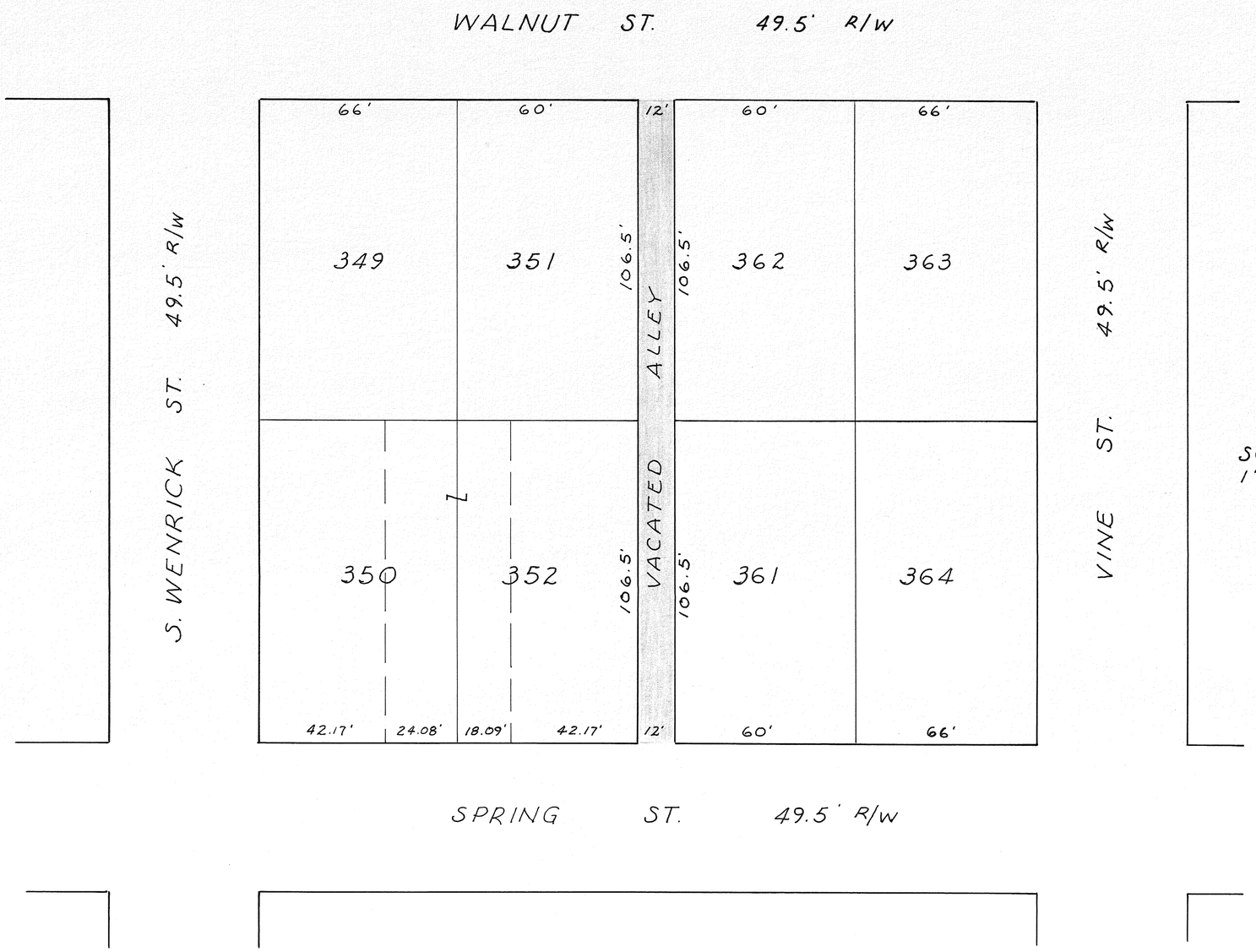
VILLAGE OF COVINGTON OHIO
VACATION PLAT OF ALLEY

PLAT BOOK NO. 12 PAGE NO. 1
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 24th DAY
OF March, 1975
FILE NO. 110064 FEE $8.60

Mary B. Gustin, Recorder by Emily McNeal, Deputy
MARY B. GUSTIN MIAMI CO. RECORDER



N

SCALE: 1" = 30'

DESCRIPTION
VACATION PLAT OF 12' ALLEY FROM WALNUT STREET TO SPRING STREET

REFERENCES:

RECORDERS	PLAT BOOK 1	PGS. 394 & 395	
ENGINEERS	LOT SURVEY	VOL. 4	PG. 61
ENGINEERS	LOT SURVEY	VOL. 9	PG. 176

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON OHIO THIS 18 DAY OF MARCH 1975

Jeffry A. Nagy
CHAIRMAN

John W. Putman
SECRETARY

AT A MEETING OF THE VILLAGE COUNCIL OF COVINGTON OHIO HELD THIS 18 TH DAY OF FEBRUARY, 1975 THIS ALLEY VACATION WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 02-75

Gary Kirby
MAYOR

Kay E. McKinney
CLERK

TRANSFERRED THIS 24th DAY OF March 1975

Jerry L. Brown by Sharon Brookey
MIAMI CO. AUDITOR

We, the undersigned being all the property owners with land abutting the alley shown shaded hereon for vacation, do hereby consent to such vacation and waive any and all notice of the pendency thereof in the Council of the Village of Covington Ohio.

Marilyn J. Wackler	I.L. 351	Witness
Marvin L. Wackler	I.L. 351	Witness
Ralph Yingst	I.L. 352	Witness
Robert H. Kiefer	I.L. 361	Witness
Janice M. Kiefer	I.L. 361	Witness
Mabel R. Fessler	I.L. 362	Witness

State of Ohio County of Miami S.S.

Before me, a notary public in and for Miami County Ohio, personally appeared the signed parties who acknowledged the signing of the foregoing Alley Vacation, and the same is their voluntary act and deed.
In testimony whereof, I have hereunto subscribed my name and affixed my official seal this 17 day of March 1975.

James J. O'Donnell
Notary Public

JAMES J. O'DONNELL, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
Section 147.03 O.R.C.

STATE OF OHIO
RALPH T. SNIDER
470
REGISTERED
SURVEYOR

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

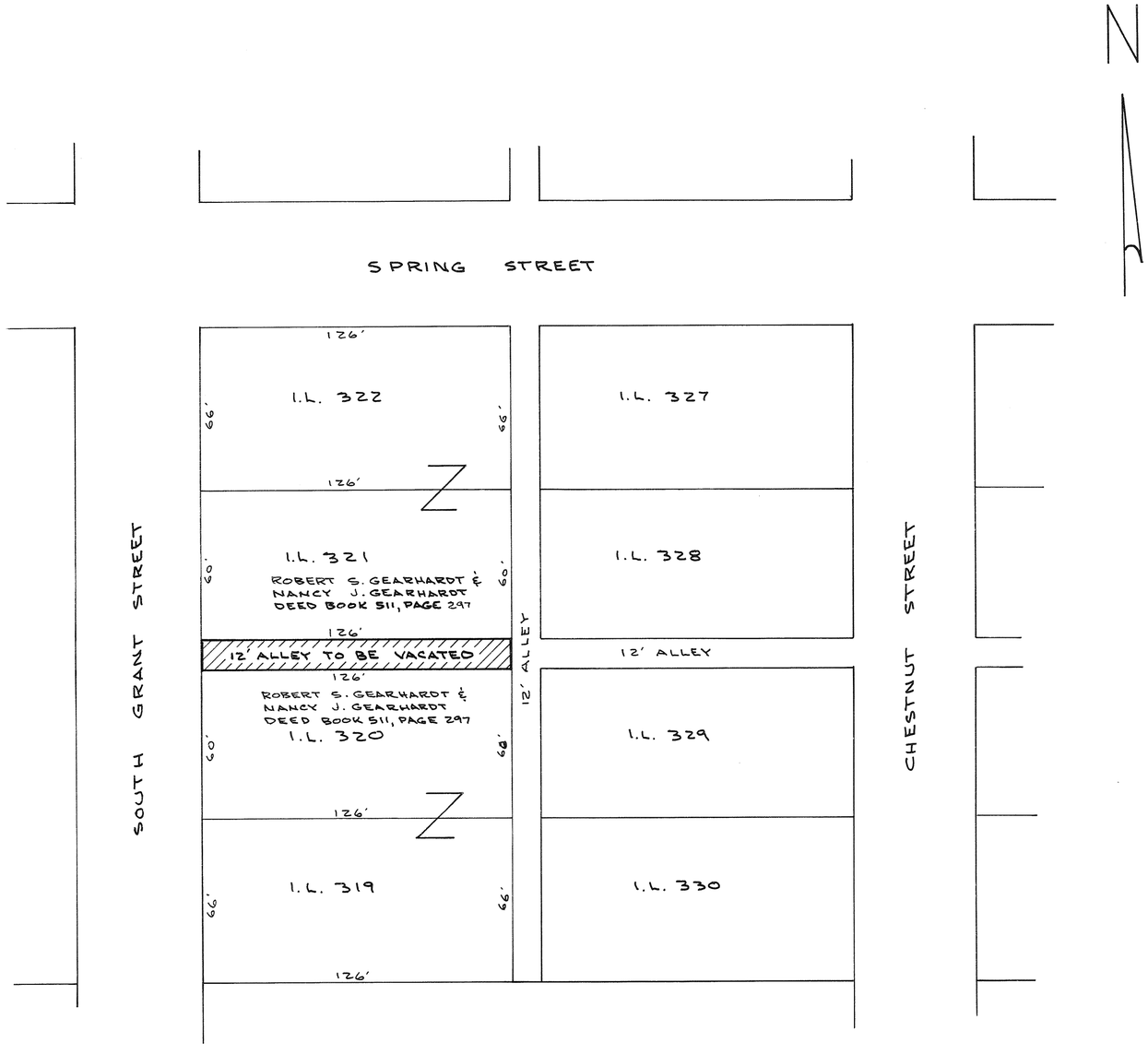
Ralph T. Snider
RALPH T. SNIDER PROFESSIONAL SURVEYOR
OHIO REGISTRATION NO. 470
WEST MILTON, OHIO

ALLEY VACATION

VILLAGE OF COVINGTON

PLAT BOOK 12 PAGE 2

Miami County Recorder's Plat Records
Received for record this 25th day of
March 1975 at 3:40 PM.
File No. 110116 Fee 8.60.
Mary P. Gustin, Recorder
MIAMI COUNTY RECORDER
By Emily McNeal, Deputy



REC. PLAT VOL. 1 PG. 395
REC. PLAT VOL. 1 PG. 525

VILLAGE COUNCIL

Shaded area of alley vacated by Ordinance No. 08-75 passed this 11th day of March 1975.

George Rudy
MAYOR

Kay E. McKinney
CLERK

Norman A. Bunty — President of Council

MIAMI COUNTY AUDITOR

Transferred this 20th day of March 1975.

Jerry L. Brown
MIAMI COUNTY AUDITOR

BY: Beverly Slough
DEPUTY AUDITOR

VILLAGE PLANNING COMMISSION

Approved at Village of Covington planning meeting held this 18 day of March, 1975.

Jeffrey A. Nagy, Pres.

John W. Whitman Secy.

We, the undersigned, being all of the property owners with land abutting the alley shown shaded hereon for vacation do hereby consent to such vacation and waive any and all notice of pendency thereof in the council of the Village of Covington, Ohio.

Daniel D. Turner
WITNESS

Robert S. Gearhardt
ROBERT S. GEARHARDT

Joe M. Turner
WITNESS

Nancy J. Gearhardt
NANCY J. GEARHARDT

State of Ohio, County of Miami, SS:
Before me, a Notary Public in and for Miami County, Ohio, personally appeared Robert S. Gearhardt and Nancy J. Gearhardt who acknowledge the signing of the foregoing Alley Vacation Plat and the same is their voluntary act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 24 day of March 1975.

12-7-76
MY COMMISSION EXPIRES

Daniel D. Turner
NOTARY PUBLIC

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

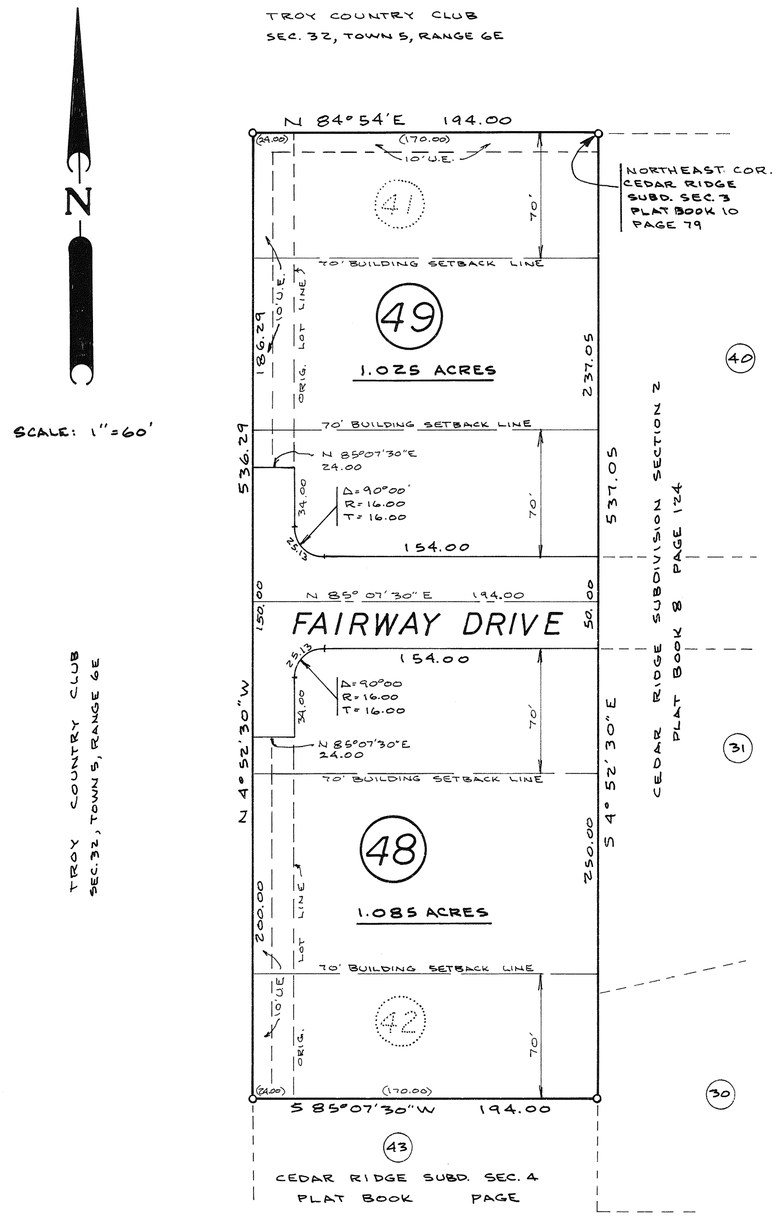
Daniel D. Turner

ALLEY VACATION COVINGTON-OHIO			
DANIEL D. TURNER & ASSOC., INC. TROY - OHIO CIVIL ENGINEERING • LAND SURVEYING			
DATE MAR. 1975	DRAWN BY: J.T. CHECKED BY: D.T.	SCALE 1" = 40'	SHEET 1/1

REPLAT OF CEDAR RIDGE SUBDIVISION SEC. 3

• TOWN 5 • RANGE 6E • SECTION 32 S.E.QTR. • CONCORD TOWNSHIP •
• MIAMI COUNTY • OHIO •

PLAT BOOK 12 PAGE 3
Miami County Recorder's Plat Records
Received for record this 25th day of
MARCH 1975 at 3:41 PM.
File No. 110117 Fee $8.60
Mary B. Gustin, Recorder
MIAMI COUNTY RECORDER
by Emily McNeal, Deputy



SECTION 3	2.095 AC.
ADDITIONAL AC.	0.295 AC.
TOTAL	2.390 AC.

STREET	0.280 AC.
LOTS	2.110 AC.
TOTAL	2.390 AC.

NOTE

There is a five foot (5') utility easement along each exterior rear or side property line except as may be shown otherwise hereon.

The restrictions for this plat shall be the same as for Cedar Ridge Subd. Sec. 1 as recorded in Plat Book 7, Page 132A, of the Miami County Plat Records.

DESCRIPTION

Being a subdivision situated in section thirty two (32), Town Five (5), Range Six East (6E), in Concord Township, Miami County, Ohio. Containing a total of 2.390 Acres and being a replat of lots 41 and 42 of Cedar Ridge Subdivision - Section 3 as recorded in Vol. 10, Page 79, of the Miami County Plat Records, and a plat of 0.185 Acres of a 0.185 Acre tract conveyed to Maxine S. Goodall by deed recorded in Vol. 511, Page 684; and a plat of 0.110 Acres of a 0.110 Acre tract conveyed to S. Dwight Mills and Janet M. Mills by deed recorded in Vol. 511, Page 682, 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 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 and turn around 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 lines of service 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. 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 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.

In witness thereof this 3rd day of FEB. 1975.

Daniel D. Turner, Joe M. Turner — WITNESS
Richard W. Goodall — RICHARD W. GOODALL
Maxine S. Goodall — MAXINE S. GOODALL
S. Dwight Mills — S. DWIGHT MILLS
Janet M. Mills — JANET M. MILLS

PEOPLES BUILDING AND SAVINGS ASSOC.
Wm. E. Eickhoff — WM. E. EICKOFF, VICE PRESIDENT
R. L. Coffey — R. L. COFFEY, SECRETARY

THE THIRD SAVINGS AND LOAN COMPANY
Samuel H. Heitzman — SAMUEL H. HEITZMAN, PRESIDENT
Richard K. Cron — RICHARD K. CRON, SECRETARY

Charles F. Woods, Jr. — WITNESS

STATE OF OHIO, MIAMI COUNTY SS:

Before me, a notary public in and for Miami County, Ohio, personally appeared Richard W. Goodall, Maxine S. Goodal, S. Dwight Mills, Janet M. Mills, and Peaples Building and Savings Association by its Vice President, Wm. E. Eickoff and its secretary, R.L. Coffee, who did acknowledge they did sign such instrument and that such instrument is their free act and deed for the purposes herein expressed. In testimony there of, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 4th day of Feb. 1975.

Daniel D. Turner — NOTARY PUBLIC
12-7-76 — MY COMMISSION EXPIRES:

STATE OF OHIO, MIAMI COUNTY SS:

Before me, a notary public in and for Miami County, Ohio, personall appeared The Third Savings and Loan Company by its president, Samuel H. Heitzman and its secretary, Richard K. Cron who did acknowledge they did sign such instrument and that such instrument is their free act and deed for the purposes herein expressed. In testimony there of, I have hereunto subscribed my name and affixed my official seal at Piqua, Ohio, this 3rd day of FEB. 1975.

Daniel D. Turner — NOTARY PUBLIC
12-7-76 — MY COMMISSION EXPIRES:

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 18TH day of FEBRUARY 1975.

Walter A. Haddad
MIAMI COUNTY ENGINEER

MIAMI COUNTY AUDITOR

Transferred this 25 day of March 1975.

Jerry S. Brown
MIAMI COUNTY AUDITOR
BY: Sharon Brookey
DEPUTY AUDITOR

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved this 18 day of FEB. 1975 by the Miami County Planning Commission.

Sam A. Studebaker — CHAIRMAN
Gary B. Clint — SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 24 day of MARCH 1975. (Approval of this plat for recording purposes does not constitute acceptance of the dedication any public street, road, or highway dedicated on such plat, section 711.041, Ohio Revised Code.

John L. Knoop
Robert Clawson
Kenneth Cook

I hereby certify that this map is a true and complete survey made under my supervision on Jan. 15, 1975. All monuments are set as shown

STATE OF OHIO — DANIEL D. TURNER — 4807 — REGISTERED SURVEYOR

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

REPLAT OF CEDAR RIDGE SUBDIVISION-SEC. 3
DANIEL D. TURNER & ASSOC., INC.
19 SOUTH PLUM STREET
TROY-OHIO

DATE	DRAWN BY: J.T.	SHEET
JAN. 1975	CHECKED BY: D.T.	1/1
FILE NO.	SCALE: 1"= 60'	

NOTE

THERE IS A(5') FIVE FT. UTILITY EASEMENT ALONG EACH EXTERIOR REAR OR SIDE PROPERTY LINE AND ALONG EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT AS MAY BE SHOWN OTHERWISE HEREON.

CEDAR RIDGE SUBDIVISION - SEC. 4

REPLAT OF LOTS 14 & 15 SEC. ONE CEDAR RIDGE SUBDIVISION

TOWN 5 • RANGE 6E • SECTION 32 S.E.¼ • CONCORD TOWNSHIP

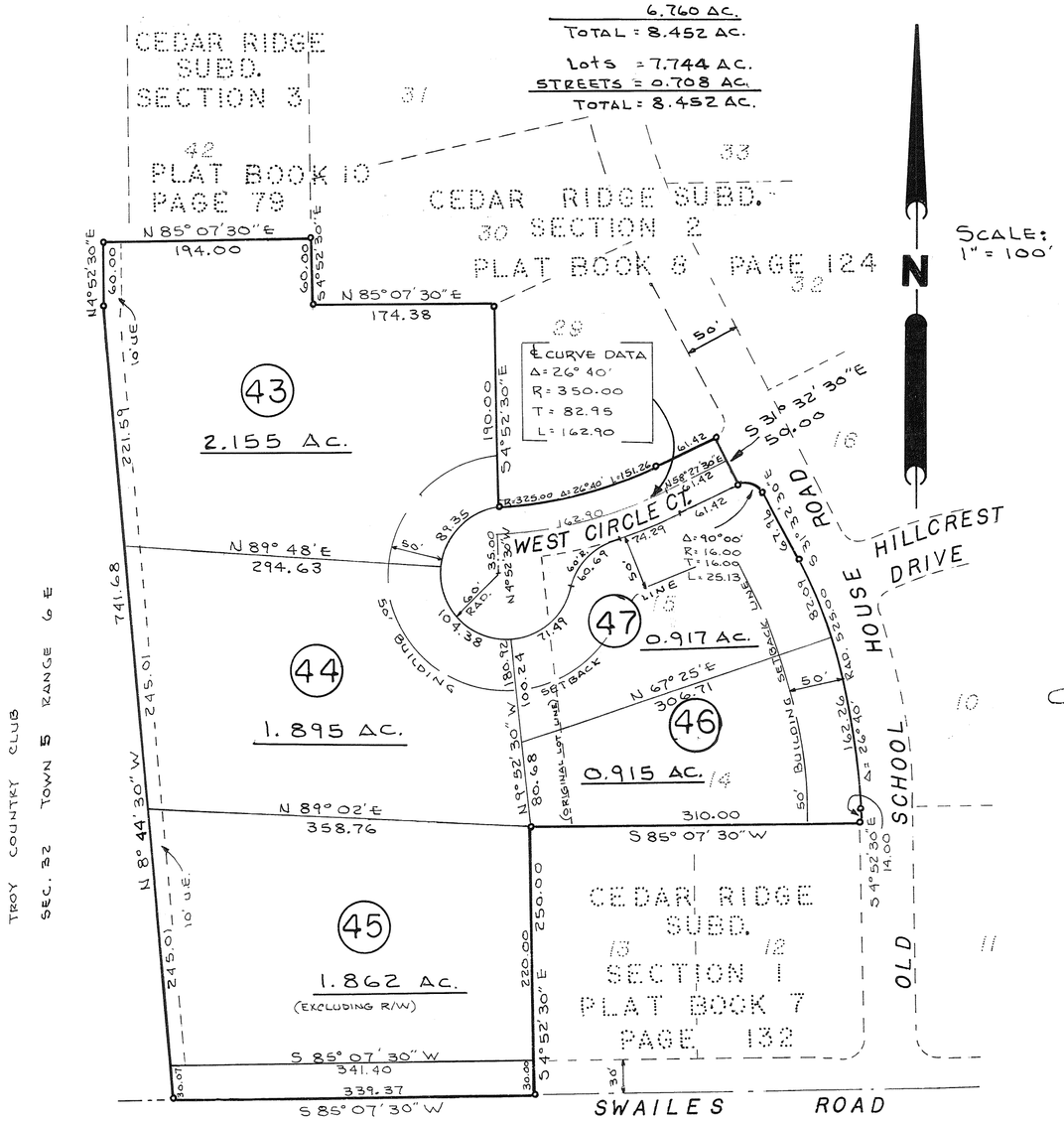
MIAMI COUNTY • OHIO

PLAT BOOK 12 PAGE 4
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 25TH DAY OF MARCH 1975, AT 3:42 PM.
FILE NUMBER 110118 FEE $ 8.60

Mary Ann Gustin, Recorder
MIAMI COUNTY RECORDER
by Emily McNeal, Deputy

REPLAT LOTS 14 & 15 SEC. 1 = 1.692 AC.
6.760 AC.
TOTAL = 8.452 AC.

Lots = 7.744 AC.
STREETS = 0.708 AC.
TOTAL = 8.452 AC.



DESCRIPTION

BEING A SUBDIVISION SITUATED IN SECTION THIRTY TWO (32); TOWN FIVE (5); RANGE SIX (6E); IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 8.452 ACRES OF A TOTAL OF 81.489 ACRES AS CONVEYED TO TROJAN DEVELOPMENT CO. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 366 PAGE 515.

DEDICATION

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, AND CUL-DE-SAC[illegible], 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 LINES OF SERVICE, 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. 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 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.

IN WITNESS THEREOF THIS 7TH DAY OF January, 1975.

TROJAN DEVELOPMENT CO.

Daniel D. Turner — WITNESS
Joe M. Turner — WITNESS
Richard W. Goodall — RICHARD W. GOODALL, PRESIDENT
William M. Harrelson — WILLIAM M. HARRELSON, SECRETARY

MIAMI CITIZENS NATIONAL BANK & TRUST CO.

Daniel D. Turner — WITNESS
Carolyn S. Macy — WITNESS
Jesse Chamberlain — JESSE CHAMBERLAIN, VICE PRESIDENT
Charles Karnehm — CHARLES KARNEHM, ASST. VICE-PRESIDENT

STATE OF OHIO, MIAMI COUNTY, ss:

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI CO., OHIO PERSONALLY APPEARED TROJAN DEVELOPMENT CO. BY ITS PRESIDENT, RICHARD W. GOODALL AND ITS SECRETARY, WILLIAM M. HARRELSON AND THE MIAMI CITIZENS NATIONAL BANK AND TRUST CO. BY ITS VICE PRESIDENT, JESSE CHAMBERLAIN AND ITS ASST. VICE PRESIDENT, CHARLES KARNEHM, WHO ACKNOWLEDGE THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN TESTIMONY THERE OF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 7TH DAY OF JAN. 1975.

Daniel D. Turner — NOTARY PUBLIC

DEC. 7, 1976 — MY COMMISSION EXPIRES:

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 24 DAY OF MARCH, 1975 (APPROVAL OF THIS PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.)

John E. Knapp
Robert Clemson
Kenneth Cook

APPROVED
Sign and Zoning Approval
By L.D. Sew. Com.
Date 10/5/74
Troy City-Miami County Health Department

APPROVAL BY CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 8TH DAY OF JAN 1975, THIS PLAT WAS APPROVED.

John J. Sheehy Jr. — CHAIRMAN
Sue D. Knight — SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 21ST DAY OF Jan. 1975.

Clark A. Hedges — MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 18 DAY OF FEB. 1975.

Pam A. Shuckebaker — CHAIRMAN
Gary B. Cline — SECRETARY

TRANSFERRED THIS 25 DAY OF March, 1975.

Harry L. Brown — MIAMI COUNTY AUDITOR
BY: Sharon Brookey — DEPUTY AUDITOR

RESTRICTIONS FOR THIS PLAT SHALL BE THE SAME AS FOR CEDAR RIDGE SUBDIVISION-SECTION ONE, AS RECORDED IN PLAT BOOK 7 PAGE 132A, OF THE MIAMI COUNTY PLAT RECORD'S, EXCEPT THAT THE TIME LIMITATION FOR SAID COVENANTS SHALL EXTEND TO JAN 1, 2005

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON JAN. 7, 1975. THAT ALL MONUMENTS ARE SET AS SHOWN.

Daniel D. Turner
DANIEL D. TURNER, REGISTERED SURVEYOR NO. 4807

STATE OF OHIO — DANIEL D. TURNER 4807 — REGISTERED SURVEYOR

CEDAR RIDGE SUBD. SEC. 4 MIAMI COUNTY ~ OHIO	
FOR TROJAN DEVELOPMENT CO.	
DANIEL D. TURNER & ASSOC., INC. TROY ~ OHIO	
DATE DEC. 1974	DRAWN BY: T.S. CHECKED BY: J.T.
FILE NO. 10-74-70	SCALE: 1" = 100'
SHEET NO. 1/1	

REPLAT - PARTS OF OUTLOTS 70, 82, AND 83
TIPP CITY, OHIO

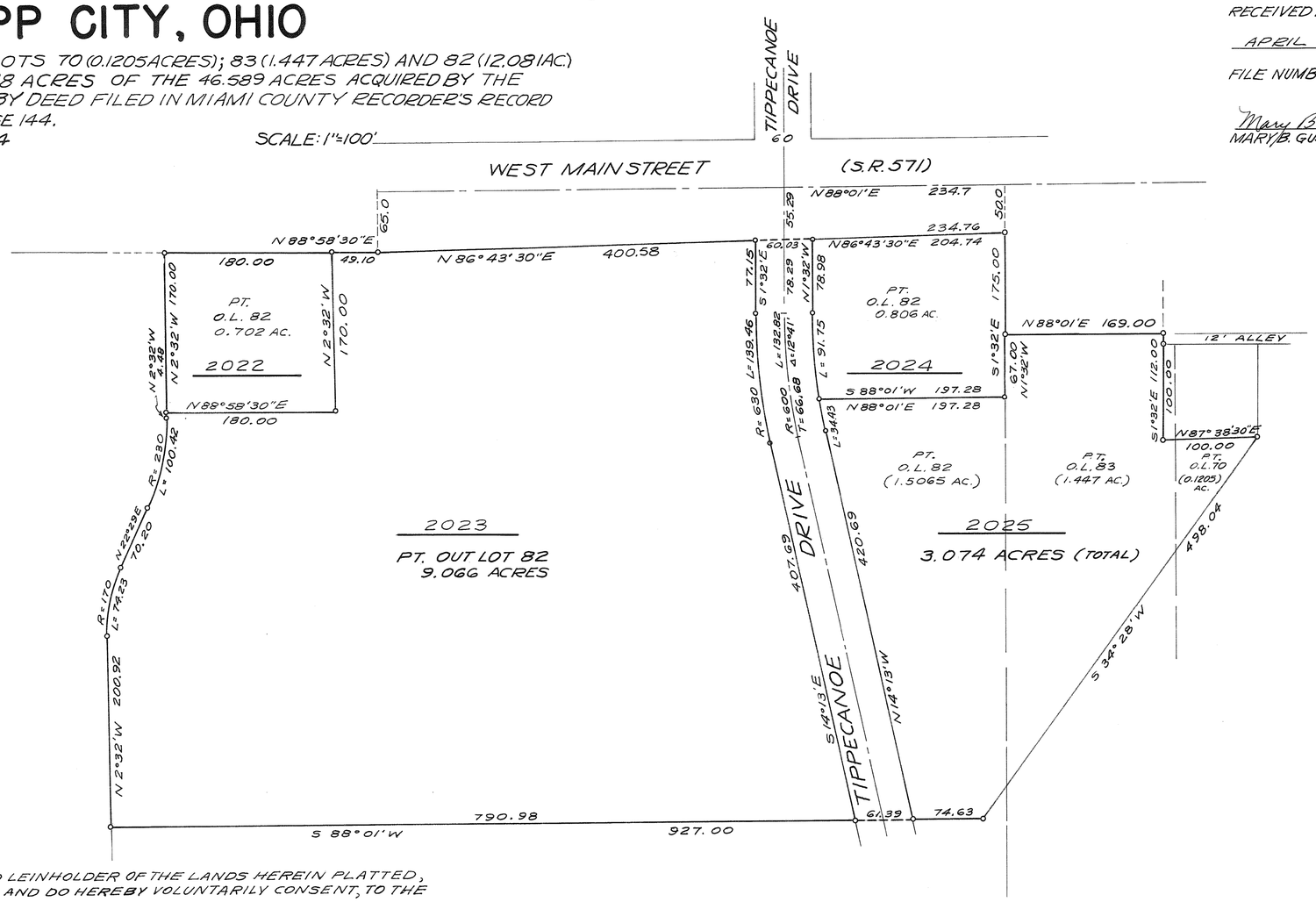
BEING PARTS OF OUTLOTS 70 (0.1205 ACRES); 83 (1.447 ACRES) AND 82 (12.081 AC.) BEING A TOTAL OF 13.648 ACRES OF THE 46.589 ACRES ACQUIRED BY THE MARATHON OIL COMPANY BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 472; PAGE 144.

22 NOVEMBER 1974

SCALE: 1" = 100'

PLAT BOOK 12 PAGE 5
MIAMI COUNTY RECORDER'S PLAT RECORDS.
RECEIVED FOR RECORD THIS 10TH DAY OF APRIL, 1975, AT 9:05 A.M.
FILE NUMBER 110435 FEE $8.60

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER



WE THE UNDERSIGNED BEING THE OWNER AND LEINHOLDER OF THE LANDS HEREIN PLATTED, DO HEREBY APPROVE AND ACCEPT THIS PLAT, AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT.

MARATHON OIL COMPANY

By: J. H. Herring, VICE PRESIDENT — Sheila Meermer, WITNESS

J. M. Frankart, ASSISTANT SECRETARY — Mary Faith Clark, WITNESS

STATE OF OHIO - COUNTY OF HANCOCK

BEFORE ME, A NOTARY PUBLIC IN AND FOR HANCOCK COUNTY, PERSONALLY APPEARED J.H. HERRING, VICE PRESIDENT AND J.M. FRANKART, ASSISTANT SECRETARY OF MARATHON OIL COMPANY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY 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 FINDLAY, OHIO THIS 16th DAY OF January, 1975.

Karen J. Mays
NOTARY PUBLIC

MY COMMISSION EXPIRES August 27, 1977

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 REGISTERED SURVEYOR

AT A MEETING OF COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 7th April, 1975, THIS PLAT WAS APPROVED BY ORDINANCE NO. 17-75

Don J. Davis ACTING PRES. OF COUNCIL — Phyllis Giessemer CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 10th DAY OF April, 1975

Jerry L. Brown MIAMI COUNTY AUDITOR BY: Beverly Slough DEPUTY AUDITOR

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY HELD THIS 25TH DAY OF NOVEMBER 1974. THIS PLAT WAS REVIEWED AND APPROVED.

Philip L. Wample CHAIRMAN — Jean Fair SECRETARY

PLAT PREPARED BY: RICHARD W. KLOCKNER & ASSOCS. CIVIL ENGINEERING & SURVEYING TROY, OHIO

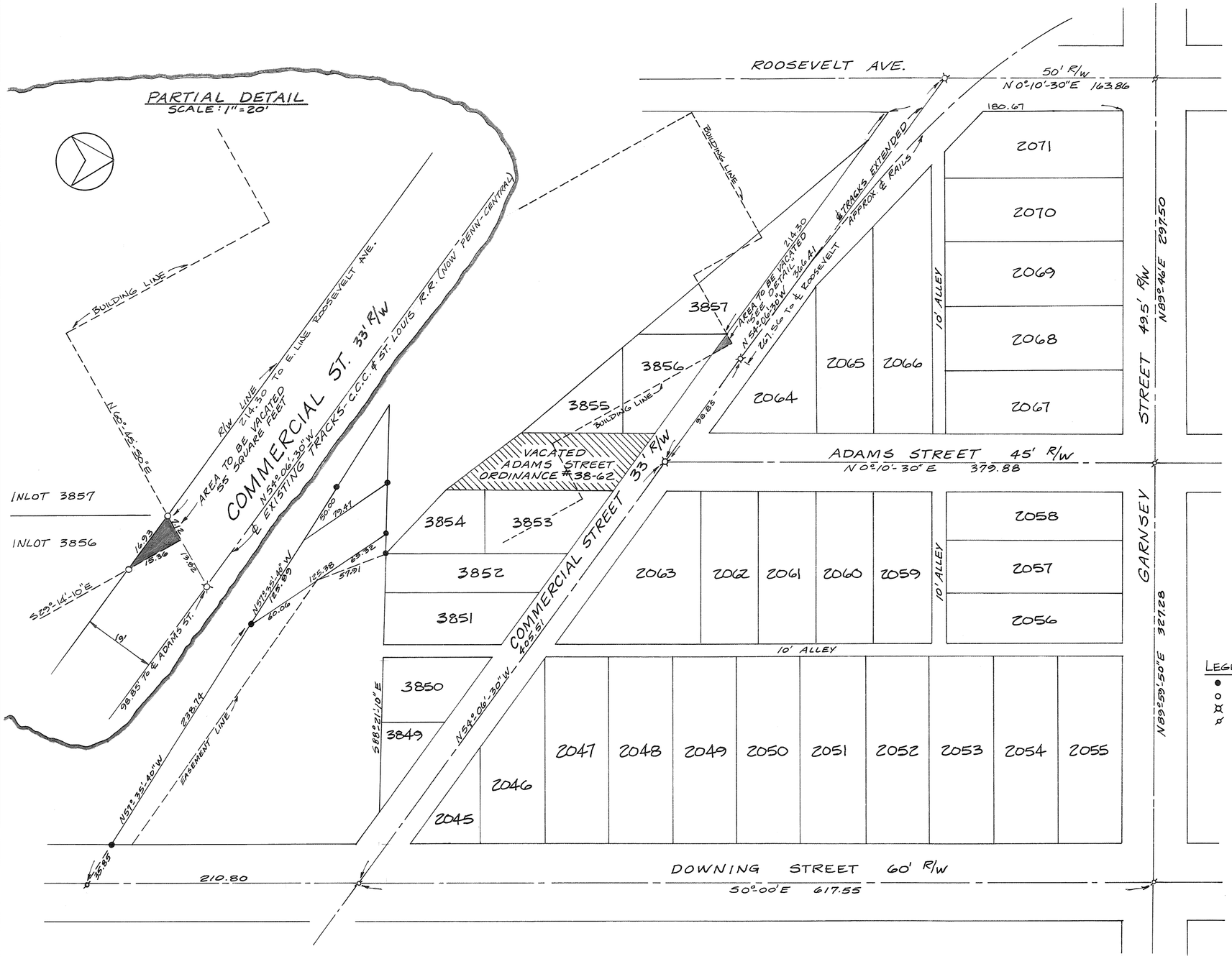
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC, IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

Richard W. Klockner
RICHARD W. KLOCKNER - PROF. SURVEYOR #4370

STREET VACATION PLAT

CITY OF PIQUA · COUNTY OF MIAMI · OHIO

PLAT BOOK No 12 PAGE No 6
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 15th DAY
OF APRIL 1975 AT 2:21 P.M.
FILE No 110520
FEE $8.60
Mary B. Gustin, Recorder
by Helen Y. Stump, Deputy
MIAMI COUNTY RECORDER



LEGEND
- ● IRON PIN FOUND
- ○ IRON PIN SET
- ⌘ R.R. SPIKE SET
- ø P.K. NAIL SET

DESCRIPTION

VACATION PLAT OF PART OF COMMERCIAL STREET AS RECORDED IN VOLUME 2 PAGE 45 AND VOLUME 2 PAGE 171 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO THIS 11th DAY OF MARCH 1974.

RESOLUTION 7-74

Peter R. Thompson, Chm. — John L. DeSue
John D. Washburn — Robert M. Figuera
Raymond L. Hammer Jr. — Philip J. Lange

IN ORDER TO CORRECT ORDINANCE No. 15-74, AT A MEETING OF THE CITY COMMISSON OF PIQUA, OHIO HELD THIS 3 DAY OF March 1975, THIS STREET VACATION PLAT WAS APPROVED AND ACCEPTED BY: ORDINANCE No 15-75

Cletus J. Pelletier — Jack A. Wilson
Harold L. Hirst — Joseph C. Foos
Charles E. Tyler

TRANSFERRED THIS 15th DAY OF April 1975.

Jerry L. Brown by Beverly Slough, Deputy
MIAMI COUNTY AUDITOR

REFERENCES:

Vol. 9 Pg. 64	MIAMI COUNTY ENGINEER'S
Vol. 11 Pg. 37	RECORD OF LOT SURVEYS
Vol. 2 Pg. 45	MIAMI COUNTY RECORDER'S
Vol. 2 Pg. 171	PLAT RECORDS
BK. 72 Pg. 638	MIAMI COUNTY RECORDER'S DEED RECORDS

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

Michael W. Cozatt
REGISTERED SURVEYOR 6001

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

CONSENT TO VACATION

WE, THE UNDERSIGNED BEING THE OWNERS OF LOTS 3856 AND 3857 ABUTTING THE SHADED PORTION OF THE STREET SHOWN HEREON FOR VACATION, DO HEREBY CONSENT TO SUCH VACATION AND WAIVE ANY AND ALL NOTICE OF THE PENDENCY THEREOF IN THE COMMISSION OF THE CITY OF PIQUA, OHIO.

Hartzell Industries Inc. — Jon Hartzell President
Iris Carnes WITNESS — John F. Vollette WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.

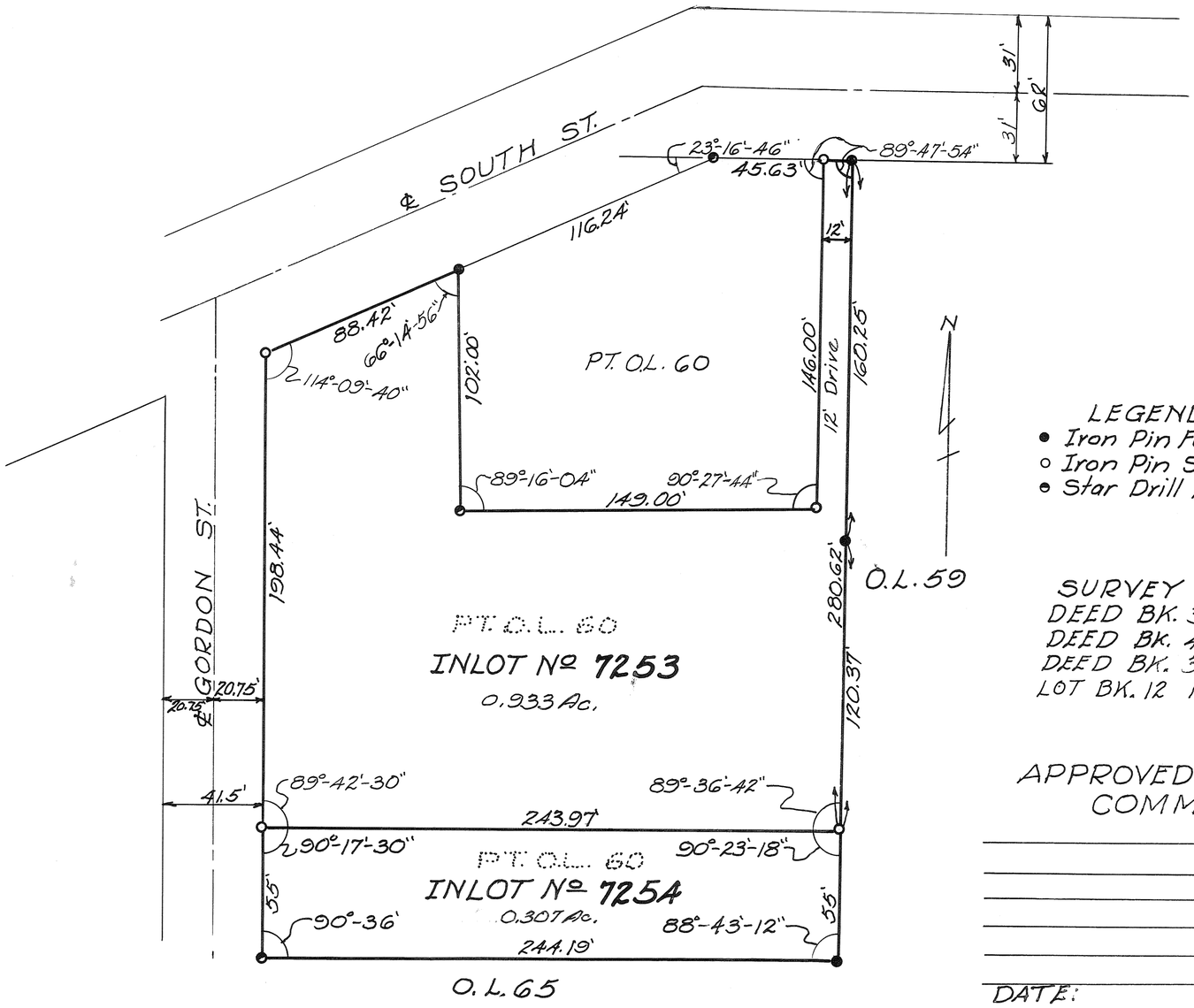
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED ALL OF THE PROPERTY OWNERS WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING STREET VACATION PLAT AS THEIR VOLUNTARY ACT AND DEED. IN TESTMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICAL SEAL THIS 26th DAY OF February, 1975.

Marjorie Günther
NOTARY PUBLIC IN AND FOR MIAMI CO.
MY COMMISSION EXPIRES June 21, 1975

MICHAEL W. COZATT
CIVIL ENGINEER — LAND SURVEYOR
25 SOUTH NORWICH ROAD — TROY

REPLAT OF PT. OUTLOT 60
SOUTHWEST SECTION CORPORATION PIQUA

BOOK Nº 12 PAGE 7
MIAMI COUNTY
RECORDER'S PLAT RECORDS



LEGEND
- ● Iron Pin Found
- ○ Iron Pin Set
- ⊙ Star Drill Pt. in Conc.

SURVEY REFERENCE
DEED BK. 315 P. 410
DEED BK. 459 P. 439
DEED BK. 392 P. 26
LOT BK. 12 P. 86

APPROVED CITY OF PIQUA
COMMISSION

DATE:

FILE Nº 110979
RECEIVED FOR RECORD MAY 6, 1975
RECORDED IN PLAT BOOK 12 PAGE 7
FEE 8.60
Mary B. Gunton
MIAMI COUNTY RECORDER

TRANSFERED AND NUMBERED TO
DESIGNATED LOTS THIS 6th DAY
OF May 1975
Jerry L. Brown by Beverly Slough, Deputy
MIAMI COUNTY AUDITOR

APPROVED CITY OF PIQUA
PLANNING COMMISSION
Raymond L. Hammer Jr., Chairman
John L. De Sue
Robert M. O'Hance
Philip J. Lange

DATE April 14, 1975

DESCRIPTION: Being a subdivision of 1.240 Acres as of Out Lot 60 in the City of Piqua, Miami County, Ohio Deeded to Leon Koester By Deed Recorded in Deed Book 192, P. 423

STATE OF OHIO, COUNTY OF MIAMI S.S.

Be it remembered that on this 28 day of April 1975, before me, the undersigned, a notary public in and for said County and State, personally came Rosalind Stalzner Kuck to me Known who acknowledged the signing and execution of the for going plat to be her Voluntary act and deed in testimony whereof I have hereun to set my hand and notorial seal on the day and date above written.

Michael W. Hemm
Notary Public in and for Miam County, Ohio
My commission expires
MICHAEL W. HEMM, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R. C.

DEDICATION

I the undersigned being the executrix of the lands herein platted do heraby accept and approve this plat as shown hereon.

Rosalind Stalzner Kuck
Michael W. Hemm Daniel R. Hemm
Witness

SURVEY OF PT. O.L. 60
NOW INLOTS 7253-7254
LEON KOESTER ESTATE
JOHN E. FERMAN PIQUA, OHIO
PROFESSIONAL SURVEYOR. 4884

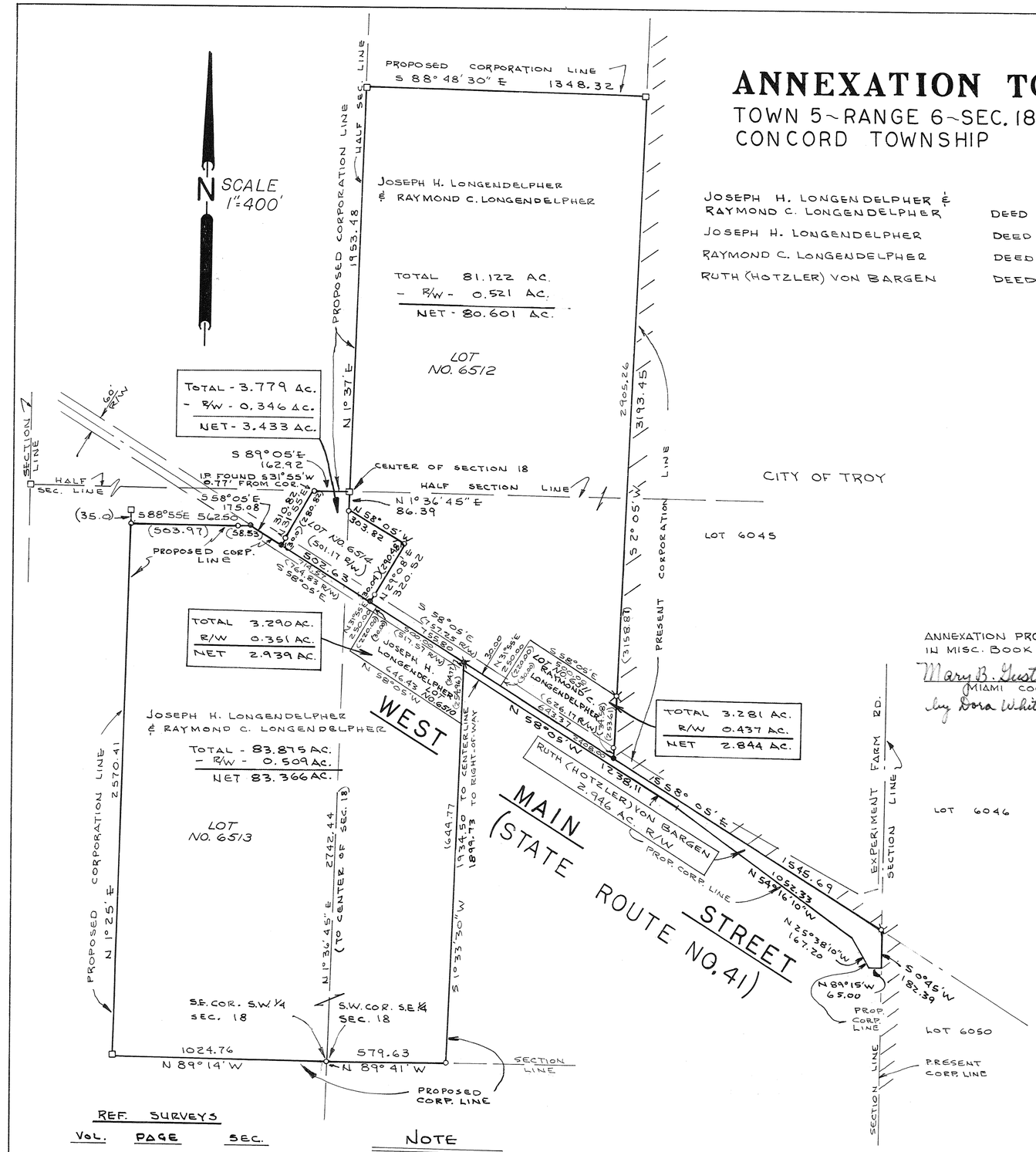
DRAWN BY JF	SCALE 1" = 40'	DRAWING No. 75-15-3
CHK'D BY	DATE 3-10-75	SHEET No. 1/1
TRACED BY		

John E. Ferman

ANNEXATION TO THE CITY OF TROY

TOWN 5 ~ RANGE 6 ~ SEC. 18 N.E. S.E. & S.W. QTRS.
CONCORD TOWNSHIP MIAMI COUNTY ~ OHIO

BOOK 12 PAGE 8
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS
FILE NUMBER: 111070
RECEIVED FOR RECORD:
12:14 P.M. TIME MAY 9, 1975 DATE
FEE: $ 8.60
Mary B. Gustin, Recorder
MIAMI COUNTY RECORDER
by Dora Whitmer, Deputy.



JOSEPH H. LONGENDELPHER & RAYMOND C. LONGENDELPHER	DEED BOOK 277	PAGE 493
JOSEPH H. LONGENDELPHER	DEED BOOK 376	PAGE 245
RAYMOND C. LONGENDELPHER	DEED BOOK 371	PAGE 394
RUTH (HOTZLER) VON BARGEN	DEED BOOK 238	PAGE 319

ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK NO. 18 PAGE 273
Mary B. Gustin, Recorder
MIAMI COUNTY RECORDER
by Dora Whitmer, Deputy.

DESCRIPTION

BEING A TOTAL OF 178.293 ACRES IN THE N.E., S.E., AND S.W. QTRS. OF SEC. 18
TOWN 5, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

APPROVED BY CITY OF TROY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF MAY, 1975 THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 0-15-75

Ivan D. Terrell
IVAN D. TERRELL - MAYOR

Frank H. Prouty
FRANK H. PROUTY - PRESIDENT OF COUNCIL

Sue G. Knight
SUE G. KNIGHT - CLERK OF COUNCIL

APPROVED BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 20 DAY OF December, 1974

Robert Clauser John J. Knoop Kenneth Cook

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 8TH DAY MAY, 1975

Jerry L. Brown by Sharon Brookey
MIAMI COUNTY AUDITOR

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 11TH DAY OF OCTOBER, 1974

Curtis D. Hardesh
MIAMI COUNTY ENGINEER

REF. SURVEYS

	Vol.	Page	Sec.
LAND	3	336	18 S.E. 1/4
LAND	3	400	18 N.E. 1/4, S.E. 1/4
LAND	5	3	18 S.E. 1/4
LAND	6	23	18 N.W. 1/4
LAND	3	363	18 S.E. 1/4, S.W. 1/4
LAND	13	68	18 S.W. 1/4
LAND	13	160	18 S.E. 1/4
LAND	19	74	13 S.E. 1/4
RECORD PLAT	10	116	18 N.E. 1/4, S.E. 1/4; 17 S.W. 1/4 19 N.E. 1/4
RECORD PLAT	11	113	18 S.E. 1/4, N.E. 1/4

NOTE

O = IRON PIN SET
⊗ = IRON PIN FOUND
● = R.R. SPIKE SET
✖ = R.R. SPIKE FOUND
□ = STONE FOUND

STATE OF OHIO DANIEL D. TURNER 4807 REGISTERED SURVEYOR

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON.

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

ANNEXATION TO THE CITY OF TROY TROY OHIO		
DANIEL D. TURNER & ASSOC., INC. TROY ~ OHIO		
CIVIL ENGINEERING ~ LAND SURVEYING		
DATE SEPT. 1974	DRAWN BY: T.S. CHECKED BY: J.T.	SHEET NO. 1/1
FILE NO. 5-74-134	SCALE 1" = 400'	

REVISED 10-10-74 J.T.
REVISED 12-18-74 J.T.

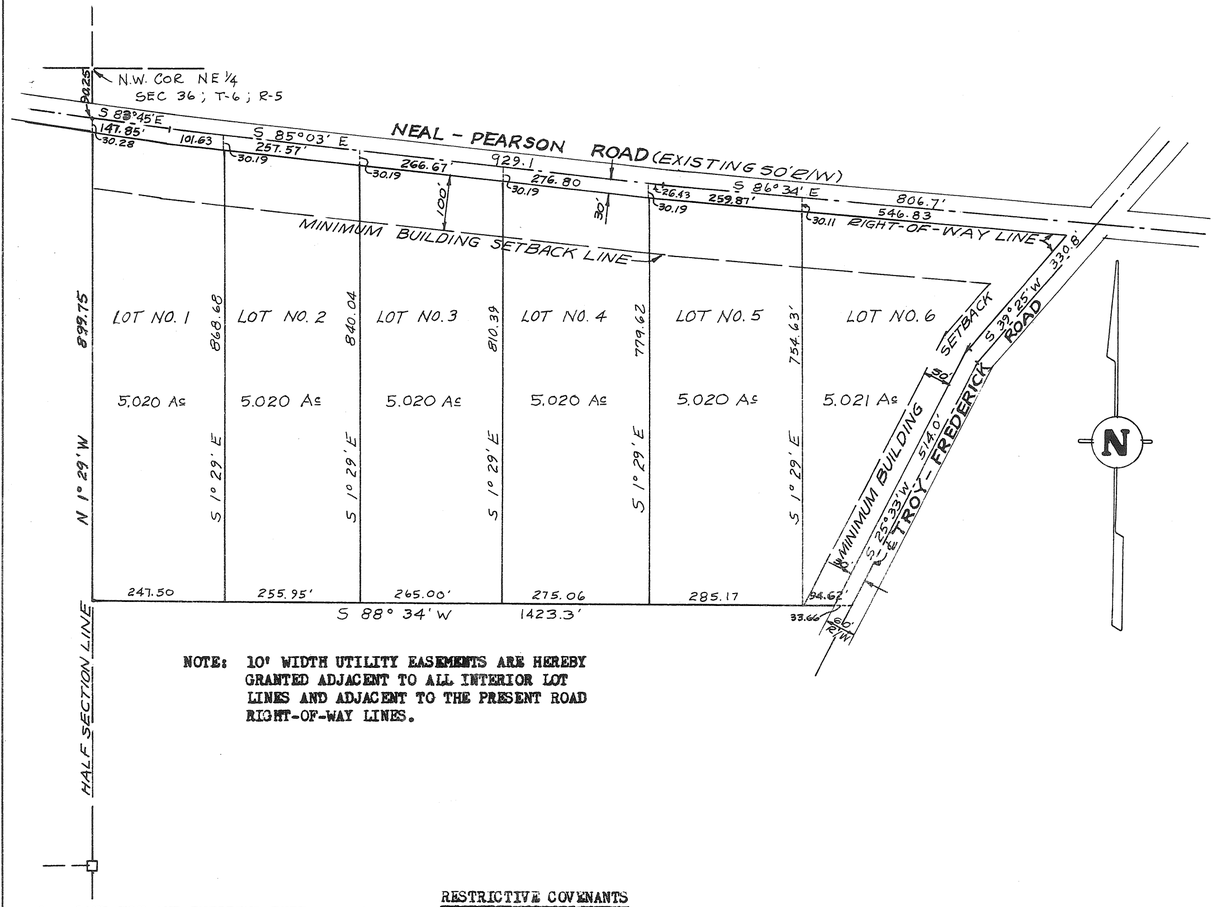
PLAT BOOK 12 PAGE 9
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 9TH DAY
OF MAY, 1975.
AT 1:16 P.M.
FILE NO. 111076 FEE $ 8.60

Mary B. Gustin Recorder
MARY B. GUSTIN, MIAMI CO. RECORDER

BY: Dora Whitmer, Deputy
DEPUTY RECORDER

MAR - K ESTATES

BEING A SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 36; TOWN - 6; RANGE - 5; IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING 30.121 ACRES OF A TOTAL OF 134.59 ACRES AS CONVEYED TO MARVIN R. HENSLEY AND KATHERINE M. HENSLEY BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 475, PAGE 132.



NOTE: 10' WIDTH UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND ADJACENT TO THE PRESENT ROAD RIGHT-OF-WAY LINES.

RESTRICTIVE COVENANTS

1. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling. No commercial enterprise of any nature shall be entered into by owners and/or occupants of property in this subdivision.
2. DWELLING SIZE: Floor area of the main structure, exclusive of open porches, garages, carports or patios shall not be less than 1200 sq. ft. for a one floor plan design.
3. BUILDING LOCATION: No building shall be located on any lot nearer to the front, rear or side property line than the minimum set-back provided on the recorded plat of said subdivision. No building shall be located nearer than 25 feet to any interior lot line.
4. OUTBUILDINGS: Any outbuilding must be to the rear of the residence building, and must be of conventional construction, permanent in nature, and may not be made of unsightly material or boxes or similar lumber and must be kept painted and in good repair.
5. DIVISION OF LOTS: No lot or lots shall herein after be subdivided into additional lots. (SEE NOTE BELOW)
6. WATER AND SEWER: Each dwelling shall have a well and/or cistern and a private sewage disposal system, the location and construction of which shall be approved by the Miami County Board of Health. No outside toilets are permitted.
7. OTHER BUILDINGS: No trailers, basement, camp shack, garage, barn or other outbuildings shall at any time be used as a residence temporarily or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
8. UPKEEP OF PREMISES: The premises must be kept clean and neat, the buildings well painted and weeds and underbrush must be kept under control at all times.
9. FENCES: Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fences shall be erected in front of the back of the houses.
10. SIGNS: No sign of any kind shall be placed for public view on any lot except one (1) sign of not more than five (5) square feet advertising the property for sale or for rent, or signs used by a builder to advertise the property during construction.
11. LIVE STOCK AND POULTRY: Cattle, horses and domestic animals may be kept in this subdivision as long as the maintenance of same does not become an annoyance or nuisance to the neighborhood. No hogs or poultry will be allowed to be kept on these lots.
12. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of such materials shall be kept in an attractive, clean and sanitary manner.
13. METERS AND UTILITY SERVICE BOXES: No exposed utility service boxes or utility meters shall be permitted in any front yard area.
14. NUISANCES: No noxious or offensive activities shall be carried on upon any residential lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
15. ENFORCEMENT: These covenants and restrictions shall be enforceable by injunction or otherwise by the grantor, their successers or assigns.
16. INVALIDATION: Invalidation of any one of these covenants and restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

NOTE: LOT NUMBER 6 MAY POSSIBLY BE SUBDIVIDED IN THE FUTURE IF APPROVAL IS OBTAINED FROM THE MIAMI COUNTY BOARD OF HEALTH, THE MIAMI COUNTY PLANNING AND ZONING COMMISSIONS AND ANY OTHER LOCAL GOVERNING BOARDS AND AGENCIES.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF ALL PARTS OF THE ROADS 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 UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WE, THE UNDERSIGNED, FURTHER AGREE THAT ANY USE OR 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 MIAMI COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

Marvin R. Hensley
MARVIN R. HENSLEY

Ruby Klockner
WITNESS

Katherine M. Hensley
KATHERINE M. HENSLEY

Richard W. Klockner
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 9TH DAY OF MAY, 1975.

Richard W. Klockner
NOTARY PUBLIC

RICHARD W. KLOCKNER, Notary Public
In and for Miami County, Ohio
My Commission Expires Oct. 18, 1976

MY COMMISSION EXPIRES:

THIS PLAT REVIEWED AND APPROVED THIS 14TH DAY OF APRIL, 1975

Curtis D. Hubbard
MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 19TH. DAY OF July, 1974, FOR SANITARY SEWAGE DISPOSAL REQUIREMENTS BY MIAMI COUNTY BOARD OF HEALTH.

L. Domgin
MIAMI COUNTY BOARD OF HEALTH REPRESENTATIVE

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 1975.
PLANNING COMMISSION APPROVAL NOT REQUIRED

CHAIRMAN _____ SECRETARY _____

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 9TH. DAY OF MAY, 1975. (APPROVAL OF THIS PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.)

John J. Kraus Robert L. Clawson

TRANSFERRED THIS 9th DAY OF May, 1975.

Jerry L. Brown
MIAMI COUNTY AUDITOR

BY: Beverly Slough, Deputy
DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT EXPOSITION OF A SURVEY MADE UNDER MY SUPERVISION. IRON PINS ARE SET AT ALL LOT CORNERS AND RIGHT-OF-WAY CORNERS AND RAILROAD SPIKES ARE SET AT LOT CORNERS IN THE CENTERLINE OF THE ROAD.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

MAR - K ESTATES FOR MARVIN AND KATHERINE HENSLEY TIPP CITY, OHIO		
RICHARD W. KLOCKNER AND ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING 12½ WEST MAIN ST. TROY, OHIO; 335-5331		
DATED 17 MAR 75	DRAWN BY: JAV TRACED BY: JAV CHECKED BY: RWK	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 200'	

Book 12 Page 10

Miami County Recorder's Record of recorded plats.

Received for record 3:08 PM (TIME) MAY 29, 1975 (DATE)

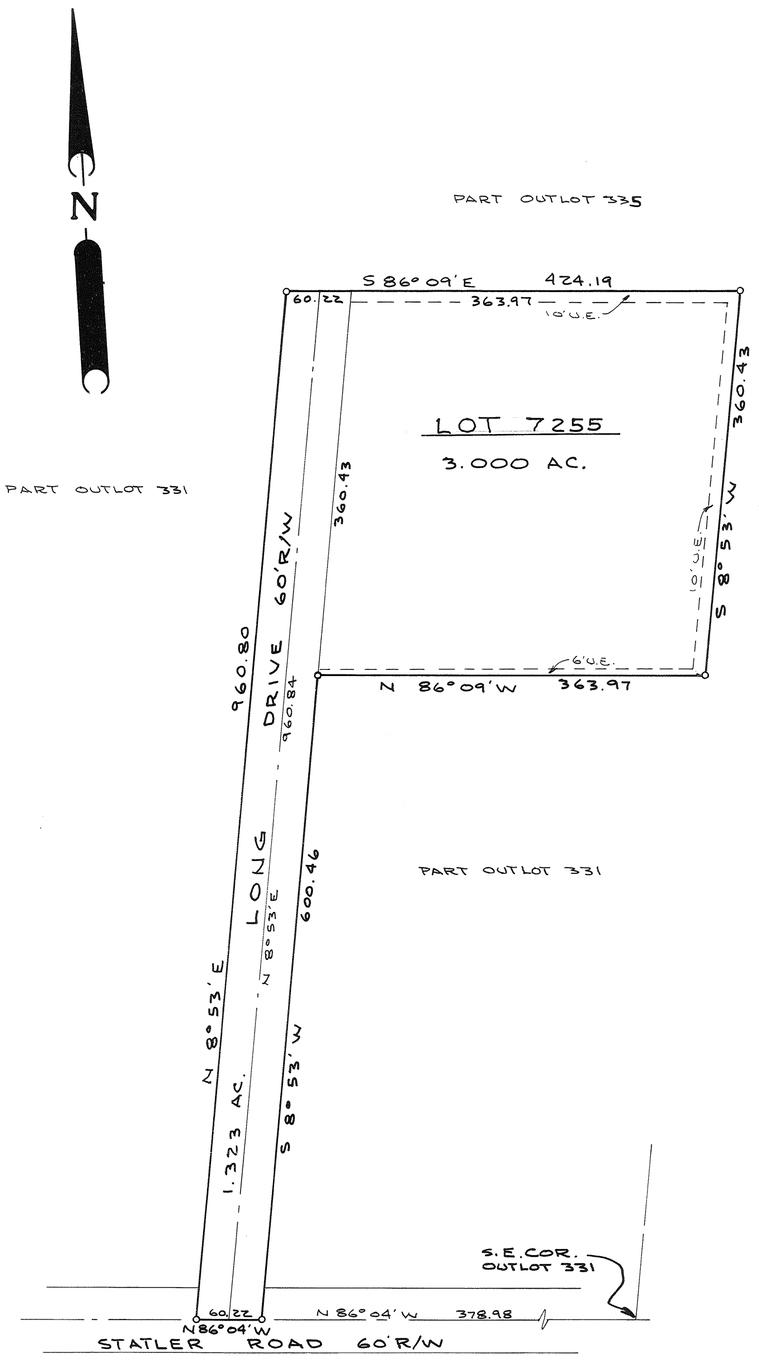
File No. 111656 Fee $8.60

~~Mary B. Gwatney, Recorder~~ MIAMI COUNTY RECORDER

by Emily McNeal, Deputy

REPLAT OF PART OF OUTLOT 331

PIQUA ~ OHIO



PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 12th day of MAY 1975, this plat was approved. P.C. 11-75

John O. Searlough Chm.
John L. DeSue
Raymond L. Hammond
Philip J. Lange

CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 19 day of May, 1975, this plat was approved.

Joseph C. Reed
Cleton V. Peltier
Charles E. Tyler
Harold L. Short
Jack D. Wilson

DESCRIPTION

Being a subdivision of 4.323 Acres of part of Outlot 331 in the City of Piqua, Miami County, Ohio as conveyed to First Financial Service Corp. by deed recorded in vol. 486, page 252, 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 and do hereby dedicate the street as shown hereon to public use forever.

The 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 and for the expressed priviledge 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.

Robert F. Dill — WITNESS

Harold L. Short — HAROLD L. SHORT, PRES.

Dorothy Tabler — WITNESS

S. R. Turner — S. R. TURNER, SEC.

STATE OF OHIO, MIAMI COUNTY, S.S.

Be it remembered that on this 5th day of May, 1975, before me, the undersigned, a notary public in and for said County and State, personally came First Financial Service Corp. by its President, Harold L. Short, and its Secretary, S. R. Turner, who acknowledge the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on the day and date above written.

Oct. 9, 1977 — MY COMMISSION EXPIRES

Dorothy Tabler — NOTARY PUBLIC

MIAMI COUNTY AUDITOR

Approved and transferred this 29th day of MAY, 1975.

Jerry L. Brown by Beverly Slough, Deputy — MIAMI COUNTY AUDITOR

STATE OF OHIO — DANIEL D. TURNER — 4807 — REGISTERED SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AT ALL LOT CORNERS.

Daniel D. Turner

DANIEL D. TURNER, REGISTERED SURVEYOR No. 4807

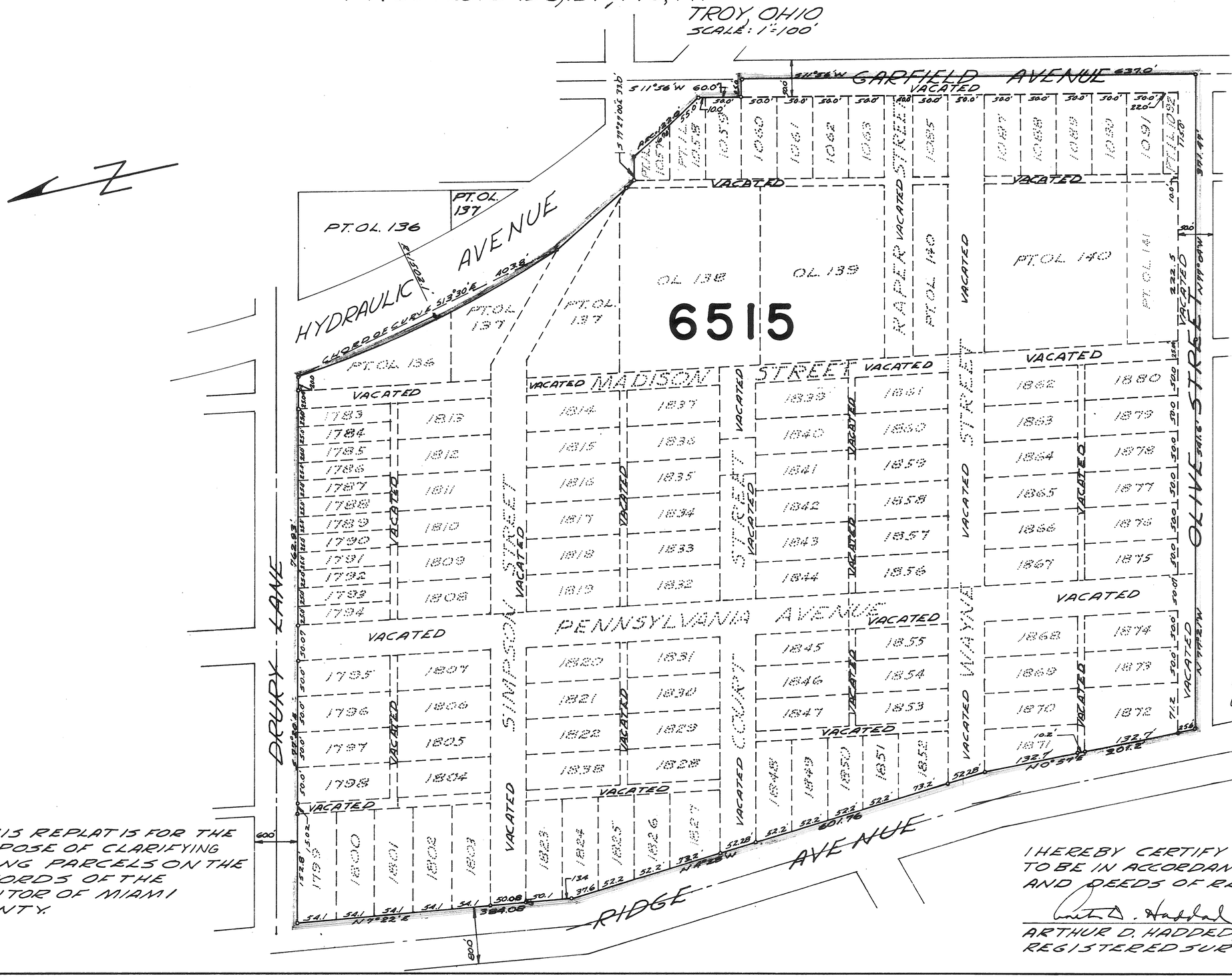
REPLAT OF PART OF O.L. 331		
FIRST FINANCIAL SERVICES CORP. PIQUA - OHIO		
DANIEL D. TURNER & ASSOC., INC. TROY - OHIO CIVIL ENGINEERING - LAND SURVEYING		
DATE MAY-1975	DWG. BY: J.T. CHKD. BY: D.T.	SHEET 1/1
FILE NO. 4-75-78	SCALE: 1" = 100'	

PLAT BOOK 12 PAGE NO. 11
MIAMI COUNTY RECORDERS PLAT RECORDS
RECEIVED FOR RECORD THIS 6TH DAY
OF JUNE 1975 AT 11:08 A.M.
FILE NO. 111842 FEE NO FEE
Mary B. Gustin
MIAMI COUNTY RECORDER

AUDITORS REPLAT OF

INLOTS 1059, 1060, 1061, 1062, 1063, 1085, 1087, 1088, 1089, 1090, 1091, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879 & 1880.
PT. INLOTS 1057, 1058 & 1092.
OUTLOTS 138 & 139.
PT. OUTLOTS 136, 137 & 140, 141

TROY, OHIO
SCALE: 1" = 100'



REFERENCES:

PLAT BOOK NO. 1 - PAGE 458
PLAT BOOK NO. 2 - PAGE 156
PLAT BOOK NO. 5 - PAGE 24
PLAT BOOK NO. 5 - PAGE 25
PLAT BOOK NO. 7 - PAGE 49
PLAT BOOK NO. 8 - PAGE 53
PLAT BOOK NO. 8 - PAGE 54
PLAT BOOK NO. 8 - PAGE 55
PLAT BOOK NO. 8 - PAGE 56
PLAT BOOK NO. 9 - PAGE 83
PLAT BOOK NO. 9 - PAGE 106
PLAT BOOK NO. 9 - PAGE 126
PLAT BOOK NO. 10 - PAGE 51
PLAT BOOK NO. 10 - PAGE 82
PLAT BOOK NO. 11 - PAGE 20
PLAT BOOK NO. 11 - PAGE 109
MIAMI COUNTY RECORDER'S PLAT RECORDS

VOLUME 1 - PAGE 7
VOLUME 1 - PAGE 52
VOLUME 3 - PAGE 59
VOLUME 3 - PAGE 143
VOLUME 3 - PAGE 151
VOLUME 4 - PAGE 11
VOLUME 7 - PAGE 53
VOLUME 10 PAGE 186
VOLUME 10 PAGE 23
MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS.

NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 6TH DAY OF June 1975.
Jerry L. Brown by Beverly Slough,
MIAMI COUNTY AUDITOR Deputy

THIS REPLAT IS FOR THE PURPOSE OF CLARIFYING TAXING PARCELS ON THE RECORDS OF THE AUDITOR OF MIAMI COUNTY.

STATE OF OHIO ARTHUR D. HADDED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE IN ACCORDANCE WITH LOT SURVEYS, PLATS AND DEEDS OF RECORD.
Arthur D. Hadded
ARTHUR D. HADDED, MIAMI COUNTY ENGINEER
REGISTERED SURVEYOR NO. 4547.

PLAT BOOK 12 PAGE NO. 12
MIAMI COUNTY RECORDERS PLAT RECORDS
RECEIVED FOR RECORD THIS 6TH DAY
OF JUNE 1975 AT 11:09 A.M.
FILE NO. 111843 FEE NO FEE

Mary B. Gustin
MIAMI COUNTY RECORDER

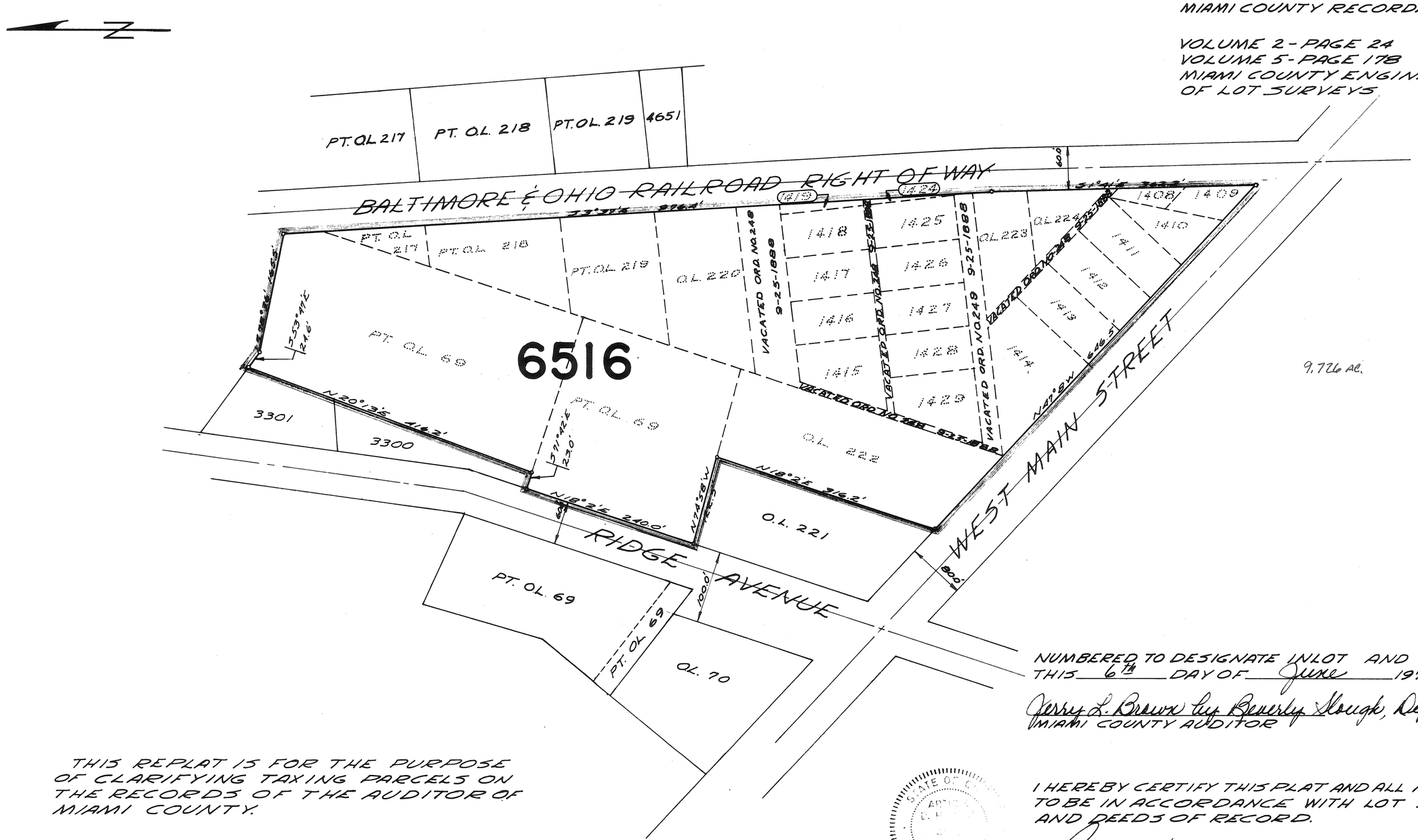
AUDITOR'S REPLAT OF INLOTS 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1424, 1425, 1426, 1427, 1428, & 1429. OUTLOTS 220, 222, 223 & 224. PT. OUTLOTS 69, 217, 218, & 219.

TROY, OHIO
SCALE: 1" = 100'

REFERENCES:

PLAT BOOK NO. 2 - PAGE 30
PLAT BOOK NO. 2 - PAGE 10
MIAMI COUNTY RECORDER'S PLAT RECORDS

VOLUME 2 - PAGE 24
VOLUME 5 - PAGE 178
MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS



NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 6TH DAY OF June 1975.

Jerry L. Brown by Beverly Slough, Deputy
MIAMI COUNTY AUDITOR

THIS REPLAT IS FOR THE PURPOSE OF CLARIFYING TAXING PARCELS ON THE RECORDS OF THE AUDITOR OF MIAMI COUNTY.

STATE OF OHIO ARTHUR D. HADDED 4547 PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE IN ACCORDANCE WITH LOT SURVEYS, PLATS AND DEEDS OF RECORD.

Arthur D. Hadded
ARTHUR D. HADDED, MIAMI COUNTY ENGINEER
REGISTERED SURVEYOR NO. 4547.

PLAT BOOK 12 PAGE NO. 13
MIAMI COUNTY RECORDERS PLAT RECORDS
RECEIVED FOR RECORD THIS 6TH DAY
OF JUNE 1975 AT 11:10 A.M.
FILE NO. 111844 FEE NO FEE

Mary B. Gustin
MIAMI COUNTY RECORDER

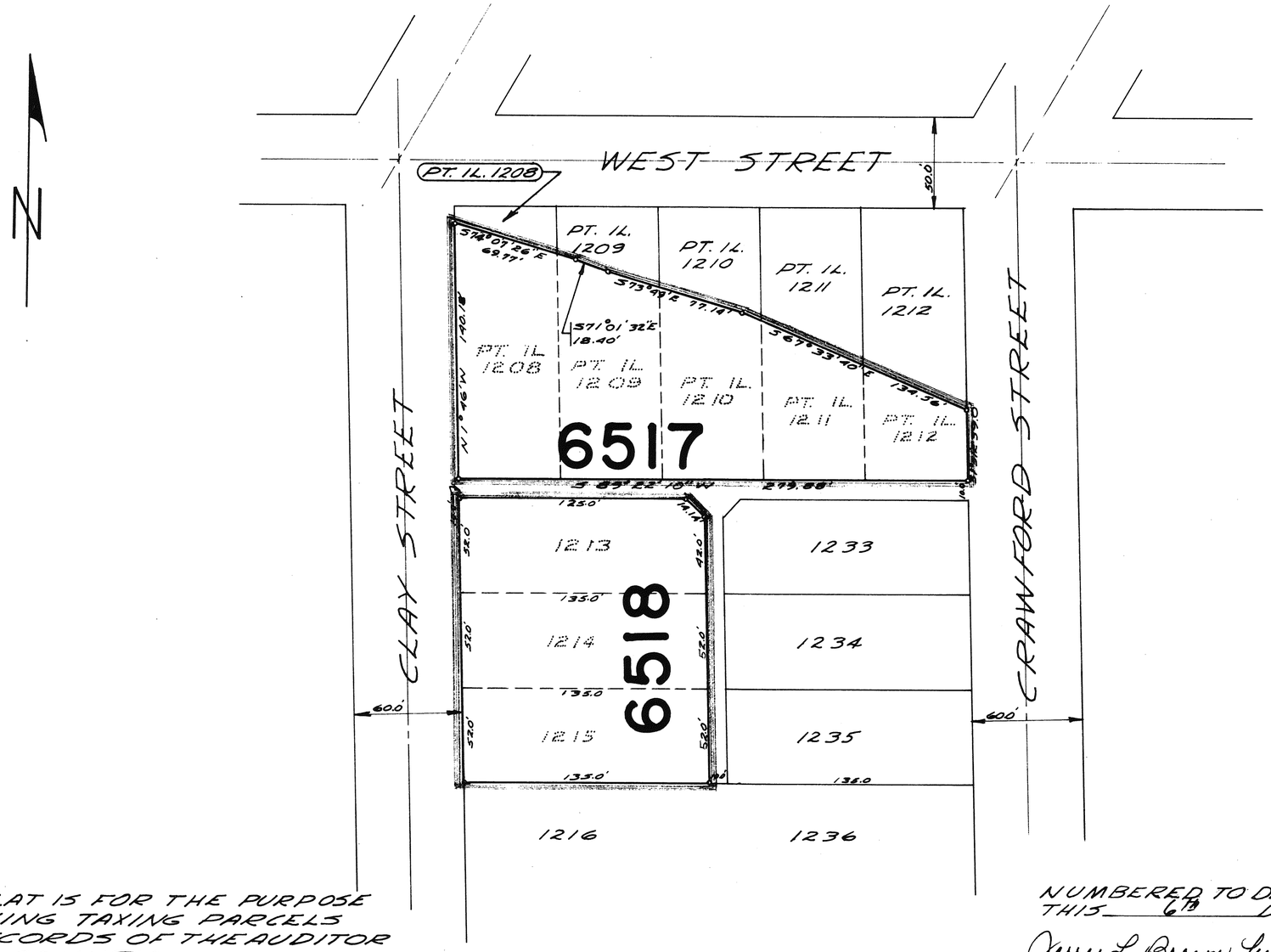
AUDITOR'S REPLAT OF PT. INLOTS 1208, 1209, 1210, 1211, 1212 & INLOTS 1213, 1214 & 1215

TROY, OHIO

SCALE: 1" = 50'

REFERENCES:

PLAT BOOK NO 1 - PAGE 464
MIAMI COUNTY RECORDER'S PLAT RECORDS



THIS REPLAT IS FOR THE PURPOSE OF CLARIFYING TAXING PARCELS ON THE RECORDS OF THE AUDITOR OF MIAMI COUNTY.

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 6TH DAY OF June 1975.

Jerry L. Brown by Beverly Slough, Deputy
MIAMI COUNTY AUDITOR

STATE OF OHIO
ARTHUR D. HADDAD
REGISTERED
PROFESSIONAL
SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE IN ACCORDANCE WITH LOT SURVEYS, PLATS AND DEEDS OF RECORD.

Arthur D. Haddad
ARTHUR D. HADDAD MIAMI COUNTY ENGINEER
REGISTERED SURVEYOR NO. 4547

PLAT BOOK 12 PAGE NO. 14
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 6 TH DAY
OF JUNE 1975 AT 11:11 A M.
FILE NO. 111845 FEE NO FEE

Mary B. Gustin
MIAMI COUNTY RECORDER

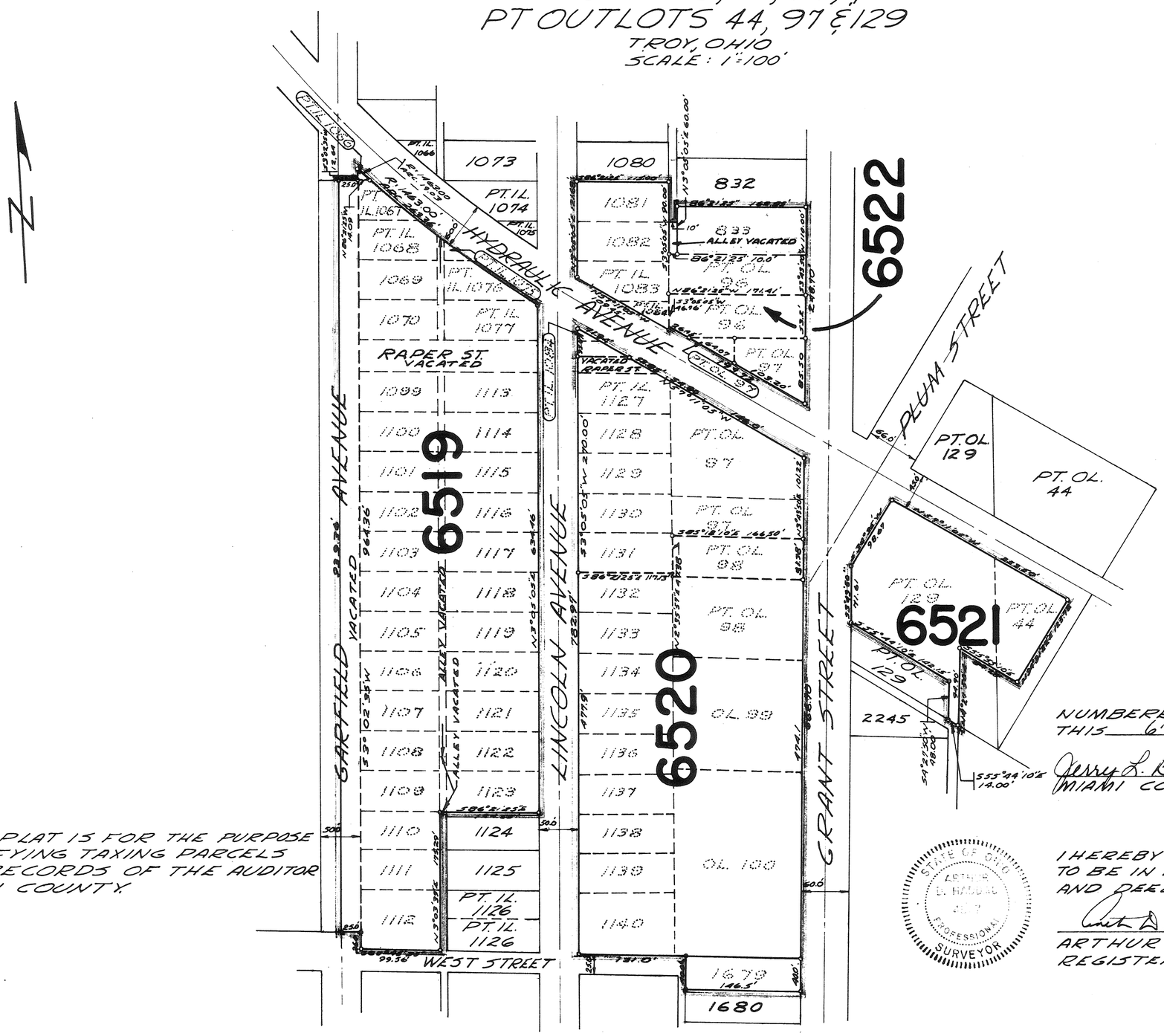
AUDITORS REPLAT OF
IN LOTS 833, 1069, 1070, 1081, 1082, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, & 1679.
PT. IN LOTS 1066, 1067, 1068, 1075, 1076, 1077, 1083, 1084, & 1127.
OUTLOTS 96, 98, 99, & 100
PT OUTLOTS 44, 97 & 129

TROY, OHIO
SCALE: 1" = 100'

REFERENCES:

PLAT BOOK NO. 1 - PAGE 408
PLAT BOOK NO. 1 - PAGE 458
PLAT BOOK NO. 2 - PAGE 11
PLAT BOOK NO. 7 - PAGE 114 & 115
PLAT BOOK NO. 11 PAGE 20
MIAMI COUNTY RECORDER'S PLAT RECORDS

VOLUME 1 - PAGE 110
VOLUME 2 PAGE 35
VOLUME 2 PAGE 90
VOLUME 7 PAGE 122
VOLUME 8 PAGE 66
VOLUME 11 PAGE 183
MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS.



NUMBERED TO DESIGNATE IN LOTS & TRANSFERRED THIS 6TH DAY OF June 1975.

Jerry L. Brown by Beverly Slough, Deputy
MIAMI COUNTY AUDITOR

THIS REPLAT IS FOR THE PURPOSE OF CLARIFYING TAXING PARCELS ON THE RECORDS OF THE AUDITOR OF MIAMI COUNTY.

STATE OF OHIO
ARTHUR D. HADDED
4547
PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE IN ACCORDANCE WITH LOT SURVEYS, PLATS AND DEEDS OF RECORD.

Arthur D. Hadded
ARTHUR D. HADDED, MIAMI COUNTY ENGINEER
REGISTERED SURVEYOR NO. 4547

PLAT BOOK 12 PAGE NO. 15
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 6TH DAY
OF JUNE 1975 AT 11:12 A M.
FILE NO. 111846 FEE NO FEE

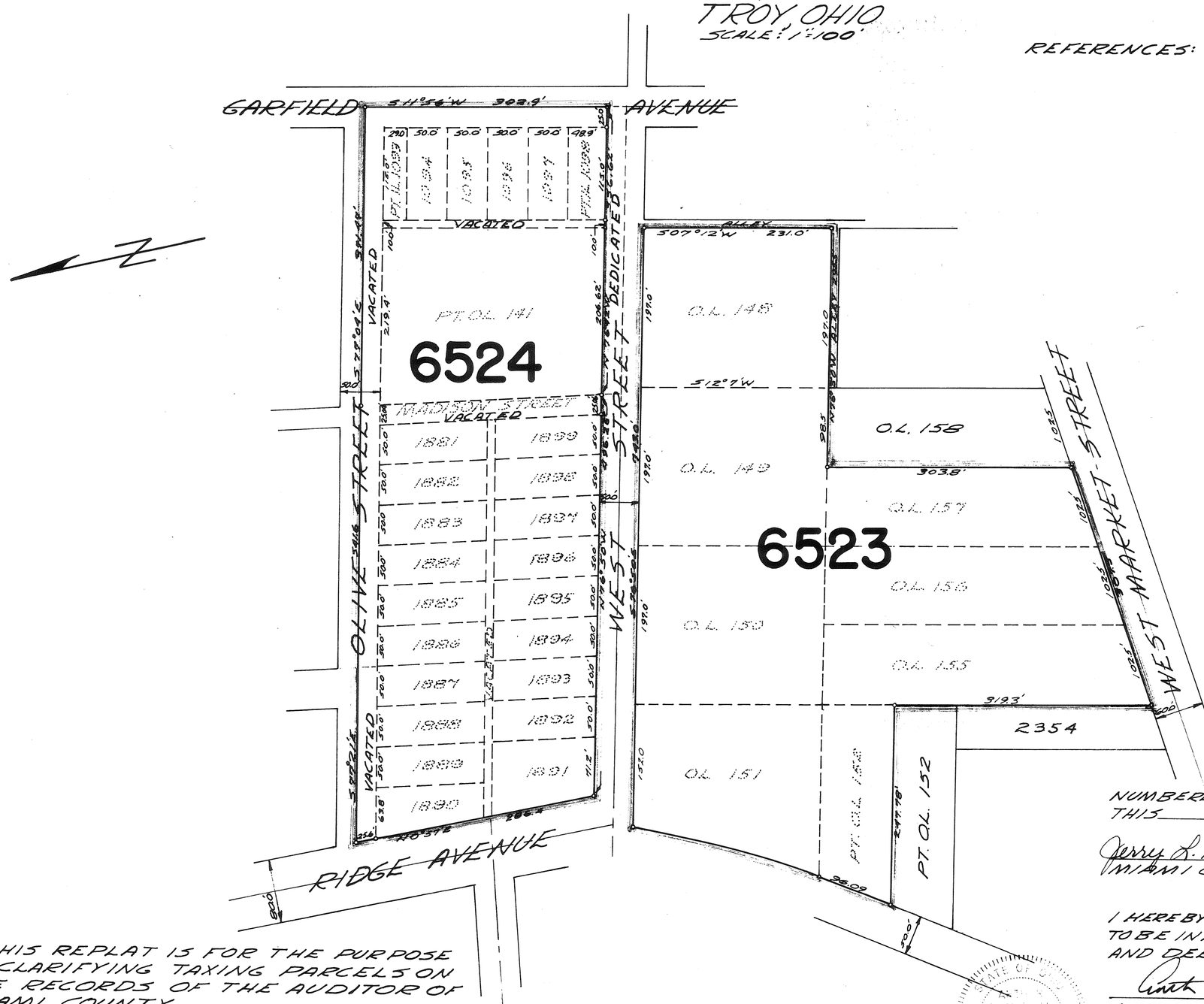
Mary B. Gustas
MIAMI COUNTY RECORDER

AUDITORS REPLAT OF
INLOTS 1094, 1095, 1096, 1097, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898 & 1899.
PT. INLOTS 1093 & 1098.
OUTLOTS 148, 149, 150, 151, 155, 156 & 157.
PT. OUTLOTS 141 & 152.
TROY, OHIO

SCALE: 1" = 100'

REFERENCES:

PLAT BOOK NO. 1 - PAGE 458
PLAT BOOK NO. 2 - PAGE 25
PLAT BOOK NO. 2 - PAGE 26
PLAT BOOK NO. 2 - PAGE 156
PLAT BOOK NO. 5 - PAGE 25
PLAT BOOK NO. 8 - PAGE 53
PLAT BOOK NO. 8 - PAGE 56
PLAT BOOK NO. 10 - PAGE 51
PLAT BOOK NO. 11 - PAGE 20
PLAT BOOK NO. 11 PAGE 49
MIAMI COUNTY RECORDER'S PLAT RECORDS



NUMBERED TO DESIGNATE INLOTS & TRANSFERRED THIS 6TH DAY OF June 1975.

Jerry L. Brown by Beverly Slough, Deputy
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE IN ACCORDANCE WITH LOT SURVEYS, PLATS AND DEEDS OF RECORD.

Arthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY ENGINEER
REGISTERED SURVEYOR NO. 4547

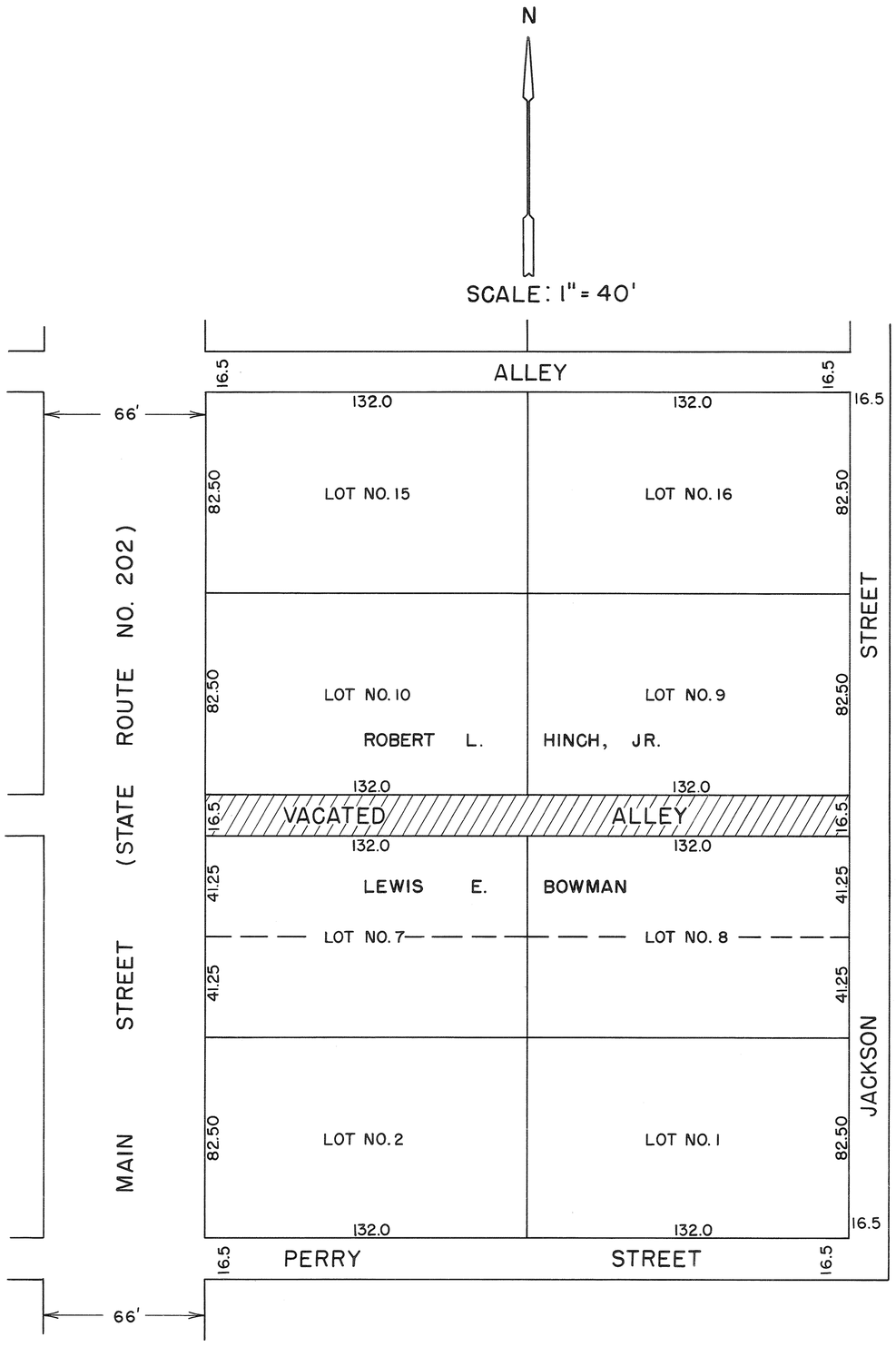
THIS REPLAT IS FOR THE PURPOSE OF CLARIFYING TAXING PARCELS ON THE RECORDS OF THE AUDITOR OF MIAMI COUNTY.

UNINCORPORATED VILLAGE OF WEST CHARLESTON, OHIO

ALLEY VACATION PLAT

PLAT BOOK NO. 12 PAGE NO. 16
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 9TH DAY
OF JUNE, 1975, AT 9:48 A.M.
FILE NUMBER: 111886
FEE: NO FEE

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER



DESCRIPTION

VACATION PLAT OF A 16.5 FOOT ALLEY FROM THE EAST LINE OF MAIN STREET (STATE ROUTE NO. 202) TO THE WEST LINE OF JACKSON STREET BETWEEN LOTS NO. 7,8 AND 9,10, AS RECORDED IN DEED BOOK NO. 2, PAGE NO. 356 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

NOTE

THE ALLEY AS SHOWN HEREON HAS BEEN UNOPENED AND USED FOR A PERIOD OF TIME LONGER THAN 21 YEARS AND THE VACATION IS IN ACCORDANCE WITH SECTION 5553.042 OHIO REVISED CODE.

APPROVED BY MIAMI COUNTY COMMISSIONERS ON MAY 9 1975.
RECORDED IN COMMISSIONERS JOURNAL 45 PAGE 177

KENNETH COOK — JOHN J. KNOOP — ROBERT CLAWSON

APPROVED BY MIAMI COUNTY ENGINEER ON THIS 7 DAY OF May, 1975.
ARTHUR D. HADDAD

APPROVED AND TRANSFERRED BY MIAMI COUNTY AUDITOR ON THIS 9th DAY OF June, 1975.
Jerry L. Brown by Beverley Slough, Deputy
JERRY L. BROWN

STATE OF OHIO
RALPH T. SNIDER
470
REGISTERED SURVEYOR

I, HEREBY CERTIFY THIS ALLEY VACATION PLAT TO BE CORRECT AS SHOWN HEREON.

Ralph T. Snider
RALPH T. SNIDER, PROFESSIONAL SURVEYOR,
OHIO REGISTRATION NO. 470

PREPARED BY MIAMI COUNTY ENGINEER'S OFFICE

DRAWN BY D.H.

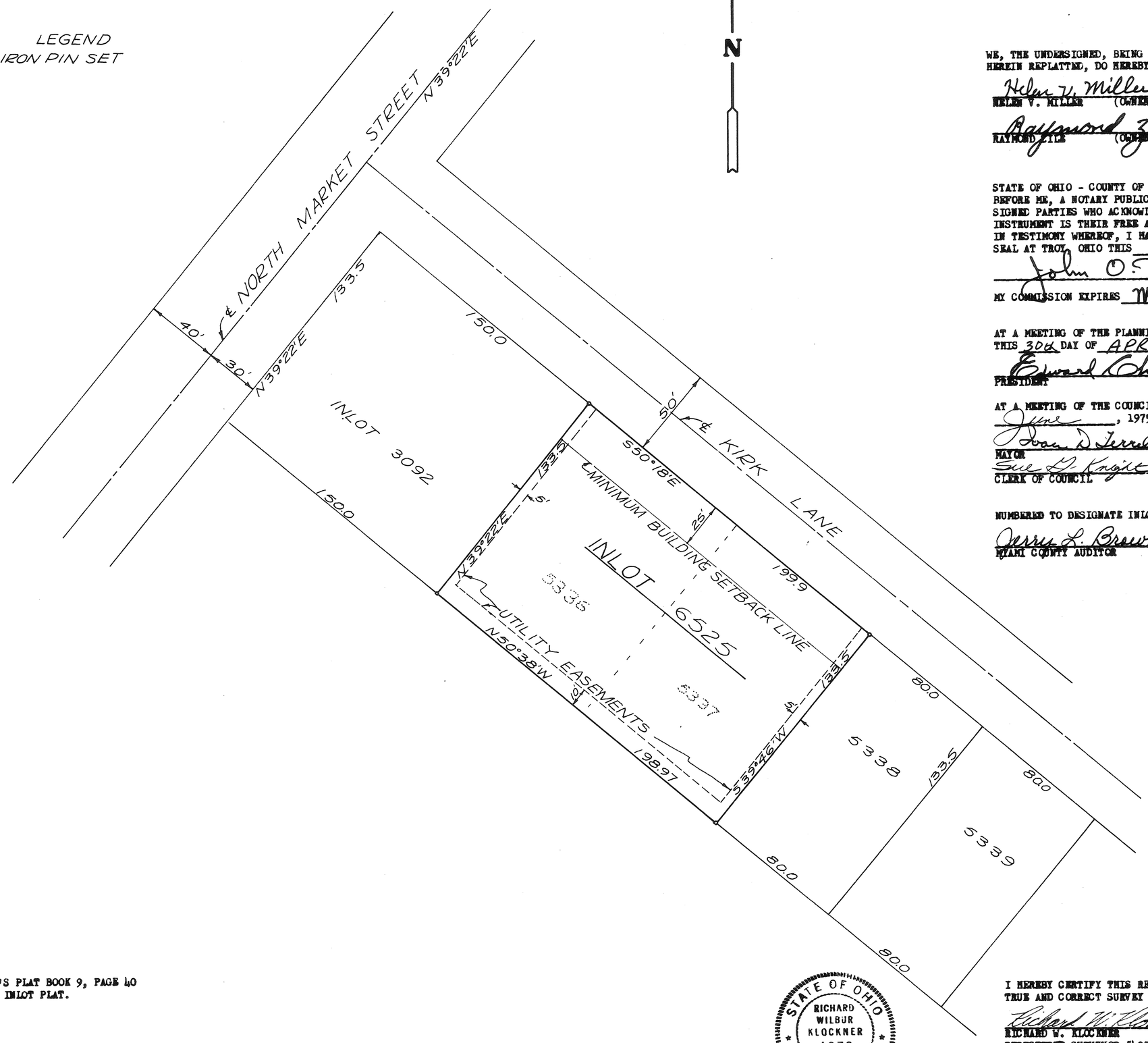
REPLAT OF INLOTS 5336 & 5337
TROY, OHIO

PLAT BOOK 12 PAGE 17

MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 19TH DAY OF JUNE 1975, AT 8:30 A.M.

FILE NO. 112153 FEE $8.60

Mary B. Gustin Recorder by Dora Whitmer, Deputy
MARY B. GUSTIN, MIAMI CO. RECORDER



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.

Helen V. Miller — HELEN V. MILLER (OWNER)
Pamela Miller — WITNESS
Raymond Zile — RAYMOND ZILE (OWNER)
John O. Thomas — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 1st DAY OF May, 1975.

John O. Thomas NOTARY PUBLIC

MY COMMISSION EXPIRES March 2, 1979

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 30th DAY OF APRIL, 1975, THIS PLAT WAS REVIEWED AND APPROVED.

Edward Chaney — PRESIDENT
Sue D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 16th DAY OF June, 1975, THIS REPLAT WAS APPROVED BY ORDINANCE NO. O-29-75.

Joan D. Terrell — MAYOR
Frank H. Prouty — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 18th DAY OF June 1975.

Jerry L. Brown — MIAMI COUNTY AUDITOR
Beverly Slough — BY: DEPUTY AUDITOR

SEE RECORDER'S PLAT BOOK 9, PAGE 40 FOR ORIGINAL INLOT PLAT.

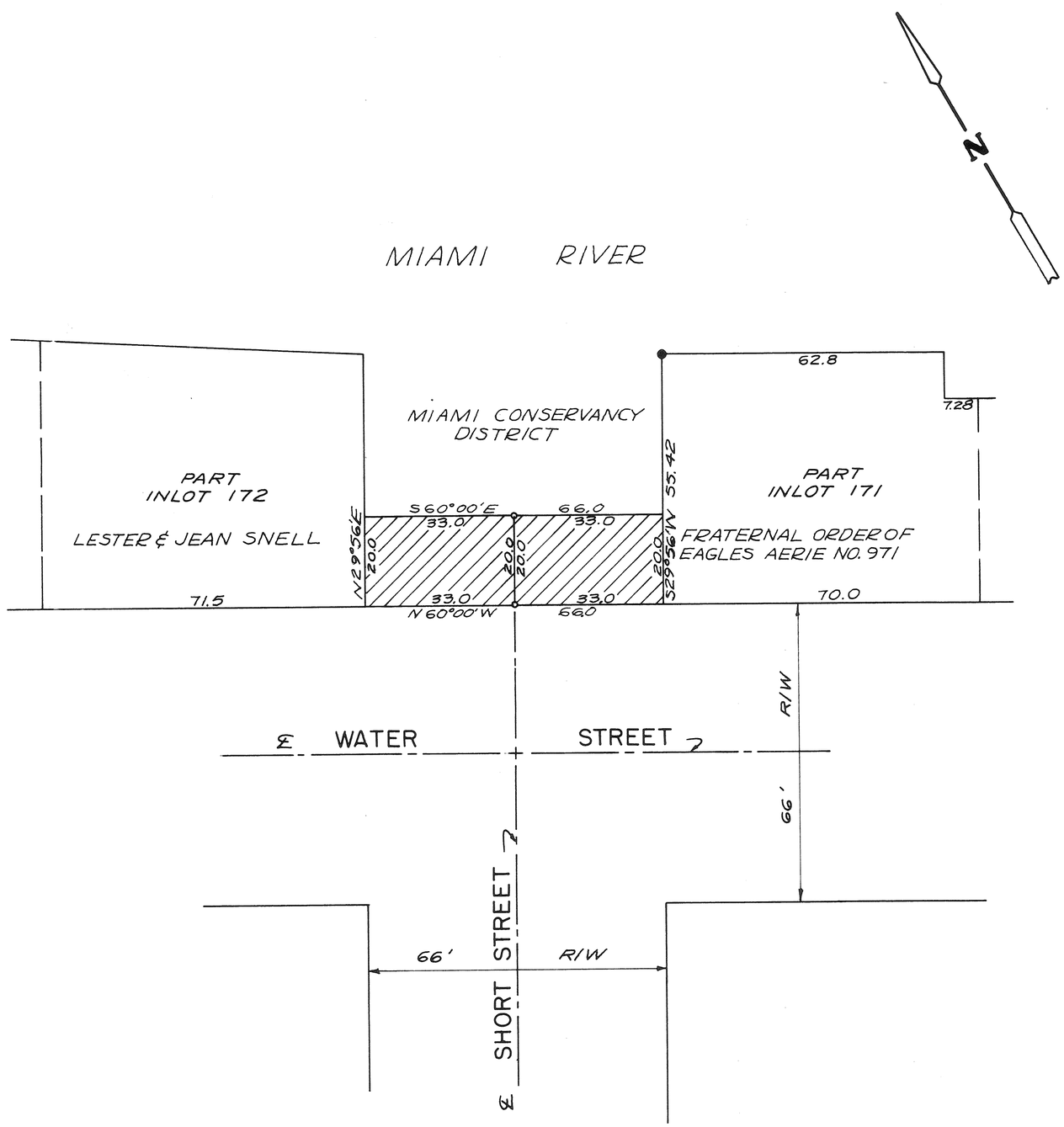
STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

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

Richard W. Klockner
RICHARD W. KLOCKNER
REGISTERED SURVEYOR #4370

REPLAT OF INLOTS 5336 & 5337 TROY, OHIO		
FOR HELEN V. MILLER AND RAYMOND ZILE TROY, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO 45373 (513) 335-5331		
DATE 4/22/75	DRAWN BY: TRACED BY: CHECKED BY:	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 40'	

VACATION PLAT OF PART OF SHORT STREET
TROY, OHIO



PLAT BOOK 12 PAGE 18
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 19TH DAY OF JUNE, 1975 AT 8:31 A.M.

FILE NUMBER 112154 FEE $3.60

Mary B. Gustin Recorder by Dora Whitmer, Deputy
MARY B. GUSTIN, MIAMI COUNTY RECORDER

CONSENT TO VACATION

WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF SHORT STREET EXTENDING FROM THE NORTH LINE OF WATER STREET TO 20 feet NORTH, SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE CITY OF TROY, OHIO FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION.

Lester L. Snell — LESTER L. SNELL — Carolyn S. Shaffner, WITNESS

Jean H. Snell — JEAN H. SNELL — Sandra J. Schauer, WITNESS

FRATERNAL ORDER OF EAGLES AERIE NO. 971

Thomas R. Ingle — THOMAS R. INGLE, TRUSTEE — Carolyn S. Shaffner, WITNESS

Charles R. Gnodle — CHARLES R. GNODLE, TRUSTEE — Sandra J. Schauer, WITNESS

Warren Thompson — WARREN THOMPSON, TRUSTEE

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy OHIO THIS 5th DAY OF June, 1975.

Carolyn S. Shaffner
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-21-77

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 11th DAY OF June, 1975, THIS PLAT WAS REVIEWED AND APPROVED.

Edward Chase — PRESIDENT — Sue G. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 16th DAY OF June, 1975, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. O-37-75.

Frank D. Ferrell — MAYOR — Frank H. Prentz — PRESIDENT OF COUNCIL — Sue G. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 18th DAY OF June, 1975.

Jerry L. Brown — JERRY BROWN, MIAMI COUNTY AUDITOR — BY: Beverly Slough, DEPUTY AUDITOR

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN.

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

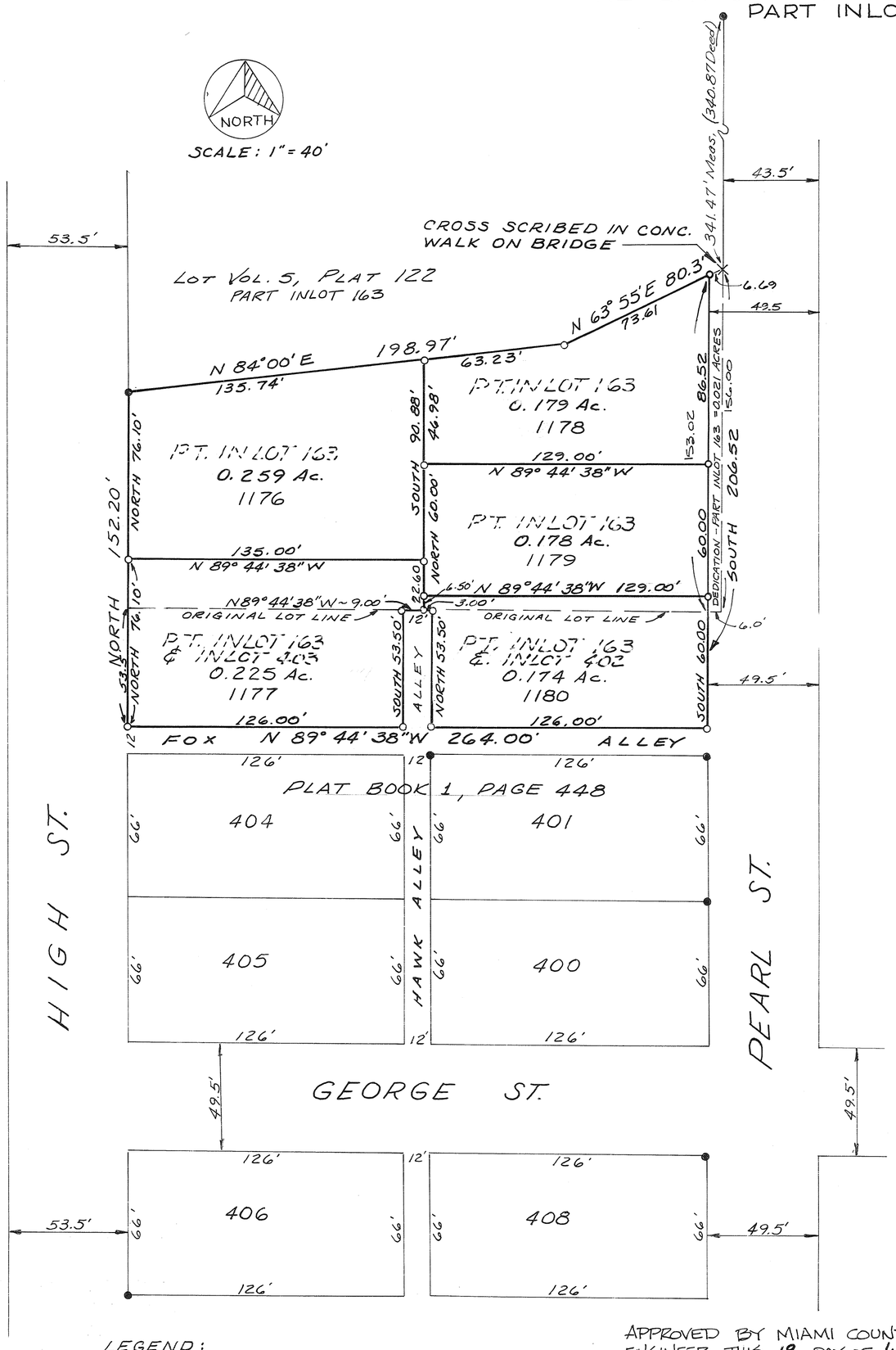
STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

VACATION PLAT OF PART OF SHORT STREET TROY, OHIO		
FOR: LESTER AND JEAN SNELL AND FRATERNAL ORDER OF EAGLES AERIE NO. 971		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO (513) 335-5331		
DATE 4JUN 75	DRAWN BY: P.E.J. TRACED BY: P.E.J. CHECKED BY: RWK	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 20'	

VILLAGE OF COVINGTON

REPLAT OF INLOTS 402 & 403 AND PART INLOT 163

BOOK 12 PAGE 19
MIAMI CO. RECORDER'S PLAT RECORDS
FILE NO. 112160
REC'D FOR RECORD JUNE 19, 1975
AT 12:00 P.M. FEE: 8.60
Mary B. Justin, Recorder by Dora W. Wilmer, Deputy
MIAMI COUNTY RECORDER



LEGEND:
- ● IRON PIN FOUND
- ○ IRON PIN SET

APPROVED BY MIAMI COUNTY ENGINEER THIS 19 DAY OF JUNE, 1975.
Curtis D. Haddad
COUNTY ENGINEER

DESCRIPTION

BEING A REPLAT OF INLOTS 402 & 403 OF J.R. SHUMAN'S SOUTH ADDITION TO THE VILLAGE OF COVINGTON AND PART INLOT 163 OF THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO, CONTAINING 1.014 ACRES LOTS AND 0.021 ACRES STREETS, ACQUIRED BY BRUMBAUGH CONSTRUCTION CO., INC., BY DEED FILED IN DEED BOOK NO. 513 PAGE NO. 416, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN REPLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT AND DEDICATE THE STREET AREA SHOWN HEREON TO THE PUBLIC USE FOREVER.

BRUMBAUGH CONSTRUCTION CO. INC.

WITNESS — PRESIDENT
WITNESS — VICE-PRESIDENT

State of Ohio; County of Miami; S.S.:
Be it remembered that on this 4 day of JUNE 1975, before me, a notary public in and for STATE OF OHIO personally appeared the above signed parties, who acknowledge the execution of this replat to be their voluntary act and deed.

James A. O'Donnell
Notary Public
My Commission Expires

JAMES A. O'DONNELL, Attorney at Law
Notary Public — State of Ohio
My commission has no expiration date
SECTION 147.03 R.C.

This replat approved by the Planning Commission of the Village of Covington, Ohio, this 2 day of JUNE 1975.

This replat approved by ordinance No. 06-75 of council of the Village of Covington, Ohio, this 3 day of June 1975.

Kay E. McKinney — Village Clerk
George Lively — Mayor

I hereby approve this replat and have caused the lot numbers to be placed thereon to designate the lots this 19th day of JUNE 1975.

Jerry L. Brown, by Sharon Brookey, Deputy Auditor
Miami County Auditor

I hereby certify this replat to be correct.
Iron pins set at all lot corners.

Michael W. Cozatt
Michael W. Cozatt
Registered Surveyor #6001
25 SOUTH NORWICH RD.
TROY OHIO

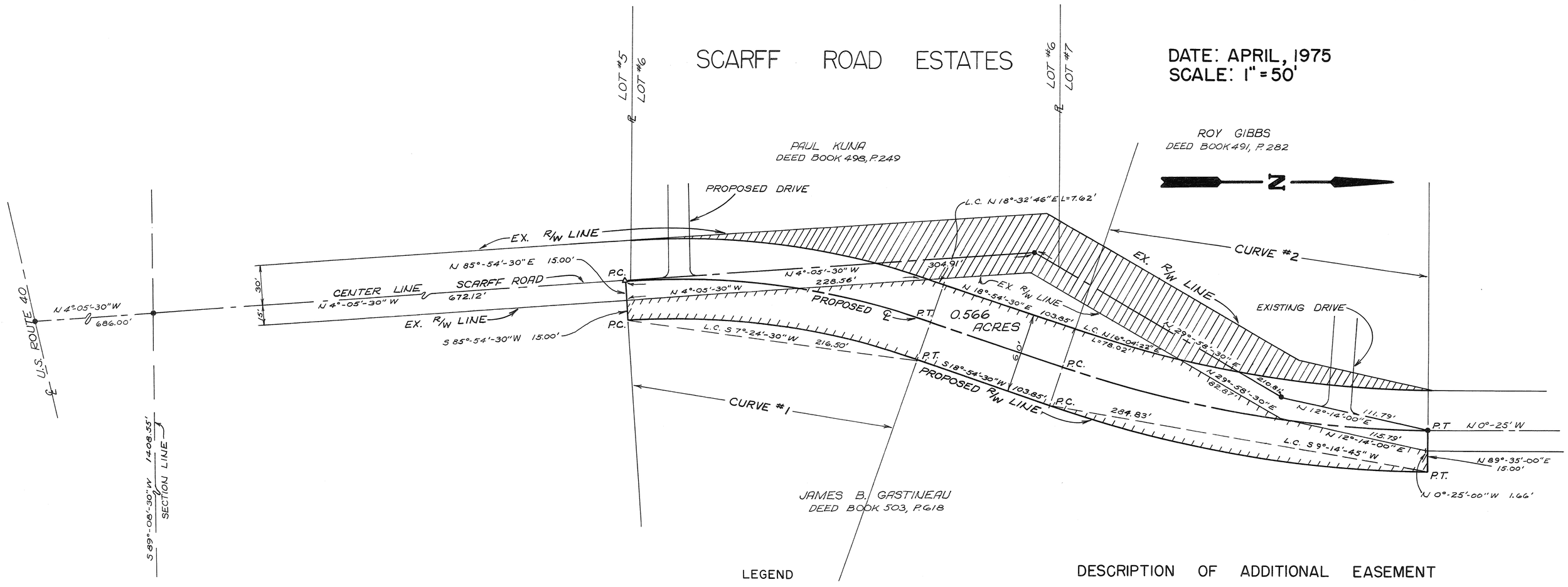
STATE OF OHIO — MICHAEL W. COZATT S-6001 — REGISTERED SURVEYOR

2	9	SOUTHEAST	3	BETHEL
TOWN	RANGE	QUARTER	SECTION	TOWNSHIP

PLAT BOOK NO. 12 PLAT NO. 20
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 23RD DAY OF
JUNE, 1975 AT 1:34 P.M.
FILE NUMBER: 112227 FEE: MIAMI COUNTY
Mary B. Austin Recorder by Bernice Sandeberg Deputy
MIAMI COUNTY RECORDER
VOLUME NO. 8 PAGE NO. 80
MIAMI COUNTY ENGINEER'S
RECORD OF ROAD SURVEYS

ADDITIONAL RIGHT OF WAY & RIGHT OF WAY VACATION FOR SCARFF ROAD NO. 8

DATE: APRIL, 1975
SCALE: 1" = 50'



LEGEND

- ● RAILROAD SPIKE FOUND
- ○ IRON PIN FOUND
- △ P.K. NAIL SET

NOTE:

CROSS-HATCHED AREA REPRESENTS RIGHT OF WAY TO BE VACATED.

DESCRIPTION OF ADDITIONAL EASEMENT

BEING AN ADDITIONAL 0.566 ACRES FROM JAMES B. & BARBARA J. GASTINEAU AS SHOWN HEREON AND AS RECORDED IN DEED BOOK NO. 513 PAGE NO. 596, MIAMI COUNTY RECORDER'S DEED RECORDS.

CENTER LINE CURVE DATA

CURVE #1	CURVE #2
R - 572.96'	R - 818.51'
Δ - 23°	Δ - 19°-19'-30"
L - 230.00'	L - 276.07'
T - 116.57'	T - 139.36'
D - 10°	D - 7°

EAST RIGHT OF WAY LINE CURVE DATA

CURVE #1	CURVE #2
R - 542.96'	R - 848.51'
Δ - 23°	Δ - 19°-19'-30"
L - 217.96'	L - 286.19'
T - 110.47'	T - 144.47'
D - 10°-33'-09"	D - 6°-45'-09"

WEST RIGHT OF WAY LINE CURVE DATA

CURVE #1	CURVE #2
R - 602.96'	R - 788.51'
Δ - 23°	Δ - 19°-19'-30"
L - 242.04'	L - 265.95'
T - 122.67'	T - 134.25'
D - 9°-30'-09"	D - 7°-15'-59"

PREPARED BY: Douglas L. Christian
REGISTERED SURVEYOR

STATE OF OHIO
DOUGLAS LEE CHRISTIAN
5118
REGISTERED SURVEYOR

APPROVED BY: Ralph D. Haddad April 30, 1975
MIAMI COUNTY ENGINEER

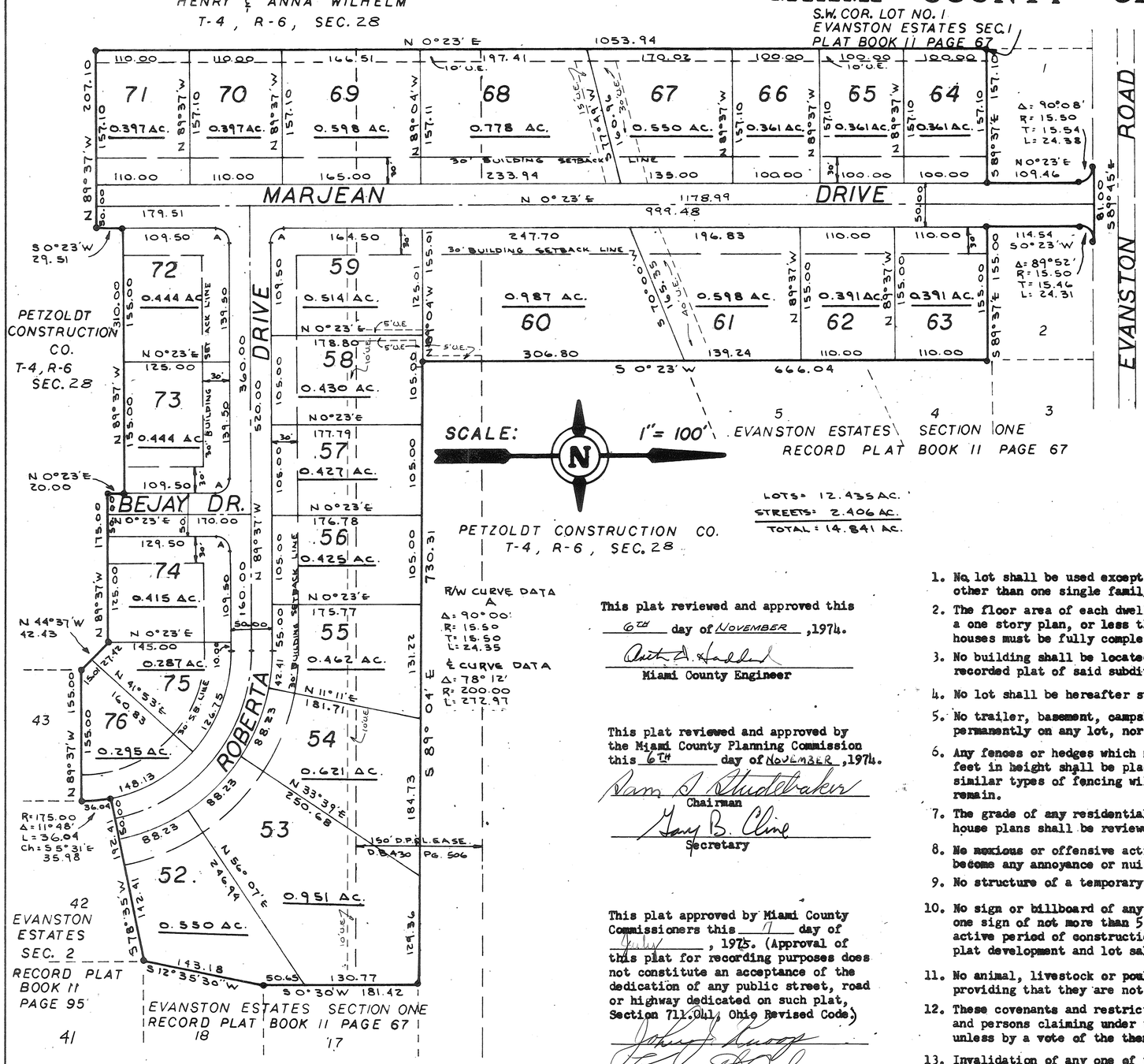
EVANSTON ESTATES ~ SECTION 3

~TOWN 4 ~ RANGE 6 ~ SEC. 28 S.E. QTR. ~ MONROE TOWNSHIP ~

~MIAMI COUNTY ~ OHIO ~

NOTE
There is a five ft. (5') Utility easement along each side of all interior lot lines and along each rear or side lot lines unless shown otherwise hereon, except no easements on lot lines within D.P.&L. easement unless specifically shown.

PLAT BOOK 12 PAGE 21
Miami County Recorder's Plat Records
Received for record this 9th day of July, 1975, at 1:47 P.M.
File Number 112587 Fee: $ 8.60
Mary B. Gustin Recorder by Dora Whitmer, Deputy
Miami County Recorder



Approved by the City of Tipp City, Ohio Planning Commission this 28th day of MAY, 1974.
Philip H. Wampler
Chairman
J. L. Jones
Secretary

This plat reviewed and approved this 6th day of NOVEMBER, 1974.
Miami County Engineer

This plat reviewed and approved by the Miami County Planning Commission this 6th day of NOVEMBER, 1974.
Sam J. Studebaker
Chairman
Gary B. Cline
Secretary

This plat approved by Miami County Commissioners this 11 day of July, 1975. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat, Section 711.041, Ohio Revised Code.)
John J. Kropp
Bennett Cook

Transferred this 9th day of July, 1975.
Jerry L. Brown
Miami County Auditor
By: Sharon Brookey
Deputy Auditor

DESCRIPTION
Being a subdivision situated in Section Twenty Eight (28); Town Four (4); Range Six (6); in Monroe Township, Miami County, Ohio. Containing 14.841 Acres of a total of 82.160 Acres as conveyed to Petzoldt Construction Company by deed recorded in Miami County Recorder's Record of Deeds Book 489, Page 271.

DEDICATION
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, and public grounds, 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 of 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.
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 Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness thereof this 21st day of May, 1974.

witness
witness

PETZOLDT CONSTRUCTION COMPANY
Curtis S. Petzoldt, president
Roberta S. Petzoldt, sec-treas.

STATE OF OHIO, MIAMI COUNTY, ss:
Before me, a notary public in and for Troy, Ohio personally appeared Petzoldt Construction Company by its president Curtis S. Petzoldt and its sec-treas. Roberta S. Petzoldt, who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 21st day of May, 1974.
Notary Public
12-7-76
My Commission Expires

PROTECTIVE COVENANTS

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 single family dwelling.
2. The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1500 Sq. Ft. for a one story plan, or less than 1800 Sq. Ft. total for other than a one story plan. All houses shall have a two car attached garage. All houses must be fully completed within one year after construction has begun.
3. No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer than 15 ft. to any interior lot line.
4. No lot shall be hereafter subdivided into additional residential lots.
5. No trailer, basement, campshack, garage, barn or other outbuildings 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.
6. Any fences or hedges which may be erected or planted must be of an attracrive and durable material. No fences 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, field fencing 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.
7. The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
8. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which thereon may be or become any annoyance or nuisance.
9. No structure of a temporary character shall be permitted on any premises except during the active period of construction.
10. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 Sq. Ft. or one sign of not more than 5 Sq. Ft. 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. Petzoldt Construction Company shall be exempt from this covenant during the period of the plat development and lot sales.
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.
12. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and persons claiming under them until August 1, 1994, at which time they shall 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.
13. Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full force and affect.
14. These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision.

STATE OF OHIO — DANIEL D. TURNER 4807 — REGISTERED SURVEYOR

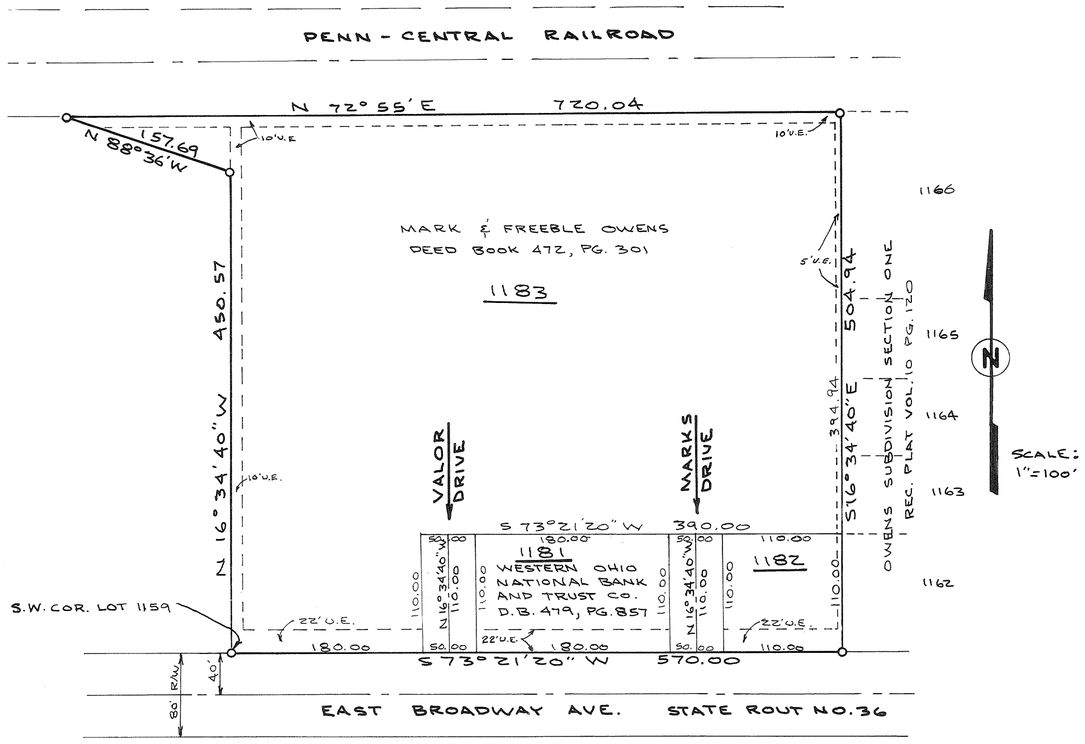
I hereby certify that this map is a true and complete survey made under my supervision, on MAY 21, 1974: That all monuments are set as shown.
DANIEL D. TURNER, registered surveyor no. 4807

Evanston Estates - Section Three for Petzoldt Construction Company Vandalia, Ohio		
TURNER- KLOCKNER AND ASSOCIATES Troy - Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE MAY 1974	Drawn by: T.S. Traced by: Checked by: J.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

OWENS SUBDIVISION ~ SECTION TWO

PART OF LOT 1159 COVINGTON~OHIO

BOOK 12 PAGE 22
Miami County Recorder's record of Recorded Plats.
Received for record 10:44 AM July 16, 1975
File No. 112703 Fee $8.60
Mary B. Gustin Recorder by Dora Whitmer, Deputy
MIAMI COUNTY RECORDER



DESCRIPTION

Being a subdivision of 6.210 Acres of a 10.07 Acre tract conveyed to Mark Owens and Freeble Owens by deed recorded in Vol. 472, Page 301 and a 0.455 Acre tract conveyed to Western Ohio National Bank and Trust Co. by deed recorded in Vol. 479, Page 857, of the Miami County Deed Records.

DEDICATION

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 dedicate the streets as shown hereon to public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone or other utilities or services and for the express priviledge 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.

Samuel Butler
WITNESS

Mary Ellen Zell
WITNESS

Mark Owens
MARK OWENS

Freeble Owens
FREEBLE OWENS

WESTERN OHIO NATIONAL BANK & TRUST CO

Samuel Butler
WITNESS

Mary Ellen Zell
WITNESS

Kermit E. Stade
KERMIT E. STADE, PRES.

William L. Rhoades
WILLIAM L. RHOADES, EXEC. VICE PRES.

PLANNING COMMISSION

At a meeting of the Village of Covington planning commission held this 14th day of July, 1975, this plat was approved.

Jeffrey A. Nagy CHAIRMAN

Aaron E. Doty

Harold Eddings

John W. Whitman Secty.

VILLAGE COUNCIL

At a meeting of the Village of Covington council held this 15th day of July, 1975, this plat was approved.

George Rudy
MAYOR

Kay E. McKinney
CLERK

MIAMI COUNTY AUDITOR

Approved and transferred this 16th day of July, 1975.

Jerry L. Brown
MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY

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

Be it remembered that on this 14th day of July, 1975, before me, the undersigned, a notary public in and for said county and state, personally came Mark Owens and Freeble Owens and Western Ohio National Bank and Trust Co. by its president, Kermit E. Stade, and its executive vice-president, William L. Rhoades, who acknowledge the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on the day and date above written.

October 26, 1979
MY COMMISSION EXPIRES

Doris Millhouse (Reidel)
NOTARY PUBLIC

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

I hereby certify that this plat and all measurements to be correct. Iron pins set at all lot corners.

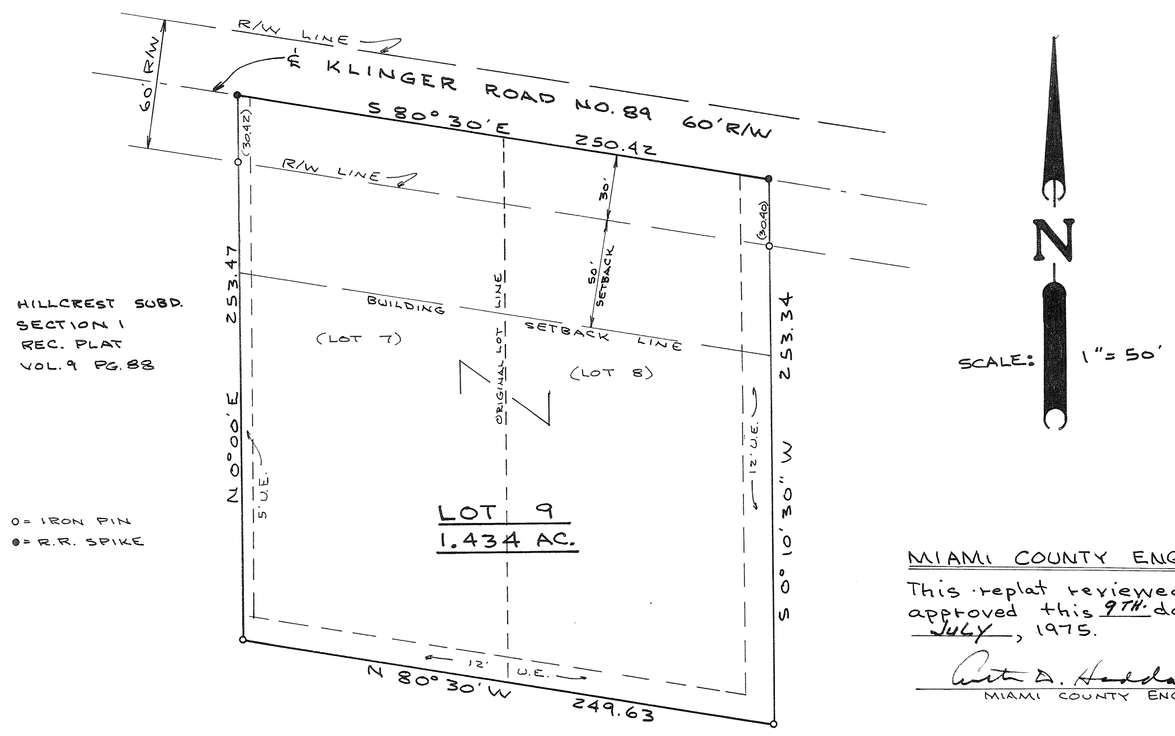
Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

OWENS SUBDIVISION - SEC. 2 COVINGTON - OHIO FOR MARK & FREEBLE OWENS		
DANIEL D. TURNER & ASSOC., INC. TROY - OHIO CIVIL ENGINEERING - LAND SURVEYING		
DATE JULY 1975	DWG. BY: J.T. CKD. BY: D.T.	SHEET 1/1
FILE NO. 7-75-116	SCALE: 1" = 100'	

PLAT BOOK 12 PAGE 23
Miami County Recorder's Plat Records
Received for record this 16th day of July, 1975 at 3:12 PM
File no. 112723 Fee $ 8.60
Mary B. Gustin
MIAMI COUNTY RECORDER

HILLCREST SUBDIVISION
REPLAT OF LOTS 7 & 8

~SEC. 18~S.W. QTR.~TOWN 8~RANGE 5 EAST~
~NEWBERRY TOWNSHIP~MIAMI COUNTY~OHIO~



DESCRIPTION

Being a replat of all of lots 7 and 8 of part of Hillcrest Subdivision Section 1 as shown in Miami County Plat Records, Vol. 9, Page 88. A total of 1.434 Acres.

DEDICATION

We, the undersigned, being all of the owners and lienholders of the lots herein replatted, do hereby accept and approve this replat. All easements are to be as shown hereon. The Residence on Lot 9 to be located so as not to interfere with water-courses and to be protected from said water courses.

Daniel D. Turner — WITNESS
Charles A. Sampson — CHARLES A. SAMPSON

Joe M. Turner — WITNESS
Genevieve Sampson — GENEVIEVE SAMPSON

STATE OF OHIO, MIAMI COUNTY, SS:

Before me, a notary public in and for Miami Co, Ohio personally came Charles A. Sampson and Genevieve Sampson, who acknowledge they did sign such instrument and that such instrument is their free act and deed for the purposes herein expressed.
In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 9th day of July, 1975.

12-7-76
MY COMMISSION EXPIRES

Daniel D. Turner
NOTARY PUBLIC

MIAMI COUNTY ENGINEER

This replat reviewed and approved this 9TH day of JULY, 1975.

Curtis A. Haddad
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMM.

This replat reviewed and approved by the Miami County Planning Commission this 15TH day of JULY 1975.

George R. Mote
CHAIRMAN

Gary B. Cline No. 2352
SECRETARY

MIAMI COUNTY AUDITOR

Transferred this 16TH day of July, 1975.

Jerry J. Brown
MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY

NOTE

Restrictions for this replat shall be the same as for Hillcrest Subdivision Section 1 as recorded in Vol. 9, Page 88, of the Miami County Plat Records.

APPROVED
Subject to Zoning Approval
By F. Bangs
Date 6/30/76
Troy City-Miami County
Health Department

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on June 16, 1975: That all monuments are set as shown.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

HILLCREST SUBD. SEC. 1 REPLAT LOTS 7 & 8		
MR. CHARLES SAMPSON MIAMI COUNTY-OHIO		
DANIEL D. TURNER & ASSOC., INC. TROY - OHIO CIVIL ENGINEERING - LAND SURVEYING		
DATE JUNE 1975	DRAWN BY: J.T CHKD. BY: D.T.	SHEET 1/1
FILE NO. 6-75-101	SCALE: 1" = 50'	

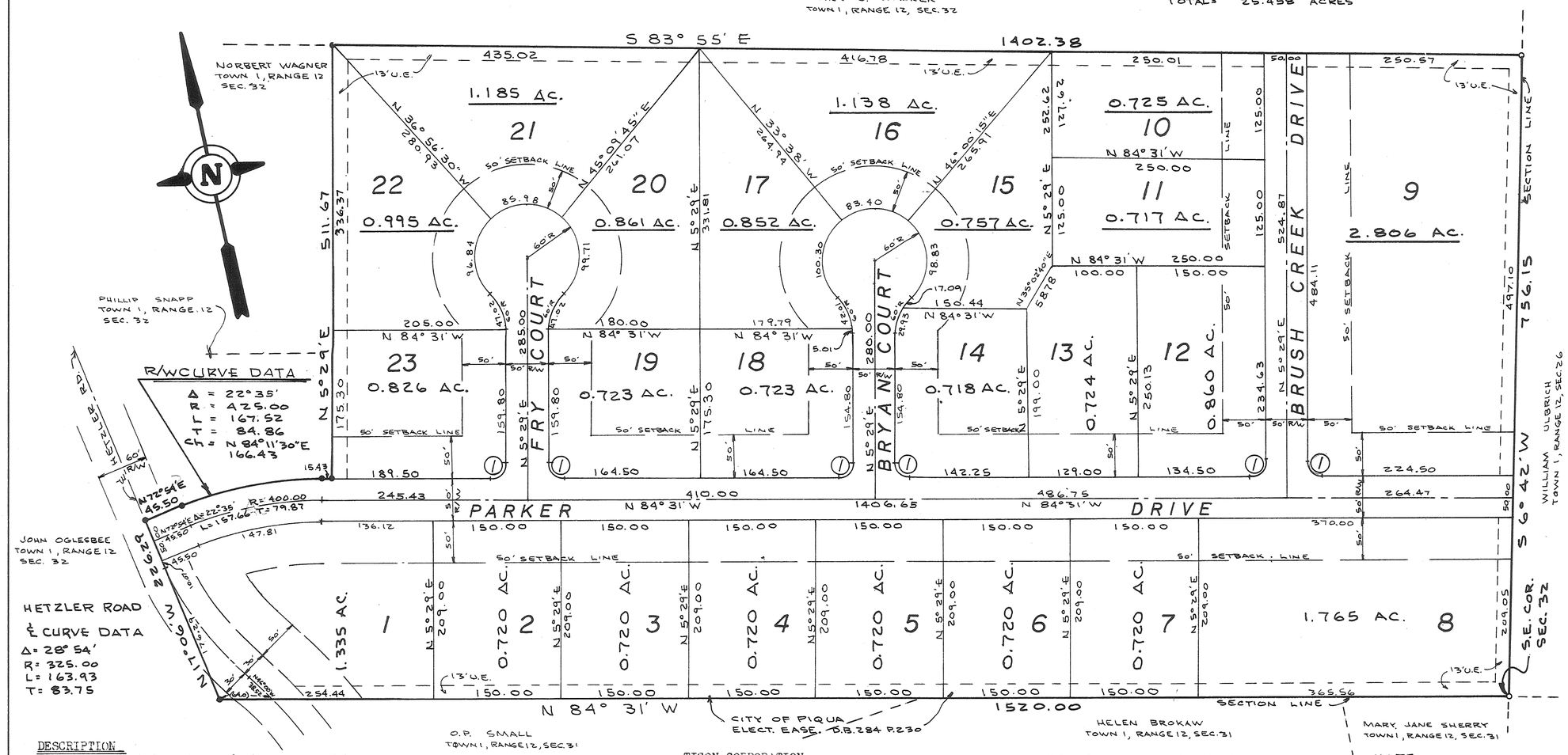
PINEWOOD ESTATES ~ SECTION 1

TOWN 1 ~ RANGE 12 ~ SECTION 32 SE QTR. ~ SPRINGCREEK TOWNSHIP
MIAMI COUNTY ~ OHIO

PLAT BOOK 12 PAGE 24
Miami County Recorder's Plat Records
Received for record this 23rd day of July 1975 at 2:30 PM
File No. 112910 Fee: $ 17.20
Mary B. Austin, Recorder
by: Helen Y. Stamp Deputy
Miami County Recorder

R/W CURVE DATA
(1) Δ = 90°00'
R = 15.50
L = 24.35
T = 15.50

LOTS = 22.030 ACRES
STREETS = 3.428 ACRES
TOTAL = 25.458 ACRES



NOTE:
There is a (5') five foot utility easement along each interior rear or side property line and along each side of all interior lot lines, except as may be shown otherwise hereon.

APPROVAL OF CITY OF PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 12 day of MAY, 1975, this plat was approved.

John D. Heckman
Raymond R. Hemm Jr.
John L. Deane
Philip J. Lange

DESCRIPTION
Being a subdivision situated in Section Thirty Two (32); Town One (1); Range Twelve (12); Springcreek Township, Miami County, Ohio. Containing 25.458 Acres of a 25.458 Acre tract as conveyed to Ticon Corporation by deed recorded in Miami County Recorder's Record of Deeds Bock 512, Page 866.

DEDICATION
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, and cul-de-sac, shown hereon and not here'ofore 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 lines of service, 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. 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 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.

In witness thereof this 12 day of MAY, 1975.

TICON CORPORATION

Daniel D. Turner — witness
Lloyd B. Fry — LLOYD B. FRY, president

Paul Laughman — witness
Rex S. Wilson — REX WILSON, secretary

STATE OF OHIO, MIAMI COUNTY, ss:
Before me, a notary public in and for Miami County, Ohio, personally appeared Ticon Corporation, by its President, Lloyd B. Fry, and its Secretary, Rex Wilson, who acknowledge they did sign such instrument and that such instrument is their free act and deed for the purposes herein expressed. In testimony thereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 12 day of MAY, 1975.

Mary Hutchinson — Notary Public
Feb. 19 1979 — My Commission Expires

This plat approved by Miami County Commissioners this 23rd day of July, 1975, (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat, Section 711.041, Ohio Revised Code.

John J. Gump
Robert Deeson
Kenneth Toth

This plat reviewed and approved by the Miami County Planning Commission this 3RD day of JUNE, 1975.

Gary D. Studebaker — Chairman
Gary B. Cline — Secretary

NOTE
A TEMPORARY 50 FT. X 50 FT. TURNAROUND EASEMENT IS HEREBY RESERVED ACROSS THE FRONTS OF LOTS 9 & 10 IN THE NOTHERN 50 FT., SAID EASEMENT TO BE AUTOMATICALLY VACATED AT SUCH TIME AS STREET IS EXTENDED.

APPROVED
Subject to Zoning Approval
By: J. Donnyan
Date: 5/5/75
Troy City-Miami County
Health Department

This plat reviewed and approved this 3rd. day of JUNE, 1975.

Curtis A. Haddad
Miami County Engineer

Transferred this 23RD day of July, 1975.

Jerry L. Brown — Miami County Auditor
Sharon Brookey — By:

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on APRIL 25, 1975. Iron pins set at all lot corners. Curved distances measured along the arc.

Daniel D. Turner
Daniel D. Turner, registered surveyor no. 4807

PINEWOOD ESTATES- Sec. 1 Miami County, Ohio For TICON CORPORATION		
DANIEL D. TURNER & ASSOC., INC. Troy - Ohio		
DATE APR. 1975	Drawn by: J.T. Checked by: J.T.	SHEET NO. 1/2
FILE NO.	SCALE: 1 = 100'	

PINEWOOD ESTATES SECTION 1

PLAT BOOK 12 PAGE 24A
Miami County Recorder's Plat Records
Received for record this 23rd day of
July 1975, at 2:30 PM
File No. 112910 Fee: $ 17 20
Mary B. Gustin, Recorder
by: Helen Y. Stump, Deputy
Miami County Recorder

PROTECTIVE COVENANTS

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 single family dwelling, except upon written permission of the developer.

2. The floor area of each residential dwelling structure, exclusive of open porches, garages, car ports or patios shall not be less than 1400 Square Feet.

3. No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than twenty (20) feet to any interior lot line.

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

5. No lot shall be hereafter divided into additional residential building lots.

6. Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) feet in height shall be placed or permitted to remain nearer to the street than the minimum setback line. No barbed wire, field fencing or similar types of fencing may be used upon any lot at any location.

7. The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.

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

9. No structure of a temporary character may be permitted upon any premises except during the active period of construction of building.

10. No signs or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than three (3) Square Feet or one sign of not more than five (5) Square Feet advertising the property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of house.

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

12. All driveways shall be paved with either asphalt or concrete within one (1) year after completion of house.

13. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until June 1, 1995, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants.

14. 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.

15. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any lot owner within this plat.

PINEWOOD ESTATES- SEC. 1 Miami County, Ohio		
For TICON CORPORATION		
DANIEL D. TURNER & ASSOC., INC. Troy - Ohio		
DATE	Drawn by:	SHEET NO.
FILE NO.	Checked by:	
	SCALE: 1 100'	

DEDICATION OF INDUSTRY PARK DRIVE

TOWN 1 - RANGE 12 MRS - N.W. 1/4 & S.W. 1/4 SECTION 25 - SPRINGCREEK TOWNSHIP
MIAMI COUNTY OHIO

PLAT BOOK 12 PAGE 24B
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
FILE No 113061
RECEIVED JULY 30, 1975, AT 2:33 P.M.
FEE $8.60
Mary B. Austin Recorder by Dora Whitmer
MIAMI COUNTY RECORDER Deputy.

NORTH

SCALE: 1" = 100'

DESCRIPTION:

BEING 3.129 ACRES HEREBY DEDICATED FOR ROADWAY PURPOSES SITUATED IN SECTION 25, TOWN 1, RANGE 12 MRS, IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO, AS SHOWN HEREON.

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED FOR PUBLIC ROADWAY PURPOSES, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Patricia H. Jackson — Ralph L. Gunter (WITNESS)

Walter S. Fisher (WITNESS)

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 28 DAY OF JULY, 1975, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SAMUEL JACKSON JR. AND PATRICIA H. JACKSON, HIS WIFE, AND ACKNOWLEGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Ralph L. Gunter — NOTARY PUBLIC

RALPH L. GUNTER, Notary Public
In and For Miami County, Ohio
My Commission Expires Dec. 6, 1977
MY COMMISSION EXPIRES

MIAMI COUNTY AUDITOR

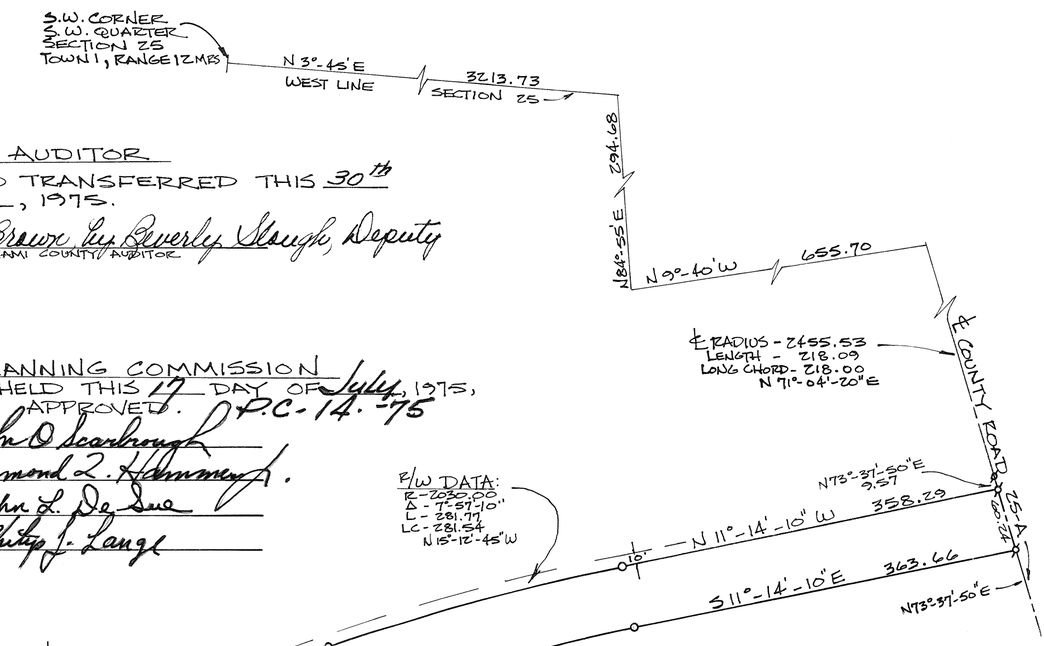
APPROVED AND TRANSFERRED THIS 30th DAY OF July, 1975.

Jerry L. Brewer by Beverly Slough, Deputy
MIAMI COUNTY AUDITOR

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 17 DAY OF July, 1975, THIS PLAT WAS APPROVED. P.C-14-75

John O. Scarbrough
Raymond L. Hammer
John L. De Sue
Philip J. Lange



MIAMI COUNTY PLANNING COMMISSION

AT A MEETING HELD THIS 27 DAY OF JULY, 1975, ACCEPTED THIS PLAT.

Tom Strydenaker CHRMN.
Gary B. Cline SECTY.
JULY 29, 1975 No. 2353

APPROVED BY MIAMI COUNTY ENGINEER

THIS 28 DAY OF JULY, 1975

ARTHUR D. HADDAD, By Ralph T. Snider DEPUTY
ARTHUR D. HADDAD

MIAMI COUNTY COMMISSIONERS

AT A MEETING HELD THIS 30th DAY OF JULY, 1975, ACCEPTED THIS PLAT.

Arthur J. Krieger
Robert Clauser
Kenneth W. Cook

I HEREBY CERITFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AND IRON PINS ARE SET AS SHOWN.

Michael W. Cozatt
PROFESSIONAL SURVEYOR 6001

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

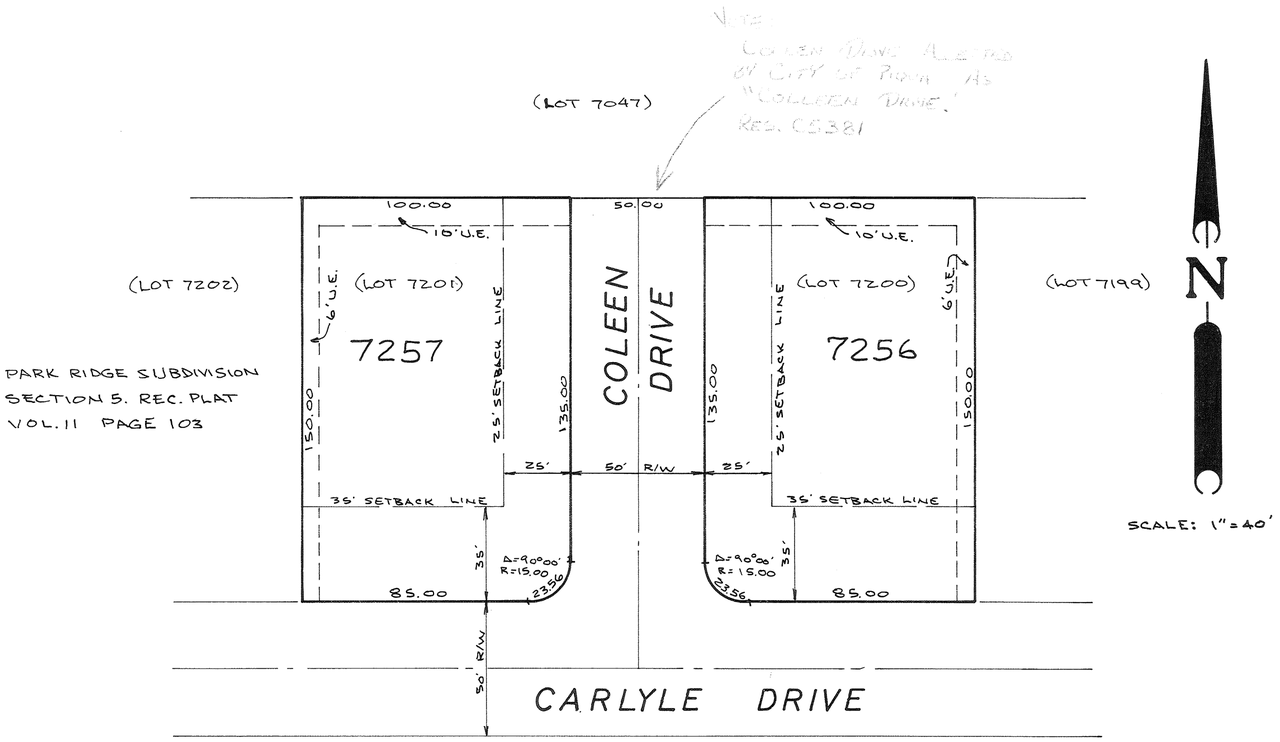
MICHAEL W. COZATT
CIVIL ENGINEER - LAND SURVEYOR
25 S. NORWICH RD. TROY

PLAT BOOK 12 PAGE 25
Miami County Recorder's Plat Records
Received for record this 30th day
of July, 1975 at 3:07 PM
File no. 113066 Fee $8.60

Mary B. Gustine, Recorder
MIAMI COUNTY RECORDER
by Emily McNeal, Deputy

REPLAT OF LOTS 7200 & 7201
PARK RIDGE SUBDIVISION SEC 5

PIQUA OHIO



DESCRIPTION

Being a replat of all of lots 7200 and 7201 of part of Park Ridge Subdivision Section 5 as recorded in Miami County plat records, Vol. 11, Page 103.

APPROVAL

We, the undersigned, being all of the owners and lienholders of the lots herein replatted, do hereby accept and approve this replat. Restrictions for this replat shall be the same as for Park Ridge Subdivision Section 5 as recorded in Vol. 11, Page 103 of the Miami County Plat Records.

Charles Sanders
WITNESS
Sue Ellen Lange
WITNESS

PARK RIDGE, INC.
by Clifford M. Utterback
CLIFFORD M. UTTERBACK, PRES.
and Robert P. Fite
ROBERT P. FITE, SEC.

Robert M. Hance
WITNESS
Charles Sanders
WITNESS

THIRD SAVINGS & LOAN CO.
Samuel H. Heitzman
SAMUEL H. HEITZMAN, PRES.
Richard K. Cron
RICHARD K. CRON, SEC.

Charles Sanders
WITNESS
Lucy D. Lang
WITNESS

CITY OF PIQUA
Wayne Barfels
WAYNE BARFELS, MNG.

STATE OF OHIO, MIAMI CO., SS:

Be it remembered that on this 8th day of July, 1975, before me, the undersigned, a notary public in and for said county and state, personally came Park Ridge, Inc. by its president Clifford M. Utterback and its secretary Robert P. Fite and Third Savings and Loan Co. by its president Samuel H. Heitzman and its secretary Richard K. Cron and The City of Piqua by its Manager Wayne Barfels who acknowledged the signing and execution of the foregoing replat 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.

FEB. 6, 1980
MY COMMISSION EXPIRES

Charles Sanders
NOTARY PUBLIC

MIAMI COUNTY ENGINEER

This replat reviewed and approved this 30 day of July, 1975.

ARTHUR D. HADDAD, By Ralph T. Snider
MIAMI COUNTY ENGINEER DEPUTY

MIAMI COUNTY AUDITOR

Transferred this 30th day of July, 1975.

Jerry L. Brown
MIAMI COUNTY AUDITOR
BY: Beverly Slough
DEPUTY

NOTE

The purpose of this replat is to change the building setback line from Coleen Drive from 35 feet to 25 feet. No other changes are being made at this time.

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on July 7, 1975: That all monuments are set as shown. Curved distances measured along the arc.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

PARK RIDGE SUBD. SEC. 5 REPLAT LOT 7200 & 7201		
PARK RIDGE, INC. PIQUA-OHIO		
DANIEL D. TURNER & ASSOC., INC. TROY - OHIO CIVIL ENGINEERING • LAND SURVEYING		
DATE JULY 1975	DRAWN BY: J.T. CHKD. BY: D.T.	SHEET 1/1
FILE NO. 7-75-113	SCALE: 1" = 40'	

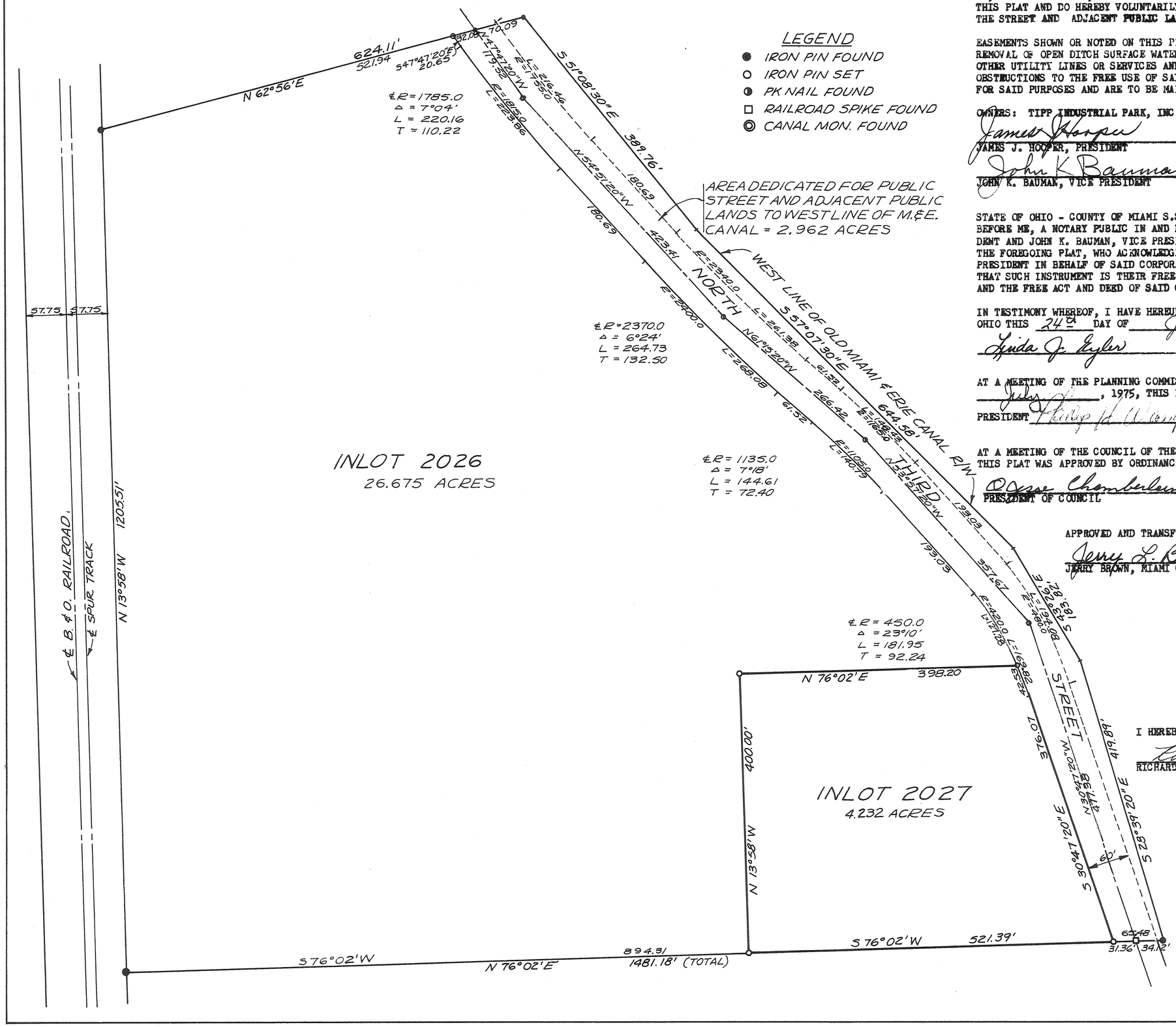
PLAT BOOK 12 PAGE 26
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 7TH DAY OF AUGUST, 1975, AT 9:07 A.M.

FILE NUMBER 113274 FEE $8.60.

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER

TIPP INDUSTRIAL PARK

BEING A SUBDIVISION OF 33.869 ACRES OF A TOTAL OF 80.667 ACRES ACQUIRED BY TIPP INDUSTRIAL PARK, INC., BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 483, PAGE 429. SAID 80.667 ACRES BEING ANNEXED TO THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO AND SHOWN AS INLOT 1775 ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 10, PAGE 99.



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 STREET AND ADJACENT PUBLIC LANDS EXTENDING TO THE WEST CANAL LINE, 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: TIPP INDUSTRIAL PARK, INC.

James J. Hooper
JAMES J. HOOPER, PRESIDENT

Linda J. Eyler
WITNESS

John K. Bauman
JOHN K. BAUMAN, VICE PRESIDENT

J. L. Warnes
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED JAMES J. HOOPER, PRESIDENT AND JOHN K. BAUMAN, VICE PRESIDENT OF TIPP INDUSTRIAL PARK, 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 AUTHORITY OF THE CORPORATIONS 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 AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO THIS 24th DAY OF July, 1975.

Linda J. Eyler NOTARY PUBLIC MY COMMISSION EXPIRES Sept. 23, 1979

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 8th DAY OF July, 1975, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT Philip A. Crumpler SECRETARY Barbara George

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 3rd DAY OF August, 1975, THIS PLAT WAS APPROVED BY ORDINANCE NO. 41-75.

Ozzie Chamberlain
PRESIDENT OF COUNCIL

Phyllis Grissman
CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 7th DAY OF August, 1975.

Jerry L. Brown
JERRY BROWN, MIAMI COUNTY AUDITOR

BY Beverly Slough
DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

TIPP INDUSTRIAL PARK TIPP CITY, OHIO	
FOR: TIPP INDUSTRIAL PARK, INC. TIPP CITY, OHIO	
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO (513) 335-5331	
DATE 8JUL 75	DRAWN BY: sdl TRACED BY: RWK CHECKED BY: RWK
FILE NO.	SCALE: 1" = 100'
SHEET NO. 1/1	

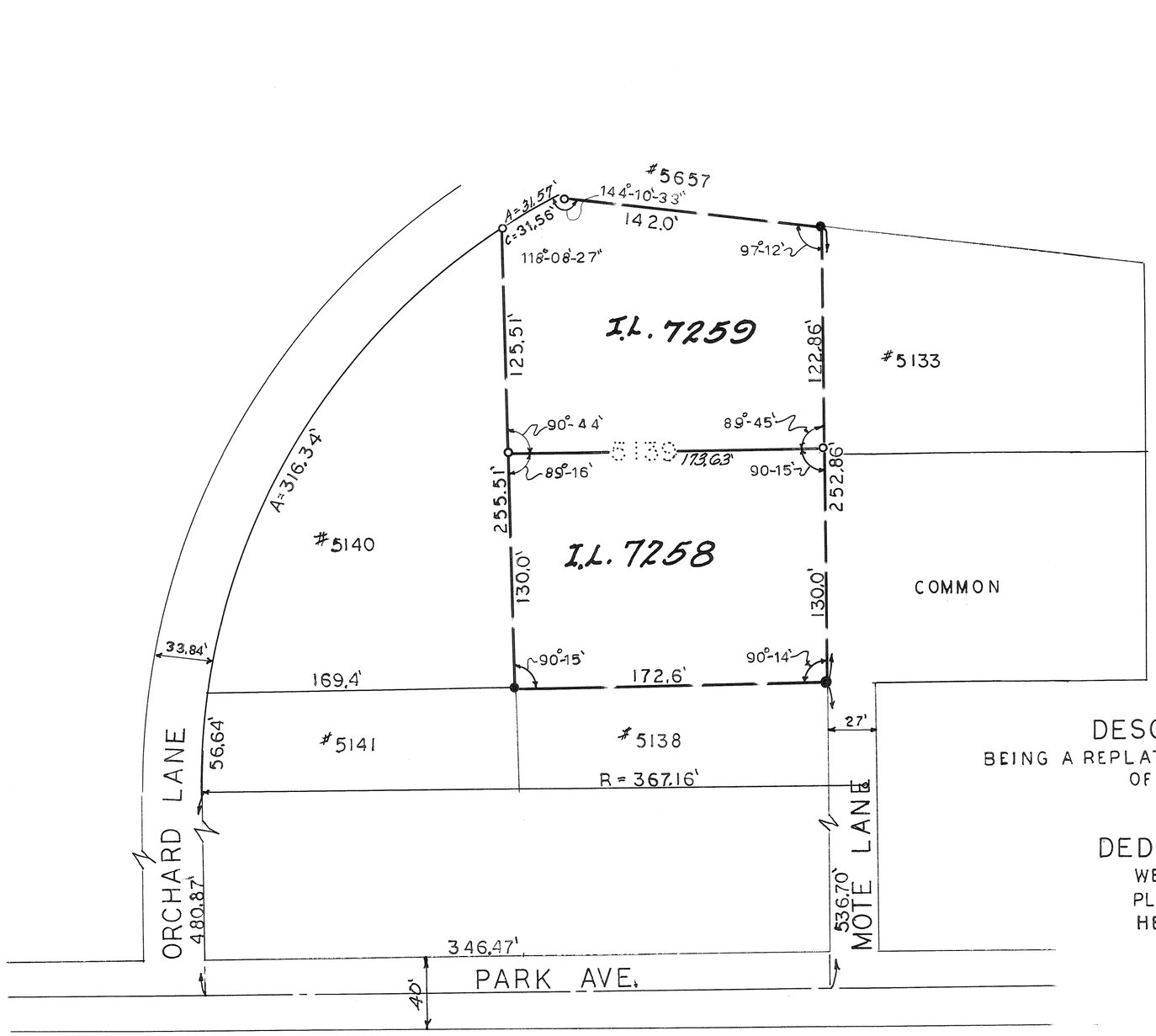
REPLAT OF INLOT 5139
NORTHWEST SECTION CORPORATION PIQUA

BOOK NO 12 PAGE 27
MIAMI COUNTY RECORDER'S
PLAT RECORDS

TIME RECEIVED FOR FILING 3^03 P.M.
FILE NO 113522
RECEIVED FOR RECORD 8-14 1975
RECORDED IN PLAT BOOK 12 PAGE 27
FEE $8.60
Mary B. Beatty
MIAMI COUNTY RECORDER

TRANSFERED AND NUMBERED TO
DESIGNATE LOTS THIS 14TH DAY
OF August 1975
Jerry L. Brown by Sharon Brookey
MIAMI COUNTY AUDITOR

APPROVED CITY OF PIQUA
PLANNING COMMISSION
John O. Scarlett Jr. Chm
Philip L. Lantz
Robert W. Stance
Raymond L. Hammer Jr.
8-11-75
DATE



LEGEND
● IRON PIN FOUND
○ IRON PIN SET

SURVEY REFERENCE
REC. BK. 4, P. 15

DESCRIPTION:

BEING A REPLAT OF INLOT NO. 5139 IN THE NORTHWEST SECTION OF THE CITY OF PIQUA

DEDICATION:

WE THE UNDERSIGNED BEING THE OWNERS OF THE LANDS HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Charles A. Cox
OWNER

Mary L. Cox
OWNER

Loma A. Lange
WITNESS

Paul B. Mehling
WITNESS

STATE OF OHIO COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 12TH DAY OF Aug. 1975 BEFORE ME, THE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, AND STATE, PERSONALLY CAME CHARLES A. & MARY L. COX TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN TESTIMONY, WHEROF I HAVE HEREON SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN

Loma A. Lange
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 2-20-79

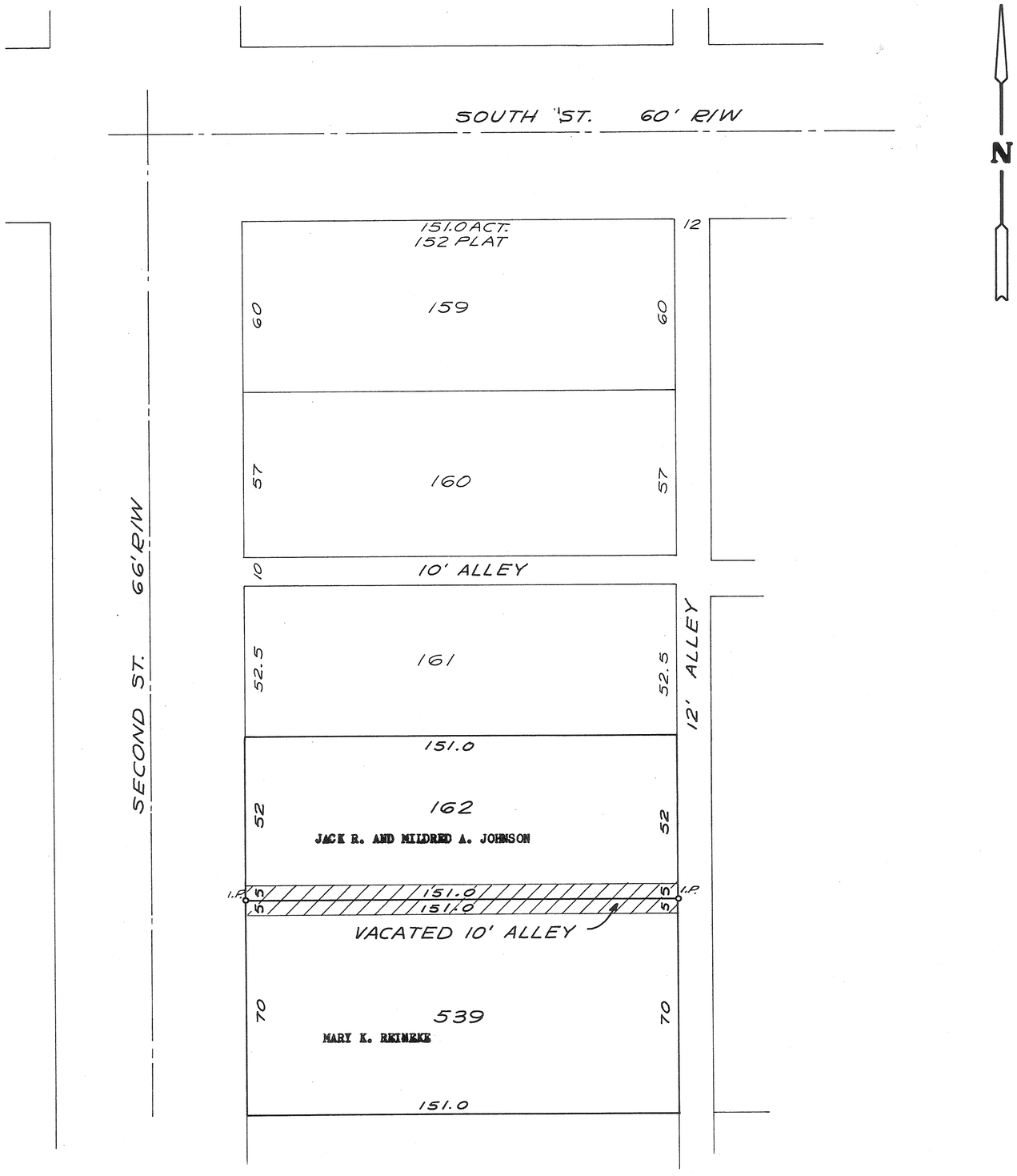
SURVEY OF INLOT 5139
NOW INLOT NO'S. 7258 & 7259
CHARLES A. COX

JOHN E. FERMAN PIQUA, OHIO
PROFESSIONAL SURVEYOR, 4364

DRAWN BY JEF	SCALE 1" = 50'	DRAWING NO. 75-6-41
CHK'D BY	DATE 6-1-75	SHEET NO. 1/1
TRACED BY		

John E. Ferman

VACATION PLAT OF ALLEY BETWEEN INLOTS 162 AND 539 TIPP CITY, OHIO



PLAT BOOK 12 PAGE 28
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20TH DAY OF AUGUST, 1975 AT 1:50 P.M.

FILE NUMBER 113669 FEE $8.60

Mary B. Gustin by Bonnie Studebaker Deputy
MARY B. GUSTIN, MIAMI COUNTY RECORDER

CONSENT TO VACATION

WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF A 10 FOOT WIDTH ALLEY LYING BETWEEN INLOTS 162 and 539 AND EXTENDING FROM THE WEST LINE OF SECOND STREET TO THE EAST LINE OF A 12 FOOT ALLEY AT THE REAR OF SAID INLOTS, SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE CITY OF TIPP CITY, OHIO FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION.

Jack R. Johnson — JACK R. JOHNSON
Jean Fair — WITNESS
Mildred A. Johnson — MILDRED A. JOHNSON
Elizabeth Zimmerman — WITNESS
Mary K. Reineke — MARY K. REINEKE
Jean Fair — WITNESS
John M. Reineke — JOHN M. REINEKE (DOWER)
Elizabeth Zimmerman — WITNESS

STATE OF OHIO - COUNTY OF MIAMI SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY OHIO THIS 8TH DAY OF JULY, 1975.

Phyllis Giesseman — NOTARY PUBLIC
MY COMMISSION EXPIRES July 28, 1978

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 8th DAY OF July, 1975, THIS PLAT WAS REVIEWED AND APPROVED.

Philip H. Wampler — PRESIDENT
Barbara A. George — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 18th DAY OF August, 1975, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 43-75

Jesse Chamberlain — PRESIDENT OF COUNCIL
Phyllis Giesseman — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 20th DAY OF August, 1975.

Jerry L. Brown — JERRY BROWN, MIAMI COUNTY AUDITOR
BY: Beverly Slough — DEPUTY AUDITOR

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN.

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

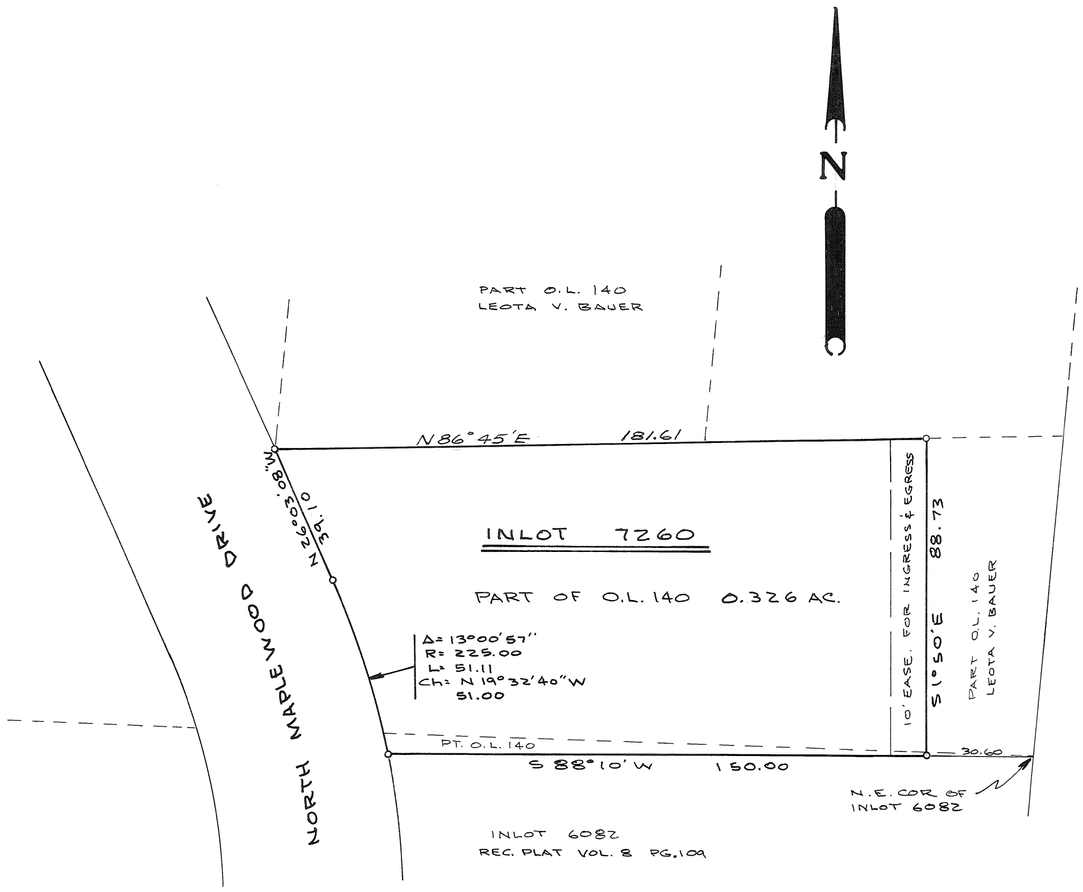
STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

VACATION PLAT OF ALLEY BETWEEN INLOTS 162 & 539 - TIPP CITY, OHIO		
FOR: JACK R. & MILDRED A. JOHNSON AND MARY K. REINEKE		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO (513) 335-5331		
DATE 8JULY1975	DRAWN BY: TRACED BY: P.E.J. CHECKED BY: RWK	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 30'	

PLAT BOOK 12 PAGE 29
Miami County Recorder's Plat Records
Received for record this 15TH day
of September, 1975, at 1:44 P.M.
File No. 114346 Fee $8.60
Mary B. Gustin, Recorder
MIAMI COUNTY RECORDER
By Dora Whitmer, Deputy.

REPLAT OF PART OF OUTLOT 140

PIQUA - OHIO



DESCRIPTION

Being a replat of 0.326 Acres of Outlot 140 in the City of Piqua, Ohio, and being part of the lands conveyed to Leota V. Bauer by deed Vol. 401 Page 270, & Vol. 401 Page 276 of the Miami County Deed Records.

APPROVAL

We, the undersigned, being all of the owners and lienholders of the lot herein replatted, do hereby accept and approve this replat as shown hereon.

William Smetzler — WITNESS
Leota V. Bauer — LEOTA V. BAUER

Charles Sanders — WITNESS
Martin W. Bauer — MARTIN W. BAUER

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 5TH day of September, 1975, before me, the undersigned, a notary public in and for said county and state, personally came Leota V. Bauer and Martin W. Bauer who acknowledge the signing and execution of the foregoing replat to be their voluntary act and deed. In testimony where of, I have set my hand and notorial seal on the day and date above written.

FEB. 6, 1980
MY COMMISSION EXPIRES

Charles Sanders
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Comission held this 8 day of September, 1975, this replat was approved.

Raymond L. Hamma, Jr.
Robert M. Hance
John L. DeSue
Philip J. Lange

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 15 day of September, 1975.

MIAMI COUNTY ENGINEER

MIAMI COUNTY AUDITOR

Transferred this 15TH day of September, 1975

Jerry L. Brown
MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on September 2, 1975. That all monuments set as shown and all curved distances are measured along the arc.

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

REPLAT OF PART OF O.L. 140 PIQUA-OHIO		
LEOTA & MARTIN BAUER PIQUA-OHIO		
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY-OHIO CIVIL ENGINEERING • LAND SURVEYING		
DATE SEPT. 1975	DWG. BY: J.T. CHKD. BY: D.T.	SHEET 1/1
FILE NO. 8-75-144	SCALE: 1"=30'	

7	5E	SW, SE	5, 6	NEWTON
TOWN	RANGE	QUARTER	SECTION	TOWNSHIP

VACATION OF PART OF GERMAN BAPTIST SUGAR GROVE CEMETRY (PLAT BOOK 1B, PAGE 542)

PLAT BOOK 12 PAGE 30
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 25TH DAY OF SEPTEMBER, 1975. AT 9:33 A.M. FILE NUMBER 114572
FEE NO FEE

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER

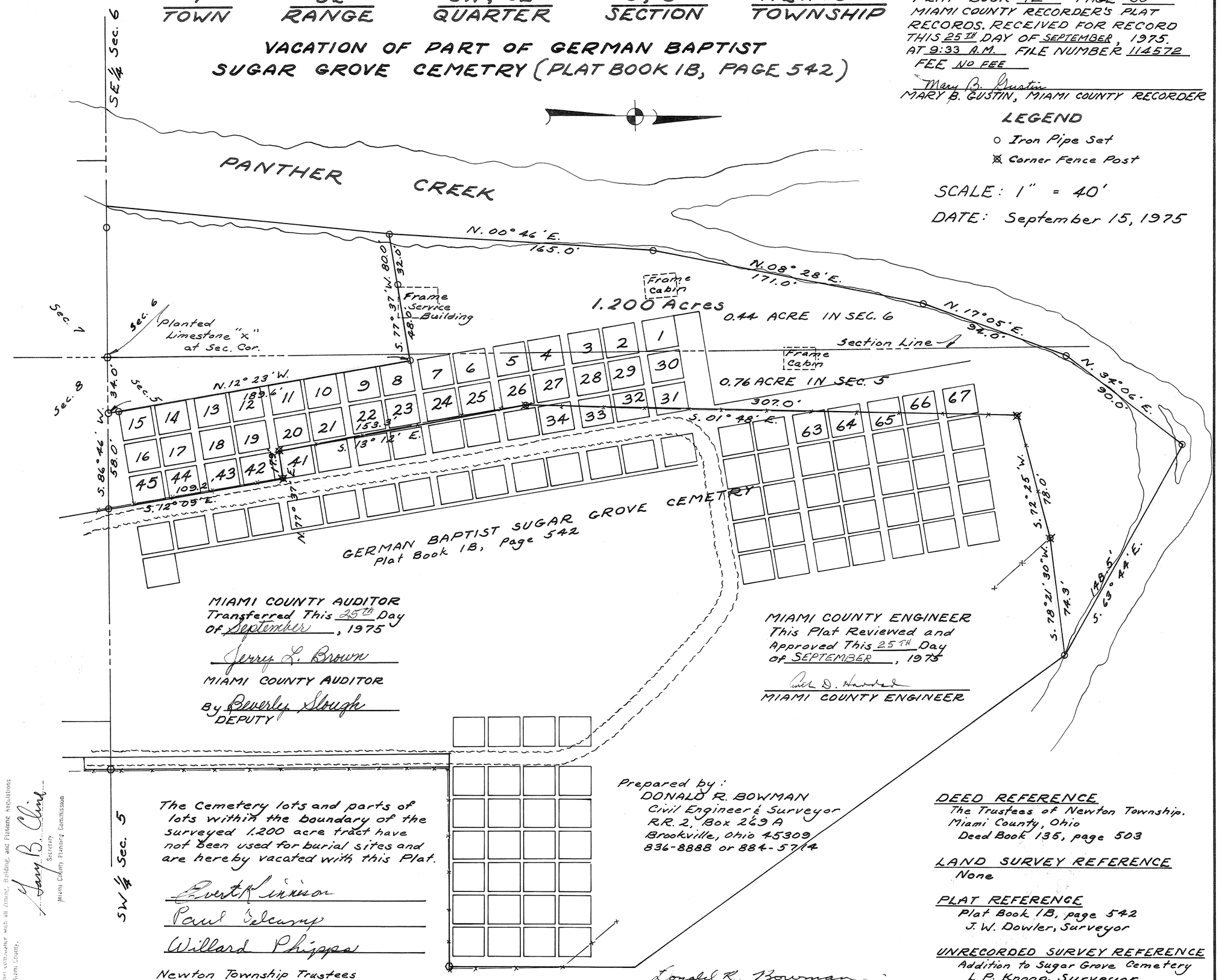
LEGEND

○ Iron Pipe Set

⊗ Corner Fence Post

SCALE: 1" = 40'

DATE: September 15, 1975



MIAMI COUNTY AUDITOR
Transferred This 25TH Day of September, 1975

Jerry L. Brown
MIAMI COUNTY AUDITOR
By Beverly Slough
DEPUTY

MIAMI COUNTY ENGINEER
This Plat Reviewed and Approved This 25TH Day of SEPTEMBER, 1975

Rick D. Hawkes
MIAMI COUNTY ENGINEER

The Cemetery lots and parts of lots within the boundary of the surveyed 1.200 acre tract have not been used for burial sites and are hereby vacated with this Plat.

Everett Kinison
Paul Delcamp
Willard Phipps

Newton Township Trustees
Date 23 Sept 1975

Prepared by:
DONALD R. BOWMAN
Civil Engineer & Surveyor
R.R. 2, Box 269 A
Brookville, Ohio 45309
836-8888 or 884-5714

Donald R. Bowman
Registered Surveyor No 4323

DEED REFERENCE
The Trustees of Newton Township, Miami County, Ohio
Deed Book 135, page 503

LAND SURVEY REFERENCE
None

PLAT REFERENCE
Plat Book 1B, page 542
J. W. Dowler, Surveyor

UNRECORDED SURVEY REFERENCE
Addition to Sugar Grove Cemetery
L. P. Knoop, Surveyor
#7565

CERTIFICATION OF APPROVAL

This is to certify that the Miami County Planning Commission Approval of this conveyance is not required, as being exempt under O.R.C. 711.001.

Notice is given to all parties:

No additional building site is created by this conveyance; no structure may be sited on or maintained on the premises herein conveyed without further compliance with all Zoning, Building, and Planning regulations of Miami County.

Gary B. Cline
Secretary
Miami County Planning Commission

PLAT BOOK NO. 12 PLAT NO. 31
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 3RD DAY
OF OCTOBER, 1975 AT 10:29 A.M.
FILE NO. 114806 FEE $17.20

SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED

TOTAL NUMBER OF OWNERS (5) NUMBER OF STRUCTURE PARCELS (0) JOB NUMBER 078360

FUNDS	PAR. Nº	OWNER	DEED RECORD VOL.	DEED RECORD PAGE	DEED AREA	TOTAL PRO	TO BE ACQUIRED TOTAL TAKE	PRO ROW TAKE	NET TAKE	BLDG.	NET RESIDUE LEFT	NET RESIDUE RIGHT	SHEET Nº	REMARKS	RECORDING DATA VOL. PA. DATE
	11	ROGER STICKEL, ET AL	377	155	150.00	2.71	2.944	1.167	1.777	P	47.725	97.788			
	11T	" " " "	343	313			0.009		0.009					Drive & Grading	
	12	WILLARD COZATT	434	116	0.503	0.136	0.284	0.136	0.148		0.219				
	12T	" "					0.013		0.013					Grading	
	13	THELMA CROSKEY GOSSETT	434	16	37.22	2.43	5.260	1.352	3.908			30.882			
	13X	" " "					0.956		0.956						
	14	RALPH E. HIEGEL, ET AL	409	674	119.50	0.80	0.683	0.331	0.352			118.20			
	14A	" " " " "					0.236	0.088	0.148						
	15	DOUGLAS B. GIBSON, ET AL	485	382	13.585	1.13	2.578	1.103	1.475		10.980				

Detailed by: R.A. 9-74
Checked by: T.H. 10-74

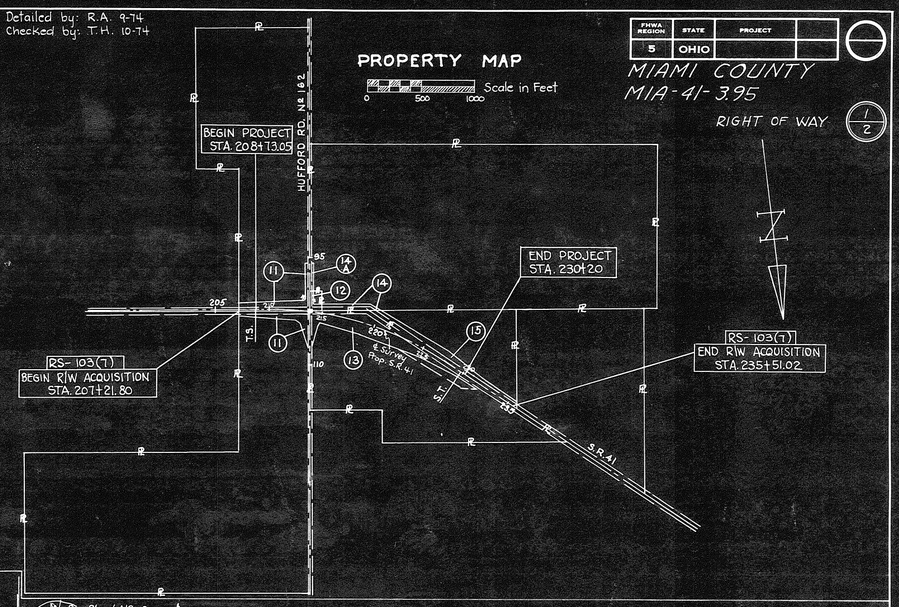
PROPERTY MAP

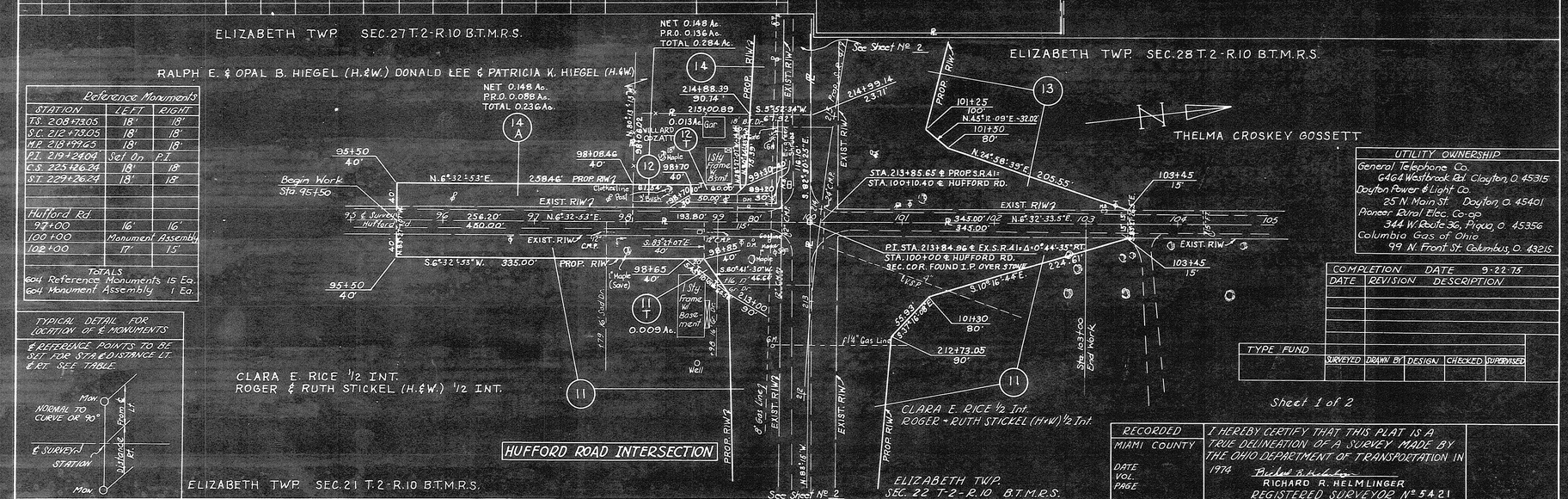
Scale in Feet 0 500 1000

FHWA REGION	STATE	PROJECT
5	OHIO	

MIAMI COUNTY
MIA-41-3.95

RIGHT OF WAY 1/2





Reference Monuments		
STATION	LEFT	RIGHT
T.S. 208+73.05	18'	18'
S.C. 212+73.05	18'	18'
M.P. 218+99.65	18'	18'
P.T. 219+24.09	Set On	P.T.
C.S. 225+26.24	18'	18'
S.T. 229+26.24	18'	18'
Hufford Rd		
97+00	16'	16'
100+00	Monument Assembly	
102+00	17'	15'

TOTALS
604 Reference Monuments 15 Ea.
604 Monument Assembly 1 Ea.

