST, 831.14 FEET, ALONG THE EAST LINE OF INLOT NUMBER 8912, TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF SAME;

THENCE, NORTH 89°-53'-43" WEST, 277.80 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 8912 AND THE WESTERLY PROJECTION THEREOF, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 17.409 ACRES MORE OR LESS WITH 3.348 ACRES OF SAME BEING DEDICATED AS STREET RIGHT-OF-WAY HEREON AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

## 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.

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

Judy He Laet  
 WITNESS  
Daniel F. Heitmyer  
 WITNESS

OWNER:  
 KENSINGTON LAND COMPANY

Jessica A. Minesinger  
 JESSICA A. MINESINGER, VICE PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 5th DAY OF December, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENSINGTON LAND COMPANY BY JESSICA A. MINESINGER, ITS VICE 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.

Judy He Laet  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: Nov 3, 2002

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

Judy He Laet  
 WITNESS  
Jessica A. Minesinger  
 WITNESS

MORTGAGEE:  
 MINSTER STATE BANK

Daniel F. Heitmyer  
 DAN HEITMEYER  
 COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 5th DAY OF December, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN 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.

Judy He Laet  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: Nov 3, 2002

DATE: Dec. 15th, 2000  
 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.

Judy He Laet  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: Nov 3, 2002

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 11TH DAY OF OCTOBER, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

Chris J. ... CHAIRMAN Jul D. Kumpf SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6TH DAY OF NOVEMBER, 2000, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-44, 2000, EFFECTIVE 12-6, 2000

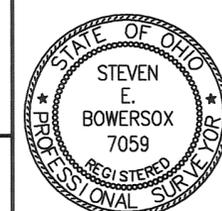
Peter E. ... MAYOR William ... PRESIDENT OF COUNCIL Jul D. Kumpf CLERK OF COUNCIL

## COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION KENSINGTON OWNERS ASSOCIATION" RECORDED IN DEED BOOK 683, PAGE 241 OF THE MIAMI COUNTY RECORDERS RECORDS.

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

08-25-2000  
 DATE



440 HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 08-16-2000 drawn by: seb job number: MIATRO0009FIN2

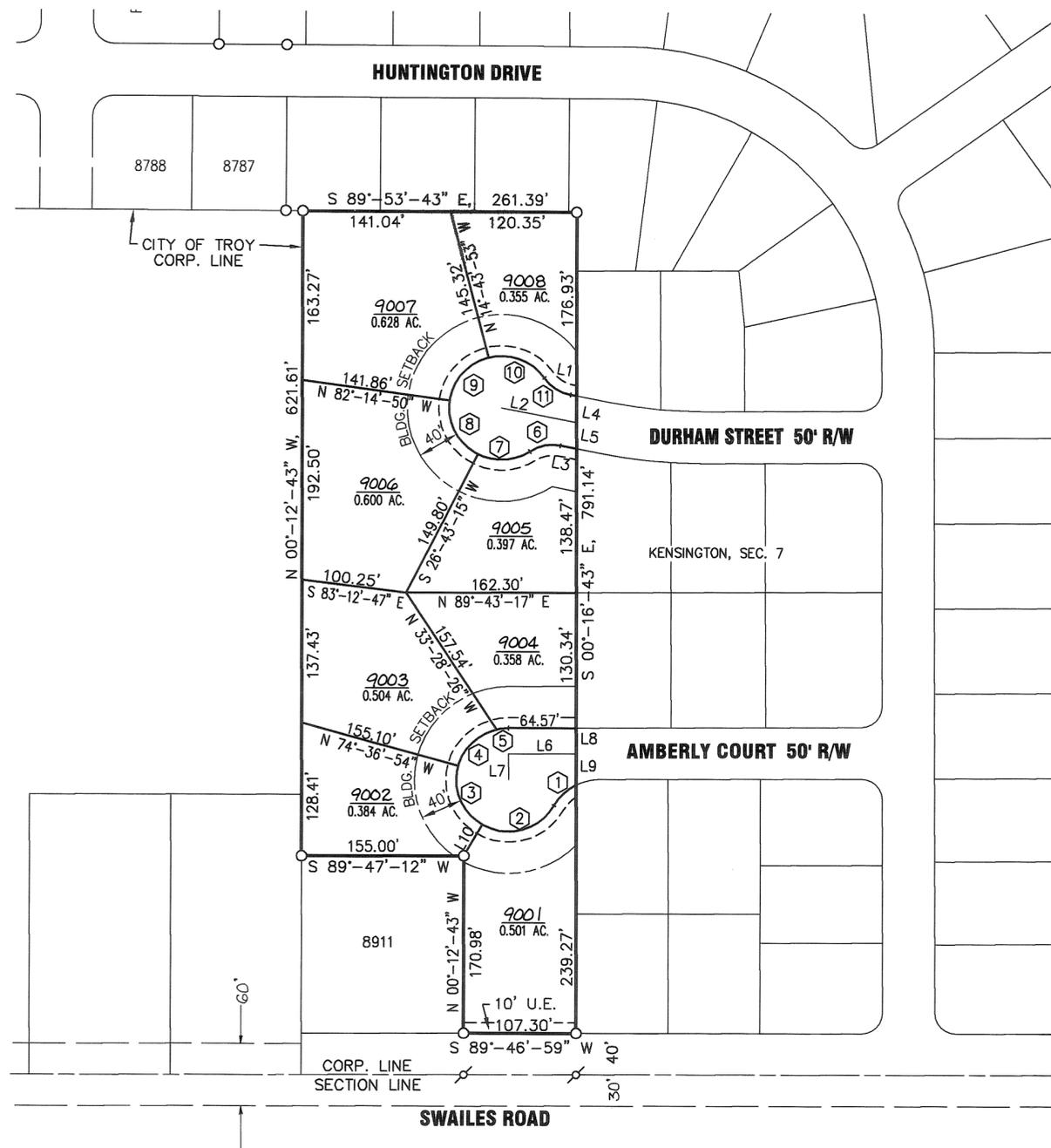
# THE MEADOWS AT KENSINGTON

4.152 ACREAGE    31 SECTION    5 N TOWNSHIP    6 E RANGE    8912 INLOT    TROY CITY    MIAMI, OHIO COUNTY

PLAT BOOK 19, PAGE 39  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 4<sup>th</sup> DAY OF JANUARY, 2001, AT 3:10 P.M.

FILE No. 0301036 FEE: \$43.20  
*John W. O'Brien*  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
*Michelle O'Brien*  
 DEPUTY

TRANSFERRED THIS 4<sup>th</sup> DAY OF January, 2001  
*Chris A. Peoples* BY: *Sinda Pearson*  
 CHRIS A. PEEPLES DEPUTY AUDITOR

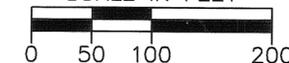


## AREA SUMMARY

8 BUILDING LOTS                    3.727 AC.  
 DEDICATED STREET R/W        0.425 AC.  
 TOTAL                                4.152 AC.

BEARINGS BASED ON RECORDER'S RECORD OF PLATS, PLAT BOOK 18, PAGE 119

SCALE IN FEET



## LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE BELOW)
- (NR.) NONRADIAL LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 79°-09'-00" E	5.80'
L2	N 79°-09'-00" W	72.97'
L3	S 79°-09'-00" E	15.64'
L4	S 00°-16'-43" E	25.48'
L5	S 00°-16'-43" E	25.48'
L6	S 89°-36'-15" W	64.52'
L7	S 00°-23'-45" E	25.00'
L8	S 00°-16'-43" E	25.00'
L9	S 00°-16'-43" E	30.17'
L10	S 29°-56'-09" W	34.72'

### NOTES:

- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

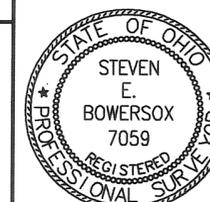
BEING A SUBDIVISION OF INLOT 8912 OWNED BY KENSINGTON LAND CO. RECORDED IN DEED BOOK 711, PAGE 886 CONTAINING A TOTAL OF 4.152 ACRES.

SHEET 1 OF 2

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

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

08-25-2000  
 DATE



**CHOICE ONE ENGINEERING**  
 The choice that exceeds ...

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

date: 08-25-2000    drawn by: seb    job number: MIATRO0009TMAKFIN

# THE MEADOWS AT KENSINGTON

PLAT BOOK 19, PAGE 39 - A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS \_\_\_ DAY  
 OF \_\_\_, 200\_, AT \_\_\_ M.  
 FILE No. \_\_\_\_\_ FEE: \$ \_\_\_\_\_  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
 DEPUTY

## LEGAL DESCRIPTION

BEING ALL OF INLOT 8912 LOCATED IN SECTION 31, TOWN 5 NORTH, RANGE 6 EAST, IN THE CITY OF TROY, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHWEST CORNER OF INLOT NUMBER 8912 AND BEING ALSO IN A SOUTH LINE OF KENSINGTON, SECTION 7;

THENCE, SOUTH 89°-53'-43" EAST, 261.39 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 8912 AND A SOUTH LINE OF KENSINGTON, SECTION 7, TO AN IRON PIN FOUND IN THE NORTHEAST OF INLOT NUMBER 8912 AND A WEST LINE OF KENSINGTON, SECTION 7;

THENCE, SOUTH 00°-16'-43" EAST, 791.14 FEET, ALONG THE EAST LINE OF INLOT NUMBER 8912 AND A WEST LINE OF KENSINGTON, SECTION 7, TO AN IRON PIN FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SWAILES ROAD;

THENCE, SOUTH 89°-46'-59" WEST, 107.30 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF SWAILES ROAD, TO AN IRON PIN FOUND;

THENCE, NORTH 00°-12'-43" WEST, 170.98 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 89°-47'-12" WEST, 155.00 FEET, TO AN IRON PIN FOUND IN THE WEST LINE OF INLOT NUMBER 8912;

THENCE, NORTH 00°-12'-43" WEST, 621.61 FEET, ALONG THE WEST LINE OF INLOT NUMBER 8912, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 4.152 ACRES MORE OR LESS WITH 0.425 ACRES OF SAME BEING DEDICATED AS STREET RIGHT-OF-WAY HEREON AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

## 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.

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

Daniel F. Heitmyer  
 WITNESS  
Judy We Lact  
 WITNESS

OWNER:  
 KENSINGTON LAND COMPANY  
Jessica A. Minesinger  
 JESSICA A. MINESINGER, VICE PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 15th DAY OF December, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENSINGTON LAND COMPANY BY JESSICA A. MINESINGER, ITS VICE 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.

Judy We Lact  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: Nov. 3, 2002

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

Judy We Lact  
 WITNESS  
Jessica A. Minesinger  
 WITNESS

MORTGAGEE:  
 MINSTER STATE BANK  
Daniel F. Heitmyer  
 DAN HEITMEYER  
 COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 15th DAY OF December, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN 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.

Judy We Lact  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: Nov. 3, 2002

DATE: Dec. 15th, 2000  
 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.

Judy We Lact  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: Nov. 3, 2002

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	50.00'	33°-42'-55"	29.42'	29.00'	S 46°-27'-42" W
2	50.00'	90°-19'-54"	78.83'	70.92'	S 74°-46'-12" W
3	50.00'	75°-26'-57"	65.84'	61.19'	N 22°-20'-22" W
4	50.00'	60°-56'-48"	53.19'	50.71'	N 45°-51'-30" E
5	50.00'	13°-16'-21"	11.58'	11.56'	N 82°-58'-04" E
6	40.00'	43°-45'-42"	30.55'	29.81'	S 78°-58'-08" W
7	50.00'	59°-37'-57"	52.04'	49.72'	S 86°-54'-16" W
8	50.00'	71°-01'-56"	61.99'	58.09'	N 27°-45'-48" W
9	50.00'	67°-30'-57"	58.92'	55.57'	N 41°-30'-39" E
10	50.00'	69°-20'-35"	60.51'	56.89'	S 70°-03'-35" E
11	40.00'	43°-45'-42"	30.55'	29.81'	S 57°-16'-09" E

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 11TH DAY OF OCTOBER, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

Dan Heitmyer, CHAIRMAN Sean D. Knight SECRETARY

## CITY OF TROY COUNCIL

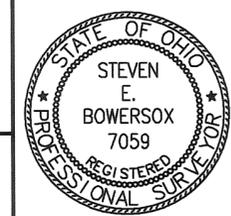
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6TH DAY OF NOVEMBER, 2000, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-45, 2000, EFFECTIVE 12-6, 2000

Peter E. Jankins MAYOR William F. Shaw PRESIDENT OF COUNCIL Sean D. Knight CLERK OF COUNCIL

## COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION KENSINGTON OWNERS ASSOCIATION" RECORDED IN DEED BOOK 683, PAGE 241 OF THE MIAMI COUNTY RECORDERS RECORDS.

Steven E. Bowersox 08-25-2000  
 STEVEN E. BOWERSOX, P.S. #7059 DATE

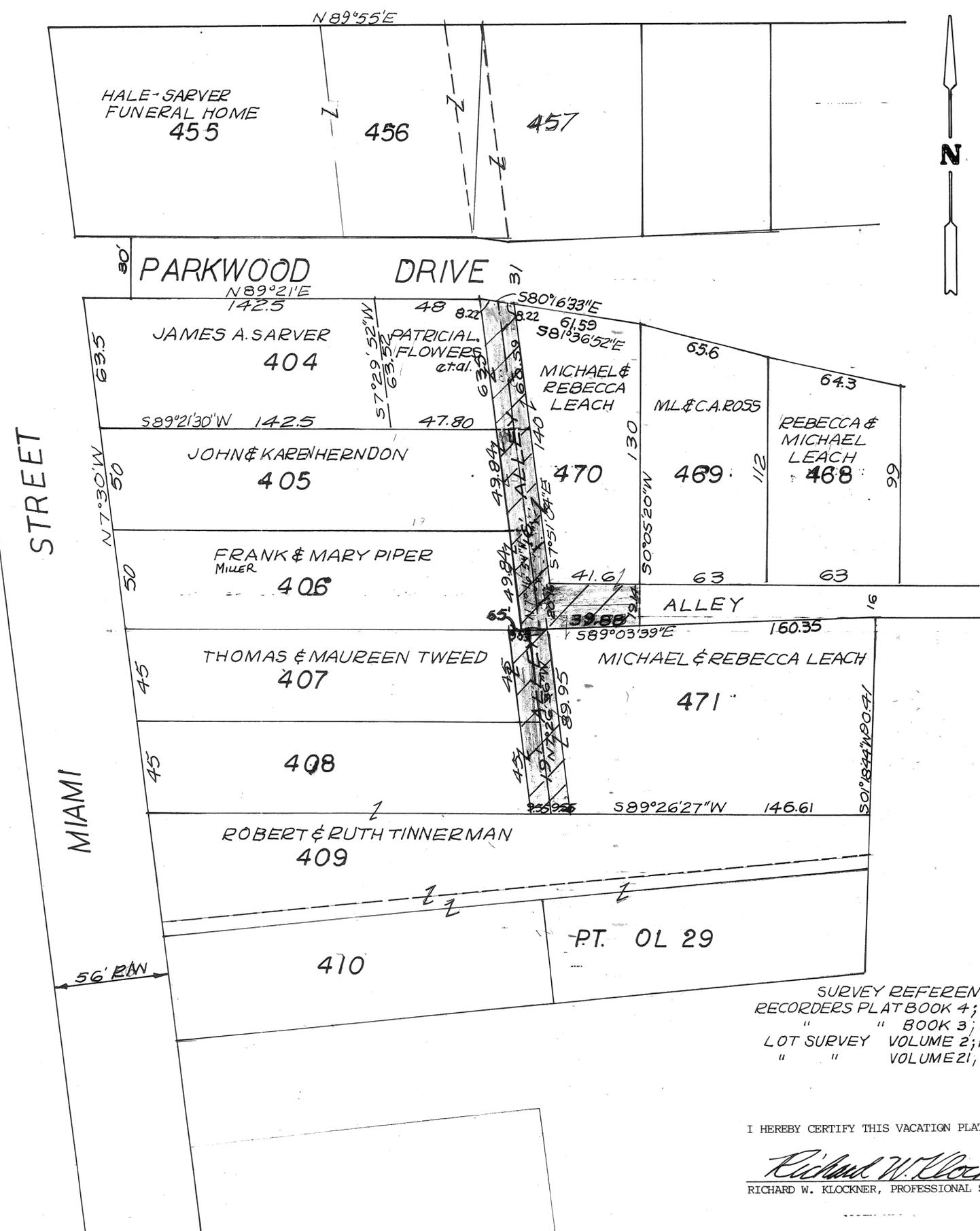
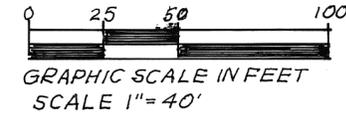


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 www.choiceoneengineering.com

date: 08-16-2000 drawn by: seb job number: MIATRO0009TMAKFIN2

# ALLEY VACATION PLAT - WEST MILTON, OHIO

PLAT BOOK 19 PAGE 40  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 22<sup>nd</sup> DAY OF  
January, 2001, AT 3:04 P.M.  
 FILE NO. 0301884 FEE: \$ 21.60  
 John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 BY: Michelle DeKane  
 DEPUTY RECORDER



IN ACCORDANCE WITH A PETITION FOR VACATION OF THE ALLEYS SHOWN SHADED HEREON, PRESENTED BY THE MAJORITY OF THE OWNERS ABUTTING THESE ALLEYS TO THE COUNCIL OF THE MUNICIPALITY OF WEST MILTON, HEREBY CONSENT TO SAID VACATION AND WAIVE NOTICE OF SAID PETITION.

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

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE MUNICIPALITY OF WEST MILTON, OHIO, HELD THIS 6 DAY OF SEPT, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

Bill O'Brien CHAIRMAN  
Bill Netley SECRETARY

AT A MEETING OF THE COUNCIL OF THE MUNICIPALITY OF WEST MILTON, OHIO, HELD THIS 12<sup>th</sup> DAY OF DECEMBER, 2000, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. CM-00-38.

Howard L. DeHart MAYOR  
Patricia A. Gini PRESIDENT OF COUNCIL  
 Vic Mayor

CLERK OF COUNCIL

TRANSFERRED THIS 22 DAY OF January, 2001.

Chris A. Peoples CHRIS A. PEOPLES, MIAMI COUNTY AUDITOR  
 BY: Linda Pearson DEPUTY AUDITOR

SURVEY REFERENCES  
 RECORDERS PLAT BOOK 4; PAGE 39  
 " " BOOK 3; PAGE 13  
 LOT SURVEY VOLUME 2; PAGE 25  
 " " VOLUME 21; PAGE 70

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN.  
Richard W. Klockner  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



ALLEY VACATION PLAT WEST MILTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE <u>23 OCT 2000</u>	DRAWN BY: TRACED BY: <u>But</u> CHECKED BY:	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 40'		

# GREEN TREE DEVELOPMENT PHASE 4

BRADFORD CORPORATION

PT. I.L. 584 & PT. I.L. 599 INLOT

PLAT BOOK 19 PAGE 41  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED Jan 23, 2001 AT 3:17 pm  
 FILE NO. 47105 0301927 FEE \$43.20  
 John W. O'Brien BY: Michelle Siskin  
 MIAMI CO. RECORDER DEPUTY

## APPROVALS

ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF BRADFORD, OHIO THIS 13 DAY OF JULY, 2000.

Jeffrey A. Wing Mayor  
Brenda B. Selanders Clerk

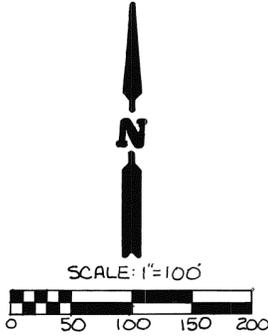
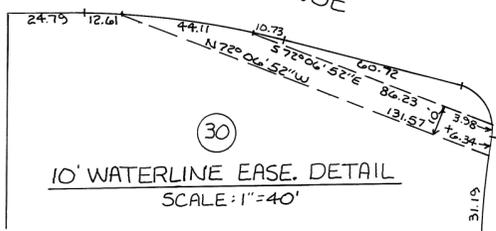
APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BRADFORD, OHIO THIS 17 DAY OF March, 2000.

Scott W. Keller Chairman

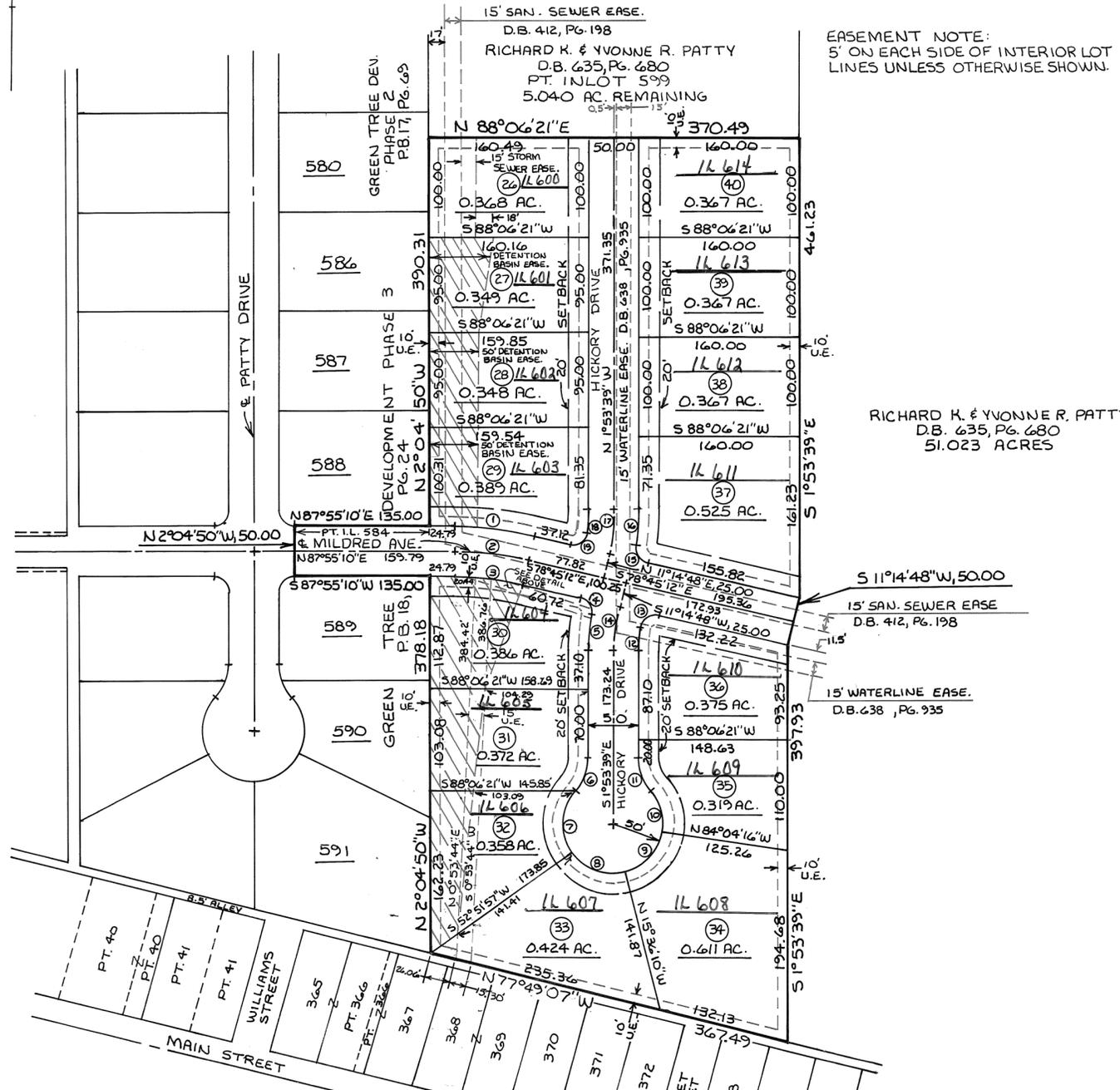
APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 23<sup>rd</sup> DAY OF January, 2001.

Chris P. Duplo BY: Linda Pearson  
 MIAMI CO AUDITOR DEPUTY

MILDRED AVENUE



7.370 AC. TOTAL  
 5.925 ACRES IN LOTS  
 1.445 ACRES IN STREET R/W



EASEMENT NOTE:  
 5' ON EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.

## DESCRIPTION

BEING A SUBDIVISION OF 7.370 ACRES INCLUDING 0.155 ACRES IN PT. I.L. 584 AND 7.215 ACRES IN PT. I.L. 599 IN THE VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO. PART OF A 75.893 AC. TRACT CONVEYED TO RICHARD K. & YVONNE R. PATTY BY D.B. 635, PG. 680 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPLACEMENT, REPAIR OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, TELEPHONE, ELECTRIC, CABLE T.V. 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.

Richard K. Patty RICHARD K. PATTY  
Yvonne R. Patty YVONNE R. PATTY  
John E. Swallow Sr. V.P. SECOND NATIONAL BANK, GREENVILLE, OHIO  
Gene A. Rasmiller V.P. SECOND NATIONAL BANK, GREENVILLE, OHIO  
Karen J. Hosler WITNESS  
Brunna M. Vance WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD K. PATTY & YVONNE R. PATTY AND SECOND NATIONAL BANK, GREENVILLE, OHIO BY John E. Swallow ITS Sr. Vice-President, AND BY Gene A. Rasmiller ITS Vice-President, WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 11 DAY OF JANUARY, 2001.  
Karen J. Hosler NOTARY PUBLIC  
 MY COMMISSION EXPIRES 1/9/01

## SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH IRON PINS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.



Michael W. Cozatt 1-08-01  
 MICHAEL W. COZATT, P.S. 6001

COZATT ENGINEERING COMPANY  
 CIVIL ENGINEER LAND SURVEYOR  
 476 SWAILES ROAD TROY, OHIO  
 JOB NO. 01800 SHEET 1 OF 2

CURVE				DATA			
NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH
1	13°-19'-38"	340.00	79.08	11	41°-24'-35"	50.00	36.14
2	13°-19'-38"	315.00	73.27	12	7°-45'-41"	175.00	23.70
3	13°-19'-38"	290.00	67.46	13	95°-22'-37"	15.00	24.97
4	86°-25'-09"	15.00	22.62	14	13°-08'-27"	200.00	45.87
5	9°-33'-27"	225.00	37.53	15	86°-25'-09"	15.00	22.62
6	41°-24'-35"	50.00	36.14	16	9°-33'-27"	225.00	37.53
7	76°-38'-59"	50.00	66.89	17	13°-08'-27"	200.00	45.87
8	68°-28'-07"	50.00	59.75	18	7°-45'-41"	175.00	23.70
9	68°-28'-06"	50.00	59.75	19	95°-22'-56"	15.00	24.97
10	49°-13'-58"	50.00	42.96				

# GREEN TREE DEVELOPMENT PHASE 4

BRADFORD  
CORPORATION

PT. I.L. 584 & PT. I.L.  
INLOT

PLAT BOOK 19 PAGE 41-A  
MIAMI COUNTY RECORDER'S PLAT RECORDS

## COVENANTS - GREENTREE DEVELOPMENT PHASE 4

1. All lots in this subdivision shall be known and described as single family residential lots. Dwellings are not to exceed 2 1/2 stories in height and can include a private attached garage.
2. No lot shall hereafter be subdivided into parcels for additional building sites.
3. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line as shown hereon. All buildings erected for dwelling purposes shall provide not less than 15 (fifteen) ft. combined side yard space with no portion of any building to be closer than 7 (seven) ft. to any lot line or 25 (twenty five) ft. to the rear lot line.
4. The ground floor area of the main structure, exclusive of one story open porches and garages shall be not less than 1200 square feet in the case of a 1 story or a 1 1/2 story structure and not less than 800 square feet in the case of a tri-level or two story structure.
5. No trailer, camp shack, garage, barn, or other outbuildings erected in this subdivision shall at any time be used as a residence, temporarily or permanently; nor shall any structure of a temporary character be used as a residence.
6. No noxious or offensive trade or activity shall be carried out on any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
7. No sign or billboard, except "FOR SALE" signs, shall be erected on any lot of this subdivision, also excepted are signs erected by builders during construction.
8. No fence or wall shall be permitted to extend nearer to any street than the minimum building setback line unless same shall be a hedge or shrub growth not to exceed 3 (three) ft. in height. No trees or shrubs shall be planted in the curb lawn.
9. No barn, stable, or other outbuildings for housing of domestic animals or poultry, except for household pets, shall be erected on any lot.
10. The premises shall be kept neat and clean; the building well painted and weeds and underbrush shall be kept under control; no discarded machinery, vehicles, or parts thereof, junk, trash, building materials, or refuse shall be permitted to accumulate or remain on any lot.
11. Sidewalks and seeding of yards must be installed 1 (one) year after occupancy or 2 (two) years after lot purchase, whichever comes first.
12. All roofs must have a 6/12 pitch or greater and 50 (fifty) percent or greater of the building front must have face brick, excluding windows and doors.
13. Developer must approve all house plans and builders.
14. These covenants and restrictions are for the benefit of all owners and residents in the subdivision and are to run with the land and shall be binding to all parties and persons claiming under them until January 1, 2021, at which time the covenants shall be extended for successive periods of 10 (ten) years unless by vote of the majority of the owners of the lots in the subdivision these covenants are amended and/or terminated.
15. These covenants shall be enforceable by injunction or otherwise by the grantor, its successors or assigns.
16. Invalidation of any one of these covenants by judgement or court order shall not affect any of the other provisions which shall remain in full force and effect.

bell1:phase4

  
*Michael W. Cozatt* 1-08-01  
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 01800 SHEET 2 OF 2

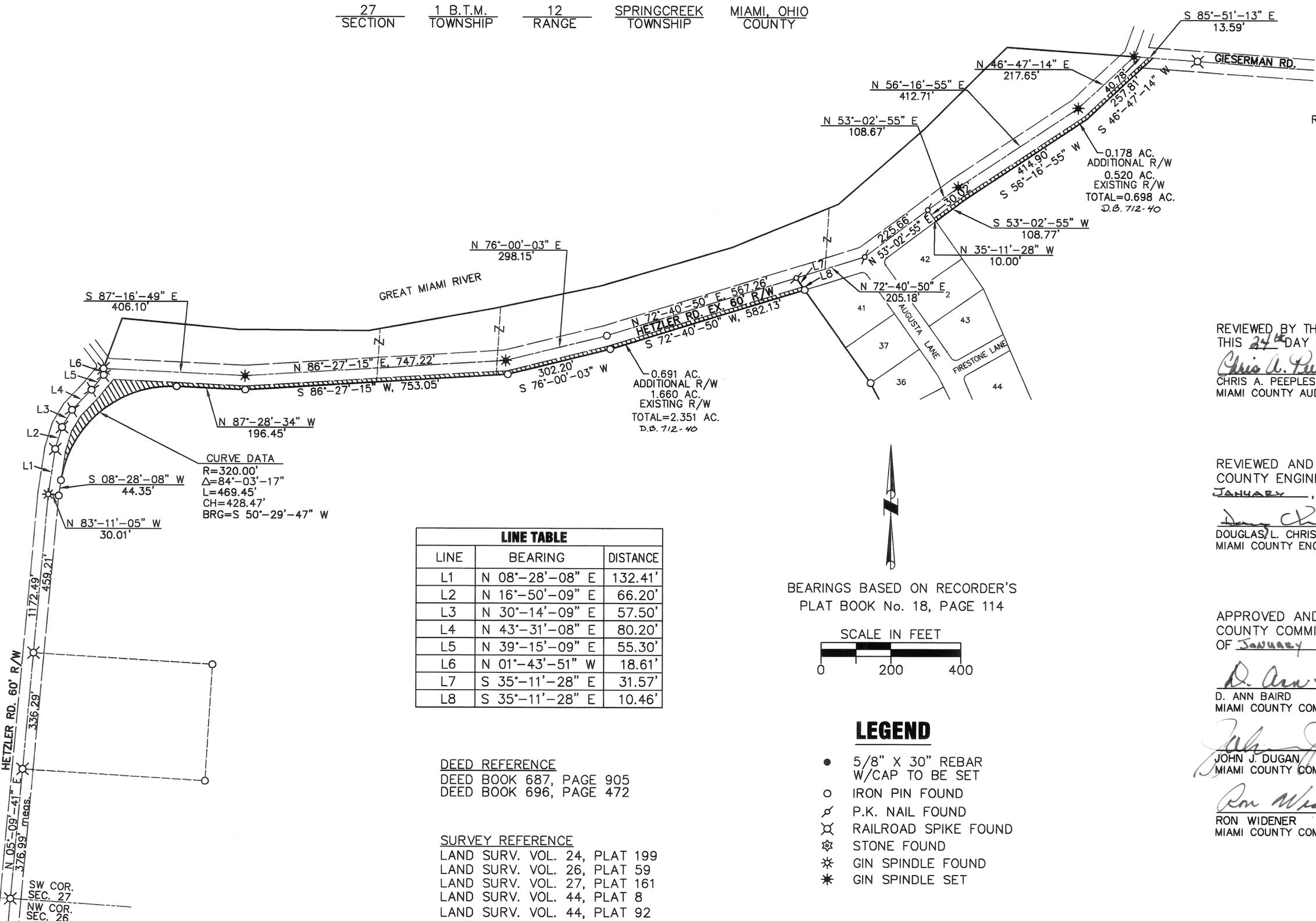
# HETZLER ROAD, T-200 PLAT OF ADDITIONAL RIGHT-OF-WAY

27 SECTION 1 B.T.M. TOWNSHIP 12 RANGE SPRINGCREEK TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 19, PAGE 42  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 24<sup>th</sup> DAY OF JANUARY, 2021, AT 2:26 P.M.

FILE No. 0301980 FEE: \$ 0  
*John W. O'Brien*  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
*Michelle Deffen*  
DEPUTY

ROAD RECORD VOLUME 8, PAGE 179



REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 24<sup>th</sup> DAY OF January, 2021  
*Chris A. Peeples* BY: *Jaida Pearson*  
CHRIS A. PEEPLES DEPUTY AUDITOR

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 20<sup>th</sup> DAY OF January, 2021.  
*Doug Christian*  
DOUGLAS L. CHRISTIAN, P.E., P.S.  
MIAMI COUNTY ENGINEER

APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS THIS 23<sup>rd</sup> DAY OF January, 2021.

*D. Ann Baird*  
D. ANN BAIRD  
MIAMI COUNTY COMMISSIONER

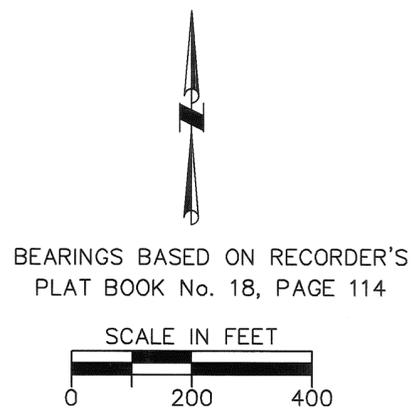
*John J. Dugan*  
JOHN J. DUGAN  
MIAMI COUNTY COMMISSIONER

*Ron Widener*  
RON WIDENER  
MIAMI COUNTY COMMISSIONER

LINE	BEARING	DISTANCE
L1	N 08°-28'-08" E	132.41'
L2	N 16°-50'-09" E	66.20'
L3	N 30°-14'-09" E	57.50'
L4	N 43°-31'-08" E	80.20'
L5	N 39°-15'-09" E	55.30'
L6	N 01°-43'-51" W	18.61'
L7	S 35°-11'-28" E	31.57'
L8	S 35°-11'-28" E	10.46'

**DEED REFERENCE**  
DEED BOOK 687, PAGE 905  
DEED BOOK 696, PAGE 472

**SURVEY REFERENCE**  
LAND SURV. VOL. 24, PLAT 199  
LAND SURV. VOL. 26, PLAT 59  
LAND SURV. VOL. 27, PLAT 161  
LAND SURV. VOL. 44, PLAT 8  
LAND SURV. VOL. 44, PLAT 92  
LAND SURV. VOL. 45, PLAT 129  
REC. PLAT BK. 18, PLAT 114



- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
  - IRON PIN FOUND
  - ⊕ P.K. NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ⊛ STONE FOUND
  - ⊛ GIN SPINDLE FOUND
  - ⊛ GIN SPINDLE SET

BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY FOR HETZLER ROAD FROM DEED BOOK 687, PAGE 905 AND DEED BOOK 697, PAGE 472 OWNED BY CARRIAGE CROSSING DEVELOPMENT, INC.

*Steven E. Bowersox* 12-04-2020  
STEVEN E. BOWERSOX, P.S. #7059 DATE



**CHOICE ONE ENGINEERING**  
the choice that exceeds ...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45385  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 12-04-2020 drawn by: seb job number: MIASCR001

# STREET DEDICATION PLAT & UTILITY EASEMENT GRANT COUNTY ROAD NO. 25A

VOLUME 19, PAGE 43

MIAMI COUNTY RECORDER'S PLAT RECORDS

MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 9, TOWN 4, RANGE 6  
CITY OF TIPP CITY  
PART OF INLOT 3344

APPROVED AND TRANSFERRED  
THIS 30 DAY OF JANUARY, 2001.

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Sinda Sireman  
BY DEPUTY

RECEIVED FOR RECORD THIS 30<sup>th</sup> DAY  
OF January, 2001, AT 3:45 P.M.

FILE NUMBER 0302331 FEE \$21.60  
John W. O'Brien  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
Michelle Jeffery  
(BY DEPUTY RECORDER)

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREET AND UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF GAS, SANITARY SEWER, STORM SEWER, WATER, TELEPHONE, CABLE T.V., ELECTRICAL POWER, 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.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF: DAVID W. ARBOGAST

James J. Fennell  
WITNESS  
Marilyn A. Fennell  
WITNESS

STATE OF OHIO, COUNTY OF MIAMI.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED FOR AND ON HIS BEHALF.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 9<sup>th</sup> DAY OF OCT, 2000.

John J. Schuler  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 6/29/2004

DATE: 10/17, 2000  
STATE OF OHIO, COUNTY OF MIAMI.

BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 17 DAY OF OCT, 2000.

Susan R. Perkins  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

LIENHOLDER  
BANK ONE DAYTON N.A.

Keith J. Hartz  
WITNESS Keith J. Hartz  
Karen A. Hantz  
WITNESS Karen A. Hantz

Jack M. Boecker  
NAME JACK M. BOECKER  
TITLE VICE PRESIDENT

STATE OF OHIO, COUNTY OF MONTGOMERY

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED FOR AND ON HIS BEHALF.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 13<sup>th</sup> DAY OF October, 2000.

Karen A. Hantz  
NOTARY PUBLIC  
KAREN A. HANTZ  
Notary Public, State of Ohio  
My Commission Expires February 13, 2004



## TIPP CITY APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 11<sup>th</sup> DAY OF April, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

Charles Fowler  
CHAIRMAN  
Marilyn Fennell  
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 18<sup>th</sup> DAY OF December, 2000, THIS PLAT WAS REVIEWED AND APPROVED ACCEPTING PARCELS 1 AND 2 AND ADJOINING UTILITY EASEMENT, AS SHOWN, BY ORDINANCE NO. 40-00

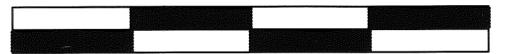
David F. Hill  
PRESIDENT OF COUNCIL  
Misty Cox  
CLERK OF COUNCIL

### DEED/COURT CASE REFERENCES

- D.B. 332, PG. 130
- D.B. 332, PG. 131
- D.B. 332, PG. 132
- D.B. 560, PG. 779
- D.B. 654, PG. 533
- D.B. 660, PG. 418
- D.B. 660, PG. 422
- D.B. 660, PG. 704
- D.B. 660, PG. 706
- D.B. 660, PG. 714
- D.B. 687, PG. 141
- D.B. 687, PG. 691
- COMMON PLEAS COURT CASE #36,767
- COMMON PLEAS COURT CASE #36,835

### SURVEY REFERENCES

- LAND SURVEY VOL. 9, PG. 144
- LAND SURVEY VOL. 9, PG. 176
- LAND SURVEY VOL. 9, PG. 181
- LAND SURVEY VOL. 14, PG. 162
- LAND SURVEY VOL. 18, PG. 49
- LAND SURVEY VOL. 40, PG. 134
- LAND SURVEY VOL. 41, PG. 26
- S.R. 7, PG. 25



GRAPHIC SCALE

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, AND ALL MONUMENTS ARE LOCATED AS SHOWN HEREON.

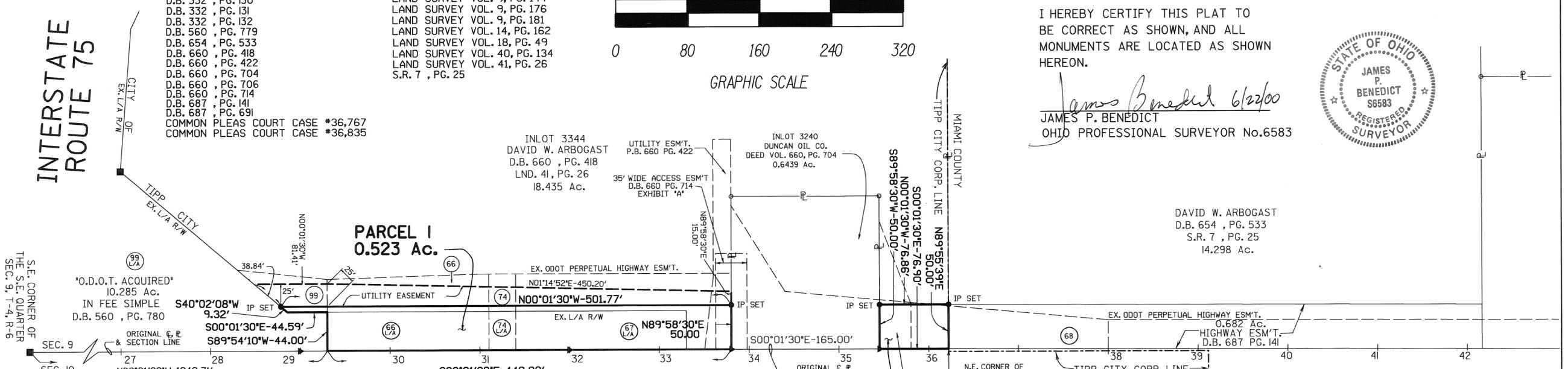
James P. Benedict 6/22/00  
JAMES P. BENEDICT  
OHIO PROFESSIONAL SURVEYOR No.6583



DAVID W. ARBOGAST  
D.B. 654, PG. 533  
S.R. 7, PG. 25  
14.298 Ac.

## NOTE

THIS INSTRUMENT DOES NOT INVALIDATE THE FOLLOWING O.D.O.T. PERPETUAL HIGHWAY EASEMENTS: PARCELS 66, 66 L/A, 67, 67 L/A, 68, 74, 74 L/A AND 99.



### LEGEND

- CONC. MONUMENT FOUND
- IRON PIN FOUND
- ▲ P.K. NAIL FOUND
- IRON PIN SET

# COUNTY ROAD 25A

Des.	DES	<b>LJB</b> LOCKWOOD, JONES AND BEALS INC. ENGINEERS ARCHITECTS	DAYTON OFFICE 3100 RESEARCH BOULEVARD DAYTON, OHIO 45400-9248 TEL: (937) 233-0200 FAX: (937) 233-5100	Scale:	1"=80'
Dr.	DES			Project:	14656 A0
Ck.	JPB			Sheet:	1 of 1
Date:	6/21/00				

# REPLAT OF INLOT #2169 AND #2170 CITY OF TIPP CITY, OHIO

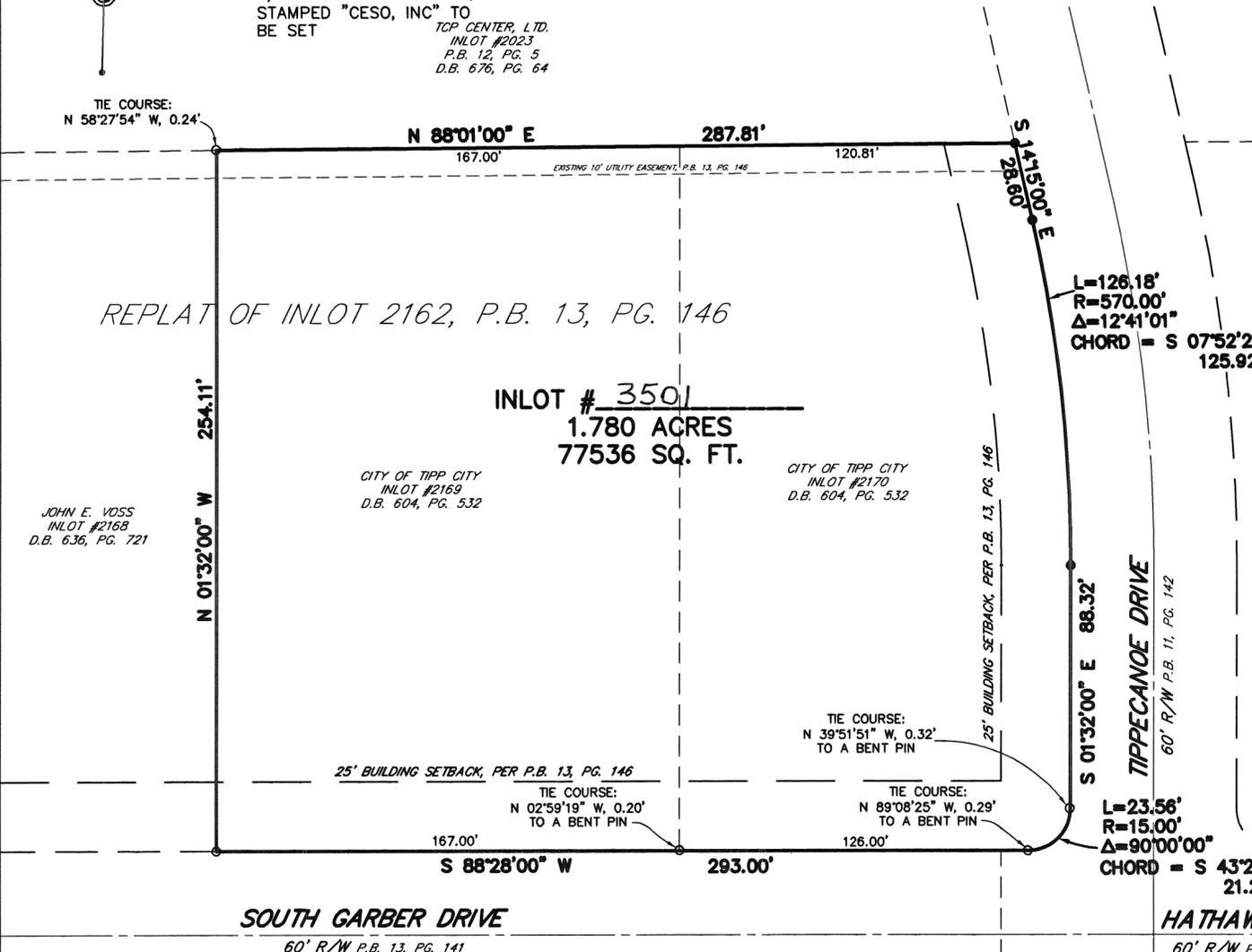
VOLUME 19 PAGE 44  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 30th DAY OF  
January 2001 AT 3:46 P.M.  
 FILE NUMBER 0302332 FEE: \$21.60

John W. O'Brien  
 MIAMI COUNTY RECORDER  
Michelle Jeffrey  
 BY DEPUTY

### LEGEND

- IRON PIN FOUND
  - 5/8" IRON PIN WITH CAP, STAMPED "CESO, INC" TO BE SET
- TCP CENTER, LTD.  
 INLOT #2023  
 P.B. 12, PG. 5  
 D.B. 676, PG. 64

TIE COURSE:  
 N 58°27'54" W, 0.24'



### DESCRIPTION

BEING A REPLAT OF INLOT 2169 AND INLOT 2170, CONTAINING A TOTAL OF 1.780 ACRES, IN TIPP CITY, MIAMI COUNTY, OHIO, ACQUIRED BY THE CITY OF TIPP CITY BY DEED BOOK 604, PAGE 532, AS RECORDED IN THE MIAMI COUNTY RECORDER'S OFFICE.

### DEDICATION

WE, THE UNDERSIGNED, BEING DULY AUTHORIZED TO REPRESENT ALL THE OWNERS OF THE LANDS HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID REPLAT AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON SAID REPLAT 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.

CITY OF TIPP CITY

David A. Collinsworth  
 CITY MANAGER

Lamara Earnest  
 WITNESS

Maulyn A. Jennell  
 WITNESS

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THE 22ND DAY OF JANUARY, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY CAME DAVID A. COLLINSWORTH, CITY MANAGER

TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER 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.



John J. Schluich  
 NOTARY PUBLIC IN AND FOR  
 THE STATE OF OHIO  
 MY COMMISSION EXPIRES: 6/29/2004

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 9th DAY OF January, 2001, THIS PLAT WAS REVIEWED AND APPROVED.

Charles Paul CHAIRMAN  
Maulyn Jennell SECRETARY

APPROVED AND TRANSFERRED THIS 30 DAY OF Jan., 2001.

Chris A. Peoples BY: Sirida Sissener  
 MIAMI COUNTY AUDITOR DEPUTY AUDITOR

NOTE:  
 BASIS OF BEARING THE "REPLAT OF INLOT 2162"  
 AS RECORDED IN PLAT BOOK 13, PAGE 146 IN THE  
 MIAMI COUNTY ENGINEER'S OFFICE

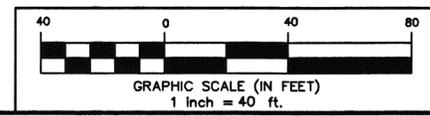
### CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

David R. Barnhart  
 DAVID R. BARNHART  
 PROFESSIONAL SURVEYOR NO. S7646



- ### REFERENCES:
- PLATS: P.B. 11, P. 142  
 P.B. 12, P. 5  
 P.B. 12, P. 55  
 P.B. 12, P. 92  
 P.B. 13, P. 141  
 P.B. 13, P. 146
- DEEDS: D.B. 604, PG. 532  
 D.B. 636, PG. 721  
 D.B. 676, PG. 64



REVISIONS		
BY	DATE	DESCRIPTION
DRB	01/05/01	CHANGE LANGUAGE & ADD NOTARY

REPLAT OF  
 INLOT #2169 & #2170  
 TIPP CITY POLICE DEPARTMENT

CITY OF TIPP CITY MIAMI COUNTY, OHIO

SCALE: 1" = 40' DATE: JANUARY 4, 2001

DESIGN: RAN 1700 LYONS ROAD  
 DRAWN: RAN DAYTON, OHIO 45458-1864  
 CHKD: DRB OFFICE (937) 435-8584  
 FAX (937) 435-3307  
 email: ceso@cesoinc.com  
 www.cesoinc.com/ceso

JOB NO. 2849  
 SHEET NO. 1 OF 1

# ADDITIONAL RIGHT-OF-WAY RANGELINE ROAD NO. 9

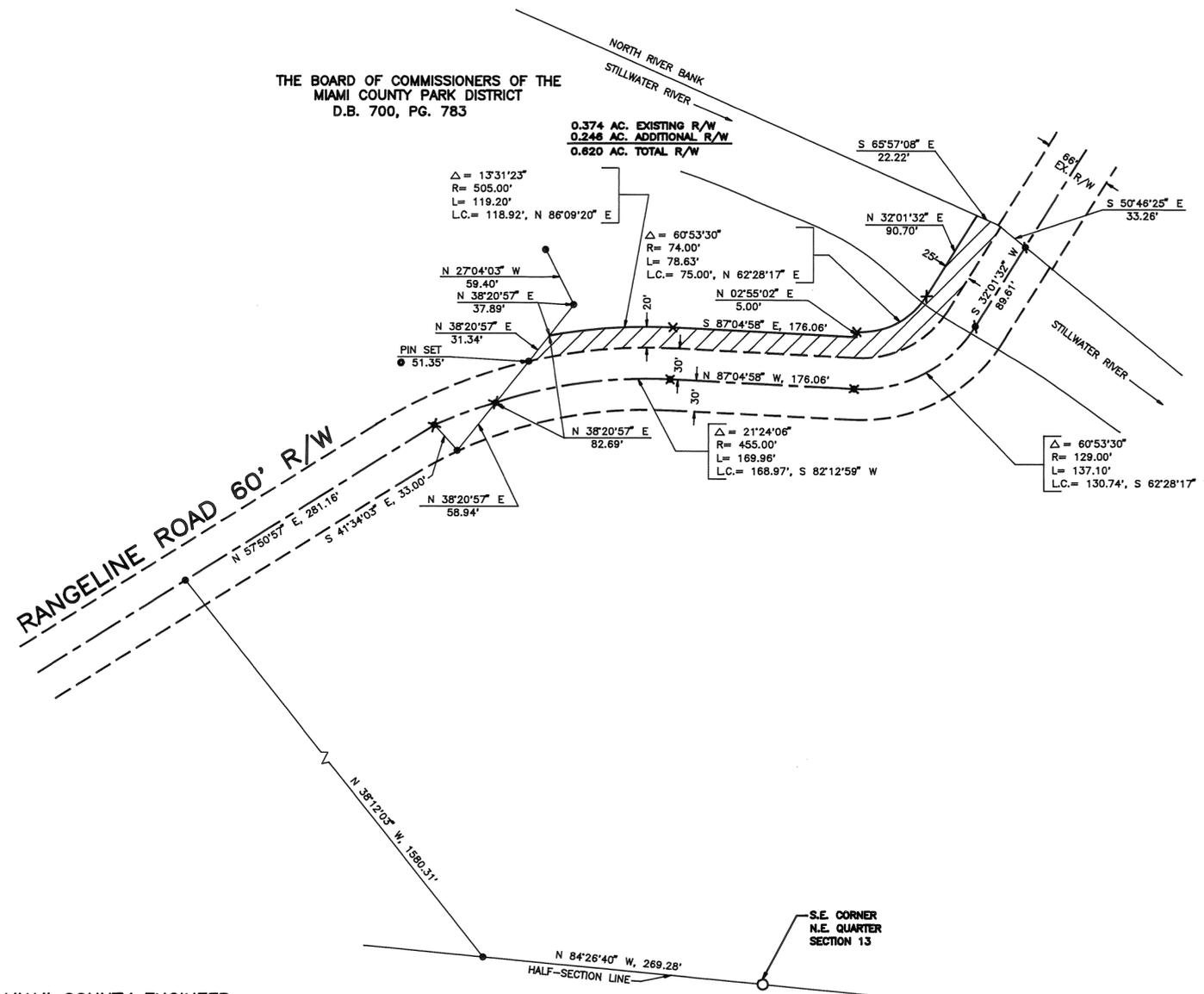
SECTION 13, TOWN 9, RANGE 4E  
NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 19 PAGE 45

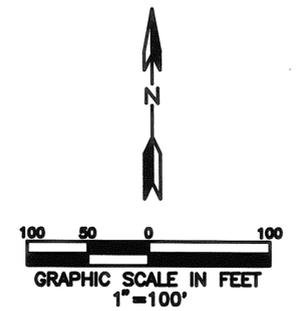
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED FOR RECORD THIS 6th DAY  
OF FEBRUARY, 2001, AT 3:31 P.M.  
FILE NO. 0302773 FEE 4.0

*John W. O'Brien*  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
BY *Michelle Duffner*  
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 161



- LEGEND**
- IRON PIN FOUND
  - IRON PIPE FOUND
  - ✕ GIN SPINDLE FOUND
  - P-K NAIL FOUND



**REFERENCES**  
LAND SURVEYS:  
VOL 40 PG. 86  
VOL 43 PG. 146

PLAT BASED ON A LAND SURVEY VOLUME 44 PAGE 165  
PERFORMED BY MICHAEL W. COZATT, OHIO P.S. NO. 6001.  
ALSO BEING THE BASIS OF BEARINGS.

- AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
THIS 14th DAY OF DECEMBER, 1999.

*Douglas L. Christian*  
DOUGLAS L. CHRISTIAN, P.E., P.S.  
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR  
THIS 6 DAY OF Feb., 2001.

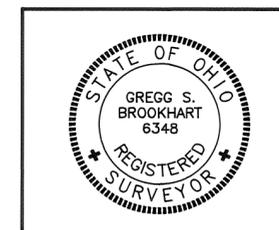
*Chris A. Peeples*  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR  
BY *Linda Terresmaa*  
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
THIS 6th DAY OF FEBRUARY, 2001.

*D. Ann Baird*      *John J. Dogan*      *Ron Widener*  
D. ANN BAIRD      JOHN J. DOGAN      RON WIDENER  
MIAMI COUNTY COMMISSIONER      MIAMI COUNTY COMMISSIONER      MIAMI COUNTY COMMISSIONER

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
THE BOARD OF COMMISSIONERS OF THE MIAMI COUNTY PARK DISTRICT	V.700, P.783	V. 701, P. 811



*Gregg S. Brookhart*  
GREGG S. BROOKHART, P.E., P.S.  
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE  
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER  
DATE: DECEMBER 8, 1999

# RIGHT OF WAY EASEMENT LOONEY ROAD

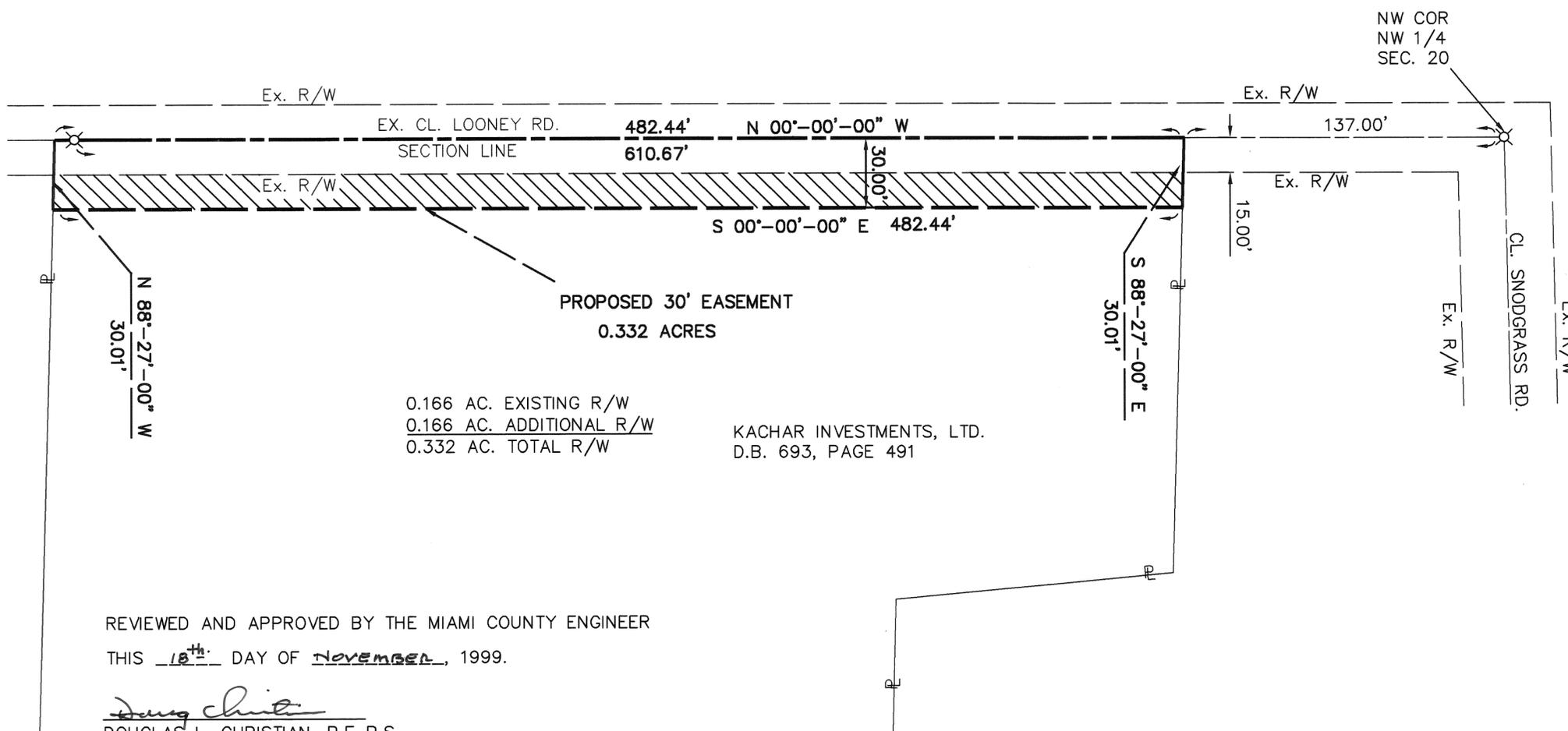
NO. 194

0.332 ACRES      20 SECTION      1 TOWNSHIP      12 RANGE      SPRINGCREEK TOWNSHIP      MIAMI, OHIO COUNTY

VOLUME 19 PLAT 46  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED FOR RECORD THIS 8<sup>th</sup> DAY  
 OF February, 2001, AT 2:43 P.M.  
 FILE NO. 0302839 FEE 40

John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 BY: Michelle Deffen  
 DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 171



BEARINGS ARE ASSUMED

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER

THIS 18<sup>th</sup> DAY OF November, 1999.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR

THIS 8 DAY OF Feb, 2001.

Chris A. Peeples BY: Sirida Sirinuan  
 CHRIS A. PEEPLES DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY

COMMISSIONERS THIS 8<sup>th</sup> DAY OF February, 2001.

D. Ann Baird      John J. Dugan      Ron Widener  
 D. ANN BAIRD      JOHN J. DUGAN      RON WIDENER  
 MIAMI COUNTY COMMISSIONER      MIAMI COUNTY COMMISSIONER      MIAMI COUNTY COMMISSIONER

DEED REFERENCE  
 DEED BOOK 693, PAGE 491

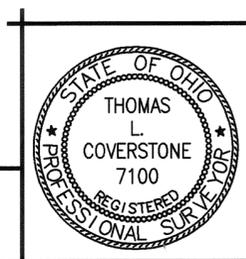
SURVEY REFERENCE  
 LAND SURVEY VOLUME No. 15, PLAT 11

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
KACHAR INVESTMENTS, LTD.	V-693, P-491	V- 701 , P- 502

## LEGEND

- ⊗ RAILROAD SPIKE FOUND
- ▨ AREA IN ADDITIONAL RIGHT-OF-WAY

Thomas L. Coverstone      8/31/99  
 THOMAS L. COVERSTONE, P.S. #7100      DATE



**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...  
 440 HOEWISHER ROAD  
 SIDNEY, OHIO 45385  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

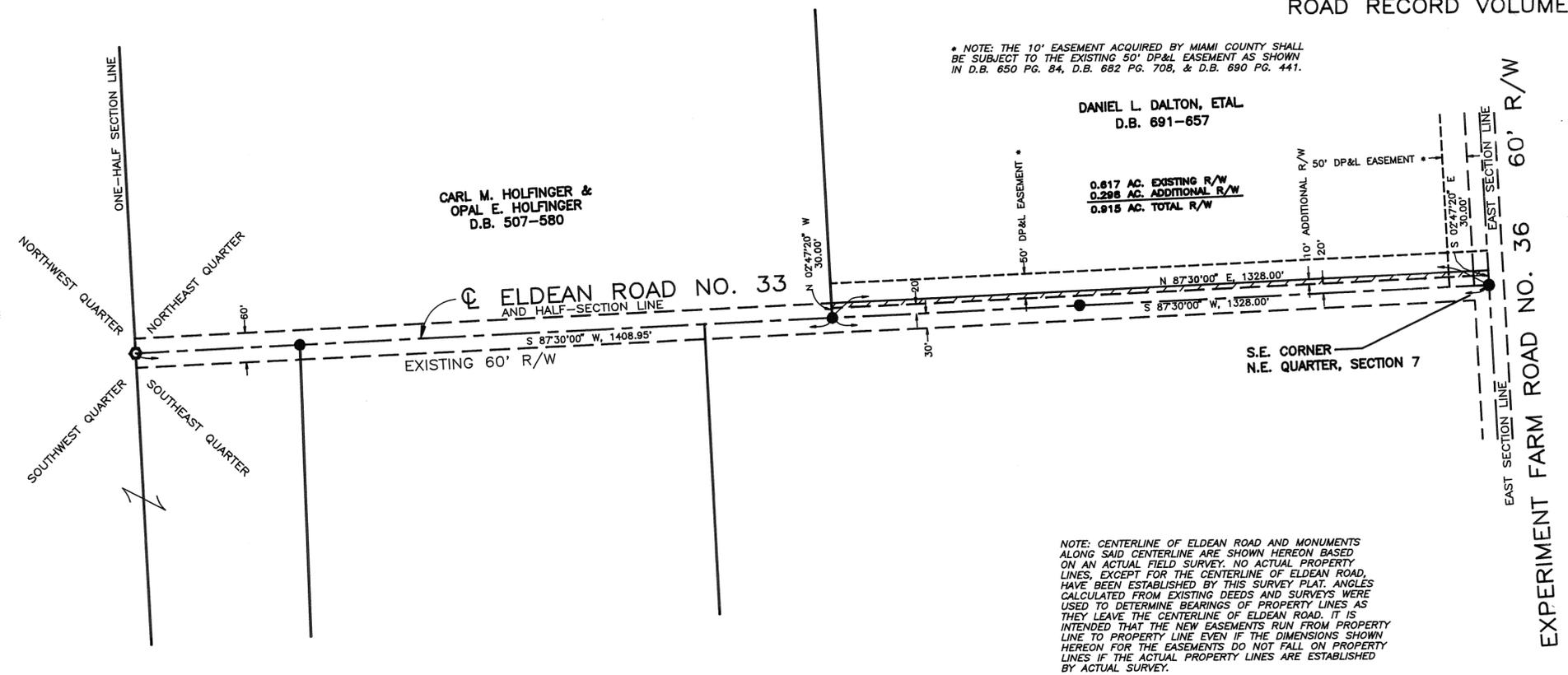
date: 08-31-99	drawn by: wdg	job number: MIASCR9911
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# ADDITIONAL RIGHT-OF-WAY ELDEAN ROAD NO. 33

SECTION 7, TOWN 5, RANGE 6  
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 19 PAGE 47  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED FOR RECORD THIS 8<sup>th</sup> DAY  
 OF FEBRUARY, 2001, AT 2:46 P.M.  
 FILE NO. 0362846 FEE 40  
John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 BY Michelle Duffner  
 DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 158



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
 THIS 22<sup>nd</sup> DAY OF April, 1999.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR  
 THIS 8 DAY OF Feb, 2001.

Chris A. Peeples  
 CHRIS A. PEEPLES  
 MIAMI COUNTY AUDITOR

BY Linda Linneman  
 LINDA LINNEMAN  
 DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
 THIS 8<sup>th</sup> DAY OF February, 2001.

John J. Dugan      Ron Widener      D. Ann Baird  
 JOHN J. DUGAN      RON WIDENER      D. ANN BAIRD  
 MIAMI COUNTY COMMISSIONER      MIAMI COUNTY COMMISSIONER      MIAMI COUNTY COMMISSIONER

**LEGEND**

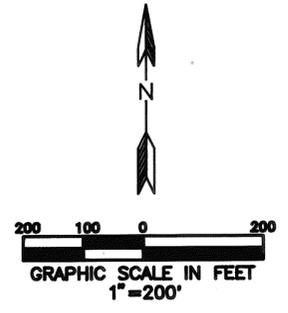
- RR SPIKE FOUND
- MONUMENT BOX FOUND
- AREA IN ADDITIONAL RIGHT-OF-WAY
- - - - - EXISTING RIGHT-OF-WAY LINE

**REFERENCES**

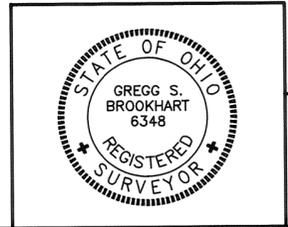
- LAND SURVEYS:  
 VOL 2 PG. 141  
 VOL 24 PG. 151  
 VOL 32 PG. 176  
 VOL 37 PG. 27  
 VOL 40 PG. 47  
 VOL 44 PG. 36

- RECORDER'S PLATS:  
 VOL 8 PG. 134  
 VOL 13 PG. 147

BEARINGS AS PER  
 VOL 40 PG. 47



SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
DANIEL L. DALTON, ETAL	V.691, P.657	V.697, P.752



Gregg S. Brookhart  
 GREGG S. BROOKHART, P.E., P.S.  
 OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE  
 DOUGLAS L. CHRISTIAN, COUNTY ENGINEER  
 DATE: APRIL 21, 1999

PLAT BOOK 19 PAGE 48  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 9TH DAY OF FEBRUARY 2001  
 AT 2:40:12 P.M. FILE NO. 0302925 FEE \$21.60  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 BY MICHELLE JOHNSON, DEPUTY

MIA-202-1.83  
 SECTIONS 26 & 27 TOWN 2 RANGE 9 BTMRS  
 BETHEL TOWNSHIP  
 MIAMI COUNTY, OHIO

MONUMENTATION FROM CENTERLINE OF SURVEY AND R/W OF EXISTING S.R. 202				
MONUMENT	NORTHING	EASTING	STATION	DISTANCE FROM C
CONCRETE MONUMENT (FND.)	698,740.90	1,510,189.91	81+00.33	20.03' (LEFT)
PK NAIL (FND.)	698,738.91	1,510,209.85	81+00.00	0
CONCRETE MONUMENT (FND.)	699,733.95	1,510,312.78	91+00.16	20.04' (RIGHT)
PK NAIL (FND.)	699,735.61	1,510,292.90	91+00.16	0.08' (RIGHT)
CONCRETE MONUMENT (FND.)	699,737.32	1,510,272.89	91+00.21	20.00' (LEFT)
TACKED HUB (SET)	700,340.35	1,510,364.56	97+08.76	21.34' (RIGHT)
CONCRETE MONUMENT (FND.)	700,423.64	1,510,394.93	97+94.28	44.70' (RIGHT)
PK NAIL (SET)	700,601.11	1,510,699.96	99+96.45	333.95' (RIGHT)
IRON PIN (FND.)	700,633.50	1,510,312.54	99+96.58	54.82' (LEFT)
CONCRETE MONUMENT (FND.)	700,664.85	1,510,314.99	100+28.03	54.98' (LEFT)
CONCRETE MONUMENT (FND.)	700,658.66	1,510,389.75	100+28.06	20.03' (RIGHT)
PK NAIL (FND.)	700,660.38	1,510,369.71	100+28.11	0.08' (LEFT)
CONCRETE MONUMENT (FND.)	700,662.04	1,510,349.87	100+28.12	19.99' (LEFT)
IRON PIN (FND.)	700,731.99	1,510,864.77	101+34.45	487.82' (RIGHT)
IRON PIN (FND.)	700,734.80	1,510,834.66	101+35.06	457.59' (RIGHT)
CONCRETE MONUMENT (FND.)	700,863.94	1,510,308.57	102+29.27	74.98' (LEFT)
IRON PIN (FND.)	700,868.59	1,510,737.18	102+47.63	353.22' (RIGHT)
IRON PIN (FND.)	700,877.50	1,510,633.57	102+52.81	249.39' (RIGHT)
IRON PIN (FND.)	700,881.52	1,510,848.97	102+61.22	464.61' (RIGHT)
IRON PIN (FND.)	700,891.14	1,510,739.54	102+67.21	354.99' (RIGHT)
BENCHMARK (FND.)	700,908.92	1,510,416.35	102+77.72	31.51' (RIGHT)
IRON PIN (FND.)	700,912.32	1,510,636.82	102+84.25	251.89' (RIGHT)
IRON PIN (FND.)	701,001.92	1,510,645.40	103+64.82	260.74' (RIGHT)
IRON PIN (FND.)	701,004.98	1,510,609.72	103+68.27	225.13' (RIGHT)
IRON PIN (FND.)	701,044.81	1,510,613.52	104+04.39	230.12' (RIGHT)
IRON PIN (FND.)	701,061.82	1,510,416.17	104+28.48	33.68' (RIGHT)
RR SPIKE (FND.)	701,064.59	1,510,385.74	104+32.71	3.43' (RIGHT)
CONCRETE MONUMENT (FND.)	701,093.97	1,510,405.88	104+60.74	25.19' (RIGHT)
CONCRETE MONUMENT (FND.)	701,094.98	1,510,420.57	104+60.83	39.92' (RIGHT)
PK NAIL (SET)	701,135.31	1,510,653.23	104+83.81	274.77' (RIGHT)
IRON PIN (FND.)	701,149.85	1,510,764.08	104+89.36	386.38' (RIGHT)
RR SPIKE (FND.)	701,256.92	1,510,915.06	105+66.46	546.56' (RIGHT)
RR SPIKE (FND.)	701,259.58	1,510,885.20	105+71.26	517.17' (RIGHT)
RR SPIKE (FND.)	701,270.49	1,510,760.78	105+92.22	394.82' (RIGHT)
RR SPIKE (FND.)	701,281.43	1,510,636.24	106+15.23	272.61' (RIGHT)
RR SPIKE (FND.)	701,296.45	1,510,465.55	106+50.59	105.59' (RIGHT)
MAG NAIL (SET)	701,305.88	1,510,357.32	106+75.58	0
RR SPIKE (FND.)	701,344.28	1,509,916.64	108+00.02	426.78' (LEFT)
IRON PIN (FND.)	701,332.89	1,509,818.66	108+09.08	525.09' (LEFT)
RR SPIKE (FND.)	701,352.59	1,509,820.56	108+29.75	519.27' (LEFT)
IRON PIN (FND.)	701,374.08	1,509,918.32	108+31.14	419.18' (LEFT)
TACKED HUB (SET)	701,375.51	1,509,792.08	108+59.70	542.49' (LEFT)

- MONUMENT LEGEND**
- ◻ PROPOSED R/W MONUMENT BOX
  - ⊙ EXISTING 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
  - ⊙ R.F. IRON PIPE FOUND
  - ⊙ R.K.F. P.K. NAIL FOUND
  - ⊙ R.K.S. P.K. NAIL SET
  - ⊙ TACKED HUB SET
  - ⊕ BENCHMARK

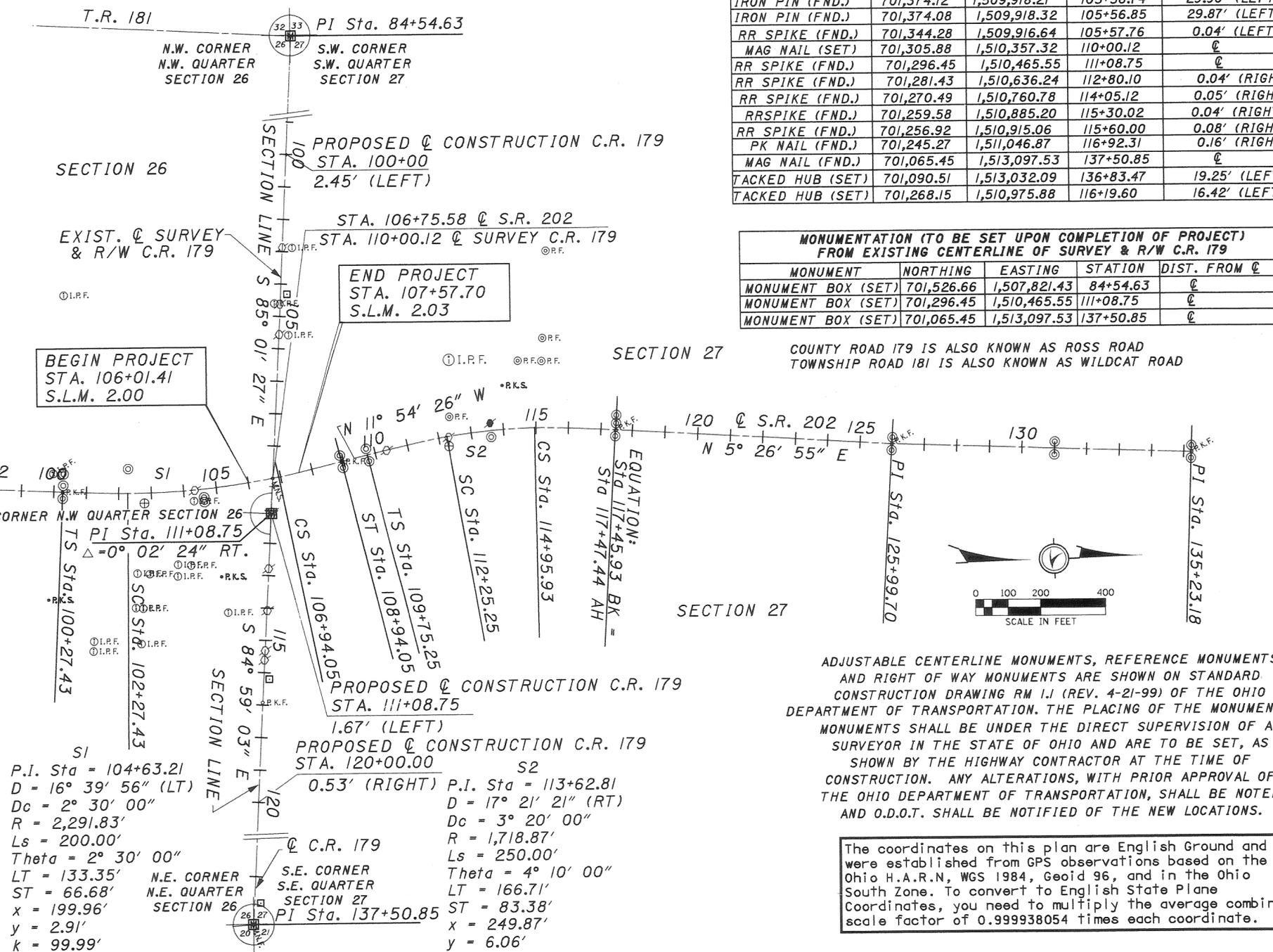
MONUMENTATION FROM CENTERLINE OF SURVEY AND R/W OF EXISTING C.R. 179				
MONUMENT	NORTHING	EASTING	STATION	DISTANCE FROM
RR SPIKE (FND.)	701,526.66	1,507,821.43	84+54.63	0
IRON PIN (FND.)	701,397.58	1,509,649.83	102+87.33	29.99' (LEFT)
RR SPIKE (SET)	701,367.67	1,509,648.16	102+88.27	0.06' (LEFT)
HUB (SET)	701,375.51	1,509,792.08	104+30.96	20.35' (LEFT)
IRON PIN (FND.)	701,332.89	1,509,818.66	104+61.13	19.81' (RIGHT)
RR SPIKE (FND.)	701,352.59	1,509,820.56	104+61.32	0.02' (RIGHT)
IRON PIN (FND.)	701,374.12	1,509,918.21	105+56.74	29.90' (LEFT)
IRON PIN (FND.)	701,374.08	1,509,918.32	105+56.85	29.87' (LEFT)
RR SPIKE (FND.)	701,344.28	1,509,916.64	105+57.76	0.04' (LEFT)
MAG NAIL (SET)	701,305.88	1,510,357.32	110+00.12	0
RR SPIKE (FND.)	701,296.45	1,510,465.55	111+08.75	0
RR SPIKE (FND.)	701,281.43	1,510,636.24	112+80.10	0.04' (RIGHT)
RR SPIKE (FND.)	701,270.49	1,510,760.78	114+05.12	0.05' (RIGHT)
RR SPIKE (FND.)	701,259.58	1,510,885.20	115+30.02	0.04' (RIGHT)
RR SPIKE (FND.)	701,256.92	1,510,915.06	115+60.00	0.08' (RIGHT)
PK NAIL (FND.)	701,245.27	1,511,046.87	116+92.31	0.16' (RIGHT)
MAG NAIL (FND.)	701,065.45	1,513,097.53	137+50.85	0
TACKED HUB (SET)	701,090.51	1,513,032.09	136+83.47	19.25' (LEFT)
TACKED HUB (SET)	701,268.15	1,510,975.88	116+19.60	16.42' (LEFT)

MONUMENTATION (TO BE SET UPON COMPLETION OF PROJECT) FROM EXISTING CENTERLINE OF SURVEY & R/W C.R. 179				
MONUMENT	NORTHING	EASTING	STATION	DIST. FROM C
MONUMENT BOX (SET)	701,526.66	1,507,821.43	84+54.63	0
MONUMENT BOX (SET)	701,296.45	1,510,465.55	111+08.75	0
MONUMENT BOX (SET)	701,065.45	1,513,097.53	137+50.85	0

THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING RIGHT OF WAY PLAN MIA-202-0.00-5.07, MADE BY THE OHIO DEPARTMENT OF TRANSPORTATION IN 1961.

CONTINUATION OF MONUMENTATION FROM CENTERLINE OF SURVEY AND R/W OF EXISTING S.R. 202

CONCRETE MONUMENT (FND.)	701,523.77	1,510,335.72	108+93.30	20.03' (RIGHT)
CONCRETE MONUMENT (FND.)	701,515.53	1,510,296.54	108+93.32	20.01' (LEFT)
PK NAIL (SET)	701,519.70	1,510,316.11	108+93.36	0
CONCRETE MONUMENT (FND.)	701,604.56	1,510,318.67	109+75.87	20.02' (RIGHT)
CONCRETE MONUMENT (FND.)	701,596.35	1,510,279.46	109+75.92	20.04' (LEFT)
RR SPIKE (FND.)	701,661.61	1,510,283.22	110+38.99	3.00' (LEFT)
BENCHMARK (FND.)	701,851.29	1,510,283.22	112+26.95	30.14' (RIGHT)
RR SPIKE (FND.)	701,849.95	1,510,256.32	112+29.23	3.30' (RIGHT)
IRON PIPE (FND.)	701,855.75	1,510,191.98	112+43.02	59.76' (LEFT)
IRON PIN (FND.)	701,861.81	1,510,017.56	112+67.44	232.28' (LEFT)
RR SPIKE (SET)	701,979.05	1,510,219.25	113+60.59	21.44' (LEFT)
CONCRETE MONUMENT (FND.)	701,981.69	1,510,260.63	113+60.90	20.03' (RIGHT)
PK NAIL (SET)	702,021.27	1,510,103.79	114+05.71	134.97' (LEFT)
IRON PIPE (FND.)	702,073.16	1,510,029.81	114+53.97	208.12' (LEFT)
IRON PIPE (FND.)	702,145.28	1,510,033.68	115+18.51	205.45' (LEFT)
IRON PIPE (FND.)	702,151.41	1,509,963.02	115+21.71	276.28' (LEFT)
IRON PIPE (FND.)	702,174.82	1,509,694.40	115+32.32	545.62' (LEFT)
CONCRETE MONUMENT (FND.)	702,362.76	1,510,276.00	117+45.75	20.06' (RIGHT)
CONCRETE MONUMENT (FND.)	702,369.20	1,510,211.21	117+47.51	45.04' (LEFT)
PK NAIL (FND.)	702,364.94	1,510,256.18	117+47.54	0.12' (RIGHT)
CONCRETE MONUMENT (FND.)	702,367.08	1,510,236.11	117+47.76	20.06' (LEFT)
PK NAIL (FND.)	703,213.26	1,510,336.97	125+99.70	0
CONCRETE MONUMENT (FND.)	703,211.52	1,510,357.02	125+99.70	20.12' (LEFT)
CONCRETE MONUMENT (FND.)	703,215.33	1,510,317.06	126+00.36	20.00' (LEFT)
CONCRETE MONUMENT (FND.)	703,713.60	1,510,352.13	130+99.86	20.08' (LEFT)
CONCRETE MONUMENT (FND.)	703,710.77	1,510,392.13	130+99.86	20.02' (RIGHT)
CONCRETE MONUMENT (FND.)	704,133.00	1,510,421.80	135+23.13	19.91' (RIGHT)
PK NAIL (FND.)	704,134.45	1,510,401.94	135+23.18	0



ADJUSTABLE CENTERLINE MONUMENTS, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM 1.J (REV. 4-21-99) OF THE OHIO DEPARTMENT OF TRANSPORTATION. THE PLACING OF THE MONUMENT MONUMENTS SHALL BE UNDER THE DIRECT SUPERVISION OF A SURVEYOR IN THE STATE OF OHIO AND ARE TO BE SET, AS SHOWN BY THE HIGHWAY CONTRACTOR AT THE TIME OF CONSTRUCTION. ANY ALTERATIONS, WITH PRIOR APPROVAL OF THE OHIO DEPARTMENT OF TRANSPORTATION, SHALL BE NOTED AND O.D.O.T. SHALL BE NOTIFIED OF THE NEW LOCATIONS.

The coordinates on this plan are English Ground and were established from GPS observations based on the Ohio H.A.R.N., WGS 1984, Geoid 96, and in the Ohio South Zone. To convert to English State Plane Coordinates, you need to multiply the average combine scale factor of 0.999938054 times each coordinate.

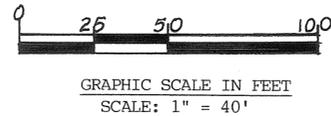


I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 2001.  
 Gregory A. Collier, Registered Surveyor #7335  
 Date: Jan. 26, 2001  
 Vol: \_\_\_\_\_  
 Page: \_\_\_\_\_

# REPLAT OF INLOTS 470, 471, PART OF 404 AND PARTS OF VACATED ALLEYS IN WEST MILTON, OHIO

BEING A REPLAT OF PART OF INLOT 404, ACQUIRED BY PATRICIA FLOWERS, ET AL, BY DEED BOOK 687, PAGE 881 AND PORTIONS OF ADJACENT VACATED ALLEYS ACQUIRED BY AUDITOR TRANSFER AND TRANSFER OF AN ADJACENT PART OF ADJACENT VACATED ALLEY ACQUIRED BY DEED BOOK 713, PAGE 480 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS; AND BEING ALL OF INLOTS 470 AND 471 AS ACQUIRED BY MICHAEL AND REBECCA LEACH AS RECORDED IN DEED BOOK 692, PAGE 434 AND ADJACENT PORTIONS OF VACATED ALLEYS BY AUDITOR TRANSFER.

PLAT BOOK 19 PAGE 49  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 12<sup>th</sup> DAY OF FEBRUARY, 2001, AT 10:19 A.M.  
 FILE NO. 03029466 FEE: \$21.00  
 JOHN W. O'BRIEN  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 BY: Michelle DeFren  
 DEPUTY RECORDER



WE, THE UNDERSIGNED OWNERS AND LIENHOLDERS OF PART OF INLOT 404 AND ALL OF INLOTS 470 AND 471 AND PORTIONS OF THE VACATED ALLEYS SHOWN SHADED HEREON DO HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF THESE PARCELS INTO THE TWO NEW LOTS CREATED BY THIS REPLAT.

PART INLOT 404 & PARTS OF VACATED ALLEY

*Patricia L. Flowers*  
 PATRICIA FLOWERS, ET AL  
 WITNESS *Paul E. Morris*  
*Patricia A. Wion*  
 WITNESS PATRICIA A. WION

INLOT 470 & 471 AND PARTS OF VACATED ALLEYS

*Michael Leach*  
 MICHAEL LEACH  
 WITNESS *Paul E. Morris*  
*Rebecca Leach*  
 REBECCA LEACH  
 WITNESS PATRICIA A. WION

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

*Paul E. Morris*  
 NOTARY PUBLIC  
 July 8, 2005  
 MY COMMISSION EXPIRES

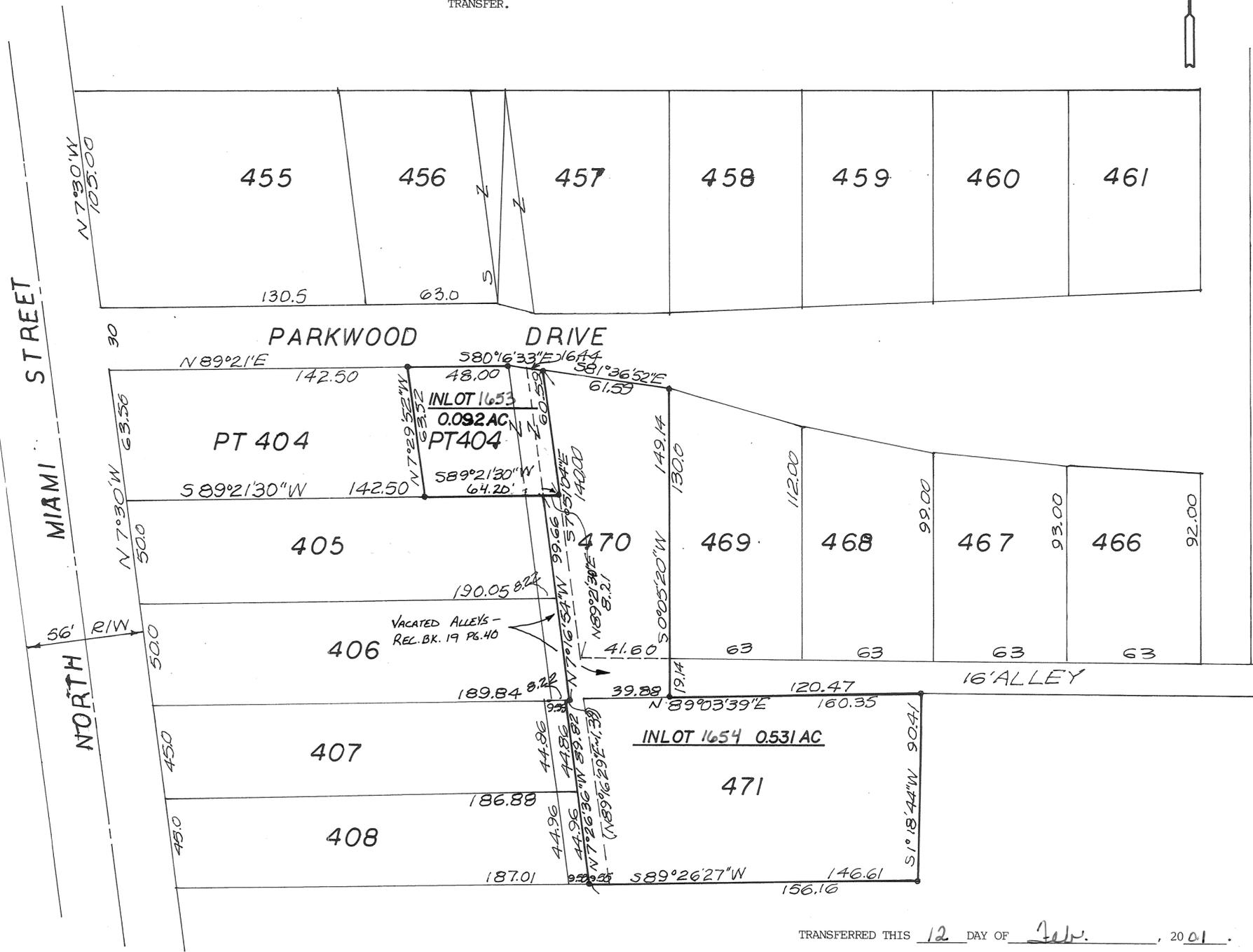
LIENHOLDERS: LIBERTY SAVINGS BANK

*Amy J. Spinks, AVP*  
 AMY J. SPINKS, ASSISTANT VICE PRESIDENT  
 WITNESS *Diane Morris*  
*Beau Balon*  
 WITNESS

STATE OF OHIO - COUNTY OF Clinton

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED AMY J. SPINKS, ASSISTANT VICE PRESIDENT OF LIBERTY SAVINGS BANK, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT SHE DID SIGN SUCH INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HER FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

*Diane Morris*  
 NOTARY PUBLIC  
 6-3-2002  
 MY COMMISSION EXPIRES



AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 1 DAY OF November, 2000, THIS PLAT WAS REVIEWED AND APPROVED, WITH CONDITIONS IN 4-1-2000 MINUTES

*Bill O'Brien*  
 CHAIRMAN  
*Bill Neffley*  
 SECRETARY

TRANSFERRED THIS 12 DAY OF Feb., 2001.

*Chris A. Peoples*  
 CHRIS A. PEEPLES  
 MIAMI COUNTY AUDITOR  
 BY: *Sinda Terrence*  
 DEPUTY AUDITOR

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. IRON PINS ARE SET AS SHOWN.

*Richard W. Klockner*  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



REPLAT OF INLOTS 470, 471 PART INLOT 404 AND PARTS OF VACATED ALLEYS, WEST MILTON, OHIO		
PATRICIA FLOWERS, ETAL MICHAEL & REBECCA LEACH		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: TRACED BY: <i>RWB</i> CHECKED BY:	SHEET NO.
30 NOV 2000	SCALE: 1" = 40'	1 OF 1

# STONEBRIDGE ESTATES - PHASE I

PT. 7836 TROY MIAMI, OHIO  
INLOT CITY COUNTY

PLAT BOOK 19, PAGE 50-D, B, C  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 12<sup>th</sup> DAY  
OF February 2001, AT 11:40 A.M. 54  
FILE No. 0302974 FEE: \$86.40

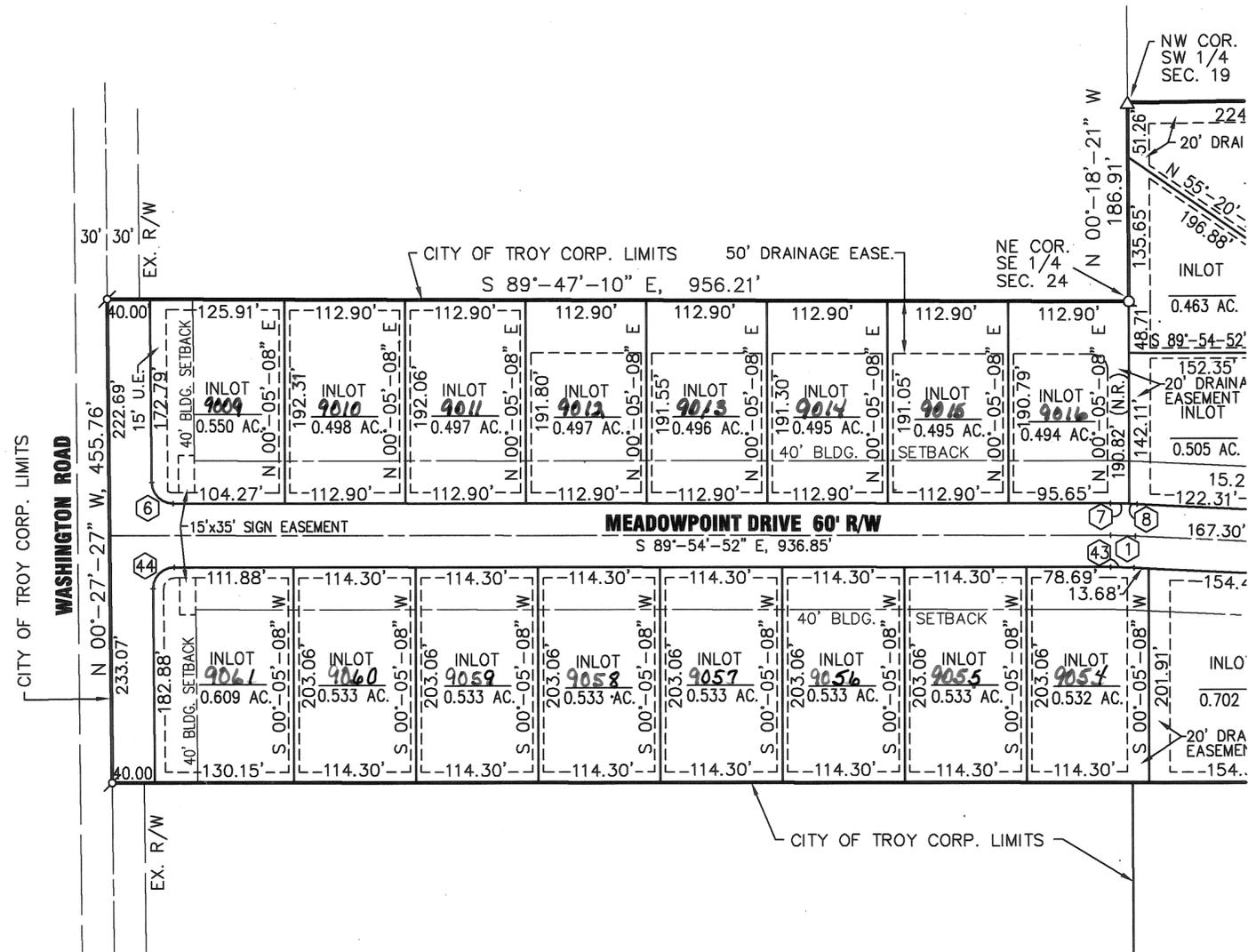
TRANSFERRED THIS 12<sup>th</sup> DAY OF February, 2001

Chris A. Peoples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

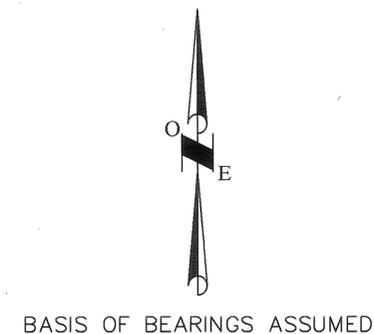
By: Linda Pearson  
LINDA PEARSON  
DEPUTY AUDITOR

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

Brendly McPade  
BRENDLY MCPADE  
DEPUTY



SEE SHEET 2



BASIS OF BEARINGS ASSUMED

## LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ CONCRETE POST FOUND
- UTILITY EASEMENT LINE (SEE NOTE BELOW)
- (NR.) NONRADIAL LINE
- ⊗ CURVE NUMBER (SEE TABLE SHEET 3)

### NOTES:

1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.

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

## AREA SUMMARY

53 BUILDING LOTS	29.232 AC.
DEDICATED STREET R/W	6.039 AC.
<b>TOTAL</b>	<b>35.271 AC.</b>

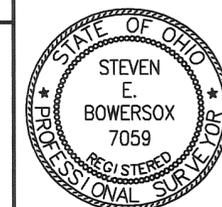
SHEET 1 OF 4

BEING A SUBDIVISION OF PART OF INLOT 7836 OWNED BY STONEBRIDGE LAND CO. RECORDED IN DEED BOOK 713, PAGE 486 CONTAINING A TOTAL OF 35.271 ACRES.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

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

10-20-2000  
DATE



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www.choiceoneengineering.com

date: 10-20-2000	drawn by: seb	job number: MIATRO0019FIN
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# STONEBRIDGE ESTATES - PHASE I

PT. 7836 INLOT TROY CITY MIAMI, OHIO COUNTY

PLAT BOOK 19, PAGE 50-48, C  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 12<sup>th</sup> DAY OF February 2001, AT 11:54 A.M.

FILE No. 0302974 FEE: \$86.40

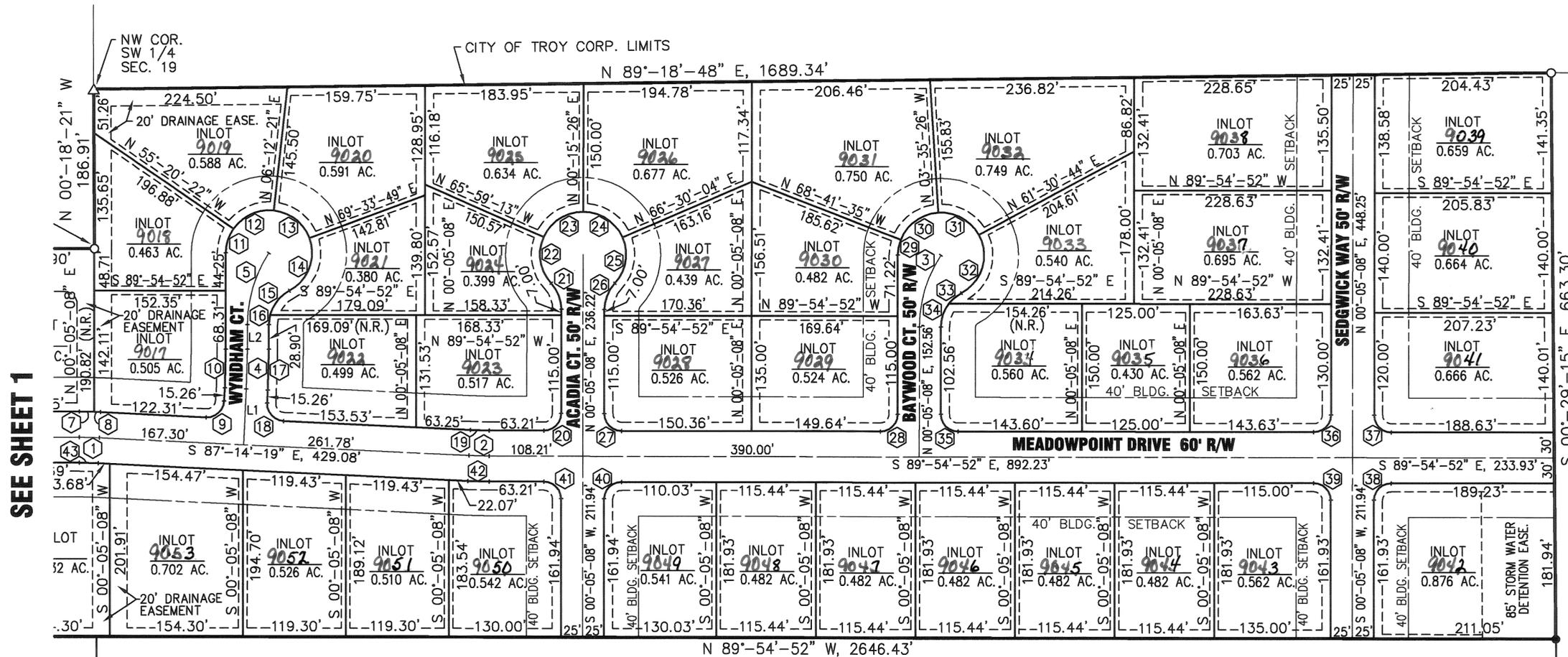
TRANSFERRED THIS 12<sup>th</sup> DAY OF February 2001

Chris A. Peoples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

By: Linda Carson  
DEPUTY AUDITOR

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

Beverly M. Dade  
DEPUTY



SEE SHEET 1

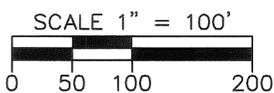
SEE SHEET 4 FOR OFF-SITE EASEMENTS

### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ CONCRETE POST FOUND
- UTILITY EASEMENT LINE (SEE NOTE BELOW)
- (NR.) NONRADIAL LINE
- ⊗ CURVE NUMBER (SEE TABLE SHEET 3)



BASIS OF BEARINGS ASSUMED



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°-45'-41" E	65.26'
L2	N 00°-05'-08" E	28.90'

### AREA SUMMARY

53 BUILDING LOTS 29.232 AC.  
DEDICATED STREET R/W 6.039 AC.  
TOTAL 35.271 AC.

### NOTES:

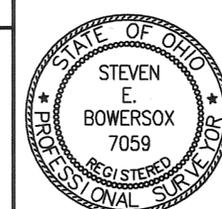
1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.

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

BEING A SUBDIVISION OF PART OF INLOT 7836 OWNED BY STONEBRIDGE LAND CO. RECORDED IN DEED BOOK 713, PAGE 486 CONTAINING A TOTAL OF 35.271 ACRES.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

*Steven E. Bowersox*  
STEVEN E. BOWERSOX, P.S. #7059 DATE 10-20-2000



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date: 10-20-2000 drawn by: seb job number: MIATRO0019FIN

# STONEBRIDGE ESTATES - PHASE I

PLAT BOOK 19, PAGE 50 - A - B - C  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 12<sup>th</sup> DAY  
 OF February 2001, AT 11:54 A.M.  
 FILE No. 0302974 FEE: \$86.40  
John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Beverly M. Dade  
 DEPUTY

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	500.00'	02°-40'-33"	23.35'	23.35'	S 88°-34'-35" E
2	500.00'	02°-40'-33"	23.35'	23.35'	S 88°-34'-35" E
3	152.50'	33°-16'-23"	88.56'	87.32'	N 16°-43'-20" E
4	1000.00'	02°-40'-33"	46.70'	46.70'	N 01°-25'-25" E
5	152.50'	33°-16'-23"	88.56'	87.32'	N 16°-43'-20" E
6	20.00'	89°-27'-25"	31.23'	28.15'	N 45°-11'-09" W
7	530.00'	01°-51'-55"	17.25'	17.25'	N 88°-58'-54" W
8	530.00'	00°-48'-38"	7.50'	7.50'	N 87°-38'-38" W
9	20.00'	90°-00'-00"	31.42'	28.28'	S 47°-45'-41" W
10	975.00'	02°-40'-33"	45.54'	45.53'	S 01°-25'-25" W
11	50.00'	34°-34'-30"	30.17'	29.72'	S 17°-22'-23" W
12	50.00'	61°-32'-34"	53.71'	51.16'	S 65°-26'-00" W
13	50.00'	63°-21'-28"	55.29'	52.52'	N 52°-06'-55" W
14	50.00'	82°-14'-54"	71.78'	65.77'	N 20°-41'-16" E
15	45.00'	46°-58'-23"	36.89'	35.87'	N 38°-19'-31" E
16	45.00'	14°-45'-12"	11.59'	11.56'	N 07°-27'-44" E
17	1025.00'	02°-40'-33"	47.87'	47.87'	N 01°-25'-25" E
18	20.00'	90°-00'-00"	31.42'	28.28'	N 42°-14'-19" W
19	470.00'	02°-40'-33"	21.95'	21.95'	N 88°-34'-35" W
20	20.00'	90°-00'-00"	31.42'	28.28'	S 45°-05'-08" W
21	45.00'	42°-32'-13"	33.41'	32.65'	S 21°-10'-58" E
22	50.00'	66°-27'-52"	58.00'	54.80'	S 09°-13'-09" E
23	50.00'	66°-14'-38"	57.81'	54.64'	S 57°-08'-07" W
24	50.00'	66°-14'-38"	57.81'	54.64'	N 56°-37'-15" W
25	50.00'	66°-07'-17"	57.70'	54.55'	N 09°-33'-43" E
26	45.00'	42°-32'-13"	33.41'	32.65'	N 21°-21'-15" E
27	20.00'	90°-00'-00"	31.42'	28.28'	N 44°-54'-52" W
28	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-05'-08" E
29	50.00'	21°-13'-18"	18.52'	18.41'	S 10°-41'-46" W
30	50.00'	65°-06'-10"	56.81'	53.81'	S 53°-51'-30" W
31	50.00'	65°-06'-10"	56.81'	53.81'	N 61°-02'-21" W
32	50.00'	90°-17'-59"	78.80'	70.90'	N 16°-39'-43" E
33	45.00'	24°-08'-58"	18.97'	18.83'	N 49°-44'-14" E
34	45.00'	37°-34'-36"	29.51'	28.99'	N 18°-52'-26" E
35	20.00'	90°-00'-00"	31.42'	28.28'	N 44°-54'-52" W
36	20.00'	90°-00'-00"	31.42'	28.28'	S 45°-05'-08" W
37	20.00'	90°-00'-00"	31.42'	28.28'	N 44°-54'-52" W
38	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-05'-08" E
39	20.00'	90°-00'-00"	31.42'	28.28'	S 44°-54'-52" E
40	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-05'-08" E
41	20.00'	90°-00'-00"	31.42'	28.28'	S 44°-54'-52" E
42	530.00'	02°-40'-33"	24.75'	24.75'	S 88°-34'-35" E
43	470.00'	02°-40'-33"	21.95'	21.95'	S 88°-34'-35" E
44	20.00'	90°-32'-35"	31.61'	28.42'	N 44°-48'-51" E

## LEGAL DESCRIPTION

BEING A PART OF INLOT 7836 LOCATED IN SECTION 24, TOWN 7 NORTH, RANGE 5 EAST AND SECTION 19, TOWN 5 NORTH, RANGE 6 EAST, IN THE CITY OF TROY, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE POST FOUND IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19;

THENCE, NORTH 89°-18'-48" EAST, 1689.34 FEET, ALONG THE NORTH LINE OF INLOT 7836 AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF INLOT 7836;

THENCE, SOUTH 00°-29'-15" EAST, 663.30 FEET, ALONG THE EAST LINE OF INLOT 7836, TO AN IRON PIN SET;

THENCE, NORTH 89°-54'-52" WEST, 2646.43 FEET, TO A P.K. NAIL FOUND IN THE CENTERLINE OF WASHINGTON ROAD;

THENCE, NORTH 00°-27'-27" WEST, 455.76 FEET, ALONG THE CENTERLINE OF WASHINGTON ROAD, TO A P.K. NAIL FOUND IN THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24;

THENCE, SOUTH 89°-47'-10" EAST, 956.21 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24;

THENCE, NORTH 00°-18'-21" WEST, 186.91 FEET, ALONG THE EAST LINE OF SECTION 24 AND THE WEST LINE OF SECTION 19, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 35.271 ACRES MORE OR LESS AND BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 8TH DAY OF NOVEMBER, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

Charles J. DeLoe CHAIRMAN Steve Knight SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20TH DAY OF NOVEMBER, 2000, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-50-2000, EFFECTIVE 12-20, 2000

Peter E. Jenkins MAYOR William P. Fisher PRESIDENT OF COUNCIL Steve J. Knight CLERK OF COUNCIL

## COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION STONEBRIDGE OWNERS ASSOCIATION" RECORDED IN DEED BOOK 113, PAGE 545 OF THE MIAMI COUNTY RECORDERS RECORDS.

## 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.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Daniel F. Heitmeier  
WITNESS Daniel F. Heitmeier  
Judy DeLoe  
WITNESS Judy DeLoe

OWNER:  
STONEBRIDGE LAND CO.

Jessica A. Minesinger  
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 15th DAY OF December, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BROOKHAVEN LAND COMPANY 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.

Judy DeLoe  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: Nov. 3, 2002

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Judy DeLoe  
WITNESS Judy DeLoe  
Jessica A. Minesinger  
WITNESS

MORTGAGEE:  
MINSTER STATE BANK

Daniel F. Heitmeier  
DAN HEITMEIER  
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 15th DAY OF December, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN HEITMEIER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Judy DeLoe  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: Nov. 3, 2002

DATE: Dec. 15<sup>th</sup>, 2000  
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

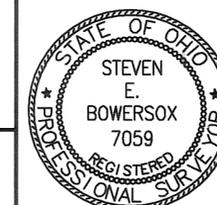
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Judy DeLoe  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: Nov. 3, 2002

SHEET 3 OF 4

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

10-20-2000  
DATE



**CHOICE ONE ENGINEERING**  
the choice that exceeds...  
440 HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 10-20-2000 drawn by: seb job number: MIATRO0019FIN4

# STONEBRIDGE ESTATES - PHASE I

PT. 7836 TROY MIAMI, OHIO  
INLOT CITY COUNTY

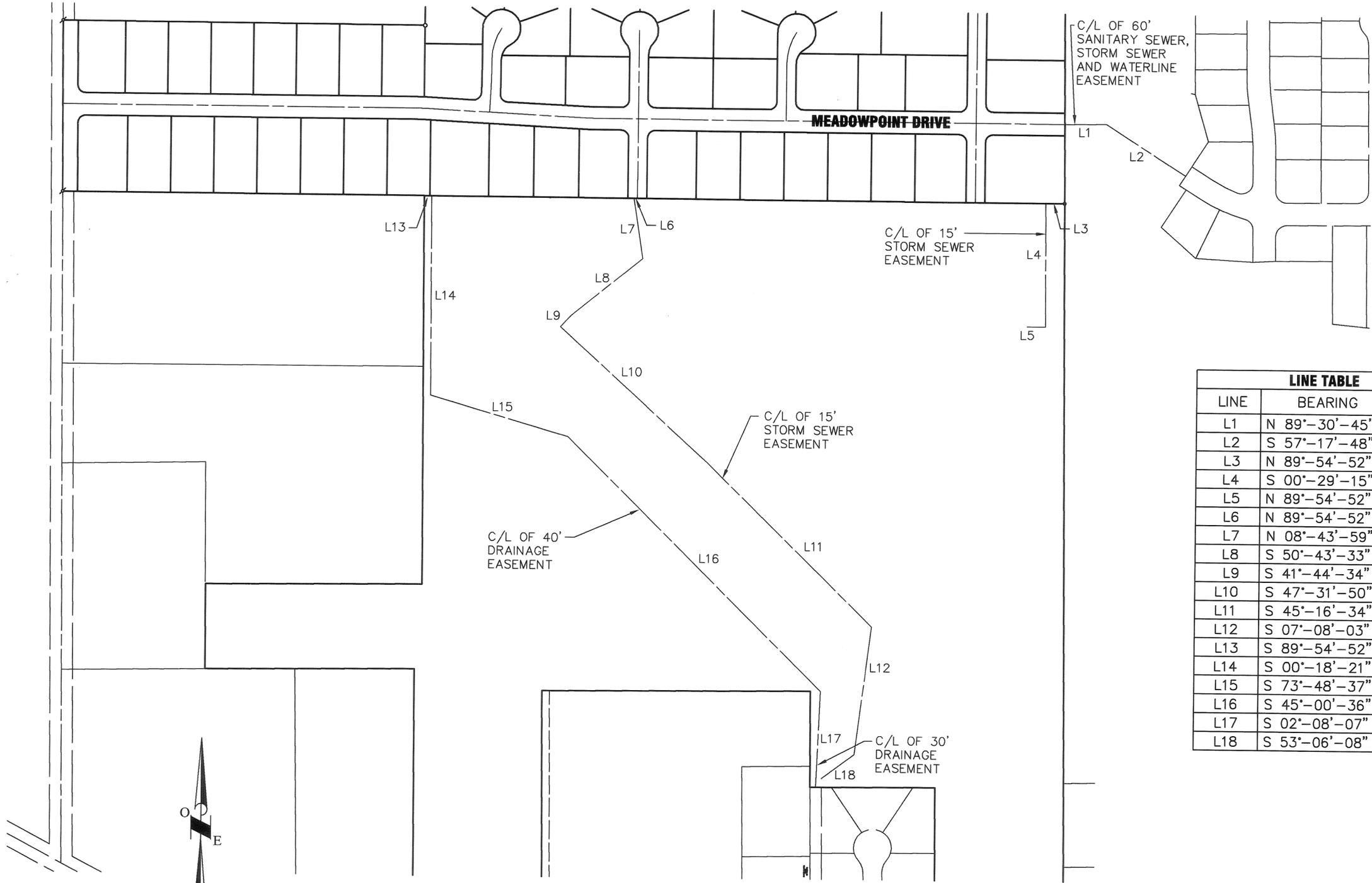
PLAT BOOK 19, PAGE 50-A-B-C  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 12<sup>th</sup> DAY  
OF February 2001, AT 11:54 A.M.

TRANSFERRED THIS 12<sup>th</sup> DAY OF February, 2001

*Chris A. Peoples*  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

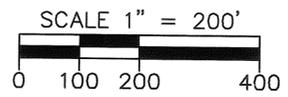
BY: *Jinda Pearson*  
JINDA PEARSON  
DEPUTY AUDITOR

FILE No. 0302774 FEE: \$86.40  
*John W. O'Brien*  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
*Beverly M. Dade*  
DEPUTY



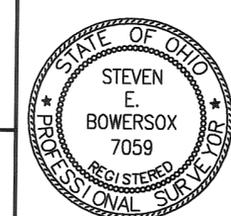
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°-30'-45" E	109.94'
L2	S 57°-17'-48" E	249.88'
L3	N 89°-54'-52" W	50.00'
L4	S 00°-29'-15" E	330.02'
L5	N 89°-54'-52" W	48.94'
L6	N 89°-54'-52" W	9.27'
L7	N 08°-43'-59" E	163.37'
L8	S 50°-43'-33" W	244.71'
L9	S 41°-44'-34" W	38.30'
L10	S 47°-31'-50" E	525.64'
L11	S 45°-16'-34" E	622.20'
L12	S 07°-08'-03" W	343.86'
L13	S 89°-54'-52" E	20.00'
L14	S 00°-18'-21" E	532.92'
L15	S 73°-48'-37" E	378.80'
L16	S 45°-00'-36" E	952.24'
L17	S 02°-08'-07" W	256.73'
L18	S 53°-06'-08" W	107.58'

BASIS OF BEARINGS ASSUMED



SHEET 4 OF 4

*Steven E. Bowersox*  
STEVEN E. BOWERSOX, P.S. #7059  
DATE 10-20-2000



**CHOICE ONE ENGINEERING**  
the choice that exceeds ...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 10-20-2000  
drawn by: seb  
job number: MIATRO0019FIN3

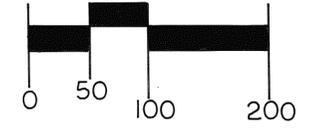
ADDITIONAL RIGHT-OF-WAY  
 WEST CHARLESTON-GINGHAMSBURG ROAD No. 240

Road Record Volume 8 Page 173

2 TOWN 9 BTMRS RANGE 27 SECTION BETHEL TOWNSHIP MIAMI COUNTY OHIO STATE

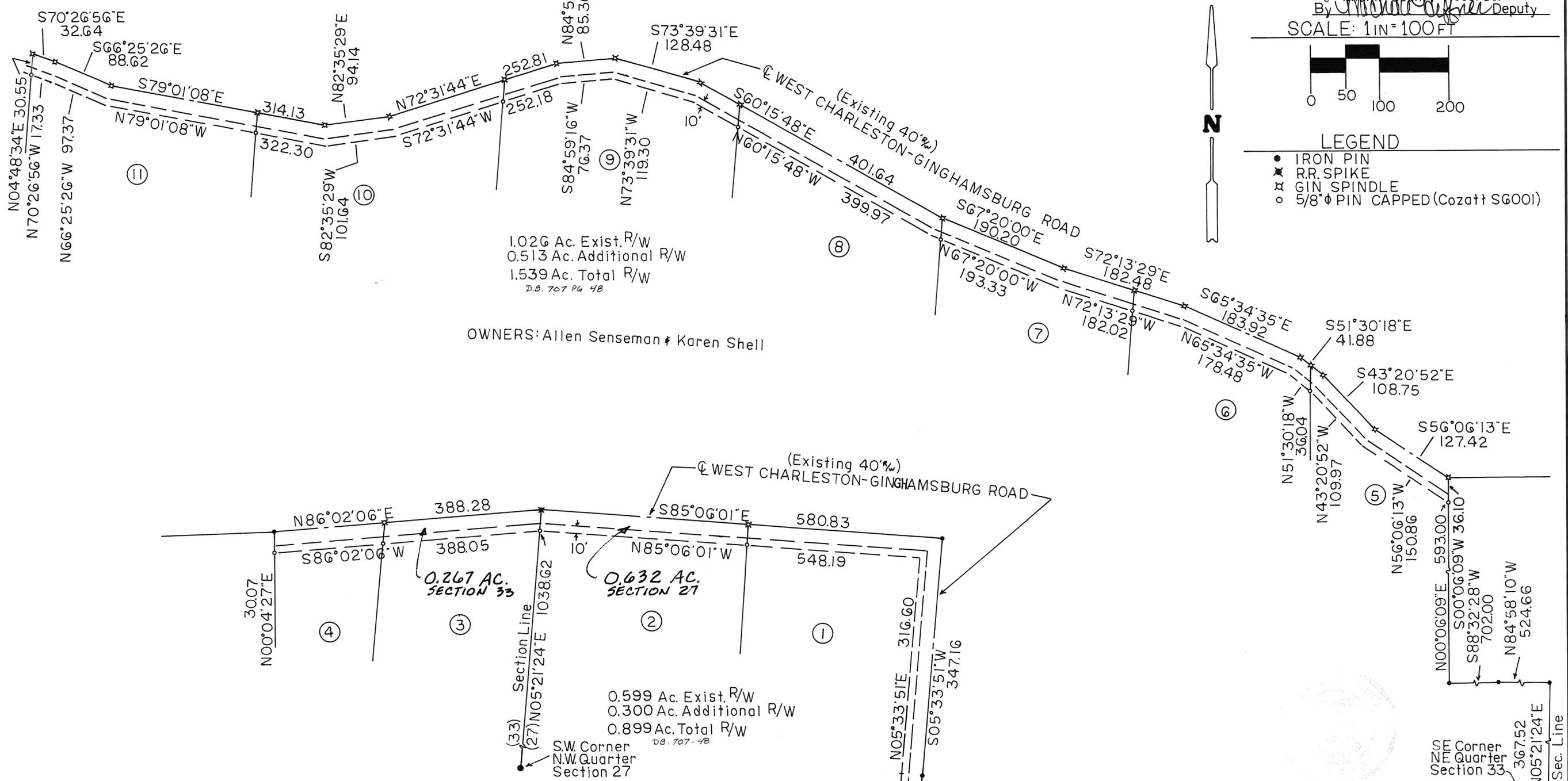
VOLUME 19 PAGE 51  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 Received for record this 13<sup>th</sup> day of  
FEBRUARY, 2001, at 1:59 P.M.  
 File No. 0303097 Fee 10  
 By Michael W. Cozatt Deputy  
 Miami County Recorder

SCALE: 1 IN = 100 FT



LEGEND

- IRON PIN
- ✱ R.R. SPIKE
- ⊕ GIN SPINDLE
- 5/8" PIN CAPPED (Cozatt SG001)



APPROVAL BY MIAMI COUNTY COMMISSIONERS  
 Approved and accepted by the Board of  
 Miami County Commissioners this 13<sup>th</sup>  
 day of FEBRUARY, 2001.

D. Ann Baird  
 MIAMI COUNTY COMMISSIONER  
John Deegan  
 MIAMI COUNTY COMMISSIONER  
Con Widener  
 MIAMI COUNTY COMMISSIONER

APPROVAL BY MIAMI COUNTY AUDITOR  
 Reviewed by the Miami County Auditor  
 this 13 day of Feb., 2001.

Chris A. Peoples  
 MIAMI COUNTY AUDITOR  
 By Linda J. Tinnerman Deputy

APPROVAL BY MIAMI COUNTY ENGINEER  
 Reviewed and approved by the Miami  
 County Engineer this 12<sup>th</sup> day of  
FEBRUARY, 2001.

Dan Chitt  
 MIAMI COUNTY ENGINEER

Michael W. Cozatt 6-16-00  
 Michael W. Cozatt Date  
 REGISTERED SURVEYOR No. 6001

COZATT ENGINEERING COMPANY  
 CIVIL ENGINEER LAND SURVEYOR  
 476 SWAILES RD. TROY, OHIO 45373  
 JOB NO. 23199 Ph. (937)-339-2921

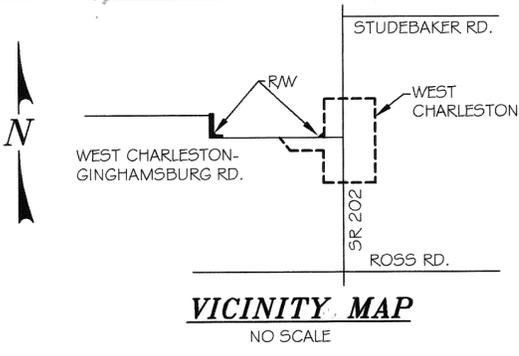
**ADDITIONAL RIGHT-OF-WAY  
WEST CHARLESTON-GINGHAMSBURG ROAD NO. 240  
(OLD RIVER ROAD)  
N.W. QUARTER SECTION 27, TOWN 2, RANGE 9,  
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO**

PLAT BOOK VOLUME 19 PAGE 52  
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 13<sup>th</sup> DAY OF  
FEBRUARY 2001, AT 2:22 P.M.

FILE NO. 030308 FEE: 40  
John W. O'Brien  
MIAMI COUNTY RECORDER  
Nichole DeKree  
BY DEPUTY

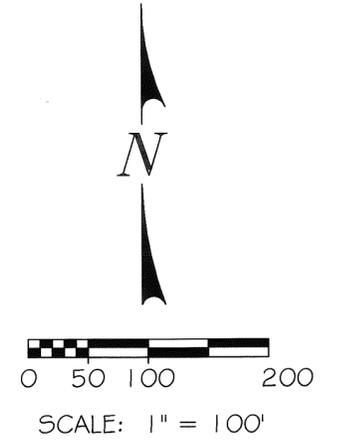
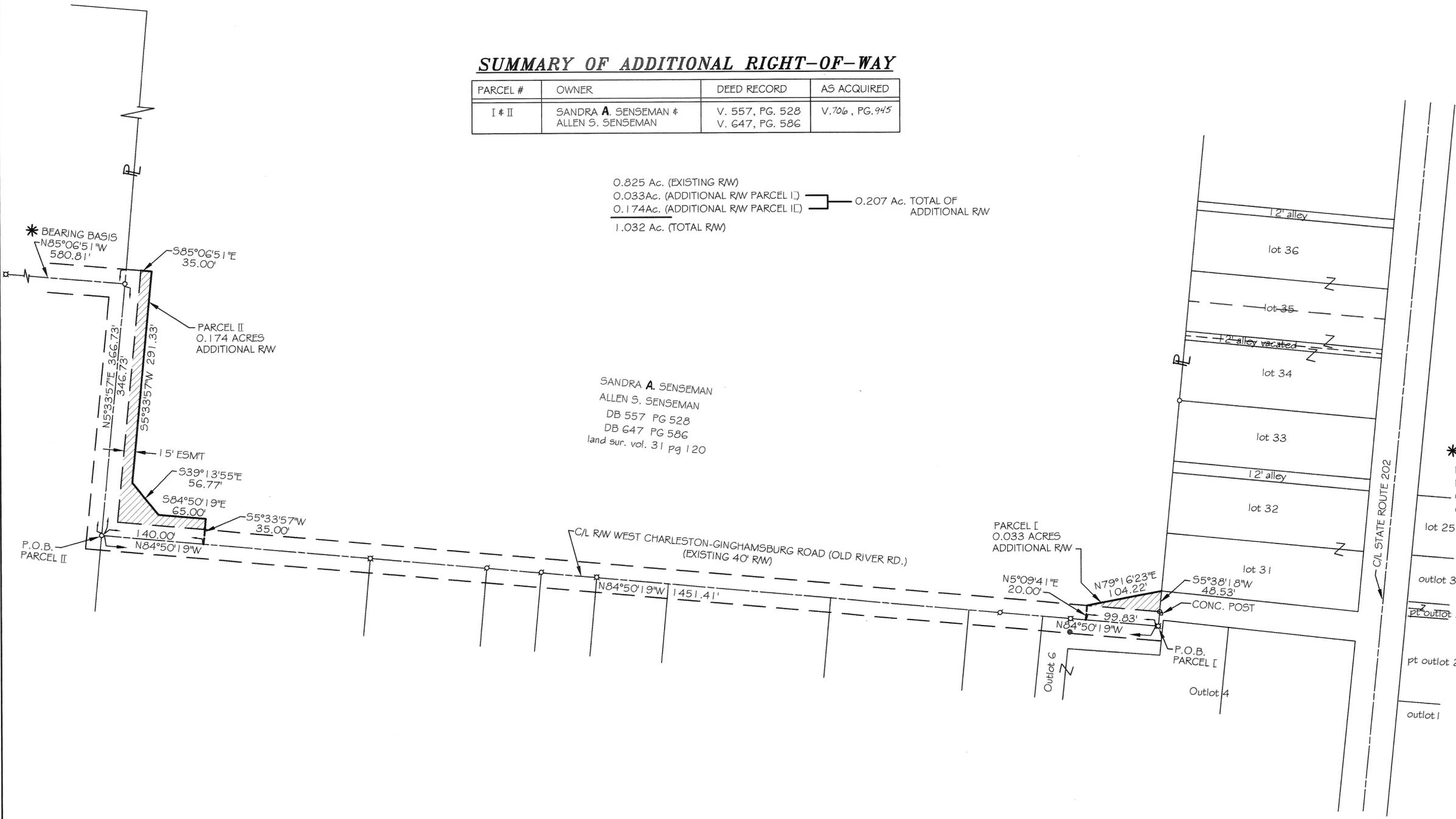
ROAD RECORD VOLUME 8, PAGE 174



**SUMMARY OF ADDITIONAL RIGHT-OF-WAY**

PARCEL #	OWNER	DEED RECORD	AS ACQUIRED
I & II	SANDRA A. SENSEMAN & ALLEN S. SENSEMAN	V. 557, PG. 528 V. 647, PG. 586	V. 706, PG. 945

0.825 Ac. (EXISTING RW)  
0.033 Ac. (ADDITIONAL RW PARCEL I) — 0.207 Ac. TOTAL OF  
0.174 Ac. (ADDITIONAL RW PARCEL II) ADDITIONAL RW  
1.032 Ac. (TOTAL RW)



**LEGEND**

- IP ○ IRON PIN (FOUND)
- RRS □ RR SPIKE (FOUND)
- PK ● PK NAIL (FOUND)
- IPIPE ● IRON PIPE (FOUND)
- CONC. POST (FOUND)

**\*BASIS OF BEARINGS:**  
BEARINGS USED HEREON ARE BASED FROM  
P.V. 39, PG. 186, NORTH 85°06'51" WEST  
ON THE CENTERLINE OF WEST CHARLESTON-  
GINGHAMSBURG ROAD.

**REFERENCES:**

LAND SURVEY VOL. 31, PG. 120

DATE: JUNE 6, 2000

APPROVAL BY MIAMI COUNTY COMMISSIONERS  
APPROVED AND ACCEPTED BY THE BOARD  
OF MIAMI COUNTY COMMISSIONERS THIS 13<sup>th</sup>  
DAY OF Feb., 2001  
D. Ann Baird  
MIAMI COUNTY COMMISSIONER  
Don Whalen  
MIAMI COUNTY COMMISSIONER

APPROVAL BY MIAMI COUNTY AUDITOR  
REVIEWED BY THE MIAMI COUNTY AUDITOR  
THIS 13<sup>th</sup> DAY OF Feb., 2001  
Chris A. Peoples  
MIAMI COUNTY AUDITOR  
BY Linda Siarman  
DEPUTY AUDITOR

APPROVAL BY MIAMI COUNTY ENGINEER  
REVIEWED AND APPROVED BY THE MIAMI COUNTY  
ENGINEER THIS 12<sup>th</sup> DAY OF Feb., 2001  
Mark B. Studebaker  
MIAMI COUNTY ENGINEER



Mark B. Studebaker June 19, 2000  
MARK B. STUDEBAKER, P.S. #7074 DATE

**WORL # Associates, Inc.**  
Consulting Engineers & Surveyors  
1065 Fairington Drive Sidney, Ohio 45365  
(937) 492-7636 FAX (937) 498-5155  
eMail: worl@bnght.net  
99434.0

Jan 15, 2000 1:56:15 PM \\swork1\p\pcadl\99092845\Drawings\99092845.dwg

# ALLEY VACATION PLAT

• UNINCORPORATED VILLAGE OF WEST CHARLESTON •  
 • TOWN 2 • RANGE 9 • SECTION 27 • BETHEL TOWNSHIP •  
 • MIAMI COUNTY - OHIO •

PLAT BOOK 19 PAGE 53

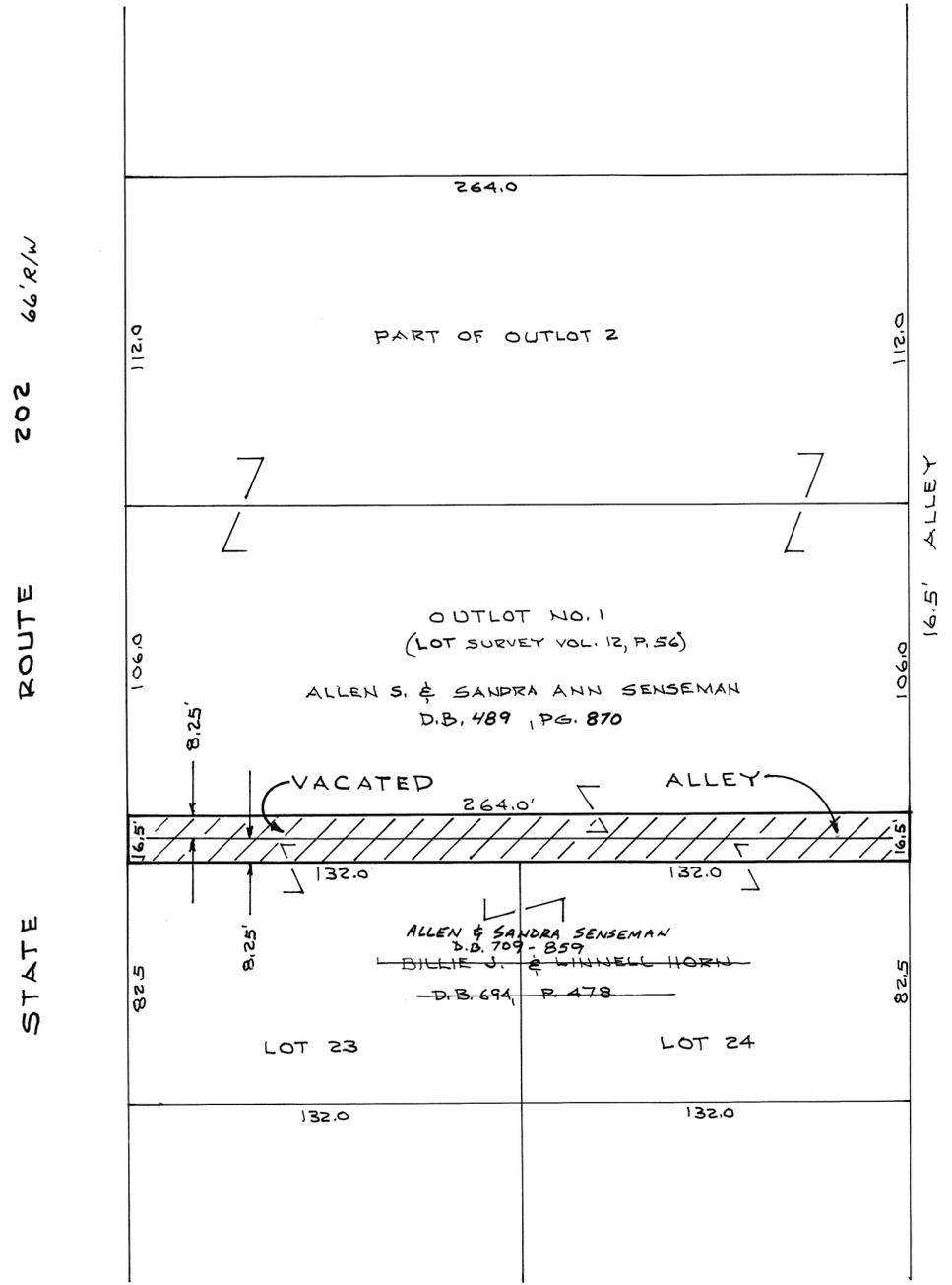
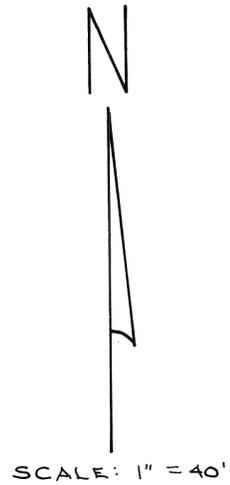
MIAMI COUNTY RECORDER'S RECORD  
OF RECORDED PLATS,

FILE NO. 0303519

RECEIVED FOR RECORD: 9:25 A.  
TIME

FEE: #0 FEB. 22, 2001  
DATE

John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle Johnson  
DEP. COUNTY RECORDER



**MIAMI COUNTY ENGINEER**

This plat reviewed and approved this 1st  
day of NOVEMBER, 2000.

Donna King  
MIAMI COUNTY ENGINEER

**MIAMI COUNTY COMMISSIONERS**

The alley shown hereon between Lots 23-24 and Outlot No. 1 is hereby vacated by Miami County Commissioners this 11th day of OCTOBER, 2000. Commissioners' Journal 10-10, P. 1537

Richard Adams  
Antonie D. Hurd  
D. Ann Baird

**MIAMI COUNTY AUDITOR**

This plat reviewed and transferred this 22  
day of Feb, 2001.

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Linda Linneman  
DEP. COUNTY AUDITOR



**CERTIFICATION**  
This alley is undeveloped and has not been used as an alley for more than 21 yrs. I hereby certify this plat to be correct in accordance with County plat records and deed records.

Daniel D. Turner  
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

ALLEY VACATION PLAT FOR BILLIE & LINNELL HORN TIPP CITY - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE SEPT.-1999	DRAWN BY: CHECKED BY:	D.T. D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 40'		

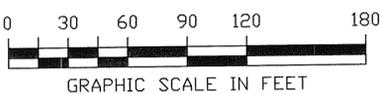
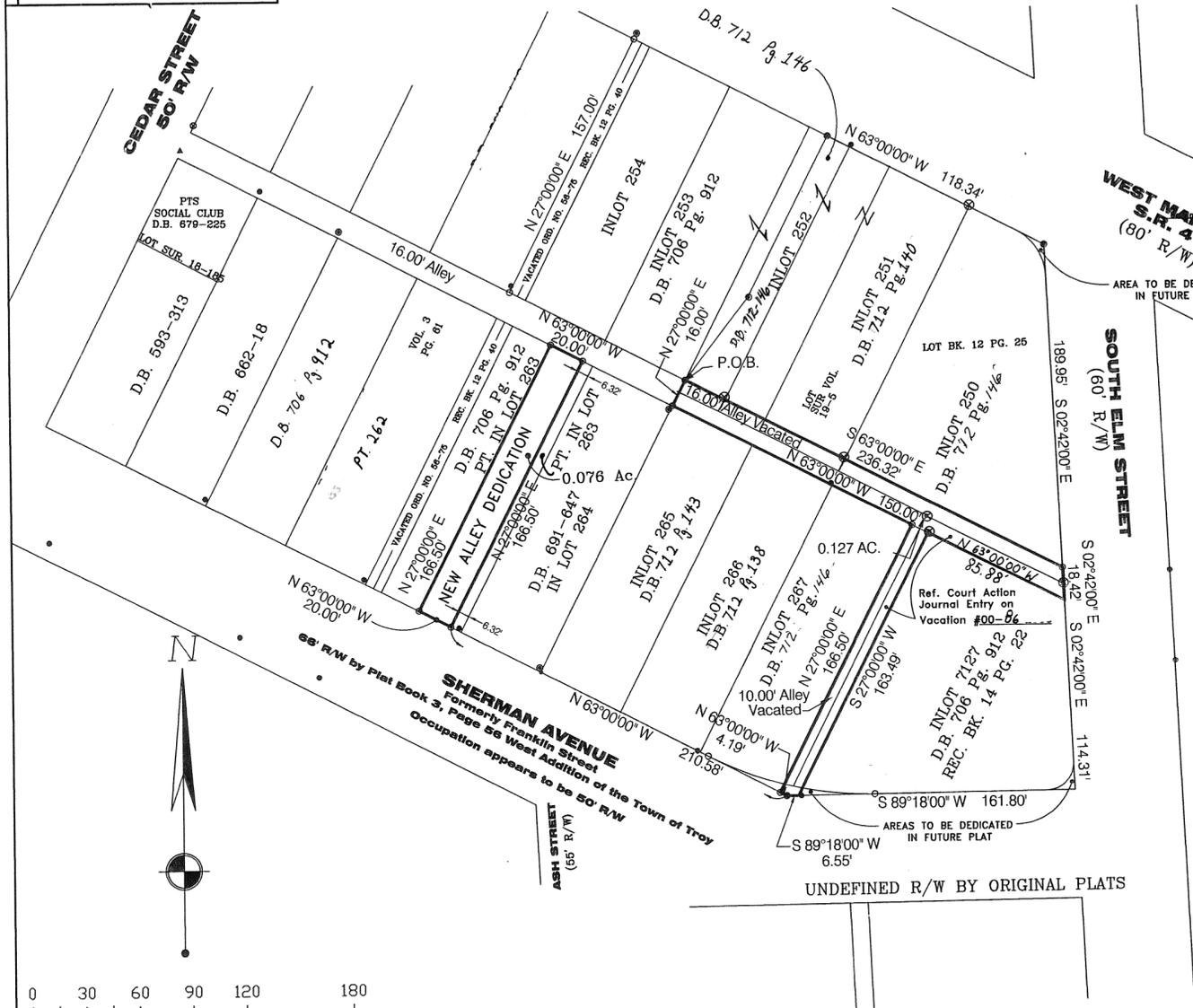
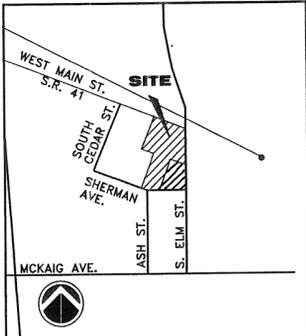
# ALLEY DEDICATION PLAT AND ALLEY VACATION PLAT

BEING A DEDICATION OF A 20' ALLEY OVER LOT #263  
AND A VACATION OF A PORTION OF A 16' ALLEY AND A 10' ALLEY  
CITY OF TROY

Section 21, Town 5 & Range 6 East, County of Miami & the State of Ohio

PLAT BOOK 19, PAGE 54  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
Received for Record this 15<sup>th</sup> Day of MARCH 2001  
File No.: 0304083 Fee: \$ 21.00 AT 2:00 PM

John W. O'Brien  
John W. O'Brien  
Miami County Recorder  
By: Michelle Deffen  
Deputy



NOTE: BASIS OF BEARING  
PLAT BOOK 3, PAGE 56  
D.B. 594, PG. 619

Reinke and Associates, Inc.

Surveyor's Certification

I hereby certify this Plat to be a true and correct survey made under my direct supervision. Curved distances measured along the arc. Iron pins set at all lot corners, points of curvature and points of tangency.

Louis J. Hanser 08/30/00  
LOUIS J. HANSER DATE  
OHIO REG. SURVEYOR #7843



— REFERENCES —

DEEDS

D.B. VOL. 681, PG. 528  
D.B. VOL. 576, PG. 448  
J.B. VOL. 574, PG. 55  
D.B. VOL. 603, PG. 23

MIAMI COUNTY ENGINEERS RECORDS  
OF LOT SURVEYS

VOL. 19, PG. 5  
VOL. 18, PG. 185

SPECIAL NOTE:  
THE MONUMENTATION WITHIN THE EXISTING BLOCK  
APPEARS TO BE INCORRECT ACCORDING TO EXISTING  
STREET RIGHT OF WAYS, MONUMENTATION OF SURROUNDING  
BLOCKS AND ORIGINAL PLAT INFORMATION.

Dedication

We, the undersigned, being all the owners and Lien holders of the land areas identified hereon for dedication to public use forever as public Rights-of-Way, do hereby consent to such dedication of public Right-of-Way.

Signed and acknowledged  
In the presence of:

Owner:

Melba G. Zwiebel

Owner: Melba G. Zwiebel

Witness: Robert Huffman Jr.

Print: ROBERT HUFFMAN JR.

Witness: GARY L. WEAKS

Print: GARY L. WEAKS

State of Ohio.

Before me, a notary public in and for MIAMI COUNTY, Ohio,  
Personally appeared Melba G. Zwiebel

who acknowledged that she did sign such instrument and that such instrument is her free act and Deed for the purposes therein expressed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio this 15<sup>th</sup> day of DECEMBER, 2000.

Gary Weaks  
Notary Public



My Commission Expires \_\_\_\_\_

Being part of inlot #263 in the name of Melba G. Zwiebel as described in Deed Book 706, Page 912 of Miami County Deed Records, Being a new alley.

Miami County Auditor

Approved and transferred

this 1 Day of March, 2001

Chris A. Peoples

Chris A. Peoples  
Miami County Auditor

By: Sinda Siarman  
Deputy Auditor

"MORTGAGEE"  
National City Bank

Nancy A. Oliver  
Print: Nancy A. Oliver  
Witness  
Print: Marilyn A. Carter  
Witness

National City Bank  
By: Sheila J. Petercuti  
Its: VICE PRESIDENT

STATE OF OHIO, S.S.

Be it remembered that on this 11<sup>th</sup> day of December, 2000, before me the undersigned, a Notary Public in and for said state, personally came National City Bank by Sheila J. Petercuti, it's Vice President who acknowledged the signing and execution of the foregoing instrument to be his voluntary act and deed as such officer.

In testimony whereof, I have hereunto set my hand and affixed my notary seal on the day and year last aforesaid.

Nancy A. Oliver  
NANCY A. OLIVER, Notary Public  
In and for the State of Ohio  
My Commission Expires Dec. 30, 2000

Nancy A. Oliver  
Notary Public

Planning Commission

This Plat reviewed and approved by the the City of Troy Planning Commission held this 26<sup>th</sup> Day of APRIL, 2000.

Oliver F. Zick  
Chairman:

Sheila J. Petercuti  
Secretary:

Troy City Council

At a Meeting of the Troy City Council held this 15<sup>th</sup> Day of MAY, 2000, this plat was approved by Ordinance No. 0-19-2000, Eff. 6-15-2000.

Peter E. Jenkins  
Mayor:

William F. John  
President of Council:

Sheila J. Petercuti  
Clerk:

— MONUMENT LEGEND —

- Iron Pin found
- Iron Pin set with yellow plastic cap stamped: "Reinke L.S. #6207"
- ⊗ Iron Pipe found
- ⊠ Stone found
- ▲ Spike found
- △ Spike set
- ⊕ P.K. Nail found
- ⊞ Concrete Monument found
- ⊟ Concrete Monument set
- Axle found

NOTE: Bearings used are based on an assumed azimuth and are for purposes of angular measurement only. Monuments found or set are in good condition unless otherwise labeled. Deeds & Survey Records as noted on drawing are source data for this survey.

PREPARED BY:

**REINKE AND ASSOCIATES**  
ENGINEERING • SURVEYING  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
(937) 434-4010  
959 CONGRESS PARK DRIVE  
CENTERVILLE, OH. 45459

Miami County Auditor  
Approved and transferred  
this 1 Day of March, 2001

Chris A. Peoples  
Chris A. Peoples  
Miami County Auditor

By: Sinda Linnerman  
Deputy Auditor

# TATCO-TROY REPLAT

BEING A REPLAT OF LOTS #250, 251, 252,  
253, 254, 265, 266, & 267  
& PT. VAC. ALLEYS, IN LOT 7127  
CITY OF TROY

Section 21, Town 5, Range 6 East,  
County of Miami & the State of Ohio

PLAT BOOK 19, PAGE 55  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
Received for Record this 1<sup>st</sup> Day of MARCH 2001  
File No.: 0304084 Fee: \$43.30 AT: 2:07PM

John W. O'Brien  
John W. O'Brien  
Miami County Recorder  
By: Michelle Yeffner  
Deputy

Reinke and Associates, Inc.

### Surveyor's Certification

I hereby certify this Plat to be a true and correct survey made under my direct supervision. Curved distances measured along the arc. Iron pins set at all lot corners, points of curvature and points of tangency.

Louis J. Hanser 08/30/00  
LOUIS J. HANSER DATE  
OHIO REG. SURVEYOR #7843



### Planning Commission

This Plat reviewed and approved by the the City of Troy Planning Commission held

this 26<sup>th</sup> Day of APRIL, 2000

Chad F. ...  
Chairman:

Sue D. Knight  
Secretary:

### Troy City Council

At a Meeting of the Troy City Council held this 15<sup>th</sup> Day of MAY, 2000, this plat was approved by

Ordinance No. 0-20-2000, Effective JUNE 15, 2000

Mayor Peter E. Jenkins William L. ...  
Mayor: President of Council:

Sue D. Knight  
Clerk:

### Dedication

We, the undersigned, being all the owners and Lien holders of the lands herein platted do hereby accept and approve this plat and do hereby voluntarily consent to the execution of said plat and do hereby dedicate the streets shown hereon to the public use forever. Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement or removal of open ditch surface water drainage, gas, sewer, water, telephone cable T.V. or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and are for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Signed and acknowledged  
In the presence of:

Witness: Robert Huffman Jr.

Print: Robert Huffman Jr.

Witness: Gary L. Weak

Print: GARY L. WEAKS

Owner:  
Melba G. Zwiebel

Owner: Melba G. Zwiebel

### State of Ohio.

Before me, a notary public in and for MIAMI CO, Ohio, Personally appeared Melba G. Zwiebel

who acknowledged that she did sign such instrument and that such instrument is her free act and Deed for the purposes therein expressed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at TROY, Ohio, this 15<sup>th</sup> day of DECEMBER, 2000.

Gary L. Weaks  
Notary Public

My Commission Expires

Witness: Steve Tipton

Print: Steve Tipton



GARY L. WEAKS, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 O.R.C.

Thomas K. Qualey  
Owner: ZRT Investments LLC, an Ohio limited liability company

Witness: Marlene Ann Jasper

Print: Marlene Jasper

### State of Ohio.

Before me, a notary public in and for Green Co, Ohio, Personally appeared ZRT Investments LLC, an Ohio limited liability company

By Thomas K. Qualey its owner

who acknowledged that they did sign such instrument and that such instrument is their free act and Deed for the purposes therein expressed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Powereck Ohio this 8<sup>th</sup> day of September, 2000.

Marlene Ann Jasper  
Notary Public

My Commission Expires 8-4-03



Marlene Ann Jasper, Notary Public  
In and For the State of Ohio  
My Commission Expires Aug. 4, 2003

### "MORTGAGEE" National City Bank

Nancy A. Oliver  
Print Nancy A. Oliver  
Witness Marilyn A. Carter  
Its: VICE PRESIDENT

Print Marilyn A. Carter  
Witness

STATE OF OHIO, S.S.

Be it remembered that on this 11<sup>th</sup> day of December, 2000, before me the undersigned, a Notary Public in and for said state, personally came National City Bank by Sheila J. Petteuchi, it's Vice President who acknowledged the signing and execution of the foregoing instrument to be his voluntary act and deed as such officer.

In testimony whereof, I have hereunto set my hand and affixed my notary seal on the day and year last aforesaid.

Nancy A. Oliver  
Notary Public

NANCY A. OLIVER, Notary Public  
In and for the State of Ohio  
My Commission Expires Dec. 30, 2000

### "MORTGAGEE" Fifth Third Bnk, Western Ohio, An Ohio State Banking Corporation

Susan Wood  
Print Susan Wood  
Witness Beth Otteson  
Its: Assistant Vice President

Print Beth Otteson  
Witness

STATE OF OHIO, S.S.

Be it remembered that on this 12<sup>th</sup> day of December, 2000, before me the undersigned, a Notary Public in and for said state, personally came Fifth Third Bank, Western Ohio by Kevin T. Miller, it's Asst. Vice Pres. who acknowledged the signing and execution of the foregoing instrument to be his voluntary act and deed as such officer.

In testimony whereof, I have hereunto set my hand and affixed my notary seal on the day and year last aforesaid.

Beth Otteson  
Notary Public



BETH OTTESON, Notary Public  
In and for the State of Ohio  
My Commission Expires January 4, 2005

Description \*1- 250, 267 \*2 & IL 7127  
Being a part of Section 21, Town 5, Range 6 E and the City of Troy, and being a Replat of inlots 251, 265 and 266 and part lot 252 as acquired by ZRT Investments LLC as recorded in Deed Book 712, Pages 138-146, also being inlot 250, 253, 254, 257, and part lot 252, as acquired by Melba G. Zwiebel as recorded in Deed Book 706, Page 912 all of the Miami County Deed records and of the Troy City Plat and Replated inlot 7127 as Recorded in Record Plat Book 14 Pg. 22 of the Miami County, also being a 10' alley as vacated by ordinance #56-75 and recorded in Record Book 12 Page 40 and a 16' and 10' alley vacated by Ordinance #00-86 as recorded in Record Plat Volume 19 Page 54 Court Action Journal Entry on Vacation

SPECIAL NOTE:  
THE MONUMENTATION WITHIN THE EXISTING BLOCK APPEARS TO BE INCORRECT ACCORDING TO EXISTING STREET RIGHT OF WAYS, MONUMENTATION OF SURROUNDING BLOCKS AND ORIGINAL PLAT INFORMATION.

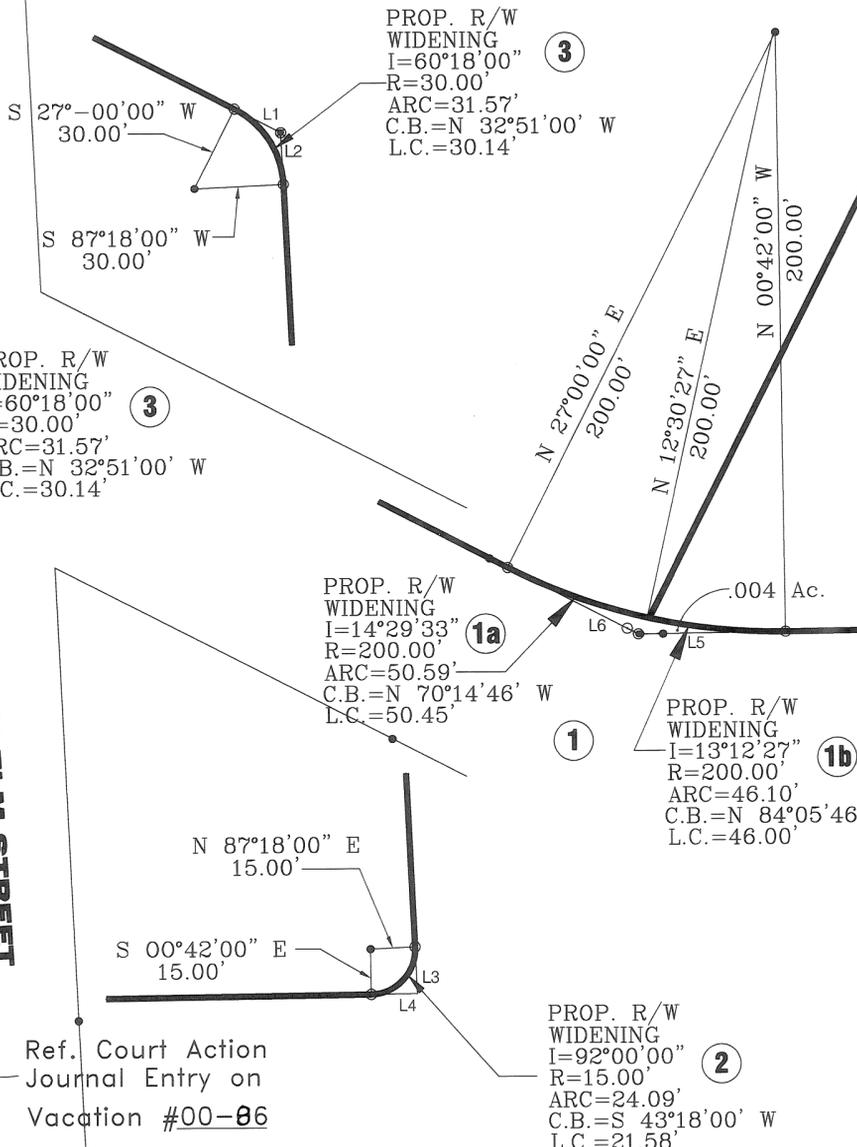
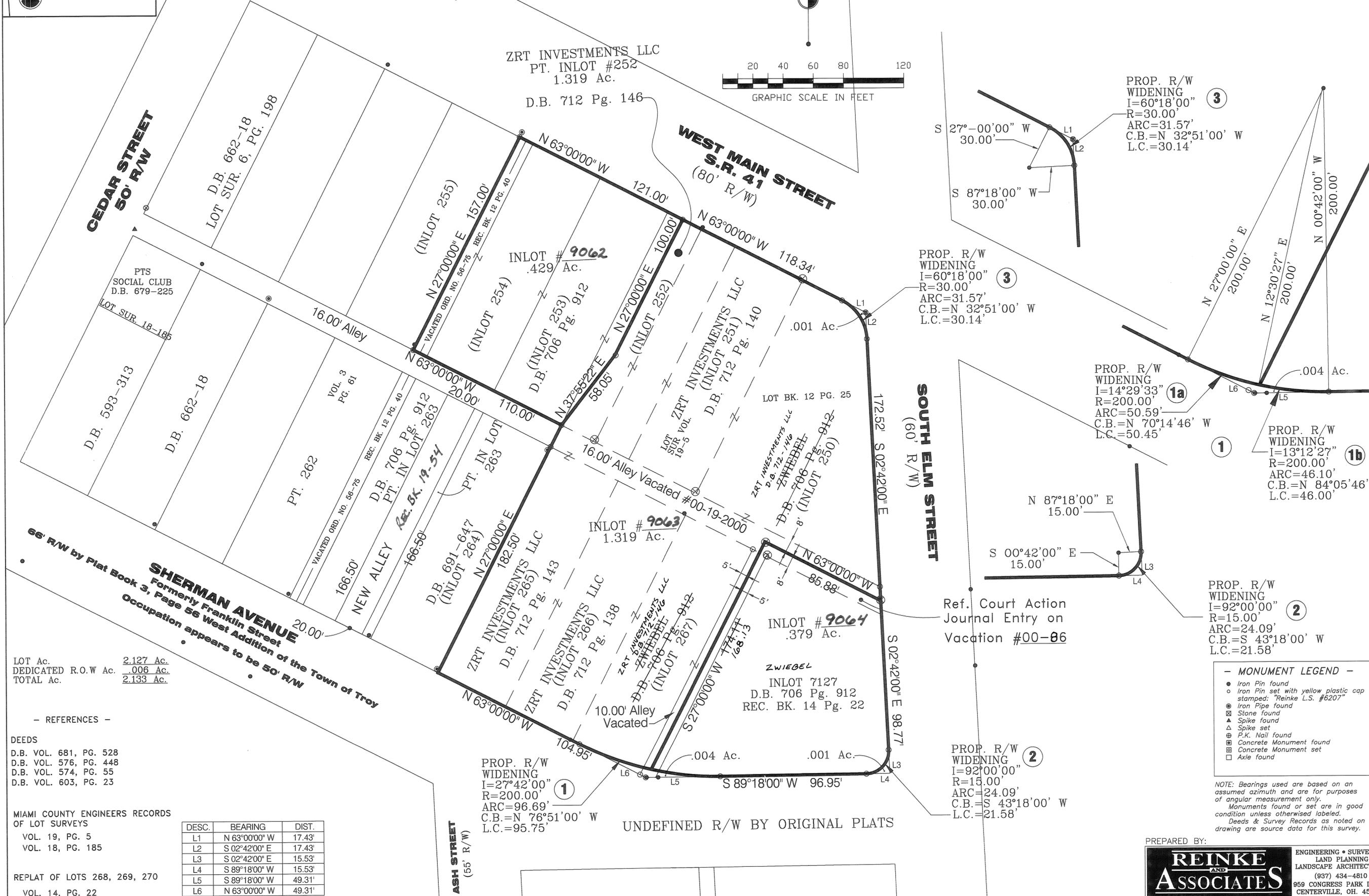
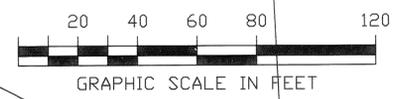
PREPARED BY:  
**REINKE AND ASSOCIATES**  
ENGINEERING • SURVEYING  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
(937) 434-4010  
959 CONGRESS PARK DRIVE  
CENTERVILLE, OH. 45459

# TATCO-TROY REPLAT

BEING A REPLAT OF LOTS #250, 251, 252, 253, 254, 265, 266, & 267 & PT. VAC. ALLEYS, IN LOT 7127 CITY OF TROY

Section 21, Town 5, Range 6 East, County of Miami & the State of Ohio

PLAT BOOK 19, PAGE 55A  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 Received for Record this \_\_\_\_\_ Day of \_\_\_\_\_ 2001  
 File No.: \_\_\_\_\_ Fee: \_\_\_\_\_



- MONUMENT LEGEND**
- Iron Pin found
  - Iron Pin set with yellow plastic cap stamped: "Reinke L.S. #6207"
  - ⊗ Iron Pipe found
  - ⊠ Stone found
  - ▲ Spike found
  - △ Spike set
  - ⊕ P.K. Nail found
  - ⊞ Concrete Monument found
  - ⊟ Concrete Monument set
  - Axle found

NOTE: Bearings used are based on an assumed azimuth and are for purposes of angular measurement only. Monuments found or set are in good condition unless otherwise labeled. Deeds & Survey Records as noted on drawing are source data for this survey.

LOT Ac. 2.127 Ac.  
 DEDICATED R.O.W Ac. .006 Ac.  
 TOTAL Ac. 2.133 Ac.

**REFERENCES**

**DEEDS**  
 D.B. VOL. 681, PG. 528  
 D.B. VOL. 576, PG. 448  
 D.B. VOL. 574, PG. 55  
 D.B. VOL. 603, PG. 23

**MIAMI COUNTY ENGINEERS RECORDS OF LOT SURVEYS**  
 VOL. 19, PG. 5  
 VOL. 18, PG. 185

**REPLAT OF LOTS 268, 269, 270**  
 VOL. 14, PG. 22

DESC.	BEARING	DIST.
L1	N 63°00'00" W	17.43'
L2	S 02°42'00" E	17.43'
L3	S 02°42'00" E	15.53'
L4	S 89°18'00" W	15.53'
L5	S 89°18'00" W	49.31'
L6	N 63°00'00" W	49.31'

M:\CVS\Troy\Survey\7694 REPLAT 010117 EG.dwg Wed Jan 24 12:56:01 2001 EDG

PREPARED BY:

**REINKE AND ASSOCIATES**

ENGINEERING • SURVEYING  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 (937) 434-4810  
 959 CONGRESS PARK DRIVE  
 CENTERVILLE, OH. 45459

CITY OF PIQUA CITY COMMISSION

AT A MEETING OF THE PIQUA, OHIO CITY COMMISSION HELD THIS 19 DAY OF February, 2001. THIS PLAT WAS APPROVED BY ORDINANCE NO. 4-01

Mayor: Frank Barhorst, Clerk: Rebecca J. Cool

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PIQUA PLANNING COMMISSION HELD THIS 13 DAY OF February, 2001. THIS PLAT WAS APPROVED BY RESOLUTION NO. PC 2-01-2

Chairman: J.C. Oda, Secretary: William Harding

VACATION PLAT FOR 0.171 ACRES PART OF ROBERT M. DAVIS PARKWAY

PIQUA, OHIO

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 9 DAY OF March, 2001.

Chris A. Peeples, Linda Jirassaman (Miami County Auditor and Deputy)

SECTION 14, TOWN 8-N, RANGE 5-E

MIAMI COUNTY, PIQUA CITY, OHIO STATE

PLAT BOOK 19 PAGE 56, MIAMI COUNTY RECORDERS RECORD OF RECORDED PLATS @ 10:24 AM. RECEIVED FOR RECORD THIS 9th DAY OF MARCH 2001. FILE NO. 0304627 FEE \$21.60

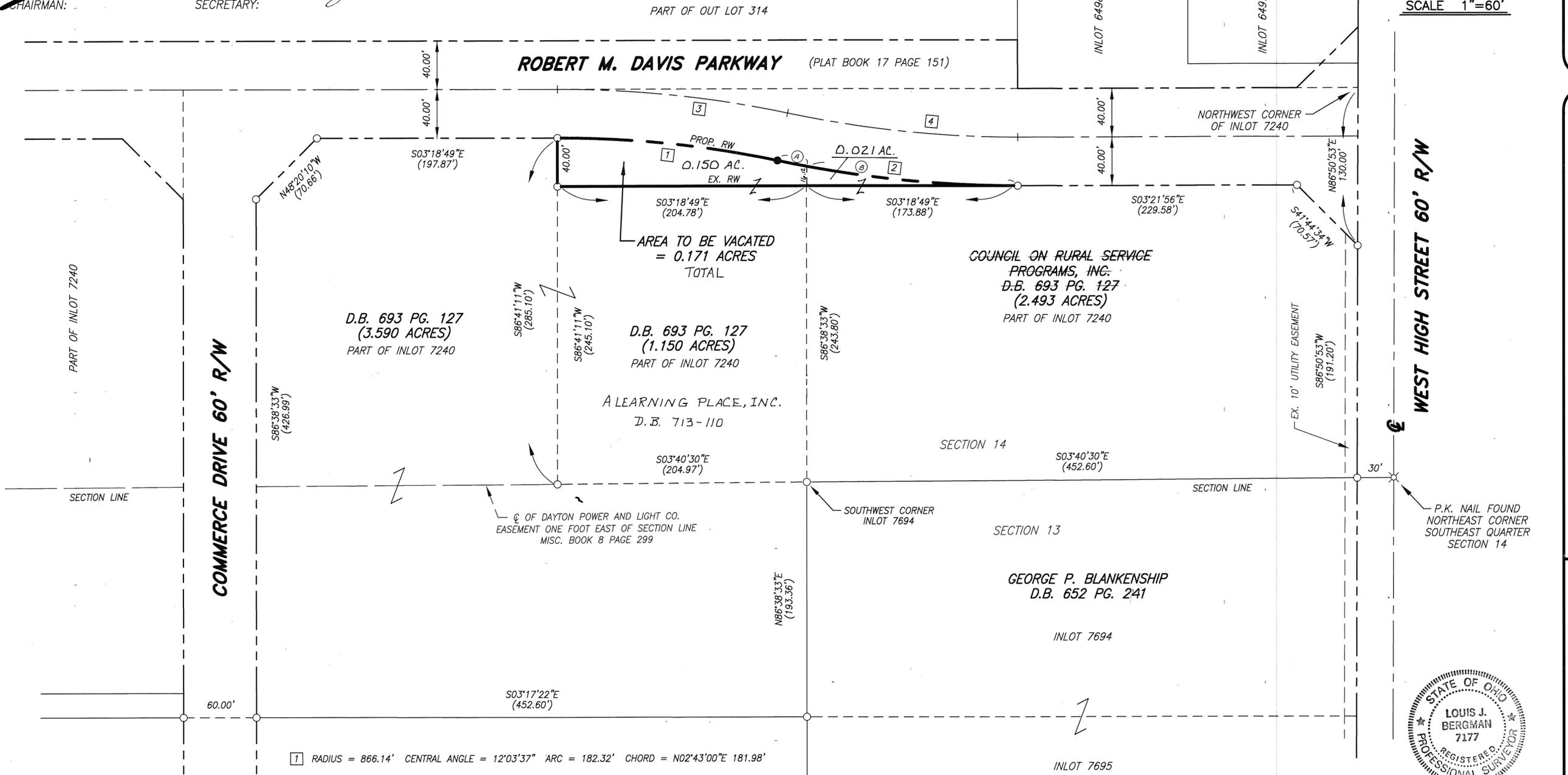
John W. O'Brien, Miami County Recorder, Carol Pleimer, Deputy



SCALE 1"=60'

MOTE & ASSOCIATES, INC. CIVIL ENGINEERS - LAND SURVEYORS. 214 WEST 4th STREET GREENVILLE, OHIO 45331. PHONE: (937) 548-7511 FAX: (937) 548-7484

VACATION PLAT FOR 0.171 AC. TRACT, DAVIS PKWY. COUNCIL ON RURAL SERVICE PROGRAMS, INC. OHIO PIQUA



- 1 RADIUS = 866.14' CENTRAL ANGLE = 12°03'37" ARC = 182.32' CHORD = N02°43'00"E 181.98'
2 RADIUS = 946.14' CENTRAL ANGLE = 12°03'37" ARC = 199.16' CHORD = N02°43'00"E 198.79'
3 RADIUS = 906.14' CENTRAL ANGLE = 12°03'37" ARC = 190.74' CHORD = N02°43'00"E 190.38'
4 RADIUS = 906.14' CENTRAL ANGLE = 12°03'37" ARC = 190.74' CHORD = N02°43'00"E 190.38'
A RADIUS = 946.14' CENTRAL ANGLE = 1°28'11" ARC = 24.27' CHORD = N08°00'43"E, 24.27'
B RADIUS = 946.14' CENTRAL ANGLE = 10°35'26" ARC = 174.89' CHORD = N01°58'55"E, 174.64'

CURVE A & B ADDED 3-22-2016 FOR DESCRIPTION PURPOSES - MIAMI COUNTY MAP DEPT.

SURVEY REFERENCE: MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS SURVEY VOLUME 22 PG. 20 PLAT BOOK 17 PAGE 151

- LEGEND: 5/8" DIA. CAPPED IRON PIN SET (BERGMAN 7177), IRON PIN FOUND, P.K. NAIL FOUND, CALLED DIMENSION



SURVEYED BY: Louis J. Bergman, DATE: 10-20-00

Table with columns for REVISIONS, DATE, DRAWN, CHECKED, JOB NO., and DRAWING NO. (PQ16011500, 1C1949)

# INDIAN RIDGE ~ SECTION FIVE CITY OF PIQUA, MIAMI COUNTY, OHIO PART OF LOT 7845

## DESCRIPTION

BEING A SUBDIVISION OF 15.7477 ACRES OF PART OF LOT 7845, AS ACQUIRED BY S & R BUCKEYE CONSTRUCTION, CO. IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MIAMI COUNTY DEED RECORDS.

VOLUME 19 PAGE 51  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 14<sup>th</sup> DAY  
OF May, 2000L, AT 3:48 P.M.  
FILE # 0389063 FEE \$43.75  
*John W. O'Brien* *Michelle Yeffner*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 14 DAY OF May, 2001.

*Chris A. Pappas*  
MIAMI COUNTY AUDITOR  
*Linda J. Surman*  
BY DEPUTY AUDITOR

**NOTE:**

THERE IS A SIX (6') FOOT UTILITY EASEMENT ALONG EACH SIDE OF EACH INTERIOR LOT LINE AND ALONG THE REAR LOT LINE OF EACH LOT AND A TEN (10') FOOT EASEMENT ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, EXCEPT WHERE SHOWN OTHERWISE.

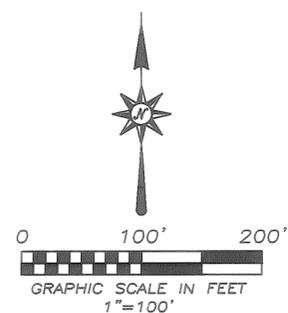
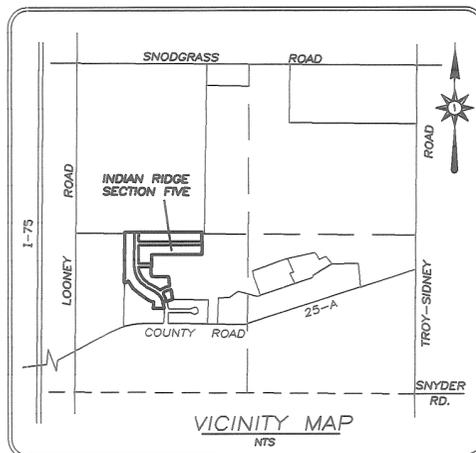


**AREA SUMMARY**

R/W	3.0864 ACRES
LOTS	12.6613 ACRES
<b>TOTAL</b>	<b>15.7477 ACRES</b>

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	270.00'	169.11'	166.36'	S 30°31'35" E	35°53'11"	87.43'
C2	270.00'	84.51'	84.17'	S 03°37'00" E	17°56'00"	42.60'
C3	300.00'	138.58'	137.35'	S 25°48'59" E	26°27'58"	70.55'
C4	330.00'	113.97'	113.40'	N 22°28'37" W	19°47'15"	57.56'
C5	15.00'	22.46'	20.42'	N 10°31'13" E	85°46'55"	13.93'
C6	150.00'	109.80'	107.36'	N 74°22'50" E	41°56'19"	57.49'
C7	175.00'	135.61'	132.24'	N 73°09'01" E	44°23'58"	71.42'
C8	200.00'	96.68'	95.74'	S 76°40'50" W	27°41'45"	49.30'
C9	200.00'	16.83'	16.83'	S 87°03'39" E	04°49'18"	8.42'
C10	200.00'	36.06'	36.01'	S 57°40'02" W	10°19'51"	18.08'
C11	15.00'	21.42'	19.64'	N 86°35'47" W	81°48'14"	12.99'
C12	330.00'	52.59'	52.54'	N 50°15'36" W	09°07'52"	26.35'
C13	300.00'	82.60'	82.34'	S 46°56'15" E	15°46'33"	41.56'
C14	270.00'	29.95'	29.94'	S 51°38'51" E	06°21'21"	14.99'
C15	300.00'	317.26'	302.68'	S 24°31'46" E	60°35'32"	175.28'
C16	270.00'	164.39'	161.86'	N 37°23'00" W	34°53'05"	84.83'
C17	330.00'	12.14'	12.14'	S 53°46'18" E	02°06'28"	6.07'
C18	330.00'	88.65'	88.38'	S 45°01'19" E	15°23'30"	44.59'
C19	330.00'	87.44'	87.18'	S 29°44'08" E	15°10'53"	43.98'
C20	330.00'	91.93'	91.63'	S 14°09'52" E	15°57'38"	46.26'
C21	330.00'	68.83'	68.71'	S 00°12'31" E	11°57'03"	34.54'
C22	270.00'	93.63'	93.16'	N 10°00'22" W	19°52'11"	47.29'
C23	15.00'	24.89'	22.13'	N 47°27'47" E	95°04'08"	16.39'
C24	15.00'	23.76'	21.36'	S 39°37'05" E	90°46'09"	15.20'
C25	15.00'	23.36'	21.07'	N 50°22'55" E	89°13'51"	14.80'
C26	15.00'	23.76'	21.36'	N 39°37'05" W	90°46'09"	15.20'
C27	300.00'	221.18'	216.20'	S 33°42'16" E	42°14'32"	115.89'

PT. 7845  
D. J. TEETERS  
D. B. 572-539



**CERTIFICATION**  
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. CURVED DISTANCES ARE MEASURED ALONG THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS, LOT POINT OF CURVATURES, AND LOT POINT OF TANGENCY.

*Philip C. Brumbaugh*  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057



INDIAN RIDGE ~ SECTION FIVE  
NOVEMBER 14, 2000  
**PYRAMID ENGINEERING**  
362 NORTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000  
PAGE 1 OF 2

PROTECTIVE COVENANTS & RESTRICTIONS

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling or double dwelling as provided by City of Piqua Zoning Regulations.
- The floor area of each single dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1,400 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 800 Sq. Ft. All duplex structures shall have 900 Sq. Ft. min. per living unit.
- The exterior design, square footage, elevations, building locations and construction materials of all buildings and pools shall be approved in writing by the developer, S&R BUCKEYE CONSTRUCTION CO., or an architectural review committee (ARC) chosen by S&R BUCKEYE CONSTRUCTION CO., INC., prior to the issuance of a building permit and evidenced by a signed plot plan and blueprint. An accurate, approved blueprint and plot plan shall be provided for the files of the developer/ARC. All residences and attached garages shall have exteriors containing brick and/or stone, with combinations of wood or vinyl siding permitted. Detached structure exteriors may contain any combination of the above materials. Vinyl soffits are permitted. Roll roofing is not permitted. No exterior shall have more than eight (8) inches of exposed concrete block or concrete walls or foundation.
- No lot shall be hereafter subdivided into additional residential lots. Except double lots can be split for two deedable residences.
- No trailer, basement, campshack, garage, barn or other out-building shall be used at any time as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character to be used as a residence.
- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fences shall be placed or allowed to remain nearer to the street than the front face of house. No barbed wire, no chain link, no field fencing or similar types of fencing may be used upon the property at any location.
- No worn out, discarded or unlicensed automobiles, machinery or vehicles or parts thereof shall be stored on any lot and no part thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may become an annoyance or nuisance.
- No Animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes.
- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
- No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed fifty (50) Sq. Ft. and shall not exceed 16 inches in height.
- All lots are to be seeded or sodden and landscaped within six (6) months of the completion of the house. Landscaping shall include planting three (3) trees which are five (5) ft. min. height.
- These protective covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2020, and subsequently until or unless amended by written consent of sixty percent (60%) of the owners of lots to be affected by said amendment(s). Owners may make said amendments at any time either before or after January 1, 2020. Affected lots shall include those to which the changes would apply plus all contiguous properties within this development. Each owner shall have one (1) vote for each individual lot owned by him. If more than one person owns a lot then all of the owners of the lot together shall have one vote. The signatures of all of the owners shall be necessary to exercise the one vote.
- These covenants shall be enforceable by injunction or otherwise by the grantor, his, her or its successors or assigns. If the parties hereto, or their grantees, heirs, successors or assigns, shall violate or attempt to violate any of the protective covenants or restrictions herein, it shall be lawful for any other person(s) owning a lot in said development or the developer/ARC to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such protective covenant or restriction and either to prevent him, her or them from doing so or to recover damages or other dues from such violation.
- Invalidation of any one of these protective covenants or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. All costs of litigation and attorney's fees resulting from violation of these protective covenants and restrictions shall be the financial responsibility of the lot owner or owners found in violation.
- All lot owners are members of and must comply with the declarations, and any rules and regulations including the payment of dues of the INDIAN RIDGE Homeowners Association as recorded in the Miami County Records \_\_\_\_\_ Book \_\_\_\_\_ Pg. \_\_\_\_\_ for the mutual benefit of all owners.
- All builders must be approved by The Developer.

DEDICATIONS/SIGNATURES

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS TO PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED 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.

S & R BUCKEYE CONSTRUCTION CO.



*Scott Law*  
LOW, PRESIDENT  
**KAREN L. RYAN**  
Notary Public, State of Ohio  
My Commission Expires January 21, 2008

*Karen L. Ryan*  
WITNESS  
*John H. Cook*  
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 14<sup>th</sup> DAY OF May, 2000.

*Karen L. Ryan*  
NOTARY PUBLIC

FIFTH THIRD BANK OF WESTERN OHIO, NA

*Jerome Herbe*  
JEROME HERBE, VICE PRESIDENT

*Karen L. Ryan*  
WITNESS  
*John H. Cook*  
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 14<sup>th</sup> DAY OF May, 2000.

*Karen L. Ryan*  
NOTARY PUBLIC

APPROVAL BY THE PIQUA CITY COMMISSION  
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 18<sup>th</sup> DAY OF DECEMBER, 2000.  
BY RESOLUTION NO. C-115212

*Paul J. Boyd*  
MAYOR  
*Rebecca J. Cool*  
CLERK

APPROVAL BY THE PIQUA PLANNING COMMISSION  
THIS PLAT REVIEWED AND APPROVED THIS 12<sup>th</sup> DAY OF December, 2000.

*James J. ...*  
CHAIRMAN  
*James J. ...*  
SECRETARY

PYRAMID ENGINEERING  
362 NORTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000

# RESIDENTIAL PLANNED UNIT DEVELOPMENT REPLAT OF INLOTS 8389, 8390, 8391 & 8392

## CITY OF PIQUA, MIAMI COUNTY, OHIO

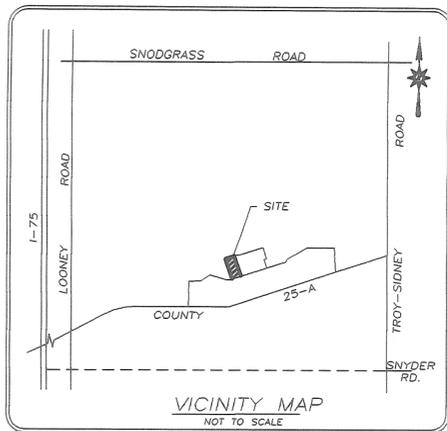
VOLUME 19 PAGE 58  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 14<sup>th</sup> DAY  
OF May, 2001, AT 3:48 PM.  
FILE # 0809004 FEE \$ 21.60

John W. O'Brien Michelle Wilson  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 14 DAY OF May, 2001.

Chris A. Pappas  
MIAMI COUNTY AUDITOR  
Jada Lirerman  
BY DEPUTY AUDITOR

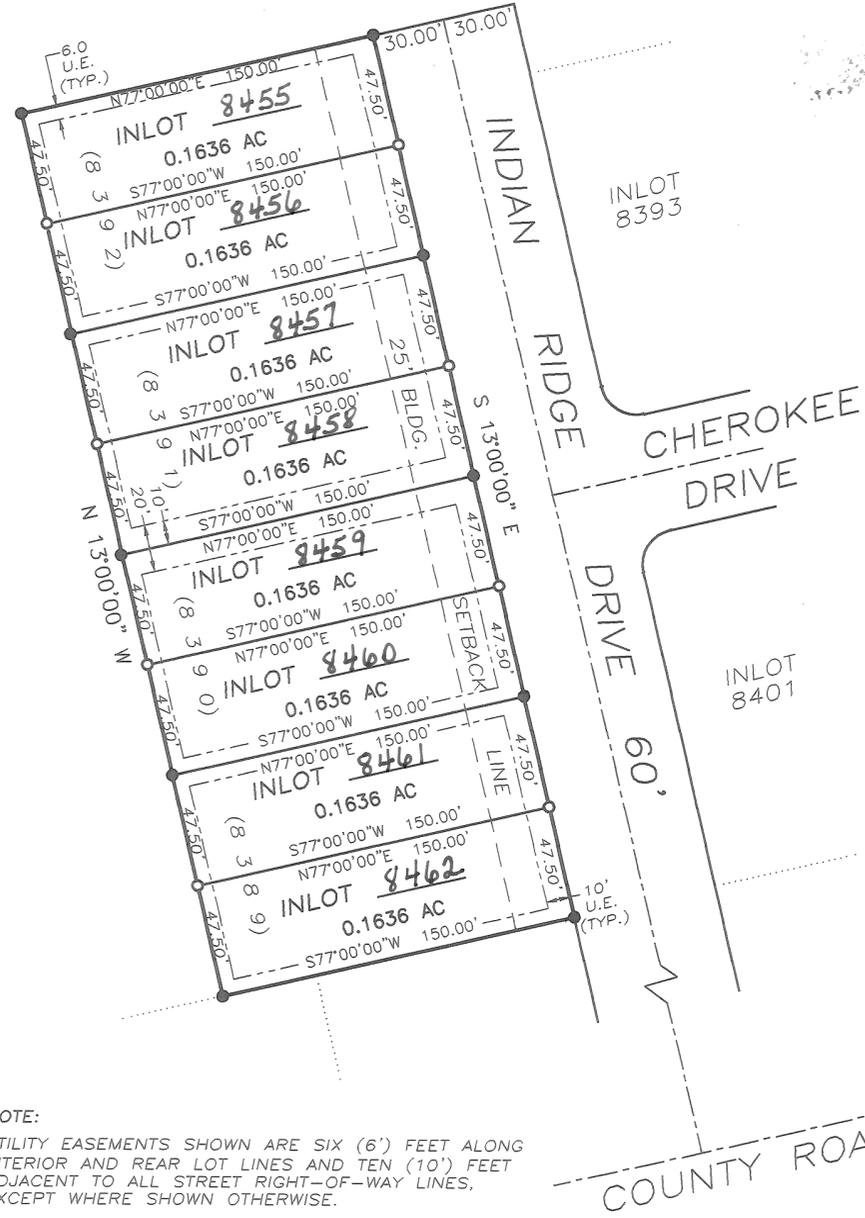


### DESCRIPTION

BEING A REPLAT OF INLOTS 8389, 8390, 8391 & 8392, RECORDED IN VOLUME 19, PAGE 5, MIAMI COUNTY RECORDS OF PLATS, AS ACQUIRED BY S & R BUCKEYE CONSTRUCTION, CO. IN VOLUME 704, PAGE 653, MIAMI COUNTY DEED RECORDS.

PROTECTIVE COVENANTS SHALL BE THE SAME AS RECORDED FOR INDIAN RIDGE - SECTION 3 (PLAT BOOK 19, PAGE 5A.)

NOTE:  
THIS RESIDENTIAL P.U.D. ALLOWS FOR A ZERO LOT LINE FOR THE PURPOSE OF CONSTRUCTING DUPLEXES WITH THE OPTION OF SELLING AS INDIVIDUAL UNITS.



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.

S & R BUCKEYE CONSTRUCTION, CO.



Scott Law  
KAREN L. RYAN  
Notary Public, State of Ohio  
My Commission Expires January 21, 2008

Karen L. Ryan  
WITNESS  
John Bluh  
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 14<sup>th</sup> DAY OF May, 2001.  
Karen L. Ryan  
NOTARY PUBLIC

FIFTH THIRD BANK OF WESTERN OHIO, NA

Jerome Herbe  
JEROME HERBE, VICE PRESIDENT

Karen L. Ryan  
WITNESS  
John Bluh  
WITNESS

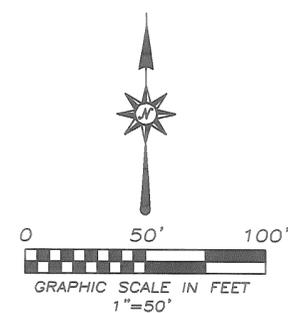
STATE OF OHIO - COUNTY OF Miami, S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 14<sup>th</sup> DAY OF May, 2001.  
Karen L. Ryan  
NOTARY PUBLIC



KAREN L. RYAN  
Notary Public, State of Ohio  
My Commission Expires January 21, 2008

CERTIFICATION  
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND IN ACCORDANCE WITH THE DATA SHOWN HEREIN.

Philip C. Brumbaugh  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057



APPROVAL BY THE PIQUA CITY COMMISSION  
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 19 DAY OF February, 2001.  
BY RESOLUTION NO. C-11563

L.P.H. B.S. 5  
MAYOR  
Rebecca J. Loo  
CLERK

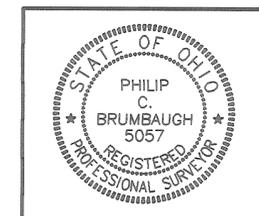
APPROVAL BY THE PIQUA PLANNING COMMISSION  
THIS PLAT REVIEWED AND APPROVED THIS 13 DAY OF Feb, 2001.

William Harding  
CHAIRMAN  
William Harding  
SECRETARY

NOTE:  
UTILITY EASEMENTS SHOWN ARE SIX (6') FEET ALONG INTERIOR AND REAR LOT LINES AND TEN (10') FEET ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, EXCEPT WHERE SHOWN OTHERWISE.

NOTE:  
THESE LOTS ARE FOR DUPLEX LIVING UNITS. ALL EXTERIOR REPAIRS, MAINTENANCE OR REPLACEMENT WORK SHALL BE OF LIKE KIND MATERIALS AND QUALITY AS CURRENTLY EXISTS. ANY JOINT REPAIR OR REPLACEMENT WORK AFFECTING THE ENTIRE BUILDING SHALL BE AGREED UPON BY THE OWNERS OF EACH HALF OF THE DUPLEX.

- LEGEND  
○ IRON PIN SET  
● IRON PIN FOUND



REPLAT OF LOTS 8389, 8390, 8391, 8392  
DECEMBER 13, 2000

PYRAMID ENGINEERING  
362 NORTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000

# WRIGHT FLYER ESTATES SECTION 1

4  
TOWN

6E  
RANGE

NE 1/4-33  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

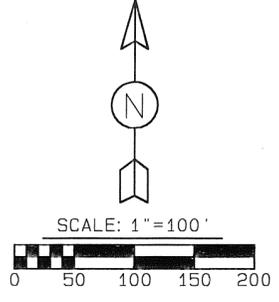
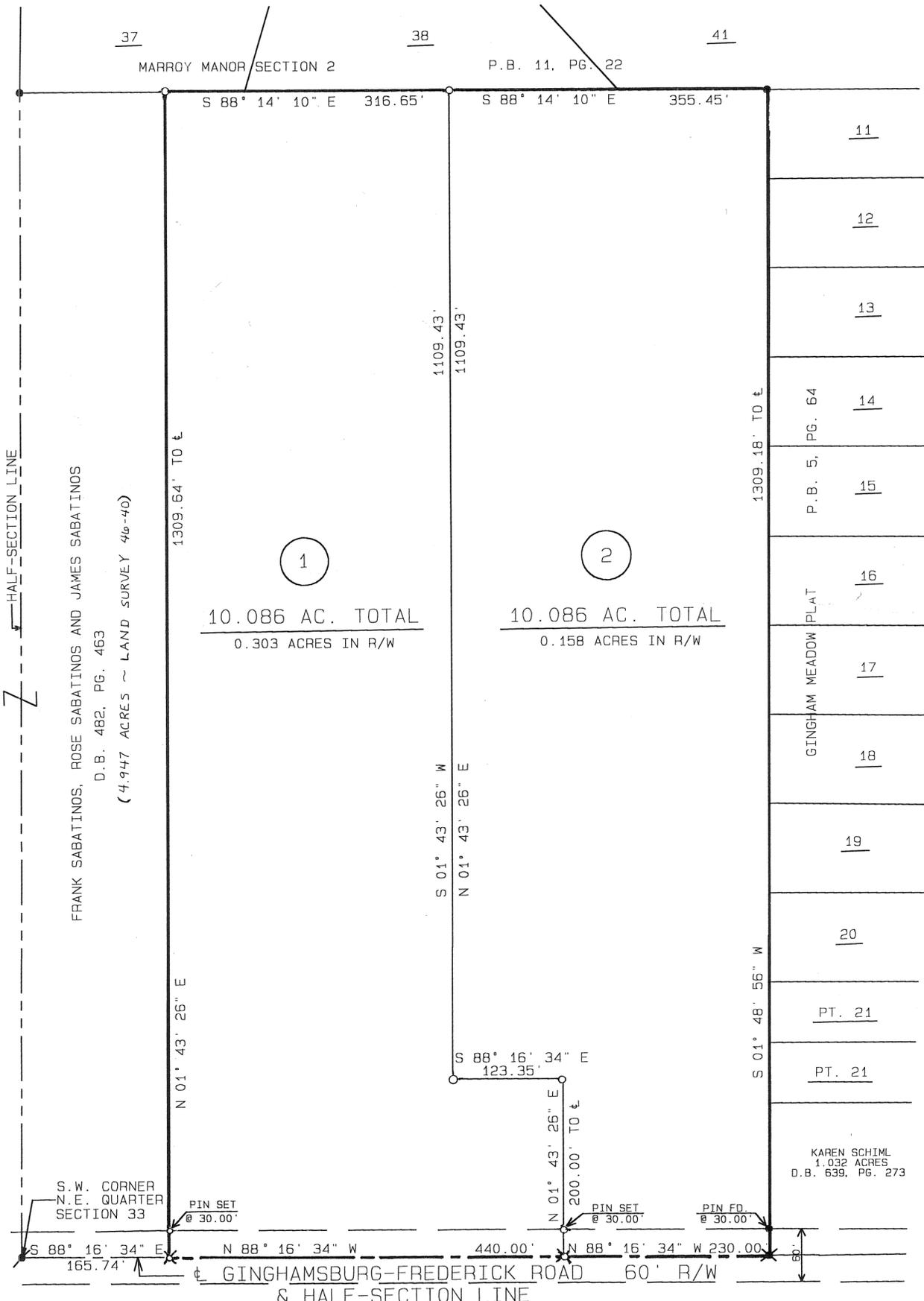
PLAT BOOK 19 PAGE 59

MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED MAY 14 2001, AT 3:54 P.M.  
FILE NO. 0909068 FEE \$43.20

John W. O'Brien BY: Michelle Hefner  
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 14 DAY  
OF May 2001.

Chris A. Peoples BY: Linda Linneman  
MIAMI COUNTY AUDITOR DEPUTY



- LEGEND**
- ✕ GIN SPINDLE FOUND
  - MAG NAIL FOUND
  - IRON PIN FOUND
  - ✕ GIN SPINDLE SET
  - 5/8" ⚓ CAPPED IRON PIN SET (COZATT, S6001)

**DESCRIPTION**  
BEING A SUBDIVISION OF 20.172 ACRES OF A 25 ACRE TRACT AS CONVEYED TO JAMES SABATINOS BY DEED RECORDED IN DEED BOOK 606, PAGE 157 AND TO FRANK AND ROSE SABATINOS, CO-TRUSTEES, BY DEED RECORDED IN DEED BOOK 649, PAGE 253 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

**OWNER'S CONSENT**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AND PROTECTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

James F. Sabatino      Robert O. Cornish  
 Rose Sabatino & James Sabatino executor      Mark A. Switzke  
 WITNESS      WITNESS

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

STATE OF Maryland, COUNTY OF Carroll

BE IT REMEMBERED THAT ON THIS 27 DAY OF April, 2001, BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME James F. Sabatino WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY NAME AND NOTORIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

MY COMMISSION EXPIRES: 4/29/02      Michael W. Cozatt  
 NOTARY PUBLIC

**APPROVALS**

THIS PLAT REVIEWED AND APPROVED THIS 25 DAY OF May, 2001.

Douglas L. Christian  
 DOUGLAS L. CHRISTIAN  
 MIAMI COUNTY ENGINEER

CROSS REFERENCE: DEED BOOK 760 PAGE 928  
 ADDED MAY 18, 2005  
Miss R. Pence  
 DEPUTY RECORDER

**SURVEYOR'S STATEMENT**

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN WITH IRON PINS SET AT ALL LOT CORNERS, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

Michael W. Cozatt 425-01  
 MICHAEL W. COZATT, P.S.#6001

**COZATT ENGINEERING COMPANY**  
 CIVIL ENGINEER      LAND SURVEYOR  
 476 SWAILLES ROAD      TROY, OHIO  
 JOB NO. 06901      SHEET 1 OF 2

# WRIGHT FLYER ESTATES SECTION 1

4  
TOWN

6E  
RANGE

NE 1/4-33  
SECTION

MONROE  
TOWNSHIP

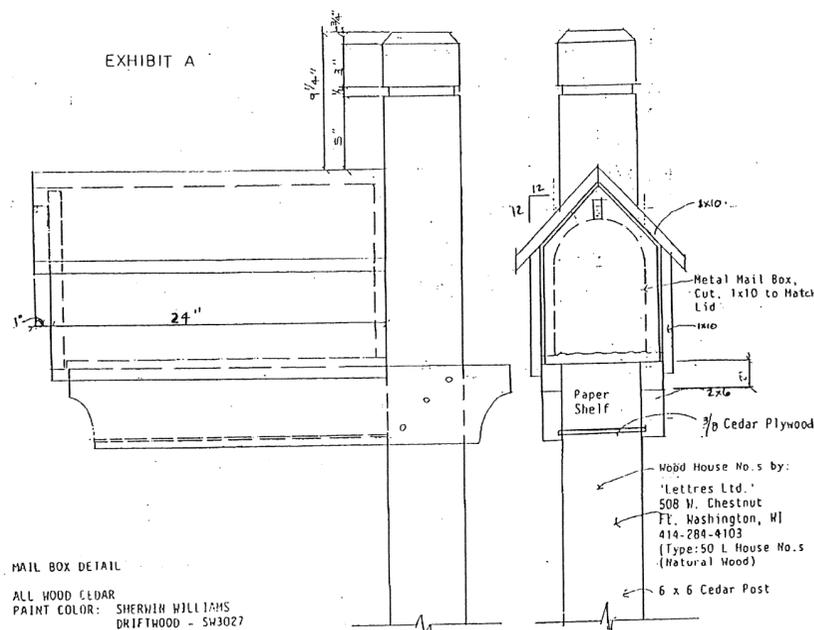
MIAMI  
COUNTY

OHIO  
STATE

## PROTECTIVE COVENANTS AND RESTRICTIONS

1. All lots in the Wright Flyer Estates Subdivision shall be known and described as single family agricultural lots.
2. The living area of the main structure constructed as a one-story residence on any homesite, exclusive of porches, basements, and garages, shall not be less than 1600 square feet, and in the case of any residence more than one story, the requirements as to living area shall be not less than 1800 square feet.
3. All residences shall have an attached garage for not less than two (2) cars, either directly attached or by a connecting breezeway, and shall be of like design and material as the main residence. No garage shall be converted to residential living area.
4. No building shall be located nearer to the front lot line than the minimum building setback line of seventy five (75) feet as shown on the record plat. All lots shall provide a minimum rear yard of fifty (50) feet and a minimum side yard of fifteen (15) feet either side.
5. Aluminum siding is not permitted; approved vinyl siding is permitted.
6. Mill finished aluminum windows are not permitted.
7. The minimum permitted roof pitch is 7/12. The residence and garage shall have dimensional shingles or metal roof.
8. All exterior plans are to be approved or disapproved by the Grantor or his agent prior to construction, including any auxiliary buildings.
9. All fences, storage buildings, and auxiliary buildings shall be approved by the Grantor or his agent prior to construction.
10. Maintenance of lot - Each lot and all improvements located thereon shall be kept in good order and repair, in a safe, clean, and attractive condition and shall be maintained in a first class manner. No accumulations of garbage, trash, or other debris shall be permitted on the lot.
11. Cutting of Grass - All areas of the grass on all the lots shall remain cut at all times. All areas in grass shall be cut all the way to the edge of the paved road.
12. All signs erected on any lot in this subdivision shall meet all requirements of the Miami County Zoning Ordinance.
13. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
14. Each residence shall have an electric light fixture on a pole in the front yard. The fixture shall have an electric eye to operate for the outside environment. The light fixture shall be between six(6) and ten (10) feet high and approved by the Developer as to type and location prior to erection. Maintenance and repair of said light fixture shall be the responsibility of each individual lot owner.
15. All mailboxes in the Wright Flyer Estates shall conform to the approved details and specifications outlined. See Exhibit "A".
16. Drainage channels, swales, and slopes, natural or manmade, and underground drainage tiles shall be maintained continuously for such purposes by the lot owners. No materials shall be removed from or placed upon any lot which obstructs, retards, or changes the direction of flow of water through these drainage channels, swales, slopes, and pipes.
17. No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence.
18. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
19. No lot shall be used as a dumping ground for rubbish or trash. Garbage or other waste shall not be kept except in sanitary containers. Equipment for the storage of such materials shall be kept in a clean and sanitary condition. No worn out or discarded automobiles, machinery, or vehicles or parts thereof shall be stored on any lot and no portion thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
20. No portion of any lot, except for the interior of the residential dwelling located thereon and the appurtenant garage or auxiliary building, shall be used for the storage of automobiles, trailers, motorcycles, or other vehicles, whether operative or not, scrap iron, water, paper, glass, or other reclamation products, parts, or materials, except that during the period an improvement is being erected upon any such lot, building materials to be used in the construction of such improvements may be stored thereon; provided, however, any building material not used in said improvement within ninety (90) days after its delivery to such lot shall be moved therefrom. All improvements must be completed by an owner within one (1) year from the date of the beginning of the construction thereof.
21. Any truck, motorcycle, boat, bus, trailer, camper, or other similar housing or recreational device, if stored on any lot, shall be housed within a garage or auxiliary building or shielded by approved screening.
22. A forty (40) ft. wide area adjoining and south of the north lines of Lots 1 and 2 and adjoining and west of the east line of Lot 1 shall be reserved and maintained as an access area for movement of farm machinery and related farming equipment to allow cultivation, planting, fertilizing, and harvesting of crops on adjoining lot areas as may be contracted by lot owners.
23. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty five (25) years from the recording date of this plat, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
25. These covenants and restrictions shall be enforceable by injunction and otherwise by grantor, its successors, and assigns. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

hp:wright



CROSS REFERENCE: DEED BOOK 760 PAGE 928

ADDED MAY 18, 2005

*Michael W. Cozatt*  
 DEPUTY RECORDER



*Michael W. Cozatt* 4-25-01  
 MICHAEL W. COZATT, P.E. #6001

COZATT ENGINEERING COMPANY  
 CIVIL ENGINEER LAND SURVEYOR  
 476 SWAILLES ROAD TROY, OHIO  
 JOB NO. 06901 SHEET 2 OF 2

**RECORD PLAN  
PARKTOWNE  
SECTION FOUR**  
SECTION 25, TOWN 2, RANGE 9, INLOT 17  
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO  
CONTAINS 7.0485 ACRES TOTAL  
(5.6436 ACRES IN 32 BUILDING LOTS)  
(1.4049 ACRES OF RIGHT OF WAY)

SCALE: 1" = 60' DATE: MARCH 2001

**RECORDER**

MIAMI COUNTY RECORDER'S PLAT RECORDS  
PLAT BOOK 19, PAGE 60  
FILE No. 0309372  
RECEIVED May 18, 2001  
AT 8:30 am FEE \$ 43.20  
John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle Jeffree  
DEPUTY

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE SIGNING DEDICATION OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS SHOWN ON THE WITHIN PLAT TO BE TO THE PUBLIC USE FOREVER.

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 PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: **OBERER DEVELOPMENT CO.**

John Mays  
WITNESS AS TO 1 & 2

George R. Oberer, Sr.  
GEORGE R. OBERER, SR. - PRESIDENT (1)

Kimberly Ayus  
WITNESS AS TO 1 & 2

Dale P. Voisard  
DALE P. VOISARD - SECRETARY (2)

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 12<sup>th</sup> DAY OF April, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME OBERER DEVELOPMENT CO. BY GEORGE R. OBERER SR., ITS PRESIDENT, AND DALE P. VOISARD, ITS SECRETARY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Michele D. Poole August 4, 2001  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:



SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: **HUNTINGTON NATIONAL BANK**  
(AND/OR ITS SUCCESSORS & ASSIGNS)

Shirley W. Carlisle  
WITNESS AS TO 3 SHIRLEY W. CARLISLE

Nancy L. McMullen  
NANCY L. McMULLEN,  
VICE PRESIDENT (3)

Glenda Parrott  
WITNESS AS TO 3 Glenda Parrott

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 17<sup>th</sup> DAY OF April, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY NANCY L. McMULLEN, ITS VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Glenda R. Parrott 8/1/2005  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:



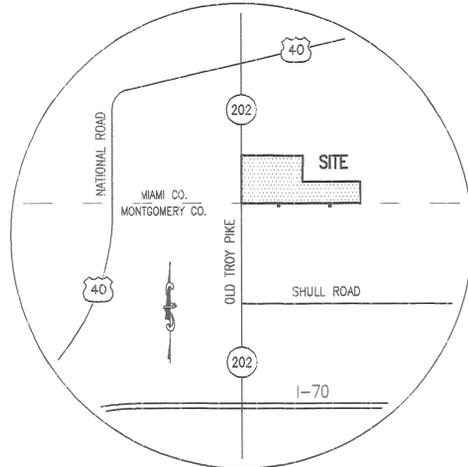
STATE OF OHIO, S.S.

GEORGE R. OBERER SR., BEING DULY SWORN, SAYS THAT ALL PERSONS AND / OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

George R. Oberer, Sr.  
GEORGE R. OBERER, SR.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARY SEAL ON THIS 12, 2001 DAY AND DATE.

Michele D. Poole August 4, 2001  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:



VICINITY MAP  
NTS

**H.O.A. RESTRICTIONS**

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE PARKTOWNE OWNER'S ASSOCIATION, AS RECORDED IN OFFICIAL BOOK 0702, PAGE 724 OF THE MIAMI COUNTY, OHIO RECORDS 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 TEN FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

**SETBACK LINES SHOWN**

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 REQUIREMENT SHALL CONTROL.

**STREET LIGHTING DISTRICT**

A STREET LIGHTING DISTRICT MAY BE ESTABLISHED FOR THE BENEFIT OF THE LOTS IN THE PARKTOWNE SUBDIVISION. ACCORDINGLY, ALL LOTS MAY BE SUBJECT TO A STREET LIGHTING ASSESSMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTS.

**AUDITOR**

TRANSFERRED ON THE 18 DAY OF May, 2001

Chris A. Peoples  
MIAMI COUNTY AUDITOR

Linda Lirerman  
BY DEPUTY AUDITOR

**APPROVED:**

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO

ON MARCH 27, 2001

Kenn D. Marshall 27 March 2001  
CHAIR, HUBER HEIGHTS PLANNING COMMISSION DATE

**CERTIFICATION**

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 7.0485 ACRES, BEING PART OF A TRACT CONVEYED TO OBERER DEVELOPMENT CO. IN D.B. 696, P. 832 AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY.

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



**NORTHMONT ENGINEERS**

Bevan D. Fetters  
BEVAN D. FETTERS - REG. SURVEYOR - STATE OF OHIO # 4343

**PREPARED BY:**  
NORTHMONT ENGINEERS

326 NORTH DIXIE DRIVE -- VANDALIA, OHIO  
PHONE: (937) 898-2021

**DEVELOPER:**  
OBERER DEVELOPMENT COMPANY

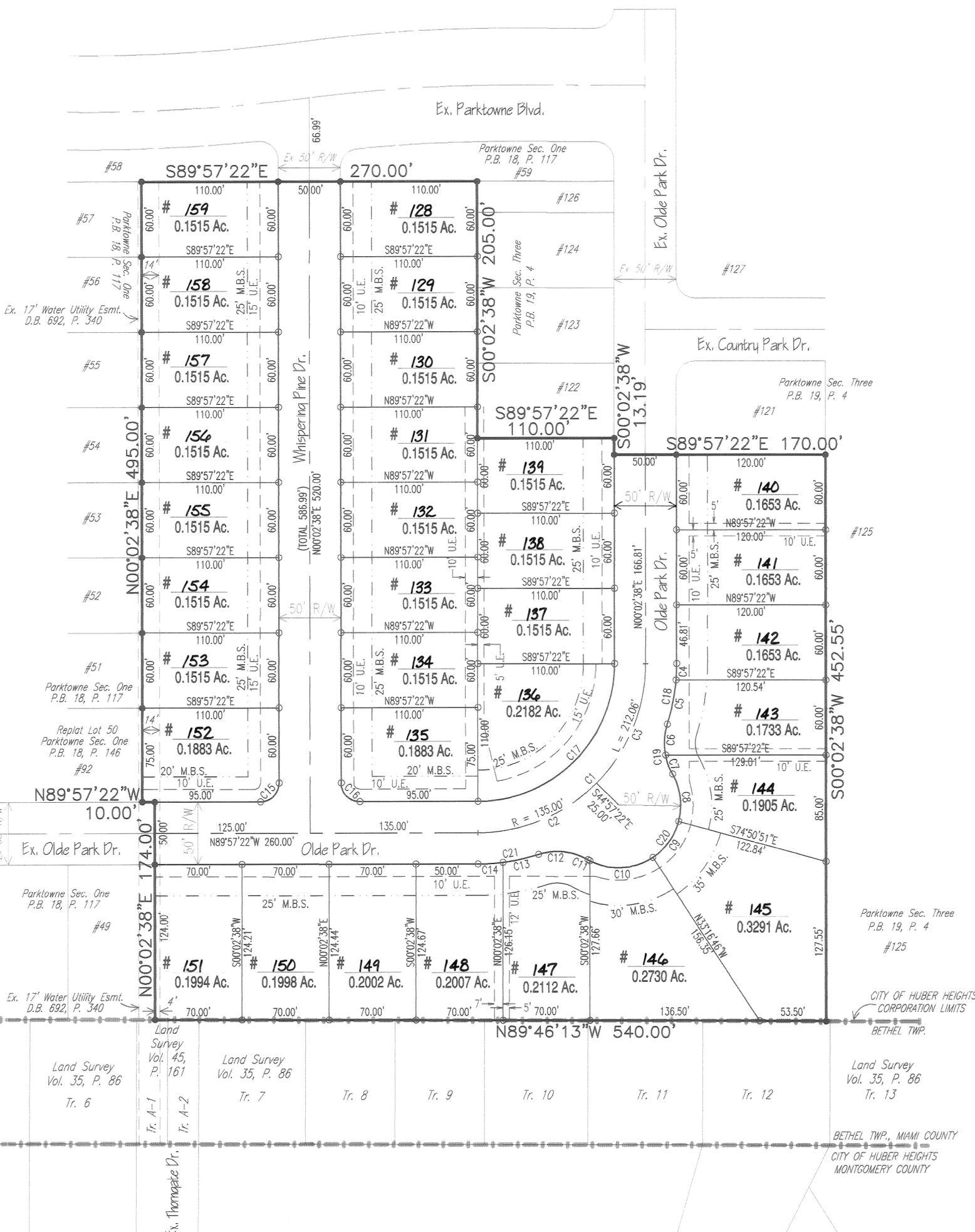
4324 WEBSTER STREET -- DAYTON, OHIO 45414  
PH: (937) 278-0851 FX: (937) 278-6334



SCALE: 1" = 60'



GRAPHIC SCALE IN FEET



**NOTES**

- 1.) 25' M.B.S. = 25' MINIMUM BUILDING SETBACK LINE.
- 2.) U.E. = UTILITY EASEMENT (SIZE AS NOTED).
- 3.) LOT LINES ARE THE CENTERLINE OF UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN.
- 4.) ALL LOTS ARE ZONED "PR" PER THE CITY OF HUBER HEIGHTS RESOLUTION ON 4-12-99.

**MONUMENT LEGEND**

- DENOTES EX. 3/4" IRON PIN.
  - DENOTES 3/4" IRON PIN TO BE SET
- 1.) BEARINGS BASIS: P.B. 18, P. 56.
  - 2.) SIZE AND CONDITION OF MONUMENTS AS NOTED.
  - 3.) OCCUPATION IN GENERAL MATCHES SURVEY.

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C1	135.00'	90°00'00"	212.06'	135.00'	N45°02'38"E~190.92'
C2	135.00'	45°00'00"	106.03'	55.92'	N67°32'38"E~103.32'
C3	135.00'	45°00'00"	106.03'	55.92'	N22°32'38"E~103.32'
C4	160.00'	04°43'39"	13.20'	6.60'	N02°24'28"E~13.20'
C5	160.00'	12°56'40"	36.15'	18.15'	N11°14'37"E~36.07'
C6	50.00'	28°33'07"	24.92'	12.72'	N03°26'24"E~24.66'
C7	50.00'	18°42'57"	16.33'	8.24'	N20°11'39"W~16.26'
C8	50.00'	44°42'16"	39.01'	20.56'	N07°11'59"W~38.03'
C9	50.00'	41°34'05"	36.28'	18.98'	N35°56'11"E~35.48'
C10	50.00'	60°53'15"	53.13'	29.39'	N87°09'52"E~50.67'
C11	50.00'	02°01'54"	1.77'	0.89'	S61°22'34"E~1.77'
C12	50.00'	47°16'04"	41.25'	21.88'	S83°59'39"E~40.09'
C13	160.00'	10°29'28"	29.30'	14.69'	N77°37'03"E~29.26'
C14	160.00'	07°10'51"	20.05'	10.04'	N86°27'13"E~20.04'
C15	15.00'	90°00'00"	23.56'	15.00'	N45°02'38"E~21.21'
C16	15.00'	90°00'00"	23.56'	15.00'	N44°57'22"W~21.21'
C17	110.00'	90°00'00"	172.79'	110.00'	S45°02'38"W~155.56'
C18	160.00'	17°40'19"	49.35'	24.87'	S08°52'48"W~49.15'
C19	50.00'	47°16'04"	41.25'	21.88'	S05°55'05"E~40.09'
C20	50.00'	149°11'31"	130.19'	181.47'	S45°02'38"W~96.41'
C21	160.00'	17°40'19"	49.35'	24.87'	S81°12'28"W~49.15'

**RECORD PLAN  
PARKTOWNE  
SECTION FOUR**

SECTION 25, TOWN 2, RANGE 9, INLOT 17  
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO  
CONTAINS 7.0485 ACRES TOTAL  
(5.6436 ACRES IN 32 BUILDING LOTS)  
(1.4049 ACRES OF RIGHT OF WAY)

SCALE: 1" = 60' DATE: MARCH 2001

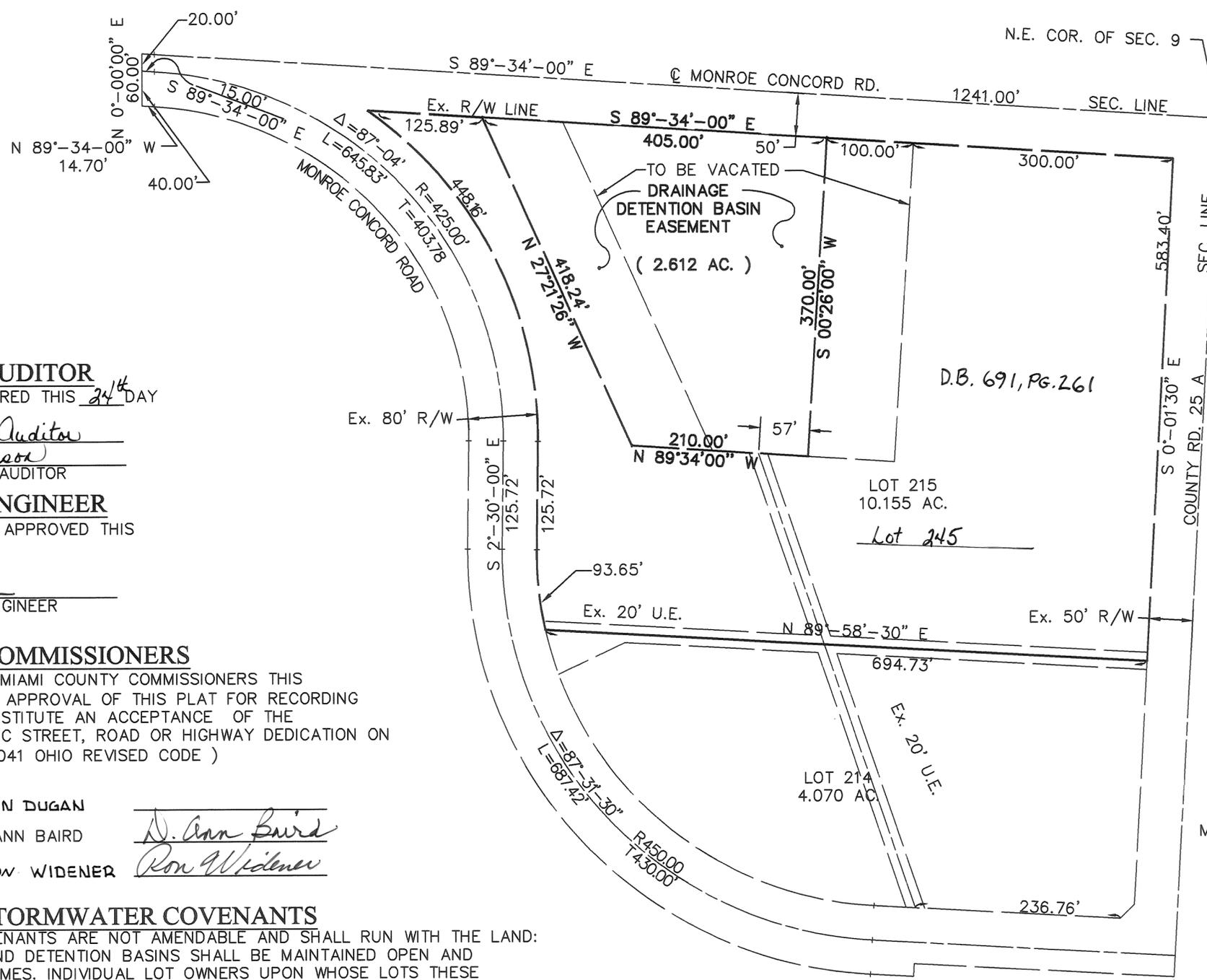
# REPLAT OF LOT 215 MEADOWVIEW VILLAGE - SECTION 9

PLAT BOOK 19, PAGE 61  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORDED THIS 24<sup>th</sup> DAY  
 OF Nov, 2001, AT 2:58 P.M.  
 FILE No. 020983 FEE: \$ 21.60

John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Michelle Wilfong  
 DEPUTY

BEARINGS BASED ON REC. PLAT, BOOK 16, PG. 144  
 SCALE 1" = 100'  
 0 50 100

SECTION 9 TOWNSHIP 4 N RANGE 6 E MONROE TOWNSHIP MIAMI, OHIO COUNTY



## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS 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 OBSTRUCTION TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

MIAMI COUNTY Y.M.C.A.  
 BY: William J. Fulker  
 WITNESS  
 WILLIAM J. FULKER, PRES.  
 BY: Lowell Needs  
 WITNESS  
 LOWELL NEEDS, EXECUTIVE DIRECTOR

## STATE OF OHIO, Miami COUNTY

BE IT REMEMBERED THAT ON THIS 21<sup>st</sup> DAY OF Nov, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE MIAMI COUNTY Y.M.C.A. BY ITS PRESIDENT WILLIAM J. FULKER AND ITS EXECUTIVE DIRECTOR LOWELL NEEDS WHO ACKNOWLEDGE THAT THEY SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

CATHERINE L. LEECE  
 NOTARY PUBLIC, STATE  
 OF OHIO - COMMISSION  
 EXPIRES 11/27/2002

MY COMMISSION EXPIRES: 11/27/2002  
 DATE NOTARY PUBLIC

## NOTE

THERE IS A FIVE Ft. (5') UTILITY EASEMENT ALONG EACH SIDE OF EACH INTERIOR LOT LINE AND ALONG THE REAR LOT LINE OF EACH LOT EXCEPT AS MAY BE SHOWN OTHERWISE HEREON. THERE IS A TEN Ft. (10') UTILITY EASEMENT ALONG AND ADJACENT TO ALL STREETS RIGHT-OF-WAY.

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED THIS 24<sup>th</sup> DAY  
 OF Nov, 2001  
Chris A. Peoples, Auditor  
Sandra D. Pearson  
 DEPUTY COUNTY AUDITOR

MIAMI COUNTY ENGINEER  
 THIS PLAT REVIEWED AND APPROVED THIS  
 8<sup>th</sup> DAY OF Jan, 1999  
Don Chute  
 MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS  
 THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS  
 \_\_\_ DAY OF \_\_\_, 2001, ( APPROVAL OF THIS PLAT FOR RECORDING  
 PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE  
 DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATION ON  
 SUCH PLAT. SECTION 711.041 OHIO REVISED CODE )

JOHN DUGAN  
 D. ANN BAIRD  
 RON WIDENER  
D. Ann Baird  
Ron Widener

## DRAINAGE AND STORMWATER COVENANTS

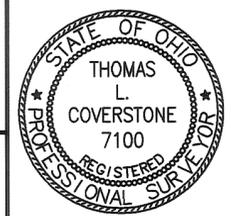
1. THE FOLLOWING COVENANTS ARE NOT AMENDABLE AND SHALL RUN WITH THE LAND:  
 ALL DRAINAGE SWALES AND DETENTION BASINS SHALL BE MAINTAINED OPEN AND UNOBSTRUCTED AT ALL TIMES. INDIVIDUAL LOT OWNERS UPON WHOSE LOTS THESE SWALES AND DETENTION BASIN ARE LOCATED SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID SWALES & DETENTION BASIN. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHOUT THE WRITTEN CONSENT OF THE MIAMI CO. ENGINEER.  
 2. THE LOTS ON THIS PLAT ARE GOVERNED BY THE MIAMI COUNTY STORMWATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, OF MIAMI COUNTY RECORDERS RECORDS.

## MIAMI COUNTY PLANNING COMMISSION

THIS PLAT REVIEWED AND APPROVED BY MIAMI COUNTY PLANNING COMMISSION THIS 17<sup>th</sup> DAY OF Nov, 1998.

Bruce R. Young CHAIRMAN  
Wendell L. Brinkman SECRETARY

Thomas L. Coverstone 11/06/98  
 THOMAS L. COVERSTONE, P.S. #7100 DATE



**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...  
 440 HOEWISHER ROAD  
 SIDNEY, OHIO 45385  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 11/06/98 drawn by: JMK job number: MIMO9801



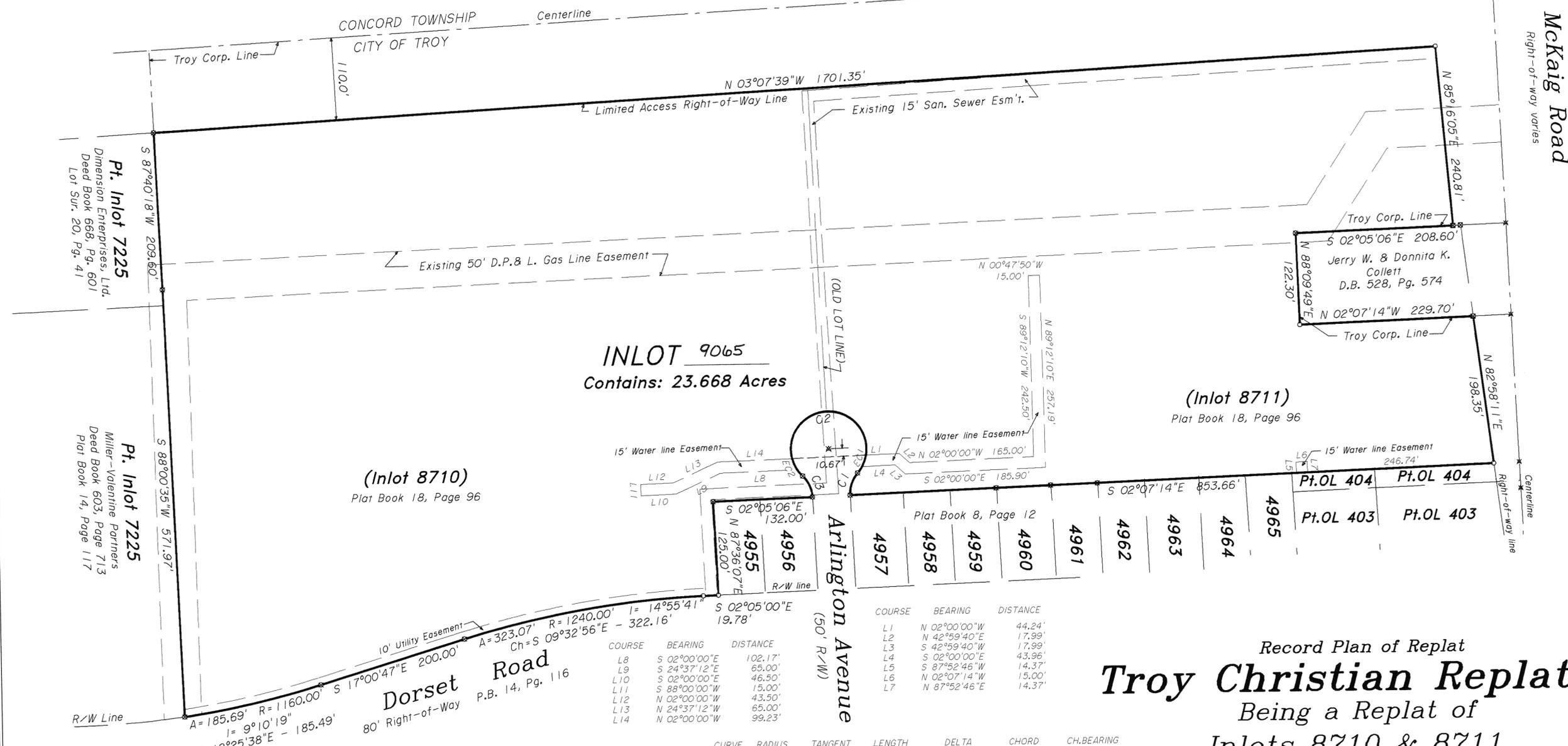
Bearings based on the east line of  
 Inlot 6081 from Deed Book 603, Page 713.

**Monument Legend**

- ⊗ Indicates 5/8" iron pin found
- Indicates 5/8" iron pin set
- ✱ Indicates spike/P.K. nail found
- △ Indicates MAG nail set

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	42.00'	16.73'	31.84'	43°26'07"	31.08'	N 70°51'17"W
C2	50.00'	53.13'	232.58'	266°31'06"	72.83'	S 02°23'53"E
C3	42.00'	16.57'	31.57'	43°03'45"	30.83'	N 65°52'25"E

**Interstate Route 75**  
 (Limited Access Right-of-Way)



**INLOT 9065**  
 Contains: 23.668 Acres

(Inlot 8711)  
 Plat Book 18, Page 96

(Inlot 8710)  
 Plat Book 18, Page 96

COURSE	BEARING	DISTANCE
L8	S 02°00'00"E	102.17'
L9	S 24°37'12"E	65.00'
L10	S 02°00'00"E	46.50'
L11	S 88°00'00"W	15.00'
L12	N 02°00'00"W	43.50'
L13	N 24°37'12"W	65.00'
L14	N 02°00'00"W	99.23'

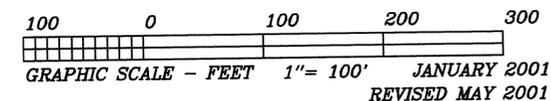
COURSE	BEARING	DISTANCE
L1	N 02°00'00"W	44.24'
L2	N 42°59'40"E	17.99'
L3	S 42°59'40"W	17.99'
L4	S 02°00'00"E	43.96'
L5	S 87°52'46"W	14.37'
L6	N 02°07'14"W	15.00'
L7	N 87°52'46"E	14.37'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
EC1	50.00'	8.17'	16.20'	18°34'05"	16.13'	N 70°23'58"W
EC2	50.00'	8.17'	16.20'	18°34'05"	16.13'	N 66°23'58"E

**SURVEY NOTES:**

- ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
- LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
- ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "McDOUGALL ASSOC"
- SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

Record Plan of Replat  
**Troy Christian Replat II**  
 Being a Replat of  
 Inlots 8710 & 8711  
 Section 29, Town 5, Range 6E  
 City of Troy  
 Miami County, Ohio  
 Contains: 23.668 Acres



**McDOUGALL ASSOCIATES, INC.**  
 Professional Land Surveyors  
 8529 BYERS ROAD  
 MIAMISBURG, OHIO 45342  
 (937) 847-2860  
 JOB #1725RP2 - SHEET 1 OF 2

**References:**

- Deed: Troy Christian Schools, Inc. D.B. 711, Pg. 331
- Plat: Annexation Plat, P.B. 10, Pg. 121D, P.B. 15, Pg. 68
- Troy Christian Replat, P.B. 18, Pg. 96
- Survey: Lot Survey Book 21, Page 119 (Pt. Lot 7225)
- Tax Map: City of Troy SW Section Plat No. 147

TROY SW 8710 & 8711  
CORPORATION SECTION INLOT

RECEIVED FOR RECORD THIS 25<sup>th</sup> DAY OF MAY, 2001  
 AT 2:19 P.M.

John W. O'Brien Michelle DeFina  
 JOHN O'BRIEN, MIAMI COUNTY RECORDER BY DEPUTY

FILE NUMBER: 0309923  
 FEE: \$43.00

THIS REPLAT APPROVED AND TRANSFERRED THIS 25 DAY OF  
May, 2001.

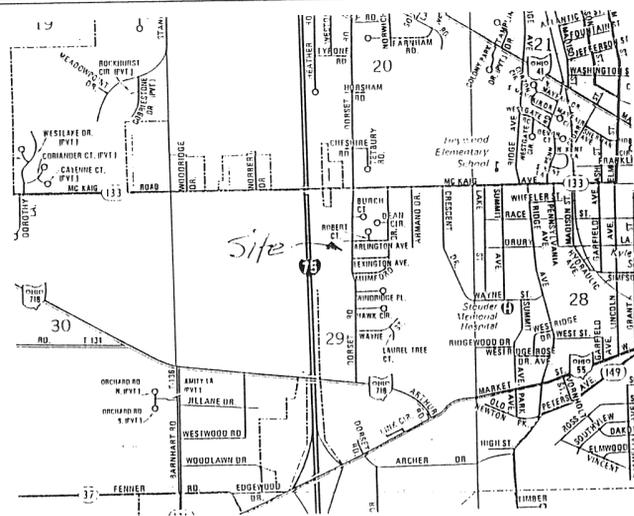
Chris A. Peoples Linda Zimmerman  
 CHRIS A. PEOPLES, BY DEPUTY  
 MIAMI COUNTY AUDITOR

**DESCRIPTION:**

BEING A SUBDIVISION OF 23.668 ACRES BEING A REPLAT OF INLOTS 8710 AND 8711 AS SHOWN ON PLAT BOOK 18, PAGES 96-96A OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO, BEING THE SAME LAND CONVEYED TO TROY CHRISTIAN SCHOOLS, INC., AN OHIO CORPORATION, BY DEED RECORDED IN DEED BOOK 711, PAGE 331 OF THE DEED RECORDS OF SAID COUNTY. ALSO DEED BOOK 627-727, D.B. 681-777, D.B. 696-777

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN, IN ACCORDANCE WITH MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVED DISTANCES ARE MEASURED ON THE ARC.

BY: Kirk P. Diehl  
 KIRK P. DIEHL, P.S. #7032



VICINITY MAP  
 NO SCALE

**CONSENT TO REPLAT:**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND SHOWN REPLATTED HEREON, DO HEREBY ACCEPT AND APPROVE THIS REPLAT, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT AND RESERVE THE EASEMENTS AS SHOWN TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, REPAIR, MAINTENANCE, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

ALSO AN EASEMENT UNTO THE AMERITECH OR OHIO BELL TELEPHONE COMPANY AND OTHER UTILITIES FRANCHISED TO PROVIDE SERVICE AND/OR THE DAYTON POWER AND LIGHT COMPANY TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, SUPPLEMENT AND REMOVE AT ANY TIME OR TIMES HEREAFTER, UNDERGROUND COMMUNICATIONS SERVICEABLE FACILITIES AND OR ELECTRIC POWER CABLES AND APPURTENANCES AND/OR GAS SERVICES IN, UNDER AND UPON A STRIP OF LAND THREE (3) FEET IN WIDTH EXTENDING FROM REAR OR SIDE LOT LINES TO THE DWELLING SITE ON SAID LOT. SAID GRANT INCLUDES THE RIGHT AT ALL TIMES INGRESS TO AND EGRESS FROM SAID STRIP, THE RIGHT TO USE THE PREMISES PARALLEL TO AND ADJOINING THE BOUNDARIES OF SAID STRIP FOR THE OPERATION OF APPARATUS, APPLIANCES AND EQUIPMENT FOR ANY PURPOSES HEREIN SPECIFIED, AND THE RIGHT TO CLEAR SAID STRIP OF ALL SHRUBBERY, TREES, ROOTS AND UNDERGROUND OBSTRUCTIONS SO AS TO KEEP FACILITIES CLEAR THEREOF. THE SAID TELEPHONE COMPANY AND OR POWER AND LIGHT COMPANY SHALL PROMPTLY RESTORE THE SURFACE OF SAID STRIP TO ITS ORIGINAL STATE OF USEFULNESS.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Nancy Price  
 WITNESS  
 (PRINTED NAME)

OWNER: TROY CHRISTIAN  
 SCHOOLS, INC., AN OHIO CORPORATION

JANE PEVCE  
 WITNESS  
 (PRINTED NAME)

Michael L. Teeters  
 BY: MICHAEL L. TEETERS,  
 PRESIDENT, TROY CHRISTIAN  
 SCHOOL BOARD

STATE OF OHIO, S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15<sup>th</sup> DAY OF February, 2001 BY MICHAEL L. TEETERS ON BEHALF OF TROY CHRISTIAN SCHOOLS, INC., AN OHIO CORPORATION AS OWNER OF INLOTS 8710 AND 8711.

Jolynn K. Shinall  
 NOTARY PUBLIC

Jo Ann K. Shinall, Notary Public  
 In and for the State of Ohio  
 My Commission Expires Feb. 10, 2005

REPLAT TO COMBINE 2 TRACTS DOES NOT REQUIRE COUNCIL APPROVAL. REVIEWED & APPROVED THIS 6<sup>TH</sup> DATE OF APRIL 2001.

Steven D. Leffel  
 STEVEN D. LEFFEL  
 TROY PUBLIC WORKS DIRECTOR.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, THIS PLAT WAS APPROVED.

PRESIDENT

SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001. THIS PLAT WAS APPROVED BY ORDINANCE NO. \_\_\_\_\_.

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

Record Plan of Replat  
**Troy Christian Replat II**

Being a Replat of  
 Inlots 8710 & 8711

Section 29, Town 5, Range 6E

City of Troy

Miami County, Ohio

Contains: 23.668 Acres

This Instrument Prepared By:

McDOUGALL ASSOCIATES, INC.

Professional Land Surveyors

8529 BYERS ROAD

MIAMISBURG, OHIO 45342

(937) 847-2660

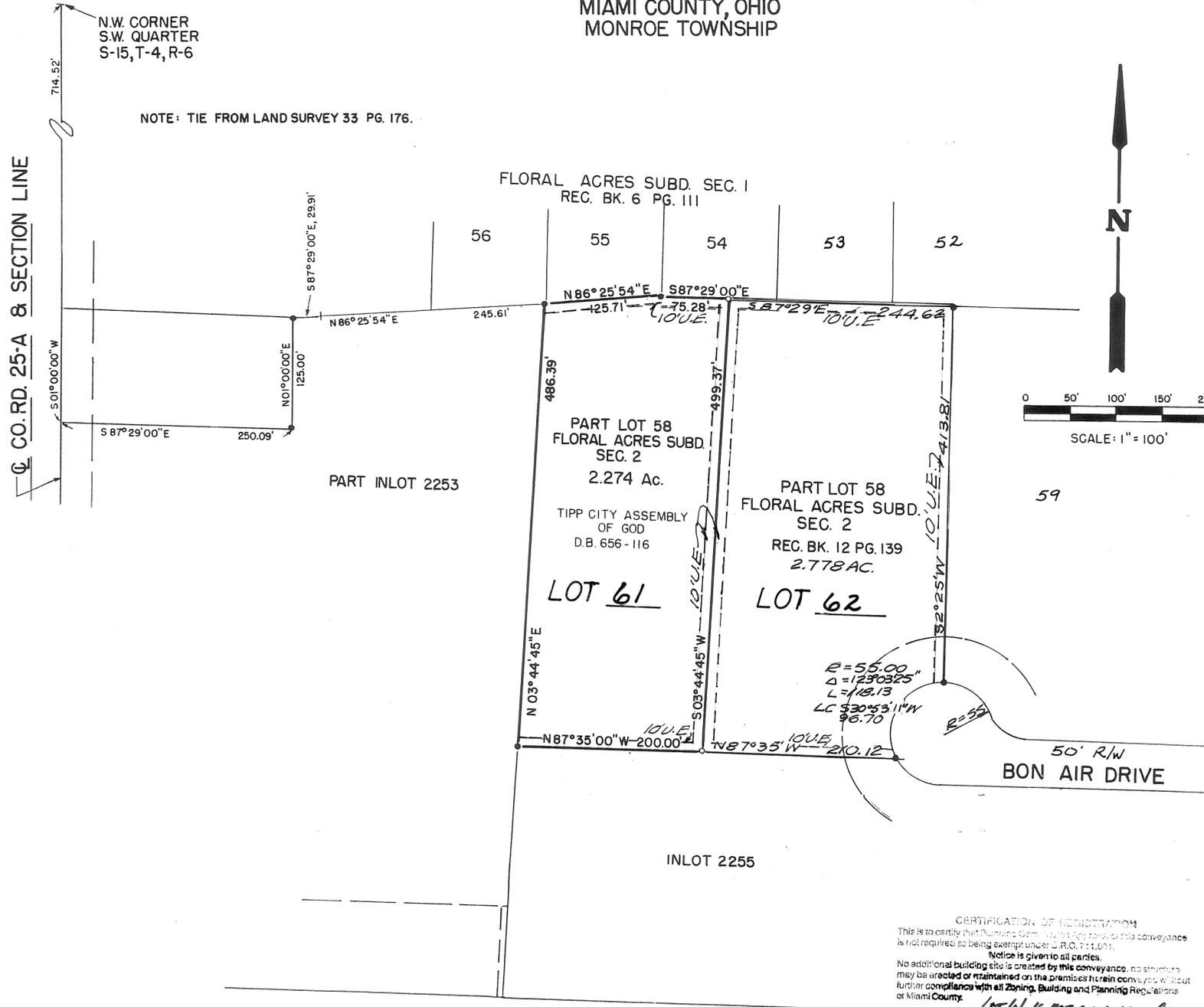
JANUARY 2001 JOB #1725RP2 SHEET 2 OF 2

JUNE, 2001, AT 1:06 P.M.

FILE NO. 0310259 FEE: \$21.<sup>00</sup>

John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 BY: Nichelle Buffner  
 DEPUTY AUDITOR

REPLAT OF LOT 58, FLORAL ACRES SUBDIVISION, LOCATED IN SECTION 15, TOWN 4, RANGE 6  
 MIAMI COUNTY, OHIO  
 MONROE TOWNSHIP



WE, THE UNDERSIGNED OFFICERS OF THE TIPP CITY ASSEMBLY OF GOD, DO HEREBY ACCEPT AND APPROVE THIS REPLAT OF LOT 58 IN FLORAL ACRES SUBDIVISION AS SHOWN HEREON.

Darryl Pigg  
 DARRYL PIGG, PASTOR/CHAIRMAN  
Bruce Haas  
 BRUCE HAAS, TREASURER

Ruby E. Klockner  
 WITNESS  
Richard W. Klockner  
 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 SUCH INSTRUMENT IS THEIR FREE ACT AND DEED. SIGNED BEFORE ME IN TROY, OHIO, THIS 17TH DAY OF APRIL, 2001.  
Richard W. Klockner  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 15th DAY OF May, 2001, THIS REPLAT WAS REVIEWED AND APPROVED.

Chris T. Pepler  
 CHAIRMAN  
Samuel A. Brandman  
 SECRETARY

THIS REPLAT REVIEWED AND APPROVED THIS 23rd DAY OF May, 2001.

Darryl Pigg  
 MIAMI COUNTY ENGINEER

TRANSFERRED THIS 1 DAY OF June, 2001.  
Chris A. Pepler  
 MIAMI COUNTY AUDITOR  
Saida Sarraman  
 BY DEPUTY AUDITOR

CERTIFICATION OF REGISTRATION  
 This is to certify that Planning Commission's approval of this conveyance is not required as being exempt under C.R.C. 711.021.  
 Notice is given to all parties.  
 No additional building site is created by this conveyance, no structure may be erected or maintained on the premises herein conveyed without further compliance with all Zoning, Building and Planning Regulations of Miami County.

Lot 61 is not an approved Building lot.  
Samuel A. Brandman  
 Miami County Planning Commission

APPROVED  
 Miami County Planning Commission  
 Date May 15, 2001 by various for lot 61  
 Secretary Samuel A. Brandman

- REFERENCES  
 REC. BK. 6 PG. 111  
 REC. BK. 12 PG. 139  
 LAND SURVEY 33 PG. 176  
 REC. BK. 14 PG. 98
- LEGEND  
 • IRON PIN FOUND  
 ○ IRON PIN SET

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON A FIELD SURVEY.  
Richard W. Klockner  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR NO. 4370



REPLAT OF LOT 58-FLORAL ACRES SECTION 15, TOWN 4, RANGE 6, MONROE TOWNSHIP		
FOR: TIPP CITY ASSEMBLY OF GOD		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING LAND SURVEYING 16 EAST WATER ST. TROY, OH. 45373 937-339-5331		
DATE	DRAWN: D.V.	SHEET
3-19-2001	CHECKED: <u>Rich</u>	1 OF 1
SCALE: 1" = 100'		

RECORD PLAN  
**VACATION OF RIGHT-OF-WAY  
 AND EASEMENTS  
 DEDICATION OF RIGHT-OF-WAY**  
 12.393 ACRES  
 SECTION 18, TOWN 5 N., RANGE 6, E.  
 CITY OF TROY  
 MIAMI COUNTY, OHIO  
 FEBRUARY, 2001

REPLATED THIS 5 DAY OF June, 2001

Chris A. Pepler  
 MIAMI COUNTY AUDITOR

BY: Sinda Lirnerman  
 DEPUTY AUDITOR

PLAT BOOK 19 PAGE 64  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO. 0310584  
 RECEIVED 6-5 2001  
 AT 1:34 pm FEE 43.20  
John W. O'Brien  
 JOHN W. O'BRIEN  
 MIAMI COUNTY RECORDER

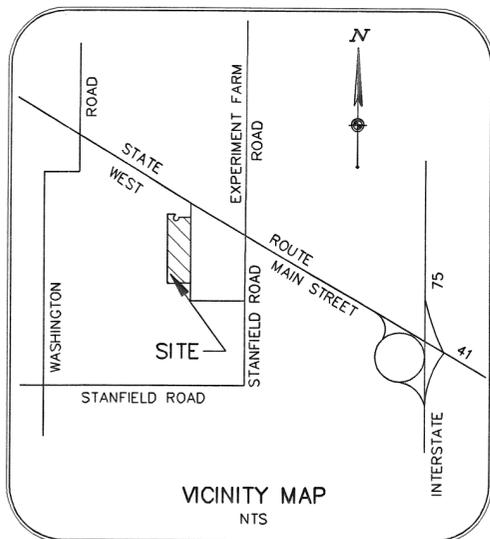
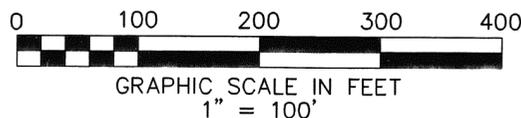
BY: Michelle Jeffrey  
 DEPUTY RECORDER

- LEGEND**
- IRON PIN FOUND
  - 5/8" IRON PIN SET
  - △ RAILROAD SPIKE SET
  - ▲ RAILROAD SPIKE FOUND

**NOTES:**  
 THIS PLAT IS INTENDED TO VACATE  
 THE EXISTING STREETS AND EASEMENTS  
 AS INDICATED, TO DEDICATE ADDITIONAL  
 RIGHT-OF-WAY FOR DOTCOM DRIVE.

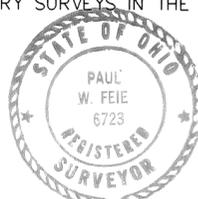
\* EASEMENT PER PLAT BOOK 18, PAGE 148

PREPARED BY:  
  
 4141 ROSSLYN DRIVE  
 CINCINNATI, OHIO 45209-1183  
 513.272.8300  
 FAX: 513.272.8301



**CERTIFICATION**  
 I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN.  
 IRON PINS WILL BE SET AT ALL LOT CORNERS, IN ACCORDANCE  
 WITH "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE  
 OF OHIO".

**WOOLPERT LLP**  
Paul W. Feie 510101  
 PAUL W. FEIE  
 OHIO REGISTERED SURVEYOR NO. 6723



 RIGHT-OF-WAY  
 TO BE DEDICATED  
 0.070 ACRES

 EXISTING EASEMENTS  
 TO BE VACATED

 RIGHT-OF-WAY  
 TO BE VACATED  
 1.253 ACRES

AREA TO  
 BE DEDICATED  
 0.070 ACRES

△ = 56°15'04"  
 R = 40.00'  
 L = 39.27'  
 S26°35'22"W  
 CHD = 37.71'

△ = 134°42'51"  
 R = 50.00'  
 L = 117.56'  
 S12°38'32"E  
 CHD = 92.29'

△ = 236°15'04"  
 R = 50.00'  
 L = 206.17"  
 S63°24'38"E  
 CHD = 88.19"  
 (TOTAL CURVE)

DETAIL  
 SCALE: 1"=50'

**DESCRIPTION:**

BEING A REPLAT OF PART OF BH INVESTMENTS - DEVELOPMENT SECTION 1  
 AS RECORDED IN PLAT BOOK 18, PAGE 148 CONTAINING 12.393 ACRES  
 TOTAL OF LOTS 8856-8862 IN THE CITY OF TROY, MIAMI COUNTY, OHIO AS  
 CONVEYED TO LOWE'S HOME CENTERS, INC. RECORDED IN DEED  
 BOOK 715, PAGE 707, BEING 0.070 ACRES IN DEDICATED STREET RIGHT-  
 OF-WAY AND 12.323 ACRES IN PLATTED LOT.

**DEDICATION:**

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE  
 LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT.

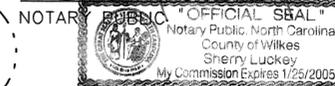
Amanda J. Hardy  
 WITNESS AS TO BOTH  
Judith L. Huffman  
 WITNESS AS TO BOTH

OWNER  
 Lowe's Home Centers, Inc.  
Kevin D. Bennett  
 Vice-President  
 KEVIN D. BENNETT

STATE OF North Carolina, COUNTY OF Wilkes, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF North Carolina  
 PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED  
 THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS  
 HIS FREE ACT AND DEED FOR AND ON BEHALF OF THE CORPORATION.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND  
 AFFIXED MY OFFICIAL SEAL THIS 3<sup>rd</sup> DAY OF May, 2001.

NOTARY PUBLIC, MY COMMISSION EXPIRES: 1/25/05



WITNESS AS TO BOTH

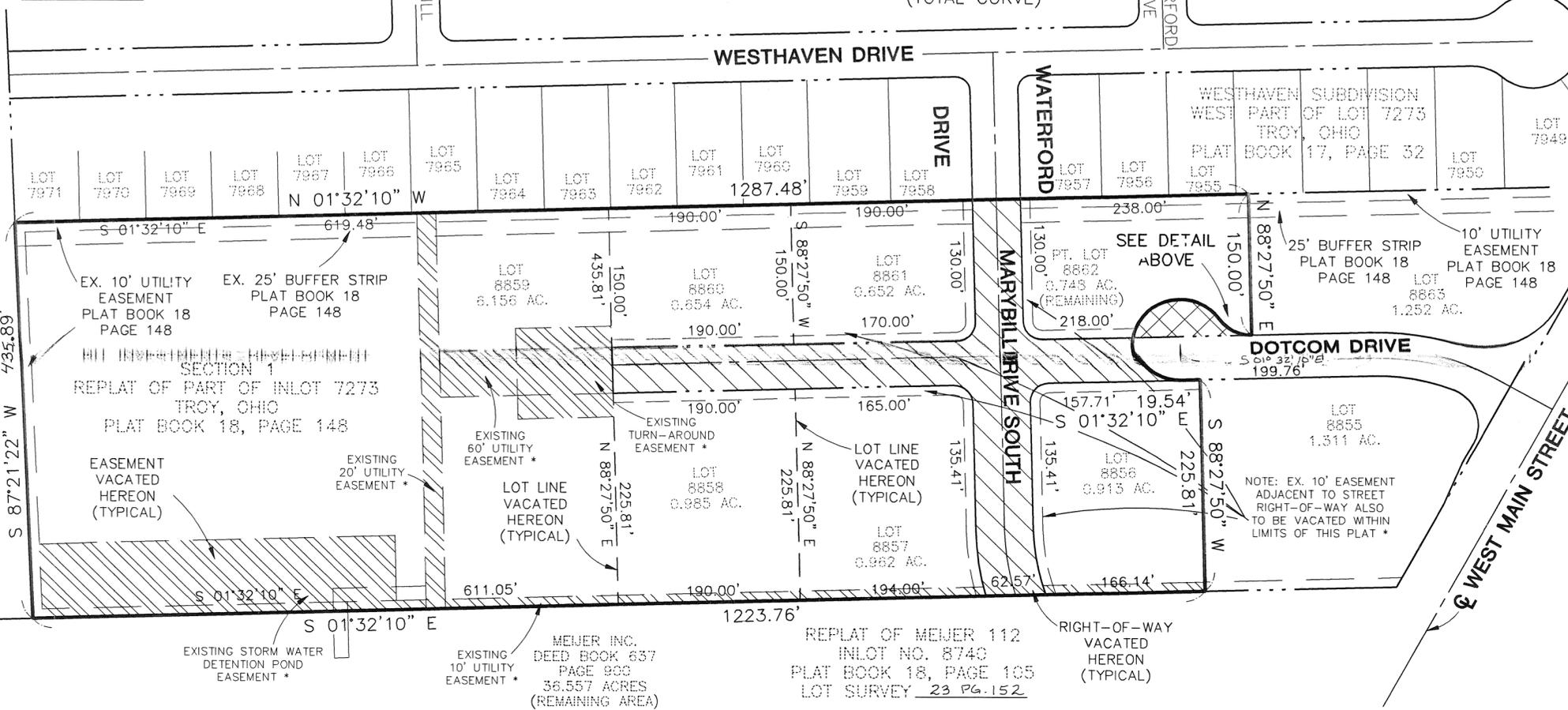
WITNESS AS TO BOTH

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED  
 THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS  
 HIS FREE ACT AND DEED INDIVIDUALLY AND ON BEHALF OF THE  
 CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND  
 AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

NOTARY PUBLIC, MY COMMISSION EXPIRES: \_\_\_\_\_



G:\SV\PROJECTS\58408 LOWES TROY\DRAWINGS\408rpl.dwg.DWG - MAY 01, 2001 - 14:02:56

RECORD PLAN  
**VACATION OF RIGHT-OF-WAY  
AND EASEMENTS  
DEDICATION OF RIGHT-OF-WAY**  
12.393 ACRES  
SECTION 18, TOWN 5 N, RANGE 6 E  
CITY OF TROY  
MIAMI COUNTY, OHIO

PLAT BOOK 19 PAGE 64-A  
MIAMI COUNTY RECORDER'S PLAT  
RECORDS.  
FILE NO. 0310584  
RECEIVED 6-5, 2001  
AT 1:34 P.M. FEE \$ 43.20  
John W. O'Brien  
JOHN W. O'BRIEN  
MIAMI COUNTY RECORDER  
BY: Michelle Wynne  
DEPUTY AUDITOR  
RECORDER

**PLANNING COMMISSION APPROVAL**

THIS PLAT REVIEWED AND APPROVED THIS 13<sup>TH</sup> DAY OF  
DECEMBER, 2000 BY THE PLANNING COMMISSION OF THE CITY OF  
TROY, OHIO.