TYPICAL DETAIL FOR LOCATION OF ℄ MONUMENTS

℄ REFERENCE POINTS TO BE SET FOR STA. & DISTANCE LT. & RT. SEE TABLE

UTILITY OWNERSHIP
General Telephone Co.
6464 Westbrook Rd. Clayton, O. 45315
Dayton Power & Light Co.
25 N. Main St. Dayton, O. 45401
Pioneer Rural Elec. Co-op
344 W. Route 36, Piqua, O. 45356
Columbia Gas of Ohio
99 N. Front St. Columbus, O. 43215

COMPLETION DATE 9-22-75		
DATE	REVISION	DESCRIPTION

TYPE FUND	SURVEYED	DRAWN BY	DESIGN	CHECKED	SUPERVISED

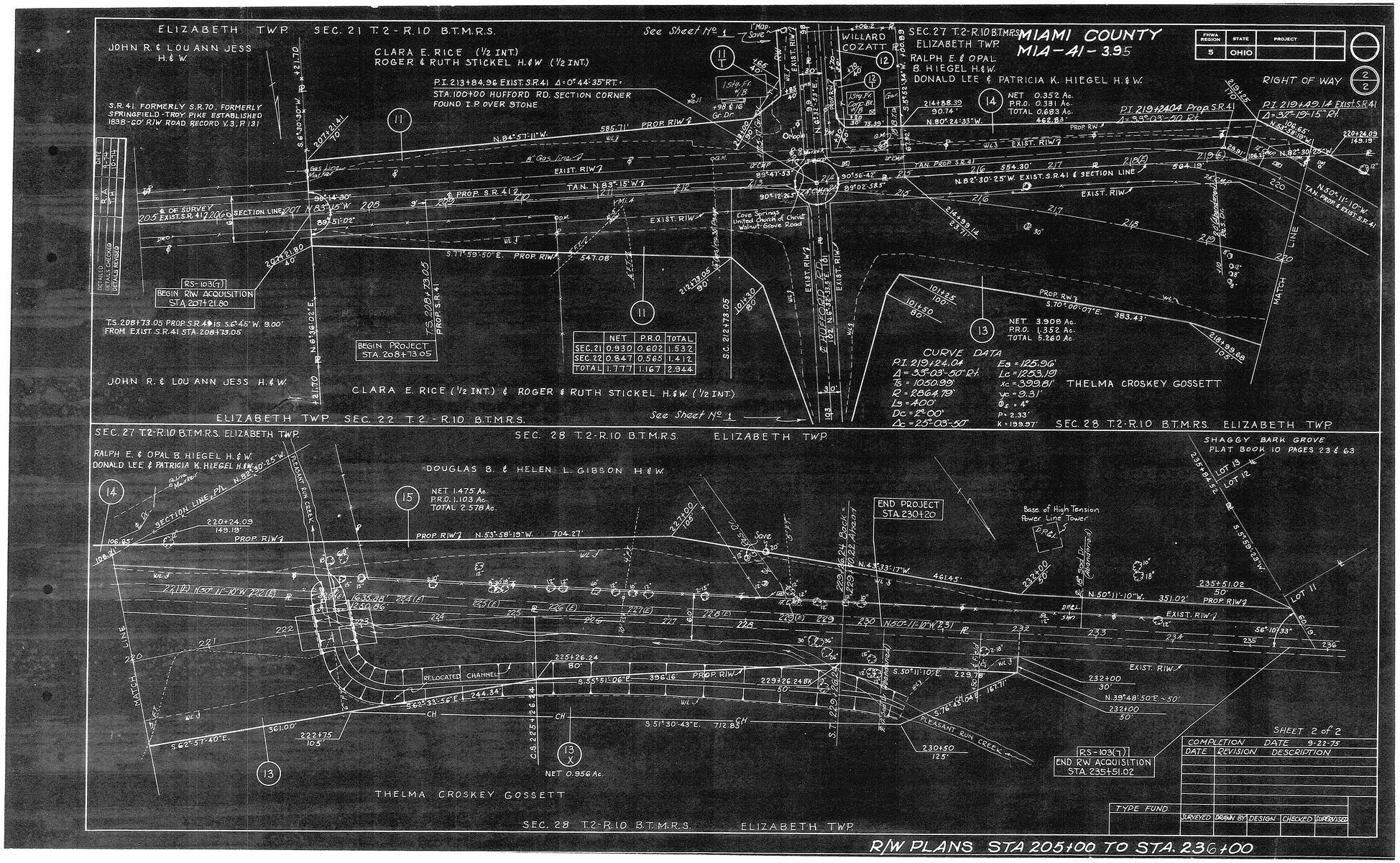
Sheet 1 of 2

RECORDED
MIAMI COUNTY
DATE
VOL.
PAGE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF TRANSPORTATION IN 1974
RICHARD R. HELMLINGER
REGISTERED SURVEYOR Nº 5421

PROPERTY MAP and HUFFORD ROAD INTERSECTION

SHEET 1 OF 2

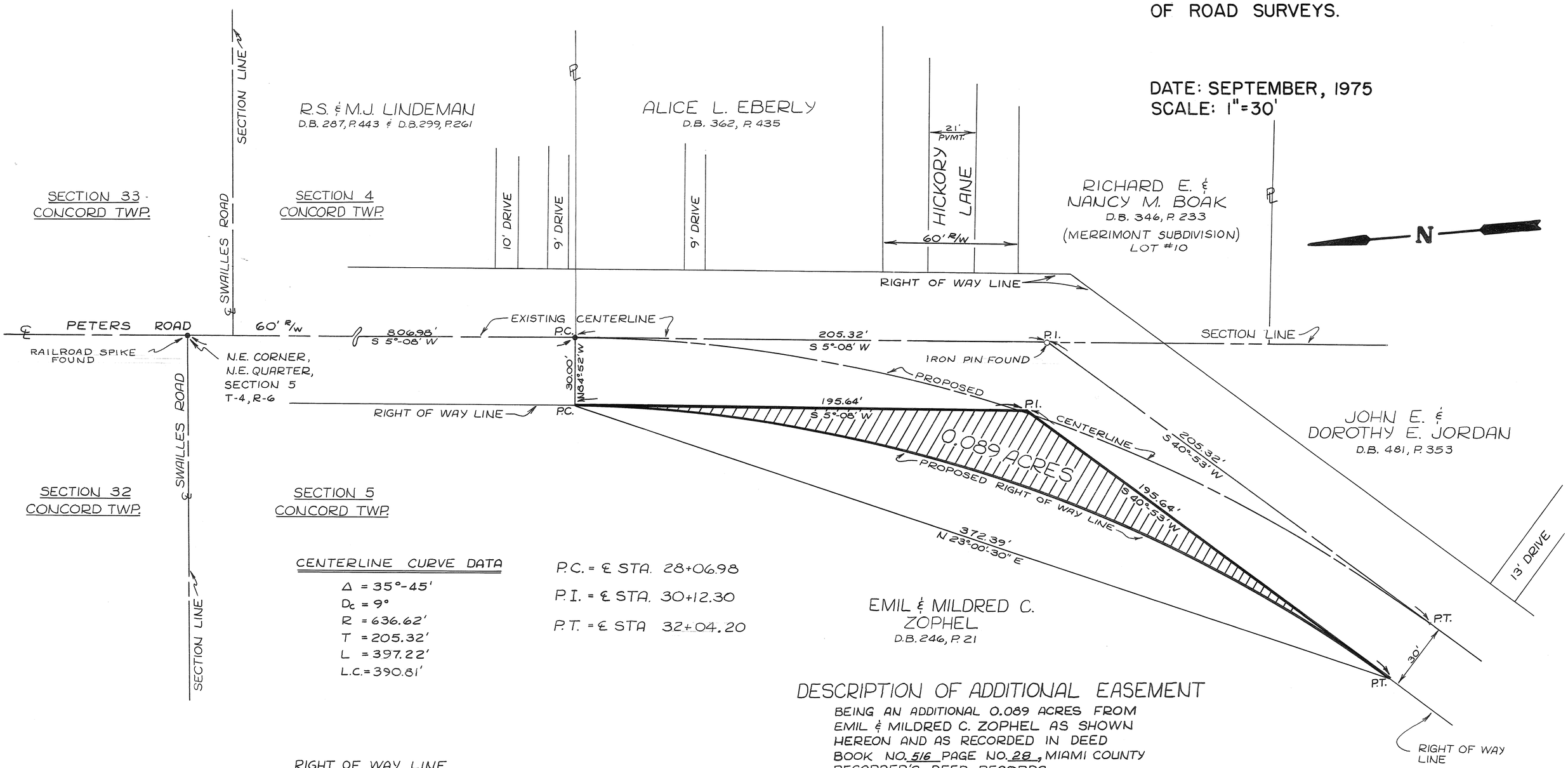

MIAMI COUNTY
MIA-41-3.95
FHWA REGION 5
STATE OHIO
PROJECT
RIGHT OF WAY
ELIZABETH TWP. SEC. 21 T.2 - R.10 B.T.M.R.S.
See Sheet No. 1
JOHN R. & LOU ANN JESS H. & W.
CLARA E. RICE (1/2 INT.)
ROGER & RUTH STICKEL H. & W. (1/2 INT.)
P.I. 213+84.96 EXIST. S.R.41 Δ = 0°44'35" RT.
STA. 100+00 HUFFORD RD. SECTION CORNER FOUND I.P. OVER STONE
S.R. 41 FORMERLY S.R.70, FORMERLY SPRINGFIELD-TROY PIKE ESTABLISHED 1838-60' R/W ROAD RECORD V.3, P.131
N.84°57'11"W. 585.71' PROP. R/W
EXIST. R/W
PROP. S.R. 41
TAN. N.83°15'W.
℄ OF SURVEY
EXIST. S.R. 41
SECTION LINE
S.77°59'50"E. PROP. R/W 547.08'
RS-103(7)
BEGIN R/W ACQUISITION STA. 207+21.80
T.S. 208+73.05 PROP. S.R. 41 IS S.6°45'W. 9.00' FROM EXIST. S.R. 41 STA. 208+73.05
BEGIN PROJECT STA. 208+73.05
N.62°36'02"E.
S.C. 212+73.05
Cove Springs United Church of Christ
Walnut Grove Road
HUFFORD RD.
WILLARD COZATT
RALPH E. & OPAL B. HIEGEL H. & W.
DONALD LEE & PATRICIA K. HIEGEL H. & W.
SEC. 27 T.2-R.10 B.T.M.R.S. ELIZABETH TWP.
NET 0.352 Ac.
P.R.O. 0.331 Ac.
TOTAL 0.683 Ac.
P.I. 219+24.04 Prop. S.R. 41
Δ = 33°03'50" Rt.
P.I. 219+49.14 Exist. S.R. 41
Δ = 32°19'15" Rt.
N.80°24'33"W.
N.82°30'25"W. EXIST. S.R. 41 & SECTION LINE
N.82°30'25"W.
N.80°11'10"W. TAN. PROP. & EXIST. S.R. 41
MATCH LINE
NET 3.908 Ac.
P.R.O. 1.352 Ac.
TOTAL 5.260 Ac.
S.70°00'07"E. 383.43'
CURVE DATA
P.I. 219+24.04
Δ = 33°03'50" Rt.
Ts = 1050.99'
R = 2864.79'
Ls = 400'
Dc = 2°00'
Δc = 25°03'50"
Es = 125.96'
Lc = 1253.19'
Xc = 399.81'
yc = 9.31'
Φs = 4°
P = 2.33'
K = 199.97'
THELMA CROSKEY GOSSETT
SEC. 28 T.2-R.10 B.T.M.R.S. ELIZABETH TWP.
SEC. 22 T.2 - R.10 B.T.M.R.S.
NET P.R.O. TOTAL
SEC. 21 0.930 0.602 1.532
SEC. 22 0.847 0.565 1.412
TOTAL 1.777 1.167 2.944
SEC. 27 T.2-R.10 B.T.M.R.S. ELIZABETH TWP.
SEC. 28 T.2-R.10 B.T.M.R.S. ELIZABETH TWP.
SHAGGY BARK GROVE
PLAT BOOK 10 PAGES 23 & 63
LOT 13
LOT 12
LOT 11
DOUGLAS B. & HELEN L. GIBSON H. & W.
NET 1.475 Ac.
P.R.O. 1.103 Ac.
TOTAL 2.578 Ac.
SECTION LINE
PROP. R/W N.53°58'19"W. 704.27'
PLEASANT RUN CREEK
END PROJECT STA. 230+20
Base of High Tension Power Line Tower
N.43°33'17"W. 461.45'
N.50°11'10"W. 351.02'
PROP. R/W
EXIST. R/W
RELOCATED CHANNEL
S.53°51'06"E. 396.16'
S.62°33'56"E. 244.34'
S.51°30'43"E. 712.83'
S.50°11'10"E. 229.78'
S.76°45'04"E. 167.71'
N.39°48'50"E. ~ 50'
RS-103(7)
END R/W ACQUISITION STA. 235+51.02
NET 0.956 Ac.
THELMA CROSKEY GOSSETT
SEC. 28 T.2-R.10 B.T.M.R.S. ELIZABETH TWP.
SHEET 2 of 2
COMPLETION DATE 9-22-75
DATE REVISION DESCRIPTION
TYPE FUND
SURVEYED DRAWN BY DESIGN CHECKED SUPERVISED
R/W PLANS STA 205+00 TO STA. 236+00

4	6	N.W. QR.	N.E. QR.	CONCORD
TOWN	RANGE	SECTION 4	SECTION 5	TOWNSHIP

PLAT BOOK NO. 12 PLAT NO. 32
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 15TH DAY OF
OCTOBER, 1975 AT 2:16 P.M
FILE NUMBER: 115065 FEE: MIAMI COUNTY
Mary B. Gustin
MIAMI COUNTY RECORDER
VOLUME NO. 8 PAGE NO. 81
MIAMI COUNTY ENGINEER'S RECORD
OF ROAD SURVEYS.

ADDITIONAL RIGHT OF WAY FOR PETERS ROAD NO. 149

DATE: SEPTEMBER, 1975
SCALE: 1"=30'



CENTERLINE CURVE DATA

$\Delta = 35°-45'$
$D_c = 9°$
$R = 636.62'$
$T = 205.32'$
$L = 397.22'$
$L.C. = 390.81'$

P.C. = ℄ STA. 28+06.98
P.I. = ℄ STA. 30+12.30
P.T. = ℄ STA 32+04.20

RIGHT OF WAY LINE CURVE DATA

$\Delta = 35°-45'$
$R = 606.62'$
$D_c = 9°-26'-42''$
$T = 195.64'$
$L = 378.51'$
$L.C. = 372.39'$

DESCRIPTION OF ADDITIONAL EASEMENT

BEING AN ADDITIONAL 0.089 ACRES FROM EMIL & MILDRED C. ZOPHEL AS SHOWN HEREON AND AS RECORDED IN DEED BOOK NO. 516 PAGE NO. 28, MIAMI COUNTY RECORDER'S DEED RECORDS.

NOTE:

CROSS-HATCHED AREA REPRESENTS RIGHT OF WAY TO BE ACQUIRED.

PREPARED BY: Douglas L. Christian
REGISTERED SURVEYOR #6118

APPROVED BY: Robert D. Haddad
MIAMI COUNTY ENGINEER

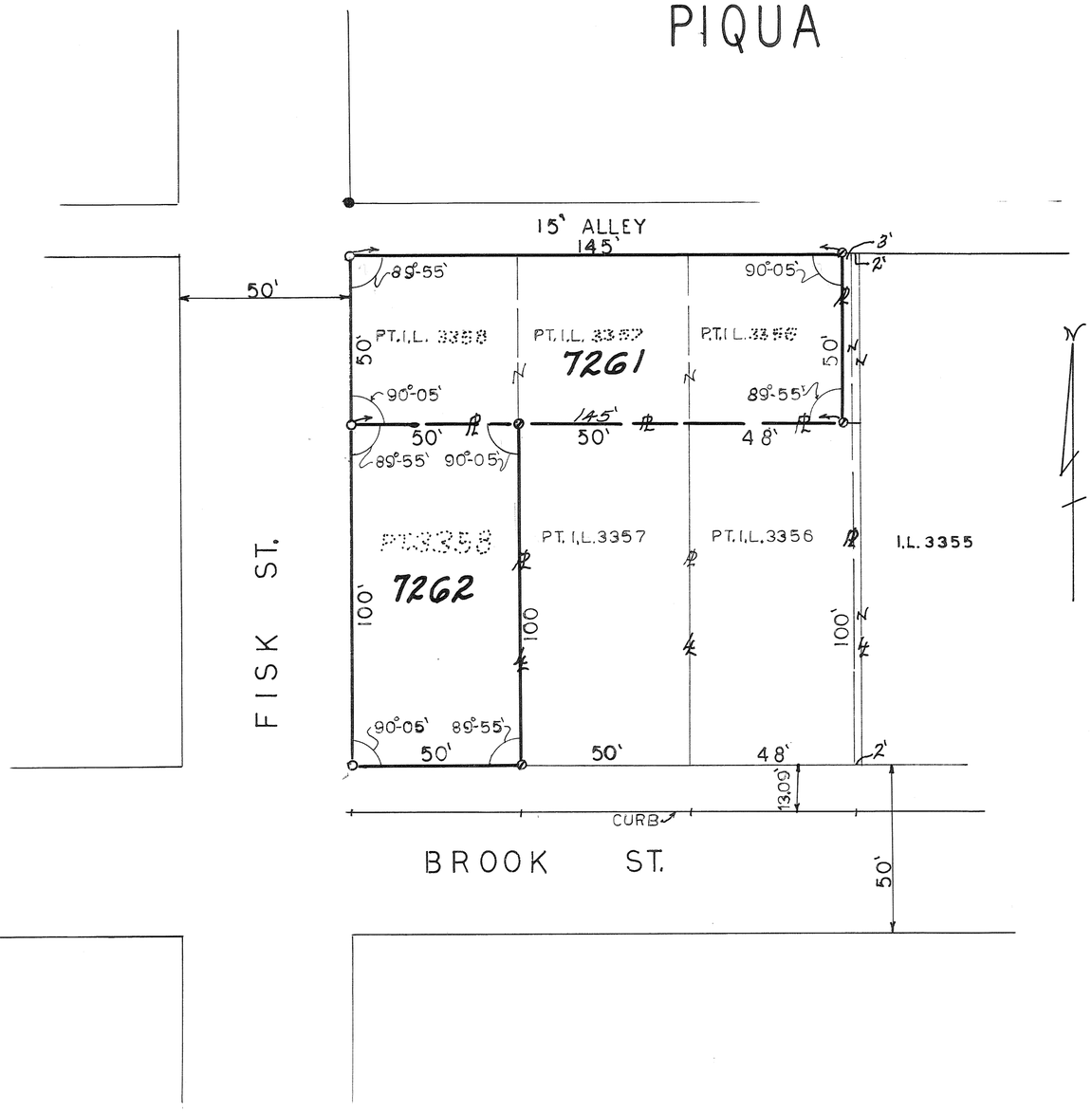
STATE OF OHIO
DOUGLAS LEE CHRISTIAN
6118
REGISTERED SURVEYOR

REPLAT OF INLOT 3358 & PART OF 3357 & 3356 SOUTHEAST SECTION CORPORATION PIQUA

BOOK NO. 12 PAGE 33
MIAMI COUNTY RECORDER'S
PLAT RECORDS

TIME RECEIVED FOR FILING 11:55 A.M.
FILE NO. 115262
RECEIVED FOR RECORD 10-22 1975
RECORDED IN PLAT BOOK 12 PAGE 33
FEE $8.60
Mary B. Austin, Recorder - by Emily McNeal Deputy
MIAMI COUNTY RECORDER

TRANSFERED AND NUMBERED TO
DESIGNATE LOTS THIS 22ND DAY OF October 1975
Jerry L. Brown by Sharon Brookey, deputy
MIAMI COUNTY AUDITOR



LEGEND
o IRON PIN SET
⊘ IRON CORNER POST
⊥ CURB NOTCHES FOUND

SURVEY REFERENCE
PREVIOUS SURVEY NOT ON
FILE AT COUNTY ENGINEER'S
OFFICE

APPROVED CITY OF PIQUA
PLANNING COMMISSION
John O. Hardwood
Raymond L. Hammer, Jr.
John L. DeLue
Robert M. Kance
Philip J. Lange
DATE: 10/13/75

DEDICATION:

I THE UNDERSIGNED BEING THE OWNER OF THE LANDS HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Clara E. McMannis
OWNER

William F. McVety
WITNESS

John Ferman
WITNESS

DESCRIPTION:

BEING A REPLAT OF INLOT 3358 AND PART OF 3357 & 3356.

STATE OF OHIO, COUNTY OF MIAMI SS

BE IT REMEMBERED THAT ON THIS 16 DAY OF SEPT. 1975, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CLARA E. McMANNIS TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED IN TESTIMONY, WHEREOF I HAVE HEREON SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN

William F. McVety
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES March 17, 1977

SURVEY OF I.L. 3358
AND PT. OF I.L. 3356 & 3357

NOW INLOTS 7261 & 7262 CLARA E. McMANNIS		
JOHN E. FERMAN PIQUA, OHIO PROFESSIONAL SURVEYOR, 4364		
DRAWN BY JF	SCALE 1" = 30'	DRAWING No.
CHK'D BY	DATE 9-8-75	SHEET No. 1/1
TRACED BY		

John E. Ferman

WESTON PLAZA SUBDIVISION

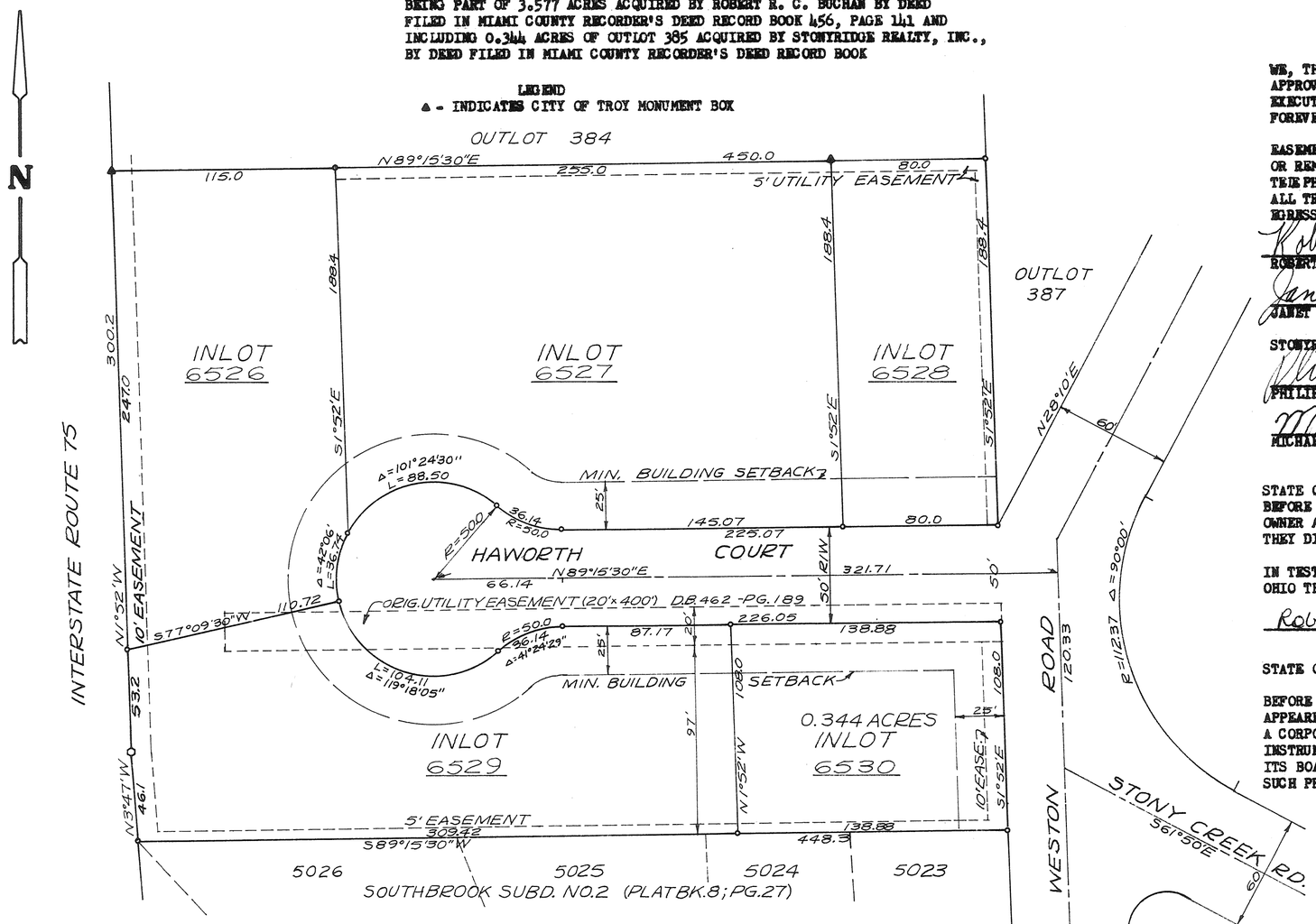
PLAT BOOK 12 PAGE 34
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22ND DAY
OF OCTOBER, 1975 AT 3:27 P.M.

FILE NUMBER 115269 FEE $8.60

Mary B. Gustin Recorder
MARY B. GUSTIN, MIAMI COUNTY RECORDER
by Emily McNeal, Deputy

BEING A SUBDIVISION CONTAINING 3.577 ACRES AND BEING ALL OF OUTLOT 385 IN THE CITY OF TROY, MIAMI COUNTY, OHIO. 3.233 ACRES OF OUTLOT 385 BEING PART OF 3.577 ACRES ACQUIRED BY ROBERT R. C. BUCHAN BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED RECORD BOOK 456, PAGE 141 AND INCLUDING 0.344 ACRES OF OUTLOT 385 ACQUIRED BY STONYRIDGE REALTY, INC., BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED RECORD BOOK

LEGEND
▲ - INDICATES CITY OF TROY MONUMENT BOX



WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ANY RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREET 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.

Robert R. C. Buchan — ROBERT R. C. BUCHAN
Robin S. Hitchings — WITNESS

Janet H. Buchan — JANET H. BUCHAN (DOWER)
Robert L. Kimmel — WITNESS

STONYRIDGE REALTY, INC.
Philip J. Deppenschmidt — PHILIP DEPPENSCHMIDT, PRESIDENT
Robin S. Hitchings — WITNESS

Michael Ries — MICHAEL RIES, SECRETARY
Margaret W. Fawcett — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED ROBERT R. C. BUCHAN, OWNER AND JANET H. BUCHAN, DOWER, WHO PARTLY EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 6th DAY OF August, 1975.

Robin S Hitchings — NOTARY PUBLIC MY COMMISSION EXPIRES
ROBIN S. HITCHINGS, Notary Public In and for Miami County, Ohio My Commission Expires 2/18/79

STATE OF OHIO - COUNTY OF MIAMI SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED PHILIP DEPPENSCHMIDT, PRESIDENT AND MICHAEL RIES, SECRETARY OF STONYRIDGE REALTY, INC., A CORPORATION WHICH PARTLY EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND SECRETARY AND THE FREE AND CORPORATE ACT OF SAID STONYRIDGE REALTY, INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT MIAMI COUNTY OHIO, THIS 6th DAY OF August, 1975.

Robin S. Hitchings — NOTARY PUBLIC MY COMMISSION EXPIRES
ROBIN S. HITCHINGS, Notary Public In and for Miami County, Ohio My Commission Expires 2/18/79

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 9th DAY OF July, 1975, THIS PLAT WAS REVIEWED AND APPROVED.

Edward Shaw — PRESIDENT
Sue G. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20th DAY OF October, 1975, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-53-75.

Frank D. Jewell — MAYOR
John B. Harris — PRESIDENT OF COUNCIL PRO TEM
Sue G. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 22ND DAY OF OCTOBER, 1975.

Jerry L. Brown — JERRY BROWN, MIAMI COUNTY AUDITOR
BY: Beverly Slough — DEPUTY AUDITOR

I HEREBY CERTIFY THIS SUBDIVISION 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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

DRAINAGE NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS REQUIRED BY 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.

Ecila Investment and Development, Inc. of 570 S. Dayton Lakeview Road, New Carlisle, Ohio 45344 is a wholly owned subsidiary of Stonyridge Realty, Inc.

Ecila accepts and approves the Weston Plaza Subdivision Plat and consents to the filing of that plat and the dedication of the street thereon.

Both Michael Ries and I are officers of Ecila Investment and Development, Inc. The transfer of our property on Weston Drive in Troy from Stonyridge Realty, Inc. to Ecila Investment and Development, Inc. should in no way effect the recording of your plat.

Respectfully,

Philip J. Deppenschmidt / tg
Philip J. Deppenschmidt
President of Stonyridge Realty, Inc.

PJD/tg

WESTON PLAZA SUBDIVISION TROY, MIAMI COUNTY OHIO		
FOR: ROBERT R. C. BUCHAN AND STONYRIDGE REALTY, INC.		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, O. 45373 (513)335-5331		
DATE 2 Jul 1975	DRAWN BY: TRACED BY: RWK CHECKED BY:	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 50'	

CITY OF TROY, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

HILLTOP MANOR

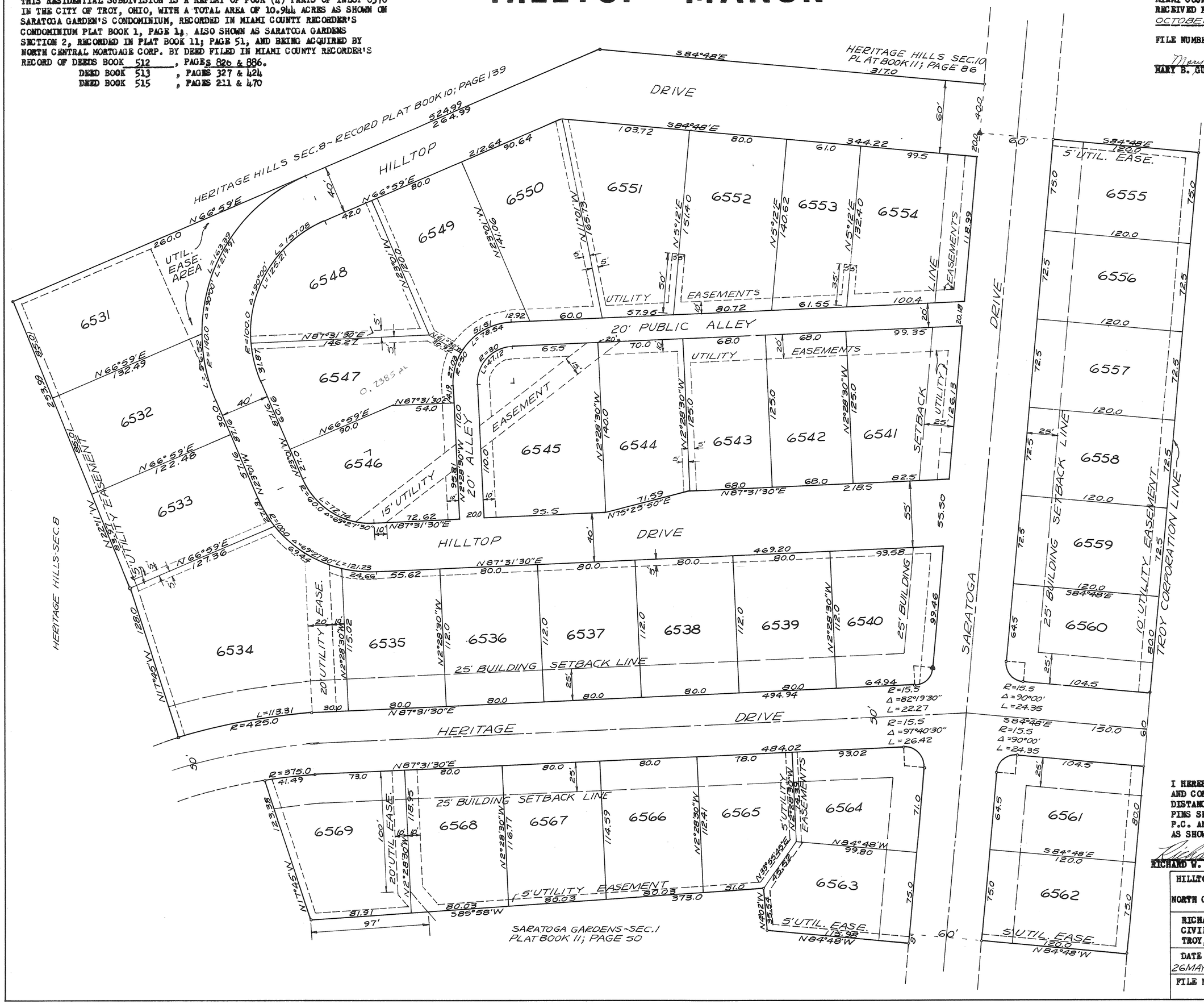
THIS RESIDENTIAL SUBDIVISION IS A REPLAT OF FOUR (4) PARTS OF INLOT 6370 IN THE CITY OF TROY, OHIO, WITH A TOTAL AREA OF 10.944 ACRES AS SHOWN ON SARATOGA GARDEN'S CONDOMINIUM, RECORDED IN MIAMI COUNTY RECORDER'S CONDOMINIUM PLAT BOOK 1, PAGE 14, ALSO SHOWN AS SARATOGA GARDENS SECTION 2, RECORDED IN PLAT BOOK 11; PAGE 51, AND BEING ACQUIRED BY NORTH CENTRAL MORTGAGE CORP. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 512, PAGES 826 & 886.
DEED BOOK 513, PAGES 327 & 424
DEED BOOK 515, PAGES 211 & 470

PLAT BOOK 12 PAGE 35

MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 23RD DAY OF OCTOBER, 1975, AT 11:28 A. M.

FILE NUMBER 115281 FEE $ 17.20 FILE 1.00 REF.

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER



LEGEND

UTILITY EASEMENT

SURVEY MONUMENT

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS 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. MONUMENTS ARE SET AS SHOWN.

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

HILLTOP MANOR - TROY, OHIO
FOR
NORTH CENTRAL MORTGAGE CORP., DAYTON, O.

RICHARD W. KLOCKNER AND ASSOCIATES
CIVIL ENGINEERING AND LAND SURVEYING
TROY, OHIO (513) 335-5331

DATE	DRAWN BY:	SHEET NO.
26MAY75	TRACED BY:	1/2
FILE NO.	CHECKED BY:	
	SCALE: 1" = 50'	

HILLTOP MANOR

CITY OF TROY, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

THIS RESIDENTIAL SUBDIVISION IS A REPLAT OF FOUR (4) PARTS OF INLOT 6370 IN THE CITY OF TROY, OHIO, WITH A TOTAL AREA OF 10.944 ACRES AS SHOWN ON SARATOGA GARDEN'S CONDOMINIUM, RECORDED IN MIAMI COUNTY RECORDER'S CONDOMINIUM PLAT BOOK 1, PAGE 1; ALSO SHOWN AS SARATOGA GARDENS SECTION 2, RECORDED IN PLAT BOOK 11, PAGE 51, AND BEING ACQUIRED BY NORTH CENTRAL MORTGAGE CORP. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD
OF DEEDS BOOK 512, PAGES 826 & 886
DEED BOOK 513, PAGES 327 & 424
DEED BOOK 515, PAGES 211 & 470

PLAT BOOK 12 PAGE 35A

MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 23RD DAY OF OCTOBER, 1975, AT 11:28 A.M.

FILE NUMBER 115281 FEE $ —

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER

THE WITHIN PLAT IS A REPLAT OF THE LANDS CONTAINED IN SARATOGA GARDENS CONDOMINIUM, THE DECLARATION OF WHICH IS RECORDED IN DEED BOOK 500 AT PAGES 638 THROUGH 683 INCLUSIVE, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO. THE RECORDED PLAT OF WHICH IS FILED IN CONDOMINIUM BOOK NUMBER 1, PAGES 1 AND 1A OF THE CONDOMINIUM RECORDS IN THE OFFICE OF THE RECORDER OF MIAMI COUNTY, OHIO.

SAID LANDS HAVING BEEN REMOVED FROM THE OPERATION AND THE PROVISIONS OF THE CONDOMINIUM LAW PURSUANT TO SECTION 5311.17 OF THE REVISED CODE OF OHIO, BY CERTIFICATE OF REMOVAL FILED IN THE MISCELLANEOUS RECORDS OF THE RECORDER'S OFFICE AND THE AUDITOR'S OFFICE OF MIAMI COUNTY, OHIO ON OCTOBER 22, 1975.

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 TO THE DEDICATION OF THE STREETS AND ALLEY 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.

OWNERS AND LIENHOLDERS: NORTH CENTRAL MORTGAGE CORP.

Henry O. Potts
HENRY O. POTTS, EXECUTIVE VICE PRESIDENT

Ruby E. Klockner
WITNESS

William Kuntz
WILLIAM KUNTZ, PRESIDENT

Richard W. Klockner
WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED HENRY O. POTTS, EXECUTIVE VICE PRESIDENT AND WILLIAM KUNTZ, PRESIDENT OF NORTH CENTRAL MORTGAGE CORP. WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH EXECUTIVE VICE PRESIDENT AND PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH EXECUTIVE VICE PRESIDENT AND PRESIDENT AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 5TH DAY OF SEPTEMBER, 1975.

Richard W. Klockner NOTARY PUBLIC

MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public
In and for Miami County, Ohio
My Commission Expires Oct. 18, 1976

DRAINAGE NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS REQUIRED BY 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.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 28th DAY OF May, 1975, THIS PLAT WAS APPROVED.

Edward Olney CHAIRMAN

Sue G. Knight SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 20th DAY OF October, 1975, THIS REPLATTED SUBDIVISION WAS ACCEPTED BY ORDINANCE NO. O-57-75.

Don D. Terrell
MAYOR

John R. Shantz
PRESIDENT OF COUNCIL PRO TEM

Sue G. Knight
CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 23RD DAY OF OCTOBER, 1975.

Jerry Brown
JERRY BROWN, MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY AUDITOR

HILLTOP MANOR - TROY, OHIO
FOR
NORTH CENTRAL MORTGAGE CORP., DAYTON, O.

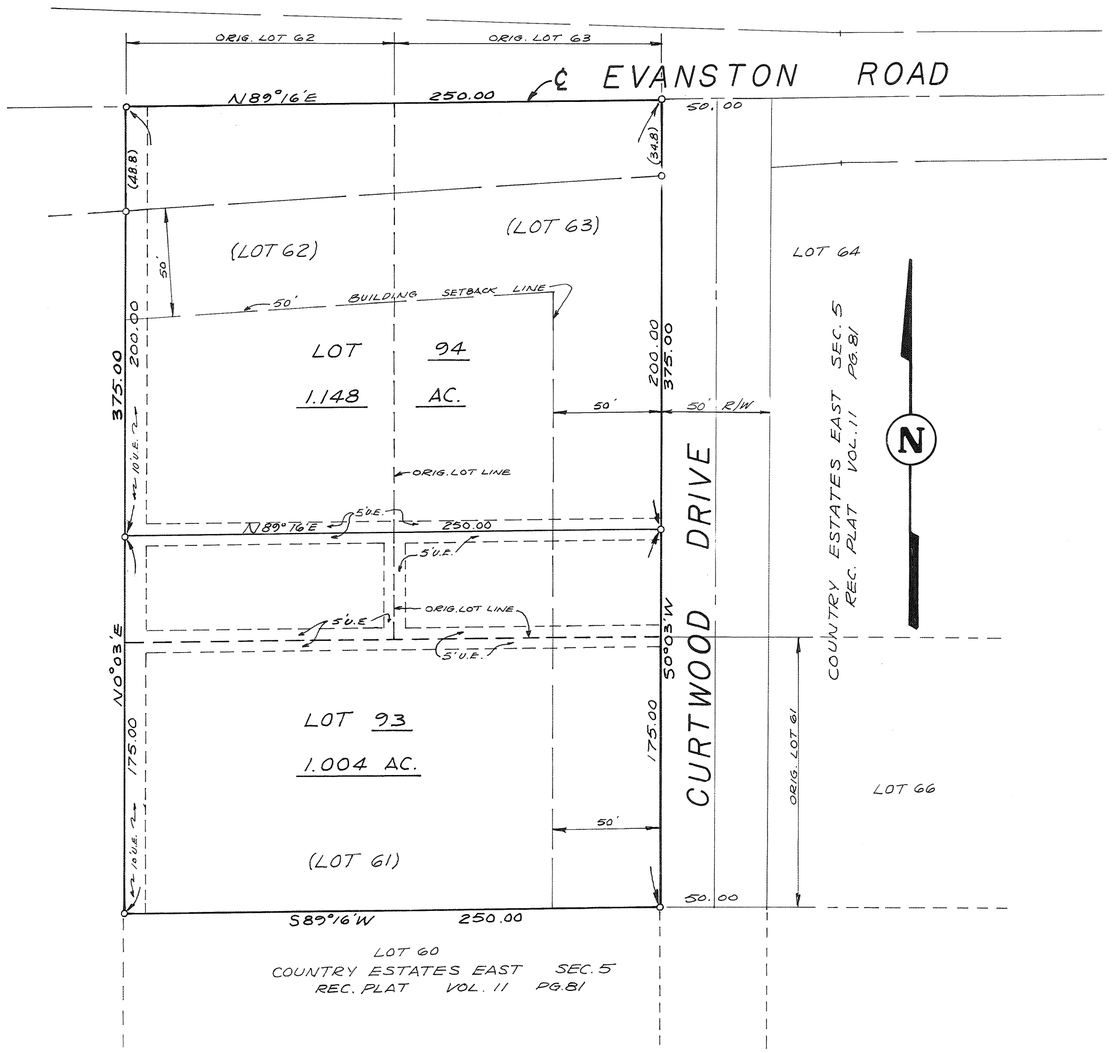
RICHARD W. KLOCKNER AND ASSOCIATES
CIVIL ENGINEERING AND LAND SURVEYING
TROY, OHIO (513) 335-5331

DATE	DRAWN BY:	SHEET NO.
22 OCT 75	TRACED BY: Rwk	2/2
FILE NO.	CHECKED BY:	
	SCALE: 1" = 50'	

REPLAT OF LOTS 61, 62 & 63

· COUNTRY ESTATES EAST SEC 5 ·

· TOWN 4 · RANGE 6 EAST · SEC 27 SE QTR ·
· MONROE TOWNSHIP · MIAMI COUNTY · OHIO ·



Restrictions for this replat shall be the same as for Country Estates East Section 5 as recorded in Vol. 11, Page 81, of the Miami County Plat Records.

BOOK 12 PAGE 36

Miami County Recorder's record of Recorded Plats.
Received for record Oct. 24, 1975 (DATE) 2:38 PM (TIME)
File No. 115316 Fee $8.60

Mary B. Gratin
MIAMI COUNTY RECORDER

DESCRIPTION

Being a replat of Lots 61, 62 & 63 of Country Estates East Section 5 in Section 27, Town 4, Range 6 East in Monroe Township, Miami County, Ohio, as recorded in Vol. 11, Page 81 of the Miami County Plat Records. A total of 2.151 Acres.

DEDICATION

We, the undersigned, being all of the owners and lienholders of the lots herein replatted, do hereby accept and approve this replat. All easements are to be as shown hereon. Useage of said easements shall be as specified for Country Estates Section 5 as recorded in Record Plat Book 11, Page 81.

PETZOLDT CONSTRUCTION CO.

Daniel D. Turner — WITNESS
Curtis S. Petzoldt — CURTIS S. PETZOLDT, PRES.

Joe M. Turner — WITNESS
Roberta S. Petzoldt — ROBERTA S. PETZOLT, SEC., TREAS.

STATE OF OHIO, MIAMI COUNTY, SS:

Before me, a notary public in and for Miami County, Ohio, personally came Petzoldt Construction Company by its president, Curtis S. Petzoldt and its sec.-treas., Roberta S. Petzoldt, who acknowledge the signing and execution of this replat to be their free act and deed, in testimony whereof, I have set my hand and notorial seal on this 21st day of October, 1975, in Troy, Ohio.

12-7-76
MY COMMISSION EXPIRES

Daniel D. Turner
NOTARY PUBLIC

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 21st day of October, 1975.

Curtis D. Hubbard
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMM.

This plat reviewed and approved by the Miami County Planning Commission this 21st day of October, 1975.

Sam D. Studebaker — CHAIRMAN
Gary B. Clark — SECRETARY 2370

MIAMI COUNTY AUDITOR

Transferred this 24th day of October, 1975.

Jerry L. Brown — MIAMI COUNTY AUDITOR
BY: Beverly Slough — DEPUTY

STATE OF OHIO — DANIEL D. TURNER 4807 — REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on October 1, 1975. Iron Pins set at all corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR No. 4807

REPLAT OF LOTS 61, 62, & 63 COUNTRY ESTATES EAST SEC. 5		
PETZOLDT CONSTRUCTION CO. VANDALIA - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO CIVIL ENGINEERING - LAND SURVEYING		
DATE OCT. 1975	DRWN. BY: J.T. CHKD. BY: D.T.	SHEET 1/1
FILE NO. 9-75-153	SCALE: 1" = 50'	

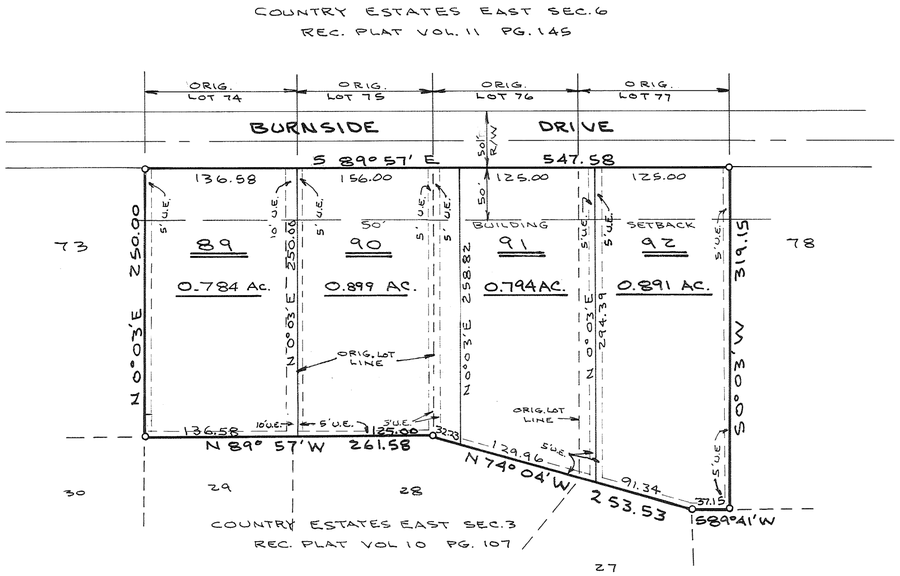
REPLAT OF LOTS 74, 75, 76 & 77

· COUNTRY ESTATES EAST SEC 6 ·

· TOWN 4 · RANGE 6 EAST · SEC 27 SE QTR ·

· MONROE TOWNSHIP · MIAMI COUNTY · OHIO ·

BOOK 12 PAGE 37
Miami County Recorder's record of Recorded Plats.
Received for record 2:39 PM Oct. 24 1975.
File No. 115317 Fee $8.60
Mary B. Gustin
MIAMI COUNTY RECORDER



SCALE: 1" = 100'

DESCRIPTION

Being a replat of lot 74, 75, 76, & 77 of Country Estates East Section Six in Section 27, Town 4, Range 6 in Monroe Township, Miami County, Ohio, as recorded in Vol. 11, Page 145, of the Miami County Plat records. A total of 3.368 Acres.

DEDICATION

We, the undersigned, being all of the owners and lienholders of the lots herein replatted, do hereby accept and approve this replat. All easements are to be as shown hereon. Useage of said easements shall be as specified for Country Estates Sec. 6 as recorded in Plat Book 11 Page 145.

PETZOLDT CONSTRUCTION COMPANY

Daniel D. Turner — WITNESS
Curtis S. Petzoldt — CURTIS S. PETZOLDT, PRES.
Joe M. Turner — WITNESS
Roberta S. Petzoldt — ROBERTA S. PETZOLDT, SEC.-TREAS.

STATE OF OHIO, MIAMI COUNTY, SS:

Before me, a notary public in and for Miami County, Ohio, personally came Petzoldt Construction Company by its president Curtis S. Petzoldt and its sec.-treas. Roberta S. Petzoldt, who acknowledge that they did sign such instrument and that such intrument 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 Troy, Ohio, this 2nd day of Sept., 1975.

Dec. 7, 1976
MY COMMISSION EXPIRES

Daniel D. Turner
NOTARY PUBLIC

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 3rd day of Sept., 1975.

MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMM.

This plat reviewed and approved by Miami County Planning Comm. this 21st day of OCTOBER, 1975

CHAIRMAN

Gary B. Cline 2310
SECRETARY

MIAMI COUNTY AUDITOR

Transferred this 24th day of October, 1975.

Jerry L. Brown
MIAMI COUNTY AUDITOR

BY: Beverly Slough
DEPUTY

NOTE

1. Restrictions for this replat shall be the same as for Country Estates East Sec. 6 as recorded in Vol. 11, Page 145 of the Miami County Plat Records, except that one (1) outbuilding shall be permitted on lot 90 rather than lot 75 as specified in restrictions for Section 6.

I hereby certify that this map is a true and complete survey made under my supervision on Aug. 15, 1975
Iron pins set at all lot corners.

STATE OF OHIO — DANIEL D. TURNER 4807 — REGISTERED SURVEYOR

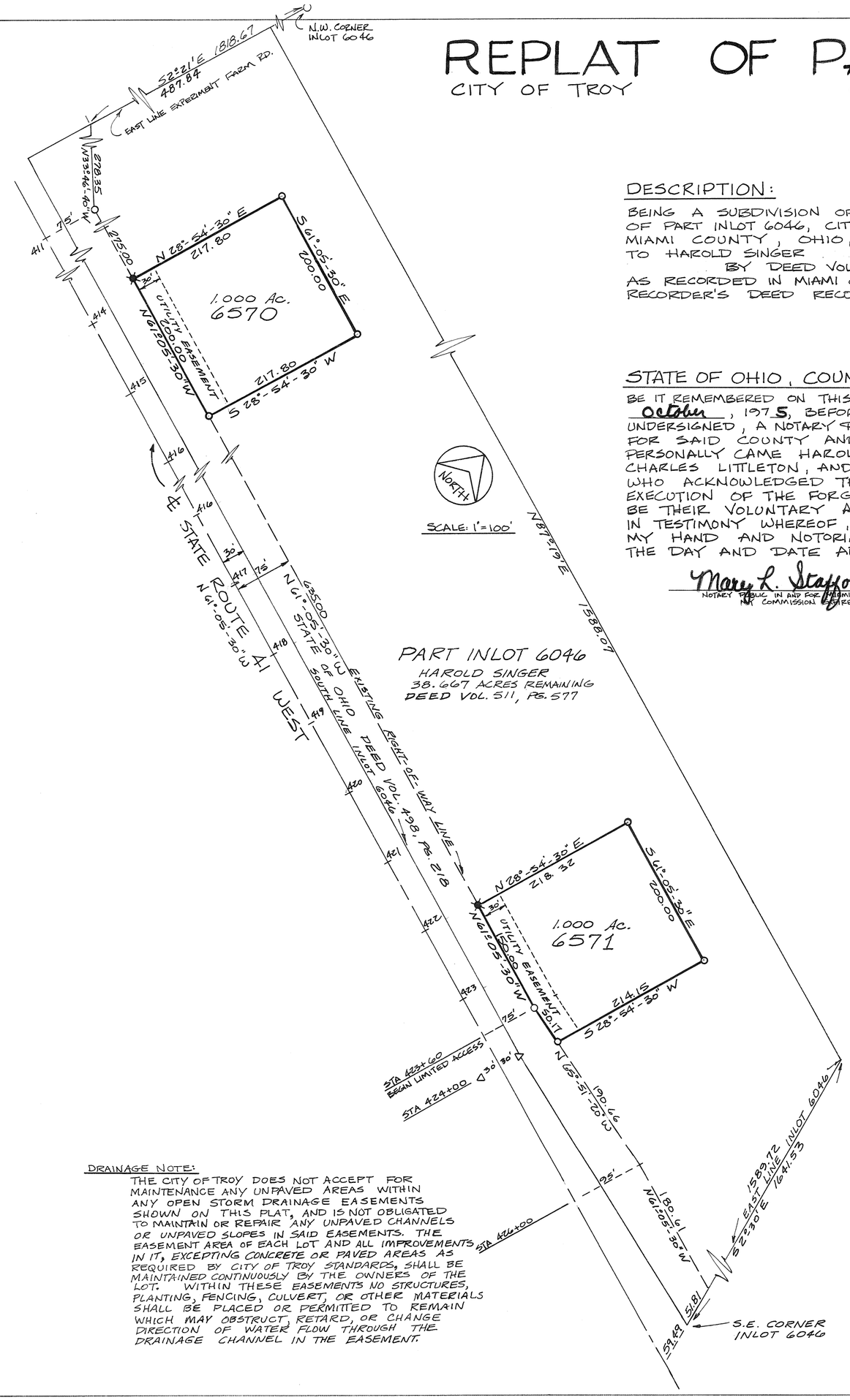
Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

REPLAT OF LOTS 74, 75, 76 & 77 COUNTRY ESTATES EAST SEC. 6		
PETZOLDT CONSTRUCTION CO. VANDALIA - OHIO		
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY - OHIO CIVIL ENGINEERING - LAND SURVEYING		
DATE AUG. 1975	DRWN. BY: J.T. CHKD. BY: D.T.	SHEET NO. 1/1
FILE NO. 7-75-110	SCALE: 1" = 100'	

REPLAT OF PART INLOT 6046

CITY OF TROY — COUNTY OF MIAMI — OHIO

BOOK 12 PAGE 38
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE No 115419
RECEIVED OCTOBER 29, 1975
AT 11:41 A.M. FEE $8.60
Mary A. Beuttin, Recorder
by Helen G. Stump, Deputy
MIAMI COUNTY RECORDER



DESCRIPTION:

BEING A SUBDIVISION OF 2.000 ACRES OF PART INLOT 6046, CITY OF TROY, MIAMI COUNTY, OHIO, CONVEYED TO HAROLD SINGER BY DEED VOL. 511 PAGE 577 AS RECORDED IN MIAMI COUNTY RECORDER'S DEED RECORDS.

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED ON THIS 22 DAY OF October, 1975, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HAROLD SINGER, CHARLES LITTLETON, AND LEO H. FAUST FOR RUTH VON BARGEN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary L. Stafford
NOTARY PUBLIC IN AND FOR MIAMI CO., OHIO
MY COMMISSION EXPIRES 5/14/78

DEDICATION:

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LEINHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

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

Leo H Faust
Atty-in-fact for Ruth H Von Bargen
MORTGAGOR

Carolyn S. Shaffner
WITNESS

Charles R. Littleton

Mary L. Stafford
WITNESS

Harold H Singer

Jane C. Marks
WITNESS

TROY CITY PLANNING COMMISSION

AT A MEETING HELD THIS 11th DAY OF December 1974, ACCEPTED THIS PLAT

John J. Shirley Jr.
PRES.

Sue D. Knight
SEC.

CITY COUNCIL OF THE CITY OF TROY, OHIO

AT A MEETING HELD THIS 6th DAY OF October 1975 ACCEPTED THIS PLAT BY ORDINANCE No 0-55-75

Loren D. Ferrell
MAYOR

Frank H. Prouty
PRES OF COUNCIL

Sue D. Knight
CLERK

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 29th DAY OF October 1975.

Jerry L. Brown by Beverly Slough Deputy
MIAMI COUNTY AUDITOR

LEGEND:
- o IRON PIN
- ⊗ CITY OF TROY MONUMENT BOX

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

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

Michael W. Cozatt
MICHAEL W. COZATT
CIVIL ENGINEER LAND SURVEYOR
25 S. NORWICH RD. TROY

DRAINAGE NOTE:

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR PAVED AREAS AS REQUIRED BY CITY OF TROY STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNERS OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURES, 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.

CONCORD WOODS SUBDIVISION SECTION 6

10.653 ACRE PART OF S.E. QR. SECTION-31; TOWN-5; RANGE-6; CONCORD TWP.; MIAMI CO., OHIO

BEING A SUBDIVISION OF 10.653 ACRES OF A 54.729 ACRE TRACT AS CONVEYED TO EARL C. GALBREATH BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 513 ; PAGE 51

PLAT BOOK 12 PAGE 39

MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 3RD DAY OF NOVEMBER 1975. AT 11:45 A.M.

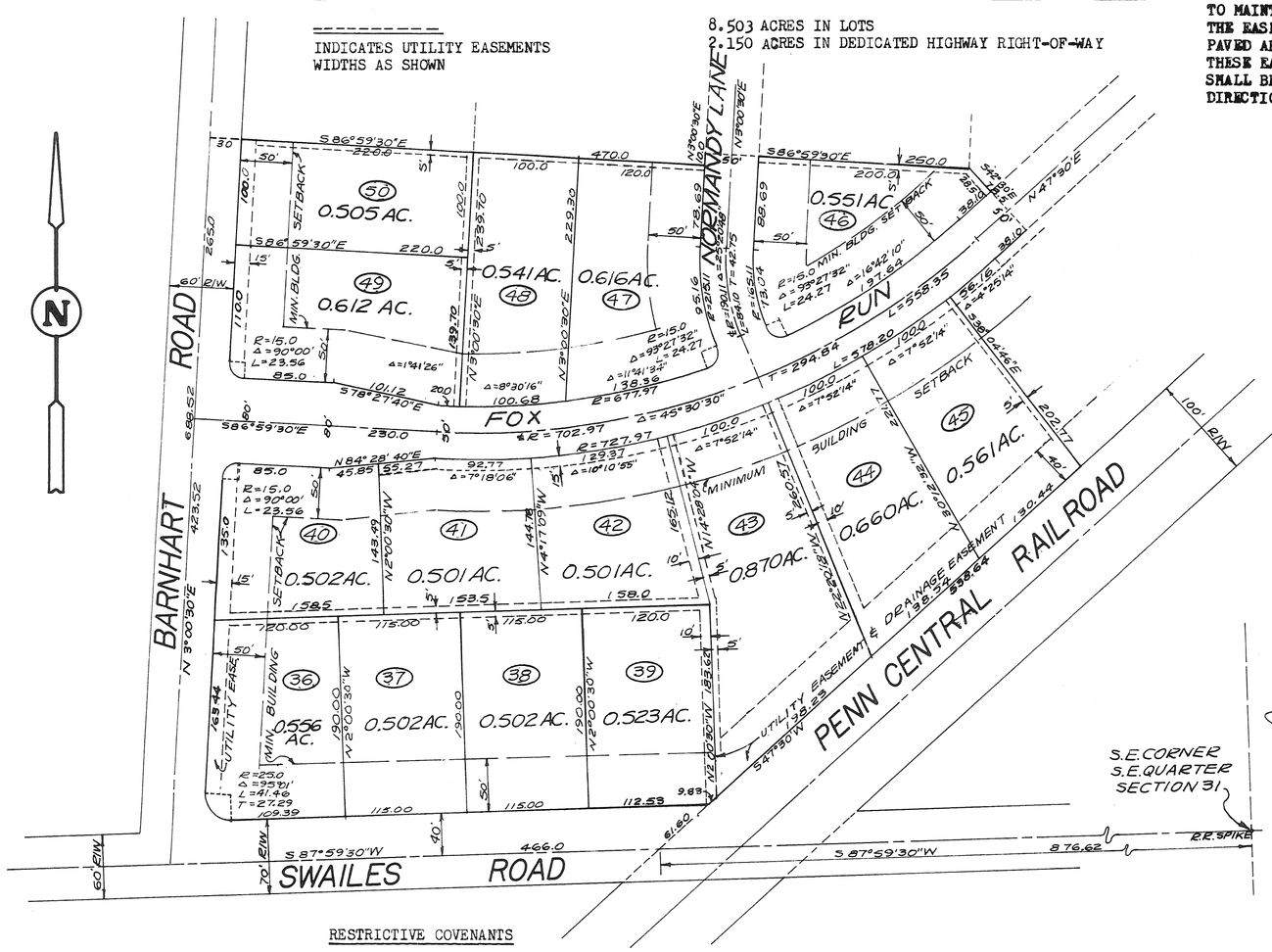
FILE NO. 115528 FEE $8.60

Mary B. Gustin Recorder by Bernice Vandenbaker Deputy
MARY B. GUSTIN, MIAMI CO. RECORDER

LEGEND

INDICATES UTILITY EASEMENTS WIDTHS AS SHOWN

8.503 ACRES IN LOTS
2.150 ACRES IN DEDICATED HIGHWAY RIGHT-OF-WAY



DRAINAGE NOTE

MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND ARE 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, 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.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF THE ROADWAYS AS SHOWN HEREON, INCLUDING THE PORTION OF BARNHART ROAD AND SWAILES ROAD PLATTED 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: EARL C. GALBREATH ESTATE (DAVID K. GALBREATH, EXECUTOR)

David K. Galbreath
DAVID K. GALBREATH (EXECUTOR OF THE ESTATE OF EARL C. GALBREATH)

Betty Y. Hallopeter — WITNESS
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED THE ABOVE SIGNED DAVID K. GALBREATH (EXECUTOR OF THE ESTATE OF EARL C. GALBREATH) WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 31ST DAY OF OCTOBER, 1975.

NOTARY PUBLIC MY COMMISSION EXPIRES NO EXPIRATION DATE

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDINGS SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING UNIT WITH GARAGE AND ONE UTILITY STORAGE BUILDING, OF APPROVED DESIGN AND CONSTRUCTION.
2. THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1200 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN; 1200 SQUARE FEET FOR SPLIT LEVEL DESIGN: AND 900 SQUARE FEET ON FIRST FLOOR OF TWO AND ONE AND ONE-HALF STORY DESIGN.
3. NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO THE INTERIOR LOT LINES.
4. NO LOTS SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.
5. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
6. ANY FENCING, OR HEDGES ERECTED OR PLANTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT SHALL BE ERECTED OR PLANTED NEARER TO THE ROADWAY THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT.
7. THE GRADE OF ANY RESIDENCE TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL BE SHOWN ON A PLOT PLAN AND SUBMITTED TO AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.
8. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
9. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND, SHALL BE RAISED ON ANY LOT IN THIS SUBDIVISION EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDING THEY ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.
10. NO BUILDING, STRUCTURES OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL BUILDING PLANS, SPECIFICATIONS, PLOT PLAN, AND LANDSCAPING PLAN HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER.
11. THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL DECEMBER 1, 1996, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF LAND OWNERS AGREE TO CHANGE SAID COVENANTS.
12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.

APPROVAL AND ACCEPTANCE

APPROVED BY THE CITY OF TROY, OHIO PLANNING COMMISSION THIS 23rd DAY OF October, 1974.

John J. Shaneyfelt Jr. CHAIRMAN — Sue L. Knight SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 26 DAY OF NOVEMBER, 1974.

ARTHUR D. HADDAD by Douglas L. Christian Chief Deputy MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 26 DAY OF NOVEMBER 1974.

Sam Shadebaker CHAIRMAN — Gary B. Cline 2386 SECRETARY

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 3RD DAY OF NOVEMBER, 1975. (APPROVAL OF THIS PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.)

John J. Kresge — Robert E. Clawson — Kenneth Cook

TRANSFERRED THIS 3RD DAY OF NOVEMBER, 1975

Jerry L. Brown MIAMI COUNTY AUDITOR BY: Marlene Daino DEPUTY AUDITOR

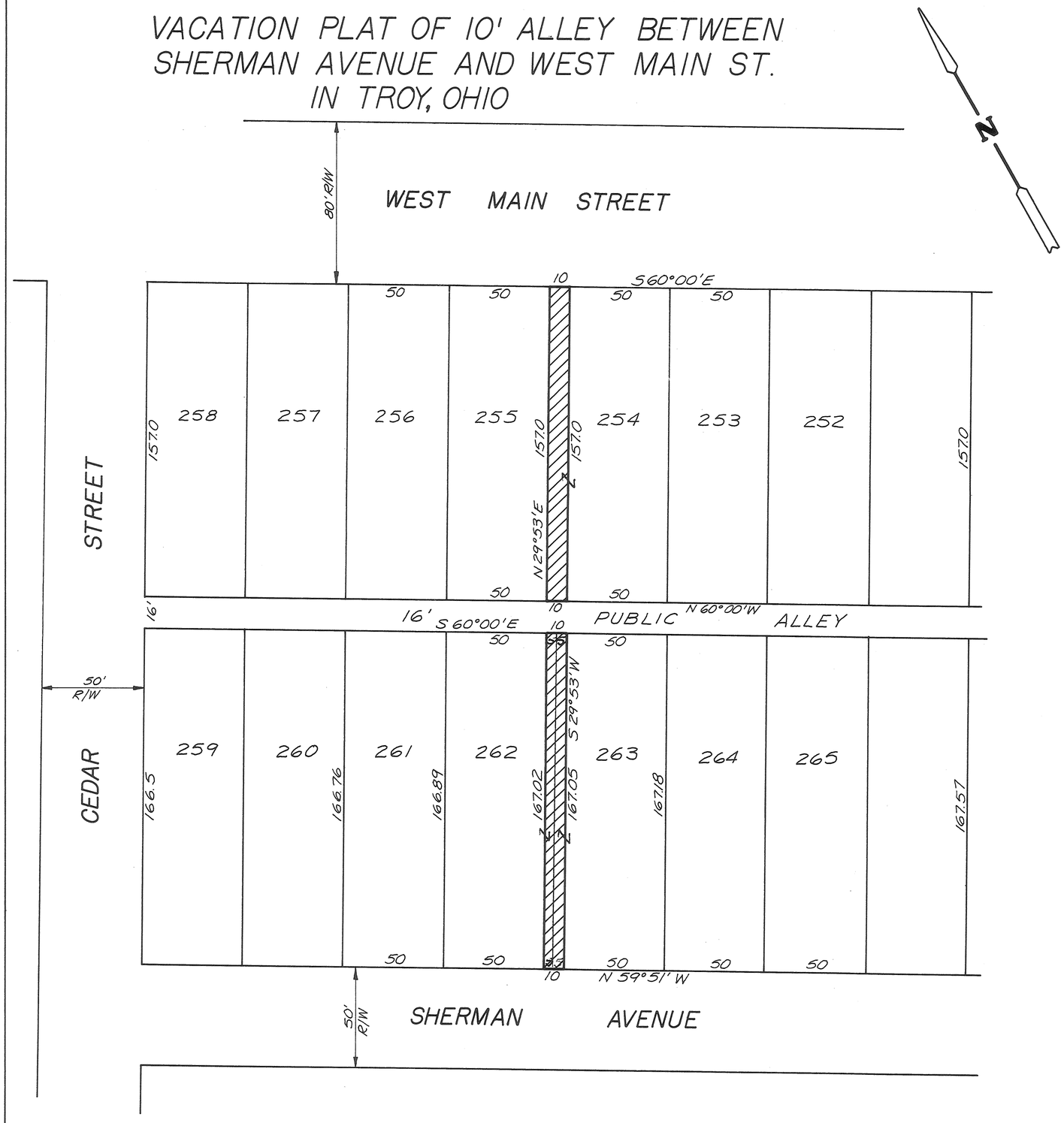
I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC, IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 REGISTERED SURVEYOR

CONCORD WOODS SUBD.-SEC. 6 FOR		
EARL C. GALBREATH ESTATE DAVID K. GALBREATH, EXECUTOR		
RICHARD W. KLOCKNER & ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING TROY, OHIO 45373 (513) 335-5331		
DATED 9 SEPT 1974	DRAWN BY: TRACED BY: Kwk CHECKED BY:	SHEET NO. 1/1
FILE NO.	SCALE: 1" =100'	

VACATION PLAT OF 10' ALLEY BETWEEN SHERMAN AVENUE AND WEST MAIN ST. IN TROY, OHIO



PLAT BOOK 12 PAGE 40
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 6TH DAY OF NOVEMBER, 1975 AT 1:55 P.M.

FILE NUMBER 115621 FEE $8.60

Mary B. Gustin, Recorder by Bernie Stockdale
MARY B. GUSTIN, MIAMI COUNTY RECORDER Deputy

CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTIONS OF THE 10 FOOT WIDTH ALLEY EXTENDING FROM WEST MAIN STREET TO THE NORTH LINE OF THE 16 FOOT WIDTH ALLEY BETWEEN INLOTS 254 and 255 AND ALSO EXTENDING FROM THE SOUTH LINE OF THE 16 FOOT WIDTH ALLEY TO THE NORTH LINE OF SHERMAN AVENUE BETWEEN INLOTS 262 and 263, SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE CITY OF TROY, OHIO FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION.

AS A CONSIDERATION OF THIS VACATION, AN EASEMENT 10 FEET IN WIDTH, WHICH WAS THE ORIGINAL 10 FOOT ALLEY, IS HEREBY GRANTED FOR UTILITY INSTALLATION, MAINTENANCE AND REPAIR OR REPLACEMENT, 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.

ZWIEBEL FOODLINER, INC.

Melba G. Spiggle — MELBA G. SPIGGLE, PRESIDENT
Richard W. Klockner — WITNESS
Craig Rick Zwiebel — CRAIG RICK ZWIEBEL, VICE PRESIDENT
Ruby E. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 6TH DAY OF NOVEMBER, 1975.

Richard W. Klockner
NOTARY PUBLIC

RICHARD [illegible] Notary Public in and for [illegible] Ohio
MY COMMISSION EXPIRES My Commission Expires Dec. 18, 1978

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 10TH DAY OF SEPTEMBER, 1975, THIS PLAT WAS REVIEWED AND APPROVED.

Edward Chase — PRESIDENT
Sue D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 20th DAY OF October, 1975, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. O-56-75.

Louis N. Fornelli — MAYOR
John B. Shaw — PRESIDENT OF COUNCIL PRO TEM
Sue D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 6th DAY OF NOVEMBER, 1975.

Jerry Brown — JERRY BROWN, MIAMI COUNTY AUDITOR
BY: Marlene Daino — DEPUTY AUDITOR

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

VACATION PLAT OF 10' ALLEY BETWEEN SHERMAN AVENUE AND WEST MAIN STREET		
FOR: ZWIEBEL FOODLINER, INC. TROY, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO (513) 335-5331		
DATE 18AUG75	DRAWN BY: TRACED BY: sdl CHECKED BY:	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 40'	

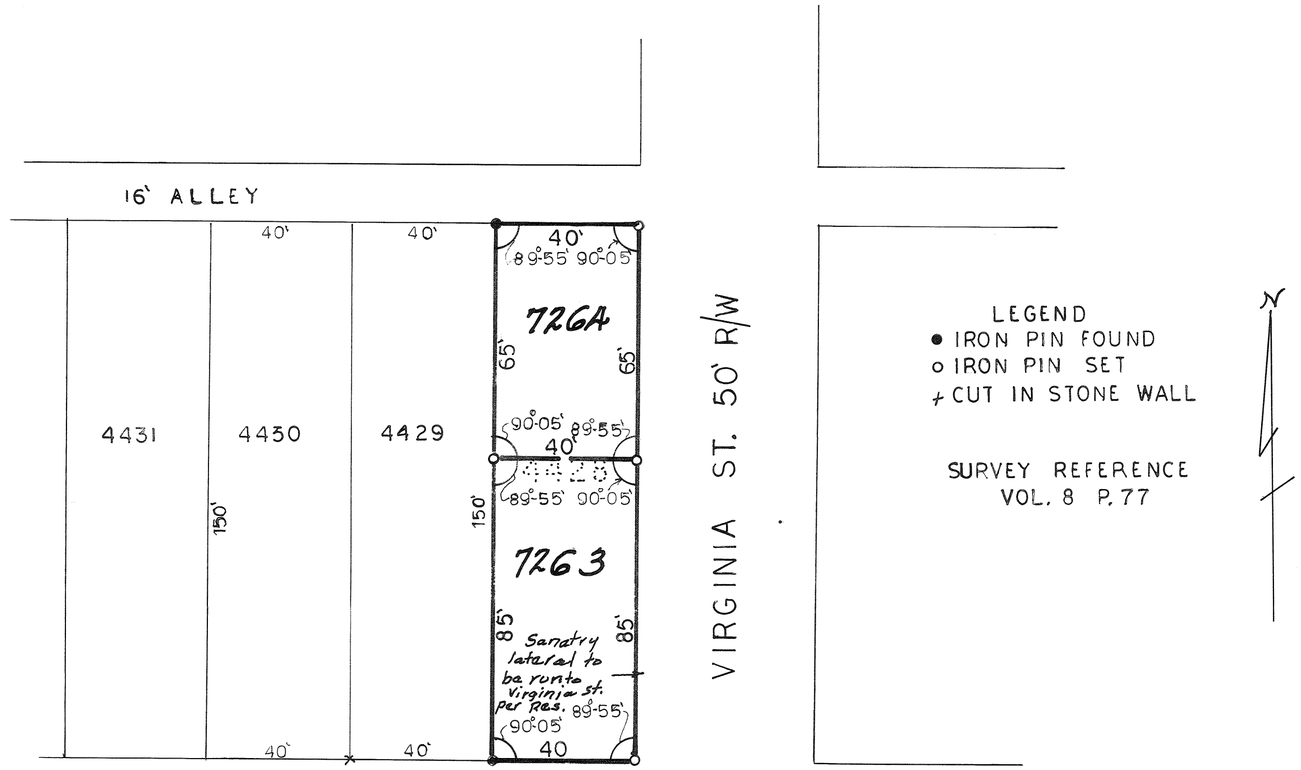
BOOK NO 12 PAGE 41
MIAMI COUNTY RECORDER'S
PLAT RECORDS

REPLAT OF INLOT 4428
NORTHWEST SECTION CORPORATION PIQUA

TIME RECEIVED FOR FILING 10:40 AM.
FILE NO 115962
RECEIVED FOR RECORD 11-19 1975
RECORDED IN PLAT BOOK 12 PAGE 41
FEE $8.60

Mary B. Gustin
MIAMI COUNTY RECORDER

TRANSFERED AND NUMBERED TO
DESIGNATE LOTS THIS 19 DAY
OF November 1975
Jerry L. Brown by Melissa Mumford
MIAMI COUNTY AUDITOR Deputy



NORTH ST. 66' R/W

APPROVED CITY OF PIQUA
PLANNING COMMISSION
John O. Scarlingl
Robert M. Stewart
Philip L. Lenz
Raymond L. Hammon Jr.
Nov. 10, 1975. Res. P.C. 24-75
DATE:

DESCRIPTION:
BEING A REPLAT OF INLOT NO 4428 IN THE NORTWEST SECTION OF THE CITY OF PIQUA.

DEDICATION:
I THE UNDERSIGNED BEING THE EXECUTRIX OF THE LANDS HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON,

Emma Elizabeth Ampler
EXECUTRIX
Alice R. Fuller
WITNESS
J. Richard Gaier
WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.
BE IT REMEMBERED THAT ON THIS 15 DAY, OF OCT 1975, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, AND STATE, PEPSONALLY CAME EMMA ELIZABETH AMPLER TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREON SET MY AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

J. Richard Gaier
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES
J. RICHARD GAIER, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

SURVEY OF INLOT 4428
NOW INLOTS 7263 & 7264
DOROTHY DANFORD ESTATE
JOHN E. FERMAN PIQUA. OHIO
PROFESSIONAL SURVEYOR. 4864

DRAWN BY JF	SCALE 1" = 30'	DRAWING No. 75-9-47
CHK'D BY	DATE 9-23-75	SHEET No. 1/1
TRACED BY		

John E. Ferman

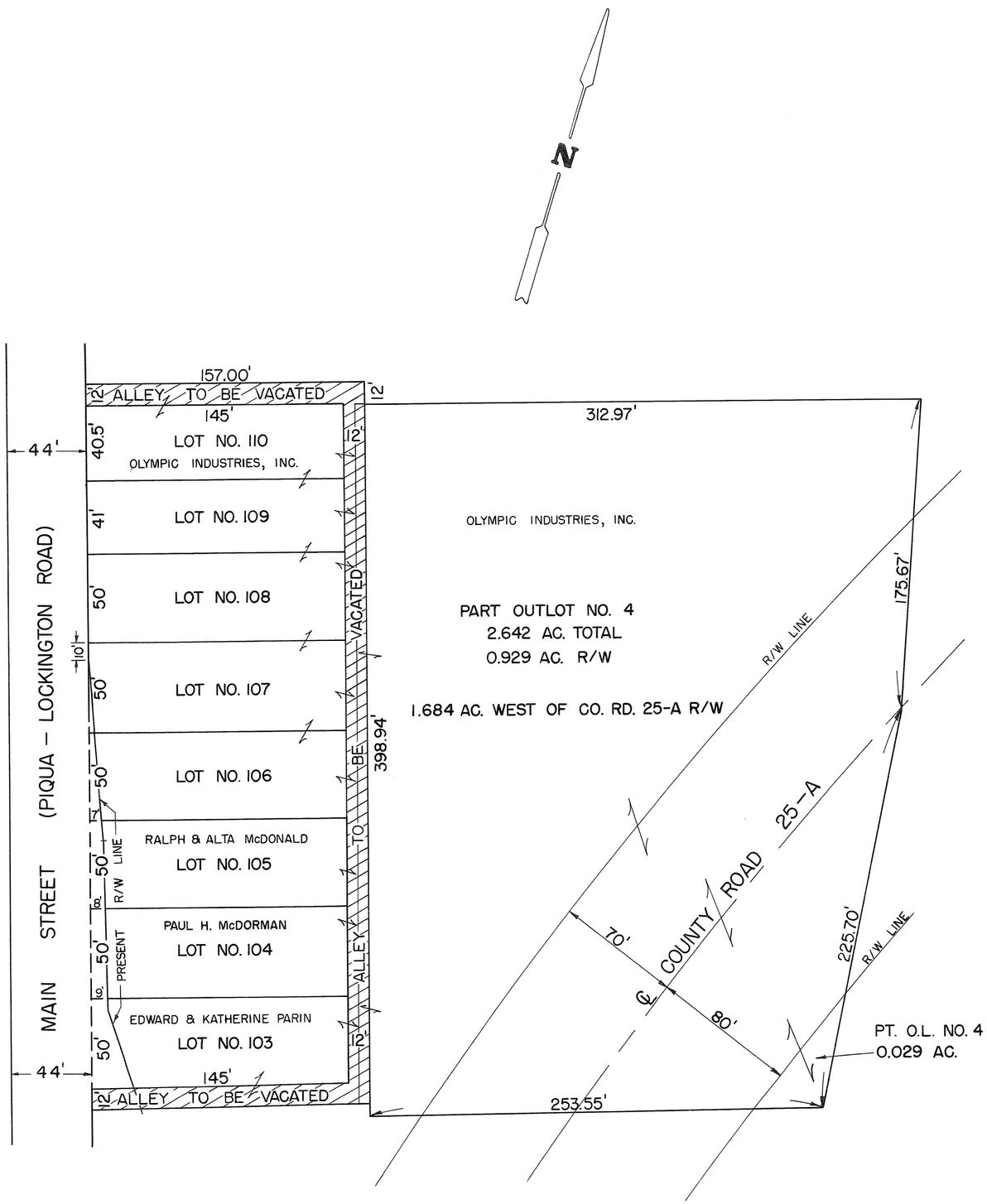
UNINCORPORATED VILLAGE OF ROSSVILLE, OHIO

ALLEY VACATION PLAT

SCALE: 1" = 50'

PLAT BOOK NO. 12 PAGE NO. 42
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 20TH DAY
OF NOVEMBER, 1975, AT 1:50 P.M.
FILE NO. 116005
FEE: NO FEE

Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER



DESCRIPTION

VACATION PLAT OF A 12' FOOT ALLEY LYING ADJACENT TO LOTS NO. 103 THRU 110 AS RECORDED IN PLAT BOOK NO. 2, ON PLAT NO. 144 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.

NOTE

BY PETITION TO THE COMMISSIONERS OF MIAMI COUNTY SIGNED BY ADJACECENT PROPERTY OWNERS, THE ALLEY SHOWN HEREON HAS BEEN CERTIFIED BY THE TRUSTEES OF SPRINGCREEK TOWNSHIP AS ABANDONED AND NOT USED FOR A PERIOD OF TIME GREATER THAN 21 YEARS AND THEREFORE SATISFIES THE REQUIREMENTS OF SECTION 5553.04.2 OHIO REVISED CODE. THE TRUSTEES OF SAID TOWNSHIP RECOMMEND BY SAID PETITION DATED MAY 13, 1975, THAT THE ALLEY SHOWN HEREON BE VACATED.

APPROVED BY MIAMI COUNTY COMMISSIONERS ON November 17, 1975.
RECORDED IN COMMISSIONERS JOURNAL 45 PAGE 431

Kenneth Cook — KENNETH COOK
John J. Knoop — JOHN J. KNOOP
Robert K. Clawson — ROBERT CLAWSON

APPROVED BY MIAMI COUNTY ENGINEER ON THIS 14th DAY OF Nov., 1975.

Arthur D. Haddad
ARTHUR D. HADDAD

APPROVED AND TRANSFERRED BY MIAMI COUNTY AUDITOR ON Nov. 20th, 1975.

Jerry L. Brown by Beverley Slough, Deputy
JERRY L. BROWN

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

Douglas L. Christian
DOUGLAS L. CHRISTIAN, PROFESSIONAL SURVEYOR,
OHIO REGISTRATION NO. 6118

STATE OF OHIO
DOUGLAS LEE CHRISTIAN 6118
REGISTERED SURVEYOR

PREPARED BY MIAMI COUNTY ENGINEER'S OFFICE

DRAWN BY D.H.

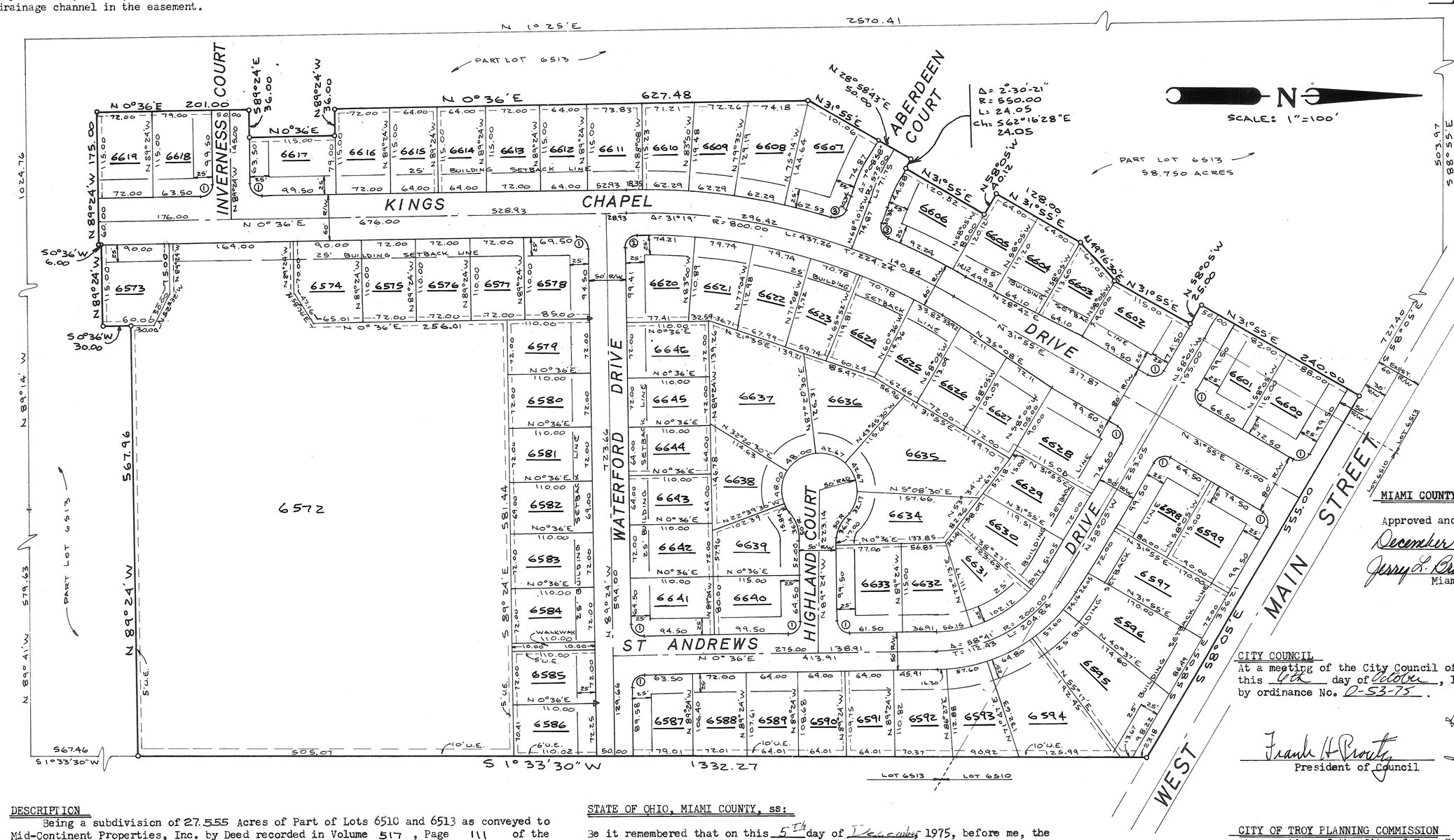
DRAINAGE NOTE

The City of Troy does not accept for maintenance any unpaved areas within any open storm drainage easements shown on this plat, and is not obligated to maintain or repair any unpaved channels or unpaved slopes in said easements. The easement area of each lot and all improvements in it, excepting concreted or paved areas as required by City of Troy Standards, shall be maintained continously 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.

KINGS CHAPEL - SECTION ONE

PART OF LOTS 6510 & 6513 - TROY OHIO

BOOK 12 PAGE 43
Miami County Recorder's Record of Recorded Plats
File No. 116487
Received for record 2:00 PM time Dec 10, 1975 date
Fee: $ 17.20
Mary B. Gustin
Miami County Recorder



MIAMI COUNTY AUDITOR

Approved and transferred this 10th day December, 1975.
Jerry L. Orsborn by Beverly Slough Deputy
Miami County Auditor

CITY COUNCIL

At a meeting of the City Council of the City of Troy, Ohio held this 6th day of October, 1975, this plat was approved by ordinance No. O-53-75.

Mayor

Frank H. Prouty — President of Council
Sue G. Knight — Clerk of Council

CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 27th day of August, 1975, this plat was approved.

Byron M. Shepard — Vice-Chairman
Sue G. Knight — Secretary

DESCRIPTION

Being a subdivision of 27.555 Acres of Part of Lots 6510 and 6513 as conveyed to Mid-Continent Properties, Inc. by Deed recorded in Volume 517, Page 111 of the Miami County Record of Recorded Deeds.

DEDICATION

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

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

MID-CONTINENT PROPERTIES, INC.

witness — Peter R. Thompson, President
witness — J. Richard Gaier, Secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 5th day of December 1975, before me, the undersigned a notary public in and for said County and State, personally came Mid-Continent Properties, Inc. by its President Peter R. Thompson and its Secretary, J. Richard Gaier, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notorial seal on the day and date above written.

Notary Public

My Commission Expires:
[illegible] Attorney-at-Law
[illegible]

NOTE

Easements shown on this plat shall be five ft. (5') on each side of lot lines as shown unless indicated otherwise. Easements shown thus:

All lots adjacent to West Main Street shall not have driveway access onto West Main Street.

STATE OF OHIO — DANIEL D. TURNER 4807 — REGISTERED SURVEYOR

I hereby certify this plat and all measurements to be correct. Curved distances measured along the arc. Iron pins set at all lot corners.

DANIEL D. TURNER, registered surveyor no. 4807

Kings Chapel- Section One for Mid-Continent Properties, Inc. Piqua, Ohio		
DANIEL D. TURNER and ASSOCIATES, INC. Troy- Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE Aug. 1975	Drawn by: A.R. Traced by: J.T. Checked by: D.T.	SHEET NO. 1/2
FILE NO. 5-75-87	SCALE: 1" = 100'	

KINGS CHAPEL SUBDIVISION

TROY - OHIO

PROTECTIVE COVENANTS

1. 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 persons claiming under them until November 1, 2005, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

2. It shall be lawful for any person or persons owning any real property in this subdivision 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 for such violation.

3. 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.

4. All lots in this plat shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single family dwelling not to exceed 2½ stories in height and private garage for not more than two cars.

5. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. No building shall be located nearer than (5) feet to any side lot line, nor shall the sum of the side yards be less than (10) feet. This restriction excludes steps and open porches.

6. No lot shall hereafter be subdivided into parcels for additional residential purposes.

7. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

8. No trailer, basement, tent, shack, garage, barn or other outbuilding 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.

9. The premises shall be kept neat and clean, the buildings well painted and weeds and underbrush shall be kept under control, no old discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials or refuse shall be permitted to accumulate or remain on any lot, except building materials for use by the builder during construction.

10. The ground floor of the main structure, exclusive of open porches and garages, shall not be less than 800 Sq. Ft. in the case of a one story structure, or 700 Sq. Ft. in the case of a 1½, 2, or 2½ story structure.

11. No fence, wall or hedge shall be permitted to extend nearer to any street than the minimum building setback line, unless same shall be a hedge not to exceed 30" in height.

12. Easements affecting lots shown and noted on the recorded plat are for utility installation and maintenance, and improvements made on or under any easement by the property owner are made at the risk of the property owner.

13. No signs of any kind shall be displayed to public view on any lot except one professional sign of not more than one Sq. Ft., one sign of not more than five Sq. Ft. advertising the property for sale or for rent, or signs and billboards used by a builder to advertise the property during the construction and sales period.

14. Any lot designed for the natural flow of surface water shall at all times be kept free from any obstructions to the natural flow of surface water.

15. No animals, livestock or poultry, of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

Kings Chapel Subdivision for Mid-Continent Properties, Inc. Piqua, Ohio		
DANIEL D. TURNER and ASSOCIATES, INC. Troy-Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE	Drawn by: Traced by: Checked by:	SHEET NO. 2/2
FILE NO.	Scale:	

REPLAT OF PART INLOT 6907 AND 6908

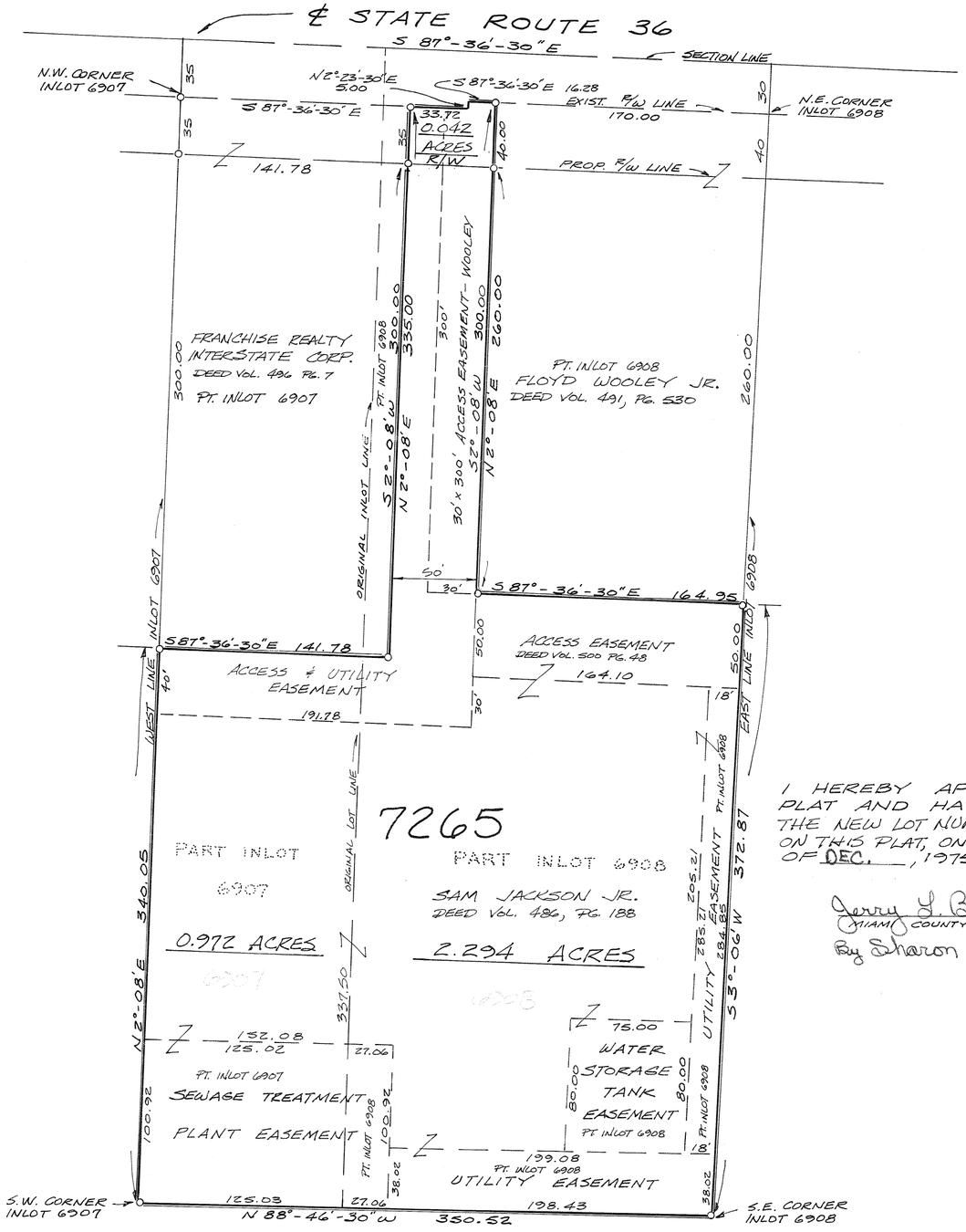
CITY OF PIQUA — COUNTY OF MIAMI — STATE OF OHIO

BOOK 12 PAGE 44
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
FILE No 116496
RECEIVED Dec. 10, 1975, AT 2:46 P.M.
FEE $ 8.60

Mary B. Austin Recorder
MIAMI COUNTY RECORDER
By Dora Whitmer, Deputy.

NORTH

SCALE: 1" = 60'



o IRON PIN

DESCRIPTION

BEING A REPLAT OF 0.972 ACRES IN PART INLOT 6907 AND 2.294 ACRES INLOT 6908, CITY OF PIQUA, MIAMI COUNTY, OHIO, CONVEYED TO SAMUEL JACKSON JR. BY DEED VOL. 486, PAGE 188 OF THE MIAMI COUNTY RECORDERS DEED RECORDS.

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED BEING THE OWNERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT. ALL EXISTING EASEMENTS, SHOWN OR NOT SHOWN, TO BE A PART OF THIS PLAT.

Patricia H. Jackson (DOWER)

Ralph L. Sater
Earl J. Cottesman
WITNESSES

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 10 DAY OF OCTOBER, 1975, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR ABOVE SAID COUNTY AND STATE, CAME PATRICIA JACKSON AND SAMUEL JACKSON JR. WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Ralph L. Sater
NOTARY PUBLIC

OCTOBER 7, 1977
MY COMMISSION EXPIRES

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT, ON THIS 10TH DAY OF DEC., 1975.