Charles J. Dyle  
CHAIRMAN

Sue D. Knight  
SECRETARY

**COUNCIL APPROVAL**

THIS PLAT REVIEWED AND APPROVED THIS 16<sup>TH</sup> DAY OF  
JANUARY, 2001 BY THE TROY CITY COUNCIL BY ORDINANCE NO.  
O-1-2001, EFFECTIVE FEBRUARY 13, 2001.

Peter E. Jenkins  
MAYOR

William Scher  
PRESIDENT OF COUNCIL

Sue D. Knight  
CLERK OF COUNCIL

RECORD PLAN

BEING A REPLAT OF PART OF INLOT 8740 AND INLOTS 8856 THRU 8862 AND VACATED RIGHT-OF-WAY AND DEDICATION OF NEW EASEMENTS OVER COMBINED TRACT 17.217 ACRES TOTAL

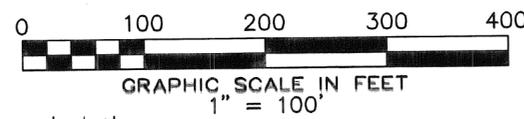
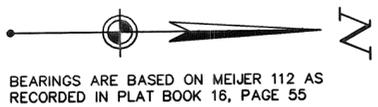
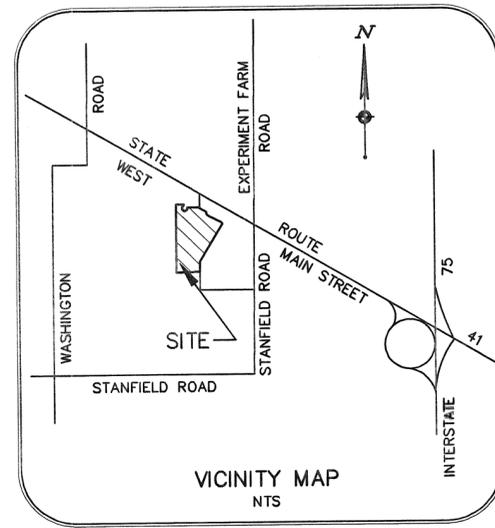
SECTION 18, TOWN 5 N., RANGE 6, E. CITY OF TROY MIAMI COUNTY, OHIO FEBRUARY, 2001

REPLATTED THIS 5 DAY OF June 2001

Chris A. Peeples MIAMI COUNTY AUDITOR BY: Linda Wierman DEPUTY AUDITOR

PLAT BOOK 19 PAGE 65 MIAMI COUNTY RECORDER'S PLAT RECORDS FILE NO. 03165816 RECEIVED 6-5-2001 AT 1:37 PM FEE 43.28 JOHN W. O'BRIEN MIAMI COUNTY RECORDER

BY: Michelle Hefner DEPUTY RECORDER



PREPARED BY: WOOLPERT 4141 ROSSLYN DRIVE CINCINNATI, OHIO 45209-1183 513.272.8300 FAX: 513.272.8301

- LEGEND: IRON PIN FOUND, 5/8" IRON PIN SET, RAILROAD SPIKE SET, RAILROAD SPIKE FOUND

DESCRIPTION: BEING A TRACT OF 17.217 ACRES CONSISTING OF A 4.894 ACRE PARCEL BEING PART OF INLOT 8740 CONVEYED TO LOWE'S HOME CENTERS, INC BY DEED RECORDED IN DEED BOOK 715, PAGE 709, AND A CONSOLIDATION OF 12.393 ACRES CONVEYED TO LOWE'S HOME CENTERS, INC AND AS RECORDED IN PLAT BOOK 19, PAGE 64, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, ALSO DEED BOOK 715 PAGE 707

DEDICATION: WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT.

OWNER: Lowe's Home Centers, Inc. Amanda J. Handy WITNESS AS TO BOTH Kevin D. Bennett Vice-President WITNESS AS TO BOTH

STATE OF N. Carolina, COUNTY OF Wilkes, S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF North Carolina PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED FOR AND ON BEHALF OF THE CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 3rd DAY OF May, 2001.

NOTARY PUBLIC: Sherry Luckey, My Commission Expires 1/25/2005

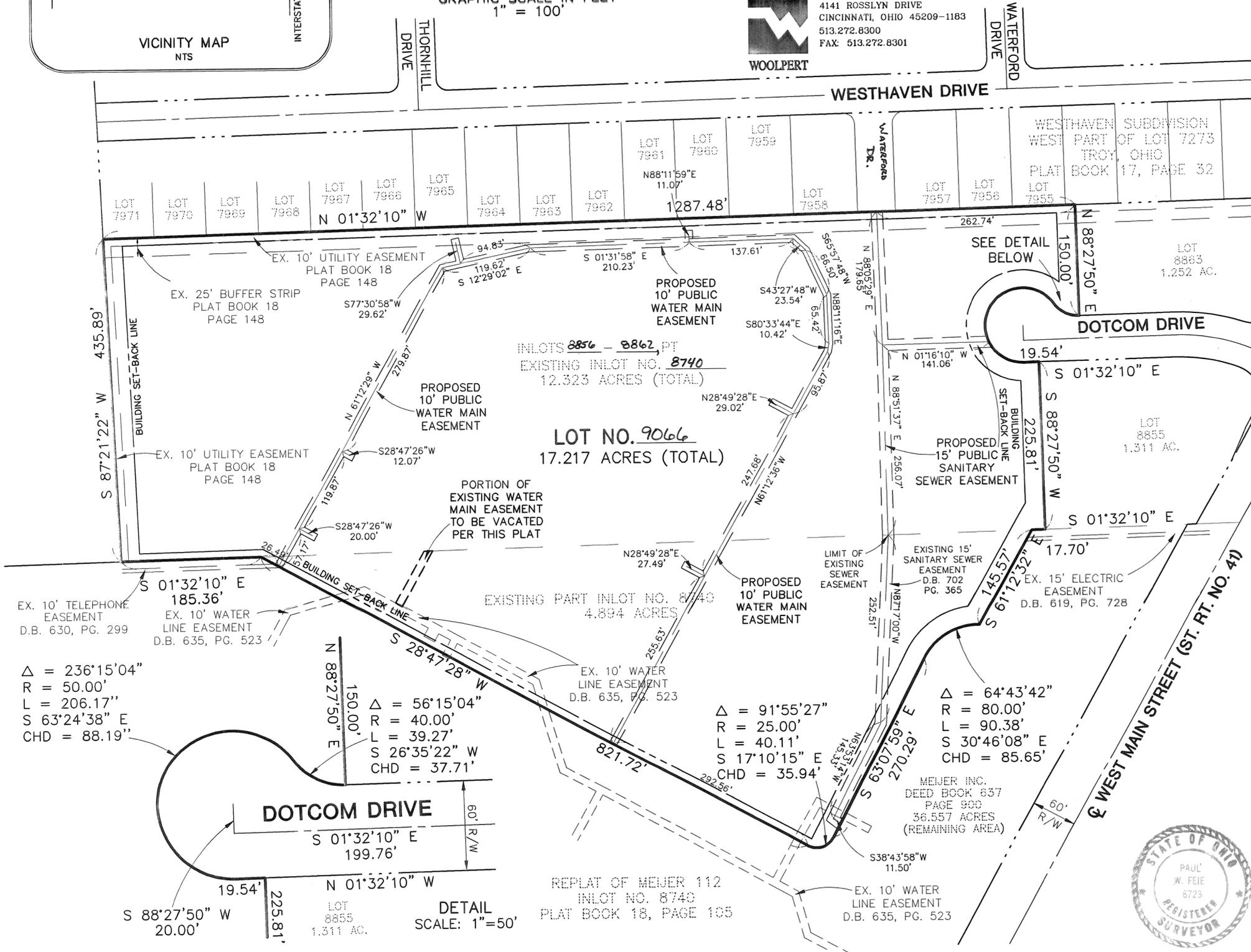
WITNESS AS TO BOTH

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND ON BEHALF OF THE CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

NOTARY PUBLIC

CERTIFICATION: I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN. IRON PINS WILL BE SET AT ALL LOT CORNERS, IN ACCORDANCE WITH "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO".

WOOLPERT LLP Paul W. Feie 5/1/01 PAUL W. FEIE OHIO REGISTERED SURVEYOR NO. 6723



G:\SV\PROJECTS\58408 LOWES TROY\DRAWINGS\58408rp2.dwg.DWG - MAY 01, 2001 - 14:00:32

RECORD PLAN  
**BEING A REPLAT OF  
 PART OF INLOTS 8740  
 AND INLOTS 8856-8862  
 AND VACATED RIGHT-OF-WAY  
 AND DEDICATION OF NEW EASEMENTS  
 OVER COMBINED TRACT**  
 17.217 ACRES TOTAL  
 SECTION 18, TOWN 5 N, RANGE 6 E  
 CITY OF TROY  
 MIAMI COUNTY, OHIO

PLAT BOOK 19 PAGE 65-A  
 MIAMI COUNTY RECORDER'S PLAT  
 RECORDS.  
 FILE NO. 0310586  
 RECEIVED 10-5, 2001  
 AT 1:57 p.M. FEE \$43.20  
John W. O'Brien  
 JOHN W. O'BRIEN  
 MIAMI COUNTY RECORDER  
 BY: Michelle Giffner  
 DEPUTY AUDITOR  
 RECORDER

**PLANNING COMMISSION APPROVAL**  
 THIS PLAT REVIEWED AND APPROVED THIS 13<sup>TH</sup> DAY OF  
DECEMBER, 2000 BY THE PLANNING COMMISSION OF THE CITY OF  
 TROY, OHIO.

Charles T. Dyke CHAIRMAN      Sue D. Knight SECRETARY

**COUNCIL APPROVAL**  
 THIS PLAT REVIEWED AND APPROVED THIS 16<sup>TH</sup> DAY OF  
JANUARY, 2001 BY THE TROY CITY COUNCIL BY ORDINANCE NO.  
0-1-2001, EFFECTIVE FEBRUARY 15, 2001.

Peter E. Jenkins MAYOR      William J. Scher PRESIDENT OF COUNCIL  
Sue D. Knight CLERK OF COUNCIL

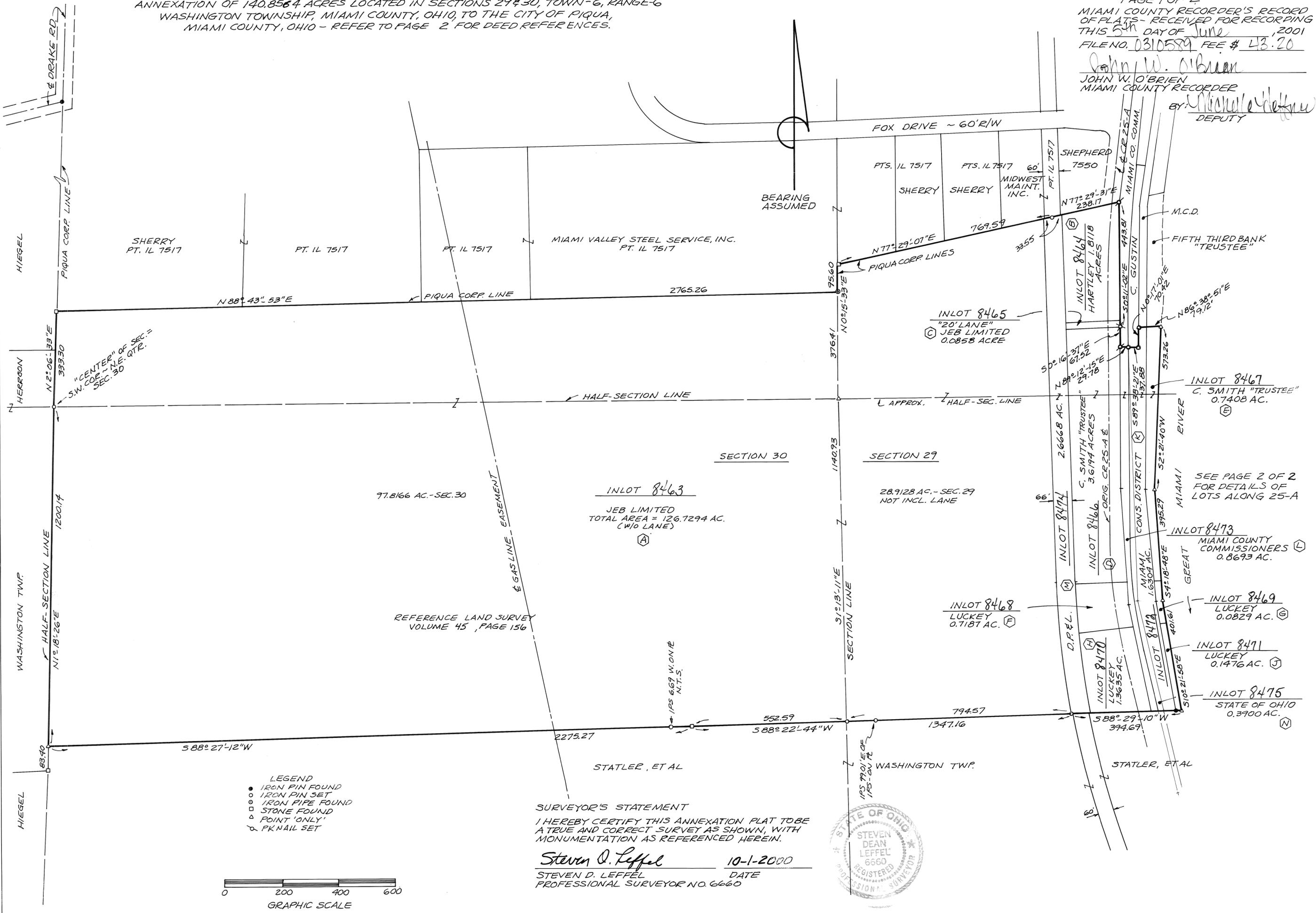
# ANNEXATION TO THE CITY OF PIQUA

ANNEXATION OF 140.8564 ACRES LOCATED IN SECTIONS 29 & 30, TOWN-6, RANGE-6  
WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO, TO THE CITY OF PIQUA,  
MIAMI COUNTY, OHIO - REFER TO PAGE 2 FOR DEED REFERENCES.

PLAT BOOK 19 PAGE 466 - A

PAGE 1 OF 2  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS - RECEIVED FOR RECORDING  
THIS 5th DAY OF June, 2001  
FILE NO. 0310589 FEE \$ 43.20

John W. O'Brien  
JOHN W. O'BRIEN  
MIAMI COUNTY RECORDER  
BY: *Michael Deffner*  
DEPUTY



- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - IRON PIPE FOUND
  - STONE FOUND
  - △ POINT ONLY
  - PK NAIL SET



SURVEYOR'S STATEMENT  
I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE  
A TRUE AND CORRECT SURVEY AS SHOWN, WITH  
MONUMENTATION AS REFERENCED HEREIN.

*Steven D. Leffel* 10-1-2000  
STEVEN D. LEFFEL DATE  
PROFESSIONAL SURVEYOR NO. 6660



SEE PAGE 2 OF 2  
FOR DETAILS OF  
LOTS ALONG 25-A

See Annexation Proceedings Recorded in Misc. Book 30 Page 873.

John W. O'Brien Michaela Johnson  
Miami County Recorder Deputy

**MIAMI COUNTY ENGINEER**

This annexation plat reviewed and approved by the Miami County Engineer this 31<sup>st</sup> day of JANUARY, 2001.

Douglas L. Christian  
Douglas L. Christian, Miami County Engineer

**MIAMI COUNTY AUDITOR**

Approved and transferred with lot numbers assigned this 5<sup>th</sup> day of June, 2001.

Chris A. Peoples Linda Pearson  
Chris A. Peoples Deputy  
Miami County Auditor

**PIQUA CITY COMMISSION**

At a meeting of the Piqua City Commission held this 7<sup>th</sup> day of May, 2001, this annexation plat was accepted and approved by Ordinance No. 8-01.

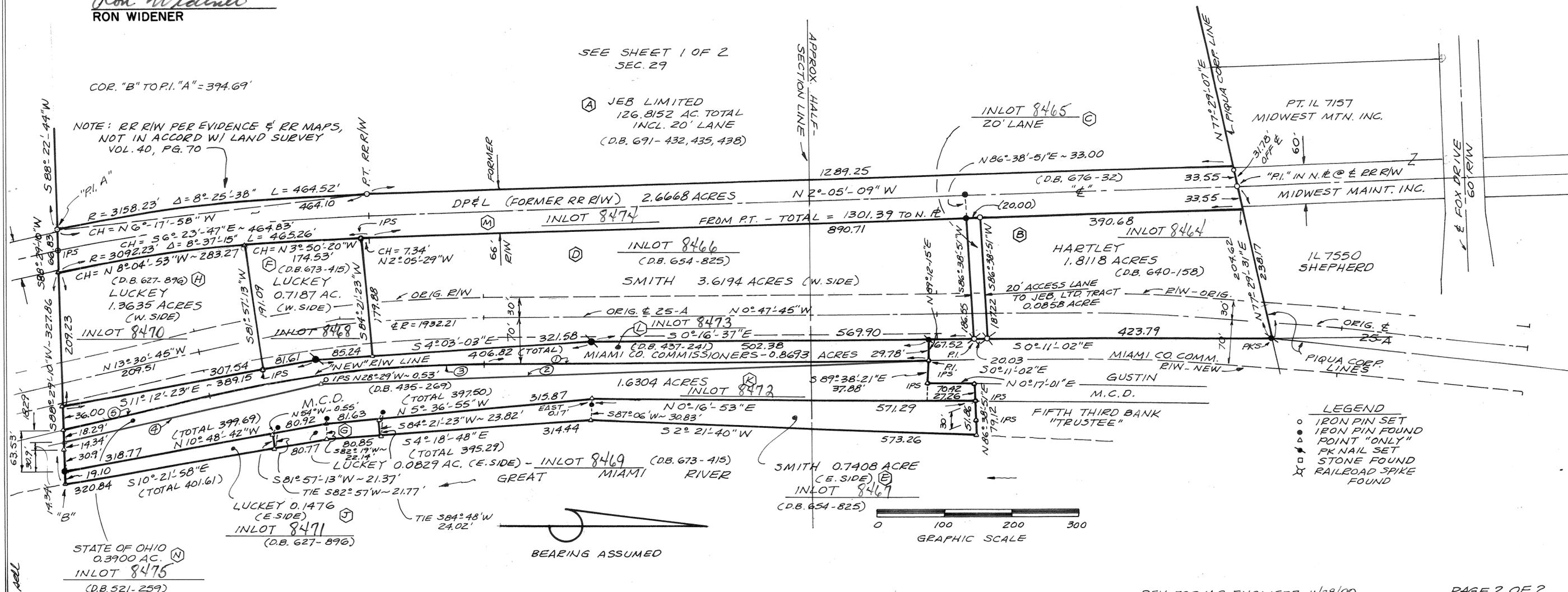
Fla. Blaw P. J. R.  
Mayor City Manager  
Rebecca J. Loebl  
Clerk

**MIAMI COUNTY COMMISSIONERS**

At a meeting of the Miami County Commissioners held this 30<sup>th</sup> day of JANUARY, 2001, this plat was approved for Annexation by Resolution No. \_\_\_\_\_.

D. Ann Baird John J. Dugan  
D. Ann Baird JOHN J. DUGAN  
Ron Widener  
RON WIDENER

- ① N 0° 47' 45" W ~ 662.01'
- ② S 2° 25' 58" E ~ 904.27'
- ③ R = 1862.21'; A = 413.31'; CH: 57° 09' 15" E ~ 412.47'; Δ = 12° 43'
- ④ S 13° 33' 05" E ~ 396.47'
- ⑤ N 13° 30' 45" W ~ 224.38'



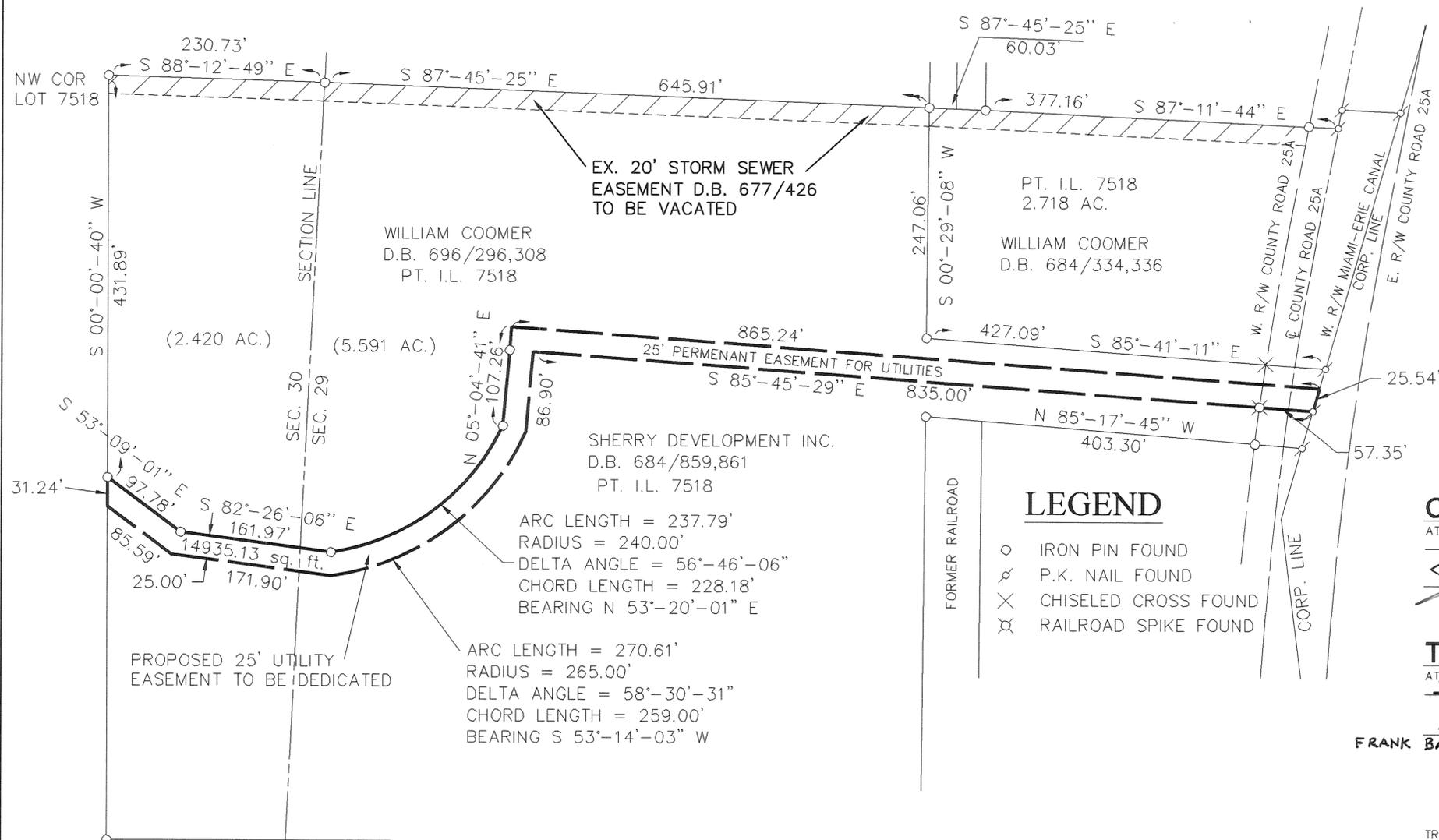


# VACATION/DEDICATION PLAT FOR A 25' UTILITY EASEMENT

14935.13 SQUARE FEET    29&30 SECTION    6 TOWNSHIP    6 E RANGE    WASHINGTON TOWNSHIP    PIQUA CITY    MIAMI, OHIO COUNTY

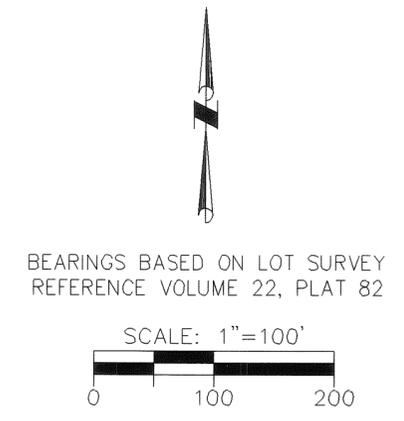
PLAT BOOK 19, PAGE 68  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 8<sup>th</sup> DAY OF June, 2001, AT 2:35 PM.

FILE No. 0311002 FEE: \$21.60  
John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Michelle Hefner  
 DEPUTY



DEED REFERENCE  
 D.B. 538/308  
 D.B. 676/7&9  
 D.B. 696/296&308

SURVEY REFERENCE  
 LAND SURVEY VOLUME 29, PG. 28  
 LOT SURVEY VOLUME 22, PG. 80  
 LOT SURVEY VOLUME 22, PG. 82  
 LOT SURVEY VOLUME 22, PG. 170



## LEGEND

- IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ CHISELED CROSS FOUND
- ⊗ RAILROAD SPIKE FOUND

## CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, THIS PLAT WAS REVIEWED AND APPROVED.  
[Signature] PRESIDENT    [Signature] SECRETARY

## THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO, HELD THIS 4<sup>th</sup> DAY OF June, 2001, THIS EASEMENT VACATION PLAT WAS APPROVED BY ORDINANCE NO. 12-01  
FRANK BARHORST, MAYOR    REBECCA J. COOL, CLERK OF COMMISSION

TRANSFERRED THIS 8 DAY OF June, 2001.  
Chris A. Peoples BY: Linda Surerman  
 CHRIS A. PEEPLES    DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

## EASEMENT VACATION/DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, REQUEST VACATION OF THE EASEMENT INDICATED HEREON, AND DO HEREBY ACCEPT AND APPROVE THIS PLAT AND VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE EASEMENTS 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: SHERRY DEVELOPMENT, INC.  
Paul Sherry    Tom Coverstone    [Signature]  
 PAUL SHERRY, PRESIDENT    WITNESS    WITNESS

## ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, SS  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OWNERS OF SHERRY DEVELOPMENT, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua OHIO, THIS 30<sup>th</sup> DAY OF May, 2001.  
Deborah L. Weaver NOTARY PUBLIC    MY COMMISSION EXPIRES: June 2, 2002

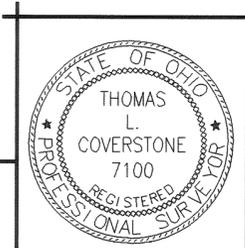
OWNER: WILLIAM COOMER  
William Coomer    Tom Coverstone    [Signature]  
 WILLIAM COOMER    WITNESS    WITNESS

## ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, SS  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED WILLIAM COOMER THE OWNER OF THE LAND PLATTED HEREON, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS THE OWNER AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OWNER.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua OHIO, THIS 30<sup>th</sup> DAY OF May, 2001.  
Deborah L. Weaver NOTARY PUBLIC    MY COMMISSION EXPIRES: June 2, 2002

DEBORAH L. WEAVER, Notary Public  
 in and for the State of Ohio  
 My Commission Expires June 2, 2002

Thomas L. Coverstone    01/29/01  
 THOMAS L. COVERSTONE, P.S. #7100    DATE



**CHOICE ONE ENGINEERING**  
 the choice that exceeds...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 01-29-01    drawn by: imk    job number: MIAPIQ0024VAC



Bearings based on the east line  
(S 01°36'04" E) of P.B. 16, Pg. 118

**Monument Legend**

- ⊗ Indicates iron pin/pipe found
- Indicates iron pin set
- ⊗ Indicates spike/nail found
- △ Indicates MAG nail set

**References:**

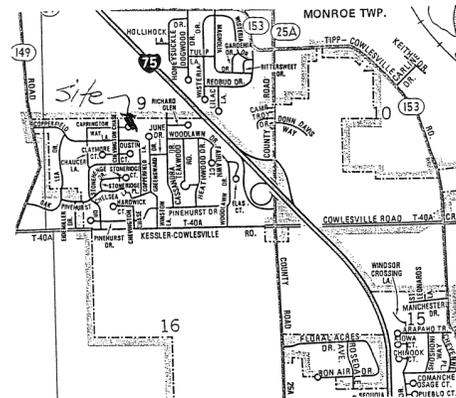
Deed: Dunny L. and Marney L. Barlow, Deed Book 713, Page 332  
Plat: Windmere Subdivision, Section 7, Plat Book 16, Page 118  
Tax Map: Tipp City NW Plat 57

**Easement Note:**

All easements shown hereon are as recorded on Windmere Subdivision Section 7, Plat Book 16, Page 118, except as noted hereon.

**Note:**

The lot shown hereon is subject to all covenants, conditions and restrictions (including drainage restrictions) as recorded on Windmere Subdivision Section 7, Plat Book 16, Page 118 and recorded in Volume 23, Page 55 of the Miscellaneous Records of Miami County, Ohio



Vicinity Map  
No Scale

PLAT BOOK 19, PAGE 70  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 22<sup>nd</sup> DAY OF  
JUNE, 2001 AT 2:47 P.  
FILE NUMBER 2012040, FEE \$ 21.60  
John W. O'Brien  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY  
Michelle Hoffman  
BY DEPUTY

**SURVEY NOTES:**

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "McDOUGALL ASSOC"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	50.00'	25.94'	47.85'	54°50'10"	46.05'	N 37°21'01"E

**Charrington Way**  
(60' Right-of-way)



**DESCRIPTION**

THE WITHIN PLAT IS A SUBDIVISION OF 0.5557 ACRES, BEING A REPLAT OF LOT 3057 OF WINDMERE SUBDIVISION SECTION 7, RECORDED IN PLAT BOOK 16, PAGE 118 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO, SAID LOT 3057 BEING THE SAME AS CONVEYED TO DANNY L. BARLOW AND MARNEY L. BARLOW BY DEED RECORDED IN DEED BOOK 713, PAGE 332 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.  
THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN, IN ACCORDANCE WITH MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVED DISTANCES ARE MEASURED ON THE ARC.  
BY: Kirk P. Diehl  
KIRK P. DIEHL, P.S. #7032



**DEDICATION**

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID REPLAT AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON SAID REPLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

Dennis J. Keller  
WITNESS  
(AS TO BOTH)  
Cheryl M. Ruble  
WITNESS  
(AS TO BOTH)

OWNERS: LOT 3057  
BY: Danny L. Barlow  
Marney L. Barlow  
BY: MARNEY L. BARLOW

STATE OF OHIO, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15 DAY OF June, 2001 BY DANNY L. BARLOW AND MARNEY L. BARLOW AS OWNERS OF LOT 3057.

Dennis J. Keller  
NOTARY PUBLIC

JENNIFER KESSLER, Notary Public  
State of Ohio  
My Commission Expires Feb. 27, 2005

Stephany Bruea  
WITNESS  
(Stephany Bruea)

LIENHOLDER: LOT 3057  
COUNTRYWIDE HOME LOANS

Jodi L. McIver  
WITNESS

BY: Randell S. Gillespie, Manager  
(PRINTED NAME & TITLE)

STATE OF OHIO, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15<sup>th</sup> DAY OF June, 2001 BY Randell Gillespie AS Manager OF COUNTRYWIDE HOME LOANS AS LIENHOLDER OF LOT 3057.

Jodi L. McIver  
NOTARY PUBLIC

JODI L. MCIVER  
Notary Public, State of Ohio  
My Commission Expires 9-27-05

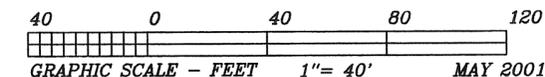
**APPROVALS**

APPROVED BY THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, THIS 12<sup>th</sup> DAY OF June, 2001.

Charles Poulter CHAIRMAN  
Misty Cox SECRETARY

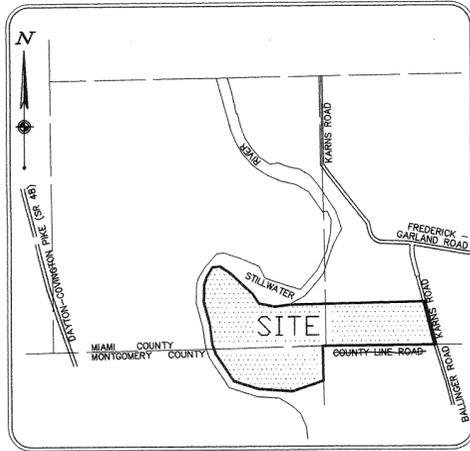
APPROVED AND TRANSFERRED WITH LOT NUMBER ASSIGNED THIS 22<sup>nd</sup> DAY OF JUNE, 2001.

Chris A. Peoples MIAMI COUNTY AUDITOR  
Jinda Pearson DEPUTY AUDITOR



Record Plan  
**REPLAT OF LOT 3057**  
**Windmere Subdivision Section 7**  
As Recorded in Plat Book 16, Page 118  
Section 9, Town 4, Range 6 M.Rs.  
City of Tipp City, Miami County, Ohio  
Contains: 0.5557 Acres

This Instrument Prepared By:  
**McDOUGALL ASSOCIATES, INC.**  
Professional Land Surveyors  
8529 BYERS ROAD  
MIAMISBURG, OHIO 45342  
(937) 847-2660  
JOB #2769RP



VICINITY MAP  
NO SCALE

## PROPOSED ANNEXATION TO THE CITY OF UNION

SITUATE IN:  
SECTION 3, TOWNSHIP 5, RANGE 5 EAST  
BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO  
AND  
SECTIONS 34 AND 35, TOWNSHIP 6, RANGE 5 EAST  
UNION TOWNSHIP, MIAMI COUNTY, OHIO  
CONTAINING 126.470± ACRES  
JULY 2000

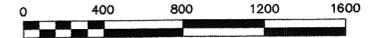
VOLUME 19 PAGE 71  
MIAMI COUNTY RECORDERS  
RECORD OF PLATS.

RECEIVED FOR RECORD THIS 10<sup>th</sup>  
DAY OF JULY, 2001, AT 10:46 A.M.  
FILE NO. 0313212 FEE: \$21.60

John W. O'Brien  
MIAMI COUNTY RECORDER  
Michele Wofford  
BY DEPUTY

ANNEXATION PROCEEDINGS RECORDED  
IN MISCELLANEOUS VOLUME 31 PG. 1

N  
BEARINGS ARE BASED ON THE DEED  
RECORDS AS RECORDED IN DEED  
VOL. 706, PAGE 247 OF THE MIAMI  
COUNTY RECORDER'S OFFICE.



GRAPHIC SCALE IN FEET

TRANSFERRED THIS 10<sup>th</sup> DAY OF JULY, 2001

Chris A. Poplew  
MIAMI COUNTY AUDITOR  
Jarda Pearson  
BY DEPUTY

ROBERT E. WHELOCK  
AND  
DIXIE D. WHELOCK  
D.B. 678, PAGE 918  
(1/2 INTEREST)

JOHN L. WHELOCK  
AND  
SHIRLEY A. WHELOCK  
D.B. 684, PAGE 904  
(1/2 INTEREST)

ROBERT E. WHELOCK  
AND  
DIXIE D. WHELOCK  
D.B. 678, PAGE 918  
(1/2 INTEREST)

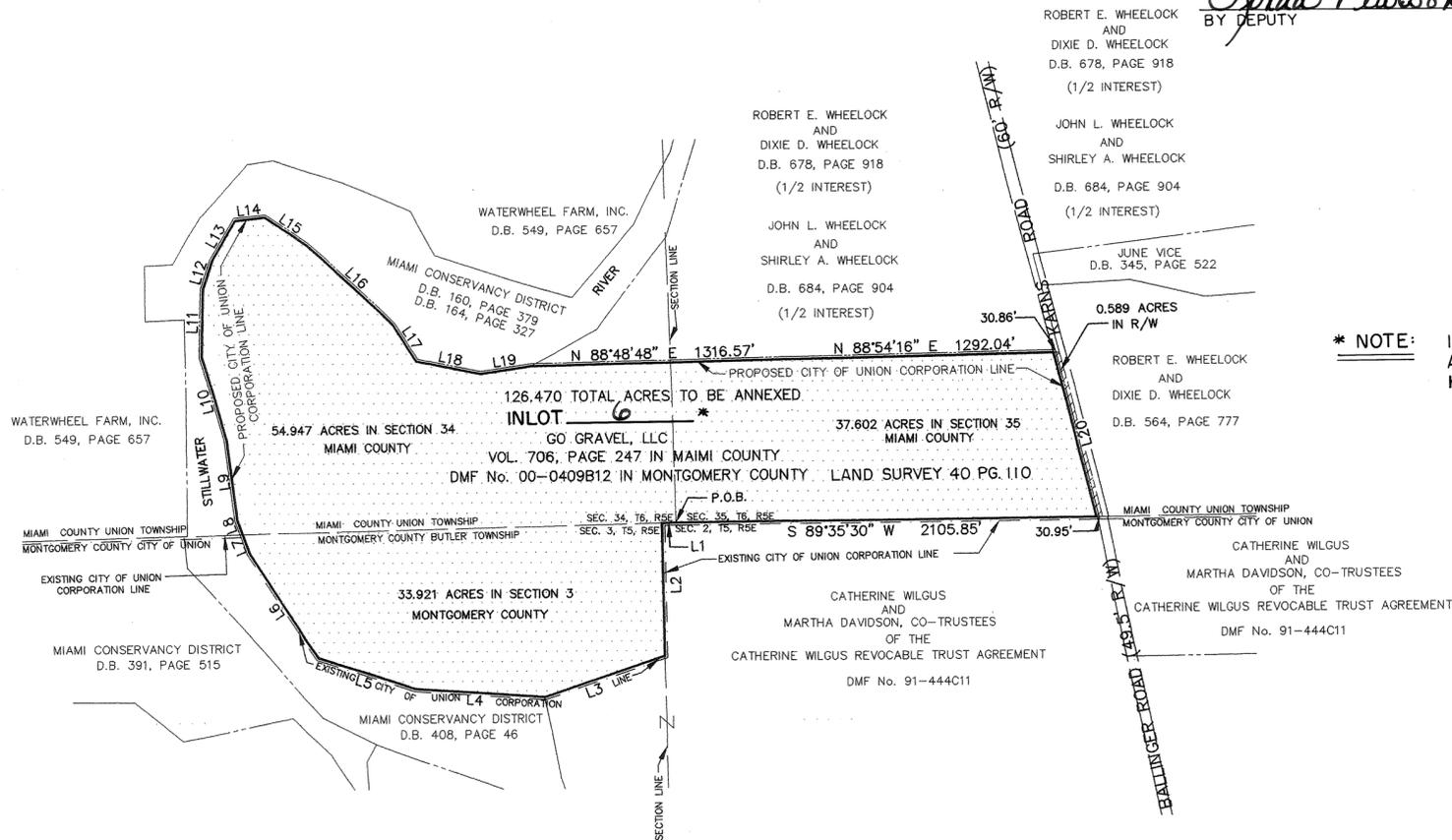
JOHN L. WHELOCK  
AND  
SHIRLEY A. WHELOCK  
D.B. 684, PAGE 904  
(1/2 INTEREST)

JUNE VICE  
D.B. 345, PAGE 522

0.589 ACRES  
IN R/W

ROBERT E. WHELOCK  
AND  
DIXIE D. WHELOCK  
D.B. 564, PAGE 777

\* NOTE: INLOT 6 IS 92.549 ACRES IN MIAMI COUNTY  
AND DOES NOT INCLUDE 0.589 ACRES WITHIN  
KARNS ROAD RIGHT OF WAY.



LINE	BEARING	LENGTH
L1	S88°41'00"W	64.90'
L2	S00°59'00"E	670.44'
L3	S71°22'00"W	634.83'
L4	N86°08'00"W	652.33'
L5	N72°16'00"W	516.79'
L6	N33°25'00"W	632.70'
L7	N20°03'00"W	101.02'
L8	N20°03'00"W	78.98'
L9	N07°31'56"W	400.28'
L10	N16°01'43"W	440.26'
L11	N01°27'47"E	340.30'
L12	N17°21'50"E	155.31'
L13	N30°02'53"E	230.30'
L14	N84°02'24"E	150.12'
L15	S86°49'56"E	258.91'
L16	S46°47'37"E	589.86'
L17	S33°19'41"E	219.80'
L18	S78°19'16"E	326.02'
L19	N81°34'00"E	260.00'
L20	S14°39'30"E	854.83'

LEGEND

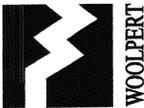
--- EXISTING CORPORATION LINE  
- - - PROPOSED CORPORATION LINE

REVISION

No. DATE

PROJECT No: 55325.01.017  
DATE 7-20-2000  
SCALE 1" = 400'  
DES. DLW  
DR. SSS  
CHK. DLW

409 E. MONUMENT AVE.  
DAYTON, OHIO 45402  
937.461.5660  
FAX: 937.461.0743



126.470± ACRE TRACT  
SITUATE IN:  
SECTIONS 34, AND 35, TOWNSHIP 6, RANGE 5 EAST  
UNION TOWNSHIP, MIAMI COUNTY, OHIO  
AND  
SECTION 3, TOWNSHIP 5, RANGE 5 EAST  
BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO  
**ANNEXATION MAP**

SHEET NO.

1 OF 1

NOTE:  
THIS MAP WAS PREPARED FROM INFORMATION  
TAKEN FROM THE AUDITOR'S TAX RECORDS.

# WRIGHT FLYER ESTATES SECTION 2

4  
TOWN

6E  
RANGE

NE 1/4 & NW 1/4-33  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

PLAT BOOK 19 PAGE 72

MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED July 11<sup>th</sup>, 2001 AT 1:38 PM  
FILE NO. 0313396 FEE \$ 43.20

John W. C'Brien BY: John M. Wenzel  
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 11 DAY  
OF July, 2001.

Chris A. Plesler BY: Linda Linneman  
MIAMI COUNTY AUDITOR DEPUTY

## DESCRIPTION

BEING A SUBDIVISION OF 85.510 ACRES, PART OF A 25 ACRE TRACT AND AN 80 ACRE TRACT AS CONVEYED TO JAMES SABATINOS BY DEED RECORDED IN DEED BOOK 606, PAGE 157 AND TO FRANK AND ROSE SABATINOS, CO-TRUSTEES, BY DEED RECORDED IN DEED BOOK 649, PAGE 253 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

## STATE OF MARYLAND, COUNTY OF MONTGOMERY

BE IT REMEMBERED THAT ON THIS 11<sup>th</sup> DAY OF July, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JAMES F. SABATINOS WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND NOTORIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

## OWNER'S CONSENT

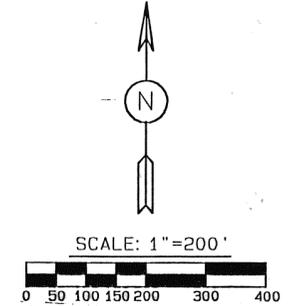
WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AND PROTECTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

MY COMMISSION EXPIRES: \_\_\_\_\_

Diane Haynie  
NOTARY PUBLIC

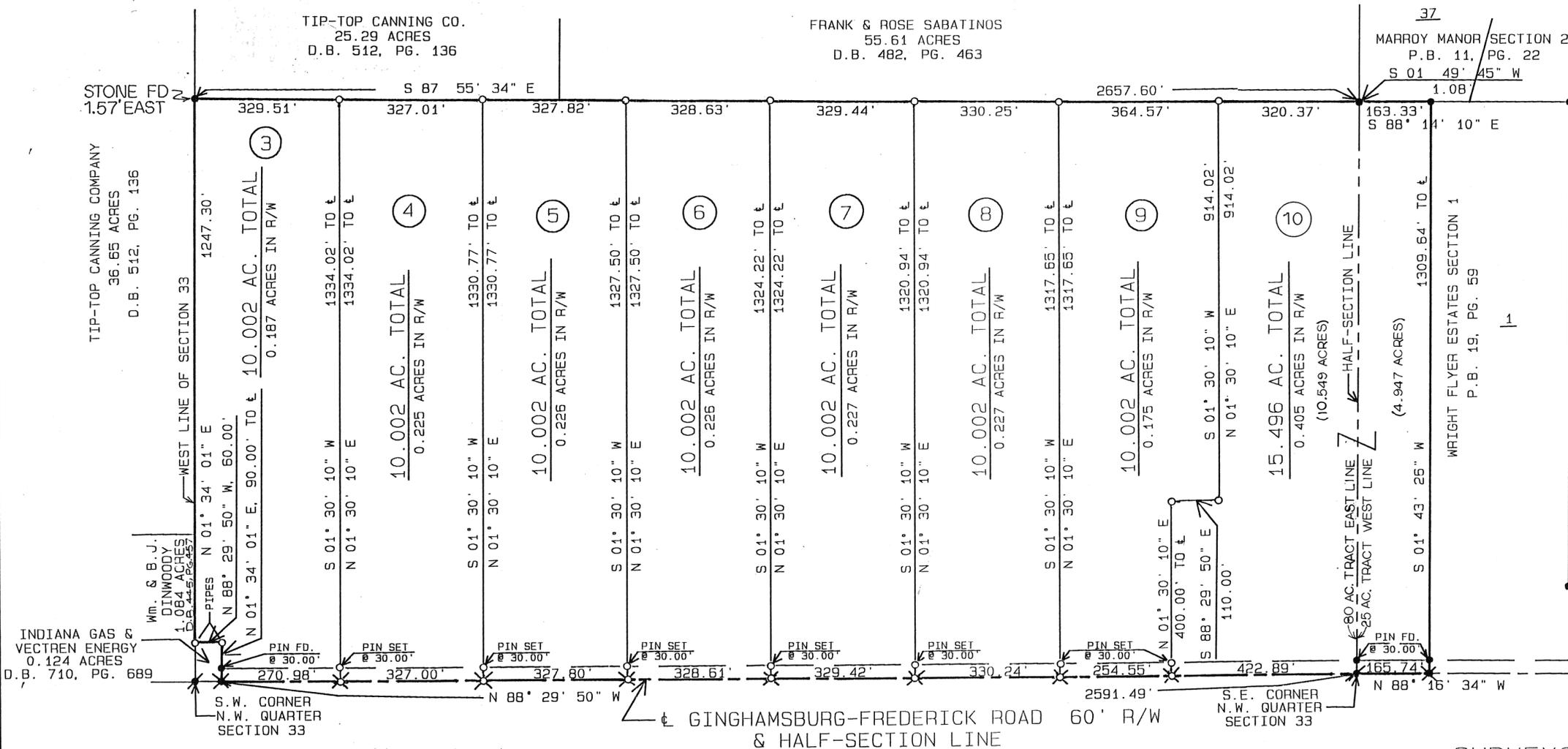
DIANE HAYNIE  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires April 2, 2002

James F. Sabatinos  
JAMES F. SABATINOS  
Joseph Welsch  
WITNESS  
Rose Sabatinos by James Sabatinos, Executor  
ROSE SABATINOS BY JAMES SABATINOS, EXECUTOR  
Walter Wisniewski  
WITNESS



## LEGEND

- ✖ GIN SPINDLE FOUND
- MAG NAIL FOUND
- IRON PIN FOUND
- ⊗ GIN SPINDLE SET
- 5/8" ⚓ CAPPED IRON PIN SET (COZATT, S6001)



## SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN WITH IRON PINS SET AT ALL LOT CORNERS, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

## APPROVALS

THIS PLAT WAS REVIEWED AND APPROVED ON THIS 11<sup>th</sup> DAY  
OF July, 2001.

Douglas L. Christian  
DOUGLAS L. CHRISTIAN  
MIAMI COUNTY ENGINEER  
CHIEF DEPUTY



Michael W. Cozatt 7-03-01  
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 11701

# WRIGHT FLYER ESTATES SECTION 2

PLAT BOOK 19 PAGE 72A  
MIAMI COUNTY RECORDER'S PLAT RECORDS

4  
TOWN

6E  
RANGE

N.E. 1/4 S  
N.W. 233  
SECTION

MONROE  
TOWNSHIP

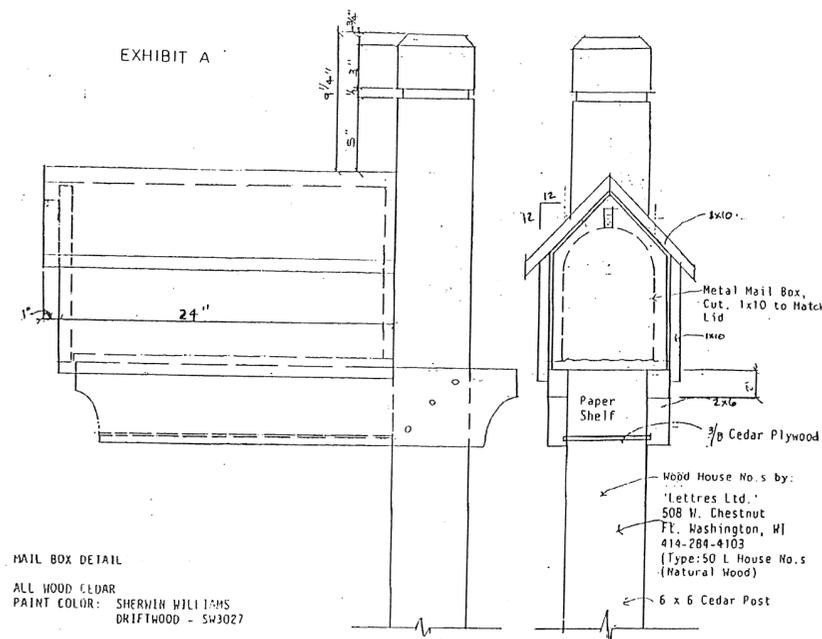
MIAMI  
COUNTY

OHIO  
STATE

## PROTECTIVE COVENANTS AND RESTRICTIONS

- All lots in the Wright Flyer Estates Subdivision shall be known and described as single family agricultural lots.
- The living area of the main structure constructed as a one-story residence on any homesite, exclusive of porches, basements, and garages, shall not be less than 1600 square feet, and in the case of any residence more than one story, the requirements as to living area shall be not less than 1800 square feet.
- All residences shall have an attached garage for not less than two (2) cars, either directly attached or by a connecting breezeway, and shall be of like design and material as the main residence. No garage shall be converted to residential living area.
- No building shall be located nearer to the front lot line than the minimum building setback line of seventy five (75) feet as shown on the record plat. All lots shall provide a minimum rear yard of fifty (50) feet and a minimum side yard of fifteen (15) feet either side.
- Aluminum siding is not permitted; approved vinyl siding is permitted.
- Mill finished aluminum windows are not permitted.
- The minimum permitted roof pitch is 7/12. The residence and garage shall have dimensional shingles or metal roof.
- All exterior plans are to be approved or disapproved by the Grantor or his agent prior to construction, including any auxiliary buildings.
- All fences, storage buildings, and auxiliary buildings shall be approved by the Grantor or his agent prior to construction.
- Maintenance of lot - Each lot and all improvements located thereon shall be kept in good order and repair, in a safe, clean, and attractive condition and shall be maintained in a first class manner. No accumulations of garbage, trash, or other debris shall be permitted on the Lot.
- Cutting of Grass - All areas of the grass on all the lots shall remain cut at all times. All areas in grass shall be cut all the way to the edge of the paved road.
- All signs erected on any lot in this subdivision shall meet all requirements of the Miami County Zoning Ordinance.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than fifteen (15) square feet per side, one sign of not more than six (6) square feet per side advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- Each residence shall have an electric light fixture on a pole in the front yard. The fixture shall have an electric eye to operate for the outside environment. The light fixture shall be between six(6) and ten (10) feet high and approved by the Developer as to type and location prior to erection. Maintenance and repair of said light fixture shall be the responsibility of each individual lot owner.
- All mailboxes in the Wright Flyer Estates shall conform to the approved details and specifications outlined. See Exhibit "A".
- Drainage channels, swales, and slopes, natural or manmade, and underground drainage tiles shall be maintained continuously for such purposes by the lot owners. No materials shall be removed from or placed upon any lot which obstructs, retards, or changes the direction of flow of water through these drainage channels, swales, slopes, and pipes.
- No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence.
- No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No lot shall be used as a dumping ground for rubbish or trash. Garbage or other waste shall not be kept except in sanitary containers. Equipment for the storage of such materials shall be kept in a clean and sanitary condition. No worn out or discarded automobiles, machinery, or vehicles or parts thereof shall be stored on any lot and no portion thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
- No portion of any lot, except for the interior of the residential dwelling located thereon and the appurtenant garage or auxiliary building, shall be used for the storage of automobiles, trailers, motorcycles, or other vehicles, whether operative or not, scrap iron, water, paper, glass, or other reclamation products, parts, or materials, except that during the period an improvement is being erected upon any such lot, building materials to be used in the construction of such improvements may be stored thereon; provided, however, any building material not used in said improvement within ninety (90) days after its delivery to such lot shall be moved therefrom. All improvements must be completed by an owner within one (1) year from the date of the beginning of the construction thereof.
- Any truck, motorcycle, boat, bus, trailer, camper, or other similar housing or recreational device, if stored on any lot, shall be housed within a garage or auxiliary building or shielded by approved screening.
- A forty (40) ft. wide area adjoining and south of the north lines of Lots 3 thru 10 shall be reserved and maintained as an access area for movement of farm machinery and related farming equipment to allow cultivation, planting, fertilizing, and harvesting of crops on adjoining lot areas as may be contracted by lot owners.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty five (25) years from the recording date of this plat, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
- These covenants and restrictions shall be enforceable by injunction and otherwise by grantor, its successors, and assigns. Invalidity of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

hp:wright1



*Michael W. Cozatt* 7-03-01  
MICHAEL W. COZATT, P.S.#6001

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILLES ROAD TROY, OHIO  
JOB NO. 11701 SHEET 2 OF 2

# ANNEXATION TO CITY OF HUBER HEIGHTS

PLAT BOOK 19 PAGE 73

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

• TOWN 2 • RANGE 9 • SECTION 13, 19 & 25 •  
• BETHEL TOWNSHIP • MIAMI COUNTY - OHIO •

**\* NOTE**

Miami County Commissioners' approval pursuant to the May 2, 2000, order of the Miami County Common Pleas Court Case No. 99-419 and the Dec. 8, 2000, order of the Court of Appeals for Miami County case No. 2000-CA-33. Refer to Resolution No. 00-12-2007 ORDINANCE NO. 2001-0-1264

FILE NO. 0316214

RECEIVED FOR RECORD: 10:57 AM TIME  
FEE: \$43.20 8-15-2001 DATE

John W. O'Brien  
MIAMI COUNTY RECORDER

BY: Carol Pleiner  
DEP. COUNTY RECORDER

**NOTE**

- = IRON PIN CALLED FOR PER RECORDED SURVEY
- = R.R. SPIKE CALLED FOR PER RECORDED SURVEY
- = STONE CALLED FOR PER RECORDED SURVEY
- ⊠ = STONE FOUND
- ⊗ = IRON PIN FOUND

BEGS. ORIENTED TO LAND SURVEY VOL. 32, PG. 33.

**DESCRIPTION**

Being a total of 696.087 Acres located in Sections 13, 19 & 25, Town 2, Range 9, in Bethel Township, Miami County, Ohio.

**\* MIAMI COUNTY COMMISSIONERS**

At a meeting of the Miami County Commissioners held this 23<sup>rd</sup> day of Dec, 2000, the annexation of the area shown hereon was approved PER COURT ORDER.

Richard W. Adams

Keith S. Haddock

D. Ann Baird  
MIAMI COUNTY COMMISSIONERS

**CITY OF HUBER HEIGHTS**

This annexation accepted and approved by the Council of the City of Huber Heights this 14<sup>th</sup> day of Aug, 2000, by Ordinance No. 2001-0-1264.

Jack F. Handley  
MAYOR

Crystal K. Whitley  
CLERK

**MIAMI COUNTY ENGINEER**

This annexation plat reviewed and approved this 29<sup>th</sup> day of August, 2000.

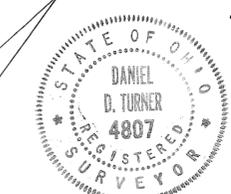
Doug Antin  
MIAMI CO. ENGINEER

**MIAMI COUNTY AUDITOR**

Approved and transferred this 10 day of Aug, 2001.

Chris A. Peoples  
MIAMI COUNTY AUDITOR

BY: Sirada Jaraman  
DEP. COUNTY AUDITOR

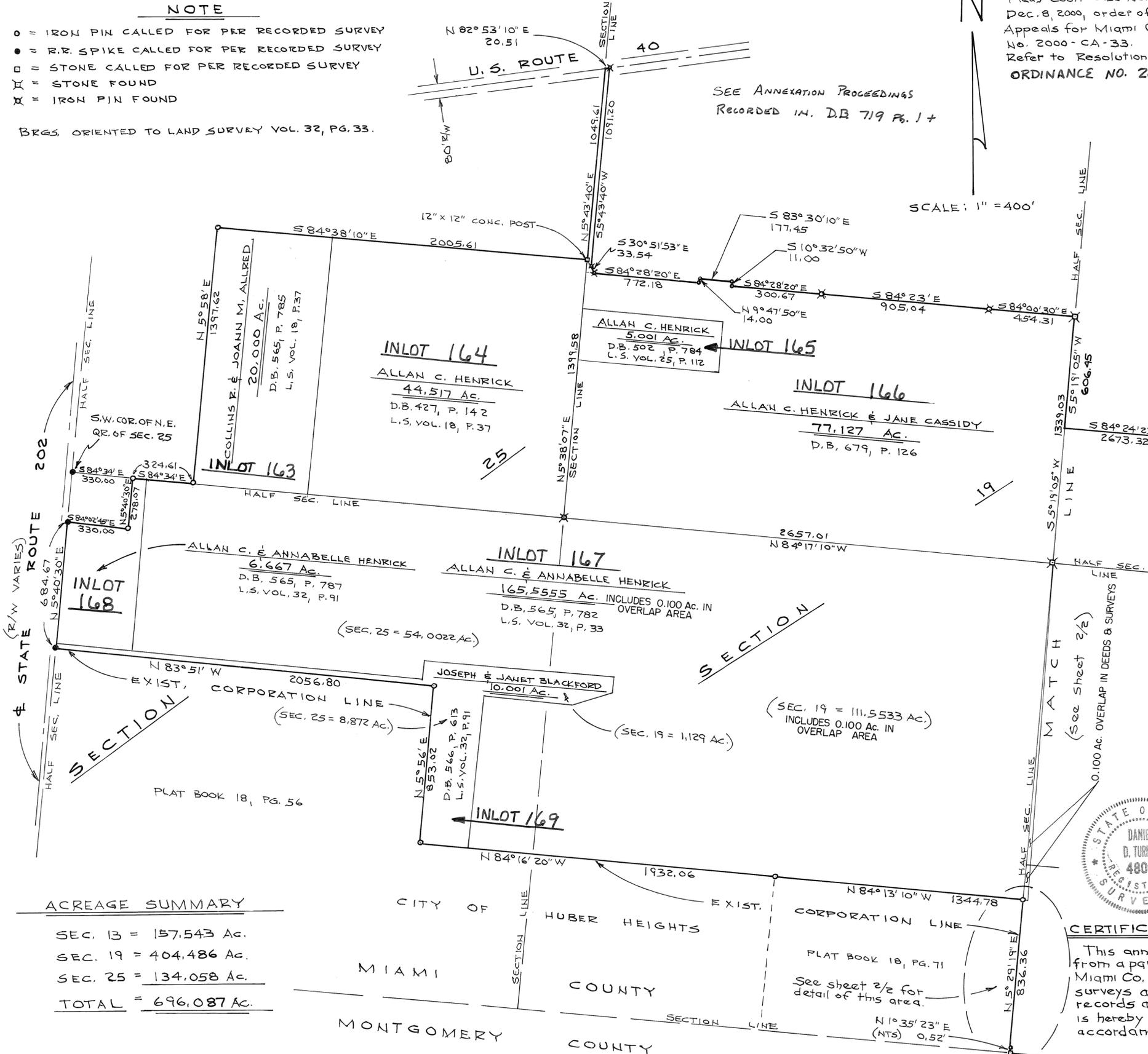


**CERTIFICATION**

This annexation plat was prepared from a partial field survey, from the Miami Co. Engineer's record of land surveys and from Miami Co. deed records and plat records. This plat is hereby certified to be correct in accordance with the above data.

Daniel D. Turner  
REG. SURVEYOR NO. 4807  
2-4-99

ANNEXATION OF 696.087 ACRES TO CITY OF HUBER HEIGHTS			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE FEB.-1999	DRAWN BY:	D.T.	SHEET NO.
FILE NO. 150798	CHECKED BY:	D.T.	1/2
SCALE: 1" = 400'			



**ACREAGE SUMMARY**

- SEC. 13 = 157.543 Ac.
- SEC. 19 = 404.486 Ac.
- SEC. 25 = 134.058 Ac.
- TOTAL = 696.087 Ac.

CITY OF HUBER HEIGHTS  
MIAMI COUNTY  
MONTGOMERY COUNTY

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

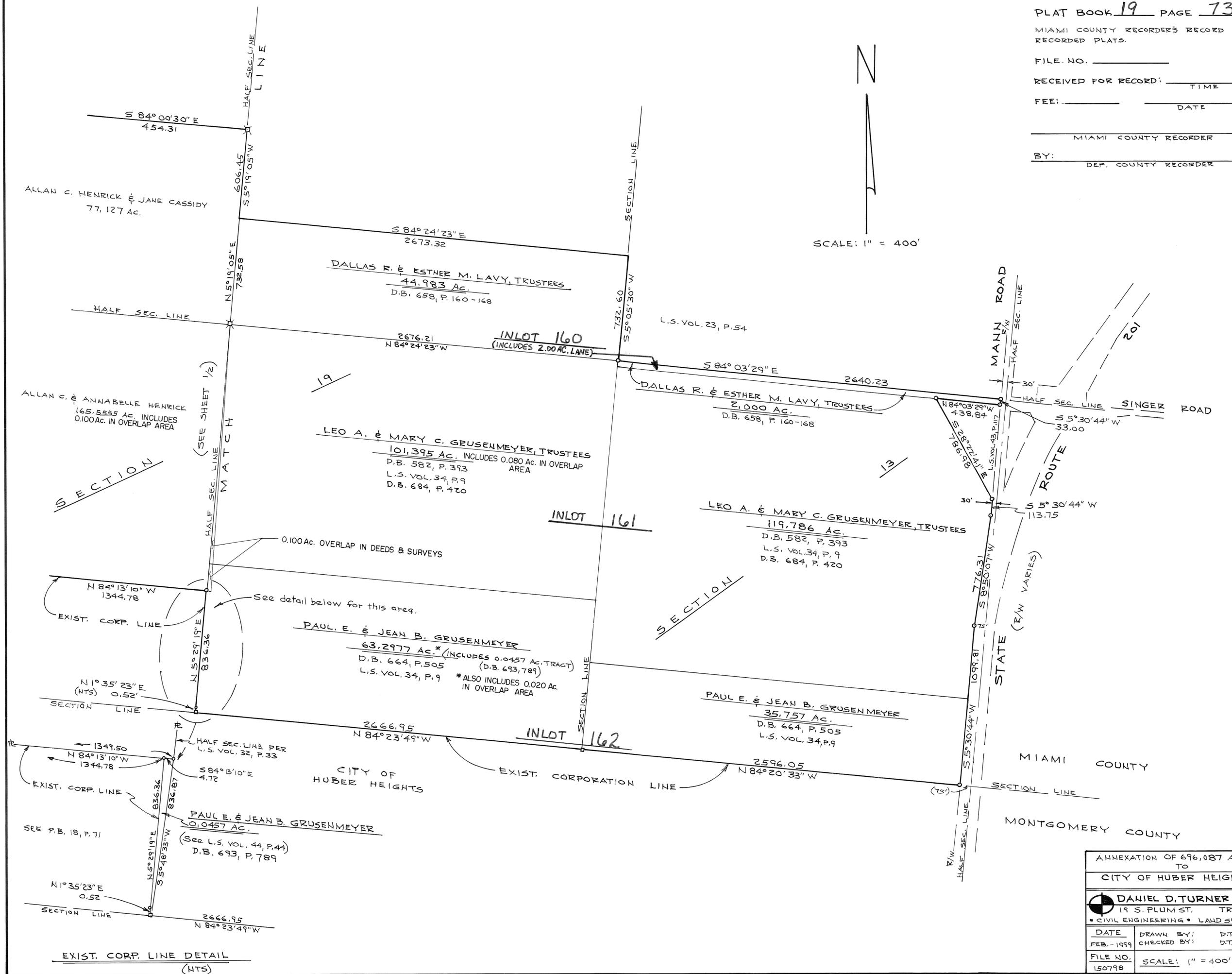
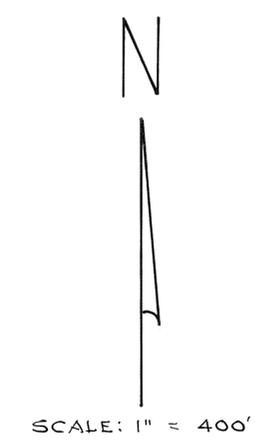
FILE NO. \_\_\_\_\_

RECEIVED FOR RECORD: \_\_\_\_\_ TIME \_\_\_\_\_

FEE: \_\_\_\_\_ DATE \_\_\_\_\_

MIAMI COUNTY RECORDER

BY: \_\_\_\_\_  
DEP. COUNTY RECORDER



ANNEXATION OF 696,087 ACRES TO CITY OF HUBER HEIGHTS			
<b>DANIEL D. TURNER &amp; ASSOC.</b> 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	D.T.	SHEET NO.
FEB. - 1999	CHECKED BY:	D.T.	2 / 2
FILE NO.	SCALE: 1" = 400'		
150798			

**ANNEXATION TO THE CITY OF TIPP CITY, OHIO**

**3.9704 Ac.**

0.1876 Ac. being Dedicated Street  
3.7828 Ac. being a Tract of Land

LOCATED IN  
MONROE TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 9, TOWN 4, RANGE 6 EAST

SEE ANNEXATION PROCEEDINGS  
RECORDED IN MISC BK. 31 PG. 15B

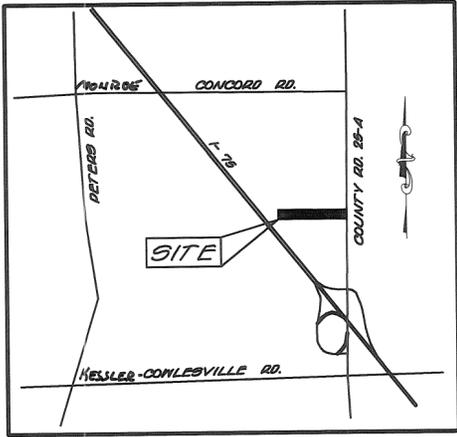
VOLUME 19, PAGE 74

MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED FOR RECORD THIS 21<sup>ST</sup> DAY  
OF AUGUST, 2001, AT 1:52 P.M.

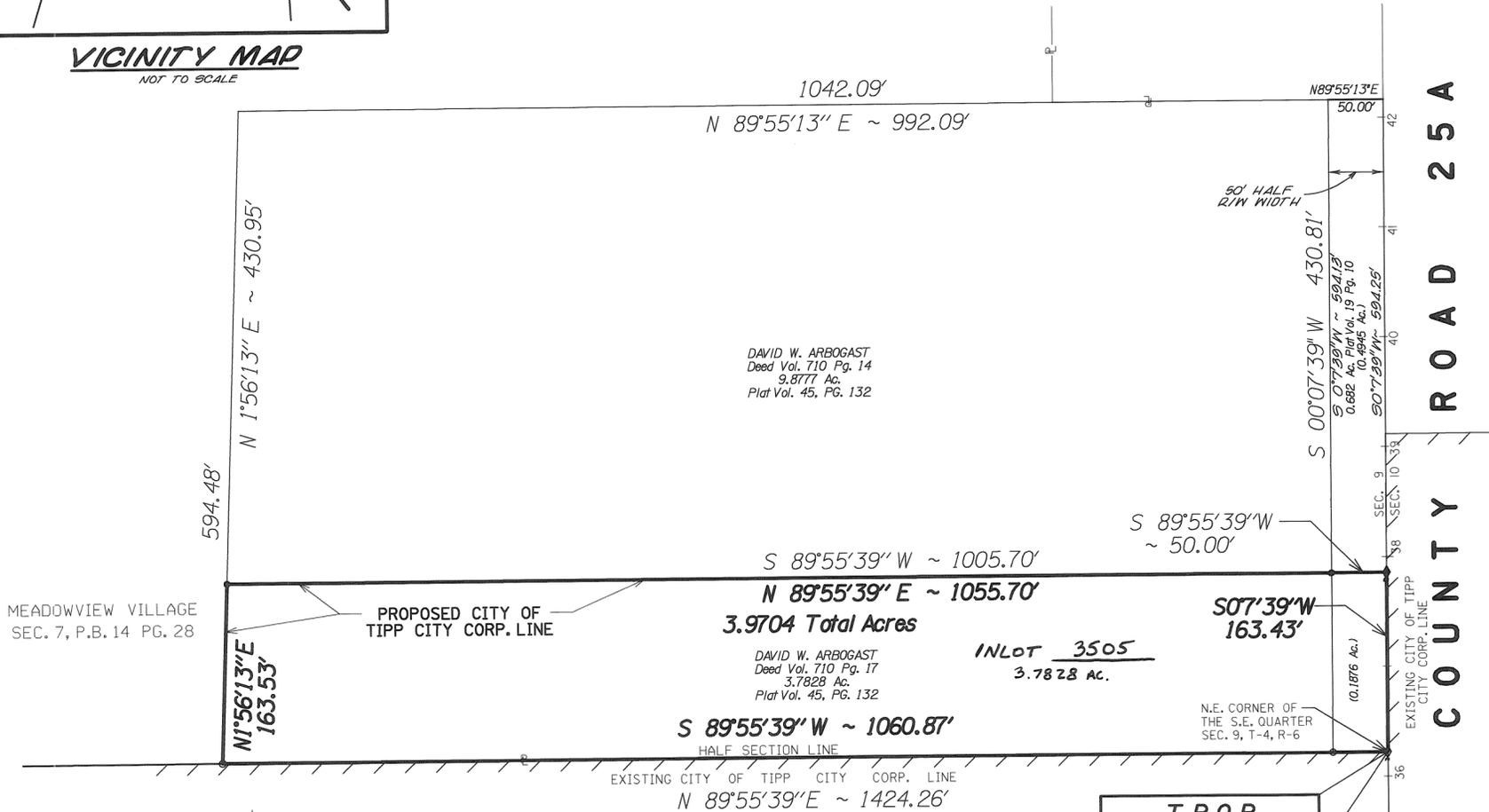
FILE NUMBER 0316626 FEE \$21.60

*John W. O'Brien*  
JOHN O'BRIEN, MIAMI COUNTY RECORDER

(BY DEPUTY RECORDER)



**VICINITY MAP**  
NOT TO SCALE



DAVID W. ARBOGAST  
Deed Vol. 710 Pg. 14  
9.8777 Ac.  
Plat Vol. 45, PG. 132

DAVID W. ARBOGAST  
Deed Vol. 710 Pg. 17  
3.7828 Ac.  
Plat Vol. 45, PG. 132

INLOT 3344  
DAVID W. ARBOGAST  
D.B. 660, PG. 418  
LND. 41, PG. 26  
18.435  
(18.4330 Ac. Actual)

**SURVEY REFERENCES**

- LAND SURVEY VOL. 9, PG. 144
- LAND SURVEY VOL. 9, PG. 176
- LAND SURVEY VOL. 9, PG. 181
- LAND SURVEY VOL. 14, PG. 162
- LAND SURVEY VOL. 18, PG. 49
- LAND SURVEY VOL. 40, PG. 134
- LAND SURVEY VOL. 41, PG. 26
- PLAT VOL. 45, PG. 132
- PLAT VOL. 19, PG. 10
- S.R. 7, PG. 25

**DEED/COURT CASE REFERENCES**

- D.B. 332, PG. 130
- D.B. 332, PG. 131
- D.B. 332, PG. 132
- D.B. 560, PG. 779
- D.B. 654, PG. 533
- D.B. 660, PG. 418
- D.B. 660, PG. 422
- D.B. 660, PG. 704
- D.B. 660, PG. 706
- D.B. 660, PG. 714
- D.B. 687, PG. 141
- D.B. 687, PG. 691
- D.B. 710, PG. 14
- D.B. 710, PG. 17
- D.B. 710, PG. 20
- COMMON PLEAS COURT CASE #36,767
- COMMON PLEAS COURT CASE #36,835

**T.P.O.B**  
3.9704 Ac. Parcel

**DESCRIPTION**

SITUATE IN THE STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF MONROE AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWN 4, RANGE 6 EAST, ALSO BEING ALL OF A 3.7828 ACRE TRACT OF LAND AS CONVEYED TO DAVID W. ARBOGAST, IN DEED VOLUME 710, PAGE 17 AND PART OF A 0.682 STREET DEDICATION AS RECORDED IN PLAT VOLUME 19, PAGE 10 OF THE MIAMI COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT PK NAIL FOUND IN THE CENTER LINE OF COUNTY ROAD 25A AS RECORDED IN PLAT VOLUME 19, PAGE 10, SAID PK NAIL BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE WITH THE NORTH LINE OF LAND CONVEYED TO DAVE W. ARBOGAST IN D.B. 660 PG. 418, AND THE EXISTING CORPORATION LINE OF TIPP CITY, SOUTH 89°55'39" WEST 1060.87 FEET TO AN IRON PIN FOUND;

THENCE WITH THE EAST LINE OF MEADOWVIEW VILLAGE SECTION 7 AS RECORDED IN PLAT BOOK 14 PAGE 28, NORTH 01°56'13" EAST 163.53 FEET TO AN IRON PIN FOUND;

THENCE WITH NORTH LINE OF SAID 3.7828 ACRE TRACT OF LAND, NORTH 89°55'39" EAST 1055.70 FEET TO A PK NAIL SET IN THE CENTER LINE OF COUNTY ROAD 25A;

THENCE WITH THE CENTER LINE OF COUNTY ROAD 25A, THE EAST LINE OF SAID STREET DEDICATION AND THE EXISTING CORPORATION LINE OF TIPP CITY SOUTH 00°07'39" WEST 163.43 FEET TO A PK NAIL FOUND AND THE TRUE POINT OF BEGINNING;

CONTAINING 3.9704 ACRES MORE OR LESS, SUBJECT OF ALL LEGAL HIGHWAYS AND RESTRICTIONS OF RECORD.

BEARINGS BASED ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD 25A (S 00°07'39" W) AS RECORDED IN PLAT VOLUME 19, PAGE 10 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.

SEE PLAT VOL. 45 PG. 132.

**APPROVAL BY MIAMI COUNTY ENGINEER**

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED  
THIS 6<sup>TH</sup> DAY OF FEBRUARY, 2001.

*Douglas L. Christian*  
DOUGLAS L. CHRISTIAN,  
MIAMI COUNTY ENGINEER

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**

THIS ANNEXATION OF THE FOREGOING AREA REVIEWED  
AND APPROVED THIS 6<sup>TH</sup> DAY OF FEBRUARY, 2001.

*John J. Duban*  
JOHN J. DUBAN, COMMISSIONER  
*Ron Widener*  
RON WIDENER, COMMISSIONER  
*D. Ann Baird*  
D. ANN BAIRD, COMMISSIONER

**APPROVAL BY THE CITY OF TIPP CITY**

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 21<sup>ST</sup> DAY OF MAY, 2001, THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED.

*David P. Hill*  
PRESIDENT OF COUNCIL  
*Misty Cox*  
CLERK OF COUNCIL

**APPROVAL BY MIAMI COUNTY AUDITOR**

REVIEWED BY THE MIAMI COUNTY AUDITOR  
21<sup>ST</sup> DAY OF AUGUST, 2001.

*Chris A. Peoples*  
CHRIS A. PEOPLES, MIAMI COUNTY AUDITOR  
*Linda Linneman*  
(BY DEPUTY AUDITOR)

**CERTIFICATION**

I hereby certify this Annexation Plot to be correct based on existing records.

Prepared By:  
LOCKWOOD, JONES AND BEALS, INC.

*James P. Benedict* 2/5/01  
JAMES P. BENEDICT  
OHIO PROFESSIONAL SURVEYOR No. 8583



**BASIS OF BEARING:**

THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 25A, S 00°07'39" E AS RECORDED IN PLAT VOLUME 19, PAGE 10 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.



GRAPHIC SCALE

SCALE: 1" = 100'

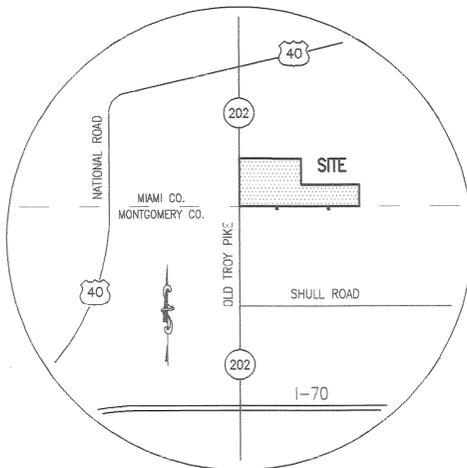
**LJB** LOCKWOOD, JONES AND BEALS INC.  
engineers  
architects  
3180 RESEARCH BLVD.  
P.O. BOX 28246  
DAYTON, OHIO 45428-0246 TEL: 937-259-5000 FAX: 937-259-5100

Job No.  
**AR-14656**  
Sheet No.  
**1 OF 1**

# RECORD PLAN PARKTOWNE SECTION FIVE

SECTION 19 & 25, TOWN 2, RANGE 9, INLOT 17  
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO  
CONTAINS 7.8520 ACRES TOTAL  
(5.8255 ACRES IN 22 BUILDING LOTS)  
(1.2507 ACRES OF RIGHT OF WAY)  
(0.9757 ACRES IN RESERVE AREA)  
(4.0689 ACRES IN SEC. 19)

SCALE: 1" = 60' DATE: APRIL 2001



VICINITY MAP  
NTS

### DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE SIGNING DEDICATION OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS SHOWN ON THE WITHIN PLAT TO BE TO THE PUBLIC USE FOREVER.

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 PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OBERER DEVELOPMENT CO.

Kimberly Ayres  
WITNESS AS TO 1 & 2

George R. Oberer, Sr.  
GEORGE R. OBERER, SR. - PRESIDENT (1)

Jim Magnus  
WITNESS AS TO 1 & 2

Dale P. Voisard  
DALE P. VOISARD - SECRETARY (2)

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 26<sup>th</sup> DAY OF July, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME OBERER DEVELOPMENT CO. BY GEORGE R. OBERER SR., ITS PRESIDENT, AND DALE P. VOISARD, ITS SECRETARY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Patricia L. Marsh 5/18/02  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:



SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HUNTINGTON NATIONAL BANK  
(AND/OR ITS SUCCESSORS & ASSIGNS)

Shirley Carlisle  
WITNESS AS TO 3

Nancy L. McMullen  
NANCY L. McMULLEN,  
VICE PRESIDENT (3)

Glenda Parrott  
WITNESS AS TO 3

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 31<sup>st</sup> DAY OF May, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY NANCY L. McMULLEN, ITS VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Glenda R. Parrott 8/11/05  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:



STATE OF OHIO, S.S.

GEORGE R. OBERER SR., BEING DULY SWORN, SAYS THAT ALL PERSONS AND / OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

George R. Oberer, Sr.  
GEORGE R. OBERER, SR.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARY SEAL ON THIS DAY AND DATE.

Patricia L. Marsh 5/18/02  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:



### H.O.A. RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE PARKTOWNE OWNER'S ASSOCIATION, AS RECORDED IN DEED BOOK 702, PAGE 724 OF THE MIAMI COUNTY, OHIO RECORDS 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 TEN FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

### SETBACK LINES SHOWN

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 REQUIREMENT SHALL CONTROL.

### STREET LIGHTING DISTRICT

A STREET LIGHTING DISTRICT MAY BE ESTABLISHED FOR THE BENEFIT OF THE LOTS IN THE PARKTOWNE SUBDIVISION. ACCORDINGLY, ALL LOTS MAY BE SUBJECT TO A STREET LIGHTING ASSESSMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTS.

### EASEMENTS

BIKEPATH EASEMENT. A SIX FOOT MAINTENANCE EASEMENT, TOGETHER WITH AND EIGHT FOOT TEMPORARY CONSTRUCTION EASEMENT, THE CENTERLINE FOR BOTH OF WHICH IS THE CENTER OF THE BIKEPATH, SHALL EXIST OVER ALL AREAS IN WHICH THE BIKE PATH LIES.

### CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 7.8520 ACRES, BEING PART OF A TRACT CONVEYED TO OBERER DEVELOPMENT CO. IN D.B. 696, P. 832 AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY.

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



NORTHMONT ENGINEERS

Bevan D. Feters  
BEVAN D. FETERS - REG. SURVEYOR - STATE OF OHIO # 4343

### RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 19, PAGE 75

FILE No. 0316961

RECEIVED August 27, 2001

AT 8:30 A.M. FEE \$43.20

John W. O'Brien  
MIAMI COUNTY RECORDER

Carol Pleiman  
DEPUTY

### AUDITOR

TRANSFERRED ON THE 27 DAY OF Aug., 2001

Chris A. Peoples  
MIAMI COUNTY AUDITOR

Linda J. Jansen  
BY DEPUTY AUDITOR

### APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO

ON July 24, 2001

Jeff Hall 14 AUG 01  
CHAIR, HUBER HEIGHTS PLANNING COMMISSION DATE

PREPARED BY:  
NORTHMONT ENGINEERS

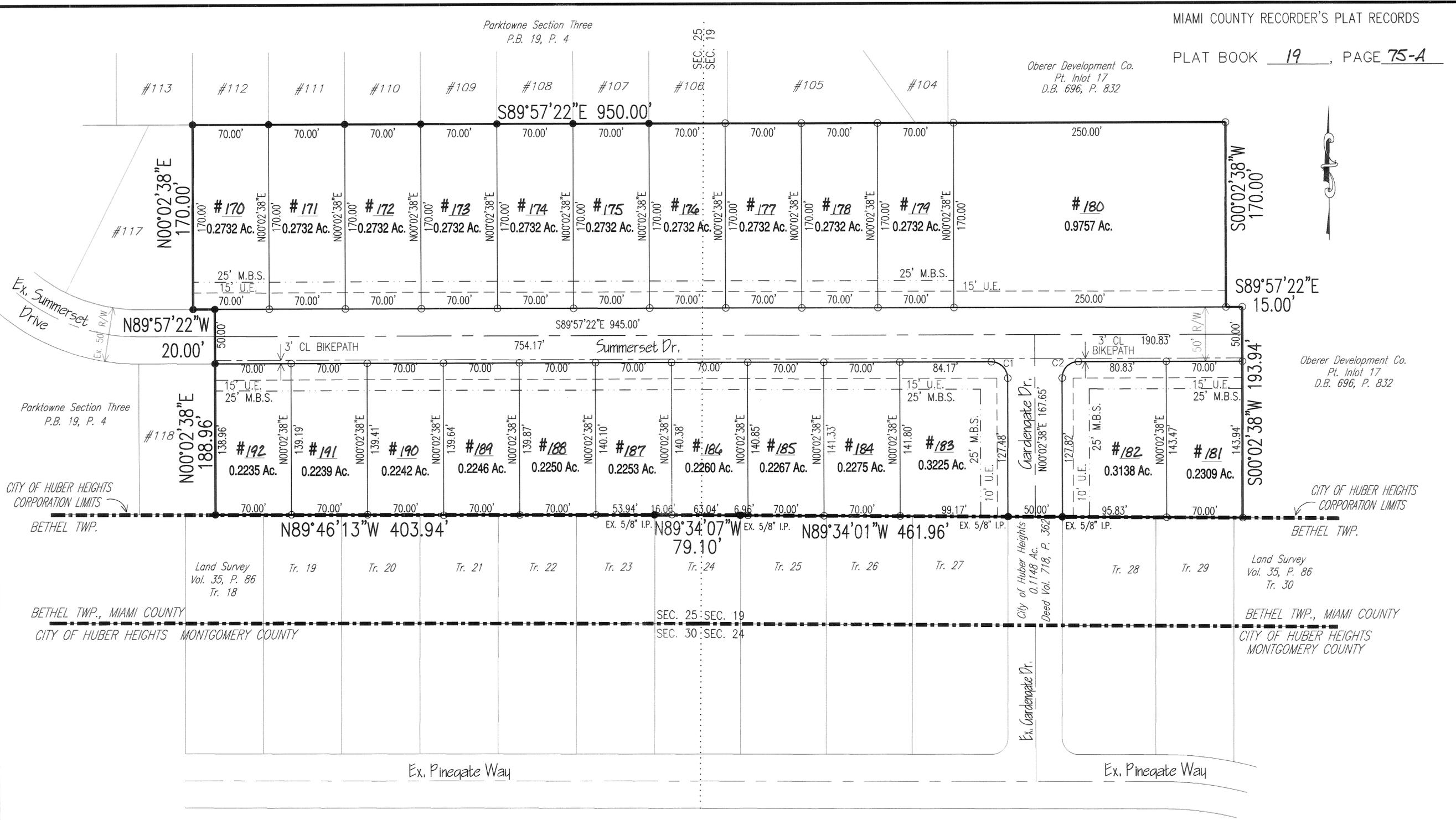
326 NORTH DIXIE DRIVE - VANDALIA, OHIO  
PHONE: (937) 898-2021

DEVELOPER:  
OBERER DEVELOPMENT COMPANY

4324 WEBSTER STREET - DAYTON, OHIO 45414  
PH: (937) 278-0851 FX: (937) 278-6334

Parktowne Section Three  
P.B. 19, P. 4

Oberer Development Co.  
Pt. Inlot 17  
D.B. 696, P. 832



# RECORD PLAN PARKTOWNE SECTION FIVE

SECTION 19 & 25, TOWN 2, RANGE 9, INLOT 17  
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO  
CONTAINS 7.8520 ACRES TOTAL

(5.6256 ACRES IN 22 BUILDING LOTS)  
(1.2507 ACRES OF RIGHT OF WAY)  
(0.9757 ACRES IN RESERVE AREA)  
(4.0689 ACRES IN SEC. 19)

SCALE: 1" = 60' DATE: APRIL 2001

### MONUMENT LEGEND

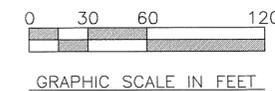
- ⊙ DENOTES EX. 3/4" IRON PIN.
- ⊙ DENOTES 3/4" IRON PIN TO BE SET

- 1.) BEARINGS BASIS: P.B. 18, P. 56.
- 2.) SIZE AND CONDITION OF MONUMENTS AS NOTED.
- 3.) OCCUPATION IN GENERAL MATCHES SURVEY.

### NOTES

- 1.) 25' M.B.S. = 25' MINIMUM BUILDING SETBACK LINE.
- 2.) U.E. = UTILITY EASEMENT (SIZE AS NOTED).
- 3.) LOT LINES ARE THE CENTERLINE OF UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN.
- 4.) ALL LOTS ARE ZONED "PR" PER THE CITY OF HUBER HEIGHTS RESOLUTION ON 4-12-99.
- 5.) LOT 180 IS A NON BUILDING, COMMON PROPERTY AS DESCRIBED IN THE DECLARATION OF COVENANTS AND IS NOT DEDICATED TO THE PUBLIC. OWNERSHIP AND MAINTENANCE OF THIS RESERVE AREA IS THE RESPONSIBILITY OF THE DECLARANT OR ITS SUCCESSORS OR ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS.

SCALE: 1" = 60'



### CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C1	15.00'	90°00'00"	23.56'	15.00'	S44°57'22"E~21.21'
C2	15.00'	90°00'00"	23.56'	15.00'	N45°02'38"E~21.21'

# 1.299 ACRE ANNEXATION TO THE CITY OF UNION, OHIO

SITUATE IN:  
SECTION 35, TOWNSHIP 6, RANGE 5 EAST  
UNION TOWNSHIP, MIAMI COUNTY, OHIO  
CONTAINING 1.299 ACRES  
DECEMBER 2000

PREPARED BY:  
  
409 East Monument Avenue  
Dayton, Ohio  
45402-1261  
937.461.5660  
FAX: 937.461.0743  
**WOOLPERT LLP**

PLAT BOOK 19 PAGE 76  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS  
FILE NO. 0317609  
RECEIVED Sept. 5, 2001  
AT 8:20 AM FEE \$ 21.60  
John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle Wolf  
BY DEPUTY

PROCEEDINGS RECORDED IN  
Misc. BK. 31 Pg. 20B

**DESCRIPTION**  
BEING A TOTAL OF 1.299 ACRES IN SECTION 35, TOWNSHIP 6,  
RANGE 5 EAST, UNION TOWNSHIP, MIAMI COUNTY, OHIO.

**MIAMI COUNTY ENGINEER**  
THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED  
BY THE COUNTY ENGINEER THIS 2<sup>nd</sup> DAY OF May, 2001.

James Chittin  
MIAMI COUNTY ENGINEER

**MIAMI COUNTY COMMISSIONERS**  
THE ANNEXATION OF THE FOREGOING AREA TO THE  
CITY OF UNION, OHIO WAS APPROVED BY THE BOARD  
OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO  
THIS 24<sup>th</sup> DAY OF April, 2001.

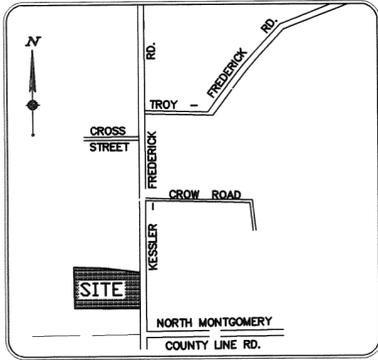
D. Ann Baird  
John P. Bryan  
Ron Widener

**CITY OF UNION, OHIO**  
THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED  
BY THE COUNCIL OF THE CITY OF UNION, OHIO BY  
ORDINANCE No. 1228, ADOPTED THIS 9 DAY  
OF July, 2001.

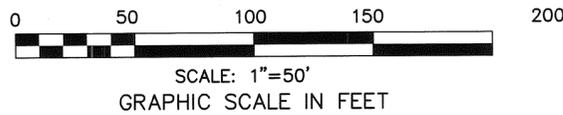
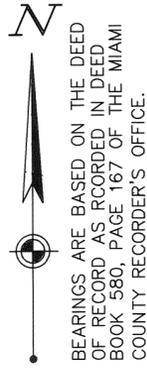
Robert Trebars, MAYOR  
Dorise A. Winemiller, CLERK

**MIAMI COUNTY AUDITOR**  
APPROVED AND TRANSFERRED THIS 30 DAY OF Aug., 2001.

Chris A. Peoples  
MIAMI COUNTY AUDITOR



VICINITY MAP  
NO SCALE



**SURVEY REFERENCES**

- LAND SURVEY VOLUME 5, PAGE 79
- LAND SURVEY VOLUME 12, PAGE 113
- LAND SURVEY VOLUME 23, PAGE 74
- LAND SURVEY VOLUME 33, PAGE 163
- LAND SURVEY VOLUME 37, PAGE 64
- DEED BOOK 580, PAGE 167
- DEED BOOK 632, PAGE 750
- DEED BOOK 577, PAGE 384
- DEED BOOK 693, PAGE 273
- DEED VOLUME 701, PAGE 285

WALKER & WINSLOW, INC.  
D.B. 577, PG. 384

HARRIET MILLER MOTE  
D.B. 632, PG. 750

SUGAR GROVE BIBLE CHURCH  
D.B. 443, PG. 218

JEFFERY H. BLACKBURN  
STEPHANIE A. BLACKBURN  
D.B. 644, PG. 333

**NOTE:**

THIS MAP WAS PREPARED FROM INFORMATION  
TAKEN FROM THE AUDITOR'S TAX RECORDS.

**CERTIFICATION**

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE TRUE  
AND CORRECT AS COMPILED FROM THE REFERENCES  
SHOWN HEREON.

Daryl L. Wells  
DARYL L. WELLS  
OHIO REGISTERED SURVEYOR No. 6932

Dec 14, 2000  
DATE

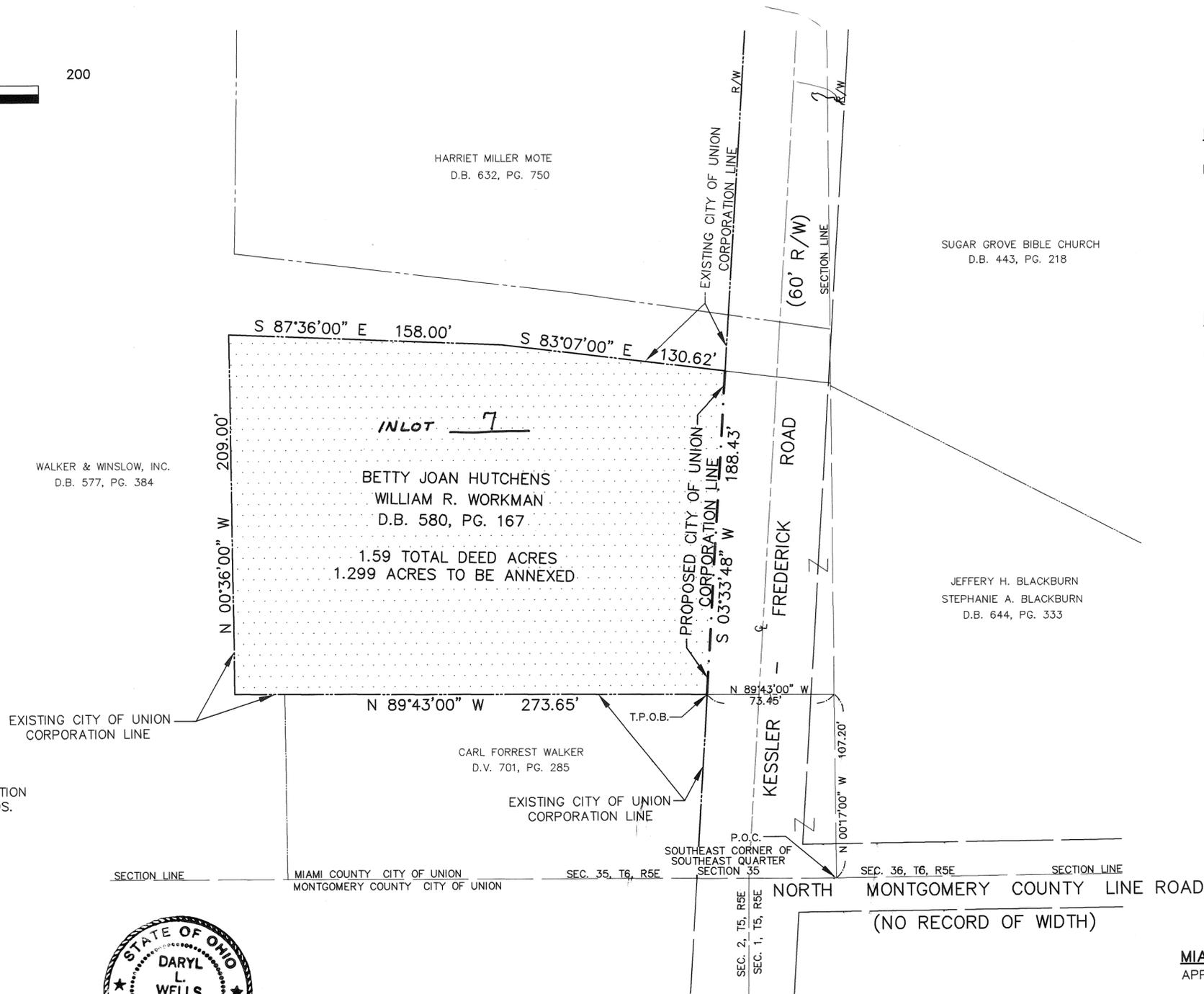


**ACREAGE SUMMARY**

ORIGINAL DEED ACREAGE	1.59 ACRES
KESSLER-FREDERICK R/W	-0.291 ACRES
ACREAGE TO BE ANNEXED	1.299 ACRES

**LEGEND**

-  PROPOSED CORPORATION LINE
-  EXISTING CORPORATION LINE
-  PROPOSED ANNEXATION AREA



G:\SV\Projects\Swln-EE\55325-union\55325-annexation\CADD\55325M13.dwg - DEC 12, 2000 - 09:40:49

# WRIGHT FLYER ESTATES SECTION 3

4  
TOWN

6E  
RANGE

SE 1/4-33  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

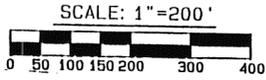
PLAT BOOK 19 PAGE 77

MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED SEPT 5, 2001 AT 3:00 PM  
FILE NO. 0317718 FEE \$43.20

By: John W. O'Brien Michelle W. Cozatt  
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 5 DAY  
OF Sept, 2001.

By: Chris A. Pappas Sinda Linneman  
MIAMI COUNTY AUDITOR DEPUTY



## LEGEND

- ✱ GIN SPINDLE FOUND
- MAG NAIL FOUND
- IRON PIN FOUND
- ✱ GIN SPINDLE SET
- 5/8" ⚓ CAPPED IRON PIN SET (COZATT, S6001)

## DESCRIPTION

BEING A SUBDIVISION OF 40.008 ACRES OF A 73.1 ACRE TRACT AS CONVEYED FRANK AND ROSE SABATINOS, CO-TRUSTEES, AND JAMES SABATINOS BY DEED RECORDED IN DEED BOOK 649, PAGE 253 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

## OWNER'S CONSENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AND PROTECTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

James F. Sabatinos Rose Sabatinos  
JAMES F. SABATINOS WITNESS  
James F. Sabatinos, Executor W. Sabatinos  
ROSE SABATINOS BY JAMES F. SABATINOS, EXECUTOR WITNESS

## STATE OF MARYLAND, COUNTY OF MONTGOMERY

BE IT REMEMBERED THAT ON THIS 18th DAY OF August, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JAMES F. SABATINOS WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND NOTORIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

MY COMMISSION EXPIRES: MARISSA D. GUERRA  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires February 23, 2002

Marietta D. Guerra  
NOTARY PUBLIC

## APPROVALS

THIS PLAT WAS REVIEWED AND APPROVED ON THIS 5th DAY  
OF September, 2001.

Douglas L. Christian  
DOUGLAS L. CHRISTIAN  
MIAMI COUNTY ENGINEER

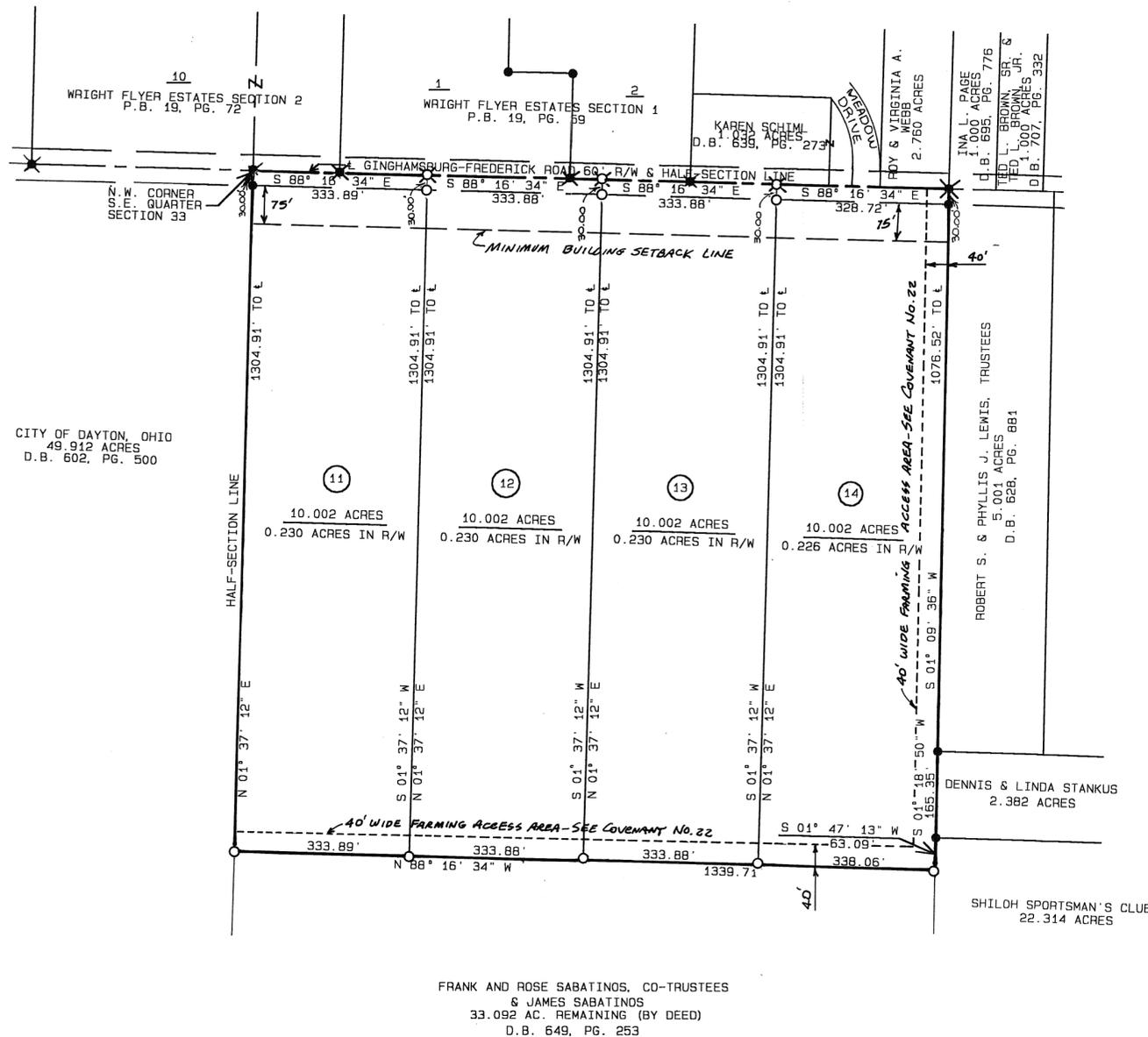
## SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN WITH IRON PINS SET AT ALL LOT CORNERS, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.



Michael W. Cozatt 8-16-01  
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 17601 SHEET 1 OF 2



CITY OF DAYTON, OHIO  
49.912 ACRES  
D.B. 602, PG. 500

FRANK AND ROSE SABATINOS, CO-TRUSTEES  
& JAMES SABATINOS  
33.092 AC. REMAINING (BY DEED)  
D.B. 649, PG. 253

# WRIGHT FLYER ESTATES SECTION 3

4  
TOWN

6E  
RANGE

SE 1/4 33  
SECTION

MONROE  
TOWNSHIP

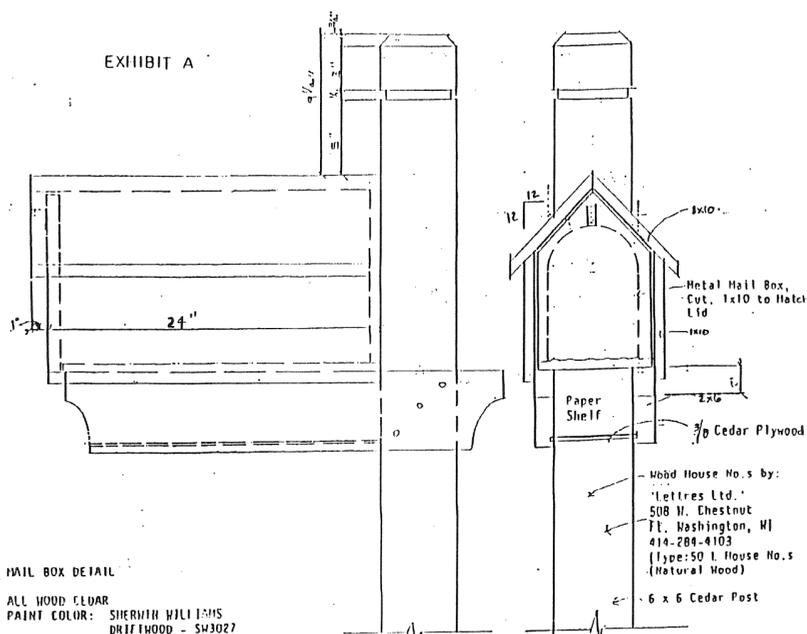
MIAMI  
COUNTY

OHIO  
STATE

## PROTECTIVE COVENANTS AND RESTRICTIONS

1. All lots in the Wright Flyer Estates Subdivision shall be known and described as single family agricultural lots.
2. The living area of the main structure constructed as a one-story residence on any homesite, exclusive of porches, basements, and garages, shall not be less than 1600 square feet, and in the case of any residence more than one story, the requirements as to living area shall be not less than 1800 square feet.
3. All residences shall have an attached garage for not less than two (2) cars, either directly attached or by a connecting breezeway, and shall be of like design and material as the main residence. No garage shall be converted to residential living area.
4. No building shall be located nearer to the front lot line than the minimum building setback line of seventy five (75) feet as shown on the record plat. All lots shall provide a minimum rear yard of fifty (50) feet and a minimum side yard of fifteen (15) feet either side.
5. Aluminum siding is not permitted; approved vinyl siding is permitted.
6. Mill finished aluminum windows are not permitted.
7. The minimum permitted roof pitch is 7/12. The residence and garage shall have dimensional shingles or metal roof.
8. All exterior plans are to be approved or disapproved by the Grantor or his agent prior to construction, including any auxiliary buildings.
9. All fences, storage buildings, and auxiliary buildings shall be approved by the Grantor or his agent prior to construction.
10. Maintenance of lot - Each lot and all improvements located thereon shall be kept in good order and repair, in a safe, clean, and attractive condition and shall be maintained in a first class manner. No accumulations of garbage, trash, or other debris shall be permitted on the lot.
11. Cutting of Grass - All areas of the grass on all the lots shall remain cut at all times. All areas in grass shall be cut all the way to the edge of the paved road.
12. All signs erected on any lot in this subdivision shall meet all requirements of the Miami County Zoning Ordinance.
13. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than fifteen (15) square feet per side, one sign of not more than six (6) square feet per side advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
14. Each residence shall have an electric light fixture on a pole in the front yard. The fixture shall have an electric eye to operate for the outside environment. The light fixture shall be between six(6) and ten (10) feet high and approved by the Developer as to type and location prior to erection. Maintenance and repair of said light fixture shall be the responsibility of each individual lot owner.
15. All mailboxes in the Wright Flyer Estates shall conform to the approved details and specifications outlined. See Exhibit "A".
16. Drainage channels, swales, and slopes, natural or manmade, and underground drainage tiles shall be maintained continuously for such purposes by the lot owners. No materials shall be removed from or placed upon any lot which obstructs, retards, or changes the direction of flow of water through these drainage channels, swales, slopes, and pipes.
17. No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence.
18. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
19. No lot shall be used as a dumping ground for rubbish or trash. Garbage or other waste shall not be kept except in sanitary containers. Equipment for the storage of such materials shall be kept in a clean and sanitary condition. No worn out or discarded automobiles, machinery, or vehicles or parts thereof shall be stored on any lot and no portion thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
20. No portion of any lot, except for the interior of the residential dwelling located thereon and the appurtenant garage or auxiliary building, shall be used for the storage of automobiles, trailers, motorcycles, or other vehicles, whether operative or not, scrap iron, water, paper, glass, or other reclamation products, parts, or materials, except that during the period an improvement is being erected upon any such lot, building materials to be used in the construction of such improvements may be stored thereon; provided, however, any building material not used in said improvement within ninety (90) days after its delivery to such lot shall be moved therefrom. All improvements must be completed by an owner within one (1) year from the date of the beginning of the construction thereof.
21. Any truck, motorcycle, boat, bus, trailer, camper, or other similar housing or recreational device, if stored on any lot, shall be housed within a garage or auxiliary building or shielded by approved screening.
22. A forty (40) ft. wide area adjoining and north of the south lines of Lots 11 thru 14 and adjoining and west of the east line of Lot 14 shall be reserved and maintained as an access area for movement of farm machinery and related farming equipment to allow cultivation, planting, fertilizing, and harvesting of crops on adjoining lot areas as may be contracted by lot owners.
23. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty five (25) years from the recording date of this plat, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
25. These covenants and restrictions shall be enforceable by injunction and otherwise by grantor, its successors, and assigns. Invalidity of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

hp:wright1



*Michael W. Cozatt* 8-16-01  
MICHAEL W. COZATT, P.S.#6001

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 17601 SHEET 2 OF 2





# SAXONY WOODS SECTION 6 AND REPLAT LOT 44 SAXONY WOODS SECTION 5

4 TOWN      6E RANGE      SE 1/4 ~ 4 SECTION      CONCORD TOWNSHIP      MIAMI COUNTY      OHIO STATE

PLAT BOOK 19 PAGE 80  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED Sept 21, 2000 AT 12:02 PM  
 FILE NO. 0318917 FEE \$ 64.80  
 BY: John W. O'Brien MICHELLE BEKNU  
 MIAMI CO. RECORDER DEPUTY  
 APPROVED AND TRANSFERRED THIS 21st DAY  
 OF September, 2000.  
 BY: Chris A. Peoples JUDY TEARSON  
 MIAMI CO. AUDITOR DEPUTY

## APPROVALS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 14th DAY OF December, 2000. (APPROVAL OF PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC ROAD, STREET OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711 O.R.C.)

Richard N. Adams      D. Ann Baird      Arthur D. Haddad  
 RICHARD N. ADAMS      D. ANN BAIRD      ARTHUR D. HADDAD

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 21st DAY OF NOVEMBER, 2000.

Chairman      Secretary  
 CHAIRMAN      SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 13th DAY OF December, 2000.

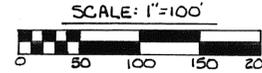
MIAMI COUNTY ENGINEER

## EASEMENT NOTE:

10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAY LINES, REAR AND SIDE LOT LINES, EXCEPT AS OTHERWISE SHOWN.

 DENOTES PORTION OF EXISTING EASEMENT TO BE VACATED BY THIS PLAT. (SEE SHT. 3/3)

PAGE 2 - RESTRICTIVE COVENANTS



## LEGEND

- IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET (COZATT, 56001)

## DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING AT TOTAL OF 1.268 ACRES INCLUDING 0.509 ACRES IN LOT 44 OF SAXONY WOODS SECTION 5 AS RECORDED IN P.B. 18, PAGE 76 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND 0.759 OF A TOTAL OF 7.147 ACRES AS CONVEYED TO HG DEVELOPMENT, INC. BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 708, PAGE 362 AND BOOK 690, PAGE 784.

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, TELEPHONE, CABLE T.V. 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.

Robert E. Blackmore  
 ROBERT E. BLACKMORE  
 HG DEVELOPMENT, INC.

Jeresa E. Mera  
 WITNESS

Jean T. Blackmore  
 JEAN T. BLACKMORE  
 HG DEVELOPMENT, INC.

Mary E. Cleveland  
 PEOPLES SAVINGS BANK  
Carol Bluff  
 PEOPLES SAVINGS BANK

Mary E. Cleveland  
 WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HG DEVELOPMENT, INC. BY ROBERT E. BLACKMORE, PRESIDENT, AND JEAN T. BLACKMORE, VICE PRESIDENT, AND THE PEOPLES SAVINGS BANK OF TROY BY Mark A. D'Amico, IT'S Vice President AND BY Ronald B. Scott, IT'S PRESIDENT WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

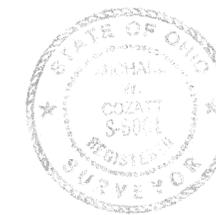
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 24 DAY OF NOVEMBER, 2000.

Mary E. Cleveland  
 NOTARY PUBLIC

MARY E. CLEVELAND  
 Notary Public, State of Ohio  
 My Commission Expires Oct 11, 2002

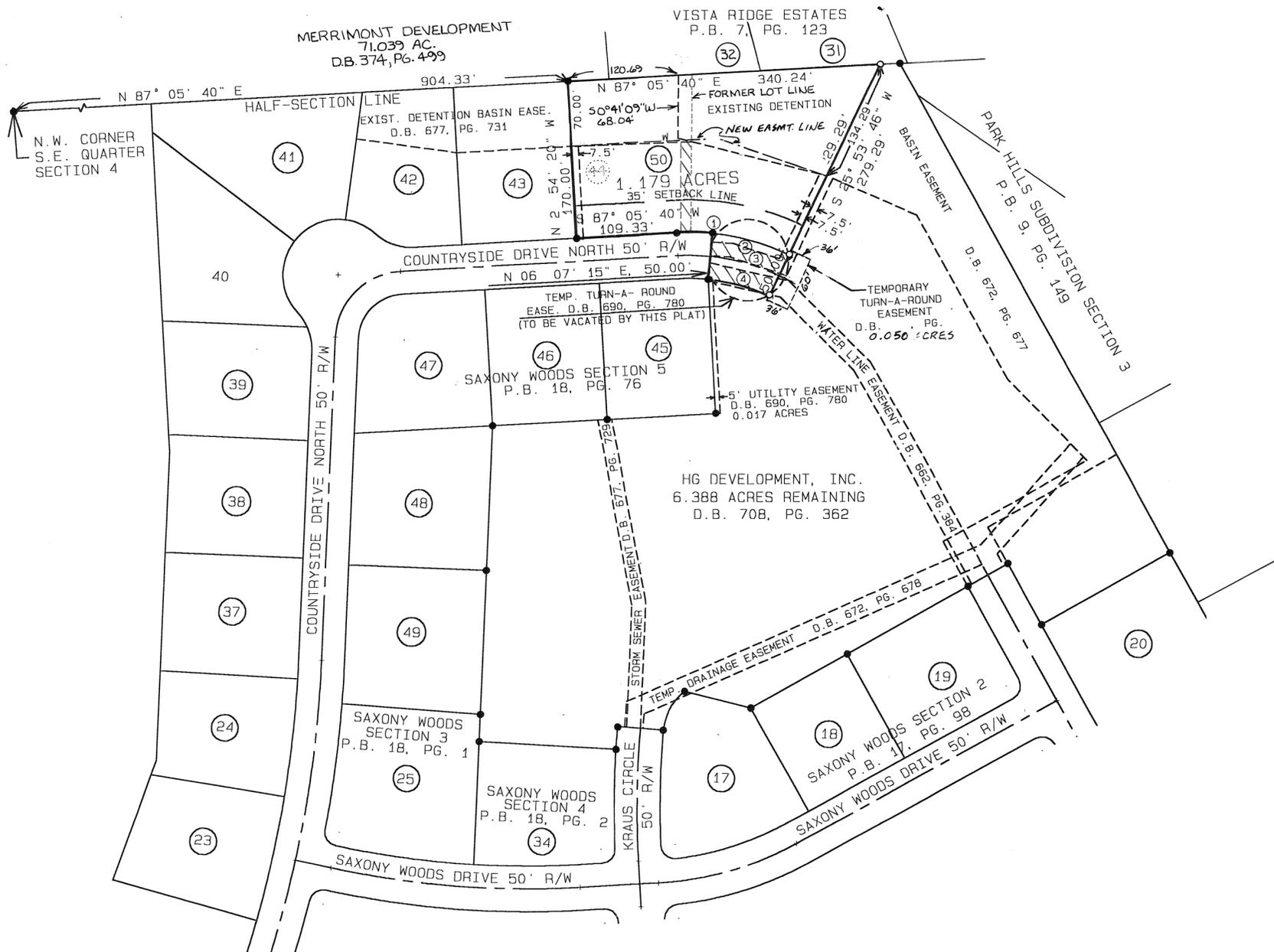
## SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN WITH IRON PINS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.



Michael W. Cozatt      11-13-00  
 MICHAEL W. COZATT      P.S. #6001

COZATT ENGINEERING COMPANY  
 CIVIL ENGINEER      LAND SURVEYOR  
 476 SWAILES ROAD      TROY, OHIO  
 JOB NO. 23000      SHEET 1 OF 3

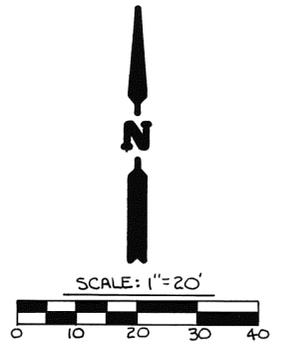
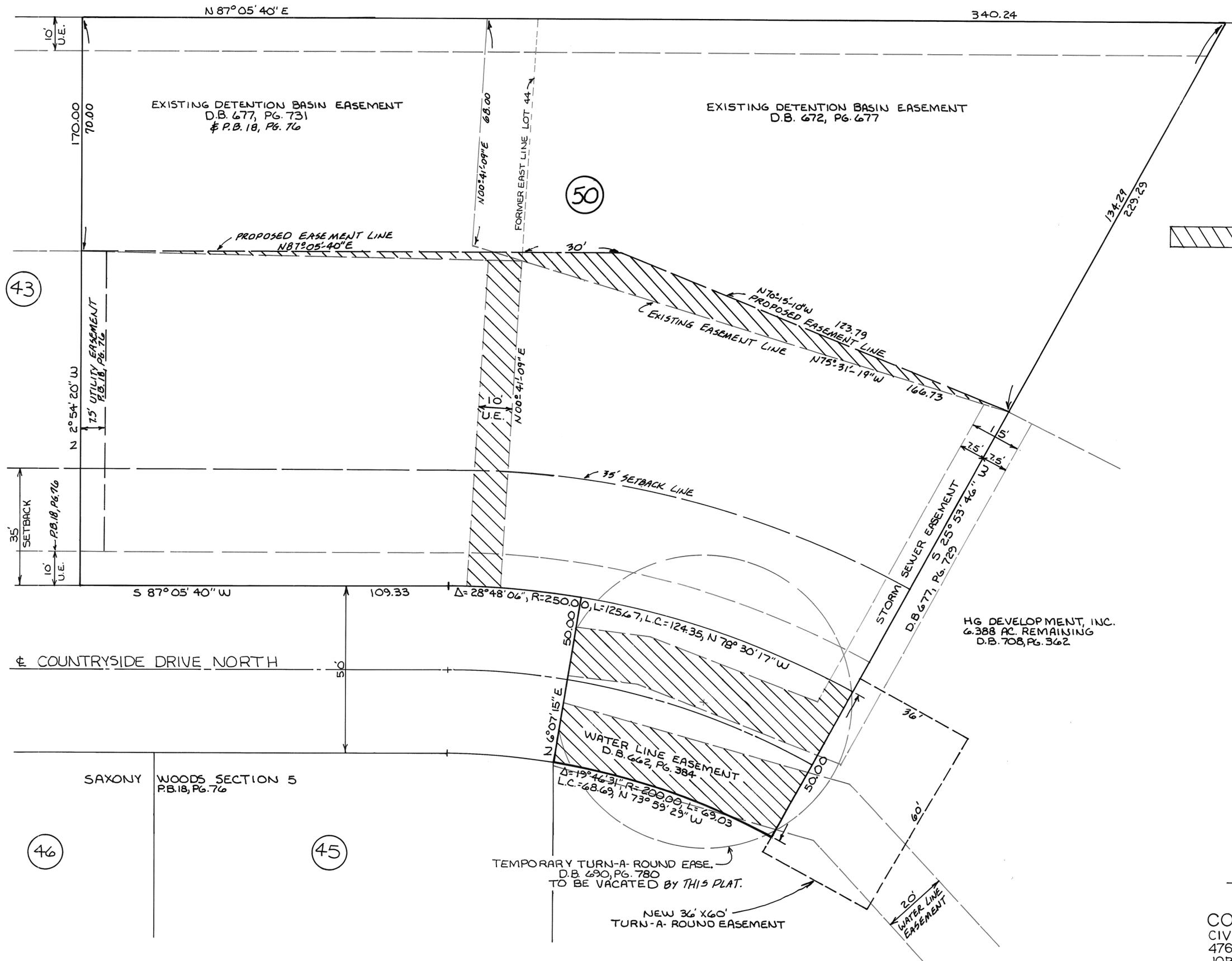


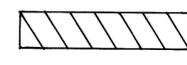
CURVE		DATA			
NO.	DELTA	RADIUS	LENGTH	LONG CHORD	
1	28 48' 06"	250.00'	125.67'	124.35', N 78 30' 17" W	
2	19 46' 31"	250.00'	86.29'	85.86', S 73 59' 29" E	
3	19 46' 31"	225.00'	77.66'	77.27', S 73 59' 29" E	
4	19 46' 31"	200.00'	69.03'	68.69', N 73 59' 29" W	

1.268 ACRES TOTAL

1.179 ACRES IN LOTS  
 0.089 ACRES IN R/W

# SAXONY WOODS SECTION 6 AND REPLAT OF LOT 44 SAXONY WOODS SECTION 5



 DENOTES PORTION OF EXIST. EASEMENT TO BE VACATED BY THIS PLAT.



*Michael W. Cozatt* 11-13-00  
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 23000 SHEET 2 OF 3

# SAXONY WOODS SECTION 6 AND REPLAT OF LOT 44 SAXONY WOODS SECTION 5

PLAT BOOK 19 PAGE 80B

## PROTECTIVE COVENANTS & RESTRICTIONS

1. No lot shall be used except for residential purposes. No building shall be occupied during construction.

2. The square footage of each dwelling structure, exclusive of open porches, garages, car ports, or patios shall not be less than 2,400 sq. feet for two story and multi-story plans, and no less than 2,200 sq. feet for one story plans. All houses shall have a minimum two car attached or basement garage and an attached garage shall be a minimum size of 450 sq. feet. No vinyl or aluminum lap siding shall be allowed. Modular homes shall not be permitted. Each residence shall have a continuous photo cell yard lamp post to be placed 15 feet from the back of the curb and 5 feet off the edge of the driveway. All such yard lamp posts shall be of uniform style and size and must be approved by the developer. All street curbs shall be rolled curbs only. Each builder, during the active house construction period, shall provide portable sanitary toilet facilities for the use of his employees and/or subcontractors on each building site owned by the builder. Facilities may be shared with the approval of the builder renting the facility.