Jerry L. Brown
MIAMI COUNTY AUDITOR
By Sharon Brookey

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 10 DAY OF NOV. 1975, ACCEPTED THIS PLAT.

John J. Nardangel CHAIRMAN
Robert Roth D.E. & R.S. SEC'Y

Robert M. Shaver
Philip J. Lange
Raymond L. Hammer, Jr.

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

Michael W. Cozatt
PROFESSIONAL SURVEYOR

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

MICHAEL W. COZATT
CIVIL ENGINEER LAND SURVEYOR
25 S. NORWICH RD. TROY

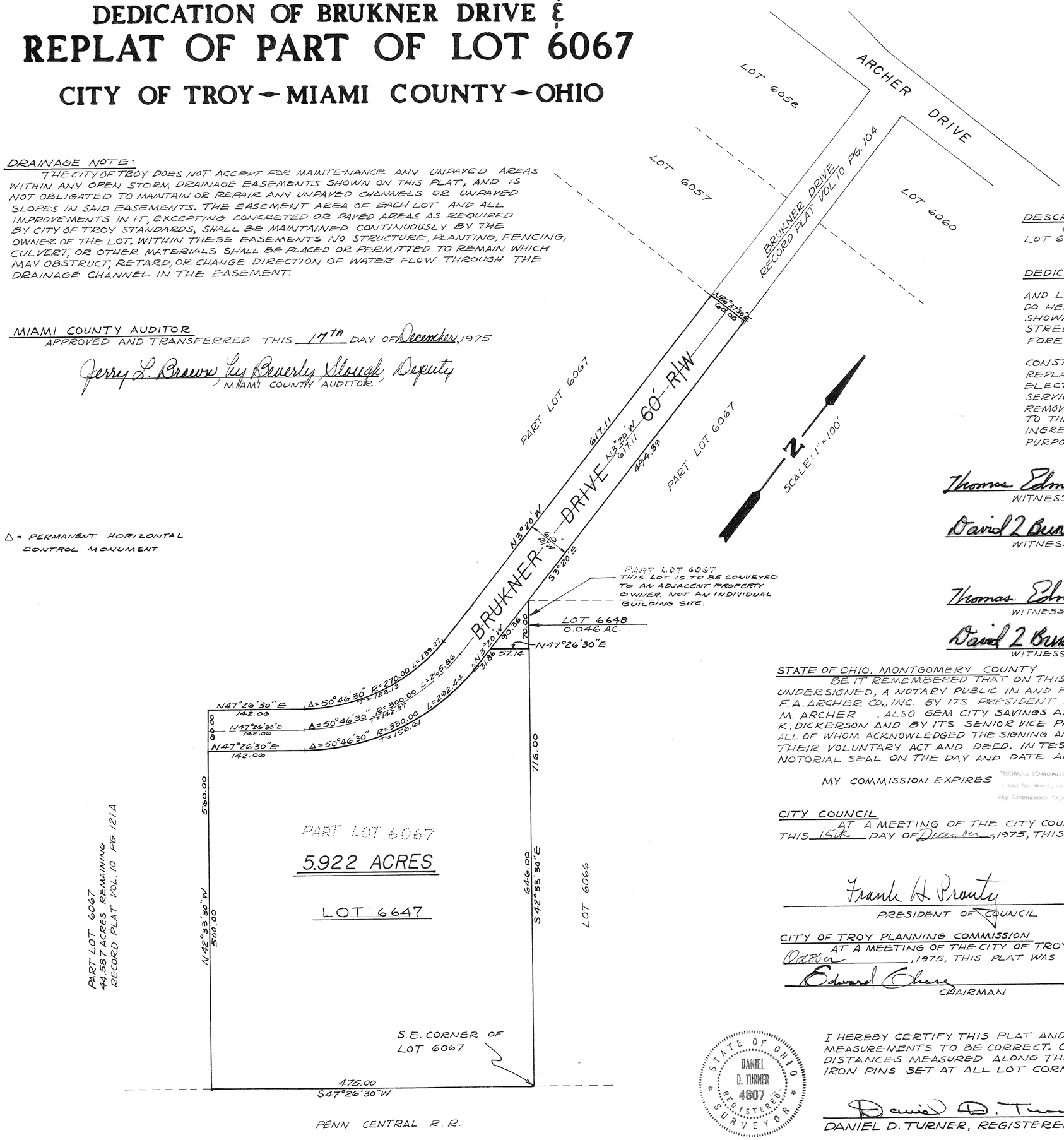
DEDICATION OF BRUKNER DRIVE &
REPLAT OF PART OF LOT 6067
CITY OF TROY — MIAMI COUNTY — OHIO

BOOK 12 PAGE 45
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS

MIAMI COUNTY RECORDER
FILE NO. 116691
RECEIVED FOR RECORD:
2:20 PM Dec. 17, 1975
FEE: $8.60
Mary B. Austin
MIAMI COUNTY RECORDER

DRAINAGE NOTE:
THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS REQUIRED BY 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.

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED THIS 17th DAY OF December, 1975
Jerry L. Brown by Beverly Slough, Deputy
MIAMI COUNTY AUDITOR



DESCRIPTION:
BEING A SUBDIVISION OF 7.380 ACRES OF PART OF LOT 6067 IN THE CITY OF TROY, OHIO, AS SHOWN HEREON.

DEDICATION:
WE, THE UNDERSIGNED, BEING ALL 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 AS SHOWN HEREON TO PUBLIC USE FOREVER.
EASEMENTS SHOWN ON THIS PLAT ARE FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESSED PRIVILEGE OF REMOVING ANY OR 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.

F.A. ARCHER CO., INC.

Thomas Edmundson — WITNESS
F.A. Archer — F.A. ARCHER, PRESIDENT
David L. Brunkmeyer — WITNESS
Thelma M. Archer — THELMA M. ARCHER, VICE PRESIDENT

GEM CITY SAVINGS ASSN.

Thomas Edmundson — WITNESS
Ronald K. Dickerson — RONALD K. DICKERSON, EXEC. VICE. PRES.
David L. Brunkmeyer — WITNESS
Raymond F. Link — RAYMOND F. LINK, SR. VICE PRES.

STATE OF OHIO, MONTGOMERY COUNTY
BE IT REMEMBERED THAT ON THIS 6th DAY OF October, 1975, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME F.A. ARCHER CO., INC. BY ITS PRESIDENT F.A. ARCHER AND BY ITS VICE PRESIDENT THELMA M. ARCHER, ALSO GEM CITY SAVINGS ASSN. BY ITS EXECUTIVE VICE PRESIDENT RONALD K. DICKERSON AND BY ITS SENIOR VICE PRESIDENT RAYMOND F. LINK, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES THOMAS EDMUNDSON Notary Public In and for Montgomery County, Ohio My Commission Expires Feb. 15, 1978
Thomas Edmundson
NOTARY PUBLIC

CITY COUNCIL
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 15th DAY OF December, 1975, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-65-75.

Frank H. Prouty — PRESIDENT OF COUNCIL
Ivan D. Ferrell — MAYOR
Sue D. Knight — CLERK OF COUNCIL

CITY OF TROY PLANNING COMMISSION
AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 22nd DAY OF October, 1975, THIS PLAT WAS APPROVED.

Edward Chase — CHAIRMAN
Sue D. Knight — SECRETARY

STATE OF OHIO — DANIEL D. TURNER — 4807 — REGISTERED SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. CURVED DISTANCES MEASURED ALONG THE ARC. IRON PINS SET AT ALL LOT CORNERS.

Daniel D. Turner
DANIEL D. TURNER, REGISTERED SURVEYOR
No. 4807

REPLAT OF PART OF LOT 6067 FOR F.A. ARCHER CO., INC. TROY · OHIO		
DANIEL D. TURNER & ASSOC., INC. TROY · OHIO CIVIL ENGINEERING ~ LAND SURVEYING		
DATE OCT. 1975	DRAWN BY: AR. TRACED BY: CHECKED BY: J.T.	SHEET NO. 1/1
FILE NO. 6-75-106	SCALE: 1" = 100'	

1.412 Ac. Road

PLAT BOOK 12 PAGE 46
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 19 TH DAY OF
DECEMBER, 1975 AT 2:13 P.M.

FILE NUMBER 116741 FEE $8.60
Mary B. Gustin, Recorder
by: Helen M. Stump, Deputy
MARY B. GUSTIN, MIAMI COUNTY RECORDER

VACATION PLAT OF PART OF EAST-WEST ALLEY BETWEEN COUNTS AND OAK STREETS

CONSENT TO VACATION

WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF ALLEY EXTENDING WEST FROM THE WEST LINE OF COUNTS STREET FOR A DISTACE OF 55.25 FEET SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE CITY OF TROY, OHIO FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION.

John H. Conrad — JOHN H. CONRAD
George F. Reichard — WITNESS
Emma J. Conrad — EMMA J. CONRAD
Leota Reichard — WITNESS
Clarence Hoke Jr — CLARENCE HOKE, JR.
Emil Anderson — WITNESS
Kathleen M. Hoke — KATHLEEN M. HOKE
Geraldine L. Anderson — WITNESS

LEGEND
● = Iron Pin Found
O = Iron Pin Set

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy OHIO THIS 10th DAY OF September, 1975.

Judith B. Dannmeyer
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/29/75

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 10th DAY OF September, 1975, THIS PLAT WAS REVIEWED AND APPROVED.

Edward Chase — PRESIDENT
Sue D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 15th DAY OF December, 1975, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. O-53-75.

Dr. Van Sowell — MAYOR
Frank H. Prouty — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 19TH DAY OF December, 1975.

Jerry L. Brown — JERRY BROWN, MIAMI COUNTY AUDITOR
BY: Sharon Brookey — DEPUTY AUDITOR

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN.

D A Fogle 9/8/75
DONALD A. FOGLE, REGISTERED SURVEYER #5791

STATE OF OHIO DONALD A. FOGLE 5791 REGISTERED SURVEYOR

CITY OF TROY, OHIO ENGINEERING DEPARTMENT		
VACATION PLAT OF PART OF EAST WEST ALLEY BETWEEN COUNTS AND OAK STREETS		
FOR: JOHN AND EMMA CONRAD AND CLARENCE AND KATHLEEN HOKE		
DATE 10 SEPT 75	DRN BY: RFK	SHEET 1/1
FILE	CHKD BY:	
	SCALE 1" = 40'	

TROY - TOWN SECTION I

A SUBDIVISION OF PART INLOT 6055 · CITY OF TROY · MIAMI COUNTY · OHIO
& PART INLOT 6054

PLAT BOOK 12 PAGE 47
MIAMI COUNTY RECORDERS PLAT RECORDS
FILE No 116749
REC'D FOR RECORD DEC. 19, 1975
AT 3:28 P.M. FEE: $8.60
Mary B. Gustin Recorder by Bernice Studebaker
MIAMI COUNTY RECORDER Deputy

NORTH

SCALE: 1" = 100'

SEE DEDICATION OF STREET RECORDED
IN MISC. BOOK 18 PAGE 343 JANUARY 23, 1976.
MARY B. GUSTIN, RECORDER
Dora Whitmer DEPUTY

TROY CITY PLANNING AND ZONING COMMISSION

AT A MEETING HELD THIS 9th DAY OF July 1975 ACCEPTED THIS PLAT.

Edward Chaney — CHAIRMAN
Sue D. Knight — SECRETARY

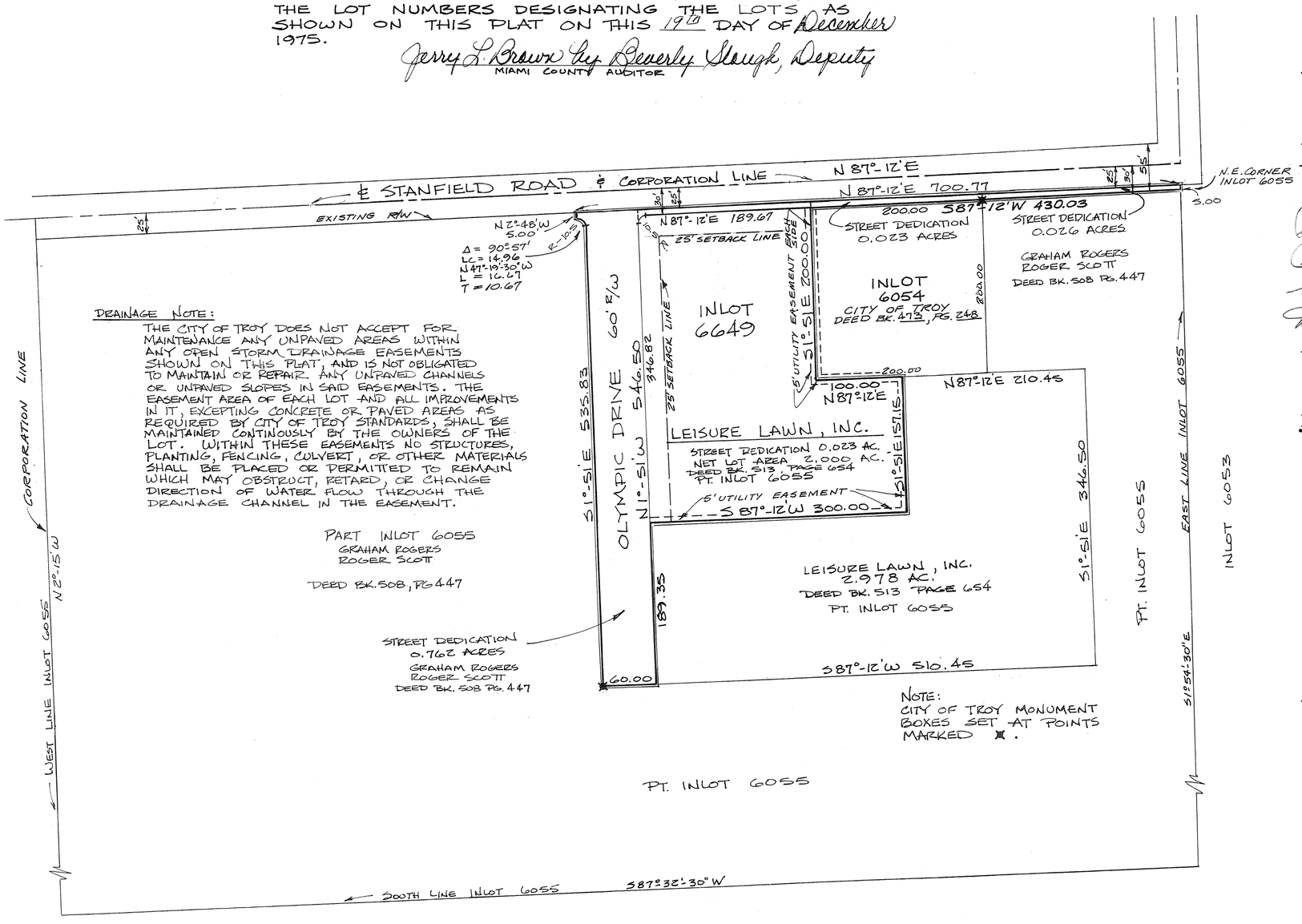
CITY COUNCIL OF THE CITY OF TROY, OHIO

AT A MEETING HELD THIS 15th DAY OF December 1975 ACCEPTED THIS PLAT BY ORDINANCE No. 0-70-75

Frank Terrell — MAYOR
Sue D. Knight — CLERK OF COUNCIL
Frank H. Prouty — PRESIDENT OF COUNCIL

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 19th DAY OF December 1975.

Jerry L. Brown by Beverly Slough, Deputy
MIAMI COUNTY AUDITOR



DRAINAGE NOTE:
THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR PAVED AREAS AS REQUIRED BY CITY OF TROY STANDARDS, SHALL BE MAINTAINED CONTINOUSLY BY THE OWNERS OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURES, 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:
CITY OF TROY MONUMENT BOXES SET AT POINTS MARKED ✖.

DESCRIPTION:

BEING A SUBDIVISION OF 2.834 ACRES TOTAL, 0.834 ACRES STREETS, 2.000 ACRES LOTS, OF PART INLOT 6055, CITY OF TROY, MIAMI COUNTY, OHIO, CONVEYED TO GRAHAM ROGERS, AND ROGER SCOTT BY DEED RECORDED IN VOL. 508 PAGE 447 AND CONVEYED TO LEISURE LAWN, INCORPORATED, TROY, OHIO, BY DEED RECORDED IN VOL. 513, PAGE 654, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS AND PART INLOT 6054 CONVEYED TO THE CITY OF TROY BY DEED RECORDED IN VOL. 473, PAGE 248, OF THE MIAMI COUNTY RECORDERS DEED RECORDS.

DEDICATION:

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

OWNERS	WITNESSES
James Lackett	Vinnie M. Drake
Fay L. Tooch	Judy C. Price
Roger L. Scott	Vinnie M. Drake
Graham L. Rogers	Judy C. Price
Marlen E. Reber	Sue D. Knight

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME the above named _____, AND _____, TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL THIS 5th DAY OF December 1975.

Helen S. Bennett
NOTARY PUBLIC MIAMI CO. OHIO MY COMMISSION EXPIRES 3/21/78
HELEN S. BENNETT, Notary Public
In and for Miami County, Ohio
My Commission Expires March 21, 1978

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. ALL CURVED DISTANCES ARE MEASURED ON THE ARC. IRON PINS SET AT ALL LOT CORNERS.

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

Michael W. Cozatt
REGISTERED SURVEYOR-6001

MICHAEL W. COZATT
CIVIL ENGINEER • LAND SURVEYOR
25 S. NORWICH TROY

JOB. No. - 02974

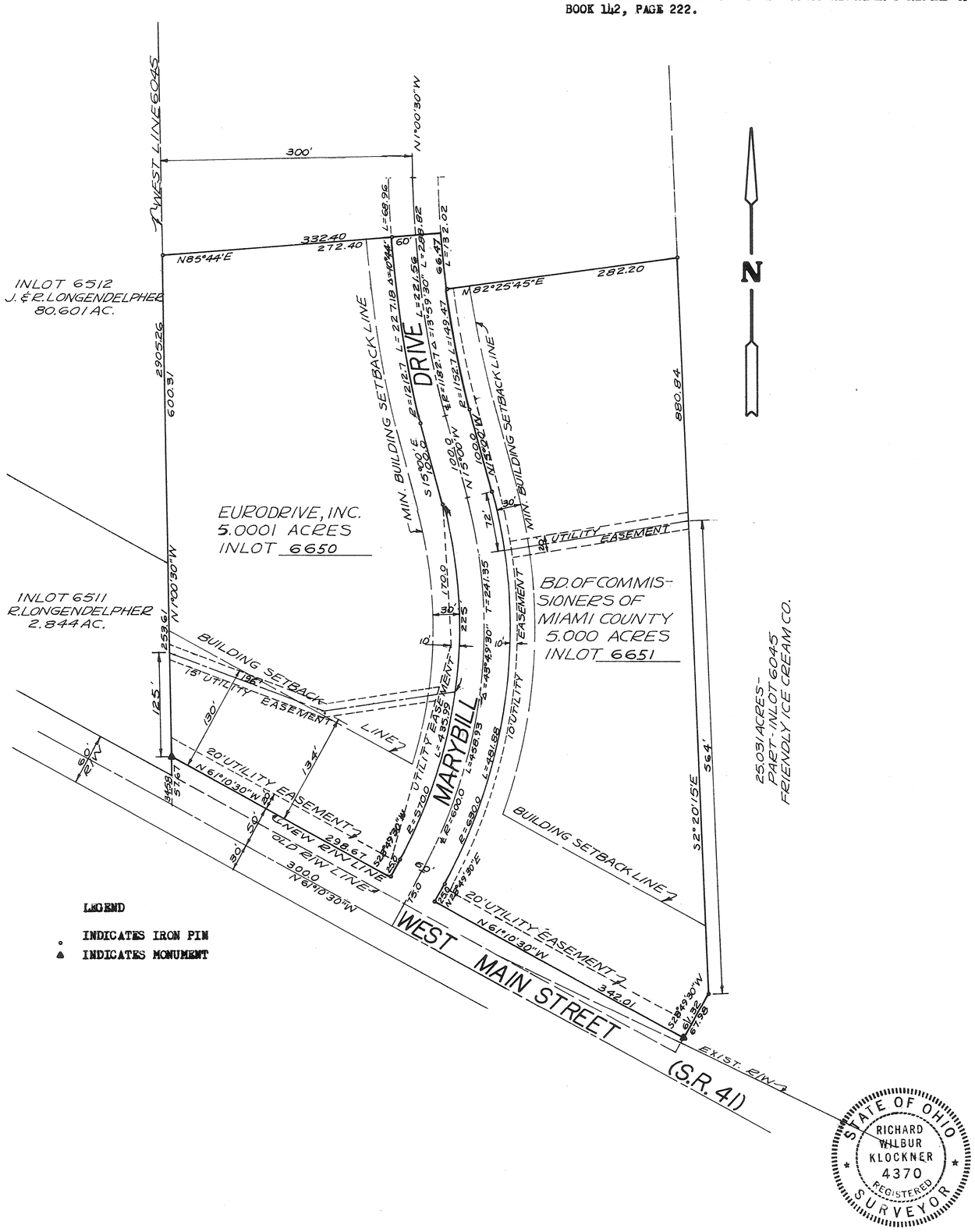
MIAMI COUNTY INDUSTRIAL PARK - SECTION ONE

PLAT BOOK 12 PAGE 48
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 30TH DAY OF
DECEMBER, 1975 AT 8:52 A.M.

FILE NUMBER 116916 FEE $17.20

Mary B. Gustin Recorder
MARY B. GUSTIN, MIAMI COUNTY RECORDER
By Dora Whitmer, Deputy.

BEING A SUBDIVISION CONTAINING A TOTAL OF 11.4291 ACRES OF INLOT 6045 IN THE CITY OF TROY, MIAMI COUNTY, OHIO. 5.0001 ACRES OF WHICH WERE ACQUIRED BY EURODRIVE, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 513, PAGE 81; THE REMAINING 6.429 ACRES ARE A PART OF 122 ACRES ACQUIRED BY BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 142, PAGE 222.



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

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.

BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO

John J. Knoop — JOHN J. KNOOP
Robert E. Clawson — ROBERT E. CLAWSON
Kenneth W. Cook — KENNETH W. COOK

WITNESS: Janet E. Cain
WITNESS: Richard W. Klockner

EURODRIVE, INC.

Sylvan D. Warner — SYLVAN D. WARNER, VICE PRESIDENT

WITNESS: Vally H. Meyer
WITNESS: Richard W. Klockner

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED JOHN J. KNOOP, ROBERT E. CLAWSON AND KENNETH W. COOK, THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SAID BOARD OF COMMISSIONERS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO
THIS 29TH DAY OF DECEMBER, 1975.

Richard W. Klockner NOTARY PUBLIC — MY COMMISSION EXPIRES My Commission Expires Oct. 18, 1976

RICHARD W. KLOCKNER, Notary Public
In and for Miami County, Ohio

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED SYLVAN D. WARNER, VICE PRESIDENT OF EURODRIVE, INC., THE CORPORATION EXECUTING PART OF THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO,
THIS 29TH DAY OF DECEMBER, 1975.

Richard W. Klockner NOTARY PUBLIC — MY COMMISSION EXPIRES My Commission Expires Oct. 18, 1976

RICHARD W. KLOCKNER, Notary Public
In and for Miami County, Ohio

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 26TH DAY OF November, 1975, THIS PLAT WAS REVIEWED AND APPROVED.

Edward Ohmer PRESIDENT — Sue D. Knight SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 15TH DAY OF December, 1975, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-66-75.

Sam D. Wolfe MAYOR — Frank H. Prentz PRESIDENT OF COUNCIL — Sue D. Knight CLERK OF COUNCIL

TRANSFERRED THIS 30TH DAY OF December, 1975.

Jerry L. Brown MIAMI COUNTY AUDITOR — BY: Marlene Daino DEPUTY AUDITOR

I HEREBY CERTIFY THIS SUBDIVISION 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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

DRAINAGE NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR 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 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.

MIAMI COUNTY INDUSTRIAL PARK - SEC. ONE TROY, OHIO		
FOR: BOARD OF COMMISSIONERS OF MIAMI CO. OHIO AND EURODRIVE, INC.		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO PH. (513) 335-5331		
DATE 26 NOV. 75	DRAWN BY: TRACED BY: Rick CHECKED BY:	SHEET NO. 1/2
FILE NO.	SCALE: 1" = 100'	

MIAMI COUNTY INDUSTRIAL PARK-SECTION ONE

PLAT BOOK 12 PAGE 48A
MIAMI COUNTY RECORDER'S RECORD OF
PLATS. RECEIVED FOR RECORD THIS 30TH
DAY OF DECEMBER 1975, AT 8:52A.M.
FILE NUMBER 116916 FEE $17.20
Mary B. Gustin, Recorder
MARY B. GUSTIN, MIAMI COUNTY RECORDER
By Dora Whitmer, Deputy.

DEVELOPMENT STANDARDS FOR
MIAMI COUNTY INDUSTRIAL PARK

Article I - PURPOSE

It is the intent of these provisions that the Miami County Industrial Park (MCIP) be developed and maintained as an attractive park-like setting for business and industry, with ample landscaped open areas, attractive high quality structures, proper and desirable uses and appropriate development of all property. In order to protect the owners, leases and sub-leases against improper or undesirable use of surrounding properties and to guard against violation of these goals, these standards are enacted:

Article II - STANDARDS

Section I - USES

All of the building sites are to be used as offices, warehouses, general administration, manufacturing, assembling, processing, wholesaling and business of a similar nature, including necessary or directly related services. Other uses, as the MCIP Architectural Review Commission (ARC) shall determine to be in harmony with the general character and purposes of the Miami County Industrial Park will also be permitted. All uses require the written approval of the ARC. (See Section II regarding ARC.)

Section II - ARCHITECTURAL REVIEW AND APPROVAL

All improvements of any kind to be installed, directly placed, assembled, altered or permitted to remain on any property within MCIP must be submitted to the MCIP Architectural Review Committee (ARC) for overall conformance to the MCIP plans and standards.

A. The ARC shall be composed of three members appointed by the Board of Commissioners of Miami County, Ohio; one member being a member of such Board of Commissioners; one member being the County Engineer, or the designee of such Engineer; and one member being an Engineer or Architect residing in Miami County. Such appointments shall be for terms of three years each, but with one of the first members being appointed for an initial term of one year and another of the first members being appointed for an initial term of two years, in order to provide for staggered terms of members.

B. Plans to be submitted shall include proposed use, plans and specifications for the building showing shape, size, color, architectural design, material selection, landscaping, paving, curbing and storm drainage. The information shall be furnished on a site plan of one inch equals fifty feet. Plot plans shall show proposed land contours, loading facilities, access ways and other paved areas, landscaping planting areas, building plans for all floors, cross-sections and elevations. All proposed signs shall be described. Specifications shall describe types of construction and materials to be used.

Section III - APPLICATION PROCEDURE

Prior to applying for an application for a building permit, the required plans and specifications must be submitted to the MCIP Architectural Review Committee. The ARC shall review the plans and approve/disapprove or request additional information within thirty (30) days. If additional information is required, the procedure may require an additional

15 days. Failure by the Committee to approve/disapprove such plans within the 30 or 45 day period shall be deemed an approval.

Approval by the Committee shall be in effect for two (2) years; construction must have begun within this time frame. One 6-month extension may be requested of the Committee.

Section IV - SETBACKS

No building or structures shall be erected within the following minimum setback areas.

A. From Route 41 (centerline) 180 feet.

B. From side property lines 10 feet.

C. From rear property lines 10 feet.

D. From property lines abutting in the existing or proposed streets along highway rights-of-way 30 feet.

E. Structures more than 40 feet in height must be set back one additional foot for each 4 feet of height exceeding 40 feet. In no case shall the additional setback be more than 5 feet.

Where, however, the zoning ordinances of the City of Troy require greater setback, no building structure shall be erected within the minimum setback area provided for therein.

The setback areas are to be used exclusively for utilities, landscaping, lawns, driveways, walks and off-street parking, providing, however, that no off-street parking be allowed in any front yard setback or within any setback area without the prior written approval of the ARC. Parking shall not be permitted within 30 feet of the right-of-way line on a dedicated street.

Section V - CONSTRUCTION

Building constructions and designs shall be such as to create a completed structure with four (4) equally attractive sides of high quality rather than creating a front elevation of significantly different materials from side and rear elevations. The side of any structure that is planned for future expansion may be constructed of approved materials of the basic design used in the structure with any finished architectural treatment or facing to be added to the completed structure when final expansion has been approved. This final facing or finishing shall be added to this unfinished side of the structure within a period of five (5) years of original construction unless extensions of time are granted by the ARC, in writing, to allow for expansion of the structure within a reasonable time period.

All roof structures in excess of 48 inches in diameter or square measurement and/or 18 inches in height shall be shielded or screened from observation from the adjoining public rights-of-way. Such shielding or screening shall be in harmony with the side walls of the structure.

Section VI - PARKING

Employee/Customer/Owner/Tenant parking will not be permitted on the private or publicly dedicated streets and it will be the responsibility of all property owners to provide necessary parking facilities on each property. Parking requirements shall be as follows:

A. Business and commercial uses shall provide a minimum of one parking space per 250 square feet of gross floor space.

B. All types of industrial manufacturing or storage and wholesale uses shall provide one space for each two employees on the combined work shifts, plus one space for each 10,000 square feet of floor area, plus one space for each vehicle maintained on the premises.

C. All parking areas and garages shall be properly maintained by the Owner.

D. Where, however, the zoning ordinances of the City of Troy have more stringent requirements, the same shall be applicable.

Section VII - LOADING SPACES

All loading and unloading of vehicles shall be conducted entirely upon the building site. No loading dock shall be on a street frontage and all loading docks and doors shall be screened from view by appropriate planting or screening which are compatible with the building design materials. Loading spaces shall be a minimum of 60 feet in length and 12 feet in width.

Section VIII - SIGNS

No billboard signs or other advertisement devices shall be permitted upon any part of any building or lot or any part thereof without the prior approval of the ARC. No rooftop signs shall be permitted. Free standing signs mounted on uprights shall be permitted providing they are not over 6 feet in height. All signs shall be harmonious with the texture and color of the building to which it is affixed. Wall-mounted signs on the face of a building are encouraged. Total sign area per parcel shall not exceed 80 square feet. No wall-mounted signs shall project more than 18 inches from the wall. A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used and such illumination shall be confined to the area of the sign. No colored illumination other than white shall be used without prior written approval of the ARC.

Section IX - BUILDING MATERIALS

No exterior walls including a rear wall shall be permitted with exposed galvanized sheet, concrete block, or light weight aggregate block, whether painted or not. All major equipment including but not limited to air conditioning equipment, heating equipment and electrical transformers shall be screened from view with material consistent with the building material.

Section X - WASTE AND REFUSE

All materials or refuse, combustible or non-combustible should be stored and maintained in closed containers. Such containers shall be shielded from view by permanent structures or screens compatible with the design of the building.

Section XI - LANDSCAPING

All open areas on a parcel not used for building, storage, parking, access roads and loading areas shall be suitably graded and drained and shall be seeded and maintained in grass and shall be further landscaped with trees and shrubs so as to provide a park-like site for the buildings and to screen parking, loading and road areas.

Landscaping plans shall be submitted with the building plans to the ARC for approval. All such plans shall be evaluated for conformance to the overall landscaping plans before the ARC approves.

Section XII - OUTSIDE STORAGE AND EQUIPMENT

No materials, supplies or equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permanent structure without the prior written approval of the ARC. Outdoor storage shall be permitted provided such storage is screened from view by a permanent screening and is confined to locations approved by the ARC.

Section XIII - FENCES

No fences, walls, hedges or mass planting shall exceed a height of 6 feet, nor be erected or installed or permitted to remain within 30 feet of a property line or right-of-way line. Chain-link fences are discouraged but may be approved by the ARC in those instances where security of facilities is needed.

Section XIV - LIGHTING

The exterior lighting shall not be installed without the prior written approval of the ARC. All exterior lighting shall conform to the MCIP lighting plan.

Section XV - BUILDING COVERAGE

In no case shall coverage by building, access drives and parking exceed a total of 70% of the parcel.

MIAMI COUNTY INDUSTRIAL PARK-SECTION ONE TROY, MIAMI COUNTY, OHIO		
FOR: BOARD OF COMMISSIONERS OF MIAMI CO. OHIO AND EURODRIVE, INC.		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO (513)335-5331		
DATE 26 NOV. 75	DRAWN BY: TRACED BY: RWK CHECKED BY:	SHEET NO 2/2
FILE NO.	SCALE: 1" = 100'	

PARK RIDGE SUBDIVISION SEC. 6

PART OF OUTLOT NO. 319

PIQUA ~ OHIO

AND REPLAT OF INLOTS 7227 & 7228

BOOK 12 PAGE 49

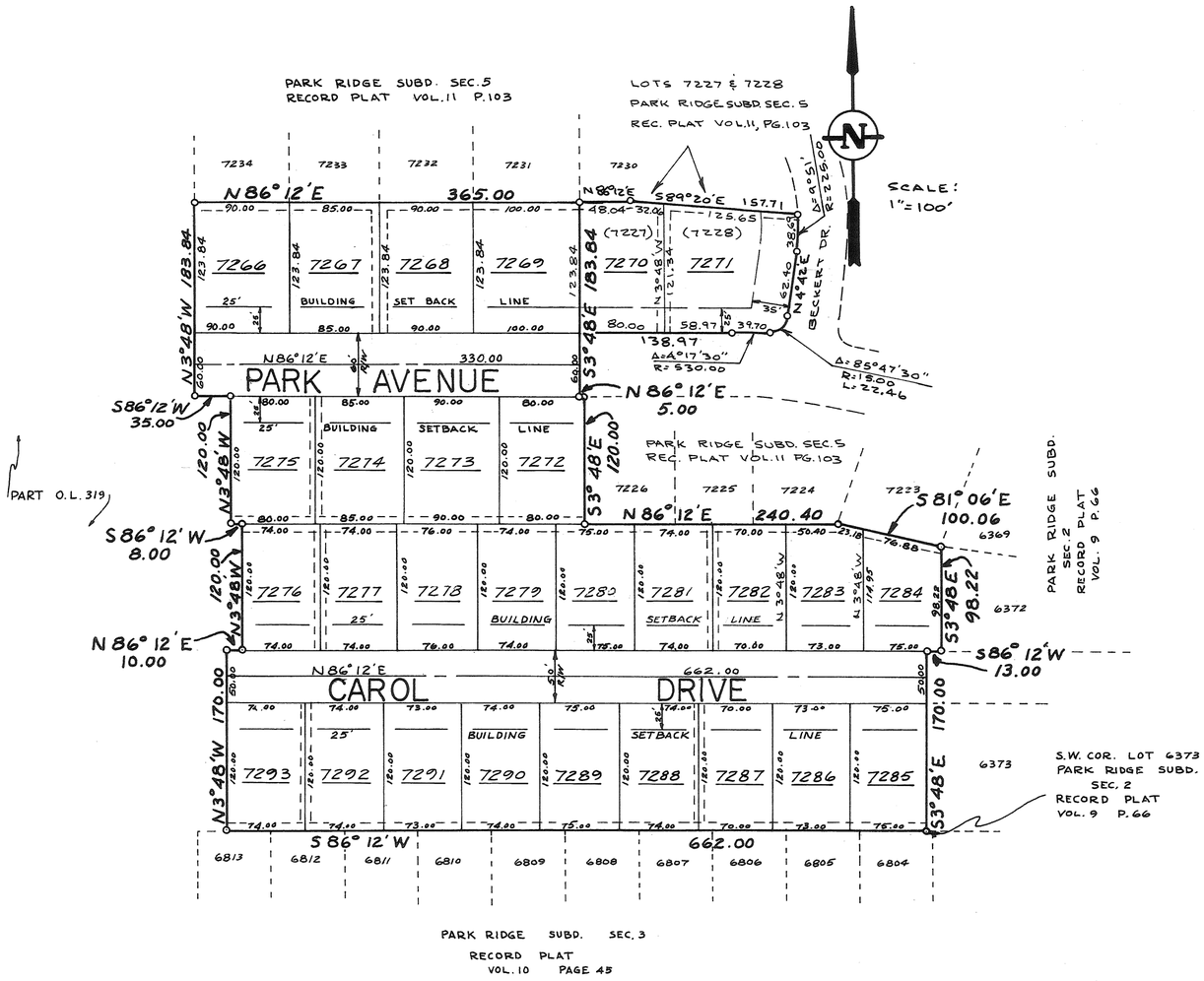
Miami County Recorder's Record of Recorded Plats

File No. 117362

Received for record 10:45 AM time JAN. 21, 1976 date

Fee: $ 8.60

Mary B. Austin, Recorder by Bernice Niederhelman, Deputy
Miami County Recorder



DESCRIPTION

Being a subdivision of 6.858 Acres of part of Outlot No. 319 in the City of Piqua,, Miami County, Ohio as conveyed to Park Ridge, Inc. by deed recorded in Vol. 406, Page 159 of the Miami County Deed Records and a replat of Inlots 7227 and 7228 of Parkridge Subdivision Section 5.

DEDICATION

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

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 and for the express priviledge 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.

PARK RIDGE, INC.

Connie Thompson
witness

Clifford M. Utterback
Clifford M. Utterback, president

Sue Ellen Lange
witness

Robert P. Fite
Robert P. Fite, secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 3 day of Sept., 1975, before me, the undersigned a notary public in and for said county and state, personally came Park Ridge, Inc. by its president Clifford M. Utterback and its secretary Robert P. Fite who acknowledged the signing and execution of the foregoing plat to be their voluntary act. and deed. In testimony whereof, I have set my hand and notorial seal on the day and date above written.

Jan 3, 1979
My Commission Expires

Sue Ellen Lange
Notary Public

CITY PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 13th day of October, 1975, this plat was approved.

John O. Marbrough
John L. DeLuse
Philip J. Lange
Raymond L. Hammer Jr.
Robert M. Stance

CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 17th day of Nov., 1975, this plat was approved by resolution no. C-5804

Joseph C. Roy
Harold L. Short
Jack A. Wilson
Clarence E. Peltier
Charles E. Tyler

NOTE

Easements indicated on this plat are six feet on each side of lot lines unless indicated otherwise. Easements are designated thus:

RESTRICTIONS

Restrictions for this plat shall be the same as those for Section Two as recorded in Vol. 9 Page 66 A of the Miami County Plat Records.

MIAMI COUNTY AUDITOR

Approved and transferred this 21st day of January, 1975.

Jerry L. Brown
Miami County Auditor
By: Sharon Brookey, Deputy

NOTE

The purpose of the replat of Inlots 7227 and 7228 is to change the building setback line from Park Ave. from 35 feet to 25 feet. No other changes are being made in these two lots at this time.

STATE OF OHIO DANIEL D. TURNER 4807 REGISTERED SURVEYOR

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners. Curved distances measured along the arc.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Park Ridge Subdivision- Sec. 6 for Park Ridge, Inc. Piqua, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy - Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE AUG. 1975	Drawn by: A.R. Traced by: A.R. Checked by: J.T.	SHEET NO. 1/1
FILE NO. 4-75-67	SCALE: 1" = 100'	

—RE-FILED SUBDIVISION PLAT—

JESS ROLLING HILLS SUBDIVISION

BEING A SUBDIVISION SITUATED IN SECTION 28 (SW QR.); TOWN 2 MRS; RANGE 11; IN LOSTCREEK TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 37.337 ACRES OF A TOTAL OF 99.000 ACRES AS CONVEYED TO GEORGE EDGAR JESS BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 494 ; PAGE 910.

OCTOBER 19, 1974 SCALE: 1" = 200'

NOTE: THIS PLAT SUPERCEDES PLAT FILED IN PLAT BOOK 11; PAGE 143 - REFILED DUE TO OMISSION OF LIENHOLDERS WHICH ARE AS SHOWN HEREON.

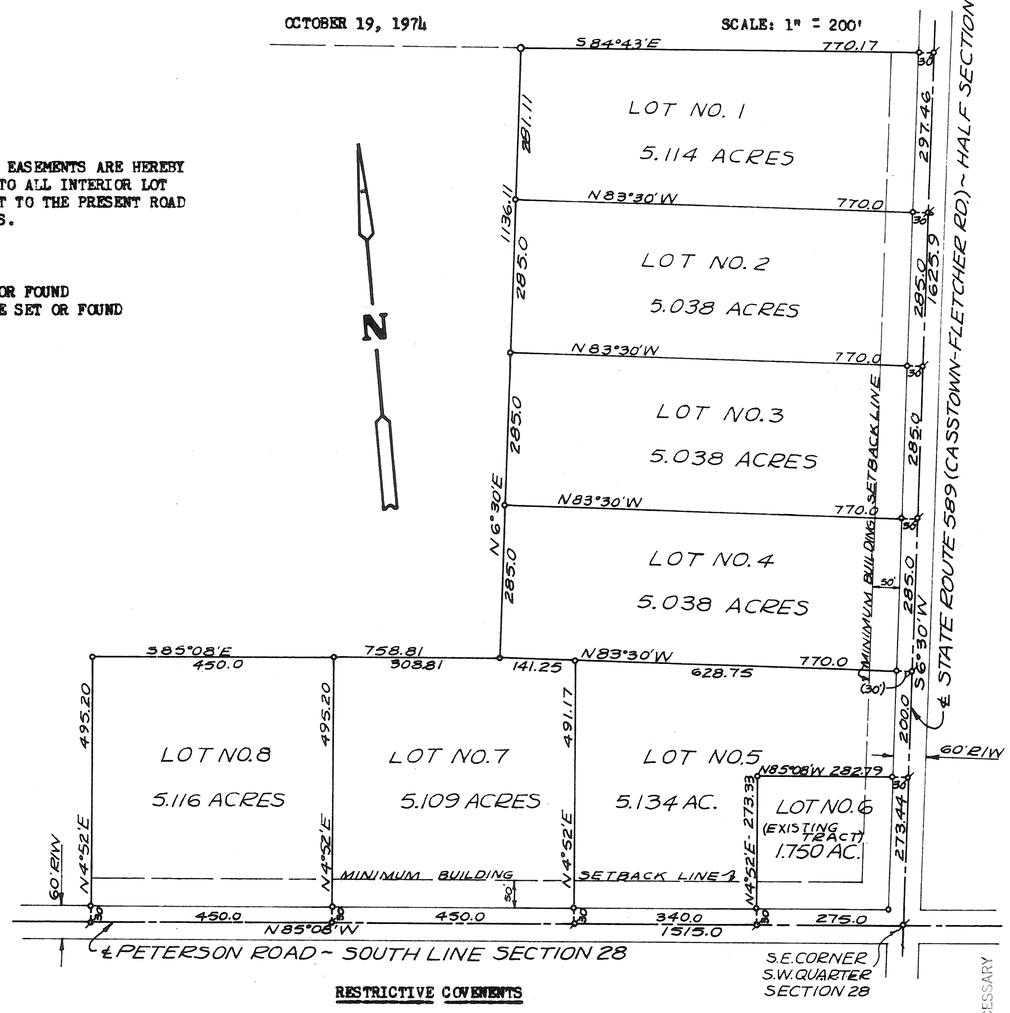
PLAT BOOK 12 : PAGE 50
MIAMI COUNTY RECORDER'S PLAT RECORDS.
RECEIVED FOR RECORD THIS 23RD DAY OF JANUARY, 1976
AT 1:43 P.M.
FILE NO. 117440 FEE $ 9.10

Mary B. Gustin Recorder
MARY B. GUSTIN, MIAMI CO. RECORDER
BY: Dora Whitmer, Deputy
DEPUTY RECORDER

NOTE: 10' WIDTH UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES AND ADJACENT TO THE PRESENT ROAD RIGHT-OF-WAY LINES.

LEGEND

o - IRON PIN SET OR FOUND
ø - RAILROAD SPIKE SET OR FOUND



STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

RESTRICTIVE COVENENTS

1. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to re main on any lot other than one (1) single family dwelling. No commercial enterprise of any nature shall be entered into by owners and/or occupants of property in this subdivision.
2. DWELLING SIZE: Floor area of the main structure, exclusive of open porches, garages, carports or patios shall not be less than 1500 sq. ft. for a one floor plan design; 1800 sq. ft. for split level design and 1100 sq. ft. on first floor of two story or one and one half story design.
3. BUILDING LOCATION: No building shall be located on any lot nearer to the front, rear or side property line than the minimum setback provided on the recorded plat of said subdivision. No building shall be located nearer than 25 feet to any interior lot line.
4. OUTBUILDINGS: Any outbuilding must be to the rear of the residence building, and must be of conventional construction, permanent in nature, and may not be made of unsightly material or boxes or similar lumber, and must be kept painted and in good repair.
5. DIVISION OF LOTS: No lot or lots shall herein after be subdivided into additional lots.
6. WATER AND SEWER: Each dwelling shall have a well and/or cistern and a private sewage disposal system, the location and construction of which shall be approved by the Miami County Board of Health. No outside toilets ar permitted.
7. OTHER BUILDINGS: No trailers, basement, camp shack, garage, barn or other outbuildings shall at any time be used as a residence temporarily or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
8. UPKEEP OF PREMISES: The premises must be kept clean and neat, the buildings well painted and weeds and underbrush must be kept under control at all times.
9. FENCES: Any fencing or hedges that may be erected or planted must be of an attractive and durable material.
10. SIGNS: No sign of any kind shall be placed for public view on any lot except one (1) sign of not more than five (5) square feet advertising the property for sale or for rent, or signs used by a builder to advertise the property during construction.
11. LIVE STOCK AND POULTRY: Cattle, horses and domestic animals may be kept in this subdivision as long as the maintenance of same does not become an annoyance or nuisance to the neighborhood. No hogs or poultry will be allowed to be kept on these lots.
12. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of such materials shall be kept in an attractive, clean and sanitary manner.
13. METERS AND UTILITY SERVICE BOXES: No ex posed utility service boxes or utility meters shall be permitted in any front yard area.
14. NUISANCES: No noxious or offensive activities shall be carried on upon any res idential lot nor shall anything be done theron which may become an annoyance or nuisance to the neighborhood.
15. CREEK: Said lot owners shall not in any way contaminate, restrict or obstruct the natural flow of the creek upon said premises as it presently exists.
16. ENFORCEMENT: These covenants and restrictions shall be enforceable by injunction or otherwise by the grantor, their successors or assigns.
17. INVALIDATION: Invalidation of any one of these covenants and restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LA NDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF ALL PARTS OF THE ROADS 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, A ND 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.

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 MIAMI COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

George Edgar Jess — GEORGE EDGAR JESS — WITNESS: William Shively
Susan Kay Jess (DOWER) — WITNESS: Roland Shively

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami County, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHE REOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Fletcher OHIO THIS 23 DAY OF October, 1974.

Chester E Davis
NOTARY PUBLIC
MY COMMISSION EXPIRES : Jan. 26, 1975

THIS PLAT REVIEWED AND APPROVED THIS 25 DAY OF October, 1974
Arth D. Haddad — ARTHUR D, HADDAD , MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 8th DAY OF August, 1974 FOR SANITARY SEWAGE DISPOSAL REQUIREMENTS BY MIAMI CO UNTY BOARD OF HEALTH (SEWAGE COMMITTEE)
Lowell H. Domigan — MIAMI COUNTY BOARD OF HEALTH REPRESENTATIVE

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 30TH DAY OF OCTOBER, 1974. (APPROVAL OF THIS PLAT DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041 OHIO REVISED CODE.)
John J. Kraus — Kenneth L. Cook

TRANSFERRED THIS ____ DAY OF _____, 1976 — Jerry L. Brown, MIAMI COUNTY AUDITOR — BY: Sharon Brookey, DEPUTY AUDITOR

TRANSFER NOT NECESSARY
January 23 1976
JERRY L. BROWN, AUDITOR
MIAMI COUNTY, OHIO

LIENHOLDER: THIRD SAVINGS & LOAN CO.
Samuel H. Heitzman — SAMUEL H. HEITZMAN, PRESIDENT — WITNESS: June M. Barnes
Richard K. Cron — RICHARD K. CRON, SECRETARY — WITNESS: L. Suzanne Reid
STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED SAMUEL H. HEITZMAN, PRESIDENT AND RICHARD K. CRON, SECRETARY OF THIRD SAVINGS & LOAN CO. , A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND SECRETARY AND THE FREE AND CORPORATE ACT AND DEED OF SAID THIRD SAVINGS & LOAN CO. OF PIQUA, OHIO.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO THIS 22 DAY OF JANUARY, 1976.

June M. Barnes — NOTARY PUBLIC
MY COMMISSION EXPIRES: July 3, 1980

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE BY ME. ALL LOT CORNERS ARE MARKED AS SHOWN.
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

JESS ROLLING HILLS SUBDIVISION FOR GEORGE EDGAR JESS		
RICHARD W. KLOCKNER & ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING TROY, OHIO 45373 (513)335-5331		
DATED 16 JAN 1976	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 200'	

REPLAT OF INLOT 6570

CITY OF TROY COUNTY OF MIAMI OHIO

BOOK 12 PAGE 51
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE No 118005
RECEIVED ~~FEBRUARY~~ 20, 1976
AT 11:39 A.M. FEE $ 8.60

Mary B Austin
MIAMI COUNTY RECORDER
by Emily M. Neal
Deputy

DESCRIPTION

BEING A SUBDIVISION OF ALL OF INLOT 6570, CITY OF TROY, MIAM COUNTY, OHIO, CONVEYED TO THE WESTERN OHIO NATIONAL BANK & TRUST CO. BY DEED VOL. 516 PAGE 474 AS RECORDED IN MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LEINHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

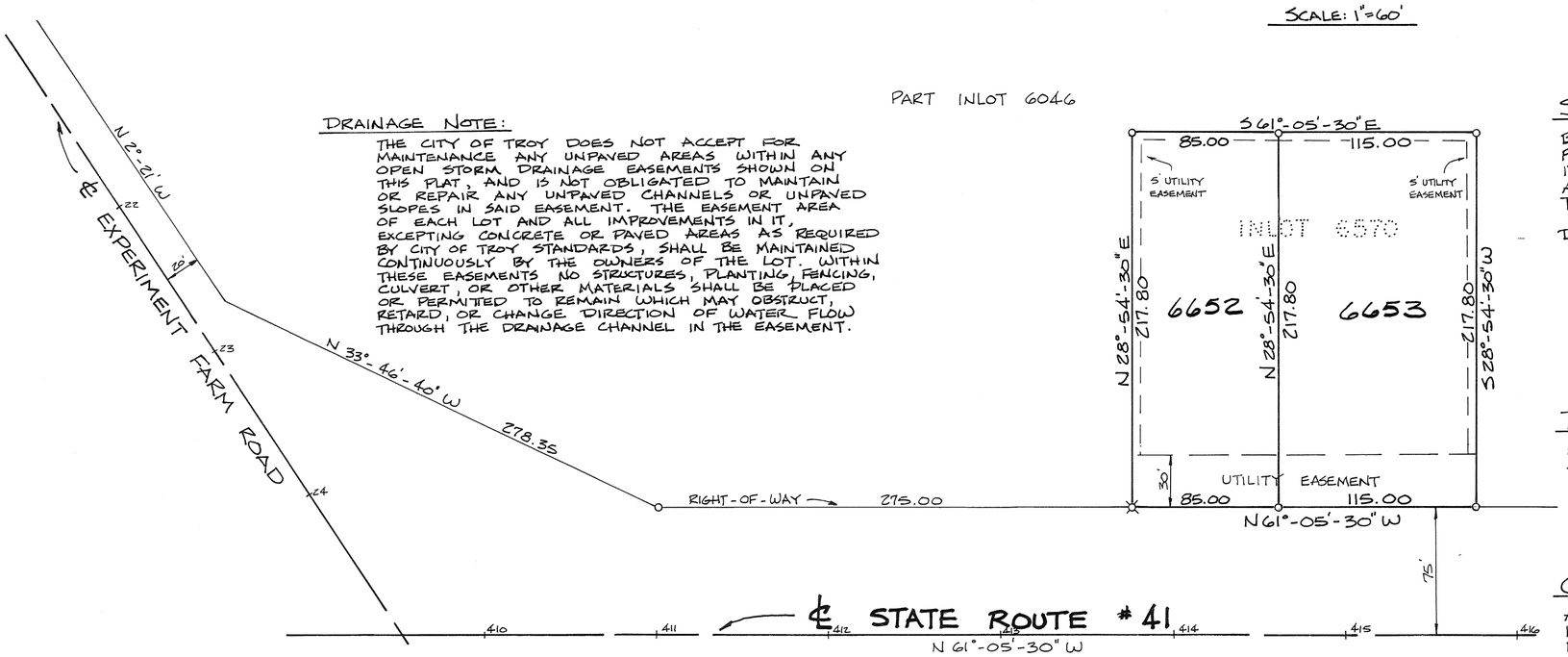
EASEMENTS SHOWN ON THIS PLAT ARE FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING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

Betty J. Minnich WITNESS — R. E. Stade PRES.

William Zimmerlin WITNESS — William L. Rhoades EXEC. V. PRES.

NORTH

SCALE: 1"=60'



DRAINAGE NOTE:

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR PAVED AREAS AS REQUIRED BY CITY OF TROY STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNERS OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURES, 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.

LEGEND
o IRON PIN
☒ CITY OF TROY MONUMENT BOX

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE WESTERN OHIO NATIONAL BANK & TRUST CO., BY R. E. Stade ITS President AND William L. Rhoades ITS Exec. V. Pres., AND ACKNOWLEDGED THE SIGNING OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARY SEAL THIS 10th DAY OF February, 1976.

MY COMMISSION EXPIRES January 19, 1979

Donald H. Cook
NOTARY PUBLIC MIAMI CO., OHIO

TROY CITY PLANNING COMMISSION

AT A MEETING HELD THIS 10th DAY OF November 1975, ACCEPTED THIS PLAT.

Edward Chance, President — Sue D. Knight, Secretary

CITY COUNCIL OF THE CITY OF TROY, OHIO

AT A MEETING HELD THIS 17th DAY OF February 1976, ACCEPTED THIS PLAT BY ORDINANCE No. 0-3-76.

Frank A. Prosty, MAYOR — Sue D. Knight, Clerk

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 20th DAY OF February 1976.

Jerry L. Brown by Sharon Brookey, Deputy
MIAMI COUNTY AUDITOR

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

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

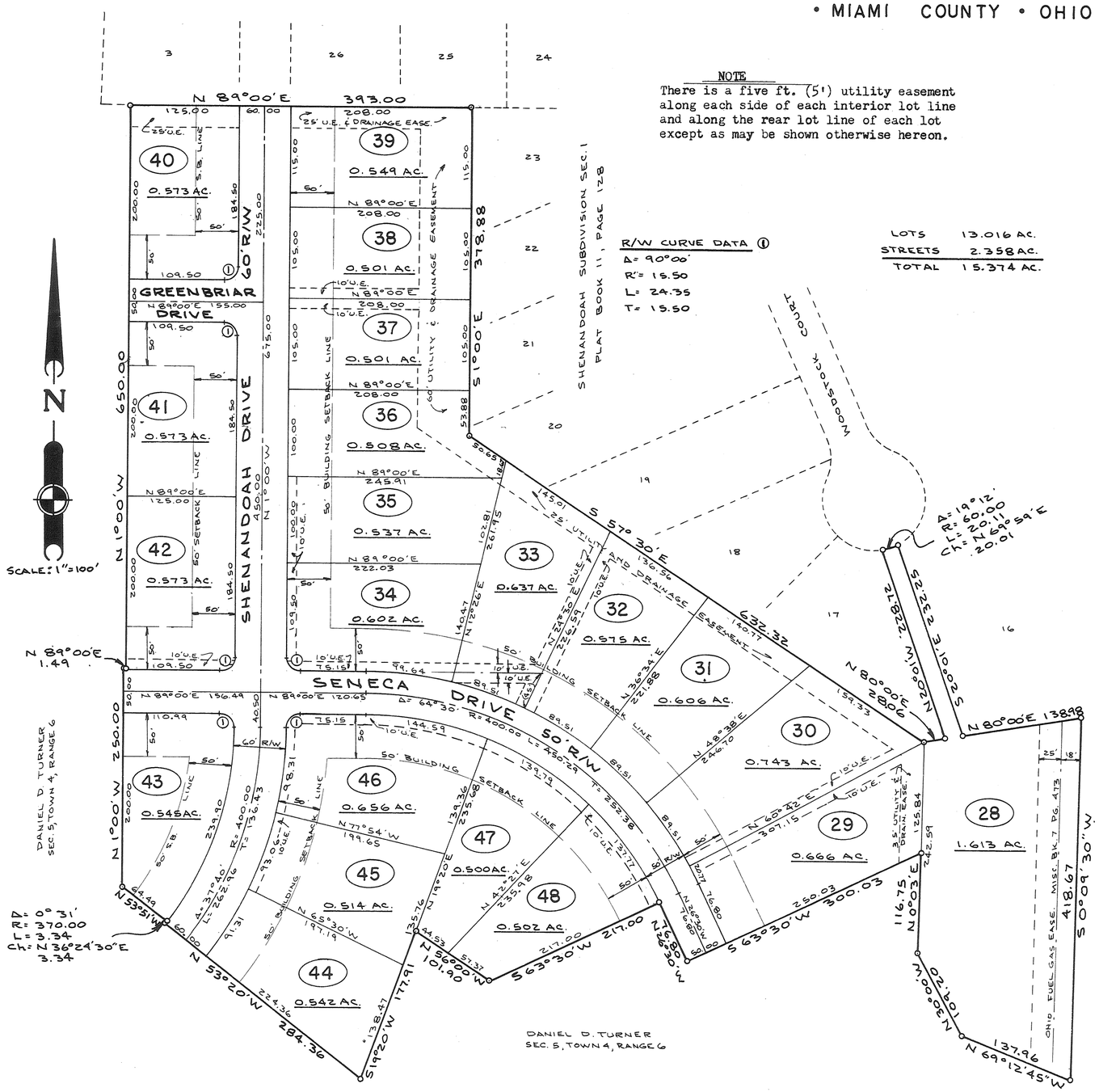
Michael W. Cozatt
MICHAEL W. COZATT
CIVIL ENGINEER - LAND SURVEYOR
25 S. NORWICH RD. TROY

· SHENANDOAH SUBDIVISION · SEC THREE ·

· TOWN 4 · RANGE 6 · SECTION 5 NW QTR · CONCORD TOWNSHIP ·
· MIAMI COUNTY · OHIO ·

PLAT BOOK 12 PAGE 52
Miami County Recorder's Plat Records
Received for record this 1st day
of MARCH, 1976 at 2:31 PM
File Number 118191 Fee: $8.60
Mary B. Austin Recorder
Miami County Recorder
By Dora W. Whitmer, Deputy

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.



LOTS	13.016 AC.
STREETS	2.358 AC.
TOTAL	15.374 AC.

All easements shown or noted hereon shall include usage for storm sewer and surface water drainage

Protective covenants for this plat shall be the same as those for Shenandoah Subdivision, Section One as recorded in Plat Book 11, Page 128-A of the Miami County Plat Records, except that the time limitation of said covenants shall extend to April 1, 1996., **Lot 28 is to be used for a sanitary treatment facility and is exempt from all protective covenants.**

This plat approved by Miami County Commissioners this 27TH day of Feb. 1976. (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.

Kenneth Cosh
Robert E. Clausen
John J. Knapp

DESCRIPTION
Being a subdivision situated in Section Five (5), Town Four (4), Range Six (6), in Concord Township, Miami County, Ohio. Containing 15.374 Acres of a total of 142.647 Acres as conveyed to Daniel D. Turner by deed recorded in Miami County Recorder's Record of Deeds Book 517, Page 664.

DEDICATION
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, and public grounds, 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 of 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. 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 Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Catharine E. Dooley — witness
Marilyn K. Boehringer — witness
Daniel D. Turner
Gail W. Turner

PEOPLES BUILDING AND SAVINGS ASSOCIATION
Catharine E. Dooley — witness
Marilyn K. Boehringer — witness
William E. Eickhoff, secretary
R. L. Coffey, treasurer

STATE OF OHIO, MIAMI COUNTY, ss:
Be it remembered that on this 14th day of January, 1976, before me a notary public in and for said county and state, personally came Daniel D. Turner, and Gail W. Turner and Peoples Building and Savings Association by its secretary, William E. Eickhoff and its treasurer R. L. Coffey, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on this day and date above written.

8-18-79
My Commission Expires
Catharine E. Dooley
Notary Public

APPROVED BY CITY OF TROY PLANNING COMMISSION
At a meeting of the City of Troy Planning Commission held this 14th day of January, 1976, this plat was approved.
Edward Chase — PRESIDENT
Sue D. Knight — SECRETARY

MIAMI COUNTY AUDITOR
Approved and transferred this 1st day of March, 1976.
Jerry L. Brown by Beverly Slough, Deputy
Miami County Auditor

This plat reviewed and approved this 20th day of January, 1976.
Arnold D. Hedden
Miami County Engineer

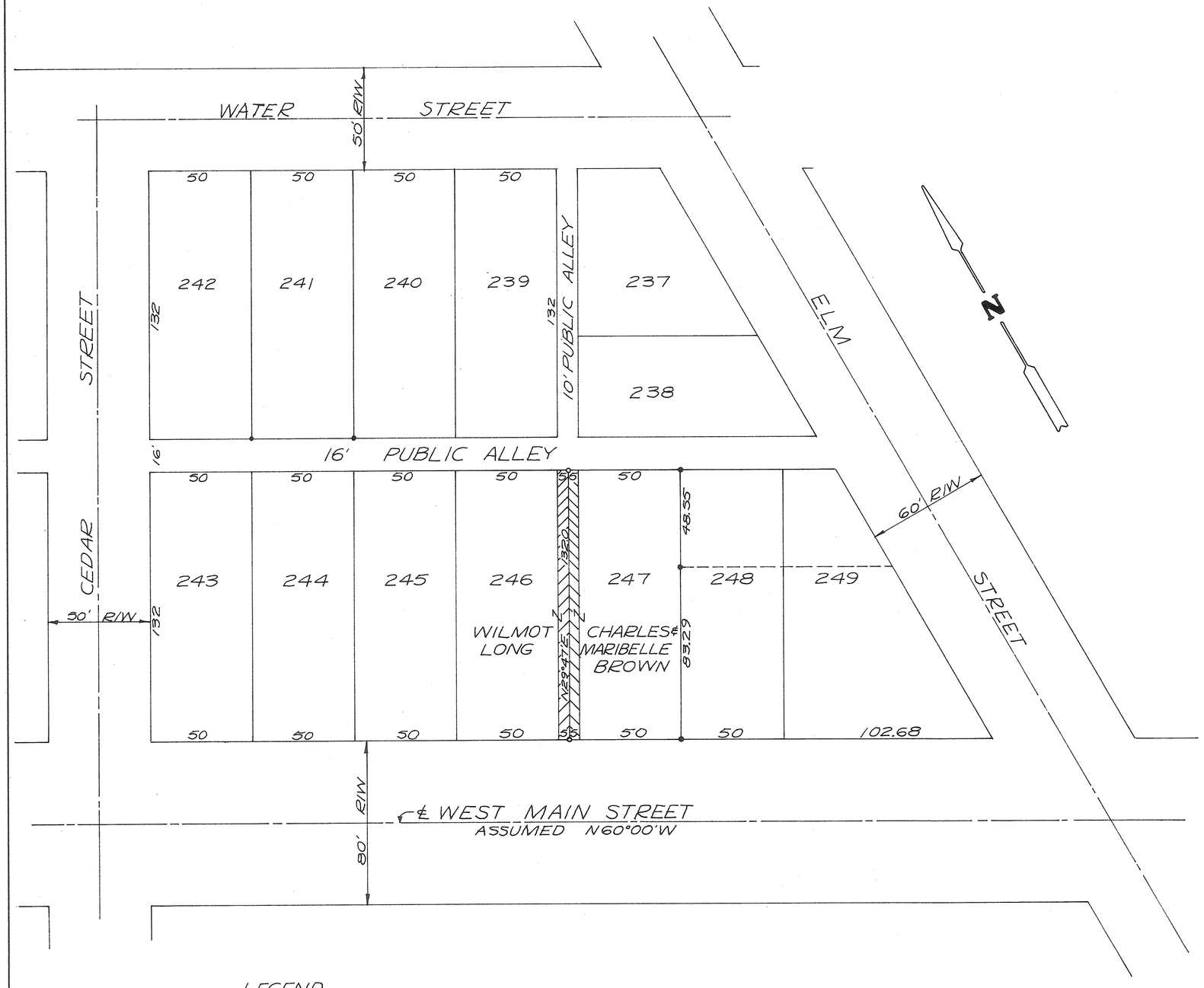
This plat reviewed and approved by the Miami County Planning Commission this 20TH day of JAN. 1976.
Gary A. Studebaker — Chairman
Gary B. Clark 2388 — Secretary

STATE OF OHIO DANIEL D. TURNER 4807 REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision, on January 5, 1976. That all monuments are set as shown.
DANIEL D. TURNER, registered surveyor no. 4807

Shenandoah Subdivision- Section Three for Daniel D. Turner and Gail W. Turner Troy, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING - LAND SURVEYING*		
DATE JAN. 1976	Drawn by: J.T. Traced by: J.T. Checked by: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

VACATION PLAT OF 10' ALLEY BETWEEN INLOTS 246 AND 247 IN TROY, OHIO



LEGEND
○ = IRON PIN SET
● = IRON PIN FOUND

PLAT BOOK 12 PAGE 53
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 23RD DAY OF MARCH, 1976 AT 8:35 A.M.
FILE NUMBER 118754 FEE $ 8.60

Mary B. Gustin, Recorder by Bernice Studebaker Deputy
MARY B. GUSTIN, MIAMI COUNTY RECORDER

CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTIONS OF THE 10 FOOT WIDTH ALLEY EXTENDING FROM WEST MAIN STREET TO THE SOUTH LINE OF THE 16 FOOT WIDTH ALLEY BETWEEN INLOTS 246 AND 247 SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE CITY OF TROY, OHIO FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION.

AS A CONSIDERATION OF THIS VACATION, AN EASEMENT 10 FEET IN WIDTH, WHICH WAS THE ORIGINAL 10 FOOT ALLEY, IS HEREBY GRANTED FOR UTILITY INSTALLATION, MAINTENANCE AND REPAIR OR REPLACEMENT 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.

Wilmot Long — WILMOT LONG, OWNER
Vera M. Crusey — WITNESS
Helen Long — HELEN LONG (DOWER)
Evelyn C. McCoppin — WITNESS
Charles D. Brown — CHARLES BROWN, OWNER
Vera M. Crusey — WITNESS
Maribelle Brown — MARIBELLE BROWN, OWNER
Evelyn C. McCoppin — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S. S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO THIS 7th DAY OF November, 1975.

Vera M. Crusey
NOTARY PUBLIC

MY COMMISSION EXPIRES Oct. 6, 1978

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS ~~26TH~~ 14TH DAY OF ~~NOVEMBER~~ January, ~~1975,~~ 1976 THIS PLAT WAS REVIEWED AND APPROVED.

Edward Shaw — PRESIDENT
Sue D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 15th DAY OF March, 1976, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. O-4-76.

Frank H. Prentz — MAYOR
Chas. R. Ross — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 23RD DAY OF March, 1976.

Jerry L. Brown — JERRY BROWN, MIAMI COUNTY AUDITOR
BY: Sharon Brookey — DEPUTY AUDITOR

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

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

VACATION PLAT OF 10' ALLEY BETWEEN INLOTS 246 and 247, TROY, OHIO	
FOR: WILMOT LONG AND CHARLES AND MARIBELLE BROWN	
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO (513) 335-5331	
DATE 6 Nov 1975	DRAWN BY: TRACED BY: CHECKED BY:
FILE NO.	SCALE: 1" = 40'
SHEET NO. 1/1	

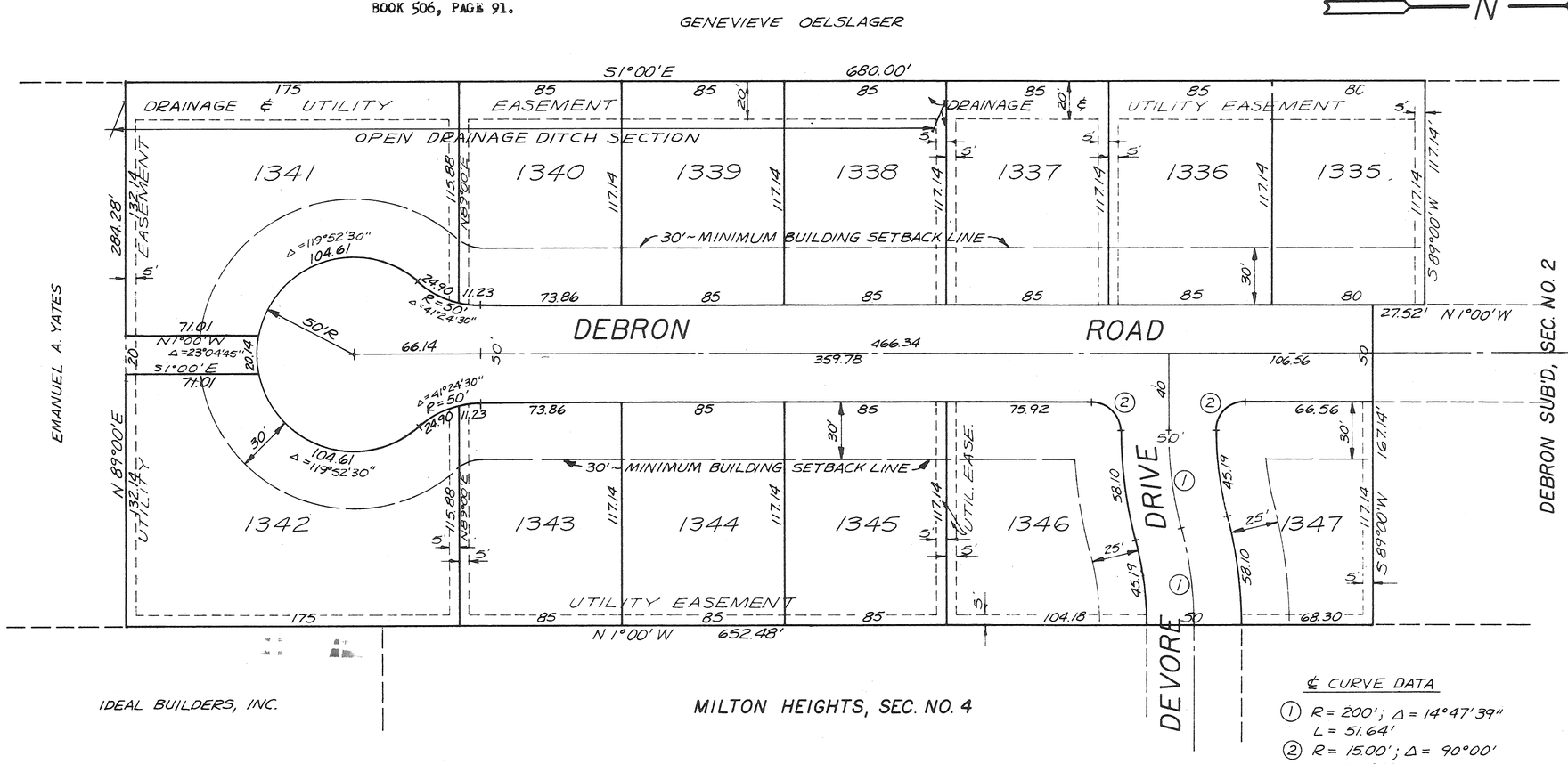
PLAT BOOK 12 PAGE 34
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 23RD DAY OF MARCH, 1976, AT 8:36 A.M.

FILE NUMBER 118755 FEE $8.60

Mary B. Gustin by Bernice Stedebeke
MARY B. GUSTIN, MIAMI COUNTY RECORDER Deputy

DEBRON SUBDIVISION, SECTION NO. 3

BEING A SUBDIVISION CONTAINING A TOTAL OF 4.300 ACRES OF A TOTAL OF 11.523 ACRES OF OUTLOT 148 IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO, ACQUIRED BY EMANUEL A. YATES BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 506, PAGE 91.



℄ CURVE DATA

① R = 200'; Δ = 14°47'39"
L = 51.64'

② R = 15.00'; Δ = 90°00'
L = 23.56'

DEDICATION

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

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, FENCING, SHRUBBERY, OR 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: EMANUEL A. YATES

Emanuel A. Yates — EMANUEL A. YATES, OWNER — WITNESS: T.E. Wimth

Frank E. Fennell — FRANK FENNELL, PRESIDENT — WITNESS: Richard W. Klockner

Isabel T. Tedrow — ISABEL T. TEDROW, ASSISTANT SECRETARY — WITNESS: Gay W. Fennell

WITNESS: Endura Hoffelfinger

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED EMANUEL A. YATES, WHO ACKNOWLEDGE THAT HE DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT WEST MILTON, OHIO THIS 4TH DAY OF FEBRUARY, 1976.

Richard W. Klockner — NOTARY PUBLIC — MY COMMISSION EXPIRES _____

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED FRANK FENNELL, PRESIDENT AND ISABEL T. TEDROW, ASSISTANT SECRETARY OF MONROE FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND ASSISTANT SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND ASSISTANT SECRETARY AND THE FREE AND CORPORATE ACT OF SAID MONROE FEDERAL SAVINGS AND LOAN ASSOCIATION.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO THIS 5th DAY OF January, ~~1975~~ 1976

Gay W. Fennell — NOTARY PUBLIC — MY COMMISSION EXPIRES Nov 8, 1977

AT A MEETING OF THE PLANNING COMMISSION OF WEST MILTON, OHIO, HELD THIS 3 DAY OF December, 1975, THIS PLAT WAS REVIEWED AND APPROVED.

Bill Netzley — CHAIRMAN — D. Kent Harris — SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 2nd DAY OF March, 1976 THIS PLAT WAS APPROVED BY ~~ORDINANCE NO.~~ MOTION OF COUNCIL

William G. O'Kelley — MAYOR — Colores Frantz — CLERK OF COUNCIL

TRANSFERRED THIS 23 DAY OF March, 1976.

Jerry L. Brown — MIAMI COUNTY AUDITOR — BY: Sharon Brookey — DEPUTY AUDITOR

PROTECTIVE COVENANTS

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL. NO STRUCTURES SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN (3) CARS.
2. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES
3. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING LINES AS SHOWN ON THE RECORD PLAN. NO BUILDING OR PART THEREOF SHALL BE ERECTED ON ANY LOT LESS THAN 30 FEET BACK FROM THE FRONT LOT LINE. ALL BUILDINGS ERECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS THAN 15 FEET OF SIDE YARD SPACES. SAID SIDE YARD SPACE MAY BE DIVIDED UNEVENLY, PROVIDED NO PORTION OF ANY BUILDING IS ERECTED CLOSER THAN 5 FEET TO ANY LOT LINE, OR 25 FEET TO THE REAR LOT LINE.
4. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES SHALL NOT BE LESS THAN 940 SQUARE FEET IN THE CASE OF A ONE-STORY OR ONE AND ONE-HALF STORY STRUCTURE OR 800 SQUARE FEET FOR A TRI-LEVEL OR TWO STORY STRUCTURE.
5. NO BASEMENT, TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THE TRACT 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 SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. NO SIGN OR BILLBOARD EXCEPT "FOR SALE" SIGNS SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION.
8. 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 PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1996, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE (10) YEAR PERIODS UNLESS BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
9. THESE COVENANTS SHALL BE ENFORCIBLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
10. 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.
11. NO BARN, STABLE, OR OTHER OUTBUILDINGS FOR THE HOUSING OF DOMESTIC ANIMALS OR POULTRY, SHALL BE ERECTED ON THE PREMISES, NOR SHALL ANY DOMESTIC ANIMALS OR POULTRY EXCEPT HOUSEHOLD PETS BE PERMITTED.
12. NO UNSIGHTLY FENCE SHALL BE ERECTED, NOR SHALL ANY FENCE BE ERECTED NEARER THE FRONT LOT LINE THAN 30 FEET, UNLESS SAME SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED (4) FEET IN HEIGHT.
13. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDING WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO OLD DISCARDED AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
14. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND OPEN DRAINAGE FACILITIES ARE RESERVED AS SHOWN HEREIN. ANY LOT AREA DESIGNED FOR AND/OR BURDENED WITH THE NATURAL FLOW OF SURFACE WATER SHALL AT ALL TIMES BE KEPT FREE FROM ANY OBSTRUCTION TO SUCH NATURAL FLOW OF SURFACE WATER. NO FENCES, WALLS, TREES, HEDGES, SHRUBS, OR OTHER MATERIALS OF ANY KIND SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE DIRECTION OF THE WATER FLOW THROUGH THE DRAINAGE CHANNEL IN THE SAID EASEMENT. ANY IMPROVEMENTS MADE ON OR UNDER ANY EASEMENT SHALL BE MADE AT THE RISK OF THE OWNER OF THE LOT ON WHICH SUCH IMPROVEMENTS ARE MADE.
15. IN THE EVENT THAT ANY PERSON OR PERSONS VIOLATE, OR ATTEMPT TO VIOLATE, ANY OF THE COVENANTS AND RESTRICTIONS HEREINABOVE ENUMERATED, ANY LOT OWNER IN THIS SUBDIVISION SHALL HAVE THE RIGHT TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST SUCH PERSON OR PERSONS, EITHER TO ENJOIN SUCH VIOLATION OR TO RECOVER DAMAGES FOR THE SAME.
16. THE MUNICIPALITY OF WEST MILTON DOES NOT ACCEPT LIABILITY OR RESPONSIBILITY FOR MAINTENANCE OF ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS EXISTING OR 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 MUNICIPALITY OF WEST MILTON STANDARDS, SHALL BE MAINTAINED, MOWED, AND KEPT CLEAN 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.
17. WITH THE EXCEPTIONS FOR NATURAL RAIN AND SNOWFALL DRAINAGE AND EXISTING FIELD TILE DRAINAGE THAT MAY BE INTERFERRED WITH IN THE EXCAVATION FOR THE CONSTRUCTION OF THE OPEN DRAINAGE DITCH, THAT NO OTHER WATER DRAINAGE OF WHATEVER NATURE SHALL BE DRAINED, DIVERTED, DIRECTED TO, OR BE ALLOWED TO DISCHARGE INTO THE OPEN DRAINAGE AREA AS SHOWN ON THIS PLAT.

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS SUBDIVISION 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

DEBRON SUBDIVISION - SECTION 3 WEST MILTON, OHIO		
FOR: EMANUEL A. YATES WEST MILTON, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO Phone (513) 335-5331		
DATE 16 JUN 75	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 50'	

REPLAT OF PARTS OF OUTLOTS 70, 82 AND 83 IN TIPP CITY, OHIO

BEING PARTS OF OUTLOTS 70 (0.395 ACRES); 82 (0.473 ACRES) AND 83 (1.005 ACRES). BEING A TOTAL OF 1.873 ACRES OF THE 46.589 ACRES ACQUIRED BY THE MARATHON OIL COMPANY BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 472, PAGE 444.

PLAT BOOK 12 PAGE 55
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 30TH DAY OF MARCH, 1975 AT 10:40A.M.
FILE NUMBER 118950 FEE $8.60
Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER

WE, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LANDS HEREIN PLATTED, DO HEREBY APPROVE AND ACCEPT THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

MARATHON OIL COMPANY

J. H. Herring — J. H. HERRING, VICE PRESIDENT
Sheila Kessner — WITNESS
F. H. Jones — F. H. JONES, ASSISTANT SECRETARY
Mary Ann Clark — WITNESS

STATE OF OHIO - COUNTY OF HANCOCK S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR HANCOCK COUNTY, OHIO, PERSONALLY APPEARED J. H. HERRING, VICE PRESIDENT AND F. H. JONES, ASSISTANT SECRETARY OF MARATHON OIL COMPANY, THE CORPORATION WHO EXECUTED THE FORMOGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY 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 FINDLAY, OHIO, OHIO THIS 12TH DAY OF DECEMBER, 1975.

Larry I. Mapp
NOTARY PUBLIC — MY COMMISSION EXPIRES August 27, 1977

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY HELD THIS 9TH DAY OF DECEMBER, 1975, THIS PLAT WAS REVIEWED AND APPROVED.

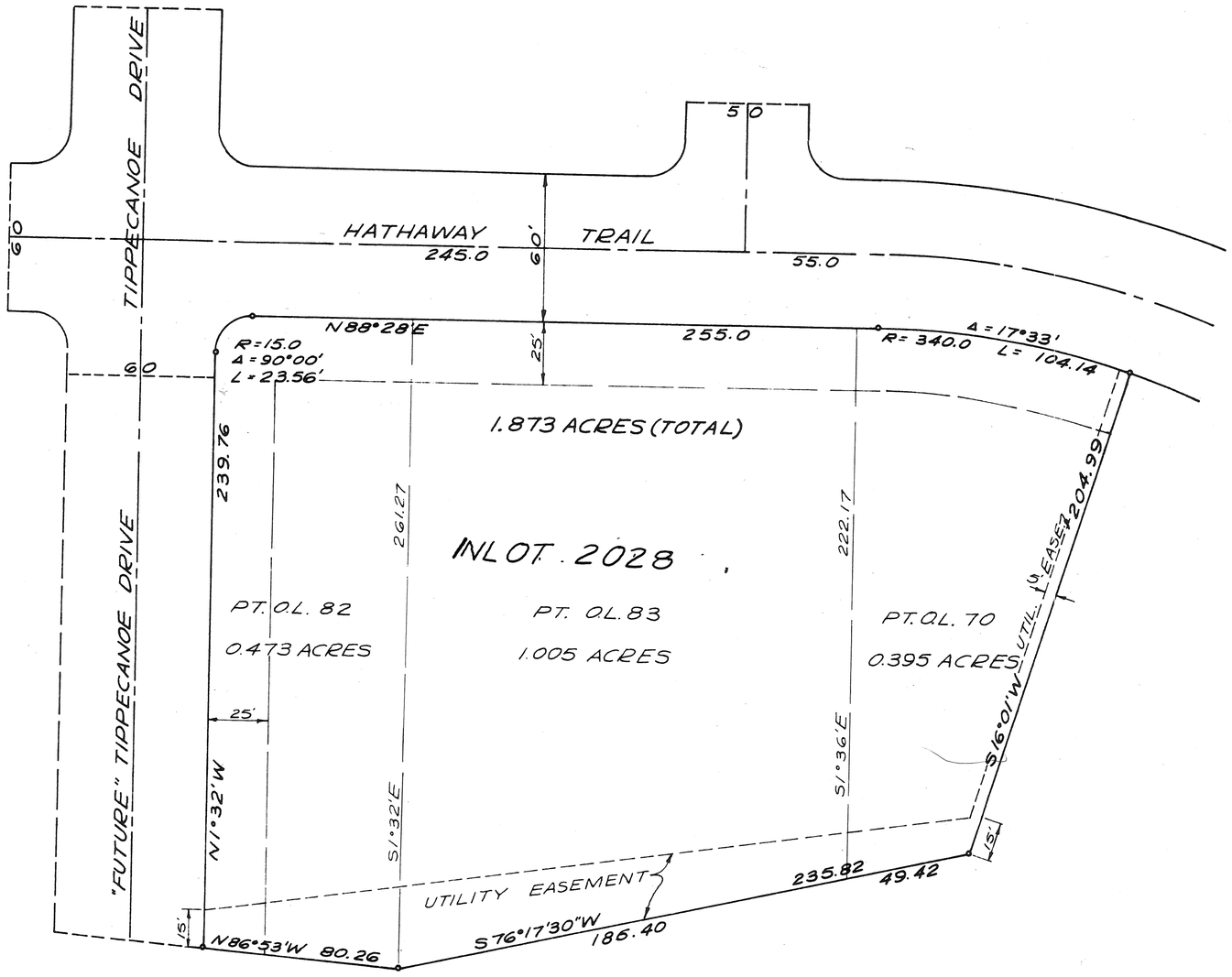
Philip H. Wampler — CHAIRMAN
Barbara A. George — SECRETARY

AT A MEETING OF COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 15th DAY OF March, 1976, THIS PLAT WAS APPROVED BY ORDINANCE NO. 9-76

Jesse Chamberlain — PRESIDENT OF COUNCIL
Phillis Gressman — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 30th DAY OF March, 1976.

Jerry L. Brown — JERRY BROWN, MIAMI COUNTY AUDITOR
BY Beverly Slough — DEPUTY AUDITOR



I HEREBY CERTIFY THIS PLAT IS 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

STATE OF OHIO — RICHARD WILMER KLOCKNER 4370 — REGISTERED SURVEYOR

REPLAT OF PARTS OF OUTLOTS 70,82 AND 83 TIPP CITY, MIAMI COUNTY, OHIO		
FOR: MARATHON OIL COMPANY FINDLAY, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO (513) 335-5331		
DATE 24APR 1975	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 40'	

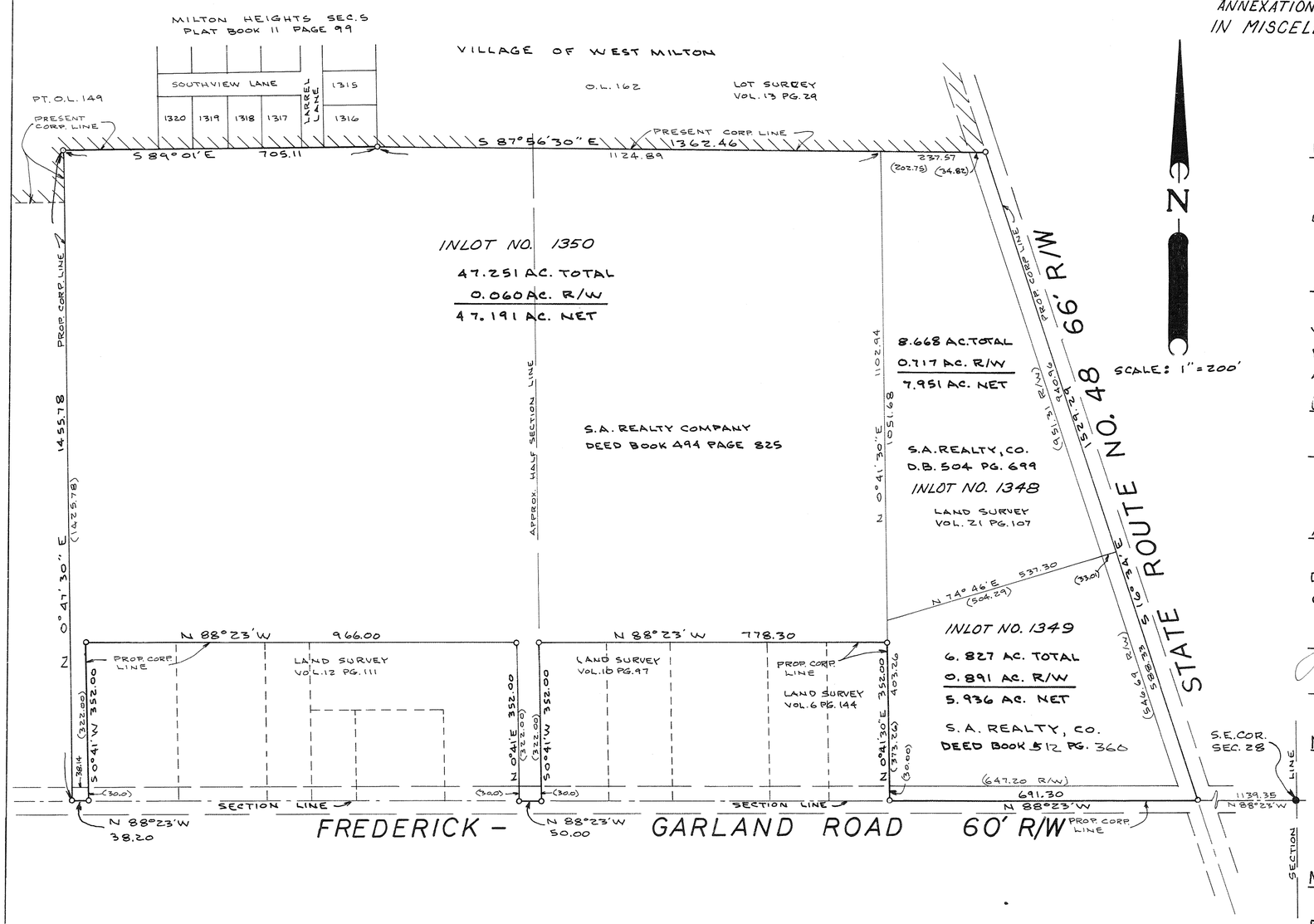
ANNEXATION TO THE VILLAGE OF WEST MILTON

TOWN 6 ~ RANGE 5E ~ SECTION 28 S.E.¼ S.W.¼ ~ UNION TOWNSHIP

MIAMI COUNTY ~ OHIO

ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 18 PAGE 352

BOOK 12 PAGE 56
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.
FILE NUMBER: 119036
RECEIVED FOR RECORD:
3:17 O'CLOCK P.M. (TIME) APRIL 1, 1976 (DATE)
FEE: $ 8.60
Mary B. Gustin, Recorder
MIAMI COUNTY RECORDER
By Dora Whitmer, Deputy.



DESCRIPTION

BEING A TOTAL OF 62.746 ACRES IN THE S.E. AND S.W. QUARTERS OF SECTION 28, TOWN 6, RANGE 5E, UNION TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVED BY VILLAGE OF WEST MILTON

AT A MEETING OF THE VILLAGE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 2nd DAY OF March, 1976, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NO. CM-339

William G. O'Callaghan
MAYOR

Dolores Frantz
CLERK

APPROVED BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 1ST DAY OF OCTOBER, 1975

John A. Kropp
Kenneth Cook
Robert C. Clemson

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 1st. DAY OF April, 1976

Jim L. Brown
MIAMI COUNTY AUDITOR

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 17th DAY OF JULY, 1975

Arch D. Hobbs
MIAMI COUNTY ENGINEER

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON.

Daniel D. Turner
DANIEL D. TURNER REG. SURVEYOR No. 4807

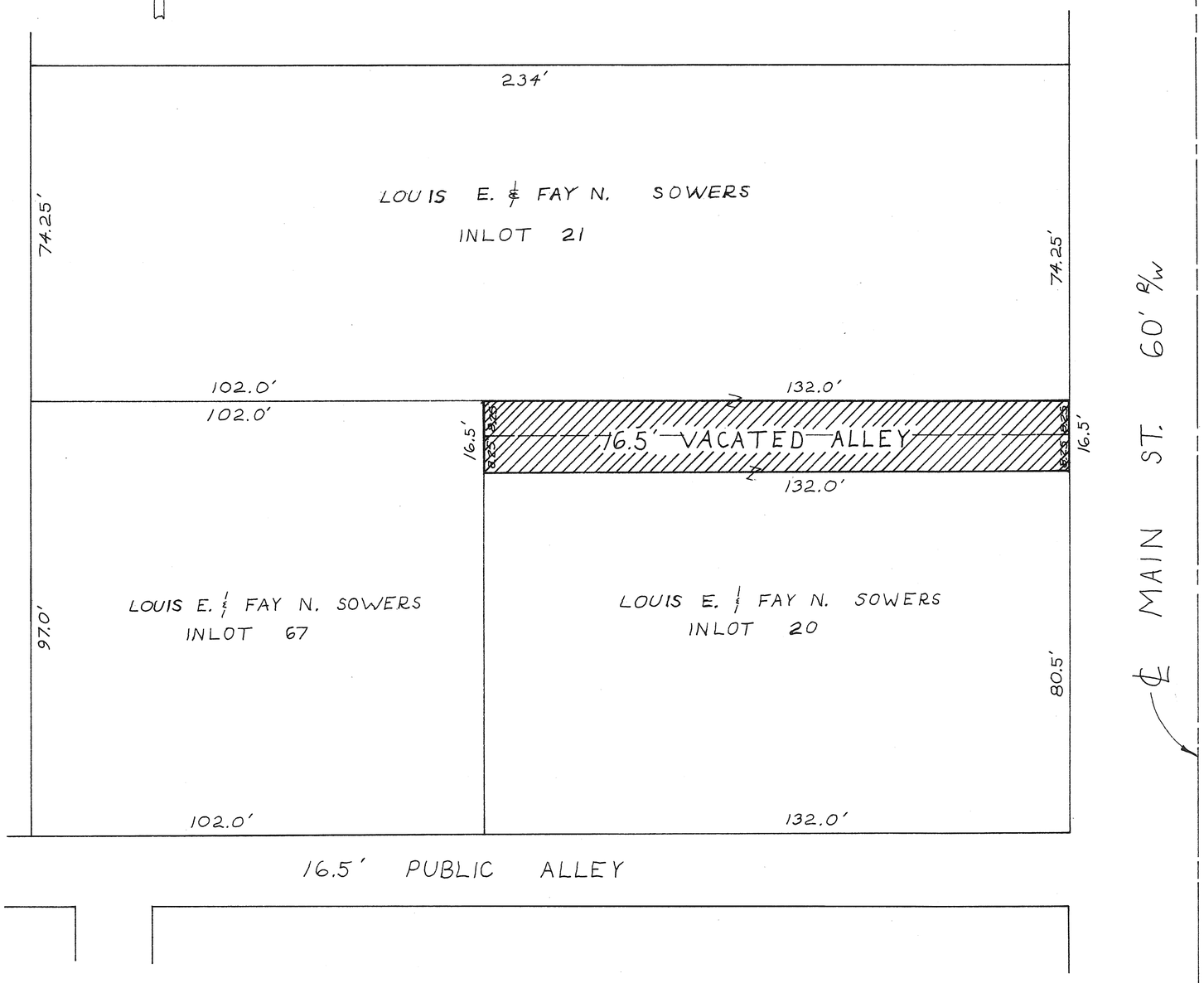
ANNEXATION TO VILLAGE OF WEST MILTON WEST MILTON ~ OHIO		
DANIEL D. TURNER & ASSOC., INC. TROY ~ OHIO CIVIL ENGINEERING ~ LAND SURVEYING		
DATE JAN. 1975	DRAWN BY: T.S CHECKED BY: J.T.	SHEET No. 1/1
FILE NO. 4-74-96	SCALE 1" = 200'	

PLAT BOOK 12 PAGE 57
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15TH DAY OF APRIL, 1976, AT 10:15 A.M.

FILE NUMBER 119390 FEE $ 8.60

Mary B. Gustin Recorder by Dora Whitmer, Deputy
MARY B. GUSTIN, MIAMI COUNTY RECORDER

VACATION PLAT OF 16.5' ALLEY BETWEEN INLOTS 20 AND 21 IN THE VILLAGE OF POTSDAM, OHIO



CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF THE 16.5 FOOT WIDTH ALLEY EXTENDING FROM NORTH MAIN STREET WESTWARD 132.0 FEET TO THE EAST LINE OF INLOT 67, SAID ALLEY BEING BETWEEN INLOT 20 AND PART OF INLOT 21, SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE VILLAGE OF POTSDAM, OHIO FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION.

Louis E. Sowers — LOUIS E. SOWERS — WITNESS: Cynthia Jo Alexander
Fay N. Sowers — FAY N. SOWERS — WITNESS: Debra Sue Roper

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT West Milton, OHIO THIS 12th DAY OF April, 1976.

Cynthia Jo Alexander
NOTARY PUBLIC — MY COMMISSION EXPIRES ____

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF POTSDAM, OHIO, HELD THIS 5 DAY OF APRIL, 1976, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 1970.

MAYOR Jerry L. Minnich — CLERK OF COUNCIL George H. Smiley

TRANSFERRED THIS 15TH DAY OF April, 1976.

Jerry L. Brown
JERRY BROWN, MIAMI COUNTY AUDITOR — BY: Sharon Brookey, DEPUTY AUDITOR

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN.