Construction of a residence structure must be completed within nine months after commencement of construction and not more than 12 months from deed transfer.

3. Set back and side yard requirements to be determined by Miami County planning and zoning code. Location of the residence shall be subject to the provisions of covenant number 7.

4. No above ground swimming pool or wading pools shall be permitted on any lot except one wading pool, not to exceed 50 sq. feet and shall not exceed 16 inches in height. Storage units not attached to the residence and all other detached buildings of any kind are not allowed.

5. No lot shall be hereafter subdivided into additional residential lots.

6. Any fence or hedges which may be erected or planted must be of attractive and durable material. No fence or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fence, or chain link fence or similar type of fencing will be permitted on any lot. Wood and wrought iron fencing shall be permitted. Fence design must be submitted to and approved by Developer prior to construction. No fences shall be constructed in or on any utility or access easements.

7. The foundation height and location of any residential structure shall be shown on a plot plan and approved by the developer prior to the commencement of construction. The developer shall retain the right to approve all designs and material lists and shall determine whether the plans and specifications are acceptable to developer. All plans, material lists, specifications and site grading and landscaping plans shall be submitted to developer for approval prior to the start of construction; said approval shall not be unreasonably withheld as long as the plans meet the required covenants and are not duplications of existing homes. Front and side yards must be fully sodded and the rear yard sodded to 20 feet from the rear of the house as part of the landscaping plan. Developer shall approve a minimum landscaping plan for each house. Minimum roof pitch shall be 6/12.

8. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.

9. No structure of a temporary character shall be permitted on any premises except during active construction.

10. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign not more than 3 feet square, advertising the property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. During the period of development and lot sales, HG Development, Inc, shall be exempt from this covenant.

11. No animal, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes or kept in unreasonable numbers. Outside kennels and runs shall not be permitted.

12. Except for delivery, loading and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any lot. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.

13. All driveways must be concrete with paving to be completed not more than nine months from the commencement of construction.

14. Building contractors shall be required to employ trash dumpsters or similar debris storage devices during construction or shall promptly remove all debris and excess material during and at the completion of construction.

15. NO POLE, TOWER OR SUPPORT FOR SAME SHALL BE PERMITTED ON ANY LOT FOR THE SUPPORT OF ANY TELEVISION ANTENNA, RADIO ANTENNA OR SATELLITE DISH. NO SATELLITE DISH LARGER THAN 40" IN DIAMETER, C.B. ANTENNA OR HAM RADIO ANTENNA SHALL BE PERMITTED.

16. Any basement sump water shall be piped to the existing storm sewer. No sump water shall be discharged in the public right of way through the curb or directly into a detention basin.

17. The owners of any lot containing storm water detention basins shall be responsible for maintaining these basins in the operable manner as they were designed. Maintenance, mowing and clearing are the responsibilities of the lot owner. No building or other structure shall be placed within the basin that would reduce the volume storage of the basin. Maintained shrubs or other landscaping is not allowed without written permission from the Miami County Engineer. Miami County reserves the right, but not the responsibility, to enter upon said detention basin areas for maintenance purposes.

18. These covenants and restrictions are for the benefit of the owners of all lots in all sections of this Subdivision, including future sections of this Subdivision, and are to run with the land and are to be binding on all parties and persons claiming under them until January 1, 2021, at which time they will be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots agree to change said covenants.

19. Invalidation of any one of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect.

20. These covenants may be enforced by injunction or otherwise by the grantor, his successors and assigns, and also by the owner of any lot in this or any other section of SAXONY WOODS Subdivision.

21. Grantor reserves the right to impose further restrictions and dedicate additional easements and right-of-way, if required, with respect to such lots which have not been sold by grantor by instrument recorded in the office of the Recorder of Miami County, Ohio and the office of the zoning authority of Miami County, Ohio or by express provisions in said conveyances.

22. Each builder shall be responsible for any damage to curbs, roads, right-of ways, detention areas, water, sewer and storm lines, and other common area items that builder or his subcontractors and/or representatives may damage during the construction process. The Developer reserves the right to charge the builder for any damages incurred.

23. NO CHANGES SHALL BE MADE TO THE PROTECTIVE COVENANTS OF SAXONY WOODS EXCEPT BY THE DEVELOPER AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION AND THIS PROHIBITION SHALL AUTOMATICALLY APPLY TO ANY AND ALL ADDITIONAL SECTIONS OF SAXONY WOODS AS MAY BE FILED OF RECORD IN THE FUTURE. THIS PROHIBITION SHALL APPLY TO ALL CURRENT AND FUTURE LOT OWNERS OF SAXONY WOODS.

## DETENTION BASIN AND STORMWATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:

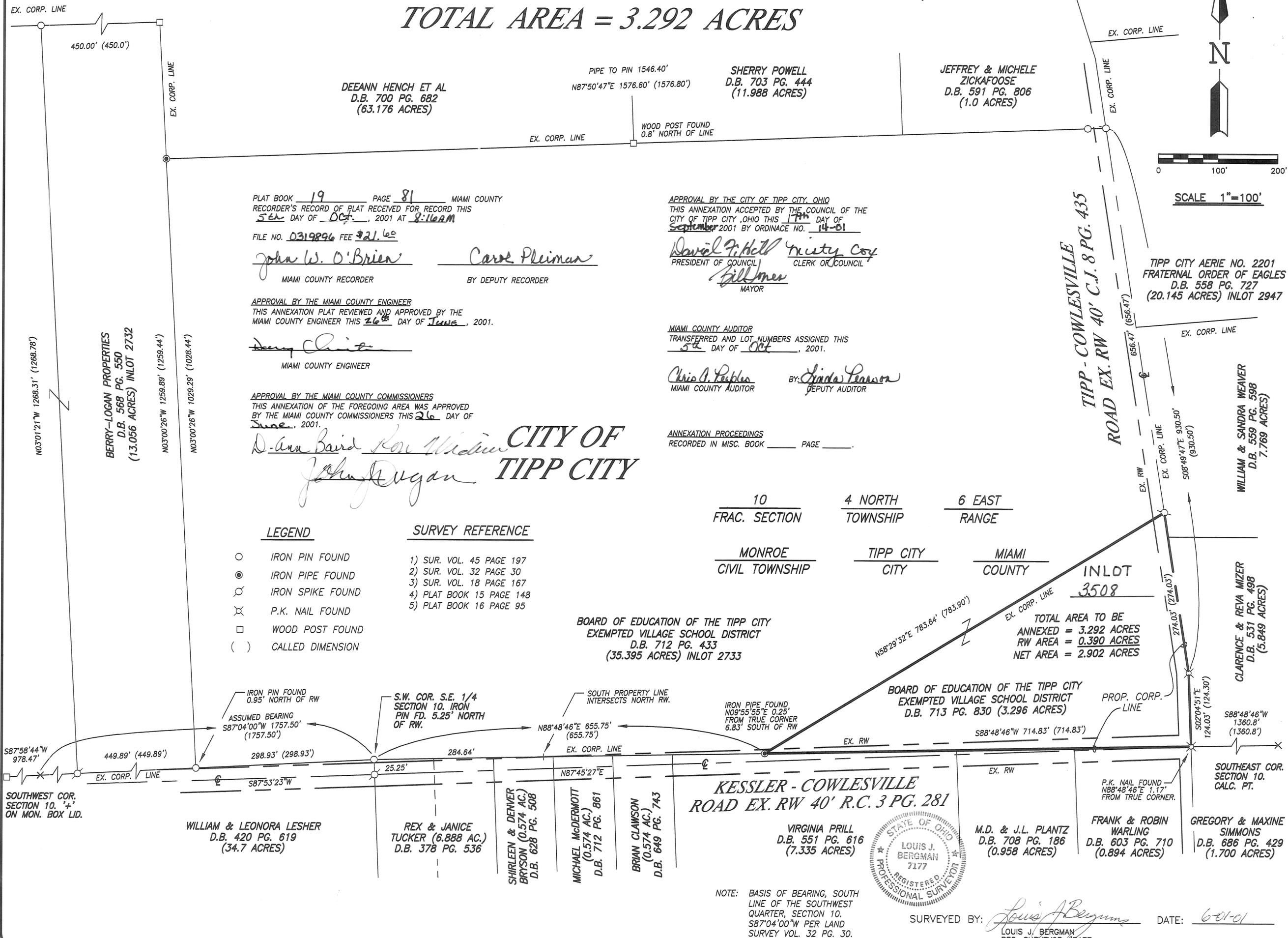
1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES AND STORM WATER DETENTION AREAS.
2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORMWATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.
3. IN THE EVENT THAT THE GRANTEE FAILS TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEE AGREES TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGEMENT.
4. NO STRUCTURES, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE STORMWATER DETENTION FACILITIES (ACCORDING TO ITEM 1) WITHOUT THE WRITTEN PERMISSION OF THE MIAMI COUNTY ENGINEER.
5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SECTION AND EROSION CONTROL PLAN.
6. HG DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFFSITE STORM AND DETENTION AREAS UNTIL DEVELOPED.

  
*Michael W. Cozatt* 11-13-00  
MICHAEL W. COZATT, P.E. #6001

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 23000 SHEET 3 OF 3

# ANNEXATION PLAT TO THE CITY OF TIPP CITY, OHIO

## TOTAL AREA = 3.292 ACRES



PLAT BOOK 19 PAGE 81 MIAMI COUNTY  
 RECORDER'S RECORD OF PLAT RECEIVED FOR RECORD THIS  
5th DAY OF Oct., 2001 AT 8:16AM  
 FILE NO. 0319896 FEE \$21.60  
John W. O'Brien Carol Pleiman  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

APPROVAL BY THE MIAMI COUNTY ENGINEER  
 THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE  
 MIAMI COUNTY ENGINEER THIS 26th DAY OF June, 2001.  
Danny Christ  
 MIAMI COUNTY ENGINEER

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS  
 THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED  
 BY THE MIAMI COUNTY COMMISSIONERS THIS 26 DAY OF  
June, 2001.  
D. Ann Baird Ron Wideman John Dugan  
**CITY OF TIPP CITY**

APPROVAL BY THE CITY OF TIPP CITY, OHIO  
 THIS ANNEXATION ACCEPTED BY THE COUNCIL OF THE  
 CITY OF TIPP CITY, OHIO THIS 17th DAY OF  
September 2001 BY ORDINANCE NO. 14-01  
David F. Hill Misty Cox  
 PRESIDENT OF COUNCIL CLERK OF COUNCIL  
Bill Meier  
 MAYOR

MIAMI COUNTY AUDITOR  
 TRANSFERRED AND LOT NUMBERS ASSIGNED THIS  
5th DAY OF Oct, 2001.  
Chris A. Peoples BY Jinda Pearson  
 MIAMI COUNTY AUDITOR DEPUTY AUDITOR

ANNEXATION PROCEEDINGS  
 RECORDED IN MISC. BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

- | LEGEND               | SURVEY REFERENCE         |
|----------------------|--------------------------|
| ○ IRON PIN FOUND     | 1) SUR. VOL. 45 PAGE 197 |
| ● IRON PIPE FOUND    | 2) SUR. VOL. 32 PAGE 30  |
| ⊗ IRON SPIKE FOUND   | 3) SUR. VOL. 18 PAGE 167 |
| ⊕ P.K. NAIL FOUND    | 4) PLAT BOOK 15 PAGE 148 |
| □ WOOD POST FOUND    | 5) PLAT BOOK 16 PAGE 95  |
| ( ) CALLED DIMENSION |                          |

10 FRAC. SECTION 4 NORTH TOWNSHIP 6 EAST RANGE  
 MONROE CIVIL TOWNSHIP TIPP CITY CITY MIAMI COUNTY  
 INLOT 3508

BOARD OF EDUCATION OF THE TIPP CITY  
 EXEMPTED VILLAGE SCHOOL DISTRICT  
 D.B. 712 PG. 433  
 (35.395 ACRES) INLOT 2733

BOARD OF EDUCATION OF THE TIPP CITY  
 EXEMPTED VILLAGE SCHOOL DISTRICT  
 D.B. 713 PG. 830 (3.296 ACRES)

TOTAL AREA TO BE  
 ANNEXED = 3.292 ACRES  
 RW AREA = 0.390 ACRES  
 NET AREA = 2.902 ACRES

SOUTHWEST COR. SECTION 10. ON MON. BOX LID.

WILLIAM & LEONORA LESHAR  
 D.B. 420 PG. 619  
 (34.7 ACRES)

REX & JANICE TUCKER (6.888 AC.)  
 D.B. 378 PG. 536

SHIRLEEN & DENVER BRYSON (0.574 AC.)  
 D.B. 628 PG. 508

MICHAEL McDERMOTT (0.574 AC.)  
 D.B. 712 PG. 861

BRIAN CLAWSON (0.574 AC.)  
 D.B. 649 PG. 743

VIRGINIA PRILL  
 D.B. 551 PG. 616  
 (7.335 ACRES)



M.D. & J.L. PLANTZ  
 D.B. 708 PG. 186  
 (0.958 ACRES)

FRANK & ROBIN WARLING  
 D.B. 603 PG. 710  
 (0.894 ACRES)

GREGORY & MAXINE SIMMONS  
 D.B. 686 PG. 429  
 (1.700 ACRES)

NOTE: BASIS OF BEARING, SOUTH LINE OF THE SOUTHWEST QUARTER, SECTION 10. S87°04'00"W PER LAND SURVEY VOL. 32 PG. 30.

SURVEYED BY: Louis J. Bergman DATE: 6-01-01  
 LOUIS J. BERGMAN REG. SURVEYOR #7177

TIPP CITY AERIE NO. 2201  
 FRATERNAL ORDER OF EAGLES  
 D.B. 558 PG. 727  
 (20.145 ACRES) INLOT 2947

WILLIAM & SANDRA WEAVER  
 D.B. 559 PG. 598  
 7.769 ACRES

CLARENCE & REVA MIZER  
 D.B. 531 PG. 498  
 (5.849 ACRES)

SOUTHEAST COR. SECTION 10. CALC. PT.

**MOTE & ASSOCIATES, INC.**  
 CML ENGINEERS - LAND SURVEYORS  
 PHONE: (937) 548-7511  
 FAX: (937) 548-7484  
 214 WEST 4th STREET  
 GREENVILLE, OHIO 45331

ANNEXATION PLAT 3.292 ACRES, SECTION 10.  
 TIPP CITY SCHOOLS  
 OHIO  
 TIPP CITY

REVISIONS:  
 DATE: 6-01-01  
 DRAWN: L.J.B.  
 CHECKED: R.T.M.  
 JOB NO. TC02060101  
 DRAWING NO. 1C1977

Bearings based on the east line  
(N 05°05'00" E) of Lot Survey 13, Page 46

**Monument Legend**

- ⊗ Indicates iron pin/pipe found
- Indicates iron pin set
- ✱ Indicates spike/nail found
- △ Indicates MAG nail set

**References:**

Deed: Linda K. Bentley, Deed Book 577, Page 686 (Pt.O.L. 422), D.B. 640, Pg. 836 (Lot 5112)  
Survey: Lot Survey Book 13, Page 46  
Plat: Plat Book 8, Page 45  
Tax Map: Troy NE Plat 61

**Note:**

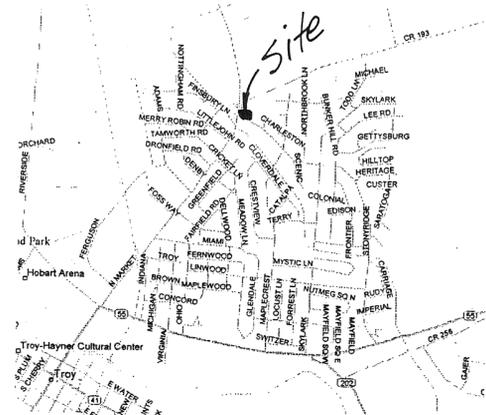
All easements shown hereon are 10' wide utility easements unless noted otherwise.

**SURVEY NOTES:**

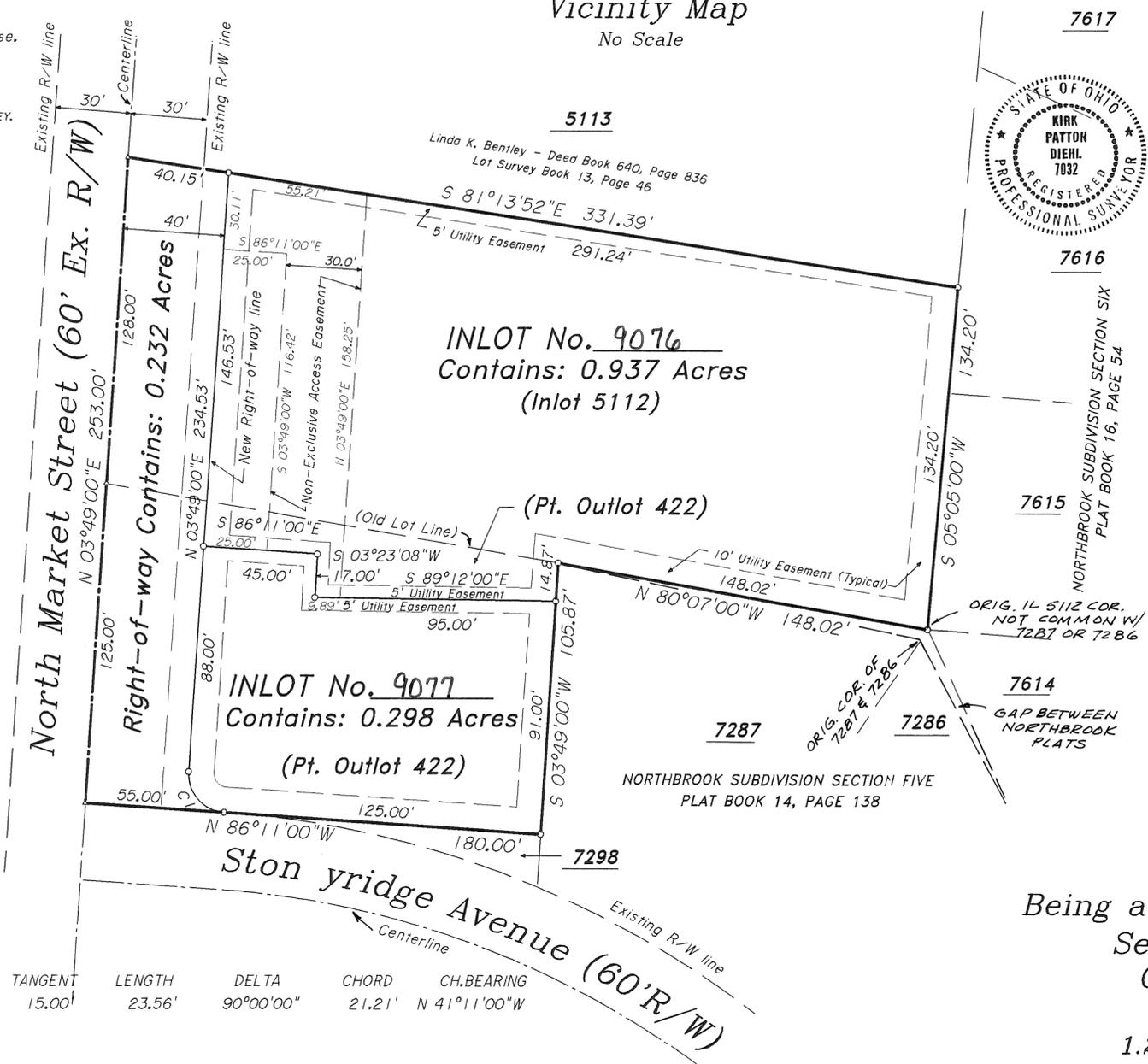
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "McDOUGALL ASSOC"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

**NO "CURB CUT"**

NOTE: 0.298 AC. LOT TO HAVE NO ACCESS TO EITHER STREET FOR A NEW "CURB CUT" DUE TO EXISTING GRADE PROBLEMS & PROXIMITY TO INTERSECTION AT TIME OF PLAT'S FILING. FUTURE ALTERATIONS TO N. MARKET MAY ALLOW A FUTURE CURB CUT.



**Vicinity Map**  
No Scale



CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C1	15.00'	15.00'	23.56'	90°00'00"	21.21'	N 41°11'00"W

**DRAINAGE RESTRICTIONS:**

1. THESE DRAINAGE RESTRICTIONS AND AGREEMENTS SHALL RUN WITH THE LAND AND SHALL BIND THE OWNERS, SUCCESSORS AND ASSIGNS UNLESS AND UNTIL A MODIFICATION OR CHANGE THERETO IS AGREED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY, OHIO.
2. NO STRUCTURE OR FIXED IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERRECTED OR PLANTED WITHIN ANY STORM WATER DRAINAGE OR DETENTION BASIN EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES AND SHRUBBERY.

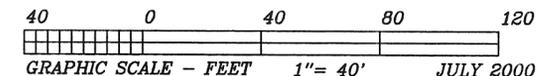
**APPROVAL:**

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 7<sup>TH</sup> DAY OF AUGUST, 2000, THIS PLAT WAS REVIEWED AND APPROVED.

*Chad L. Hinkle* CHAIRMAN  
*Steph D. Knight* SECRETARY

AT A MEETING OF THE TROY CITY COUNCIL HELD THIS 21<sup>ST</sup> DAY OF August, 2000 THIS PLAT WAS REVIEWED AND APPROVED. 0-34-2000

*Peter E. Jenkins* MAYOR  
*Michael J. Beaman* PRESIDENT OF COUNCIL  
*Steph D. Knight* CLERK



PLAT BOOK 19, PAGE 82  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 9 DAY OF October, 2001 AT 2:27:38 pm  
FILE NUMBER 0320042, FEE 21.60  
BY: John W. O'Brien  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY  
Dona Swihart

APPROVED AND TRANSFERRED THIS 9 DAY OF Oct., 2001.  
Chris A. Peoples MIAMI COUNTY AUDITOR  
Linda Lirnenman DEPUTY AUDITOR

**DESCRIPTION:**  
THE WITHIN PLAT IS A SUBDIVISION OF 1.467 ACRES, BEING A REPLAT OF PART OF OUTLOT 422 AND LOT 5112 OF THE CITY OF TROY, OHIO, SAID PART OUTLOT 422 BEING THE SAME AS CONVEYED TO LINDA K. BENTLEY BY DEED RECORDED IN DEED BOOK 577, PAGE 686 AND SAID LOT 5112 BEING THE SAME AS CONVEYED TO LINDA K. BENTLEY BY DEED RECORDED IN DEED BOOK 640, PAGE 836 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO. 0.232 ACRES ARE IN STREETS; 1.235 ACRES ARE IN LOTS.

THE MONUMENTS ARE CERTIFIED CORRECT AND IN CONFORMANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. MONUMENTS WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

*Kirk P. Diehl*  
KIRK P. DIEHL, P.S. #7032

**DEDICATION:**  
WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN SUBDIVIDED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND SO DEDICATE THE STREETS AND RESERVE THE EASEMENTS AS SHOWN TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, REPAIR, MAINTENANCE, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
WITNESS: *Loretta S. Caldwell*  
WITNESS: *Alan M. Kappiers*

STATE OF OHIO  
BE IT REMEMBERED THAT ON THIS 16<sup>TH</sup> DAY OF July, 2001 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME LINDA K. BENTLEY, AS OWNER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.  
*Alan M. Kappiers*  
NOTARY PUBLIC

Record Plan  
**BENTLEY PLAT**  
Being a Replat of Inlot 5112 & Part Outlot 422  
Section 18, Town 1, Range 10 M.Rs.  
City of Troy, Miami County, Ohio  
Contains: 1.467 Acres  
1.235 Acres in Lots / 0.232 Acres in R/W  
(0.477 Ac. Pt. Outlot 422 / 0.990 Ac. Inlot 5112)

This Instrument Prepared By:  
**McDOUGALL ASSOCIATES, INC.**  
Professional Land Surveyors  
8529 BYERS ROAD  
MIAMISBURG, OHIO 45342  
(937) 847-2660  
JOB #2420RP

INDIAN RIDGE ~ SECTION SIX  
CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART OF LOT 7845 & 7850

VOLUME 19 PAGE 83  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 11 DAY  
OF October, 2001, AT 1:29 P.M.  
FILE # 0320300 FEE \$ 43.20

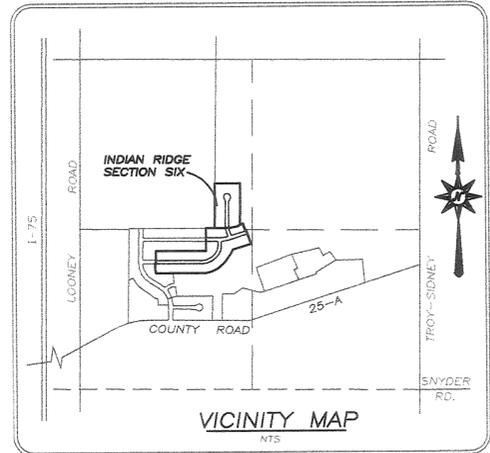
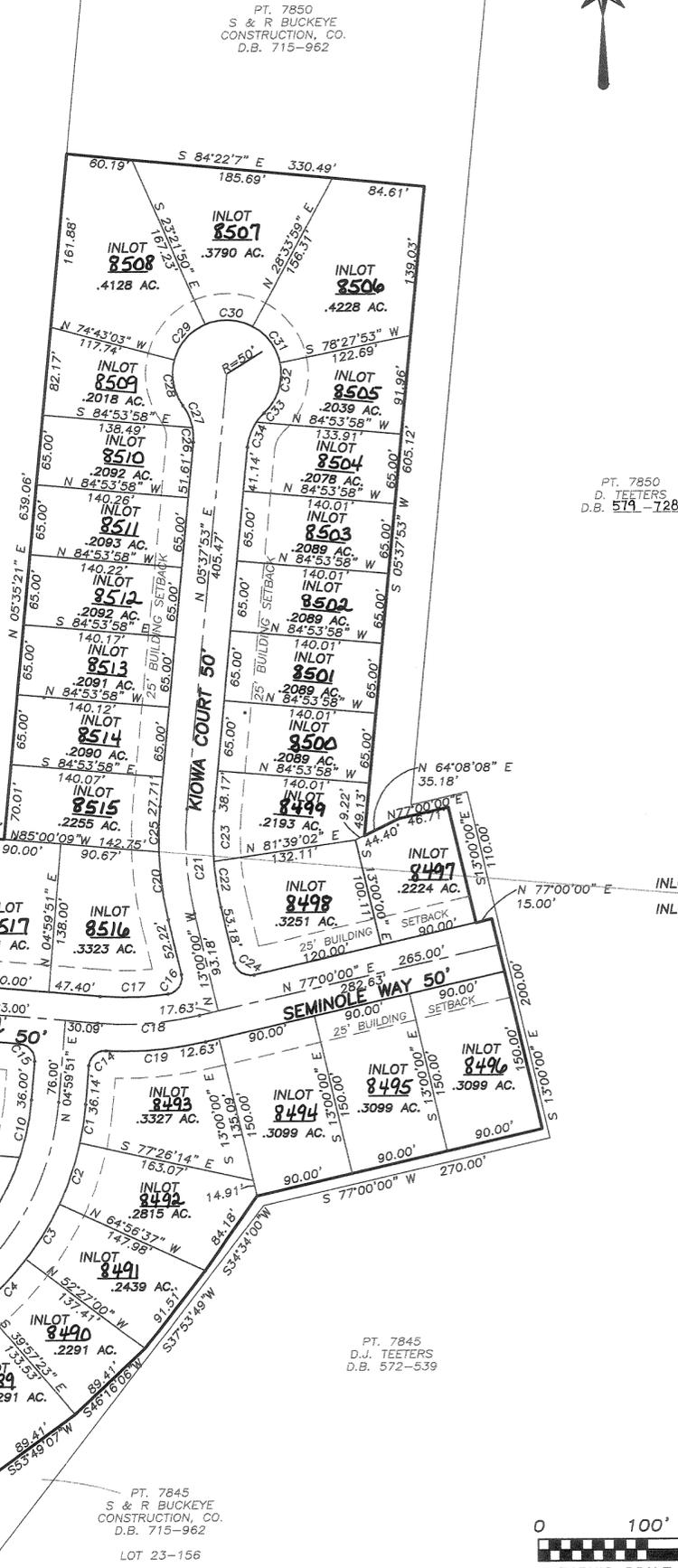
John W. O'Brien Dona Suibart  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 11 DAY OF Oct., 2001.

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Sara Jiruman  
BY DEPUTY AUDITOR

**DESCRIPTION**  
BEING A SUBDIVISION OF 16.4209 ACRES, WHICH 11.4910 ACRES IS IN PART OF INLOT 7845 AS ACQUIRED BY S & R BUCKEYE CONSTRUCTION, CO. IN VOLUME 715, PAGE 962, MIAMI COUNTY DEED RECORDS, AND 4.9299 ACRES IS IN PART OF INLOT 7850, AS ACQUIRED BY S & R BUCKEYE CONSTRUCTION, CO. IN VOLUME 715, PAGE 962, MIAMI COUNTY DEED RECORDS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	275.00'	36.31'	36.28'	N 08°46'48" E	07°33'55"	18.18'
C2	275.00'	59.97'	59.85'	N 18°48'34" E	12°29'37"	30.10'
C3	275.00'	59.97'	59.85'	N 31°18'11" E	12°29'37"	30.10'
C4	275.00'	59.97'	59.85'	N 43°47'48" E	12°29'37"	30.10'
C5	275.00'	59.97'	59.85'	N 56°17'25" E	12°29'37"	30.10'
C6	275.00'	59.97'	59.85'	N 68°47'02" E	12°29'37"	30.10'
C7	275.00'	59.61'	59.49'	N 81°14'25" E	12°25'09"	29.92'
C8	275.00'	36.23'	36.20'	S 88°46'35" E	07°32'51"	18.14'
C9	250.00'	392.70'	353.55'	N 49°59'51" E	90°00'00"	250.00'
C10	225.00'	54.59'	54.46'	S 11°56'55" W	13°54'07"	27.43'
C11	225.00'	119.44'	118.04'	S 34°06'24" W	30°24'51"	61.16'
C12	225.00'	126.83'	125.16'	S 65°27'44" W	32°17'49"	65.15'
C13	225.00'	52.57'	52.45'	S 88°18'15" W	13°23'13"	26.41'
C14	15.00'	23.12'	20.90'	N 49°09'44" E	88°19'47"	14.57'
C15	15.00'	23.56'	21.21'	S 40°00'09" E	90°00'00"	15.00'
C16	15.00'	24.85'	22.11'	S 34°28'04" W	94°56'08"	16.35'
C17	275.00'	62.89'	62.56'	S 88°28'00" W	13°03'43"	31.48'
C18	300.00'	94.23'	93.85'	S 85°59'55" W	17°59'51"	47.51'
C19	325.00'	92.61'	92.30'	N 85°09'49" E	16°19'38"	46.62'
C20	325.00'	63.56'	63.45'	S 07°23'52" E	11°12'16"	31.88'
C21	300.00'	97.55'	97.12'	N 03°41'03" W	18°37'53"	49.21'
C22	275.00'	42.81'	42.77'	N 08°32'23" W	08°55'13"	21.45'
C23	275.00'	46.61'	46.55'	N 00°46'33" E	09°42'40"	23.36'
C24	15.00'	23.56'	21.21'	S 01°55'05" W	07°25'37"	21.09'
C25	325.00'	42.13'	42.10'	S 02°07'45" E	15°31'18"	6.81'
C26	50.00'	13.55'	13.50'	S 22°50'03" E	25°53'17"	11.49'
C27	50.00'	22.59'	22.40'	N 10°14'52" W	51°03'38"	23.88'
C28	50.00'	44.56'	43.10'	S 40°57'33" W	51°21'14"	24.04'
C29	50.00'	44.81'	43.78'	N 87°23'55" W	51°55'49"	24.35'
C30	50.00'	45.32'	43.78'	N 36°29'04" W	49°53'54"	23.26'
C31	50.00'	43.54'	42.18'	N 17°45'10" E	58°34'35"	28.05'
C32	50.00'	51.12'	48.92'	N 40°37'30" E	12°49'57"	5.62'
C33	50.00'	11.20'	11.18'	N 19°55'12" E	28°34'38"	12.73'
C34	50.00'	24.94'	24.68'	N 19°55'12" E	28°34'38"	12.73'



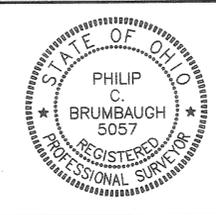
**AREA SUMMARY**

R/W	2.7471 ACRES
LOTS	13.6738 ACRES
TOTAL	16.4209 ACRES

**NOTE:**  
THERE IS A SIX (6') FOOT UTILITY EASEMENT ALONG EACH SIDE OF EACH INTERIOR LOT LINE AND ALONG THE REAR LOT LINE OF EACH LOT AND A TEN (10') FOOT EASEMENT ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, EXCEPT WHERE SHOWN OTHERWISE.

**CERTIFICATION**  
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. CURVED DISTANCES ARE MEASURED ALONG THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS, LOT POINT OF CURVATURES, AND LOT POINT OF TANGENCY.

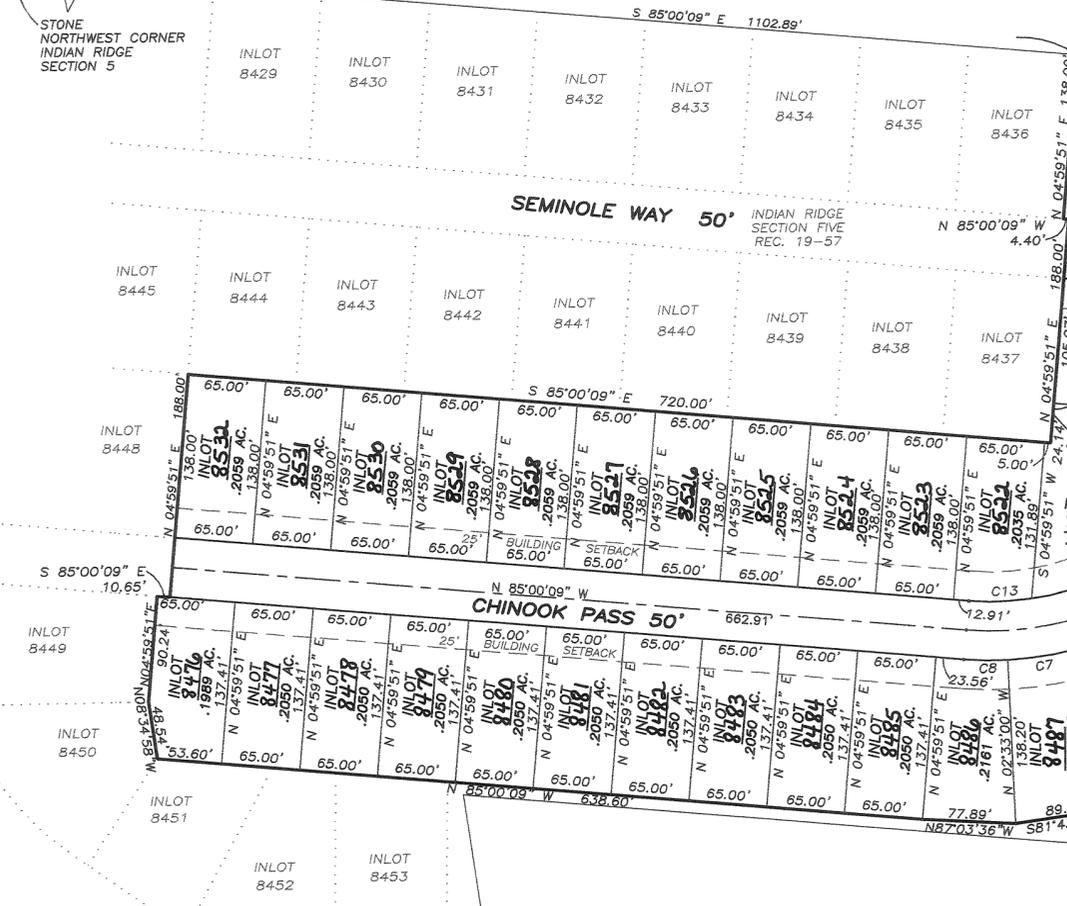
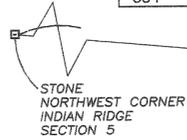
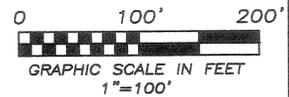
Philip C. Brumbaugh  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057



INDIAN RIDGE ~ SECTION SIX  
SEPTEMBER 19, 2001

**PYRAMID ENGINEERING**  
362 NORTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000

PAGE 1 OF 2



PT. 7845  
S & R BUCKEYE  
CONSTRUCTION, CO.  
D.B. 715-962

PT. 7850  
D. TEETERS  
D.B. 579-728

PT. 7845  
D.J. TEETERS  
D.B. 572-539

PT. 7845  
S & R BUCKEYE  
CONSTRUCTION, CO.  
D.B. 715-962

LOT 23-156

PROTECTIVE COVENANTS & RESTRICTIONS

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling or double dwelling as provided by City of Piqua Zoning Regulations.
- The floor area of each single dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1,400 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 800 Sq. Ft. All duplex structures shall have 900 Sq. Ft. min. per living unit.
- The exterior design, square footage, elevations, building locations and construction materials of all buildings and pools shall be approved in writing by the developer, S&R BUCKEYE CONSTRUCTION CO., or an architectural review committee (ARC) chosen by S&R BUCKEYE CONSTRUCTION CO., INC., prior to the issuance of a building permit and evidenced by a signed plot plan and blueprint. An accurate, approved blueprint and plot plan shall be provided for the files of the developer/ARC. All residences and attached garages shall have exteriors containing brick and/or stone, with combinations of wood or vinyl siding permitted. Detached structure exteriors may contain any combination of the above materials. Vinyl soffits are permitted. Roll roofing is not permitted. No exterior shall have more than eight (8) inches of exposed concrete block or concrete walls or foundation.
- No lot shall be hereafter subdivided into additional residential lots. Except double lots can be split for two deedable residences.
- No trailer, basement, campshack, garage, barn or other out-building shall be used at any time as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character to be used as a residence.
- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fences shall be placed or allowed to remain nearer to the street than the front face of house. No barbed wire, no chain link, no field fencing or similar types of fencing may be used upon the property at any location.
- No worn out, discarded or unlicensed automobiles, machinery or vehicles or parts thereof shall be stored on any lot and no part thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may become an annoyance or nuisance.
- No Animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes.
- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
- No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed fifty (50) Sq. Ft. and shall not exceed 16 inches in height.
- All lots are to be seeded or sodden and landscaped within six (6) months of the completion of the house. Landscaping shall include planting three (3) trees which are five (5) ft. min. height.
- These protective covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2020, and subsequently until or unless amended by written consent of sixty percent (60%) of the owners of lots to be affected by said amendment(s). Owners may make said amendments at any time either before or after January 1, 2020. Affected lots shall include those to which the changes would apply plus all contiguous properties within this development. Each owner shall have one (1) vote for each individual lot owned by him. If more than one person owns a lot then all of the owners of the lot together shall have one vote. The signatures of all of the owners shall be necessary to exercise the one vote.
- These covenants shall be enforceable by injunction or otherwise by the grantor, his, her or its successors or assigns. If the parties hereto, or their grantees, heirs, successors or assigns, shall violate or attempt to violate any of the protective covenants or restrictions herein, it shall be lawful for any other person(s) owning a lot in said development or the developer/ARC to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such protective covenant or restriction and either to prevent him, her or them from doing so or to recover damages or other dues from such violation.
- Invalidation of any one of these protective covenants or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. All costs of litigation and attorney's fees resulting from violation of these protective covenants and restrictions shall be the financial responsibility of the lot owner or owners found in violation.
- All lot owners are members of and must comply with the declarations, and any rules and regulations including the payment of dues of the INDIAN RIDGE Homeowners Association as recorded in the Miami County Records \_\_\_\_\_ Book \_\_\_\_\_ Pg. \_\_\_\_\_ for the mutual benefit of all owners.
- All builders must be approved by The Developer.

DEDICATIONS/SIGNATURES

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS TO PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED 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.

S & R BUCKEYE CONSTRUCTION CO.

*Scott Low*  
SCOTT LOW, PRESIDENT

*Harold A. Ryan*  
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 25<sup>th</sup> DAY OF Sept, 2001.

*Harold A. Ryan*  
NOTARY PUBLIC

FIFTH THIRD BANK OF WESTERN OHIO, NA

*Jerome Herbe*  
JEROME HERBE, VICE PRESIDENT

*Debra A. Stumm*  
WITNESS  
*Vicki L. Jones*  
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 21<sup>st</sup> DAY OF September, 2001.

*Vicki L. Jones*  
NOTARY PUBLIC

APPROVAL BY THE PIQUA CITY COMMISSION  
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 16<sup>th</sup> DAY OF July, 2001.  
BY RESOLUTION NO. C-11615

*Scott Low* 10/10/01  
MAYOR  
*Rebecca J. Cool* 10/10/01  
CLERK

APPROVAL BY THE PIQUA PLANNING COMMISSION  
THIS PLAT REVIEWED AND APPROVED THIS 10<sup>th</sup> DAY OF July, 2001.

*William J. Hanley*  
CHAIRMAN  
*William J. Hanley*  
SECRETARY

PYRAMID ENGINEERING  
362 NORTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000

**ROECKER REPLAT**  
**COVINGTON, OHIO**  
 REPLAT OF PART OF OUTLOT 20 AND INLOT 1111



MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 PLAT BOOK 19 PAGE 84

RECEIVED FOR RECORD THIS 16th DAY OF  
October, 2001 AT 11:47 AM

FILE NO. D320569 FEE: \$ 21.60

John W. O'Brien  
 MIAMI COUNTY RECORDER  
Michelle Hoffman  
 MIAMI COUNTY DEPUTY RECORDER

BEING A REPLAT OF PART OF OUTLOT 20 AND  
 INLOT 1111 IN THE VILLAGE OF COVINGTON,  
 OHIO, AS ACQUIRED BY WILLIAM E. &  
 BETTY L. ROECKER BY DEED BOOK 637,  
 PAGE 771.

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

William E. Roecker Mark Addings  
 WILLIAM E. ROECKER WITNESS

Betty L. Roecker By Dave Roecker Penny A. Cron  
 BETTY L. ROECKER WITNESS  
 BY DAVE ROECKER, POA P.O.A.

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR  
 THE STATE OF OHIO, PERSONALLY APPEARED  
 THE ABOVE SIGNED PARTIES, WHO  
 ACKNOWLEDGED THAT THEY DID SIGN SUCH  
 INSTRUMENT AND THAT SAID INSTRUMENT  
 IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO  
 SUBSCRIBED MY NAME AND AFFIXED MY  
 OFFICIAL SEAL AT Covington, OHIO,  
 THIS 15th DAY OF OCTOBER, 2001

Robert L. Cron  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES ON MAY 30TH 2006  
Robert L. Cron  
 NOTARY

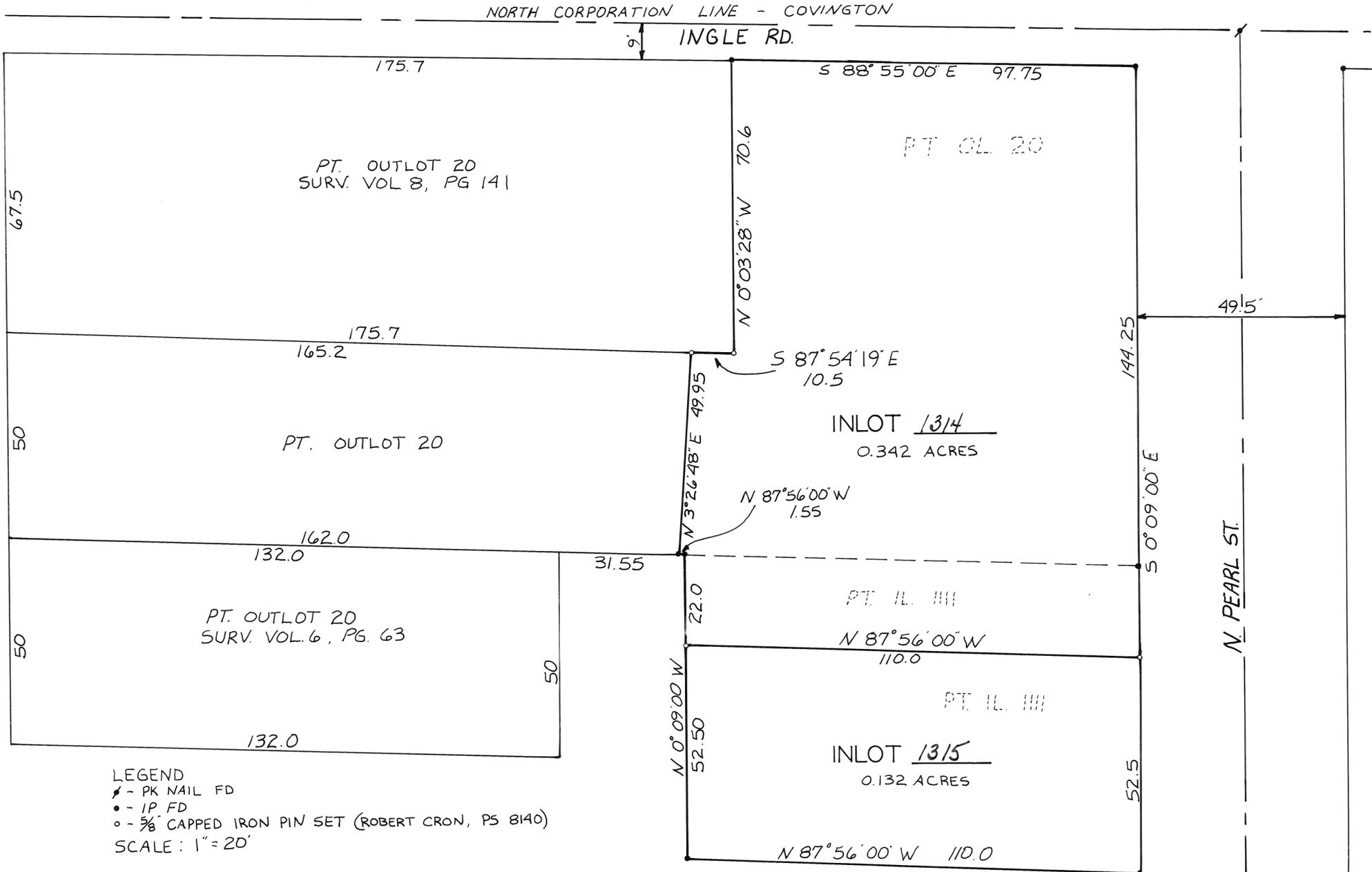
THIS REPLAT REVIEWED AND APPROVED BY  
 THE PLANNING COMMISSION OF THE VILLAGE  
 OF COVINGTON, OHIO THIS 11th DAY  
 OF October, 2001.

Lowell Aingst R. Scott Fobin  
 CHAIRMAN SECRETARY

APPROVED THIS 16th DAY OF Oct, 2001

Chris A. Peoples  
 MIAMI COUNTY AUDITOR

Sandra Pearson  
 MIAMI COUNTY DEPUTY AUDITOR



LEGEND  
 \* - PK NAIL FD  
 • - IP FD  
 o - 5/8" CAPPED IRON PIN SET (ROBERT CRON, PS 8140)  
 SCALE: 1" = 20'

REFERENCE  
 LOT SURVEY VOL. 8; PG. 150  
 DEED BOOK 637, PAGE 771

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

Robert L. Cron 10/10/01  
 ROBERT L. CRON, PROFESSIONAL SURVEYOR \*8140



PLAT BOOK 19 PAGE 85 - A  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO. 0320583  
 RECEIVED Oct. 16, 2001  
 AT 1:11 P. FEE \$6.40  
 John W. O'Brien  
 MIAMI COUNTY RECORDER  
 Michelle O'Brien  
 DEPUTY

**RECORD PLAN  
 STANFIELD PLACE  
 SECTION ONE**

**LOCATED IN:  
 PART OF INLOT 7271 AND PART OF INLOT 7146  
 SECTION 19, TOWN 5, RANGE 6 EAST  
 CITY OF TROY  
 MIAMI COUNTY, OHIO  
 CONTAINING 12.4198 ACRES  
 AUGUST 2001**

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.  
 EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF

OWNER:  
 CROSSMANN COMMUNITIES  
 OF OHIO, INC.  
 MIKE HOFFMASTER  
 GENERAL MANAGER

WITNESS  
 Melissa Studdard  
 WITNESS

STATE OF OHIO:

BE IT REMEMBERED THAT ON THIS 20<sup>th</sup> DAY OF August, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME CROSSMANN COMMUNITIES OF OHIO, INC., OWNER, BY MIKE HOFFMASTER, ITS GENERAL MANAGER TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MELISSA STUDDARD  
 Notary Public, State of Ohio  
 My Commission Expires 05-04-06

Melissa Studdard  
 NOTARY PUBLIC IN AND FOR  
 STATE OF OHIO  
 MY COMMISSION EXPIRES ON: 5-4-05

STATE OF OHIO:

DATE: 8-20, 2001  
 CROSSMANN COMMUNITIES OF OHIO, INC. BY MIKE HOFFMASTER, ITS GENERAL MANAGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LEINHOLDERS, HAVE UNITED IN ITS EXECUTION.

MIKE HOFFMASTER  
 GENERAL MANAGER

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

MELISSA STUDDARD  
 Notary Public, State of Ohio  
 My Commission Expires 05-04-06

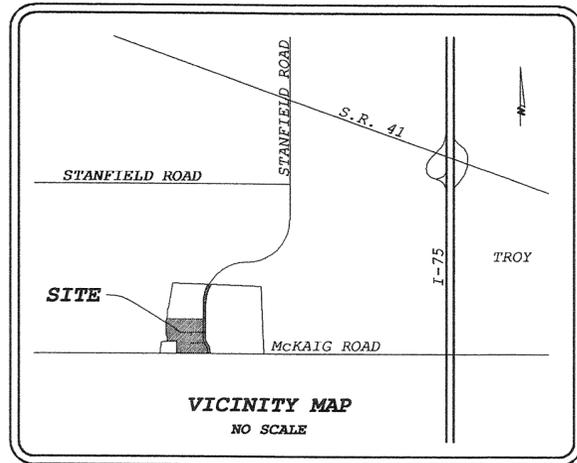
Melissa Studdard  
 NOTARY PUBLIC IN AND FOR  
 STATE OF OHIO  
 MY COMMISSION EXPIRES ON: 5-4-05

**DESCRIPTION**

BEING A SUBDIVISION CONTAINING 12.4198 ACRES, AND BEING PART OF INLOTS 7271 AND 7146 AND BEING PART OF A 6.025 ACRE TRACT AND PART OF A 25.964 ACRE TRACT CONVEYED TO CROSSMANN COMMUNITIES OF OHIO, INC. BY DEED RECORDED IN DEED BOOK 718, PAGE 762 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

**COVENANTS AND RESTRICTIONS**

FOR COVENANTS AND RESRICTIONS SEE SHEET 4 OF 4.

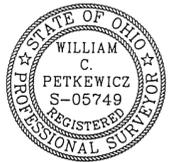


DEVELOPER:  
 CROSSMANN COMMUNITIES, INC.  
 5412 COURSEVIEW DRIVE, SUITE 210  
 MASON, OHIO 45040  
 (513) 459-9006 FAX (513) 459-9422

**CERTIFICATION**

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN. MONUMENTATION WILL BE SET AS SHOWN.

NORFLEET, BROWN, & PETKEWICZ, INC.  
 William C. Petkewicz  
 WILLIAM C. PETKEWICZ  
 REGISTERED SURVEYOR  
 OHIO LICENSE No. 5749



**APPROVALS**

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20<sup>th</sup> DAY OF AUG, 2001, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-20-01 EFF. 8-20-01

Peter E. Jenkins  
 MAYOR

William F. Lohr  
 PRESIDENT OF COUNCIL

Sev D. Knight  
 CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 11<sup>th</sup> DAY OF JULY, 2001, THIS PLAT WAS REVIEWED AND APPROVED.

Chris D. Knight  
 CHAIRMAN

Sev D. Knight  
 SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 16 DAY OF Oct., 2001.

Chris W. Peoples  
 MIAMI COUNTY AUDITOR

Lida Lirerman  
 DEPUTY COUNTY AUDITOR

SHEET 1 OF 4

PREPARED BY:

**NB & P**  
 NORFLEET, BROWN & PETKEWICZ INC.  
 Civil Engineers & Surveyors  
 228 Byers Road, Suite 301  
 Miamisburg, Ohio 45342  
 Ph (937)847-2313 Fax (937)847-2303

SCALE:	DRAWN: D.M.N.	CHK'D:
DATE: AUGUST, 2001	JOB No.:	00-4348

SEE SH. 3  
MATCH LINE

RECORD PLAN  
STANFIELD PLACE  
SECTION ONE  
LOCATED IN:  
PART OF INLOT 7146  
AND PART OF INLOT 7271  
CITY OF TROY  
MIAMI COUNTY, OHIO  
12.4198 TOTAL ACRES  
30 RESIDENTIAL LOTS  
AUGUST 2001

**AREA SUMMARY**  
4.5692 ACRES RESIDENTIAL LOTS  
4.1849 ACRES R/W  
3.6657 ACRES RESERVE AREAS  
12.4198 TOTAL ACRES

0.3935 AC. PT. 7271  
(FROM 6.025 AC. PARCEL)  
0.0159 AC. PT. 7146  
12.0104 AC. PT. 7271  
(FROM 25.964 AC. PARCEL)

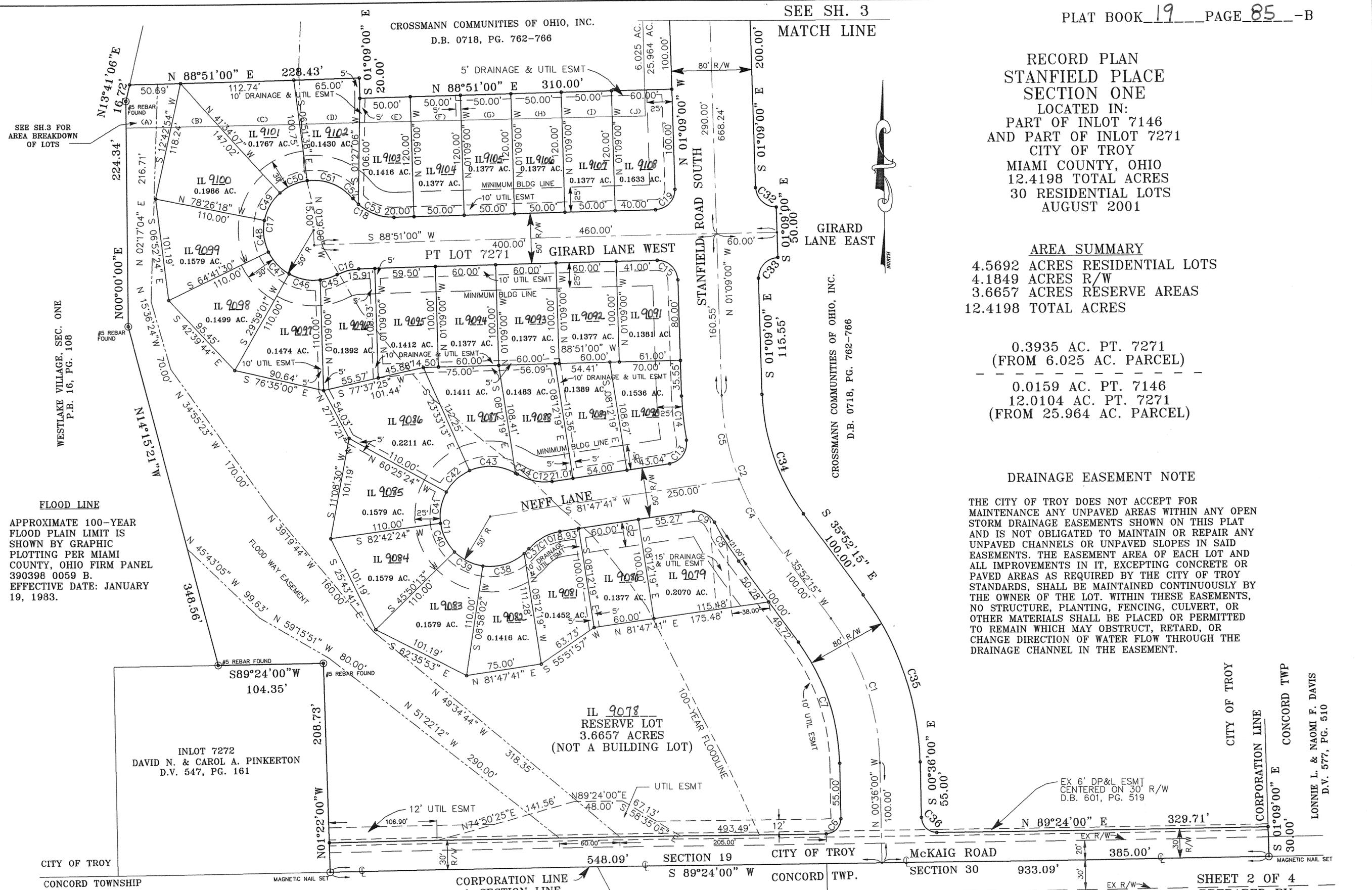
**DRAINAGE EASEMENT NOTE**

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR PAVED AREAS AS REQUIRED BY THE CITY OF TROY STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE DIRECTION OF WATER FLOW THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.

WESTLAKE VILLAGE, SEC. ONE  
P.B. 16, PG. 108

**FLOOD LINE**

APPROXIMATE 100-YEAR FLOOD PLAIN LIMIT IS SHOWN BY GRAPHIC PLOTTING PER MIAMI COUNTY, OHIO FIRM PANEL 390398 0059 B. EFFECTIVE DATE: JANUARY 19, 1983.



INLOT 7272  
DAVID N. & CAROL A. PINKERTON  
D.V. 547, PG. 161

IL 9078  
RESERVE LOT  
3.6657 ACRES  
(NOT A BUILDING LOT)

CONCORD TWP  
CITY OF TROY  
CORPORATION LINE  
LONNIE L. & NAOMI F. DAVIS  
D.V. 577, PG. 510

ARTHUR L. & REVA M. EICHHORN  
D.V. 642, PG. 448  
D.V. 563, PG. 871

BRENT & STEPHANIE RAINES  
D.V. 612, PG. 222

ARTHUR L. & REVA M. EICHHORN  
D.V. 642, PG. 448  
D.V. 563, PG. 871

SHEET 2 OF 4  
PREPARED BY:



**NORFLEET, BROWN & PETKEWICZ INC.**  
Civil Engineers & Surveyors  
228 Byers Road, Suite 301  
Miamisburg, Ohio 45342  
Ph (937)847-2313 Fax (937)847-2303

SCALE: 1"=60'	DRAWN: S.P.F.	CHK'D:
DATE: AUGUST, 2001	JOB No.: 00-4348	

**LEGEND**

- ⊙ MONUMENTATION FOUND AS NOTED
- #5 REBAR TO BE SET

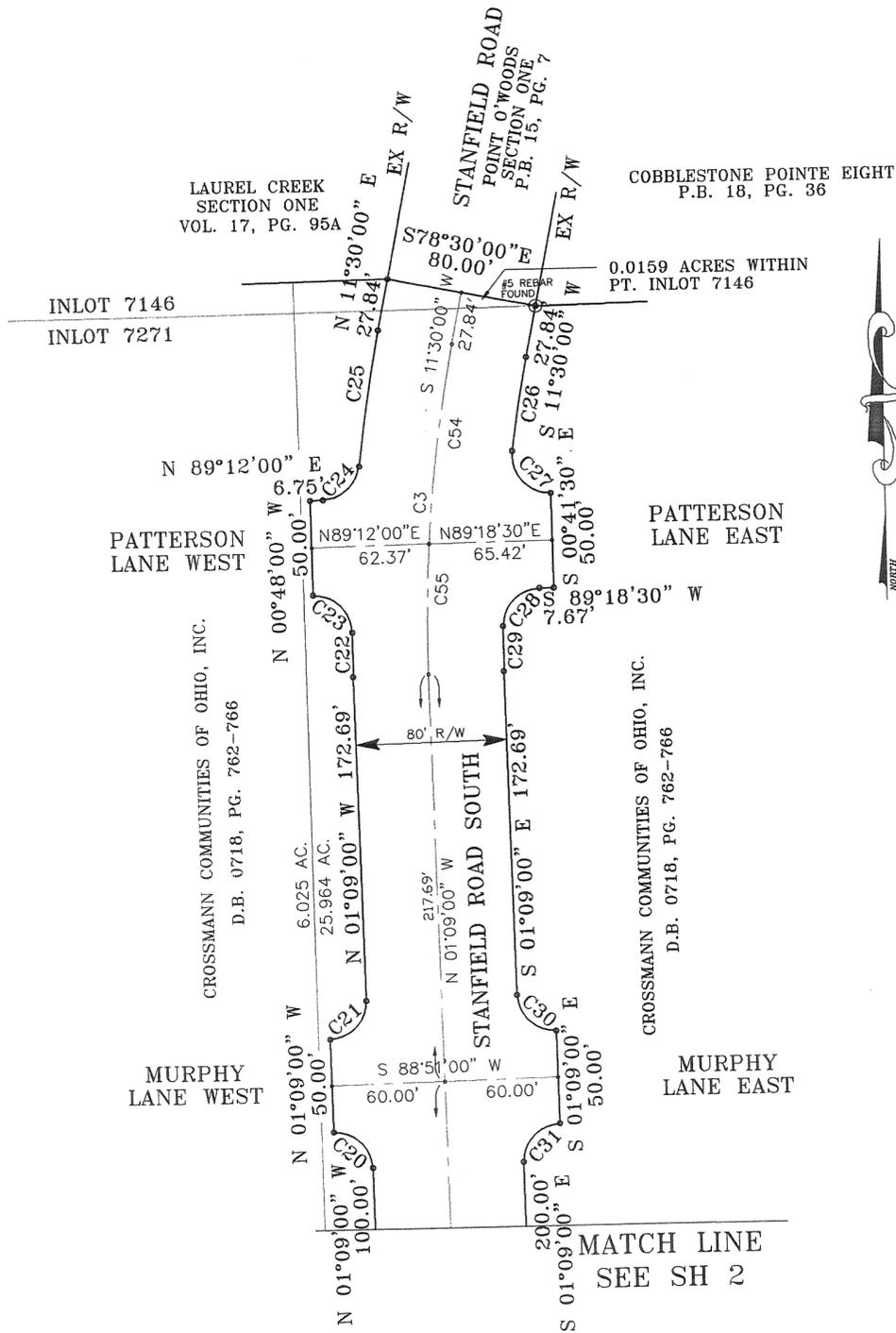
NOTE: NO DRIVEWAY ACCESS TO McKAIG ROAD OR STANFIELD ROAD IS PERMITTED FROM ANY LOT.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 60 ft.

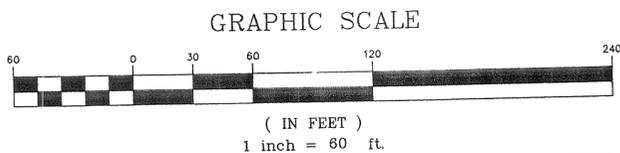
RECORD PLAN  
 STANFIELD PLACE  
 SECTION ONE  
 LOCATED IN:  
 PART OF INLOT 7146  
 AND PART OF INLOT 7271  
 CITY OF TROY  
 MIAMI COUNTY, OHIO  
 12.4198 TOTAL ACRES  
 30 RESIDENTIAL LOTS  
 AUGUST 2001



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00	153.90	79.47	151.48	N18°14'07"W	35°16'15"
C2	250.00	151.50	78.16	149.19	S18°30'37"E	34°43'15"
C3	800.00	176.63	88.67	176.27	S05°10'30"W	12°39'00"
C4	250.00	66.10	33.24	65.91	S28°17'46"E	15°08'58"
C5	250.00	85.40	43.12	84.98	S10°56'08"E	19°34'17"
C6	15.00	23.56	15.00	21.21	N44°24'00"E	90°00'00"
C7	210.00	129.27	66.76	127.24	N18°14'07"W	35°16'15"
C8	290.00	45.59	22.84	45.54	S31°22'03"E	9°00'25"
C9	20.00	24.90	14.36	23.33	N62°32'05"W	71°20'29"
C10	50.00	36.14	18.90	35.36	S61°05'23"W	41°24'35"
C11	50.00	229.35	56.69	75.00	S08°12'19"E	262°49'09"
C12	50.00	36.14	18.90	35.36	S77°30'02"E	41°24'35"
C13	20.00	32.01	20.60	28.70	N35°56'47"E	91°41'48"
C14	290.00	44.30	22.19	44.25	S05°31'33"E	8°45'07"
C15	20.00	31.42	20.00	28.28	N46°09'00"W	90°00'00"
C16	50.00	22.55	11.47	22.36	S75°55'45"W	25°50'31"
C17	50.00	226.00	60.69	77.18	S12°29'39"W	258°58'19"
C18	50.00	46.36	25.00	44.72	S64°35'06"E	53°07'48"
C19	20.00	31.42	20.00	28.28	N43°51'00"E	90°00'00"
C20	20.00	31.42	20.00	28.28	N46°09'00"W	90°00'00"
C21	20.00	31.42	20.00	28.28	N43°51'00"E	90°00'00"
C22	840.00	23.90	11.95	23.90	N00°20'05"W	1°37'50"
C23	20.00	31.86	20.45	28.60	N45°09'35"W	91°16'50"
C24	20.00	28.87	17.60	26.43	N47°50'53"E	82°42'14"
C25	840.00	73.36	36.70	73.34	N08°59'53"E	5°00'14"
C26	760.00	50.70	25.36	50.69	S09°35'20"W	3°49'20"
C27	20.00	34.34	23.16	30.27	S41°30'25"E	98°22'10"
C28	20.00	30.94	19.53	27.94	S44°59'38"W	88°37'43"
C29	760.00	24.27	12.14	24.27	S00°14'07"E	1°49'47"
C30	20.00	31.42	20.00	28.28	S46°09'00"E	90°00'00"
C31	20.00	31.42	20.00	28.28	S43°51'00"W	90°00'00"
C32	20.00	31.42	20.00	28.28	S46°09'00"E	90°00'00"
C33	20.00	31.42	20.00	28.28	S43°51'00"W	90°00'00"
C34	210.00	127.26	65.65	125.32	S18°30'37"E	34°43'15"
C35	290.00	178.52	92.19	175.72	S18°14'07"E	35°16'15"
C36	15.00	23.56	15.00	21.21	S45°36'00"E	90°00'00"
C37	50.00	6.71	3.36	6.70	N44°13'39"E	7°41'06"
C38	50.00	44.42	23.79	42.97	N73°31'07"E	50°53'49"
C39	50.00	32.17	16.67	31.62	S62°35'53"E	36°52'11"
C40	50.00	32.17	16.67	31.62	S25°43'41"E	36°52'11"
C41	50.00	32.17	16.67	31.62	S11°08'30"W	36°52'11"
C42	50.00	32.17	16.67	31.62	S48°00'41"W	36°52'11"
C43	50.00	47.46	25.69	45.69	N86°21'48"W	54°22'50"
C44	50.00	2.07	1.04	2.07	N57°59'04"W	2°22'38"
C45	50.00	17.55	8.86	17.46	N73°03'40"E	20°06'21"
C46	50.00	32.17	16.67	31.62	S78°27'04"E	36°52'11"
C47	50.00	30.29	15.63	29.83	S42°39'44"E	34°42'29"
C48	50.00	32.17	16.67	31.62	S06°52'24"E	36°52'11"
C49	50.00	32.17	16.67	31.62	S29°59'47"W	36°52'11"
C50	50.00	30.29	15.63	29.83	S65°47'07"W	34°42'29"
C51	50.00	51.35	28.20	49.12	N67°26'25"W	58°50'27"
C52	50.00	7.86	3.94	7.85	S42°31'20"E	9°00'16"
C53	50.00	38.51	20.27	37.56	S69°05'14"E	44°07'32"
C54	800.00	107.45	53.81	107.37	S07°39'08"W	7°41'45"
C55	800.00	69.17	34.61	69.15	S01°19'38"W	4°57'15"

ACREAGE BREAKDOWN FOR NEW LOTS THAT ARE PARTIALLY IN BOTH		
LDT REF.	ORIGINAL TRACTS:	
	6.025 AC.	25.964 AC.
A	0.0482 AC.	3.6657 AC.
B	0.0235 AC.	0.1751 AC.
C	0.0963 AC.	0.0804 AC.
D	0.0628 AC.	0.0802 AC.
E	0.0282 AC.	0.1134 AC.
F	0.0282 AC.	0.1095 AC.
G	0.0286 AC.	0.1091 AC.
H	0.0289 AC.	0.1088 AC.
I	0.0293 AC.	0.1084 AC.
J	0.0195 AC.	0.1438 AC.

AREA SUMMARY  
 4.5692 ACRES RESIDENTIAL LOTS  
 4.1849 ACRES R/W  
 3.6657 ACRES RESERVE AREAS  
 12.4198 TOTAL ACRES



SHEET 3 OF 4

PREPARED BY:

**NB & P**  
 NORFLEET, BROWN & PETKEWICZ INC.  
 Civil Engineers & Surveyors  
 228 Byers Road, Suite 301  
 Miamisburg, Ohio 45342  
 Ph (937)847-2313 Fax (937)847-2303

SCALE: 1"=60' DRAWN: S.P.F. CHK'D:  
 DATE: AUGUST, 2001 JOB No.: 00-4348

RECORD PLAN  
 STANFIELD PLACE  
 SECTION ONE  
 LOCATED IN:  
 PART OF INLOT 7146  
 AND PART OF INLOT 7271  
 CITY OF TROY  
 MIAMI COUNTY, OHIO  
 12.4198 TOTAL ACRES  
 30 RESIDENTIAL LOTS  
 AUGUST 2001

COVENANTS & RESTRICTIONS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES.
2. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
3. NO PERMANENT SIGNS ALLOWED; EXCEPT FOR THE SIGNAGE BY DEVELOPER FOR THE SALE OF NEW HOMES. DIRECTIONAL SIGNAGE SHALL BE PERMITTED ON THE WEEKENDS ONLY. THEY MAY NOT BE INSTALLED UNTIL AFTER 5:00 PM ON FRIDAY AND MUST BE REMOVED BY 6:00 PM ON SUNDAY.
4. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, SHACK, GARAGE, BARN OR OTHER OUT BUILDINGS SHALL BE USED OR MAINTAINED ON ANY LOT AT ANY TIME EITHER TEMPORARILY OR PERMANENTLY ON ANY LOT OF THIS SUBDIVISION WITHOUT WRITTEN APPROVAL OF CROSSMANN COMMUNITIES. TWO COMPLETE SETS OF "DOCUMENTS" SHALL BE SUBMITTED TO CROSSMANN COMMUNITIES. THE DOCUMENTS SHALL INCLUDE DESIGN PLANS, MATERIALS, COLORS, ROOFING, LOCATION OF BUILDING (HORIZONTAL AND VERTICAL) AND LANDSCAPING PLANS. CROSSMANN COMMUNITIES SHALL HAVE FIFTEEN (15) DAYS AFTER RECEIPT OF THE DOCUMENTS TO MARK ON ONE SET OF THE DOCUMENTS "APPROVED" OR "DISAPPROVED" BY CROSSMANN COMMUNITIES DATED AND SIGNED. DISAPPROVING DOCUMENTS SHALL INDICATE THE REASONS FOR DISAPPROVAL. IF THE DOCUMENTS ARE NOT RETURNED TO OWNER WITHIN (15) DAYS AFTER RECEIPT BY CROSSMANN COMMUNITIES, THE DOCUMENTS SHALL AUTOMATICALLY BE APPROVED AS SUBMITTED. THE PLANS AND SPECIFICATIONS SHALL INCLUDE FLOOR PLANS, ELEVATIONS SHOWING ALL FOUR (4) SIDES OF STRUCTURE. AFTER THE ORIGINAL CONSTRUCTION, NO IMPROVEMENTS OF ANY KIND SHALL BE MADE OR ERECTED, PLACED, ALTERED OR EXTERIOR DESIGN CHANGE MADE THERETO, ON ANY LOT, UNTIL SUCH IMPROVEMENT, ALTERATION, CHANGE, ETC., ARE SUBMITTED TO CROSSMANN COMMUNITIES AND FOLLOW THE APPROVAL OR DISAPPROVAL PROCEDURE SET FORTH IN THIS ITEM. NO OUT BUILDING SHALL EXCEED 160 SQUARE FEET.
5. NO STRUCTURE OR PLANTING, OTHER THAN DRIVEWAY OR SIDEWALK, SHALL BE PERMITTED TO INTERFERE WITH ANY EASEMENT WHICH MAY OBSTRUCT OR RETARD DIRECTION OF ANY DRAINAGE WATER.
6. NO ABOVE GROUND SWIMMING POOLS SHALL BE ERECTED ON ANY LOT.
7. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT FOR TWO (2) DOGS, CATS OR OTHER HOUSEHOLD PETS, WHICH MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
8. NO FENCES SHALL BE BUILT ON ANY PART OF SAID LOT BETWEEN THE REAR OF THE BUILDING CONSTRUCTED THEREON AND THE STREET IN FRONT OF THE BUILDING. FENCES ERECTED ON SAID LOT FROM THE REAR OF THE BUILDING TO THE BACK PROPERTY LINE SHALL NOT BE IN EXCESS OF FOUR (4) FEET IN HEIGHT AND SHALL BE OF RUSTIC RAIL, DECORATIVE WOOD OR HEDGE.
9. NO TRUCKS LARGER THAN THREE-QUARTER TON, BOATS, TRAILERS, CAMPERS, MOBILE HOMES, MOTOR HOMES, BUSES, OR DELIVERY VANS SHALL BE PERMITTED TO BE PARKED IN EXCESS OF FORTY-EIGHT (48) HOURS, EXCEPT THAT ANY OF SUCH VEHICLES BEING USED FOR THE PURPOSE OF CONSTRUCTION, DELIVERY OR REPAIR WORK UPON ANY LOT SHALL BE PERMITTED TO PARK ON OR IN FRONT OF A LOT ON A TEMPORARY BASIS.
10. EACH LOT SHALL MAINTAIN TWO (2) OFF STREET PARKING SPACES, INCLUDING GARAGE.
11. NO SATELLITE DISH ANTENNAS OR ANY FREE STANDING ANTENNAS OR RECEIVERS SHALL BE PERMITTED. ALL ANTENNAS & RECEIVERS MUST BE ATTACHED TO THE PRINCIPAL BUILDING ON THE LOT. THE MAXIMUM ALLOWABLE HEIGHT ABOVE THE ROOF LINE SHALL BE TWO (2) FEET.
12. NO RESIDENCE SHALL HAVE LESS THAN 1000 SQUARE FEET.
13. THESE COVENANTS & RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 31, 2006, AND SHALL BE AUTOMATICALLY EXTENDED FOR AN ADDITIONAL FIFTEEN (15) YEARS, UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS & RESTRICTIONS IN WHOLE OR IN PART.
14. ALL COMMON AREAS AND/OR OPEN SPACES (DESIGNATED AS RESERVE AREAS) SHALL BE MAINTAINED BY THE STANFIELD PLACE HOMEOWNERS ASSOCIATION.
15. RESERVE AREAS ARE NOT BUILDING LOTS.
16. ENFORCEMENT SHALL BE BY PROCEEDING OF LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT & RESTRICTION. SUCH PROCEEDINGS MAY BE RESTRAIN VIOLATION AND/OR TO RECOVER DAMAGES.
17. INVALIDATION OF ANY ONE OF THESE COVENANTS & RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

SHEET 4 OF 4

PREPARED BY:

	<b>NORFLEET, BROWN &amp; PETKEWICZ INC.</b> <i>Civil Engineers &amp; Surveyors</i>	
	228 Byers Road, Suite 301 Miamisburg, Ohio 45342 Ph (937)847-2313 Fax (937)847-2303	
SCALE:	DRAWN: S.P.F.	CHK'D:
DATE: AUGUST, 2001	JOB No.: 00-4348	

**ANNEXATION TO THE CITY OF TROY, OHIO**

BEING 5.1286 ACRES OWNED BY THE CITY OF TROY, OHIO SHOWN IN DEED BOOK 717, PAGE 339 "TRACT 2" IN MIAMI COUNTY RECORDER'S RECORDS AND BEING A PART OF FR. SEC. 17, T-1, R-10 OF MIAMI COUNTY, OHIO.

VOLUME 19 PAGE 86  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 FILE NO. 0320635 RECEIVED THIS 16th DAY OF October, 2001 AT 6:16 P.M.  
 FEE: \$ 21.60

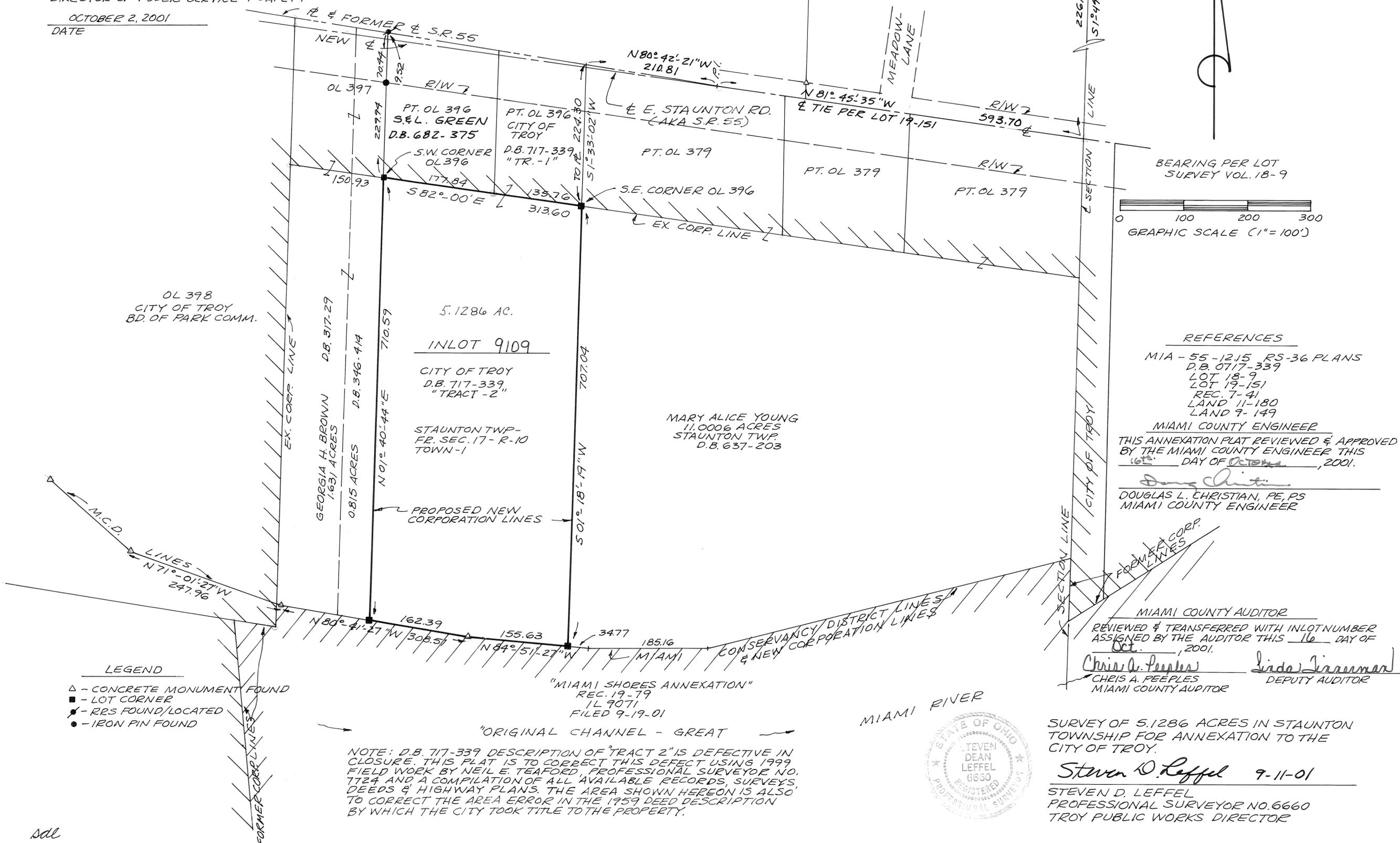
CITY OF TROY, OHIO (PETITIONER)  
 PURSUANT TO ORC 709.14, THE COUNCIL OF THE CITY OF TROY HAS AUTHORIZED THE ANNEXATION OF THIS TERRITORY VIA ORDINANCE NO. 0-23-01 AND AUTHORIZED THE UNDERSIGNED AS AGENT FOR THE PETITIONER TO APPLY FOR ANNEXATION PURSUANT TO ORC 709.15.

BOARD OF MIAMI COUNTY COMMISSIONERS  
 PURSUANT TO ORC SECTION 709.14 THE ANNEXATION OF THIS AREA WAS APPROVED THIS 16th DAY OF OCTOBER, 2001 BY RESOLUTION NUMBER 01-10-1667.

John W. O'Brien  
 MIAMI COUNTY RECORDER  
 BY: Michelle Johnson  
 DEPUTY RECORDER

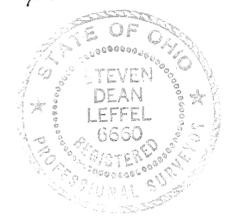
N. Lawrence Wolke  
 N. LAWRENCE WOLKE  
 DIRECTOR OF PUBLIC SERVICE & SAFETY  
 OCTOBER 2, 2001  
 DATE

John J. Dugan D. Ann Baird  
 MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER  
B. Ron Widener  
 B. RON WIDENER  
 MIAMI COUNTY COMMISSIONER



**REFERENCES**  
 MIA - 55 - 1215 RS-36 PLANS  
 D.B. 0717-339  
 LOT 18-9  
 LOT 19-151  
 REC. 7-41  
 LAND 11-180  
 LAND 9-149  
 MIAMI COUNTY ENGINEER  
 THIS ANNEXATION PLAT REVIEWED & APPROVED BY THE MIAMI COUNTY ENGINEER THIS 16th DAY OF October, 2001.  
Douglas L. Christian, PE, PS  
 MIAMI COUNTY ENGINEER

MIAMI COUNTY AUDITOR  
 REVIEWED & TRANSFERRED WITH INLOT NUMBER ASSIGNED BY THE AUDITOR THIS 16 DAY OF Oct., 2001.  
Chris A. Feebles Linda J. Zimmerman  
 MIAMI COUNTY AUDITOR DEPUTY AUDITOR



STEVEN D. LEFFEL  
 PROFESSIONAL SURVEYOR NO. 6660  
 TROY PUBLIC WORKS DIRECTOR  
 SURVEY OF 5.1286 ACRES IN STAUNTON TOWNSHIP FOR ANNEXATION TO THE CITY OF TROY.  
Steven D. Leffel 9-11-01

sdl

# ANNEXATION TO THE CITY OF TROY, OHIO

BEING 12.8548 ACRES OWNED BY THE CITY OF TROY, OHIO AS SHOWN IN DEED BOOK 699, PAGE 342 OF THE MIAMI COUNTY RECORDER'S OFFICE, AND BEING A PART OF STAUNTON TOWNSHIP, FR. SEC. 24, T-1, R-10 MIAMI COUNTY, OH.

VOLUME 19 PAGE 87  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 FILE NO. 0320636 RECEIVED THIS 16th DAY OF October, 2001 AT 3:11 P.M.  
 FEE: \$ 21.00

CITY OF TROY, OHIO (PETITIONER)  
 PURSUANT TO ORC 709.14, THE COUNCIL OF THE CITY OF TROY HAS AUTHORIZED THE ANNEXATION OF THIS TERRITORY VIA ORDINANCE NO. 0-22-01 AND AUTHORIZED THE UNDERSIGNED AS AGENT FOR THE PETITIONER TO APPLY FOR ANNEXATION PURSUANT TO ORC 709.15.

BOARD OF MIAMI COUNTY COMMISSIONERS  
 PURSUANT TO ORC SECTION 709.14 THE ANNEXATION OF THIS AREA WAS APPROVED THIS 16th DAY OF OCTOBER, 2001 BY RESOLUTION NUMBER 01-10-1666

John W. O'Brien  
 MIAMI COUNTY RECORDER  
 BY: Michelle Helmer  
 DEPUTY RECORDER

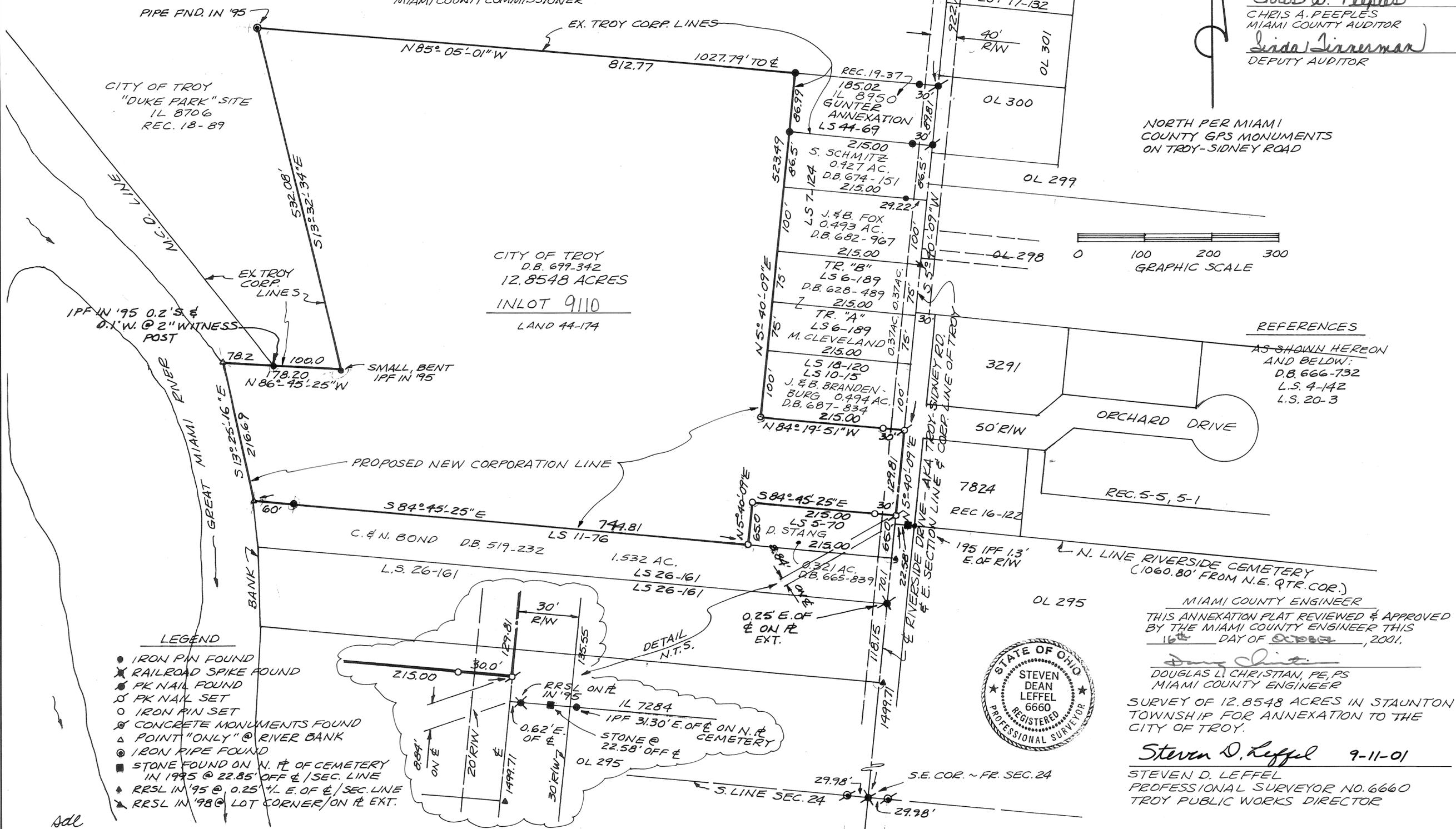
N. Lawrence Wolke  
 DIRECTOR OF PUBLIC SERVICE & SAFETY

John J. Rusak D. Ann Baird  
 MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER  
B. Ron Widener  
 MIAMI COUNTY COMMISSIONER

MIAMI COUNTY AUDITOR  
 REVIEWED & TRANSFERRED WITH INLOT NUMBER ASSIGNED BY THE AUDITOR THIS 16 DAY OF Oct., 2001.

Chris A. Peoples  
 MIAMI COUNTY AUDITOR  
Linda Linneman  
 DEPUTY AUDITOR

OCTOBER 2, 2001  
 DATE



REFERENCES  
 AS SHOWN HEREON AND BELOW:  
 D.B. 666-732  
 L.S. 4-142  
 L.S. 20-3



MIAMI COUNTY ENGINEER  
 THIS ANNEXATION PLAT REVIEWED & APPROVED BY THE MIAMI COUNTY ENGINEER THIS 16th DAY OF OCTOBER, 2001.

Douglas L. Christian  
 DOUGLAS L. CHRISTIAN, PE, PS  
 MIAMI COUNTY ENGINEER

SURVEY OF 12.8548 ACRES IN STAUNTON TOWNSHIP FOR ANNEXATION TO THE CITY OF TROY.

Steven D. Leffel 9-11-01  
 STEVEN D. LEFFEL  
 PROFESSIONAL SURVEYOR NO. 6660  
 TROY PUBLIC WORKS DIRECTOR

# SAXONY WOODS SECTION 7

4  
TOWN

6E  
RANGE

SE 1/4 ~ 4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

PLAT BOOK 19 PAGE 88  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED 10-23-2001 AT 3:19 PM  
FILE NO. 0321109 FEE \$43.20

John W. O'Brien BY Michael W. Cozatt  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 23<sup>rd</sup> DAY  
OF Oct, 2001

Chris A. Peoples BY Linda Pearson  
MIAMI CO. AUDITOR DEPUTY

## APPROVALS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 16<sup>th</sup> DAY OF Oct, 2001. (APPROVAL OF PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC ROAD, STREET OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 111.041 O.R.C.)

John J. Dugan D. Ann Baird  
JOHN J. DUGAN D. ANN BAIRD  
Ron Widener  
RON WIDENER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 18<sup>th</sup> DAY OF September, 2001.

Charles J. ... Namir G. Brandewis  
CHAIRMAN SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 10<sup>th</sup> DAY OF October, 2001.

...  
MIAMI COUNTY ENGINEER

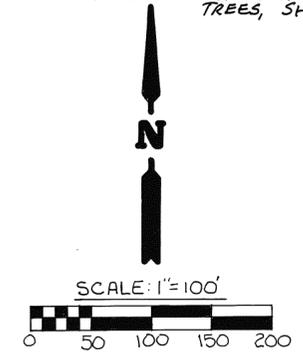
CURVE DATA				
N.O.	DELTA	RADIUS	LENGTH	LONG CHORD
1	19° 46' 31"	200.00	69.03	68.69, S 73° 59' 29" E
2	27° 30' 07"	250.00	120.00	118.85, N 50° 21' 11" W
3	7° 55' 07"	250.00	34.55	34.52, N 32° 38' 33" W
4	35° 25' 14"	225.00	139.10	136.89, S 46° 23' 37" E
5	55° 11' 45"	200.00	192.67	185.31, S 56° 16' 52" E
6	1° 21' 54"	1075.00	25.61	25.61, S 4° 26' 21" W
7	1° 44' 27"	1075.00	32.66	32.66, S 4° 37' 38" W
8	42° 43' 13"	60.00	44.74	43.71, S 15° 51' 46" E
9	52° 20' 27"	60.00	54.81	52.92, S 11° 03' 09" E
10	60° 18' 40"	60.00	63.16	60.28, S 45° 16' 25" W
11	60° 18' 40"	60.00	63.16	60.28, N 74° 24' 55" W
12	26° 44' 38"	60.00	101.31	89.70, N 4° 06' 45" E
13	47° 21' 46"	60.00	49.60	48.20, S 28° 48' 11" W
14	4° 49' 22"	1050.00	88.38	88.36, N 7° 31' 59" E

## EASEMENT NOTE:

10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAY LINES & 5' UTILITY EASEMENT ON EACH SIDE OF ALL REAR AND SIDE LOT LINES, EXCEPT AS OTHERWISE SHOWN.

DENOTES PORTION OF EXISTING EASEMENT TO BE VACATED BY THIS PLAT.

PAGE 2 - RESTRICTIVE COVENANTS  
LOT 58 ACCESS EASEMENT SHALL NOT BE BLOCKED BY SHEDS, TREES, SHRUBS, OR FENCES OR OTHER OBSTRUCTIONS.



**6.387 ACRES TOTAL**  
5.624 ACRES IN LOTS  
0.763 ACRES IN R/W

## DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING 6.387 ACRES OF A TOTAL OF 7.147 ACRES AS CONVEYED TO HG DEVELOPMENT, INC. BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 708, PAGE 362. THIS SUBDIVISION WAS ZONED R1-A AT THE TIME OF THIS PLATTING.

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, TELEPHONE, CABLE TV, 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.

Robert E. Blackmore HG Development, Inc. Sandra L. Jones  
ROBERT E. BLACKMORE, HG DEVELOPMENT, INC. WITNESS

Jean T. Blackmore HG Development, Inc.  
JEAN T. BLACKMORE, HG DEVELOPMENT, INC.

Mark A. Douglas May E. Clevenger  
MARK A. DOUGLAS WITNESS

Justin A. Daniel

## STATE OF OHIO, COUNTY OF MIAMI, SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HG DEVELOPMENT, INC. BY ROBERT E. BLACKMORE, PRESIDENT, AND JEAN T. BLACKMORE, VICE PRESIDENT, AND THE PEOPLES SAVINGS BANK OF TROY BY MARK A. DOUGLAS, ITS VICE PRESIDENT AND BY LINDA A. DANIEL, ITS VICE PRESIDENT WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27<sup>th</sup> DAY OF September, 2001.

May E. Clevenger  
NOTARY PUBLIC  
MARY E. CLEVENGER  
Notary Public, State of Ohio  
My Commission Expires Oct 4, 2002  
MY COMMISSION EXPIRES



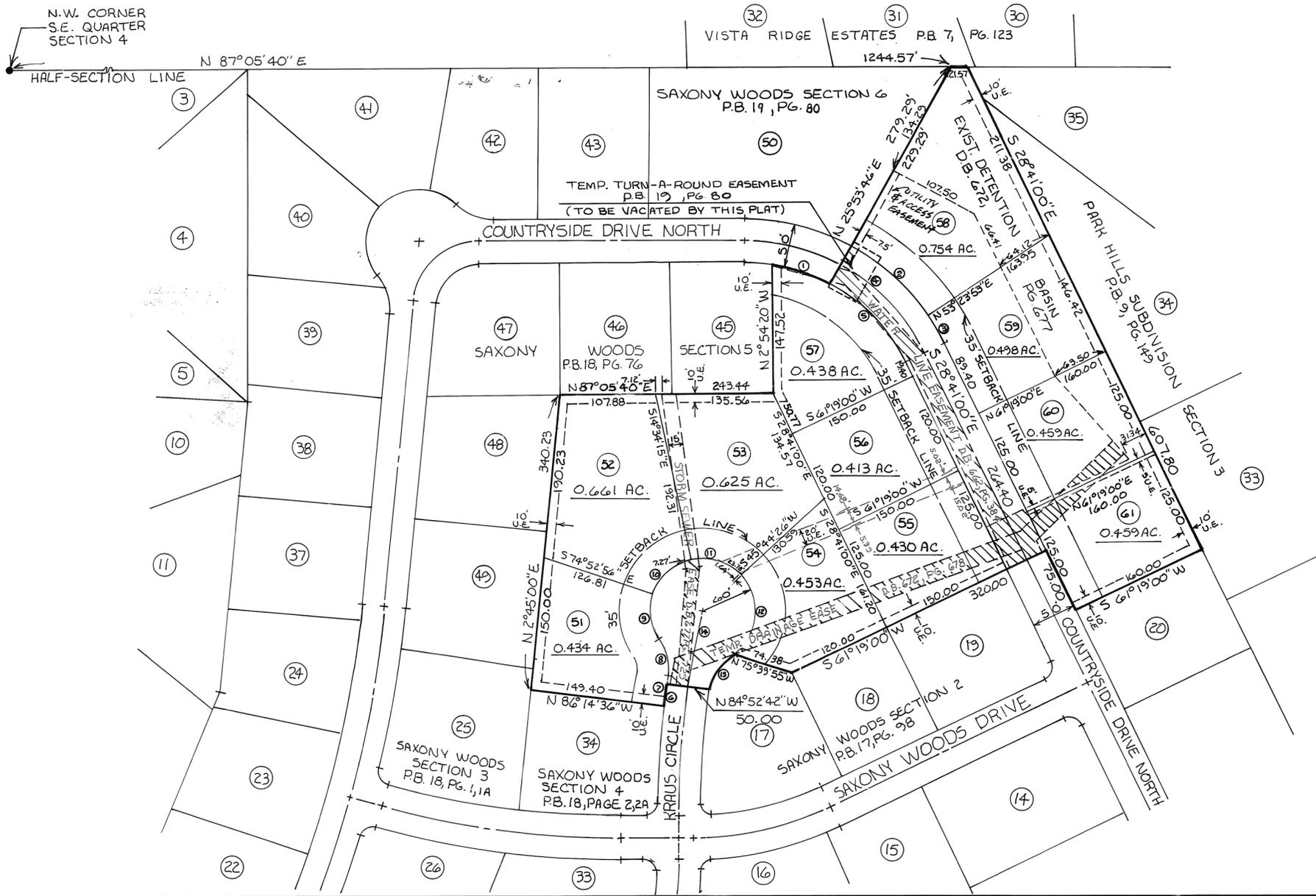
## SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN WITH IRON PINS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.



Michael W. Cozatt 8-17-01  
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 16601 SHEET 1 OF 2



# SAXONY WOODS SECTION 7

PLAT BOOK 19 PAGE 88-A  
MIAMI COUNTY RECORDER'S PLAT RECORDS

4  
TOWN

6E  
RANGE

SE 1/4 ~ 4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

## PROTECTIVE COVENANTS & RESTRICTIONS

1. No lot shall be used except for residential purposes. No building shall be occupied during construction.
2. The square footage of each dwelling structure, exclusive of open porches, garages, car ports, or patios shall not be less than 2,400 sq. feet for two story and multi-story plans, and no less than 2,200 sq. feet for one story plans. All houses shall have a minimum two car attached or basement garage and an attached garage shall be a minimum size of 450 sq. feet. No vinyl or aluminum lap siding shall be allowed. Modular homes shall not be permitted. Each residence shall have a continuous photo cell yard lamp post to be placed 15 feet from the back of the curb and 5 feet off the edge of the driveway. All such yard lamp posts shall be of uniform style and size and must be approved by the developer. All street curbs shall be rolled curbs only. Each builder, during the active house construction period, shall provide portable sanitary toilet facilities for the use of his employees and/or subcontractors on each building site owned by the builder. Facilities may be shared with the approval of the builder renting the facility.

Construction of a residence structure must be completed within nine months after commencement of construction and not more than 12 months from deed transfer.

3. Set back and side yard requirements to be determined by Miami County planning and zoning code. Location of the residence shall be subject to the provisions of covenant number 7.

4. No above ground swimming pool or wading pools shall be permitted on any lot except one wading pool, not to exceed 50 sq. feet and shall not exceed 16 inches in height. Storage units not attached to the residence and all other detached buildings of any kind are not allowed.

5. No lot shall be hereafter subdivided into additional residential lots.

6. Any fence or hedges which may be erected or planted must be of attractive and durable material. No fence or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fence, or chain link fence or similar type of fencing will be permitted on any lot. Wood and wrought iron fencing shall be permitted. Fence design must be submitted to and approved by Developer prior to construction. No fences shall be constructed in or on any utility or access easements.

7. The foundation height and location of any residential structure shall be shown on a plot plan and approved by the developer prior to the commencement of construction. The developer shall retain the right to approve all designs and material lists and shall determine whether the plans and specifications are acceptable to developer. All plans, material lists, specifications and site grading and landscaping plans shall be submitted to developer for approval prior to the start of construction; said approval shall not be unreasonably withheld as long as the plans meet the required covenants and are not duplications of existing homes. Front and side yards must be fully sodded and the rear yard sodded to 20 feet from the rear of the house as part of the landscaping plan. Developer shall approve a minimum landscaping plan for each house. Minimum roof pitch shall be 6/12.

8. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.

9. No structure of a temporary character shall be permitted on any premises except during active construction.

10. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign not more than 3 feet square, advertising the property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. During the period of development and lot sales, HG Development, Inc, shall be exempt from this covenant.

11. No animal, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes or kept in unreasonable numbers. Outside kennels and runs shall not be permitted.

12. Except for delivery, loading and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any lot. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.

13. All driveways must be concrete with paving to be completed not more than nine months from the commencement of construction.

14. Building contractors shall be required to employ trash dumpsters or similar debris storage devices during construction or shall promptly remove all debris and excess material during and at the completion of construction.

15. No pole, tower or support for same shall be permitted on any lot for the support of any television antenna, radio antenna or satellite dish. No satellite dish larger than 40" in diameter, c.b. antenna or ham radio antenna shall be permitted.

16. Any basement sump water shall be piped to the existing storm sewer. No sump water shall be discharged in the public right of way through the curb or directly into a detention basin.

17. The owners of any lot containing storm water detention basins shall be responsible for maintaining these basins in the operable manner as they were designed. Maintenance, mowing and clearing are the responsibilities of the lot owner. No building or other structure shall be placed within the basin that would reduce the volume storage of the basin. Maintained shrubs or other landscaping is not allowed without written permission from the Miami County Engineer. Miami County reserves the right, but not the responsibility, to enter upon said detention basin areas for maintenance purposes.

18. These covenants and restrictions are for the benefit of the owners of all lots in all sections of this Subdivision, including future sections of this Subdivision, and are to run with the land and are to be binding on all parties and persons claiming under them until January 1, 2021, at which time they will be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots agree to change said covenants.

19. Invalidation of any one of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect.

20. These covenants may be enforced by injunction or otherwise by the grantor, his successors and assigns, and also by the owner of any lot in this or any other section of SAXONY WOODS Subdivision.

21. Grantor reserves the right to impose further restrictions and dedicate additional easements and right-of-way, if required, with respect to such lots which have not been sold by grantor by instrument recorded in the office of the Recorder of Miami County, Ohio and the office of the zoning authority of Miami County, Ohio or by express provisions in said conveyances.

22. Each builder shall be responsible for any damage to curbs, roads, right-of ways, detention areas, water, sewer and storms lines, and other common area items that builder or his subcontractors and/or representatives may damage during the construction process. The Developer reserves the right to charge the builder for any damages incurred.

23. No changes shall be made to the protective covenants of Saxony Woods except by the developer and approved by the Miami County Planning Commission and this prohibition shall automatically apply to any and all additional sections of Saxony Woods as may be filed of record in the future. This prohibition shall apply to all current and future lot owners of Saxony Woods.

## DETENTION BASIN AND STORMWATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:

1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES AND STORM WATER DETENTION AREAS.
2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORMWATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, BOOK 585, MIAMI COUNTY RECORDER'S RECORDS.
3. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGEMENT.
4. NO STRUCTURES, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE STORMWATER DETENTION FACILITIES (ACCORDING TO ITEM 1) WITHOUT THE WRITTEN PERMISSION OF THE MIAMI COUNTY ENGINEER.
5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.
6. HG DEVELOPEMENT, INC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFFSITE STORM AND DETENTION AREAS UNTIL DEVELOPED.

## FINISH FLOOR RESTRICTION

BASEMENT FINISH FLOOR ELEVATION FOR LOTS 51 THROUGH 61 SHALL BE A MINIMUM OF 2.00' ABOVE THE INVERT OF THE SANITARY SEWER AT THE POINT OF CONNECTION.



*Michael W. Cozatt* 8-17-01  
MICHAEL W. COZATT, P.E. #6001

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 16601 SHEET 2 OF 2

# WILLOW CREEK - SECTION 4

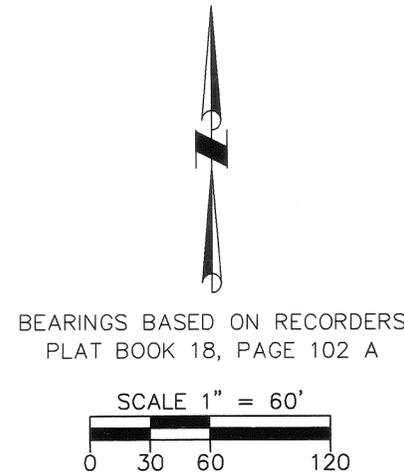
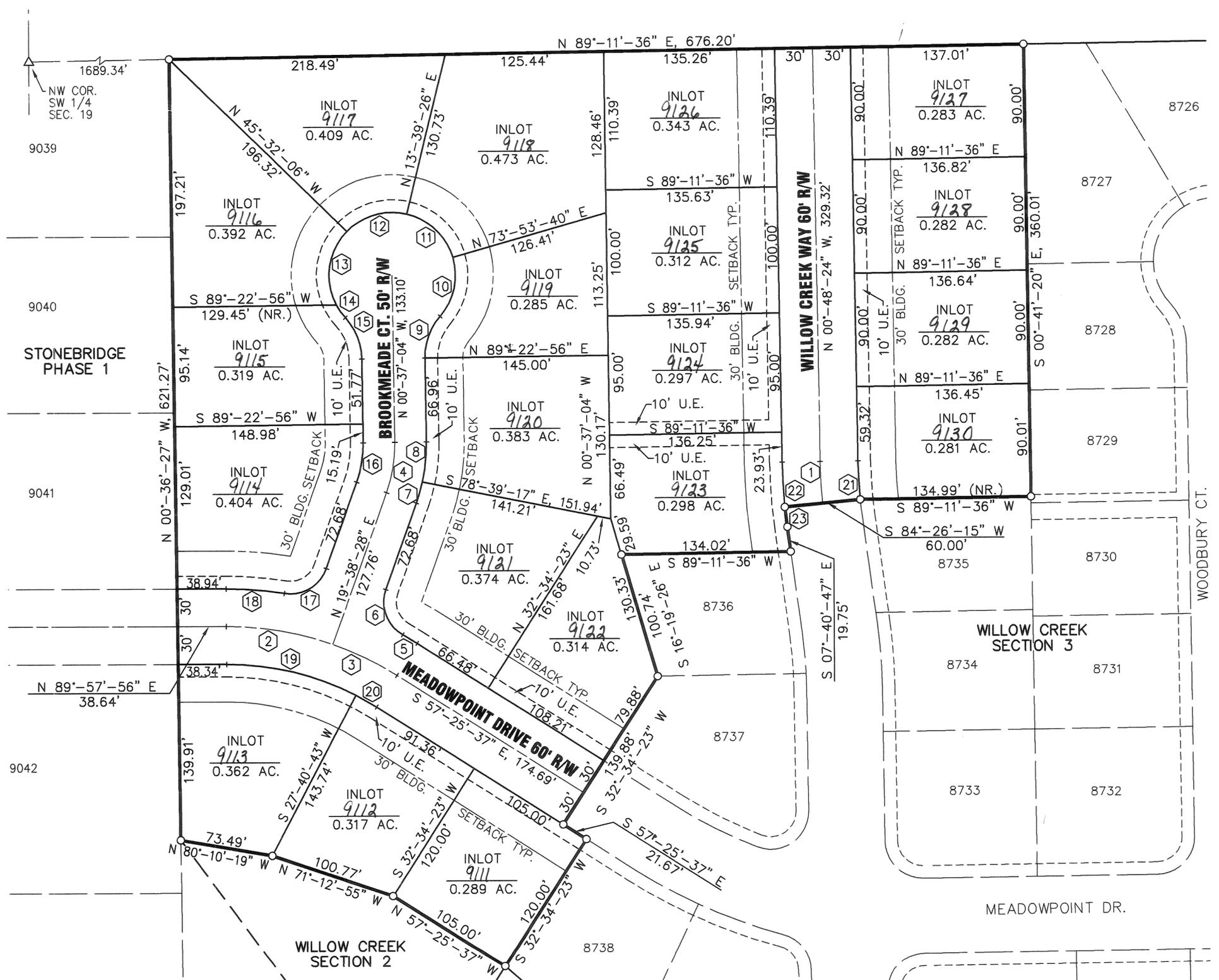
PT. 7830 TROY MIAMI, OHIO  
INLOT CITY COUNTY

TRANSFERRED THIS 24<sup>th</sup> DAY OF October 2001

Chris A. Peoples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

BY: Linda Pearson  
DEPUTY AUDITOR

PLAT BOOK 19, PAGE 89  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 24<sup>th</sup> DAY  
OF October 2001, AT 3:39 P.M.  
FILE No. 0321260 FEE: \$443.20  
John W. O'Brien  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
Michelle Johnson  
DEPUTY



BEARINGS BASED ON RECORDERS  
PLAT BOOK 18, PAGE 102 A

### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- △ CONCRETE POST FOUND
- UTILITY EASEMENT LINE (SEE NOTE BELOW)
- (NR.) NONRADIAL LINE
- (XX) CURVE NUMBER (SEE TABLE SHEET 2)

- NOTES:
- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
  - 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

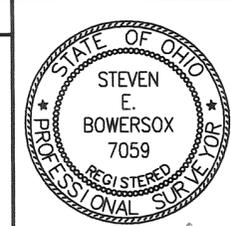
### AREA SUMMARY

20 BUILDING LOTS	6.699 AC.
DEDICATED STREET R/W	1.436 AC.
<b>TOTAL</b>	<b>8.135 AC.</b>

BEING A SUBDIVISION OF PART OF INLOT 7830 OWNED BY WILLOW CREEK PROPERTIES RECORDED IN DEED BOOK 657, PAGE 18 CONTAINING A TOTAL OF 8.135 ACRES.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Steven E. Bowersox  
STEVEN E. BOWERSOX, P.S. #7059  
DATE 07-23-2001



**CHOICE ONE ENGINEERING**  
the choice that exceeds...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 07-23-2001 drawn by: seb job number: MIATRO0115FIN

# WILLOW CREEK - SECTION 4

PLAT BOOK 19, PAGE 89-A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 24th DAY  
 OF October, 2001, AT 3:39 PM.  
 FILE No. 0321700 FEE: \$43.20  
 John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
 Michelle Giffin  
 DEPUTY

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	400.00'	04°-45'-24"	33.21'	33.20'	N 03°-11'-06" W
2	250.00'	19°-40'-31"	85.85'	85.43'	S 80°-11'-48" E
3	250.00'	12°-55'-55"	56.43'	56.31'	S 63°-53'-35" E
4	115.00'	20°-15'-32"	40.66'	40.45'	N 09°-30'-42" E
5	280.00'	02°-42'-45"	13.26'	13.25'	N 58°-47'-00" W
6	30.00'	79°-46'-50"	41.77'	38.48'	N 20°-14'-57" W
7	140.00'	07°-09'-53"	17.51'	17.50'	N 16°-03'-31" E
8	140.00'	13°-05'-39"	32.00'	31.93'	N 05°-55'-45" E
9	50.00'	41°-24'-35"	36.14'	35.36'	N 20°-05'-13" E
10	50.00'	56°-53'-51"	49.65'	47.64'	N 12°-20'-35" E
11	50.00'	60°-14'-13"	52.57'	50.18'	N 46°-13'-27" W
12	50.00'	59°-11'-32"	51.65'	49.39'	S 74°-03'-40" W
13	50.00'	72°-10'-53"	62.99'	58.91'	S 08°-22'-28" W
14	50.00'	14°-18'-41"	12.49'	12.46'	S 34°-52'-19" E
15	50.00'	41°-24'-35"	36.14'	35.36'	S 21°-19'-22" E
16	90.00'	20°-15'-32"	31.82'	31.66'	S 09°-30'-42" W
17	30.00'	79°-46'-50"	41.77'	38.48'	S 59°-31'-53" W
18	280.00'	09°-27'-21"	46.21'	46.16'	N 85°-18'-23" W
19	220.00'	27°-42'-46"	106.41'	105.38'	S 76°-10'-41" E
20	220.00'	04°-53'-40"	18.79'	18.79'	S 59°-52'-27" E
21	370.00'	04°-45'-24"	30.72'	30.71'	N 03°-11'-06" W
22	430.00'	04°-45'-24"	35.70'	35.69'	S 03°-11'-06" E
23	430.00'	02°-07'-00"	15.89'	15.88'	S 06°-37'-17" E

## LEGAL DESCRIPTION

BEING A PART OF INLOT 7830 LOCATED IN SECTION 19, TOWN 5 NORTH, RANGE 6 EAST, IN THE CITY OF TROY, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A CONCRETE POST FOUND IN THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19;

THENCE, NORTH 89°-11'-36" EAST, 1689.34 FEET, ALONG THE NORTH LINE OF INLOT 7836 AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF INLOT 7836 AND THE NORTHWEST CORNER OF INLOT 7830 AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE SUBDIVISION HEREIN DESCRIBED;

THENCE, NORTH 89°-11'-36" EAST, 676.20 FEET, ALONG THE NORTH LINE OF INLOT 7830, TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF WILLOW CREEK SECTION 3;

THENCE, SOUTH 00°-41'-20" EAST, 360.01 FEET, ALONG THE WEST LINE OF WILLOW CREEK SECTION 3, TO AN IRON PIN FOUND;

THENCE, SOUTH 89°-11'-36" WEST, 134.99 FEET, ALONG THE NORTH LINE OF WILLOW CREEK SECTION 3, TO AN IRON PIN FOUND;

THENCE, SOUTH 84°-26'-15" WEST, 60.00 FEET, ALONG THE NORTH LINE OF WILLOW CREEK SECTION 3, TO AN IRON PIN FOUND;

THENCE, SOUTHERLY, 15.89 FEET, ALONG THE WEST LINE OF WILLOW CREEK SECTION 3 AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET, AN INTERNAL ANGLE OF 02°-07'-00" AND A CHORD 15.88 FEET IN LENGTH BEARING SOUTH 06°-37'-17" EAST, TO AN IRON PIN FOUND;

THENCE, SOUTH 07°-40'-47" EAST, 19.75 FEET, ALONG THE WEST LINE OF WILLOW CREEK SECTION 3, TO AN IRON PIN FOUND;

THENCE, SOUTH 89°-11'-36" WEST, 134.02 FEET, ALONG THE NORTH LINE OF WILLOW CREEK SECTION 3, TO AN IRON PIN FOUND;

THENCE, SOUTH 16°-19'-26" EAST, 100.74 FEET, ALONG THE WESTERLY LINE OF WILLOW CREEK SECTION 3, TO AN IRON PIN FOUND;

THENCE, SOUTH 32°-34'-23" WEST, 139.88 FEET, ALONG THE WESTERLY LINE OF WILLOW CREEK SECTION 3, TO AN IRON PIN FOUND;

THENCE, SOUTH 57°-25'-37" EAST, 21.67 FEET, ALONG THE SOUTHERLY LINE OF WILLOW CREEK SECTION 3, TO AN IRON PIN FOUND;

THENCE, SOUTH 32°-34'-23" WEST, 120.00 FEET, ALONG THE WESTERLY LINE OF WILLOW CREEK SECTION 3, TO AN IRON PIN FOUND IN THE NORTHERLY LINE OF WILLOW CREEK SECTION 2;

THENCE, NORTH 57°-25'-37" WEST, 105.00 FEET, ALONG THE NORTHERLY LINE OF WILLOW CREEK SECTION 2, TO AN IRON PIN FOUND;

THENCE, NORTH 71°-12'-55" WEST, 100.77 FEET, ALONG THE NORTHERLY LINE OF WILLOW CREEK SECTION 2, TO AN IRON PIN FOUND;

THENCE, NORTH 80°-10'-19" WEST, 73.49 FEET, ALONG THE NORTHERLY LINE OF WILLOW CREEK SECTION 2, TO AN IRON PIN FOUND IN THE WEST LINE OF INLOT 7830;

THENCE, NORTH 00°-36'-27" WEST, 621.27 FEET, ALONG THE WEST LINE OF INLOT 7830, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 8.135 ACRES MORE OR LESS AND BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

## 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.

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

*Debra A. Newman*  
 WITNESS

*Debra A. Newman*  
 WITNESS

OWNER:  
 WILLOW CREEK PROPERTIES, INC.

*Jessica A. Minesinger*  
 JESSICA A. MINESINGER, VICE PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 21st DAY OF Sept., 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BROOKHAVEN LAND COMPANY 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.

*Debra A. Newman*  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 3-27-05  
 DEBRA A. NEWMAN  
 Notary Public - Ohio  
 Miami, Shelby County  
 My Comm. Expires 3-27-05

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

*Melissa Schmitz*  
 WITNESS

*Carrie R. Hayes*  
 WITNESS

MORTGAGEE:  
 MINSTER STATE BANK

*Daniel F. Heitmeyer*  
 DAN HEITMEYER  
 COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 21st DAY OF Sept., 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN 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.

*Debra A. Newman*  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 3-27-05  
 DEBRA A. NEWMAN  
 Notary Public - Ohio  
 Miami, Shelby County  
 My Comm. Expires 3-27-05

DATE: Sept 21, 2001  
 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, V.P.*  
 JESSICA A. MINESINGER

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

*Debra A. Newman*  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 3-27-05

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22nd DAY OF May, 2001, THIS PLAT WAS REVIEWED AND APPROVED.

*John Taylor* CHAIRMAN *Joe Knight* SECRETARY

## CITY OF TROY COUNCIL

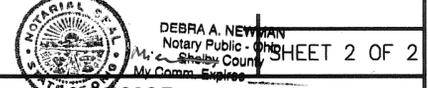
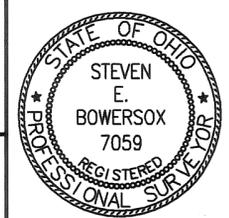
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20th DAY OF August, 2001, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-18-2001, EFFECTIVE 9-20, 2001

*Peter E. Jenkins* MAYOR *John Taylor* PRESIDENT OF COUNCIL *Joe Knight* CLERK OF COUNCIL

## COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION WILLOW CREEK PROPERTY OWNERS ASSOCIATION" RECORDED IN DEED BOOK 27, PAGE 186 OF THE MIAMI COUNTY RECORDERS RECORDS.

*Steven E. Bowersox* 7-23-2001  
 STEVEN E. BOWERSOX, P.S. #7059 DATE



**CHOICE ONE ENGINEERING**  
 the choice that exceeds...  
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 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 07-23-2001 drawn by: seb job number: MIATR00115cov



# LAUREL CREEK, SECTION 3

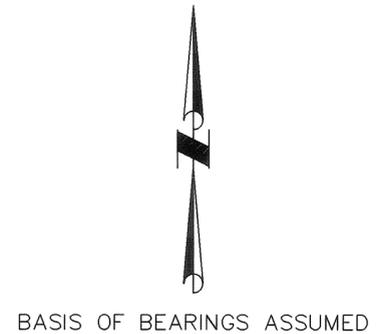
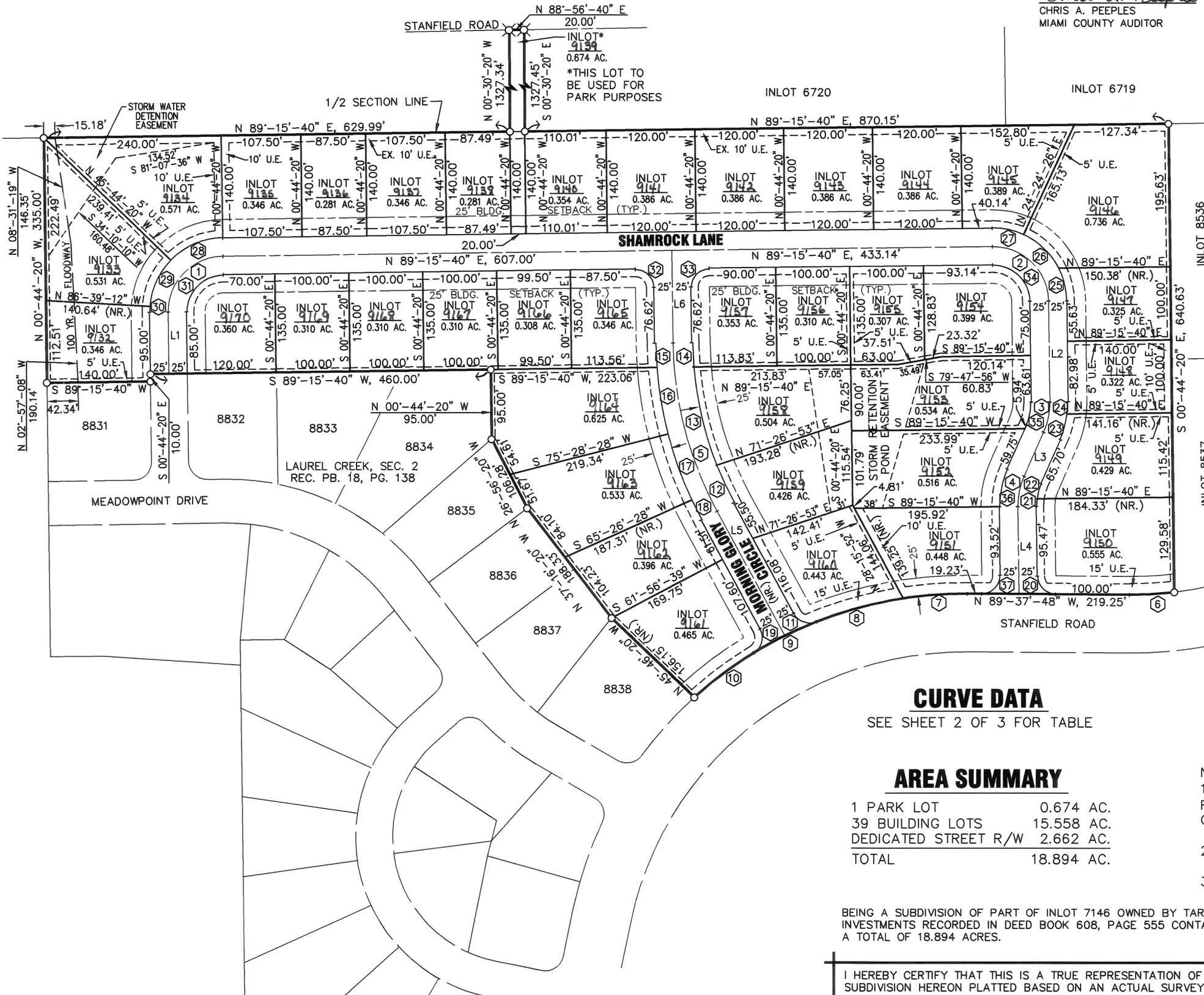
18.894 ACREAGE      PT. 7146 INLOT      TROY CITY      MIAMI, OHIO COUNTY

PLAT BOOK 19, PAGE 91  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 25 DAY OF Oct., 2001, AT 11:40 A.M.  
 FILE No. 0321241      FEE: \$64.80  
 John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
 Beverly M. O'Dade  
 DEPUTY

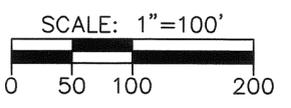
TRANSFERRED THIS 25<sup>th</sup> DAY OF October, 2001

Chris A. Peebles  
 CHRIS A. PEEPLES  
 MIAMI COUNTY AUDITOR

BY: Linda Pearson  
 LINDA PEARSON  
 DEPUTY AUDITOR



BASIS OF BEARINGS ASSUMED



### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE BELOW)
- (NR.) NONRADIAL LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°-44'-20" W	85.00'
L2	S 00°-44'-20" E	138.61'
L3	S 23°-39'-37" W	65.70'
L4	S 00°-44'-20" E	119.50'
L5	N 28°-15'-52" W	193.13'
L6	N 00°-44'-20" W	126.62'

### CURVE DATA

SEE SHEET 2 OF 3 FOR TABLE

### AREA SUMMARY

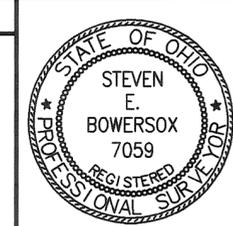
1 PARK LOT	0.674 AC.
39 BUILDING LOTS	15.558 AC.
DEDICATED STREET R/W	2.662 AC.
<b>TOTAL</b>	<b>18.894 AC.</b>

- NOTES:
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' EASEMENT. ALL REAR LOT LINES ARE SUBJECT TO A 5' EASEMENT UNLESS OTHERWISE NOTED.
  - 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
  - 3.) NO DRIVES PERMITTED TO ACCESS STANFIELD ROAD.