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 REGISTERED SURVEYOR

VACATION PLAT OF 16.5' ALLEY BETWEEN INLOT 20 & PART INLOT 21, POTSDAM, OHIO		
FOR: LOUIS E. & FAY N. SOWERS POTSDAM, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO (513) 335-5331		
DATE 8 OCT 1975	DRAWN BY: TRACED BY: KAG CHECKED BY: RWK	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 20'	

VOL. 12 PAGE 58
MIAMI COUNTY RECORDER'S PLAT RECORDS
FILE No 119865
REC'D FOR RECORD MAY 4, 1976.
AT 2:38 P.M. FEE: $8.60
Mary A. Dunting Recorder
by: Helen J. Klumpe Deputy
MIAMI CO. RECORDER

WESTBROOK SUBDIVISION NO. 13

A SUBDIVISION OF PART OF OUTLOT 436 · CITY OF TROY · MIAMI COUNTY · OHIO

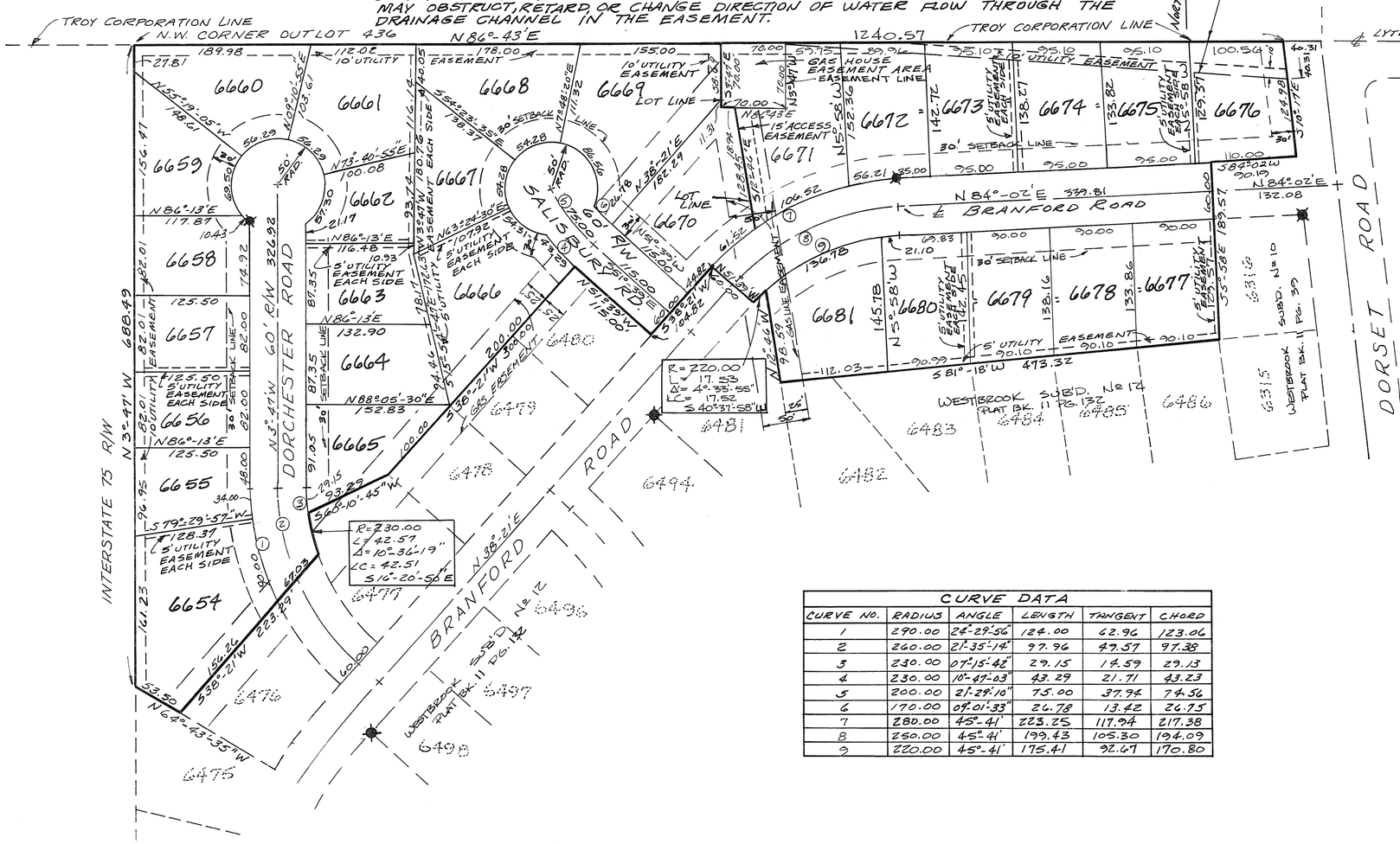
SCALE : 1" = 100'

DESCRIPTION

BEING A SUBDIVISION OF 10.695 ACRES TOTAL, 1.843 ACRES STREETS, 8.852 ACRES LOTS, OF OUTLOT 436, CITY OF TROY, MIAMI COUNTY, OHIO, CONVEYED TO TROY LAND IMPROVEMENT CO. BY DEED RECORDED IN VOL. 414, PAGE 6, OF THE MIAMI COUNTY RECORDERS DEED RECORDS.

DRAINAGE NOTE:

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPT CONCRETE OR PAVED AREAS AS REQUIRED BY 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.



CURVE DATA					
CURVE NO.	RADIUS	ANGLE	LENGTH	TANGENT	CHORD
1	290.00	24°-29'-56"	124.00	62.96	123.06
2	260.00	21°-35'-14"	97.96	49.57	97.38
3	230.00	07°-15'-42"	29.15	14.59	29.13
4	230.00	10°-47'-03"	43.29	21.71	43.23
5	200.00	21°-29'-10"	75.00	37.94	74.56
6	170.00	09°-01'-33"	26.78	13.42	26.75
7	280.00	45°-41'	223.25	117.94	217.38
8	250.00	45°-41'	199.43	105.30	194.09
9	220.00	45°-41'	175.41	92.67	170.80

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME HOBART BROTHERS COMPANY A CORPORATION, BY W.H. Hobart IT'S PRESIDENT AND R.G. Ehlers IT'S SECRETARY, AND ACKNOWLEDGED THE SIGNING OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARY SEAL THIS 27th DAY OF APRIL 1976.

J.E. Nims

MY COMMISSION EXPIRES MAY 11, 1978

J. E. Nims, Notary Public
In and For Miami County, Ohio
My Commission Expires May 11, 1978

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

W.H. Hobart — PRESIDENT
Bonnie R. Barning — WITNESS
R.G. Ehlers — SECRETARY
Shirley M. Miller — WITNESS

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER

TROY LAND IMPROVEMENT CO. DATE February 11, 1976

Robert B. Bravo — PRESIDENT
Jeanne L. Sargent — WITNESS
R.G. Ehlers — SECRETARY
E.E. Sanlow — WITNESS

SEE MERGER RECORDED IN VOL. 519, PG. 527 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE TROY LAND IMPROVEMENT CO. A CORPORATION, BY ROBERT B. BRAVO IT'S PRESIDENT AND RALPH G. EHLERS IT'S SECRETARY, AND ACKNOWLEDGED THE SIGNING OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARY SEAL THIS 11 DAY OF FEBRUARY, 1976

MY COMMISSION EXPIRES MAY 11, 1978

J.E. Nims — NOTARY PUBLIC MIAMI CO., OHIO

M. E. Nims, Notary Public
In and For Miami County, Ohio
My Commission Expires May 11, 1978

TROY CITY PLANNING AND ZONING COMMISSION

AT A MEETING HELD THIS 9th DAY OF July, 1975 ACCEPTED THIS PLAT.

Edward Chase — CHAIRMAN
Sue G. Knight — SECRETARY

CITY COUNCIL OF THE CITY OF TROY, OHIO

AT A MEETING HELD THIS 15th DAY OF March, 1976 ACCEPTED THIS PLAT BY ORDINANCE NO. O-2-76

Frank H. Prouty — MAYOR
Charles R. Ross — PRESIDENT OF COUNCIL
Sue G. Knight — CLERK OF COUNCIL

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 4TH DAY OF May, 1976

Jerry L. Brown by Sharon Brookey, Deputy
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. ALL CURVED DISTANCES ARE MEASURED ON THE ARC. IRON PINS SET AT ALL LOT CORNERS AND CITY OF TROY STANDARD MONUMENT BOXES SET AT ALL POINTS MARKED ✱.

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

Michael W. Cozatt
REGISTERED SURVEYOR NO. 6001

MICHAEL W. COZATT
CIVIL ENGINEER — LAND SURVEYOR
25 SOUTH NORWICH — TROY, OHIO

BELLVIEW ACRES SUBD. SEC. 3

PLAT BOOK 12 PAGE 59
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 13TH DAY OF MAY 1976 AT 3:35 P.M. FILE NO 120126 FEE $8.60

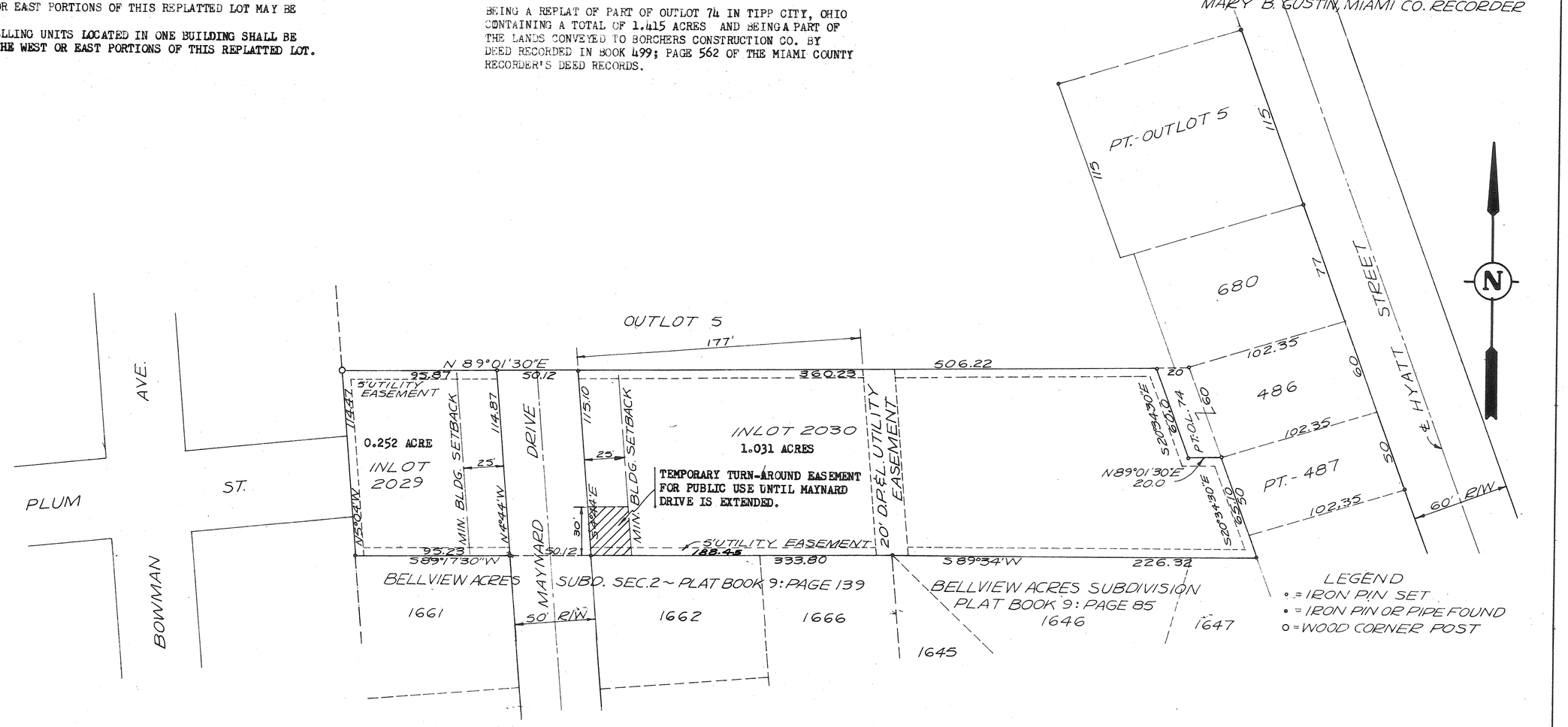
Mary B. Gustin
MARY B. GUSTIN, MIAMI CO. RECORDER

RESTRICTIONS AND COVENANTS

1. NEITHER THE WEST NOR EAST PORTIONS OF THIS REPLATTED LOT MAY BE FURTHER SUBDIVIDED.
2. A MAXIMUM OF 20 DWELLING UNITS LOCATED IN ONE BUILDING SHALL BE ERECTED ON EITHER THE WEST OR EAST PORTIONS OF THIS REPLATTED LOT.

CITY OF TIPP CITY, MIAMI COUNTY, OHIO

BEING A REPLAT OF PART OF OUTLOT 74 IN TIPP CITY, OHIO CONTAINING A TOTAL OF 1.415 ACRES AND BEING A PART OF THE LANDS CONVEYED TO BORCHERS CONSTRUCTION CO. BY DEED RECORDED IN BOOK 499; PAGE 562 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.



DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE PORTION OF MAYNARD DRIVE 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, 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.

BORCHERS CONSTRUCTION CO.

Nelson C. Borchers
NELSON C. BORCHERS, PRESIDENT

Sara Foot Nisbet
WITNESS

Charles W. Slicer
CHARLES W. SLICER, SECRETARY

Charles W. Slicer Jr.
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR STATE OF OHIO PERSONALLY APPEARED, NELSON C. BORCHERS, PRESIDENT AND CHARLES W. SLICER, SECRETARY OF BORCHERS CONSTRUCTION CO., THE CORPORATION WHICH EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND SECRETARY AND THE FREE ACT AND DEED OF SAID BORCHERS CONSTRUCTION CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT DAYTON, OHIO THIS 4th DAY OF MARCH, 1976.

Charles W. Slicer Jr. NOTARY PUBLIC- MY COMMISSION EXPIRES

CHARLES W. SLICER, JR., Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R. C.

APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO THIS 10th DAY OF February, 1976

Paul E. Sunderbeck
CHAIRMAN

Barbara George
SECRETARY

ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TIPP CITY, OHIO, THIS 15th DAY OF March, 1976 BY ORDINANCE NO. 10-76

Jesse Chamberlain
PRESIDENT OF COUNCIL

Phyllis Guisinger
CLERK OF COUNCIL

THIS REPLAT IS NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 13th DAY OF May, 1976

Jerry L. Brown
JERRY BROWN, MIAMI COUNTY AUDITOR

BY- Beverly Slough
DEPUTY AUDITOR

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

I HEREBY CERTIFY THIS REPLAT AND THE MEASUREMENTS SHOWN HEREON TO BE CORRECT. CORNERS ARE MARKED AS SHOWN ON PLAT.

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

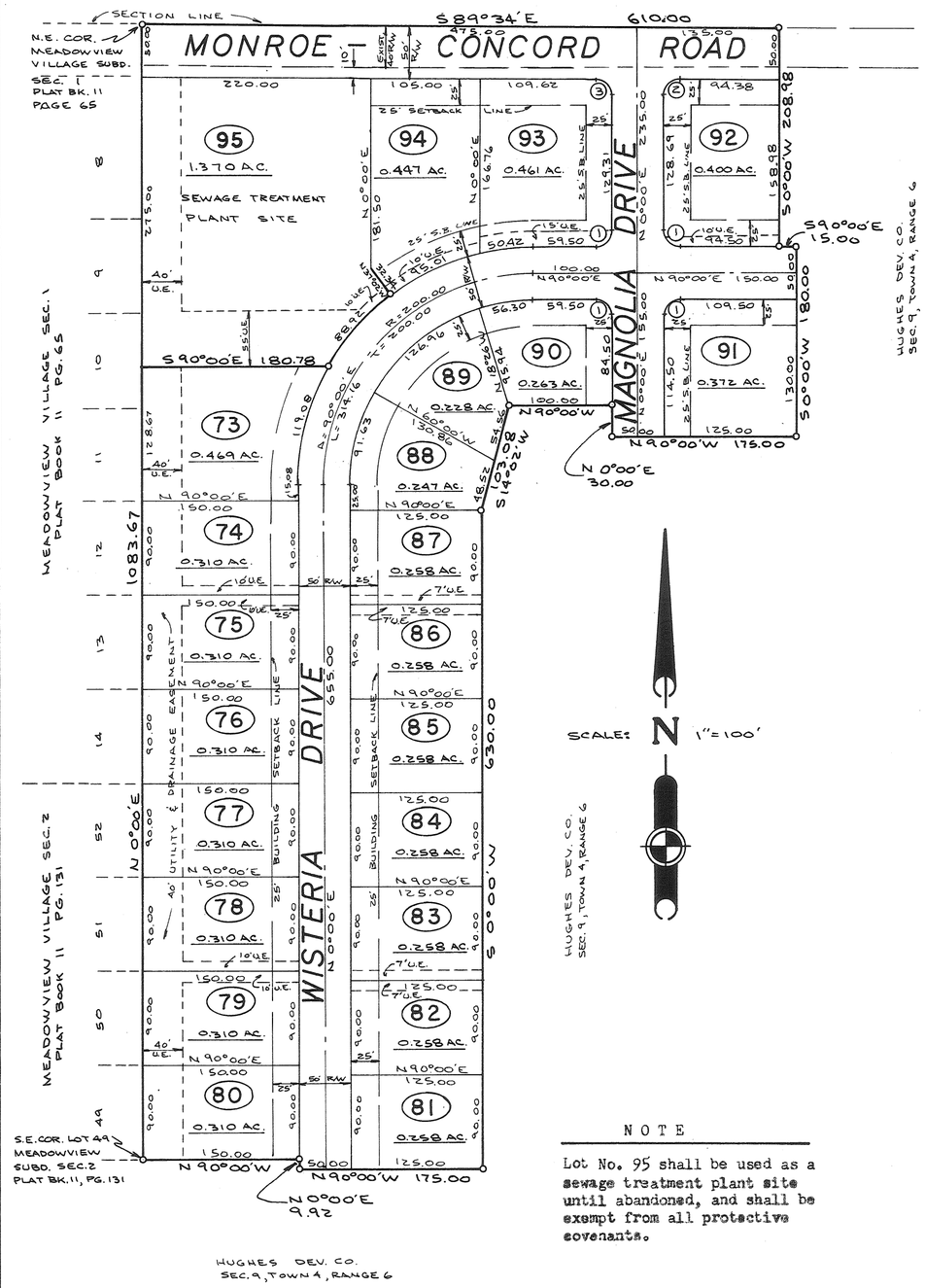
BELLVIEW ACRES SUBDIVISION - SECTION 3	
BORCHERS CONSTRUCTION CO. TIPP CITY, OHIO	
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513) 335-5331	
DATE 6 FEB 1976	DRAWN BY: TRACED BY: CHECKED BY:
FILE NO.	SCALE: 1" = 50'
SHEET 1 of 1	

~ MEADOWVIEW VILLAGE SEC. 4 ~

~ SEC. 9 N.E. QTR. ~ TOWN 4 ~ RANGE 6 EAST ~
~ MONROE TOWNSHIP ~ MIAMI COUNTY ~ OHIO ~

LOTS	8.233 AC.
STREETS	2.439 AC.
TOTAL	10.672 AC.

NOTE
There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot lines unless shown otherwise hereon.



NOTE

Lot No. 95 shall be used as a sewage treatment plant site until abandoned, and shall be exempt from all protective covenants.

R/W CURVE DATA

①	②	③
Δ = 90°00'	Δ = 90°26'	Δ = 89°34'
R = 15.50	R = 15.50	R = 15.50
L = 24.35	L = 24.46	L = 24.23
T = 15.50	T = 15.62	T = 15.38

DESCRIPTION
Being a subdivision situated in Section Nine (9); Town Four (4); Range Six (6); in Monroe Township, Miami County, Ohio. Containing 10.672 Acres of a total of 129.807 Acres as conveyed to Hughes Development Company by deed recorded in Miami County Recorder's Record of Deeds Book 489, Page 770.

DEDICATION
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 and public grounds, 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 utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. We, the undersigned, further agree that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations including the application of off-street parking and loading requirements of Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness thereof this 23rd day of JAN., 1976.

HUGHES DEVELOPMENT COMPANY

Daniel D. Turner — witness
Joe M. Turner — witness
Phillip L. Hughes — Phillip L. Hughes, president
Pauline S. Hughes — Pauline S. Hughes, vice-president

STATE OF OHIO, MIAMI COUNTY, ss:
Before me, a notary public in and for Miami County, Ohio, personally appeared Hughes Development Company by its president Phillip L. Hughes, and its vice-president Pauline S. Hughes, who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 23rd day of JAN., 1976.

Daniel D. Turner — Notary Public
12-7-76 — My Commission Expires

PROTECTIVE COVENANTS

1. LAND USE- All lots shall be used for residential purposes only.
2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 900 Sq. Ft. for a one floor plan, or as may be otherwise required by the Miami County Zoning regulations.
3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than six feet (6') to the interior lot line, except as may otherwise be required by Miami County Zoning regulations.
4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS- No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
6. FENCES- No fence or solid hedge may be erected nearer to the street than the front side of the house.
7. NUISANCES- No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
8. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
9. SIGNS- No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) Sq. Ft. or one sign of not more than five (5) Sq. Ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
10. LIVESTOCK- No animal, livestock or poultry of any kind shall be raised, bred on any lot, except dogs, cats, or other household pets may be kept, providing they are not raised, bred or kept for commercial purposes.
11. TIME OF COVENANTS- These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until May 1, 1966, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
12. INVALIDATION OF COVENANTS- 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.
13. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns, or by any lot owner in this plat.

Approved by the City of Tipp City, Ohio Planning Commission this 10 day of FEB., 1976.
Carl Sprecher — Chairman
Barbara A. George — Secretary

STATE OF OHIO — DANIEL D. TURNER — 4807 — REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on January 20, 1976. That all monuments are set as shown.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

PLAT BOOK 12 PAGE 60
Miami County Recorder's Plat Records
Received for record this 14th day of MAY, 1976 at 2:42 P.M.
File Number 120144 Fee: $ 8.60
Mary C. Gustin, Recorder — Miami County Recorder by Emily McNeal, Deputy

This plat reviewed and approved this 7th day of May, 1976.
Robert G. Hoddad — Miami County Engineer

This plat reviewed and approved by the Miami County Planning Commission this 6th day of MAY, 1976.
Sam R. Studebaker — Chairman
Gary B. Cline 2394 — Secretary

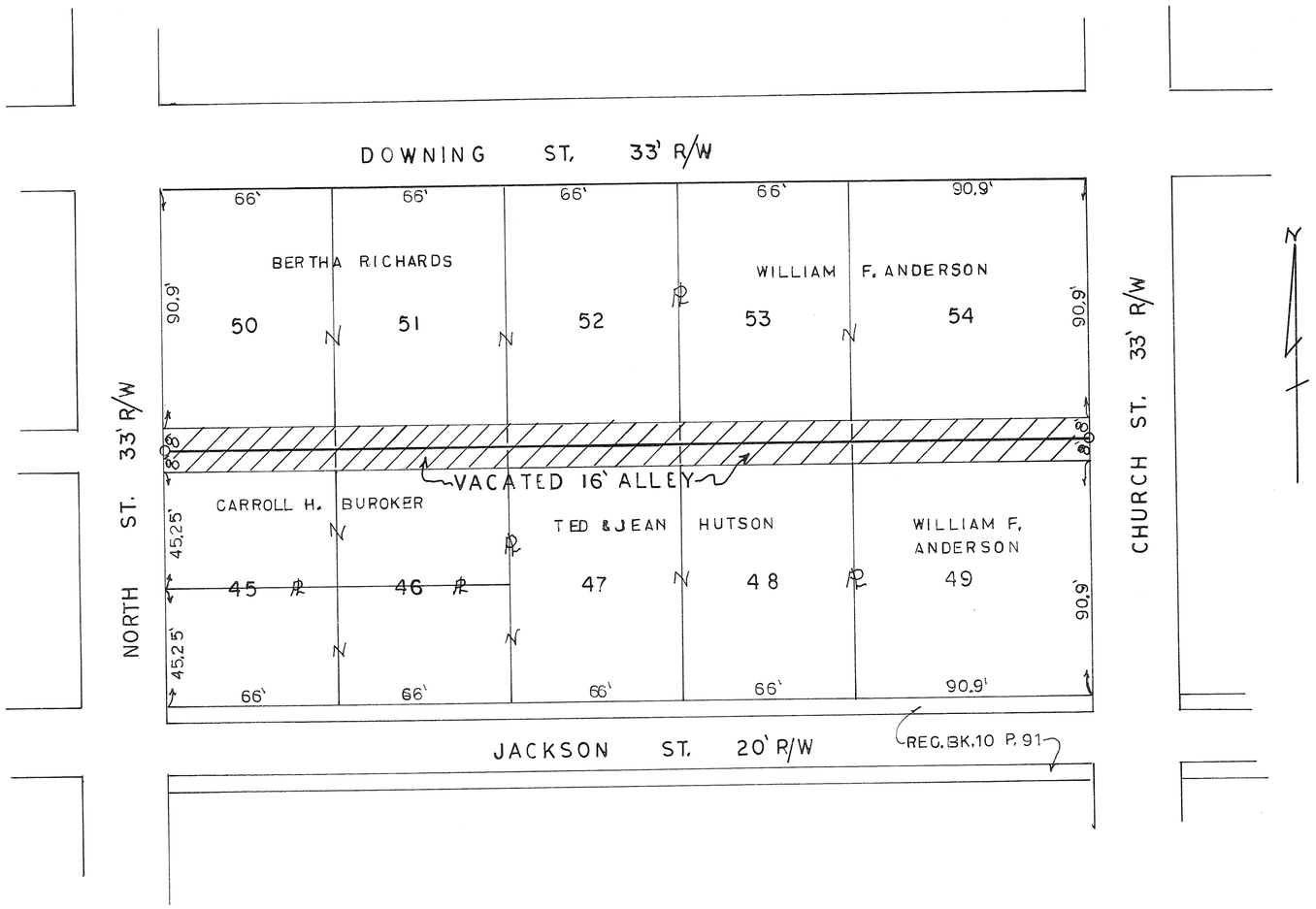
This plat approved by Miami County Commissioners this 14th day of May, 1976. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat, Section 711.041, Ohio Revised Code.)
Kenneth Cook
Orlando Clawson
John J. Knapp

Transferred this 14th day of May, 1976.
Jerry L. Brown — Miami County Auditor
By: Beverly Slough — Deputy Auditor

Meadowview Village-Section Four for Phillip L. and Pauline S. Hughes Tipp City, Ohio	
DANIEL D. TURNER AND ASSOCIATES Troy, Ohio *CIVIL ENGINEERING- LAND SURVEYING*	
DATE JAN. 1976	Drawn by: J.T. Traced by: J.T. Checked by: D.T.
FILE NO.	SCALE: 1" = 100'
SHEET NO.	1/1

VACATION PLAT OF ALLEY BETWEEN INLOTS 45,46,47,48,49, 50,51,52,53 AND 54 FLETCHER, OHIO

PLAT BOOK 12 PAGE 61
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 3 DAY OF June 1976 AT 3:13 P.M.
FILE NUMBER 120703 FEE $8.60
Mary B. Gustin
MARY B. GUSTIN, MIAMI COUNTY RECORDER



AT A MEETING OF THE COUNCIL OF THE CITY OF FLETCHER, OHIO HELD THIS 15 DAY OF Dec, 1975 THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 75-2

Wayne C. Woodman
PRESIDENT OF COUNCIL

Samuel Niewoyner
CLERK OF COUNCIL

APPROVED AND TRANSFERED THIS 3 DAY OF June 1976

Jerry L. Brown
MIAMI COUNTY AUDITOR.

Marlene Daino
DEPUTY AUDITOR

SEE RESOLUTION NO. 75-2 ALLEY VACATION IN MISC. BOOK 18 PAGE 398

CONSENT TO VACATION

WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF A 16 FOOT ALLEY LYING BETWEEN INLOTS 45,46,47,48,49,50,51,52,53 AND 54 AND EXTENDING FROM THE EAST LINE OF NORTH STREET TO THE WEST LINE OF CHURCH STREET, SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE CITY OF FLETCHER, OHIO FOR SAID VACATION AND WAVE NOTICE OF THE PENDENCY OF SAID PETITION

Carroll H. Buroker
CARROLL H. BUROKER

William L. Ingle
WITTNESS

Ted Hutson
TED HUTSON

William L. Ingle
WITNESS

Jean Hutson
JEAN HUTSON

William L. Ingle
WITNESS

Bertha Richards
BERTHA RICHARDS

William L. Ingle
WITNESS

William F. Anderson
WILLIAM F. ANDERSON

William L. Ingle
WITNESS

STATE OF OHIO-COUNTY OF MIAMI S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Fletcher OHIO THIS 4th DAY OF January, 1976.

Michael R. Smith
NOTARY PUBLIC Attorney - at - Law

MY COMMISSION EXPIRES No Expiration

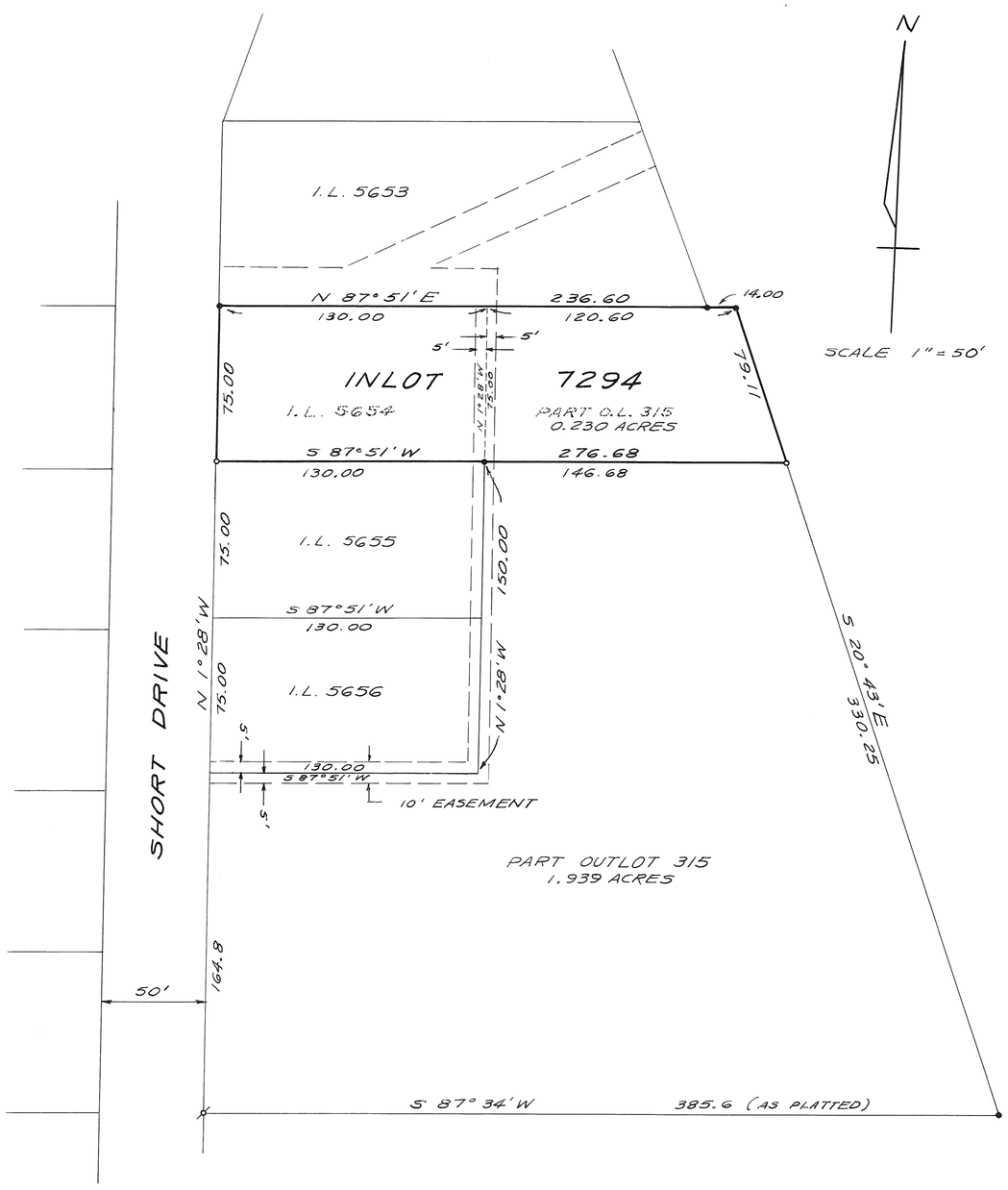
John E. Ferman

VACATION PLAT OF ALLEY BETWEEN INLOTS 45,46,47,48,49,51,52,53, AND 54 FLETCHER, OHIO		
FOR: CARROLL H. BUROKER WILLAM F. ANDERSON TED & JEAN HUTSON & BERTHA RICHARDS		
PREPARED BY: JOHN E. FERMAN SURVEYOR PIQUA, OHIO		
DATE 2-28-76	DRAWN BY: JF TRACED BY: CHECKED BY: G.W.	SHEET NO. 1/1
FILE NO. 76-2-12	SCALE: 1"=40'	

REPLAT OF INLOT 5654 AND PART OF OUTLOT 315
CITY OF PIQUA, MIAMI COUNTY, OHIO

BOOK 12 PAGE 62
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

FILE NO. 121079
RECEIVED June 16, 1976
AT 1:15 P.M. FEE $8.60
Mary B. Austin
MIAMI COUNTY RECORDER



DESCRIPTION

BEING A REPLAT OF I.L. 5654 AND 0.230 ACRES OF O.L. 315 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REFERENCE

PLAT BOOK 7, PAGE 11, MIAMI COUNTY RECORDER'S, PLAT RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.
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, AND FOR THE EXPRESS PRIVILEDGE 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.

Leon E Marvin
WITNESS
Heima Aras
WITNESS

Oda M Schroerluke
ODA M. SCHROERLUKE
Esther L. Marvin-Executrix
ESTHER L. MARVIN
EXECUTRIX OF JOHN W. SCHROERLUKE ESTATE

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 7th DAY OF June, 1976, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES, BOTH OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Heima Aras
NOTARY PUBLIC
HEIMA ARAS
MY COMMISSION EXPIRES NOV. 15, 1978

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 14. DAY OF JUNE 1976, ACCEPTED THIS PLAT.

John D Scarlingh
CHAIRMAN
Robert T Koch
SECRETARY

James E Rice
John L. DeSue
Willis C Wells
Philip J. Fauch

STATE OF OHIO
DOUGLAS LEE CHRISTIAN
6118
REGISTERED
SURVEYOR

LEGEND

- • = IRON PIPE FOUND
- ø = IRON PIN FOUND
- ○ = IRON PIN SET

I, HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBER AS SHOWN ON THIS PLAT, ON THIS 16th DAY OF June 1976.
Jerry L. Brown by Marlene Daino
MIAMI COUNTY AUDITOR

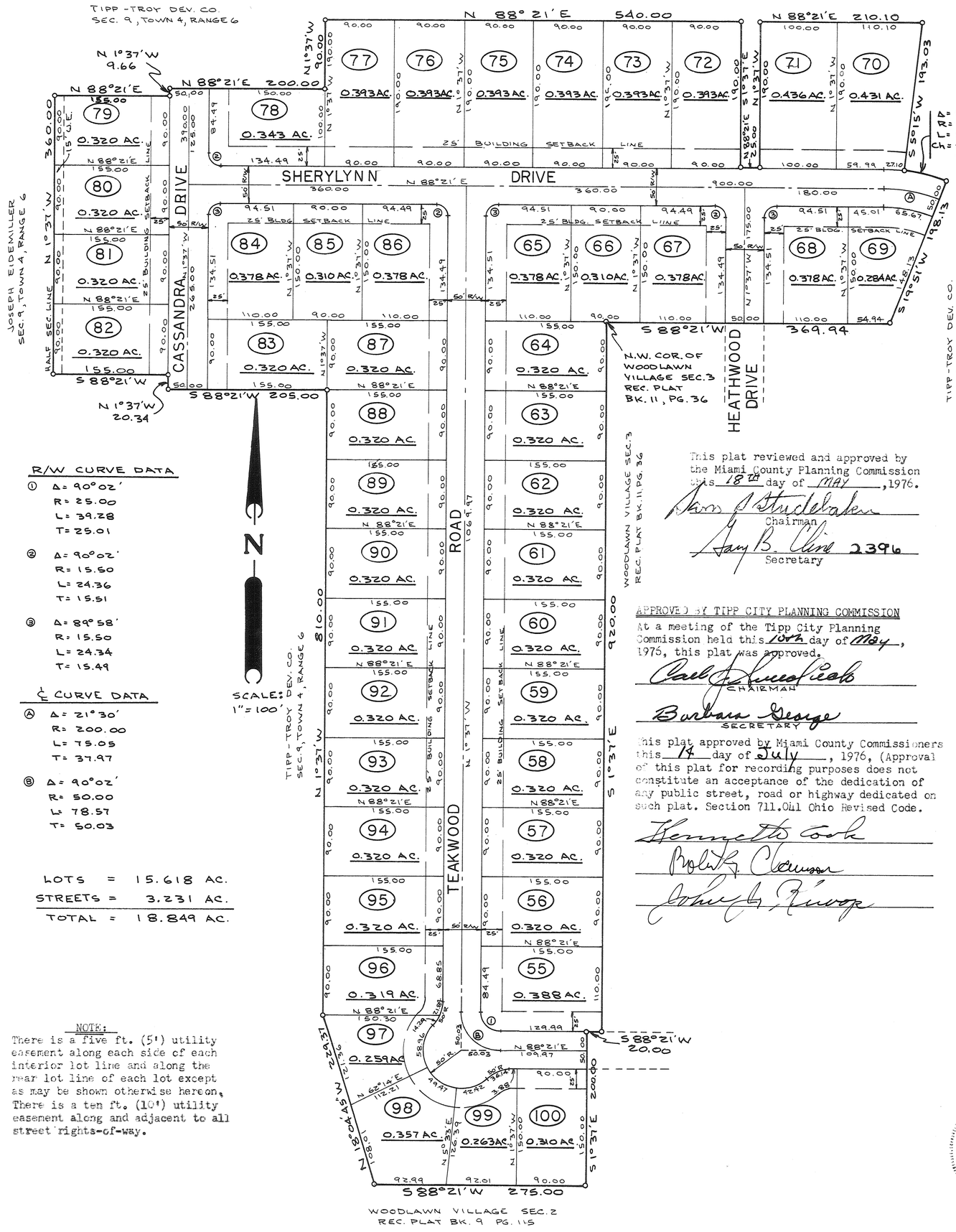
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AS SHOWN.
Douglas L. Christian
DOUGLAS L. CHRISTIAN, REGISTERED SURVEYOR # 6118

WOODLAWN VILLAGE - SECTION 4

TOWN 4 • RANGE 6 • SEC. 9 S.E.¼ • MONROE TOWNSHIP • MIAMI COUNTY • OHIO

PLAT BOOK 12 PAGE 63
Miami County Recorder's Plat Records
Received for record this 15th day
of JULY, 1976 at 3:32 PM
File Number 121911 Fee: $17.20
Mary B. Gustin Recorder by Dora Whitmer
Miami County Recorder Deputy

SEE AFFIDAVIT RECORDED IN MISC. BOOK 19 PG. 205
JUNE 8, 1978
Kenneth Cook RECORDER



R/W CURVE DATA

① Δ = 90°02'
R = 25.00
L = 39.28
T = 25.01

② Δ = 90°02'
R = 15.50
L = 24.36
T = 15.51

③ Δ = 89°58'
R = 15.50
L = 24.34
T = 15.49

℄ CURVE DATA

Ⓐ Δ = 21°30'
R = 200.00
L = 75.05
T = 37.97

Ⓑ Δ = 90°02'
R = 50.00
L = 78.57
T = 50.03

LOTS	=	15.618 AC.
STREETS	=	3.231 AC.
TOTAL	=	18.849 AC.

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 street rights-of-way.

This plat reviewed and approved by the Miami County Planning Commission this 18th day of MAY, 1976.
Jack A. Studebaker
Chairman
Gary B. Cline 2396
Secretary

APPROVED BY TIPP CITY PLANNING COMMISSION
At a meeting of the Tipp City Planning Commission held this 10th day of May, 1976, this plat was approved.
Carl J. Knoefiak
CHAIRMAN
Barbara George
SECRETARY

This plat approved by Miami County Commissioners this 14 day of July, 1976, (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.
Kenneth Cook
Robert G. Clausser
John G. Runyon

DESCRIPTION
Being a subdivision situated in Section Nine (9), Town Four (4), Range Six (6), in Monroe Township Miami County, Ohio. Containing 18.849 Acres of a total of 80.594 Acres as conveyed to Tipp-Troy Development by deed recorded in Miami County Recorder's Record of Deeds Book 526 Page 474.

DEDICATION
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, and public grounds, 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 of 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. 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 Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Catherine E. Dooley
witness
William J. McGraw III
witness

Patricia J. McCurdy
witness
William E. Smith
witness

TIPP- TROY DEVELOPMENT COMPANY
Zimmel Miller
Zimmel Miller

PEOPLES BUILDING AND SAVINGS ASSOCIATION
William E. Eickhoff
William E. Eickhoff, Exec. Vice-Pres.
R. L. Coffey
R. L. Coffey, Secretary

STATE OF OHIO, MIAMI COUNTY, ss:
Be it remembered that on this 14th day of May, 1976, before me a notary public in and for said county and state, personally came Tipp-Troy Development Company by Zimmel Miller and Peoples Building and Savings Association by its executive vice-president, William E. Eickhoff and its secretary, R. L. Coffey, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on this day and date above written.

August 18 - 1979
My Commission Expires

Catherine E. Dooley
Notary Public

MIAMI COUNTY AUDITOR
Approved and transferred this 15th day of July, 1976.
Jerry L. Brown by Beverly Slough, Deputy
Miami County Auditor

This plat reviewed and approved this 18th day of May, 1976.
Arthur D. Hadad
Miami County Engineer

SEE CONSENT AND RATIFICATION RECORDED IN MISC. BOOK 18, PAGE 923.
DECEMBER 7, 1977

KENNETH COOK, RECORDER
Dora Whitmer, DEPUTY

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision, on May 3, 1976. That all monuments are set as shown.
Daniel D. Turner
DANIEL D. TURNER, registered surveyor, no. 4807

Woodlawn Village-Section Four for Tipp-Troy Development Company		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE MAY 1976	Drawn by: J.T. Traced by: J.T. Checked by: D.T.	SHEET NO. 1/2
FILE NO. 4-76-39	SCALE: 1" = 100'	

WOODLAWN VILLAGE - SECTION 4

TOWN 4 · RANGE 6 · SEC. 9 S.E.1/4 · MONROE TOWNSHIP · MIAMI COUNTY · OHIO

BOOK 12 PAGE 63A
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.
FILE NO. 121911 FEE $17.20
RECIEVED FOR RECORD 3:32 PM (TIME) JULY 15, 1976 (DATE)
Mary B. Austin Recorder by Dora Whitmer, Deputy
MIAMI COUNTY RECORDER

PROTECTIVE COVENANTS

1. LAND USE AND BUILDING TYPE- 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.

2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1000 Square Feet. The first floor of a two story or one and one half story structure shall have a minimum of 900 Square Feet.

3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the 25 Foot minimum setback distance as provided on the record plat. No building shall be located nearer than eight (8) feet to any interior lot line.

4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.

5. OTHER BUILDINGS- No trailer, basement, campshack, garage, barn or other out-buildings shall be at any time used as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.

6. FENCES- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) feet in height shall be place or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing, or similar types of fencing may be used upon the property at any location.

7. GRADE- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.

8. NUISANCES- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.

9. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.

10. LIVESTOCK AND POULTRY- 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.

11. TIME OF COVENANTS- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until June 1, 1996, at which time they shall be automatically extended for successive period of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants.

12. INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

13. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any lot owner within the plat.

Woodlawn Village - Section Four for		
Tipp-Troy Development Company		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy- Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE	Drawn by: Traced by: Checked by:	SHEET NO. 2/2
FILE NO.	SCALE:	

NOTE
There is a five foot (5') utility easement along each side of all interior lot lines and along each rear or side lot line unless shown otherwise hereon.

BALLINGER SUBDIVISION
REPLAT OF LOT 1183·COVINGTON, OHIO

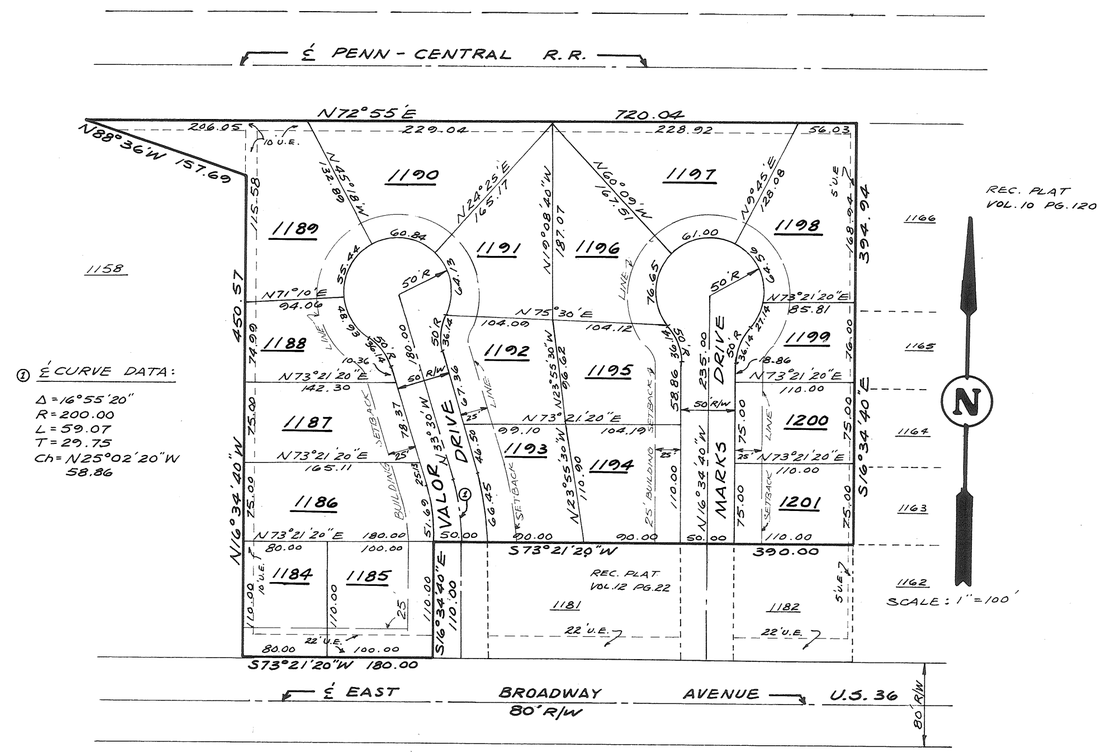
BOOK 12 PAGE 64

Miami County Recorder's Record of Recorded Plats

Received for record this 19 day of July, 1976 at 3:29 P.M.

File Number 121995 Fee: $ 8.60

Mary B. Gustin Recorder
Miami County Recorder
By Dora Whitmer, Deputy



DESCRIPTION
Being a replat of Inlot No. 1183 conveyed to Ballinger Lumber and Supply Company Inc. by deed recorded in Volume 521, Page 405, of the Miami County Deed Records.

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

Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone, or other utilities or services and for the express priviledge 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.

William L. Rhoades
witness
Kermit E. Stade
witness

BALLINGER LUMBER AND SUPPLY CO., INC.
Russell Royer
Russell Royer, president
Phyllis Royer
Phyllis Royer, secretary

Russell Royer
witness
Duane Sharp
witness

WESTERN OHIO NATIONAL BANK AND TRUST COMPANY
Kermit E. Stade
Kermit E. Stade, president
William L. Rhoades
William L. Rhoades, exec. vice-pres.

STATE OF OHIO, MIAMI COUNTY, ss:
Be it remembered that on this 24 day of June, 1976, before me, the undersigned a notary public in and for said state and county, personally came the Ballinger Lumber and Supply Company by its president Russell Royer and its secretary Phyllis Royer, and Western Ohio National Bank and Trust Company by its president, Kermit E. Stade and its executive vice-president, William L. Rhoades, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on this day and date above written.

My commission expires

Duane Sharp
Notary Public

PLANNING COMMISSION
At a meeting of the Village of Covington Planning Commission held this 7 day of JUNE 1976, this plat was approved.

Jeffrey A. Hyde
Leonard J. Schlake
Eric Zimmerman
Harold Iddings
Lewis W. Dewey

VILLAGE COUNCIL
At a meeting of the Village of Covington Council held this 5 day of JULY 1976, this plat was approved.

Jerry L. Beucher
Norman A. Bentz
Lewis Dewey
Elfreda Treon
Hugh C. Hill
Donald E. Garmon, Mayor

MIAMI COUNTY AUDITOR
Approved and transferred this 19th day of July 1976.
Jerry L. Broux by Beverly Hough, Deputy
Miami County Auditor

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners. Curvey distances measured along the arc.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

PROTECTIVE COVENANTS

1. LAND USE AND BUILDING TYPE- 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, except that lots 1184, 1185, and 1186 may be used for commercial or other purposes.
2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1100 Sq. Ft.
3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the 25 Foot minimum setback distance as provided on the record plat.
4. DIVISION OF LOTS- No lot shall be hereafter subvided into additional residential lots.
5. OTHER BUILDINGS- No trailer, basement, campshack, garage, barn or other out-buildings shall be at any time used as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
6. FENCES- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) feet in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
7. GRADE- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All building plans shall be reviewed and approved by the developer before any construction may begin.
8. NUISANCES- No noxious nor offensive activities shall be carried on upon any residential lots in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
9. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
10. LIVESTOCK AND POULTRY- 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.
11. TIME OF COVENANTS- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until July 1, 1996, at which time they shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants.
12. INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
13. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any lot owner within the plat.

BALLINGER SUBDIVISION
Covington - Ohio
for
Ballinger Lumber and Supply Co. Inc.

DANIEL D. TURNER AND ASSOC.
Troy, Ohio
CIVIL ENGINEERING- LAND SURVEYING

DATE	Drawn by: AR	SHEET NO.
JULY 1976	Traced by: JT	1/1
FILE NO. 5-76-55	Checked by: JT	
	SCALE: 1" = 100'	

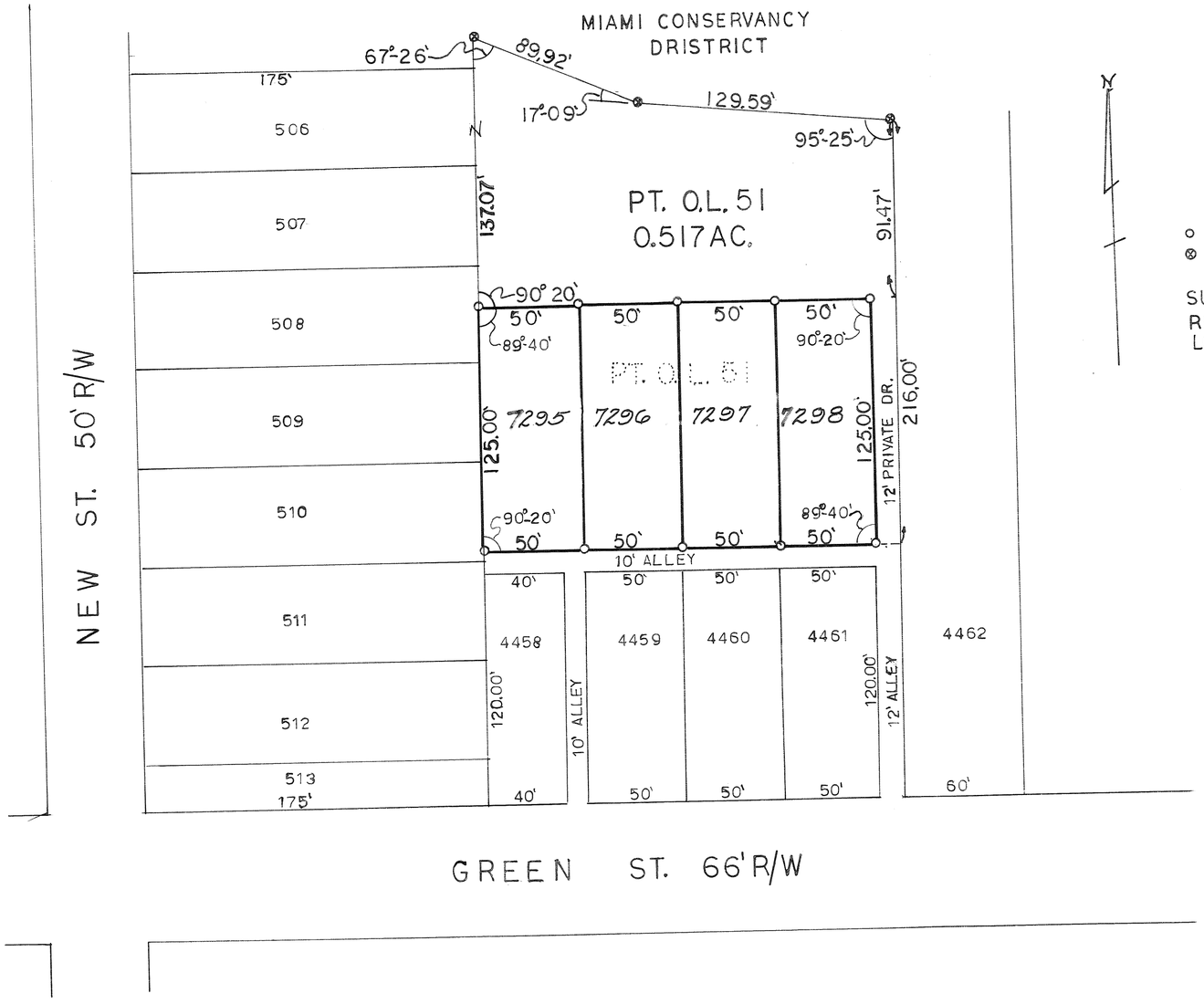
REPLAT OF PT. OF OUTLOT 51
NORTHEAST SECTION CORPORATION PIQUA

BOOK 12 PAGE 65
MIAMI COUNTY RECORDER'S
PLAT RECORDS

TIME RECEIVED FOR FILING 1:42 P.M.
FILE NO 122674
RECEIVED FOR RCORD AUG. 11 1976
RECORDED IN PLAT BOOK 12 PAGE 65
FEE $8.60
Mary B. Austin, Recorder by Dora Whitmer, Deputy
MIAMI COUNTY RECORDER

TRANSFERRED AND NUMBERED TO
DESIGNATE LOTS THIS 11 DAY
OF August 1976
Jerry L. Brown, Marlene Davis, Deputy
MIAMI COUNTY AUDITOR

APPROVED CITY OF PIQUA
PLANNING COMMISSION
John E. Hardman
William C. Wells Jr.
Philip L. Lange
John L. De Sue
James D. Rice
DATE: Aug 9, 1976
P.C. 11-76



LEGEND
o IRON PIN SET
⊗ M.C.D. MON.

SURVEY REFERENCE
REC. BK.3 P. 7
LOT BK.11 P.195

DESCRIPTION:
BEING A REPLAT OF PART OF OUTLOT 51 IN THE NORTHEAST SECTION OF THE CITY OF PIQUA.

DEDICATION:
WE THE UNDERSIGNED BEING THE OWNERS OF THE LANDS HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Dick L. Herron
DICK L. HERRON

Goldie M. Herron
GOLDIE M. HERRON

Freda Brown
WITNESS

Nola C. Brown
WITNESS

Mary Ferman
WITNESS

John Ferman
WITNESS

NOTE: THESE NEW LOTS ARE NOT FOR THE CONSTRUCTION OF ANY HAPITABLE STRUCTURE AS PASSED BY THE CITY OF PIQUA PLANNING COMMISSION.

STATE OF OHIO, COUNTY OF MIAMI S.S.
BE IT REMEMBERED THAT ON THIS 9 DAY, OF June 1976, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua OHIO THIS 9 DAY OF June, 1976

Dixie D. Kellar, Notary Public
In and for Miami County, Ohio
My Commission expires July 25, 1977

Dixie D. Kellar
NOTARY PUBLIC

MY COMMISSION EXPIRES

SURVEY OF PART OF OUTLOT 51
NOW INLOTS 7295, 7296, 7297 & 7298
FOR DICK & GOLDIE M. HERRON
JOHN E. FERMAN PIQUA, OHIO
PROFESSIONAL SURVEYOR. 4864

DRAWN BY JEF	SCALE 1" = 50'	DRAWING No. 76-6-49
CHK'D BY	DATE 6-4-76	SHEET No. 1/1
TRACED BY		

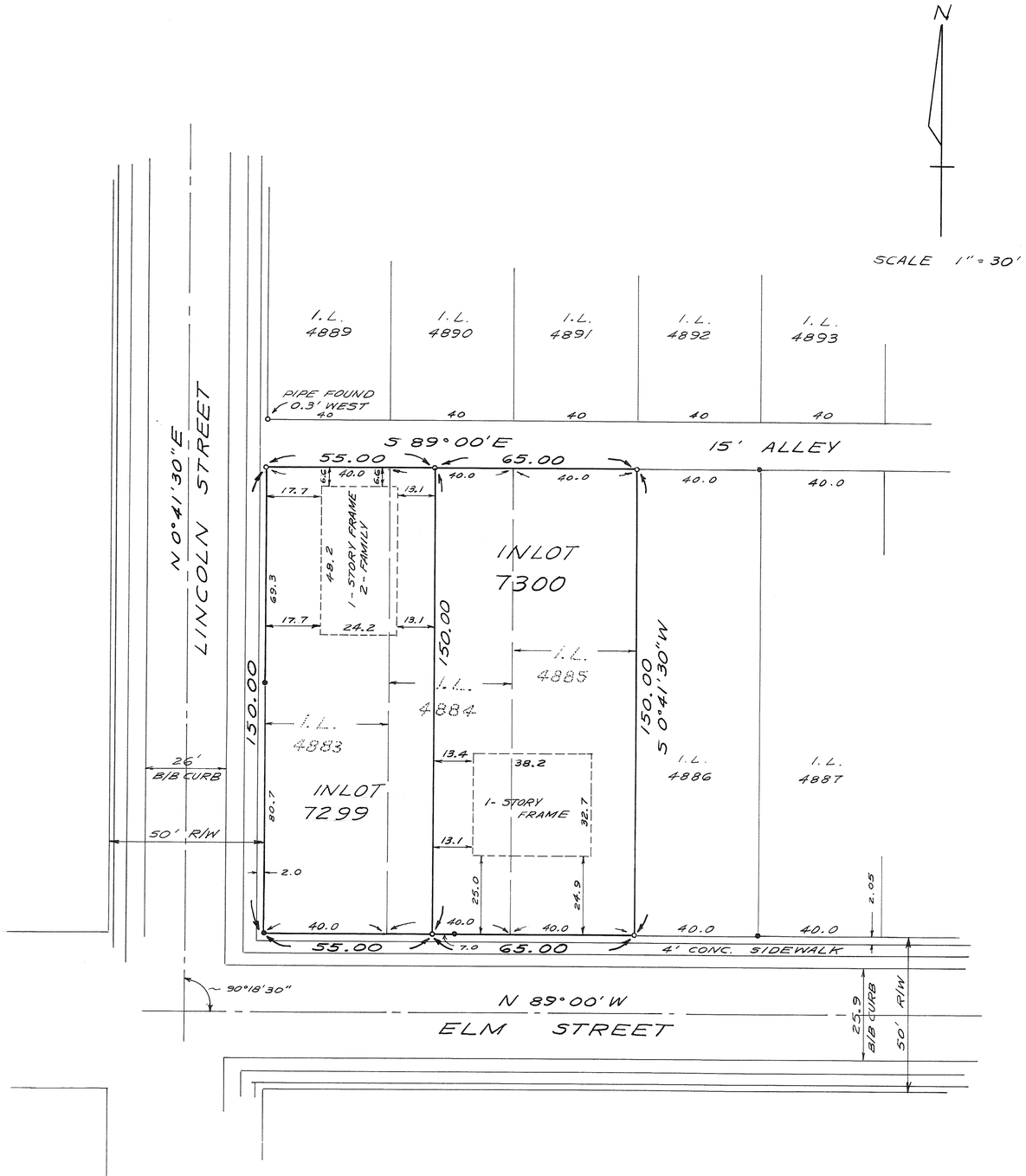
John E. Ferman

REPLAT OF INLOTS 4883, 4884, & 4885

CITY OF PIQUA, MIAMI COUNTY, OHIO

BOOK 12 PAGE 66
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

FILE NO. 122694
RECEIVED AUG. 12, 1976
AT 8:55 AM. FEE $8.60
Mary B. Justin, Recorder by Dora Whitmer, Deputy
MIAMI COUNTY RECORDER



LEGEND

• = IRON PIN FOUND
o = IRON PIN SET

DESCRIPTION

BEING A REPLAT OF INLOTS 4883, 4884, AND 4885 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REFERENCE

PLAT BOOK 3, PAGE 116, MIAMI COUNTY RECORDER'S, PLAT RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Laura E. Marks
WITNESS

William D. Baker
WILLIAM D. BAKER
EXECUTOR OF ETHEL C. BAKER ESTATE

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 29 DAY OF July, 1976, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES, BOTH OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Heima Aras
NOTARY PUBLIC
HEIMA ARAS
MY COMMISSION EXPIRES
NOV. 15, 1978

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 9 DAY OF AUGUST 1976, ACCEPTED THIS PLAT.

John L. Hardman
CHAIRMAN
Wyles Clegg Jr.
Philip J. Lange
John L. De Sue
James G. Rice
P.C. 12-76

I, HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT, ON THIS 12TH DAY OF Aug. 1976
Jerry L. Brown by Beverly Slough, Deputy
MIAMI COUNTY AUDITOR

STATE OF OHIO
DOUGLAS LEE CHRISTIAN
6118
REGISTERED SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AS SHOWN

Douglas L. Christian
DOUGLAS L. CHRISTIAN, REGISTERED SURVEYOR # 6118

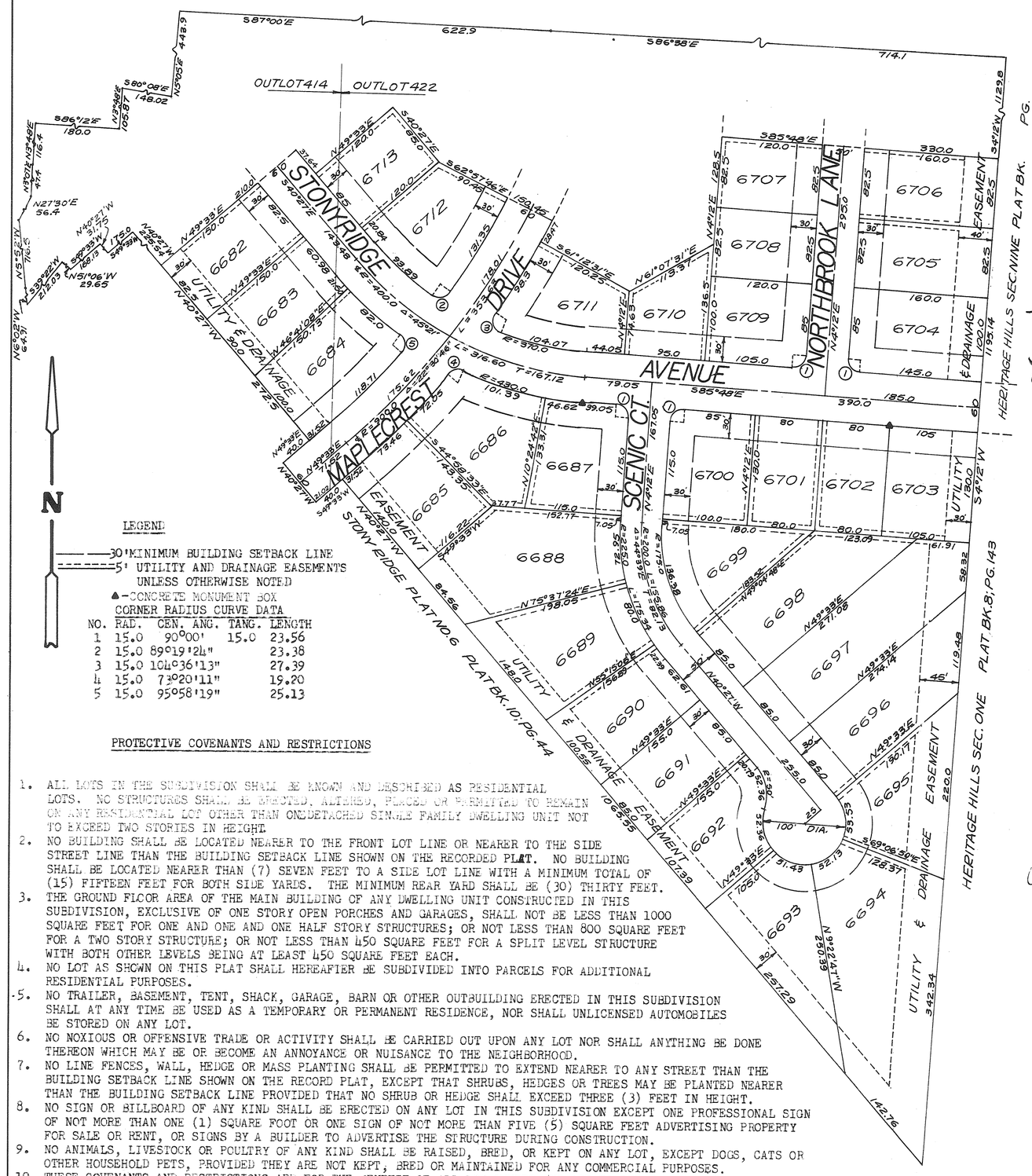
NORTHBROOK SUBDIVISION SEC. ONE

PLAT BOOK 12 PAGE 67
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 19TH DAY OF AUGUST, 1976, AT 2:50 P.M.

FILE NUMBER 122902 FEE $8.60

Mary B. Gustin by Bernice Stedebeker
MARY B. GUSTIN, MIAMI CO. RECORDER Deputy

BEING A SUBDIVISION CONTAINING A TOTAL OF 14.211 ACRES, OF WHICH 1.007 ACRES ARE IN OUTLOT 414 AND 13.204 ACRES ARE IN OUTLOT 422 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, SAME BEING A PART OF THE 57.580 ACRE TRACT ACQUIRED BY McGOVERN BUILDERS, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 508; PAGE 927.



LEGEND

30' MINIMUM BUILDING SETBACK LINE
5' UTILITY AND DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED
▲-CONCRETE MONUMENT BOX

CORNER RADIUS CURVE DATA

NO.	RAD.	CEN. ANG.	TANG.	LENGTH
1	15.0	90°00'	15.0	23.56
2	15.0	89°19'24"		23.38
3	15.0	104°36'13"		27.39
4	15.0	73°20'11"		19.20
5	15.0	95°58'19"		25.13

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

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: McGOVERN BUILDERS, INC. — LIENHOLDERS: GEM CITY FINANCIAL CORP.

CHARLES C. McGOVERN, III PRES. — WITNESS — R. K. DICKERSON, VICE PRESIDENT — WITNESS

FRAYNE S. STEPHENSON SEC.-TREAS. — WITNESS — JAMES D. ARDERY, PRESIDENT — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED CHARLES C. McGOVERN, III, PRESIDENT AND FRAYNE S. STEPHENSON SECRETARY-TREAS. OF McGOVERN BUILDERS, INC. THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SEC.-TREAS. IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND SEC'Y.-TREAS. AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO THIS 17th DAY OF August, 1976.

TIM E. HILLMAN - Notary Public
In and for Miami County, Ohio
My Commission Expires July 20, 1978

NOTARY PUBLIC — MY COMMISSION EXPIRES July 20, 1978

STATE OF OHIO - COUNTY OF MONTGOMERY S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO PERSONALLY APPEARED R. K. DICKERSON, VICE PRESIDENT AND JAMES D. ARDERY, PRESIDENT OF GEM CITY FINANCIAL CORP. A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND BY 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 GEM CITY FINANCIAL CORP. OF DAYTON, OHIO.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO THIS 17th DAY OF AUGUST, 1976.

C. R. Knowlight
Notary Public
In and for Miami & Montgomery Counties, Ohio
My Commission Expires Jan. 27, 1979

NOTARY PUBLIC — MY COMMISSION EXPIRES JANUARY 27 1979

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 26th DAY OF February 1976, THIS PLAT WAS REVIEWED AND APPROVED.

John J. Sharkey Jr. PRESIDENT — Sue D. Knight SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 2nd DAY OF August, 1976, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-20-75.

Frank H. Pratt MAYOR — Charles R. Ross PRESIDENT OF COUNCIL — Sue D. Knight CLERK OF COUNCIL

TRANSFERRED THIS 19th DAY OF August, 1976.

Jerry L. Brown MIAMI COUNTY AUDITOR — BY: Beverly Slough DEPUTY AUDITOR

I HEREBY CERTIFY THIS SUBDIVISION 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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

PROTECTIVE COVENANTS AND RESTRICTIONS

1. ALL LOTS IN THE SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING UNIT NOT TO EXCEED TWO STORIES IN HEIGHT.
2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN (7) SEVEN FEET TO A SIDE LOT LINE WITH A MINIMUM TOTAL OF (15) FIFTEEN FEET FOR BOTH SIDE YARDS. THE MINIMUM REAR YARD SHALL BE (30) THIRTY FEET.
3. THE GROUND FLOOR AREA OF THE MAIN BUILDING OF ANY DWELLING UNIT CONSTRUCTED IN THIS SUBDIVISION, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1000 SQUARE FEET FOR ONE AND ONE AND ONE HALF STORY STRUCTURES; OR NOT LESS THAN 800 SQUARE FEET FOR A TWO STORY STRUCTURE; OR NOT LESS THAN 450 SQUARE FEET FOR A SPLIT LEVEL STRUCTURE WITH BOTH OTHER LEVELS BEING AT LEAST 450 SQUARE FEET EACH.
4. NO LOT AS SHOWN ON THIS PLAT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
5. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE, NOR SHALL UNLICENSED AUTOMOBILES BE STORED ON ANY LOT.
6. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. NO LINE FENCES, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT, EXCEPT THAT SHRUBS, HEDGES OR TREES MAY BE PLANTED NEARER THAN THE BUILDING SETBACK LINE PROVIDED THAT NO SHRUB OR HEDGE SHALL EXCEED THREE (3) FEET IN HEIGHT.
8. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) SQUARE FOOT OR ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
9. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.
10. 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 CLAIMING UNDER THEM UNTIL MARCH 1, 1995, 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 LAND OWNERS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
11. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
12. NO BUILDING, STRUCTURES OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL BUILDING PLANS, SPECIFICATIONS, PLOT PLAN AND LANDSCAPING PLAN HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER, McGOVERN BUILDERS, INC. OR THEIR AUTHORIZED REPRESENTATIVE.

DRAINAGE NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS REQUIRED BY 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

NORTHBROOK SUBDIVISION SECTION ONE TROY, MIAMI COUNTY, OHIO		
FOR: McGOVERN BUILDERS, INC. TROY, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO 45373 (513) 335-5331		
DATE: 3JAN75	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

NOTE
There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot lines unless shown otherwise hereon.

EVANSTON ESTATES SECTION FOUR

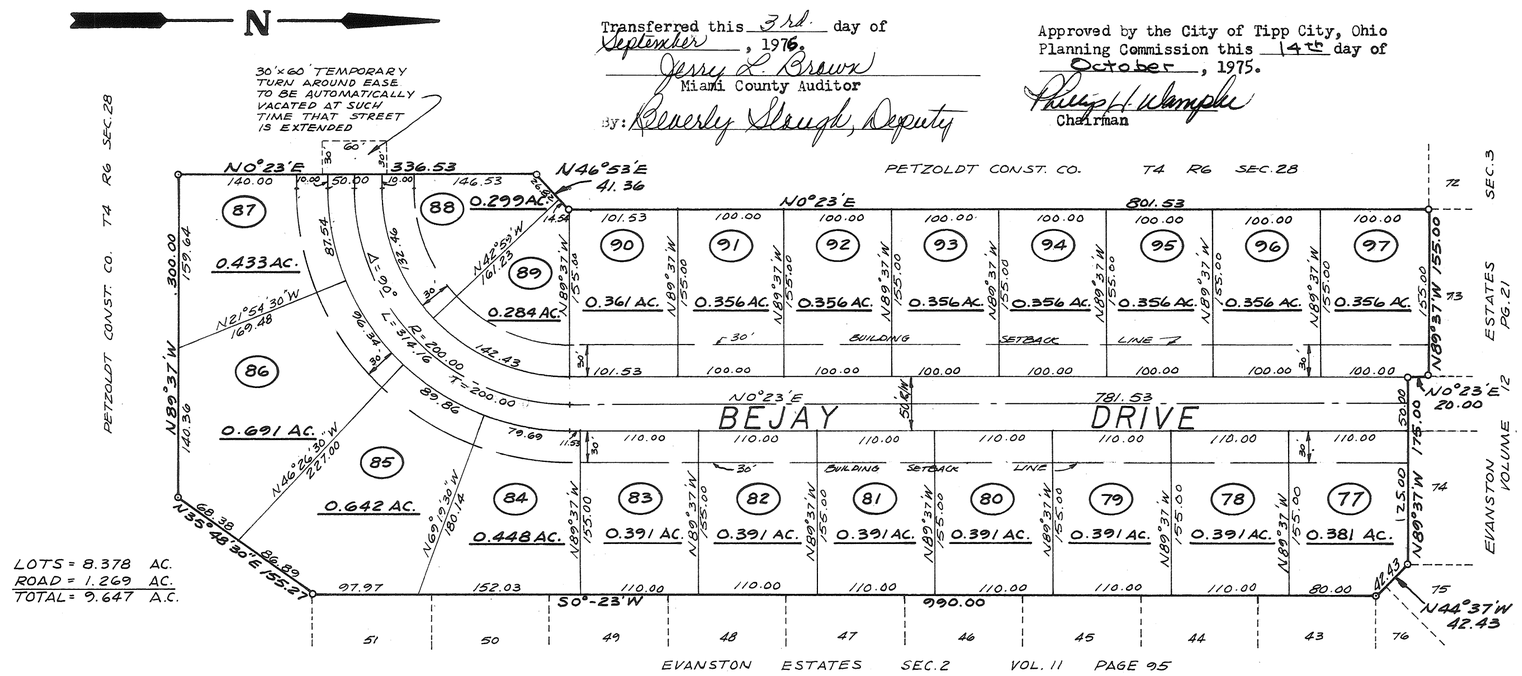
•TOWN 4• RANGE 6 • SEC 28 S.E. QTR•MONROE TOWNSHIP•

•MIAMI COUNTY • OHIO•

PLAT BOOK 12 PAGE 68
Miami County Recorder's Plat Records
Received for record this 3rd day of September, 1976 at 1:58 P.M.
File Number 123365 Fee: $ 8.60
Mary B. Austin Recorder by Dora Whitmer, Miami County Recorder Deputy.

Transferred this 3rd. day of September, 1976.
Jerry L. Brown
Miami County Auditor
By: Beverly Slough, Deputy

Approved by the City of Tipp City, Ohio Planning Commission this 14th day of October, 1975.
Philip H. Wampler
Chairman



LOTS = 8.378 AC.
ROAD = 1.269 AC.
TOTAL = 9.647 A.C.

DESCRIPTION
Being a subdivision situated in Section Twenty Eight (28); Town Four (4); Range Six (6); in Monroe Township, Miami County, Ohio. Containing 9.647 Acres of a total of 82.160 Acres as conveyed to Petzoldt Construction Company by deed recorded in Miami County Recorder's Record of Deeds Book 489, Page 271.

DEDICATION
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 this plat, and to the dedication of all parts of the roads, streets, and public grounds, 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 of 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. 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 Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In witness thereof this 13th day of October, 1975.

Daniel D. Turner — witness
Joel M. Turner — witness

PETZOLDT CONSTRUCTION COMPANY
Curtis S. Petzoldt, president
Roberta S. Petzoldt, sec-treas.

STATE OF OHIO, MIAMI COUNTY, ss:
Before me, a notary public in and for Miami Co., Ohio, personally appeared Petzoldt Construction Company by its president Curtis S. Petzoldt, and its Sec. treas. Roberta S. Petzoldt, who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 13th day of October, 1975.

Daniel D. Turner
Notary Public
My Commission Expires 12-7-76

This plat reviewed and approved this 21st day of October, 1975.
Curtis D. Hoddad
Miami County Engineer

This plat reviewed and approved by the Miami County Planning Commission this 21st day of October, 1975.
Sam A. Studebaker — Chairman
Gary B. Clint 2369 — Secretary

This plat approved by Miami County Commissioners this 3rd day of September, 1976. (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.

Kenneth Cook
Robert E. Clemons
John F. Kerry

PROTECTIVE COVENANTS

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 single family dwelling.
2. The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1500 Sq. Ft. for a one story plan, or less than 1800 Sq. Ft. total for other than a one story plan. All houses shall have a minimum two car attached garage. All houses must be fully completed within one year after construction has begun.
3. No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer than 15 feet to any interior lot line.
4. No lot shall be hereafter subdivided into additional residential lots.
5. No trailer, basement, campshack, garage, barn or other outbuildings 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.
6. Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fences 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, field fencing 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.
7. The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
8. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which thereon may be or become an annoyance or nuisance.
9. No structure of a temporary character shall be permitted on any premises except during the active period of construction.
10. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 Sq. Ft. or one sign of not more than 5 Sq. Ft. 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. Petzoldt Construction Company shall be exempt from this covenant during the period of the plat development and lot sales.
11. No animal, livestock or poultry of any kind shall be raised, bred or lept 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.
12. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and persons claiming under them until August 1, 1996, at which time they shall 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.
13. Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full force and effect.
14. These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision.
15. No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed 7 ft. X 7 ft. (49 Sq. Ft.) and shall not exceed 16 inches in height.

STATE OF OHIO DANIEL D. TURNER 4807 REGISTERED SURVEYOR

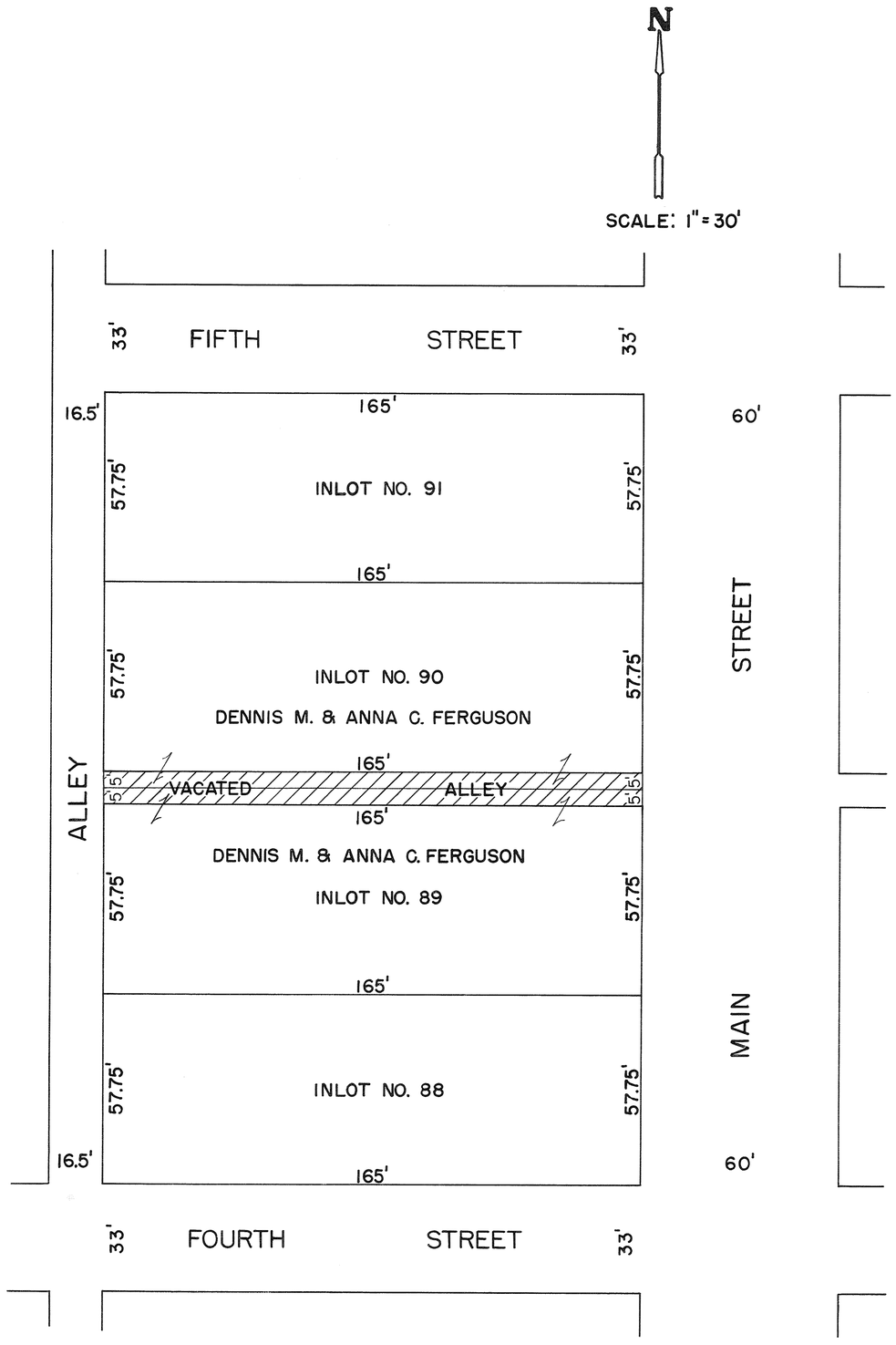
I hereby certify that this map is a true and complete survey made under my supervision on September 15, 1975. That all monuments set as shown and all curved distances are measured along the arc.

Daniel D. Turner
DANIEL D. TURNER, reg. surveyor No. 4807

Evanston Estates- Section Four for Petzoldt Construction Company Vandalia, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy - Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE SEPT.-1975	Drawn by: A.R. Traced by: Checked by: D.T.	SHEET NO. 1/1
FILE NO. 8-75-145	SCALE: 1" =100'	

VILLAGE OF LAURA

ALLEY VACATION PLAT



PLAT BOOK NO. 12 PLAT NO. 69
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 17TH DAY
OF SEPTEMBER 1976, AT 8:40 A.M.
FILE NO. 123744
FEE: $8.60

Mary B. Gustin by Bernice Sudebaker, Deputy
MIAMI COUNTY RECORDER

DESCRIPTION

ALLEY VACATION PLAT OF A 10 FOOT ALLEY BETWEEN INLOTS 89 AND 90 BETWEEN THE EAST LINE OF A 16.5 FOOT ALLEY AND THE WEST LINE OF MAIN STREET IN THE VILLAGE OF LAURA, OHIO AS PLATTED IN PLAT BOOK NO. 2 ON PLAT NO. 116 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO.

CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF THE 10 FOOT WIDTH ALLEY AS SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE VILLAGE OF LAURA, OHIO FOR SAID VACATION AND WAIVE PENDENCY OF SAID PETITION.

Dennis M. Ferguson — DENNIS M. FERGUSON
Carol Johnson — WITNESS
Anna C. Ferguson — ANNA C. FERGUSON
Carol Johnson — WITNESS

STATE OF OHIO COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREON EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT WEST MILTON, OHIO THIS 7TH DAY OF Sept., 1976.

Paul E. Johnson — NOTARY PUBLIC
MY COMMISSION EXPIRES Oct. 19th 1976

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF LAURA, OHIO, HELD THIS _____ DAY OF _____, 1976, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN _____ SECRETARY _____

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF LAURA, OHIO HELD THIS 13th DAY OF SEPTEMBER, 1976, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 976

Robert K. Randall Jr. — MAYOR
Alice J. Beck — CLERK

TRANSFERRED THIS 17TH DAY OF September, 1976.

Jerry L. Brown — MIAMI COUNTY AUDITOR
BY Beverly Slough — DEPUTY

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN

Paul E. Johnson
PAUL E. JOHNSON
REGISTERED SURVEYOR NO. 6030

STATE OF OHIO
PAUL EDWARD JOHNSON
6030
REGISTERED SURVEYOR

DRAWN BY O.H.

SILVER CREEK ESTATES

PART OF SOUTHEAST QUARTER OF SECTION 22, TOWN 2, RANGE 9, MRS, BETHEL TWP., MIAMI CO., OHIO.
BEING A SUBDIVISION CONTAINING 55.124 ACRES OF A TOTAL OF 73.672 ACRES ACQUIRED BY B. IRENE GUY BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 523, PAGE 381.

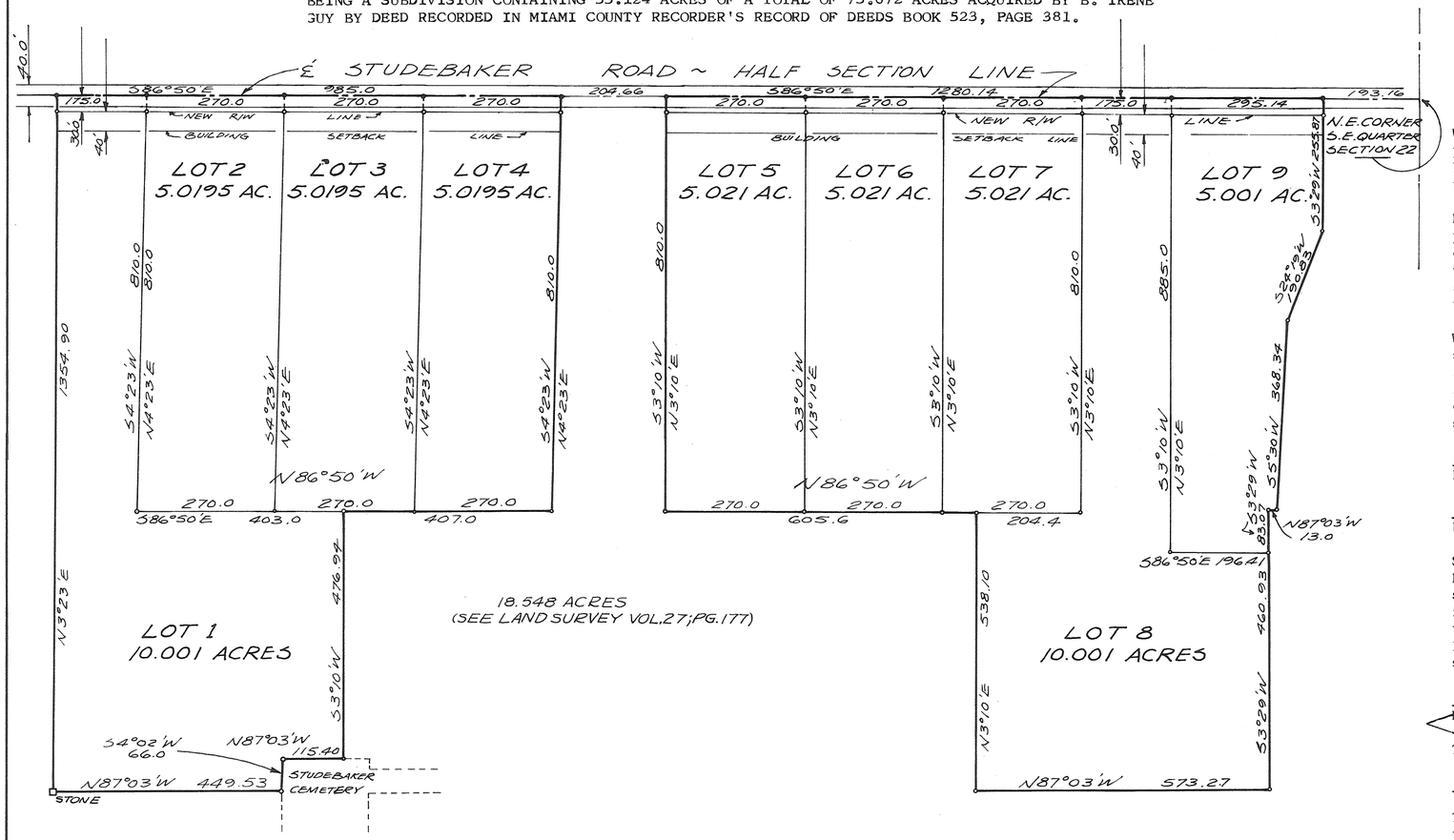
NOTE: 5' Width Utility Easements are hereby granted adjacent to all interior lot lines and adjacent to the new right-of-way line on Studebaker Road.

Plat Book 12 Page 70
Miami County Recorder's Plat Records.
Received for Record this 29th day of September, 1976 at 2:00 p.m.

Mary B. Gustin
Mary B. Gustin, Miami County Recorder

By: Emily McNeal
Deputy Recorder

FILE NO. 124098 FEE: $8.60



DEDICATION

We, the undersigned, being all the Owners and Lienholders of the Lands herein platted, do hereby accept and approve this plat and restrictive covenants and do hereby voluntarily consent to the execution of said plat, and to the dedication of the road 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 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 utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

We, the undersigned, further agree that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the application of off-street parking and loading requirements of Miami County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

B. Irene Guy — B. IRENE GUY (OWNER)
James M. Dorman — WITNESS
Birdella Bell — BIRDELLA BELL (LIENHOLDER)
Mary W. Gorman — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
Before me, a Notary Public in and for State of Ohio, Ohio, personally appeared the above signed parties, who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed.
In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal at Tipp City, Ohio this 25th day of September, 1976.

James M. Dorman, State of Ohio — NOTARY PUBLIC
Lifetime Commission — MY COMMISSION EXPIRES

This Plat reviewed and approved this 29th day of September, 1976.
Arthur D. Haddad — ARTHUR D. HADDAD, MIAMI COUNTY ENGINEER

This Plat reviewed and approved this 7th day of July, 1976 for sanitary sewage disposal requirements by Miami County Board of Health (Sewage Committee
L. Donnigan — MIAMI COUNTY BOARD OF HEALTH REPRESENTATIVE

This Plat approved by Miami County Commissioners this 29th day of SEPTEMBER, 1976, (Approval of this plat 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.)
Kenneth Cook, John J. Knapp

Transferred this 29th day of September, 1976.
Jerry L. Brown — MIAMI COUNTY AUDITOR
BY: Beverly Slough — DEPUTY AUDITOR

RESTRICTIONS

1. No residence building with less than 1,400 square feet of living area shall be erected or placed on this land. Residence buildings shall be on a solid stone, brick, block, or concrete foundation. The exterior shall be covered with drop siding, wood, stone, rock, brick, or aluminum. No asphalt base exterior siding is permitted. Roof shall be covered with wood, composition or asphalt shingles or approved builtup roofing. Roll roofing is not permitted. Frame exterior shall be stained, varnished or painted with at least two coats of paint. The exterior of any building shall be fully completed within a period of one year from the time of beginning. Concrete block and cinder block houses are not permitted.
2. Any outbuilding must be to the rear of the residence building, must be of conventional construction, permanent in nature, may not be made of unsightly material or boxes or similar lumber, and must be kept painted.
3. All buildings shall be placed at least 70 feet back from centerline of existing road (porches and bay windows excepted) and no nearer than 15 feet of any side property line. Rear yards shall be not less than 40 feet in depth.
4. Trailers, defense cabins, tents, shacks, other outbuildings, basements, or garages may not be used as a temporary or permanent residence on this land.
5. Each dwelling shall have a well and/or cistern and a private sewage disposal system, the location and construction of which shall be approved by the proper health authorities. Miami County health authorities shall have jurisdiction over placement of dwelling on tract. No outside toilets are permitted.
6. No unused building material, junk, or rubbish shall be left exposed on any tract except during actual building operations.
7. No worn-out or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any tract and no portion thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
8. The premises must be kept neat and clean, the buildings well painted and weeds and underbrush must be kept under control at all times.
9. No hogs or pigs allowed.
10. These covenants and restrictions are to run with the land and with the other tracts being conveyed by this grantor out of a certain 73.672 acre farm, of which the tract herein is a part and shall be binding on all of said tracts and the owners thereof and all persons claiming under them until June 1, 1991 at which time said covenants shall automatically be extended for successive periods of Ten (10) years. At any time these covenants may be amended by written consent of sixty (60) percent of the then owners of tracts, each owner having one vote for each separate tract owned by him.
11. If the parties hereto, or the owners of any of said tracts, or their heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for Irene Guy or any of said owners to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.
12. Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
13. All land in this subdivision shall be known and used as residential homesites or for agricultural purposes.

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

I hereby certify this Subdivision Plat to be correct as shown hereon. Railroad spikes are set at all lot corners in the road and iron pins are set at all lot corners and offsets at right-of-way lines.

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

SILVER CREEK ESTATES FOR B. IRENE GUY DAYTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373		
DATED SEPT.23,1976	DRAWN BY: AWR TRACED BY: AWR CHECKED BY: RWK	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 200'	

TROY - TOWN SECTION 2

A SUBDIVISION OF PART INLOT 6055 — CITY OF TROY — MIAMI COUNTY — OHIO

12.559 ACRES LOTS —— 0.977 ACRES STREETS

PLAT BOOK 12 PAGE 71
MIAMI COUNTY RECORDER'S PLAT RECORDS
FILE No 124381
REC'D FOR RECORD OCTOBER 7, 1976
AT 2:33 P.M. FEE $ 8.60

Mary B. Dunlin, Recorder
MIAMI COUNTY RECORDER
by Emily Mc Neal, Deputy

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 7th DAY OF October 1976.

Jerry L. Brown
MIAMI COUNTY AUDITOR
by Beverly Slough, Deputy

TROY CITY PLANNING AND ZONING COMMISSION

AT A MEETING HELD THIS 9th DAY OF July 1976. ACCEPTED THIS PLAT.

Edward J. Chase — CHAIRMAN
Sue D. Knight — SECRETARY

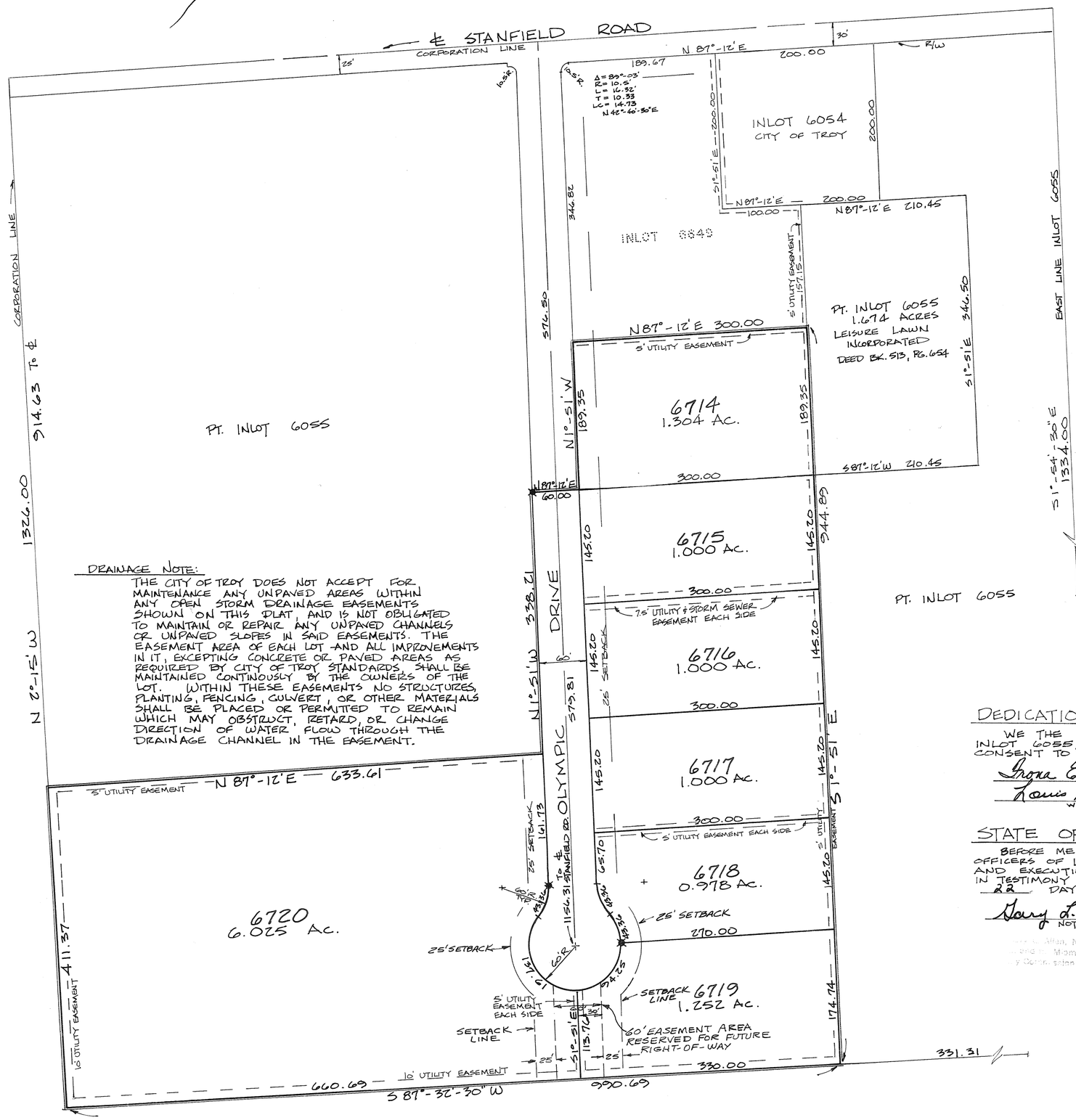
CITY COUNCIL OF THE CITY OF TROY, OHIO

AT A MEETING HELD THIS 7th DAY OF Sept. 1976. ACCEPTED THIS PLAT BY ORDINANCE No 0-33-76

Frank H. Prouty — MAYOR
Sue D. Knight — CLERK OF COUNCIL
Charles R. Ross — PRESIDENT OF COUNCIL

NORTH

SCALE: 1" = 100'



DRAINAGE NOTE:

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR PAVED AREAS AS REQUIRED BY CITY OF TROY STANDARDS, SHALL BE MAINTAINED CONTINOUSLY BY THE OWNERS OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURES, 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.

DESCRIPTION

BEING A SUBDIVISION OF 13.536 ACRES TOTAL, 1.304 ACRES PART INLOT 6055, CITY OF TROY, MIAMI COUNTY, OHIO. CONVEYED TO LEISURE LAWN INCORPORATED, TROY, OHIO, BY DEED RECORDED IN VOL. 513, PAGE 654, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS AND 12.232 ACRES PART INLOT 6055, CITY OF TROY, MIAMI COUNTY, OHIO CONVEYED TO GRAHAM ROGERS AND ROGER SCOTT BY DEED RECORDED IN VOL. 508 PAGE 447, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

Michael W. Cozatt
Robert N. Schlemmer
James Bachert Pres.
Jean M. Elsner — WITNESSES
Graham Rogers
Roger Scott
THE FIRST NATIONAL BANK & TRUST CO.
By N. E. Stauffer Vice Pres.

STATE OF OHIO, COUNTY OF MIAMI S. S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME THE ABOVE NAMED, TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL THIS 5th DAY OF MAY 1976.

Robert N. Schlemmer
NOTARY PUBLIC ~~MIAMI CO., OHIO~~ ~~MY COMMISSION EXPIRES~~
Robert N. Schlemmer, Notary Public
In And For The State Of Ohio
My Commission Has No Expiration Date

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS OF PART INLOT 6055, 1.304 ACRES - DEED BOOK 513, PAGE 654, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

Irma E. Pond
Louis A. Perry — WITNESSES
Gary L. Teach, Treas.
Rennie Williams V.P.

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME OFFICERS OF LEISURE LAWN INC. TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL THIS 22 DAY OF September 1976.