BEING A SUBDIVISION OF PART OF INLOT 7146 OWNED BY TARGET INVESTMENTS RECORDED IN DEED BOOK 608, PAGE 555 CONTAINING A TOTAL OF 18.894 ACRES.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

*Steven E. Bowersox*  
 STEVEN E. BOWERSOX, P.S. #7059      08-06-2001      DATE



**CHOICE ONE ENGINEERING**  
 the choice that exceeds...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 08-06-2001      drawn by: seb      job number: MIATRO0112FIN

# LAUREL CREEK, SECTION 3 CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 19, PAGE 91 -A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 25 DAY  
OF Oct., 2001, AT 11:40A M.  
FILE No. D3 21241 FEE: \$64.80  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Beverly M. Wade  
DEPUTY

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	75.00'	90°-00'-00"	117.81'	106.07'	N 44°-15'-40" E
2	75.00'	90°-00'-00"	117.81'	106.07'	S 45°-44'-20" E
3	100.00'	24°-23'-57"	42.58'	42.26'	S 11°-27'-38" W
4	100.00'	24°-23'-57"	42.58'	42.26'	S 11°-27'-38" W
5	500.00'	27°-31'-32"	240.21'	237.90'	N 14°-30'-06" W
6	460.00'	07°-32'-59"	60.61'	60.57'	S 86°-35'-40" W
7	540.00'	09°-14'-35"	87.11'	87.02'	S 85°-44'-50" W
8	540.00'	12°-53'-43"	121.53'	121.28'	S 74°-40'-41" W
9	540.00'	10°-09'-26"	95.73'	95.60'	S 63°-09'-06" W
10	540.00'	10°-41'-25"	100.75'	100.61'	S 52°-43'-41" W
11	25.00'	83°-30'-19"	36.44'	33.30'	N 70°-01'-01" W
12	475.00'	06°-42'-53"	55.67'	55.64'	N 24°-54'-25" W
13	475.00'	16°-46'-50"	139.12'	138.62'	N 13°-09'-34" W
14	475.00'	04°-01'-48"	33.41'	33.40'	N 02°-45'-14" W
15	525.00'	03°-38'-45"	33.41'	33.40'	S 02°-33'-42" E
16	525.00'	10°-08'-27"	92.92'	92.80'	S 09°-27'-18" E
17	525.00'	10°-28'-07"	95.92'	95.79'	S 19°-45'-36" E
18	525.00'	03°-16'-13"	29.96'	29.96'	S 26°-37'-45" E
19	25.00'	86°-20'-15"	37.67'	34.21'	S 14°-54'-16" W
20	25.00'	88°-53'-28"	38.79'	35.01'	N 45°-11'-04" W
21	75.00'	07°-39'-44"	10.03'	10.02'	N 03°-05'-32" E
22	75.00'	16°-44'-12"	21.91'	21.83'	N 15°-17'-30" E
23	125.00'	16°-34'-16"	36.15'	36.03'	N 15°-22'-29" E
24	125.00'	07°-49'-41"	17.08'	17.06'	N 03°-10'-30" E
25	100.00'	26°-20'-25"	45.97'	45.57'	N 13°-54'-32" W
26	100.00'	38°-30'-50"	67.22'	65.96'	N 46°-20'-10" W
27	100.00'	25°-08'-45"	43.89'	43.54'	N 78°-09'-57" W
28	100.00'	45°-00'-00"	78.54'	76.54'	S 66°-45'-40" W
29	100.00'	40°-42'-24"	71.05'	69.56'	S 23°-54'-28" W
30	100.00'	04°-17'-36"	7.49'	7.49'	S 01°-24'-28" W
31	50.00'	90°-00'-00"	78.54'	70.71'	N 44°-15'-40" E
32	25.00'	90°-00'-00"	39.27'	35.36'	S 45°-44'-20" E
33	25.00'	90°-00'-00"	39.27'	35.36'	N 44°-15'-40" E
34	50.00'	90°-00'-00"	78.54'	70.71'	S 45°-44'-20" E
35	75.00'	24°-23'-57"	31.94'	31.70'	S 11°-27'-38" W
36	125.00'	24°-23'-57"	53.23'	52.83'	S 11°-27'-38" W
37	25.00'	91°-06'-32"	39.75'	35.70'	S 44°-48'-56" W

## DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 18.894 ACRES AND BEING PART OF INLOT 7146 IN THE CITY OF TROY, MIAMI COUNTY, OHIO AS CONVEYED TO TARGET INVESTMENTS BY DEED RECORDED IN DEED BOOK 608, PAGE 555 OF THE DEED RECORDS OF MIAMI COUNTY.

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 5<sup>TH</sup> DAY OF September, 2001, THIS PLAT WAS REVIEWED AND APPROVED.

John E. Knight CHAIRMAN Sue E. Knight SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 17<sup>TH</sup> DAY OF SEPTEMBER, 2001, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-25-2001, EFFECTIVE 9-18, 2001

Peter E. Jenkins MAYOR William J. Johnson PRESIDENT OF COUNCIL Sue E. 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 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.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Sori Werling Holly Fannon  
WITNESS WITNESS  
Sori Werling Holly Fannon  
WITNESS WITNESS  
Sori Werling Holly Fannon  
WITNESS WITNESS  
Sori Werling Holly Fannon  
WITNESS WITNESS

OWNER:  
TARGET INVESTMENTS

Richard S. Messler  
RICHARD S. MESSLER  
OHIO GENERAL PARTNERSHIP  
Dorothy M. Messler  
DOROTHY M. MESSLER  
OHIO GENERAL PARTNERSHIP  
Raphael A. Echemann  
RAPHAEL A. ECHEMANN  
OHIO GENERAL PARTNERSHIP  
Barbara B. Echemann  
BARBARA B. ECHEMANN  
OHIO GENERAL PARTNERSHIP

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 12<sup>TH</sup> DAY OF October, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TARGET INVESTMENTS BY THE ABOVE SIGNED, 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.

Cindy A. Nareman  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: March 19, 2005  
THE STATE OF OHIO  
MARCH 19, 2005

DATE: October 12, 2001  
STATE OF OHIO, COUNTY OF MIAMI, S.S.  
RICHARD S. MESSLER 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.

Richard S. Messler  
RICHARD S. MESSLER

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: \_\_\_\_\_



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

date: 08-06-2001 drawn by: seb job number: MIATRO0112app

# LAUREL CREEK, SECTION 3 CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 19, PAGE 91-13  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 25 DAY  
OF Oct., 2001, AT 11:40A.M.  
FILE No. 0321241 FEE: \$64.90  
*John W. O'Brien*  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
*Beverly M. Coda*  
DEPUTY

## COVENANTS, CONDITIONS AND RESTRICTIONS

1. These covenants, conditions and restrictions are for the benefit of all of the lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2022, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a three-fourth majority vote of the owners of the lots, it is agreed to change said covenants in whole or in part.
2. These covenants, conditions and restrictions shall apply to Laurel Creek, Section 3 only.
3. All lots shall be used for residential purposes only.
4. It shall be lawful for Target Investments or any other person or persons, owning any real property in Laurel Creek to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any covenant or restriction herein contained and either to prevent him or them from so doing or to recover damages or other dues from such violations.
5. No inoperable motor vehicle; no trailer, motor home, camper, recreational vehicle, boat or boat trailer, snowmobiles or snowmobile trailer, aircraft or motorcycle, nor any truck larger than 3/4 tons shall be parked on any lot for more than 72 hours during any 30 day period, unless stored wholly within a private garage.
6. No lot shall hereafter be subdivided into smaller lots or parcels for the purpose of providing additional building sites. However, nothing in these restrictions shall be construed so as to prevent a residential building from being erected on a parcel or parcels of land with an area greater than a single lot in this subdivision.
7. No building shall be located nearer to the front lot line than the minimum building setback line as shown on the recorded plat.
8. No trash, litter, or debris of any kind shall be placed or permitted to accumulate upon any lot other than in closed sanitary receptacles. No noxious odor shall be permitted to emanate from any lot, nor shall any portion of any lot be maintained in such condition as to be unsafe, unsanitary, unsightly, detrimental or otherwise unhealthful to residents of the subdivision.
9. Outside storage buildings shall not be allowed on any lot unless written permission has been given from the developer or his assigns. Purpose is to allow only a high quality and well kept building which will not distract from appearance of the subdivision.
10. No trailer, tent, shack, garage, barn or other outbuildings erected in this subdivision shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary nature be used as a residence.
11. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except for dogs, cats, or other household pets providing that they are not kept, bred or maintained for commercial purposes. Exterior compounds, cages, or kennels for the keeping of house pets or hunting dogs are prohibited.
12. Gravel and dirt driveways are prohibited.
13. No satellite dish or antennas for the transmission or reception of radio or television signals shall be erected in front or side yards. Any installation shall be screened from view. No satellite dish antennas shall be permitted on the roof of any building in this subdivision unless approved by the developer or his assigns. Above ground swimming pools are prohibited.
14. No signs of any kind shall be displayed to the public view on any lot except: a) one sign of not more than five square feet advertising the property for sale or rent; b) or signs used by the developer or builder to advertise the property during the sales and construction periods; c) or permanent entrance signs installed by Target Investments.
15. No fence, wall, or hedge shall be permitted to extend closer to the street than the front wall of the house. Prior to the installation of a fence within the subdivision, the lot owner must submit a fence plan showing the location, height, and type of material to the developer for approval. Chain link fences are prohibited.
16. All electrical and telephone lines shall be underground.
17. In addition to the easements shown on this plat, there is hereby reserved on each lot in this subdivision, off of and along side lot lines an easement five (5) feet in width, taken by parallel lines, for utility purposes particularly including, but not limited to, construction, maintenance, repair, replacement, or removal of poles or lines used for street lighting purposes and all provisions contained herein relating to the easements hereby reserved.
18. The owners of all the lots in the within subdivision shall be required to maintain storm water drainage ways in such a manner that the normal flow of water will have no interference.
19. No fence or structure shall be built or drainage plan altered to the detriment of the other owners within the subdivision. Any fence, hedge, planting or structure placed within a utility easement is subject to the use of said easement and is the sole responsibility of the owner of the lot. The finish grade of any lot or lots or parts thereof shall comply with the finish grade and drainage plan set forth in the master plan of said subdivision.
20. Each and every house thereon shall be maintained by the owner in accordance with the general standards of maintenance prevailing throughout the subdivision. All lots shall be kept free of debris and clutter, lawns shall be kept mowed.
21. All homes must be landscaped to a reasonable extent. Plans for landscaping must be approved by the developer or his assigns.
22. No building with a concrete block, concrete brick, log or simulated log exterior shall be constructed or built on any lot. Modular homes will not be permitted without the approval of the developer or his assigns.
23. When construction is begun, residence must be completed within one (1) year including landscaping unless such completion is impossible or would result in great hardship to the owner. Extensions must be approved by the developer or his assigns.
24. The owners of lots shall be responsible for maintaining grass and erosion control along the banks of the stream contiguous to their lot. The owners of said lots shall be responsible for keeping the stream and flood way obstruction free within the boundaries of their lot.
25. The owners of lots shall be responsible for maintaining the grass and keeping obstruction free, the storm water detention basin constructed on said lots.
26. The exterior walls of the first floor front elevation of any building shall be covered with brick or stone veneer. The exterior walls of the first floor rear, left and right elevations and the second floor of two-story homes may be covered with stained rough sawn wood, vinyl or aluminum siding approved by the Developer or its assigns. Gable ends and soffits shall be covered with stained rough sawn wood, vinyl, or aluminum siding approved by the developer, or his assigns. Windows shall not require frequently repeated painting. Garage doors shall be flush wood or any style of metal or fiberglass garage door.
27. The front exterior wall of every dwelling unit shall contain an engraved limestone numeric insert within the face of the brick or stone veneer identifying the common address of the dwelling unit. All such inserts shall uniformly be 5 inches in height by 16 inches in length.
28. Each dwelling unit shall have not less than 950 square feet of living area for a one-story dwelling, and not less than 950 square feet of living area for a dwelling of more than one story. The ground floor of each dwelling unit of more than one story shall have not less than 600 square feet of living area on the ground floor. "Living area" shall mean the square footage measured from the outside of each exterior wall and from the midpoint of each wall connecting the dwelling unit to another dwelling unit, but shall exclude basement, garage space, decking, porches and patios, and any other area with a ceiling height of less than five feet. Each dwelling unit shall have at least a one-car garage, but not more than a two-car garage.
29. These conditions, limitations and restrictions set forth herein shall be considered part of any contract, deed, lease or instrument relating to any lot in Laurel Creek, Section Three without being incorporated therein, and the acceptance of any contract, deed, lease or instrument relating therein shall operate as a covenant to use the premises in conformity with the conditions, limitations and the restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of or have title to any lot located in Laurel Creek, Section Three.
30. The foregoing reservations, restrictions, conditions, covenants, obligations, and charges may be changed, modified, altered, amended, or annulled at anytime upon the action, in writing, of the owners of three-fourths majority of the lots.
31. Final interpretation of any covenant, condition, or restriction shall be determined by the developer or his assigns. All costs, expenses, and attorney fees incurred by the developer in connection with its efforts to compel compliance with the terms and conditions of the covenants and restrictions shall be paid by the owner or owners against whom such compliance is sought; and all such costs, expenses and attorney fees shall constitute a lien upon the owner's lot, which lien shall be enforceable by appropriate proceedings at law or in equity.
32. Should any one or more of the foregoing restrictions, covenants or conditions at anytime in the future be held to be illegal, void or unenforceable, such fact shall not in anyway impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in force and effect.
33. A lot owner wanting to do something which would differ from any covenant, condition, or restriction contained herein must obtain written permission from the developer or his assigns before proceeding.
34. No building shall be erected, placed or altered on any lot or lots in this subdivision until the plans, specifications, locations and grading plans have been approve in writing by the developer or his assigns.
35. No tree cutting or grading of site may be started until the building plans, specifications, location and grading plans have been approved by the developer or his assigns.
36. All building construction shall be subject to inspection and approval by the City of Troy in accordance with established building regulations.
37. Gas meters shall not be located closer to the street than the front building setback line.
38. The owners of all lots in the within subdivision shall be required to construct all building pads to the specified elevation as indicated on Choice One Engineering Building Pad Elevations drawing sheet 9 of 31 dated 08-10-2001. The owners of all lots shall be required to provide certification from a Professional Engineer or Professional Surveyor to the Developer or his assigns prior to commencement of construction that the building pad elevation is in compliance with that which is specified on the aforementioned drawing sheet 9 of 31 dated 08-10-2001.

SHEET 3 OF 3

**CHOICE ONE ENGINEERING**  
the choice that exceeds ...  
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[www.choiceoneengineering.com](http://www.choiceoneengineering.com)

date: 08-06-2001	drawn by: seb	job number: MIATRO0112cov
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# LAUREL CREEK, SECTION 3 CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 19, PAGE 91-13  
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John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
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DEPUTY

## COVENANTS, CONDITIONS AND RESTRICTIONS

1. These covenants, conditions and restrictions are for the benefit of all of the lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2022, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a three-fourth majority vote of then owners of the lots, it is agreed to change said covenants in whole or in part.
2. These covenants, conditions and restrictions shall apply to Laurel Creek, Section 3 only.
3. All lots shall be used for residential purposes only.
4. It shall be lawful for Target Investments or any other person or persons, owning any real property in Laurel Creek to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any covenant or restriction herein contained and either to prevent him or them from so doing or to recover damages or other dues from such violations.
5. No inoperable motor vehicle; no trailer, motor home, camper, recreational vehicle, boat or boat trailer, snowmobiles or snowmobile trailer, aircraft or motorcycle, nor any truck larger than 3/4 tons shall be parked on any lot for more than 72 hours during any 30 day period, unless stored wholly within a private garage.
6. No lot shall hereafter be subdivided into smaller lots or parcels for the purpose of providing additional building sites. However, nothing in these restrictions shall be construed so as to prevent a residential building from being erected on a parcel or parcels of land with an area greater than a single lot in this subdivision.
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10. No trailer, tent, shack, garage, barn or other outbuildings erected in this subdivision shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary nature be used as a residence.
11. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except for dogs, cats, or other household pets providing that they are not kept, bred or maintained for commercial purposes. Exterior compounds, cages, or kennels for the keeping of house pets or hunting dogs are prohibited.
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18. The owners of all the lots in the within subdivision shall be required to maintain storm water drainage ways in such a manner that the normal flow of water will have no interference.
19. No fence or structure shall be built or drainage plan altered to the detriment of the other owners within the subdivision. Any fence, hedge, planting or structure placed within a utility easement is subject to the use of said easement and is the sole responsibility of the owner of the lot. The finish grade of any lot or lots or parts thereof shall comply with the finish grade and drainage plan set forth in the master plan of said subdivision.
20. Each and every house thereon shall be maintained by the owner in accordance with the general standards of maintenance prevailing throughout the subdivision. All lots shall be kept free of debris and clutter, lawns shall be kept mowed.
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24. The owners of lots shall be responsible for maintaining grass and erosion control along the banks of the stream contiguous to their lot. The owners of said lots shall be responsible for keeping the stream and flood way obstruction free within the boundaries of their lot.
25. The owners of lots shall be responsible for maintaining the grass and keeping obstruction free, the storm water detention basin constructed on said lots.
26. The exterior walls of the first floor front elevation of any building shall be covered with brick or stone veneer. The exterior walls of the first floor rear, left and right elevations and the second floor of two-story homes may be covered with stained rough sawn wood, vinyl or aluminum siding approved by the Developer or its assigns. Gable ends and soffits shall be covered with stained rough sawn wood, vinyl, or aluminum siding approved by the developer, or his assigns. Windows shall not require frequently repeated painting. Garage doors shall be flush wood or any style of metal or fiberglass garage door.
27. The front exterior wall of every dwelling unit shall contain an engraved limestone numeric insert within the face of the brick or stone veneer identifying the common address of the dwelling unit. All such inserts shall uniformly be 5 inches in height by 16 inches in length.
28. Each dwelling unit shall have not less than 950 square feet of living area for a one-story dwelling, and not less than 950 square feet of living area for a dwelling of more than one story. The ground floor of each dwelling unit of more than one story shall have not less than 600 square feet of living area on the ground floor. "Living area" shall mean the square footage measured from the outside of each exterior wall and from the midpoint of each wall connecting the dwelling unit to another dwelling unit, but shall exclude basement, garage space, decking, porches and patios, and any other area with a ceiling height of less than five feet. Each dwelling unit shall have at least a one-car garage, but not more than a two-car garage.
29. These conditions, limitations and restrictions set forth herein shall be considered part of any contract, deed, lease or instrument relating to any lot in Laurel Creek, Section Three without being incorporated therein, and the acceptance of any contract, deed, lease or instrument relating therein shall operate as a covenant to use the premises in conformity with the conditions, limitations and the restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of or have title to any lot located in Laurel Creek, Section Three.
30. The foregoing reservations, restrictions, conditions, covenants, obligations, and charges may be changed, modified, altered, amended, or annulled at anytime upon the action, in writing, of the owners of three-fourths majority of the lots.
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32. Should any one or more of the foregoing restrictions, covenants or conditions at anytime in the future be held to be illegal, void or unenforceable, such fact shall not in anyway impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in force and effect.
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NOTE: SEE AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS  
RECORDED IN OFFICIAL RECORD VOLUME 77 PAGE 155.

John S. Alexander  
MIAMI COUNTY RECORDER

Jaime Roberts  
BY DEPUTY

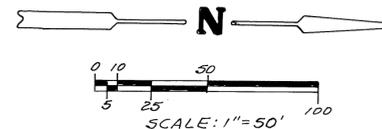
12-8-09  
DATE

SHEET 3 OF 3

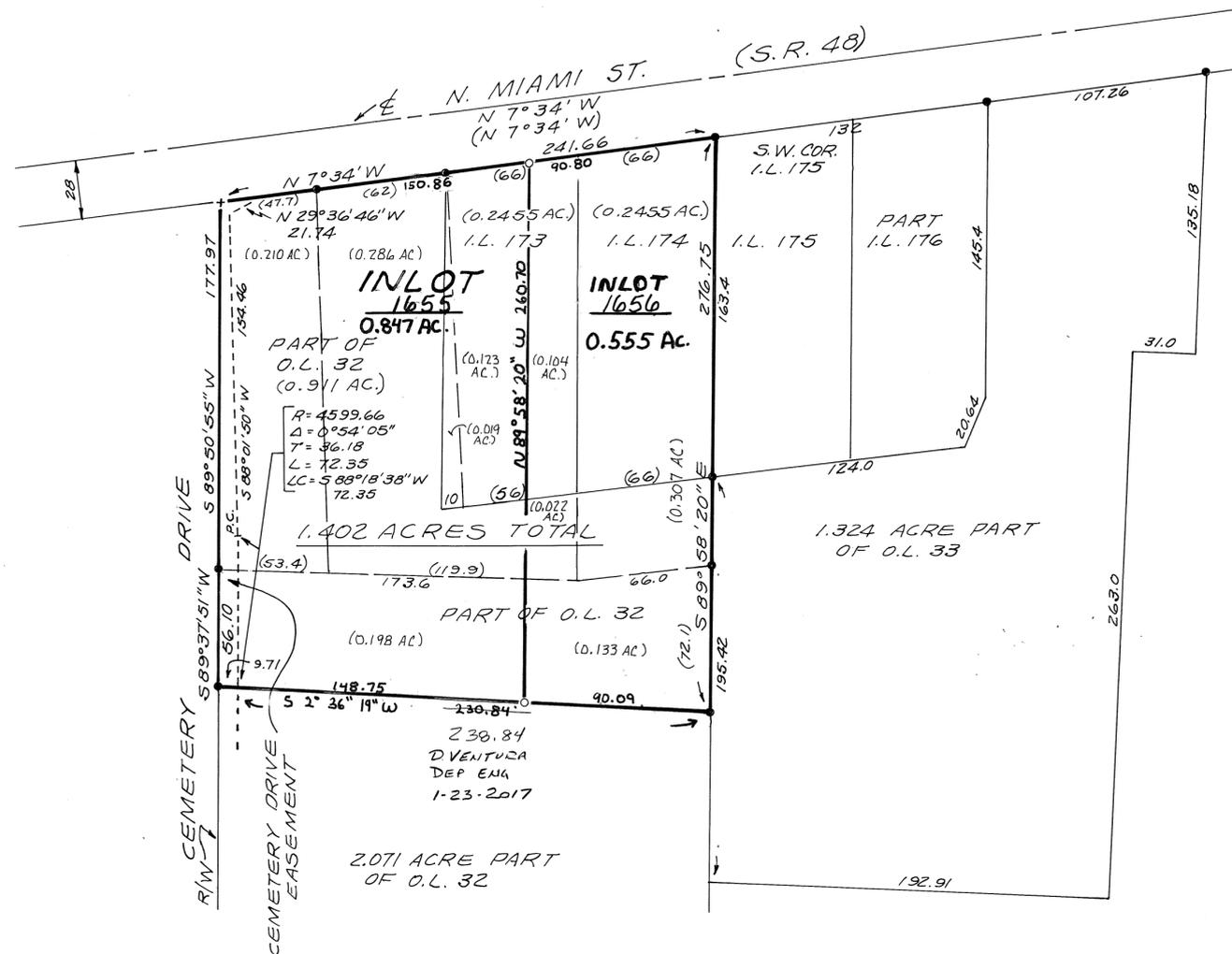
 <b>CHOICE ONE ENGINEERING</b> <small>the choice that exceeds ...</small> 440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200 • FAX (937) 497-0300 www.choiceoneengineering.com		
date: 08-06-2001	drawn by: seb	job number: MIATRO0112cov

REPLAT OF INLOTS 173, 174 & A  
PART OF OUTLOT 32  
WEST MILTON, OHIO

PLAT BOOK 19 PAGE 92  
MIAMI COUNTY RECORDER'S RECORD  
OF RECORD PLATS.  
FILE NO. 0323138  
RECEIVED FOR RECORD AT 11:04 A.M.  
ON Nov. 20, 2001, 2001.  
FEE: \$21.60



John W. D'Brien  
MIAMI COUNTY RECORDER  
BY: Carol Pleiman  
DEPUTY COUNTY RECORDER



**DESCRIPTION**  
BEING A REPLAT OF INLOTS 173 AND 174 AND A PART OF OUTLOT 32 OF KESSLER PLAT AS RECORDED IN LOT SURVEY VOLUME 1, PAGE 150 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS.

**OWNER'S CONSENT**  
I, THE UNDERSIGNED, BEING THE SOLE OWNER AND LIENHOLDER OF THE LANDS SHOWN HEREON, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND DO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER.

Anda Swigart Jim Sarver  
WITNESS JIM SARVER  
Julie A Paulus HALE-SARVER FUNERAL HOME, INC.  
WITNESS

STATE OF OHIO, MIAMI COUNTY, SS:  
BE IT REMEMBERED THAT ON THIS 3 DAY OF OCTOBER, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JIM SARVER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING REPLAT 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: MARK T. HAMLEN, Notary Public  
In and for the State of Ohio  
commission expires 8-28-2003  
Mark T. Hamlen  
NOTARY PUBLIC

**LEGEND**  
● = IRON PIN FOUND  
○ = IRON PIN SET  
+ = CROSS CUT IN CONC. SIDEWALK

**REFERENCE**  
LOT SURVEY VOL. 22, PG. 52  
LOT SURVEY VOL. 13, PG. 173  
DEED BOOK 685, PG. 913  
DEED BOOK 564, PG. 619  
DEED BOOK 542, PG. 9  
DEED BOOK 579, PG. 40  
DEED BOOK 574, PG. 827  
DEED BOOK 679, PG. 791

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED  
THIS 20 DAY OF Nov,  
2001.  
Chris A. Peppers  
MIAMI COUNTY AUDITOR  
BY: Anda Linneman  
DEPUTY COUNTY AUDITOR

APPROVAL OF WEST MILTON, OHIO  
AT A MEETING OF THE PLANNING  
COMMISSION OF THE VILLAGE OF  
WEST MILTON, OHIO, HELD THIS  
2ND DAY OF DECEMBER, 1998,  
THE FOREGOING REPLAT WAS  
REVIEWED AND APPROVED.

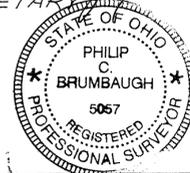
Bill Osier  
CHAIRMAN  
Bill Nohly  
SECRETARY

REPLAT OF I.L. 173 & 174 & A  
PART OF O.L. 32 IN THE VILLAGE  
OF WEST MILTON, OHIO FOR  
JIM SARVER.

**CERTIFICATION**

I HEREBY CERTIFY THIS REPLAT TO BE  
CORRECT AS SHOWN HEREON.

Philip C. Brumbaugh  
PHILIP C. BRUMBAUGH NO. 5057



PYRAMID ENGINEERING  
362 N. MIAMI ST  
WEST MILTON, OHIO 45383

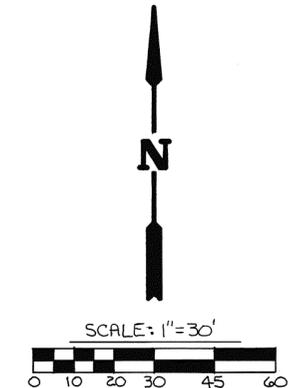
# ALLEY VACATION BETWEEN INLOTS 262 & 264 CITY OF TIPP CITY MIAMI COUNTY OHIO

PLAT BOOK 19 PAGE 93  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED Nov. 20, 2001 AT 11:21 AM  
 FILE NO. 0323143 FEE \$21.40

John W. O'Brien BY: Carol Pleiman  
 MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 20th  
 DAY OF November, 2001.

Chris A. Pepler BY: Synda Pearson  
 MIAMI CO. AUDITOR DEPUTY



**APPROVALS**  
 AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 11th DAY OF September, 2001, THIS ALLEY VACATION WAS APPROVED.

Charles Paul 11/13/01 Misty Cox 11-13-01  
 CHAIRMAN DATE SECRETARY DATE

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 15th DAY OF October, 2001, THIS ALLEY VACATION WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 20-01

Bill Jones 11/19/01 David Hill 11/19/01  
 MAYOR DATE PRESIDENT OF COUNCIL DATE

Misty Cox Nov. 19, 2001  
 CLERK OF COUNCIL DATE

THIS VACATION PLAT WAS COMPILED USING EXISTING PLAT RECORDS.



Michael W. Cozatt 11-12-01  
 MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY  
 CIVIL ENGINEER LAND SURVEYOR  
 476 SWAILES ROAD TROY, OHIO  
 JOB NO. 22701

# ALLEY VACATION PLAT

TROY - OHIO

PLAT BOOK 19 PAGE 94

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. 0325374

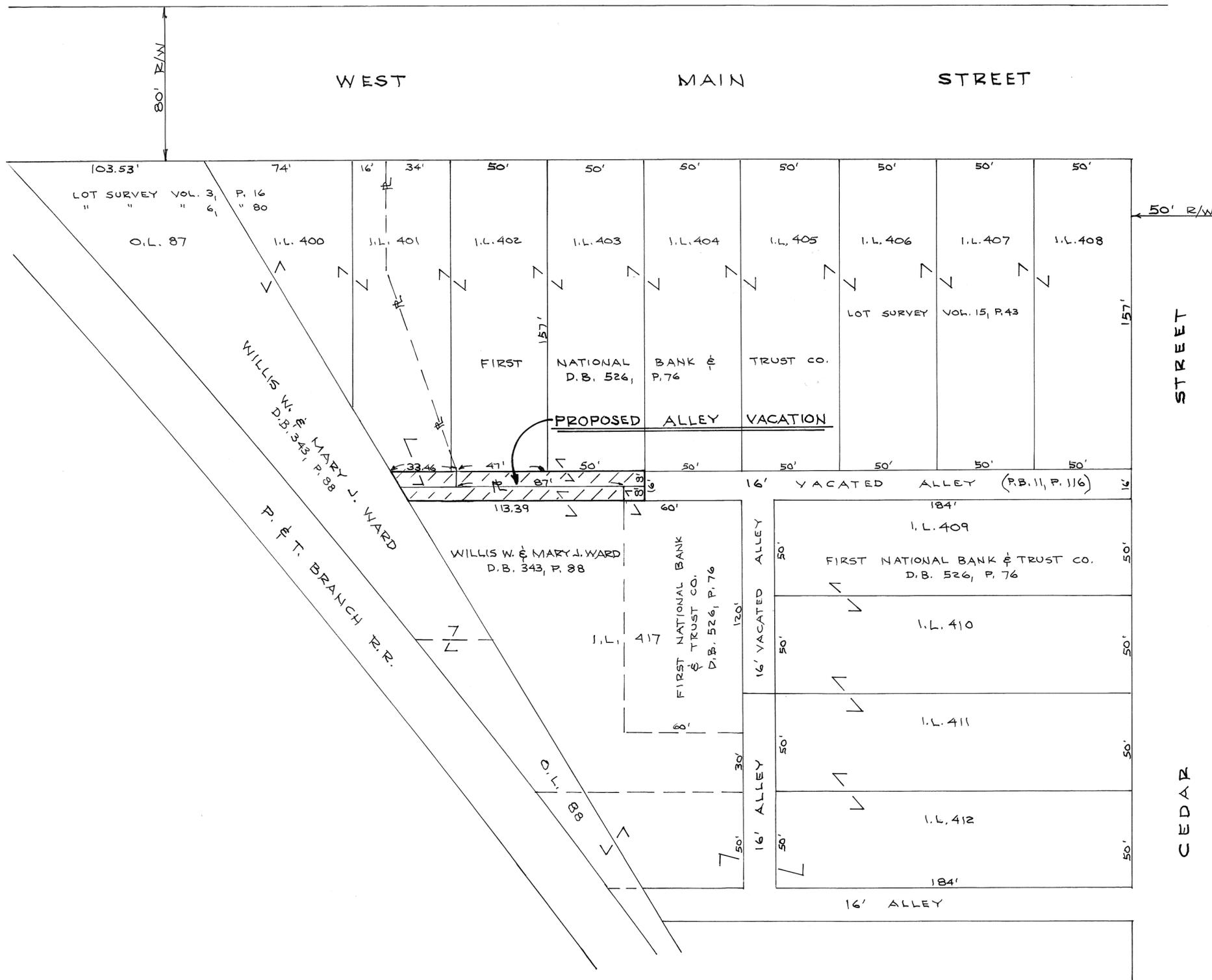
RECEIVED FOR RECORD: 3:30 PM TIME

FEE: \$21.00 DATE Dec. 17, 2001

John W. O'Brien  
MIAMI COUNTY RECORDER

BY: Beverly McDade  
DEP. COUNTY RECORDER

SCALE: 1" = 40'



## MIAMI COUNTY AUDITOR

This plat reviewed and approved this 17<sup>th</sup> day of Dec., 2001.

Chris A. Peoples  
MIAMI COUNTY AUDITOR

BY: Sinda Sierman  
DEP. COUNTY AUDITOR

## TROY PLANNING COMMISSION

This plat reviewed and approved this 07<sup>th</sup> day of AUGUST, 2001.

Cheryl D. ...  
CHAIRMAN

Sue D. Knight  
SECRETARY

## CITY OF TROY COUNCIL

At a meeting of the City Council of the City of Troy, held this 20<sup>th</sup> day of AUGUST, 2001, this plat was approved by Ordinance No. 0-19-01

Peter E. Jenkins  
MAYOR

William F. ...  
PRESIDENT OF COUNCIL

Sue D. Knight  
CLERK OF COUNCIL



### CERTIFICATION

This plat prepared from existing plat records and survey records of Miami County and is hereby certified to be correct in accordance with said records.

Daniel D. Turner  
REG. SURVEYOR NO. 4807

ALLEY VACATION PLAT FOR			
WILLIS W. & MARY J. WARD & U.S. BANK, NA.			
DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY-OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	D.T.	SHEET NO.
JULY-2001	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 40'		
210701			

# ALLEY VACATION PLAT

PIQUA - OHIO



SCALE: 1" = 40'

PLAT BOOK 19 PAGE 95

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

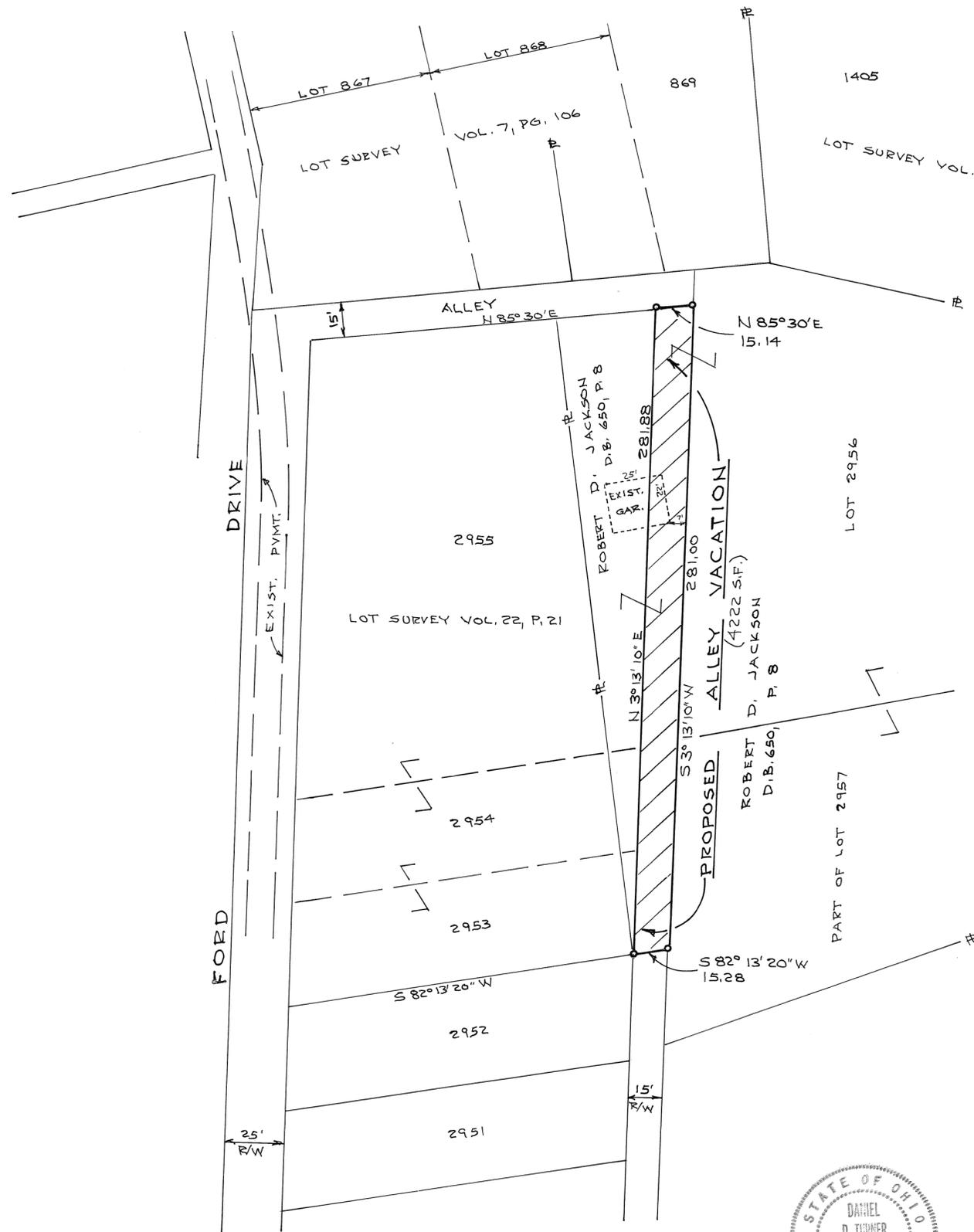
FILE NO. 0325375

RECEIVED FOR RECORD: 3:33 PM  
TIME

FEE: \$ 21.00 Dec. 17, 2001  
DATE

John W. O'Brien  
MIAMI COUNTY RECORDER

Beverly McDade  
DEPT. COUNTY RECORDER



## MIAMI COUNTY AUDITOR

This plat reviewed and approved this 17 day of Dec., 2001.

Chris A. Peoples  
MIAMI COUNTY AUDITOR

Linda Lissman  
DEPT. COUNTY AUDITOR

## PIQUA PLANNING COMMISSION

This plat reviewed and approved this 11th day of April, 2000.

[Signature]  
CHAIRMAN

[Signature]  
SECRETARY

## PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua, held this 1st day of May, 2000, this plat was approved by Ordinance No. 20-00.

[Signature]  
MAYOR

\_\_\_\_\_  
CITY MANAGER

Rebecca J. Cool  
CLERK

## CERTIFICATION

This alley is undeveloped. I hereby certify this plat to be correct in accordance with Lot Survey Vol. 22, Pg. 21, and applicable County Plat Records.

Daniel D. Turner  
DANIEL D. TURNER, REG. SURVEYOR 4807



ALLEY VACATION PLAT FOR		
ROBERT D. JACKSON PIQUA - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE JAN.-2000	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 070100	SCALE: 1" = 40'	

REPLAT OF INLOTS 2733 AND 3508  
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

VOLUME 19 PAGE 96

MIAMI COUNTY RECORDER'S RECORD OF PLATS

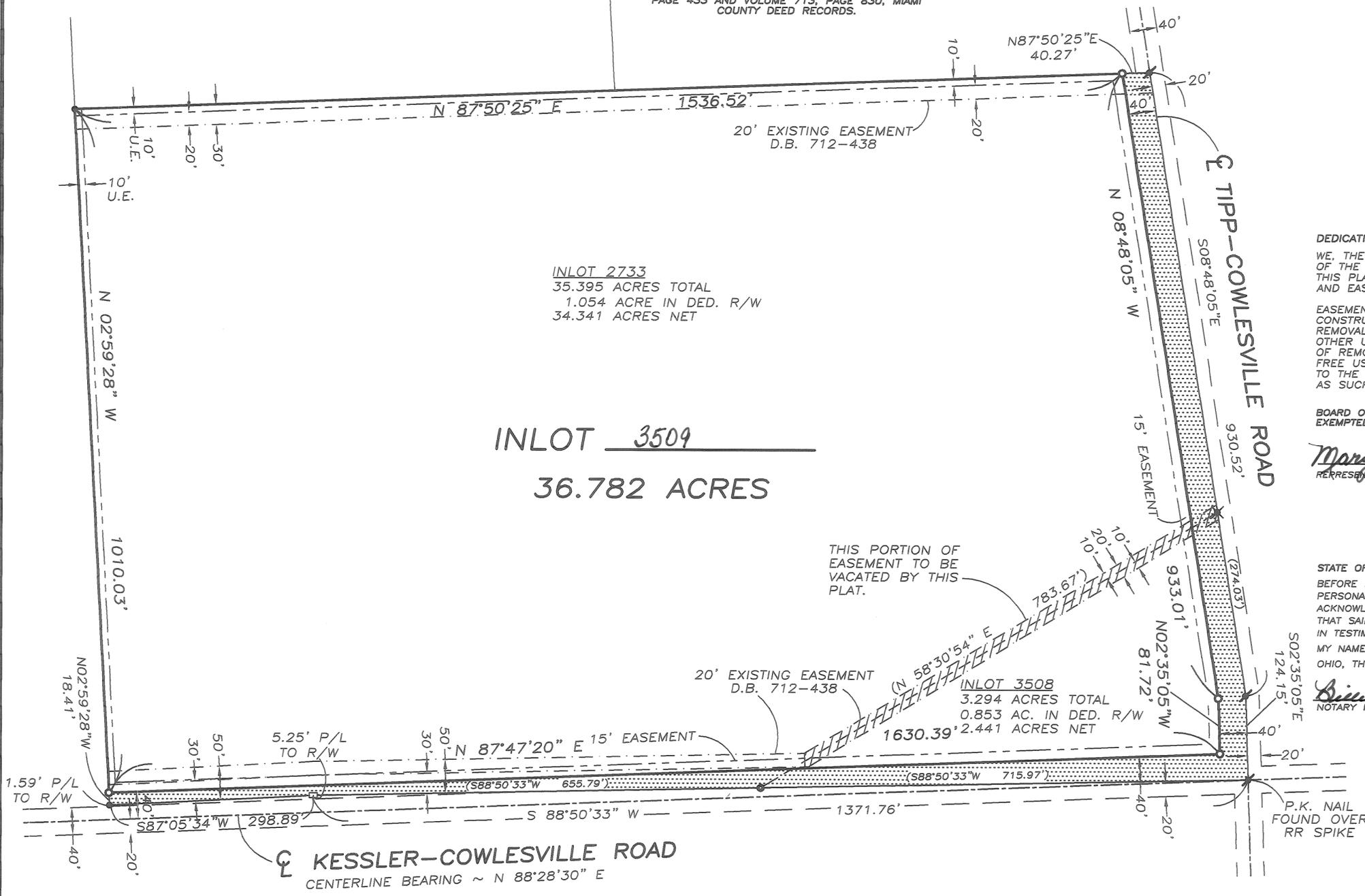
RECEIVED FOR RECORD THIS 7th DAY  
OF January, 2002, AT 11:14 AM.  
FILE # 0321655 FEE \$ 21.00

John W. O'Brien Michelle Wolf  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 7th DAY OF Jan, 2002

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Gina Pearson  
BY DEPUTY AUDITOR

DESCRIPTION  
BEING A REPLAT OF INLOTS 2733 AND 3508, AS  
ACQUIRED BY BOARD OF EDUCATION OF THE TIPP CITY  
EXEMPTED VILLAGE SCHOOL DISTRICT IN VOLUME 712,  
PAGE 433 AND VOLUME 713, PAGE 830, MIAMI  
COUNTY DEED RECORDS.



DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS  
OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE  
THIS PLAT AS SHOWN HEREON AND DO HEREBY DEDICATE THE STREETS  
AND EASEMENTS TO PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED 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.

BOARD OF EDUCATION OF THE TIPP CITY  
EXEMPTED VILLAGE SCHOOL DISTRICT

Mary B. Wampler John F. Lewis  
REPRESENTATIVE WITNESS  
Janet E. Hunt  
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 Tipp City  
OHIO, THIS 27 DAY OF Nov, 2001.

Brian J. Brinkner  
NOTARY PUBLIC



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

Richard W. Klockner  
RICHARD W. KLOCKNER  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #4370

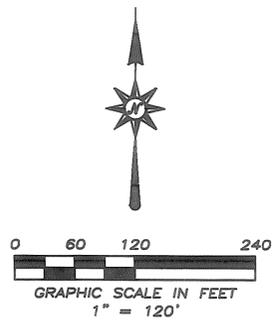
APPROVAL BY THE TIPP CITY PLANNING BOARD  
AT A MEETING OF THE PLANNING BOARD OF THE  
CITY OF TIPP CITY, THIS PLAT WAS APPROVED  
THIS 13th DAY OF November, 2001.

Charla Pauler  
CHAIRMAN  
Misty Cox  
SECRETARY

APPROVAL BY THE TIPP CITY COUNCIL  
THIS PLAT REVIEWED AND APPROVED  
THIS 3rd DAY OF December, 2001.  
BY ORDINANCE NO. 35-01.

David J. Hill  
PRESIDENT OF COUNCIL  
Misty Cox  
CLERK OF COUNCIL

- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - ⊗ P.K. NAIL SET
  - ⊗ P.K. NAIL FOUND
  - ⊗ RAILROAD SPIKE SET
  - ⊗ RAILROAD SPIKE FOUND
  - PIPE FOUND
  - STONE FOUND
  - ▨ AREA IN DEDICATED R/W



REPLAT OF INLOTS 2733 AND 3508 FOR THE BOARD OF EDUCATION OF THE TIPP CITY EXEMPTED VILLAGE SCHOOL DISTRICT		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING ~ LAND SURVEYING 16 EAST WATER STREET ~ TROY, OHIO 45373 (937) 339-5331		
DATE: OCT. 28, 2001	DRAWN: DGS SCALE: 1"=120'	SHEET: 1 OF 1

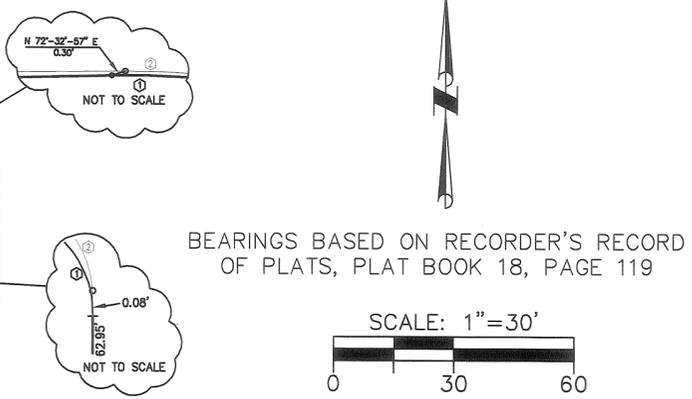
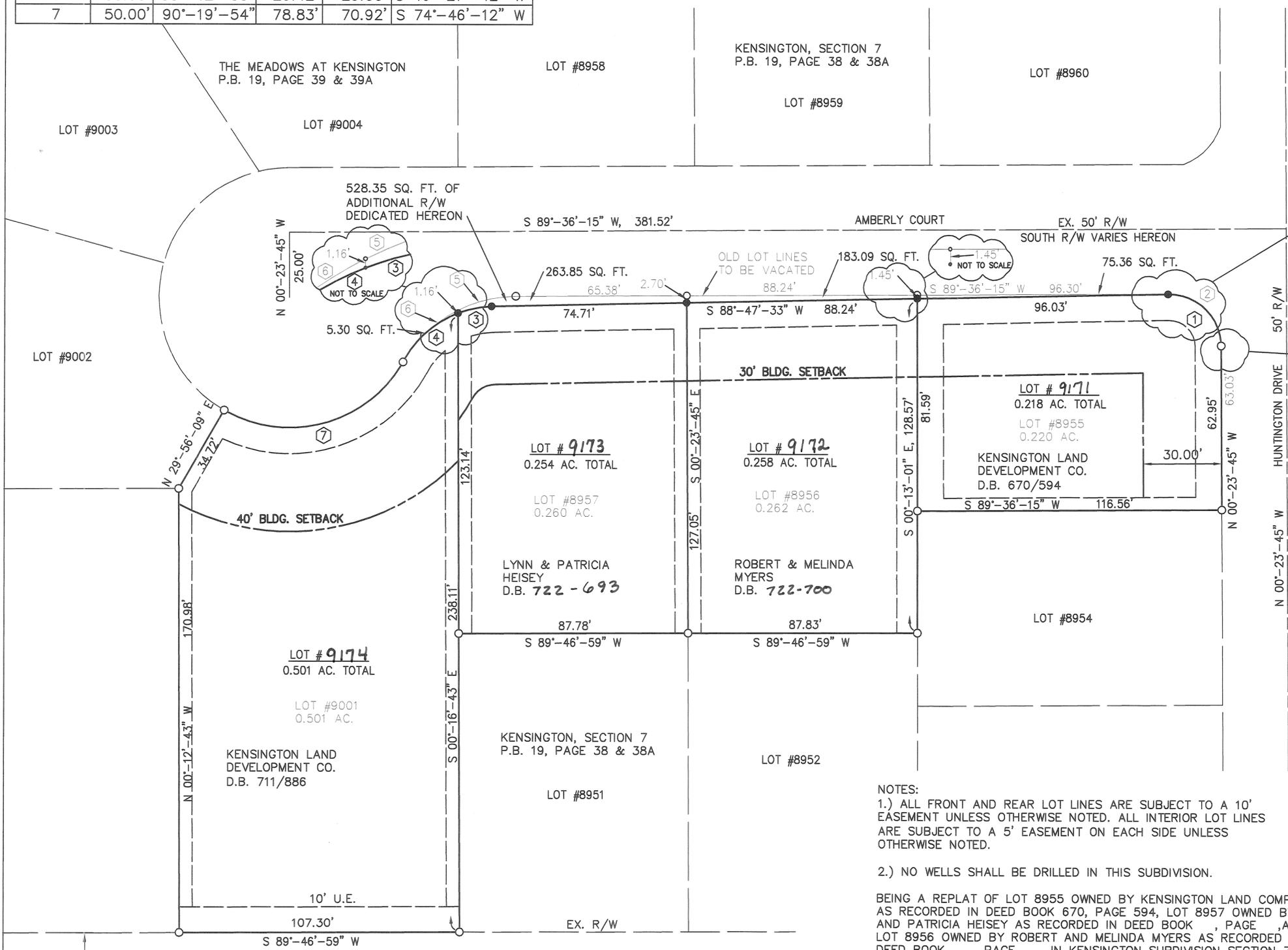
CURVE TABLE					
CURVE NUMBER	RADIUS	$\Delta$	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	20.00'	90°-48'-42"	31.70'	28.48'	N 45°-48'-06" W
2	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-23'-45" W
3	40.00'	18°-49'-25"	13.14'	13.08'	S 78°-14'-40" W
4	40.00'	41°-18'-18"	28.84'	28.22'	S 48°-10'-49" W
5	50.00'	26°-17'-05"	22.94'	22.74'	S 76°-27'-42" W
6	50.00'	33°-42'-55"	29.42'	29.00'	S 46°-27'-42" W
7	50.00'	90°-19'-54"	78.83'	70.92'	S 74°-46'-12" W

# KENSINGTON, SECTION 7 AND THE MEADOWS AT KENSINGTON REPLAT

PLAT BOOK 19, PAGE 97  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 10th DAY  
 OF January, 2002, AT 10:43 AM.  
 FILE No. 0327258 FEE: \$43.78  
John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
Michelle Biffen  
 DEPUTY

1.284 ACREAGE      31 SECTION      5 N TOWNSHIP      6 E RANGE      8955, 8956 8957, 9001 INLOTS      TROY CITY      MIAMI, OHIO COUNTY

TRANSFERRED THIS 10 DAY OF Jan., 2002  
Chris A. Peoples BY: Linda Linneman  
 CHRIS A. PEEPLES DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR



### COVENANTS AND RESTRICTIONS

FOR THE COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION KENSINGTON OWNERS ASSOCIATION" RECORDED IN DEED BOOK 683, PAGE 241 OF THE MIAMI COUNTY RECORDERS RECORDS.

### CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_, THIS PLAT WAS REVIEWED AND APPROVED.

John F. ... CHAIRMAN      ... SECRETARY

### CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd DAY OF Dec., 200\_\_, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-37-01-200\_\_, EFFECTIVE Jan 2, 2002

Peter E. Jenkins MAYOR      William ... PRESIDENT OF COUNCIL      ... CLERK OF COUNCIL

NOTES:  
 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.  
 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

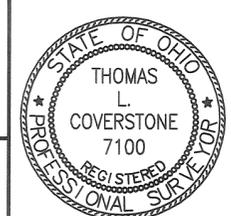
BEING A REPLAT OF LOT 8955 OWNED BY KENSINGTON LAND COMPANY AS RECORDED IN DEED BOOK 670, PAGE 594, LOT 8957 OWNED BY LYNN AND PATRICIA HEISEY AS RECORDED IN DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AND LOT 8956 OWNED BY ROBERT AND MELINDA MYERS AS RECORDED IN DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ IN KENSINGTON SUBDIVISION SECTION 7 AS RECORDED IN PLAT BOOK 19, PAGE 38 & 38A, ALSO LOT 9001 OWNED BY KENSINGTON LAND COMPANY AS RECORDED IN DEED BOOK 711, PAGE 886 IN THE MEADOWS OF KENSINGTON AS RECORDED IN PLAT BOOK 19, PAGE 39 & 39A CONTAINING A TOTAL OF 1.284 ACRES.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

Thomas L. Coverstone      11/06/01  
 THOMAS L. COVERSTONE, P.S. #7100      DATE

### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- UTILITY EASEMENT LINE



**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 11-06-01      drawn by: jmk      job number: MATRO0007REPLAT

# KENSINGTON, SECTION 7 AND THE MEADOWS AT KENSINGTON REPLAT

1.233 ACREAGE      31 SECTION      5 N TOWNSHIP      6 E RANGE      8955, 8956 8957, 9001 INLOTS      TROY CITY      MIAMI, OHIO COUNTY

PLAT BOOK 19, PAGE 97-A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 10th DAY  
OF January, 2002 AT 10:43 AM.  
FILE No. 0327258 FEE: \$ 43.20  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Michelle Giffen  
DEPUTY

## 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.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Harriet M. Fisher  
WITNESS  
Debra A. Newman  
WITNESS

OWNER:  
KENSINGTON LAND COMPANY  
Jessica A. Minesinger  
JESSICA A. MINESINGER, VICE PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 12th DAY OF December, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENSINGTON LAND COMPANY BY JESSICA A. MINESINGER, ITS VICE 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.

Debra A. Newman  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 3-27-05

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Lisa M. Howischer  
WITNESS LISA M. HOEWISCHER  
Carrie E. Haynes  
WITNESS Carrie E. Haynes

MORTGAGEE:  
MINSTER STATE BANK  
Dan Heitmeier  
DAN HEITMEYER  
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 12 DAY OF DECEMBER, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN 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.

Lisa M. Howischer  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: MARCH 23, 2003

DATE: Dec. 13, 2001  
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.

Debra A. Newman  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 3-27-05

## 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.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Paul Heidenescher  
WITNESS  
Paul Heidenescher  
WITNESS

OWNER:  
ROBERT A. AND MELINDA J. MYERS  
Robert A. Myers  
ROBERT A. MYERS  
Melinda J. Myers  
MELINDA J. MYERS

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 11th DAY OF December, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT A. AND MELINDA J. MYERS, 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.

PAMELA HEIDENESCHER, NOTARY PUBLIC  
IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES 8-25-2004

Paul Heidenescher  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Paul Heidenescher  
WITNESS  
Paul Heidenescher  
WITNESS

MORTGAGEE:  
FIFTH THIRD BANK OF GREENVILLE  
Juel Neumann  
JUEL NEUMANN  
REPRESENTATIVE

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 11th DAY OF December, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME \_\_\_\_\_, ITS REPRESENTATIVE, 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.

PAMELA HEIDENESCHER, NOTARY PUBLIC  
IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES 8-25-2004

Paul Heidenescher  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
ROBERT A. AND MELINDA J. MYERS BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Robert A. Myers  
ROBERT A. MYERS

Melinda J. Myers  
MELINDA J. MYERS

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

PAMELA HEIDENESCHER, NOTARY PUBLIC  
IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES 8-25-2004

Paul Heidenescher  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: \_\_\_\_\_

## 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.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Dak Mosier  
WITNESS  
Marcy Hodgson  
WITNESS

OWNERS:  
LYNN AND PATRICIA HEISEY  
Lynn Heisey  
LYNN HEISEY  
Patricia Heisey  
PATRICIA HEISEY

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 21 DAY OF December, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LYNN AND PATRICIA HEISEY, 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.

Marcy Hodgson  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: April 20, 2006

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Dak Mosier  
WITNESS  
Susanne Mosier  
WITNESS

MORTGAGEE:  
NEW CARLISLE FEDERAL  
Arnette Ryan  
REPRESENTATIVE

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 18th DAY OF Dec, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME \_\_\_\_\_, ITS REPRESENTATIVE, 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.

Marcy Hodgson  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: April 20, 2006

DATE: December 2001  
STATE OF OHIO, COUNTY OF MIAMI, S.S.  
LYNN AND PATRICIA HEISEY BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

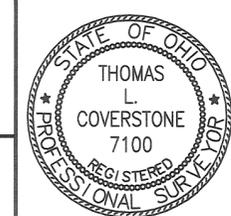
Lynn Heisey  
LYNN HEISEY

Patricia Heisey  
PATRICIA HEISEY

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

Marcy Hodgson  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: April 20, 2006

Thomas L. Coverstone      11/06/01  
THOMAS L. COVERSTONE, P.S. #7100      DATE

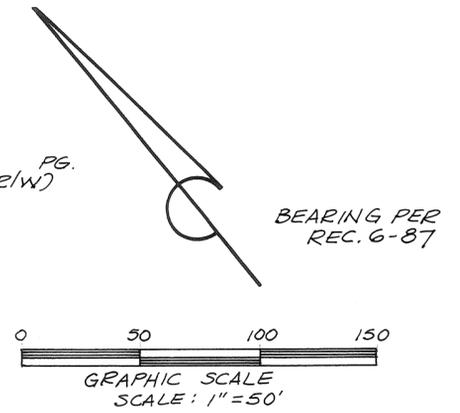


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www.choiceoneengineering.com

date: 11-06-01      drawn by: jmk      job number: MIA TRO0007REPLAT



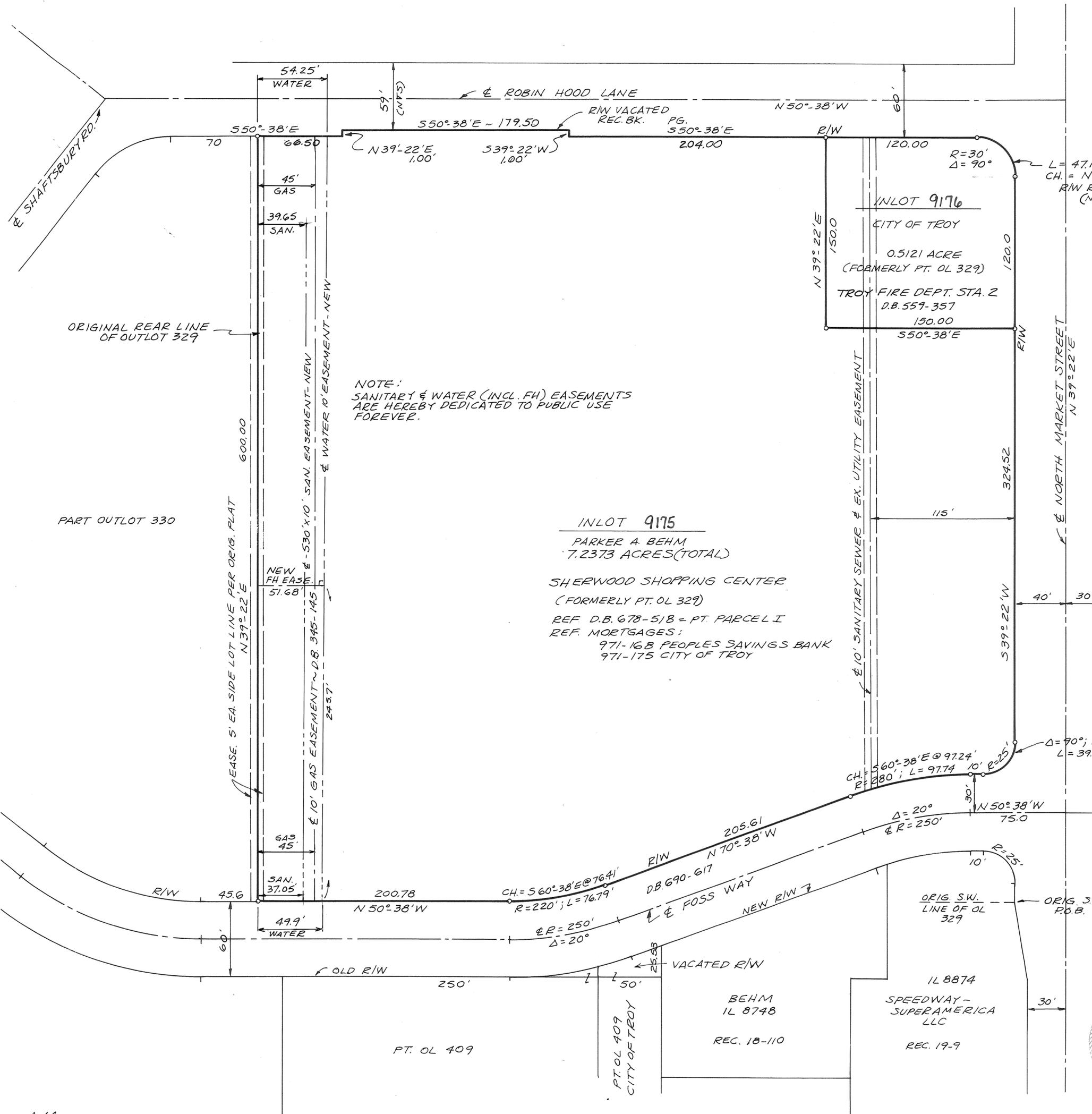
John W. O'Brien BY: Carol Peinca  
 JOHN W. O'BRIEN  
 MIAMI COUNTY RECORDER



**REPLAT OF EXISTING PARCELS INTO 2 NEW  
 INLOTS, SAME BEING PARTS OF OUTLOT 329 &  
 VACATED STREET  
 RIGHT-OF-WAY OF ROBIN HOOD LANE AND  
 CONTAINING THE SITES OF THE "SHERWOOD  
 SHOPPING CENTER" AND "TROY FIRE  
 DEPARTMENT STATION NO. 2".  
 LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO**

TRANSFERRED THIS 15 DAY OF Jan., 2002 BY THE MIAMI  
 COUNTY AUDITOR.  
Chris A. Peoples BY: Linda Linneman  
 MIAMI COUNTY AUDITOR DEPUTY AUDITOR

REPLAT BASED ON ALL AVAILABLE  
 RECORDS, PLATS, & DEEDS.  
 REPLAT OF EXISTING PARCELS  
 FOR CITY OF TROY & PARKER BEHM.  
Steven D. Leffel 10/22/01  
 STEVEN D. LEFFEL  
 TROY PUBLIC WORKS DIRECTOR  
 PROFESSIONAL SURVEYOR NO. 6660



NOTE:  
 SANITARY & WATER (INCL. FH) EASEMENTS  
 ARE HEREBY DEDICATED TO PUBLIC USE  
 FOREVER.

**INLOT 9175**  
 PARKER A. BEHM  
 7.2373 ACRES (TOTAL)  
 SHERWOOD SHOPPING CENTER  
 (FORMERLY PT. OL 329)  
 REF. D.B. 678-518 = PT. PARCEL I  
 REF. MORTGAGES:  
 971-168 PEOPLES SAVINGS BANK  
 971-175 CITY OF TROY

ORIGINAL REAR LINE  
 OF OUTLOT 329

PART OUTLOT 330

**REPLAT OF EXISTING PARCELS INTO 2 NEW INLOTS, SAME BEING PARTS OF OUTLOT 329 & VACATED STREET RIGHT-OF-WAY OF ROBIN HOOD LANE AND CONTAINING THE SITES OF THE "SHERWOOD SHOPPING CENTER" AND "TROY FIRE DEPARTMENT STATION NO. 2".**  
LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO

**PLANNING COMMISSION APPROVAL**

THIS PLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY, OHIO PLANNING COMMISSION ON THIS 14TH DAY OF NOVEMBER, 2001.

*John T. ...*  
CHAIRMAN

*Sue D. Knight*  
SECRETARY

**TROY CITY COUNCIL APPROVAL**

THIS PLAT, INCLUDING NEW EASEMENTS AS SHOWN TO BE DEDICATED, WAS REVIEWED AND ACCEPTED BY THE TROY CITY COUNCIL THIS 3RD DAY OF DECEMBER, 2001, BY ORDINANCE NO. 0-36-01, WHICH IS EFFECTIVE JANUARY 3, 2002.

*Peter E. Jenkins*  
MAYOR

*William F. ...*  
PRESIDENT OF COUNCIL

*Sue D. Knight*  
CLERK OF COUNCIL

**CONSENT TO REPLAT BY LIENHOLDERS:**

WE, THE UNDERSIGNED, BEING OFFICERS OF THE PEOPLES SAVINGS BANK, TROY, THE LIEN HOLDERS ON THE 7.2373 ACRE PARCEL CONTAINING THE "SHERWOOD SHOPPING CENTER", AS SHOWN IN MORTGAGE BOOK 971, PAGE 168, AS SHOWN IN THE MIAMI COUNTY RECORDER'S OFFICE, DO HEREBY CONSENT TO THIS REPLAT AND THE DEDICATION OF NEW EASEMENTS, RECOGNIZING THAT THE PORTION OF OUTLOT 329 BEING REPLATTED HEREIN, SAME BEING THE SITE OF THE "SHERWOOD SHOPPING CENTER" WILL BE REPLATTED AND ASSIGNED A NEW INLOT NUMBER BY MIAMI COUNTY, TO INCLUDE THE 179.5 SQUARE FEET OF VACATED STREET RIGHT-OF-WAY ALONG THE NORTHERN END OF THE SHOPPING CENTER BUILDING AT ROBIN HOOD LANE, AND DOES NOT CONSTITUTE A SUBDIVISION OR LESSENING OF THE LAND AREA SUBJECT TO SAID LIEN.

*Ronald B. Scott*  
RONALD B. SCOTT  
PRESIDENT

*Mark A. Douglas*  
MARK A. DOUGLAS  
VICE-PRESIDENT

*James C. Dando Jr.*  
WITNESS AS TO BOTH

STATE OF OHIO  
COUNTY OF MIAMI ss:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED INDIVIDUALS WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT TROY, OHIO, THIS 11TH DAY OF JANUARY, 2002.

*Steven D. Lippel*  
NOTARY PUBLIC

STAMP STEVEN D. LEFFEL, Notary Public  
In and for the State of Ohio  
My Commission Expires 01/01/04  
2003



**CONSENT TO REPLAT BY PROPERTY OWNERS:**

**SITE OF "TROY FIRE DEPARTMENT - STATION NO. 2" - OWNED BY THE CITY OF TROY, OHIO, A MUNICIPAL CORPORATION - AND BEING A 0.5121 ACRE PARCEL (PART OF OUTLOT 329)**

I, N. LAWRENCE WOLKE, DIRECTOR OF PUBLIC SERVICE & SAFETY, OF THE CITY OF TROY, HEREBY DECLARE THAT I DID SIGN THIS REPLAT ON BEHALF OF AND AS REPRESENTATIVE OF THE CITY OF TROY, A MUNICIPAL CORPORATION, AND THAT SAME IS MY FREE ACT AND DEED.

*N. Lawrence Wolke*  
N. LAWRENCE WOLKE, DIRECTOR OF PUBLIC SERVICE & SAFETY

STATE OF OHIO  
COUNTY OF MIAMI, ss:

*Julie Morrison*  
WITNESS Julie Morrison

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED INDIVIDUAL WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT TROY, OHIO THIS 11TH DAY OF JANUARY, 2002.

*Steven D. Lippel*  
NOTARY PUBLIC

STAMP STEVEN D. LEFFEL, Notary Public  
In and for the State of Ohio  
My Commission Expires 01/01/04  
2003



**SITE OF "SHERWOOD SHOPPING CENTER" - OWNED BY PARKER A. BEHM - AND BEING A 7.2373 ACRE PARCEL (PART OF OUTLOT 329)**

WE, PARKER A. BEHM, OWNER, AND WIFE JANE BEHM, HEREBY DECLARE THAT WE DID SIGN THIS REPLAT, AND THAT SAME IS MY FREE ACT AND DEED.

*Parker A. Behm*  
PARKER A. BEHM  
OWNER

*Jane A. Behm*  
JANE BEHM, WIFE  
DOWER INTEREST

STATE OF OHIO  
COUNTY OF MIAMI, ss:

*Mark J. Livensood*  
WITNESS AS TO BOTH MARK J. LIVENSOOD

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED INDIVIDUALS WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT TROY, OHIO THIS 11TH DAY OF JANUARY, 2002.

*Steven D. Lippel*  
NOTARY PUBLIC

STAMP STEVEN D. LEFFEL, Notary Public  
In and for the State of Ohio  
My Commission Expires 01/01/04  
2003



I, THE UNDERSIGNED, BEING AN OFFICER OF THE CITY OF TROY, OHIO, AND ON BEHALF OF THE CITY OF TROY, A LIENHOLDER ON THE 7.2373 ACRE PARCEL CONTAINING THE "SHERWOOD SHOPPING CENTER", AS SHOWN IN MORTGAGE BOOK 971, PAGE 175 AS SHOWN IN THE MIAMI COUNTY RECORDER'S OFFICE, DO HEREBY CONSENT TO THIS REPLAT AND DEDICATION OF NEW EASEMENTS, RECOGNIZING THAT THE PORTION OF OUTLOT 329 BEING REPLATTED HEREIN, SAME BEING THE SITE OF THE "SHERWOOD SHOPPING CENTER" WILL BE REPLATTED AND ASSIGNED A NEW INLOT NUMBER BY MIAMI COUNTY, TO INCLUDE THE 179.5 SQUARE FEET OF VACATED STREET RIGHT-OF-WAY ALONG THE NORTHERN END OF THE SHOPPING CENTER BUILDING AT ROBIN HOOD LANE, AND DOES NOT CONSTITUTE A SUBDIVISION OR LESSENING OF THE LAND AREA SUBJECT TO SAID LIEN.

*N. Lawrence Wolke*  
N. LAWRENCE WOLKE, DIRECTOR OF PUBLIC SERVICE AND SAFETY

STATE OF OHIO  
COUNTY OF MIAMI ss:

*Julie Morrison*  
WITNESS Julie Morrison

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED INDIVIDUAL WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT TROY, OHIO, THIS 11TH DAY OF JANUARY, 2002.

*Steven D. Lippel*  
NOTARY PUBLIC

STAMP STEVEN D. LEFFEL, Notary Public  
In and for the State of Ohio  
My Commission Expires 01/01/04  
2003



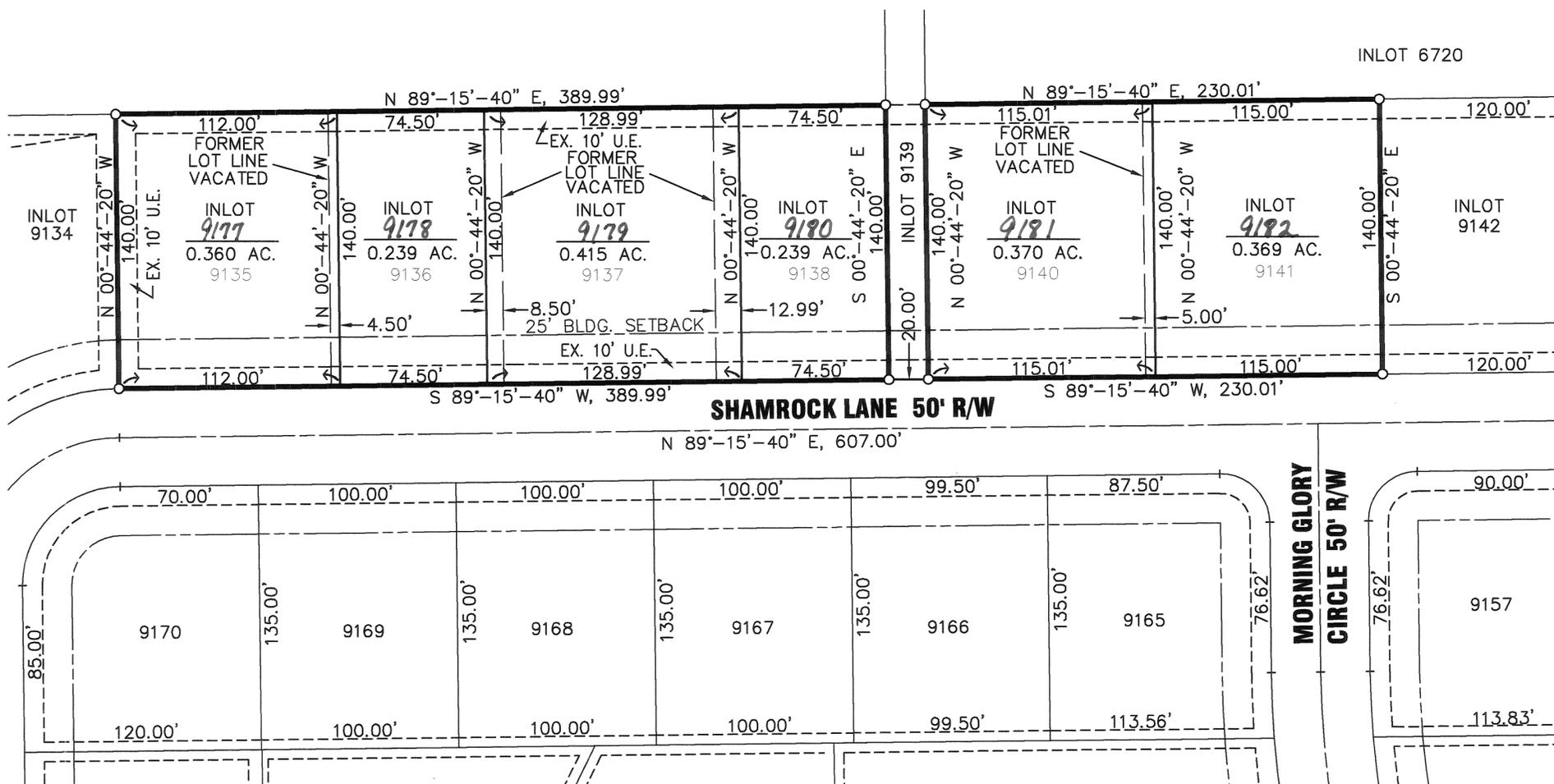
# LAUREL CREEK REPLAT OF PART OF SECTION 3

1.992 ACREAGE  
 9135, 9136, 9137  
 9138, 9140, 9141  
 INLOT  
 TROY CITY  
 MIAMI, OHIO COUNTY

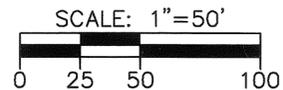
TRANSFERRED THIS 18<sup>th</sup> DAY OF January, 2002

CHRIS A. PEEPLES  
 MIAMI COUNTY AUDITOR  
 BY: JANDA PEARSON  
 DEPUTY AUDITOR

PLAT BOOK 19, PAGE 100-100A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 18<sup>th</sup> DAY  
 OF JANUARY 2002 AT 10:32 A.M.  
 FILE No. 0327852 FEE: \$43.20  
 JOHN W. O'BRIEN  
 MIAMI COUNTY RECORDER  
 CAROL PLEIMAN  
 DEPUTY



BEARINGS BASED ON THOSE SHOWN IN  
 RECORDER'S PLAT BOOK 19, PAGE 91



### LEGEND

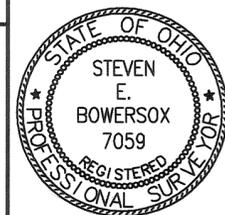
- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE BELOW)

- NOTES:
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' EASEMENT. ALL REAR LOT LINES ARE SUBJECT TO A 5' EASEMENT UNLESS OTHERWISE NOTED.
  - 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

THE WITHIN PLAT IS A REPLAT CONTAINING 1.992 ACRES AND BEING INLOTS 9135, 9136, 9137, 9138, 9140 AND 9141 IN THE CITY OF TROY, MIAMI COUNTY, OHIO AS CONVEYED TO TARGET INVESTMENTS BY DEED RECORDED IN DEED BOOK 608, PAGE 555 OF THE DEED RECORDS OF MIAMI COUNTY.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE LOTS 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.

STEVEN E. BOWERSOX, P.S. #7059  
 DATE 11-30-2001



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 SIDNEY, OHIO 45365  
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 www.choiceoneengineering.com

date: 11-30-2001  
 drawn by: seb  
 job number: MIATR00128FIN

# LAUREL CREEK REPLAT OF PART OF SECTION 3 CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 19, PAGE 100-A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS \_\_\_ DAY  
OF \_\_\_\_\_, 200\_\_, AT \_\_\_\_\_M.  
FILE No. \_\_\_\_\_ FEE: \$\_\_\_\_\_

JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
DEPUTY

## COVENANTS, CONDITIONS AND RESTRICTIONS

THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAUREL CREEK, SECTION 3 AS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS PLAT BOOK 19, PAGE 91B, SHALL APPLY TO THE LOTS REPLATTED HEREON.

### APPROVED BY CITY OF TROY

THIS REPLAT WAS APPROVED BY THE PUBLIC  
WORKS DIRECTOR OF THE CITY OF TROY ON  
THIS 10<sup>TH</sup> DAY OF JANUARY, 2002

Steven D. Lippel  
STEVEN LEFFEL, PE, PS

## 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.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Frances J. Johnson Jennifer Brock  
WITNESS WITNESS

Frances J. Johnson Jennifer Brock  
WITNESS WITNESS

Steven M. Messler Walter D. Lippel  
WITNESS WITNESS

Steven M. Messler Walter D. Lippel  
WITNESS WITNESS

OWNER:  
TARGET INVESTMENTS

Richard S. Messler  
RICHARD S. MESSLER  
OHIO GENERAL PARTNERSHIP

Dorothy M. Messler  
DOROTHY M. MESSLER  
OHIO GENERAL PARTNERSHIP

Raphael A. Echemann  
RAPHAEL A. ECHEMANN  
OHIO GENERAL PARTNERSHIP

Barbara B. Echemann  
BARBARA B. ECHEMANN  
OHIO GENERAL PARTNERSHIP

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

BE IT REMEMBERED THAT ON THIS 31<sup>st</sup> DAY OF December, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TARGET INVESTMENTS BY THE ABOVE SIGNED, 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: Jan 7, 2006

KATHLEEN A. HEITKAMP Notary Public  
In and for the State of Ohio  
My Commission Expires Jan. 7, 2006

DATE: DECEMBER 31, 2001

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

RICHARD S. MESSLER 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.

Richard S. Messler  
RICHARD S. MESSLER

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: Jan 7, 2006

KATHLEEN A. HEITKAMP Notary Public  
In and for the State of Ohio  
My Commission Expires Jan. 7, 2006

SHEET 2 OF 2

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www.choiceoneengineering.com

date: 11-30-2001	drawn by: seb	job number: MIATR00128app
---------------------	------------------	------------------------------

# INDIAN RIDGE ~ REPLAT OF SECTION FIVE CITY OF PIQUA, MIAMI COUNTY, OHIO INLOTS 8414-8454

## DESCRIPTION

BEING A SUBDIVISION OF 12.6613 ACRES AND BEING ALL OF LOTS 8414 THROUGH 8454, INCLUSIVE, AS ACQUIRED BY S & R BUCKEYE CONSTRUCTION, CO. IN VOLUME 715, PAGE 962, MIAMI COUNTY DEED RECORDS.

VOLUME 19 PAGE 101  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 18<sup>TH</sup> DAY  
OF JANUARY, 2002, AT 10:33 A.M.  
FILE # 0327853 FEE \$ 43.20

John W. O'Brien Carol Pleiman  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 18 DAY OF Jan., 2002:

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Linda J. Jernigan  
BY DEPUTY AUDITOR



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	270.00'	38.05'	38.02'	N 01°18'44" E	08°04'31"	19.06'
C2	270.00'	46.48'	46.40'	N 07°38'16" W	09°51'29"	23.28'
C3	270.00'	100.89'	100.11'	N 23°16'01" W	21°22'02"	50.94'
C4	270.00'	68.42'	68.24'	N 41°12'37" W	14°31'09"	34.39'
C5	270.00'	29.95'	29.94'	S 31°38'51" E	06°21'21"	14.99'
C6	330.00'	12.14'	12.14'	S 53°46'18" E	02°06'28"	6.07'
C7	330.00'	44.32'	44.29'	N 48°52'12" W	07°41'45"	22.20'
C8	330.00'	44.33'	44.29'	N 41°10'27" W	07°41'45"	22.20'
C9	330.00'	43.72'	43.69'	N 33°31'51" W	07°35'27"	21.89'
C10	330.00'	43.72'	43.69'	N 25°56'24" W	07°35'27"	21.89'
C11	330.00'	45.97'	45.93'	N 18°09'16" W	07°58'49"	23.02'
C12	330.00'	45.98'	45.93'	N 10°10'27" W	07°58'49"	23.02'
C13	330.00'	45.56'	45.52'	N 02°13'44" W	07°54'37"	22.82'
C14	330.00'	23.27'	23.27'	N 03°44'47" E	04°02'25"	11.64'
C15	15.00'	23.76'	21.36'	S 39°37'05" E	90°46'09"	15.20'
C16	15.00'	23.36'	21.07'	N 60°22'55" E	89°13'51"	14.80'
C17	15.00'	23.76'	21.36'	S 39°37'05" E	90°46'09"	15.20'
C18	15.00'	24.89'	22.13'	N 47°27'47" E	95°04'08"	16.39'
C19	270.00'	93.63'	93.16'	N 10°00'22" W	19°52'11"	47.29'
C20	270.00'	103.12'	102.49'	N 30°52'55" W	21°52'55"	52.19'
C21	270.00'	61.27'	61.14'	N 48°19'27" W	13°00'10"	30.77'
C22	330.00'	5.48'	5.48'	N 54°20'58" W	00°57'08"	2.74'
C23	330.00'	47.11'	47.07'	N 49°47'02" W	08°10'44"	23.59'
C24	15.00'	21.42'	19.64'	S 66°35'47" E	81°48'14"	12.99'
C25	200.00'	36.06'	36.01'	N 57°40'02" E	10°19'51"	18.08'
C26	200.00'	48.39'	48.27'	N 69°45'51" E	13°51'47"	24.31'
C27	200.00'	48.29'	48.17'	N 83°36'43" E	13°49'58"	24.26'
C28	200.00'	16.83'	16.83'	S 87°03'39" E	04°49'18"	8.42'
C29	150.00'	109.80'	107.36'	N 74°22'50" E	41°56'19"	57.49'
C30	15.00'	22.46'	20.42'	N 10°31'13" E	85°46'55"	13.93'
C31	330.00'	41.51'	41.48'	N 28°46'02" W	07°12'27"	20.78'
C32	330.00'	72.46'	72.31'	N 18°52'24" W	12°34'48"	36.37'

FORMER LOT NUMBER	PRESENT LOT NUMBER	FORMER LOT NUMBER	PRESENT LOT NUMBER	FORMER LOT NUMBER	PRESENT LOT NUMBER
8414	8533	8428	8561	8442	8589
	8534		8562	8443	8590
8415	8535	8429	8563		8591
	8536		8564	8444	8592
8416	8537	8430	8565		8593
	8538		8566	8445	8594
8417	8539	8431	8567		8595
	8540		8568	8446	8596
8418	8541	8432	8569		8597
	8542		8570	8447	8598
8419	8543	8433	8571		8599
	8544		8572	8448	8600
8420	8545	8434	8573		8601
	8546		8574	8449	8602
8421	8547	8435	8575		8603
	8548		8576	8450	8604
8422	8549	8436	8577		8605
	8550		8578	8451	8606
8423	8551	8437	8579		8607
	8552		8580	8452	8608
8424	8553	8438	8581		8609
	8554		8582	8453	8610
8425	8555	8439	8583		8611
	8556		8584	8454	8612
8426	8557	8440	8585		8613
	8558		8586		8614
8427	8559	8441	8587		
	8560		8588		

**NOTES:**  
THERE IS A SIX (6') FOOT UTILITY EASEMENT WHERE SHOWN ALONG EACH INTERIOR LOT LINE UNLESS OTHERWISE NOTED. THE REAR LOT LINES SHALL HAVE A 6' UTILITY EASEMENT UNLESS OTHERWISE NOTED. THE STREET RIGHT OF WAY LINES SHALL HAVE A TEN (10') FOOT EASEMENT ALONG AND ADJACENT TO IT, EXCEPT WHERE SHOWN OTHERWISE.

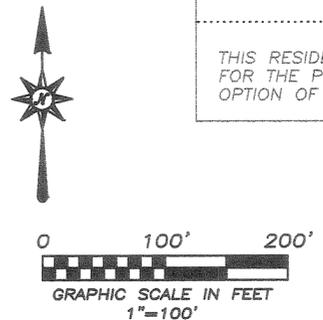
EASEMENTS ARE DESIGNATED AS SUCH:

THESE LOTS ARE FOR DUPLEX LIVING UNITS. ALL EXTERIOR REPAIRS, MAINTENANCE OR REPLACEMENT WORK SHALL BE OF LIKE KIND MATERIALS AND QUALITY AS CURRENTLY EXISTS. ANY JOINT REPAIR OR REPLACEMENT WORK AFFECTING THE ENTIRE BUILDING SHALL BE AGREED UPON BY THE OWNERS OF EACH HALF OF THE DUPLEX.

THIS RESIDENTIAL P.U.D. ALLOWS FOR A ZERO LOT LINE FOR THE PURPOSE OF CONSTRUCTING DUPLEXES WITH THE OPTION OF SELLING AS INDIVIDUAL UNITS.

**CERTIFICATION**  
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. CURVED DISTANCES ARE MEASURED ALONG THE ARC. IRON PINS TO BE SET AT ALL NEW LOT CORNERS.

Philip C. Brumbaugh  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057



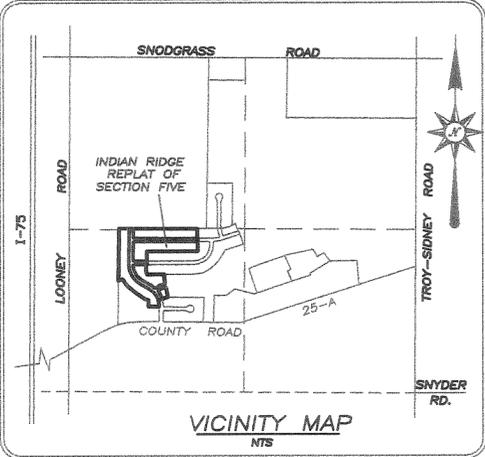
- LEGEND**
- EXISTING LOT LINE
  - NEW LOT LINE
  - IRON PIN FOUND



INDIAN RIDGE ~ REPLAT OF SECTION FIVE  
NOVEMBER 19, 2001

**PYRAMID ENGINEERING**  
362 NORTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000

PAGE 1 OF 2



PROTECTIVE COVENANTS & RESTRICTIONS

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling or double dwelling as provided by City of Piqua Zoning Regulations.
- The floor area of each single dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1,400 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 800 Sq. Ft. All duplex structures shall have 900 Sq. Ft. min. per living unit.
- The exterior design, square footage, elevations, building locations and construction materials of all buildings and pools shall be approved in writing by the developer, S&R BUCKEYE CONSTRUCTION CO., or an architectural review committee (ARC) chosen by S&R BUCKEYE CONSTRUCTION CO., INC., prior to the issuance of a building permit and evidenced by a signed plot plan and blueprint. An accurate, approved blueprint and plot plan shall be provided for the files of the developer/ARC. All residences and attached garages shall have exteriors containing brick and/or stone, with combinations of wood or vinyl siding permitted. Detached structure exteriors may contain any combination of the above materials. Vinyl soffits are permitted. Roll roofing is not permitted. No exterior shall have more than eight (8) inches of exposed concrete block or concrete walls or foundation.
- No lot shall be hereafter subdivided into additional residential lots. Except double lots can be split for two deedable residences.
- No trailer, basement, campshack, garage, barn or other out-building shall be used at any time as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character to be used as a residence.
- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fences shall be placed or allowed to remain nearer to the street than the front face of house. No barbed wire, no chain link, no field fencing or similar types of fencing may be used upon the property at any location.
- No worn out, discarded or unlicensed automobiles, machinery or vehicles or parts thereof shall be stored on any lot and no part thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may become an annoyance or nuisance.
- No Animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes.
- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
- No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed fifty (50) Sq. Ft. and shall not exceed 16 inches in height.
- All lots are to be seeded or sodden and landscaped within six (6) months of the completion of the house. Landscaping shall include planting three (3) trees which are five (5) ft. min. height.
- These protective covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2020, and subsequently until or unless amended by written consent of sixty percent (60%) of the owners of lots to be affected by said amendment(s). Owners may make said amendments at any time either before or after January 1, 2020. Affected lots shall include those to which the changes would apply plus all contiguous properties within this development. Each owner shall have one (1) vote for each individual lot owned by him. If more than one person owns a lot then all of the owners of the lot together shall have one vote. The signatures of all of the owners shall be necessary to exercise the one vote.
- These covenants shall be enforceable by injunction or otherwise by the grantor, his, her or its successors or assigns. If the parties hereto, or their grantees, heirs, successors or assigns, shall violate or attempt to violate any of the protective covenants or restrictions herein, it shall be lawful for any other person(s) owning a lot in said development or the developer/ARC to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such protective covenant or restriction and either to prevent him, her or them from doing so or to recover damages or other dues from such violation.
- Invalidation of any one of these protective covenants or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. All costs of litigation and attorney's fees resulting from violation of these protective covenants and restrictions shall be the financial responsibility of the lot owner or owners found in violation.
- All lot owners are members of and must comply with the declarations, and any rules and regulations including the payment of dues of the INDIAN RIDGE Homeowners Association as recorded in the Miami County Records \_\_\_\_\_ Book \_\_\_\_\_ Pg. \_\_\_\_\_ for the mutual benefit of all owners.
- All builders must be approved by The Developer.

DEDICATIONS/SIGNATURES

DEDICATION  
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON.

EASEMENTS SHOWN OR NOTED 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.

S & R BUCKEYE CONSTRUCTION CO.

Scott Low  
SCOTT LOW, PRESIDENT

Karen L. Ryan  
WITNESS  
John Bunch  
WITNESS



KAREN L. RYAN  
Notary Public, State of Ohio  
My Commission Expires January 21, 2006

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 16<sup>th</sup> DAY OF Jan, 2002

Karen L. Ryan  
NOTARY PUBLIC

FIFTH THIRD BANK OF WESTERN OHIO, NA

Jerome Herbe  
JEROME HERBE, VICE PRESIDENT

Craig C. Bundschuh  
WITNESS  
Karen S. Stollings  
WITNESS Karen S. Stollings

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<sup>th</sup> DAY OF January, 2002

Karen S. Stollings  
NOTARY PUBLIC



APPROVAL BY THE PIQUA CITY COMMISSION  
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 2<sup>nd</sup> DAY OF JULY, 2001.  
BY RESOLUTION NO. C-11611

Rebecca Coal  
MAYOR 11/29/01  
Rebecca Coal  
CLERK 11/29/01

APPROVAL BY THE PIQUA PLANNING COMMISSION  
THIS PLAT REVIEWED AND APPROVED THIS 12<sup>th</sup> DAY OF June, 2001.  
RESOLUTION NO. 6-01-2

William L. Harding  
CHAIRMAN 12/11/01  
William L. Harding  
SECRETARY 12/11/01

PYRAMID ENGINEERING  
362 NORTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000

# ANNEXATION TO THE CITY OF TIPP CITY

9.899 ACRES, PART OF FLORAL ACRES SUBDIVISION, LOCATED IN SECTION 15, TOWN 4, RANGE 6  
MIAMI COUNTY, OHIO  
MONROE TOWNSHIP

PLAT BOOK 19 PAGE 102  
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 30<sup>th</sup> DAY OF  
January, 2002, AT 2:10 P.M.

FILE NO. 0328737 FEE: 21.60

ANNEXATION PROCEEDINGS RECORDED IN  
MISCELLANEOUS VOLUME 723 PAGE 863  
DEED

John W. O'Brien  
MIAMI COUNTY RECORDER  
Beverly M. Dade  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY ENGINEER**  
THIS PLAT REVIEWED AND APPROVED THIS  
21<sup>st</sup> DAY OF SEPTEMBER, 2001.

Doug Smith  
MIAMI COUNTY ENGINEER

**APPROVAL BY TIPP CITY**  
AT A MEETING OF THE COUNCIL OF THE CITY  
OF TIPP CITY, OHIO, HELD THIS 17<sup>th</sup> DAY OF  
December, 2001, THIS PLAT WAS APPROVED  
AND ACCEPTED BY ORDINANCE NO. 31-01

William Jones  
MAYOR  
David F. Hill  
PRESIDENT OF COUNCIL  
Misty Cox  
CLERK OF COUNCIL

**APPROVAL BY MIAMI COUNTY AUDITOR**  
THIS PLAT APPROVED AND TRANSFERRED THIS  
30 DAY OF Jan, 2002.

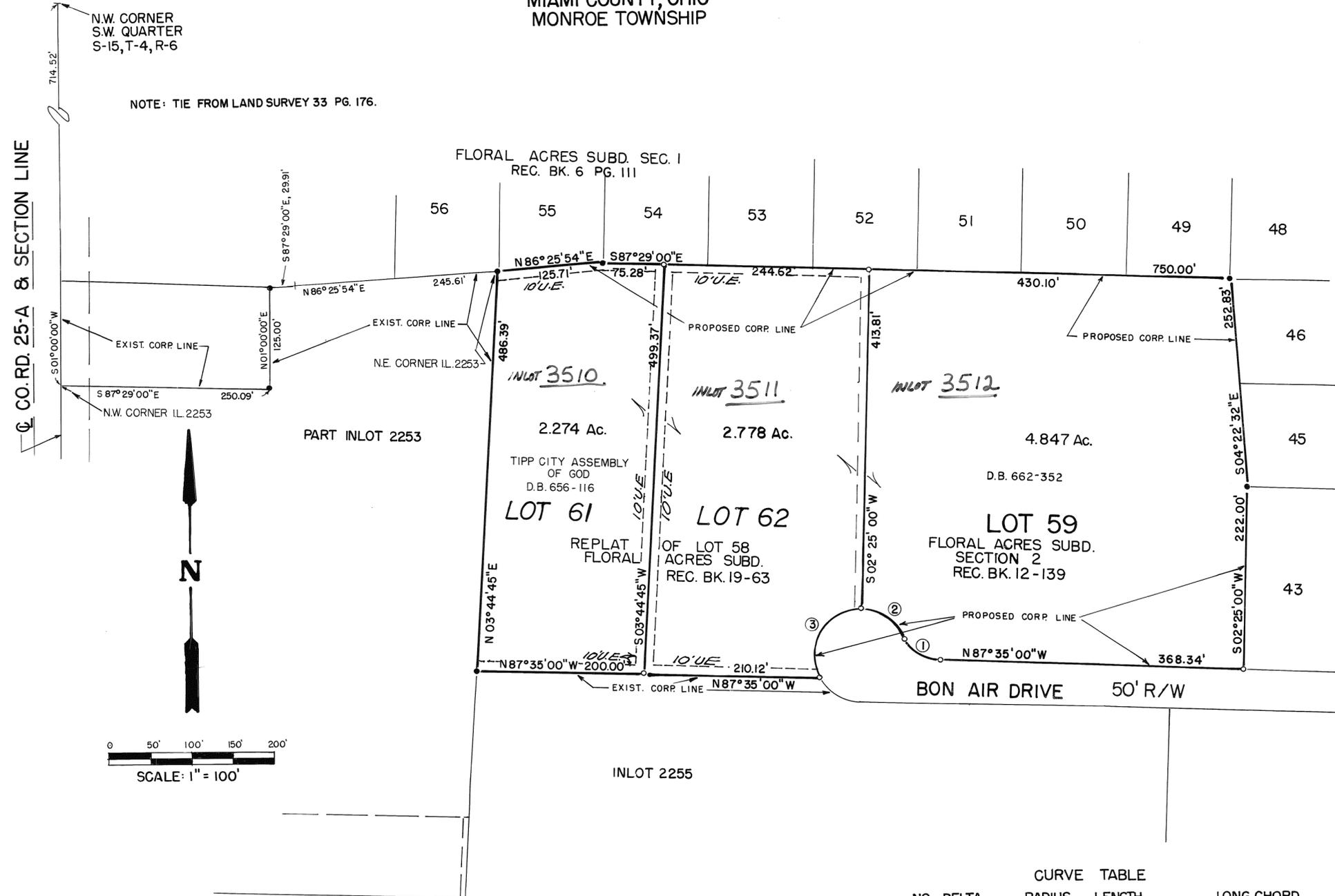
Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Linda Sinnerman  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**  
THE ANNEXATION OF THE FOREGOING AREA  
TO THE CITY OF TIPP CITY, OHIO, APPROVED BY  
THE MIAMI COUNTY COMMISSIONERS THIS  
9<sup>th</sup> DAY OF September, 2001.

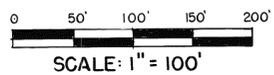
Dave Baird  
MIAMI COUNTY COMMISSIONER  
Ron Widener  
MIAMI COUNTY COMMISSIONER  
John Ferguson  
MIAMI COUNTY COMMISSIONER

I HEREBY CERTIFY THIS PLAT TO BE  
CORRECT BASED ON A FIELD SURVEY.

Richard W. Klockner  
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR NO. 4370



NOTE: TIE FROM LAND SURVEY 33 PG. 176.



**REFERENCES**  
REC. BK. 6 PG. 111  
REC. BK. 12 PG. 139  
LAND SURVEY 33 PG. 176  
REC. BK. 14 PG. 98  
REC. BK. 19 PG. 63

**LEGEND**  
● IRON PIN FOUND  
○ IRON PIN SET

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	66°25'20"	45.00'	52.17'	49.30' N54°22'43"W
2	66°25'20"	55.00'	63.76'	60.25' N54°22'53"W
3	123°03'25"	55.00'	118.13'	96.70' S30°53'11"W



ANNEXATION TO THE CITY OF TIPP CITY 9.899 ACRES SECTION 15, TOWN 4, RANGE 6, MONROE TOWNSHIP		
FOR: TIPP CITY ASSEMBLY OF GOD		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING LAND SURVEYING 16 EAST WATER ST. TROY, OH. 45373 937-339-5331		
DATE	DRAWN: D.V.	SHEET
3-19-2001	CHECKED: <u>Rob</u>	1 OF 1
SCALE: 1" = 100'		

# CURRY BRANCH SUBDIVISION, PHASE 1

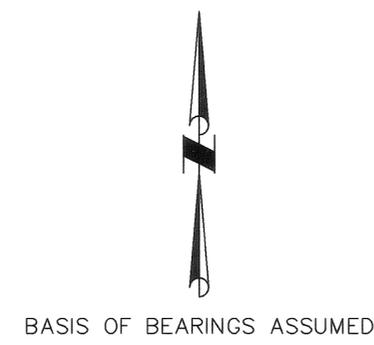
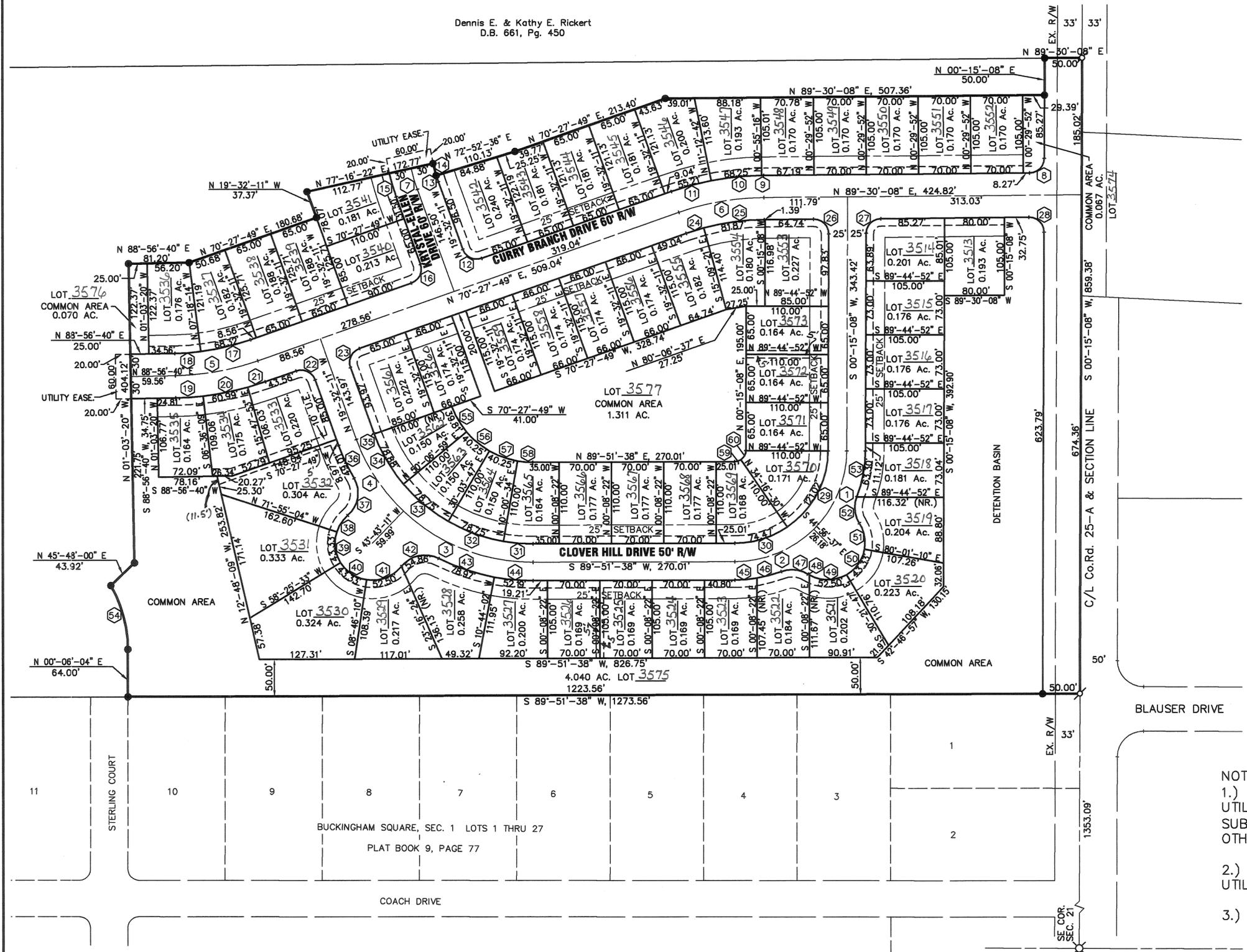
21.733 ACREAGE      3425 INLOT      TIPP CITY CITY      MIAMI, OHIO COUNTY

TRANSFERRED THIS 26 DAY OF Feb., 2002

PLAT BOOK 19, PAGE 103  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 26th DAY OF February, 2002 AT 2:46PM.  
 FILE No. 0330705 FEE: \$64.80  
 John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 Michelle O'Brien  
 DEPUTY

Chris A. Peoples  
 CHRIS A. PEEPLES  
 MIAMI COUNTY AUDITOR  
 BY: Linda Zimmerman  
 DEPUTY AUDITOR

Dennis E. & Kathy E. Rickert  
 D.B. 661, Pg. 450



- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
  - IRON PIN FOUND
  - ⊗ P.K. NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - UTILITY EASEMENT LINE (SEE NOTE BELOW)
  - (NR.) NONRADIAL LINE

**CURVE DATA**  
 SEE SHEET 2 OF 3 FOR TABLE

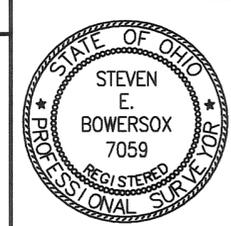
**AREA SUMMARY**

COMMON AREA	5.488 AC.
61 BUILDING LOTS	11.598 AC.
DEDICATED STREET R/W	4.647 AC.
<b>TOTAL</b>	<b>21.733 AC.</b>

- NOTES:**
- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.
  - 2.) ALL COMMON AREAS, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.
  - 3.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

BEING A SUBDIVISION OF PART OF INLOT 3425 OWNED BY TMM DEVELOPMENT, LTD. RECORDED IN DEED BOOK 723, PAGE 772 CONTAINING A TOTAL OF 21.733 ACRES.  
 \* TMM DEVELOPMENT, LTD. AKA  
 TMM DEVELOPMENT OF SIDNEY, LTD.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.  
 Steven E. Bowersox  
 STEVEN E. BOWERSOX, P.S. #7059      02-20-2002      DATE



**CHOICE ONE ENGINEERING**  
 the choice that exceeds...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 12-06-01      drawn by: seb      job number: MiaTci0116fin

# CURRY BRANCH SUBDIVISION, PHASE 1 CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 19, PAGE 103-A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 26th DAY  
OF February 2002, AT 2:46 PM.  
FILE No. 0330705 FEE: \$ 64.80  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Michelle Wilk  
DEPUTY

CURVE TABLE						CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	150.00'	44°-48'-15"	117.30'	114.33'	S 22°-39'-15" W	31	225.00'	10°-08'-56"	39.85'	39.80'	N 85°-03'-54" W
2	150.00'	44°-48'-15"	117.30'	114.33'	S 67°-27'-30" W	32	225.00'	20°-03'-13"	78.75'	78.35'	N 69°-57'-50" W
3	250.00'	43°-51'-33"	191.37'	186.73'	N 68°-12'-35" W	33	225.00'	20°-03'-13"	78.75'	78.35'	N 49°-54'-37" W
4	250.00'	26°-44'-38"	116.69'	115.64'	N 32°-54'-30" W	34	225.00'	20°-05'-10"	78.88'	78.47'	N 29°-50'-26" W
5	350.00'	18°-28'-51"	112.89'	112.40'	N 79°-42'-15" E	35	225.00'	00°-15'-40"	1.03'	1.03'	N 19°-40'-01" W
6	350.00'	19°-02'-19"	116.30'	115.77'	N 79°-58'-59" E	36	275.00'	10°-12'-37"	49.01'	48.94'	S 24°-38'-29" E
7	250.00'	06°-48'-33"	29.71'	29.69'	N 16°-07'-54" W	37	40.00'	78°-34'-36"	54.86'	50.66'	S 09°-32'-30" W
8	20.00'	89°-15'-00"	31.15'	28.10'	S 44°-52'-38" W	38	50.00'	30°-44'-52"	26.83'	26.51'	S 33°-27'-22" W
9	380.00'	00°-25'-24"	2.81'	2.81'	S 89°-17'-26" W	39	50.00'	49°-39'-23"	43.33'	41.99'	S 06°-44'-46" E
10	380.00'	10°-17'-25"	68.25'	68.16'	S 83°-56'-01" W	40	50.00'	49°-39'-23"	43.33'	41.99'	S 56°-24'-09" E
11	380.00'	08°-19'-29"	55.21'	55.16'	S 74°-37'-34" W	41	50.00'	60°-09'-35"	52.50'	50.12'	N 68°-41'-22" E
12	20.00'	90°-00'-00"	31.42'	28.28'	N 64°-32'-11" W	42	40.00'	78°-34'-36"	54.86'	50.66'	N 77°-53'-52" E
13	220.00'	02°-24'-47"	9.27'	9.27'	N 18°-19'-47" W	43	275.00'	16°-27'-08"	78.97'	78.69'	S 71°-02'-24" E
14	220.00'	04°-23'-46"	16.88'	16.88'	N 14°-55'-31" W	44	275.00'	10°-52'-24"	52.19'	52.11'	S 84°-42'-10" E
15	280.00'	06°-48'-33"	33.28'	33.26'	S 16°-07'-54" E	45	175.00'	09°-36'-14"	29.33'	29.30'	N 85°-03'-31" E
16	20.00'	90°-00'-00"	31.42'	28.28'	S 25°-27'-49" W	46	175.00'	11°-07'-12"	33.96'	33.91'	N 74°-41'-48" E
17	320.00'	12°-13'-57"	68.32'	68.19'	S 76°-34'-48" W	47	40.00'	53°-00'-21"	37.01'	35.70'	S 84°-21'-38" E
18	320.00'	06°-14'-54"	34.90'	34.88'	S 85°-49'-13" W	48	50.00'	02°-20'-42"	2.05'	2.05'	S 59°-01'-48" E
19	380.00'	05°-32'-49"	36.79'	36.77'	N 86°-10'-16" E	49	50.00'	60°-09'-38"	52.50'	50.12'	N 89°-43'-02" E
20	380.00'	09°-11'-44"	60.99'	60.92'	N 78°-47'-59" E	50	50.00'	49°-39'-23"	43.33'	41.99'	N 34°-48'-31" E
21	380.00'	03°-44'-18"	24.79'	24.79'	N 72°-19'-58" E	51	50.00'	42°-00'-36"	36.66'	35.85'	N 11°-01'-28" W
22	20.00'	90°-00'-00"	31.42'	28.28'	S 64°-32'-11" E	52	40.00'	53°-00'-21"	37.01'	35.70'	N 05°-31'-36" W
23	20.00'	90°-00'-00"	31.42'	28.28'	N 25°-27'-49" E	53	175.00'	20°-43'-26"	63.30'	62.95'	N 10°-36'-51" E
24	320.00'	04°-22'-49"	24.46'	24.46'	N 72°-39'-14" E	54	175.00'	29°-31'-37"	90.19'	89.19'	N 14°-39'-45" W
25	320.00'	14°-39'-30"	81.87'	81.64'	N 82°-10'-23" E	55	115.00'	19°-50'-11"	39.81'	39.62'	S 29°-57'-55" E
26	20.00'	90°-45'-00"	31.68'	28.47'	S 45°-07'-22" E	56	115.00'	20°-03'-13"	40.25'	40.04'	S 49°-54'-37" E
27	20.00'	89°-15'-00"	31.15'	28.10'	N 44°-52'-38" E	57	115.00'	20°-03'-13"	40.25'	40.04'	S 69°-57'-50" E
28	20.00'	90°-45'-00"	31.68'	28.47'	S 45°-07'-22" E	58	115.00'	10°-08'-56"	20.37'	20.34'	S 85°-03'-54" E
29	125.00'	55°-28'-22"	121.02'	116.35'	S 27°-59'-19" W	59	15.00'	34°-08'-08"	8.94'	8.81'	N 72°-47'-34" E
30	125.00'	34°-08'-08"	74.47'	73.38'	S 72°-47'-34" W	60	15.00'	55°-28'-22"	14.52'	13.96'	N 27°-59'-19" E

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS 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.

OWNERS: TMM DEVELOPMENT, LTD. AKA TMM DEVELOPMENT OF SIDNEY, LTD.

Emerson Wagner  
EMERSON WAGNER, GENERAL PARTNER

Brian H. Bahr  
WITNESS

Allen J. Jansen  
WITNESS

## ACKNOWLEDGMENT

STATE OF OHIO, SHELBY COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE PARTNERS OF TMM DEVELOPMENT, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN IN BEHALF OF SAID TMM DEVELOPMENT, LTD., AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH PARTNERS, INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT SIDNEY, OHIO, THIS 27 DAY OF DECEMBER, 2002. MY COMMISSION EXPIRES: 7-5-06

Sharon S. Maurice  
NOTARY PUBLIC

SHARON S. MAURICE, Notary Public  
In and for the State of Ohio  
My Commission Expires, July 5, 2006

## DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 21.733 ACRES AND BEING PART OF INLOT 3425 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO AS CONVEYED TO TMM DEVELOPMENT BY DEED RECORDED IN DEED BOOK 723, PAGE 179 OF THE DEED RECORDS OF MIAMI COUNTY.

\* TMM DEVELOPMENT, LTD. AKA TMM DEVELOPMENT OF SIDNEY, LTD

## TIPP CITY PLANNING BOARD

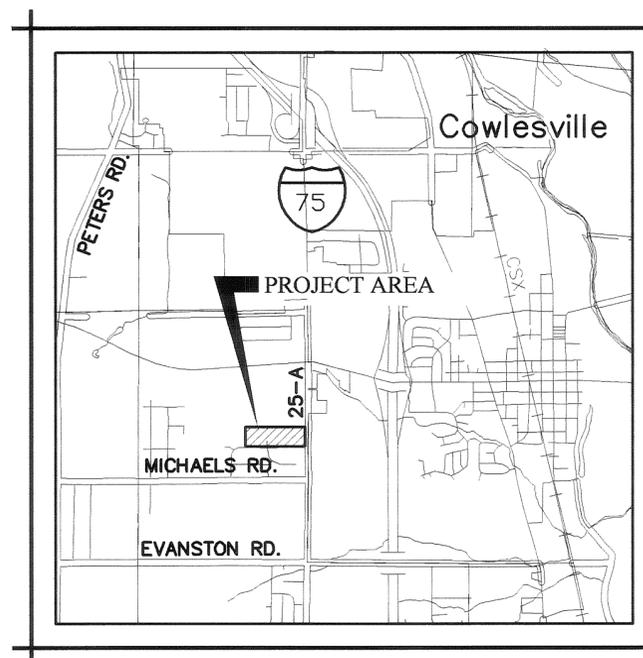
AT A MEETING OF THE PLANNING BOARD OF TIPP CITY, OHIO, HELD THIS 11th DAY OF December 2002, THIS PLAT WAS REVIEWED AND APPROVED.

Charles Paul CHAIRMAN  
Misty Cox SECRETARY

## TIPP CITY COUNCIL

AT A MEETING OF THE COUNCIL OF TIPP CITY, OHIO, HELD THIS 22nd DAY OF January, 2003, THIS SUBDIVISION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 01-02.

Wanda S. Allen PRESIDENT OF COUNCIL  
Misty Cox CLERK OF COUNCIL



## OWNER'S ASSOCIATION

THE "ARTICLES OF INCORPORATION CURRY BRANCH OWNERS ASSOCIATION" ARE RECORDED IN DEED BOOK 31, PAGE 526 OF THE MIAMI COUNTY RECORDERS RECORDS.

SHEET 2 OF 3

**CHOICE ONE ENGINEERING**  
The choice that exceeds...

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

date: 12-06-2001 drawn by: job number: MIATRO0112app

# CURRY BRANCH SUBDIVISION, PHASE 1 CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 19, PAGE 103-B  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 26<sup>TH</sup> DAY  
OF February, 2002, AT 2:46 P.M.  
FILE No. 0330705 FEE: \$44.80  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Michelle M. Coffey  
DEPUTY

## PROTECTIVE COVENANTS AND RESTRICTIONS

- 1. Applicability of Zoning Regulations and Ordinances.** Land use of all lots is governed by the Zoning Regulations and other ordinances for the City of Tipp City, Ohio as presently enacted or hereafter amended. The Tipp City regulations and ordinances may in certain respects be more strict or stringent than these covenants and restrictions, and these covenants and restrictions shall not be deemed to relieve the owner of its obligation to comply with any applicable Tipp City regulations and ordinances.
- 2. Residential Purposes.** All lots in the Subdivision shall be used exclusively for residential purposes.
- 3. Size of Residence.** No residential structure shall be erected on any building site which has an inhabitable area, excluding basements, open porches, and garages, of less than 1,300 square feet for a single-family dwelling nor 1,200 square feet per unit for a zero lot-line double dwelling. Walkout basements are considered basements. No double wide or modular homes are permitted.
- 4. Construction Material.** At least 35% of the exterior walls of all residential structures constructed in the Subdivision shall be covered with brick, stone, or other cementitious material.
- 5. Utilities.** Except for above ground electric lines along the perimeter of the north and south boundaries of the Subdivision, all utilities shall be installed underground. There will be a 10 foot utility easement along the front lot line of all Lots. All Common Areas and the area between the street curb and sidewalks shall also be dedicated for utility easements purposes and open green space.
- 6. Fences.** No fencing or hedges shall be erected or planted on any Lot except for open type fencing not exceeding 4 feet in height or hedges not exceeding 4 feet in height above ground level. No fence or hedge shall extend closer to the street than the front wall of the residential structure. Notwithstanding the foregoing, Tipp City requirements and regulations on the fencing of swimming pools shall prevail, provided, however, that all fencing of swimming pools shall be open type fencing. Privacy fences and chain link fences shall not be permitted.
- 7. Animals.** No animals, livestock or poultry of any kind or description shall be raised, kept, or bred on any lot in the Subdivision. Notwithstanding the foregoing, dogs (up to but not exceeding two (2) per lot), cats, or other usual household pets may be kept on any lot, provided that no such household pet may be kept on any lot for commercial purposes and provided further that no dog which constitutes a threat, danger or nuisance to any Owner or other individual may be kept on any Lot at any time. The determination as to whether any dog constitutes a threat, danger or nuisance shall be made within the sole discretion of the Developer or the Association. Exterior compounds, cages, fence runs or kennels for the keeping of household pets, including hunting dogs, are prohibited.
- 8. Outbuildings and Structures.** Outbuildings and detached structures shall not be permitted except for outside storage buildings which shall be no less than 96 square feet in area and must be located on the rear one-third (1/3) of a Lot. Any storage structure shall be constructed with exterior materials and colors which are substantially the same as the exterior materials and colors of the residential structure.
- 9. Sidewalks.** Sidewalks shall be installed by the Owner at Owner's expense. Developer reserves the right to establish plans and specifications for any such sidewalks, and the Owner shall comply with any such plans and specifications. The width of the sidewalks shall be determined in accordance with the final plan for the subdivision approved by the City of Tipp City. If the Owner refuses or fails to install the sidewalks promptly upon demand by the Developer or by the City of Tipp City, the Developer shall have the right to install the sidewalks, and Owner shall promptly reimburse Developer for all costs and expenses incurred in connection with the installation of the sidewalks, which costs and expenses shall constitute a lien upon the lot enforceable by appropriate proceedings at law or equity.
- 10. Vehicles.** No inoperable motor vehicle; nor trailer, motor home; camper, recreational vehicle; boat trailer; snowmobile trailer, aircraft or motor cycle, nor any truck larger than three-quarter tons, shall be parked on any lot for more than 48 hours during any 7-day period, unless stored wholly within a private garage.
- 11. Setbacks.** No dwelling shall be nearer the front lot line or the rear lot line than 25 feet. Side lot setbacks shall be 7'-6". Setback dimensions are to the foundation, however, no portion of the dwelling shall extend more than 18 inches into setback areas. No portion of the building including overhangs shall extend into the front setback.
- 12. Garage.** All residences shall have a minimum two (2) car attached garage.

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

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

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

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

17. **Nuisances.** No noxious or offensive activity which would constitute a nuisance shall be carried on in any lot.

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

19. **Trees Prohibited.** No trees shall be planted between the street curb and sidewalks which areas shall be dedicated for utility easement purposes.

20. **Driveways.** All driveways shall be constructed of concrete and shall be a minimum of 18' in width to allow for the off street parking of at least two automobiles.

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

## 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 Curry Branch Owner's Association shall be responsible for maintaining these water courses and storm water detention basins in the operable manner to which they were designed.

3. The City of Tipp City shall have the right, but not the responsibility, to enter upon any lot in this subdivision 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 to the Curry Branch Owner's Association.

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.

02-20-2002 SHEET 3 OF 3

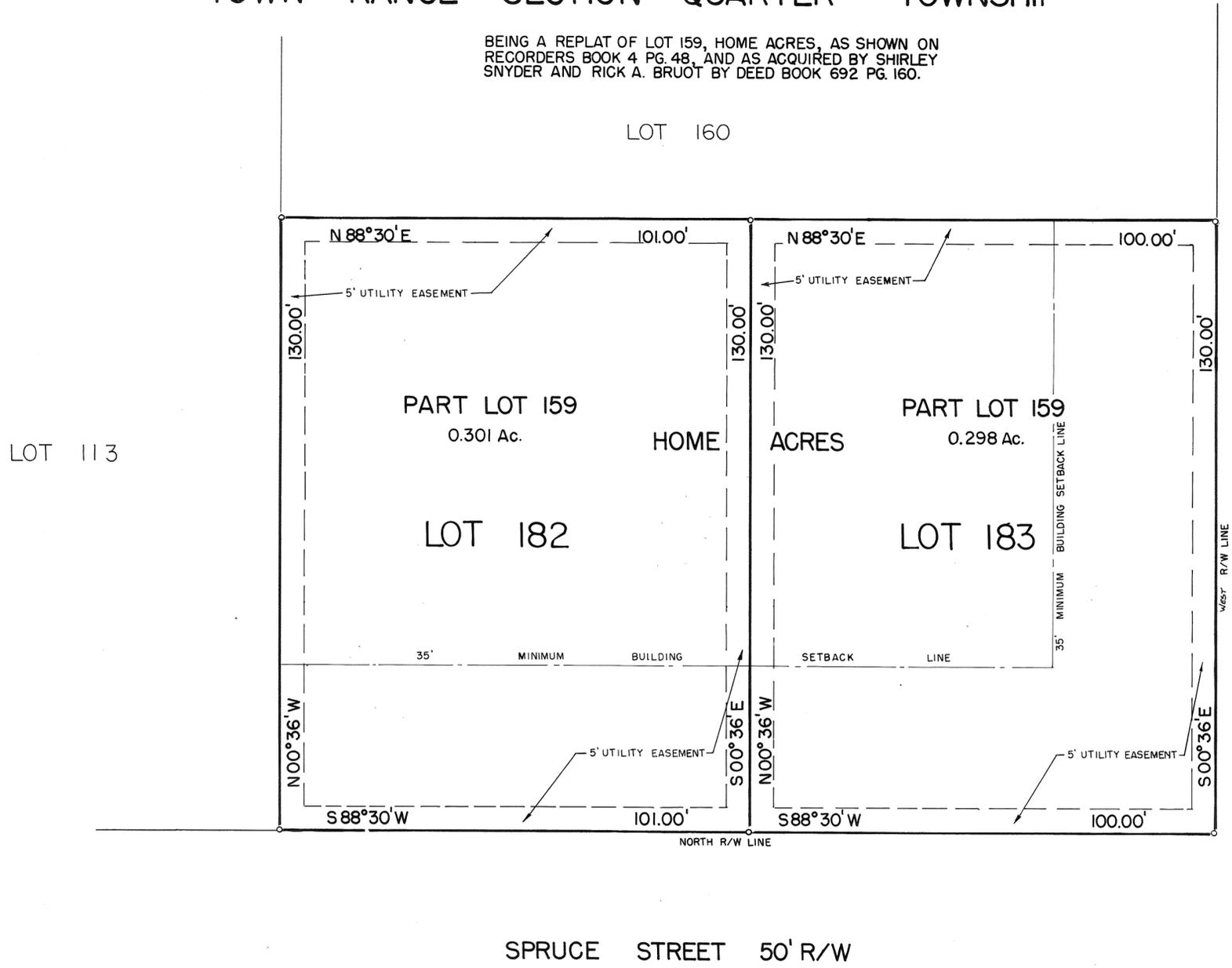
**CHOICE ONE ENGINEERING**  
the choice that exceeds ...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 12-06-2001	drawn by: seb	job number: MIATCI0116app
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*John W. D'Brien*  
 MIAMI COUNTY RECORDER  
*Carol Pleiman*  
 BY DEPUTY

5 6 33 N.W. CONCORD  
 TOWN RANGE SECTION QUARTER TOWNSHIP

BEING A REPLAT OF LOT 159, HOME ACRES, AS SHOWN ON  
 RECORDERS BOOK 4 PG. 48, AND AS ACQUIRED BY SHIRLEY  
 SNYDER AND RICK A. BRUOT BY DEED BOOK 692 PG. 160.