Gary L. Allen
NOTARY PUBLIC
Gary L. Allen, Notary Public
In and for Miami and Shelby Co., Ohio
My Commission Expires Aug. 13, 1981

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. ALL CURVED DISTANCES ARE MEASURED ON THE ARC. IRON PINS SET AT ALL LOT CORNERS.
X CITY OF TROY MONUMENT BOXES

Michael W. Cozatt
REGISTERED SURVEYOR 6001

STATE OF OHIO
MICHAEL W. COZATT
S-5001
REGISTERED SURVEYOR

MICHAEL W. COZATT
CIVIL ENGINEER - LAND SURVEYOR
25 S. NORWICH RD. TROY

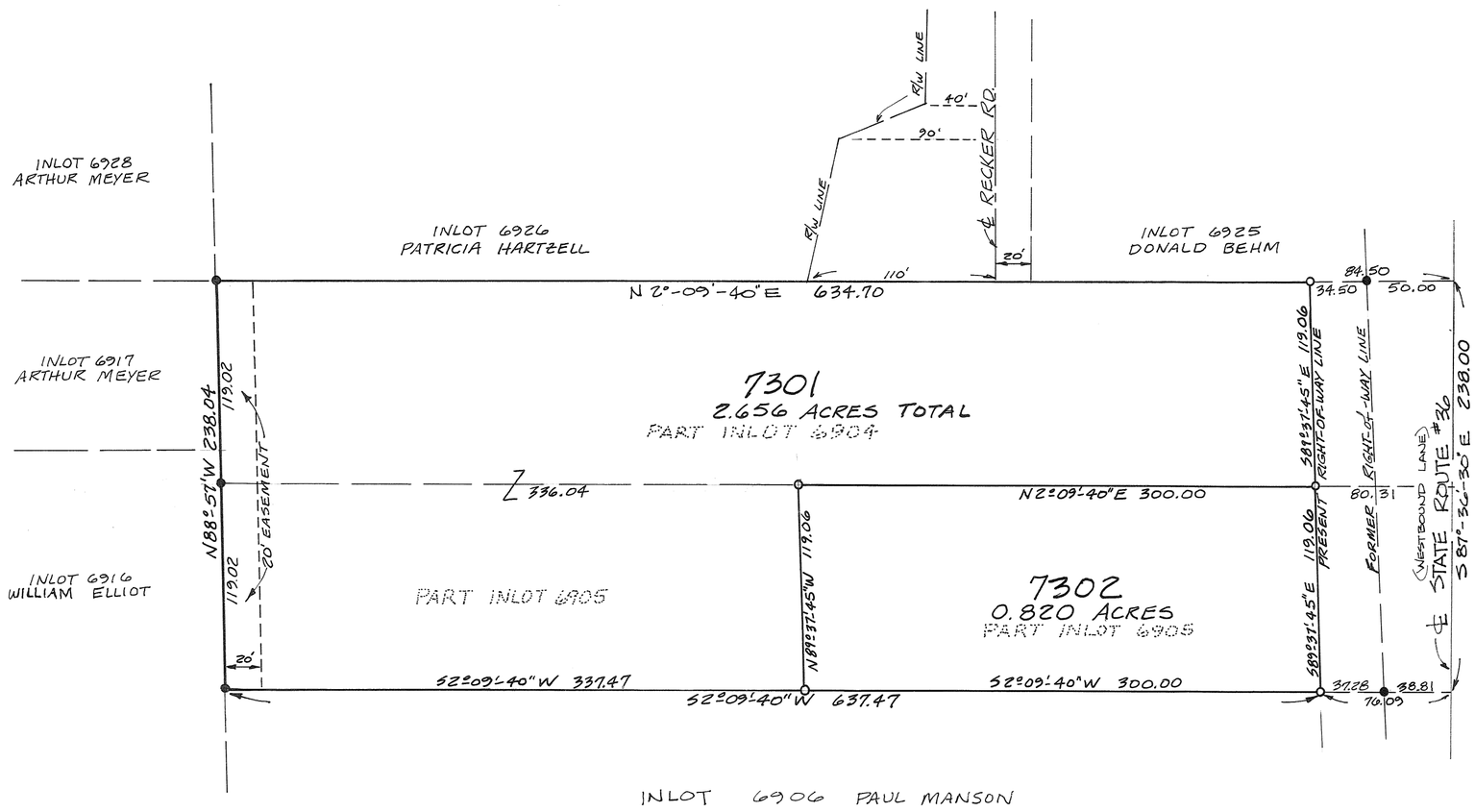
REPLAT OF PART INLOTS 6904 & 6905
PIQUA, OHIO

RECORD BK. 12 PAGE 72
MIAMI COUNTY RECORDER'S PLAT RECORDS FILE No 124462
REC'D FOR RECORD OCTOBER 12 1976
AT 12:26 P.M. FEE: $8.60
Mary B. Gratton
MIAMI COUNTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED
THIS 12TH DAY OF October 1976
Jerry L. Brown by Beverly Slough
MIAMI CO. AUDITOR Deputy

NORTH

SCALE: 1" = 60'



DESCRIPTION

BEING A REPLAT OF PT. INLOTS 6904 & 6905 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO CONVEYED TO LOJO III INCORPORATED BY DEED RECORDED IN VOLUME 520, PAGE 33 AND VOLUME 520, PG. 326 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

THE 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 AND FOR THE EXPRESSED PRIVILEDGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND ENGRESS TO THE PROPERTIES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

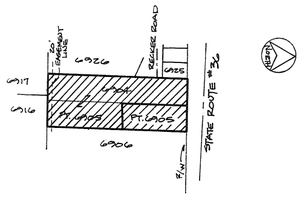
Robin Scott WITNESS
Norma Jean Jackson WITNESS
William S. Daughter PRES.
John A. Sinderson Vice Pres
LOJO III, INC.

STATE OF KENTUCKY, FAYETTE COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 7th DAY OF September 1976, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Shirley O'Cee
NOTARY PUBLIC
My Commission Expires 9-30-79

LEGEND –
- ● IRON PIN FOUND
- ○ IRON PIN SET



VICINITY MAP
SCALE: 1" = 300'

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 27 DAY OF SEPT 1976, THIS PLAT WAS APPROVED.
RC 19-76

John D. Scarlough
James E. Rice
Philip J. Lange
Willis C. Wells

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE LEINHOLDERS OF INLOT 6904, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

WITNESS
Barbara Cavadell
WITNESS
Jerry Fletcher
Joseph J. Whitaker
1ST NATIONAL BANK OF CINCINNATI

STATE OF OHIO, COUNTY OF HAMILTON, S.S.

BE IT REMEMBERED THAT ON THIS 6th DAY OF OCTOBER 1976, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE 1ST NATIONAL BANK OF CINCINNATI BY JOSEPH J. WHITAKER ITS COMM LOAN REP AND JERRY FLETCHER ITS ASST VICE PRES ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Betty Baden
BETTY BADEN, NOTARY PUBLIC
Notary Public, Hamilton, County, Ohio
My Commission Expires Oct. 18, 1977

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AT ALL LOT CORNERS.

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

Michael W. Cozatt
MICHAEL W. COZATT
CIVIL ENGINEER — LAND SURVEYOR
25 S. NORWICH RD. TROY

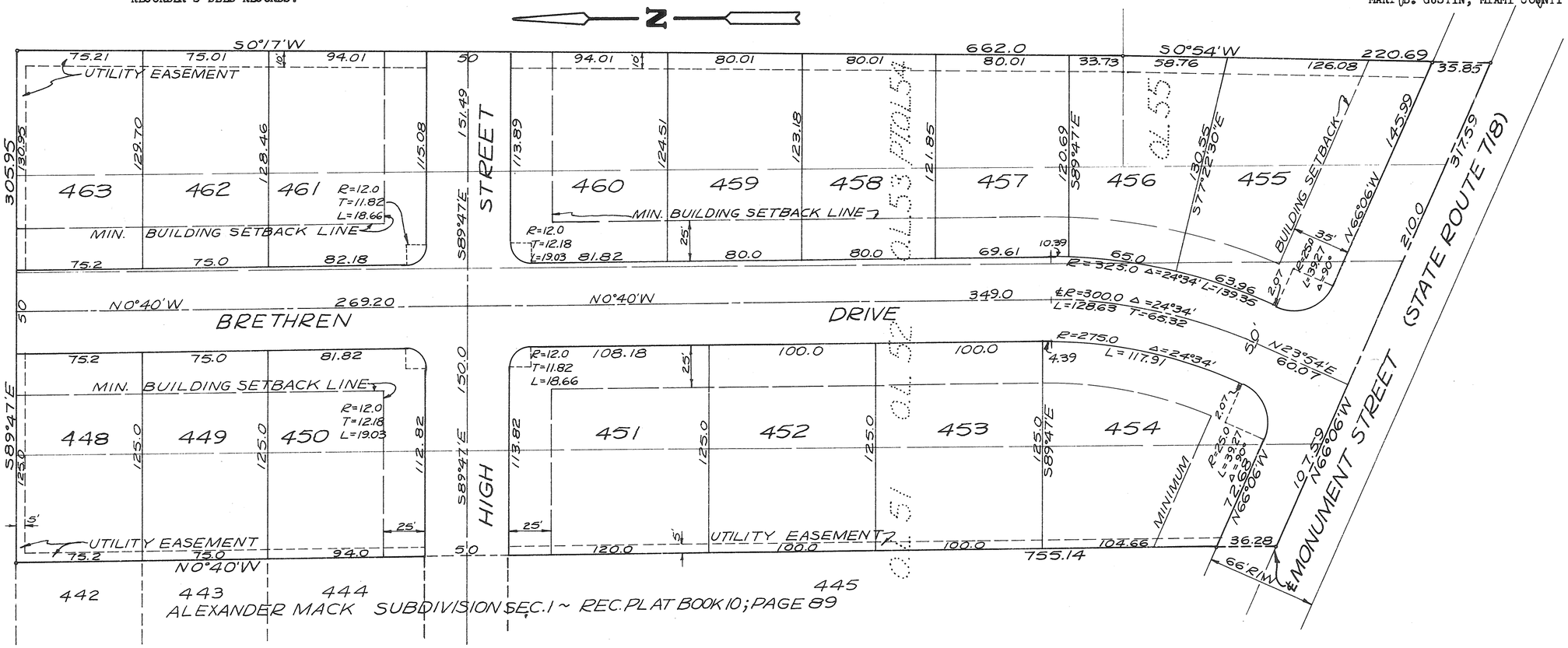
PLAT BOOK 12 PAGE 73
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 15TH DAY OF OCTOBER, 1976 AT 1:14 P.M.

FILE NUMBER 124564 FEE $ 8.60

Mary B. Gustin, Recorder by Dora Whitmer, Deputy
MARY B. GUSTIN, MIAMI COUNTY RECORDER

ALEXANDER MACK SUBDIVISION · SECTION TWO

A REPLAT OF PART OF OUTLOT 51, AND ALL OF OUTLOTS 52, 53, 54 and 55 IN THE VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO. BEING A SUBDIVISION CONTAINING A TOTAL OF 5.823 ACRES OF A TOTAL OF 12.599 ACRES ACQUIRED BY THE PLEASANT HILL CHURCH OF THE BRETHREN BY DEED FILED IN DEED BOOK 451, PAGE 661 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.



WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND 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. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, 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.

THE PLEASANT HILL CHURCH OF THE BRETHREN

Byron Jackson — Ernest Bailey
Dane Zeeb — Perry M. Moore
John West — Kenneth Peacock
TRUSTEES — TRUSTEES
Dale Spitler — Steven R. Hutchinson
WITNESS — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MIAMI, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES REPRESENTING THE PLEASANT HILL CHURCH OF THE BRETHREN, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS: AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND THE FREE ACT AND DEED OF THE PLEASANT HILL CHURCH OF THE BRETHREN, AN OHIO CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PLEASANT HILL OHIO THIS 8th DAY OF SEPT, 1976.

C Dean Kocker — MY COMMISSION EXPIRES 7/29/77
NOTARY PUBLIC

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS SHOWN ON ALEXANDER MACK SUBDIVISION - SECTION ONE FILED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 10, PAGE 89.

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD ON THIS 28 DAY OF September, 1976, THIS REPLATTED SUBDIVISION WAS APPROVED.

Robert G. Knight — CHAIRMAN
John L. Schultz — SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD THIS 4th DAY OF October, 1976, THIS REPLATTED SUBDIVISION WAS APPROVED BY RESOLUTION 1976-6.

Jack A. Netzley — MAYOR
Marilyn Schaum — CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 15th DAY OF October, 1976.

Jerry L. Brown — MIAMI COUNTY AUDITOR
BY: Beverly Slough — DEPUTY AUDITOR

I HEREBY CERTIFY THIS SUBDIVISION 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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

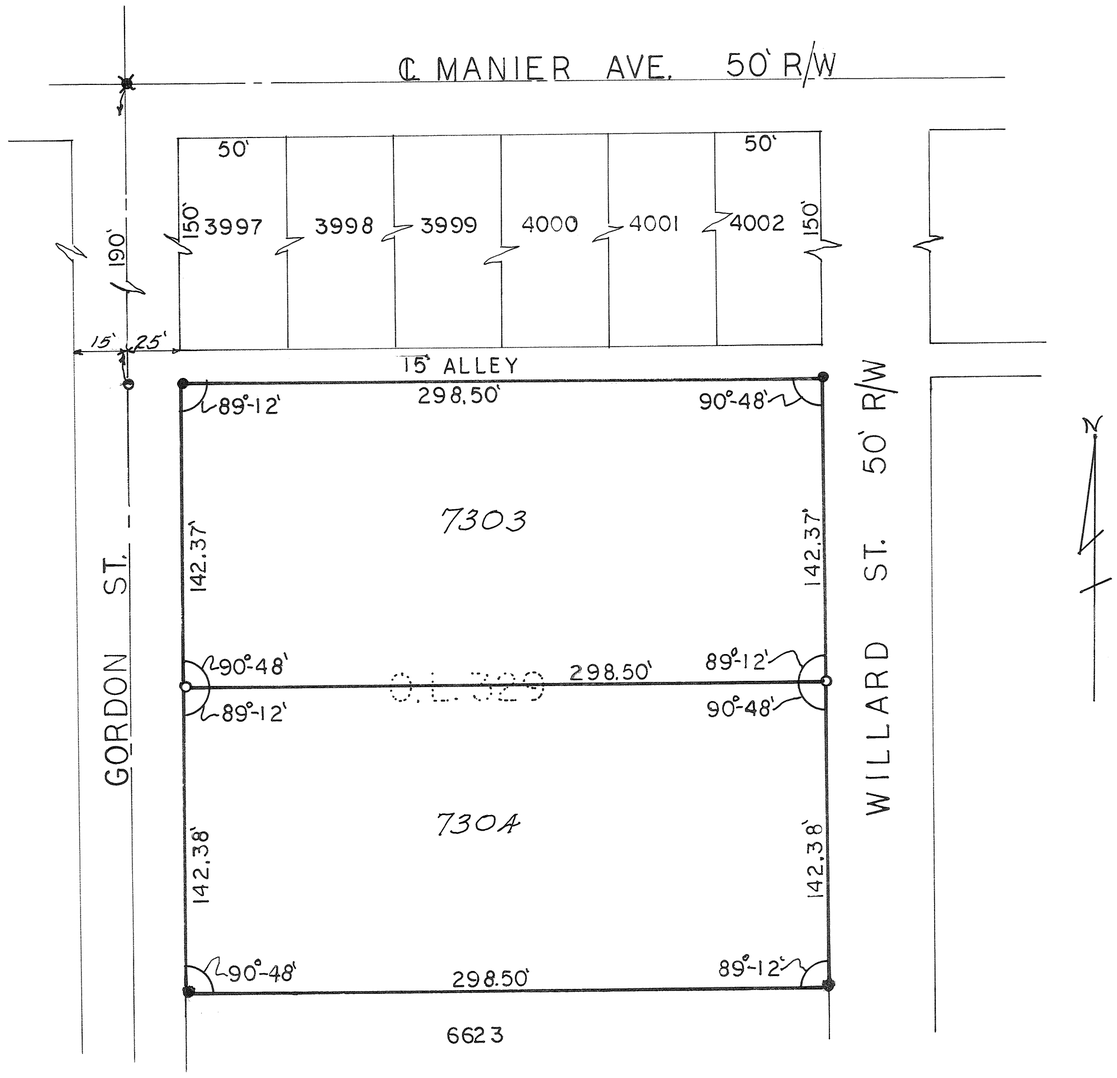
ALEXANDER MACK SUBDIVISION-SECTION TWO PLEASANT HILL, OHIO		
FOR: THE PLEASANT HILL CHURCH OF THE BRETHREN		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO PH:(513) 335-5331		
DATE SEPT.8,1976	DRAWN BY: TRACED BY: RWK CHECKED BY:	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 50'	

REPLAT OF OUTLOT 329
SOUTHWEST CORPORATION PIQUA

BOOK 12 PAGE 74
MIAMI COUNTY RECORDER'S
PLAT RECORDS

TIME RECEIVED FOR FILEING 2:40 P.M.
FILE NO. 124704
RECEIVED FOR RECORD OCT. 20 1976
RECORDED IN PLAT BOOK 12 PAGE 74
FEE $8.60
Mary B. Gunting Recorder
by: Helen Y. Stump
MIAMI COUNTY RECORDER

TRANSFERRED AND NUMBERED TO
DESIGNATE LOTS THIS 20th DAY
OF October 1976
Jerry L. Brown by Beverly Slough Deputy
MIAMI COUNTY AUDITOR



LEGEND
- ● IRON PIN FOUND
- ○ IRON PIN SET
- ✖ R.R. SPIKE FOUND
- ⊙ NAIL FOUND

SURVEY REFERENCE
LOT BK. 14 P. 48

APPROVED CITY OF PIQUA
PLANNING COMMISSION
Philip L. Lange
Willis A. Wells
John L. De Sue
James F. Ricer
G. Ann D. Scarlough
DATE:

DESCRIPTION:

BEING A REPLAT OF OUTLOT 329 IN THE SOUTHWEST SECTION OF THE CITY OF PIQUA.

DEDICATION:

WE THE UNDERSIGNED BEING THE OWNERS OF THE LAND HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Ronald L. Elliott
RONALD L. ELLIOTT

Elta E. Elliott
ELTA E. ELLIOTT

Sonja A. Lyman
WITNESS

Jackie A. Rosler
WITNESS

WITNESS

Sonja A. Lyman
WITNESS

Jackie A. Rosler
WITNESS

WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.
BE IT REMEMBERED THAT ON THIS 24th DAY OF September 1976, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONLLY CAME THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO THIS 24th DAY OF SEPTEMBER 1976

Jackie A. Rosler
NOTAR PUBLIC

NOV. 23, 1978
MY COMMISSION EXPIRES

SURVEY OF OUTLOT 329
NOW INLOTS 7303 & 7304
FOR RONALD L. & ELTA E. ELLIOTT

JOHN E. FERMAN PIQUA, OHIO
PROFESSIONAL SURVEYOR, 4864

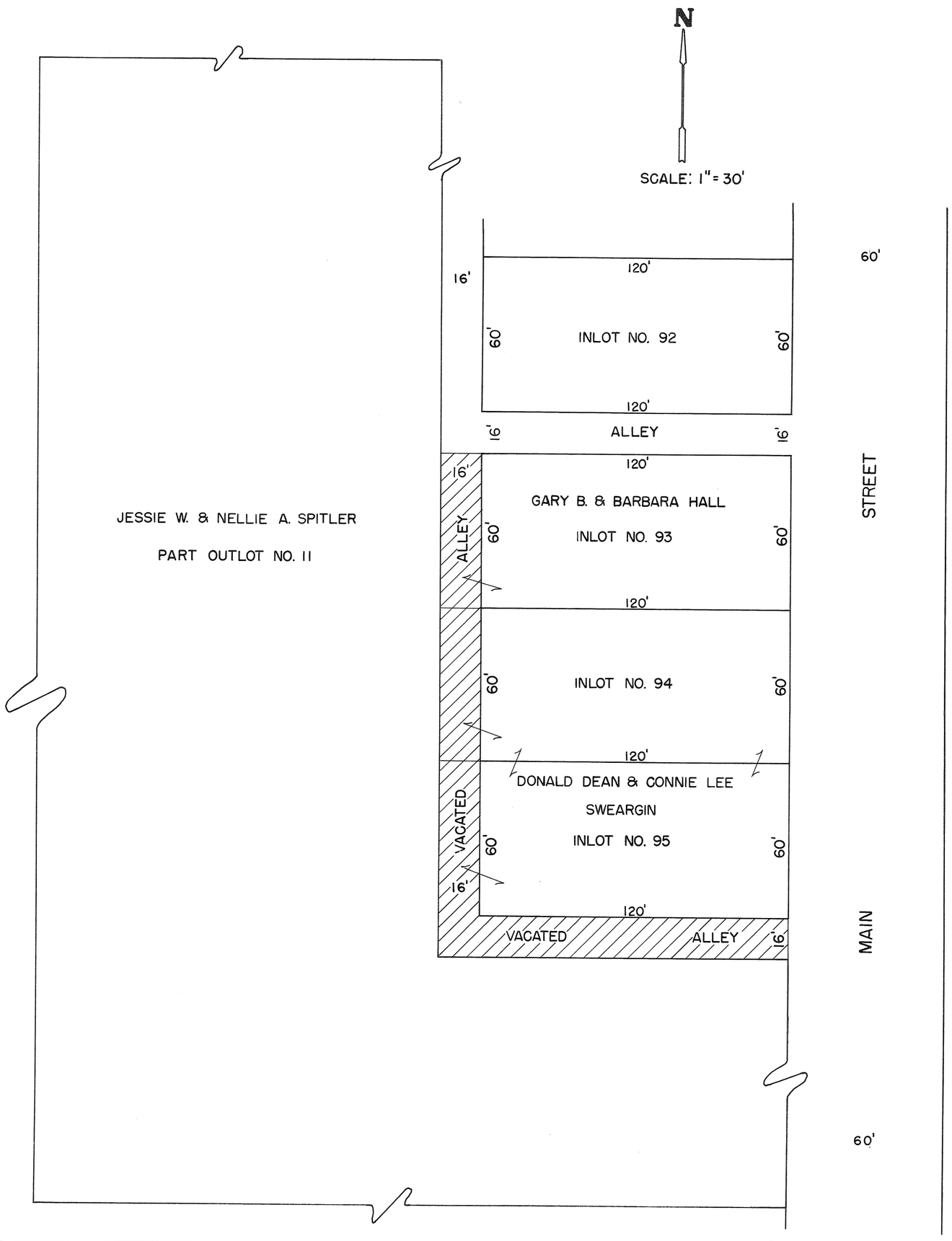
DRAWN BY JEF	SCALE 1" = 50'	DRAWING No. 76-9-2
CHK'D BY	DATE 9-2-76	SHEET No. 1/1
TRACED BY		

John E. Ferman

VILLAGE OF POTSDAM, OHIO

ALLEY VACATION PLAT

PLAT BOOK NO. 12 PLAT NO. 75
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 3RD DAY
OF NOV. 1976, AT 2:23 M.
FILE NO. 125124
FEE: $8.60
Mary B. Dunstin, Recorder
by Helen J. Stump, Deputy
MIAMI COUNTY RECORDER



DESCRIPTION

ALLEY VACATION PLAT OF A 16 FOOT ALLEY BETWEEN OUTLOT NO. 11 AND INLOTS 93, 94, AND 95 RUNNING WEST FROM THE WEST LINE OF MAIN STREET ALONG THE SOUTH LINE OF INLOT NO. 95 AND NORTH ALONG THE WEST LINE OF INLOTS 95, 94, AND 93 TO THE NORTH LINE OF INLOT 93 EXTENDED WEST. SAID ALLEY BEING LOCATED IN THE VILLAGE OF POTSDAM, OHIO, AND RECORDED IN PLAT BOOK NO. 2 ON PLAT NO. 163 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO.

CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF THE 16 FOOT WIDTH ALLEY AS SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE VILLAGE OF POTSDAM, OHIO FOR SAID VACATION AND WAIVE NOTICE OF PENDENCY OF SAID PETITION.

Gary B. Hall — GARY B. HALL
Cynthia J. Alexander — WITNESS
Barbara Hall — BARBARA HALL
Gary L. Weeks — WITNESS
Donald Dean Swargin — DONALD DEAN SWEARGIN
WITNESS
Connie Lee Swargin — CONNIE LEE SWEARGIN
WITNESS
Jessie W. Spitler — JESSIE W. SPITLER
WITNESS
Nellie A. Spitler — NELLIE A. SPITLER
WITNESS

STATE OF OHIO COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREON EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT POTSDAM, OHIO THIS 4th DAY OF OCTOBER, 1976.

Gary L. Weeks — NOTARY PUBLIC
MY COMMISSION EXPIRES Gary L. Weeks, Attorney At Law, Notary Public, State of Ohio, My commission has no expiration date, Section 147.03 R.C.

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF POTSDAM, OHIO HELD THIS 1st DAY OF NOVEMBER, 1976, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 200-0.

Jerry L. Minnich — MAYOR
George A. Smiley — CLERK

TRANSFERRED THIS 3rd. DAY OF November, 1976.

Jerry L. Brown by Beverley Slough, Deputy
MIAMI COUNTY AUDITOR

STATE OF OHIO — PAUL EDWARD JOHNSON 6030 — REGISTERED SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON

Paul E. Johnson
PAUL E. JOHNSON REGISTERED SURVEYOR NO. 6030

DRAWN BY D.H.

MIAMI COUNTY AUDITOR:

APPROVED AND TRANSFERRED THIS 4th DAY OF November, 1976.

Jerry L. Brown
MIAMI COUNTY AUDITOR

BY: Beverly Slough
DEPUTY

DEDICATION OF BRUKNER DRIVE

PART OF LOT 6067 — TROY — OHIO

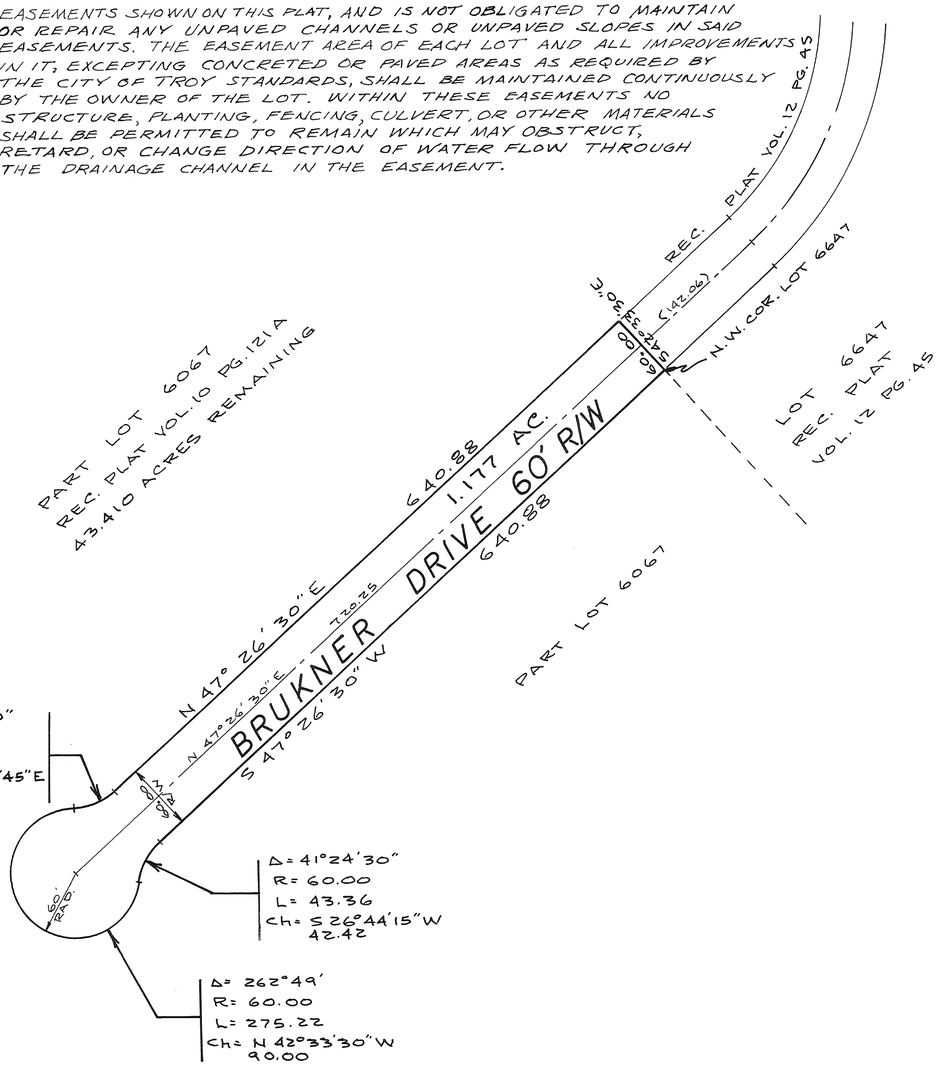
BOOK 12 PAGE 76
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS

MIAMI COUNTY RECORDER:
FILE NO. 125160
RECEIVED FOR RECORD:
10:01 AM, Nov. 4, 1976
FEE: $8.00

Mary B. Gustin, Recorder
MIAMI COUNTY RECORDER

BY: Dora Whitmer, Deputy
DEPUTY

DRAINAGE NOTE:
THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS REQUIRED BY THE CITY OF TROY STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIALS SHALL BE PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE DIRECTION OF WATER FLOW THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.



DESCRIPTION:
BEING A SUBDIVISION OF 1.177 ACRES OF PART OF LOT 6067 IN THE CITY OF TROY, OHIO, AS SHOWN HEREON.

DEDICATION:
WE, THE UNDERSIGNED, BEING ALL 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 AS SHOWN HEREON TO PUBLIC USE FOREVER.

F.A. ARCHER CO., INC.

James L. Medery
WITNESS

C. R. Newbright
WITNESS

F. A. Archer
F. A. ARCHER
PRESIDENT

Thelma M. Archer
THELMA M. ARCHER
VICE PRESIDENT

GEM CITY SAVINGS ASSN.

James L. Medery
WITNESS

C. R. Newbright
WITNESS

Ronald K. Dickerson
RONALD K. DICKERSON
EXEC. VICE PRESIDENT

Raymond F. Link
RAYMOND F. LINK
SR. VICE PRESIDENT

STATE OF OHIO, MONTGOMERY COUNTY:
BE IT REMEMBERED THAT ON THIS 23rd DAY OF July 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME F.A. ARCHER CO., INC. BY ITS PRESIDENT, F.A. ARCHER AND BY ITS VICE PRESIDENT, THELMA M. ARCHER, ALSO GEM CITY SAVINGS ASSN. BY ITS EXECUTIVE VICE PRESIDENT RONALD K. DICKERSON AND BY ITS SENIOR VICE PRESIDENT, RAYMOND F. LINK, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES:

James L. Tankersley
NOTARY PUBLIC

CITY COUNCIL:
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 4th DAY OF October 1976, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-39-76.

Frank H. Prouty
MAYOR

Charles Russell Rose
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

CITY OF TROY PLANNING COMMISSION:
AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 28th DAY OF July, 1976, THIS PLAT WAS APPROVED.

Edward Chare
CHAIRMAN

Sue D. Knight
SECRETARY

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. CURVED DISTANCES MEASURED ALONG THE ARC.

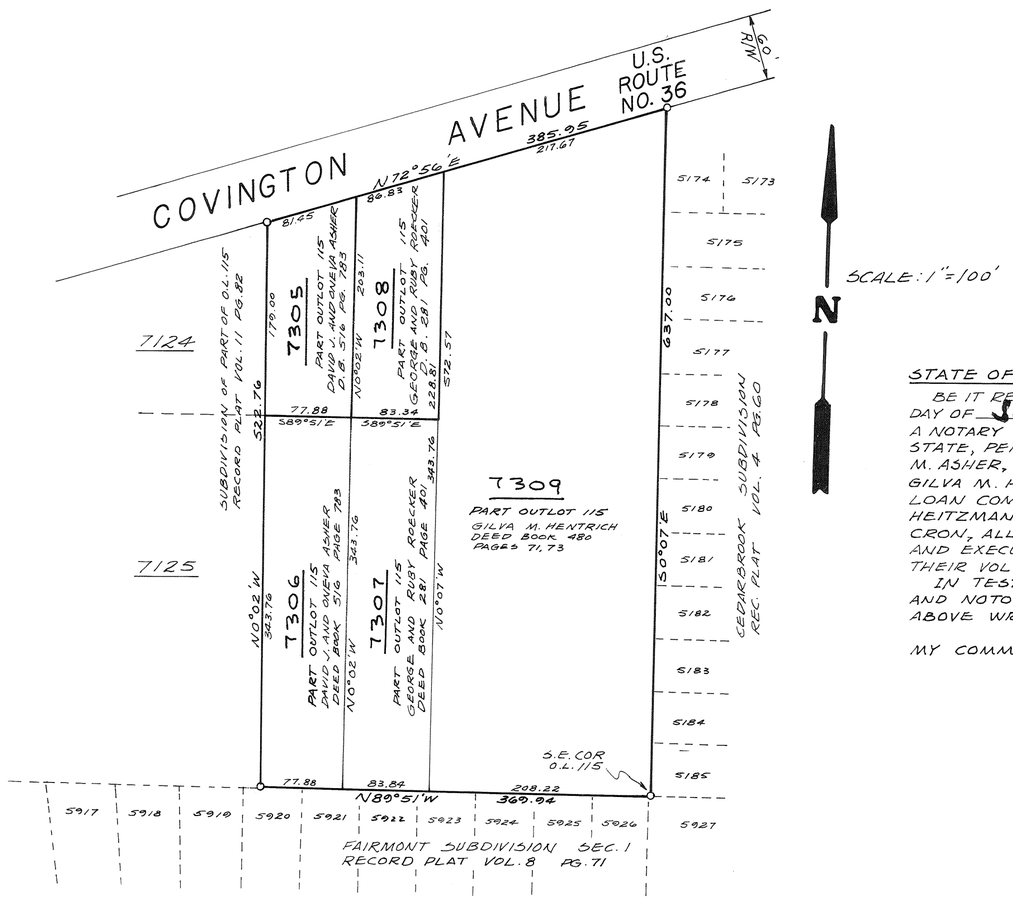
Daniel D. Turner
DANIEL D. TURNER, REGISTERED SURVEYOR
No. 4807

DEDICATION of BRUKNER DRIVE for F.A. ARCHER CO., INC. TROY · OHIO		
DANIEL D. TURNER & ASSOC., INC. TROY OHIO · Civil Engineering · Land Surveying ·		
DATE JULY 1976	DRAWN BY: AR TRACED BY CHECKED BY:	SHEET NO. 1/1
FILE NO. 6-76-67	SCALE: 1" = 100'	

REPLAT OF PART OF OUTLOT 115

PIQUA — OHIO

PLAT BOOK 12 PAGE 77
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS
FILE NO. 125568
RECEIVED FOR RECORD:
10:23 A.M. (TIME:) Nov. 19 1976 (DATE:) $8.60 (FEE:)
Mary B. Gustin
MIAMI COUNTY RECORDER
BY: _____
DEPUTY



SCALE: 1" = 100'

DESCRIPTION:
BEING A SUBDIVISION OF 4.919 ACRES OF PART OF OUTLOT 115 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS CONVEYED TO DAVID J. AND ONEVA M. ASHER BY DEED RECORDED IN VOL. 516, PAGE 783, TO GEORGE AND RUBY ROEKER BY DEED RECORDED IN VOL. 281, PAGE 401, AND TO GILVA M. HENTRICH BY DEED RECORDED IN VOL. 480, PAGES 71, 73, OF THE MIAMI COUNTY DEED RECORDS.

APPROVAL:
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LOT HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AS SHOWN HEREON.

Eugene Kronenberg — WITNESS
Janet Schurr — WITNESS
M. Nancy Curtis — WITNESS
Eugene Kronenberg — WITNESS
Eugene L. Kronenberg Jr. — WITNESS
Eugene Kronenberg — WITNESS

David J. Asher — DAVID J. ASHER
Oneva M. Asher — ONEVA. M. ASHER
George Roecker — GEORGE ROECKER
Ruby Roecker — RUBY ROECKER
Gilva M. Hentrich — GILVA M. HENTRICH

THIRD SAVINGS AND LOAN COMPANY
June M. Barnes — WITNESS
Eugene Kronenberg — WITNESS
Samuel H. Heitzman — SAMUEL H. HEITZMAN, PRES.
Richard K. Cron — RICHARD K. CRON, SEC.

STATE OF OHIO, MIAMI COUNTY, SS:
BE IT REMEMBERED THAT ON THIS 27th DAY OF July 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAVID J. ASHER, ONEVA M. ASHER, GEORGE ROECKER, RUBY ROECKER, GILVA M. HENTRICH, ALSO THIRD SAVINGS AND LOAN COMPANY BY ITS PRESIDENT SAMUEL H. HEITZMAN AND BY ITS SECRETARY RICHARD K. CRON, ALL OF WHOM ACKNOWLEGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES:
GENE KRONEBERG
NOTARY PUBLIC, MIAMI COUNTY, OHIO
My Commission Expires Aug. 25, 1978

Gene Kronenberg
NOTARY PUBLIC

PIQUA PLANNING COMMISSION:
AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 9 DAY OF AUGUST, 1976, THIS REPLAT WAS APPROVED.
P.C. 13-76

John E. Armstrong
Willis Orwell, Jr.
Philip J. Lange
John L. DeSue
James D. Rice

MIAMI COUNTY AUDITOR
TRANSFERRED THIS 19th DAY OF NOVEMBER, 1976.

Jerry L. Brown
MIAMI COUNTY AUDITOR
BY: Beverly Slough
DEPUTY

STATE OF OHIO — DANIEL D. TURNER — 4807 — REGISTERED SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON JUNE 30, 1976, AND THAT IRON PINS ARE SET AT ALL LOT CORNERS.

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

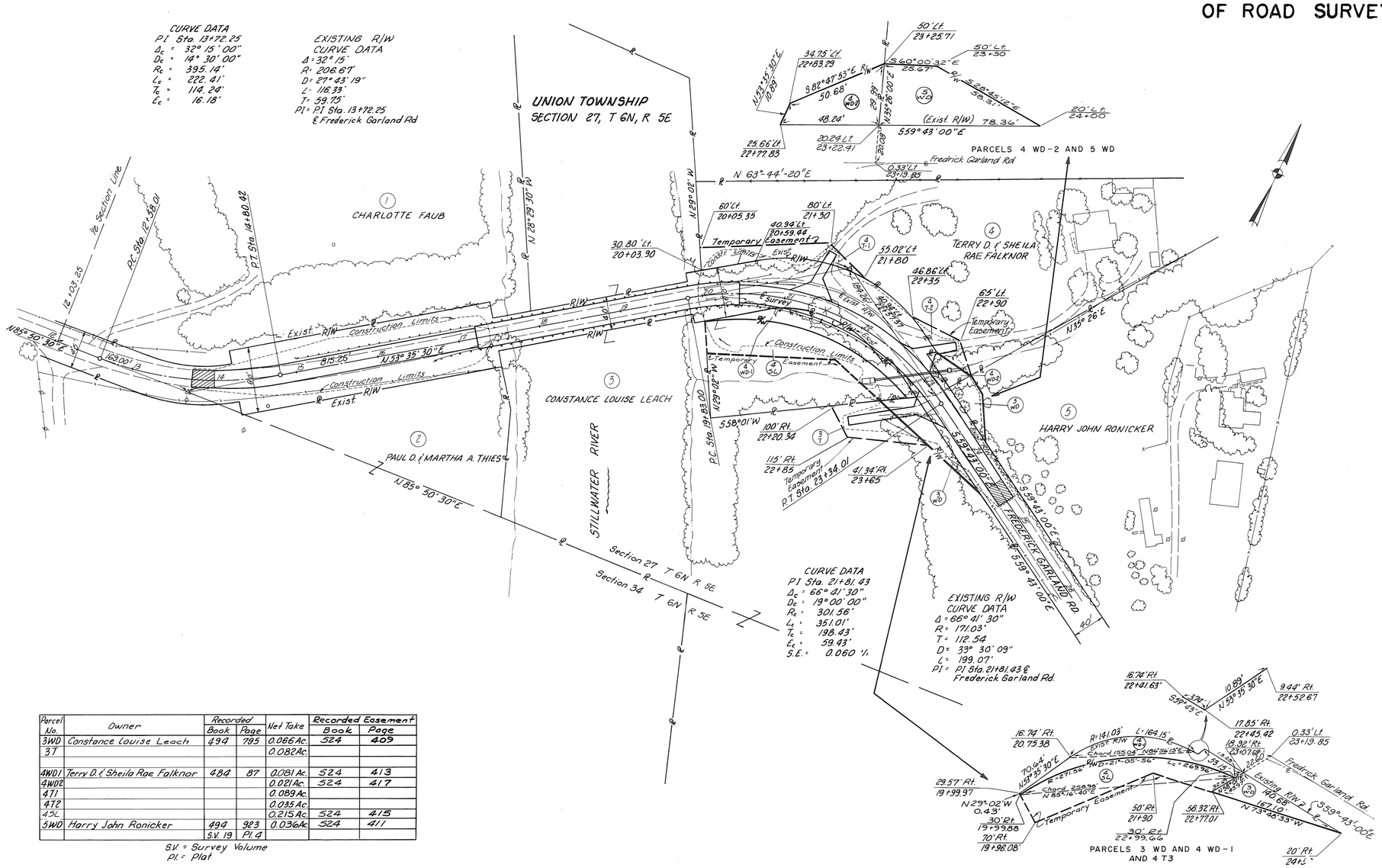
REPLAT OF PART OF O.L. 115 PIQUA OHIO		
COLUMBIA PROPERTIES, INC.		
DANIEL D. TURNER & ASSOC. INC. TROY - OHIO — Civil Engineering · Land Surveying		
DATE: JULY 1976	DWG. BY: AR / CHKD. BY:	SHEET 1/1
FILE NO. 6-76-74	SCALE: 1" = 100'	

PLAT BOOK NO. 12 PLAT NO. 78
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 19TH DAY OF
NOVEMBER, 1976 AT 2:57 P.M.
FILE NUMBER: 125585 FEE: MIAMI COUNTY

Mary B. Gustin
MIAMI COUNTY RECORDER

VOLUME NO. 8 PAGE NO. 81
MIAMI COUNTY ENGINEER'S RECORD
OF ROAD SURVEYS.

FREDERICK-GARLAND ROAD NO. 48
REPLACEMENT OF BRIDGE NO. 6.67
OVER THE STILLWATER RIVER



Parcel No.	Owner	Recorded Book	Recorded Page	Net Take	Recorded Easement Book	Recorded Easement Page
3WD	Constance Louise Leach	494	795	0.086 Ac.	524	409
3T				0.082 Ac.		
4WD1	Terry D. & Sheila Rae Falknor	484	87	0.081 Ac.	524	413
4WD2				0.021 Ac.	524	417
4T1				0.089 Ac.		
4T2				0.035 Ac.		
4SL				0.215 Ac.	524	415
5WD	Harry John Ronicker	494	923	0.036 Ac.	524	411
		S.V. 19	Pl. 4			

S.V. = Survey Volume
Pl. = Plat

APPROVED BY: Curtis D. Hadden
MIAMI COUNTY ENGINEER

APPROVED BY THE BOARD OF COMMISSIONERS, MIAMI COUNTY, ON THE 8th DAY OF SEPTEMBER 1976.
COMMISSIONER'S JOURNAL 46, PAGE 319

CENTER LINE SURVEY PLAT

MIAMI COUNTY

C.R. 25-A

CITY OF TROY & CONCORD TOWNSHIP

T. 5 N., R. 6 E. SEC. 9, 16, & 21

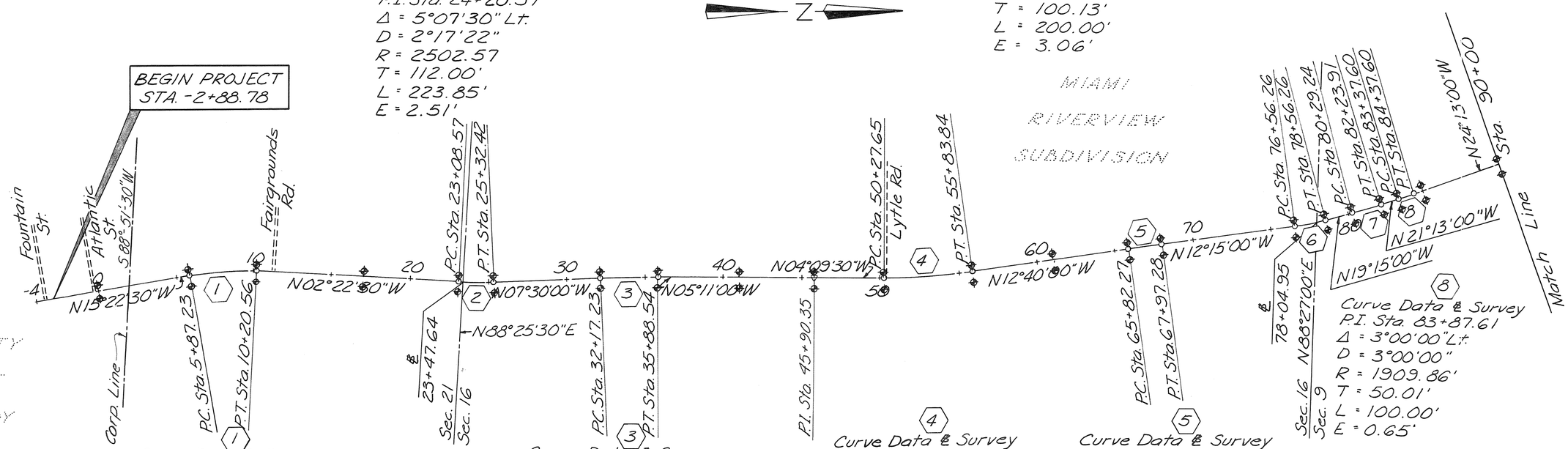
PLAT BOOK 12 PAGE 79
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 22 DAY
OF NOVEMBER, 1976
AT 1:58 P.M.
FILE NO. 125627 FEE NONE
Mary B. Gunsin
MIAMI COUNTY RECORDER

DEPUTY RECORDER

VOLUME NO. 8 PAGE NO. 82
MIAMI COUNTY ENGINEER'S ROAD RECORDS.

0 500 1000 1500 2000
Scale in Feet

N



(2) Curve Data & Survey
P.I. Sta. 24+20.57
Δ = 5°07'30" Lt.
D = 2°17'22"
R = 2502.57
T = 112.00'
L = 223.85'
E = 2.51'

(6) Curve Data & Survey
P.I. Sta. 77+56.39
Δ = 7°00'00" Lt.
D = 3°30'00"
R = 1637.02'
T = 100.13'
L = 200.00'
E = 3.06'

(8) Curve Data & Survey
P.I. Sta. 83+87.61
Δ = 3°00'00" Lt.
D = 3°00'00"
R = 1909.86'
T = 50.01'
L = 100.00'
E = 0.65'

(1) Curve Data & Survey
P.I. Sta. 8+04.83
Δ = 13°00'00" Rt.
D = 3°00'00"
R = 1909.86'
T = 217.60'
L = 433.33'
E = 12.36'

(3) Curve Data & Survey
P.I. Sta. 34+02.91
Δ = 2°19'00" Rt.
D = 0°37'26'
R = 9183.44'
T = 185.68'
L = 371.31'
E = 1.88'

(4) Curve Data & Survey
P.I. Sta. 53+06.26
Δ = 8°30'30" Lt.
D = 1°31'47"
R = 3745.46'
T = 278.61'
L = 556.19'
E = 10.35'

(5) Curve Data & Survey
P.I. Sta. 66+89.77
Δ = 0°25'00" Rt.
D = 0°11'38"
R = 29565.46'
T = 107.50'
L = 215.01'
E = 0.20'

(7) Curve Data & Survey
P.I. Sta. 81+25.58
Δ = 1°58'00" Lt.
D = 1°00'00"
R = 5729.58'
T = 98.34'
L = 196.67'
E = 0.84'

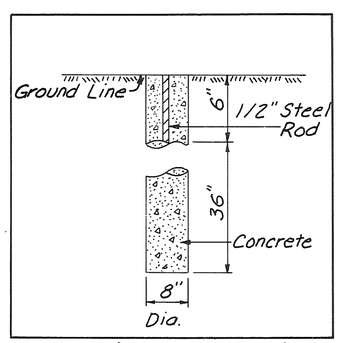
◆ - Reference Monument.

CENTERLINE REFERENCE MONUMENTS ARE TO BE SET AT THE FOLLOWING LOCATIONS BY A REGISTERED SURVEYOR

P.O.T. Sta. 0+00	30' Lt. & 50' Rt.	P.T. Sta. 55+83.84	30' Lt. & 70' Rt.
P.C. Sta. 5+87.23	30' Lt. & 70' Rt.	P.O.T. Sta. 61+00	30' Lt. & 70' Rt.
P.T. Sta. 10+20.56	30' Lt. & 70' Rt.	P.C. Sta. 65+82.27	30' Lt. & 70' Rt.
P.O.T. Sta. 17+00	30' Lt. & 70' Rt.	P.T. Sta. 67+97.28	30' Lt. & 70' Rt.
P.C. Sta. 23+08.57	30' Lt. & 70' Rt.	P.C. Sta. 76+56.26	30' Lt. & 70' Rt.
P.T. Sta. 25+32.42	30' Lt. & 70' Rt.	P.T. Sta. 78+56.26	30' Lt & 70' Rt.
P.C. Sta. 32+17.23	30' Lt. & 70' Rt.	P.C. Sta. 80+29.24	30' Lt. & 70' Rt.
P.T. Sta. 35+88.54	30' Lt. & 70' Rt.	P.T. Sta. 82+23.91	30' Lt. & 70' Rt.
P.O.T. Sta. 41+00	30' Lt. & 70' Rt.	P.C. Sta. 83+37.60	30' Lt. & 70' Rt.
P.I. Sta. 45+90.35	30' Lt. & 70' Rt.	P.O.T. Sta. 85+00	30' Lt. & 70' Rt.
P.C. Sta. 50+27.65	30' Lt. & 70' Rt.	P.O.T. Sta. 90+00	30' Lt. & 70' Rt.

604 Reference Monuments
RS-1262(6) TOTAL - 44

Calc. A.M.M. Ck. MK.



Reference Monument

APPROVED BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY ON THE 3rd DAY OF MARCH, 1976.
COMMISSIONER'S JOURNAL 46 PAGE NO. 9

CENTER LINE SURVEY PLAT Sta. -4+00 to Sta. 90+00

CENTER LINE SURVEY PLAT

MIAMI COUNTY

C.R. 25-A

CONCORD & WASHINGTON TOWNSHIPS

T. 5 N., R. 6 E. SEC. 9, 16, 4, 5, 8, & 9

PLAT BOOK 12 PAGE 79-A
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 22 DAY
OF NOVEMBER, 1976.
AT 1:58 P.M.
FILE NO. 125627 FEE NONE

Mary B. Austin
MIAMI COUNTY RECORDER

DEPUTY RECORDER

VOLUME NO. 8 PAGE NO. 82-A
MIAMI COUNTY ENGINEER'S ROAD RECORDS.

0 500 1000 1500 2000
Scale in Feet

N

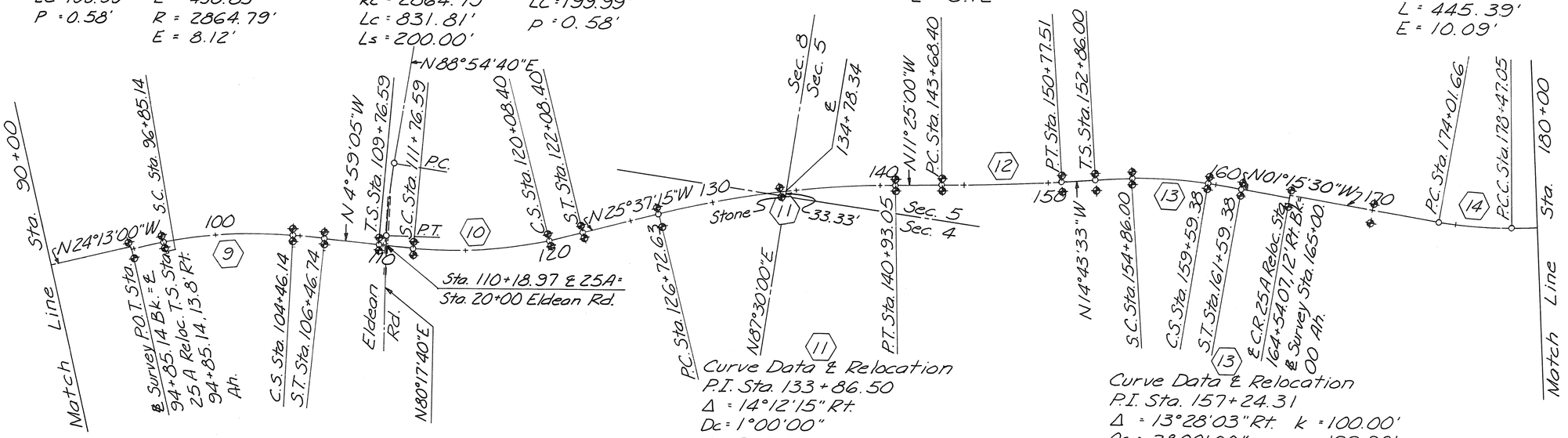
(9)
Curve Data & Relocation
P.I. Sta. 100+70.60
Δ = 19°13'55" Rt. k = 100.00'
θs = 2°00'00" x = 199.98'
Ts = 585.46' y = 2.33'
Es = 41.42' LT = 133.34'
Dc = 2°00'00" ST = 66.67'
Rc = 2864.79' LC = 199.99'
Lc = 761.60' P = 0.58'
Ls = 200.00'

Curve Data Eldean Rd.
P.I. Sta. 17+30.03
P.C. Sta. 15+14.21
P.T. Sta. 19+45.04
Δ = 8°37'00" Lt.
Dc = 2°00'00"
T = 215.82'
L = 430.83'
R = 2864.79'
E = 8.12'

(10)
Curve Data & Relocation
P.I. Sta. 115+98.25
Δ = 20°38'10" Lt. k = 100.00'
θs = 2°00'00" x = 199.98'
Ts = 621.66' y = 2.33'
Es = 47.67' LT = 133.34'
Dc = 2°00'00" ST = 66.67'
Rc = 2864.79' LC = 199.99'
Lc = 831.81' p = 0.58'
Ls = 200.00'

(12)
Curve Data & Relocation
P.I. Sta. 147+23.05
Δ = 3°18'33" Lt.
Dc = 0°28'00"
T = 354.65'
L = 709.11'
R = 12277.67'
E = 5.12'

(14)
Curve Data & Survey
P.I. Sta. 176+24.96
Δ = 10°20'30" Lt.
D = 2°19'19"
R = 2467.57'
T = 223.30'
L = 445.39'
E = 10.09'



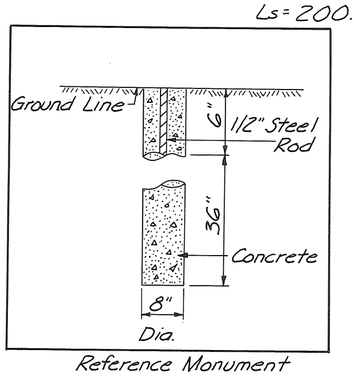
(11)
Curve Data & Relocation
P.I. Sta. 133+86.50
Δ = 14°12'15" Rt.
Dc = 1°00'00"
T = 713.87'
L = 1420.42'
R = 5729.58'
E = 44.30'

(13)
Curve Data & Relocation
P.I. Sta. 157+24.31
Δ = 13°28'03" Rt. k = 100.00'
θs = 2°00'00" x = 199.98'
Ts = 438.31' y = 2.33'
Es = 20.48' LT = 133.34'
Dc = 2°00'00" ST = 66.67'
Rc = 2864.79' LC = 199.99'
Lc = 473.38' p = 0.58'
Ls = 200.00'

✥ - Reference Monument.

CENTER LINE REFERENCE MONUMENTS ARE TO BE SET AT THE FOLLOWING LOCATIONS BY A REGISTERED SURVEYOR

P.O.T. Sta. 94+85.14 Bk.	30' Lt. & 70' Rt.	P.C. Sta. 143+68.40	40' Lt. & 40' Rt.
S.C. Sta. 96+85.14	30' Lt. & 30' Rt.	P.T. Sta. 150+77.51	30' Lt. & 60' Rt.
C.S. Sta. 104+46.74	30' Lt. & 30' Rt.	T.S. Sta. 152+86.00	30' Lt. & 60' Rt.
S.T. Sta. 106+46.74	30' Lt. & 30' Rt.	S.C. Sta. 154+86.00	30' Lt. & 30' Rt.
T.S. Sta. 109+76.59	40' Lt. & 35' Rt.	C.S. Sta. 159+59.38	30' Lt. & 30' Rt.
S.C. Sta. 111+76.59	30' Lt. & 30' Rt.	S.T. Sta. 161+59.38	30' Lt. & 30' Rt.
C.S. Sta. 120+08.40	30' Lt. & 30' Rt.	P.O.T. Sta. 165+00	30' Lt. & 70' Rt.
S.T. Sta. 122+08.40	30' Lt. & 30' Rt.	P.O.T. Sta. 170+00	30' Lt. & 70' Rt.
P.C. Sta. 126+72.63	30' Lt. & 80' Rt.	Eldean Rd. P.C. Sta. 15+14.21	20' Lt. & 20' Rt.
P.O.C. Sta. 134+00	30' Lt. & 30' Rt.	Eldean Rd. P.T. Sta. 19+45.04	20' Lt. & 20' Rt.
P.T. Sta. 140+93.05	35' Lt. & 30' Rt.	Eldean Rd. P.O.T. Sta. 22+00	20' Lt. & 20' Rt.
		604 Reference Monuments RS-1262(6) TOTAL - 44	Calc. A.M.M. Ck. N.K.



Reference Monument

APPROVED BY THE BOARD OF COMMISSIONER OF MIAMI COUNTY ON THE 3rd DAY OF MARCH, 1976.
COMMISSIONER'S JOURNAL 46 PAGE NO. 9

CENTER LINE SURVEY PLAT Sta. 90+00 to Sta. 180+00

CENTER LINE SURVEY PLAT

MIAMI COUNTY

C.R. 25-A

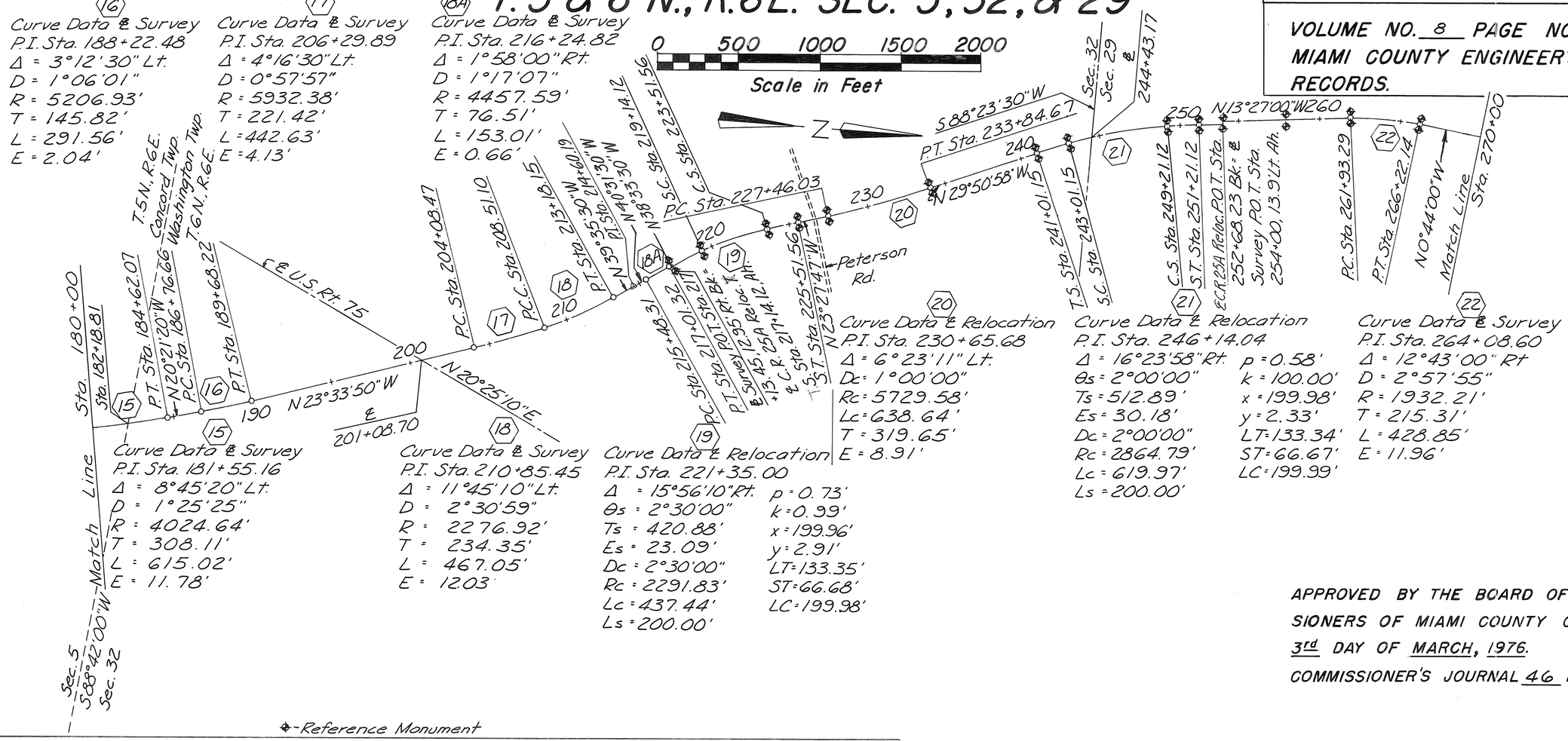
CONCORD & WASHINGTON TOWNSHIPS

T.5 & 6 N., R.6E. SEC. 5, 32, & 29

PLAT BOOK 12 PAGE 79-B
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 22 DAY
OF NOVEMBER, 1976.
AT 1:58 P.M.
FILE NO. 125627 FEE NONE
Mary B. Gustin
MIAMI COUNTY RECORDER

DEPUTY RECORDER

VOLUME NO. 8 PAGE NO. 82-B
MIAMI COUNTY ENGINEER'S ROAD RECORDS.

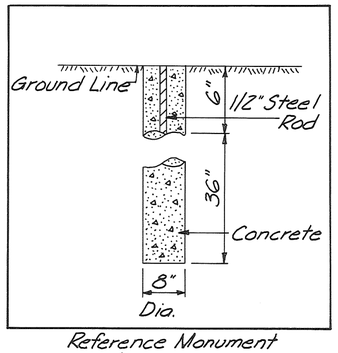


APPROVED BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY ON THE 3rd DAY OF MARCH, 1976.
COMMISSIONER'S JOURNAL 46 PAGE NO. 9

⊕-Reference Monument

CENTER LINE REFERENCE MONUMENTS ARE TO BE SET AT THE FOLLOWING LOCATIONS BY A REGISTERED SURVEYOR

T.S. Sta. 217+14.12	30' Lt. & 30' Rt.	P.O.T. Sta. 258+00	30' Lt. & 45' Rt.
S.C. Sta. 219+14.12	30' Lt. & 30' Rt.	P.C. Sta. 261+93.29	30' Lt. & 45' Rt.
C.S. Sta. 223+51.56	30' Lt. & 30' Rt.	P.T. Sta. 266+22.14	30' Lt. & 45' Rt.
S.T. Sta. 225+51.56	30' Lt. & 30' Rt.		
P.C. Sta. 227+46.03	30' Lt. & 30' Rt.		
P.T. Sta. 233+84.67	30' Lt. & 30' Rt.		
T.S. Sta. 241+01.15	30' Lt. & 30' Rt.		
S.C. Sta. 243+01.15	30' Lt. & 30' Rt.		
C.S. Sta. 249+21.12	30' Lt. & 30' Rt.		
S.T. Sta. 251+21.12	30' Lt. & 30' Rt.		
P.O.T. Sta. 254+00	30' Lt. & 45' Rt.		
604 Reference Monuments RSG-1262(6) TOTAL 22		604 Reference Monuments RS-1262(6) TOTAL 6	



Reference Monument

CENTER LINE SURVEY PLAT Sta. 180+00 to Sta. 270+00

CENTER LINE SURVEY PLAT

MIAMI COUNTY

C.R. 25-A

WASHINGTON TOWNSHIP & CITY OF PIQUA

T.6 N., R.6 E. SEC. 29 & 20

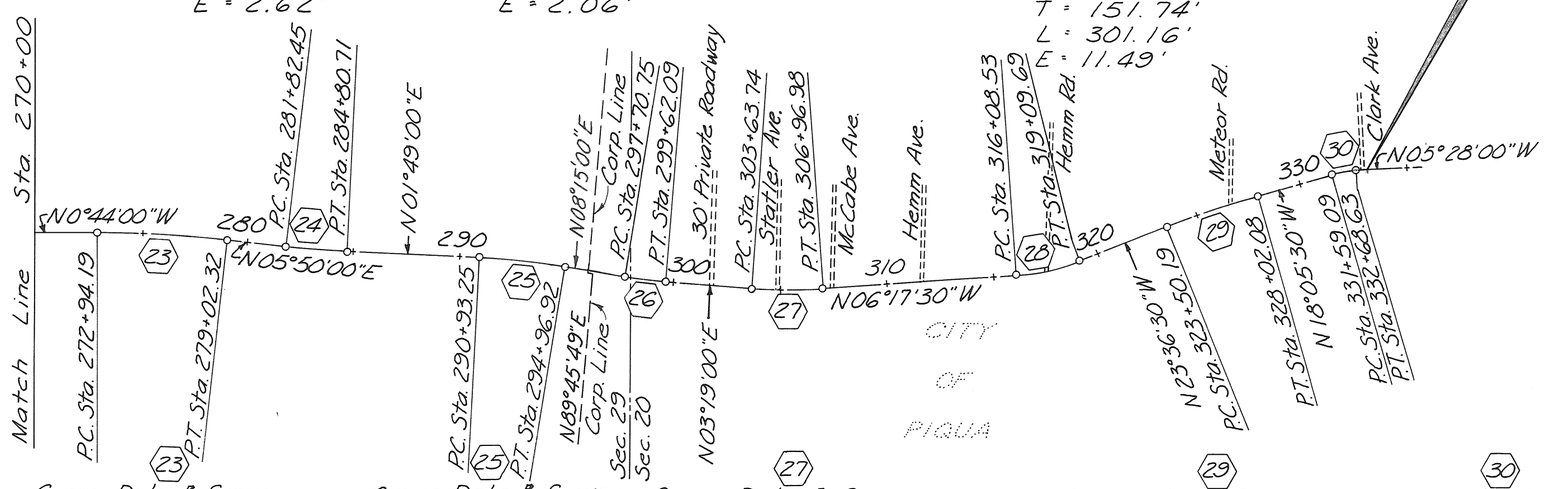
PLAT BOOK 12 PAGE 79-C
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 22 DAY
OF NOVEMBER, 1976.
AT 1:58 P.M.
FILE NO. 125627 FEE NONE
Mary B. Gustin
MIAMI COUNTY RECORDER

DEPUTY RECORDER

VOLUME NO. 8 PAGE NO. 82-C
MIAMI COUNTY ENGINEER'S ROAD RECORDS.

0 500 1000 1500 2000
Scale in Feet

N



END PROJECT STA. 333+20

APPROVED BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY ON THE 3rd DAY OF MARCH, 1976.
COMMISSIONER'S JOURNAL 46 PAGE NO. 9

(23) Curve Data & Survey
P.I. Sta. 275+98.59
Δ = 6°34'00" Rt.
D = 1°04'47"
R = 5306.09'
T = 304.40'
L = 608.13'
E = 8.73'

(24) Curve Data & Survey
P.I. Sta. 283+31.64
Δ = 4°01'00" Lt.
D = 1°20'48"
R = 4254.55'
T = 149.19'
L = 298.26'
E = 2.62'

(25) Curve Data & Survey
P.I. Sta. 292+95.30
Δ = 6°26'00" Rt.
D = 1°35'37"
R = 3595.16'
T = 202.05'
L = 403.67'
E = 5.68'

(26) Curve Data & Survey
P.I. Sta. 298+66.48
Δ = 4°56'00" Lt.
D = 2°34'42"
R = 2222.23'
T = 95.73'
L = 191.34'
E = 2.06'

(27) Curve Data & Survey
P.I. Sta. 305+30.75
Δ = 9°36'30" Lt.
D = 2°53'00"
R = 1987.16'
T = 167.01'
L = 333.24'
E = 7.01'

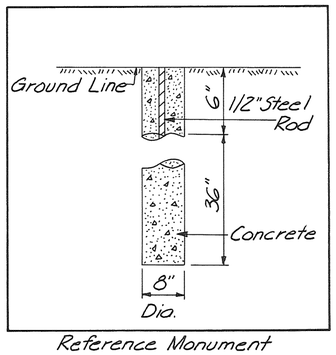
(28) Curve Data & Survey
P.I. Sta. 317+60.27
Δ = 17°19'00" Lt.
D = 5°45'00"
R = 996.45'
T = 151.74'
L = 301.16'
E = 11.49'

(29) Curve Data & Survey
P.I. Sta. 325+76.31
Δ = 5°31'00" Rt.
D = 1°13'15"
R = 4693.30'
T = 226.12'
L = 451.89'
E = 5.44'

(30) Curve Data & Survey
P.I. Sta. 332+14.08
Δ = 12°37'30" Rt.
D = 11°31'30"
R = 497.14'
T = 54.99'
L = 109.54'
E = 3.03'

CENTER LINE REFERENCE MONUMENTS ARE TO BE SET AT THE FOLLOWING LOCATIONS BY A REGISTERED SURVEYOR

P.C. Sta. 272+94.19	30' Lt. & 70' Rt.	P.C. Sta. 297+70.75	30' Lt. & 48' Rt.
P.T. Sta. 279+02.32	30' Lt. & 70' Rt.	P.T. Sta. 299+62.09	30' Lt. & 48' Rt.
P.C. Sta. 281+82.45	30' Lt. & 70' Rt.	P.C. Sta. 303+63.74	30' Lt. & 45' Rt.
P.T. Sta 284+80.71	30' Lt. & 70' Rt.	P.T. Sta. 306+96.98	30' Lt. & 45' Rt.
P.C. Sta. 290+93.25	30' Lt. & 70' Rt.	P.O.T. Sta. 312+00	30' Lt. & 45' Rt.
P.T. Sta. 294+96.92	30' Lt. & 67' Rt.	P.C. Sta. 316+08.53	30' Lt. & 45' Rt.
		P.T. Sta. 319+09.69	30' Lt. & 45' Rt.
		P.C. Sta. 323+50.19	26' Lt. & 45' Rt.
		P.T. Sta. 328+02.08	33' Lt. & 45' Rt.
		P.C. Sta. 331+59.09	28' Lt. & 37' Rt.
		P.T. Sta. 332+68.63	25' Lt. & 33' Rt.
604 Reference Monuments RS-1262(6) TOTAL 12		604 Reference Monuments ISSUE 1 TOTAL - 22	Calc. A.M.M. Ck. N.K.



Reference Monument

CENTER LINE SURVEY PLAT Sta. 270+00 to Sta. 333+20

PORTIONS OF C.R. 25A TO BE VACATED

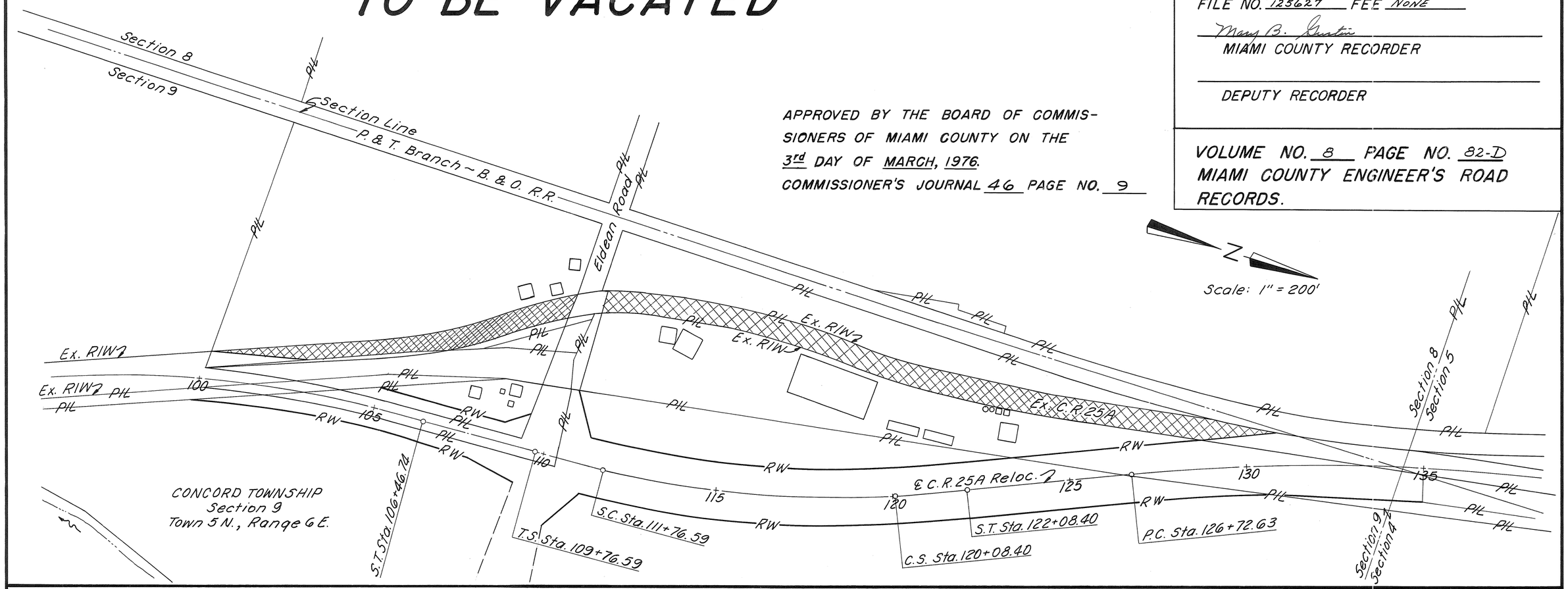
PLAT BOOK 12 PAGE 79-D
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 22 DAY
OF NOVEMBER, 1976
AT 1:58 P.M.
FILE NO. 125627 FEE NONE

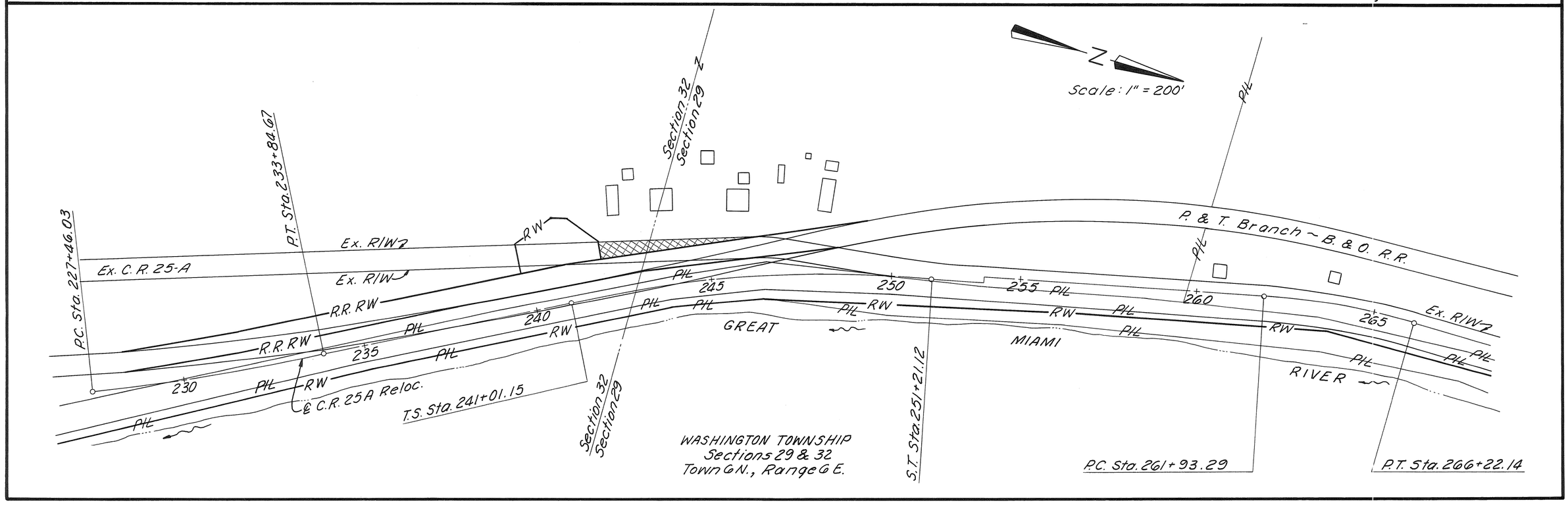
Mary B. Gustin
MIAMI COUNTY RECORDER

DEPUTY RECORDER

APPROVED BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY ON THE 3rd DAY OF MARCH, 1976.
COMMISSIONER'S JOURNAL 46 PAGE NO. 9

VOLUME NO. 8 PAGE NO. 82-D
MIAMI COUNTY ENGINEER'S ROAD RECORDS.





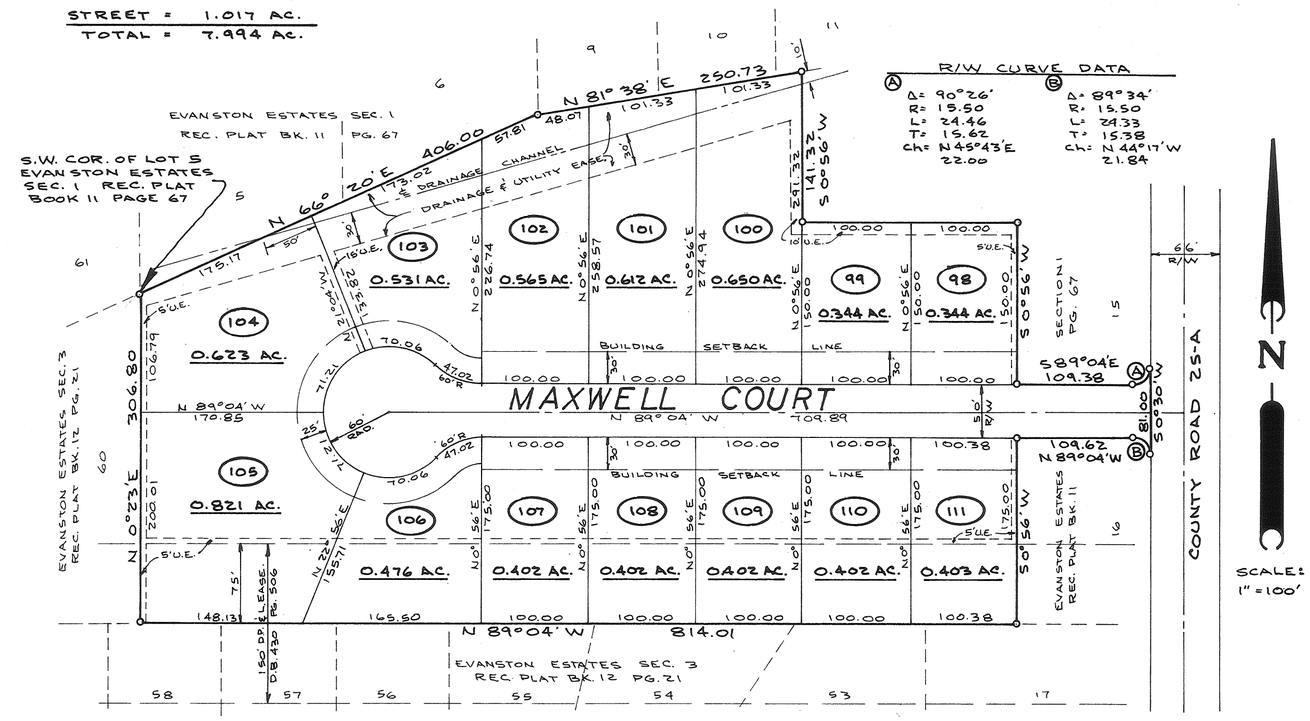
NOTE
There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot lines unless shown otherwise hereon.

EVANSTON ESTATES SECTION FIVE

~SEC 28 SE QTR ~TOWN 4 ~RANGE 6 EAST~
~MONROE TOWNSHIP ~MIAMI COUNTY~ OHIO~

PLAT BOOK 12 PAGE 80
Miami County Recorder's Plat Records
Received for record this 3rd day of
Dec, 1976 at 11:38 A.M.
File Number 125939 Fee: $ 8.60
Mary B. Gustas
Miami. County Recorder
BY: DEPUTY

LOTS =	6.977 AC.
STREET =	1.017 AC.
TOTAL =	7.994 AC.



DESCRIPTION
Being a subdivision situated in Section Twenty Eight (28), Town Four (4), Range Six (6), Miami County, Ohio. Containing 7,994 Acres of a total of 82.160 Acres as conveyed to Petzoldt Construction Company by deed recorded in Miami County Recorder's Record of Deeds Book 489, Page 271.

DEDICATION
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 this plat, and to the dedication of all parts of the roads, streets, and public grounds, 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 of 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. 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 Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In witness thereof this 11th day of October, 1976.

Daniel D. Turner
witness

Joe M. Turner
witness

PETZOLDT CONSTRUCTION COMPANY
Curtis S. Petzoldt
Curtis S. Petzoldt, president

Roberta S. Petzoldt
Roberta S. Petzoldt, sec-treas.

STATE OF OHIO, MIAMI COUNTY, ss:

Before me, a notary public in and for Miami County, Ohio, personally appeared Petzoldt Construction Company by its president Curtis S. Petzoldt, and its sec. treas. Roberta S. Petzoldt, who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 11th day of October, 1976.

Daniel D. Turner
Notary Public

12-7-76
My Commission Expires

This plat reviewed and approved this 19th day of October, 1976.
Curtis D. Hobbs
Miami County Engineer

This plat reviewed and approved by the Miami County Planning Commission this 19TH day of OCTOBER, 1976.
Dam D. Studebaker
Chairman

Gary B. Clint NO. 2409
Secretary

This plat approved by Miami County Commissioners this 1st day of December, 1976.
(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.

Kenneth W. Cook
Robert E. Clouser
John J. Knoop

Transferred this 3RD day of December, 1976
Jerry L. Brown
Miami County Auditor
By: Sharon Brookey
DEPUTY

Approved by the City of Tipp City, Ohio Planning Commission this 12th day of OCTOBER, 1976.
Carl J. Lunchick
Chairman
Barbara George
SECRETARY.

PROTECTIVE COVENANTS

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 single family dwelling, or one two-family unit.
2. The floor area of each single dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1500 Sq. Ft. for a one story plan, nor less than 1800 Sq. Ft. total for other than a one story plan. The floor area of each living unit of a two-family structure shall not be less than 1100 Sq. Ft. All houses must be fully completed within one year after construction has begun. **All dwellings, whether single or double, shall have a two car attached garage for each living unit.**
3. No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer than 8 feet to any interior lot line.
4. No lot shall be hereafter subdivided into additional residential lots.
5. No trailer, basement, campshack, garage, barn or other outbuildings 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.
6. Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fences 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, field fencing 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.
7. The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
8. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which thereon may be or become an annoyance or nuisance.
9. No structure of a temporary character shall be permitted on any premises except during the active period of construction.
10. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 Sq.Ft. or one sign of not more than 5 Sq.Ft. 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. Petzoldt Construction Company shall be exempt from this covenant during the period of the plat development and lot sales.
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.
12. No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed 7 ft. x 7 ft. (49 Sq.Ft.) and shall not exceed 16 inches in height.
13. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and persons claiming under them until November 1, 1996, at which time they shall 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.
14. Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full force and affect.
15. These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision.

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on October 4, 1976. That all monuments set as shown and all curved distances are measured along the arc.

Daniel D. Turner
DANIEL D. TURNER, reg. surveyor No. 4807

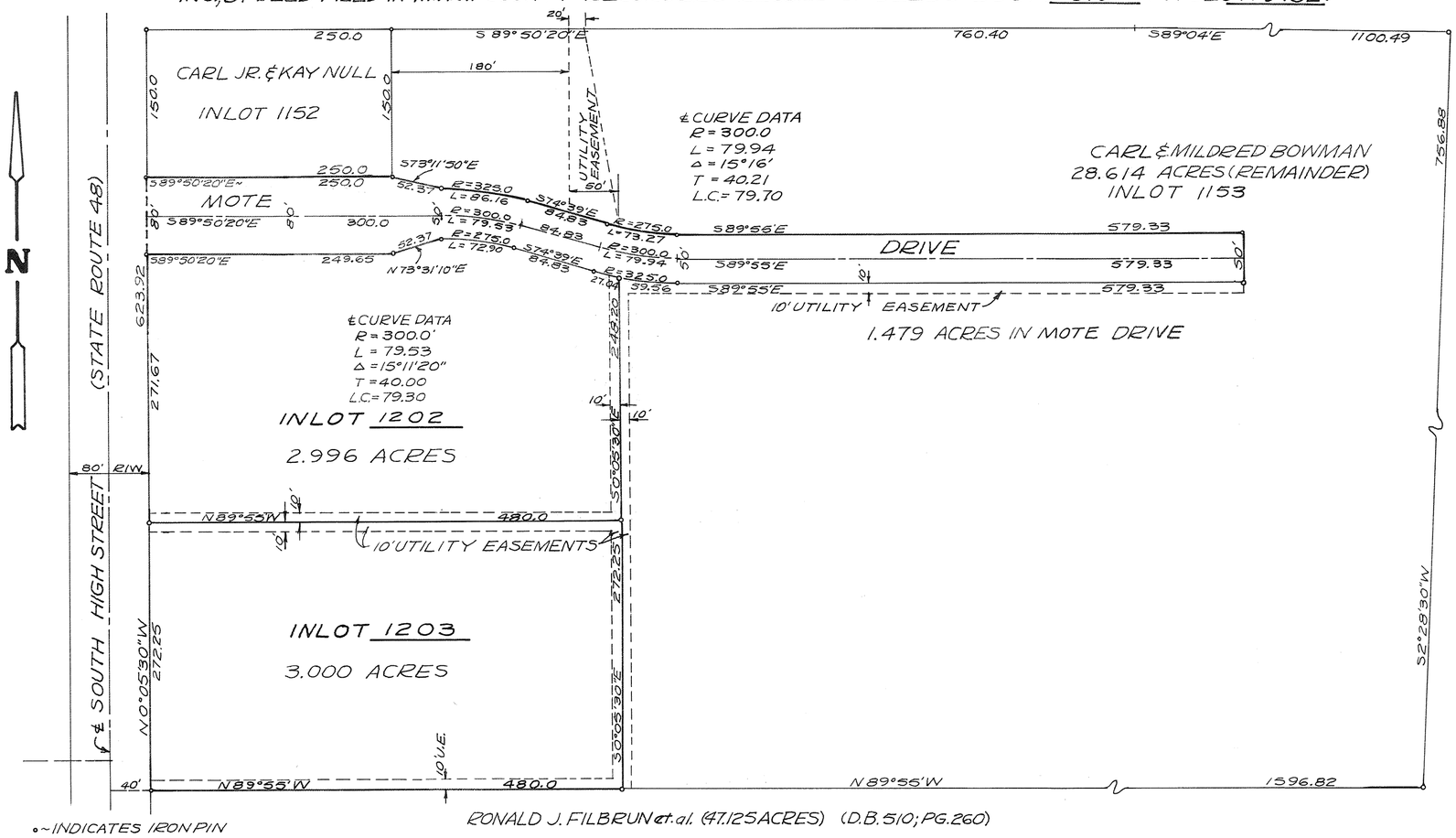
Evanston Estates- Section Five for Petzoldt Construction Company Vandalia, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE Oct. 1976	Drawn by: J.T. Traced by: Checked by: D.T.	SHEET NO. 1/1
FILE NO. 10-76-94	SCALE: 1" = 100'	

REPLAT OF PART OF INLOT 1153 & DEDICATION OF MOTE DRIVE IN VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO

BEING A REPLAT OF 7.475 ACRES OF INLOT 1153 IN COVINGTON, OHIO-ACQUIRED BY CARL AND MILDRED BOWMAN INC., BY DEED FILED IN MIAMI COUNTY RECORDERS RECORD OF DEEDS-BOOK 519 PAGES 179-182.

PLAT BOOK 12 PAGE 81
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 23RD DAY OF DECEMBER 1976, AT 1:05 P.M.
FILE NO. 126527 FEE: $8.60

Mary B. Gustin, Recorder
MARY B. GUSTIN, MIAMI COUNTY RECORDER
BY: Bernice Studebaker DEPUTY



∘ ~ INDICATES IRON PIN

RONALD J. FILBRUN et. al. (47.125 ACRES) (D.B. 510; PG. 260)

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 DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF THE STREET AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.
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, 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: CARL & MILDRED BOWMAN

Carl Bowman — CARL BOWMAN
Ruby E. Klockner — WITNESS
Mildred Bowman — MILDRED BOWMAN
Richard W. Klockner — WITNESS

STATE OF OHIO – COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY. PERSONALLY APPEARED CARL BOWMAN AND MILDRED BOWMAN, HUSBAND AND WIFE, WHO EXECUTED THE FOREGOING PLAT AND ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 23RD DAY OF DECEMBER 1976.

Richard W. Klockner
NOTARY PUBLIC

RICHARD W. KLOCKNER, Notary Public
In and for Miami County, Ohio
My Commission Expires October 19, 1981

MY COMMISSION EXPIRES _____

APPROVAL

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO-HELD THIS 25 DAY OF OCTOBER 1976, THIS REPLAT AND DEDICATION WAS REVIEWED AND APPROVED.

Jerry A. Kyle — CHAIRMAN
Robert J. Zimmerman — SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO-HELD THIS 25th DAY OF October, 1976. THIS REPLAT AND DEDICATION WAS ACCEPTED AND APPROVED BY ORDINANCE NO. O-13-76

Donald C. Garman — MAYOR
R. S. Gerhardt — PRESIDENT OF COUNCIL
Glen McCool — CLERK OF COUNCIL
James R. Darnell — VILLAGE SOLICITOR

APPROVED, NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 23rd DAY OF December 1976.

Jerry L. Brown — JERRY L. BROWN, MIAMI CO. AUDITOR
BY: Beverley Slough — DEPUTY AUDITOR

I HEREBY CERTIFY THIS REPLAT AND DEDICATION 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

STATE OF OHIO — RICHARD WILBUR KLOCKNER — 4370 — REGISTERED — SURVEYOR

REPLAT OF PART INLOT 1153 & DEDICATION OF MOTE DR.-COVINGTON, OHIO		
CARL AND MILDRED BOWMAN COVINGTON, OHIO		
RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO		
DATE 25 OCT. 76	DR. BY TR. BY CKD. BY Rwk.	SHEET 1/1
FILE NO.	SCALE: 1" = 100'	

9	2	NORTHEAST	28	BETHEL
RANGE	TOWN	QUARTER	SECTION	TOWNSHIP

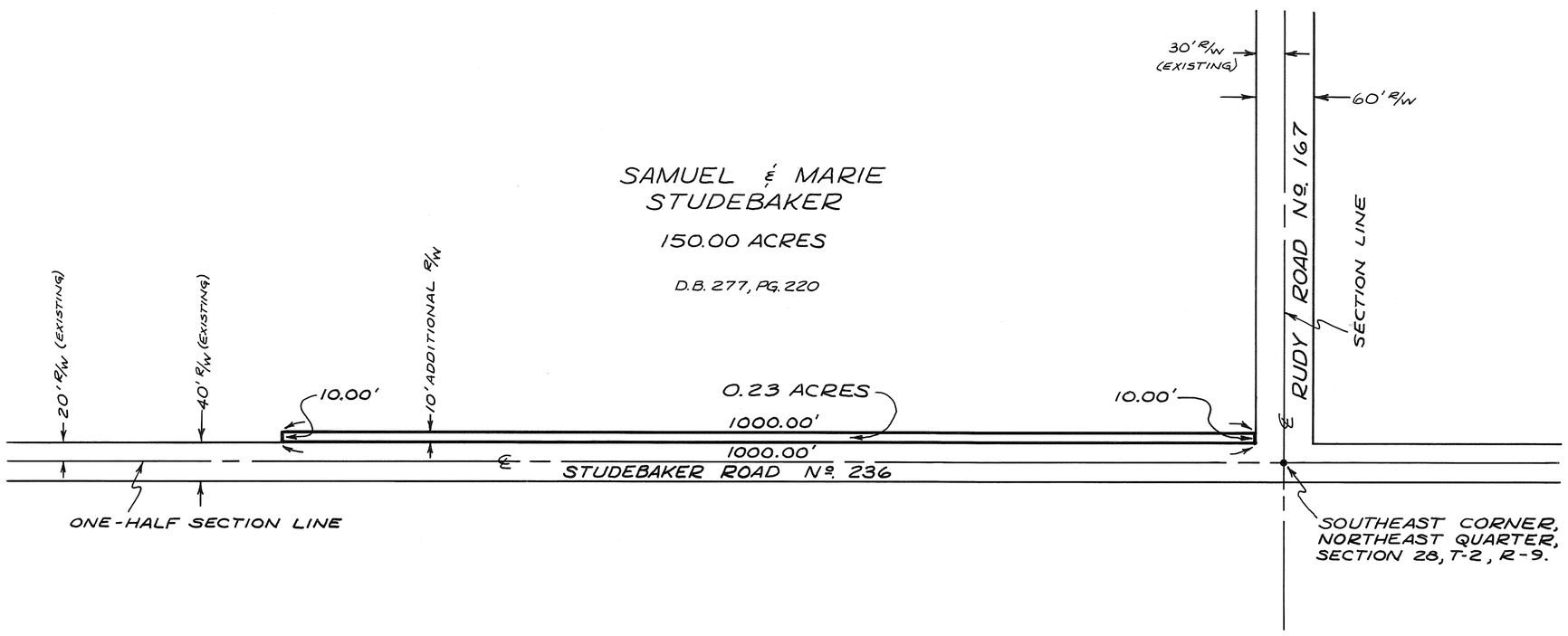
VOL. NO. 8 PAGE NO. 83
MIAMI COUNTY ENGINEER'S
RECORD OF ROAD SURVEYS

DATE-DECEMBER, 1976
SCALE: 1" = 100'

PLAT BOOK NO. 12 PAGE NO. 82
MIAMI COUNTY RECORDER'S
PLAT RECORDS. RECEIVED FOR
RECORD THIS 29 DAY OF
DECEMBER, 1976 AT 10:43 A.M.
FILE NUMBER: 126619
FEE: NO FEE
Mary B. Gustin Recorder by Dora Whitmer, Deputy
MARY B. GUSTIN
MIAMI COUNTY RECORDER

ADDITIONAL RIGHT OF WAY EASEMENT

STUDEBAKER ROAD Nº 236



DESCRIPTION OF ADDITIONAL EASEMENT

BEING AN ADDITIONAL 0.23 ACRES FROM SAMUEL & MARIE STUDEBAKER AS SHOWN HEREON AND AS RECORDED IN DEED BOOK NO. 525, PAGE NO. 167, MIAMI COUNTY RECORDER'S DEED RECORDS.

APPROVED BY THE MIAMI COUNTY COMMISSIONERS: DATE

Kenneth Cook 12/15/76
John E. Clausman 12/15/76
John J. Kerns 12/15/76

STATE OF OHIO
PAUL EDWARD JOHNSON
6030
REGISTERED
SURVEYOR

PREPARED BY: Paul E. Johnson
PAUL E. JOHNSON
REG. SURVEYOR
#6030

DRAWN BY:
JEFF POETTINGER
DECEMBER, 1976

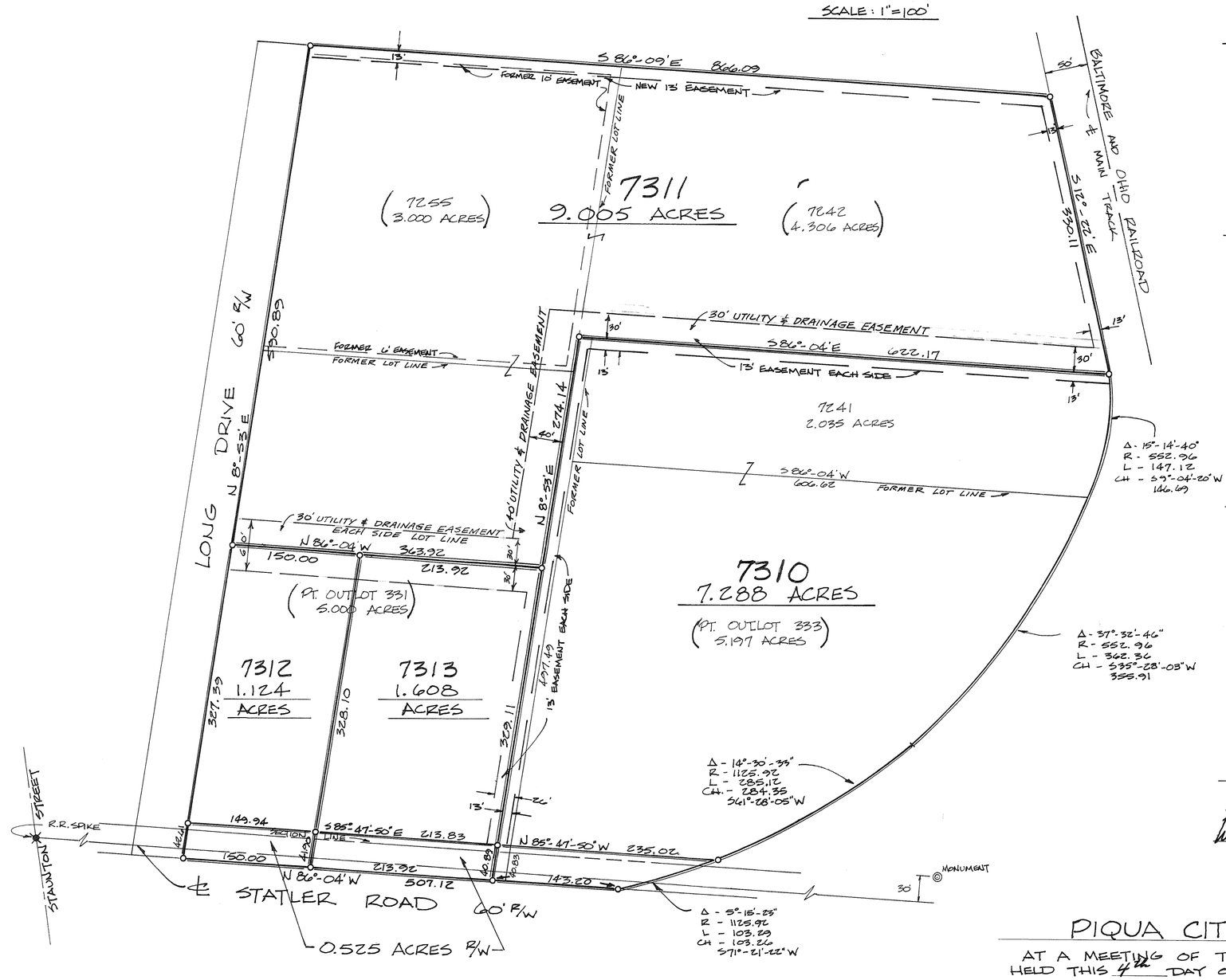
REPLAT OF INLOTS 7241, 7242, 7255, AND PART OUTLOT 331, AND OUTLOT 333, PIQUA, OHIO

RECORD BOOK 12 PAGE 83
MIAMI COUNTY RECORDER'S PLAT RECORDS FILE No: 126649
REC'D FOR RECORD DECEMBER 30, 1976
AT 10:53 A.M. FEE: $8.60
Mary B. Austin, Recorder
by: Helen J. Stump, Deputy
MIAMI COUNTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERED
THIS 30TH DAY OF DECEMBER, 1976.
James L. Brown by:
MIAMI CO. AUDITOR
Sharon Brookey
Deputy

NORTH

SCALE: 1" = 100'



DESCRIPTION

BEING A REPLAT OF 19.538 ACRES OF INLOTS 7241, 7242, 7255 AND PART OUTLOT 331, AND OUTLOT 333 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO AS CONVEYED TO HAROLD W. PAUTSCH BY DEED RECORDED IN VOLUME 466, PAGE 510, AND TO HAROLD W. AND VERLA L. PAUTSCH BY DEEDS RECORDED IN VOLUME 505, PAGE 91 AND VOLUME 513, PAGE 511, AND TO INDUSTRY PRODUCTS CO. BY DEED RECORDED IN VOLUME 521, PAGE 134, AS RECORDED IN THE MIAMI COUNTY DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DEDICATE THE STATLER RD. RIGHT OF WAY TO THE PUBLIC USE FOREVER.

THE 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 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 ENGRESS TO THE PROPERTIES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Harold W. Pautsch — George P. Blankenship — [illegible]
Verla L. Pautsch — George P. Blankenship — [illegible]
Harold W. Pautsch — George P. Blankenship — [illegible]
INDUSTRY PRODUCTS CO. — WITNESSES — WITNESSES
Verla L. Pautsch — George P. Blankenship — [illegible]

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBER THAT ON THIS 13 DAY OF Sept., 1976, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

E. Jane Gerdeman
NOTARY PUBLIC

E. JANE GERDEMAN, Notary Public
IN AND FOR MIAMI COUNTY, OHIO
My Commission Expires Mar. 20, 1978

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 13 DAY OF SEPT. 1976, THIS PLAT WAS APPROVED.

Willis C. Willis Jr. — Philip J. Lange — John L. DeLuca
James E. Rice

PIQUA CITY COMMISSION

AT A MEETING OF THE PIQUA CITY COMMISSION HELD THIS 4th DAY OF October 1976, THIS PLAT WAS APPROVED.

Joseph C. Scott — James E. Houston — Raymond Hammer, Jr.
Jack D. Wilson — Chelsea Pelletier

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AT ALL LOT CORNERS.

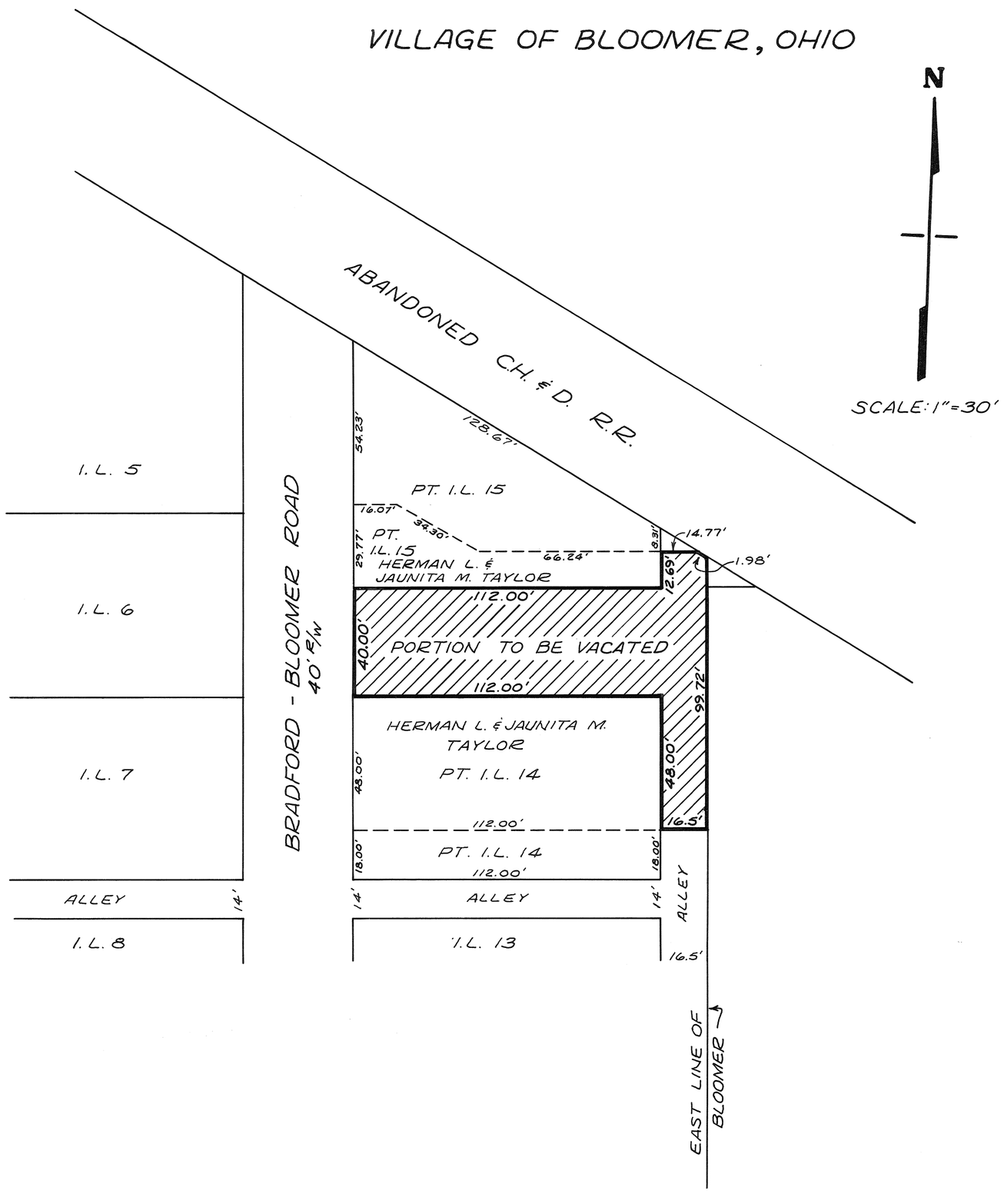
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED SURVEYOR

Michael W. Cozatt
MICHAEL W. COZATT
CIVIL ENGINEER — LAND SURVEYOR
25 S. NORWICH ROAD TROY

PLAT BOOK NO. 12 PAGE NO. 84
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 4TH DAY OF JANUARY, 1977 AT 9:22 A.M.
FILE NUMBER: 35
FEE: NO FEE
Kenneth Cook, Recorder
by: Helen Y. Stump, Deputy
KENNETH COOK
MIAMI COUNTY RECORDER

STREET & ALLEY VACATION PLAT

VILLAGE OF BLOOMER, OHIO



DESCRIPTION

THAT PORTION OF THE 40' UNNAMED STREET BETWEEN LOTS 14 & 15 FROM THE EAST RIGHT OF WAY LINE OF THE BRADFORD-BLOOMER ROAD TO THE WEST LINE OF A 16.5' ALLEY. ALSO THAT PORTION OF THE 16.5' ALLEY EAST OF PART OF LOTS 14 & 15, FROM A POINT 18' NORTH OF THE SOUTH LINE OF LOT 14 TO A POINT 12.69' NORTH OF THE SOUTH LINE OF LOT 15. BOTH PORTIONS BEING THE SHADED AREA AS SHOWN ON THIS VACATION PLAT.

NOTE

THIS STREET AND ALLEY AS SHOWN HEREON HAS BEEN UNOPENED AND UNUSED FOR A PERIOD OF TIME LONGER THAN 21 YEARS AND THIS VACATION IS IN ACCORDANCE WITH SECTION 5553.042, OHIO REVISED CODE.

APPROVED BY MIAMI COUNTY COMMISSIONERS ON 12/15, 1976.
RECORDED IN COMMISSIONER'S JOURNAL 46 PAGE
Kenneth Cook — John J. Knoop — Robert Clawson
KENNETH COOK — JOHN J. KNOOP — ROBERT CLAWSON

APPROVED BY MIAMI COUNTY ENGINEER ON 12-13, 1976.
Arthur D. Haddad
ARTHUR D. HADDAD

APPROVED AND TRANSFERRED BY MIAMI COUNTY AUDITOR ON Jan. 4th, 1977.
Jerry L. Brown by Beverley Slough, Deputy
JERRY BROWN

STATE OF OHIO
DOUGLAS LEE CHRISTIAN
6118
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS STREET & ALLEY VACATION PLAT TO BE CORRECT AS SHOWN HEREON.
Douglas L. Christian
DOUGLAS L. CHRISTIAN, PROFESSIONAL SURVEYOR, OHIO REGISTRATION NO. 6118

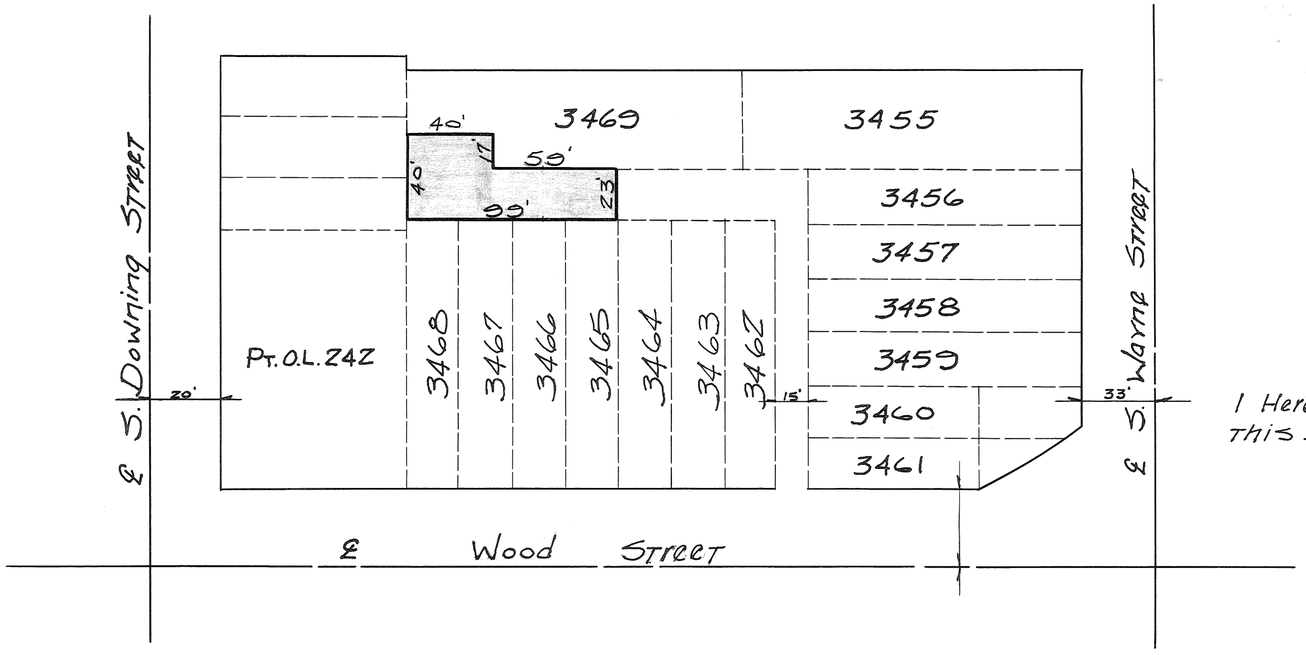
PREPARED BY MIAMI COUNTY ENGINEER'S OFFICE.

PLAT BOOK 12 PAGE 85
MIAMI COUNTY RECORDERS
RECORD OF PLATS
RECEIVED FOR RECORD
THIS 12TH DAY OF Feb 1977
FILE No. 991 FEE 8.60
Kenneth Cook
MIAMI COUNTY RECORDER

CITY OF PIQUA
ALLEY VACATION PLAT

N

SCALE:
1"=50'



APPROVAL
BY THE Planning Commission
of THE CITY of Piqua, OHIO
This 10 DAY of Nov 1975
Resolution No. P.C 6-75
John D Scarlough
Chairman, Planning Commission
Raymond L. Hammer Jr.
John L. DeSue
Philip J. Langsch

I Hereby Approve this Plat and Transfer same
this 17TH day of February 1977
Jerry L. Brown by Sharon Brookey
Miami County Auditor

APPROVAL
At a Meeting of the Commissioners of the City
of Piqua, Ohio held this 1st day of Dec. 1975.
This plat of Vacation was accepted and
Approved No. 53-75
Joseph C. Nord
Mayor, City of Piqua, Ohio
Jack D. Wilson
Cletus V. Pelter
Harold L. Short
Charles E. Tyler

This Plat prepared by
City of Piqua Engineering Department
City of Piqua
Miami County, Ohio
Robert Roth
Robert Roth, City Engineer
Registered Engineer #25077
Registered Surveyor #4690

TIPPECANOE VILLAGE - SECTION FOUR

CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO
BEING A SUBDIVISION OF 8.479 ACRES OF INLOT 1770 IN TIPP CITY, OHIO ACQUIRED BY TIPPECANOE DEVELOPMENT, INC. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 479; PAGES 890-892

PLAT BOOK 12 PAGE 86

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 18TH DAY OF FEBRUARY, 1977, AT 3:45P.M.

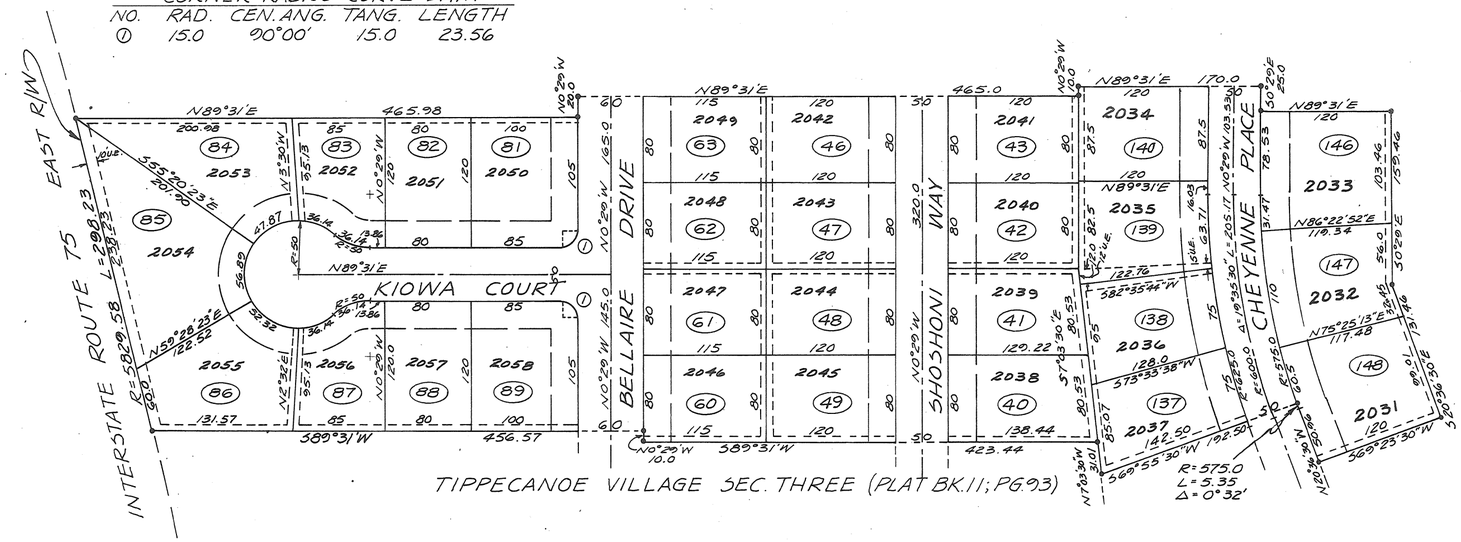
FILE NUMBER 1037 FEE: $ 8.60

Kenneth W. Cook
KENNETH W. COOK, MIAMI COUNTY RECORDER

LEGEND
(40) PLAT LOT NUMBER
25' BUILDING SETBACK LINE
5' UTILITY & DRAINAGE EASEMENT UNLESS OTHERWISE NOTED

CORNER RADIUS CURVE DATA

NO.	RAD.	CEN. ANG.	TANG.	LENGTH
1	15.0	90°00'	15.0	23.56



N

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, INCLUDING THE WEST HALF OF NORTH HYATT STREET, 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: TIPPECANOE DEVELOPMENT, INC.

PRESIDENT: ALVA M. PARSONS — WITNESS: James P. Collins

TREASURER: THOMAS A. THOMPSON — WITNESS: Joanne H Parsons

LIENHOLDERS: MIAMI CITIZEN'S NATIONAL BANK AND TRUST CO.

VICE PRESIDENT: Robert A. Reineke — WITNESS: Miriam J. Stull

ASSISTANT CASHIER: William V. MacKellar — WITNESS: Karen Jackson

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED ALVA M. PARSONS, PRESIDENT AND THOMAS A. THOMPSON, TREASURER OF TIPPECANOE DEVELOPMENT, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND TREASURER AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 16th DAY OF FEBRUARY, 1977.

Joanne H Parsons NOTARY PUBLIC — Joanne H. Parsons, Notary Public In and For Miami County, Ohio My Commission Expires 5-21-79 — MY COMMISSION EXPIRES 5-21-79

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED ROBERT A. REINEKE VICE PRESIDENT AND WILLIAM V. MACKELLAR ASSISTANT CASHIER OF MIAMI CITIZENS NATIONAL BANK AND TRUST CO., A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT CASHIER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND ASSISTANT CASHIER AND THE FREE AND CORPORATE ACT AND DEED OF SAID MIAMI CITIZEN'S NATIONAL BANK AND TRUST CO., TIPP CITY, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 16th DAY OF FEBRUARY, 1977.

Joanne H Parsons NOTARY PUBLIC — Joanne H. Parsons, Notary Public In and For Miami County, Ohio My Commission Expires 5-21-79 — MY COMMISSION EXPIRES 5-21-79

PROTECTIVE COVENANTS AND RESTRICTIONS

NOTE: THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THE RESTRICTIONS AND COVENANTS RECORDED WITH TIPPECANOE VILLAGE SECTION ONE (MIAMI COUNTY RECORDER'S PLAT BOOK 10, PAGE 137).
EXCEPT: THE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES CLAIMING UNDER THEM FOR THIS SUBDIVISION UNTIL MAY 1, 2007, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR TEN YEAR PERIODS UNLESS A MAJORITY OF THE THEN OWNERS OF THE LAND AGREE TO CHANGE SAID RESTRICTIONS IN WHOLE OR IN PART.
RAKE AND EAVE OVERHANGS ON DWELLINGS CONSTRUCTED IN THIS SUBDIVISION SHALL HAVE NO MINIMUM OVERHANG.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 13TH DAY OF JANUARY, 1977, THIS PLAT WAS APPROVED.

Paul J. Gurnofsky CHAIRMAN — Barbara George SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 7th DAY OF FEBRUARY, 1977, THIS PLAT WAS APPROVED BY ORDINANCE NO. 7-77.

Jessa Chamberlein PRESIDENT OF COUNCIL — Phyllis Gisseman CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 18TH DAY OF FEBRUARY, 1977.

Jerry L. Brown JERRY BROWN, MIAMI COUNTY AUDITOR — BY: Sharon Brookey DEPUTY AUDITOR

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

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

TIPPECANOE VILLAGE - SECTION FOUR FOR TIPPECANOE DEVELOPMENT, INC. TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO		
DATE 14 DEC. 1976	DRAWN BY: A.W.R. CHECKED BY: RWK TRACED BY: A.W.R.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100 FT.	

REPLAT OF THE W. D. BENNING PLAT

TOWN 6 - RANGE 6E - SECTION 6 - WASHINGTON TOWNSHIP - MIAMI CO. - OHIO
FRACTIONAL

PLAT BK. 16 PAGE 81
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE No 1301
RECEIVED MARCH 3, 1976
AT 3:23 P.M. FEE $8.60
Kenneth Cook, Recorder
MIAMI COUNTY RECORDER
By Dora Whitmer, Deputy

DESCRIPTION

BEING A SUBDIVISION OF 6.262 ACRES, ALL OF LOTS 1 THRU 6 OF THE W. D. BENNING PLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWN 6, RANGE 6, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO, CONVEYED TO BENNING CONSTRUCTORS INCORPORATED BY DEEDS RECORDED IN VOL. 435 PG. 364 AND VOL. 465 PG. 28 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

Benning Constructors Inc.
by Gene L Benning Pres.
WITNESS Joseph Reichert
WITNESS

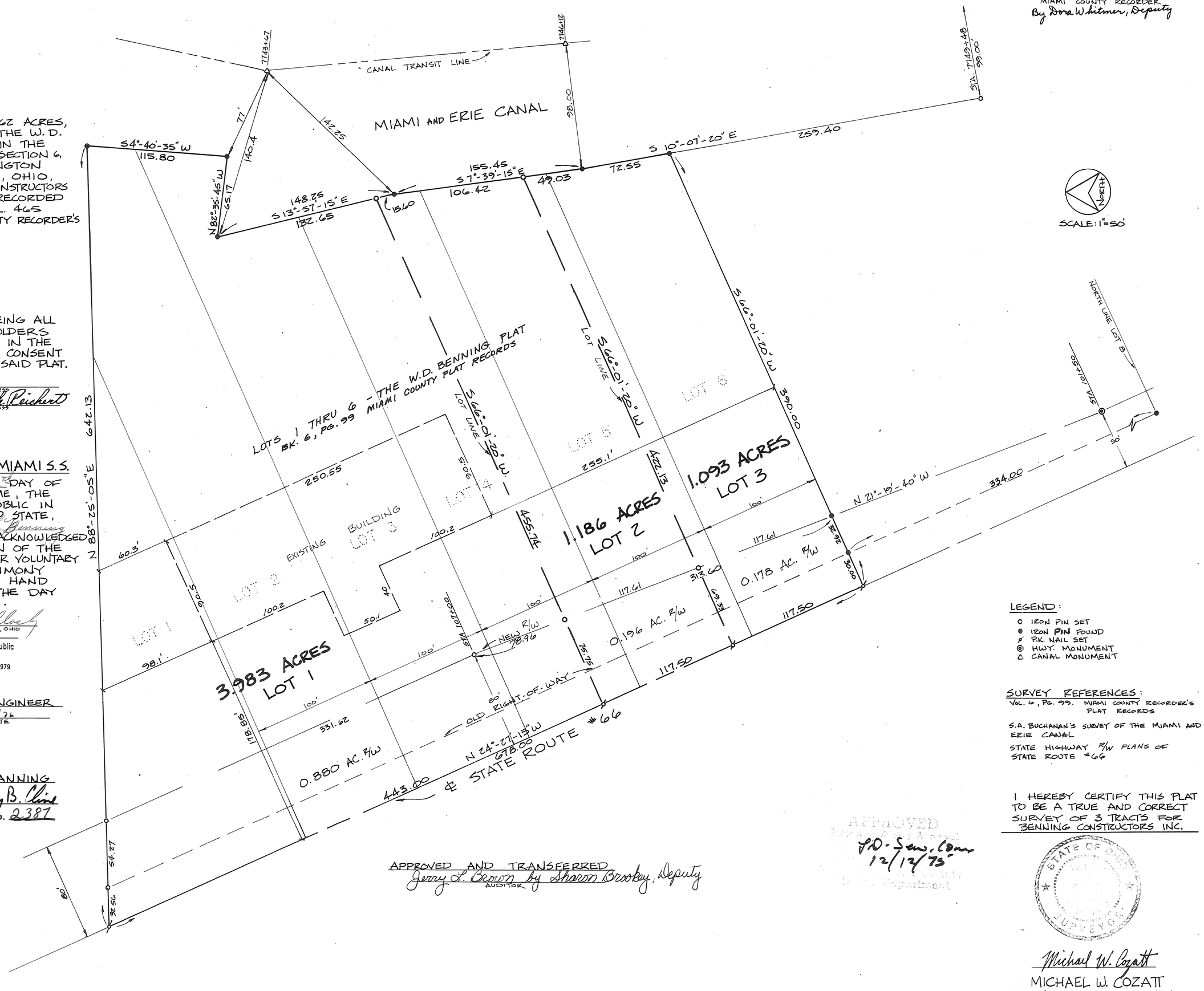
STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED ON THIS 10th DAY OF September, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Gene L. Benning AND _____ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Jerry L. McColloch
NOTARY PUBLIC IN AND FOR MIAMI CO., OHIO
MY COMMISSION EXPIRES _____
JERRY L. McCOLLOCH, Notary Public
In and for Miami County, Ohio
My Commission Expires January 9, 1979

APPROVED MIAMI COUNTY ENGINEER
Curtis D. Hedges 1/20/76
DATE

APPROVED MIAMI COUNTY PLANNING COMMISSION
Harry A. Drummond Gary B. Cline
JAN. 20, 1976 DATE No. 2387



LEGEND:
- ○ IRON PIN SET
- ● IRON PIN FOUND
- ⌀ P.K. NAIL SET
- ◎ HWY. MONUMENT
- △ CANAL MONUMENT

SURVEY REFERENCES:
VOL. 6, PG. 99. MIAMI COUNTY RECORDER'S PLAT RECORDS
S.A. BUCHANAN'S SURVEY OF THE MIAMI AND ERIE CANAL
STATE HIGHWAY R/W PLANS OF STATE ROUTE #66

APPROVED AND TRANSFERRED
Jerry L. Brown by Sharon Brookby, Deputy
AUDITOR

APPROVED
J.D. Sew. Com
12/12/75

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY OF 3 TRACTS FOR BENNING CONSTRUCTORS INC.

STATE OF OHIO REGISTERED SURVEYOR

Michael W. Cozatt
MICHAEL W. COZATT
CIVIL ENGINEER - LAND SURVEYOR
25 S. NORWICH RD. TROY
JOB NO. 00975

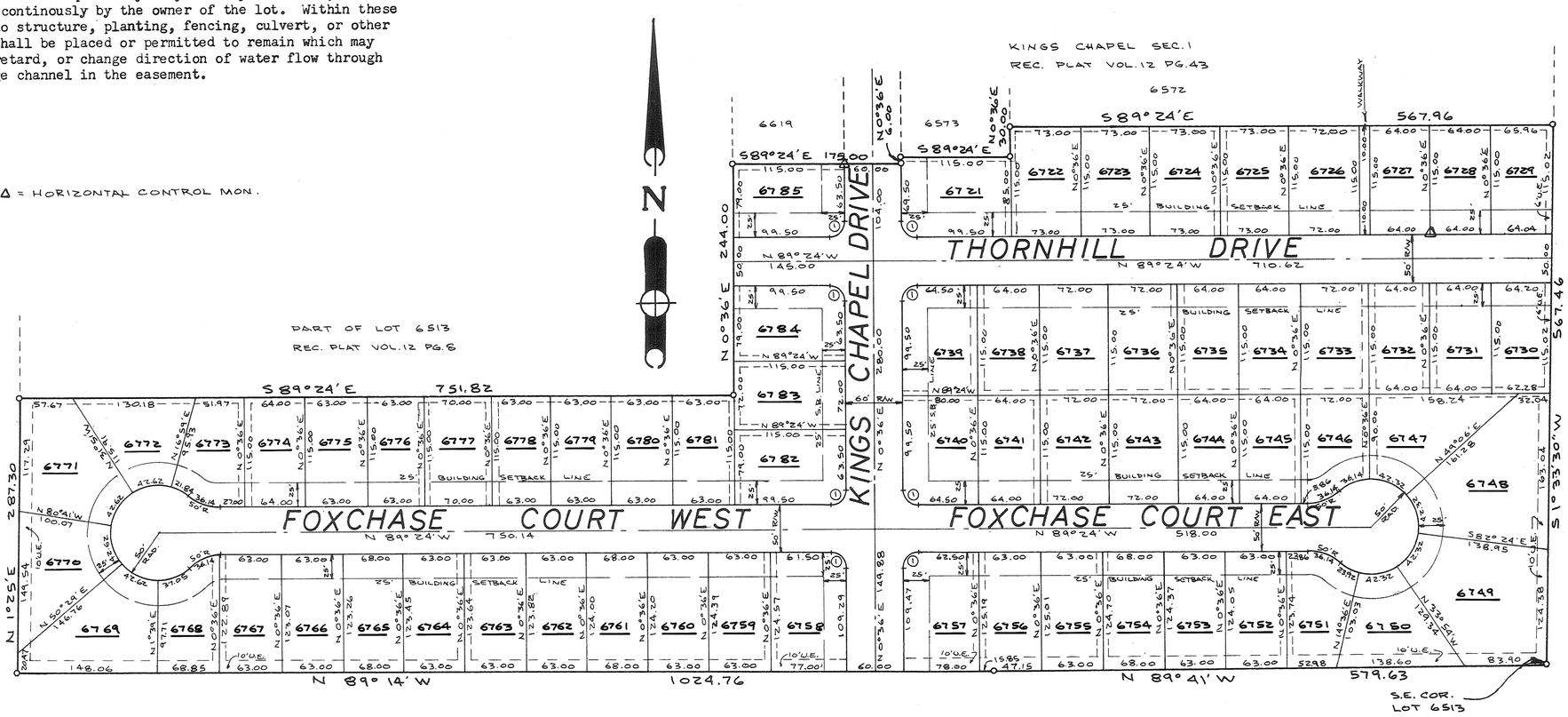
KINGS CHAPEL ~ SECTION TWO

PART OF LOT 6513 ~ TROY OHIO

DRAINAGE NOTE

The City of Troy does not accept for maintenance any unpaved areas within any open storm drainage easements shown on this plat, and is not obligated to maintain or repair any unpaved channels or unpaved slopes in said easements. The easement area of each lot and all improvements in it, excepting concreted or paved areas as required by City of Troy Standards, shall be maintained continously 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.

Δ = HORIZONTAL CONTROL MON.



R/W CURVE DATA

① Δ= 90°00'
R= 15.50
L= 24.35
T= 15.50

BOOK 12 PAGE 88
Miami County Recorder's Record of Recorded Plats

File No. 1882

Received for record 10:18 AM time MAR. 28, 1977 date

Fee: 8.60

Kenneth Cook
Miami County Recorder

By: Dora Whitmer
Deputy

MIAMI COUNTY AUDITOR

Approved and transferred this 28TH day of MARCH, 1977.

Jerry L. Brown
Miami County Auditor

By: Sharon Brookley
Deputy

CITY COUNCIL

At a meeting of the City Council of the City of Troy, Ohio held this day of 21st, 1977, this plat was approved by ordinance No. 0-3-77

Frank H. Brooks
Mayor

Charles R. Reed
President of Council

Sue D. Knight
Clerk of Council

CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 22nd day of December, 1977, this plat was approved.

Edward Chase
Chairman

Sue D. Knight
Secretary

DESCRIPTION

Being a subdivision of 15.914 Acres of Part of Lot 6513 as conveyed to Mid-Continent Properties, Inc. by Deed recorded in Volume No. 517, Page 111 of the Miami County Record of Recorded Deeds.

DEDICATION

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

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

Alice L. Funke
witness

Susan A. Businer
witness

MID-CONTINENT PROPERTIES, INC.

Peter R. Thompson
Peter R. Thompson, President

J. Richard Gaier
J. Richard Gaier, Secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 20 day of December, 1976, before me, the undersigned a notary public in and for said County and State, personally came Mid-Continent Properties, Inc. by its President Peter R. Thompson and its Secretary, J. Richard Gaier, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notorial seal on the date above written.

ALICE L. FUNKE, Notary Public
in and for Miami County, Ohio
My Commission Expires Dec 15, 1978

My Commission Expires

Alice L. Funke
Notary Public

NOTE

Easements shown on this plat shall be five ft. (5') on each side of lot lines as shown unless indicated otherwise. Easements shown thus: 5' 5'

All building setback lines as shown on this plat are 25 feet from the street property line.

NOTE

Restrictive covenants for this plat shall be the same as those restrictions listed for Kings Chapel Section 1, Plat Book 12, Page 43A, except that said covenants shall extend to April 1, 2007.

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

I hereby certify this plat and all measurements to be correct. Curved distances measured along the arc. Iron pins set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Kings Chapel- Section Two for Mid-Continent Properties, Inc. Piqua, Ohio		
DANIEL D. TURNER and ASSOCIATES, INC. Troy- Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE DEC. 1976	Drawn by: J.T. Traced by: Checked by: D.T	SHEET NO. 1/1
FILE NO.	SCALE: 1"=100'	

PLAT BOOK 12 PAGE NO. 89
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 7 DAY OF APRIL, 1977 AT 8:50 A.M.
FILE NO. 2230 FEE: NONE

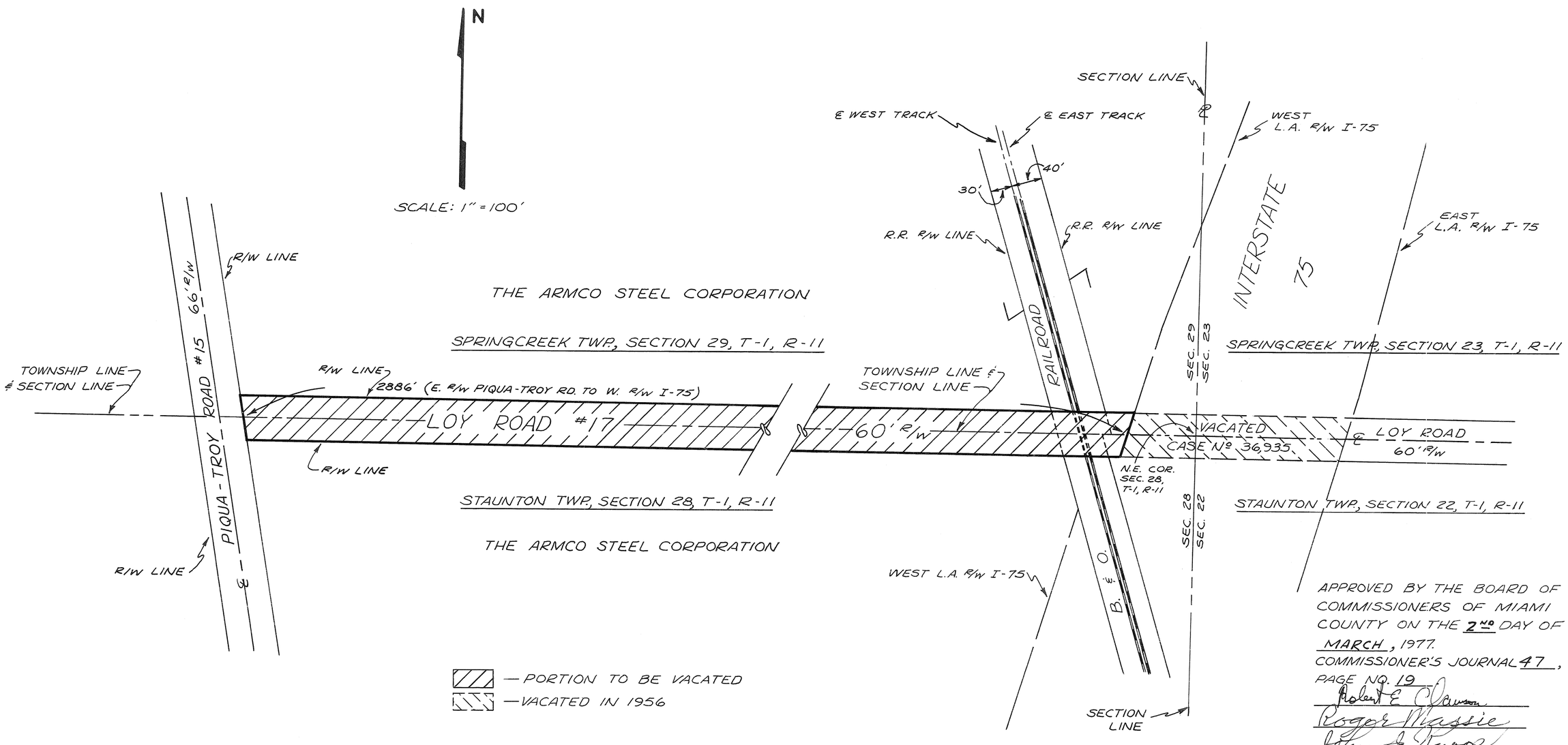
Kenneth Cook
MIAMI COUNTY RECORDER

VOLUME NO 8 PAGE NO. 84
MIAMI COUNTY ENGINEER'S RECORD OF ROAD SURVEYS.

VACATION PLAT
OF
LOY ROAD Nº 17
FROM
PIQUA-TROY ROAD TO INTERSTATE-75

SPRINGCREEK TOWNSHIP, SECTION 29, T-1, R-11, M.R.S.

STAUNTON TOWNSHIP, SECTION 28, T-1, R-11, M.R.S.



APPROVED BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY ON THE 2ND DAY OF MARCH, 1977.
COMMISSIONER'S JOURNAL 47, PAGE NO. 19

Robert E. Clawson
Roger Massie
Arthur J. Kemp

APPROVED BY:

Arthur D. Haddad
ARTHUR. D. HADDAD
MIAMI COUNTY ENGINEER

AP

BROKEN WOODS

SECTION 1

TOWN 4 - RANGE 6E - SECTION 4 - CONCORD TOWNSHIP - MIAMI COUNTY - OHIO

Note!
This Plat is Superseded By Volume 12 Page 96 Of the Miami County Recorders Plat Records.
Kenneth Cook, Recorder by Emily McNeal, Deputy
Miami county recorder 6-28-77

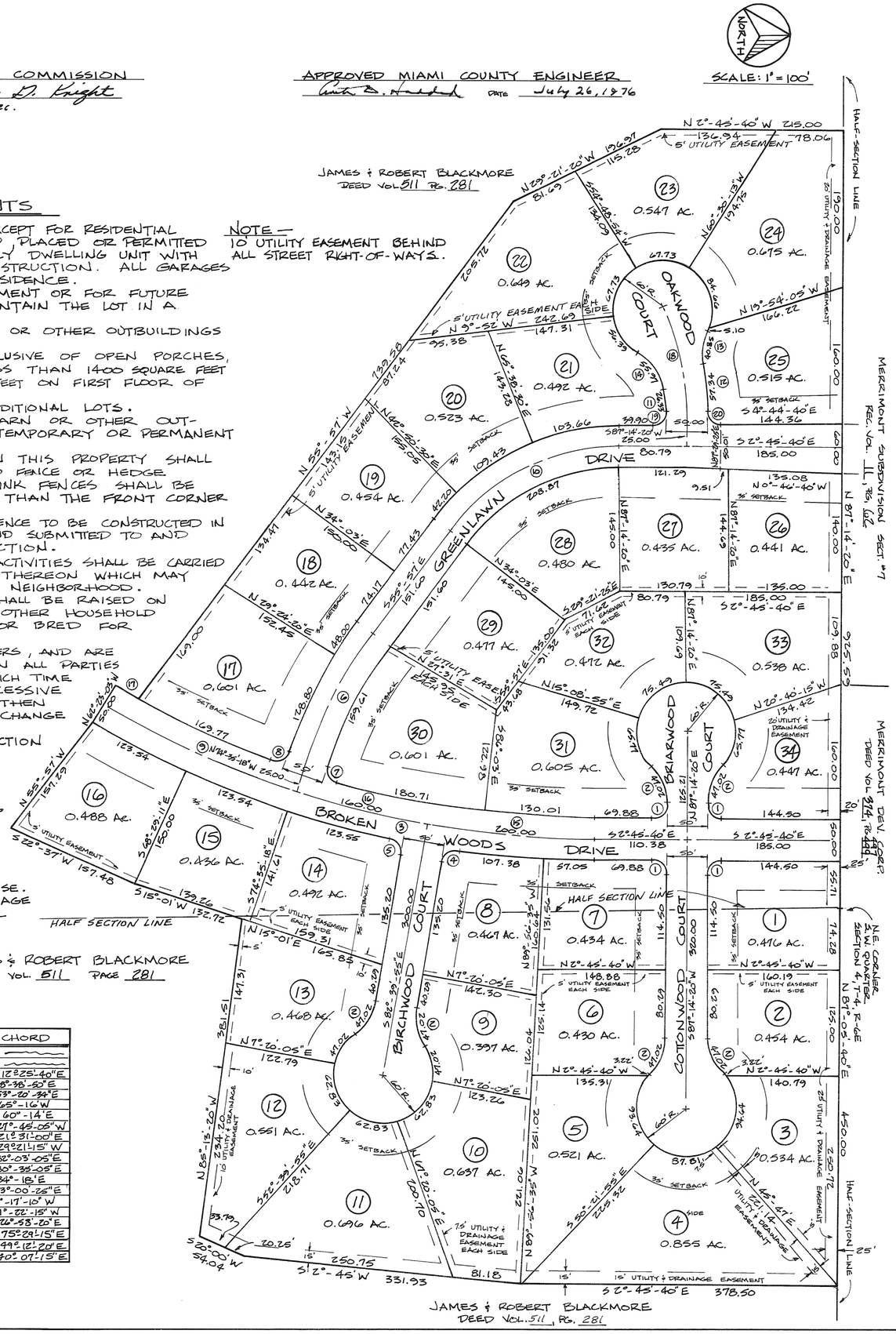
PLAT BK. 12 PAGE 90
MIAMI COUNTY RECORDER'S PLAT RECORDS
FILE NUMBER 2433
RECEIVED FOR RECORD APRIL 13, 1977 AT 2:34 P.M. FEE $8.60
Kenneth Cook
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED
Jerry L. Brown by Sharon Brookey
AUDITOR Deputy

APPROVED CITY OF TROY PLANNING COMMISSION
Edward Ohare PRES. Sue D. Knight SEC.
DATE MAR 26, 1976

APPROVED MIAMI COUNTY ENGINEER
Curtis D. Hurdad DATE July 26, 1976

SCALE: 1" = 100'



RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISON SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING UNIT WITH ATTACHED GARAGE OF APPROVED DESIGN AND CONSTRUCTION. ALL GARAGES AND OR ADDITIONS MUST BE ATTACHED TO THE RESIDENCE.
2. A PERSON OR PERSONS BUYING A LOT FOR INVESTMENT OR FOR FUTURE BUILDING MUST KEEP THE GRASS CUT AND MAINTAIN THE LOT IN A PRESENTABLE MANNER.
3. THERE SHALL BE NO TRAILERS, CAMPERS, SHACK, BARN OR OTHER OUTBUILDINGS ERECTED OR PARKED ON PREMISES.
4. THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1400 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN, AND 1000 SQUARE FEET ON FIRST FLOOR OF TWO OR A ONE AND ONE-HALF STORY DESIGN.
5. NO LOTS SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.
6. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT-BUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
7. ANY FENCING OR HEDGES ERECTED OR PLANTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT OR ANY CHAIN-LINK FENCES SHALL BE ERECTED OR PLANTED NEARER TO THE ROADWAY THAN THE FRONT CORNER OF THE HOUSE.
8. THE LOCATION, GRADE, AND HOUSE DESIGN OF ANY RESIDENCE TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL BE SHOWN ON A PLOT PLAN AND SUBMITTED TO AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.
9. NO COMMERCIAL TRADE OR NOXIOUS AND OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
10. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND, SHALL BE RAISED ON ANY LOT IN THIS SUBDIVISION EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDING THEY ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.
11. THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAMING UNDER THEM UNTIL APRIL 1, 1997, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF THE LAND OWNERS AGREE TO CHANGE SAID COVENANT.
12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.

NOTE — 10 UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAYS.

DRAINAGE NOTE —
THE OWNER OR OWNERS OF EACH INDIVIDUAL LOT SHALL BE RESPONSIBLE FOR CONTINUOUSLY MAINTAINING THE DRAINAGE AREA EASEMENTS TO THE ORIGINAL LINE AND GRADE OF THE IMPROVEMENTS. FAILURE TO MAINTAIN THE EASEMENT AREA IN A MANNER SUITABLE TO ALLOW NECESSARY FLOW OF STORM WATER WILL RESULT IN CLEANING AND MAINTENANCE BY THE APPROPRIATE AUTHORITY AT THE LOT OWNERS EXPENSE. ANY ADDITION, ALTERATION, OR REVISION TO THE DRAINAGE SWALE SHALL BE UNDERTAKEN ONLY AFTER APPROVAL BY THE MIAMI COUNTY ENGINEER.

CURVE DATA

No	Δ	RADIUS	LENGTH	TANGENT	LONG CHORD
1	90°-00'	15.50'	24.35	15.50	21.92
2	44°-54'-02"	60.00	47.02	24.79	45.83
3	30°22'-31"	1135.00	601.75	308.13	594.73 N12°25'-40"E
4	88°-01'-33"	15.50	23.81	14.97	21.54 N38°-38'-50"E
5	88°-01'-33"	15.50	23.81	14.97	21.54 N53°-20'-34"E
6	18°-38'-18"	561.15	184.49	93.07	183.68 N 6°5'-16"W
7	99°-54'-12"	15.50	25.40	16.59	22.65 N 60°-14'E
8	90°-34'-99"	15.50	25.50	15.66	22.03 N 21°-45'-05"W
9	12°12'-15"	1135.00	241.76	121.34	241.30 N 21°31'-00"E
10	53°11'-20"	250.00	232.08	125.16	223.84 N 29°21'-15"W
11	4°-38'-30"	325.00	26.33	13.17	26.32 N 82°-03'-05"E
12	8°-45'-40"	375.00	57.34	28.73	57.28 N 82°-35'-05"E
13	39°-00-50"	60.00	40.85	21.25	40.07 S 84°-18'E
14	53°-26'-40"	60.00	55.97	30.21	53.96 N 53°-00'-25"E
15	10°-05'-45"	1135.00	200.00	100.26	199.73 S 2°-17'-10"W
16	8°-04'-37"	1135.00	160.00	80.13	159.87 S 11°-22'-15"W
17	1°-15'-55"	1110.00	25.80	12.90	25.79 N 26°-53'-20"E
18	23°29'-58"	350.00	143.55	72.80	142.55 N 75°29'-15"E
19	92°52'-20"	15.50	25.12	16.30	22.46 S 39°-12'-20"E
20	89°42'-35"	15.50	24.27	15.42	21.86 N 40°-07'-15"E

DESCRIPTION

BEING A SUBDIVISION OF 21.475 ACRES OF A TRACT LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO CONVEYED TO SHROYER BROTHERS CONSTRUCTION COMPANY BY DEED RECORDED IN VOLUME 522 PAGE 751 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS; 17.734 ACRES LOTS, 3.741 ACRES STREETS.

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE PEOPLES BUILDING AND SAVINGS ASSN. BY W.E. Eickhoff ITS Exec. Vice-Pres AND R.L. Coffey ITS Secretary, AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 5th DAY OF April 1977.
William Murray
NOTARY PUBLIC
In and for the State of Ohio
My Commission Expires Apr. 13, 1977

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS SHOWN TO THE PUBLIC USE FOREVER.

EASEMENTS AS SHOWN OR NOTED ON THIS PLAT ARE FOR 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 ENGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Ruth M. Dexter — WITNESS
Franklin D. Shroyer
Mary K. Colwell — WITNESS
Dean E. Shroyer
William J. McShane III — WITNESS
Peoples Building & Savings Assoc. by W. E. Eickhoff
Marilyn K. Buchringer — WITNESS
by R. L. Coffey

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE SHROYER BROTHERS CONSTRUCTION COMPANY BY FRANKLIN D. SHROYER, A PARTNER, AND DEAN E. SHROYER, A PARTNER, AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 8th DAY OF November 1976.
Ruth M. Dexter
NOTARY PUBLIC MIAMI CO., OHIO
MY COMMISSION EXPIRES 5-12-77
RUTH M. DEXTER, Notary Public
In and for Miami County, Ohio
My Commission Expires May 12, 1977

APPROVED MIAMI COUNTY PLANNING COMMISSION
John J. Knapp V. CHAIRMAN Gary B. Clay - SEC.
DATE JUNE 15, 1976 NO. 2400

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS
Robert Clawson John A. Knapp Roger Massie
DATE 4/13/77 NUMBER

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.

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

Michael W. Cozatt 5-21-76
MICHAEL W COZATT
CIVIL ENGINEER - LAND SURVEYOR
25 S. NORWICH RD. TROY

PLAT BOOK 12 PAGE 91

MIAMI COUNTY RECORDER'S PLAT RECORDS.

DEDICATION OF ADDITIONAL R/W FOR ULLERY STREET

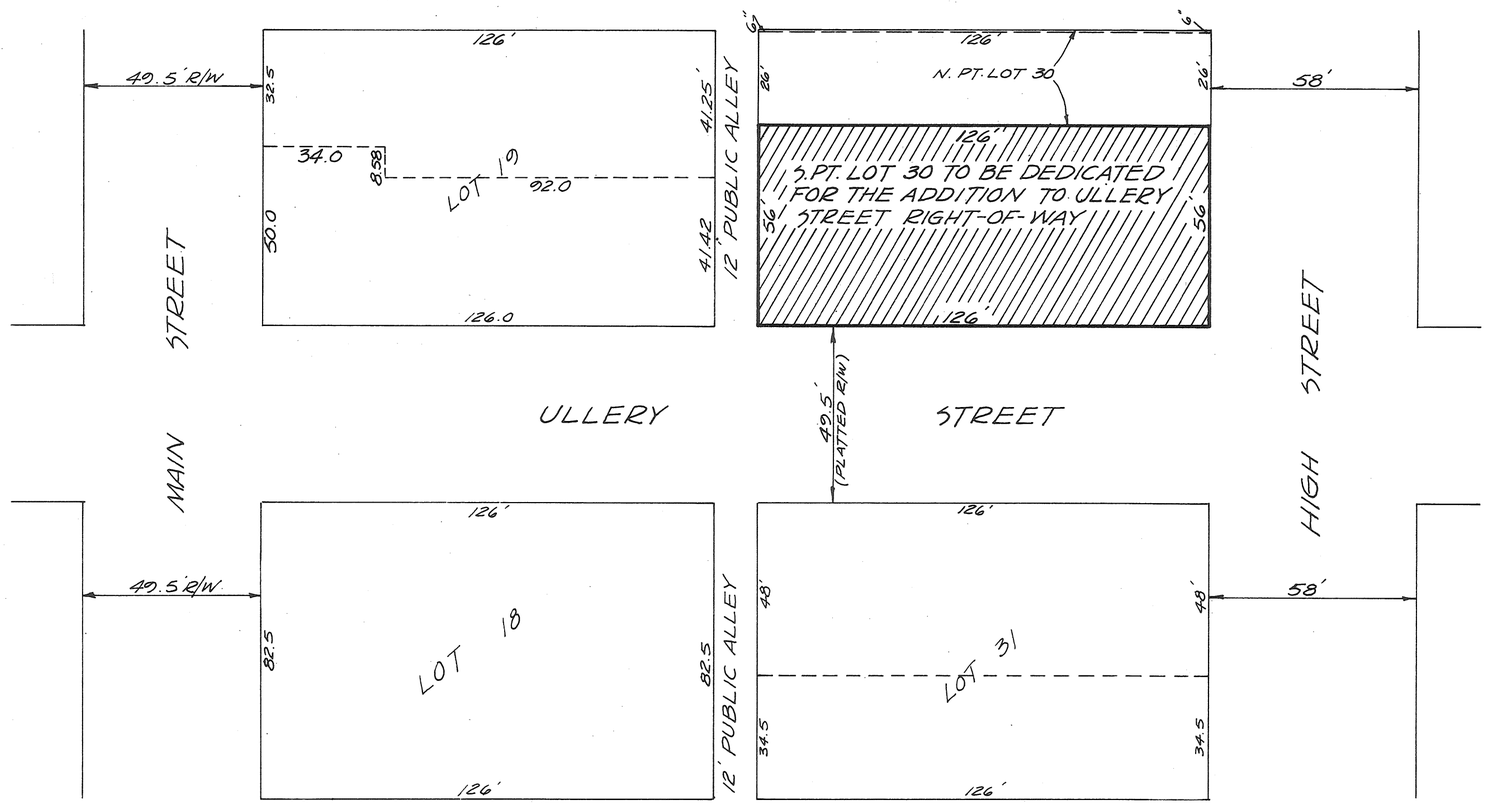
PART OF INLOT 30 COVINGTON, OHIO

BEING PART OF INLOT 30 IN COVINGTON, MIAMI COUNTY, OHIO. SAID ROAD DEDICATION CONTAINS A TOTAL OF 0.162 ACRES OF INLOT 30. THE VILLAGE OF COVINGTON, OHIO, ACQUIRED TITLE BY DEED FILED IN DEED BOOK 500, PAGE 277, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

RECEIVED FOR RECORD THIS 25th DAY OF April, 1977, AT 11:10 A.M.

FILE NUMBER 2756 FEE $8.60

Kenneth Cook Recorder
KENNETH COOK, MIAMI COUNTY RECORDER
by Emily McNeal, Deputy



WE, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LAND HEREIN PLATTED AND DEDICATED FOR STREET PURPOSES, DO HEREBY ACCEPT AND APPROVE THIS PLAT, AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT AND DO HEREBY DEDICATE THE PORTION OF ULLERY STREET SHOWN HEREON TO THE PUBLIC USE FOREVER.

VILLAGE OF COVINGTON, OHIO

Donald E. Garman — MAYOR
Elfreda Treon — WITNESS
Robert S. Gearhardt — PRESIDENT OF COUNCIL
James A. Dauer — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DONALD E. GARMAN MAYOR AND ROBERT S. GEARHARDT, PRESIDENT OF COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, THE CORPORATION WHO EXECUTED THIS PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH MAYOR AND PRESIDENT OF COUNCIL IN BEHALF OF SAID VILLAGE OF COVINGTON, OHIO AND BY AUTHORITY OF THE VILLAGE COUNCIL, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH MAYOR AND PRESIDENT OF COUNCIL AND THE FREE ACT AND DEED OF SAID VILLAGE OF COVINGTON, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT COVINGTON, OHIO, THIS 18 DAY OF APRIL, 1977.

James A. Dauer
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

N

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 13 DAY OF APRIL, 1977, THIS DEDICATION PLAT WAS REVIEWED AND APPROVED.

Walter Jeanneemaas — CHAIRMAN
S. J. Sandin — SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 18 DAY OF APRIL, 1977, THIS PLAT WAS APPROVED BY ORDINANCE NO. 77-4.

Robert S. Gearhardt — PRESIDENT OF COUNCIL
Alice McCool — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 25 DAY OF April, 1977.

Jerry L. Brown — JERRY BROWN, MIAMI COUNTY AUDITOR
BY Sharon Brooky — DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON.

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

DEDICATION OF ADDITIONAL RIGHT-OF-WAY FOR ULLERY STREET		
PART OF INLOT 30 VILLAGE OF COVINGTON, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO PH. 339-5331		
DATE 11 APR 1977	DRAWN BY: TRACED BY: AWR	SHEET NO.
FILE NO.	CHECKED BY: RWK	1/1
	SCALE: 1" = 30'	

PLAT BOOK 12 PAGE 92
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 16TH DAY OF MAY, 1977 AT 9:39 A.M.
FILE NUMBER 3511 FEE $8.60
Kenneth Cook, Recorder
KENNETH COOK MIAMI COUNTY RECORDER
Dora Whitmer, Deputy
BY: DEPUTY

REPLAT-PARTS OF OUTLOTS 70,82 AND 83
TIPP CITY, OHIO

BEING PARTS OF OUTLOTS 70 (0.158 ACRES); 82 (0.503 ACRES) AND 83 (1.339 ACRES).
BEING A TOTAL OF 2.000 ACRES OF THE 46.589 ACRES ACQUIRED BY THE MARATHON OIL COMPANY BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 472, PAGE 144.

WE, THE UNDERSIGNED, BEING THE OWNER AND LEINHOLDER OF THE LANDS HEREIN PLATTED, DO HEREBY APPROVE AND ACCEPT THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

MARATHON OIL COMPANY

J. H. HERRING, VICE PRESIDENT — WITNESS

APPROVED AS TO FORM QW — F. H. Jones — ASSISTANT SECRETARY — WITNESS

STATE OF OHIO - COUNTY OF HANCOCK S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR HANCOCK COUNTY, OHIO, PERSONALLY APPEARED J. H. HERRING, VICE PRESIDENT AND F.H. JONES ASSISTANT SECRETARY OF MARATHON OIL COMPANY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY 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 FINDLAY, OHIO, THIS 4th DAY OF OCTOBER, 1976.

Karen J. Mayl — NOTARY PUBLIC — MY COMMISSION EXPIRES Aug. 27, 1977

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY HELD THIS 9th DAY OF November, 1976, THIS PLAT WAS REVIEWED AND APPROVED.

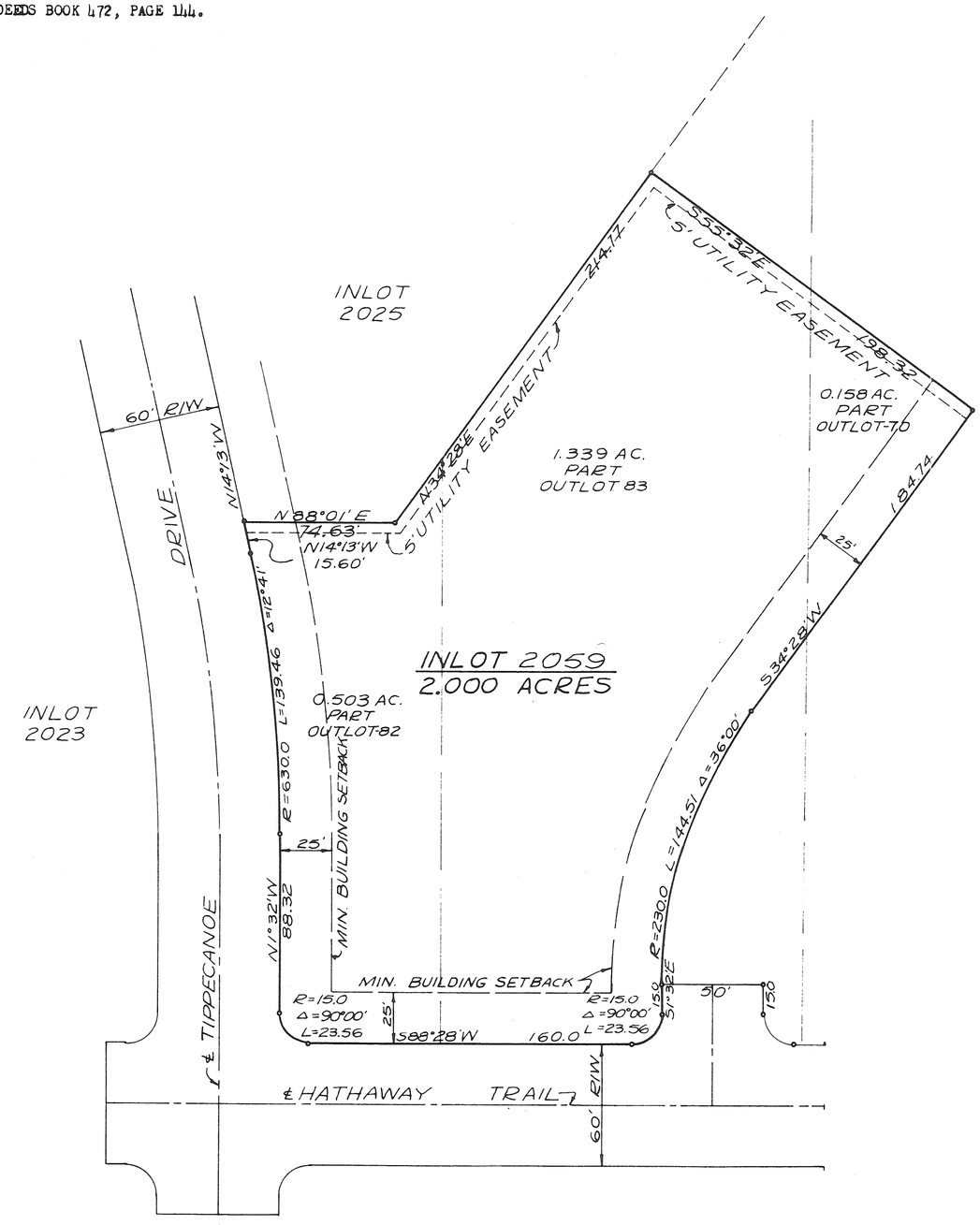
CHAIRMAN — Barbara a. George SECRETARY

AT A MEETING OF COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 7th DAY OF March, 1976, THIS PLAT WAS APPROVED BY ORDINANCE NO. 9-77

Jesse Chamberlain PRESIDENT OF COUNCIL — Phyllis Gieuman CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 16TH DAY OF MAY, 1977.

Jerry L. Brown JERRY BROWN, MIAMI COUNTY AUDITOR — BY Sharon Brookey DEPUTY AUDITOR



STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 REGISTERED SURVEYOR

I HEREBY CERTIFY THIS PLAT IS 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 (2.000 ACRES) PARTS OF OUTLOTS 70, 82 and 83, TIPP CITY, MIAMI COUNTY, OHIO		
FOR: MARATHON OIL COMPANY FINDLAY, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO (513) 335-5331		
DATE 24 SEP. 1976	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO. 1/1
FILE NO. 1	SCALE: 1" = 50'	

NOTE
There is a five foot (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.

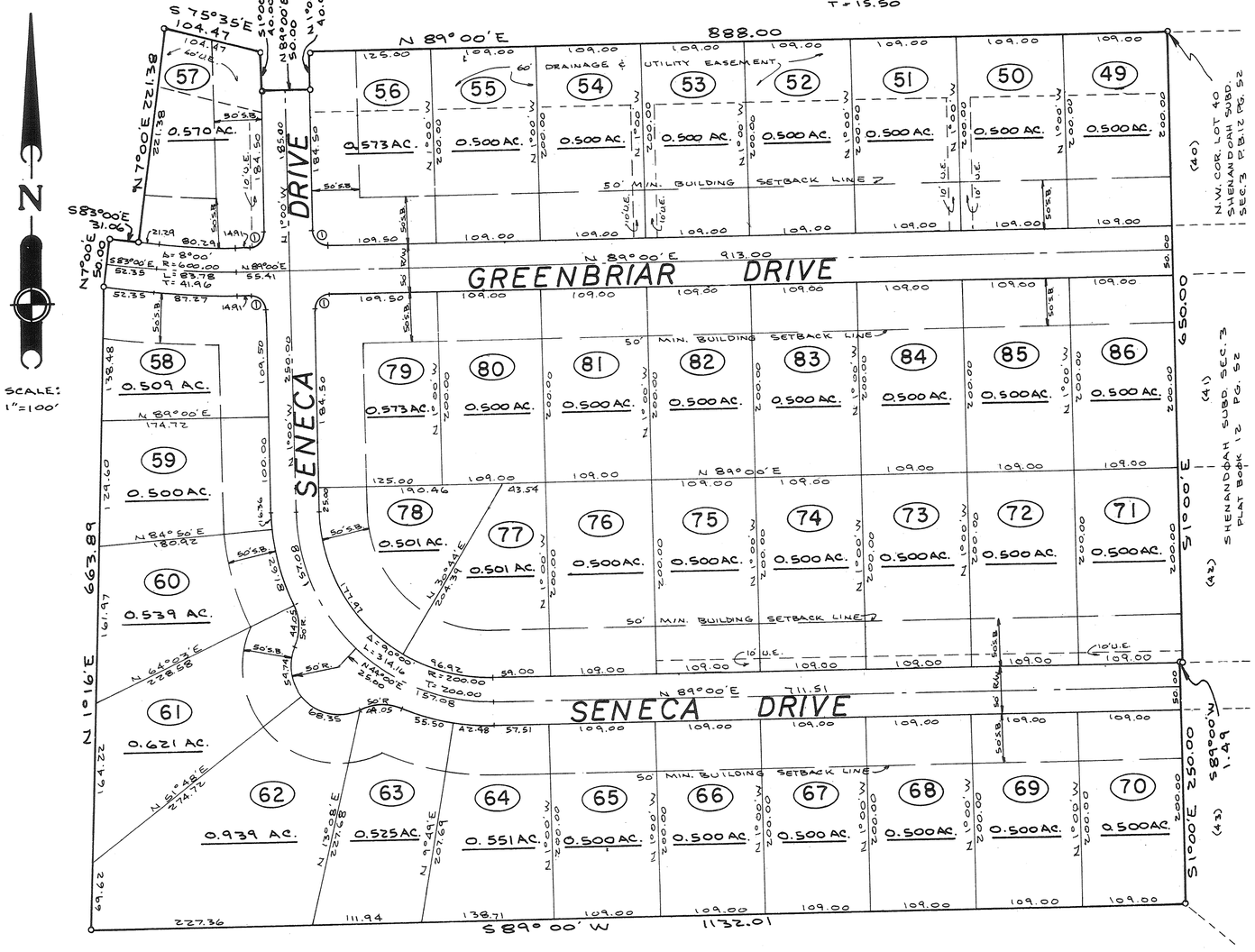
SHENANDOAH SUBDIVISION · SEC. FOUR ·

· TOWN 4 · RANGE 6 · SECTION 5 N.W. QTR. · CONCORD TOWNSHIP ·
· MIAMI COUNTY · OHIO ·

PLAT BOOK 12 PAGE 93
Miami County Recorder's Plat Records
Received for record this 23rd day
of MAY, 1977 at 2:02 PM
File Number 3799 Fee: $ 17.20
Kenneth Cook, Recorder
Miami County Recorder
By: Dora Whitmer, Deputy
Deputy

LOTS = 19.902 AC.
STREETS = 2.927 AC.
TOTAL = 22.829 AC.

R/W CURVE DATA
Δ=90°00'
R=15.50
L=24.35
T=15.50



DESCRIPTION
Being a subdivision situated in Section Five (5)m Town Four (4), Range Six (6), in Concord Township, Miami County, Ohio. Containing 22.829 Acres of a total of 22.829 Acres as conveyed to J.E. Dungan, Inc. by deed recorded in Miami County Recorder's Record of Deeds Book , Page .

DEDICATION
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, and public grounds, 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 of 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. 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 Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

J.E. DUNGAN, INC., LTD.
William J. McGraw III — witness
Shirley Hoskins — witness
James Michael Dungan — JAMES MICHAEL DUNGAN, V.PRES.
Richard L. Dungan — RICHARD L. DUNGAN, TREAS.

PEOPLES BUILDING AND SAVINGS ASSOCIATION
William J. McGraw III — witness
Shirley Hoskins — witness
William E. Eickhoff — William E. Eickhoff, Exec. V. Pres.
R. L. Coffey — R. L. Coffey, Sec.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 18th day of May, 1977, before me, a notary public in and for said county and state, personally came J.E. Dungan, Inc., Ltd. by its vice-president James Michael Dungan and its treasurer Richard L. Dungan, and Peoples Building and Savings Association by its Exec. V. Pres William E. Eickhoff and its Secretary R.L. Coffey, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal seal on the day and date above written.

William J. McGraw III
NOTARY PUBLIC
WILLIAM J. McGRAW III, Notary Public
In and for the State of Ohio
My Commission has no expiration date
(Revised Code Sec. 147.03)

MIAMI COUNTY AUDITOR
Approved and transferred this 23RD day of May, 1977.
Jerry L. Brown — Miami County Auditor
BY: Sharon Brookey — DEPUTY

This plat reviewed and approved this 15TH day of MARCH, 1977.
ARTHUR O. HADDAD by Douglas L. Christian
Miami County Engineer

APPROVED BY CITY OF TROY PLANNING COMMISSION
At a meeting of the City of Troy Planning Commission held this 23rd day of February, 1977, this plat was approved.
Edward L. Chase — President
Sue D. Knight — Secretary

This plat reviewed and approved by the Miami County Planning Commission this 15TH day of MARCH, 1977.
Dean A. Studebaker — Chairman
Gary B. Clise NO. 1426 — Secretary

This plat approved by Miami County Commissioners this 23rd day of MAY, 1977, (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.
Robert E. Clawson
John J. Knapp

STATE OF OHIO · DANIEL D. TURNER 4807 · REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on January 5, 1977. Iron pins set at all lot corners.
Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Shenandoah Subdivision-Section Four		
J.E. DUNGAN, INC., LTD. Troy, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE JAN.1977	Drawn by: J.T. Traced by: J.T. Checked by: D.T.	SHEET NO. 1/2
	SCALE: 1"=100'	

· SHENANDOAH SUBDIVISION · SEC. FOUR ·

BOOK 12 PAGE 93 A
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS
FILE NO. 3799
RCD. FOR RECORD 2:02 PM (TIME) MAY 23, 1977 (DATE)
Kenneth Cook Recorder (MIAMI COUNTY RECORDER)
BY: Dora Whitmer, Deputy (DEPUTY)

PROTECTIVE COVENANTS

1. LAND USE AND BUILDING TYPE- 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.

2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages,carports or patios, shall not be less than 1800 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 1000 Sq. Ft.

3. BUILDING LOCATION- No building shall be located on any lot nearer to the street property line than the 50 Foot minimum setback distance as provided on the record plat. No building shall be located nearer than fifteen (15) feet to any interior lot line.

4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.

5. OTHER BUILDINGS- No trailer, basement, campshack, garage, barn or other out-buildings shall be at any time used as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.

6. FENCES- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) feet in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.

7. GRADE- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.

8. NUISANCES- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.

9. LIVESTOCK AND POULTRY- 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. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.

11. SWIMMING POOLS- 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. TIME OF COVENANTS- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until June 1, 1997, at which time they shall be automatically extended for successive period of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants.

13. INVALIDATION OF COVENANTS- Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

14. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any lot owner within the plat.

Shenandoah Subdivision-Section Four for		
J.E. DUNGAN, INC., LTD.		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE Feb., 1977	Drawn by: Traced by: Checked by:	SHEET NO. 2/2
FILE NO.		

REPLAT OF PART OF INLOT 1154 AND DEDICATION OF MOTE DRIVE IN COVINGTON, MIAMI COUNTY, OHIO

PLAT BOOK 12 PAGE 94
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 25TH DAY OF MAY, 1977 AT 9:24 A.M.
FILE NO. 3893 FEE: $ 8.60

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

BEING A REPLAT OF 7.587 ACRES OF INLOT 1154 IN COVINGTON, OHIO ACQUIRED BY CARL AND MILDRED BOWMAN, BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEED BOOK 527 : PAGE 583, ALSO INCLUDING 1.198 ACRES OF INLOT 1153 IN COVINGTON, OHIO ACQUIRED BY CARL AND MILDRED BOWMAN, BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 519; PAGES 179-182..

NOTE: 10 FOOT WIDTH UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL EXTERIOR PROPERTY LINES OF LOTS CREATED BY THIS REPLAT.

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 DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREET AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.
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, 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: CARL AND MILDRED BOWMAN

Carl Bowman
CARL BOWMAN

Mildred Bowman
MILDRED BOWMAN

Betty J. Minnich
WITNESS

Cheryl Beaver
WITNESS

STATE OF OHIO - COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED CARL BOWMAN AND MILDRED BOWMAN, HUSBAND AND WIFE, WHO EXECUTED THE FOREGOING PLAT AND ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Covington, OHIO, THIS 16 DAY OF May, 1977.

James D. Butts, Notary Public
In and for Miami County, Ohio
My Commission expires April 9, 1981

NOTARY PUBLIC — MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS _____ DAY OF _____, 1977, THIS REPLAT AND DEDICATION WAS REVIEWED AND APPROVED.

CHAIRMAN — Luther J. Gandee SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 16TH DAY OF MAY, 1977, THIS REPLAT AND DEDICATION WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 0-77-5.

Robert Gearhardt
PRESIDENT OF COUNCIL

Alice McCook
CLERK OF COUNCIL

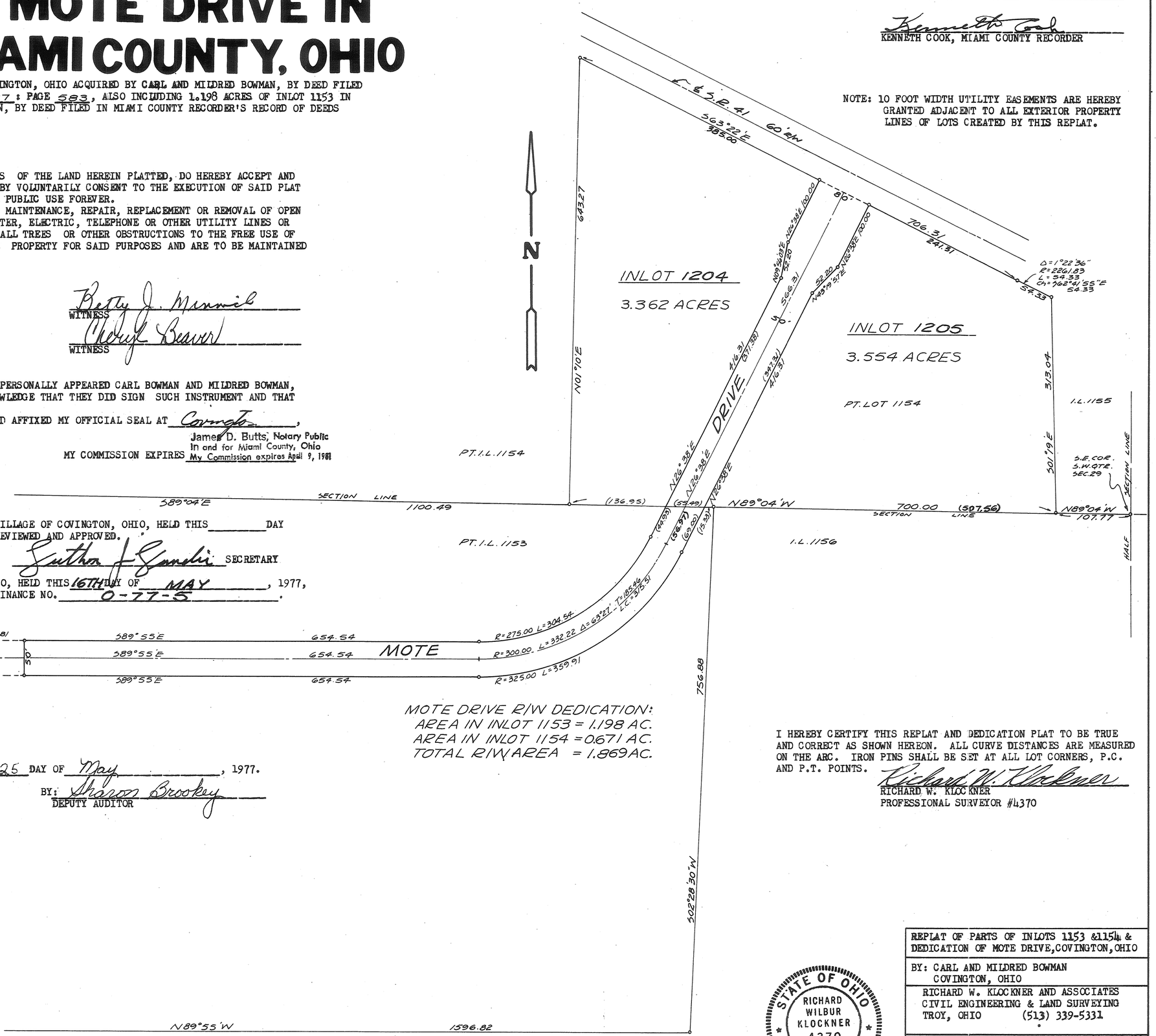
Donald E. Gorman
MAYOR

James B. O'Donnell
VILLAGE SOLICITOR

APPROVED, NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 25 DAY OF May, 1977.

Jerry L. Brown
JERRY L. BROWN, MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY AUDITOR



I HEREBY CERTIFY THIS REPLAT AND DEDICATION 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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 REGISTERED SURVEYOR

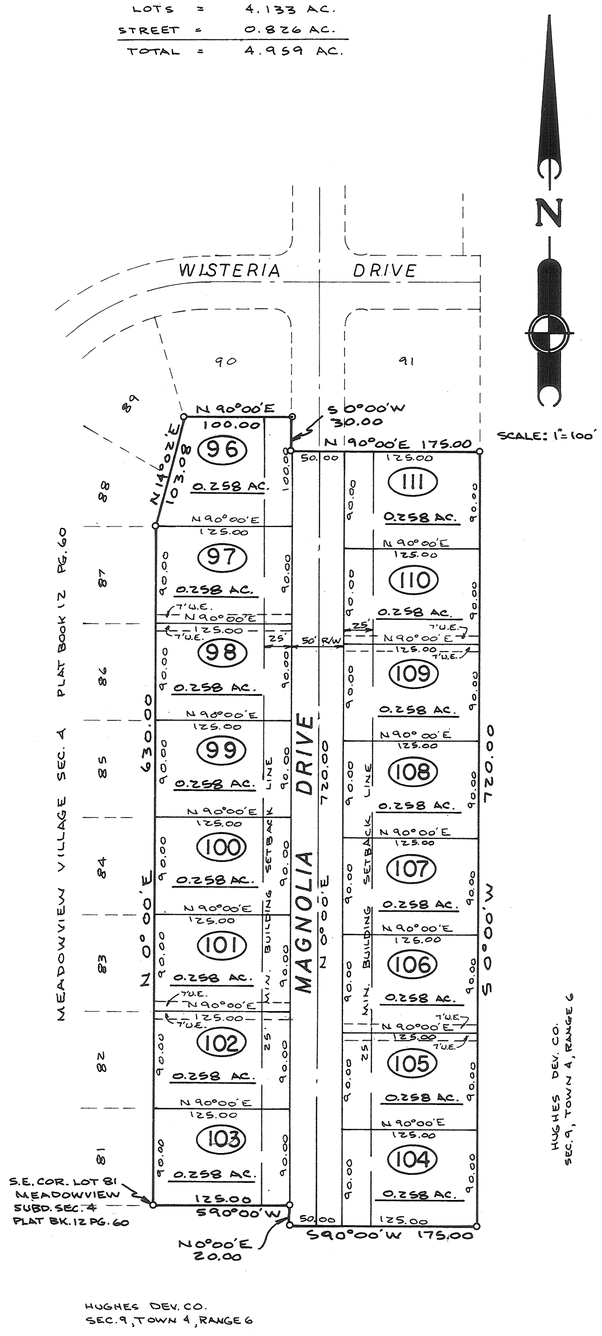
REPLAT OF PARTS OF INLOTS 1153 & 1154 & DEDICATION OF MOTE DRIVE, COVINGTON, OHIO		
BY: CARL AND MILDRED BOWMAN COVINGTON, OHIO		
RICHARD W. KLOCKNER AND ASSOCIATES CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO (513) 339-5331		
DATE MAY 1977	DRAWN BY: AWR TRACED BY: AWR CHECKED BY: RWK	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

~MEADOWVIEW VILLAGE SEC. 5~

~SEC.9 N.E.QTR.~TOWN 4~RANGE 6 EAST~
~MONROE TOWNSHIP~MIAMI COUNTY~OHIO~

NOTE
There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot lines unless shown otherwise hereon.

LOTS =	4.133 AC.
STREET =	0.826 AC.
TOTAL =	4.959 AC.



HUGHES DEV. CO.
SEC. 9, TOWN 4, RANGE 6

DESCRIPTION
Being a subdivision situated in Section Nine (9), Town Four (4), Range Six (6), in Monroe Township Miami County, Ohio. Containing 4.959 Acres of a total of 129.807 Acres as conveyed to Hughes Development Company by deed recorded in Miami County Recorder's Record of Deeds Book 489, Page 770.

DEDICATION
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 and public grounds, 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 utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. We, the undersigned, further agree that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations including the application of off-street parking and loading requirements of Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

HUGHES DEVELOPMENT COMPANY

Stephen W. Vallo
witness

Phillip L. Hughes, president

Margaret J. Gwinn
witness

Pauline S. Hughes, vice-president

STATE OF OHIO, MIAMI COUNTY, ss:
Before me, a notary public in and for Miami County, Ohio personally appeared Hughes Development Company by its president Phillip L. Hughes, and its vice-president, Pauline S. Hughes, who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 11 day of February, 1977.

Stephen W. Vallo
Notary Public

Stephen W. Vallo, Notary Public
in and for Miami County, Ohio
My Commission Expires December 27, 1978
My Commission Expires

PROTECTIVE COVENANTS

1. LAND USE- All lots shall be used for residential purposes only.
2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, car ports, or patios, shall not be less than 900 Sq. Ft. for a one floor plan, or as may be otherwise required by the Miami County Zoning regulations.
3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the minimum setback line as provided on the recorded plat. No building shall be located nearer than six feet (6') to the interior lot line, except as may otherwise be required by Miami County Zoning regulations.
4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS- No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
6. FENCES- No fence or solid hedge may be erected nearer to the street than the front side of the house.
7. NUISANCES- No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
8. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
9. SIGNS- No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) Sq. Ft. or one sign of not more than five (5) Sq. Ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
10. LIVESTOCK- No animal, livestock or poultry of any kind shall be raised, bred, on any lot, except dogs, cats, or other household pets may be kept, providing they are not raised, bred or kept for commercial purposes.
11. TIME OF COVENANTS- These covenants are for the benefit of all lot owners and are to run with theland and are to be binding on all persons and parties claiming under them until May 1, 1987, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
12. INVALIDATION OF COVENANTS- 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.
13. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns, or by any lot owner in this plat.

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on January 20, 1977, Iron pins set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

PLAT BOOK 12 PAGE 95
Miami County Recorder's Plat Records
Received for record this 26th day
of MAY, 1977, at 8:36 AM
File Number 3942 Fee: $ 8.60

Kenneth Cook
Miami County Recorder

This plat reviewed and approved this
20th day of May, 1977.

Miami County Engineer

This plat reviewed and approved by the Miami County Planning Commission this
17th day of May, 1977.

Jesse Chamberlain
Chairman

Gary B. Cline No. 1428
Secretary

This plat approved by Miami County Commissioners this 25th day of MAY, 1977.
(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.)

Robert McClaumm
John J. Timmons
Roger L. Massie

Transferred this 26 day of May, 1977

Jerry L. Brown
Miami County Auditor

By: Sharon Brookey
DEPUTY

Approved by the City of Tipp City, Ohio Planning Commission this 9th day of
February, 1977.

Carl Sunderbeck
Chairman

Barbara George
Secretary

Meadowview Village- Section Five		
Phillip L. and Pauline S. Hughes Tipp City, Ohio		
DANIEL D. TURNER AND ASSOCIATES Troy, Ohio *CIVIL-ENGINEERING- LAND SURVEYING*		
DATE JAN.1977	Drawn by: J.T. Traced by: J.T. Checked by: D.T.	SHEET NO. 1/1
FILE NO. 12-76-121	SCALE: 1" = 100'	

BROKEN WOODS

SECTION 1

TOWN 4 - RANGE 6E - SECTION 4 - CONCORD TOWNSHIP - MIAMI COUNTY - OHIO

THIS PLAT FILED TO CORRECT AN ERROR IN OWNERSHIP DESIGNATION AND SUPERSEDES VOLUME 12, PAGE 90 OF THE MIAMI COUNTY RECORDER'S RECORDS.

PLAT BK. 12 PAGE 96
MIAMI COUNTY RECORDER'S PLAT RECORDS
FILE NUMBER 4649
RECEIVED FOR RECORD JUNE 15, 1977 AT 1:39 P.M. FEE $ 8.60
Kenneth Cook
MIAMI COUNTY RECORDER
by Emily McNeal, Deputy

APPROVED AND TRANSFERRED
Jerry L. Brown by Sharon Brookey
AUDITOR Deputy

APPROVED CITY OF TROY PLANNING COMMISSION
Edward Chase PRES. Sue D. Knight SEC.
DATE MAR 26, 1976

APPROVED MIAMI COUNTY ENGINEER
DATE July 26, 1976

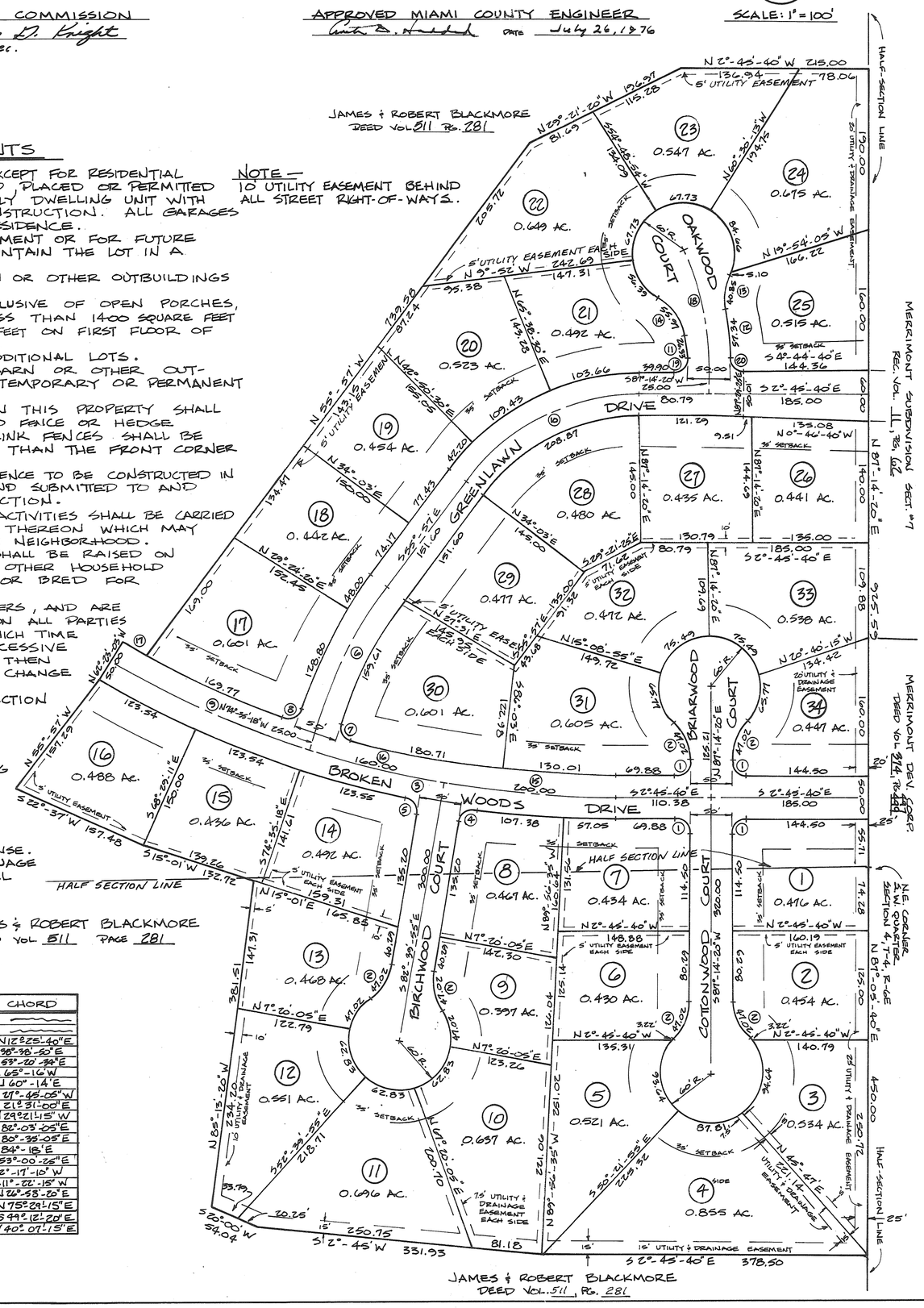
SCALE: 1" = 100'

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISON SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING UNIT WITH ATTACHED GARAGE OF APPROVED DESIGN AND CONSTRUCTION. ALL GARAGES AND OR ADDITIONS MUST BE ATTACHED TO THE RESIDENCE.
2. A PERSON OR PERSONS BUYING A LOT FOR INVESTMENT OR FOR FUTURE BUILDING MUST KEEP THE GRASS CUT AND MAINTAIN THE LOT IN A PRESENTABLE MANNER.
3. THERE SHALL BE NO TRAILERS, CAMPERS, SHACK, BARN OR OTHER OUTBUILDINGS ERECTED OR PARKED ON PREMISES.
4. THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1400 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN, AND 1000 SQUARE FEET ON FIRST FLOOR OF TWO OR A ONE AND ONE-HALF STORY DESIGN.
5. NO LOTS SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.
6. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT-BUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
7. ANY FENCING OR HEDGES ERECTED OR PLANTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT OR ANY CHAIN-LINK FENCES SHALL BE ERECTED OR PLANTED NEARER TO THE ROADWAY THAN THE FRONT CORNER OF THE HOUSE.
8. THE LOCATION, GRADE, AND HOUSE DESIGN OF ANY RESIDENCE TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL BE SHOWN ON A PLOT PLAN AND SUBMITTED TO AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.
9. NO COMMERCIAL TRADE OR NOXIOUS AND OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
10. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND, SHALL BE RAISED ON ANY LOT IN THIS SUBDIVISION EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDING THEY ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.
11. THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAMING UNDER THEM UNTIL APRIL 1, 1997, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF THE LAND OWNERS AGREE TO CHANGE SAID COVENANT.
12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.

DRAINAGE NOTE —
THE OWNER OR OWNERS OF EACH INDIVIDUAL LOT SHALL BE RESPONSIBLE FOR CONTINUOUSLY MAINTAINING THE DRAINAGE AREA EASEMENTS TO THE ORIGINAL LINE AND GRADE OF THE IMPROVEMENTS. FAILURE TO MAINTAIN THE EASEMENT AREA IN A MANNER SUITABLE TO ALLOW NECESSARY FLOW OF STORM WATER WILL RESULT IN CLEANING AND MAINTENANCE BY THE APPROPRIATE AUTHORITY AT THE LOT OWNERS EXPENSE. ANY ADDITION, ALTERATION, OR REVISION TO THE DRAINAGE SWALE SHALL BE UNDERTAKEN ONLY AFTER APPROVAL BY THE MIAMI COUNTY ENGINEER.

NOTE — 10 UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAYS.



CURVE DATA

No	Δ	RADIUS	LENGTH	TANGENT	LONG CHORD
1	90°-00'	15.50'	24.35	15.50	21.92
2	44°-54'-02"	60.00	47.02	24.79	45.83
3	30°22'51"	1135.00	601.75	308.13	594.73 N12°25'-40"E
4	88°-01'-33"	15.50	23.81	14.97	21.54 N38°-38'-50"E
5	88°-01'-33"	15.50	23.81	14.97	21.54 N53°-20'-43"E
6	18°-38'-18"	567.15	184.49	93.07	183.68 N 6°5'-16"W
7	09°-54'-12"	15.50	25.40	16.59	22.65 N 60°-14'E
8	90°-34'-39"	15.50	25.50	15.66	22.93 N 27°-45'-05"W
9	12°12'15"	1135.00	241.70	121.34	241.30 N 21°31'-00"E
10	53°11'20"	250.00	232.08	125.16	223.84 N 29°21'-15"W
11	4°-38'-30"	325.00	26.33	13.17	26.32 N 80°-03'-05"E
12	8°-45'-40"	375.00	57.34	28.73	57.28 N 80°-35'-05"E
13	39°-00'-50"	60.00	40.85	21.25	40.07 S84°-18'E
14	53°-26'-40"	60.00	55.97	30.21	53.96 N53°-00'-26"E
15	10°-05'-45"	1135.00	200.00	100.26	199.73 S2°-17'-10"W
16	8°-04'-37"	1135.00	160.00	80.13	159.87 S11°-22'-15"W
17	1°-19'-55"	1110.00	25.80	12.90	25.79 N26°-58'-20"E
18	23°29'-58"	350.00	143.55	72.80	142.55 N75°29'-15"E
19	92°52'-20"	15.50	25.12	16.30	22.46 S49°-12'-20"E
20	89°42'-35"	15.50	24.27	15.42	21.86 N40°-07'-15"E

DESCRIPTION

BEING A SUBDIVISION OF 21.475 ACRES OF A TRACT LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO CONVEYED TO SHROYER BROTHERS, AN OHIO PARTNERSHIP, BY DEED RECORDED IN VOLUME 522 PAGE 751 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS; 17.734 ACRES LOTS, 3.741 ACRES STREETS.

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE PEOPLES BUILDING AND SAVINGS ASSN. BY W.E. Kickhoff ITS Exec. Vice-Pres AND R.L. Coffey ITS Secretary, AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 5TH DAY OF April 1977.
William J. McKean
NOTARY PUBLIC
WILLIAM J. McKEAN, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 2, 1980

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS SHOWN TO THE PUBLIC USE FOREVER.

EASEMENTS AS SHOWN OR NOTED ON THIS PLAT ARE FOR 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 ENGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SHROYER BROTHERS
Ruth M. Dexter WITNESS — BY: Franklin D. Shroyer
Mary K. Colwell WITNESS — BY: Dean E. Shroyer
William J. McKean III WITNESS — Peoples Building & Savings Assoc. by W. E. Kickhoff
Marilyn K. Buchinger WITNESS — by R. L. Coffey

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY OHIO PERSONALLY CAME THE SHROYER BROTHERS, AN OHIO PARTNERSHIP, BY FRANKLIN D. SHROYER, A PARTNER AND DEAN E. SHROYER, A PARTNER, AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 15th DAY OF June 1977.
Ruth M. Dexter
NOTARY PUBLIC
MIAMI CO., OHIO
RUTH M. DEXTER, Notary Public
In and for Miami County, Ohio
My Commission Expires May 12, 1982
MY COMMISSION EXPIRES

APPROVED MIAMI COUNTY PLANNING COMMISSION
John J. Kemp V. CHAIRMAN — Gary B. Cline - SEC.
DATE JUNE 16, 1976 NO. 2400

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS
Robert Clawson — John J. Kemp — Roger Massie
DATE 4/13/77 NUMBER

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.

STATE OF OHIO — MICHAEL W. COZATT — 5-6001 — REGISTERED SURVEYOR

Michael W. Cozatt 5-21-76

MICHAEL W COZATT
CIVIL ENGINEER - LAND SURVEYOR
25 S. NORWICH RD. TROY

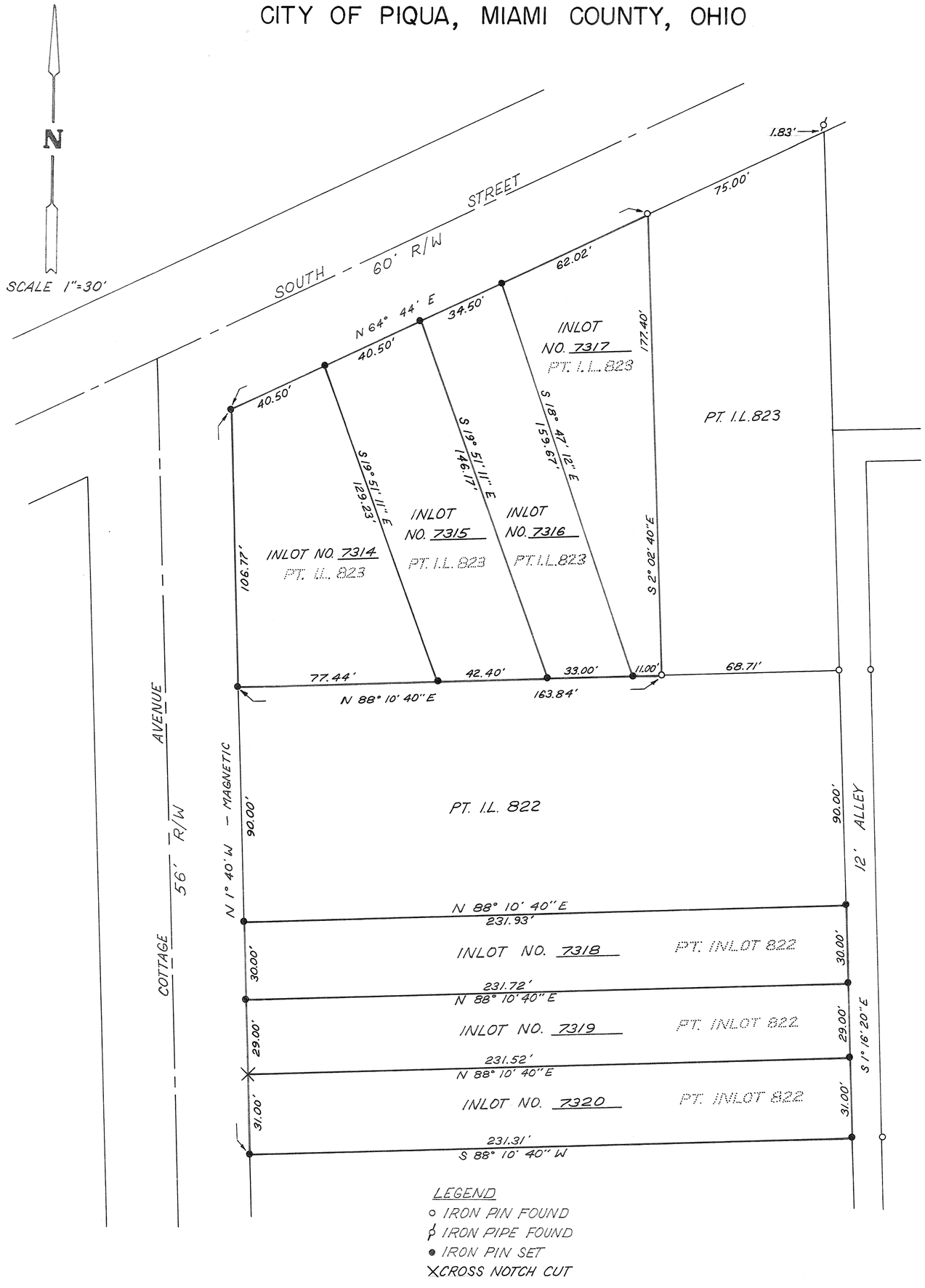
REPLAT OF PART INLOT 822 AND PART OF INLOT 823

CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK NO. 12 PLAT NO. 97
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 17TH DAY
OF JUNE 1977, AT 12:12 PM.