DATE: SEPTEMBER 24, 2001



SCALE: 1" = 20'

LEGEND  
 o IRON PIN SET

REFERENCE  
 RECORD BOOK 4 PG. 48

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

*Shirley Snyder*  
 SHIRLEY SNYDER  
*Rick A. Bruot*  
 RICK A. BRUOT

*Ruby E. Klockner*  
 WITNESS  
*Richard W. Klockner*  
 WITNESS

AT A MEETING OF THE MIAMI COUNTY PLANNING COMMISSION  
 HELD THIS 20<sup>th</sup> DAY OF November, 2002, THIS  
 REPLAT WAS REVIEWED AND APPROVED.

*Charles T. ...* CHAIRMAN  
*David A. ...* SECRETARY

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD  
 THIS 28<sup>th</sup> DAY OF FEBRUARY, 2002, THIS  
 REPLAT WAS REVIEWED AND APPROVED.

*Tom Widmer* COMMISSIONER  
*D. ...* COMMISSIONER  
*D. ...* COMMISSIONER

THIS REPLAT APPROVED AND TRANSFERRED THIS  
 7 DAY OF March, 2002.

*Chris A. Peeples*  
 MIAMI COUNTY AUDITOR  
*Linda ...*  
 BY DEPUTY

THIS REPLAT REVIEWED AND APPROVED THIS 22<sup>nd</sup> DAY OF FEBRUARY, 2002.

*Doug ...*  
 MIAMI COUNTY 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 PARTIES, WHO ACKNOWLEDGED THAT THEY  
 DID SIGN SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR FREE  
 ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND  
 AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 20<sup>th</sup> DAY OF JANUARY, 2002.

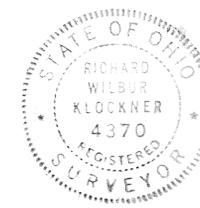
*Richard W. Klockner*  
 NOTARY PUBLIC  
 RICHARD W. KLOCKNER, Notary Public  
 My Commission Expires Oct. 20, 2006



SURVEY OF 2 TRACTS, CONCORD TWP,  
 FOR RICK BRUOT.

*Richard W. Klockner*

PROFESSIONAL SURVEYOR NO. 4370  
 RICHARD W. KLOCKNER & ASSOCIATES, INC.  
 CIVIL ENGINEERING & LAND SURVEYING  
 16 EAST WATER STREET  
 TROY, OHIO 45373 (937) 339-5331





# ANNEXATION TO THE CITY OF TIPP CITY

4  
TOWN

6E  
RANGE

NW 1/4 ~ 21  
SECTION

MONROE  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

143.411 ACRES TOTAL

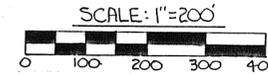
PLAT BOOK 19 PAGE 106  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED 3-19-02 2001 AT 2:01 P.  
FILE NO. 0332157 FEE 21.60

John W. O'Brien BY: Dora Swihart  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS  
ASSIGNED THIS 19 DAY OF March, 2001.

Chris A. Peoples BY: Sinda Zimmerman  
MIAMI CO. AUDITOR DEPUTY

SEE ANNEXATION PROCEEDINGS RECORDED IN  
MISC. BOOK 725, PAGE 367.  
DEED



## DESCRIPTION

BEING AN ANNEXATION TO THE CITY OF TIPP CITY, OHIO  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,  
TOWN 4, RANGE 6E, MONROE TOWNSHIP, MIAMI COUNTY,  
OHIO AND CONTAINING 143.411 ACRES.

## APPROVALS

THIS ANNEXATION PLAT REVIEWED AND APPROVED  
THIS 19 DAY OF November, 2001 BY THE MIAMI COUNTY  
ENGINEER.

Douglas L. Christian  
DOUGLAS L. CHRISTIAN  
MIAMI COUNTY ENGINEER

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP  
CITY, OHIO HELD THIS 4th DAY OF February, 2001, THIS  
ANNEXATION WAS ACCEPTED AND APPROVED BY ORDINANCE 02-02

Vicki K. Kelly Doreen H. Ober  
MAYOR PRESIDENT OF COUNCIL

Misty Cox  
CLERK OF COUNCIL

AT A MEETING OF THE BOARD OF COMMISSIONERS OF MIAMI  
COUNTY, OHIO, HELD THIS 15th DAY OF November, 2001, THIS  
ANNEXATION WAS APPROVED (Resolution No. 01-11-1879)

D. Ann Baird John J. Dugan  
D. ANN BAIRD JOHN J. DUGAN

Ron Widener  
RON WIDENER

## LEGEND

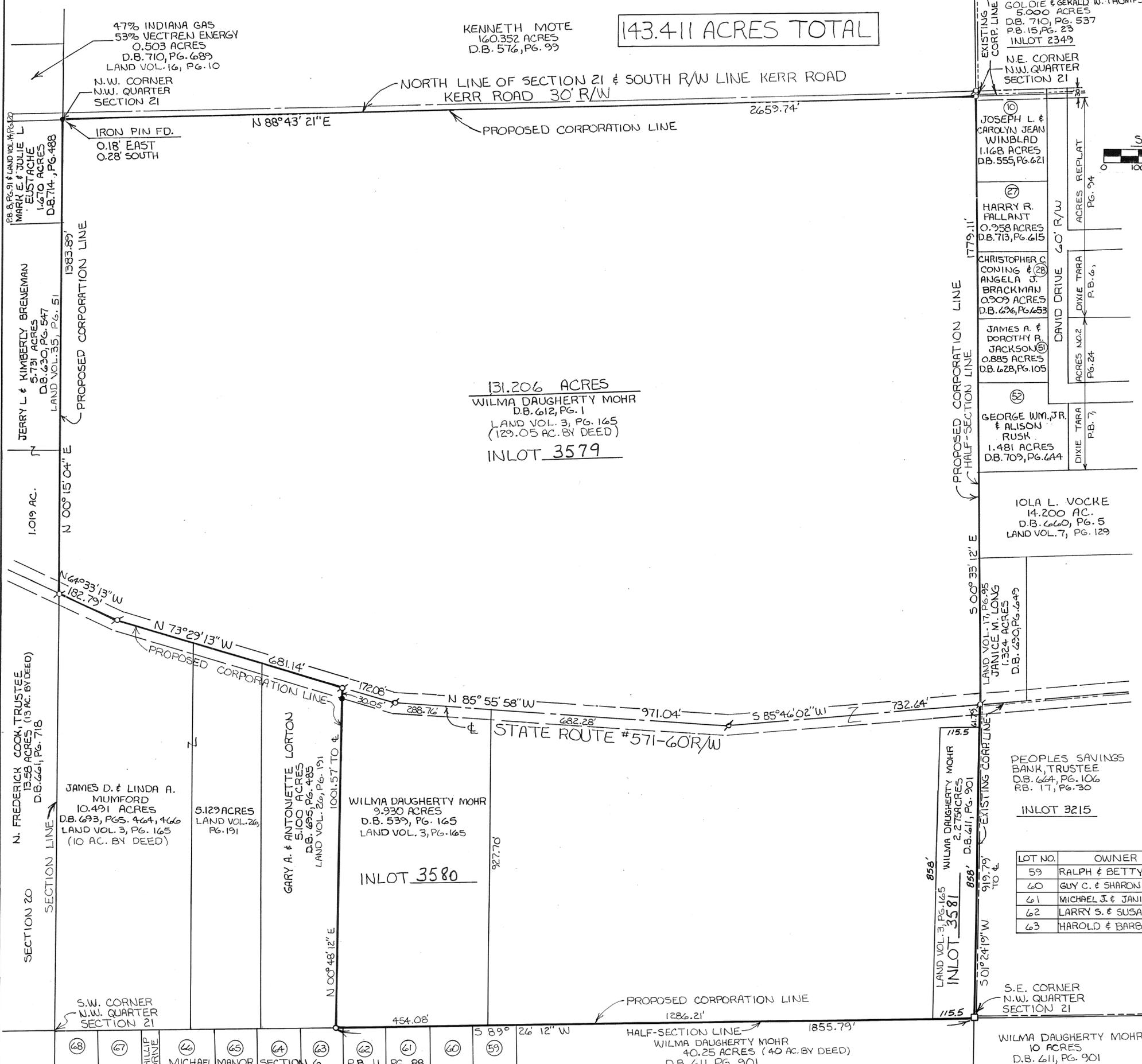
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- 5/8" CAPPED IRON PIN SET (COZATT, S6001)

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE TRUE AND CORRECT  
BASED UPON A FIELD SURVEY WITH MONUMENTATION SET OR  
FOUND AS SHOWN.



Michael W. Cozatt 3-11-01  
MICHAEL W. COZATT P.S.#6001

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 144-01

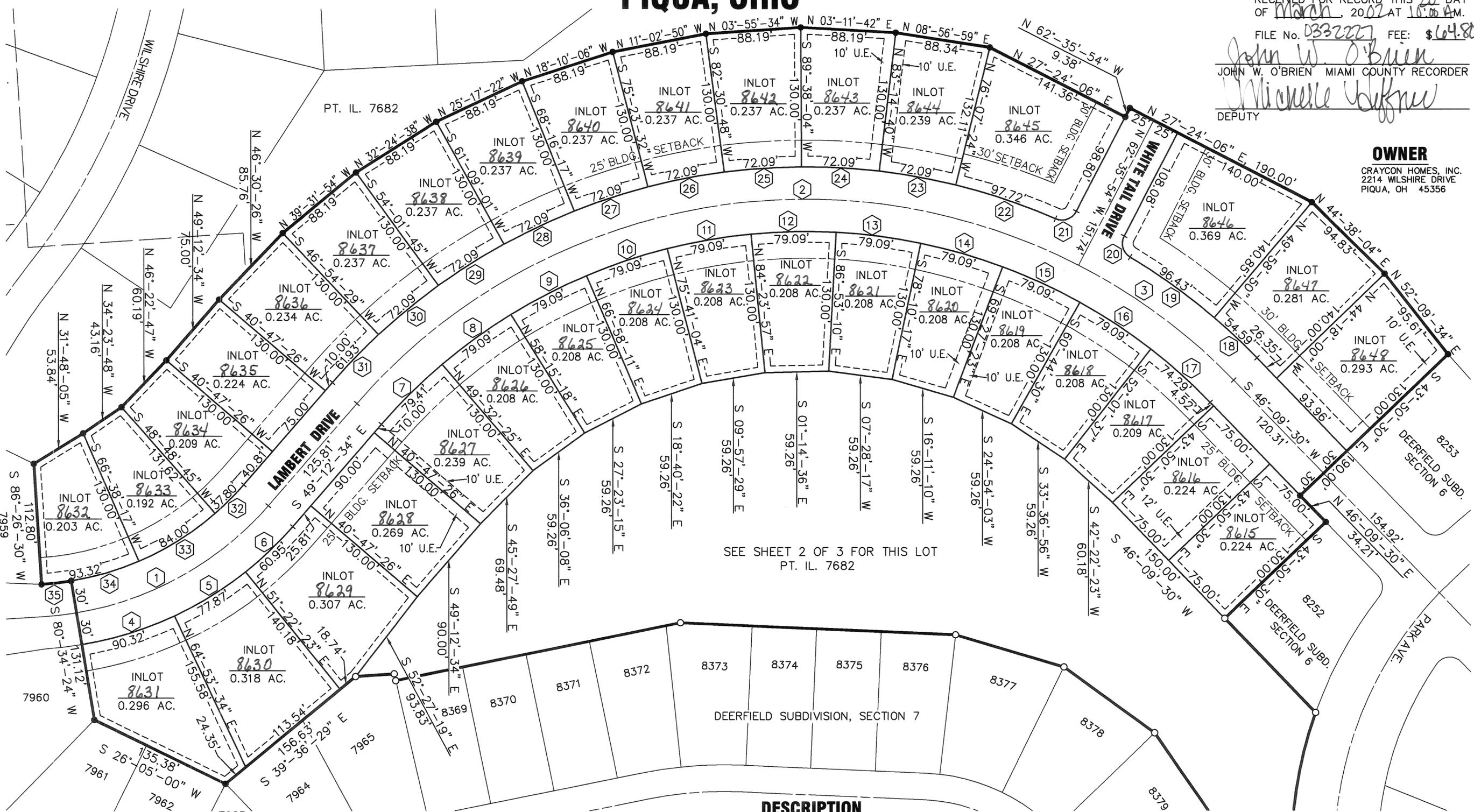


# DEERFIELD SUBDIVISION, SECTION 8 PIQUA, OHIO

PLAT BOOK 19, PAGE 107  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 20th DAY  
 OF March, 2002 AT 10:00 A.M.

FILE No. 0332227 FEE: \$ 64.80  
*John W. O'Brien*  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
*Michelle Wefner*  
 DEPUTY

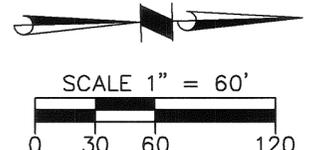
**OWNER**  
 CRAYCON HOMES, INC.  
 2214 WILSHIRE DRIVE  
 PIQUA, OH 45356



SEE SHEET 2 OF 3 FOR THIS LOT  
 PT. IL. 7682

**ACREAGE BREAKDOWN**  
 AREA IN LOTS=12.731 AC.  
 AREA IN R/W =2.028 AC.  
 TOTAL AREA =14.759 AC.

**DRAINAGE NOTE**  
 THE CITY OF PIQUA DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR PAVED AREAS AS REQUIRED BY CITY OF PIQUA STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE DIRECTION OF WATER FLOW THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.



THE BEARINGS USED HEREON ARE BASED ON REC. P.B. 17, PG. 97

**LEGEND**

- IRON PIN SET
- IRON PIN FOUND
- BUILDING SETBACK LINE

**DESCRIPTION**

BEING A RESIDENTIAL SUBDIVISION CONTAINING 14.759 ACRES OUT OF INLOT NUMBER 7682 IN THE CITY OF PIQUA, OHIO. SAID 14.759 ACRES BEING OBTAINED BY CRAYCON HOMES, INC. BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 652, PAGE 556; BOOK 676, PAGE 382; BOOK 677, PAGE 303; BOOK 685, PAGE 642; BOOK 688, PAGE 127; BOOK 700, PAGE 53; AND BOOK ~~724~~ PAGE 75, WITH 2.028 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAY AND 12.731 ACRES BEING PLATTED IN LOTS.

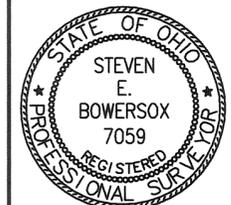
**UTILITY EASEMENTS**

UNLESS OTHERWISE SHOWN THERE SHALL BE UTILITY EASEMENTS 6' IN WIDTH ALONG EACH SIDE OF ALL INTERIOR LOT LINES, 10' IN FRONT ADJACENT TO THE R/W AND 6' ALONG THE EXTERIOR LINES OF THIS SUBDIVISION.

I HEREBY STATE THAT THIS PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND THAT 5/8" x 30" IRON PINS W/CAPS WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF INSTALLATION OF THE UTILITIES AND STREETS.

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

12-04-2001  
 DATE



**SHEET 1 OF 3**

**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...

440 HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 12-04-2001 drawn by: seb job number: MIAPIQ0120FIN

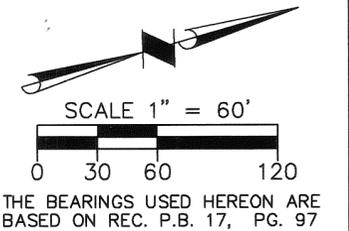
# DEERFIELD SUBDIVISION, SECTION 8 PIQUA, OHIO

PLAT BOOK 19, PAGE 107-A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 20th DAY  
 OF March, 2002 AT 10:00 AM.

FILE No. 0332227 FEE: \$ 64.80

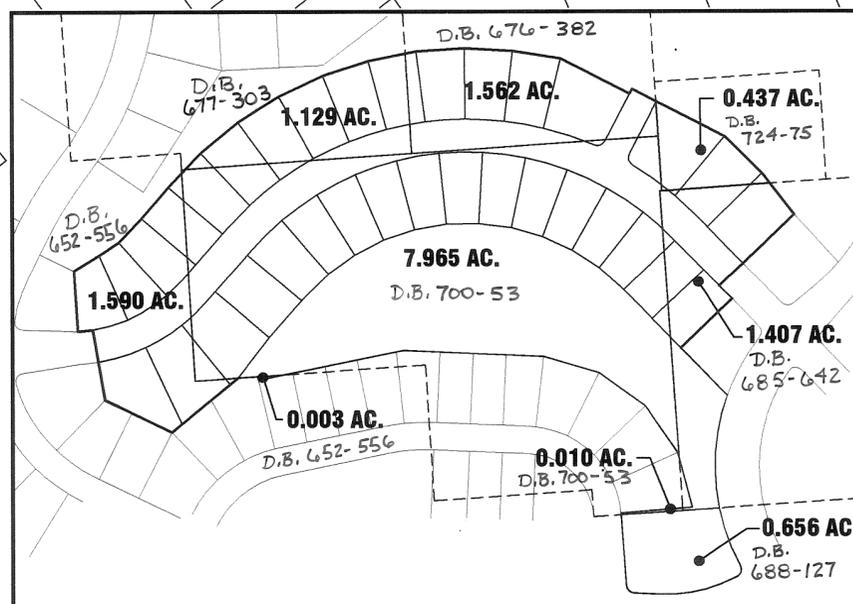
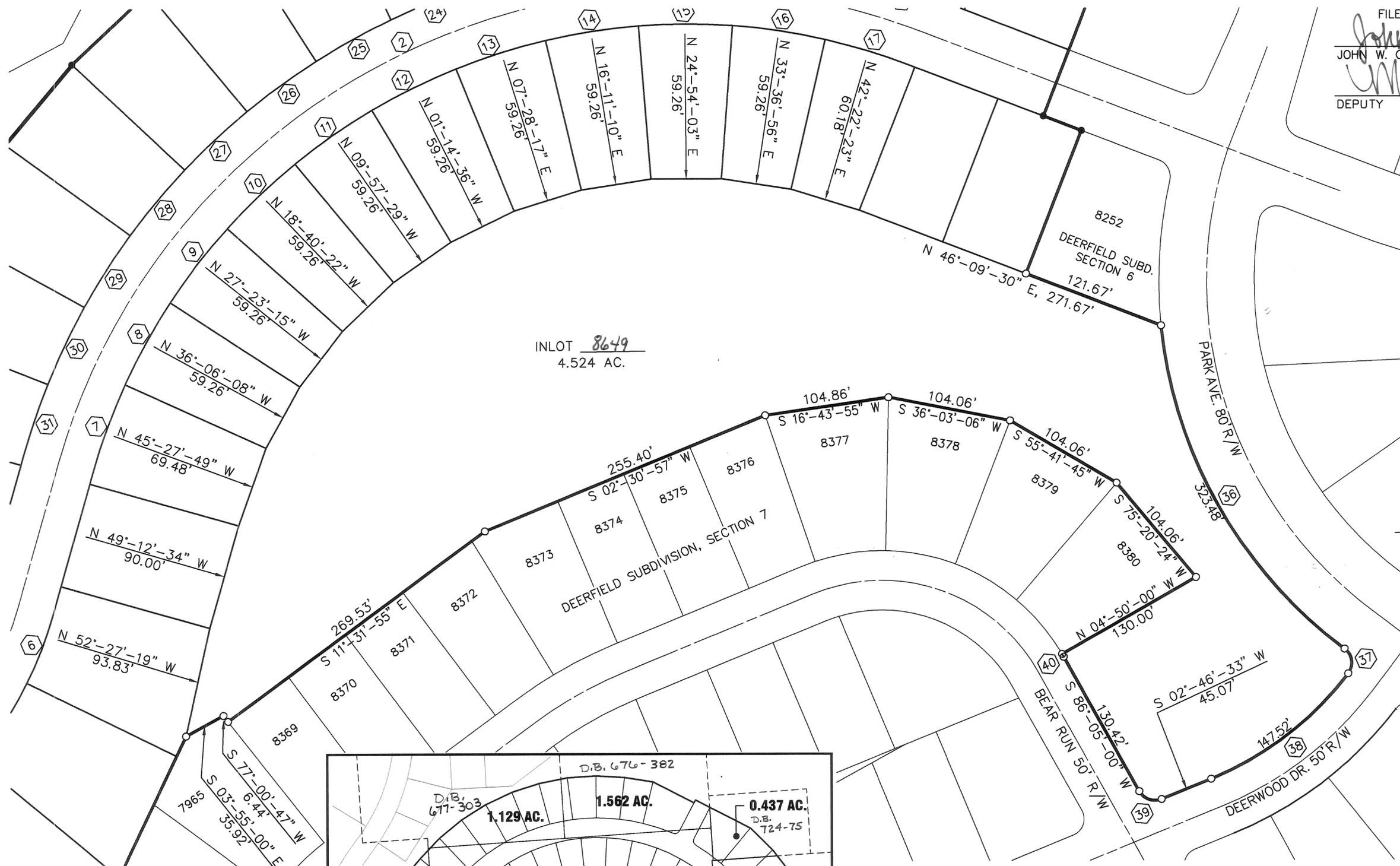
*John W. O'Brien*  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
*Michelle Hefner*  
 DEPUTY

**OWNER**  
 CRAYCON HOMES, INC.  
 2214 WILSHIRE DRIVE  
 PIQUA, OH 45356



**LEGEND**

- IRON PIN SET
- IRON PIN FOUND
- BUILDING SETBACK LINE



**DRAINAGE NOTE**

THE CITY OF PIQUA DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS REQUIRED BY CITY OF PIQUA STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE DIRECTION OF WATER FLOW THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.

**UTILITY EASEMENTS**

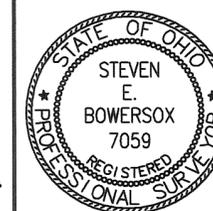
UNLESS OTHERWISE SHOWN THERE SHALL BE UTILITY EASEMENTS 6' IN WIDTH ALONG EACH SIDE OF ALL INTERIOR LOT LINES, 10' IN FRONT ADJACENT TO THE R/W AND 6' ALONG THE EXTERIOR LINES OF THIS SUBDIVISION.

**SHEET 2 OF 3**

I HEREBY STATE THAT THIS PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND THAT 5/8"x 30" IRON PINS W/CAPS WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF INSTALLATION OF THE UTILITIES AND STREETS.

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

12-04-2001  
 DATE



**CHOICE ONE ENGINEERING**  
 The choice that exceeds...

440 HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
[www.choiceoneengineering.com](http://www.choiceoneengineering.com)

date: 12-04-2001 drawn by: seb job number: MIAPIQ0120FIN

# DEERFIELD SUBDIVISION, SECTION 8 PIQUA, OHIO

PLAT BOOK 19, PAGE 107-B  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 20<sup>th</sup> DAY  
OF March, 2002, AT 10:00 AM.

FILE No. 0332227 FEE: \$144.80

John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Michelle Hoffman  
DEPUTY

## RESTRICTIVE COVENANTS

- NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANYTHING OTHER THAN RESIDENTIAL PURPOSES. ALL BUILDINGS SHALL CONFORM TO THE SPECIFICATIONS AND PLANS APPROVED BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. AND SHALL NOT BE ALTERED WITHOUT APPROVAL OF SAID COMMITTEE. ALL GARAGES AND/OR ADDITIONS SHALL BE ATTACHED TO THE HOUSE.
- THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. SHALL APPROVE THE DESIGN AND LOCATION OF ALL STRUCTURES PRIOR TO THE CONSTRUCTION THEREOF. PLANS MUST BE SUBMITTED IN A TIMELY FASHION.
- LOTS BOUGHT FOR INVESTMENT OR FUTURE BUILDING MUST BE MAINTAINED ON A REGULAR BASIS, i.e., GRASS MUST BE CUT, SNOW REMOVED FROM THE WALKS, SHRUBS AND/OR TREES MAINTAINED. IF THIS IS NOT DONE IN A TIMELY FASHION BY THE OWNER, IT WILL BECOME THE RESPONSIBILITY OF CRAYCON HOMES, INC., WHICH CORPORATION WILL BILL THE OWNER FOR ANY MAINTENANCE.
- VEHICLES:
  - NO PARKED AND/OR INOPERABLE CARS, TRUCKS, BOATS, TRAILERS, CAMPERS, VANS, RV's, TENTS OR OTHERS SHALL BE PARKED ON THE STREET, DRIVE, YARD, OR LOT EXCEPT IN AN ENCLOSED GARAGE.
  - NO TRUCK OF ANY SIZE GREATER THAN A PICK-UP TRUCK SHALL BE PERMITTED TO BE PARKED IN THE SUBDIVISION.
  - NO VEHICLES MAY BE REPAIRED EXCEPT IN AN ENCLOSED GARAGE.
- NO ANTENNAS OR SATELLITE DISHES GREATER THAN 20" IN DIAMETER SHALL BE EXPOSED.
- INGROUND POOLS AND BATH HOUSES MAY NOT BE BUILT WITHOUT PRIOR APPROVAL OF DESIGN AND PLACEMENT BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. NO ABOVE GROUND SWIMMING POOLS SHALL BE PERMITTED ON ANY LOT EXCEPT ONE WADING POOL, NOT TO EXCEED 50 SQ. FT. AND SHALL NOT EXCEED 16" IN HEIGHT.
- THE FLOOR AREA OF ANY DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1300 SQUARE FEET FOR A ONE STORY PLAN DESIGN; A ONE AND ONE-HALF STORY OR TWO STORY DESIGN SHALL HAVE A MINIMUM OF 1700 SQUARE FEET; AND A SPLIT LEVEL DESIGN SHALL HAVE A MINIMUM OF 1800 SQUARE FEET. THE DEVELOPER RESERVES THE RIGHT TO REQUIRE MORE THAN THE MINIMUM SQUARE FOOTAGES.
- FENCES:
  - WOOD FENCES SHALL BE PERMITTED.
  - NO CHAIN LINK OR METAL FENCING SHALL BE PERMITTED.
  - NO FENCES SHALL BE CONSTRUCTED WITHIN THE UTILITY EASEMENTS.
  - FENCES SHALL NOT BE ERECTED NEARER TO THE STREET THAN THE FRONT CORNER OF THE HOUSE.
- NO TRAILERS, GARAGES OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
- OUTBUILDINGS:
  - OUTBUILDINGS SHALL BE PERMITTED UP TO 100 SQUARE FEET.
  - OUTBUILDINGS SHALL BE IN LINE WITH THE PRIMARY STRUCTURE IN REAR YARD.
  - DESIGN AND COMPOSITION OF THE OUTBUILDINGS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC.
- NO COMMERCIAL TRADE SHALL BE ON AT ANY RESIDENCE.
- ANIMALS:
  - NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE KEPT, BRED OR RAISED ON ANY LOT IN THIS SUBDIVISION. EXCEPT DOGS OR CATS OR OTHER HOUSEHOLD PETS WHICH ARE CONSIDERED TRADITIONAL.
  - NO ANIMALS OF ANY TYPE SHALL BE KEPT OR BRED FOR ANY TYPE OF COMMERCIAL PURPOSES.
  - NO MORE THAN TWO DOGS MAY BE KEPT ON ANY LOT.
- THERE SHALL BE AT LEAST ONE 3½" DECIDUOUS TREE PLANTED IN THE FRONT YARD AT THE TIME OF CONSTRUCTION.
- NO SIGN, NOTICE, ADVERTISEMENT OR ILLUMINATION SHALL BE INSCRIBED OR EXPOSED ON OR AT ANY WINDOW OR ANY PART OF THE SUBDIVISION, WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD.
- THESE COVENANTS SHALL RUN WITH THE LAND (DEERFIELD SECTION 7) AND SHALL BE BINDING TO ALL PARTIES CLAIMING UNDER THEM UNTIL THE YEAR 2020, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE THEN MAJORITY OR LOT OWNERS, IT IS AGREED TO CHANGE THE COVENANTS.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	300.00'	39°-47'-04"	208.31'	204.15'	N 29°-19'-02" W
2	550.00'	76°-35'-34"	735.24'	681.70'	N 10°-54'-48" W
3	550.00'	18°-46'-31"	180.23'	179.42'	N 36°-46'-15" E
4	330.00'	15°-40'-56"	90.32'	90.04'	N 17°-15'-58" W
5	330.00'	13°-31'-11"	77.87'	77.69'	N 31°-52'-01" W
6	330.00'	10°-34'-58"	60.95'	60.87'	N 43°-55'-06" W
7	520.00'	08°-44'-59"	79.41'	79.33'	N 44°-50'-05" W
8	520.00'	08°-42'-53"	79.09'	79.02'	N 36°-06'-08" W
9	520.00'	08°-42'-53"	79.09'	79.02'	N 27°-23'-15" W
10	520.00'	08°-42'-53"	79.09'	79.02'	N 18°-40'-22" W
11	520.00'	08°-42'-53"	79.09'	79.02'	N 09°-57'-29" W
12	520.00'	08°-42'-53"	79.09'	79.02'	N 01°-14'-36" W
13	520.00'	08°-42'-53"	79.09'	79.02'	N 07°-28'-17" E
14	520.00'	08°-42'-53"	79.09'	79.02'	N 16°-11'-10" E
15	520.00'	08°-42'-53"	79.09'	79.02'	N 24°-54'-03" E
16	520.00'	08°-42'-53"	79.09'	79.02'	N 33°-36'-56" E
17	520.00'	08°-11'-07"	74.29'	74.22'	N 42°-03'-56" E
18	580.00'	05°-23'-34"	54.59'	54.57'	S 43°-27'-43" W
19	580.00'	09°-31'-35"	96.43'	96.32'	S 36°-00'-09" W
20	15.00'	86°-09'-45"	22.56'	20.49'	S 74°-19'-14" W
21	15.00'	85°-07'-25"	22.55'	20.42'	S 19°-22'-38" E
22	580.00'	09°-39'-11"	97.72'	97.60'	S 18°-42'-12" W
23	580.00'	07°-07'-16"	72.09'	72.04'	S 10°-18'-58" W
24	580.00'	07°-07'-16"	72.09'	72.04'	S 03°-11'-42" W
25	580.00'	07°-07'-16"	72.09'	72.04'	S 03°-55'-34" E
26	580.00'	07°-07'-16"	72.09'	72.04'	S 11°-02'-50" E
27	580.00'	07°-07'-16"	72.09'	72.04'	S 18°-10'-06" E
28	580.00'	07°-07'-16"	72.09'	72.04'	S 25°-17'-22" E
29	580.00'	07°-07'-16"	72.09'	72.04'	S 32°-24'-38" E
30	580.00'	07°-07'-16"	72.09'	72.04'	S 39°-31'-54" E
31	580.00'	06°-07'-03"	61.93'	61.90'	S 46°-09'-03" E
32	270.00'	08°-01'-19"	37.80'	37.77'	S 45°-11'-55" E
33	270.00'	17°-49'-33"	84.00'	83.66'	S 32°-16'-29" E
34	270.00'	13°-56'-14"	65.68'	65.52'	S 16°-23'-36" E
35	270.00'	05°-51'-58"	27.64'	27.63'	S 06°-29'-29" E
36	390.00'	47°-31'-21"	323.48'	314.28'	N 85°-48'-04" E
37	15.00'	90°-00'-16"	23.56'	21.21'	S 72°-57'-29" E
38	275.00'	30°-44'-12"	147.52'	145.76'	S 12°-35'-15" E
39	15.00'	83°-18'-27"	21.81'	19.94'	S 44°-25'-47" W
40	175.00'	00°-55'-16"	2.81'	2.81'	S 85°-37'-22" W

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS 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.

OWNERS: CRAYCON HOMES, INC.

Mimi A. Crawford  
MIMI A. CRAWFORD, PRESIDENT

DAVID  
DAVID CRAWFORD, VICE PRESIDENT

Ross J. Brown  
WITNESS  
Ross J. Brown  
WITNESS

## ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OWNERS OF CRAYCON HOMES, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF SAID CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS, INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 21<sup>st</sup> DAY OF February, 2002.

NOTARY PUBLIC Kimberly A. Lentz  
MY COMMISSION EXPIRES: Nov. 27, 2003

## CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 5<sup>th</sup> DAY OF FEBRUARY, 2002, THIS PLAT WAS REVIEWED AND APPROVED.

Jim Oda  
JIM ODA, PRESIDENT  
RES. NO. 5-02  
Amy Haveman  
AMY HAVEMAN, SECRETARY

## THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE COUNCIL OF THE CITY OF PIQUA, OHIO, HELD THIS 14<sup>th</sup> DAY OF FEBRUARY, 2002, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. R-29-02.

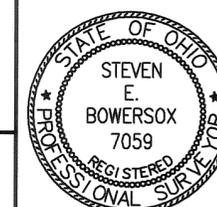
David Martin  
DAVID MARTIN, MAYOR  
Rebecca J. Cool  
REBECCA J. COOL, CLERK OF COUNCIL

TRANSFERRED THIS 20<sup>th</sup> DAY OF March, 2002  
Chris A. Peoples  
CHRIS A. PEOPLES  
MIAMI COUNTY AUDITOR  
BY: Linda Larson  
DEPUTY AUDITOR

3 OF 3

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

12-04-2001  
DATE



**CHOICE ONE ENGINEERING**  
the choice that exceeds...

440 HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 12-04-2001  
drawn by: seb  
job number: MIAPIQ0120COV

ORDINANCE NO. 6-12

AN ORDINANCE-TO CHANGE THE STREET NAME OF WHITE TAIL DRIVE

WHEREAS, the Planning Commission has met to study a request to change the street name of White Tail Drive; and

WHEREAS, the Planning Commission met in open sessions and took public comment regarding the recommended changes; and

WHEREAS, the Planning Commission after hearing the request and considering the public comments and information provided, recommended that the street name of the subject public right of way improvements be recognized as White Tail Lane; and

WHEREAS, pursuant to Piqua Charter Section 98, street name changes must be adopted by Ordinance by this Commission.

NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: This Commission hereby takes the action necessary to change the street name of White Tail Drive public right of way improvements to White Tail Lane.

SEC. 2: The City Manager shall cause notice of the street name change to be served to all property owners contiguous to the affected portions of street and road right of way.

SEC. 3: This Ordinance shall take precedent over all prior Ordinances or Resolutions pertaining to the street name of the affected portions of public right of way improvements.

SEC. 4: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

*Lucinda L. Fess*

LUCINDA L. FESS, MAYOR

PASSED: February 21, 2012

ATTEST: Rebecca J. Cool

REBECCA J. COOL  
CLERK OF COMMISSION

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Ordinance 6-12 is a true, accurate and correct copy of Ordinance 6-12 passed by the Commission of the City of Piqua, Ohio, on the 21 day of February, 2012.

Rebecca J. Cool  
CLERK OF COMMISSION

PETITION TO  
RENAME WHITE TAIL DRIVE  
TO WHITE TAIL LANE

We the under signed are in support of this petition

<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
1. Dennis Zimpfer	2321 White Tail Ln	Dennis Zimpfer	1/8/12
2. Mark Holowecy	2308 WHITE TAIL LN.	Mark Holowecy	1/14/12
3. Mike Lumpkin	2309 WHITE TAIL LN	Mike Lumpkin	1/14/12
4. Frank Petruavalle	2305 White Tail Lane	Frank Petruavalle	1/14/12
5. Rick Snyder	2309 WHITE TAIL LN	Rick Snyder	1/14/12
6.			

# ANNEXATION TO THE CITY OF PIQUA

24.918 ACRES, LOCATED IN SECTION 24, TOWN 8, RANGE 5, WASHINGTON TWP., MIAMI COUNTY.

PLAT BOOK 19 PAGE 108  
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 5 DAY OF April, 2002, AT 12:50 M.

FILE NO. 0333578 FEE: 21.60

ANNEXATION PROCEEDINGS RECORDED IN  
~~MISCELLANEOUS~~ VOLUME 729 PAGE 282

John W. O'Brien  
MIAMI COUNTY RECORDER  
Lola McCoy  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY ENGINEER**

THIS PLAT REVIEWED AND APPROVED THIS 15<sup>TH</sup> DAY OF NOVEMBER, 2001.

Dave Clute  
MIAMI COUNTY ENGINEER

**APPROVAL BY CITY OF PIQUA**

AT A MEETING OF THE PIQUA CITY COMMISSION HELD THIS 4 DAY OF March, 2002, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 3-02.

David Tartus  
MAYOR  
Rebecca J. Cool  
CLERK

**APPROVAL BY MIAMI COUNTY AUDITOR**

THIS PLAT APPROVED AND TRANSFERRED THIS 5 DAY OF April, 2002.

Chris W. Peoples  
MIAMI COUNTY AUDITOR  
Sinda Jannerman  
BY DEPUTY

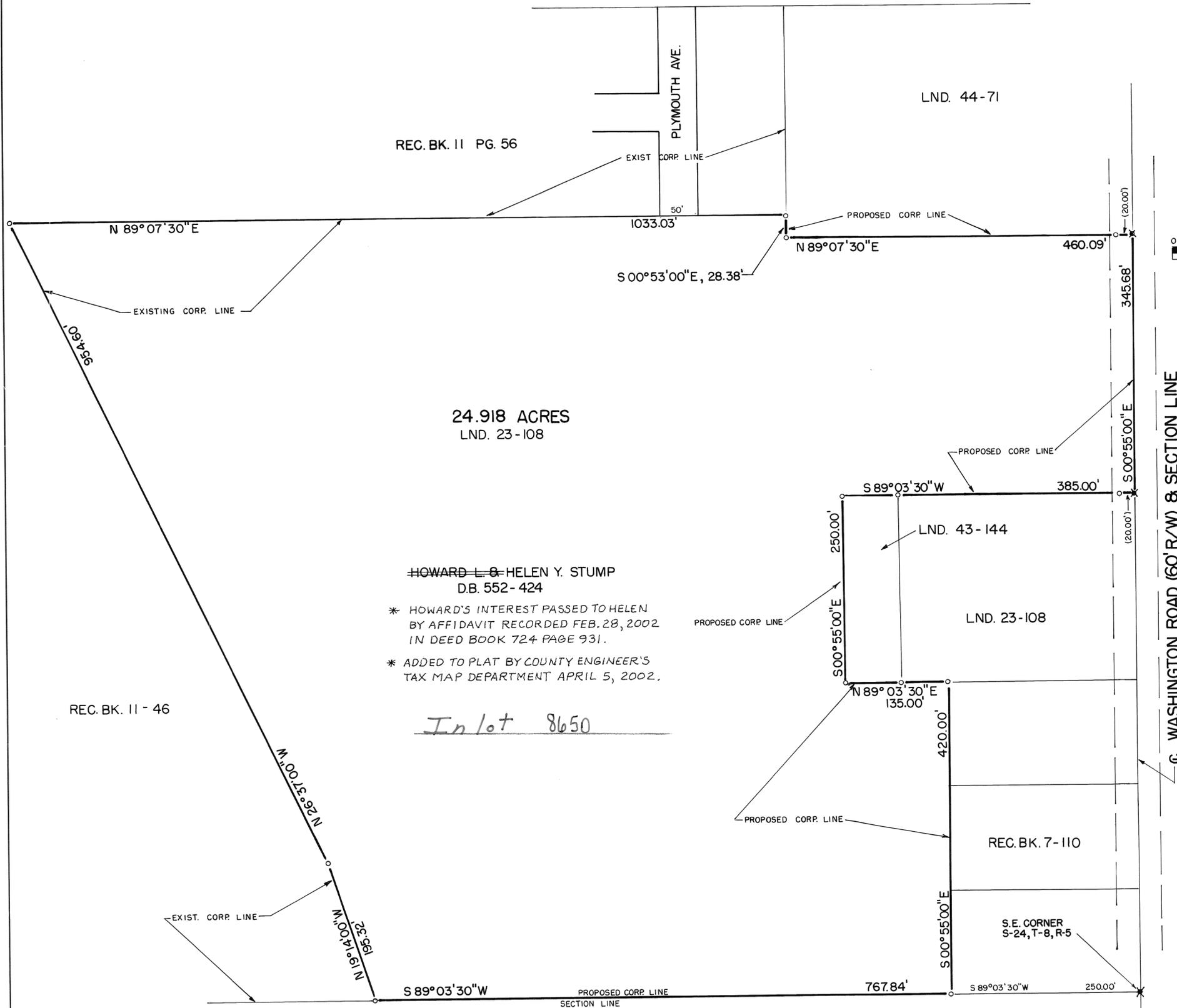
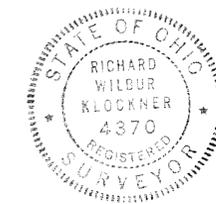
**APPROVAL BY MIAMI COUNTY COMMISSIONERS**

THE ANNEXATION OF THE FOREGOING AREA TO THE CITY OF PIQUA, OHIO, APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 13<sup>TH</sup> DAY OF NOVEMBER, 2001.  
*Res. No. 01-11-1858*

D. Ann Baird  
MIAMI COUNTY COMMISSIONER  
Ron Widener  
MIAMI COUNTY COMMISSIONER  
John Ferguson  
MIAMI COUNTY COMMISSIONER

HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON EXISTING SURVEYS.

Richard W. Klockner  
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR NO. 4370



HOWARD & HELEN Y. STUMP  
D.B. 552-424  
\* HOWARD'S INTEREST PASSED TO HELEN BY AFFIDAVIT RECORDED FEB. 28, 2002 IN DEED BOOK 724 PAGE 931.  
\* ADDED TO PLAT BY COUNTY ENGINEER'S TAX MAP DEPARTMENT APRIL 5, 2002.

In lot 8650

ANNEXATION TO THE CITY OF PIQUA 24.918 ACRES SECTION 24, TOWN 8, RANGE 5, WASHINGTON TOWNSHIP		
FOR: HOWARD & HELEN STUMP		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING - LAND SURVEYING 16 EAST WATER ST. TROY, OH. 45373 937-339-5331		
DATE	DRAWN: D.V.	SHEET
6-31-2001	CHECKED:	1 OF 1
SCALE: 1" = 100'		

**DEDICATIONS**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Irish Marsh  
WITNESS AS TO 1 & 2  
Connie J. Bauggeman  
WITNESS AS TO 1 & 2

OBERER RESIDENTIAL CONSTRUCTION LTD  
George R. Oberer Jr. (1)  
Mike Oberer (2)

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 13<sup>th</sup> DAY OF February, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME OBERER RESIDENTIAL CONST., BY GEORGE R. OBERER JR., ITS PRESIDENT, AND MIKE OBERER, ITS SECRETARY, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Patricia L. Marsh  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES: May 18, 2002

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Shirley W. Carlisle  
WITNESS AS TO 3  
Shirley Carlisle  
Glenda Parrott  
WITNESS AS TO 3

HUNTINGTON NATIONAL BANK  
Martha A. Riedmatter (3)

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 14<sup>th</sup> DAY OF February, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY MARTHA A. RIEDMATTER, ITS VICE PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE OF HER VOLUNTARY ACT AND DEED.

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

Glenda R. Parrott  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES: 8/1/05

STATE OF OHIO, COUNTY OF MIAMI S.S.

GEORGE R. OBERER JR., BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS HAVE BEEN UNITED IN ITS EXECUTION.

George R. Oberer Jr.  
GEORGE R. OBERER, JR.

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

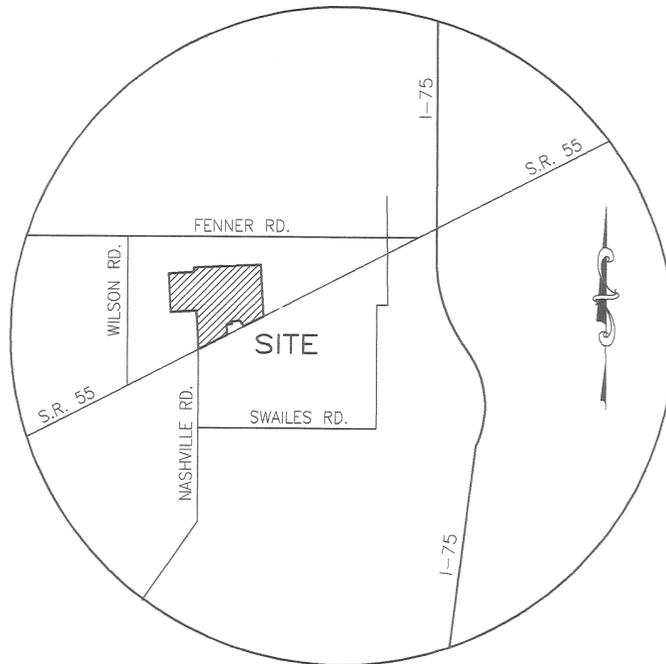
Patricia L. Marsh  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES: May 18, 2002

**H.O.A. RESTRICTIONS**

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

**RECORD PLAN  
EDGEWATER  
SECTION TWO**

LOCATED IN:  
SECTION 31, TOWN 5, RANGE 6E.  
CITY OF TROY - PART INLOT 7166  
MIAMI COUNTY, OHIO  
CONTAINING: **13.7366** ACRES  
DATE: JANUARY, 2002



VICINITY MAP

**CERTIFICATION**

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 13.7366 ACRES, BEING PART OF A TRACT CONVEYED TO OBERER RESIDENTIAL CONSTRUCTION LTD IN D.B. 709, P. 173 AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY. THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

**NORTHMONT ENGINEERS**

Bevan D. Feters  
BEVAN D. FETERS - REG. SURVEYOR - STATE OF OHIO # 4343



**PREPARED BY:  
NORTHMONT ENGINEERS**

326 NORTH DIXIE DRIVE - VANDALIA, OHIO  
PHONE: (937) 898-2021

**DEVELOPER:  
OBERER RESIDENTIAL CONSTRUCTION LTD**

4324 WEBSTER STREET - DAYTON, OHIO 45414  
PH: (937) 278-0851 FX: (937) 278-6334

PLAT BOOK 19 PAGE 109  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS  
FILE NUMBER 0334544  
RECEIVED April 17, 2002  
AT 2:49p FEE \$43.20  
John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle Biffin  
DEPUTY

**APPROVALS**

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THE 18<sup>TH</sup> DAY OF FEBRUARY, 2002, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-3-02.

Peter E. Jenkins  
MAYOR  
William F. Johns  
PRESIDENT OF COUNCIL  
Sue D. Knight  
CLERK OF COUNCIL

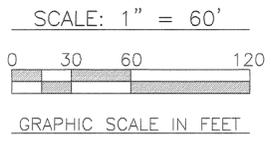
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD ON THE 9<sup>TH</sup> DAY OF JANUARY, 2002, THIS PLAT WAS REVIEWED AND APPROVED.

Chad Taylor  
CHAIRMAN  
Sue D. Knight  
SECRETARY

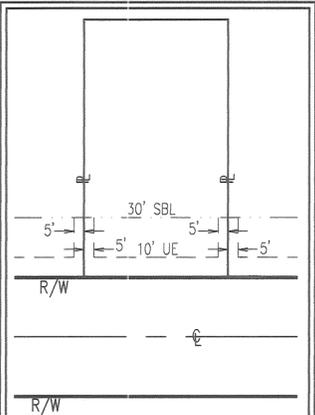
TRANSFERRED ON THE 17<sup>th</sup> DAY OF April, 2002.

Chris A. Peoples  
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR  
Linda Pearson  
BY DEPUTY AUDITOR

# RECORD PLAN EDGEWATER SECTION TWO



LOCATED IN:  
SECTION 31, TOWN 5, RANGE 6E.  
PART INLOT 7166 CITY OF TROY  
MIAMI COUNTY, OHIO  
CONTAINING: 13.7366 ACRES  
DATE: JANUARY, 2002



TYPICAL BUILDING LOT  
EASEMENT DETAIL

CURVE TABLE						
CURVE	LOT	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C1	CL	230.00'	24°09'11"	96.96'	49.21'	N13°57'04"W~146.45'
C2	ROW	50.00'	41°24'35"	36.14'	18.90'	S43°16'02"W~35.36'
C3	ROW	50.00'	262°49'09"	229.35'	56.69'	N26°01'40"W~75.00'
C4	ROW	50.00'	41°24'35"	36.14'	18.90'	N84°40'37"E~35.36'
C5	ROW	260.00'	24°09'11"	109.60'	55.63'	N13°57'05"W~108.79'
C6	ROW	200.00'	24°09'11"	84.31'	42.79'	S13°57'05"E~83.69'
C7	33	20.00'	90°00'00"	31.42'	20.00'	S18°58'20"W~28.28'
C8	34	15.00'	90°00'00"	23.56'	15.00'	S71°01'40"E~21.21'
C9	34	50.00'	12°52'41"	11.24'	5.64'	N57°32'00"E~11.21'
C10	35	50.00'	28°31'54"	24.90'	12.71'	N36°49'42"E~24.64'
C11	35	50.00'	56°39'53"	49.45'	26.96'	N50°53'41"E~47.46'
C12	36	50.00'	50°21'30"	43.95'	23.51'	S75°35'36"E~42.55'
C13	37	50.00'	50°02'42"	43.67'	23.34'	S25°23'30"E~42.30'
C14	38	50.00'	50°52'01"	44.39'	23.78'	S25°03'52"W~42.95'
C15	39	50.00'	54°53'03"	47.90'	25.96'	S77°56'22"W~46.09'

CURVE TABLE						
CURVE	LOT	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C16	39	50.00'	28°18'31"	24.70'	12.61'	N88°46'22"W~24.45'
C17	40	50.00'	13°06'03"	11.43'	5.74'	S70°31'22"W~11.41'
C18	40	15.00'	90°00'00"	23.56'	15.00'	S18°58'20"W~21.21'
C19	43	260.00'	01°24'50"	6.42'	3.21'	S25°19'15"E~6.42'
C20	44	260.00'	12°54'19"	58.56'	29.41'	S18°09'40"E~58.44'
C21	45	260.00'	09°50'02"	44.62'	22.37'	S06°47'30"E~44.57'
C22	48	15.00'	90°00'00"	23.56'	15.00'	S46°52'29"E~21.21'
C23	49	15.00'	90°00'00"	23.56'	15.00'	S43°07'31"W~21.21'
C24	53	15.00'	90°00'00"	23.56'	15.00'	N46°52'29"W~21.21'
C25	54	15.00'	90°00'00"	23.56'	15.00'	S43°07'31"W~21.21'
C26	55	15.00'	90°00'00"	23.56'	15.00'	N46°52'29"W~21.21'
C27	61	15.00'	90°00'00"	23.56'	15.00'	N43°07'31"E~21.21'
C28	61	200.00'	20°57'43"	73.17'	37.00'	N12°21'21"W~72.76'
C29	62	200.00'	03°11'28"	11.14'	5.57'	N24°25'56"W~11.14'
C30	70	20.00'	90°00'00"	31.42'	20.00'	N71°01'40"W~28.28'

- LEGEND**
- ▲ Denotes Railroad Spike Found
  - Denotes 3/4" Iron Pin Set
  - Denotes 3/4" Iron Pins Found
  - Denotes Concrete Monument Set
  - UE Utility Easement
  - SBL Setback Line

**AREA SUMMARY**

34 Bldg Lots	8.7842 Ac.
4 Open Lots	1.7784 Ac.
Street R/W	3.1740 Ac.
<b>Total</b>	<b>13.7366 Ac.</b>

**PREPARED BY**  
**NORTHMONT ENGINEERS**

326 NORTH DIXIE DRIVE - VANDALIA, OHIO  
PHONE: (937) 898-2021

**DEVELOPER**  
**OPERER RESIDENTIAL CONSTRUCTION LTD**

4324 WEBSTER STREET - DAYTON, OHIO 45414  
PH: (937) 278-0851 FX: (937) 278-6334

TRANSFERRED THIS 19 DAY OF April, 2002  
 Chris A. Peoples  
 CHRIS A. PEEPLES  
 MIAMI COUNTY AUDITOR

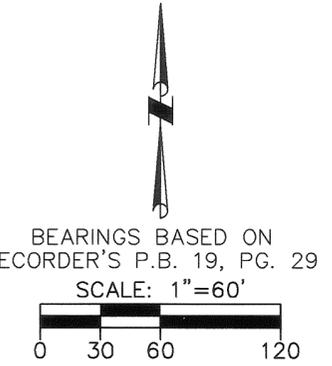
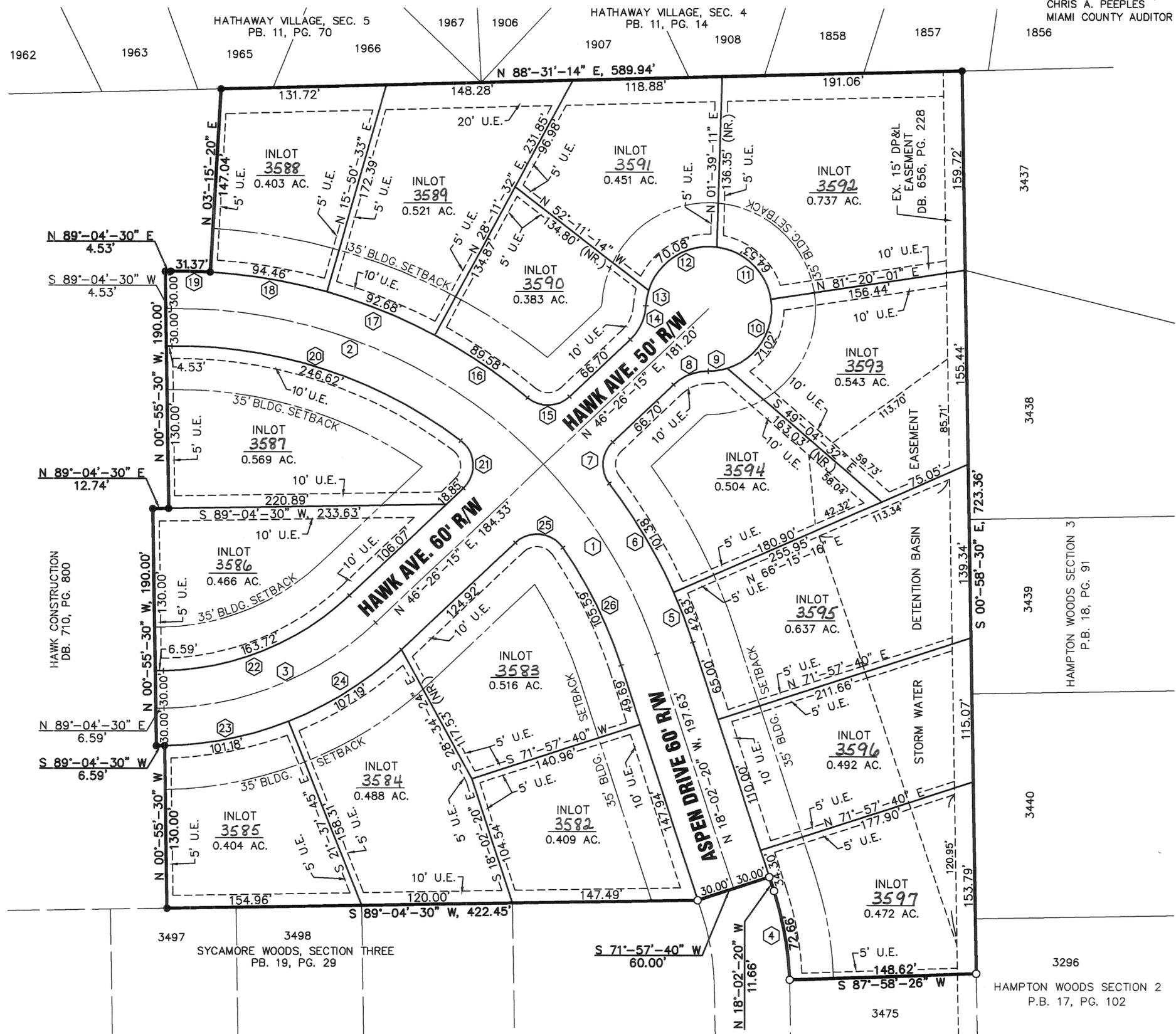
BY: Linda Tinnerman  
 DEPUTY AUDITOR

PLAT BOOK 19, PAGE 110  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 19th DAY  
 OF April, 2002, AT 11:54 AM.  
 FILE No. 0334710 FEE: \$43.20  
 John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
 DEPUTY

# Sycamore Woods Section Four

Part Lot 2245, P.B. 14, PG. 89  
 Sec. 27, Town 4N, Range 6E  
 City of Tipp City, Miami County, Ohio

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	400.00'	25°-31'-25"	178.19'	176.72'	N 30°-48'-02" W
2	400.00'	47°-21'-45"	330.65'	321.32'	N 67°-14'-37" W
3	250.00'	42°-38'-15"	186.04'	181.78'	N 67°-45'-23" E
4	260.00'	16°-00'-46"	77.66'	72.43'	N 10°-01'-57" W
5	430.00'	05°-42'-24"	42.83'	42.81'	N 20°-53'-32" W
6	430.00'	13°-30'-28"	101.38'	101.14'	N 30°-29'-58" W
7	25.00'	83°-41'-28"	36.52'	33.36'	N 04°-35'-31" E
8	40.00'	43°-45'-42"	30.55'	29.81'	N 68°-19'-06" E
9	50.00'	17°-28'-58"	15.26'	15.20'	N 81°-27'-28" E
10	50.00'	81°-22'-58"	71.02'	65.20'	N 32°-01'-30" E
11	50.00'	73°-56'-29"	64.53'	60.14'	N 45°-38'-13" W
12	50.00'	80°-18'-17"	70.08'	64.48'	S 57°-14'-24" W
13	50.00'	14°-24'-43"	12.58'	12.54'	S 09°-52'-54" W
14	40.00'	43°-45'-42"	30.55'	29.81'	S 24°-33'-24" W
15	25.00'	83°-41'-28"	36.52'	33.36'	S 88°-16'-59" W
16	430.00'	11°-56'-11"	89.58'	89.42'	N 55°-50'-23" W
17	430.00'	12°-20'-59"	92.68'	92.50'	N 67°-58'-58" W
18	430.00'	12°-35'-13"	94.46'	94.27'	N 80°-27'-04" W
19	430.00'	04°-10'-50"	31.37'	31.37'	N 88°-50'-05" E
20	370.00'	38°-11'-21"	246.62'	242.08'	S 71°-49'-49" E
21	25.00'	99°-10'-24"	43.27'	38.07'	S 03°-08'-57" E
22	220.00'	42°-38'-15"	163.72'	159.96'	S 67°-45'-23" W
23	280.00'	20°-42'-15"	101.18'	100.63'	N 78°-43'-23" E
24	280.00'	21°-56'-00"	107.19'	106.53'	N 57°-24'-15" E
25	25.00'	99°-10'-24"	43.27'	38.07'	S 83°-58'-33" E
26	370.00'	16°-21'-01"	105.59'	105.23'	S 26°-12'-51" E



- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
  - IRON PIN FOUND
  - ⊕ P.K. NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - UTILITY EASEMENT LINE (SEE NOTE BELOW)
  - (NR.) NONRADIAL LINE

SHEET 1 OF 2

**AREA SUMMARY**

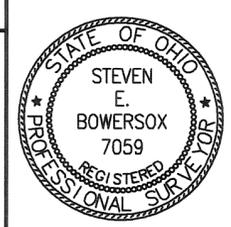
16 BUILDING LOTS	7.995 AC.
DEDICATED STREET R/W	1.771 AC.
TOTAL	9.766 AC.

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

BEING A SUBDIVISION 9.766 ACRES AND BEING A PART OF INLOT 2245 OWNED BY HAWK CONSTRUCTION, INC. RECORDED IN DEED BOOK 710, PAGE 800.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Steven E. Bowersox  
 STEVEN E. BOWERSOX, P.S. #7059  
 DATE 02-07-2002



**CHOICE ONE ENGINEERING**  
 the choice that exceeds...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 02-07-2002  
 drawn by: seb  
 job number: MiaTci0121fin

# PROTECTIVE COVENANTS & RESTRICTIONS

- No lot shall be used except for residential purposes. Outbuildings will be permitted subject, however, to the following restrictions: A) Any outbuilding must be placed on a poured concrete footing, foundation and floor. B) Exterior finish material must be the same as or comparable to that on the lower or main level of the residential building (e.g. brick, cedar siding, etc.). C) 200 square feet maximum area. D) Only one outbuilding permitted per lot. E) Use of the outbuilding shall be limited to that of a garden house, storage of lawn care equipment and similar uses and shall not be used for storage of any car, boat, motor home, camper, or similar vehicle.
- The floor areas of each dwelling structure, exclusive of open porches, garages, car ports, or patios, shall not be less than 1800 square feet for a one-story plan, not less than 2200 square feet total for other than a one-story plan. All houses shall have a minimum two-car attached or basement garage. Construction of residence structure must be fully completed within one year after commencement of construction.
- No above ground swimming pool or wading pool shall be permitted on any lot except one wading pool not to exceed 49 square feet and shall not exceed 16 inches in height.
- No building shall be located on any lot nearer to the street property line than the 35-foot minimum setback distance as provided on the recorded plat of this subdivision. All structures shall have a minimum side yard clearance of 10 feet and a minimum total side yard sum of 25 feet. All residential structures shall have a 40-foot minimum rear yard. All of the above requirements are as defined and specified by Tipp City Subdivision and Zoning Regulations. Notwithstanding the provisions of this restriction, location of the residence upon the lot shall be subject to the provisions of covenant Number 8, below.
- No lot shall be hereafter subdivided into additional residential lots.
- No trailer, basement, campshack, garage, barn, or other outbuilding shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.
- Any fence or hedge which may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fencing, or chain link fence or similar types of fencing will be permitted on any lot, except existing field fence along the rear of any lot which will be permitted to remain.
- The foundation height and location of any residential structure shall be shown on a plot plan and approved by the developer prior to the commencement of construction. All house plans including exterior elevations shall be reviewed and approved by the developer before the commencement of construction. Developer may require sod or other erosion protection as a condition of approval.
- No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.
- No structure of a temporary character shall be permitted on any premises except during the active period of construction.
- No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than two square feet or one sign of not more than five square feet advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. The developer shall be exempt from this covenant during the period of the plat development and lot sales.
- No animal, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, or other household pets may be kept, providing that they are not kept, bred, or raised for commercial purposes or kept in unreasonable numbers.
- Except for delivery, loading, or unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any garage of the residence building. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.
- Building contractors shall be required to employ the use of dumpsters or similar debris storage devices during construction or shall promptly remove all debris and excess material during and at the completion of construction.
- All driveways must be paved with asphalt or concrete surface, such paving to be completed within twelve (12) months from commencement of construction.
- No pole, tower, or support for same shall be permitted per lot for the support of any television antenna or satellite dish. No ham amateur or CB radio antenna shall be permitted.

- Separate poles for basketball hoops will be permitted. No basketball hoop may be attached to any residential structure.
- These covenants and restrictions are for the benefit of the owners of all lots in all sections of this subdivision and are to run with the land and are to be binding on all parties and persons claiming under them until January 1, 2015, at which time they will be automatically extended for successive periods of ten years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
- Invalidation of any one of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect.
- These covenants may be enforceable by injunction or otherwise by the grantor, his successors and assigns, and also by the owner of any lot in this or any other section of Sycamore Woods Subdivision.
- Owners of lots on the west boundary of Sycamore Woods Subdivision will be responsible for maintenance, upkeep, and proper appearance of the mounding installed by developer bordering 1-75.
- Grantor reserves the right to impose further restrictions and dedicate additional easements and right-of-way, if required, with respect to such lots which have not been sold by grantor by instrument recorded in the office of the recorder of Miami County, Ohio and the office of the zoning authority of the City of Tipp City or by express provisions in said conveyances.
- Any basement sump water shall be piped to the existing storm sewer or discharged to side yard drainage ways. No sump water shall be discharged in the public right-of-way through the curb.
- The subdivider shall require that all lawn areas within the public rights-of-way shall be sodded, prior to the issuance of a Certificate of Occupancy for any house. This provision shall be incorporated into all sale agreements.

## 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 THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS 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.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Frank W. Wagner II  
WITNESS Frank W. Wagner II

Jerome A. Herbe  
WITNESS Jerome A. Herbe

OWNER: HAWK CONSTRUCTION, INC.

BY: Roger Hawk  
ROGER HAWK  
PRESIDENT



STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1st DAY OF MARCH, 2002 BY HAWK CONSTRUCTION, INC. BY ROGER HAWK, PRESIDENT, AS OWNER.

Jerome A. Herbe  
NOTARY PUBLIC

MY COMMISSION EXPIRES: JANUARY 25, 2004

PLAT BOOK 19, PAGE 110-A  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 19th DAY OF  
April, 2002 AT 11:15 AM  
FILE NUMBER D334110, FEE 34.20  
John W. O'Brien  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Shelly I. Ginter  
WITNESS Shelly I. Ginter

Jenny Brading  
WITNESS Jenny Brading

LIENHOLDER: THE FIFTH THIRD BANK  
OF WESTERN OHIO, N.A.

BY: Frank W. Wagner II  
FRANK W. WAGNER, II  
VICE PRESIDENT

BY: Russell Badgett  
C. RUSSELL BADGETT  
VICE PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,  
PERSONALLY APPEARED FRANK W. WAGNER, II, VICE PRESIDENT AND C.  
RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF  
WESTERN OHIO, N.A., THE CORPORATION WHO EXECUTED THE  
FOREGOING PLAT, WHO ACKNOWLEDGE THEIR SIGNATURE ON SUCH  
INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND  
BY AUTHORIZATION OF ITS BOARD OF DIRECTORS AND THAT SUCH  
INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND  
THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED  
MY NOTARIAL SEAL ON THIS 28th DAY OF February, 2002.

Jenny Brading  
NOTARY PUBLIC Jenny Brading  
MY COMMISSION EXPIRES: June 29, 2005



## APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP  
CITY, OHIO HELD THIS 12th DAY OF February, 2002, THIS  
PLAT WAS REVIEWED AND APPROVED.

Michael A. Zylber  
CHAIRMAN

Marilyn A. Juncell  
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL  
ON THIS 18th DAY OF March, 2002. (Ord 10-02)

Dwaine J. Ochs  
PRESIDENT OF COUNCIL

Misty Cox  
CLERK OF COUNCIL



## Sycamore Woods Section Four

Part Lot 2245, P.B. 14, PG. 89  
Sec. 27, Town 4N, Range 6E  
City of Tipp City, Miami County, Ohio

SHEET 2 OF 2

**CHOICE ONE ENGINEERING**  
the choice that exceeds...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 02-07-2002 drawn by: seb job number: MiaTci0121

# KENSINGTON, SECTION 6B

TRANSFERRED THIS 22 DAY OF April, 2002

Chris A. Peoples  
CHRIS A. PEOPLES  
MIAMI COUNTY AUDITOR

BY: Linda Jirruan  
DEPUTY AUDITOR

PLAT BOOK 19, PAGE 111  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 22 DAY  
OF April, 2002, AT 12:48 M.

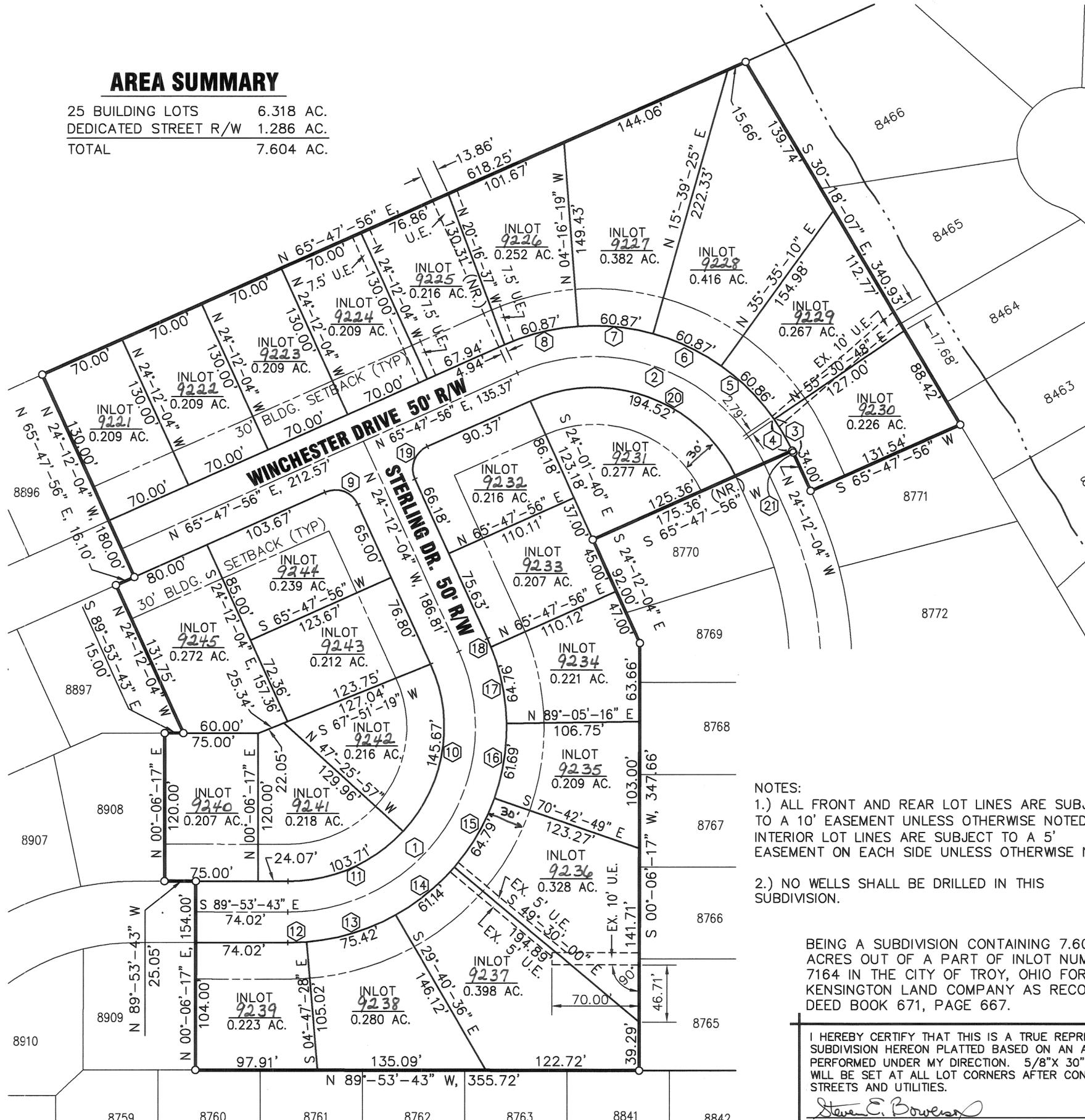
FILE No. 0334848 FEE: \$ 43.20

John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
L. McCoy  
DEPUTY

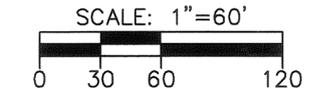
7.604 ACREAGE    31 SECTION    5 N TOWNSHIP    6 E RANGE    PT. 7164 INLOT    TROY CITY    MIAMI, OHIO COUNTY

## AREA SUMMARY

25 BUILDING LOTS    6.318 AC.  
DEDICATED STREET R/W    1.286 AC.  
TOTAL    7.604 AC.



BEARINGS BASED ON RECORDER'S RECORD  
OF PLATS, PLAT BOOK 18, PAGE 119



## LEGEND

- 5/8" X 30" REBAR  
W/CAP TO BE SET
- IRON PIN FOUND
- ✱ P.K. NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE  
(SEE NOTE BELOW)
- (NR.) NONRADIAL LINE

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	150.00'	114°-18'-21"	299.25'	252.04'	N 32°-57'-06" E
2	150.00'	89°-18'-11"	233.79'	210.84'	S 69°-32'-59" E
3	175.00'	10°-17'-08"	31.42'	31.37'	N 29°-20'-38" W
4	175.00'	09°-41'-17"	29.59'	29.56'	N 29°-38'-34" W
5	175.00'	19°-55'-37"	60.86'	60.56'	N 44°-27'-01" W
6	175.00'	19°-55'-45"	60.87'	60.56'	N 64°-22'-42" W
7	175.00'	19°-55'-45"	60.87'	60.56'	N 84°-18'-27" W
8	175.00'	19°-55'-45"	60.87'	60.56'	S 75°-45'-48" W
9	20.00'	90°-00'-00"	31.42'	28.28'	S 69°-12'-04" E
10	125.00'	66°-46'-08"	145.67'	137.56'	S 09°-11'-00" W
11	125.00'	47°-32'-13"	103.71'	100.76'	S 66°-20'-10" W
12	175.00'	04°-53'-45"	14.95'	14.95'	N 87°-39'-29" E
13	175.00'	24°-41'-32"	75.42'	74.84'	N 72°-51'-47" E
14	175.00'	20°-01'-00"	61.14'	60.83'	N 50°-30'-31" E
15	175.00'	21°-12'-49"	64.79'	64.42'	N 29°-53'-36" E
16	175.00'	20°-11'-55"	61.69'	61.37'	N 09°-11'-14" E
17	175.00'	21°-12'-05"	64.76'	64.39'	N 11°-30'-46" W
18	175.00'	02°-05'-15"	6.38'	6.38'	N 23°-09'-27" W
19	20.00'	90°-00'-00"	31.42'	28.28'	N 20°-47'-56" E
20	125.00'	89°-09'-49"	194.52'	175.48'	S 69°-37'-10" E
21	175.00'	00°-35'-51"	1.82'	1.82'	N 24°-30'-00" W

NOTES:  
1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.

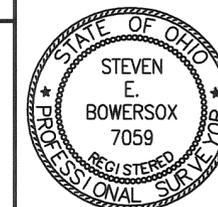
2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

BEING A SUBDIVISION CONTAINING 7.604 ACRES OUT OF A PART OF INLOT NUMBER 7164 IN THE CITY OF TROY, OHIO FOR THE KENSINGTON LAND COMPANY AS RECORDED IN DEED BOOK 671, PAGE 667.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

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

01-28-2002  
DATE



**CHOICE ONE ENGINEERING**  
The choice that exceeds...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 01-28-2002    drawn by: seb    job number: MIATRO0129FIN

# KENSINGTON, SECTION 6B

PLAT BOOK 19, PAGE 111 -A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 22 DAY  
 OF April, 2002, AT 12:48 M.  
 FILE No. 0334848 FEE: \$ 43.20  
John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
A. McCoy  
 DEPUTY

## COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION KENSINGTON OWNERS ASSOCIATION" RECORDED IN DEED BOOK 683, PAGE 241 OF THE MIAMI COUNTY RECORDERS RECORDS.

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 12th DAY OF ~~JULY~~ FEB, 2002, THIS PLAT WAS REVIEWED AND APPROVED. FEB, 2002

Alan [Signature] CHAIRMAN Speri Walker SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 4th DAY OF MARCH, 2002, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-6-2002, EFFECTIVE         , 2002

Peter E. Jenkins MAYOR          PRESIDENT OF COUNCIL Sean D. [Signature] 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 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.

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

OWNER:  
 KENSINGTON LAND COMPANY

Nancy M. Asher  
 WITNESS

Judith L. Tomb, President  
 JUDITH L. TOMB, PRESIDENT

Jessica A. Minesinger  
 WITNESS

STATE OF OHIO, COUNTY OF Miami, S.S.  
 BE IT REMEMBERED THAT ON THIS 19th DAY OF April, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENSINGTON LAND COMPANY BY JUDITH L. TOMB, 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.

Jessica A. Minesinger  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 7-30-03

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

MORTGAGEE:  
 MINSTER STATE BANK

Nancy M. Asher  
 WITNESS

Daniel F. Heitmeier  
 DAN HEITMEYER  
 COMMERCIAL LOAN OFFICER

Jessica A. Minesinger  
 WITNESS

STATE OF OHIO, COUNTY OF Miami, S.S.  
 BE IT REMEMBERED THAT ON THIS 19th DAY OF April, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN 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.

Jessica A. Minesinger  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 7-30-03

DATE: April 19, 2002  
 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.

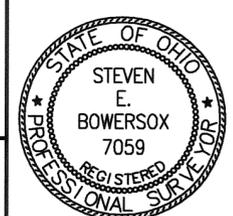
Judith L. Tomb  
 JUDITH L. TOMB

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

Jessica A. Minesinger  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 7-30-03

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

01-28-2002  
 DATE



**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 01-28-2002 drawn by: seb job number: MIATRO0129FIN2

# CHANEY REPLAT - TROY, OHIO

PLAT BOOK 19 PAGE 112  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 26<sup>th</sup> DAY OF

APRIL, 2002, AT 9:16 A.M.

FILE NO. 0335317 FEE: \$21.00

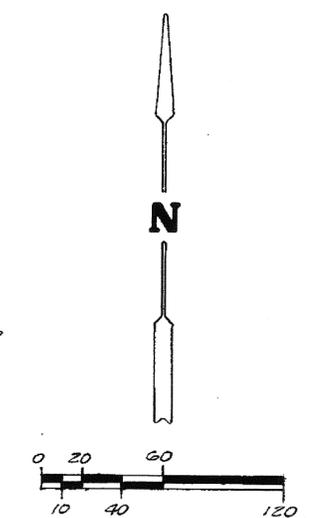
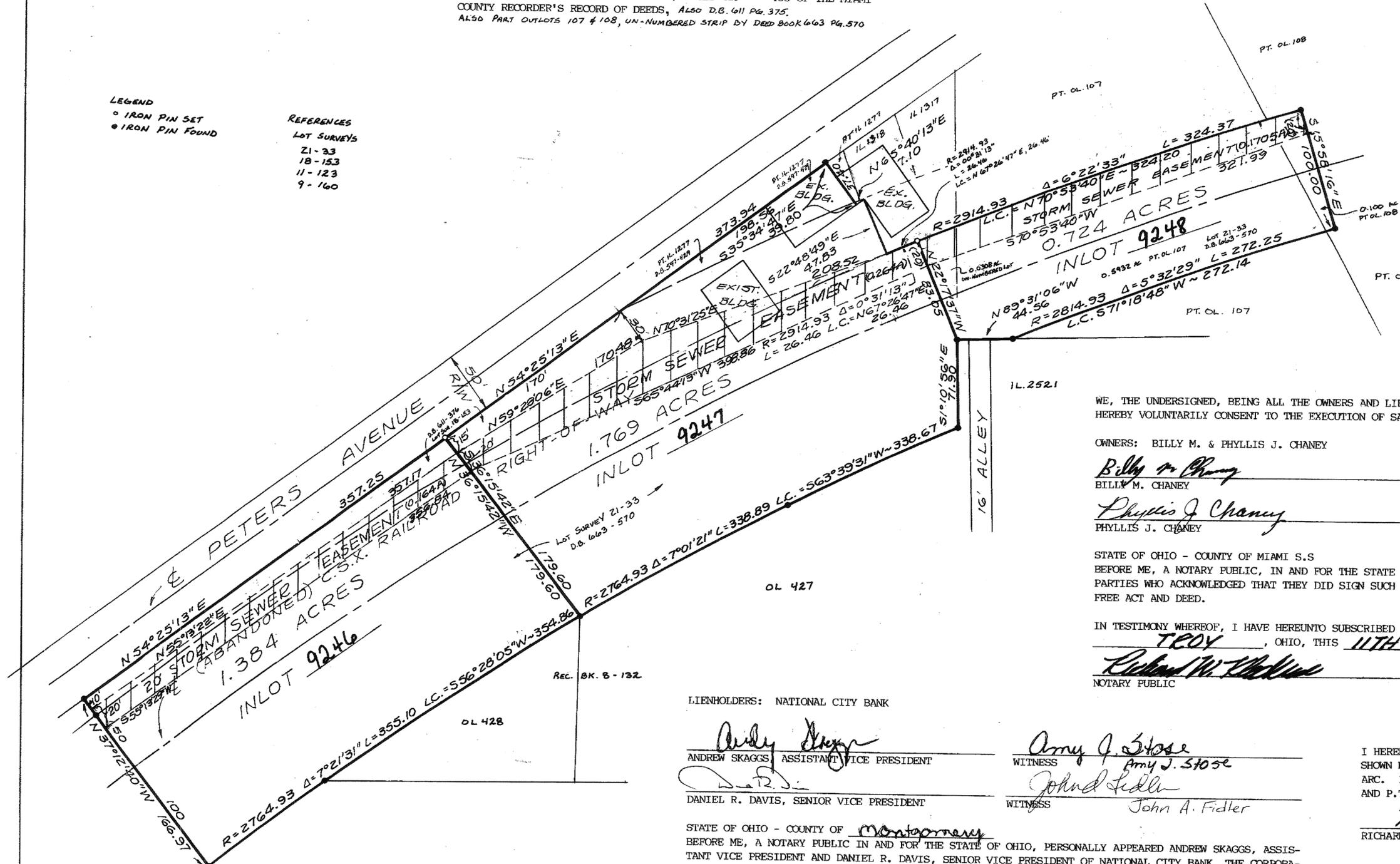
John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: L. McCoy  
 DEPUTY

BEING A REPLAT OF PARTS OF INLOT 1277, TROY, OHIO AND UNNUMBERED PARTS OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 28, TOWN 5, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 3.877 ACRES, SAME BEING ACQUIRED BY BILLY M. CHANEY AND PHYLLIS J. CHANEY BY DEED BOOK 597, PAGES 429 - 433 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, ALSO D.B. 611 Pg. 375, ALSO PART OUTLOTS 107 & 108, UN-NUMBERED STRIP BY DEED BOOK 663 Pg. 570

LEGEND  
 ○ IRON PIN SET  
 ● IRON PIN FOUND

REFERENCES  
 LOT SURVEYS  
 Z1-23  
 1B-153  
 11-123  
 9-160



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

OWNERS: BILLY M. & PHYLLIS J. CHANEY

Billy M. Chaney  
 BILLY M. CHANEY

Phyllis J. Chaney  
 PHYLLIS J. CHANEY

Richard W. Klockner  
Billy M. Chaney  
Phyllis J. Chaney  
 WITNESSES

STATE OF OHIO - COUNTY OF MONTGOMERY  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 11<sup>TH</sup> DAY OF MARCH, 2002.

Richard W. Klockner  
 NOTARY PUBLIC



LIENHOLDERS: NATIONAL CITY BANK

Andy Skaggs  
 ANDREW SKAGGS, ASSISTANT VICE PRESIDENT

Daniel R. Davis  
 DANIEL R. DAVIS, SENIOR VICE PRESIDENT

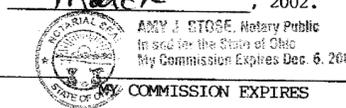
Amy J. Stose  
 WITNESS

John A. Fidler  
 WITNESS

STATE OF OHIO - COUNTY OF Montgomery  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ANDREW SKAGGS, ASSISTANT VICE PRESIDENT AND DANIEL R. DAVIS, SENIOR VICE PRESIDENT OF NATIONAL CITY BANK, THE CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING REPLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS ON BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICERS AND THE FREE AND CORPORATE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Darton, OHIO, THIS 11 DAY OF March, 2002.

Amy J. Stose  
 NOTARY PUBLIC



AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 24<sup>TH</sup> DAY OF APRIL, 2002, THIS PLAT WAS REVIEWED AND APPROVED.

Cheryl D. Hefel  
 CHAIRMAN

Sperlynn Walker  
 SECRETARY

THIS REPLAT WAS REVIEWED AND APPROVED THIS 24<sup>TH</sup> DAY OF APRIL, 2002.

Steven D. Leffel  
 STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR

APPROVED AND TRANSFERRED THIS 26<sup>th</sup> DAY OF APRIL, 2002.

Chris A. Peeples  
 CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

BY: Liada Vinnerman  
 DEPUTY AUDITOR

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

Richard W. Klockner  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

REPLAT OF PARTS OF INLOT 1277, TROY, AND PARTS OF SECTION 28, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

BILLY M. & PHYLLIS J. CHANEY  
 TROY, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.  
 CIVIL ENGINEERING & LAND SURVEYING  
 TROY, OHIO 45373 PH: (937) 339-5331

DATE	DRAWN BY: <u>JP</u>	SHEET NO.
	TRACED BY:	
	CHECK BY: <u>Rob</u>	1 OF 1
7 MAR 2002	SCALE: 1" = 60'	

# ANNEXATION TO CITY OF TIPP CITY

• TOWN 4 • RANGE 6 • SECTION 26 • MONROE TOWNSHIP •  
• MIAMI COUNTY - OHIO •

PLAT BOOK 19 PAGE 113

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. D335686

RECEIVED FOR RECORD: 11:13 AM

FEE: \$21.60 DATE: 5-2-2002

John W. O'Brien  
MIAMI COUNTY RECORDER

BY: Michelle Weber  
DEP. COUNTY RECORDER



SCALE: 1" = 200'

### DESCRIPTION

Being a total of 43.986 Acres located in Section 26, Town 4, Range 6, in Monroe Township, Miami County, Ohio.

### \* MIAMI COUNTY COMMISSIONERS \*

At a meeting of the Miami County Commissioners held this 10<sup>th</sup> day of Jan, 2002 the annexation of this area was approved.

\* NOTE: MIAMI COUNTY COMMISSIONERS' APPROVAL PURSUANT TO THE JANUARY 8, 2002 ORDER OF THE MIAMI COUNTY COMMON PLEAS COURT CASE NO. 01-420. REFER TO RESOLUTION NO. 02-01-56.

Con Widmer  
D. Lee Baird

### CITY OF TIPP CITY

This annexation accepted and approved by the Council of the City of Tipp City this 15<sup>th</sup> day of April, 2002 by Ordinance No. 12-02

Vickie K. Blakely  
MAYOR  
Misty Cox  
CLERK

### MIAMI COUNTY AUDITOR

Approved and transferred this 2 day of May, 2002.

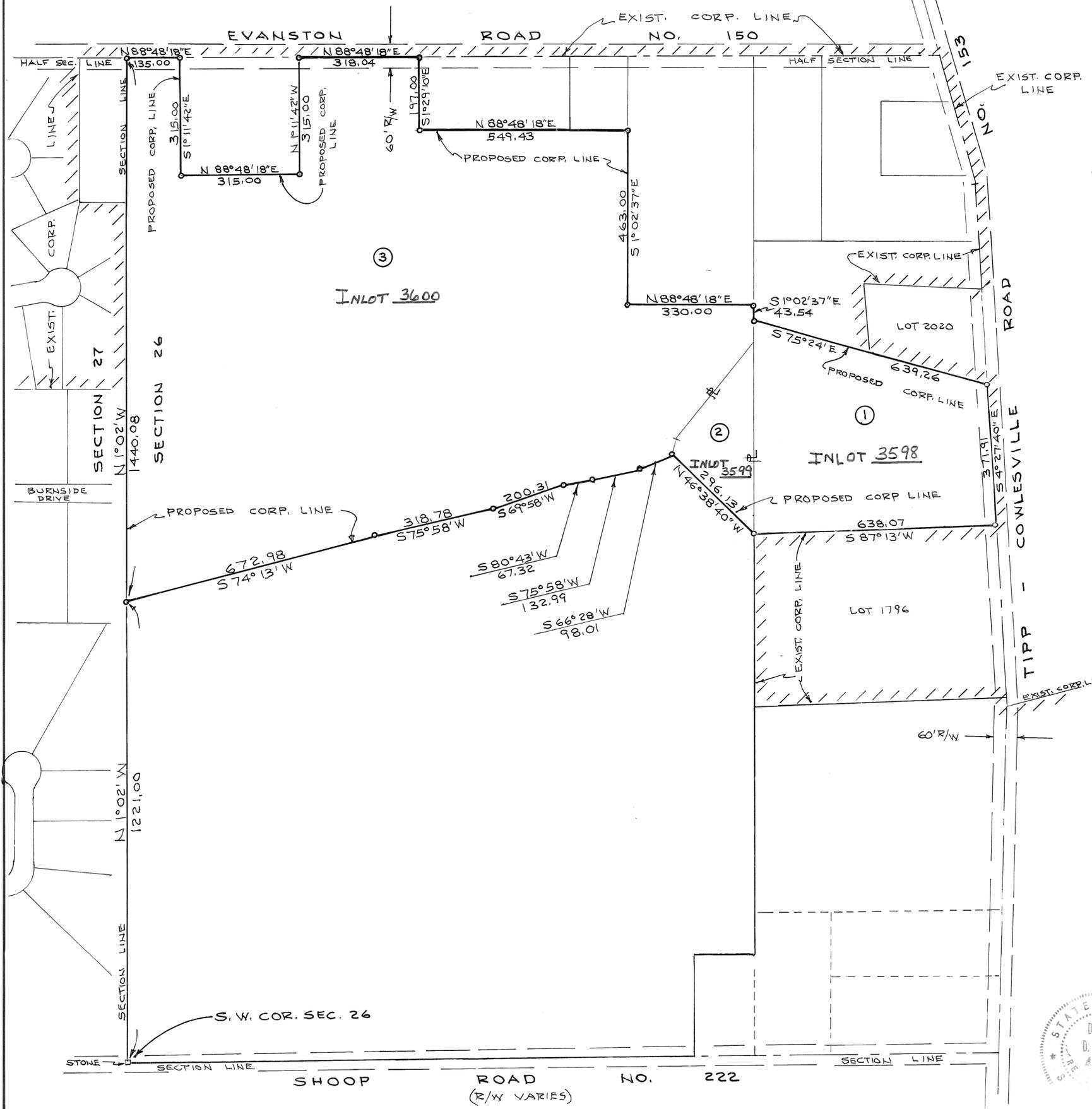
Chris A. Peoples  
MIAMI COUNTY AUDITOR  
BY: Sida Jiruman  
DEP. COUNTY AUDITOR

### MIAMI COUNTY ENGINEER

This plat reviewed and approved this 14<sup>th</sup> day of January, 2002.

Doug Chitt  
MIAMI COUNTY ENGINEER

PARCEL NO.	OWNER	ACREAGE	DEED REFERENCE	SURVEY REFERENCE
1.	The Blair Group Land Co, LLC	6.701 Ac.	D.B. 713, P. 203	VOL. 45, P. 190
2.	"	1.337 Ac.	" "	" "
3.	"	35.948 Ac.	" "	VOL. 45, P. 180



**CERTIFICATION**  
This annexation plat prepared from Miami County Engineer's record of land surveys and from Miami County deed records and plat records. This plat is hereby certified to be correct in accordance with the above data.  
Daniel D. Turner  
REG. SURVEYOR NO. 4897

REV. 5-29-01 D.T.

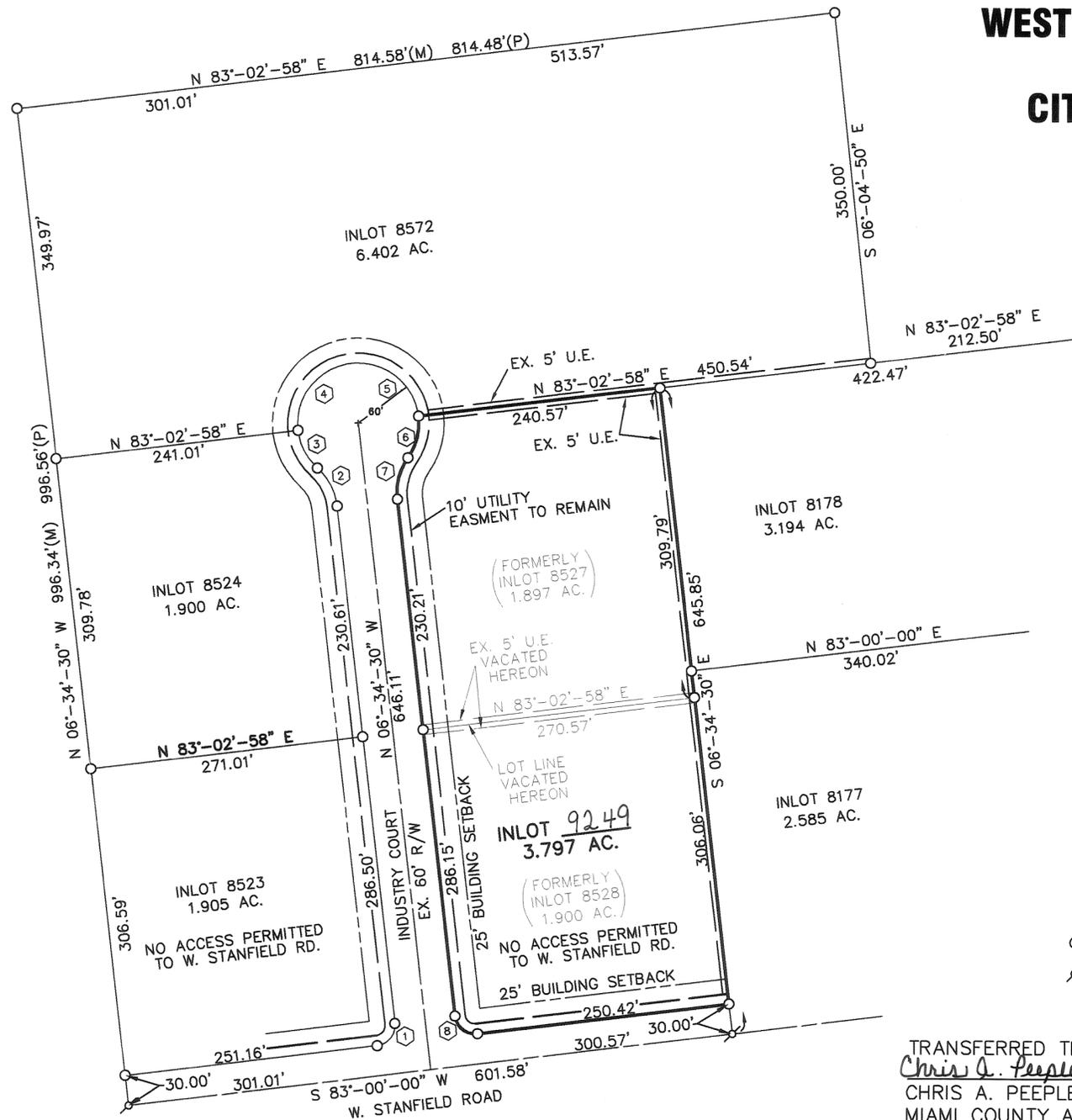
ANNEXATION OF 43.986 ACRES TO			
CITY OF TIPP CITY, OHIO			
<b>DANIEL D. TURNER &amp; ASSOC.</b> 19 S. PLUM ST. TROY-OHIO CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	D.T.	SHEET NO.
JAN-2001	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 200'		
020101			

# M-D INVESTMENTS INC. PLAT

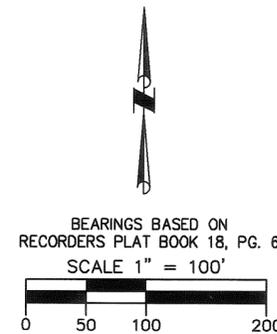
## BEING A REPLAT OF LOTS 8527 AND 8528 IN WEST STANFIELD INDUSTRIAL PARK SEC. TWO CITY OF TROY, MIAMI CO., OHIO

PLAT BOOK 19, PAGE 114  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 7 DAY  
OF May, 2002 AT 12:42 PM.  
FILE No. 0336 071 FEE: \$21.60

John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Dona Swihart  
DEPUTY



NOTE:  
THE RESTRICTIVE COVENANTS  
AS SHOWN IN P.B. 18, PG. 6A  
SHALL GOVERN THE LOTS  
REPLATTED HEREON.



### LEGEND

- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND

TRANSFERRED THIS 7 DAY OF May, 2002  
Chris A. Peeples BY: Sinda Jirrenman  
CHRIS A. PEEPLES DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

### CITY OF TROY COUNCIL APPROVAL

THIS REPLAT AND VACATION OF UTILITIES EASEMENT  
BETWEEN INLOTS 8527 AND 8528 WAS REVIEWED  
AND APPROVED BY CITY COUNCIL THIS 18<sup>TH</sup> DAY OF MARCH  
2002. REFERENCE ORDINANCE NO. 0-8-02,  
EFFECTIVE \_\_\_\_\_, 2002.

MAYOR  
Sue D. Krupar  
CLERK OF COUNCIL

Thomas L. Coverstone  
PRESIDENT OF COUNCIL

Thomas L. Coverstone 02/28/02  
THOMAS L. COVERSTONE, P.S. #7100 DATE

### VACATION

WE THE OWNERS OF LOTS PLATTED HEREON REQUEST VACATION  
OF THE LOT LINE AND UTILITY EASEMENTS AS INDICATED HEREON  
AND DO REPLAT SAME INTO THE LOT AS SHOWN HEREON

Margaret Shubert Treasurer 4-17-02 Suzanne McElred  
M-D INVESTMENTS INC. DATE WITNESS  
(AUTHORIZED SIGNATURE)  
4/17/02 Janice K. Biber  
DATE WITNESS

### ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS  
BE IT REMEMBERED THAT ON THIS 17<sup>TH</sup> DAY OF April, 2002, BEFORE ME,  
A NOTARY PUBLIC IN Miami COUNTY, CAME PERSONALLY THE OWNERS OF  
THE LAND PLATTED HEREON, AND I HEREBY ACKNOWLEDGE THEIR SIGNING TO  
BE A VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN STATED.  
IN TESTIMONY WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY  
NOTARY SEAL THIS 17<sup>TH</sup> DAY OF April, 2002.  
MY COMMISSION EXPIRES July 17, 2002

Janice K. Biber  
NOTARY PUBLIC

### UTILITY COMPANY ACKNOWLEDGMENT

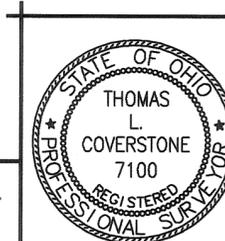
WE THE UNDERSIGNED UTILITY COMPANIES HEREBY ACKNOWLEDGE AND  
APPROVE THE VACATION OF THE UTILITY EASEMENTS AS INDICATED HEREON.

Sandra Imber (Sandra Imber)  
TELEPHONE: VERIZON  
Chris Brown  
CABLE TV: TIME WARNER CABLE

Bruce E. Taylor  
ELECTRIC: D.P. & L.  
Melinda Swartz  
GAS: VECTREN

BEING A REPLAT OF LOT NUMBER 8527 AND 8528  
OF THE WEST STANFIELD INDUSTRIAL PARK SECTION  
TWO AS RECORDED IN RECORDERS PLAT BOOK 18,  
PAGE 6, OWNED BY M-D INVESTMENTS INC. AS  
DESCRIBED IN DEED BOOK 699, PAGE 448 AND  
DEED BOOK 693, PAGE 756.

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	20'	89°-34'-30"	31.27'	28.18'	N 38°-12'-45" E
2	60'	41°-24'-35"	43.36'	42.43'	N 27°-16'-48" W
3	60'	41°-02'-03"	42.97'	42.06'	N 27°-28'-03" W
4	60'	90°-22'-32"	94.64'	85.13'	N 38°-14'-14" E
5	60'	89°-37'-20"	93.85'	84.57'	S 51°-45'-50" E
6	60'	41°-47'-14"	43.76'	42.80'	S 13°-56'-27" W
7	60'	41°-24'-35"	43.36'	42.43'	S 14°-07'-47" W
8	20'	90°-25'-30"	31.57'	28.39'	S 51°-47'-15" E



**CHOICE ONE ENGINEERING**  
the choice that exceeds...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 02-28-2002 drawn by: jmk job number: MIATRO0208

**UPPER VALLEY PROFESSIONAL PARK – PHASE ONE REPLAT OF PT. INLOT 8207  
A PLANNED BUSINESS DEVELOPMENT  
CITY OF PIQUA – MIAMI COUNTY, OHIO**

VOLUME 19 PAGE 115  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 14<sup>th</sup> DAY  
 OF MAY, 2002 AT 1:53 PM.  
 FILE # D931677 FEE \$ 21.60  
John W. O'Brien Carol Meinen  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

**COVENANTS**

THE REAL PROPERTY DESCRIBED IN THIS UPPER VALLEY PROFESSIONAL PARK – PHASE ONE REPLAT OF PT. INLOT 8207 IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR UPPER VALLEY PROFESSIONAL PARK – PHASE ONE AND ALL THE TERMS CONTAINED THEREIN AS RECORDED SEPTEMBER 5, 1990 IN MISCELLANEOUS RECORDS VOLUME 23, PAGE 653, OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, AND AS AMENDED AND RECORDED FROM TIME TO TIME.

**DESCRIPTION**

BEING A PLANNED UNIT COMMERCIAL DEVELOPMENT CONTAINING A TOTAL OF 5.958 ACRES IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, SAID PROPERTY ACQUIRED BY UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION, AN OHIO CORPORATION, BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEED BOOK 618, PAGES 886 AND 893. THE PLATTED LOTS CONTAINS A TOTAL OF 5.181 ACRES AND THE PLATTED LOT SHOWN HEREON CONTAINS 0.0913 ACRE.

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS.

EASEMENTS ON THE WITHIN PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, 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 UTILITIES AND FOR PROVIDING INGRESS AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS: UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION, AN OHIO CORPORATION

Gary L. Coons  
 GARY L. COONS, PRESIDENT

Malinda Black  
 WITNESS  
Lori L. Miller  
 WITNESS

STATE OF OHIO – COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED GARY L. COONS, PRESIDENT OF UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION, AN OHIO CORPORATION, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT, IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER, AND INDIVIDUALLY, AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 14<sup>th</sup> DAY OF May, 2002.

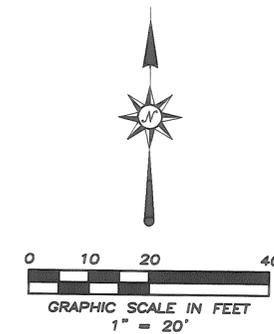
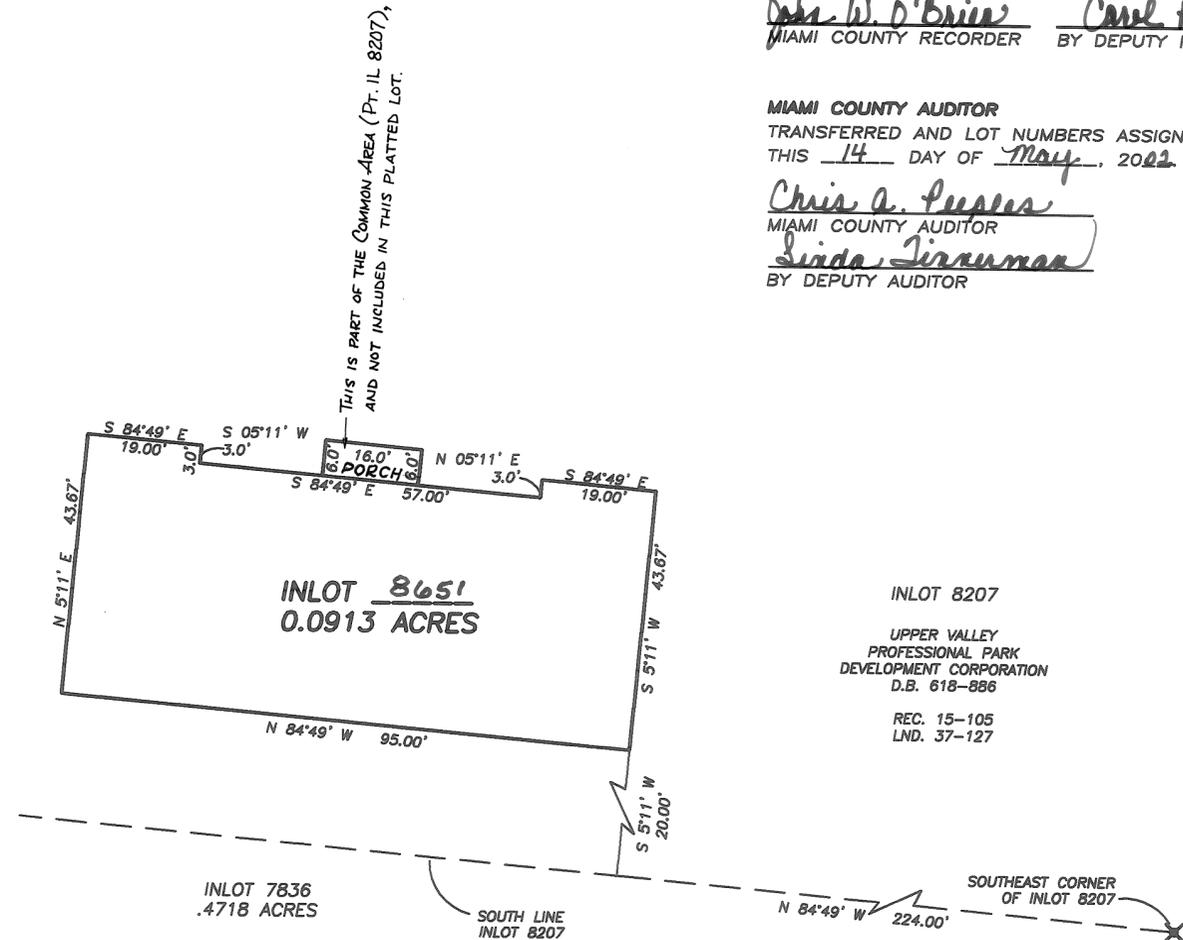
Ruth Ann Curtin NOTARY PUBLIC

MY COMMISSION EXPIRES June 2, 2002

**APPROVAL BY CITY OF PIQUA**  
 THIS PLANNED UNIT DEVELOPMENT WAS APPROVED AND ACCEPTED BY THE CITY OF PIQUA THIS 13<sup>th</sup> DAY OF MAY, 2002 IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE COVENANTS

Thomas R. Zechman  
 THOMAS R. ZECHMAN  
 DIRECTOR OF PUBLIC WORKS

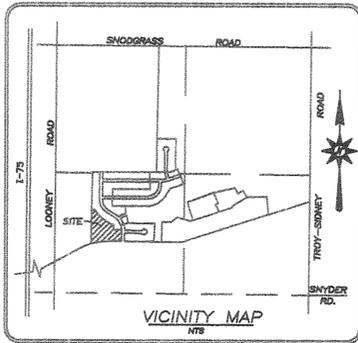
**MIAMI COUNTY PLANNING COMMISSION**  
 REVIEWED AND APPROVED BY THE PLANNING COMMISSION STAFF OF MIAMI COUNTY THIS 8<sup>th</sup> DAY OF MAY, 2002  
Daniel F. Brundage  
 SECRETARY



**CERTIFICATION**  
 I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON AN ACTUAL SURVEY.

Richard W. Klockner  
 RICHARD W. KLOCKNER  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #4370

	UPPER VALLEY PROFESSIONAL PARK – PHASE 1 REPLAT PART INLOT 8207 – 3977 SQUARE FEET	
	RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING ~ LAND SURVEYING 16 EAST WATER STREET ~ TROY, OHIO 45373 (937) 339-5331	
	DATE: MAY 5, 2002	DRAWN: KS SCALE: 1" = 20'



# REPLAT

## PART OF LOT 7845 & PART INDIAN RIDGE SECTION 2: ALL OF LOTS 8263, 8264, 8265, 8266 CITY OF PIQUA, MIAMI COUNTY, OHIO

### DESCRIPTION

BEING A SUBDIVISION OF 5.2206 ACRES OF PART OF LOT 7845 AND ALL OF LOTS 8263, 8264, 8265, 8266 AS ACQUIRED BY: S & R BUCKEYE CONSTRUCTION, CO. IN VOLUMES: 727, 727, 727, PAGES: 151, 153, 155 IN MIAMI COUNTY DEED RECORDS.

PROTECTIVE COVENANTS FOR LOTS **8652, 8653, 8654, 8655** WILL BE THE SAME AS INDIAN RIDGE SECTION 2 AS SHOWN IN VOLUME 18, PAGE 66A, MIAMI COUNTY PLAT RECORDS.

THERE ARE NO PROTECTIVE COVENANTS & RESTRICTIONS FOR THE 1.8418 ACRE INLOT **8657** AND IT SHALL BE USED AS PERMITTED BY THE PIQUA ZONING REGULATIONS.

APPROVAL BY THE PIQUA CITY COMMISSION  
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 18<sup>th</sup> DAY OF MARCH, 2002, BY RESOLUTION NO. 6-48-02.

David Taylor  
MAYOR  
Rebecca Stool  
CLERK

APPROVAL BY THE PIQUA PLANNING COMMISSION  
THIS PLAT REVIEWED AND APPROVED THIS 27<sup>th</sup> DAY OF MARCH, 2002.

Scott Low RES. PC. 13-0A  
CHAIRMAN  
Ann Havenan  
SECRETARY

VOLUME 19 PAGE 116  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 20<sup>th</sup> DAY OF MAY, 2002, AT 2:41 P.M.  
FILE #0837147 FEE \$ 21.60

John W. O'Brien Michelle Wolkow  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 20 DAY OF MAY, 2002.

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Sinda Linneman  
BY DEPUTY AUDITOR

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	DELTA	TANGENT
C1	15.00	23.56'	S 50°21'00" W 21.21'	90°00'00"	15.00
C2	1186.00	320.49'	S 87°36'31" W 319.51'	15°28'58"	161.23
C3	1206.00'	250.94'	N 89°23'20" E 250.49'	11°55'19"	125.93'

## DEDICATIONS/SIGNATURES

**DEDICATION**  
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY DEDICATE THE EASEMENTS TO PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED 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.

Scott Low  
SCOTT LOW, PRESIDENT

Michelle Shantz  
WITNESS  
Dawn S. Stollings  
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 12<sup>th</sup> DAY OF April, 2002.



### FIFTH THIRD BANK OF WESTERN OHIO, NA

Jerome Herbe  
JEROME HERBE, VICE PRESIDENT

Dawn S. Stollings  
WITNESS  
Michelle Shantz  
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 12<sup>th</sup> DAY OF April, 2002.



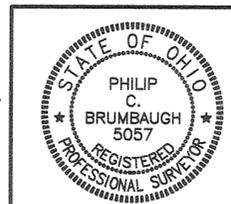
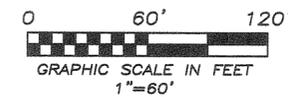
### NOTE:

UTILITY EASEMENTS SHOWN ARE SIX (6') FEET ALONG INTERIOR AND REAR LOT LINES AND TEN (10') FEET ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, EXCEPT WHERE SHOWN OTHERWISE.

### CERTIFICATION

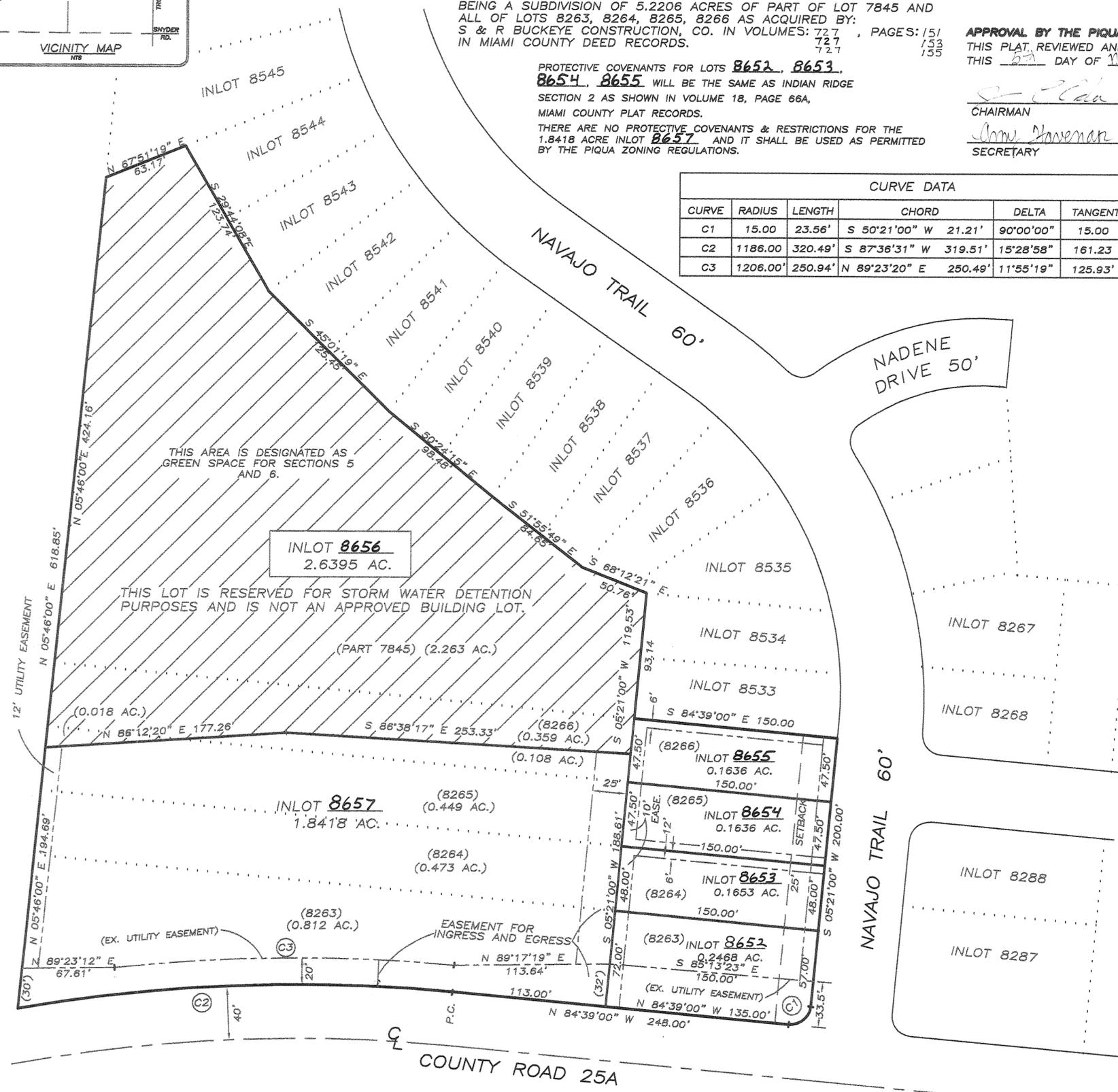
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. CURVED DISTANCES ARE MEASURED ALONG THE ARC. IRON PINS TO BE SET AT ALL NEW LOT CORNERS, LOT POINT OF CURVATURES, AND LOT POINT OF TANGENCY.

Philip C. Brumbaugh  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057



REPLAT 8263, 8264, 8265, 8266 & PART 7845  
FEBRUARY 28, 2002

**PYRAMID ENGINEERING**  
362 NORTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000



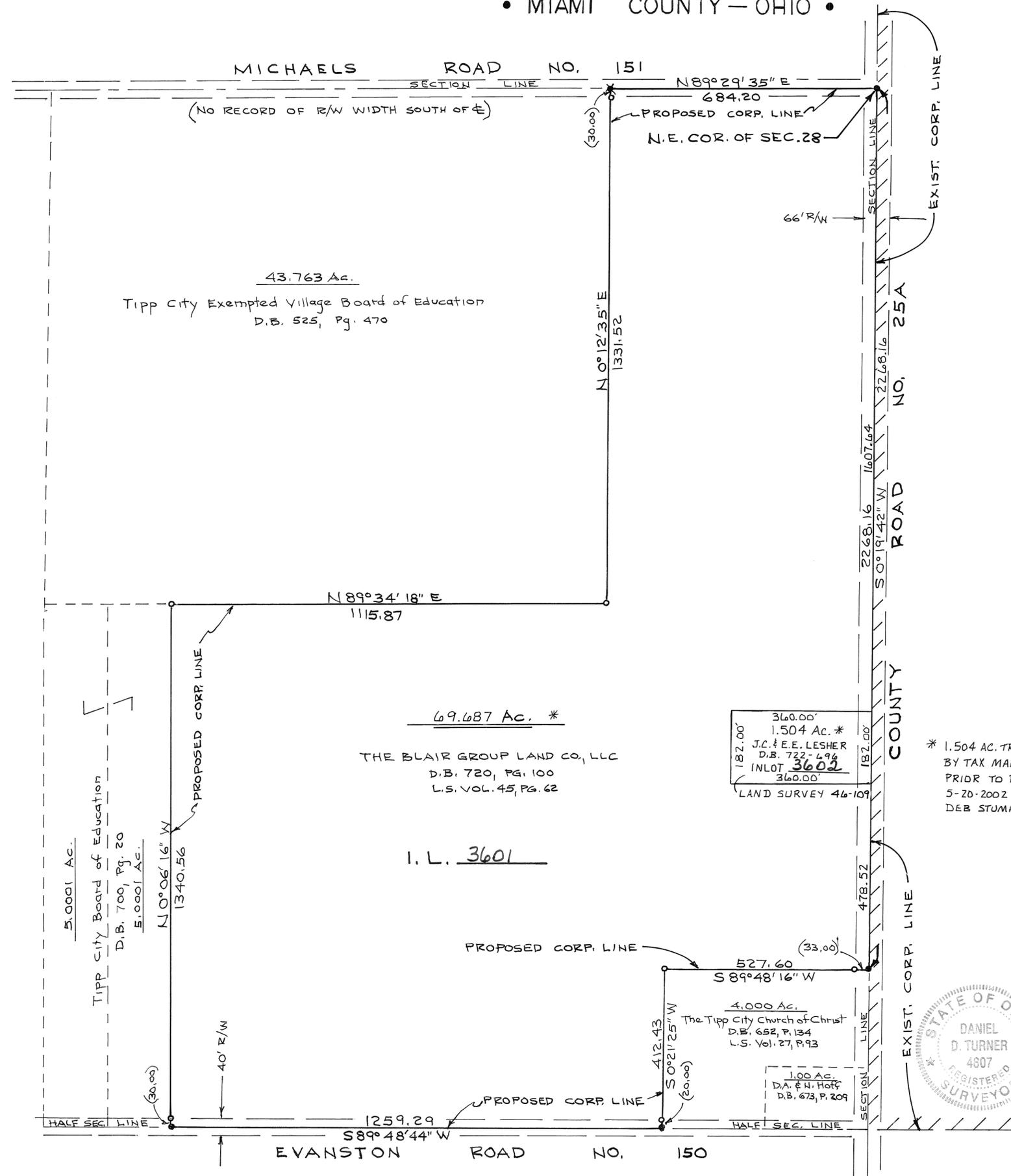
# ANNEXATION TO CITY OF TIPP CITY

• TOWN 4 • RANGE 6 • SECTION 28 • MONROE TOWNSHIP •  
• MIAMI COUNTY — OHIO •

PLAT BOOK 19, PAGE 117  
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS  
FILE NO. 0337245  
RECEIVED FOR RECORD: 2:20 pm  
FEE: \$21.60 DATE 5-21-02  
John W. O'Brien  
MIAMI COUNTY RECORDER  
BY: Michelle Wilson  
DEP. COUNTY RECORDER



SCALE: 1" = 200'



### DESCRIPTION

Being a total of 71.191 Acres located in Section 28, Town 4, Range 6, in Monroe Township, Miami County, Ohio.

### MIAMI COUNTY COMMISSIONERS

At a meeting of the Miami County Commissioners held this 29<sup>th</sup> day of January, 2002, the annexation of this area was approved.

Con Widener  
John J. Wagoner  
D. Dan Bird  
MIAMI COUNTY COMMISSIONERS

### CITY OF TIPP CITY

This annexation accepted and approved by the Council of the City of Tipp City this 15<sup>th</sup> day of April, 2002, by Ordinance No. 16-02

Valerie Blahy  
MAYOR  
Misty Cox  
CLERK  
Anna H. Old  
PRESIDENT OF COUNCIL

### MIAMI COUNTY AUDITOR

Approved and transferred this 21 day of May, 2002.

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
BY: Linda Turner  
DEP. COUNTY AUDITOR

### MIAMI COUNTY ENGINEER

This plat reviewed and approved this 4<sup>th</sup> day of FEBRUARY, 2002

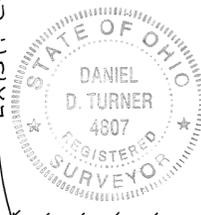
Daniel D. Turner  
MIAMI COUNTY ENGINEER

- NOTE
- = IRON PIN
  - = P.K. NAIL
  - ✱ = R.R. SPIKE

### CERTIFICATION

This annexation plat prepared from a survey plat filed in Vol. 45, P. 62, of the Miami County Engineer's record of land surveys and is hereby certified to be correct in accordance with said survey.

Daniel D. Turner  
REG. SURVEYOR NO. 4807 10-24-01



ANNEXATION OF 71.191 ACRES TO CITY OF TIPP CITY, OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE OCT. - 2001	DRAWN BY: D.T. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 391001	SCALE: 1" = 200'	

# ANNEXATION TO THE CITY OF TIPP CITY MONROE TOWNSHIP - MIAMI COUNTY - OHIO SECTION 8, TOWN 4, RANGE 6

See Annexation Proceedings Recorded  
in D.B. 721-788

VOLUME 19 PAGE 118  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 6<sup>th</sup> DAY  
OF JUNE, 2002, AT 11:32 A.M.  
FILE #0338360 FEE \$21.60

John W. D'Brien Carol Pleiner  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

APPROVAL BY THE MIAMI COUNTY ENGINEER  
THIS ANNEXATION PLAT REVIEWED AND APPROVED  
BY THE MIAMI COUNTY ENGINEER  
THIS 1<sup>st</sup> DAY OF AUGUST, 2001.

Doug Christ  
DOUGLAS L. CHRISTIAN

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS  
THIS ANNEXATION OF THE FOREGOING AREA APPROVED  
BY THE MIAMI COUNTY COMMISSIONERS  
THIS 17<sup>th</sup> DAY OF JULY, 2001.  
BY ORDINANCE NO. 01-07-1164

D. Ann Baird  
D. ANN BAIRD  
John J. Dugan  
JOHN J. DUGAN  
RON WIDENER

APPROVAL BY THE CITY OF TIPP CITY  
THIS ANNEXATION ACCEPTED BY THE COUNCIL OF  
THE CITY OF TIPP CITY, OHIO  
THIS 1<sup>st</sup> DAY OF OCTOBER, 2001.  
BY ORDINANCE NO. 17-01

Wanda H. Ochs  
PRESIDENT OF COUNCIL  
Vickie Blakey  
MAYOR  
Misty Coy  
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 6<sup>th</sup> DAY OF FEBRUARY, 2002  
Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Jynda Pearson  
BY DEPUTY AUDITOR

CERTIFICATION  
I HEREBY CERTIFY THIS PLAT TO BE CORRECT  
BASED ON AN ACTUAL SURVEY.

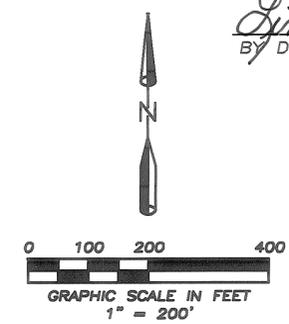
Richard W. Klockner  
RICHARD W. KLOCKNER  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #4370

- REFERENCES:
- RECORDER'S PLATS:  
VOLUME 8, PAGE 139  
VOLUME 11, PAGE 87  
VOLUME 16, PAGE 62
- LAND SURVEYS:  
VOLUME 7, PAGE 61  
VOLUME 13, PAGE 183  
VOLUME 20, PAGE 101  
VOLUME 31, PAGE 69  
VOLUME 32, PAGE 57  
VOLUME 42, PAGE 104  
VOLUME 43, PAGE 6
- DEED RECORDS:  
VOLUME 556, PAGE 791

TALL OAKS  
SUBDIVISION  
SECTION 2  
REC. 11-8

TALL OAKS  
SUBDIVISION  
SECTION 1  
REC. 8-139

- LEGEND
- ✱ MAG NAIL SET
  - ✱ MAG NAIL FOUND
  - ✱ RAILROAD SPIKE FOUND
  - IRON PIN SET
  - IRON PIN FOUND
  - △ 18" WOOD CORNER POST



DESCRIPTION  
BEING A TOTAL OF 130.5258 ACRES  
LOCATED IN SECTION 8, TOWN 4, RANGE 6

FRED G. &  
DIANA GREEN  
D.B. 670-582  
D.B. 687-240  
40.891 AC.

FREDERICK L. LOUTHAN  
D.B. 624-892  
5.001 AC.

MARY A.  
BERNHARDT  
D.B. 640-45  
D.B. 685-551  
11.973 AC.

N 87°59'07" E

2172.77'

(150.00')

PROPOSED  
CORPORATION  
LINE

EXISTING  
CORPORATION  
LINE  
I.L. 3015  
REC. 16-113  
DOUGLAS A. &  
CRISTAL CHUMNEY  
D.B. 659-439

COPPERFIELD LANE  
60' R/W

PETERS ROAD #149

1089.65'

1089.65'

1089.65'

1089.65'

1089.65'

1089.65'

1089.65'

1089.65'

1089.65'

1089.65'

1089.65'

1089.65'

1089.65'

1089.65'

PROPOSED  
CORPORATION LINE &  
ONE-HALF SECTION LINE

NORTHWEST CORNER  
SOUTHEAST QUARTER  
SECTION 8, TOWN 4, RANGE 6

AMERITECH CABLE

TIP-TOP  
TIPP-TOP  
CANNING COMPANY  
D.B. 556-791  
130.5258 AC.  
INLOT 3603

\* Transferred to Tip Top Properties, LLC. on  
December 21, 2001, by D.B. 722-818  
(Added by Miami County Engineer's Tax  
Map Department on June 6, 2002.)

VOCKE FARMS  
D.B. 545-310  
D.B. 560-618  
150.523 AC.

PROPOSED  
CORPORATION LINE &  
ONE-HALF SECTION LINE

SOUTHWEST CORNER  
SOUTHEAST QUARTER  
SECTION 8, TOWN 4, RANGE 6

PROPOSED  
CORPORATION  
LINE

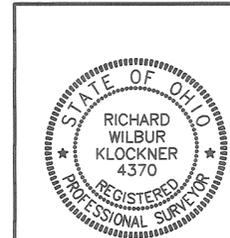
SECTION 8 S 88°31'00" W

1697.14'

(541.37')

SECTION 17

KESSLER-COWLESVILLE ROAD ~ 33' R/W



ANNEXATION TO CITY OF TIPP CITY ~ 130.5258 ACRES FEBRUARY 14, 2001		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING ~ LAND SURVEYING 16 EAST WATER STREET ~ TROY, OHIO 45373 (937) 339-5331		
DATE: FEB. 16, 2001	DRAWN: KS TRACED: CHECKED: <u>Earl</u> SCALE: 1" = 200'	SHEET: 1 OF 1

# SHURTS REPLAT - TROY, OHIO

PLAT BOOK 19 PAGE 119  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 10TH DAY OF  
JUNE, 2002, AT 12:53 P.M.  
 FILE NO. 0339553 FEE: \$ 21.60

**SURVEY REFERENCES**  
 LOT SURVEY VOLUME 7, PAGE 147  
 LOT SURVEY VOLUME 14, PAGE 25  
 RECORDER'S PLAT BOOK 4, PAGE 27  
 RECORDER'S PLAT BOOK 13, PAGE 134

BEING A REPLAT OF PARTS OF INLOTS 593 AND 596 IN TROY, OHIO, CONTAINING A TOTAL OF 0.4227 ACRES,  
 ACQUIRED BY MARIE SHURTS BY DEED BOOK 705; PAGE 751 IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.  
 (SEE ALSO JOINT GARAGE/DRIVEWAY AGREEMENT FILED IN MISCELLANEOUS BOOK 21, PAGE 786 IN THE MIAMI  
 COUNTY RECORDER'S OFFICE.)

**LEGEND**

- = IRON PIN SET 5/8" CAPPED
- = IRON PIN OR PIPE FOUND
- ⊕ = MAG NAIL SET

*John W. O'Brien*  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: *Christine Jackson*  
 DEPUTY RECORDER

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

OWNER: MARIE SHURTS  
*Marie Shurts*  
 MARIE SHURTS

*Christina G. Childs*  
 WITNESS

*Ruby E. Klockner*  
 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  
 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  
TROY, OHIO, THIS 29TH DAY OF APRIL, 2002.

*Richard W. Klockner*  
 NOTARY PUBLIC



THIS REPLAT WAS REVIEWED AND APPROVED THIS 7TH DAY OF JUNE, 2002.

*Steven D. Leffel*  
 STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR

APPROVED AND TRANSFERRED THIS 10th DAY OF June, 2002.

*Chris A. Peoples*  
 CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

BY: *Trida Pearson*  
 DEPUTY AUDITOR

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

*Richard W. Klockner*  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



REPLAT OF PARTS OF INLOTS 593 AND 596 TROY, OHIO		
MARIE SHURTS TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE <b>29APR02</b>	DRAWN BY: TRACED BY: <i>ank</i> CHECK BY:	SHEET NO. <b>1 OF 1</b>
SCALE: 1" = 20'		

# ANNEXATION TO THE CITY OF TIPP CITY

81.201 ACRES, LOCATED IN SECTIONS 8 & 9, TOWN 4, RANGE 6, MONROE TWP., MIAMI COUNTY.

PLAT BOOK 19 PAGE 120  
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 10<sup>th</sup> DAY OF June, 2002, AT 2:39 P.M.

FILE NO. 0338584 FEE: \$ 21.60

ANNEXATION PROCEEDINGS RECORDED IN DEED MISCELLANEOUS VOLUME 727 PAGE 933

John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle Wilbur  
BY DEPUTY

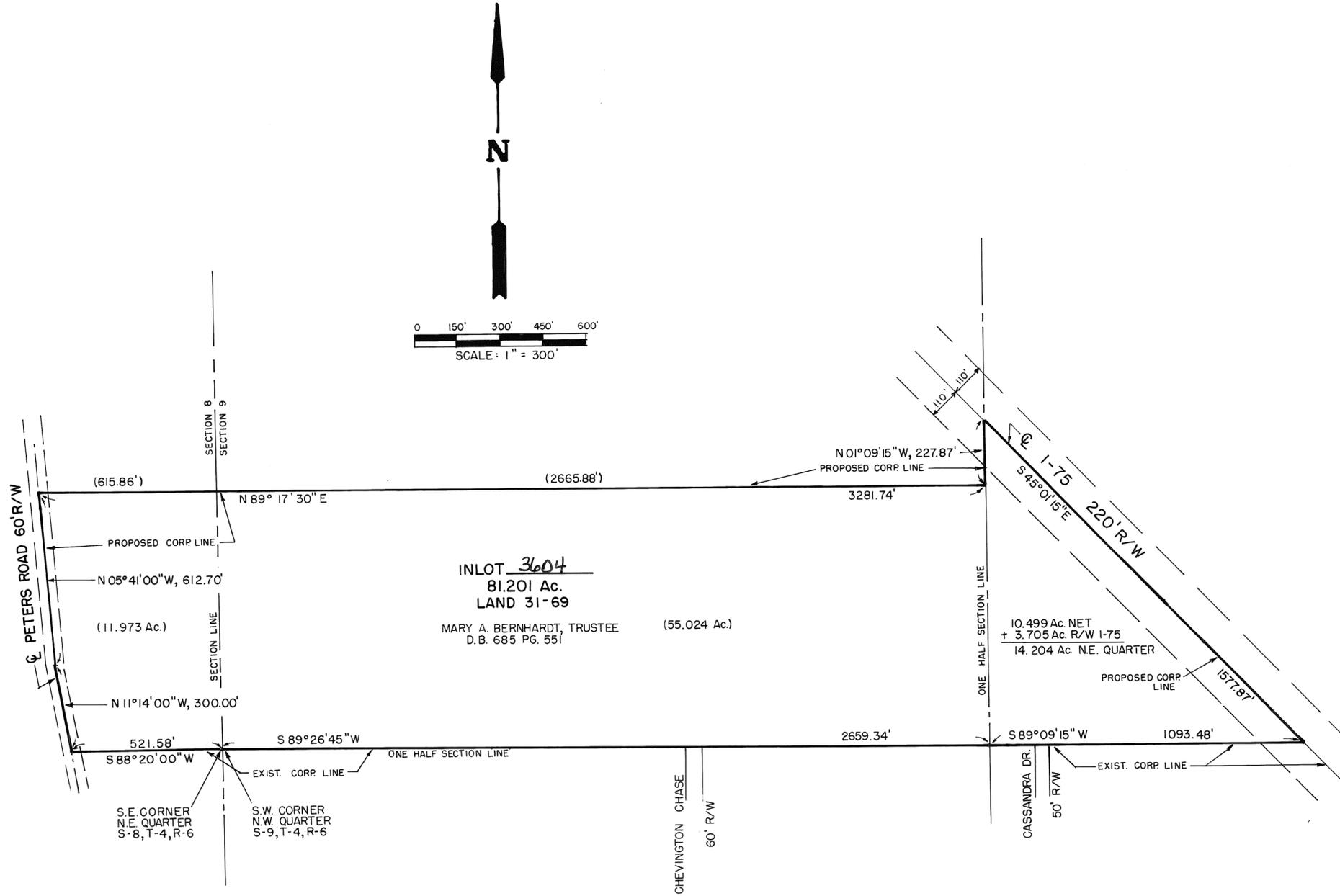
**APPROVAL BY MIAMI COUNTY ENGINEER**  
THIS PLAT REVIEWED AND APPROVED THIS 29<sup>th</sup> DAY OF November, 2002.  
Ang Chilian  
MIAMI COUNTY ENGINEER

**APPROVAL BY TIPP CITY**  
AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 6<sup>th</sup> DAY OF May, 2002, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 18-02.  
Valerie K. Blakey  
MAYOR  
Walter H. Olin  
PRESIDENT OF COUNCIL  
Cristy Cox  
CLERK OF COUNCIL

**APPROVAL BY MIAMI COUNTY AUDITOR**  
THIS PLAT APPROVED AND TRANSFERRED THIS 10 DAY OF June, 2002.  
Chris G. Peoples  
MIAMI COUNTY AUDITOR  
Linda Sierman  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**  
THE ANNEXATION OF THE FOREGOING AREA TO THE CITY OF TIPP CITY, OHIO, APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 7<sup>th</sup> DAY OF FEBRUARY, 2002.  
RES. NO. 02-02-221  
Don Widener  
MIAMI COUNTY COMMISSIONER  
Bob Ferguson  
MIAMI COUNTY COMMISSIONER  
D. Ann Bried  
MIAMI COUNTY COMMISSIONER

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON EXISTING RECORDS.  
Richard W. Klockner  
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR NO. 4370



ANNEXATION TO THE CITY OF TIPP CITY 81.201 ACRES SECTION 8,9, TOWN 4, RANGE 6, MONROE TOWNSHIP		
FOR: MARY A. BERNHARDT, TRUSTEE		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING - LAND SURVEYING 16 EAST WATER ST. TROY, OH. 45373 937-339-5331		
DATE	DRAWN: D.V.	SHEET
8-18-2001	CHECKED: <u>EWB</u>	1 OF 1
SCALE: 1" = 300'		

# HUBBARD ROOFING, INC. REPLAT - PIQUA, OHIO

PLAT BOOK 19 PAGE 121  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 11<sup>th</sup> DAY OF

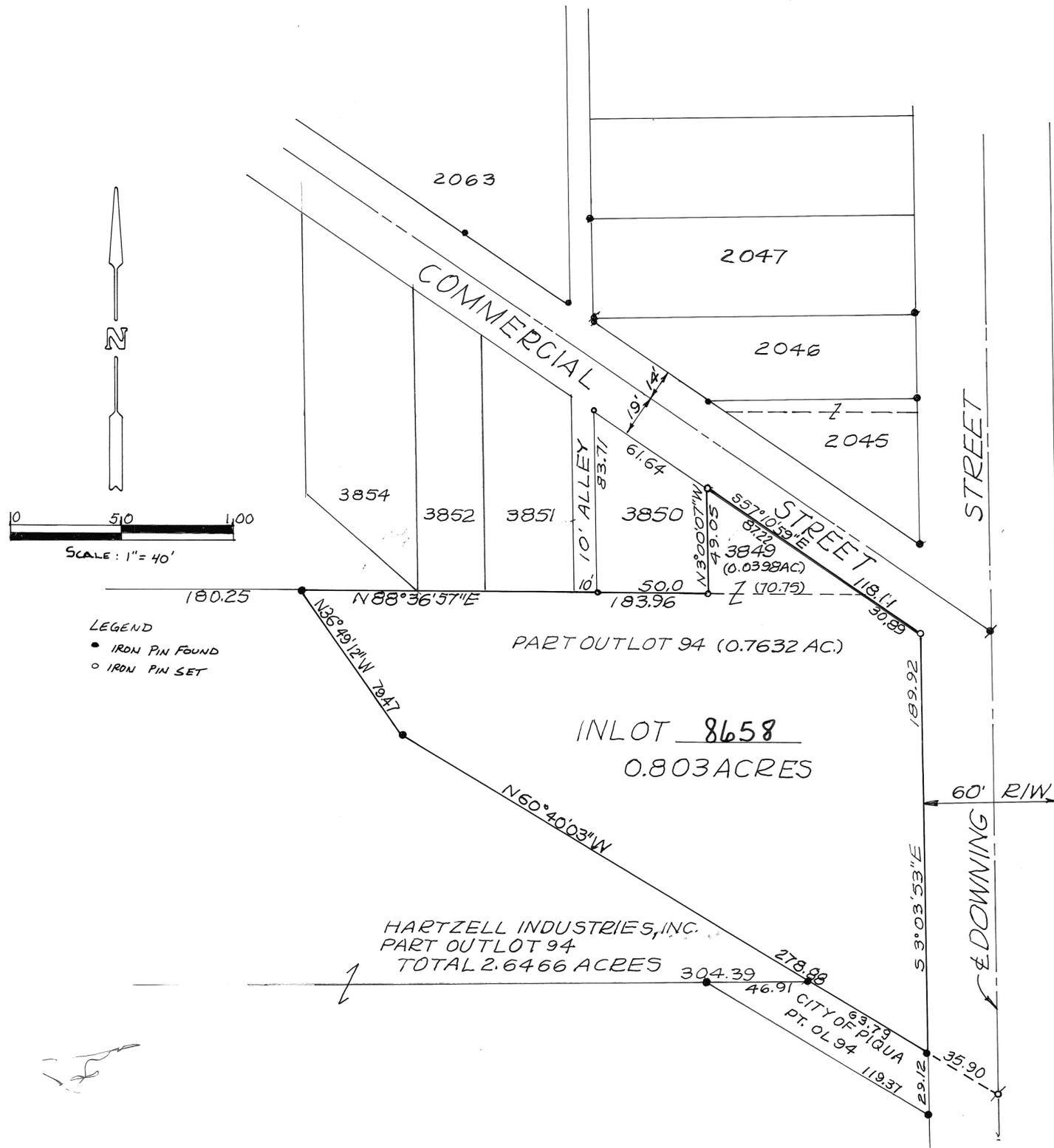
June, 2002, AT 1:48 P.M.

FILE NO. 0338663 FEE: \$21.40

John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: Dona Swihart  
 DEPUTY RECORDER

**DESCRIPTION**  
 BEING A REPLAT OF INLOT 3849 AND A PART OF OUTLOT 94, IN THE CITY OF PIQUA, OHIO, CONTAINING A TOTAL OF 0.803 ACRES AS ACQUIRED BY HUBBARD ROOFING, INC., BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 564, PAGE 884.



**LEGEND**  
 ● IRON PIN FOUND  
 ○ IRON PIN SET

**DEDICATION**  
 THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATTED, DOES HEREBY ACCEPT AND APPROVE THIS REPLAT AS SHOWN HEREON AND DOES HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: HUBBARD ROOFING, INC.  
Don Hubbard  
 DON HUBBARD, PRESIDENT

Richard W. Klockner  
 WITNESS

WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DON HUBBARD, PRESIDENT, OF THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 29<sup>th</sup> DAY OF May, 2002.

Richard W. Klockner  
 NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS REPLAT REVIEWED AND APPROVED THIS 29 DAY OF MAY, 2002.

TRZ  
 THOMAS R. ZECHMAN, PUBLIC WORKS DIRECTOR

TRANSFERRED THIS 29<sup>th</sup> DAY OF May JUNE, 2002.

Chris A. Peoples  
 CHRIS A. PEOPLES  
 MIAMI COUNTY AUDITOR

BY: Linda Jirnerman  
 DEPUTY AUDITOR

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

Richard W. Klockner  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



REPLAT FOR HUBBARD ROOFING, INC. PIQUA, OHIO		
HUBBARD ROOFING, INC. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE <u>5-20-02</u>	DRAWN BY: TRACED BY: <u>TRZ</u> CHECKED BY:	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 40'		

**SUNSET CLEANERS REPLAT**  
**REPLAT OF INLOT 99, PART INLOT 100 & PART OUTLOT 242**  
 CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 19 PAGE 122

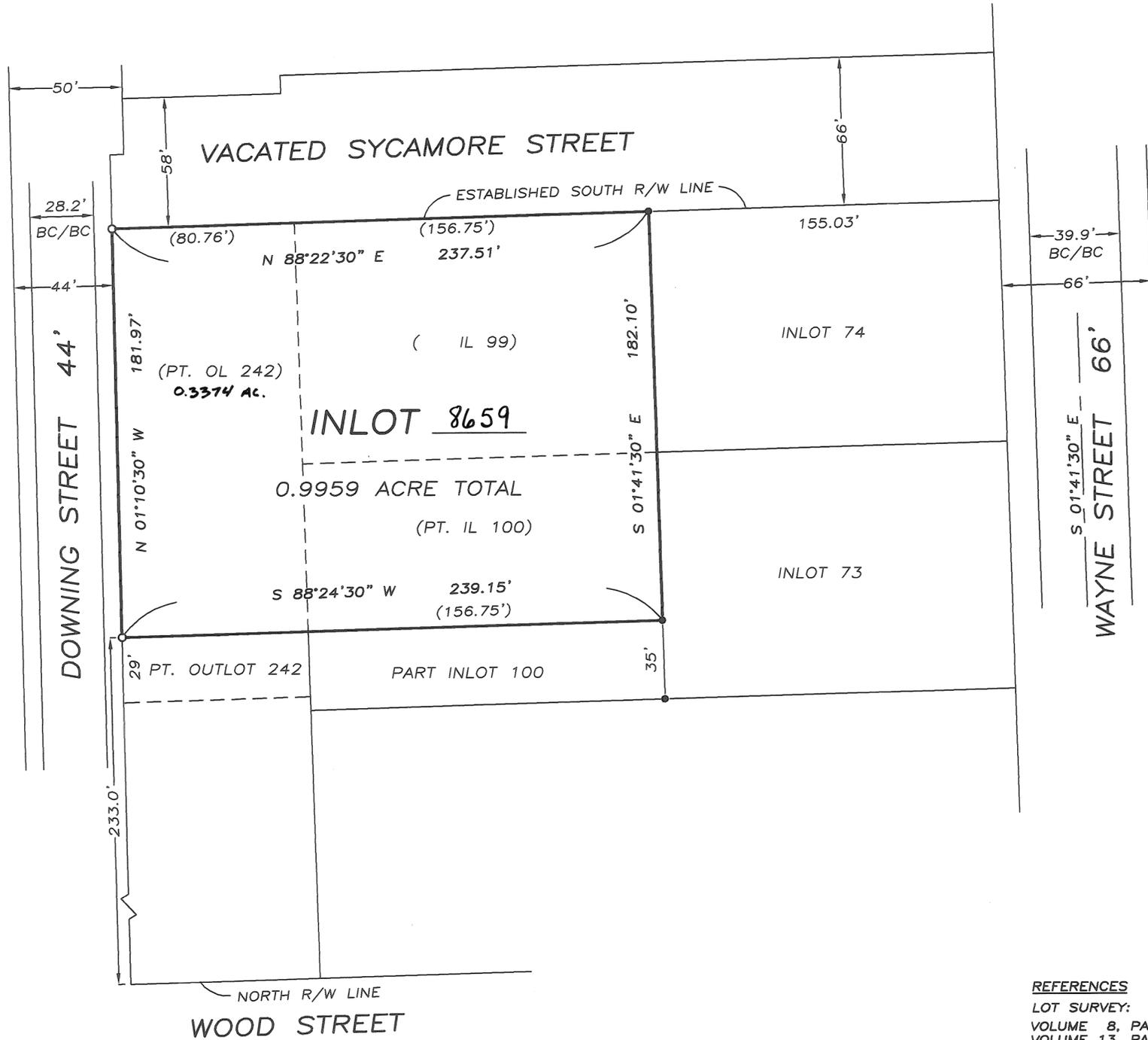
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 11<sup>th</sup> DAY  
 OF JUNE, 2002 AT 1:53 P.M.  
 FILE # 0338665 FEE \$21.60

John W. O'Brien Dona Swihart  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 TRANSFERRED AND LOT NUMBER ASSIGNED  
 THIS 11<sup>th</sup> DAY OF JUNE, 2002

Chris A. Pappas Linda Lirreman  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



**DESCRIPTION**  
 BEING A REPLAT OF INLOT 99, PART INLOT 100 AND PART OUTLOT 242, IN THE CITY OF PIQUA, AS ACQUIRED BY RONALD K. MINNICH & PEGGY J. MINNICH, TRUSTEES BY DEED BOOK 637, PAGE 429 AND DEED BOOK 681, PAGE 172.

**DEDICATION**  
 WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

Ronald K. Minnich Mark P. Douglas  
 RONALD K. MINNICH WITNESS  
Peggy J. Minnich Jerome A. Berke, Jr.  
 PEGGY J. MINNICH WITNESS

FIFTH THIRD BANK OF WESTERN OHIO, NA  
Frank Wagner Mark P. Douglas  
 FRANK WAGNER WITNESS  
Jerome A. Berke, Jr.  
 WITNESS

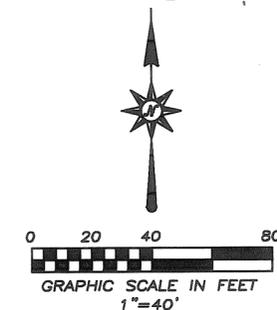
STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 31<sup>st</sup> DAY OF May, 2002.

Jerome A. Berke, Jr.  
 NOTARY PUBLIC



**APPROVAL BY THE CITY OF PIQUA**  
 THIS PLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA THIS 10 DAY OF JUNE, 2002.

Thomas R. Zechman  
 THOMAS R. ZECHMAN - DIRECTOR OF PUBLIC WORKS



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

Richard W. Klockner  
 RICHARD W. KLOCKNER  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #4370

**REFERENCES**  
 LOT SURVEY:  
 VOLUME 8, PAGE 155  
 VOLUME 13, PAGE 82  
 VOLUME 17, PAGE 128  
 VOLUME 18, PAGE 25  
 DEED BOOK:  
 VOLUME 681, PAGE 174

**LEGEND**  
 ○ IRON PIN SET  
 ● IRON PIN FOUND

	REPLAT FOR SUNSET CLEANERS, PIQUA IN MIAMI COUNTY, OHIO	
	RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING ~ LAND SURVEYING 16 EAST WATER STREET ~ TROY, OHIO 45373 (937) 339-5331	
DATE: APRIL 29, 2002	DRAWN: DGS SCALE: 1" = 40'	SHEET: 1 OF 1

INDIAN RIDGE ~ SECTION SEVEN  
CITY OF PIQUA, MIAMI COUNTY, OHIO  
PART OF INLOTS 7847, 7849

VOLUME 19 PAGE 123  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 13<sup>TH</sup> DAY  
OF JUNE, 2002, AT 1:17 P.M.  
FILE #0338918 FEE \$43.20

*John W. O'Brien*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 13 DAY OF June, 2002

*Chris G. Peoples*  
MIAMI COUNTY AUDITOR  
*Sandra Zimmerman*  
BY DEPUTY AUDITOR

DESCRIPTION  
\* BEING A SUBDIVISION OF 13.134 ACRES WITH 13.018 ACRES IN PART OF INLOT 7847 & 0.116 ACRES IN PART OF INLOT 7849; OF WHICH A 0.299 ACRE PART OF INLOT 7847 BEING ACQUIRED BY S & R BUCKEYE DEVELOPMENT, CO., L.L.C. IN DEED VOLUME 727, PAGE 191, AND A 12.719 ACRE PART OF INLOT 7847 BEING ACQUIRED BY S & R BUCKEYE DEVELOPMENT CO., L.L.C. IN DEED VOLUME 728, PAGE 87, AND THE SAID 0.116 ACRE PART OF INLOT 7849 BEING ACQUIRED BY S & R BUCKEYE DEVELOPMENT CO., L.L.C. IN DEED VOLUME 728, PAGE 87 MIAMI COUNTY DEED RECORDS, \*

\* NOTE: REGARDING OWNERSHIP, SEE QUITCLAIM DEED RECORDED IN DEED BOOK 733 PAGE 152 AND AFFIDAVIT RECORDED IN DEED BOOK 733 PAGE 155.

AREA SUMMARY

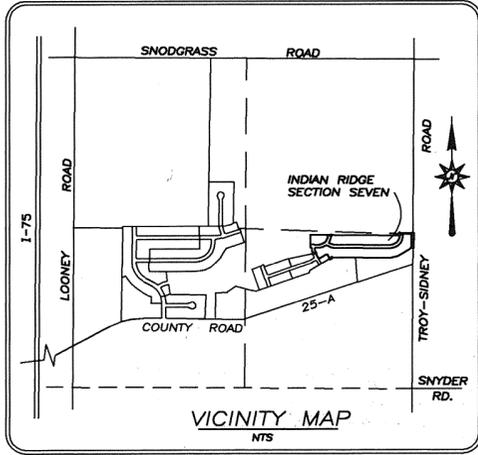
R/W  
2.343 ACRES IN SIOUX, NADENE, CO. RD. 25-A, OTTAWA CIRCLE  
LOTS  
10.791 ACRES  
13.134 ACRES TOTAL

PART INLOT 7849  
D.J. TEETERS  
DEED BK 565 PG. 343  
79.908 ACRES

PART INLOT 7849  
S&R BUCKEYE DEV. D.B. 728 PG. 87  
0.976 ACRES REMAINING

PART INLOT 7849  
S&R BUCKEYE DEV. D.B. 728 PG. 87  
0.116 ACRES

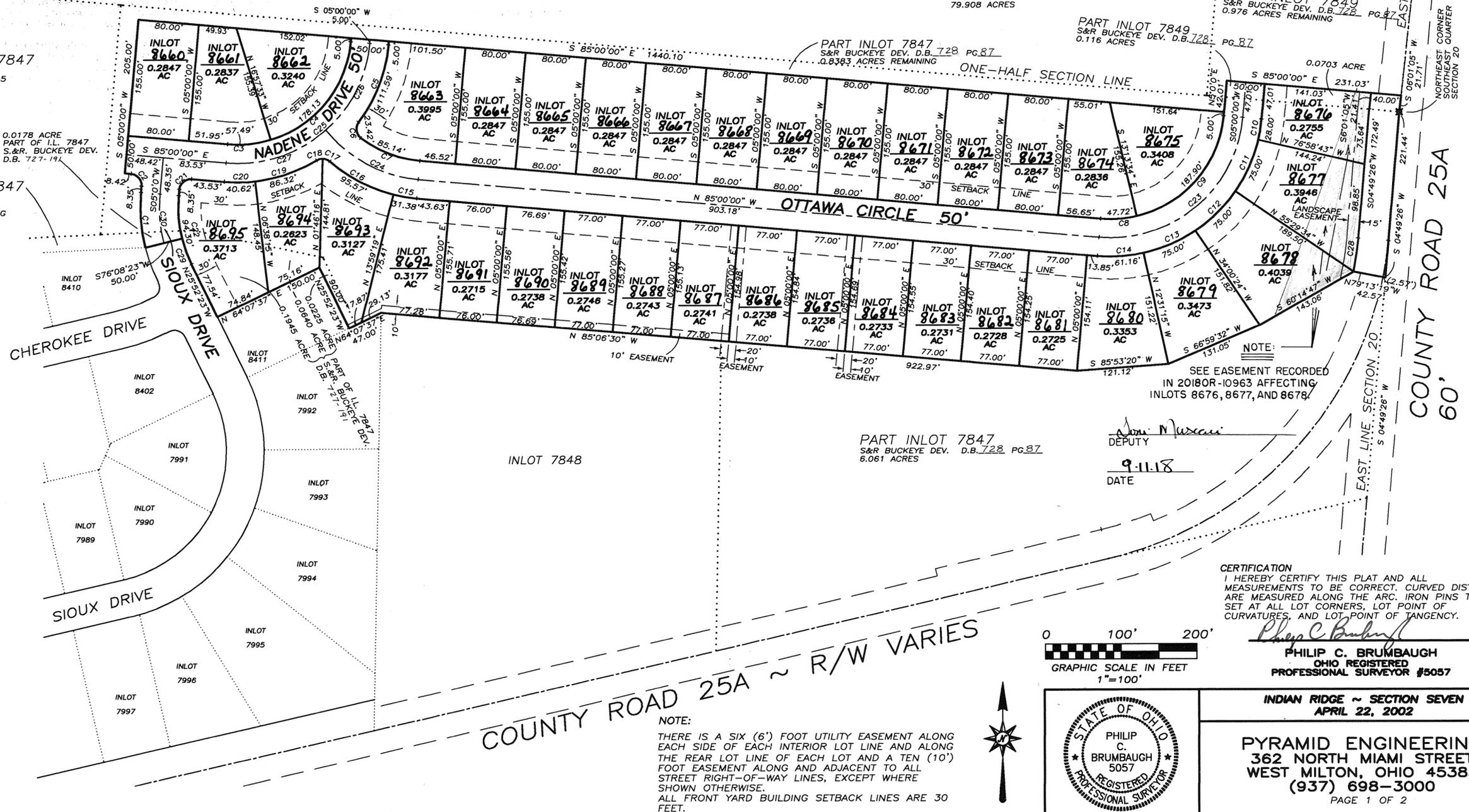
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	225.00'	74.06'	73.73'	N 04°25'48" W	18°51'37"	37.37'
C2	15.00'	23.56'	21.21'	S 40°00'00" E	90°00'00"	15.00'
C3	150.00'	57.49'	57.14'	S 84°01'14" W	21°57'33"	29.10'
C4	150.00'	178.13'	167.85'	S 39°01'14" W	68°02'27"	101.25'
C5	200.00'	111.59'	110.15'	S 20°59'02" W	31°58'04"	57.29'
C6	15.00'	23.42'	21.11'	N 07°45'19" W	89°26'46"	14.86'
C7	150.00'	85.14'	84.00'	N 68°44'21" W	32°31'18"	43.75'
C8	150.00'	47.72'	47.51'	S 85°53'13" W	18°13'34"	24.06'
C9	150.00'	187.90'	175.86'	S 40°53'13" W	71°46'26"	108.53'
C10	200.00'	28.00'	27.98'	N 09°00'39" E	08°01'17"	14.02'
C11	200.00'	75.00'	74.56'	N 23°45'52" E	21°29'09"	37.95'
C12	200.00'	75.00'	74.56'	N 45°15'01" E	21°29'09"	37.95'
C13	200.00'	75.00'	74.56'	N 66°44'10" E	21°29'09"	37.95'
C14	200.00'	61.16'	60.92'	N 86°14'22" E	17°31'15"	30.82'
C15	200.00'	31.38'	31.34'	S 80°30'21" E	08°59'19"	15.72'
C16	200.00'	95.57'	94.66'	S 62°19'19" E	27°22'44"	48.72'
C17	15.00'	10.37'	10.16'	S 68°25'51" E	39°35'46"	5.40'
C18	15.00'	8.68'	8.56'	S 75°12'07" W	33°08'18"	4.46'
C19	200.00'	86.32'	85.66'	S 70°59'51" W	24°43'48"	43.84'
C20	200.00'	40.62'	40.55'	S 89°10'53" W	11°38'15"	20.38'
C21	15.00'	23.56'	21.21'	S 50°00'00" W	90°00'00"	15.00'
C22	175.00'	94.30'	93.16'	S 10°26'12" E	30°52'23"	48.32'
C23	175.00'	274.89'	247.49'	S 50°00'00" W	90°00'00"	175.00'
C24	175.00'	132.38'	129.25'	N 63°19'45" W	43°20'30"	69.54'
C25	175.00'	274.89'	247.49'	S 50°00'00" W	90°00'00"	175.00'
C26	175.00'	132.38'	129.25'	S 26°40'15" W	43°20'30"	69.54'
C27	175.00'	142.51'	138.60'	S 71°40'15" W	46°39'30"	75.47'
C28	433.34'	45.03'	45.01'	S 07°48'03" W	05°57'14"	22.54'
C29	175.00'	36.69'	36.62'	N 19°52'00" W	12°00'46"	18.41'
C30	200.00'	65.83'	65.54'	N 04°25'48" W	18°51'37"	33.22'



PART INLOT 7847  
D. J. TEETERS  
DEED BK 619 PG. 155  
6.3417 ACRES

0.0178 ACRE  
PART OF I.L. 7847  
S&R BUCKEYE DEV.  
D.B. 727-191

PART INLOT 7847  
S&R BUCKEYE DEV.  
D.B. 727-191  
0.7941 ACRES REMAINING

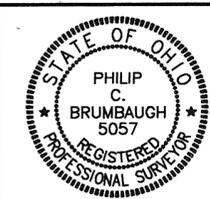
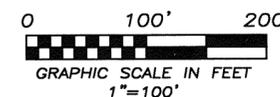


PART INLOT 7847  
S&R BUCKEYE DEV. D.B. 728 PG. 87  
6.061 ACRES

*John W. O'Brien*  
DEPUTY  
9-11-18  
DATE

CERTIFICATION  
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. CURVED DISTANCES ARE MEASURED ALONG THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS, LOT POINT OF CURVATURES, AND LOT POINT OF TANGENCY.

*Philip C. Brumbaugh*  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057



INDIAN RIDGE ~ SECTION SEVEN  
APRIL 22, 2002

PYRAMID ENGINEERING  
362 NORTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000  
PAGE 1 OF 2

NOTE:  
THERE IS A SIX (6') FOOT UTILITY EASEMENT ALONG EACH SIDE OF EACH INTERIOR LOT LINE AND ALONG THE REAR LOT LINE OF EACH LOT AND A TEN (10') FOOT EASEMENT ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, EXCEPT WHERE SHOWN OTHERWISE.  
ALL FRONT YARD BUILDING SETBACK LINES ARE 30 FEET.

INDIAN RIDGE ~ SECTION SEVEN

PROTECTIVE COVENANTS & RESTRICTIONS

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling or as provided by the City of Piqua Zoning Regulations.
2. The floor area of each single dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1,400 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 800 Sq. Ft.
3. The exterior design, square footage, elevations, building locations and construction materials of all buildings and pools shall be approved in writing by the developer, S&R BUCKEYE CONSTRUCTION CO., or an architectural review committee (ARC) chosen by S&R BUCKEYE CONSTRUCTION CO., INC., prior to the issuance of a building permit and evidenced by a signed plot plan and blueprint. An accurate, approved blueprint and plot plan shall be provided for the files of the developer/ARC. All residences and attached garages shall have exteriors containing brick and/or stone, with combinations of wood or vinyl siding permitted. Detached structure exteriors may contain any combination of the above materials. Vinyl soffits are permitted. Roll roofing is not permitted. No exterior shall have more than eight (8) inches of exposed concrete block or concrete walls or foundation.
4. No lot shall be hereafter subdivided into additional residential lots.
5. No trailer, basement, campshack, garage, barn or other out-building shall be used at any time as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character to be used as a residence.
6. Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fences shall be placed or allowed to remain nearer to the street than the front face of house. No barbed wire, no chain link, no field fencing or similar types of fencing may be used upon the property at any location.
7. No worn out, discarded or unlicensed automobiles, machinery or vehicles or parts thereof shall be stored on any lot and no part thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
8. No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may become an annoyance or nuisance.
9. No Animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes.
10. No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
11. No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed fifty (50) Sq. Ft. and shall not exceed 16 inches in height.
12. All lots are to be seeded or sodden and landscaped within six (6) months of the completion of the house. Landscaping shall include planting three (3) trees which are five (5) ft. min. height.
13. These protective covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2020, and subsequently until or unless amended by written consent of sixty percent (60%) of the owners of lots to be affected by said amendment(s). Owners may make said amendments at any time either before or after January 1, 2020. Affected lots shall include those to which the changes would apply plus all contiguous properties within this development. Each owner shall have one (1) vote for each individual lot owned by him. If more than one person owns a lot then all of the owners of the lot together shall have one vote. The signatures of all of the owners shall be necessary to exercise the one vote.
14. These covenants shall be enforceable by injunction or otherwise by the grantor, his, her or its successors or assigns. If the parties hereto, or their grantees, heirs, successors or assigns, shall violate or attempt to violate any of the protective covenants or restrictions herein, it shall be lawful for any other person(s) owning a lot in said development or the developer/ARC to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such protective covenant or restriction and either to prevent him, her or them from doing so or to recover damages or other dues from such violation.
15. Invalidity of any one of these protective covenants or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. All costs of litigation and attorney's fees resulting from violation of these protective covenants and restrictions shall be the financial responsibility of the lot owner or owners found in violation.
16. All lot owners are members of and must comply with the declarations, and any rules and regulations including the payment of dues of the INDIAN RIDGE Homeowners Association as recorded in the Miami County Records \_\_\_\_\_ Book \_\_\_\_\_ Pg. \_\_\_\_\_ for the mutual benefit of all owners.
17. All builders must be approved by The Developer.
18. All sheds built shall be wood sheds with no metal sheds allowed. All sheds must comply with city ordinances and are not to be erected within building setback lines, easements, and drainage ways.

DEDICATIONS/SIGNATURES

**DEDICATION**  
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS TO PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED 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.

\*NOTE: REGARDING OWNERSHIP, SEE QUITCLAIM DEED RECORDED IN DEED BOOK 733 PAGE 152 AND AFFIDAVIT RECORDED IN DEED BOOK 733 PAGE 155.

Scott Low  
SCOTT LOW, PRESIDENT

Michelle Shaueth  
WITNESS

Daren S. Stollings  
WITNESS

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED SCOTT LOW, OWNER S. & R. BUCKEYE DEV. CO, L.L.C., 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 12<sup>th</sup> DAY OF April, 2002.

Daren S. Stollings  
NOTARY PUBLIC



FIFTH THIRD BANK OF WESTERN OHIO, NA

Jerome Herbe  
JEROME HERBE, VICE PRESIDENT

Michelle Shaueth  
WITNESS

Daren S. Stollings  
WITNESS

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JEROME HERBE, VICE PRESIDENT, FIFTH THIRD BANK OF WESTERN OH., NA 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 12<sup>th</sup> DAY OF April, 2002.

Daren S. Stollings  
NOTARY PUBLIC



APPROVAL BY THE PIQUA CITY COMMISSION  
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 18<sup>th</sup> DAY OF MARCH, 2002.  
BY RESOLUTION NO. B-47-02.

Rebecca J. Cool  
MAYOR

Rebecca J. Cool  
CLERK

APPROVAL BY THE PIQUA PLANNING COMMISSION  
THIS PLAT REVIEWED AND APPROVED THIS 5<sup>th</sup> DAY OF March, 2002.  
RES. PC 12-02

John Hoveman  
CHAIRMAN

John Hoveman  
SECRETARY

PYRAMID ENGINEERING  
362 NORTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000  
PAGE 2 OF 2

# RESIDENTIAL PLANNED UNIT DEVELOPMENT REPLAT OF INLOTS 8516-8519, & 8493-8498 PART INDIAN RIDGE SECTION 6 CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 19 PAGE 124  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 14 DAY  
OF JUNE, 2002 AT 11:02 AM  
FILE # 0338982 FEE \$ 21.00

John W. O'Brien Christine Jackson  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

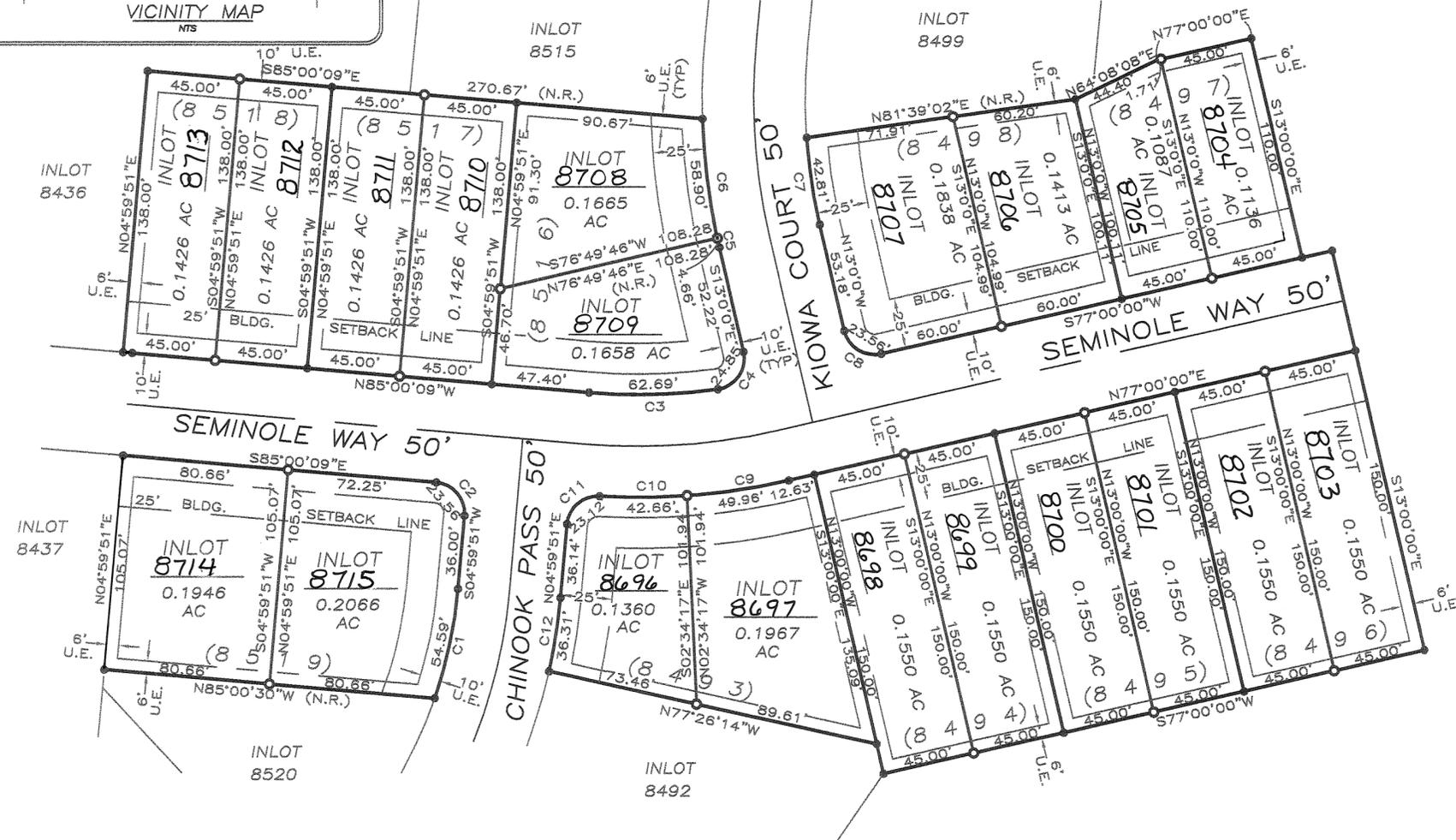
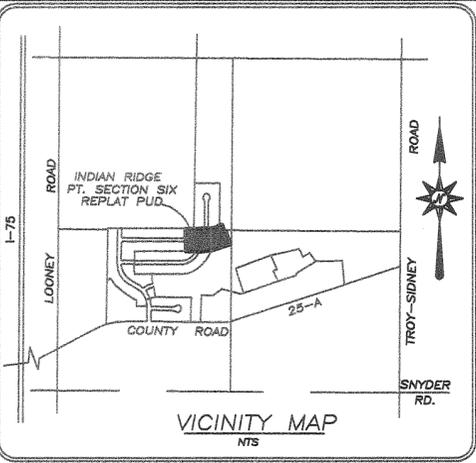
MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 14 DAY OF June, 2002

Chris G. Peeples  
MIAMI COUNTY AUDITOR  
Sandra Zimmerman  
BY DEPUTY AUDITOR

**DESCRIPTION**

BEING A REPLAT OF INLOTS 8516-8519, & 8493-8498 RECORDED IN VOLUME 19, PAGE 83, MIAMI COUNTY RECORDS OF PLATS, AS ACQUIRED BY S & R BUCKEYE CONSTRUCTION, INC. IN VOLUME 715, PAGE 962, MIAMI COUNTY DEED RECORDS.

**PROTECTIVE COVENANTS SHALL BE THE SAME AS RECORDED FOR INDIAN RIDGE - SECTION 6 (PLAT BOOK 19, PAGE 83.)**



**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.

S & R BUCKEYE CONSTRUCTION, INC.

Scott Low  
SCOTT LOW, PRESIDENT

Jenny Brading  
WITNESS

Michelle Shantz  
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 14 DAY OF June, 2002.



FIFTH THIRD BANK OF WESTERN OHIO, NA

Jerome Herbe  
JEROME HERBE, VICE PRESIDENT

Jenny Brading  
WITNESS

Michelle Shantz  
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 14 DAY OF June, 2002.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	225.00'	54.59'	54.46'	S 11°56'55" W	13°54'07"	27.43'
C2	15.00'	23.56'	21.21'	S 40°00'09" E	90°00'00"	15.00'
C3	275.00'	62.69'	62.56'	S 88°28'00" W	13°03'43"	31.48'
C4	15.00'	24.85'	22.11'	S 34°28'04" W	94°56'08"	16.35'
C5	325.00'	4.66'	4.66'	S 12°35'23" E	00°49'15"	2.33'
C6	325.00'	58.90'	58.82'	S 06°59'14" E	10°23'01"	29.53'
C7	275.00'	42.81'	42.77'	N 08°32'23" W	08°55'13"	21.45'
C8	15.00'	23.56'	21.21'	N 58°00'00" W	90°00'00"	15.00'
C9	325.00'	49.96'	49.91'	N 81°24'12" E	08°48'25"	25.03'
C10	325.00'	42.66'	42.63'	N 89°34'01" E	07°31'13"	21.36'
C11	15.00'	23.12'	20.90'	N 49°09'44" E	88°19'47"	14.57'
C12	275.00'	36.31'	36.28'	N 08°46'48" E	07°33'55"	18.18'

**NOTE:**  
20% COMMON OPEN SPACE REQUIREMENT IS SATISFIED FOR P.U.D.'S IN SECTION 5 & 6 BY THE DETENTION POND LOCATED WEST OF INLOTS 8533-8544.

**NOTE:**  
THIS RESIDENTIAL P.U.D. ALLOWS FOR A ZERO LOT LINE FOR THE PURPOSE OF CONSTRUCTING DUPLEXES WITH THE OPTION OF SELLING AS INDIVIDUAL UNITS.

**NOTE:**  
UTILITY EASEMENTS SHOWN ARE SIX (6') FEET ALONG INTERIOR AND REAR LOT LINES AND TEN (10') FEET ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, EXCEPT WHERE SHOWN OTHERWISE.

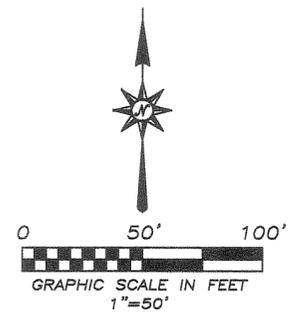
**NOTE:**  
THESE LOTS ARE FOR DUPLEX LIVING UNITS. ALL EXTERIOR REPAIRS, MAINTENANCE OR REPLACEMENT WORK SHALL BE OF LIKE KIND MATERIALS AND QUALITY AS CURRENTLY EXISTS. ANY JOINT REPAIR OR REPLACEMENT WORK AFFECTING THE ENTIRE BUILDING SHALL BE AGREED UPON BY THE OWNERS OF EACH HALF OF THE DUPLEX.

**APPROVAL BY THE PIQUA CITY COMMISSION**  
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 6<sup>th</sup> DAY OF May, 2002 BY RESOLUTION NO. 12-42/02-02

David A. Martin MAYOR  
Rebecca J. Cool CLERK

**APPROVAL BY THE PIQUA PLANNING COMMISSION**  
THIS PLAT REVIEWED AND APPROVED THIS 2nd DAY OF April, 2002

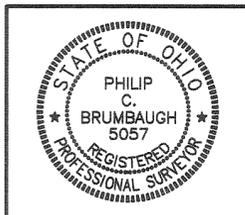
Mark J. Spitzer CHAIRMAN  
Annexa Horvath SECRETARY



**LEGEND**  
○ IRON PIN SET  
● IRON PIN FOUND

**CERTIFICATION**  
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND IN ACCORDANCE WITH THE DATA SHOWN HEREIN.

Philip C. Brumbaugh  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED PROFESSIONAL SURVEYOR #8057



REPLAT OF LOTS 8516-8519, & 8493-8498  
FEBRUARY 28, 2002

**PYRAMID ENGINEERING**  
362 NORTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000

**HURLEY REPLAT**  
**REPLAT OF INLOT 1317 AND PART INLOT 1544**  
**VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO**

VOLUME 19 PAGE 125

MIAMI COUNTY RECORDER'S RECORD OF PLATS

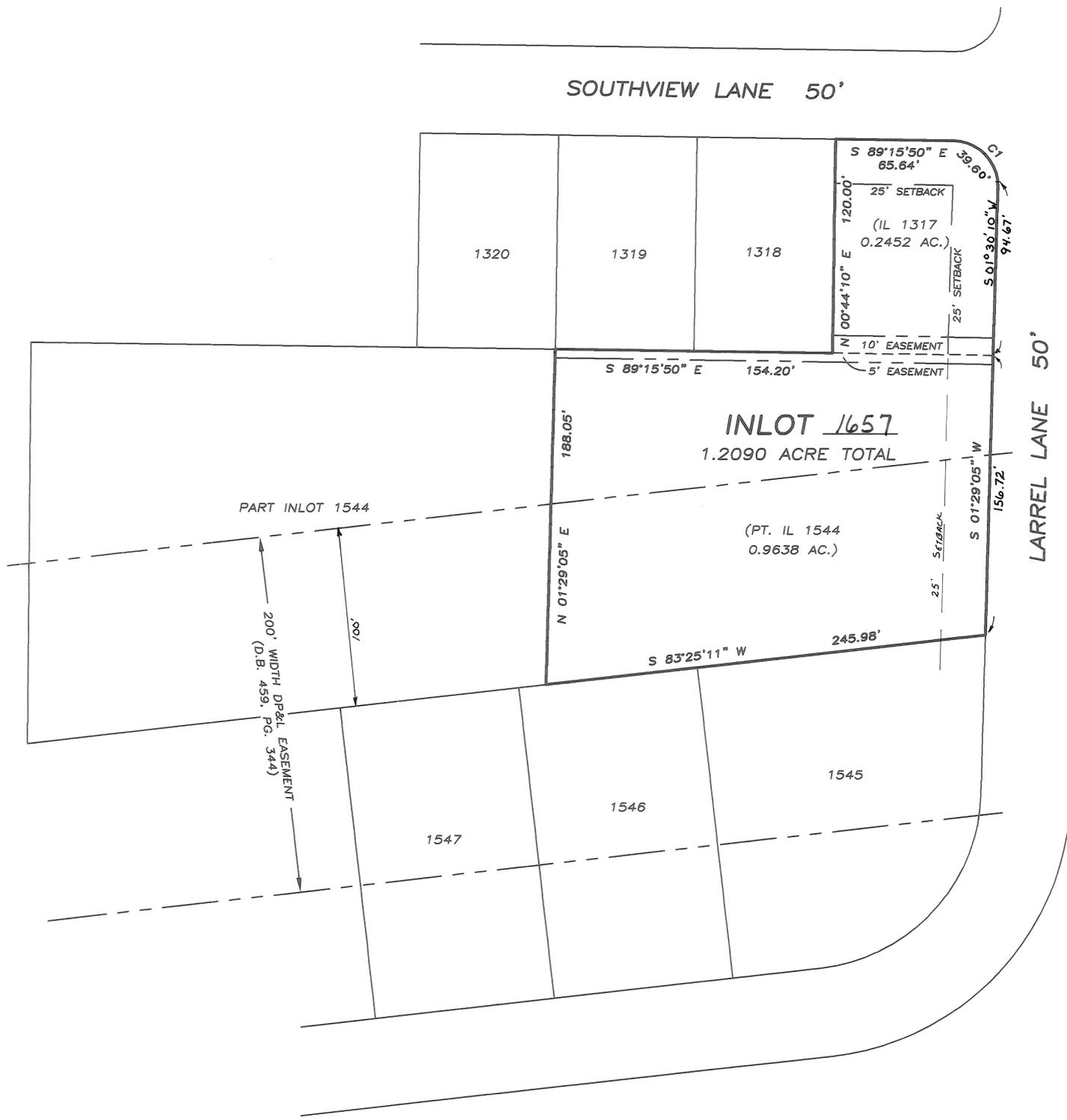
RECEIVED FOR RECORD THIS 19 DAY  
 OF June, 2002, AT 8:30 AM.  
 FILE # 032229 FEE \$ 21.00

John W. O'Brien Christine Jackson  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 TRANSFERRED AND LOT NUMBERS ASSIGNED  
 THIS 19 DAY OF June, 2002.

Chris A. Peoples Leida Larman  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

C1  
 DELTA: 90°46'00"  
 RADIUS: 25.00'  
 TANGENT: 25.34'  
 LONG CHORD: S 43°52'50" E  
 35.59'



**DESCRIPTION**  
 BEING A REPLAT OF INLOT 1317 AND PART INLOT 1544, IN THE VILLAGE OF WEST MILTON, AS ACQUIRED BY ROGER W. & PENNY J. HURLEY BY DEED BOOK 511, PAGE 583, DEED BOOK 679, PAGE 753 AND DEED BOOK 681, PAGE 620.

**DEDICATION**  
 WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

Roger W. Hurley Kathryn Schuytz  
 ROGER W. HURLEY WITNESS  
Penny J. Hurley Deborah K. Brown  
 PENNY J. HURLEY WITNESS

**LIENHOLDERS: FIFTH THIRD BANK OF WESTERN OHIO**  
Deborah K. Brown Kathryn Schuytz  
 WITNESS WITNESS  
Cathy Baker  
 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 West Milton, OHIO, THIS 19 DAY OF June, 2002.

Kathryn Keller  
 NOTARY PUBLIC  
 KATHRYN KELLER  
 NOTARY PUBLIC STATE OF OHIO  
 MY COMMISSION EXPIRES MAY 13, 2004

**APPROVAL BY THE VILLAGE OF WEST MILTON**  
 AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, THIS REPLAT WAS REVIEWED AND APPROVED THIS 1<sup>ST</sup> DAY OF MAY, 2002.

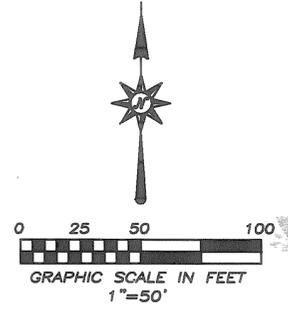
Bill O'Brien Mark D. Hubbard  
 CHAIRMAN SECRETARY

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

Richard W. Klockner  
 RICHARD W. KLOCKNER  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #4370

NOTE: EASEMENTS ARE THE SAME AS SHOWN ON REC. BK. 11 PG. 99 AND 17 PG. 99.

**REFERENCES**  
 LOT SURVEY:  
 VOLUME 22, PAGE 31  
 RECORD PLAT:  
 VOLUME 11, PAGE 99  
 17, PAGE 99



	REPLAT FOR ROGER AND PENNY HURLEY IN MIAMI COUNTY, OHIO		
	<b>RICHARD W. KLOCKNER &amp; ASSOCIATES, INC.</b> CIVIL ENGINEERING ~ LAND SURVEYING 16 EAST WATER STREET ~ TROY, OHIO 45373 (937) 339-5331		
DATE: APRIL 25, 2002	DRAWN: DGS SCALE: 1" = 50'	SHEET: 1 OF 1	

**ANNEXATION TO THE VILLAGE OF PLEASANT HILL**  
**4.234 ACRES - N.W. QUARTER SECTION 21, TOWN 7, RANGE 5 EAST,**  
**NEWTON TOWNSHIP, MIAMI COUNTY, OHIO**

PLAT BOOK VOLUME 19, PAGE 134  
 MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 20 DAY OF  
June, 2002, AT 9:22A.M.  
 FILE NO. 0339323 FEE: 21.60

ANNEXATION PROCEEDINGS RECORDED IN  
 DEED MISC. VOLUME 728, PAGE 253

John W. O'Brien  
 MIAMI COUNTY RECORDER  
Christine Jackson  
 BY DEPUTY

APPROVAL BY MIAMI COUNTY ENGINEER  
 THIS PLAT REVIEWED AND APPROVED THIS  
11<sup>th</sup> DAY OF January, 2002  
[Signature]  
 MIAMI COUNTY ENGINEER

APPROVAL BY THE VILLAGE OF PLEASANT HILL, OHIO  
 AT A MEETING OF THE COUNCIL OF THE VILLAGE  
 OF PLEASANT HILL, OHIO, HELD THIS 1st DAY OF  
April, 2002. THIS PLAT WAS APPROVED  
 AND ACCEPTED BY <sup>Resolution</sup> ORDINANCE NO. 2002-04  
[Signature]  
 MAYOR  
[Signature]  
 PRESIDENT OF COUNCIL  
[Signature]  
 CLERK OF COUNCIL

APPROVAL BY MIAMI COUNTY AUDITOR  
 THIS PLAT APPROVED AND TRANSFERRED THIS  
19<sup>th</sup> DAY OF June, 2002  
[Signature]  
 MIAMI COUNTY AUDITOR  
[Signature]  
 BY DEPUTY

APPROVAL BY MIAMI COUNTY COMMISSIONERS  
 THE ANNEXATION OF THE FOREGOING AREA TO THE  
 VILLAGE OF PLEASANT HILL, OHIO, APPROVED BY  
 THE MIAMI COUNTY COMMISSIONERS THIS 8<sup>th</sup>  
 DAY OF January, 2002  
[Signature]  
 MIAMI COUNTY COMMISSIONER  
[Signature]  
 MIAMI COUNTY COMMISSIONER  
[Signature]  
 MIAMI COUNTY COMMISSIONER



SCALE: 1" = 60'

**ANNEXATION SURVEY**  
**REFERENCES:**

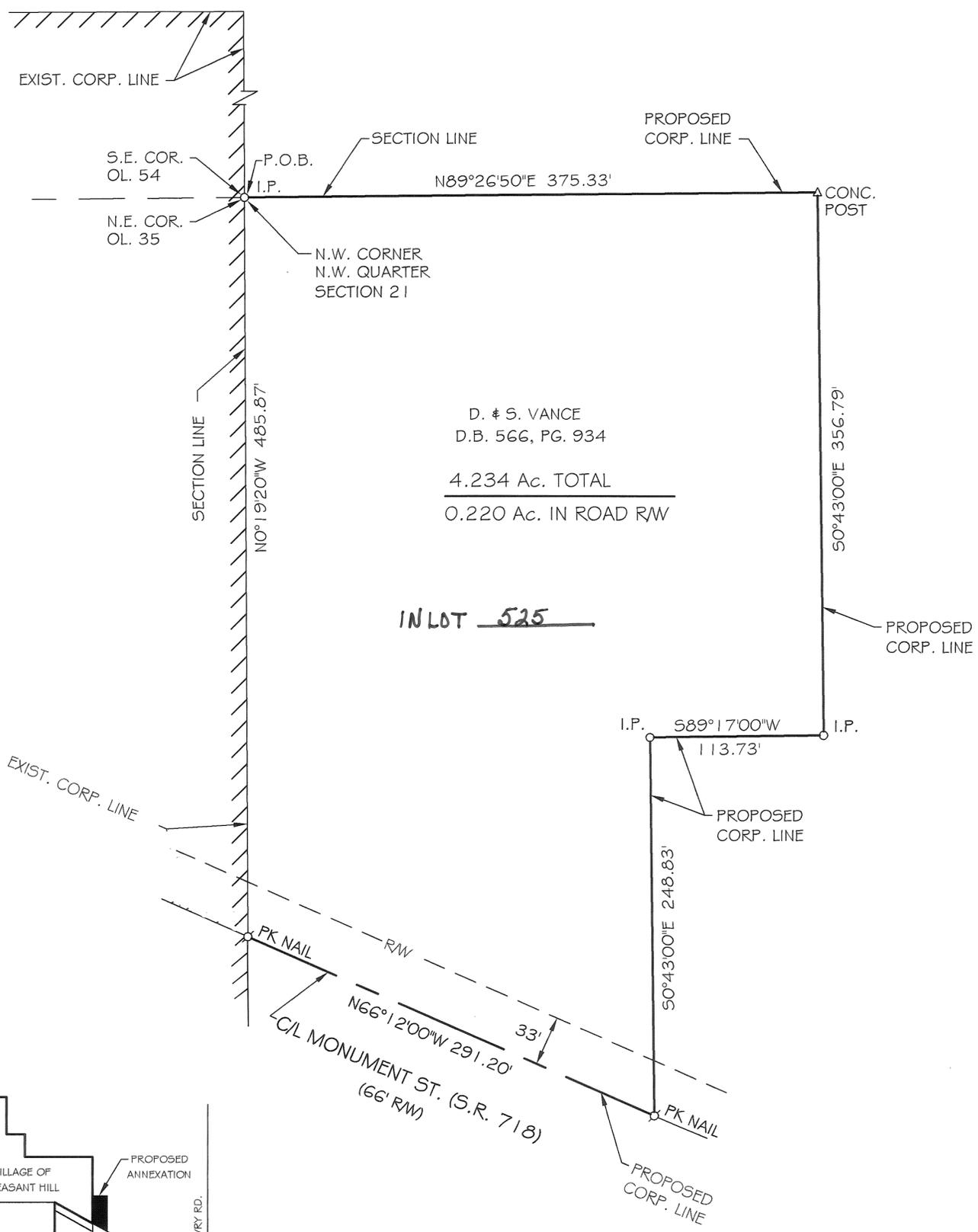
VOLUME 16, PAGE 149; MIAMI COUNTY  
 ENGINEER'S RECORD  
 OF LOT SURVEYS  
 DEED BK. 556, PAGE 934; MIAMI COUNTY  
 RECORDER'S  
 DEED RECORDS

DATE: MAY 22, 2000



**WORL & Associates, Inc.**  
 Consulting Engineers & Surveyors  
 1065 Fainington Drive Sidney, Ohio 45365  
 (937) 492-7636 FAX (937) 498-5155  
 eMail: worl@bnjht.net

3185-02



D. & S. VANCE  
 D.B. 566, PG. 934  
 4.234 Ac. TOTAL  
 0.220 Ac. IN ROAD RW

IN LOT 525



I HEREBY CERTIFY THIS PLAT TO BE  
 CORRECT BASED ON EXISTING RECORDS  
 AS REFERENCED HEREON.

[Signature]  
 MARK B. STUDEBAKER, P.S. #7074 DATE May 22, 2000

# ANNEXATION TO THE CITY OF TROY, OHIO

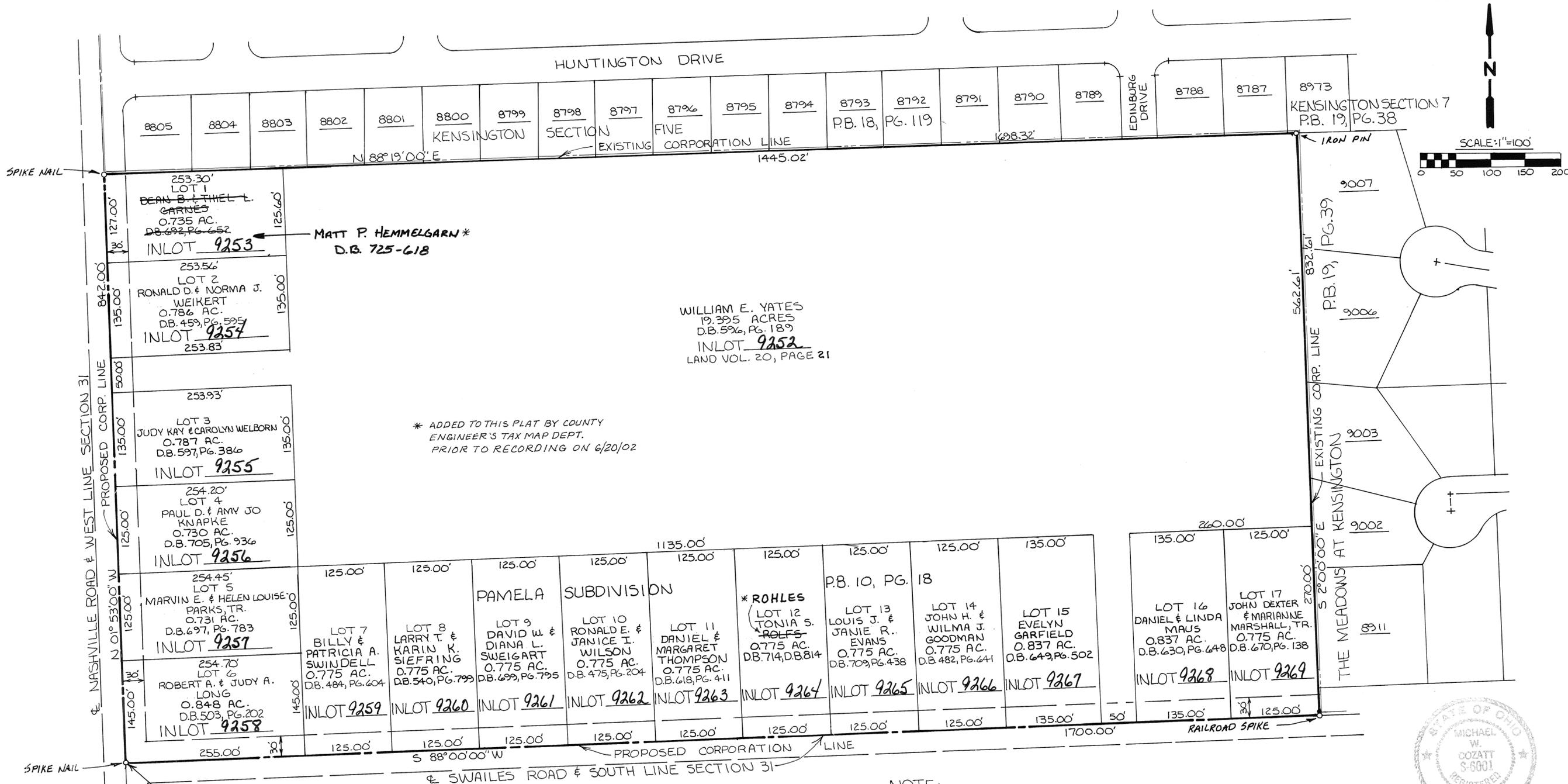
5 TOWN      6E RANGE      SW 1/4 - 31 SECTION      CONCORD TOWNSHIP      MIAMI COUNTY      OHIO STATE

PLAT BOOK 19 PAGE 127  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED June 20, 2002 AT 10:21 A.  
 FILE NO. 0339336 FEE \$21.60  
 John W. O'Brien BY: Dona Swihart  
 MIAMI CO. RECORDER DEPUTY

**DESCRIPTION**

BEING AN ANNEXATION TO THE CITY OF TROY, OHIO LOCATED IN THE SOUTHWEST QUARTER IN SECTION 31, TOWN 5, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND CONTAINING 32.661 ACRES TOTAL.

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK 728, PAGE 292.  
 DEED  
 APPROVED AND TRANSFERRED WITH LOT NOS. ASSIGNED THIS 19th DAY OF June, 2002  
Chris A. Peoples BY: Dona Swihart  
 MIAMI CO. AUDITOR DEPUTY



\* ADDED TO THIS PLAT BY COUNTY ENGINEER'S TAX MAP DEPT. PRIOR TO RECORDING ON 6/20/02

WILLIAM E. YATES  
 19.395 ACRES  
 D.B. 596, PG. 189  
 INLOT 9252  
 LAND VOL. 20, PAGE 21

NOTE:  
 THIS ANNEXATION MAP WAS PREPARED FROM EXISTING RECORDS ON FILE IN THE MIAMI COUNTY ENGINEER'S TAX MAP OFFICE.



THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 15th DAY OF NOVEMBER, 2001 BY THE MIAMI COUNTY ENGINEER.  
Douglas L. Christian  
 DOUGLAS L. CHRISTIAN  
 MIAMI COUNTY ENGINEER

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY OHIO HELD THIS 18th DAY OF MARCH, 2002, THIS ANNEXATION WAS ACCEPTED AND APPROVED BY ORDINANCE 0-05-02 EFFECTIVE APRIL 17, 2002.  
Peter E. Jenkins MAYOR  
William T. John PRESIDENT OF COUNCIL  
Sue DeKropp CLERK OF COUNCIL

AT A MEETING OF THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO, HELD THIS 8th DAY OF NOVEMBER, 2001, THIS ANNEXATION WAS APPROVED.  
D. Ann Baird D. ANN BAIRD  
Ron Widener JOHN J. DOGAN  
 RON WIDENER

Michael W. Cozatt 6-19-01  
 MICHAEL W. COZATT, P.S. #6001  
 COZATT ENGINEERING COMPANY  
 CIVIL ENGINEER LAND SURVEYOR  
 476 SWAILES ROAD TROY, OHIO  
 JOB NO. 10601  
 RES. NO. 01-11-1840



# ANNEXATION TO THE CITY OF TROY

20.000 ACRES IN THE N.E. QUARTER OF SECTION 12, TOWN I, RANGE 10, STAUNTON TWP.

PLAT BOOK 19 PAGE 129  
 MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 20 DAY OF  
June, 2002, AT 10:38 A.M.

FILE NO. 0339340 FEE: \$ 21.60

ANNEXATION PROCEEDINGS RECORDED IN  
 MISCELLANEOUS VOLUME 72B PAGE 422

DEED  
John W. O'Brien  
 MIAMI COUNTY RECORDER  
Dona Swihart  
 BY DEPUTY

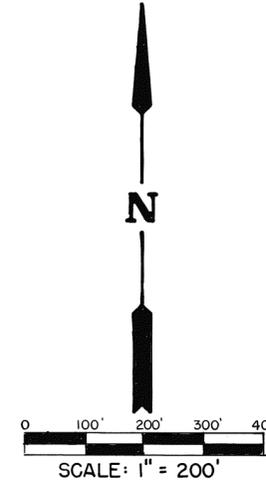
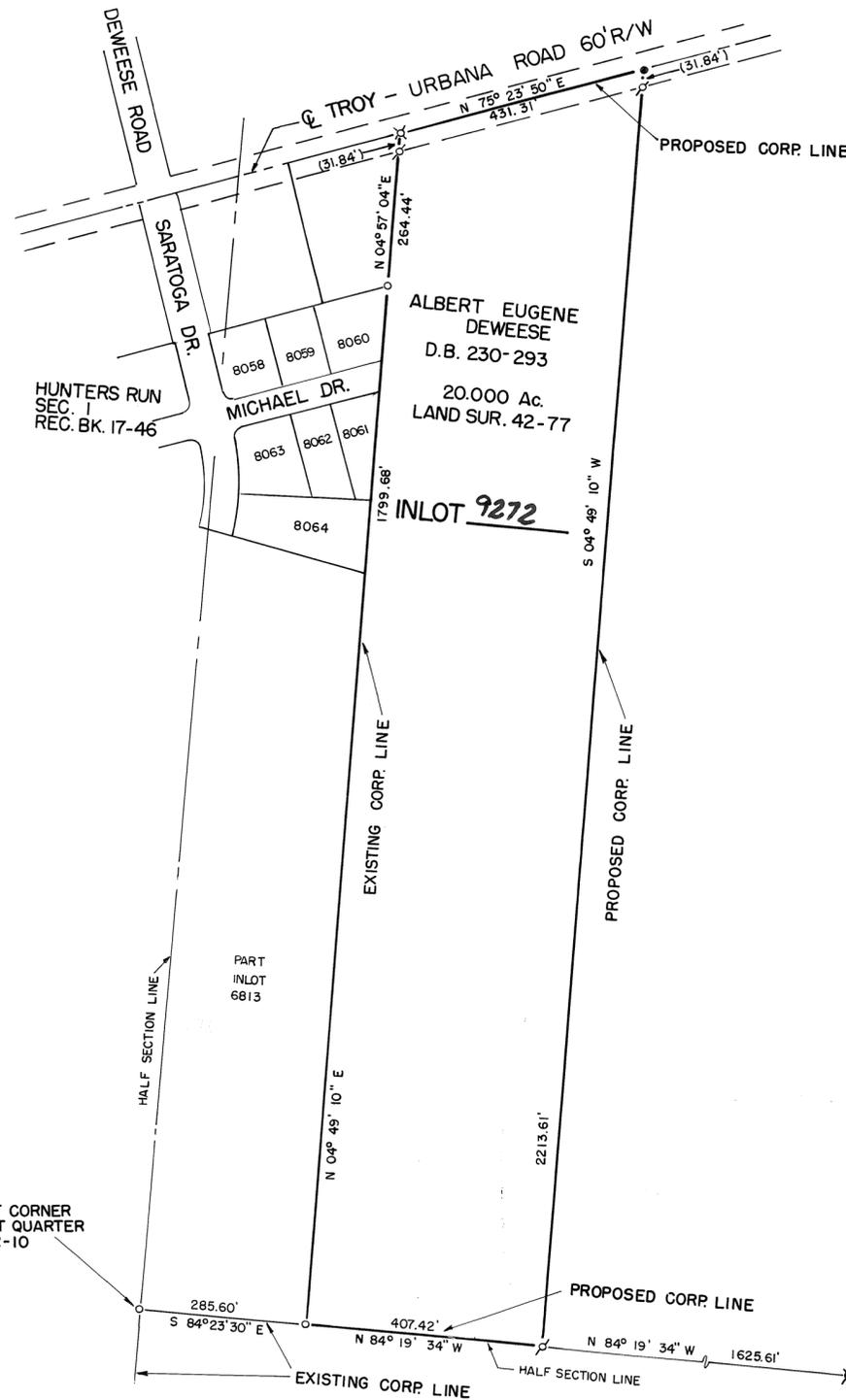
**APPROVAL BY MIAMI COUNTY ENGINEER**  
 THIS PLAT REVIEWED AND APPROVED THIS  
14<sup>th</sup> DAY OF JANUARY, 2002.  
Darryl Smith  
 MIAMI COUNTY ENGINEER

**APPROVAL BY CITY OF TROY**  
 AT A MEETING OF THE COUNCIL OF THE CITY OF  
 TROY, OHIO, HELD THIS 10<sup>th</sup> DAY OF January, 2002,  
 THIS PLAT WAS APPROVED AND ACCEPTED  
 BY ORDINANCE NO. 0-13-02 EFF. 5-15-02.  
Peter E. Jenkins  
 MAYOR  
William H. Fisher  
 CLERK  
 PRESIDENT OF COUNCIL

**APPROVAL BY MIAMI COUNTY AUDITOR**  
 THIS PLAT APPROVED AND TRANSFERRED THIS  
19<sup>th</sup> DAY OF JUNE, 2002.  
Chris A. Peoples  
 MIAMI COUNTY AUDITOR  
Linda Pearson  
 BY DEPUTY

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**  
 THE ANNEXATION OF THE FOREGOING AREA  
 TO THE CITY OF TROY, OHIO, APPROVED BY  
 THE MIAMI COUNTY COMMISSIONERS THIS  
10<sup>th</sup> DAY OF January, 2002.  
Ron Widmer  
 MIAMI COUNTY COMMISSIONER  
John Johnson  
 MIAMI COUNTY COMMISSIONER  
D. Ann Burk  
 MIAMI COUNTY COMMISSIONER

I HEREBY CERTIFY THIS PLAT TO BE  
 CORRECT BASED ON EXISTING RECORDS.  
Richard W. Klockner  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR NO. 4370



- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - PK. NAIL SET
  - ⊗ STEEL FENCE POST FOUND



ANNEXATION TO THE CITY OF TROY		
SECTION 12, TOWN I, RANGE 10, STAUNTON TOWNSHIP		
FOR: ALBERT EUGENE DEWEESE		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING - LAND SURVEYING 16 EAST WATER ST. TROY, OH. 45373 937-339-5331		
DATE	DRAWN: DV.	SHEET
10-5-2001	CHECKED: <u>EWB</u>	1 OF 1
SCALE: 1" = 200'		

# RECORD PLAN PARKTOWNE SECTION SIX

SECTION 25, TOWN 2, RANGE 9, INLOT 17  
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO  
CONTAINS 9.5732 ACRES TOTAL  
(7.8445 ACRES IN 36 BUILDING LOTS)  
(1.6100 ACRES OF RIGHT OF WAY)  
(0.1187 ACRES IN RESERVE AREA)  
SCALE: 1" = 60' DATE: FEBRUARY 2002

**RECORDER**

MIAMI COUNTY RECORDER'S PLAT RECORDS  
PLAT BOOK 19, PAGE 130  
FILE No. 0339420  
RECEIVED June 21, 2002  
AT 11:52 AM FEE \$ 43.20  
John W. O'Brien  
MIAMI COUNTY RECORDER  
Michelle DeFuria  
DEPUTY

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE SIGNING DEDICATION OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS SHOWN ON THE WITHIN PLAT TO BE TO THE PUBLIC USE FOREVER.

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 PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

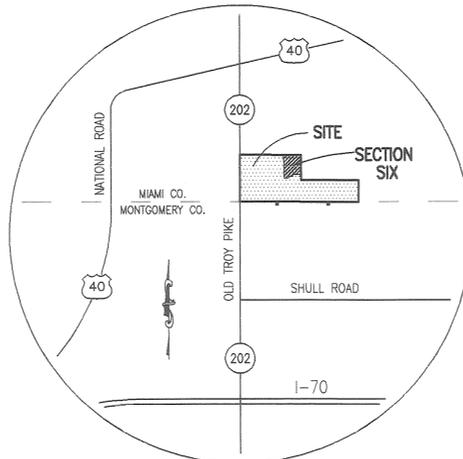
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

**OBERER DEVELOPMENT CO.**

Connie Bruyeman  
WITNESS AS TO 1 & 2

George R. Oberer, Sr.  
GEORGE R. OBERER, SR. - PRESIDENT (1)

Dale P. Voisard  
DALE P. VOISARD - SECRETARY (2)



VICINITY MAP  
NTS

**AUDITOR**

TRANSFERRED ON THE 20th DAY OF June, 2002

Chris A. Peoples  
MIAMI COUNTY AUDITOR

Jinda Pearson  
BY DEPUTY AUDITOR

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 25th DAY OF April, 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME OBERER DEVELOPMENT CO. BY GEORGE R. OBERER SR., ITS PRESIDENT, AND DALE P. VOISARD, ITS SECRETARY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.



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

Connie Bruyeman  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES: 1/29/07

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

**HUNTINGTON NATIONAL BANK  
(AND/OR ITS SUCCESSORS & ASSIGNS)**

Shirley W. Carlisle  
WITNESS AS TO 3

Stirley Carlisle  
WITNESS AS TO 3

Glenda Parrott  
WITNESS AS TO 3

Martha Riedmatter  
MARTHA RIEDMATTER, (3)  
VICE PRESIDENT

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 9th DAY OF April, 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY MARTHA RIEDMATTER, ITS VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION TO BE OF THEIR VOLUNTARY ACT AND DEED.



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

Glenda R. Parrott  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES: 8/1/05

STATE OF OHIO, S.S.

GEORGE R. OBERER SR., BEING DULY SWORN, SAYS THAT ALL PERSONS AND / OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

George R. Oberer, Sr.  
GEORGE R. OBERER, SR.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARY SEAL ON THIS DAY AND DATE.

Connie Bruyeman  
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES: 1/29/07

**H.O.A. RESTRICTIONS**

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE PARKTOWNE OWNER'S ASSOCIATION, AS RECORDED IN DEED BOOK 792, PAGE 724 OF THE MIAMI COUNTY, OHIO RECORDS 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 TEN FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

**SETBACK LINES SHOWN**

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 REQUIREMENT SHALL CONTROL.

**STREET LIGHTING DISTRICT**

A STREET LIGHTING DISTRICT MAY BE ESTABLISHED FOR THE BENEFIT OF THE LOTS IN THE PARKTOWNE SUBDIVISION. ACCORDINGLY, ALL LOTS MAY BE SUBJECT TO A STREET LIGHTING ASSESSMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTS.

**EASEMENT**

Bikepath Easement. A six foot maintenance easement, together with an eight foot temporary construction easement, the centerline for both of which is the center of the bikepath, shall exist over all areas in which the bike path lies.

**CERTIFICATION**

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 9.5732 ACRES, BEING PART OF A TRACT CONVEYED TO OBERER DEVELOPMENT CO. IN D.B. 696, P. 832 & 835 AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY.

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



**NORTHMONT ENGINEERS**

Bevan D. Fetters  
BEVAN D. FETTERS - REG. SURVEYOR - STATE OF OHIO # 4343

**PREPARED BY:**

**NORTHMONT ENGINEERS**

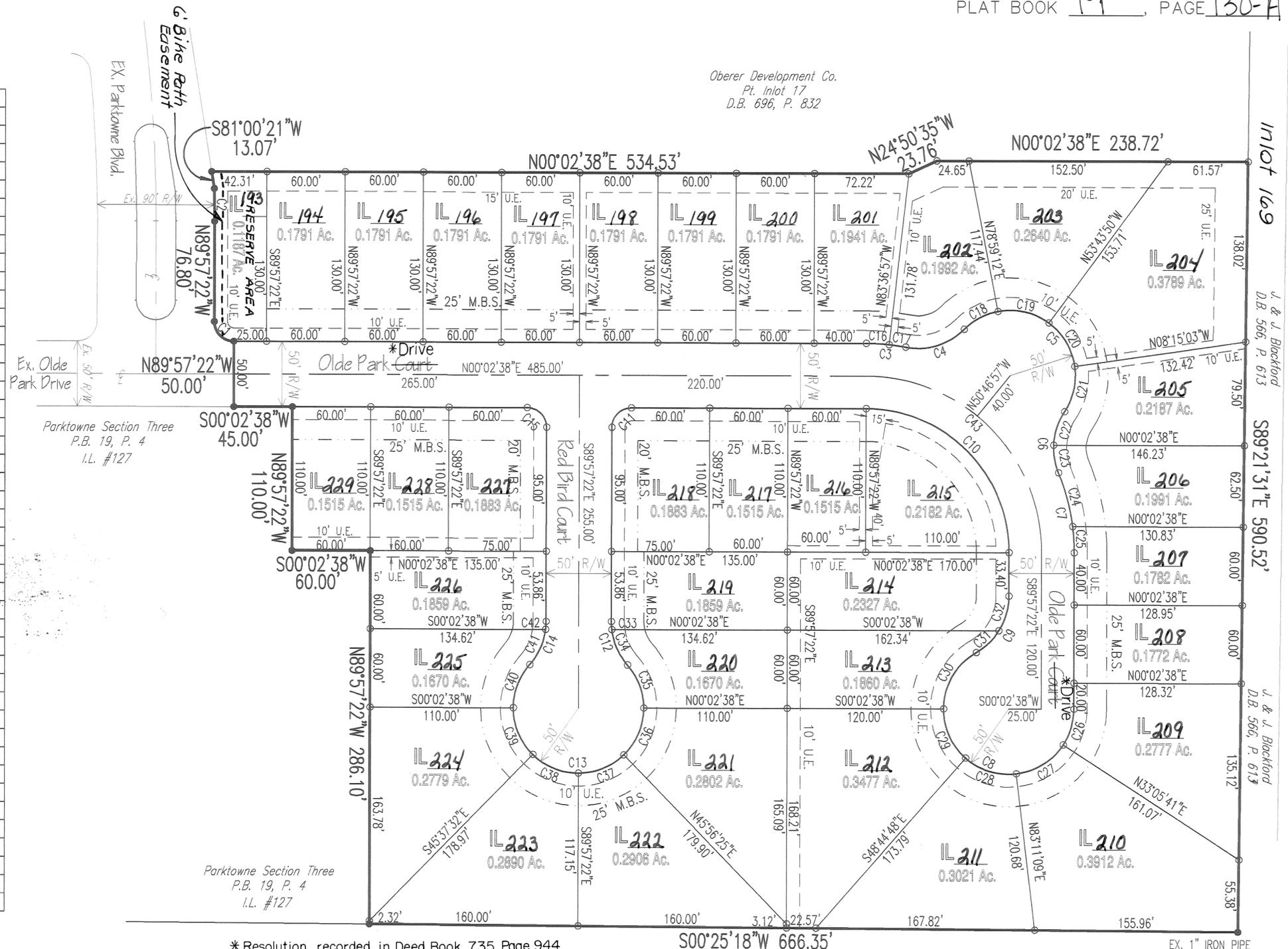
326 NORTH DIXIE DRIVE - VANDALIA, OHIO  
PHONE: (937) 898-2021

**DEVELOPER:**

**OBERER DEVELOPMENT COMPANY**

4324 WEBSTER STREET - DAYTON, OHIO 45414  
PH: (937) 278-0851 FX: (937) 278-6334

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C1	15.00'	90°00'00"	23.56'	15.00'	S45°02'38"W~21.21'
C2	1245.00'	01°09'50"	25.29'	12.65'	S89°27'43"W~25.29'
C3	160.00'	10°53'24"	30.41'	15.25'	N05°29'20"E~30.36'
C4	50.00'	56°01'06"	48.89'	26.60'	N17°04'31"W~46.96'
C5	50.00'	168°36'14"	147.13'	501.11'	N39°13'03"E~99.51'
C6	50.00'	56°01'06"	48.89'	26.60'	S84°29'23"E~46.96'
C7	160.00'	22°32'34"	62.95'	31.89'	N78°46'21"E~62.55'
C8	50.00'	240°00'00"	209.44'	86.60'	S30°02'38"W~86.60'
C9	50.00'	60°00'00"	52.36'	28.87'	N59°57'22"W~50.00'
C10	110.00'	90°00'00"	172.79'	110.00'	S45°02'38"W~155.56'
C11	15.00'	90°00'00"	23.56'	15.00'	N44°57'22"W~21.21'
C12	50.00'	41°24'35"	36.14'	18.90'	N69°20'21"E~35.36'
C13	50.00'	262°49'09"	229.35'	56.69'	S00°02'38"W~75.00'
C14	50.00'	41°24'35"	36.14'	18.90'	N69°15'06"W~35.36'
C15	15.00'	90°00'00"	23.56'	15.00'	N45°02'38"E~21.21'
C16	160.00'	06°20'25"	17.71'	8.86'	S03°12'51"W~17.70'
C17	160.00'	04°32'59"	12.71'	6.36'	S08°39'32"W~12.70'
C18	50.00'	34°04'16"	29.73'	15.32'	S28°02'56"E~29.30'
C19	50.00'	47°16'58"	41.26'	21.89'	S12°37'41"W~40.10'
C20	50.00'	45°28'27"	39.69'	20.96'	S59°00'34"W~38.65'
C21	50.00'	41°46'14"	36.45'	19.08'	N77°21'57"W~35.65'
C22	50.00'	31°11'32"	27.22'	13.96'	N72°04'36"W~26.89'
C23	50.00'	24°49'34"	21.66'	11.01'	S79°54'51"W~21.50'
C24	160.00'	15°21'43"	42.90'	21.58'	S75°10'55"W~42.77'
C25	160.00'	07°10'51"	20.05'	10.04'	S86°27'13"W~20.04'
C26	50.00'	33°03'03"	28.84'	14.83'	N73°25'51"W~28.44'
C27	50.00'	50°05'28"	43.71'	23.36'	N31°51'35"W~42.33'
C28	50.00'	48°04'03"	41.95'	22.30'	N17°13'10"E~40.73'
C29	50.00'	48°47'26"	42.58'	22.68'	N65°38'55"E~41.30'
C30	50.00'	60°00'00"	52.36'	28.87'	S59°57'22"E~50.00'
C31	50.00'	27°51'21"	24.31'	12.40'	S43°53'03"E~24.07'
C32	50.00'	32°08'39"	28.05'	14.41'	S73°53'03"E~27.68'
C33	50.00'	07°03'29"	6.16'	3.08'	S86°30'53"W~6.16'
C34	50.00'	34°21'06"	29.98'	15.45'	S65°48'36"W~29.53'
C35	50.00'	41°24'35"	36.14'	18.90'	S69°20'20"W~35.36'
C36	50.00'	45°53'47"	40.05'	21.17'	N67°00'28"W~38.99'
C37	50.00'	44°06'13"	38.49'	20.25'	N22°00'29"W~37.54'
C38	50.00'	44°19'50"	38.69'	20.37'	N22°12'33"E~37.73'
C39	50.00'	45°40'10"	39.85'	21.05'	N67°12'33"E~38.81'
C40	50.00'	41°24'35"	36.14'	18.90'	S69°15'12"E~35.36'
C41	50.00'	34°21'06"	29.98'	15.45'	S65°43'28"E~29.53'
C42	50.00'	07°03'29"	6.16'	3.08'	S86°25'37"E~6.16'
C43	135.00'	90°00'00"	212.06'	135.00'	S45°02'38"W~190.92'



Oberer Development Co.  
Pt. Inlot 17  
D.B. 696, P. 832

\* Resolution recorded in Deed Book 735 Page 944  
Changed "Court" to "Drive"

Inlot 169  
J. & J. Blackford  
D.B. 566, P. 613

# RECORD PLAN PARKTOWNE SECTION SIX

SECTION 25, TOWN 2, RANGE 9, INLOT 17  
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO  
CONTAINS 9.5732 ACRES TOTAL  
(7.8445 ACRES IN 36 BUILDING LOTS)  
(1.6100 ACRES OF RIGHT OF WAY)  
(0.1187 ACRES IN RESERVE AREA)  
SCALE: 1" = 60' DATE: FEBRUARY 2002

### MONUMENT LEGEND

- DENOTES EX. 3/4" IRON PIN.
- DENOTES 3/4" IRON PIN TO BE SET

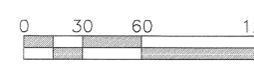
- 1.) BEARINGS BASIS: P.B. 18, P. 56.
- 2.) SIZE AND CONDITION OF MONUMENTS AS NOTED.
- 3.) OCCUPATION IN GENERAL MATCHES SURVEY.

### NOTES

- 1.) 25' M.B.S. = 25' MINIMUM BUILDING SETBACK LINE.
- 2.) U.E. = UTILITY EASEMENT (SIZE AS NOTED).
- 3.) LOT LINES ARE THE CENTERLINE OF UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN.
- 4.) ALL LOTS ARE ZONED "PR" PER THE CITY OF HUBER HEIGHTS RESOLUTION ON 4-12-99.
- 5.) LOT \_\_\_\_\_ IS A NON BUILDING, COMMON PROPERTY AS DESCRIBED IN THE DECLARATION OF COVENANTS AND IS NOT DEDICATED TO THE PUBLIC. OWNERSHIP AND MAINTENANCE OF THIS RESERVE AREA IS THE RESPONSIBILITY OF THE DECLARANT OR ITS SUCCESSORS OR ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS.



SCALE: 1" = 60'



GRAPHIC SCALE IN FEET

# MAPLECREST SUBDIVISION

10.955 ACREAGE    12 SECTION    1 TOWNSHIP    10 RANGE    PT. 6044 INLOT    TROY CITY    MIAMI, OHIO COUNTY

## AREA SUMMARY

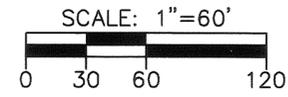
30 BUILDING LOTS    8.478 AC.  
DEDICATED STREET R/W    2.477 AC.  
TOTAL    10.955 AC.

PLAT BOOK 19, PAGE 131  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 28 DAY OF June, 2002 AT 8:37AM.  
FILE No. 0340033 FEE: \$42.20  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Christie Jackson  
DEPUTY

TRANSFERRED THIS 28 DAY OF June, 2002  
Chris A. Peebles  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR  
By: Linda Linneman  
Linda Linneman  
DEPUTY AUDITOR



BEARINGS BASED ON MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS, VOL. 12, PLAT 141



## LEGEND

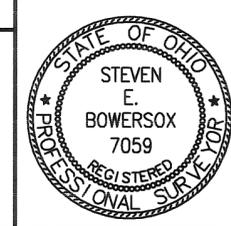
- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE BELOW)
- (NR.) NONRADIAL LINE

- NOTES:
- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
  - 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
  - 3.) THERE SHALL BE NO DRIVES PERMITTED ONTO TROY-URBANA ROAD. THE DRIVE FOR THE LOT AT THE NORTHEAST CORNER OF OAK HILL COURT AND MAPLECREST DRIVE SHALL NOT BE PERMITTED ONTO MAPLECREST DRIVE.

DESCRIPTION  
BEING A SUBDIVISION OF PART OF INLOT 6044 OWNED BY HAMPTON WOODS, INC. RECORDED IN DEED BOOK 724, PAGE 249 CONTAINING A TOTAL OF 10.955 ACRES.

SHEET 1 OF 2

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.  
Steven E. Bowersox  
STEVEN E. BOWERSOX, P.S. #7059    05-02-2002    DATE



**CHOICE ONE ENGINEERING**  
the choice that exceeds...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 05-02-2002    drawn by: seb    job number: MIATRO0201FIN

# MAPLECREST SUBDIVISION

## CITY OF TROY, MIAMI CO., OHIO

PLAT BOOK 19, PAGE 131A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 28 DAY  
 OF June, 2002, AT 8:37 AM.  
 FILE No. 034003 FEE: \$43.20  
John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Christine Jackson  
 DEPUTY

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	250.00'	31°-09'-00"	135.92'	134.25'	N 12°-10'-30" W
2	500.00'	11°-51'-00"	103.41'	103.23'	N 68°-10'-30" E
3	142.50'	34°-27'-21"	85.70'	84.41'	S 88°-40'-19" E
4	500.00'	09°-50'-39"	85.91'	85.80'	S 20°-49'-20" E
5	142.50'	34°-27'-21"	85.70'	84.41'	S 42°-58'-20" E
6	15.00'	90°-00'-00"	23.56'	21.21'	S 72°-45'-00" E
7	220.00'	31°-09'-00"	119.61'	118.14'	S 12°-10'-30" E
8	280.00'	13°-07'-44"	64.16'	64.02'	N 03°-09'-52" W
9	280.00'	14°-13'-51"	69.55'	69.37'	N 16°-50'-40" W
10	280.00'	03°-47'-24"	18.52'	18.52'	N 25°-51'-18" W
11	15.00'	90°-00'-00"	23.56'	21.21'	N 17°-15'-00" E
12	475.00'	09°-19'-50"	77.35'	77.27'	N 66°-54'-55" E
13	20.00'	92°-31'-10"	32.30'	28.90'	S 62°-09'-35" E
14	525.00'	01°-57'-52"	18.00'	18.00'	S 16°-52'-56" E
15	525.00'	07°-52'-48"	72.20'	72.15'	S 21°-48'-16" E
16	50.00'	36°-41'-24"	32.02'	31.47'	S 44°-05'-21" E
17	50.00'	42°-58'-19"	37.50'	36.63'	S 83°-55'-13" E
18	50.00'	42°-58'-19"	37.50'	36.63'	N 53°-06'-29" E
19	50.00'	42°-58'-19"	37.50'	36.63'	N 10°-08'-10" E
20	50.00'	78°-00'-24"	68.07'	62.94'	N 50°-21'-11" W
21	40.00'	63°-36'-44"	44.41'	42.16'	N 57°-33'-01" W
22	475.00'	06°-25'-21"	53.25'	53.22'	N 22°-31'-59" W
23	475.00'	03°-25'-18"	28.37'	28.36'	N 17°-36'-39" W
24	20.00'	90°-00'-00"	31.42'	28.28'	N 29°-06'-00" E
25	40.00'	63°-36'-44"	44.41'	42.16'	S 74°-05'-38" E
26	50.00'	45°-36'-52"	39.81'	38.76'	S 65°-05'-42" E
27	50.00'	54°-30'-32"	47.57'	45.79'	N 64°-50'-36" E
28	50.00'	42°-58'-19"	37.50'	36.63'	N 16°-06'-11" E
29	50.00'	42°-58'-19"	37.50'	36.63'	N 26°-52'-07" W
30	50.00'	42°-58'-19"	37.50'	36.63'	N 69°-50'-26" W
31	50.00'	14°-34'-25"	12.72'	12.68'	S 81°-23'-12" W
32	525.00'	04°-06'-17"	37.61'	37.60'	S 72°-02'-52" W
33	525.00'	07°-44'-43"	70.97'	70.92'	S 66°-07'-22" W
34	15.00'	90°-00'-00"	23.56'	21.21'	N 72°-45'-00" W
35	15.00'	90°-00'-00"	23.56'	21.21'	N 17°-15'-00" E
36	1570.00'	00°-43'-52"	20.03'	20.03'	N 62°-36'-56" E
37	1570.00'	02°-46'-28"	76.02'	76.02'	N 64°-22'-06" E
38	1570.00'	03°-09'-42"	86.64'	86.62'	N 67°-20'-11" E
39	1570.00'	03°-05'-22"	84.65'	84.64'	N 70°-27'-43" E
40	1570.00'	02°-05'-36"	57.36'	57.36'	N 73°-03'-12" E

### CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10TH DAY OF APRIL, 2002, THIS PLAT WAS REVIEWED AND APPROVED.

John D. Knight CHAIRMAN Sue G. Knight SECRETARY

### CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6TH DAY OF MAY, 2002, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-17, 2002, EFFECTIVE \_\_\_\_\_, 2002

Peter E. Jenkins William F. Lohrer Sue G. Knight  
 PETER E. JENKINS WILLIAM F. LOHRER SUE G. KNIGHT  
 MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

### COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION MAPLECREST SUBDIVISION OWNERS ASSOCIATION" RECORDED IN DEED BOOK 729, PAGE 138 OF THE MIAMI COUNTY RECORDERS RECORDS.

### 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.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
Jessica A. Minesinger John M. Tomb President  
 WITNESS John M. Tomb, PRESIDENT  
Marion M. Asher  
 WITNESS

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 28th DAY OF June, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HAMPTON WOODS, INC. BY JOHN M. TOMB, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE ACT AND DEED OF THE CORPORATION.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Jessica A. Minesinger  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: July 30, 2003

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
Mike Monnin Mike Monnin  
 WITNESS Mike Monnin  
 WITNESS

STATE OF OHIO, COUNTY OF <sup>Shelby</sup> MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 21 DAY OF June, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MIKE MONNIN, BANK ONE, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mike Monnin  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: Nov 17, 2004

DATE: June 25, 2002  
 STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 JOHN M. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

John M. Tomb  
 JOHN M. TOMB

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

Jessica A. Minesinger  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: July 30, 2003

**CHOICE ONE ENGINEERING**  
 The choice that exceeds ...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

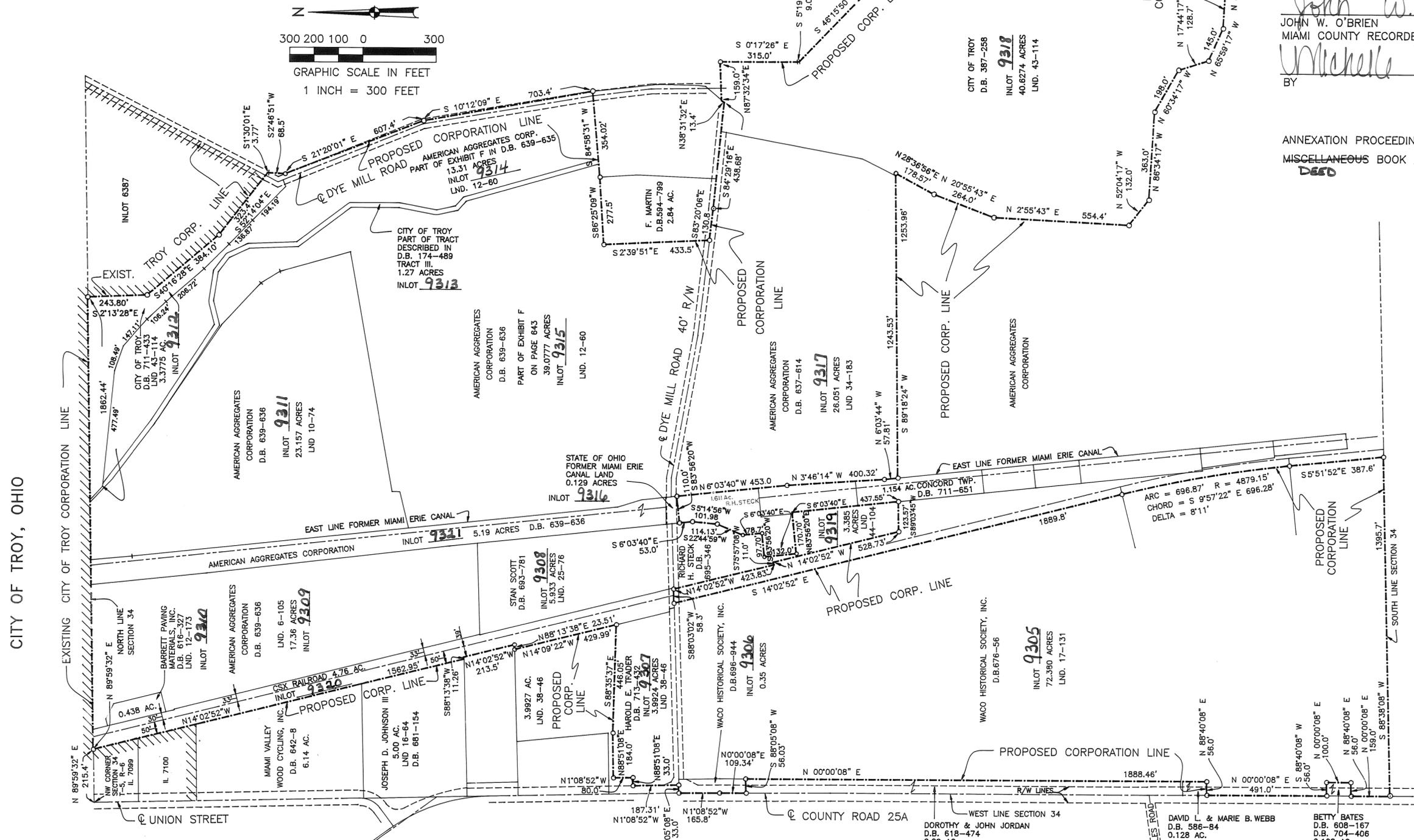
date: 05-02-2002 drawn by: seb job number: MIATRO0201

# ANNEXATION TO THE CITY OF TROY, OHIO

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO  
260.788 ACRES IN SECTION 34, TOWN 5, RANGE 6

PLAT BOOK 19 PAGE 132  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 8<sup>th</sup> DAY OF  
July, 2002, AT 2:49 P.M.  
FILE NO.: 0340635 FEE: \$ 21.60  
John W. O'Brien  
JOHN W. O'BRIEN  
MIAMI COUNTY RECORDER  
BY Michelle Wilbur DEPUTY

ANNEXATION PROCEEDINGS RECORDED IN  
MISCELLANEOUS BOOK 728 PAGE 838  
DEFO



**MIAMI COUNTY ENGINEER**

THIS PLAT REVIEWED AND APPROVED  
BY THE MIAMI COUNTY ENGINEER  
THIS 7<sup>th</sup> DAY OF February, 2002

Dave Smith  
MIAMI COUNTY ENGINEER

**MIAMI COUNTY COMMISSIONERS**

THIS ANNEXATION APPROVED BY THE MIAMI  
COUNTY COMMISSIONERS THIS 5<sup>th</sup> DAY  
OF February, 2002

Ron Wislauer  
COMMISSIONER  
John Janzen  
COMMISSIONER  
Dave Baird  
COMMISSIONER

**CITY OF TROY**

THIS ANNEXATION APPROVED BY THE COUNCIL  
OF THE CITY OF TROY, OHIO THIS 3<sup>rd</sup> DAY  
OF June, 2002 BY ORDINANCE 0-21-02

Peter E. Jenkins  
MAYOR  
Steve D. Knight  
CLERK OF COUNCIL  
William Fisher  
PRESIDENT OF COUNCIL

**MIAMI COUNTY AUDITOR**

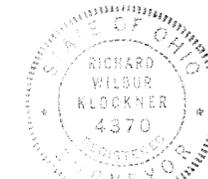
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 8 DAY OF July, 2002

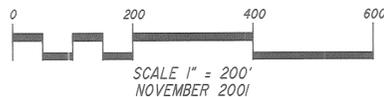
Chris A. Pappas  
MIAMI COUNTY AUDITOR  
BY Linda Surman  
DEPUTY

I HEREBY CERTIFY THAT THIS PLAT WAS CORRECTLY  
PREPARED FROM EXISTING PROPERTY RECORDS.

Richard W. Klockner  
PROFESSIONAL SURVEYOR NO. 4370

RICHARD W. KLOCKNER & ASSOCIATES, INC.  
CIVIL ENGINEERING & LAND SURVEYING  
16 EAST WATER STREET  
TROY, OHIO 45373  
(937) 339-5331





# 59.533 Ac. - ANNEXATION TO THE CITY OF TROY

53.146 ACRES IN THE N.E. QUARTER OF SECTION 25, TOWN 7, RANGE 5 E., CONCORD TOWNSHIP  
6.387 ACRES IN THE S.E. QUARTER OF SECTION 24, TOWN 7, RANGE 5 E., CONCORD TOWNSHIP

PLAT BOOK 19, PAGE 133  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 8th DAY OF  
July, 2002, AT 3:00 P.M.  
FILE NO. 0340637 FEE: \$ 21.60  
John W. O'Brien  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
BY: Nichelle Wilson  
DEPUTY RECORDER

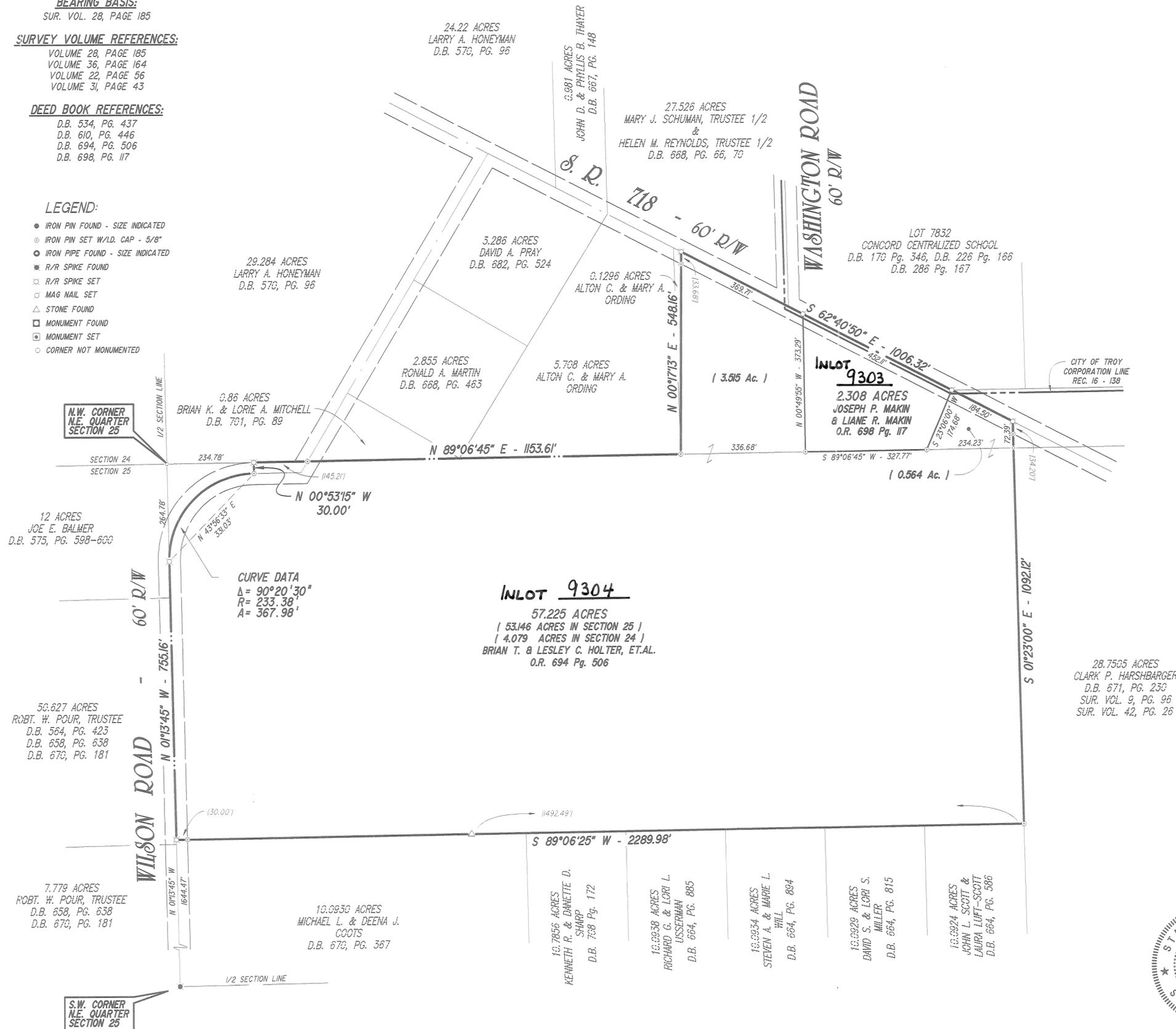
**BEARING BASIS:**  
SUR. VOL. 28, PAGE 185

**SURVEY VOLUME REFERENCES:**  
VOLUME 28, PAGE 185  
VOLUME 36, PAGE 164  
VOLUME 22, PAGE 56  
VOLUME 31, PAGE 43

**DEED BOOK REFERENCES:**  
D.B. 534, PG. 437  
D.B. 610, PG. 446  
D.B. 694, PG. 506  
D.B. 698, PG. 117

**LEGEND:**

- IRON PIN FOUND - SIZE INDICATED
- IRON PIN SET W/L.D. CAP - 5/8"
- IRON PIPE FOUND - SIZE INDICATED
- ✱ R/R SPIKE FOUND
- ✱ R/R SPIKE SET
- MAG NAIL SET
- △ STONE FOUND
- MONUMENT FOUND
- MONUMENT SET
- CORNER NOT MONUMENTED



Annexation proceedings recorded in  
Miscellaneous Book 728, Page 903.  
D660

**DESCRIPTION**

Being an annexation to the City of Troy, Ohio, the area to be annexed being located in the Northeast Quarter of Section 25 and the Southeast Quarter of Section 24, Town 7, Range 5 East, Concord Township and being the same premises conveyed to Brian T. & Lesley C. Holter, et al. by deed recorded in Volume 694 Page 506, and as conveyed to Joseph P. and Liane R. Makin by deed recorded in Volume 698 Page 117 of the Deed Records of Miami County, Ohio.

This annexation plat reviewed and approved this 29th day of November, 2001, by the Miami County Engineer.

Douglas L. Christian  
Douglas L. Christian, Miami County Engineer

At a meeting of the City Council of the City of Troy, Ohio, held this 3rd day of June, 2002, this annexation was accepted and approved by Ordinance No. 0-20-02

Peter E. Jenkins  
Peter E. Jenkins, Mayor

William F. Lohrer  
William F. Lohrer, President of Council

Sue G. Knight  
Sue G. Knight, Clerk of Council

At a meeting of the Board of Commissioners of Miami County, Ohio, held this 5th day of February, 2002, this annexation was approved.

D. Ann Baird  
D. Ann Baird, Miami County Commissioner

Ron Widener, Miami County Commissioner

John J. Dugan  
John J. Dugan, Miami County Commissioner

This annexation plat approved and transferred this 8 day of July, 2002.

Chris A. Peeples  
Chris A. Peeples, Miami County Auditor

By: Linda Irwin  
Deputy Auditor

I hereby certify this annexation plat to be correct based on existing records

M.L. Oxner 11/28/01  
M.L. Oxner, Reg. Prof. Surveyor No. 6209 Date  
State of Ohio



**PROFESSIONAL ASSOCIATES INC.**  
ENGINEERS, PLANNERS & SURVEYORS  
217 MARKET ST. BROOKVILLE, OH 43333



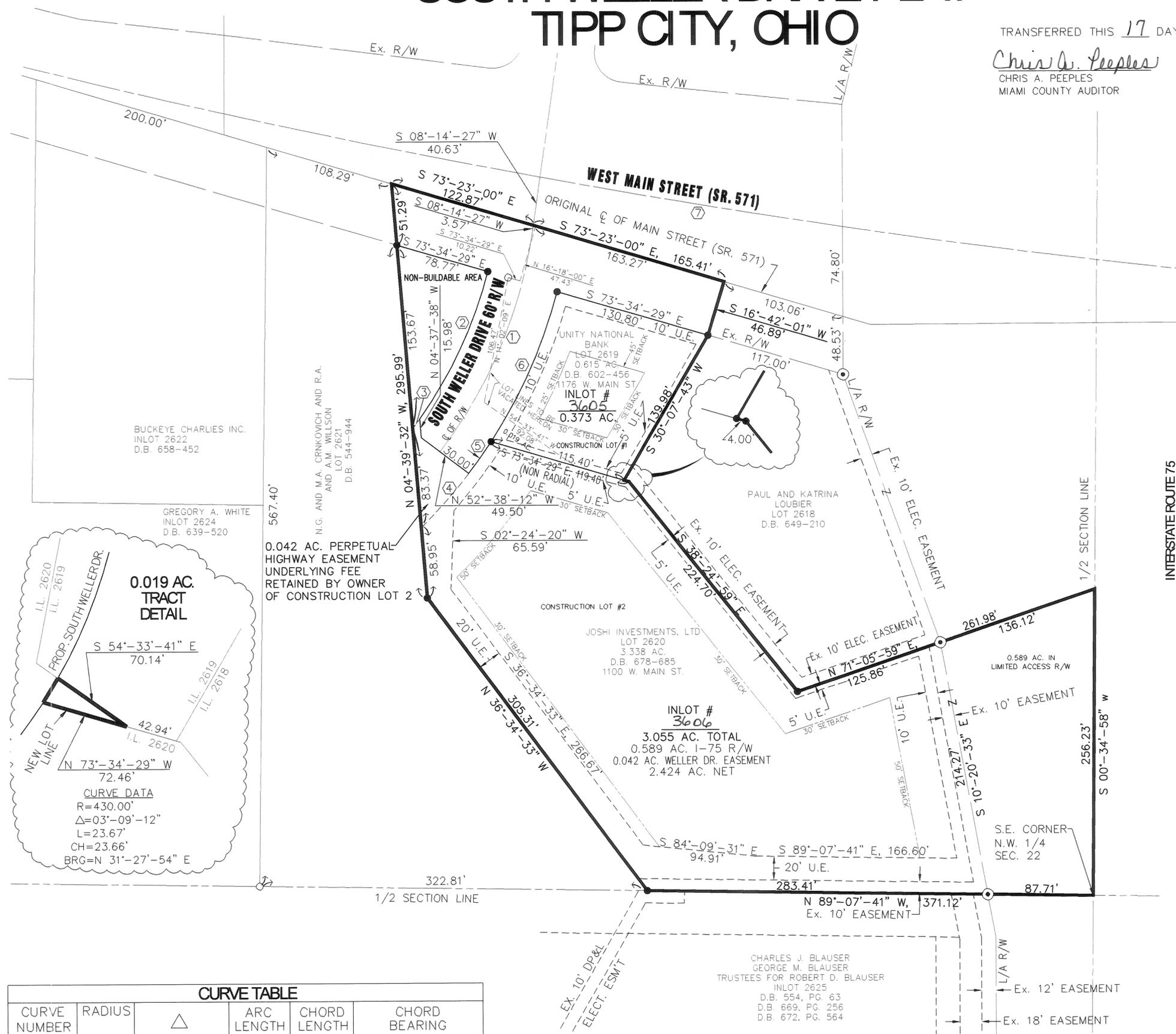


# SOUTH WELLER DRIVE PLAT TIPP CITY, OHIO

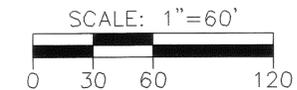
TRANSFERRED THIS 17 DAY OF July, 2002

Chris A. Peoples BY: Linda Jiruman  
CHRIS A. PEEPLES DEPUTY AUDITOR

PLAT BOOK 19, PAGE 136  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 17th DAY  
OF July, 2002 AT 1:57 PM.  
FILE No. 0341584 FEE: \$43.20  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Michelle O'Brien  
DEPUTY



THE BEARINGS USED HEREON ARE  
BASED ON REC. P.B. 18, PG. 144



### LEGEND

- IRON PIN FOUND
- 5/8" X 30" REBAR W/CAP TO BE SET
- ⊙ CONCRETE MONUMENT FOUND
- BUILDING SETBACK LINES
- - - EASEMENT LINES
- L/A R/W LINE

### SUBDIVIDER

CITY OF TIPP CITY  
260 South Garber Drive  
Tipp City, OH 45371-0188

### AREA SUMMARY

DEDICATED STREET R/W	0.521 AC.
IR 75 LIMITED ACCESS R/W	0.589 AC.
COMMERCIAL LOTS	2.839 AC.
<b>TOTAL</b>	<b>3.949 AC.</b>

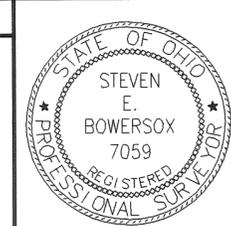
### DESCRIPTION

BEING A COMMERCIAL SUBDIVISION CONTAINING A TOTAL OF 3.949 ACRES OUT OF LOT NUMBER 2619 AND LOT NUMBER 2620 IN THE CITY OF TIPP CITY, OHIO, AS SHOWN ON THE MIAMI COUNTY RECORDER'S RECORDS, WITH 0.263 ACRES OUT OF LOT NUMBER 2619 (D.B. 602-456) AND 0.258 ACRES OUT OF LOT NUMBER 2620 ( D.B. 678-685) BEING DEDICATED AS STREET RIGHT-OF-WAY FOR A TOTAL OF 0.521 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAY, AND 0.019 AC. BEING TRANSFERRED FROM THE OWNER OF LOT 2620 TO THE OWNER OF LOT 2619 TO MAKE OF THE WHOLE OF THE NEW INLOT #-----.

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	400.00'	29°-07'-21"	203.31'	201.13'	S 22°-48'-08" W
2	370.00'	21°-07'-03"	136.37'	135.60'	N 24°-57'-55" E
3	370.00'	01°-31'-44"	9.87'	9.87'	S 36°-17'-18" W
4	430.00'	08°-00'-40"	60.12'	60.07'	S 41°-22'-08" W
5	430.00'	04°-19'-18"	32.43'	32.43'	S 35°-12'-09" W
6	430.00'	18°-21'-12"	137.74'	137.15'	S 23°-51'-54" W
7	7161.98'	02°-02'-23"	254.97'	254.95'	S 80°-28'-35" 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.

Steven E. Bowersox 5-20-2002  
STEVEN E. BOWERSOX, P.S. #7059 DATE



**CHOICE ONE ENGINEERING**  
the choice that exceeds...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 05-20-2002	drawn by: DSM	job number: MIATC0119
---------------------	------------------	--------------------------

# PLAT RESTRICTIONS

1. These restrictions are for the benefit of the owners of all lots in this subdivision and are to run with the land and are to be binding on all parties and persons claiming under them.
2. Front yard setbacks are shown on the plat, page 1.
3. Side yard setbacks are 30 feet, and shown on the plat, page 1.
4. Lot area for Unity National Bank aka construction lot 1, is granted for 0.373 acres or 16,248 SF
5. Sidewalk is initially only required on the east side of South Weller Drive
6. A ten-foot wide asphalt multi-use recreational trail (bikeway) shall be installed within the West Main Street right-of-way.
7. The two (2) existing free standing signs located on the Joshi Investments, LTD aka construction lot 2, property adjacent to West Main Street may remain until they have to be replaced, at which time they shall be required to comply with current code provisions.
8. The frontages of the lots created are granted as shown on this plat.
9. The parking lot for Unity National Bank aka construction lot 1, shall be only three (3) feet from the southern property line, and is granted by this plat.
10. The driveway approach for the Joshi Investment, LTD aka construction lot 2, property shall extend northerly across the north property line adjacent to Unity National Bank.
11. The +/- 0.019-acre tract of land recorded in RECORD OF LOT SURVEY V. 24 page 26, has been transferred from Joshi Investments, LTD aka construction lot 2, to Unity National Bank aka construction lot 1, and is hereby combined with this plat into one lot for Unity National Bank aka construction lot 1.
12. The Highway/U.E. (Utility Easement) shown at the western terminus of South Weller Drive is for the future extension of South Weller Drive to service the acreage west of this plat. The City requires that any future access to West Main Street for Inlots #'s 2624 (eastern half), 2622 (southern half), and 2621 (all) shall be through the future extension of South Weller Drive, by the private property owners and or developers.
13. No lot shall be hereafter subdivided into additional lots, unless it complies with the current code requirements.
14. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.
15. Invalidity of any one of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect.
16. The subdivider shall require that all lawn areas within the public right-of-ways shall be sodded.
17. No driveway access shall be permitted onto West Main Street.

## Property Owners

Unity National Bank  
212 North Main Street  
Piqua, OH 45356  
Construction Lot #1

Joshi Investments LTD aka Heritage Motel  
1100 West Main Street  
Tipp City, OH 45371  
Construction Lot #2

# 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 THE PLAT RESTRICTIONS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS TO THE PUBLIC USE FOREVER, INCLUDING 0.042 AC. PART OF WELLER DR. AS HIGHWAY EASEMENT, UNERLYING FEE RETAINED BY ONWER OF CONSTRUCTION LOT 2.

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.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Bradley C. Vath  
WITNESS BRADLEY C. VATH

G. Dwayne Cooper  
WITNESS G. Dwayne Cooper

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3 DAY OF June, 2002 BY UNITY NATIONAL BANK, DIVISION OF SECURITY NATIONAL BANK, FKA THE THIRD SAVINGS AND LOAN CO., BY Scott Gabriel, PRESIDENT.

Angela L. Schultz  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 7, 2004

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THIS 3 DAY OF June, 2002.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Bradley C. Vath  
WITNESS BRADLEY C. VATH

Charles Johnson  
WITNESS CHARLES JOHNSON

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF June, 2002 BY JOSHI INVESTMENTS, LTD., AN ~~OHIO~~ GENERAL PARTNERSHIP.

Anna B. Roberts  
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 14, 2004

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THIS 3rd DAY OF June, 2002.

UNITY NATIONAL BANK, DIVISION OF SECURITY NATIONAL BANK, FKA THE THIRD SAVINGS AND LOAN CO.

BY: Scott Gabriel  
SCOTT GABRIEL, PRESIDENT

BY: \_\_\_\_\_

JOSHI INVESTMENTS, LTD  
AN OHIO ~~GENERAL PARTNERSHIP~~  
limited liability company

BY: Sudesh K Joshi

BY: CHA



PLAT BOOK 19, PAGE 136-A  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 17th DAY OF July, 2002 AT 1:57 PM  
FILE NUMBER D241584, FEE 843.20

John W. O'Brien  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY  
Michelle C. Brien  
Deputy

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

Bradley C. Vath  
WITNESS BRADLEY C. VATH

Barbara L. Vincent  
WITNESS Barbara L. Vincent

LIENHOLDER: INLOT 2620  
PRIME TECHNOLOGY, INC.

BY: John J. Groenwald  
JOHN J. GROENWALD  
V.P. FINANCE

BY: \_\_\_\_\_

GREENE  
STATE OF OHIO - COUNTY OF ~~MIAMI~~ S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25th DAY OF June, 2002 BY PRIME TECHNOLOGY, INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THIS 25th DAY OF June, 2002.

Barbara L. Vincent  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Mar. 29, 2005



# APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 14th DAY OF May, 2002, THIS PLAT WAS REVIEWED AND APPROVED.

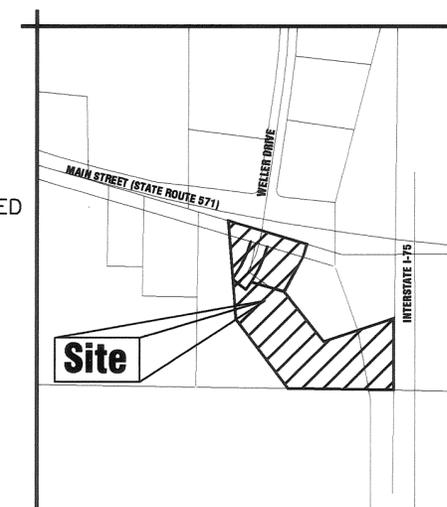
Michael A. Fennell  
CHAIRMAN

Marilyn A. Fennell  
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 17th DAY OF June, 2002 PER ORDINANCE 23-02.

Donald H. Cole  
PRESIDENT OF COUNCIL

Misty Cox  
CLERK OF COUNCIL



# SOUTH WELLER DRIVE PLAT

Part Lot 2619, D.B. 602-456,  
AND Part Lot 2620, D.B. 678-685  
Sec. 22, Town 4N, Range 6E  
City of Tipp City, Miami County, Ohio

SHEET 2 OF 2

**CHOICE ONE ENGINEERING**  
the choice that exceeds...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

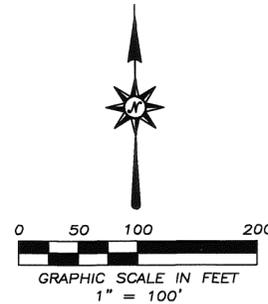
date: 05-20-2002 drawn by: DSM job number: MIATC10119

**RESSLER REPLAT**

**REPLAT OF PART OF OUTLOTS 28 & 36 AND DEDICATION OF THE EXTENSION OF LUDLOW STREET, VILLAGE OR LAURA, MIAMI COUNTY, OHIO**

**DESCRIPTION:**

BEING A SUBDIVISION OF PARTS OF OUTLOTS 28 & 36 LOCATED IN THE VILLAGE OR LAURA, MIAMI COUNTY, OHIO, AS CONVEYED TO DENNY & CAROL RESSLER, BY A DEED RECORDED IN VOLUME 666, PAGE 157, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. TOTAL PLATTED ACREAGE IN OUTLOTS 28 & 36 IS 0.925 ACRES, AND TOTAL IN DEDICATED STREET IS 0.087 ACRES.



VOLUME 19 PAGE 137

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 22<sup>ND</sup> DAY OF JULY, 2002, AT 11:44:59 AM.  
FILE #0341785 FEE \$21.60

John W. O'Brien Michael Wilbur  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED 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.

Denny Ressler  
DENNY RESSLER  
Carol Ressler  
CAROL RESSLER

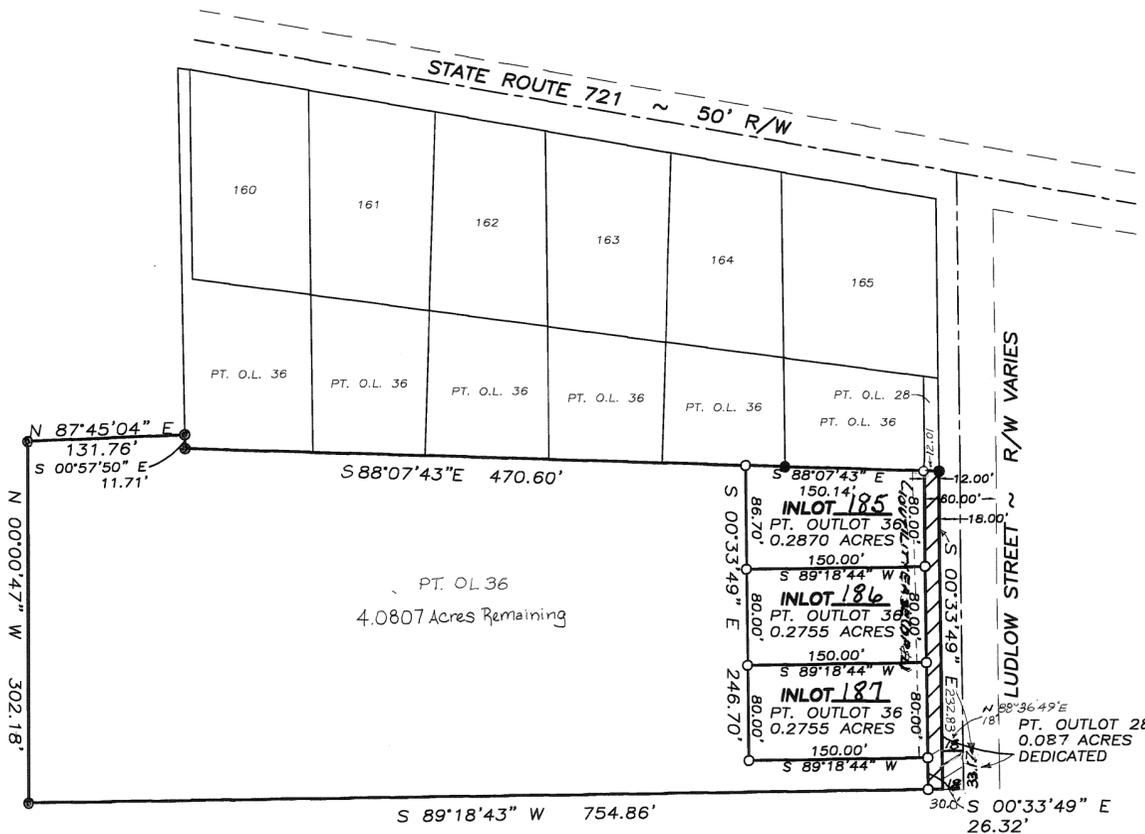
STATE OF OHIO - COUNTY OF MIAMI, S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 5th DAY OF June, 2002.

Richard W. Klockner  
NOTARY PUBLIC



MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 22<sup>ND</sup> DAY OF July, 2002.

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Lydia Pearson  
BY DEPUTY AUDITOR



APPROVAL BY VILLAGE OF LAURA COUNCIL  
THIS REPLAT ACCEPTED AT  
A MEETING OF THE VILLAGE OF LAURA COUNCIL  
THIS 17 DAY OF JULY, 2002  
THIS PLAT APPROVED AND ACCEPTED  
BY ORDINANCE # 7-02

Edward Guess  
MAYOR ~ EDWARD GUESS

Theodore Robinson  
CLERK OF COUNCIL ~  
THEODORE ROBINSON

APPROVAL BY VILLAGE OF LAURA ZONING BOARD  
THIS REPLAT ACCEPTED AT  
A MEETING OF THE VILLAGE OF LAURA ZONING  
BOARD THIS 17 DAY OF JULY, 2002

Ken D. Cayrola  
CHAIRMAN

[Signature]  
SECRETARY

**CERTIFICATION**

I HEREBY CERTIFY THIS PLAT TO BE CORRECT  
BASED ON EXISTING RECORDS AND FILED SURVEYS.

Richard W. Klockner  
RICHARD W. KLOCKNER  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #4370

	REPLAT OF PT. O.L. 36 & PT. O.L. 28 FOR DENNY & CAROL RESSLER	
	RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING ~ LAND SURVEYING 16 EAST WATER STREET ~ TROY, OHIO 45373 (937) 339-5331	
DATE: JUNE 2, 2002	DRAWN: KS SCALE: 1" = 100'	SHEET 1 OF 1

# ALLEY VACATION PLAT - COVINGTON, OHIO

PLAT BOOK 19 PAGE 138  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 30<sup>TH</sup> DAY  
 OF JULY, 2002, @ 10:55:51 AM

FILE NO. 0342408 FEE \$21.60  
John W. O'Brien  
 JOHN W. D'BRIEN  
 MIAMI COUNTY RECORDER  
Michael Wagner  
 DEPUTY

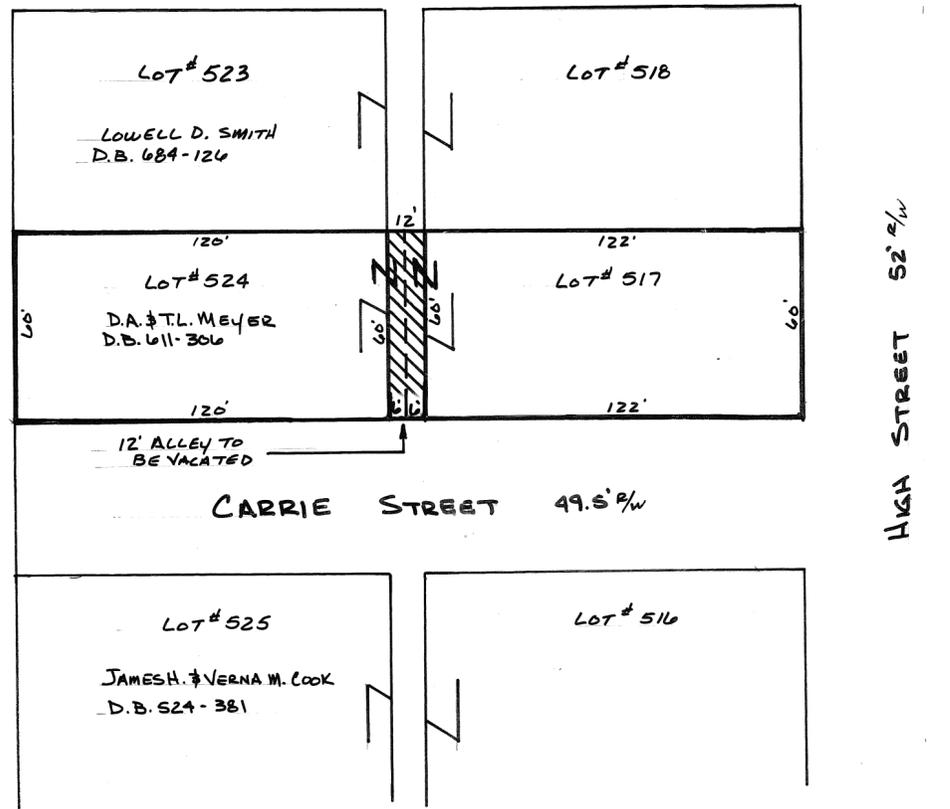
AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS  
24<sup>TH</sup> DAY OF JULY, 2002, THIS VACATION PLAT WAS APPROVED BY  
 ORDINANCE NO. 02-06A

Lowell Yingst  
 MAYOR LOWELL YINGST

Steve Placeway  
 ZONING INSPECTOR STEVE PLACEWAY

Kay McKinney  
 CLERK OF COUNCIL KAY MCKINNEY

SCALE: 1" = 40'



WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS  
 OF THE PROPERTY ABUTTING THE CROSS HATCHED  
 PORTION OF THE ALLEY SHOWN HEREON, DO HEREBY  
 CONSENT TO THE SAID VACATION AND WAIVE NOTICE  
 OF PENDING.

Douglas A. Meyer  
Teresa L. Meyer  
 DOUGLAS A. MEYER  
 TERESA L. MEYER

Lowell D. Smith  
 LOWELL D. SMITH

James H. Cook  
Verna M. Cook  
 JAMES H. COOK  
 VERNA M. COOK

TRANSFERRED THIS 30 DAY OF July, 2002.

Chris A. Peoples Linda Warrum  
 CHRIS PEEPLES, MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

EXECUTED BEFORE ME ON 22<sup>ND</sup> DAY OF July, 2002, BY DOUGLAS A. MEYER,  
 TERESA L. MEYER, LOWELL D. SMITH, JAMES H. COOK AND VERNA M. COOK,  
 WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF  
 THE REVISED CODE, REPRESENTED TO ME TO BE SAID PERSONS.



SARA A HAMMER MEISTER  
 Notary Public  
 in and for the State of OHIO  
 My Commission Expires  
 10-23-04

SARA A HAMMER MEISTER

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON  
 MIAMI COUNTY RECORDER'S ORIGINAL PLAT OF REDMAN  
 P.B. 1, PG. 377

Everett E. Roach

EVERETT E. ROACH  
 OHIO REGISTERED SURVEYOR # 7542



VACATION PLAT OF PART OF AN  
 ALLEY IN COVINGTON, OHIO.

FOR: DOUGLAS A. MEYER &  
 TERESA L. MEYER  
 AND THE VILLAGE OF  
 COVINGTON.

PREPARED BY: EVERETT E. ROACH  
 OHIO REG. SUR. # 7542

**MEYER REPLAT**  
 COVINGTON, OHIO  
 REPLAT OF LOT# 517, LOT# 524 AND  
 A 12' VACATED ALLEY

MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 PLAT BOOK 19 PAGE 139

RECEIVED FOR RECORD THIS 30<sup>TH</sup> DAY OF  
 JULY, 2002 AT 10:56:57 AM  
 FILE NO. 0342409 FEE: \$21.60

John W. O'Brien  
 MIAMI COUNTY RECORDER

Michael Wilkner  
 MIAMI COUNTY DEPUTY RECORDER

BEING A REPLAT OF LOT No. 517 AND LOT No. 524  
 IN THE VILLAGE OF COVINGTON, OHIO, AS ACQUIRED  
 BY DOUGLAS A. MEYER AND TERESA L. MEYER  
 BY DEED BOOK 611-306 AND A 12' VACATED ALLEY  
 AS PER \_\_\_\_\_

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

Douglas A. Meyer  
 DOUGLAS A. MEYER

Teresa L. Meyer  
 TERESA L. MEYER

EXECUTED BEFORE ME ON 29<sup>TH</sup> DAY OF JULY, 2002  
 BY DOUGLAS A. MEYER AND TERESA L. MEYER, WHO,  
 UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION  
 2921.11 OF THE REVISED CODE, REPRESENTED TO ME  
 TO BE SAID PARTIES. SARA A. HAMMERMEISTER  
 Notary Public  
 In and for the State of Ohio  
 My Commission Expires 10-22-04

THIS REPLAT REVIEWED AND APPROVED BY  
 THE PLANNING COMMISSION OF THE VILLAGE  
 OF COVINGTON, OHIO, THIS 11 DAY  
 OF JULY, 2002

Steve Dacey  
 CHAIRMAN

R. Scott Tobias  
 SECRETARY

**LEIHHOLDER STATEMENT**

MORTGAGE COMPANY: COVINGTON SAVINGS / LOAN  
 NAME/TITLE: Ronald A. Sutherland PRESIDENT  
Ronald A. Sutherland

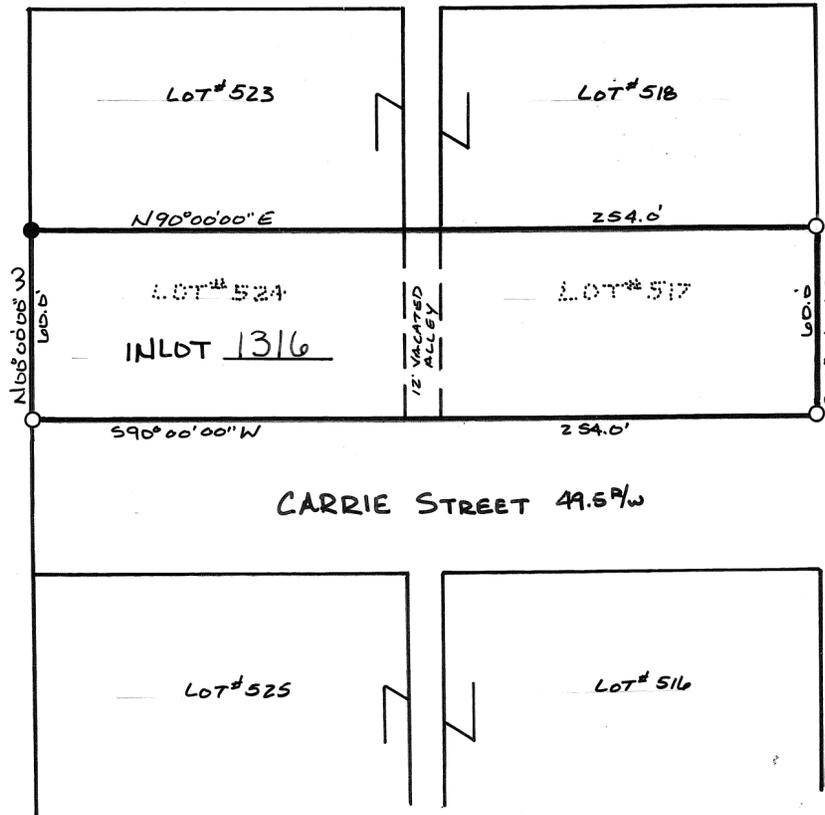
BE IT REMEMBERED THAT ON THIS 29<sup>TH</sup> DAY OF JULY, 2002  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC HAVING FOR SAID  
 STATE PERSONALLY CALLED COVINGTON, OHIO BY RONALD A. SUTHERLAND ITS  
 PRESIDENT TO ME KNOWN AND ACKNOWLEDGE THE SIGNING OF  
 THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

Raymond L. Markin  
 NOTARY PUBLIC

APPROVED THIS 30 DAY OF July, 2002

Chris W. Peoples  
 MIAMI COUNTY AUDITOR

Linda Lissner  
 MIAMI COUNTY DEPUTY AUDITOR



**LEIHHOLDER STATEMENT**

MORTGAGE COMPANY: AMERICAN GENERAL FINANCE  
 NAME/TITLE: Thomas L. Sippel - Branch Manager

BE IT REMEMBERED THAT ON THIS 29<sup>TH</sup> DAY OF JULY, 2002  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR  
 SAID STATE, PERSONALLY CALLED COVINGTON, OHIO BY T. SIPP, ITS  
 BRANCH MGR. TO ME KNOWN AND ACKNOWLEDGE THE SIGNING OF  
 THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

Mindi K. [Signature]  
 Notary Public

**LEGEND**

- - IRON PIN FOUND
- - IRON PIN SET

**REFERENCE**

P.B. 1, PG. 377  
 DEED BOOK 611-306



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

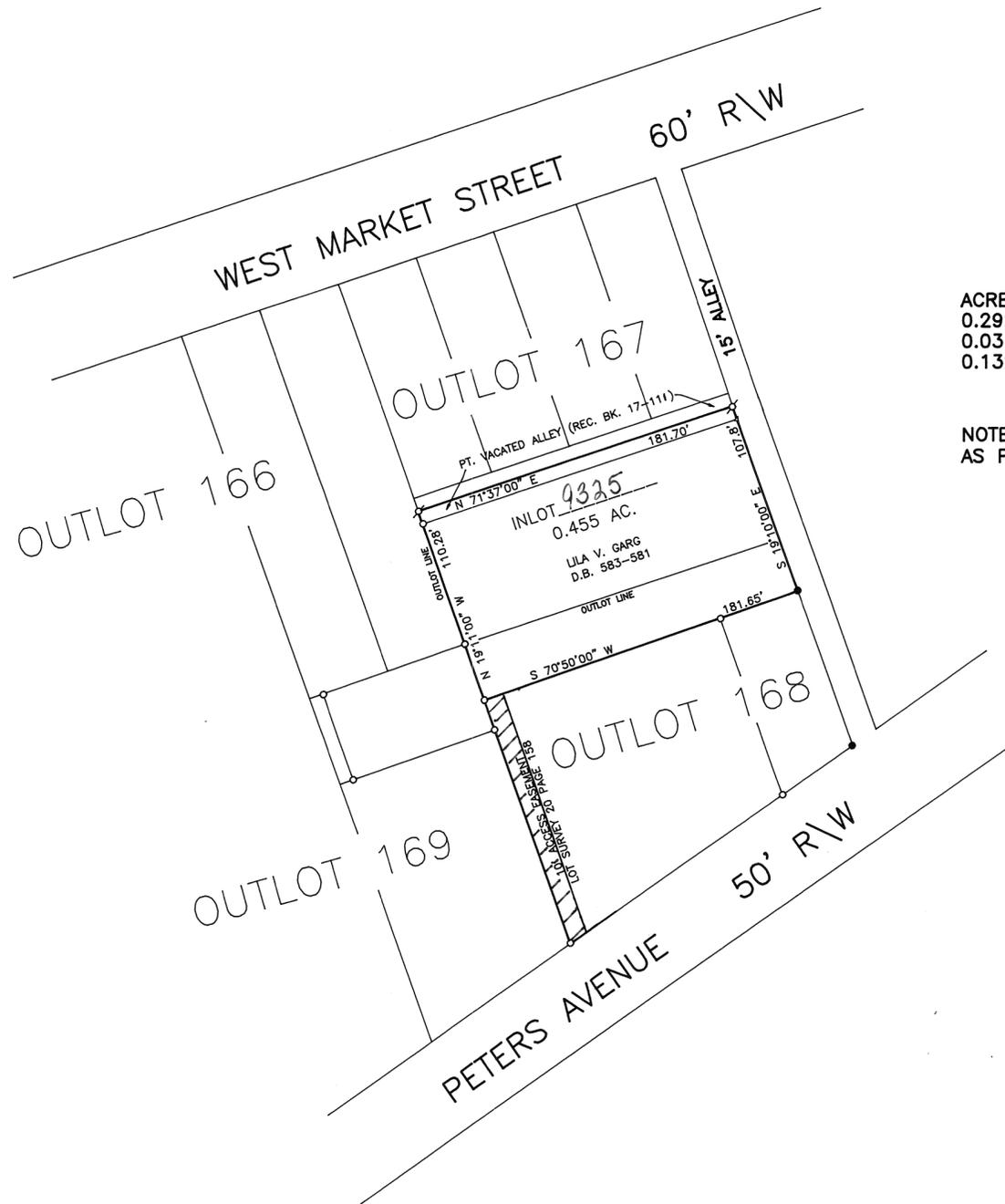
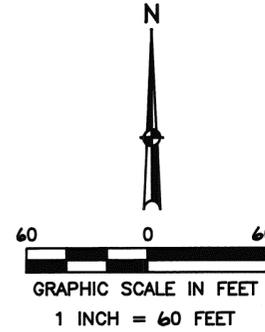
Everett E. Roach  
 EVERETT E. ROACH  
 OHIO REGISTERED SURVEYOR #7542

Raymond L. Markin  
 Notary Public, State of Ohio  
 My Commission Expires April 10, 2003



# REPLAT OF PART OUTLOTS 167 AND 168 CITY OF TROY, MIAMI COUNTY, OHIO

Vol 19 Pg. 140  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 15<sup>th</sup> DAY OF  
August, 2002, AT 2:56 P.M.  
 FILE NO.: 0343751 FEE: \$ 21.60  
John W. O'Brien  
 JOHN W. O'BRIEN  
 MIAMI COUNTY RECORDER  
Michelle Wilfong  
 BY DEPUTY



ACREAGE BREAKDOWN  
 0.292 ACRES PT. OL. 167  
 0.031 AC. PT VAC ALLEY  
 0.132 AC. PT. OL 168

NOTE: ACCESS EASEMENT NOT INCLUDED  
 AS PART OF THE NEW INLOT.

**DEDICATION**

WE, THE UNDERSIGNED, DO HEREBY ACCEPT AND  
 APPROVE THIS REPLAT AS SHOWN HEREON.

Lila V. Garg  
 LILA V. GARG

\_\_\_\_\_  
 (DOWER)

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,  
 PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO  
 ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND  
 THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.  
 SIGNED BEFORE ME IN TROY, OHIO, ON  
 THIS 16<sup>th</sup> DAY OF JULY, 2002.

Richard W. Klockner  
 NOTARY PUBLIC  
 COMMISSION EXPIRES

**CITY OF TROY**

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF  
 TROY HELD THIS 14<sup>th</sup> DAY OF AUGUST, 2002, THIS  
 REPLAT WAS REVIEWED AND APPROVED.

Alan T. Dyer  
 CHAIRMAN

Sheri Walker  
 SECRETARY, Acting

**MIAMI COUNTY AUDITOR**

TRANSFERRED AND LOT NUMBERS ASSIGNED  
 THIS 15<sup>th</sup> DAY OF August, 2002

Chris A. Pugh  
 MIAMI COUNTY AUDITOR

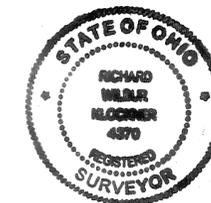
BY Dixie Parson  
 DEPUTY

**LEGEND**

- IRON PIN FOUND
- ⊗ IRON PIN SET
- P.K. NAIL FOUND
- ⚡ RAILROAD SPIKE FOUND
- MAG NAIL FOUND

**REFERENCE**

- LOT SURVEY 12 PAGE 31
- LOT SURVEY 20 PAGE 158
- LOT SURVEY 23 PAGE 182
- REC. BOOK 17 PAGE 111



I HEREBY CERTIFY THAT THIS PLAT WAS CORRECTLY  
 PREPARED FROM AN ACTUAL FIELD SURVEY.

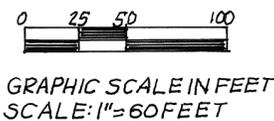
Richard W. Klockner  
 PROFESSIONAL SURVEYOR NO. 4370

RICHARD W. KLOCKNER & ASSOCIATES, INC.  
 CIVIL ENGINEERING & LAND SURVEYING  
 16 EAST WATER STREET  
 TROY, OHIO 45373

# H. FORD THOMAS RE PLAT OF INLOTS 8657, 8658 & 6073 IN TROY, OHIO

PLAT BOOK 19 PAGE 141  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 15th DAY OF  
August, 2002, AT 3:04 p. M.  
 FILE NO. 0343752 FEE: \$ 21.00  
John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 BY: Michelle Volkner  
 DEPUTY AUDITOR  
 RECORDER

**DESCRIPTION**  
 BEING A REPLAT OF INLOT 6073 CONTAINING 1.096 ACRES WHICH WAS ACQUIRED BY H. FORD THOMAS AND BETTY L. THOMAS BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 498, PAGE 613 AND INLOTS 8657 CONTAINING 1.827 ACRES AND INLOT 8658 CONTAINING 0.253 ACRES WHICH WAS ACQUIRED BY H. FORD THOMAS BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 723, PAGE 899. THIS REPLAT CONTAINS A TOTAL OF 3.1964 ACRES.



**LEGEND**  
 ○ 5/8" φ CAPPELIRON PINSET  
 ● 5/8" φ IRON PIN FOUND  
 ~~~~~ FEMA 100YR FLOOD ELEV.  
**SURVEY REFERENCE**  
 REC. PLAT BK 18; PG. 73  
 REC. PLAT BK 10; PG. 69, 121  
 REC. PLAT BK 12; PG. 146  
 DORSET ROAD HIGHWAY PLANS

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

OWNERS: H. FORD THOMAS & BETTY L. THOMAS  
H. Ford Thomas W. L. Thomas  
 H. FORD THOMAS D.L.# T520-366-25-082-0 WITNESS  
Betty L. Thomas W. L. Thomas  
 BETTY L. THOMAS D.L.# T520-092-29-609-0 WITNESS

STATE OF FLORIDA - COUNTY OF COLLIER  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF FLORIDA, 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  
Naples, FLORIDA, THIS 12 DAY OF July, 2002.  
Diana L. Mann  
 NOTARY PUBLIC MY COMMISSION EXPIRES 6-1-2004

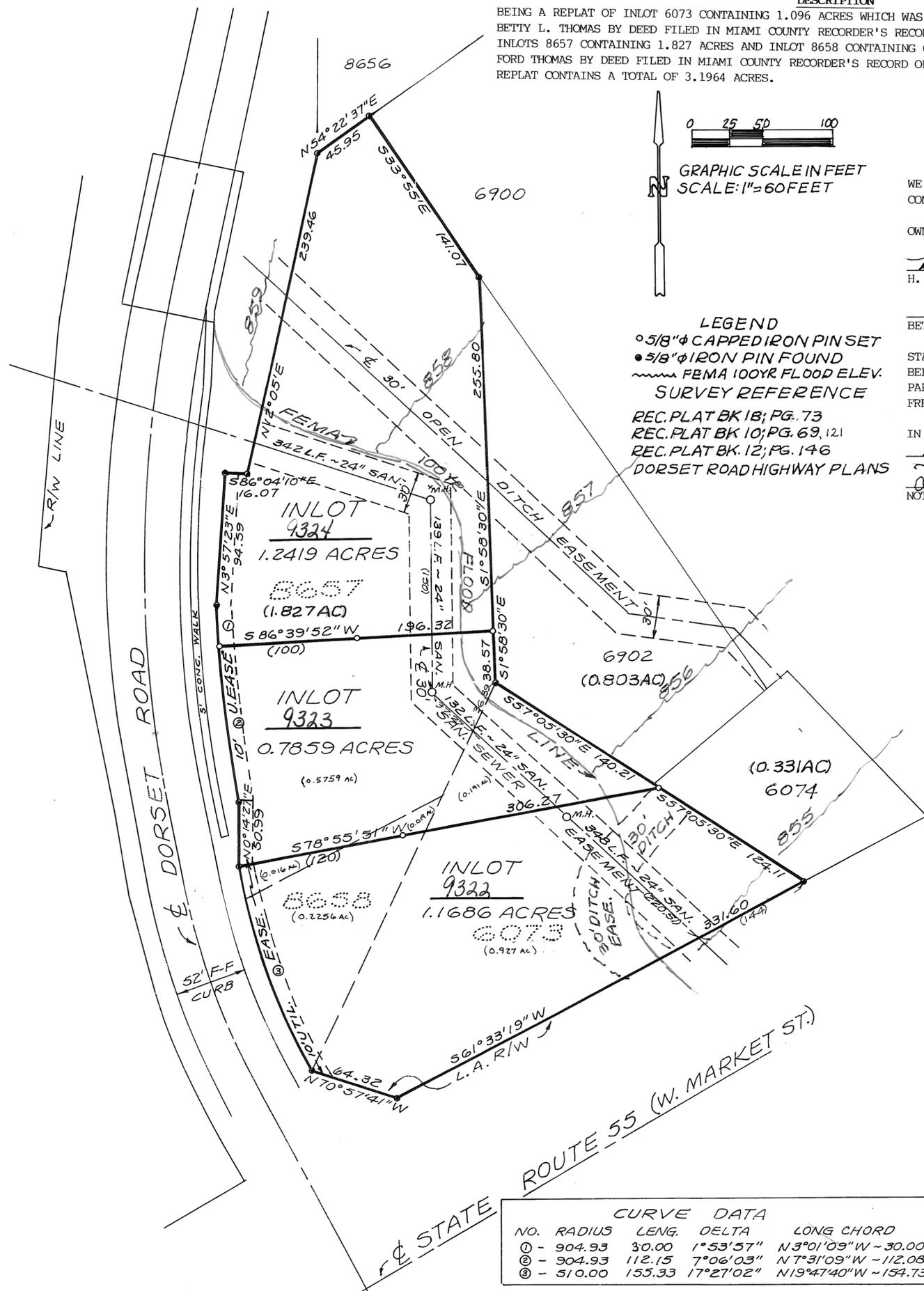
THIS REPLAT WAS REVIEWED AND APPROVED THIS 16th DAY OF JULY, 2002.

Steven D. Leffel  
 STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR

APPROVED AND TRANSFERRED THIS 15th DAY OF August, 2002.

Chris A. Peoples BY: Linda Pearson  
 CHRIS A. PEOPLES, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

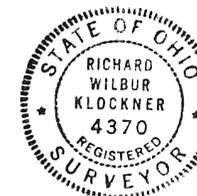
NOTE: THE CITY OF TROY DOES NOT MAINTAIN UNPAVED OPEN DRAINAGE DITCHES.



| CURVE DATA |        |        |           |                      |
|------------|--------|--------|-----------|----------------------|
| NO.        | RADIUS | LENG.  | DELTA     | LONG CHORD           |
| ①          | 904.93 | 30.00  | 1°53'57"  | N3°01'09"W ~ 30.00   |
| ②          | 904.93 | 112.15 | 7°06'03"  | N7°31'09"W ~ 112.08  |
| ③          | 510.00 | 155.33 | 17°27'02" | N19°47'40"W ~ 154.73 |

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN HEREON. IRON PINS HAVE BEEN SET AT ALL LOT CORNERS.

Richard W. Klockner  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



|                                                                                                                     |                                                             |                            |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------|
| H. FORD THOMAS REPLAT<br>OF<br>INLOTS 8657, 8658 AND 6073 IN TROY, OHIO                                             |                                                             |                            |
| H. FORD THOMAS AND BETTY L. THOMAS<br>NAPLES, FLORIDA                                                               |                                                             |                            |
| RICHARD W. KLOCKNER & ASSOCIATES, INC.<br>CIVIL ENGINEERING & LAND SURVEYING<br>TROY, OHIO 45373 PH: (937) 339-5331 |                                                             |                            |
| DATE<br><b>2 JUL 2002</b>                                                                                           | DRAWN BY: <u>JP</u><br>TRACED BY:<br>CHECKED BY: <u>Ewl</u> | SHEET NO.<br><b>1 OF 1</b> |
| SCALE: 1" = 60'                                                                                                     |                                                             |                            |

# ANNEXATION TO THE CITY OF TROY, OHIO

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

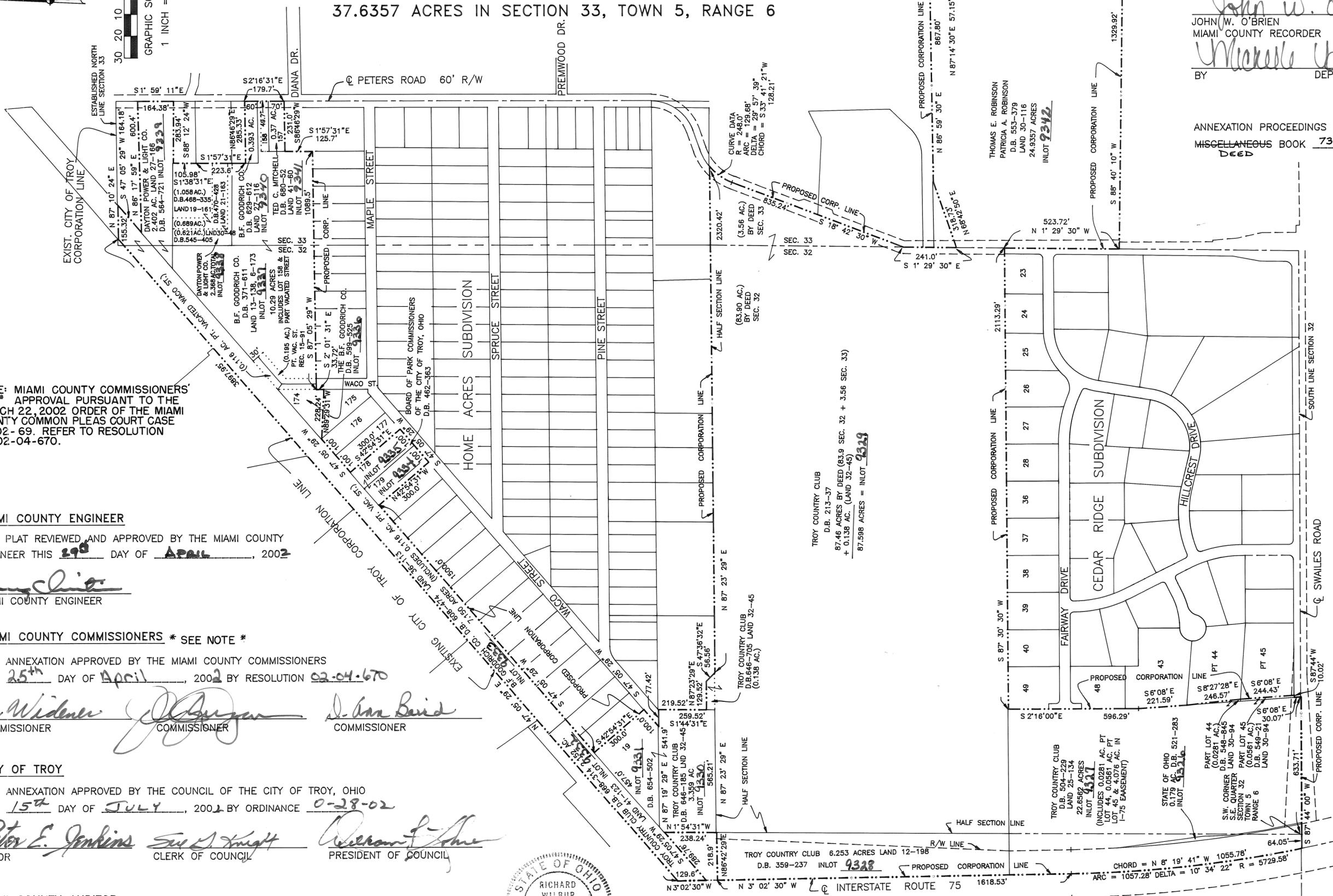
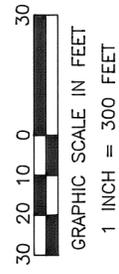
172.9087 ACRES TOTAL

135.273 ACRES IN SECTION 32, TOWN 5, RANGE 6

37.6357 ACRES IN SECTION 33, TOWN 5, RANGE 6

PLAT BOOK 19 PAGE 142  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 29th DAY OF  
August, 2002, AT 2:44 P.M.  
 FILE NO.: 0344782 FEE: \$ 21.60  
 JOHN W. O'BRIEN  
 MIAMI COUNTY RECORDER  
 BY Michelle Wofford DEPUTY

ANNEXATION PROCEEDINGS RECORDED IN  
 MISCELLANEOUS BOOK 730 PAGE 449  
 DEED



\* NOTE: MIAMI COUNTY COMMISSIONERS' APPROVAL PURSUANT TO THE MARCH 22, 2002 ORDER OF THE MIAMI COUNTY COMMON PLEAS COURT CASE NO. 02-69. REFER TO RESOLUTION NO. 02-04-670.

**MIAMI COUNTY ENGINEER**

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 29th DAY OF April, 2002

Doug Chio  
 MIAMI COUNTY ENGINEER

\* MIAMI COUNTY COMMISSIONERS \* SEE NOTE \*

THIS ANNEXATION APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 25th DAY OF April, 2002 BY RESOLUTION 02-04-670

Ron Widener COMMISSIONER  
[Signature] COMMISSIONER  
[Signature] COMMISSIONER

**CITY OF TROY**

THIS ANNEXATION APPROVED BY THE COUNCIL OF THE CITY OF TROY, OHIO THIS 15th DAY OF JULY, 2002 BY ORDINANCE 0-28-02

Peter E. Jenkins MAYOR  
[Signature] CLERK OF COUNCIL  
[Signature] PRESIDENT OF COUNCIL

**MIAMI COUNTY AUDITOR**

TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 29th DAY OF August, 2002

Chris A. Peoples MIAMI COUNTY AUDITOR  
 BY Linda Pearson DEPUTY

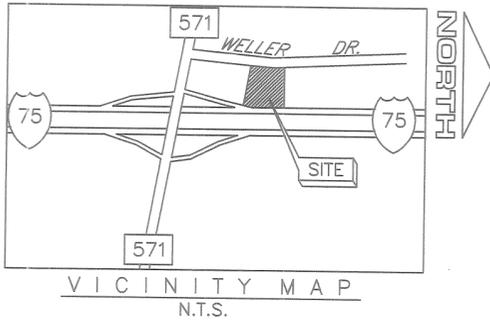


TROY COUNTRY CLUB  
 D.B. 213-37  
 87.46 ACRES BY DEED (83.9 SEC. 32 + 3.56 SEC. 33)  
 + 0.138 AC. (LAND 32-45)  
 87.598 ACRES = INLOT 9323

TROY COUNTRY CLUB 6.253 ACRES LAND 12-198  
 D.B. 359-237 INLOT 9328

I HEREBY CERTIFY THAT THIS PLAT WAS CORRECTLY PREPARED FROM EXISTING PROPERTY RECORDS.  
[Signature]  
 PROFESSIONAL SURVEYOR NO. 4370

RICHARD W. KLOCKNER & ASSOCIATES, INC.  
 CIVIL ENGINEERING & LAND SURVEYING  
 16 EAST WATER STREET  
 TROY, OHIO 45373  
 (937) 339-5331



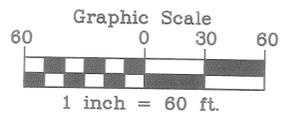
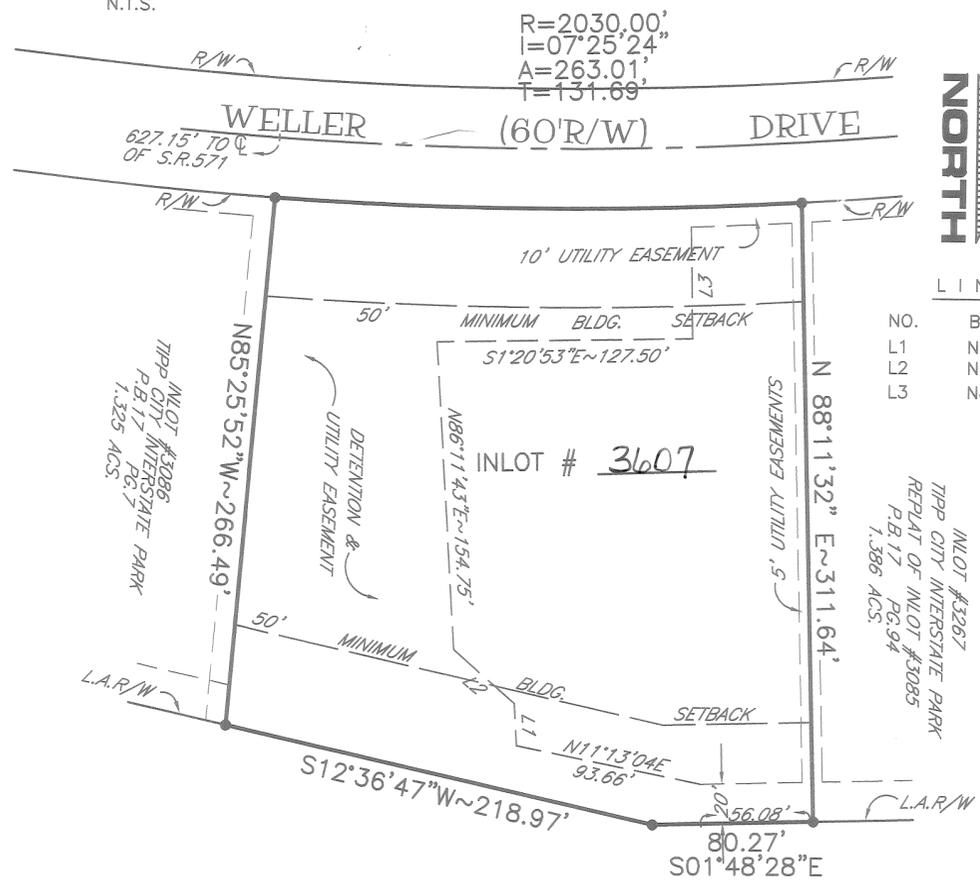
# TIPP CITY INTERSTATE PARK

## REPLAT OF INLOT #3266

NOTE: SEE PLAT BK. 20-6

PLAT BOOK 19 PAGE 143  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 30<sup>th</sup> DAY OF  
August, 2002 AT 2:12 P.M.  
 FILE# 0344893 FEE \$ 21.60  
John W. O'Brien  
 JOHN O'BRIEN, MIAMI COUNTY RECORDER  
Michelle Brien  
 BY DEPUTY

SECTION 22, TOWN 4, RANGE 6E  
 CITY OF TIPP CITY MIAMI COUNTY, OHIO  
 BEING A REPLAT OF 1.880 ACRES OF LAND, KNOWN AS INLOT 3266,  
 ACQUIRED BY DONALD C. WRIGHT BY DEED FILED IN MIAMI COUNTY  
 RECORDER'S RECORD BOOK OF DEEDS BOOK 652, PAGE 764.



LINE DATA

| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| L1  | N86°11'43"E | 21.46'   |
| L2  | N41°11'43"E | 40.64'   |
| L3  | N88°39'07"E | 56.53'   |

DEDICATION:  
 WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ANY RESTRICTIVE COVENANTS AND HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.  
 EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, 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 MAINTAINED AS SUCH FOREVER.

Signed and Acknowledged in the presence of:  
Deborah Aycock WITNESS  
Karel G. Dixon WITNESS  
Donald C. Wright OWNER: DONALD C. WRIGHT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY APPEARED DONALD C. WRIGHT, AS OWNER, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT DAYTON, OHIO, THIS 26<sup>th</sup> DAY OF August, 2002.

Deborah Aycock  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 10/28/2006

APPROVALS:  
 AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 20<sup>th</sup> DAY OF August, 2002 THIS PLAT WAS REVIEWED AND APPROVED.

Michael C. Engel CHAIRMAN  
Marilyn Fennell SECRETARY

APPROVED AND TRANSFERRED THIS 30 DAY OF Aug., 2002.

Chris A. Peoples MIAMI COUNTY AUDITOR  
Linda Trautman DEPUTY AUDITOR

CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVED DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL CORNERS, P.C. AND P.T. POINTS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR THE STATE OF OHIO FOR BOUNDARY SURVEYS.

BY: John T. Burkhardt  
 JOHN T. BURKHARDT, REGISTERED  
 SURVEYOR #6487



- PROTECTIVE COVENANTS AND RESTRICTIONS:
- 1.) THE USE OF ANY PORTION OF ANY LOT IN TIPP CITY INTERSTATE PARK SHALL AT ALL TIMES CONFORM WITH THE APPLICABLE ZONING ORDINANCES OF THE CITY OF TIPP CITY.
  - 2.) ALL OF THE LOTS IN TIPP CITY INTERSTATE PARK AND THE IMPROVEMENTS THEREON OR ADJACENT THERETO SHALL BE SUBJECT TO AND IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TIPP CITY.
  - 3.) NO PORTION OF ANY LOT SHALL BE USED FOR THE SALE, SERVICE, REFUELING, REPAIRING, MAINTAINING OR WASHING OF TRUCKS LONGER THAN TWENTY EIGHT FEET OR ANY ARTICULATING TRUCK. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THIS PROVISION SHALL NOT IN ANY WAY HAMPER THE SALE OR SERVICE OF TRUCKS OF LESS THAN TWENTY EIGHT FEET IN LENGTH.
  - 4.) LANDSCAPING ON ALL LOTS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO AN INDIVIDUAL PLAN FOR EACH LOT THAT SHALL BE APPROVED BY THE PLANNING BOARD OF THE CITY OF TIPP CITY.
  - 5.) INVENTORIES OF MERCHANDISE OR SUPPLIES MAY NOT BE MAINTAINED OUT OF DOORS, EXCEPT IN DESIGNATED AREAS APPROVED BY THE PLANNING COMMISSION OF TIPP CITY, EXCEPT FOR VEHICLES.
  - 6.) THESE PROVISIONS MAY NOT BE ALTERED WITHOUT THE APPROVAL OF THE PLANNING BOARD OF THE CITY OF TIPP CITY.
  - 7.) ALL SITE PLANS FOR DEVELOPMENT ON INDIVIDUAL LOTS MUST BE SUBMITTED TO TIPP CITY PLAN BOARD FOR REVIEW.
  - 8.) STORMWATER DETENTION BASIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHOSE LOT THE DETENTION BASIN IS LOCATED.
  - 9.) DRAINAGEWAYS AND DETENTION BASINS SHALL BE KEPT FREE OF DEBRIS, FILL MATERIAL, STRUCTURES OR ANY OTHER PHYSICAL OBJECTS WHICH MAY OBSTRUCT THE NATURAL FLOW OR STORAGE OF STORMWATER.
  - 10.) FUTURE DRAINAGE CALCULATIONS BY INDIVIDUAL LOT OWNERS MUST USE AN EXISTING CURVE NUMBER OF 79 WHICH CORRESPONDS TO LAWNS IN AVERAGE CONDITION. (USE SCS TR-55 METHOD FOR CALCULATIONS)

LEGEND  
 INDICATES 5/8" IRON PIN FOUND

SCALE: Horz.: 1"=60' DATE: 8/14/02

Prepared By: **BURKHARDT ENGINEERING COMPANY**

6400 BIGGER ROAD SUITE B CENTERVILLE, OHIO 45459 PHONE: (937) 436-7330 FAX: (937) 436-7978

Design: JTB Drawn: JAW Checked: JTB

Sheet No. 1 of 1

PLAT BOOK 19 PAGE 44-A  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO. 0345278  
 RECEIVED 9-5-02, 2002  
 AT 3:24 P.M. FEE 86.40  
 John W. O'Brien  
 MIAMI COUNTY RECORDER  
 Lida McCoy  
 DEPUTY

RECORD PLAN  
 STANFIELD PLACE  
 SECTION TWO  
 LOCATED IN:  
 SECTION 19, TOWN 5, RANGE 6 EAST  
 PART OF INLOT 7146  
 AND PART OF INLOT 7271  
 CITY OF TROY  
 MIAMI COUNTY, OHIO  
 8.8563 TOTAL ACRES  
 42 RESIDENTIAL LOTS  
 1 RESERVE LOT  
 43 TOTAL LOTS  
 MARCH, 2002

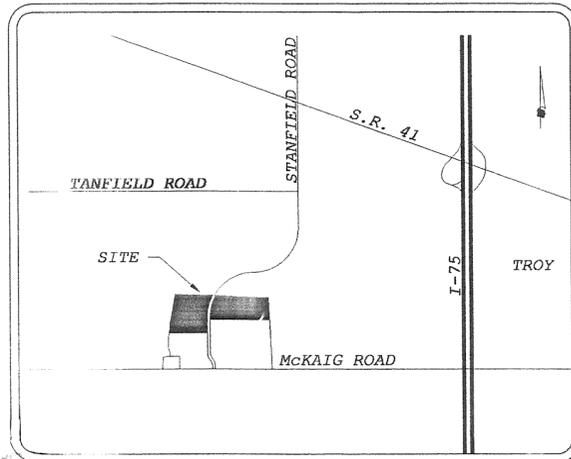
**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.  
 EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF

OWNER:  
 CROSSMANN COMMUNITIES  
 OF OHIO, INC.  
 MIKE HOFFMASTER  
 GENERAL MANAGER

WITNESS  
 Melissa Studdard  
 WITNESS



**APPROVALS**

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 6<sup>TH</sup> DAY OF May, 2002, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-16-02.

Peter E. Jenkins  
 MAYOR  
 William F. Lohner  
 PRESIDENT OF COUNCIL  
 Sue D. Knight  
 CLERK OF COUNCIL

AT THE MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD ON THIS 10<sup>TH</sup> DAY OF APRIL, 2002, THIS PLAT WAS REVIEWED AND APPROVED.

Charles A. Peeper  
 CHAIRMAN  
 Sue E. Knight  
 SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 5 DAY OF Sept., 2002.

Chris A. Peeper  
 MIAMI COUNTY AUDITOR  
 Lida Jiruman  
 DEPUTY COUNTY AUDITOR

STATE OF OHIO  
 BE IT REMEMBERED THAT ON THIS 7<sup>TH</sup> DAY OF May, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME CROSSMANN COMMUNITIES OF OHIO, INC., OWNER, BY MIKE HOFFMASTER, ITS GENERAL MANAGER TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Melissa Studdard  
 NOTARY PUBLIC IN AND FOR  
 STATE OF OHIO  
 MY COMMISSION EXPIRES ON: 5-4-05

DATE: May 7, 2002  
 STATE OF OHIO  
 CROSSMANN COMMUNITIES OF OHIO, INC. BY MIKE HOFFMASTER, ITS GENERAL MANAGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

MIKE HOFFMASTER  
 GENERAL MANAGER

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

Melissa Studdard  
 NOTARY PUBLIC IN AND FOR  
 STATE OF OHIO  
 MY COMMISSION EXPIRES ON: 5-4-05

**DESCRIPTION**

BEING A SUBDIVISION CONTAINING 8.8563 ACRES, AND BEING PART OF INLOTS 7271 AND 7146 AND BEING PART OF A 6.025 ACRE TRACT AND PART OF A 25.964 ACRE TRACT CONVEYED TO CROSSMANN COMMUNITIES OF OHIO, INC. BY DEED RECORDED IN DEED BOOK 718, PAGE 762 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

**COVENANTS AND RESTRICTIONS**

FOR COVENANTS AND RESRICTIONS SEE SHEET 4 OF 4.

**CERTIFICATION**

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN. MONUMENTATION WILL BE SET AS SHOWN.

NORFLEET, BROWN & PETKEWICZ, INC.  
 William C. Petkewicz 8-26-02  
 WILLIAM C. PETKEWICZ  
 REGISTERED SURVEYOR  
 LICENSE NO. 5749

SHEET 1 OF 4  
 PREPARED BY:

|                   |                                                                                                                                                                         |               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
|                   | <b>NORFLEET, BROWN &amp; PETKEWICZ INC.</b><br>Civil Engineers & Surveyors<br>228 Byers Road, Suite 301<br>Miamisburg, Ohio 45342<br>Ph (937)847-2313 Fax (937)847-2303 |               |
|                   | SCALE:                                                                                                                                                                  | DRAWN: D.M.N. |
| DATE: MARCH, 2002 | JOB No.: 00-4348                                                                                                                                                        |               |

AREA SUMMARY

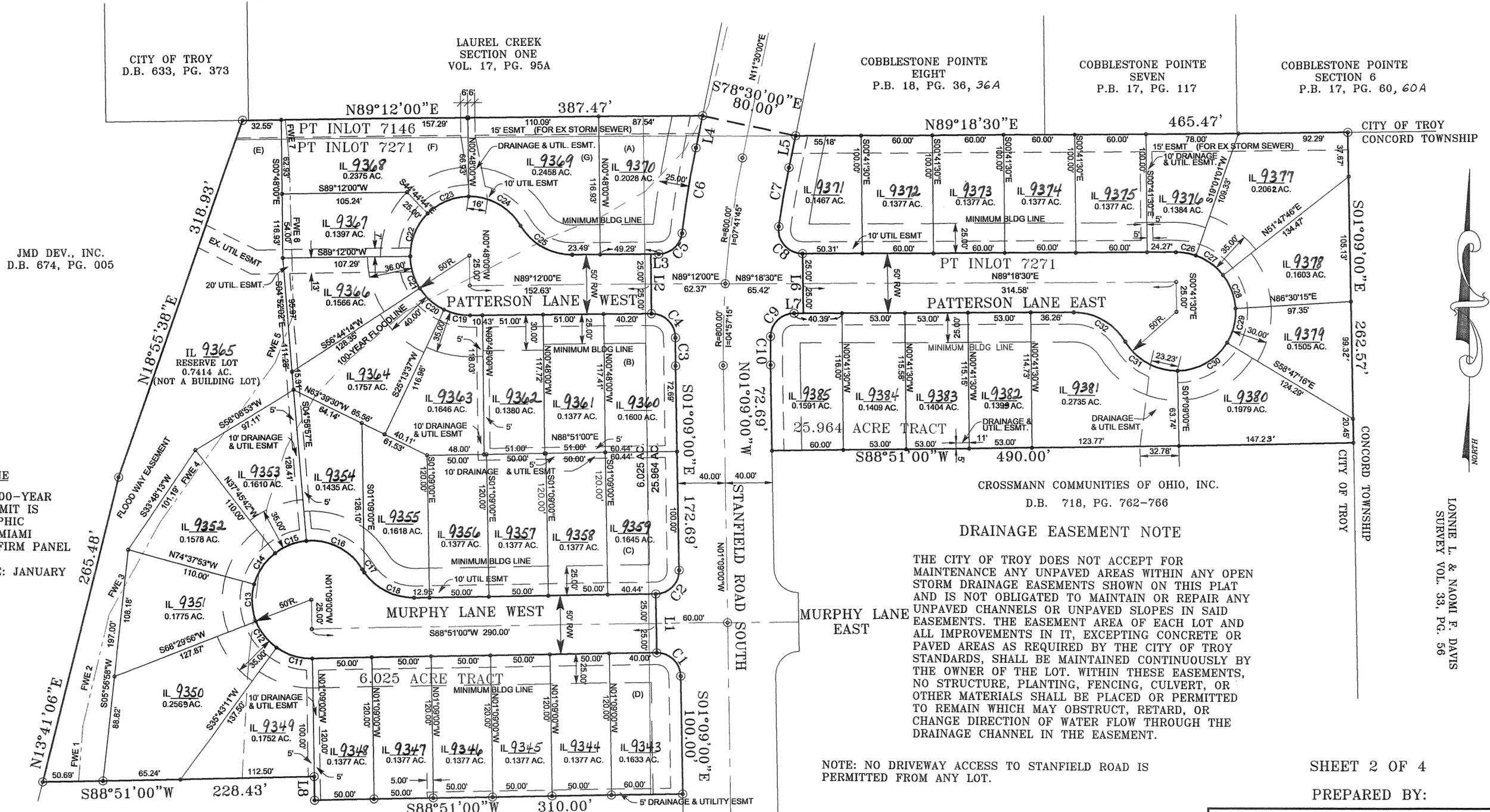
6.8262 ACRES RESIDENTIAL LOTS  
 1.2887 ACRES R/W  
 0.7414 ACRES RESERVE AREAS  
 8.8563 TOTAL ACRES

0.1288 AC. PT. 7146  
 5.5022 AC. PT. 7271  
 (FROM 6.025 AC. PARCEL)

0.0186 AC. PT. 7146  
 3.2067 AC. PT. 7271  
 (FROM 25.964 AC. PARCEL)

SEE SHEET 3 FOR APPLICABLE TABLES

RECORD PLAN  
 STANFIELD PLACE  
 SECTION TWO  
 LOCATED IN:  
 PART OF INLOT 7146  
 AND PART OF INLOT 7271  
 CITY OF TROY  
 MIAMI COUNTY, OHIO  
 8.8563 TOTAL ACRES  
 42 RESIDENTIAL LOTS  
 MARCH, 2002



JMD DEV., INC.  
 D.B. 674, PG. 005

CITY OF TROY  
 D.B. 633, PG. 373

LAUREL CREEK  
 SECTION ONE  
 VOL. 17, PG. 95A

COBBLESTONE POINTE  
 EIGHT  
 P.B. 18, PG. 36, 36A

COBBLESTONE POINTE  
 SEVEN  
 P.B. 17, PG. 117

COBBLESTONE POINTE  
 SECTION 6  
 P.B. 17, PG. 60, 60A

CITY OF TROY  
 CONCORD TOWNSHIP

FLOOD LINE

APPROXIMATE 100-YEAR  
 FLOOD PLAIN LIMIT IS  
 SHOWN BY GRAPHIC  
 PLOTTING PER MIAMI  
 COUNTY, OHIO FIRM PANEL  
 390398 0059 B.  
 EFFECTIVE DATE: JANUARY  
 19, 1933.

CROSSMANN COMMUNITIES OF OHIO, INC.  
 D.B. 718, PG. 762-766

DRAINAGE EASEMENT NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR  
 MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN  
 STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT  
 AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY  
 UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID  
 EASEMENTS. THE EASEMENT AREA OF EACH LOT AND  
 ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR  
 PAVED AREAS AS REQUIRED BY THE CITY OF TROY  
 STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY  
 THE OWNER OF THE LOT. WITHIN THESE EASEMENTS,  
 NO STRUCTURE, PLANTING, FENCING, CULVERT, OR  
 OTHER MATERIALS SHALL BE PLACED OR PERMITTED  
 TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR  
 CHANGE DIRECTION OF WATER FLOW THROUGH THE  
 DRAINAGE CHANNEL IN THE EASEMENT.

NOTE: NO DRIVEWAY ACCESS TO STANFIELD ROAD IS  
 PERMITTED FROM ANY LOT.

SHEET 2 OF 4

PREPARED BY:

GRAPHIC SCALE



( IN FEET )  
 1 inch = 60 ft.

LEGEND

- ⊙ #5 REBAR FOUND
- #5 REBAR TO BE SET

ALL FRONT MINIMUM BUILDING LINE  
 SETBACKS ARE 25.00' UNLESS OTHERWISE  
 NOTED.

LONNIE L. & NAOMI F. DAVIS  
 SURVEY VOL. 33, PG. 56

|                   |                                                                                                                                                                            |                  |        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------|
|                   | NORFLEET, BROWN<br>& PETKEWICZ INC.<br><i>Civil Engineers &amp; Surveyors</i><br>228 Byers Road, Suite 301<br>Miamisburg, Ohio 45342<br>Ph (937)847-2313 Fax (937)847-2303 |                  |        |
|                   | SCALE: 1"=60'                                                                                                                                                              | DRAWN: J.R.M.    | CHK'D: |
| DATE: MARCH, 2002 |                                                                                                                                                                            | JOB No.: 00-4348 |        |

RECORD PLAN  
 STANFIELD PLACE  
 SECTION TWO  
 LOCATED IN:  
 PART OF INLOT 7146  
 AND PART OF INLOT 7271  
 CITY OF TROY  
 MIAMI COUNTY, OHIO  
 8.8563 TOTAL ACRES  
 42 RESIDENTIAL LOTS  
 MARCH, 2002

**ACREAGE BREAKDOWN FOR NEW LOTS  
 THAT ARE PARTIALLY IN:**

| LOT REF.                         | ORIGINAL 6.025 AC. TRACT<br>INLOT 7146 |            | ORIGINAL 25.964 AC. TRACT<br>INLOT 7271 |            |
|----------------------------------|----------------------------------------|------------|-----------------------------------------|------------|
|                                  | INLOT 7146                             | INLOT 7271 | INLOT 7146                              | INLOT 7271 |
| A                                | 0.0145 AC.                             | 0.0863 AC. | 0.0186 AC.                              | 0.0834 AC. |
| B                                | ---                                    | 0.0948 AC. | ---                                     | 0.0652 AC. |
| C                                | ---                                    | 0.0959 AC. | ---                                     | 0.0686 AC. |
| D                                | ---                                    | 0.0919 AC. | ---                                     | 0.0714 AC. |
| E                                | 0.0132 AC.                             | 0.7282 AC. | ---                                     | ---        |
| F                                | 0.0591 AC.                             | 0.1784 AC. | ---                                     | ---        |
| G                                | 0.0420 AC.                             | 0.2038 AC. | ---                                     | ---        |
| R/W IN<br>PATTERSON<br>LANE WEST | ---                                    | 0.3093 AC. | ---                                     | 0.0058 AC. |
| R/W IN<br>PATTERSON<br>LANE EAST | ---                                    | ---        | ---                                     | 0.5009 AC. |
| R/W IN<br>MURPHY<br>LANE WEST    | ---                                    | 0.4657 AC. | ---                                     | 0.0070 AC. |
| TOTALS                           | 0.1288 AC.                             | 2.2543 AC. | 0.0186 AC.                              | 0.8023 AC. |

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING     | DELTA     |
|-------|--------|--------|---------|-------|-------------|-----------|
| C1    | 20.00  | 31.42  | 20.00   | 28.28 | S46°09'00"E | 90°00'00" |
| C2    | 20.00  | 31.42  | 20.00   | 28.28 | S43°51'00"W | 90°00'00" |
| C3    | 840.00 | 23.90  | 11.95   | 23.90 | S00°20'05"E | 1°37'50"  |
| C4    | 20.00  | 31.86  | 20.45   | 28.60 | S45°09'35"E | 91°16'50" |
| C5    | 20.00  | 28.87  | 17.60   | 26.43 | S47°50'53"W | 82°42'14" |
| C6    | 840.00 | 73.36  | 36.70   | 73.34 | S08°59'53"W | 5°00'14"  |
| C7    | 760.00 | 50.70  | 25.36   | 50.69 | N09°35'20"E | 3°49'20"  |
| C8    | 20.00  | 34.34  | 23.16   | 30.27 | N41°30'25"W | 98°22'10" |
| C9    | 20.00  | 30.94  | 19.53   | 27.94 | N44°59'38"E | 88°37'43" |
| C10   | 760.00 | 24.27  | 12.14   | 24.27 | N00°14'07"W | 1°49'47"  |
| C11   | 50.00  | 32.17  | 16.67   | 31.62 | S72°42'54"E | 36°52'11" |
| C12   | 50.00  | 28.61  | 14.71   | 28.22 | S37°53'26"E | 32°46'45" |
| C13   | 50.00  | 32.17  | 16.67   | 31.62 | S03°03'59"E | 36°52'11" |
| C14   | 50.00  | 32.17  | 16.67   | 31.62 | S33°48'13"W | 36°52'11" |
| C15   | 50.00  | 28.61  | 14.71   | 28.22 | S68°37'41"W | 32°46'45" |
| C16   | 50.00  | 55.70  | 31.14   | 52.87 | N63°03'59"W | 63°49'57" |
| C17   | 50.00  | 3.18   | 1.59    | 3.18  | S32°58'12"E | 3°38'24"  |
| C18   | 50.00  | 49.18  | 26.79   | 47.22 | S62°58'12"E | 56°21'36" |
| C19   | 50.00  | 22.71  | 11.56   | 22.52 | S77°47'11"E | 26°01'37" |
| C20   | 50.00  | 27.50  | 14.11   | 27.15 | S49°01'04"E | 31°30'37" |
| C21   | 50.00  | 28.33  | 14.56   | 27.95 | S17°01'53"E | 32°27'46" |
| C22   | 50.00  | 40.19  | 21.25   | 39.12 | S22°13'38"W | 46°03'16" |
| C23   | 50.00  | 38.35  | 20.17   | 37.42 | S67°13'38"W | 43°56'44" |
| C24   | 50.00  | 52.36  | 28.87   | 50.00 | N60°48'00"W | 60°00'00" |
| C25   | 50.00  | 52.36  | 28.87   | 50.00 | S60°48'00"E | 60°00'00" |
| C26   | 50.00  | 17.20  | 8.69    | 17.11 | N80°50'14"W | 19°42'31" |
| C27   | 50.00  | 28.61  | 14.71   | 28.22 | N54°35'36"W | 32°46'45" |
| C28   | 50.00  | 30.29  | 15.63   | 29.83 | N20°51'00"W | 34°42'29" |
| C29   | 50.00  | 30.29  | 15.63   | 29.83 | N13°51'29"E | 34°42'29" |
| C30   | 50.00  | 50.30  | 27.51   | 48.20 | N60°01'52"E | 57°38'16" |
| C31   | 50.00  | 52.76  | 29.13   | 50.35 | S60°55'15"E | 60°27'30" |
| C32   | 50.00  | 52.36  | 28.87   | 50.00 | N60°41'30"W | 60°00'00" |

**FLOOD WAY EASEMENT LINE TABLE**

| LINE  | LENGTH  | BEARING     |
|-------|---------|-------------|
| FWE 1 | 47.24'  | S04°00'49"W |
| FWE 2 | 96.77'  | S12°56'57"W |
| FWE 3 | 89.55'  | S28°37'39"W |
| FWE 4 | 165.21' | S35°35'04"W |
| FWE 5 | 44.01'  | S20°31'04"W |
| FWE 6 | 128.02' | S01°41'43"E |
| FWE 7 | 36.12'  | S05°33'49"E |

**LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 50.00  | S01°09'00"E |
| L2   | 50.00  | S00°48'00"E |
| L3   | 6.75   | S89°12'00"W |
| L4   | 27.84  | S11°30'00"W |
| L5   | 27.84  | N11°30'00"E |
| L6   | 50.00  | N00°41'30"W |
| L7   | 7.67   | N89°18'30"E |
| L8   | 20.00  | N01°09'00"W |

SHEET 3 OF 4

PREPARED BY:



**NORFLEET, BROWN  
 & PETKEWICZ INC.**  
*Civil Engineers & Surveyors*  
 228 Byers Road, Suite 301  
 Miamisburg, Ohio 45342  
 Ph (937)847-2313 Fax (937)847-2303

SCALE:                      DRAWN: J.L.W.                      CHK'D:  
 DATE: MARCH, 2002                      JOB No.: 00-4348

RECORD PLAN  
 STANFIELD PLACE  
 SECTION TWO  
 LOCATED IN:  
 PART OF INLOT 7146  
 AND PART OF INLOT 7271  
 CITY OF TROY  
 MIAMI COUNTY, OHIO  
 8.8563 TOTAL ACRES  
 42 RESIDENTIAL LOTS  
 MARCH, 2002

COVENANTS & RESTRICTIONS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES.
2. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
3. NO PERMANENT SIGNS ALLOWED; EXCEPT FOR THE SIGNAGE BY DEVELOPER FOR THE SALE OF NEW HOMES. DIRECTIONAL SIGNAGE SHALL BE PERMITTED ON THE WEEKENDS ONLY. THEY MAY NOT BE INSTALLED UNTIL AFTER 5:00 PM ON FRIDAY AND MUST BE REMOVED BY 6:00 PM ON SUNDAY.
4. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, SHACK, GARAGE, BARN OR OTHER OUT BUILDINGS SHALL BE USED OR MAINTAINED ON ANY LOT AT ANY TIME EITHER TEMPORARILY OR PERMANENTLY ON ANY LOT OF THIS SUBDIVISION WITHOUT WRITTEN APPROVAL OF CROSSMANN COMMUNITIES. TWO COMPLETE SETS OF "DOCUMENTS" SHALL BE SUBMITTED TO CROSSMANN COMMUNITIES. THE DOCUMENTS SHALL INCLUDE DESIGN PLANS, MATERIALS, COLORS, ROOFING, LOCATION OF BUILDING (HORIZONTAL AND VERTICAL) AND LANDSCAPING PLANS. CROSSMANN COMMUNITIES SHALL HAVE FIFTEEN (15) DAYS AFTER RECEIPT OF THE DOCUMENTS TO MARK ON ONE SET OF THE DOCUMENTS "APPROVED" OR "DISAPPROVED" BY CROSSMANN COMMUNITIES DATED AND SIGNED. DISAPPROVING DOCUMENTS SHALL INDICATE THE REASONS FOR DISAPPROVAL. IF THE DOCUMENTS ARE NOT RETURNED TO OWNER WITHIN (15) DAYS AFTER RECEIPT BY CROSSMANN COMMUNITIES, THE DOCUMENTS SHALL AUTOMATICALLY BE APPROVED AS SUBMITTED. THE PLANS AND SPECIFICATIONS SHALL INCLUDE FLOOR PLANS, ELEVATIONS SHOWING ALL FOUR (4) SIDES OF STRUCTURE. AFTER THE ORIGINAL CONSTRUCTION, NO IMPROVEMENTS OF ANY KIND SHALL BE MADE OR ERECTED, PLACED, ALTERED OR EXTERIOR DESIGN CHANGE MADE THERETO, ON ANY LOT, UNTIL SUCH IMPROVEMENT, ALTERATION, CHANGE, ETC., ARE SUBMITTED TO CROSSMANN COMMUNITIES AND FOLLOW THE APPROVAL OR DISAPPROVAL PROCEDURE SET FORTH IN THIS ITEM. NO OUT BUILDING SHALL EXCEED 160 SQUARE FEET.
5. NO STRUCTURE OR PLANTING, OTHER THAN DRIVEWAY OR SIDEWALK, SHALL BE PERMITTED TO INTERFERE WITH ANY EASEMENT WHICH MAY OBSTRUCT OR RETARD DIRECTION OF ANY DRAINAGE WATER.
6. NO ABOVE GROUND SWIMMING POOLS SHALL BE ERECTED ON ANY LOT.
7. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT FOR TWO (2) DOGS, CATS OR OTHER HOUSEHOLD PETS, WHICH MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
8. NO FENCES SHALL BE BUILT ON ANY PART OF SAID LOT BETWEEN THE REAR OF THE BUILDING CONSTRUCTED THEREON AND THE STREET IN FRONT OF THE BUILDING. FENCES ERECTED ON SAID LOT FROM THE REAR OF THE BUILDING TO THE BACK PROPERTY LINE SHALL NOT BE IN EXCESS OF FOUR (4) FEET IN HEIGHT AND SHALL BE OF RUSTIC RAIL, DECORATIVE WOOD OR HEDGE.
9. NO TRUCKS LARGER THAN THREE-QUARTER TON, BOATS, TRAILERS, CAMPER, MOBILE HOMES, MOTOR HOMES, BUSES, OR DELIVERY VANS SHALL BE PERMITTED TO BE PARKED IN EXCESS OF FORTY-EIGHT (48) HOURS, EXCEPT THAT ANY OF SUCH VEHICLES BEING USED FOR THE PURPOSE OF CONSTRUCTION, DELIVERY OR REPAIR WORK UPON ANY LOT SHALL BE PERMITTED TO PARK ON OR IN FRONT OF A LOT ON A TEMPORARY BASIS.
10. EACH LOT SHALL MAINTAIN TWO (2) OFF STREET PARKING SPACES, INCLUDING GARAGE.
11. NO SATELLITE DISH ANTENNAS OR ANY FREE STANDING ANTENNAS OR RECEIVERS SHALL BE PERMITTED. ALL ANTENNAS & RECEIVERS MUST BE ATTACHED TO THE PRINCIPAL BUILDING ON THE LOT. THE MAXIMUM ALLOWABLE HEIGHT ABOVE THE ROOF LINE SHALL BE TWO (2) FEET.
12. NO RESIDENCE SHALL HAVE LESS THAN 1000 SQUARE FEET.
13. THESE COVENANTS & RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 31, 2007, AND SHALL BE AUTOMATICALLY EXTENDED FOR AN ADDITIONAL FIFTEEN (15) YEARS, UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS & RESTRICTIONS IN WHOLE OR IN PART.
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17. INVALIDATION OF ANY ONE OF THESE COVENANTS & RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

SHEET 4 OF 4

PREPARED BY:



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|                  |               |         |
|------------------|---------------|---------|
| SCALE:           | DRAWN: J.R.M. | CHK'D:  |
| DATE: MARCH,2002 | JOB No.:      | 00-4348 |

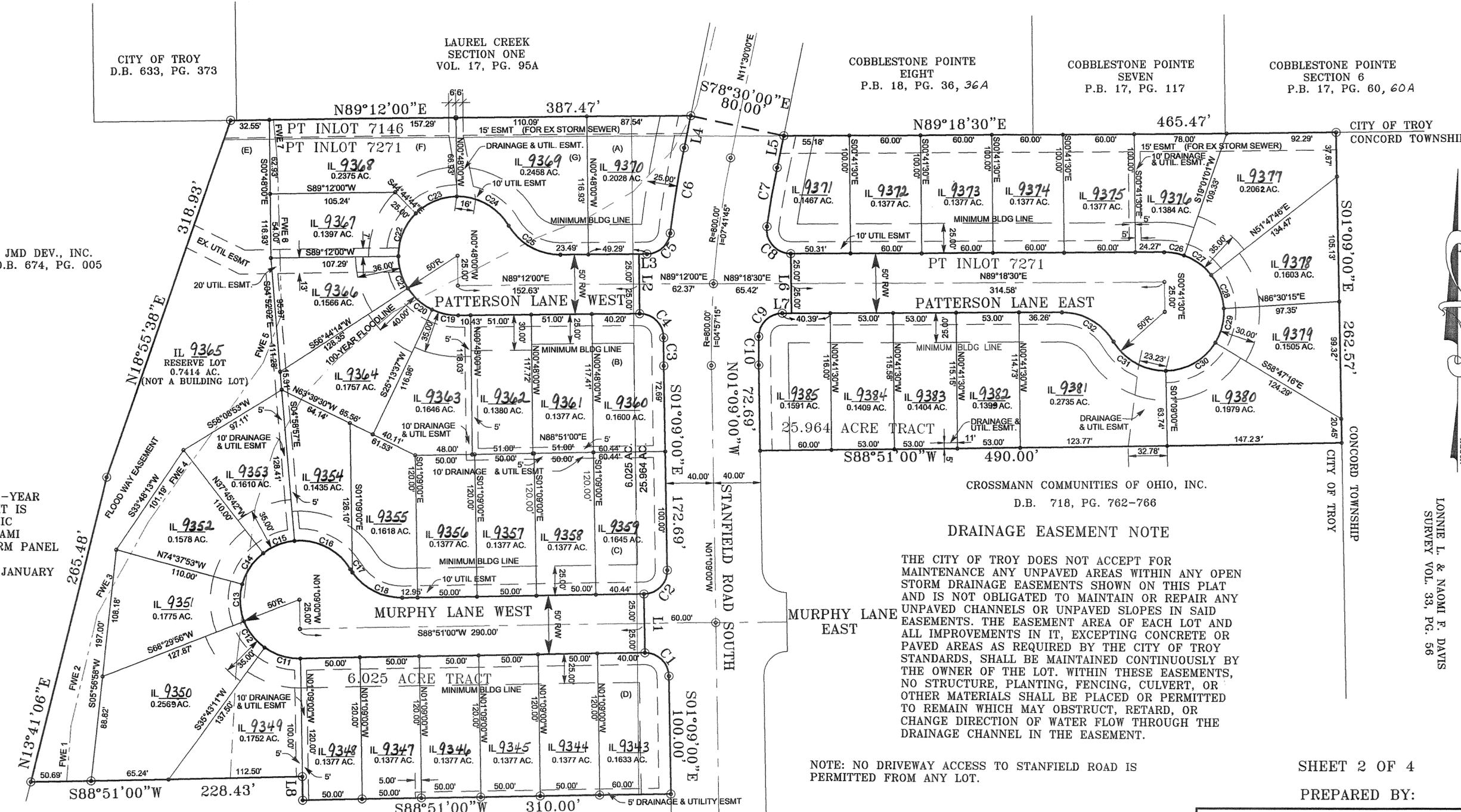
**AREA SUMMARY**  
 6.8262 ACRES RESIDENTIAL LOTS  
 1.2887 ACRES R/W  
 0.7414 ACRES RESERVE AREAS  
 8.8563 TOTAL ACRES

0.1288 AC. PT. 7146  
 5.5022 AC. PT. 7271  
 (FROM 6.025 AC. PARCEL)

0.0186 AC. PT. 7146  
 3.2067 AC. PT. 7271  
 (FROM 25.964 AC. PARCEL)

SEE SHEET 3 FOR APPLICABLE TABLES

**RECORD PLAN**  
**STANFIELD PLACE**  
**SECTION TWO**  
 LOCATED IN:  
 PART OF INLOT 7146  
 AND PART OF INLOT 7271  
 CITY OF TROY  
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 8.8563 TOTAL ACRES  
 42 RESIDENTIAL LOTS  
 MARCH, 2002



JMD DEV., INC.  
 D.B. 674, PG. 005

CITY OF TROY  
 D.B. 633, PG. 373

LAUREL CREEK  
 SECTION ONE  
 VOL. 17, PG. 95A

COBBLESTONE POINTE  
 EIGHT  
 P.B. 18, PG. 36, 36A

COBBLESTONE POINTE  
 SEVEN  
 P.B. 17, PG. 117

COBBLESTONE POINTE  
 SECTION 6  
 P.B. 17, PG. 60, 60A

CITY OF TROY  
 CONCORD TOWNSHIP

**FLOOD LINE**  
 APPROXIMATE 100-YEAR  
 FLOOD PLAIN LIMIT IS  
 SHOWN BY GRAPHIC  
 PLOTTING PER MIAMI  
 COUNTY, OHIO FIRM PANEL  
 390398 0059 B.  
 EFFECTIVE DATE: JANUARY  
 19, 1933.

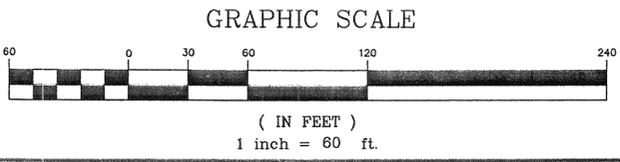
**DRAINAGE EASEMENT NOTE**  
 THE CITY OF TROY DOES NOT ACCEPT FOR  
 MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN  
 STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT  
 AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY  
 UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID  
 EASEMENTS. THE EASEMENT AREA OF EACH LOT AND  
 ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR  
 PAVED AREAS AS REQUIRED BY THE CITY OF TROY  
 STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY  
 THE OWNER OF THE LOT. WITHIN THESE EASEMENTS,  
 NO STRUCTURE, PLANTING, FENCING, CULVERT, OR  
 OTHER MATERIALS SHALL BE PLACED OR PERMITTED  
 TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR  
 CHANGE DIRECTION OF WATER FLOW THROUGH THE  
 DRAINAGE CHANNEL IN THE EASEMENT.

NOTE: NO DRIVEWAY ACCESS TO STANFIELD ROAD IS  
 PERMITTED FROM ANY LOT.

SHEET 2 OF 4

PREPARED BY:

LONNIE L. & NAOMI F. DAVIS  
 SURVEY VOL. 33, PG. 56



**LEGEND**  
 ⊙ #5 REBAR FOUND  
 ○ #5 REBAR TO BE SET

ALL FRONT MINIMUM BUILDING LINE  
 SETBACKS ARE 25.00' UNLESS OTHERWISE  
 NOTED.

|                   |                                                                                                                          |        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|--------|
| <b>NB &amp; P</b> | <b>NORFLEET, BROWN &amp; PETKEWICZ INC.</b>                                                                              |        |
|                   | Civil Engineers & Surveyors<br>228 Byers Road, Suite 301<br>Miamisburg, Ohio 45342<br>Ph (937)847-2313 Fax (937)847-2303 |        |
| SCALE: 1"=60'     | DRAWN: J.R.M.                                                                                                            | CHK'D: |
| DATE: MARCH, 2002 | JOB No.: 00-4348                                                                                                         |        |

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 42 RESIDENTIAL LOTS  
 MARCH, 2002

**ACREAGE BREAKDOWN FOR NEW LOTS  
 THAT ARE PARTIALLY IN:**

| LOT REF.                         | ORIGINAL 6.025 AC. TRACT<br>INLOT 7146 |            | ORIGINAL 25.964 AC. TRACT<br>INLOT 7271 |            |
|----------------------------------|----------------------------------------|------------|-----------------------------------------|------------|
|                                  | INLOT 7146                             | INLOT 7271 | INLOT 7146                              | INLOT 7271 |
| A                                | 0.0145 AC.                             | 0.0863 AC. | 0.0186 AC.                              | 0.0834 AC. |
| B                                | ---                                    | 0.0948 AC. | ---                                     | 0.0652 AC. |
| C                                | ---                                    | 0.0959 AC. | ---                                     | 0.0686 AC. |
| D                                | ---                                    | 0.0919 AC. | ---                                     | 0.0714 AC. |
| E                                | 0.0132 AC.                             | 0.7282 AC. | ---                                     | ---        |
| F                                | 0.0591 AC.                             | 0.1784 AC. | ---                                     | ---        |
| G                                | 0.0420 AC.                             | 0.2038 AC. | ---                                     | ---        |
| R/W IN<br>PATTERSON<br>LANE WEST | ---                                    | 0.3093 AC. | ---                                     | 0.0058 AC. |
| R/W IN<br>PATTERSON<br>LANE EAST | ---                                    | ---        | ---                                     | 0.5009 AC. |
| R/W IN<br>MURPHY<br>LANE WEST    | ---                                    | 0.4657 AC. | ---                                     | 0.0070 AC. |
| TOTALS                           | 0.1288 AC.                             | 2.2543 AC. | 0.0186 AC.                              | 0.8023 AC. |

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING     | DELTA     |
|-------|--------|--------|---------|-------|-------------|-----------|
| C1    | 20.00  | 31.42  | 20.00   | 28.28 | S46°09'00"E | 90°00'00" |
| C2    | 20.00  | 31.42  | 20.00   | 28.28 | S43°51'00"W | 90°00'00" |
| C3    | 840.00 | 23.90  | 11.95   | 23.90 | S00°20'05"E | 1°37'50"  |
| C4    | 20.00  | 31.86  | 20.45   | 28.60 | S45°09'35"E | 91°16'50" |
| C5    | 20.00  | 28.87  | 17.60   | 26.43 | S47°50'53"W | 82°42'14" |
| C6    | 840.00 | 73.36  | 36.70   | 73.34 | S08°59'53"W | 5°00'14"  |
| C7    | 760.00 | 50.70  | 25.36   | 50.69 | N09°35'20"E | 3°49'20"  |
| C8    | 20.00  | 34.34  | 23.16   | 30.27 | N41°30'25"W | 98°22'10" |
| C9    | 20.00  | 30.94  | 19.53   | 27.94 | N44°59'38"E | 88°37'43" |
| C10   | 760.00 | 24.27  | 12.14   | 24.27 | N00°14'07"W | 1°49'47"  |
| C11   | 50.00  | 32.17  | 16.67   | 31.62 | S72°42'54"E | 36°52'11" |
| C12   | 50.00  | 28.61  | 14.71   | 28.22 | S37°53'26"E | 32°46'45" |
| C13   | 50.00  | 32.17  | 16.67   | 31.62 | S03°03'59"E | 36°52'11" |
| C14   | 50.00  | 32.17  | 16.67   | 31.62 | S33°48'13"W | 36°52'11" |
| C15   | 50.00  | 28.61  | 14.71   | 28.22 | S68°37'41"W | 32°46'45" |
| C16   | 50.00  | 55.70  | 31.14   | 52.87 | N63°03'59"W | 63°49'57" |
| C17   | 50.00  | 3.18   | 1.59    | 3.18  | S32°58'12"E | 3°38'24"  |
| C18   | 50.00  | 49.18  | 26.79   | 47.22 | S62°58'12"E | 56°21'36" |
| C19   | 50.00  | 22.71  | 11.56   | 22.52 | S77°47'11"E | 26°01'37" |
| C20   | 50.00  | 27.50  | 14.11   | 27.15 | S49°01'04"E | 31°30'37" |
| C21   | 50.00  | 28.33  | 14.56   | 27.95 | S17°01'53"E | 32°27'46" |
| C22   | 50.00  | 40.19  | 21.25   | 39.12 | S22°13'38"W | 46°03'16" |
| C23   | 50.00  | 38.35  | 20.17   | 37.42 | S67°13'38"W | 43°56'44" |
| C24   | 50.00  | 52.36  | 28.87   | 50.00 | N60°48'00"W | 60°00'00" |
| C25   | 50.00  | 52.36  | 28.87   | 50.00 | S60°48'00"E | 60°00'00" |
| C26   | 50.00  | 17.20  | 8.69    | 17.11 | N80°50'14"W | 19°42'31" |
| C27   | 50.00  | 28.61  | 14.71   | 28.22 | N54°35'36"W | 32°46'45" |
| C28   | 50.00  | 30.29  | 15.63   | 29.83 | N20°51'00"W | 34°42'29" |
| C29   | 50.00  | 30.29  | 15.63   | 29.83 | N13°51'29"E | 34°42'29" |
| C30   | 50.00  | 50.30  | 27.51   | 48.20 | N60°01'52"E | 57°38'16" |
| C31   | 50.00  | 52.76  | 29.13   | 50.35 | S60°55'15"E | 60°27'30" |
| C32   | 50.00  | 52.36  | 28.87   | 50.00 | N60°41'30"W | 60°00'00" |

**FLOOD WAY EASEMENT LINE TABLE**

| LINE  | LENGTH  | BEARING     |
|-------|---------|-------------|
| FWE 1 | 47.24'  | S04°00'49"W |
| FWE 2 | 96.77'  | S12°56'57"W |
| FWE 3 | 89.55'  | S28°37'39"W |
| FWE 4 | 165.21' | S35°35'04"W |
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SHEET 3 OF 4

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|-------------------|------------------|--------|
| SCALE:            | DRAWN: J.L.W.    | CHK'D: |
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PREPARED BY:



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|                  |               |         |
|------------------|---------------|---------|
| SCALE:           | DRAWN: J.R.M. | CHK'D:  |
| DATE: MARCH,2002 | JOB No.:      | 00-4348 |



# RETRACEMENT OF OUTLOTS 277, 278, 279 & 280 AND PARTS OUTLOT 281 IN THE N.W. SECTION OF TROY, MIAMI COUNTY, OHIO

FOR REPLATTING & CONFIRMING  
DEDICATION OF PUBLIC R/W PER ORDINANCE  
NO. 1678 (MARCH 21, 1932)

PT. DL. 276  
TROY CITY SCHOOL DISTRICT  
BOARD OF EDUCATION

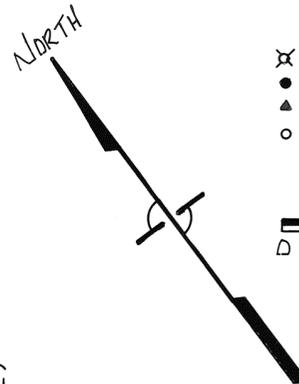
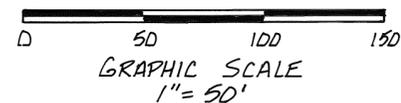
PLAT BOOK 19 PAGE 446  
MIAMI COUNTY RECORDERS  
PLAT RECORDS

John W. O'Brien  
MIAMI COUNTY RECORDER  
BY: Michelle Hefner  
DEPUTY RECORDER

RECEIVED 9-13-2002 AT 2:34  
FILE NO. 0345803 FEE \$43.20

LEGEND

- ✕ RAILROAD SPIKE SET
- IRON PIN OR PIPE FOUND
- ▲ "POINT ONLY"
- IRON PIN SET



REFERENCES

|                         |                       |
|-------------------------|-----------------------|
| LOT SUR. VOL. 12, P. 67 | LOT SURVEY VOL. 13-92 |
| " " " 12, P. 66         | " " " 2-132           |
| " " " 6, P. 6           |                       |
| " " " 11, P. 176        |                       |
| " " " 11, P. 177        |                       |
| " " " 12, P. 92         |                       |
| " " " 16, P. 62         |                       |
| " " " 10, P. 76         |                       |

RECORDERS PLAT BK. 4, P. 30 & 31  
ORDINANCE NO. 1678, 3/21/32  
LAND 4-433 & D.B. AS SHOWN

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS  
RETRACEMENT TO BE A TRUE AND  
CORRECT SURVEY AS SHOWN, WITH ALL  
LOT CORNERS MARKED AS SHOWN.

REVIEWED & APPROVED WITH NEW  
INLOT NUMBERS ASSIGNED THIS  
13TH DAY OF SEPTEMBER 2002.

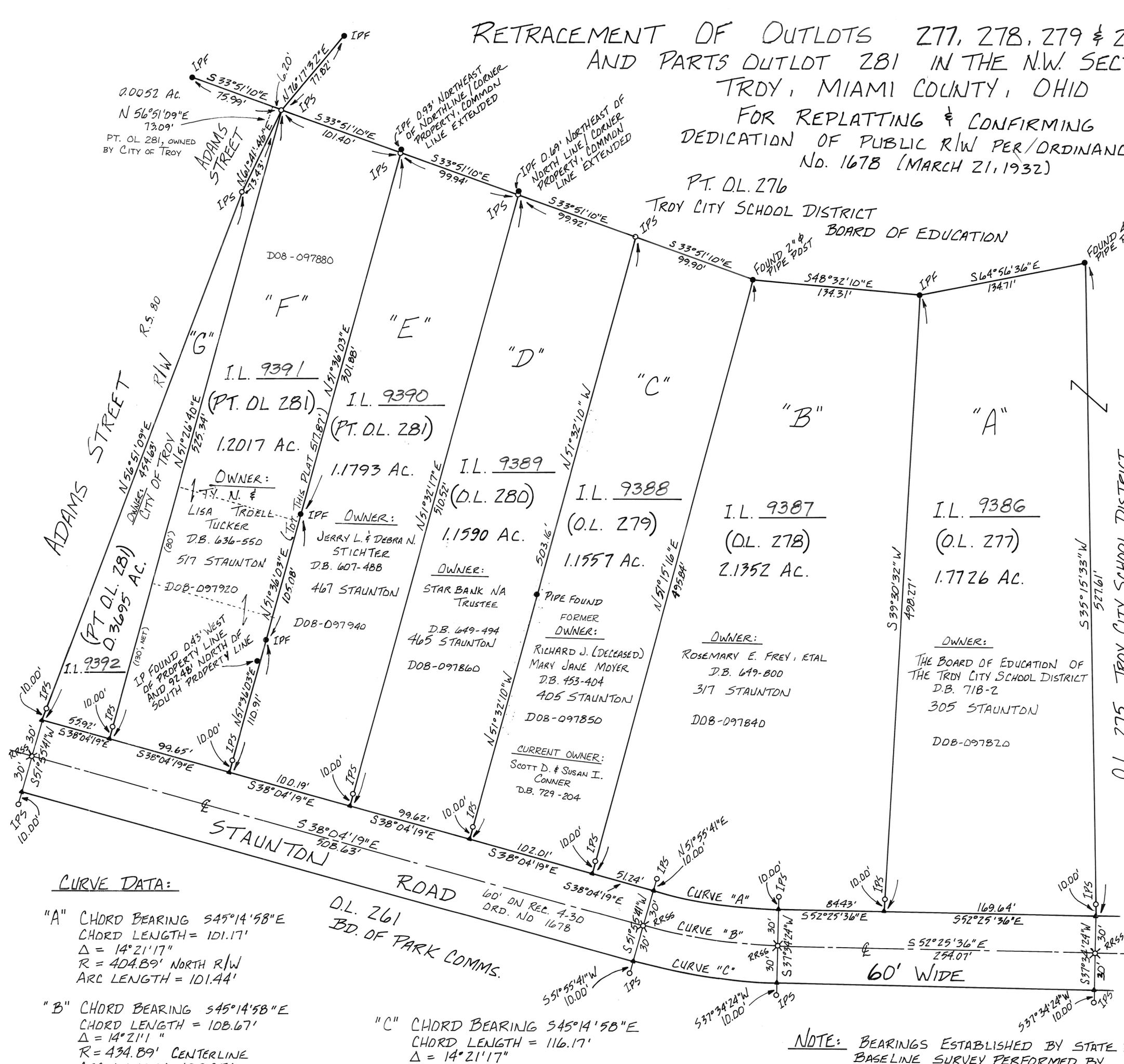
*Chris A. Peoples*  
CHRIS PEOPLES, MIAMI COUNTY  
AUDITOR  
BY: *Sinda Linneman*  
DEPUTY



*Neil E. Teaford*  
NEIL E. TEAFORD, P.S.# 7724 JUNE 25, 1999

CITY OF TROY  
DEPARTMENT OF PUBLIC WORKS  
DIVISION OF ENGINEERING  
100 SOUTH MARKET ST.  
TROY, OHIO 45373  
PH. 937-339-2641

PROJECT FILE NO. 99-29



CURVE DATA:

- "A" CHORD BEARING S45°14'58"E  
CHORD LENGTH = 101.17'  
Δ = 14°21'17"  
R = 404.89' NORTH R/W  
ARC LENGTH = 101.44'
- "B" CHORD BEARING S45°14'58"E  
CHORD LENGTH = 108.67'  
Δ = 14°21'11"  
R = 434.89' CENTERLINE  
ARC LENGTH = 108.95'
- "C" CHORD BEARING S45°14'58"E  
CHORD LENGTH = 116.17'  
Δ = 14°21'17"  
R = 464.89' SOUTH R/W  
ARC LENGTH = 116.47'

NOTE: BEARINGS ESTABLISHED BY STATE PLANE  
BASELINE SURVEY PERFORMED BY  
LUIS G. RIANCHO & ASSOCIATES ON  
JULY 11, 1997.

RETRACEMENT OF OUTLOTS 277, 278, 279 & 280  
AND PARTS OUTLOT 281 IN THE N.W. SECTION OF  
TROY, MIAMI COUNTY, OHIO  
FOR REPLATTING & CONFIRMING  
DEDICATION OF PUBLIC R/W PER ORDINANCE  
No. 1678 (MARCH 21, 1932)

CONSENT TO REPLATTING AND  
CONFIRMATION OF R/W DEDICATION

WE, THE UNDERSIGNED, DO HEREBY VOLUNTARILY CONSENT TO THE REPLATTING OF THE LOTS SHOWN ON THIS PLAT TO CORRECT THE MATHEMATICAL DISCREPANCIES OF THE ORIGINAL PLAT (REFERENCE RECORDER'S BOOK 4, PAGE 30 & 31), AND TO THE DEDICATION OF THE STAUNTON ROAD RIGHT-OF-WAY, HERETOFORE DESCRIBED AS A DEDICATED ROADWAY EASEMENT ON THE ORIGINAL PLAT, TO PUBLIC USE, VIA ORD. 1678.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESSES/  
PARCEL LETTER                      ADDRESS/EXISTING LOT NUMBER/  
PROPERTY OWNERS

A                      305 West Staunton Road, OL 277  
Signed: Kimberly A. Heintz      Signed: David A. Dolph  
Printed: Kimberly A. Heintz      David A. Dolph, Superintendent  
Signed: Steven D. Leffel      Signed: Don Pence  
Printed: STEVEN D. LEFFEL      Don Pence, Treasurer

B                      317 West Staunton Road, OL 278  
Signed: Steven D. Leffel      Signed: Rosemary E. Frey  
Printed: STEVEN D. LEFFEL      Rosemary E. Frey  
Signed: N/A                      Signed: Anthony D. Frey  
Printed: N/A                      Release of Dower  
Printed: ANTHONY D. FREY

C                      405 West Staunton Road, OL 279  
Signed: Steven D. Leffel      Signed: Mary Jane Moyer  
Printed: STEVEN D. LEFFEL      Mary Jane Moyer, Seller  
Signed: Margaret White      Signed: Scott D. Conner  
Printed: Margaret White      Scott D. Conner, Buyer  
Signed: Susan I. Conner  
Printed: Susan I. Conner, Buyer

E                      467 West Staunton Road, Part OL 281  
Signed: Steven D. Leffel      Signed: Jerry L. Stichter  
Printed: STEVEN D. LEFFEL      Jerry L. Stichter  
Signed: N/A                      Signed: Debra N. Stichter  
Printed: N/A                      Debra N. Stichter

F                      517 West Staunton Road, Parts OL 281  
Signed: Steven D. Leffel      Signed: Lisa Troell Tucker  
Printed: STEVEN D. LEFFEL      Lisa Troell Tucker  
Signed: N/A                      Signed: Ty-N. Tucker  
Printed: N/A                      Ty-N. Tucker

G                      No Address/Vacant Part of Outlot 281  
Signed: Steven D. Leffel      Signed: David E. Anderson  
Printed: STEVEN D. LEFFEL      David E. Anderson, Director of  
Public Service & Safety  
Signed: N/A                      Property Owner: The City of Troy, Ohio, a  
Municipal Corporation  
Printed: N/A

D                      465 West Staunton Road, OL 280  
Signed: Chad Monnin                      Signed: Thomas J. Kleptz  
Printed: Chad Monnin                      Printed: THOMAS J. KLEPTZ  
Trustee, Firststar Bank  
KNA U.S. BANK, N.A.

STATE OF OHIO, MIAMI COUNTY, SS:  
Before me, a Notary Public in and for said County/State, personally appeared the above named Property Owner(s) of the Parcel labeled "C", or their duly authorized representatives, who acknowledged that he/she/they did sign the foregoing Replat of property along West Staunton Road, and hereby dedicate their portion of the existing street easement along their frontage to public use as right-of-way, and that the same is their free act and deed.  
IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and affixed my official seal at Troy, Ohio, this 24<sup>th</sup> day of JUNE, 2002.

[Seal]                      [Stamp & Expiration]  
STEVEN D. LEFFEL, Notary Public  
In and for the State of Ohio  
My Commission Expires Dec. 25, 2003

STATE OF OHIO, MIAMI COUNTY, SS:  
Before me, a Notary Public in and for said County/State, personally appeared the above named Property Owners of the Parcel labeled "A", or their duly authorized representatives, who acknowledged that he/she/they did sign the foregoing Replat of property along West Staunton Road, and hereby dedicate their portion of the existing street easement along their frontage to public use as right-of-way, and that the same is their free act and deed.  
IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and affixed my official seal at Troy, Ohio, this 24<sup>th</sup> day of JUNE, 2002.

[Seal]                      [Stamp & Expiration]  
STEVEN D. LEFFEL, Notary Public  
In and for the State of Ohio  
My Commission Expires Dec. 25, 2003

STATE OF OHIO, MIAMI COUNTY, SS:  
Before me, a Notary Public in and for said County/State, personally appeared the above named Property Owners of the Parcel labeled "B", or their duly authorized representatives, who acknowledged that he/she/they did sign the foregoing Replat of property along West Staunton Road, and hereby dedicate their portion of the existing street easement along their frontage to public use as right-of-way, and that the same is their free act and deed.  
IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and affixed my official seal at Troy, Ohio, this 4<sup>th</sup> day of SEPT., 2002.

[Seal]                      [Stamp & Expiration] 12-25-03  
STEVEN D. LEFFEL, Notary Public  
In and for the State of Ohio  
My Commission Expires Dec. 25, 2003

Before me, a Notary Public in and for said County/State, personally appeared the above named Property Owner(s) of the Parcel labeled "D", or their duly authorized representatives, who acknowledged that he/she/they did sign the foregoing Replat of property along West Staunton Road, and hereby dedicate their portion of the existing street easement along their frontage to public use as right-of-way, and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and affixed my official seal at Troy, Ohio, this 20<sup>th</sup> day of AUGUST, 2002.

[Seal]                      [Stamp & Expiration]  
STEVEN D. LEFFEL, Notary Public  
In and for the State of Ohio  
My Commission Expires Dec. 25, 2003

STATE OF OHIO, MIAMI COUNTY, SS:  
Before me, a Notary Public in and for said County/State, personally appeared the above named Property Owners of the Parcel labeled "E", or their duly authorized representatives, who acknowledged that he/she/they did sign the foregoing Replat of property along West Staunton Road, and hereby dedicate their portion of the existing street easement along their frontage to public use as right-of-way, and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and affixed my official seal at Troy, Ohio, this 5<sup>th</sup> day of SEPT., 2002.

[Seal]                      [Stamp & Expiration]  
STEVEN D. LEFFEL, Notary Public  
In and for the State of Ohio  
My Commission Expires Dec. 25, 2003

STATE OF OHIO, MIAMI COUNTY, SS:  
Before me, a Notary Public in and for said County/State, personally appeared the above named Property Owner(s) of the Parcel labeled "F", or their duly authorized representatives, who acknowledged that he/she/they did sign the foregoing Replat of property along West Staunton Road, and hereby dedicate their portion of the existing street easement along their frontage to public use as right-of-way, and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and affixed my official seal at Troy, Ohio, this 5<sup>th</sup> day of SEPT., 2002.

[Seal]                      [Stamp & Expiration]  
STEVEN D. LEFFEL, Notary Public  
In and for the State of Ohio  
My Commission Expires Dec. 25, 2003

STATE OF OHIO, MIAMI COUNTY, SS:  
Before me, a Notary Public in and for said County/State, personally appeared the above named Property Owners of the Parcel labeled "G", or their duly authorized representatives, who acknowledged that he/she/they did sign the foregoing Replat of property along West Staunton Road, and hereby dedicate their portion of the existing street easement along their frontage to public use as right-of-way, and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and affixed my official seal at Troy, Ohio, this 5<sup>th</sup> day of SEPT., 2002.

[Seal]                      [Stamp & Expiration]  
STEVEN D. LEFFEL, Notary Public  
In and for the State of Ohio  
My Commission Expires Dec. 25, 2003

# ANNEXATION OF TERRITORY TO THE CITY OF PIQUA, OHIO

4.153 ACREAGE      29 SECTION      6 N TOWNSHIP      6 E RANGE      WASHINGTON TOWNSHIP      MIAMI, OHIO COUNTY

ANNEXATION PROCEEDINGS RECORDED IN DEED BOOK 731 PAGE 302

PLAT BOOK 19, PAGE 147  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 26<sup>th</sup> DAY OF Sept, 2002 AT 11:16 AM.  
 FILE No. 0346892 FEE: \$21.60  
 John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
 Kora McCoy  
 DEPUTY

TRANSFERRED THIS 26 DAY OF Sept., 2002

Chris A. Peoples BY: Linda Jirnerman  
 CHRIS A. PEEPLES DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

### APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE TERRITORY SHOWN HEREON WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 4<sup>th</sup> DAY OF April, 2002.

*Ron Widener*  
*Jim Duryan*  
*Jim Jones*

### APPROVAL BY THE CITY OF PIQUA

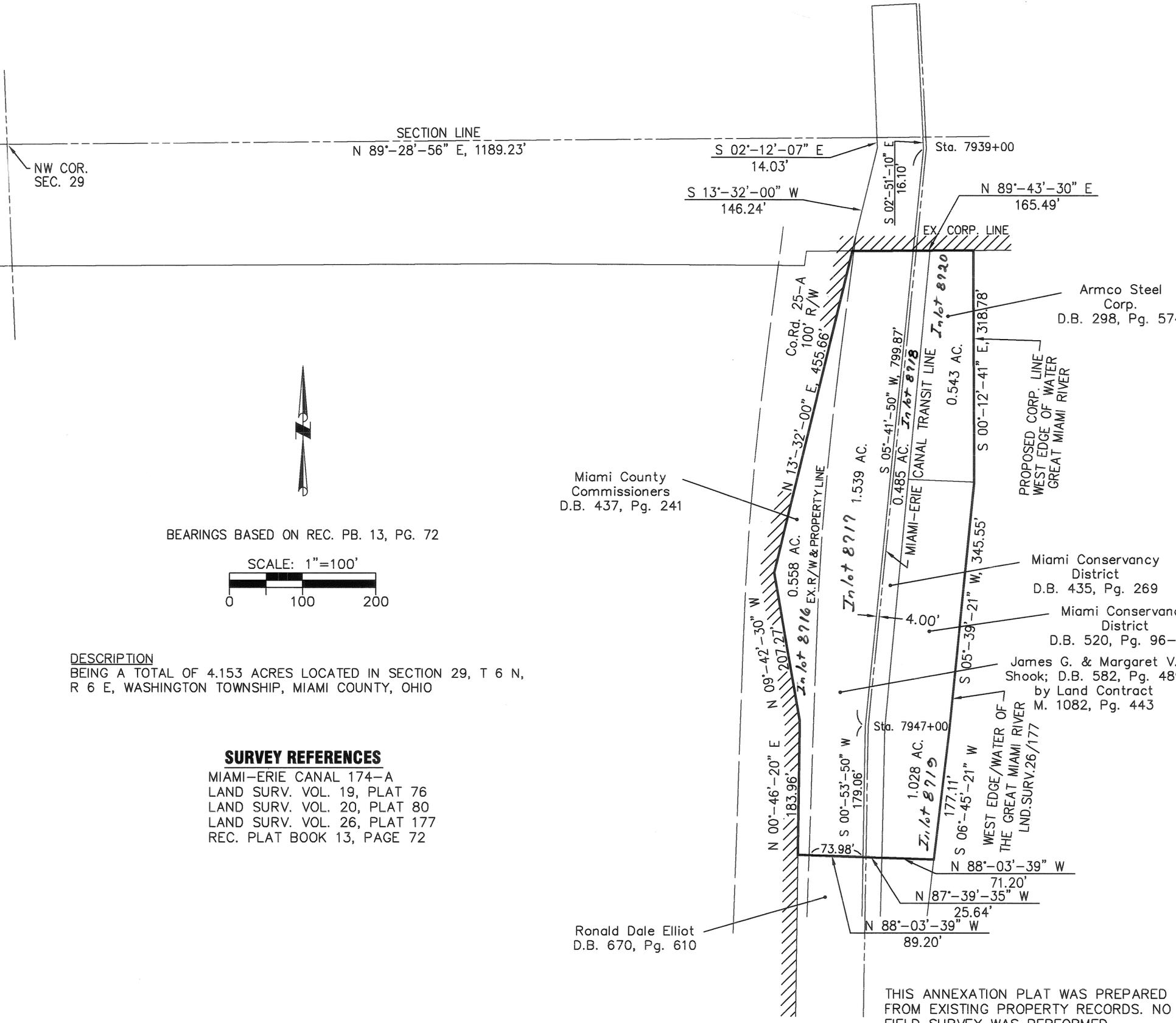
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO HELD THIS 1<sup>st</sup> DAY OF July, 2002 THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE 15-02.

*David A. Foster*  
*J. H. B. B. B.*  
*James F. Savary*

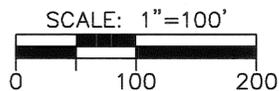
### APPROVAL BY THE MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 4<sup>th</sup> DAY OF April, 2002.

*Steve Bowersox*



BEARINGS BASED ON REC. PB. 13, PG. 72



**DESCRIPTION**  
 BEING A TOTAL OF 4.153 ACRES LOCATED IN SECTION 29, T 6 N, R 6 E, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO

### SURVEY REFERENCES

MIAMI-ERIE CANAL 174-A  
 LAND SURV. VOL. 19, PLAT 76  
 LAND SURV. VOL. 20, PLAT 80  
 LAND SURV. VOL. 26, PLAT 177  
 REC. PLAT BOOK 13, PAGE 72

Miami County Commissioners  
 D.B. 437, Pg. 241

Ronald Dale Elliot  
 D.B. 670, Pg. 610

Armco Steel Corp.  
 D.B. 298, Pg. 574

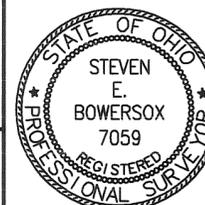
Miami Conservancy District  
 D.B. 435, Pg. 269

Miami Conservancy District  
 D.B. 520, Pg. 96-103

James G. & Margaret V. Shook;  
 D.B. 582, Pg. 489  
 by Land Contract M. 1082, Pg. 443

THIS ANNEXATION PLAT WAS PREPARED FROM EXISTING PROPERTY RECORDS. NO FIELD SURVEY WAS PERFORMED.

*Steven E. Bowersox*      Rel. 3/29/2002  
 STEVEN E. BOWERSOX, P.S. #7059      DATE



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

date: 10-08-2001      drawn by: seb      job number: MiaWas0101

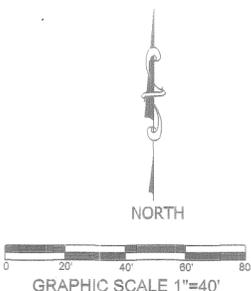
RECORD PLAN

# DRURY LANE SUBDIVISION

SECTION 28 TOWN 5N RANGE 6E  
BEING A REPLAT OF INLOTS 1766 THROUGH 1777  
CITY OF TROY, MIAMI COUNTY OHIO  
0.791 ACRES TOTAL - 5 LOTS

PLAT BOOK 19, PAGE 148  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 30 DAY  
OF Sept 2002 AT 9:22 A

FILE No. 0347049 FEE: 21.60  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Lola McCoy  
DEPUTY



BEARINGS MADE TO AGREE WITH THE NORTH LINE OF DRURY LANE S 90°00'00" W AS RECORDED IN VOLUME 15, PAGE 24 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

### SURVEY REFERENCES

VOLUME 15, PAGE 24 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

### LEGEND

- IRON PIN FOUND (5/8" DIA.)
- IRON PIN SET (5/8" X 30")
- ⦿ R.R. SPIKE SET
- ⦿ MAG NAIL SET

### DESCRIPTION

THE WITHIN PLAT IS LOCATED IN SECTION 28, TOWN 5N, RANGE 6 EAST, CITY OF TROY, MIAMI COUNTY OHIO, BEING ALL OF INLOTS 1766 THROUGH 1777 AS CONVEYED TO HARLOW BUILDERS, INC. BY THE DEED OF RECORD IN DEED BOOK 730, PAGE 624 OF THE MIAMI COUNTY RECORDER'S OFFICE AND CONTAINS 0.791 AC. MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS ARE SET AS SHOWN.

### DEDICATION

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.

THOMAS WINEMILLER & ASSOCIATES, INC.

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

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

OWNER  
HARLOW BUILDERS, INC.

Jessie A. Campbell  
WITNESS

Frank Harlow  
FRANK HARLOW, PRESIDENT

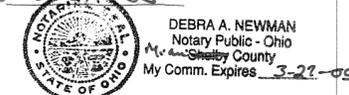
Debra A. Newman  
WITNESS

LIENHOLDER: NONE

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 24<sup>th</sup> DAY OF Sept, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HARLOW BUILDERS, INC., BY IT'S PRESIDENT, FRANK HARLOW WHO 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.

Debra A. Newman  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES 3-27-05



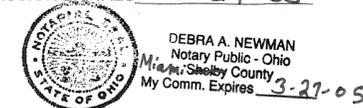
COUNTY OF MIAMI, STATE OF OHIO

FRANK HARLOW, PRESIDENT, HARLOW BUILDERS, INC., BEING DULY SWORN THIS 24<sup>th</sup> DAY OF Sept, 2002 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Frank Harlow  
FRANK HARLOW  
PRESIDENT, HARLOW BUILDERS, INC.

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

Debra A. Newman  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES 3-27-05



MIAMI COUNTY AUDITOR

TRANSFERRED THIS 30<sup>th</sup> DAY OF  
Sept, 2002.

Chris A. Leffel / Linda Pearson  
CHRIS PEEPLES  
DATE 9-30-02

THIS INSTRUMENT WAS PREPARED BY:  
THOMAS WINEMILLER & ASSOCIATES, INC.  
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS  
34 EAST NATIONAL ROAD  
VANDALIA, OHIO 45377  
(937) 898-5862  
FAX: (937) 898-5716

APPROVED: CITY OF TROY

Steven D. Leffel 9/27/02  
STEVEN D. LEFFEL, PS PE  
PUBLIC WORKS DIRECTOR DATE

REVIEWED AND APPROVED BY TROY CITY COUNCIL THIS 3<sup>RD</sup> DAY OF SEPT., 2002 BY ORDINANCE NO. 0-38-02, EFF. 10-3-02.

*Peter E. Jenkins*  
MAYOR

*William P. Lohr*  
PRESIDENT OF COUNCIL

*Suzanne Knight*  
CLERK OF COUNCIL

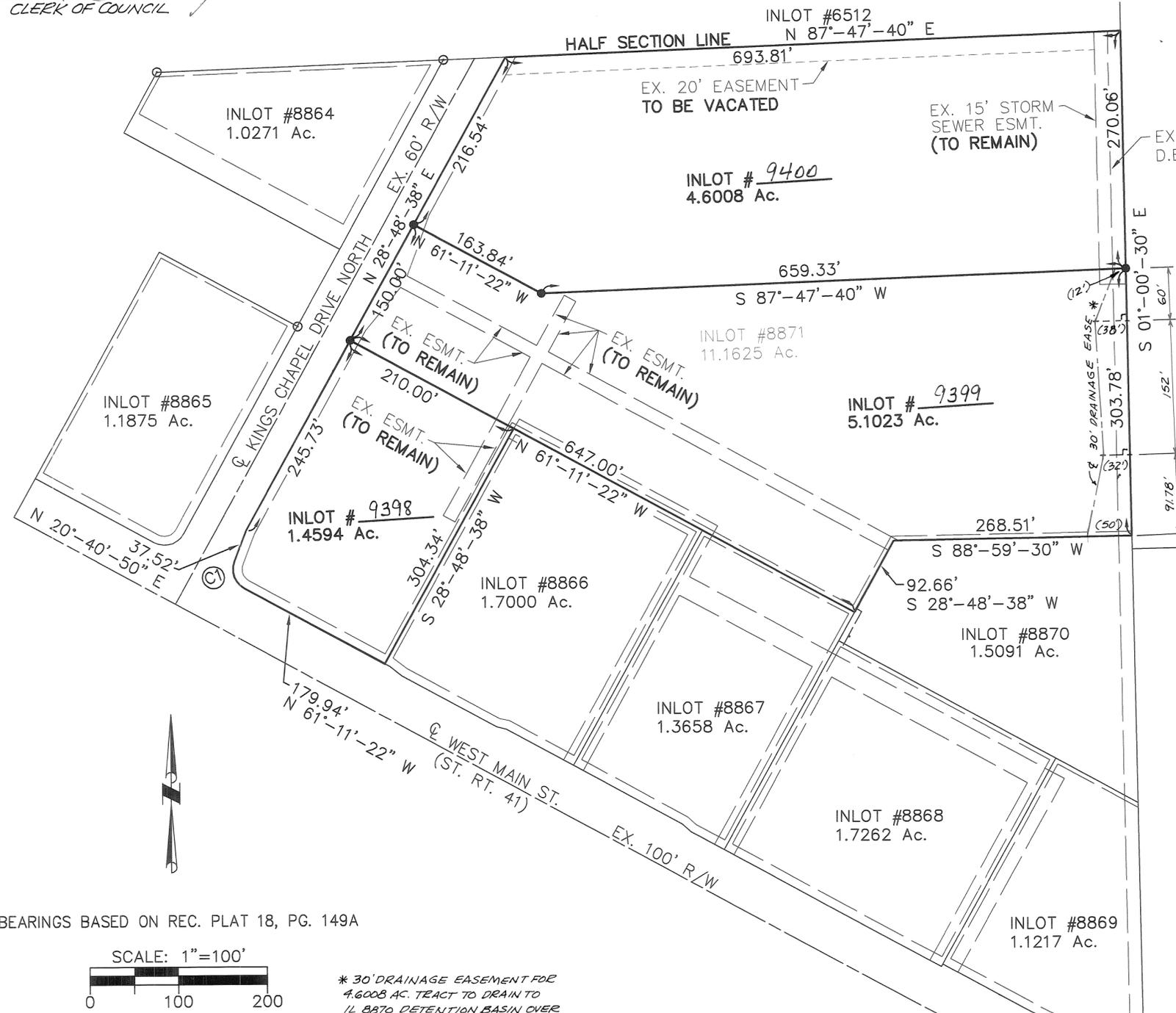
# SUBDIVISION OF INLOT #8871 OF KINGS TOWER SHOPPING CENTER AND BUSINESS PARK SECTION THREE

11.1625 ACREAGE    18 SECTION    5 N TOWNSHIP    6 E RANGE    CONCORD TOWNSHIP    TROY CITY    MIAMI, OHIO COUNTY

PLAT BOOK 19, PAGE 149  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 4 DAY OF Oct, 2002 AT 2:24 P.M.  
FILE NO. 034760 FEE: \$21.00

*John W. O'Brien*  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER

*Rola McCoy*  
DEPUTY



### PLAT AUTHORIZATION/VACATION

WE THE OWNERS OF LOTS PLATTED HEREON REQUEST VACATION OF THE UTILITY EASEMENTS AS INDICATED HEREON AND DO REPLAT SAME INTO THE LOTS AS SHOWN HEREON.

*Lola Sandler*      8/29/2002      *Carol A. Peoples*  
AUTHORIZED SIGNATURE      DATE      WITNESS  
*Hiram Gatterman*  
DATE      WITNESS

INLOT #6891  
MIAMI COUNTY INDUSTRIAL PARK  
SECTION TWO  
REC. PLAT 12, PG. 137

TRANSFERRED THIS 4 DAY OF Oct, 2002  
*Chris A. Peoples* BY: *Linda Wisner*  
CHRIS A. PEEPLES      DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

### ACKNOWLEDGE

STATE OF OHIO, Montgomery COUNTY, SS  
BE IT REMEMBERED THAT ON THIS 29 DAY OF August, 2002, BEFORE ME, A NOTARY PUBLIC IN Butler COUNTY, CAME PERSONALLY THE OWNERS OF THE LAND PLATTED HEREON, AND I HEREBY ACKNOWLEDGE THEIR SIGNING TO BE A VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN STATED. IN TESTIMONY WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY NOTARY SEAL THIS 29 DAY OF August, 2002. MY COMMISSION EXPIRES June 12, 2004

*Carol A. Siffert*  
NOTARY PUBLIC



### CITY OF TROY PUBLIC WORKS DIRECTOR

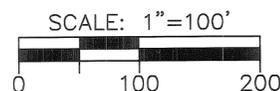
THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 11<sup>TH</sup> DAY OF SEPT. 2002

APPROVAL *Steven D. Leffel*  
STEVEN D. LEFFEL P.E., P.S.

INLOT #6650  
MIAMI COUNTY INDUSTRIAL PARK  
SECTION ONE  
REC. PLAT 12, PG. 48

| CURVE TABLE  |        |            |            |              |                 |
|--------------|--------|------------|------------|--------------|-----------------|
| CURVE NUMBER | RADIUS | △          | ARC LENGTH | CHORD LENGTH | CHORD BEARING   |
| C1           | 25.00' | 81°-52'12" | 35.72'     | 32.76'       | N 20°-15'-16" W |

BEARINGS BASED ON REC. PLAT 18, PG. 149A



\* 30' DRAINAGE EASEMENT FOR 4.6008 AC. TRACT TO DRAIN TO IL 8870 DETENTION BASIN OVER 5.1023 AC. TRACT.

### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND

### UTILITY EASMENT

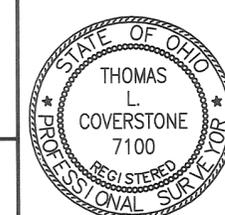
UNLESS OTHERWISE SHOWN THERE SHALL BE UTILITY EASMENTS 5' IN WIDTH ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND ALONG THE EXTERIOR LINES OF THIS SUBDIVISION

### NOTES:

- 1.) THE UTILITY EASEMENTS AS SHOWN IN RECORDERS PLAT BOOK 18, PAGE 149A SHALL REMAIN AS ORIGINALLY PLATTED, UNLESS OTHERWISE SHOWN.
- 2.) THE RESTRICTIVE COVENANTS AS SHOWN IN P.B. 18, PG. 149 SHALL GOVERN THE LOTS REPLATTED HEREON.

*Thomas L. Coverstone*  
THOMAS L. COVERSTONE, P.S. #7100

08/16/02  
DATE



**CHOICE ONE ENGINEERING**  
the choice that exceeds ...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 08-16-2002    drawn by: brg    job number: MIATRO0213PLAT