FILE NO. 4772
FEE: $ 8.60

Kenneth W. Cook
MIAMI COUNTY RECORDER



LEGEND
- ○ IRON PIN FOUND
- ⌀ IRON PIPE FOUND
- ● IRON PIN SET
- X CROSS NOTCH CUT

DESCRIPTION

BEING A REPLAT OF PART INLOT 822 AND PART INLOT 823 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REFERENCE

VOLUME NO. 13, PLAT NO. 119 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
VOLUME NO. 14, PLAT NO. 59 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Robyn Rice
WITNESS

Lucile T. Jessup
LUCILE T. JESSUP ADMINISTRATRIX
OF THE ESTATE OF J. GORDON PHILLIPS

Dawn Thompson
WITNESS

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 6 DAY OF JUNE, 1977, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Dawn Thompson
NOTARY PUBLIC
MY COMMISSION EXPIRES Dec. 13, 1979

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 6TH DAY OF JUNE 1977, ACCEPTED THIS PLAT.

John D. Scarlough — CHAIRMAN
John L. De Sue
Willis C. Willis Jr.
Ray K. Miller — SECRETARY
Michael W. Heman
Philip J. Sauer

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT, ON THIS 17TH DAY OF JUNE 1977.

Jerry L. Brown by Sharon Brookey
MIAMI COUNTY AUDITOR

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AS SHOWN.

Gregg S. Brookhart
GREGG S. BROOKHART, REGISTERED SURVEYOR NO. 6348

LAKEWOOD SUBDIVISION

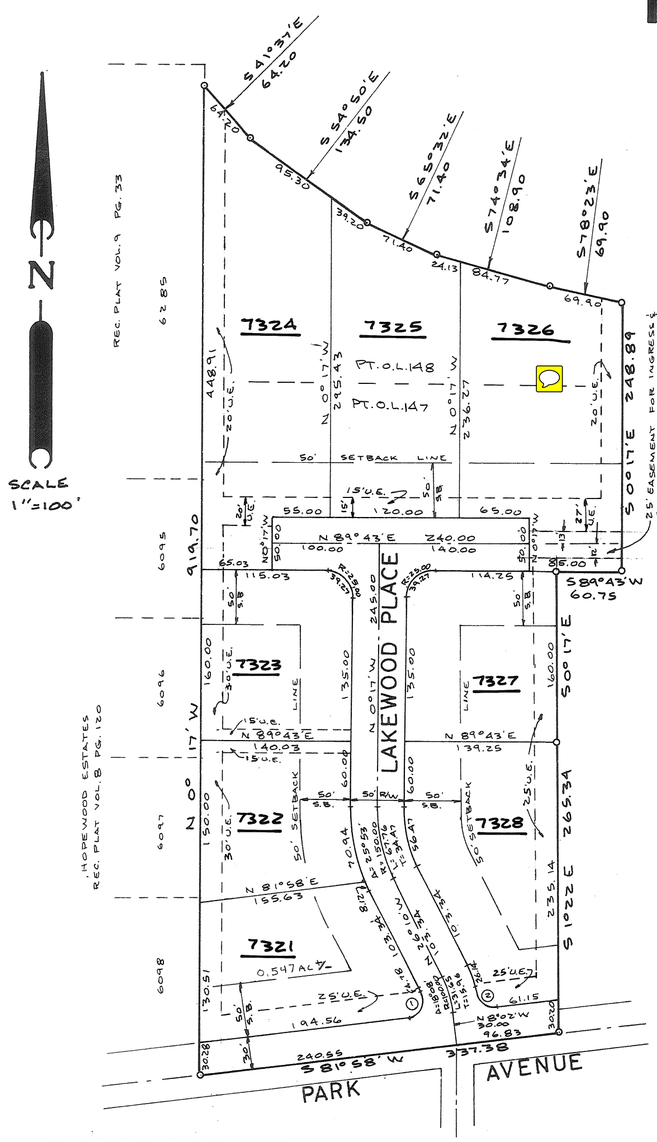
PART OF OUTLOTS 147 & 148

PIQUA - OHIO

R/W CURVE DATA

① Δ= 104°29' R= 15.00 L= 27.35 T= 19.37

② Δ= 83°51' R= 15.00 L= 21.95 T= 13.47



STATE OF OHIO, MIAMI COUNTY, ss:
Be it remembered that on this 13th day of April, 1977, before me, the undersigned a notary public in and for said County and State, personally came William Boal Wood and Francis O. Wood, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notorial seal on the date above written.

June 13, 1979
My Commission Expires

Ruth F. Utterback
Notary Public

PROTECTIVE COVENANTS

1. LAND USE AND BUILDING TYPE- 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.
2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1800 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 1200 Sq. Ft.
3. BUILDING LOCATION- No building shall be located on any lot nearer to the street property line than the 50 foot minimum setback distance as provided on the record plat. No building shall be located nearer than sixteen (16) feet to any interior lot line.
4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS- No trailer, basement, campshack, garage, barn or other out-buildings shall be at any time used as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
6. FENCES- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four (4) feet in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
7. GRADE- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
8. NUISANCES- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
9. LIVESTOCK AND POULTRY- 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. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
11. SWIMMING POOLS- 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. TIME OF COVENANTS- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until May 1, 1997, at which time they shall be automatically extended for successive period of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants.
13. INVALIDATION OF COVENANTS-Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
14. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any lot owner within the plat.

DESCRIPTION

Being a subdivision of 6.257 Acres of part of Outlots 147 and 148 in the City of Piqua, Miami County, Ohio as conveyed to William Boal Wood by deed recorded in Volume No. 324, Page No. 451, 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 and restrictions and do hereby dedicate the streets and walkway as shown hereon to public use forever.

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

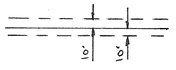
James C. Thomas
witness

Clifford M. Utterback
witness

William Boal Wood
William Boal Wood

Frances O. Wood
Francis O. Wood

NOTE
Easements indicated on this plat are ten (10') feet on each side of lot lines unless indicated otherwise. Easements are designated thus



STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

I hereby certify this plat and all measurements to be correct. Curved distances measured along the arc. Iron pins set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

BOOK 12 PAGE 98

Miami County Recorder's Record of Recorded Plats

File No. 4786

Received for record 10:10 AM (time) June 20, 1977 (date)

Fee: $ 8.60

Kenneth Cook
Miami County Recorder

By: Emily McNeal
Deputy

MIAMI COUNTY AUDITOR

Approved and transferred this 20th day of June, 1977.

Jerry L. Brown
Miami County Auditor

By: Sharon Brookey
Deputy

PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 11th day of April, 1977, this plat was approved.

John D. Scarlough
John L. De Lue
Michael W. Hemm
Wells C. Wells Jr.

CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 16th day of May, 1977, this plat was approved by resolution no. C-6097

Jack W. Wilson
Pietro J. Peltier
Raymond L. Hammer, Jr.
James E. Kendall
Joseph C. Roop

Lakewood Subdivision for William Boal Wood & Francis O. Wood Piqua, Ohio		
DANIEL D. TURNER and ASSOCIATES, INC. Troy, Ohio * CIVIL ENGINEERING -LAND SURVEYING*		
DATE MAR. 1977	Drawn by: JT Traced by: Checked by: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

REPLAT OF PART OF OUTLOT 331
PIQUA - OHIO

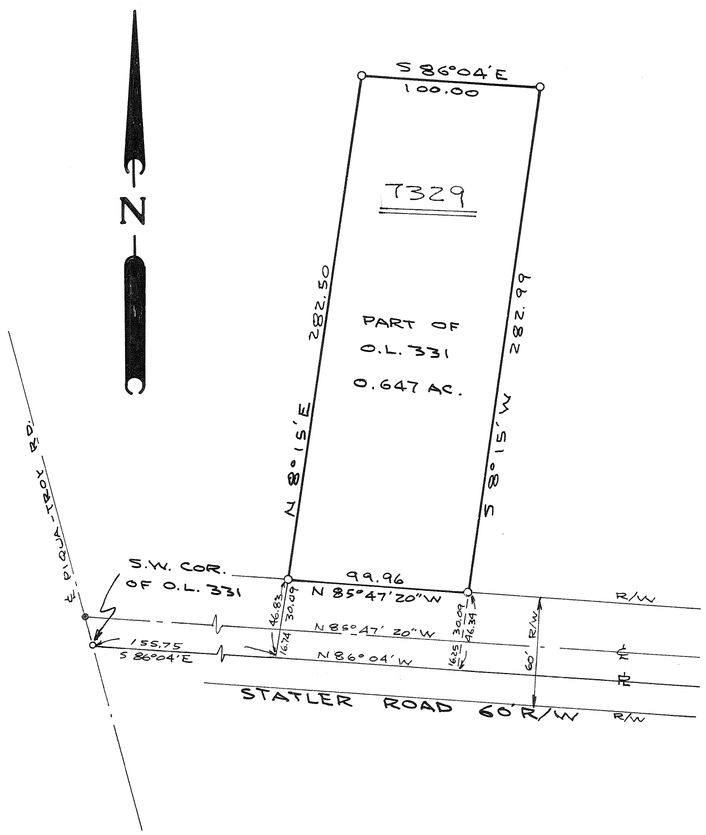
PLAT BOOK 12 PAGE 99
Miami County Recorder's Record of Recorded Plats.

Received for Record 9:26 A.M. (TIME) July 18, 1977 (DATE)

File No. 5793 Fee $ 8.60

Kenneth Cork
MIAMI COUNTY RECORDER

By: _____
DEPUTY



MIAMI COUNTY AUDITOR

Transferred this 18 day of July, 1977.

Jerry L. Brown
MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY

DESCRIPTION

Being a subdivision of 0.647 Acres of part of Out Lot 331 in the City of Piqua, Miami County, Ohio, as conveyed to Nutrients, Inc. & Premier Security Corp. by deed recorded in Vol. 434, Page 595, of the Miami County Deed Records.

APPROVAL

We, the undersigned being all of the owners and lienholders of the lot herein replatted, do hereby accept and approve this replat as shown hereon.

NUTRIENTS, INC.

John R Lane
WITNESS

Howard L. Lane
HOWARD L. LANE, PRES.

Pamela G. Lane
WITNESS

Flossie G. Lane
FLOSSIE G. LANE, SEC.

PREMIER SECURITY CORP.

John R Lane
WITNESS

William F. McVety
WILLIAM F. McVETY, PRES.

Pamela G. Lane
WITNESS

Mary G. McVety
MARY G. McVETY, SEC. & TREAS.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 10TH day of July, 1977, before me, the undersigned, a notary public in and for said county and state, personally came Nutrients, Inc. by its President, Howard L. Lane and by its Secretary Flossie G. Lane, And Premier Security Corp. by its President, William F. McVety and its Secretary-Treasurer, Mary G. McVety, All of whom acknowledge the signing and execution of the foregoing replat to be their voluntary act and deed. In testimony whereof, I have set my hand and seal on the day and date above written.

Feb. 6, 1980
MY COMMISSION EXPIRES

Charles Lanker
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this ____ day of July, 1977, this replat was approved.

John D. Hastings

Willis J. Wells

Philip J. Langel

John L. DeLine

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on June 30, 1977, and that iron pins are set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

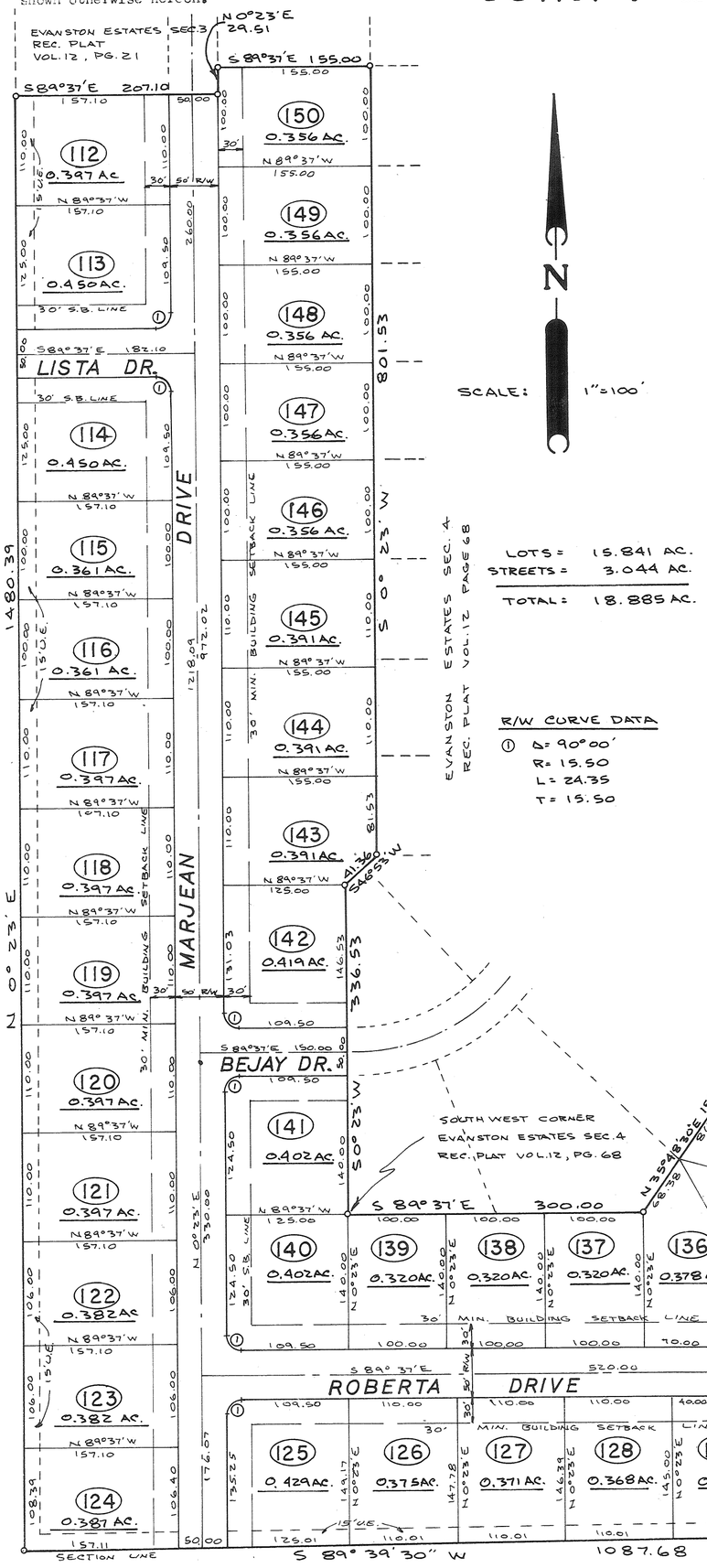
REPLAT OF PART OF O.L. 331 PIQUA - OHIO		
NUTRIENTS, INC. & PREMIER SECURITY CORP.		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO		
DATE JUNE 1977	DWG. BY: J.T. CHKD. BY: D.T.	SHEET 1/1
FILE NO. 6-77-41	SCALE: 1"=60'	

EVANSTON ESTATES - SECTION 6

· TOWN 4 · RANGE 6 · SEC. 28 S.E. QTR. · MONROE TOWNSHIP ·

- MIAMI COUNTY - OHIO -

NOTE
There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot lines unless shown otherwise hereon.



SCALE: 1" = 100'

LOTS =	15.841 AC.
STREETS =	3.044 AC.
TOTAL:	18.885 AC.

R/W CURVE DATA
① Δ = 90°00'
R = 15.50
L = 24.35
T = 15.50

DESCRIPTION
Being a subdivision situated in Section Twenty Eight (28), Town Four (4), Range Six (6), in Monroe Township, Miami County, Ohio. Containing 18.885 Acres of a total of 82.160 Acres as conveyed to Petzoldt Construction Company by deed recorded in Miami County Recorder's Record of Deed Book 489, Page 271.

DEDICATION
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 this plat, and to the dedication of all parts of the roads, streets, and public grounds, 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 operation of gas, sewer, water, electric, telephone or other utility lines of 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. 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 Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In witness thereof this 3rd day of May, 1977.

PETZOLDT CONSTRUCTION COMPANY

Daniel D. Turner — witness — Curtis S. Petzoldt, president

Joe M. Turner — witness — Roberta S. Petzoldt, sec.-treas.

STATE OF OHIO, MIAMI COUNTY, ss:

Before me, a notary public in and for Miami County, Ohio, personally appeared Petzoldt Construction Company by its president Curtis S. Petzoldt, and its sec.-treas. Roberta S. Petzoldt, who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 3rd day of May, 1977.

Daniel D. Turner — Notary Public

Feb. 4, 1982 — My Commission Expires

PLAT BOOK 12 PAGE 100
Miami County Recorder's Plat Records
Received for record this 5th day of Aug., 1977 at 2:42 PM.
File Number 6481 Fee: $ 17.20
Kenneth Cook
Miami County Recorder
By: Helen Y. Stumps

This plat reviewed and approved this 17th day of May, 1977.
Curtis D. Hoddad
Miami County Engineer

This plat reviewed and approved by the Miami County Planning Commission this 17th day of MAY, 1977.
Jesse Chamberlain
Chairman
Gary B. Cline No. 1429
Secretary

Approved by the City of Tipp City, Ohio Planning Commission this 10 day of MAY, 1977.
Carl J. Lucadicho
Chairman
Barbara George
Secretary

Transferred this 5 day of August, 1977.
Jerry L. Brown
Miami County Auditor
By: Marlene Daino, Deputy

This plat approved by Miami County Commissioners this 5th day of August, 1977.
(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
Robert E. Clausen
John J. Kuope
Roger Massie

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on April 28, 1977. Iron pins set at all lot corners and all curved distances are measured along the arc.

Daniel D. Turner
DANIEL D. TURNER, reg. surveyor no. 4807

Evanston Estates- Section Six for Petzoldt Construction Company Vandalia, Ohio	
DANIEL D. TURNER AND ASSOCIATES, INC. Troy- Ohio *CIVIL ENGINEERING- LAND SURVEYING*	
DATE MAY 1977	Drawn by: J.T. Traced by: Checked by: D.T.
FILE NO. A-77-28	SCALE: 1"=100'
SHEET NO. 1/2	

EVANSTON ESTATES - SECTION 6

BOOK 12 PAGE 100 A
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.
FILE NO. 6481 FEE 17.20
RECIEVED FOR RECORD 2:42 PM (TIME) AUG. 5, 1977 (DATE)
Kenneth Cooke
MIAMI COUNTY RECORDER
BY: Helen Y. Stump
DEPUTY

PROTECTIVE COVENANTS

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 single family dwelling.

2. The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1700 Sq. Ft. for a one story plan, nor less than 1800 Sq. Ft. total for other than a one story plan. All houses shall have a minimum two car attached garage. All houses must be fully completed within one year after construction has begun.

3. No building shall be located on any lot nearer to the front or side property line than the 30 foot minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer than 15 feet to any interior lot line.

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

5. No trailer, basement, campshack, garage, barn or other outbuildings 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.

6. Any fences or hedges which may be erected or planted must be of an attractive and durable material. No fences 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, field fencing 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.

7. The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.

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

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

10. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 3 Sq. Ft. or one sign of not more than 5 Sq. Ft. 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. Petzoldt Construction Company shall be exempt from this covenant during the period of the plat development and lot sales.

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.

12. No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed 49 Sq. Ft. and shall not exceed 16 inches in height.

13. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and persons claiming under them until August 1, 1997, at which time they shall 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.

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

15. These covenants shall be enforceable by injunction and otherwise by the grantor, his successors and assigns, and also by any of the property owners of any lots in this subdivision

Evanston Estates- Section Six
for
Petzoldt Construction Company
Vandalia, Ohio

DANIEL D. TURNER AND ASSOCIATES, INC.
Troy- Ohio
CIVIL ENGINEERING - LAND SURVEYING

SHEET 2/2

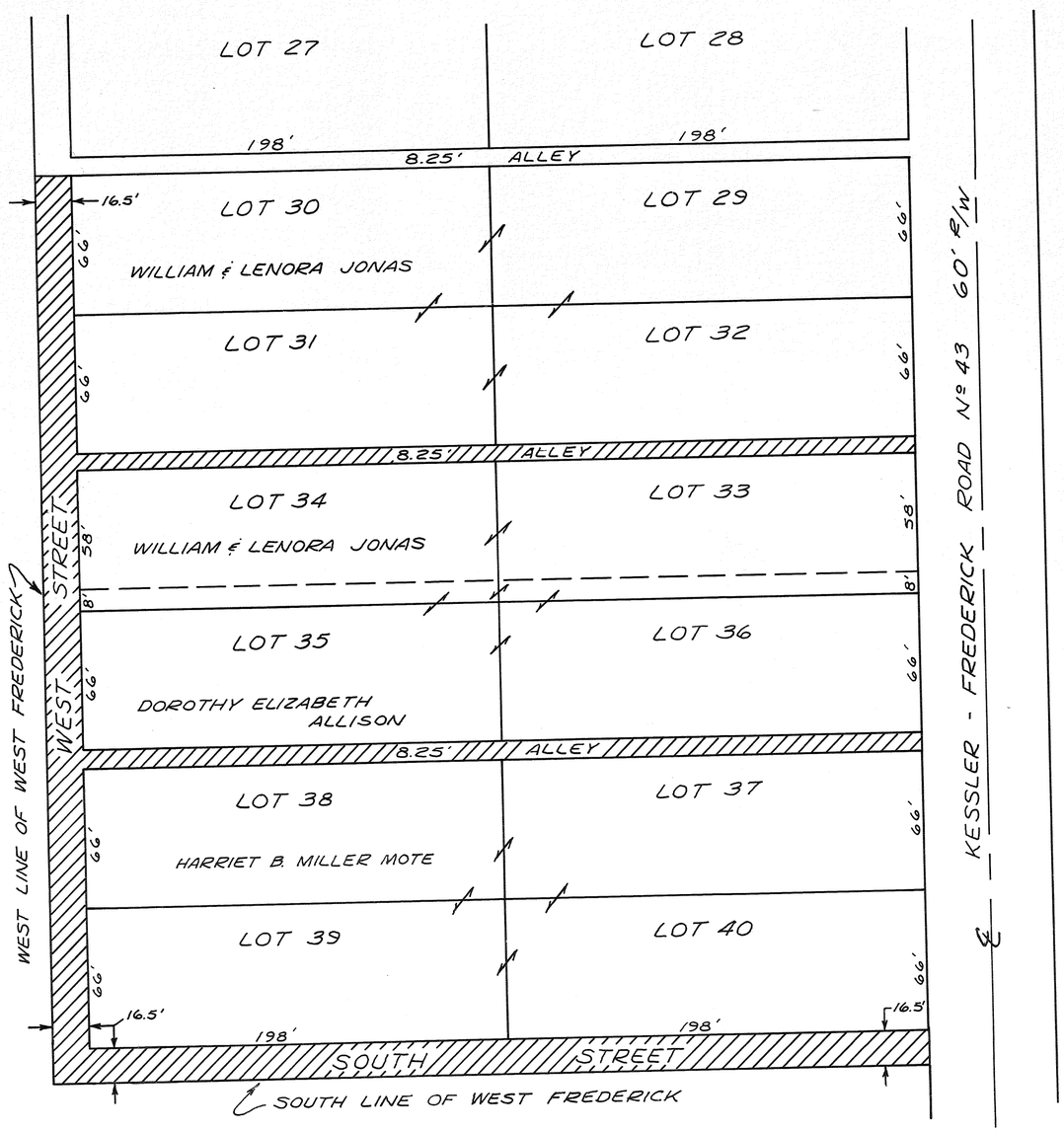
PLAT BOOK 12 PAGE NO. 101
MIAMI COUNTY RECORDER'S PLAT
RECORDS. RECEIVED FOR RECORD
THIS 30TH DAY OF AUGUST, 1977
AT 3:00 P.M.
FILE NUMBER: 7253
FEE: NO FEE

Kenneth Cook
KENNETH COOK
MIAMI COUNTY RECORDER

STREET AND ALLEY VACATION PLAT

UNINCORPORATED VILLAGE OF WEST FREDERICK

UNION TOWNSHIP - MIAMI COUNTY, OHIO



▨ - PORTION OF STREET AND ALLEY TO BE VACATED.

DESCRIPTION

THE PORTION OF STREETS AND ALLEYS TO BE VACATED ARE DESCRIBED AS FOLLOWS:

SOUTH STREET FROM THE EAST LINE OF WEST STREET TO THE WEST RIGHT OF WAY LINE OF KESSLER-FREDERICK ROAD. WEST STREET FROM THE SOUTH LINE OF SOUTH STREET TO THE SOUTH LINE OF AN 8.25' ALLEY LYING BETWEEN LOTS 27 AND 28 TO THE NORTH AND LOTS 29 AND 30 TO THE SOUTH. TWO (2) 8.25' ALLEYS (1.) LYING BETWEEN LOTS 35 AND 36 TO THE NORTH AND LOTS 37 AND 38 TO THE SOUTH, (2.) LYING BETWEEN LOTS 31 AND 32 TO THE NORTH AND LOTS 33 AND 34 TO THE SOUTH. THE TWO (2) DESCRIBED ALLEYS TO BE VACATED FROM THE EAST LINE OF WEST STREET TO THE WEST RIGHT OF WAY LINE OF THE KESSLER-FREDERICK ROAD.

NOTE:

THESE STREETS AND ALLEYS AS SHOWN HEREON HAS BEEN UNOPENED AND UNUSED FOR A PERIOD OF TIME LONGER THAN 21 YEARS AND THIS VACATION IS IN ACCORDANCE WITH SECTION 5553.042, OHIO REVISED CODE.

THE STREETS AND ALLEYS SHOWN HEREON TO BE VACATED ARE THOSE RECOMMENDED BY THE MIAMI COUNTY ENGINEER AND ARE HEREBY VACATED IN ACCORDANCE WITH THIS PLAT.

APPROVED BY MIAMI COUNTY COMMISSIONERS ON APRIL 25, 1977.
RECORDED IN COMMISSIONER'S JOURNAL 47, PAGE 107.

Roger Massie — ROGER MASSIE
John Knoop — JOHN KNOOP
Robert Clawson — ROBERT CLAWSON

APPROVED BY MIAMI COUNTY ENGINEER ON August 5, 1977.

Arthur D. Haddad
ARTHUR D. HADDAD

APPROVED AND TRANSFERRED BY MIAMI COUNTY AUDITOR ON August 30, 1977.

Jerry Brown
JERRY BROWN

STATE OF OHIO
DOUGLAS LEE CHRISTIAN
6118
REGISTERED SURVEYOR

I HEREBY CERTIFY THIS STREET & ALLEY VACATION PLAT TO BE CORRECT AS SHOWN HEREON.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, PROFESSIONAL SURVEYOR, OHIO REGISTRATION Nº 6118

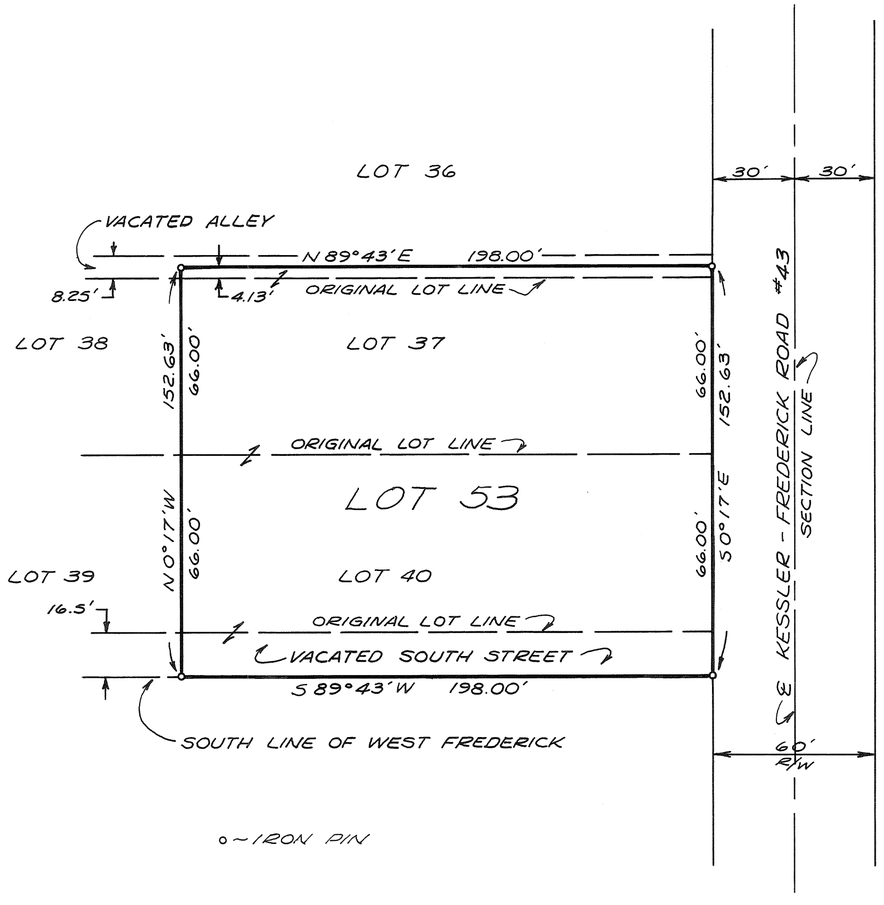
PREPARED BY THE MIAMI COUNTY ENGINEER'S OFFICE.

PLAT BOOK 12 PAGE 102
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 1ST DAY OF SEPT., 1977
AT 1:01 P.M.
FILE NO: 7399 FEE: 8.00
Kenneth Cook, Recorder
by Helen Y. Stumps, Deputy
MIAMI COUNTY RECORDER

UNINCORPORATED VILLAGE OF

WEST FREDERICK

REPLAT OF LOTS 37 & 40, A PORTION OF VACATED SOUTH STREET, & A PORTION OF 1/2 OF A VACATED 8.25' ALLEY.
SECTION 35, TOWN 6, RANGE 5 E, UNION TWP.
MIAMI COUNTY, OHIO



SCALE:
1" = 40'

DESCRIPTION

BEING A REPLAT OF ALL LOTS 37 AND 40, A PORTION OF VACATED SOUTH STREET, AND A PORTION OF ONE-HALF (1/2) OF A VACATED 8.25' ALLEY. ALL AS PLATTED IN DEED BOOK 7, PAGE 14 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LOTS, THE VACATED STREET, AND THE VACATED ALLEY HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT.

Marvin E. Rue
WITNESS

Harriet B. Miller Mote
HARRIET B. MILLER MOTE

STATE OF OHIO, MIAMI COUNTY, SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami Co., OHIO PERSONALLY CAME HARRIET B. MILLER MOTE, WHO ACKNOWLEDGE SHE DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS HER FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 9th DAY OF Aug 1977.

May 30, 1978
MY COMMISSION EXPIRES

Jack L. Longsuthen
NOTARY PUBLIC

MIAMI COUNTY ENGINEER

THIS REPLAT REVIEWED AND APPROVED THIS 9TH DAY OF AUGUST, 1977.

ARTHUR D. HADDAD by Donald R. Hamann Jr. DEPUTY
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMM.

THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 23 DAY OF AUG., 1977

Paul Studebaker
CHAIRMAN

Gary B. Aird
SECRETARY

NO. 2442

MIAMI COUNTY AUDITOR

TRANSFERRED THIS 30 DAY OF August, 1977.

Larry L. Brown
MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY

MIAMI COUNTY PLANNING COMMISSION
CHAIRMAN
SECRETARY
DATE NO. 2442

APPROVED
Subject to Zoning Approval
By JD-Sanitary Com.
Date 7/29/77
Troy City-Miami County
Health Department

STATE OF OHIO
DOUGLAS LEE CHRISTIAN
6118
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. IRON PINS SHALL BE SET AT ALL LOT CORNERS.

Douglas L. Christian
DOUGLAS L. CHRISTIAN
REGISTERED SURVEYOR
#6118

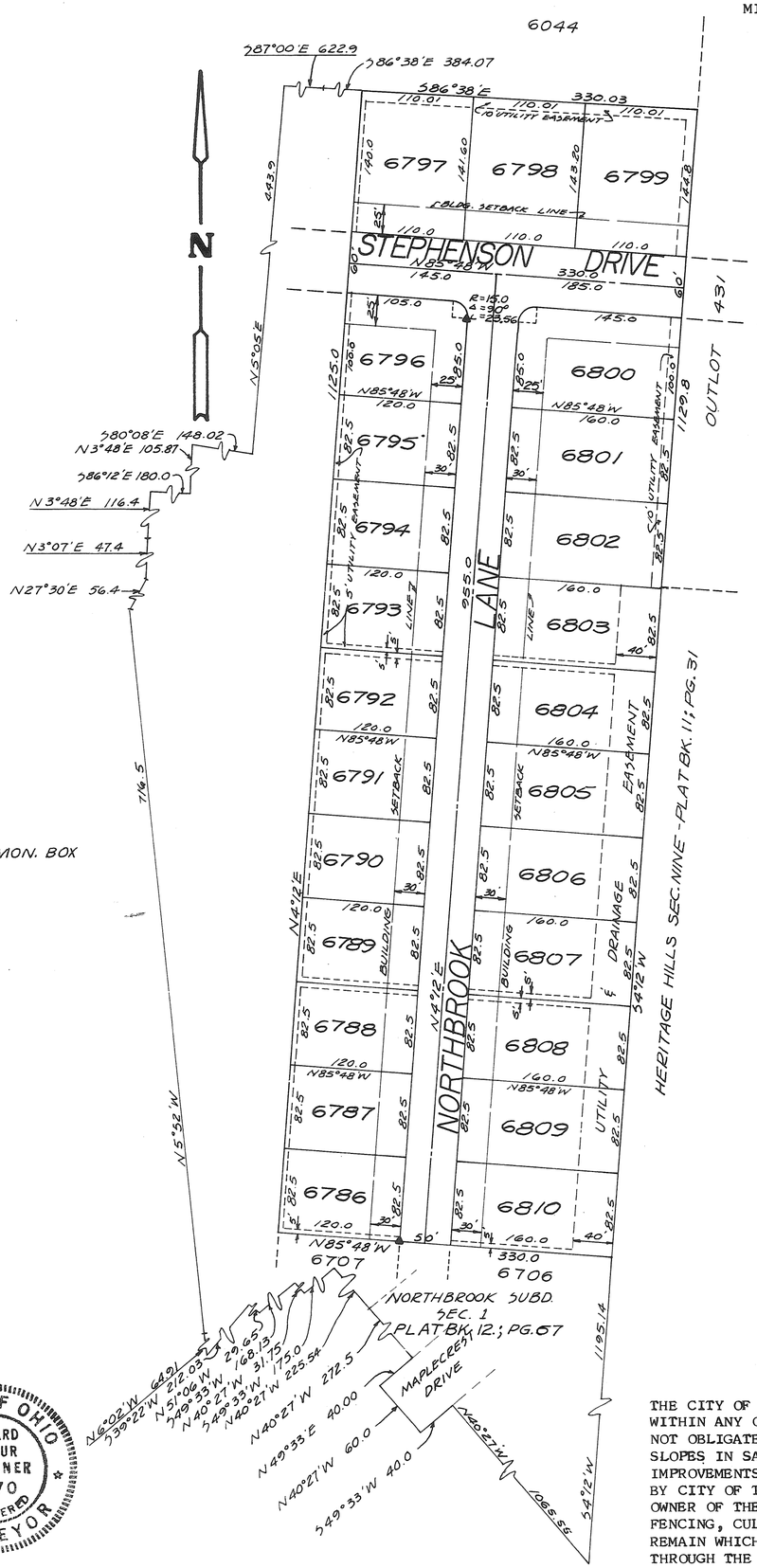
NORTHBROOK SUBDIVISION SEC. TWO

BEING A SUBDIVISION CONTAINING A TOTAL OF 8.541 ACRES OF OUTLOT 422 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, SAME BEING A PART OF THE 57.580 ACRE TRACT ACQUIRED BY McGOVERN BUILDERS, INC., BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 508, PAGE 927.

PLAT BOOK 12 PAGE 103
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 21ST DAY OF SEPTEMBER, 1977, AT 3:08 P.M.

FILE NUMBER 8007 FEE: $ 8.60

Kenneth H. Cook
KENNETH COOK, MIAMI COUNTY RECORDER



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

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: McGOVERN BUILDERS, INC.

Charles C. McGovern III — Frayne S. Stephenson — Ruby E. Klockner — Richard W. Klockner
CHARLES C. McGOVERN, III, PRES. — FRAYNE S. STEPHENSON, SEC.-TREAS. — WITNESS — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED CHARLES C. McGOVERN, III, PRESIDENT AND FRAYNE S. STEPHENSON, SECRETARY-TREASURER OF McGOVERN BUILDERS, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY-TREASURER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND SECRETARY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 24TH DAY OF JUNE, 1977.

RICHARD W. KLOCKNER, Notary Public
In and for Miami County, Ohio
My Commission Expires October 19, 1981

Richard W. Klockner NOTARY PUBLIC — MY COMMISSION EXPIRES

LIENHOLDERS: MIAMI CITIZENS NATIONAL BANK & TRUST COMPANY

G. T. Whitmer — O. J. Chamberlain — Diane Downing — Ann Connell
G. T. WHITMER, VICE-PRES. — O. J. CHAMBERLAIN, VICE-PRES. — WITNESS — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED G. T. WHITMER, VICE-PRESIDENT AND O. J. CHAMBERLAIN, VICE-PRESIDENT OF MIAMI CITIZENS NATIONAL BANK & TRUST COMPANY, A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND BY 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 MIAMI CITIZENS NATIONAL BANK & TRUST COMPANY.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 21 DAY OF September, 1977.

JOYCE FRANCIS
In and for Miami County, Ohio
My Commission Expires July 4, 1979

Joyce Francis NOTARY PUBLIC — MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 29TH DAY OF JUNE, 1977, THIS PLAT WAS REVIEWED AND APPROVED.

W. F. Lanfer — VICE PRESIDENT — Sue D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 19th DAY OF September, 1977, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-31-77.

Frank A. Scarty — MAYOR — Charles R. Ray — PRESIDENT OF COUNCIL — Sue D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 21ST DAY OF September, 1977.

Jerry L. Brown MIAMI COUNTY AUDITOR — BY: Sharon Brookey DEPUTY AUDITOR

I HEREBY CERTIFY THIS SUBDIVISION 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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

DRAINAGE NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS REQUIRED BY 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.

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS SHOWN ON NORTHBROOK SUBDIVISION SECTION ONE WHICH IS FILED IN MIAMI CO. RECORDER'S RECORDS OF PLATS BOOK 12, PAGE 67, WITH THE FOLLOWING EXCEPTIONS: THE FIVE LOTS ON THE NORTH AND SOUTH SIDES OF STEPHENSON DRIVE ARE ZONED R-4 (TWO FAMILY RESIDENTIAL) WHEREIN MINIMUM FRONT YARD SHALL BE 25 FT., THE MINIMUM SIDE YARD SHALL BE 5 FT. AND THE MINIMUM REAR YARD SHALL BE 25 FT. IN ACCORDANCE WITH CITY OF TROY ZONING REGULATIONS.

NORTHBROOK SUBDIVISION SECTION TWO TROY, MIAMI COUNTY, OHIO		
FOR: McGOVERN BUILDERS, INC. TROY, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES CIVIL ENGINEERING & SURVEYING TROY, OHIO 45373 (513)339-5331		
DATE 2JUN77	DRAWN BY: AWR TRACED BY: CHECKED BY: RWK	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

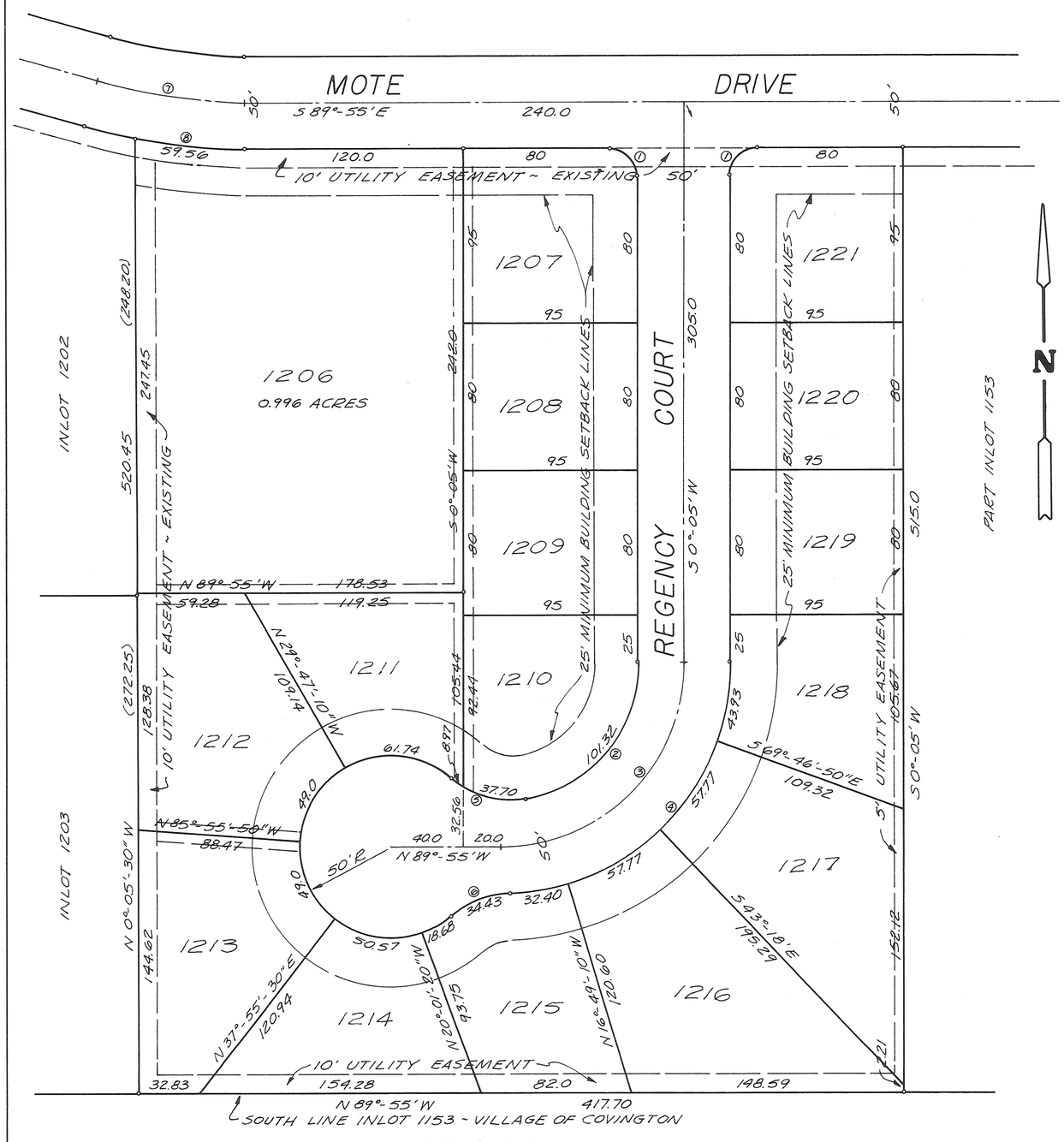
REGENCY CENTER

BEING A SUBDIVISION CONTAINING A TOTAL OF 4.950 ACRES OUT OF INLOT 1153 IN COVINGTON, OHIO, ACQUIRED BY CARL AND MILDRED BOWMAN BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 519, PAGE 179 - 182.

PLAT BOOK 12 PAGE 104
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 26TH DAY OF SEPTEMBER, 1977 AT 10:35 A.M.

FILE NO. 8109 FEE: $ 8.60

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER



CURVE DATA

① R=15.0' Δ= 90° L= 23.56 T=15.00 L.C.= 21.21	② R= 75.0' Δ= 77°-24' L= 101.32 T= 60.09 L.C.= 93.79	③ R=100' Δ= 90° L= 157.08 T= 100.00 L.C.= 141.42 ℄ REGENCY	④ R=125.0' Δ= 87°-56'-50" L= 191.87 T= 173.58 L.C.= 120.60	⑤ R= 50' Δ= 53°-29' L= 46.67 T= 25.19 L.C.= 45.00	⑥ R=50' Δ= 39°-27'-10" L= 34.43 T= 17.93 L.C.= 33.75	⑦ R= 300' Δ=15°-16' L= 79.94 T= 40.21 L.C.= 79.70 ℄ MOTE	⑧ R= 325.0' Δ= 10°-30' L= 59.56 T= 29.86 L.C.= 59.48

5' UTILITY EASEMENTS

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 DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREET AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.
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, 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: CARL AND MILDRED BOWMAN

Carl Bowman
CARL BOWMAN

Mildred Bowman
MILDRED BOWMAN

Rebecca L. Roecker
WITNESS

Deborah A. Watts
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED CARL BOWMAN AND MILDRED BOWMAN, HUSBAND AND WIFE, WHO EXECUTED THE FOREGOING PLAT AND ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Covington, OHIO, THIS 19 DAY OF September, 1977.

Duane Clapp NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVAL

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 14 DAY OF September, 1977, THIS REPLAT AND DEDICATION WAS REVIEWED AND APPROVED.

Rafael Piccardesse CHAIRMAN

Luther J. Gandi SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 19 DAY OF September, 1977, THIS REPLAT AND DEDICATION WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 77-10.

Donald E. Garman
MAYOR

Robert Gearhardt
PRESIDENT OF COUNCIL

Alice McCool
CLERK OF COUNCIL

Richard D. Grime Jr.
VILLAGE SOLICITOR

APPROVED, NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 26TH DAY OF September, 1977.

Jerry L. Brown
JERRY L. BROWN, MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY AUDITOR

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS REPLAT AND DEDICATION 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

REGENCY CENTER COVINGTON, OHIO		
FOR: CARL AND MILDRED BOWMAN COVINGTON, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. INC. CIVIL ENGINEERING & SURVEYING TROY, OHIO		
DATE 16 SEPT 1977	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK	SHEET 1/1
FILE NO.	SCALE: 1" 50'	

sdl

WILLOW GLEN - SECTION ONE - TIPP CITY, OHIO

PLAT BOOK 12 PAGE 105
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 29TH DAY OF SEPT., 1977, AT 2:22 P.M.

FILE NUMBER 8315 FEE $ 8.60

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

DEDICATION

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

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: WILLOW GLEN DEVELOPMENT, INC.

Thomas A. Thompson — THOMAS A. THOMPSON, PRESIDENT
James P. Collins — JAMES P. COLLINS, VICE PRESIDENT
Richard M. Ecker — WITNESS
Edith L. Wilson — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THOMAS A. THOMPSON, PRESIDENT AND JAMES P. COLLINS, VICE PRESIDENT OF WILLOW GLEN DEVELOPMENT, 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 AUTHORITY OF THE CORPORATIONS 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 AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO, THIS 15TH DAY OF July, 1977.

Edith L. Wilson — NOTARY PUBLIC
MY COMMISSION EXPIRES Aug. 21, 1980.

OWNER AND LIENHOLDER: BORCHERS CONSTRUCTION CO.

Nelson C. Borchers — NELSON C. BORCHERS, PRESIDENT
John P. Hegman — JOHN P. HEGMAN, VICE PRESIDENT
Thomas A. Thompson — WITNESS
Beverly Slough — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND JOHN P. HEGMAN, VICE PRESIDENT OF BORCHERS CONSTRUCTION CO. , 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 AUTHORITY OF THE CORPORATIONS 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 AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO, THIS 15TH DAY OF July, 1977.

Beverly A. Slough — NOTARY PUBLIC
MY COMMISSION EXPIRES Sept. 14, 1980.

BEVERLY A. SLOUGH, Notary Public
In and for Miami County, Ohio
My Commission Expires Sept. 14, 1980

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY HELD THIS 28TH DAY OF JUNE, 1977, THIS PLAT WAS REVIEWED AND APPROVED.

Carl J. Lunsford — CHAIRMAN
Barbara George — SECRETARY

AT A MEETING OF COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 18TH DAY OF JULY, 1977, THIS PLAT WAS APPROVED BY ORDINANCE NO. 41-77.

Jesse Chamberlain — PRESIDENT OF COUNCIL
Phyllis Grossman — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 29TH DAY OF September, 1977.

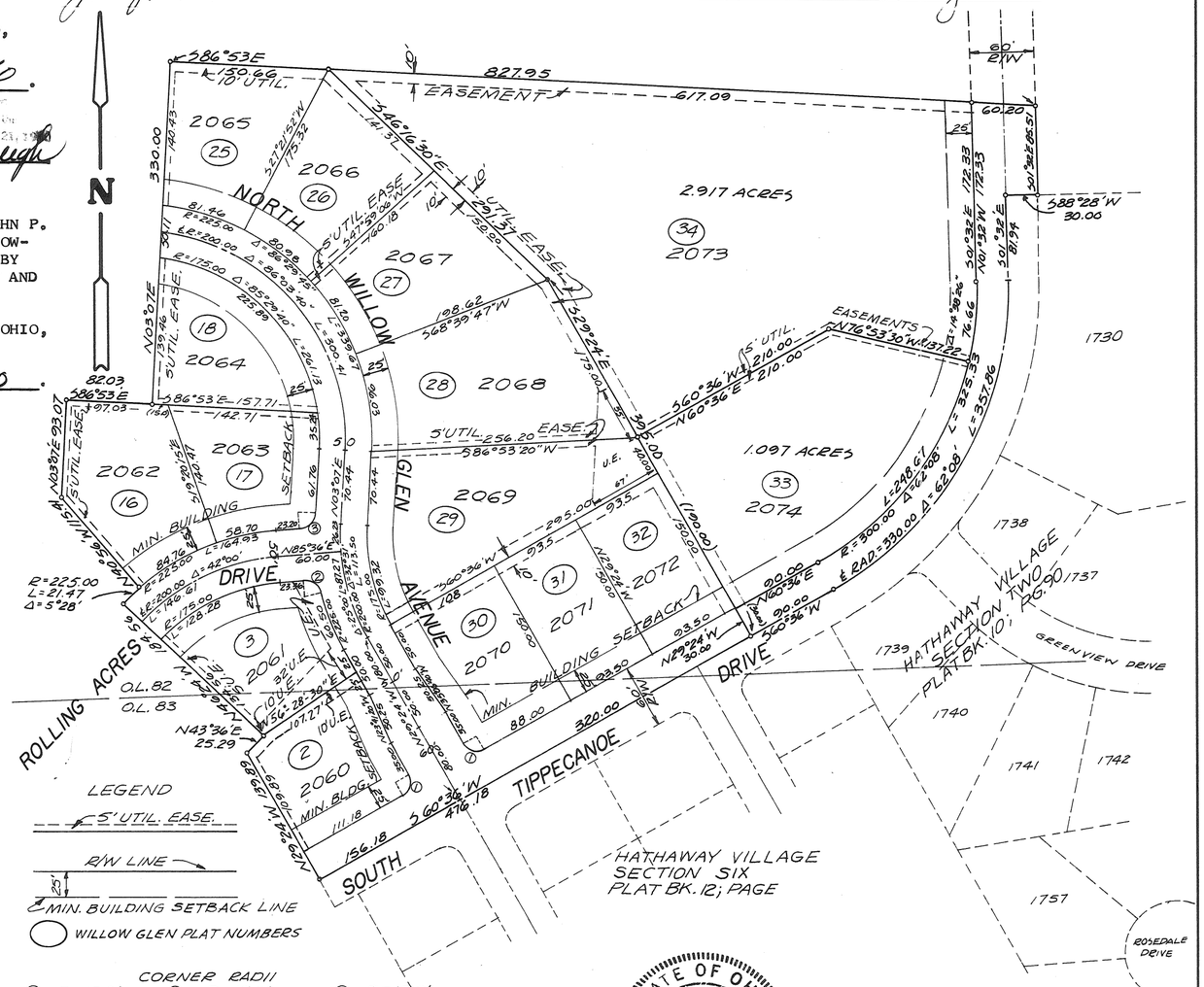
Jerry L. Brown — MIAMI COUNTY AUDITOR
BY: Sharon Brookey — DEPUTY AUDITOR

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 11.202 ACRES, SAME BEING 10.290 ACRES OF OUTLOT 82 and 0.912 ACRES OF OUTLOT 83 IN TIPP CITY, MIAMI COUNTY, OHIO AND BEING ALL OF 1.339 ACRES OF OUTLOT 82 ACQUIRED BY BORCHERS CONSTRUCTION CO. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 529, PAGE 61 AND BEING 9.863 ACRES OF A TOTAL OF 20.215 ACRES OF OUTLOTS 70, 82 and 83 ACQUIRED BY WILLOW GLEN DEVELOPMENT, INC. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 531, PAGE 876.

SEE ACKNOWLEDGEMENT OF DEDICATION
OF PLATS RECORDED IN MISC.
BOOK 19 PAGE 299, AUGUST 17, 1978
KENNETH COOK, RECORDER BY Dora Whitmer DEPUTY

SEE CONSENT AND SUBORDINATION TO DEDICATION
OF PLATS RECORDED IN MISC. BK 19 PG. 304
AUGUST 17, 1978
KENNETH COOK, RECORDER BY Dora Whitmer DEPUTY



CORNER RADII

① R=15.0' T=15.0' L=23.56' Δ=90°
② R=15.0' T=10.82' L=18.75' Δ=71°-36'-22"
③ R=15.0' T=15.34' L=23.90' Δ=91°-17'

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS SUBDIVISION 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

WILLOW GLEN - SECTION ONE, TIPP CITY, OHIO		
FOR: WILLOW GLEN DEVELOPMENT, INC. TIPP CITY, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO 45373 PH. 339-5331		
DATE 14 JUN 77	DRAWN BY: AWR. TRACED BY: AWR. CHECKED BY: RWK	SHEET NO. 1/2
FILE NO.	SCALE: 1" = 100'	

WILLOW GLEN-SECTION ONE - TIPP CITY, OHIO

PLAT BOOK 12 PAGE 105A
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 29TH DAY
OF SEPTEMBER, 1977, AT 2:22 P.M.

FILE NUMBER 8315 FEE: $8.60

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

PROTECTIVE COVENANTS AND RESTRICTIONS

1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE DETACHED SINGLE OR MULTIPLE FAMILY DWELLING UNIT NOT TO EXCEED TWO AND ONE HALF STORIES IN HEIGHT AND A NONCOMMERCIAL GREENHOUSE NOT TO EXCEED 240 SQUARE FEET.
2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE SHOWN OR INDICATED ON THE RECORD PLAT.
3. NO LOT AS SHOWN ON THIS RECORDED PLAT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
4. THE GROUND FLOOR AREA OF THE MAIN BUILDING OF ANY SINGLE DWELLING UNIT CONSTRUCTED IN THIS SUBDIVISION, EXCLUSIVE OF ONE STORY OPEN PORCHES, AND GARAGES, SHALL NOT BE LESS THAN 1250 SQUARE FEET FOR A ONE OR ONE AND ONE HALF STORY STRUCTURE, OR NOT LESS THAN 1000 SQUARE FEET FOR A TWO OR A TWO AND ONE HALF STORY STRUCTURE. ALL DWELLINGS CONSTRUCTED ON SINGLE FAMILY LOTS IN THIS SUBDIVISION, MUST HAVE NOT LESS THAN A TWO CAR GARAGE. AREA FOR MULTI-FAMILY DWELLINGS SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AND REGULATIONS OF TIPP CITY, OHIO ZONING ORDINANCE.
5. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THIS SUBDIVISION, SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE, NOR SHALL ANY TEMPORARY STRUCTURE BE USED AS A RESIDENCE.
6. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. NO HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT, EXCEPT THAT SHRUBS, HEDGES OR TREES MAY BE PLANTED NEARER THAN THE BUILDING SETBACK LINE PROVIDED THAT NO SHRUB OR HEDGE SHALL EXCEED TWO (2) FEET IN HEIGHT AND THE FOLIAGE OF ANY TREE SHALL NOT EXTEND NEARER THAN SIX (6) FEET TO THE GROUND. NO WOVEN WIRE OR CHAIN LINK FENCING WILL BE PERMITTED IN THIS SUBDIVISION, FURTHER NO DECORATIVE WALLS AND/OR WOOD FENCING SHALL BE ERECTED OR PLACED IN THIS SUBDIVISION UNTIL SUCH WALLS OR FENCING HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER OR THEIR AUTHORIZED REPRESENTATIVE.
8. ANY BUILDING TO BE ERECTED IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION. 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.
9. NO BUILDING, STRUCTURE OR LANDSCAPING SHALL BE ERECTED OR PLACED NOR SHALL ANY MATERIAL OR REFUSE BE PLACED OR STORED ON ANY LOT WITHIN TEN (10) FEET OF THE PROPERTY LINE ABUTTING ANY PARK OR SCHOOL AREA, OR WITHIN TEN (10) FEET OF THE EDGE OF ANY OPEN WATER COURSE. NO BUILDING, STRUCTURES OR LANDSCAPING SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, PLOT PLAN AND LANDSCAPING PLANS SHOWING LOCATION AND GRADE OF SUCH BUILDING, STRUCTURES OR LANDSCAPING HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER OR THEIR AUTHORIZED REPRESENTATIVE. ANY DETACHED BUILDING IN THIS SUBDIVISION MUST BE CONSTRUCTED OF A MATERIAL THAT BLENDS WITH OR IS THE SAME AS THE MATERIAL OF THE MAIN STRUCTURE, FURTHER, PLANS AND SPECIFICATIONS AND FOUNDATION ELEVATIONS MUST BE APPROVED IN WRITING BY THE DEVELOPER OR THEIR AUTHORIZED REPRESENTATIVE.
10. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE (1) PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) SQUARE FOOT OR ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
11. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES; AND NO DOGS, CATS OR OTHER HOUSEHOLD PETS SHALL BE KEPT OR MAINTAINED ON ANY LOT WITHIN PUBLIC VIEW.
12. 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 CLAIMING UNDER THEM UNTIL JULY 18, 2007, 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.
13. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

DRAINAGE EASEMENT RESTRICTIONS

1. No structure or improvements of any kind, including sheds, fences, flower beds, rock gardens and trees, but excluding grass and approved bank protection, shall be erected or planted within ten (10) feet to the centerline of the twenty (20) foot easement provided for the watercourse.
2. No owner shall take or permit to be taken any action that might change or divert the flow of the watercourse, nor shall he, within the easement provided, alter the ground level or the course of the stream as shown on the construction plans on file with the City of Tipp City. An owner may provide riprap, walls or other bank protection upon securing written approval from the City Manager and the City Engineer.
3. Every owner of property along the watercourse shall maintain the portion of said watercourse in his property and keep the same free of debris and obstructions of all kind.
4. These 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 Council of the City of Tipp City, Ohio.
5. Said restrictions and agreements may be enforced by the City of Tipp City, Ohio, and its successors and assigns, and are for the benefit of said City and owners of neighboring property in such proximity to the above described premises that the violation of said restrictions and agreements would adversely effect the value of such property or the enjoyment of the use thereof.
6. The failure of said City to take prompt action by injunction or otherwise with regard to a violation of any of these restrictions and agreements shall not be deemed to be a waiver of its rights to take such action for said violation or any further violation of any of said restrictions or agreements.

WILLOW GLEN - SECTION ONE TIPP CITY, OHIO		
FOR: WILLOW GLEN DEVELOPMENT, INC. TIPP CIEYT, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO 45373 PH. 339-5331		
DATE 14JUN77	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO 2/2
FILE NO.	SCALE: 1" = 100'	

HATHAWAY VILLAGE SECTION SIX-TIPP CITY, OHIO

PLAT BOOK 12 PAGE 106.
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 29TH DAY OF SEPTEMBER, 1977, AT 2:23 P.M.

FILE NUMBER 8316 FEE $8.60

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

DEDICATION

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

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: WILLOW GLEN DEVELOPMENT, INC.

Thomas A. Thompson — THOMAS A THOMPSON, PRESIDENT
James P. Collins — JAMES P. COLLINS, VICE PRESIDENT
Richard N. Cohen — WITNESSES
Edith I. Wilson — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THOMAS A. THOMPSON, PRESIDENT AND JAMES P. COLLINS, VICE PRESIDENT OF WILLOW GLEN DEVELOPMENT, 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 AUTHORITY OF THE CORPORATIONS 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 AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO, THIS 15th DAY OF July, 1977.

Edith I. Wilson — NOTARY PUBLIC — MY COMMISSION EXPIRES Aug. 21, 1980.

EDITH I. WILSON, Notary Public
In and for Miami County, Ohio
My Commission Expires August 21, 1980

LIENHOLDER: BORCHERS CONSTRUCTION CO.

Nelson C. Borchers — NELSON C. BORCHERS, PRESIDENT
John P. Hegman — JOHN P. HEGMAN, VICE PRESIDENT
Thomas A. Thompson — WITNESS
Beverly Slough — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND JOHN P. HEGMAN, VICE PRESIDENT OF BORCHERS CONSTRUCTION CO. , 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 AUTHORITY OF THE CORPORATIONS 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 AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO, THIS 15TH DAY OF July, 1977.

Beverly A. Slough — NOTARY PUBLIC — MY COMMISSION EXPIRES Sept. 14, 1980.

BEVERLY A. SLOUGH, Notary Public
In and for Miami County, Ohio
My Commission Expires Sept. 14, 1980

PROTECTIVE COVENANTS AND RESTRICTIONS

NOTE: THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THE RESTRICTIONS AND COVENANTS RECORDED WITH HATHAWAY VILLAGE SECTION ONE (MIAMI COUNTY RECORDER'S PLAT BOOK 9, PAGE 147).

EXCEPT: THE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES CLAIMING UNDER THEM FOR THIS SUBDIVISION UNTIL AUGUST 1, 2007, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR TEN YEAR PERIODS UNLESS A MAJORITY OF THE THEN OWNERS OF THE LAND AGREE TO CHANGE SAID RESTRICTIONS IN WHOLE OR IN PART.

ANY REFERENCE TO THE TERM "DEVELOPER" IN THESE PROTECTIVE COVENANTS AND RESTRICTIONS, WILL BE REFERRING TO WILLOW GLEN DEVELOPMENT, INC., OR THEIR REPRESENTATIVE.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY HELD THIS 14th DAY OF JUNE, 1977, THIS PLAT WAS REVIEWED AND APPROVED.

Carl J. Sundbeck — CHAIRMAN
Barbara George — SECRETARY

AT A MEETING OF COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 18th DAY OF JULY, 1977, THIS PLAT WAS APPROVED BY ORDINANCE NO. 42-77.

Jesse Chamberlain — PRESIDENT OF COUNCIL
Phyllis Gimeman — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 29TH DAY OF September, 1977.

Jerry L. Brown — MIAMI COUNTY AUDITOR — BY Sharon Brookey — DEPUTY AUDITOR

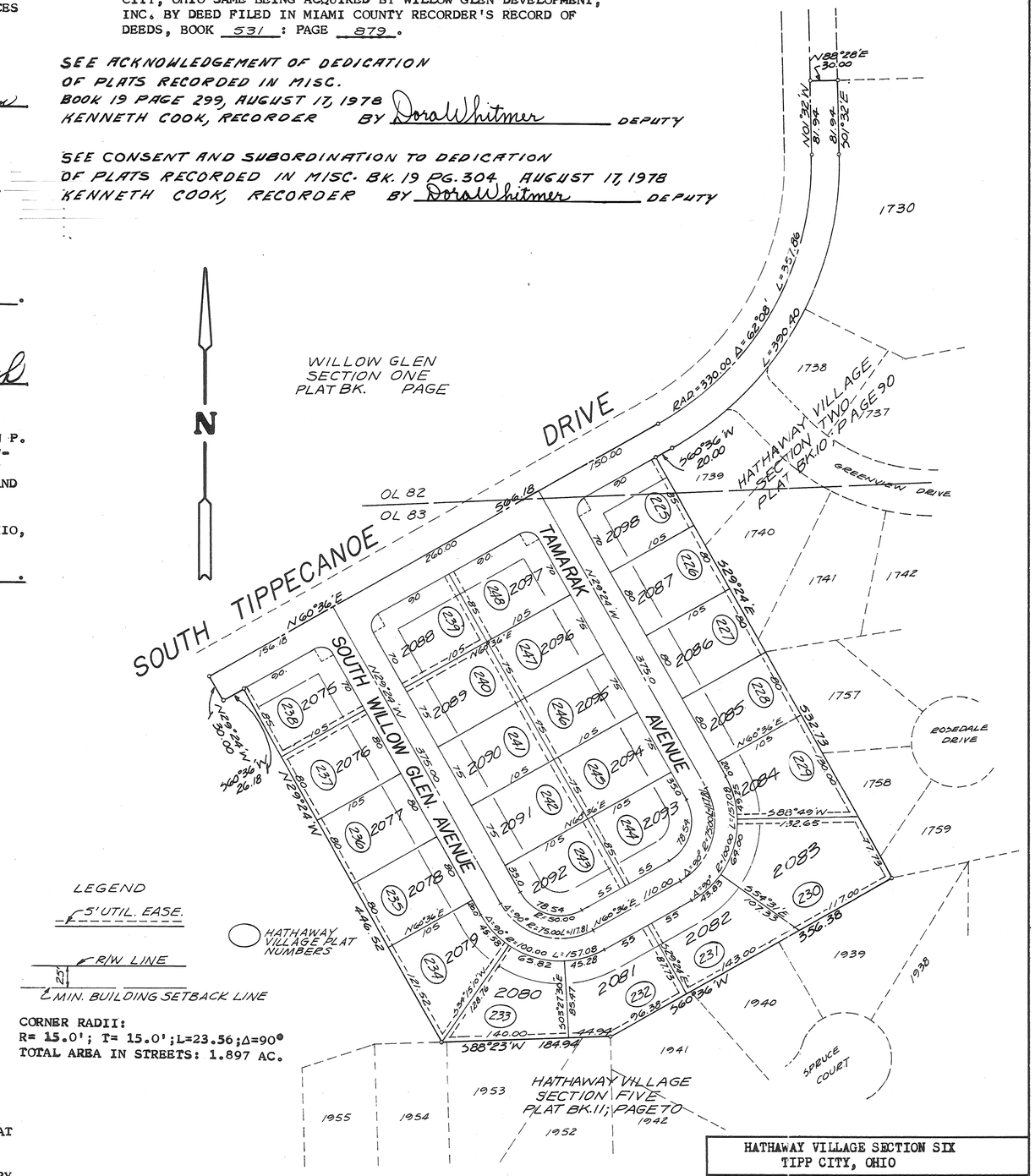
DESCRIPTION

CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO

BEING A SUBDIVISION OF 6.902 ACRES AND CONTAINING 0.462 ACRES OF OUTLOT 82 AND 6.440 ACRES OF OUTLOT 83 IN TIPP CITY, OHIO SAME BEING ACQUIRED BY WILLOW GLEN DEVELOPMENT, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 531 : PAGE 879.

SEE ACKNOWLEDGEMENT OF DEDICATION OF PLATS RECORDED IN MISC. BOOK 19 PAGE 299, AUGUST 17, 1978
KENNETH COOK, RECORDER BY Dora Whitmer DEPUTY

SEE CONSENT AND SUBORDINATION TO DEDICATION OF PLATS RECORDED IN MISC. BK. 19 PG. 304 AUGUST 17, 1978
KENNETH COOK, RECORDER BY Dora Whitmer DEPUTY



LEGEND
5' UTIL. EASE.
R/W LINE
25' MIN. BUILDING SETBACK LINE
HATHAWAY VILLAGE PLAT NUMBERS

CORNER RADII:
R= 15.0'; T= 15.0'; L=23.56; Δ=90°
TOTAL AREA IN STREETS: 1.897 AC.

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS SUBDIVISION 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

HATHAWAY VILLAGE SECTION SIX TIPP CITY, OHIO		
FOR: WILLOW GLEN DEVELOPMENT, INC. TIPP CITY, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOC. CIVIL ENGINEERING & SURVEYING TROY, OHIO 45373 PH. 339-5331		
DATE 14JUN77	DRAWN BY: AWR TRACED BY: AWR CHECKED BY: RWK	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

2	9	NORTHWEST / SOUTHWEST	9 / 10	BETHEL
TOWN	RANGE	QUARTER	SECTION	TOWNSHIP

PLAT BOOK 12 PLAT NO. 107
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 14TH DAY OF
OCTOBER, 1977 AT 9:56 AM.
FILE NUMBER: 8705 FEE: MIAMI COUNTY
Kenneth Cook
MIAMI COUNTY RECORDER

VOLUME NO. 8 PAGE NO. 85
MIAMI COUNTY ENGINEER'S RECORD
OF ROAD SURVEYS.

ADDITIONAL RIGHT OF WAY & RIGHT OF WAY VACATION FOR AGENBROAD ROAD NO. 183

CURVE DATA

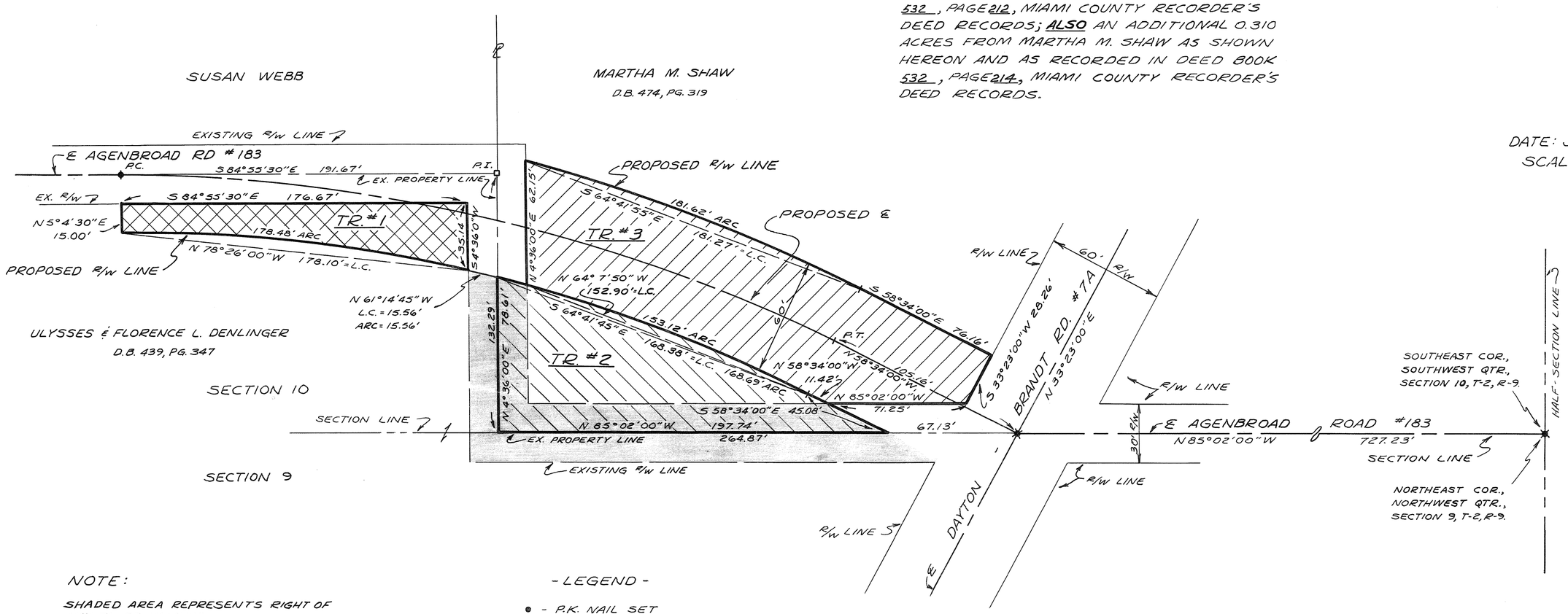
NORTH R/W LINE	SOUTH R/W LINE	CENTERLINE
Δ = 26°21'30"	Δ = 26°21'30"	Δ = 26°21'30"
R = 848.51'	R = 788.51'	R = 818.51'
D_c = 6°45'10"	D_c = 7°16'	D_c = 7°
T = 198.69'	T = 184.64'	T = 191.67'
L = 390.33'	L = 362.73'	L = 376.55'
L.C. = 386.92'	L.C. = 359.56'	L.C. = 373.24'

DESCRIPTION OF ADDITIONAL EASEMENT

BEING AN ADDITIONAL 0.088 ACRES FROM ULYSSES & FLORENCE L. DENLINGER AS SHOWN HEREON AND AS RECORDED IN DEED BOOK 532, PAGE 212, MIAMI COUNTY RECORDER'S DEED RECORDS; **ALSO** AN ADDITIONAL 0.310 ACRES FROM MARTHA M. SHAW AS SHOWN HEREON AND AS RECORDED IN DEED BOOK 532, PAGE 214, MIAMI COUNTY RECORDER'S DEED RECORDS.

N

DATE: JULY , 1977
SCALE: 1" = 40'



NOTE:

SHADED AREA REPRESENTS RIGHT OF WAY TO BE VACATED.

- LEGEND -

- ● - P.K. NAIL SET
- □ - STONE FOUND
- ○ - IRON PIN FOUND
- ✖ - R.R. SPIKE FOUND

~ TR. #1 ~ 0.088 ACRES
~ TR. #2 ~ 0.199 ACRES
~ TR. #3 ~ 0.310 ACRES

APPROVED BY THE MIAMI COUNTY COMMISSIONERS

	DATE
Roger Massie — ROGER MASSIE	9/30/77
Robert E. Clawson — ROBERT E. CLAWSON	9/30/77
John J. Knoop — JOHN J. KNOOP	9/30/77

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED
SURVEYOR

APPROVED BY: Arthur S. Haddad SEPT. 29, 1977.
MIAMI COUNTY ENGINEER

PREPARED BY: Gregg S. Brookhart
REGISTERED SURVEYOR #6348

REPLAT OF PART OUTLOT 263

SOUTHEAST SECTION, CORPORATION OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO

PLAT BOOK 1C PAGE 108
MIAMI COUNTY RECORDER'S PLAT RECORDS FILE Nº 9296
RECEIVED FOR RECORD NOVEMBER 1ST 1977 AT 2:46 P.M. FEE $8.60
Kenneth Cook
MIAMI COUNTY RECORDER
by Emily McNeal, Deputy

NOTE: THE PURPOSE OF THIS REPLAT IS TO ASSIGN A NEW CITY OF PIQUA INLOT NO. TO THE EXISTING PART OF OUTLOT NO. 263 OWNED BY KATHRYN HARMON AND NEIL HARMON

LEGEND
● IRON PIN FOUND
○ IRON PIN SET

NORTH

SCALE 1" = 30'
OCTOBER 28, 1977

DEDICATION:
WE THE UNDERSIGNED, BEING THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON.

Mrs Kathryn Harman
Neil Harman

Jean O. Gulenkinger WITNESS
Martha J. Stow WITNESS

STATE OF OHIO COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 1st DAY OF Nov., 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Kathryn & Neil Harman TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Rex S. Wilson
NOTARY PUBLIC MIAMI CO., O.
MY COMMISSION EXPIRES Feb 22, 1979

APPROVED AND LOT NUMBERS ASSIGNED THIS 1st DAY OF NOVEMBER, 1977.
Jerry L. Brown by Marlene Daino, Deputy
MIAMI COUNTY AUDITOR

SURVEY REFERENCES

BOOK 16	PAGE 148	MIAMI COUNTY RECORDER'S
BOOK 24	PAGE 374	DEED RECORDS
BOOK 482	PAGE 253	
BOOK 350	PAGE 163	
BOOK 350	PAGE 161	
VOL. 1	PAGE 48	MIAMI COUNTY RECORDER'S PLAT RECORDS

SURVEY OF PART OUTLOT 263
for NEIL HARMAN

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

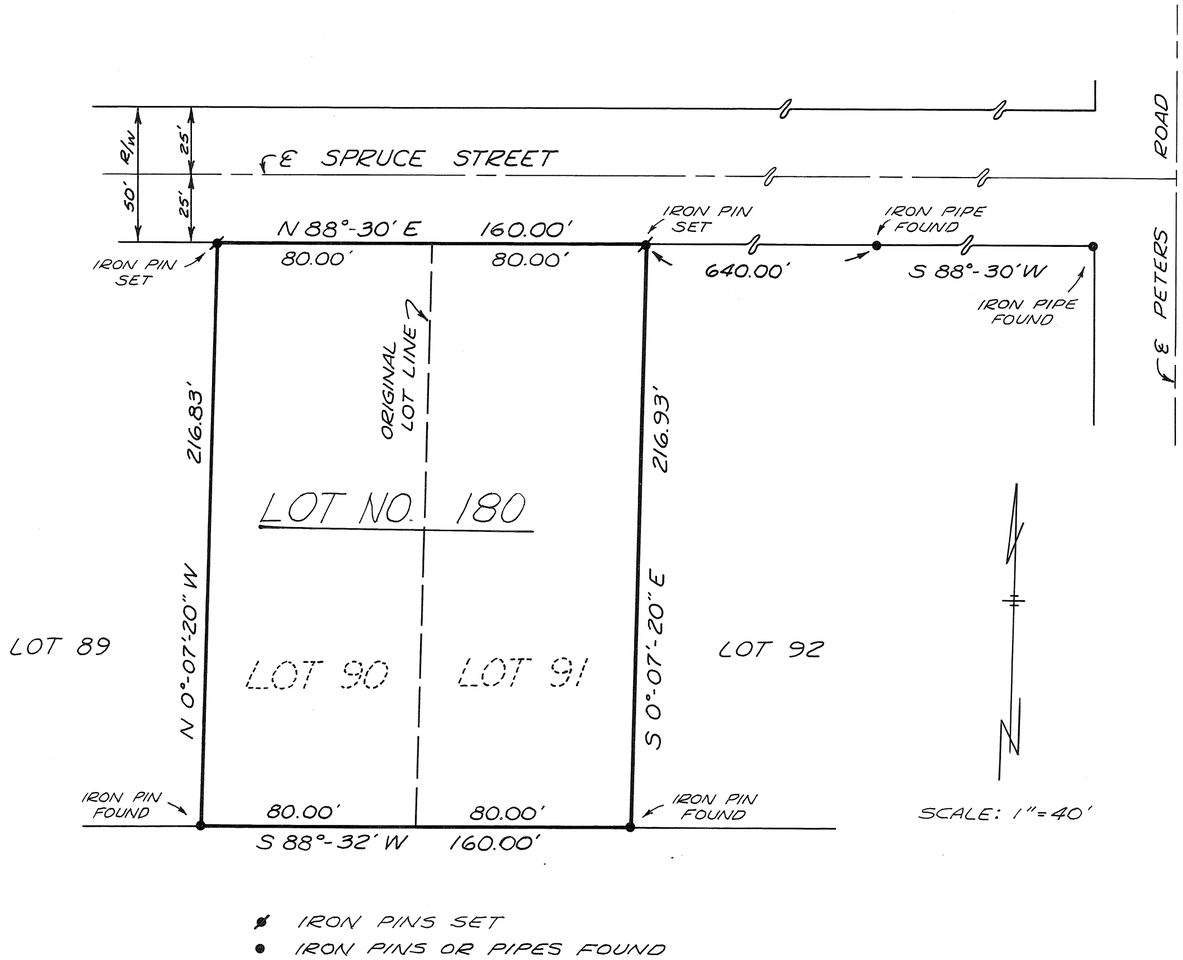
Michael W. Cozatt
MICHAEL W COZATT
CIVIL ENGINEER • LAND SURVEYOR
25 SOUTH NORWICH RD. TROY

PLAT BOOK 12 PAGE 109
MIAMI COUNTY RECORDER'S
PLAT RECORDS. RECEIVED FOR
RECORDS THIS 8 DAY OF
NOVEMBER, 1977 AT 11:42 AM
FILE NO. 9562

Kenneth Cook, Recorder by Bernice Studebaker, Deputy
MIAMI COUNTY RECORDER

HOME ACRES PLAT
REPLAT OF LOTS 90 & 91

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



DESCRIPTION

BEING A REPLAT OF LOTS 90 AND 91 IN HOME ACRES PLAT AS RECORDED IN RECORDER'S PLAT BOOK 4, PAGE 24 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.

DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER AND LIEN-HOLDER OF THE LOTS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT.

Jeffrey A. Pottinger — WITNESS
James A. Griffieth — JAMES A. GRIFFIETH

STATE OF OHIO, MIAMI COUNTY, SS:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID MIAMI CO., OHIO, PERSONALLY CAME JAMES A. GRIFFIETH, WHO ACKNOWLEDGE HE DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 30TH DAY OF SEPT., 1977.

Pauline J. Kimmel — NOTARY PUBLIC
May 7-1979 — MY COMMISSION EXPIRES

MIAMI COUNTY ENGINEER
THIS REPLAT REVIEWED AND APPROVED THIS 4TH DAY OF OCTOBER, 1977.

ARTHUR D. HADDAD BY Donald R. Hamann Jr. DEPUTY
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMM.
THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 18 DAY OF OCT., 1977.

George R. Motz — CHAIRMAN
Gary B. Clint — SECRETARY

MIAMI COUNTY AUDITOR
TRANSFERRED THIS 7TH DAY OF NOV, 1977

Jerry L. Brown — MIAMI COUNTY AUDITOR
BY: Marlene Daino — DEPUTY

MIAMI COUNTY PLANNING COMMISSION
CHAIRMAN
SECRETARY
DATE NO. 2452

STATE OF OHIO
DOUGLAS LEE CHRISTIAN
6118
REGISTERED SURVEYOR

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. IRON PINS ARE SET AT ALL LOT CORNERS.

Douglas L. Christian
DOUGLAS L. CHRISTIAN
REGISTERED SURVEYOR # 6118

N. E.	PART 6379	TROY	OHIO
SECTION	INLOT	CORPORATION	STATE

STAUNTON COMMONS

PLAT BK. 12 PAGE 110
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NUMBER 9658
RECEIVED FOR RECORD NOVEMBER 10,
1977 AT 10:37 A.M. FEE $8.60
Kenneth Cook
MIAMI COUNTY RECORDER

DESCRIPTION — PART INLOT 6379

BEING A 4.464 ACRE PART OF INLOT 6379 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF OHIO AVENUE AND STAUNTON ROAD (STATE ROUTE 55); THENCE NORTH 1°-35' EAST FOR 328.43 FT. ALONG THE EAST LINE OF OHIO AVENUE TO AN IRON PIN MARKING THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUING NORTH 1°-35'-00" EAST FOR 50.00 FT. ALONG THE EAST LINE OF OHIO AVENUE AND THE WEST LINE OF INLOT 6379 TO AN IRON PIPE FOUND;

THENCE SOUTH 88°-13'-00" EAST FOR 183.50 FT. ALONG THE SOUTH LINE OF INLOT 6374 TO AN IRON PIN FOUND;

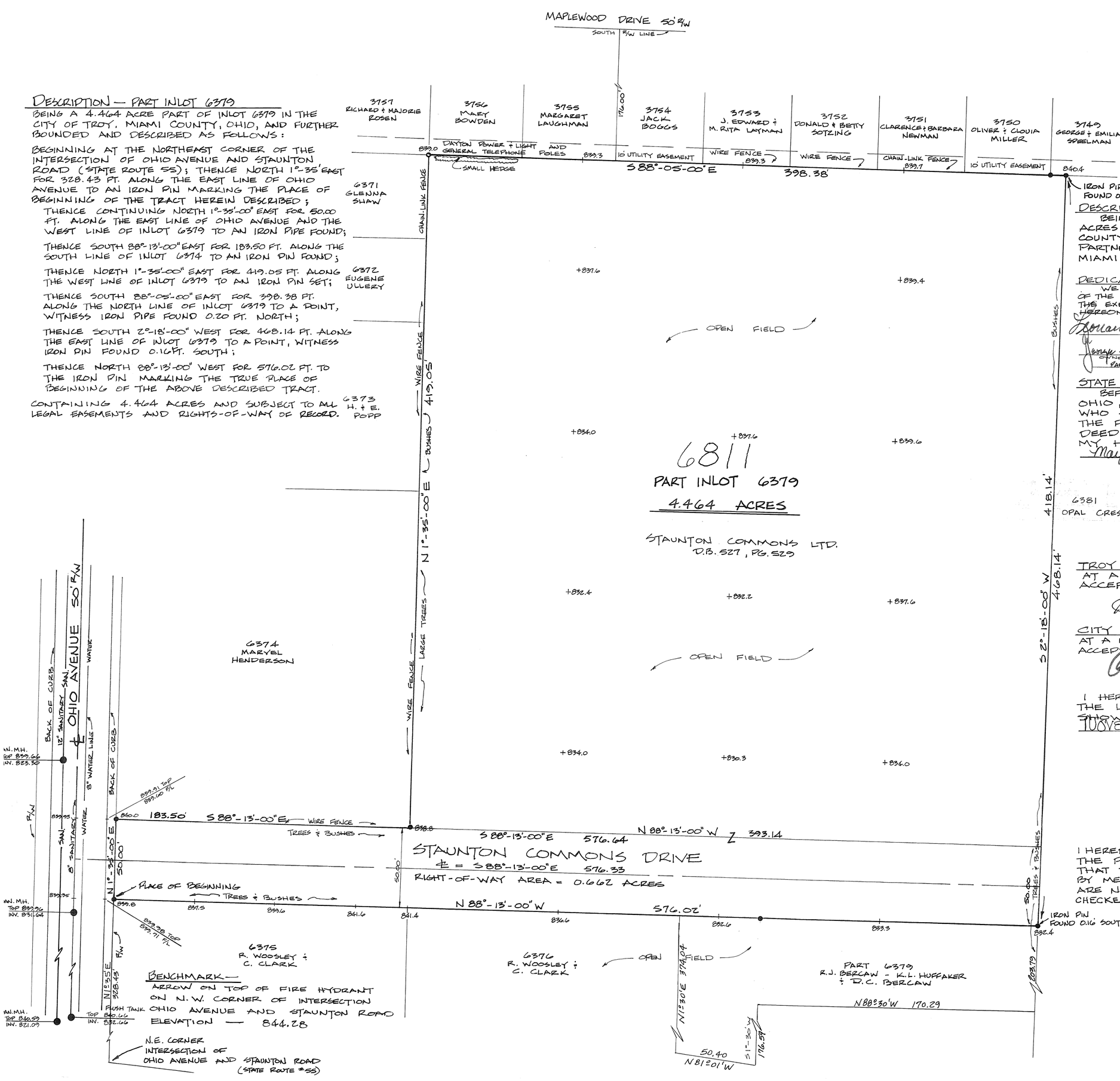
THENCE NORTH 1°-35'-00" EAST FOR 419.05 FT. ALONG THE WEST LINE OF INLOT 6379 TO AN IRON PIN SET;

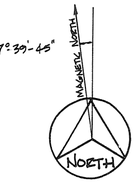
THENCE SOUTH 88°-05'-00" EAST FOR 398.38 FT. ALONG THE NORTH LINE OF INLOT 6379 TO A POINT, WITNESS IRON PIPE FOUND 0.20 FT. NORTH;

THENCE SOUTH 2°-18'-00" WEST FOR 468.14 FT. ALONG THE EAST LINE OF INLOT 6379 TO A POINT, WITNESS IRON PIN FOUND 0.16 FT. SOUTH;

THENCE NORTH 88°-13'-00" WEST FOR 576.02 FT. TO THE IRON PIN MARKING THE TRUE PLACE OF BEGINNING OF THE ABOVE DESCRIBED TRACT.

CONTAINING 4.464 ACRES AND SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.





SCALE: 1"=40'

BEARINGS ASSUMED

DESCRIPTION

BEING A SUBDIVISION OF 4.464 ACRES TOTAL, 0.662 ACRES STREET, 3.802 ACRES INLOT 6379, CITY OF TROY, MIAMI COUNTY, OHIO. CONVEYED TO STAUTON COMMONS, AN OHIO LTD. PARTNERSHIP, BY DEED RECORDED IN VOL. 527 PAGE 529, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LEINHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DEDICATE THE STREET SHOWN HEREON TO THE PUBLIC USE FOREVER.

Howard Osmond — Jeanne M. Shull (WITNESS) — The Galbreath Mortgage Co.
Jerry J. Kat — Margaret Schneiderman (WITNESS) — J. P. McNulty — Betty Rutherford (WITNESS)
OWNERS — PARTNERS STAUNTON COMMONS LTD. — LEINHOLDERS

STATE OF OHIO, COUNTY OF FRANKLIN S. S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR FRANKLIN COUNTY, OHIO, PERSONALLY CAME THE ABOVE NAMED, TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL THIS 4th DAY OF May 1977.

Marialice S. Wells
NOTARY PUBLIC
MARIALICE S. WELLS
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO
MY COMMISSION EXPIRES 4/11 1980

TROY CITY PLANNING AND ZONING COMMISSION AT A MEETING HELD THIS 25th DAY OF MAY 1977. ACCEPTED THIS PLAT.

Edward Chase — CHAIRMAN
Sue L. Knight — SECRETARY

CITY COUNCIL OF THE CITY OF TROY, OHIO AT A MEETING HELD THIS 18th DAY OF JULY 1977. ACCEPTED THIS PLAT BY ORDINANCE No. 0-22-77

Charles R. Rose — PRESIDENT
Sue L. Knight — CLERK

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBER DESIGNATING THE INLOT AS SHOWN ON THIS PLAT ON THIS 10 DAY OF NOVEMBER 1977.

Jerry L. Brown
MIAMI COUNTY AUDITOR
by Melissa Doe, deputy

I HEREBY CERTIFY TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED AND REPRESENTED ON THIS PLAT, THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME PERSONALLY ON AUGUST 20, 1976, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS MAY BE SHOWN. CHECKED AND RECERTIFIED - MARCH 31, 1977.

Michael W. Cozatt 3-31-77
Michael W. Cozatt
REGISTERED SURVEYOR 6001
AUG. 23, 1976

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

Michael W. Cozatt
MICHAEL W. COZATT
CIVIL ENGINEER - LAND SURVEYOR
25 S. NORWICH ROAD
TROY
MDS

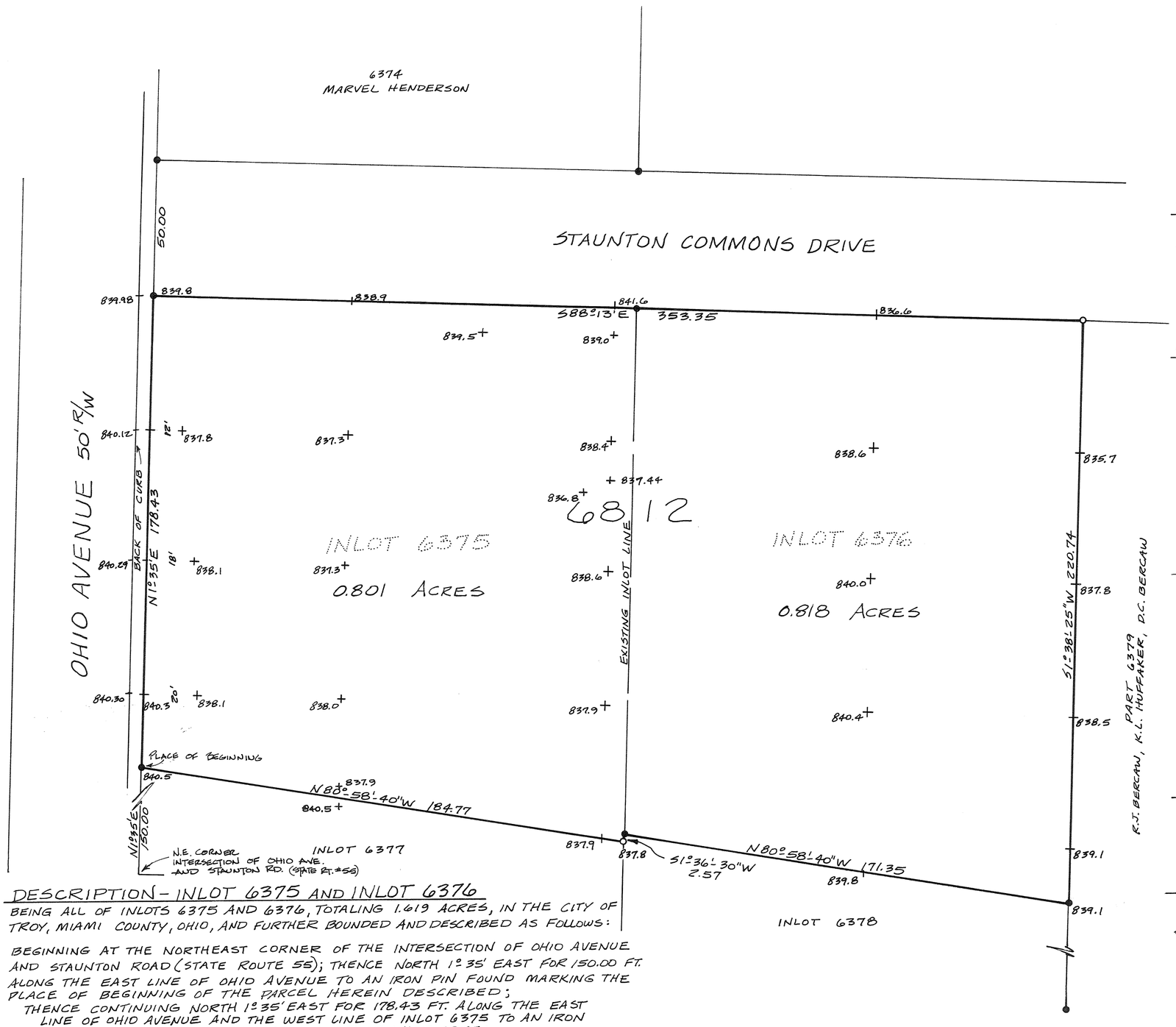
PLAT BK. 12 PAGE 111
MIAMI COUNTY RECORDER'S
PLAT RECORDS.
FILE NUMBER 9659
RECEIVED FOR RECORD NOVEMBER 10,
1977 AT 10:38 A.M. FEE $ 8.60
Kenneth W. Cook
MIAMI COUNTY RECORDER

STAUNTON COMMONS - PHASE II

N.E.	6375 & 6376	TROY	OHIO
SECTION	INLOTS	CORPORATION	STATE

N

SCALE: 1" = 30'



DESCRIPTION

BEING A SUBDIVISION OF 1.619 ACRES TOTAL, 0.801 ACRES INLOT 6375, 0.818 ACRES INLOT 6376, CITY OF TROY, MIAMI COUNTY, OHIO. CONVEYED TO CLAUDE CLARK AND RANDALL WOOSLEY, BY DEED RECORDED IN VOL. 473, PG. 510 AND VOL. 473, PG. 513 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LEINHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

Randall D. Woosley — Donald R. Hanamyk
Claude L. Clark — Michael W. Coppett
OWNERS — WITNESSES

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME THE ABOVE NAMED, TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL THIS 28 DAY OF SEPTEMBER 1977.

Pauline Z. Kimmel
NOTARY PUBLIC
my commission expires May 7-1979

CITY OF TROY PLANNING COMMISSION

AT A MEETING HELD THIS 28th DAY OF Sept. 1977. ACCEPTED THIS PLAT.

Edward Chase — PRESIDENT
Sue Knight — Sec

CITY COUNCIL OF THE CITY OF TROY

AT A MEETING HELD THIS 7th DAY OF NOVEMBER 1977. ACCEPTED THIS PLAT BY ORDINANCE No. O-42-77

Charles R. Rose — PRESIDENT
Sue A. Knight — CLERK

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBER DESIGNATING THE LOT AS SHOWN ON THIS PLAT ON THIS 10th DAY OF NOVEMBER 1977.

Jerry L. Brown
MIAMI COUNTY AUDITOR
by Melissa Gue, deputy

DESCRIPTION - INLOT 6375 AND INLOT 6376

BEING ALL OF INLOTS 6375 AND 6376, TOTALING 1.619 ACRES, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF OHIO AVENUE AND STAUNTON ROAD (STATE ROUTE 55); THENCE NORTH 1° 35' EAST FOR 150.00 FT. ALONG THE EAST LINE OF OHIO AVENUE TO AN IRON PIN FOUND MARKING THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING NORTH 1° 35' EAST FOR 178.43 FT. ALONG THE EAST LINE OF OHIO AVENUE AND THE WEST LINE OF INLOT 6375 TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF INLOT 6375;

THENCE SOUTH 88° 13' EAST FOR 353.35 FT. ALONG THE NORTH LINES OF INLOTS 6375 AND 6376 TO AN IRON PIN SET;

THENCE SOUTH 1° 38'-25" WEST FOR 220.74 FT. ALONG THE EAST LINE OF INLOT 6376 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF INLOT 6376;

THENCE NORTH 80° 58'-40" WEST FOR 171.35 FT. ALONG THE SOUTH LINE OF INLOT 6376 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF INLOT 6376;

THENCE SOUTH 1° 36'-30" WEST FOR 2.57 FT. ALONG THE EAST LINE OF INLOT 6375 TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF INLOT 6375;

THENCE NORTH 80° 58'-40" WEST FOR 184.77 FT. ALONG THE SOUTH LINE OF INLOT 6375 TO THE IRON PIN FOUND AT THE SOUTHWEST CORNER OF INLOT 6375 AND ALSO MARKING THE TRUE PLACE OF BEGINNING OF THE ABOVE DESCRIBED PARCEL.

CONTAINING 1.619 ACRES IN ALL OF INLOTS 6375 AND 6376 AND SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

I HEREBY CERTIFY TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED AND REPRESENTED ON THIS PLAT, THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION ON JUNE 3, 1977, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS MAY BE SHOWN.

Michael W. Cozatt
REVISED 10-25-77 Michael Cozatt

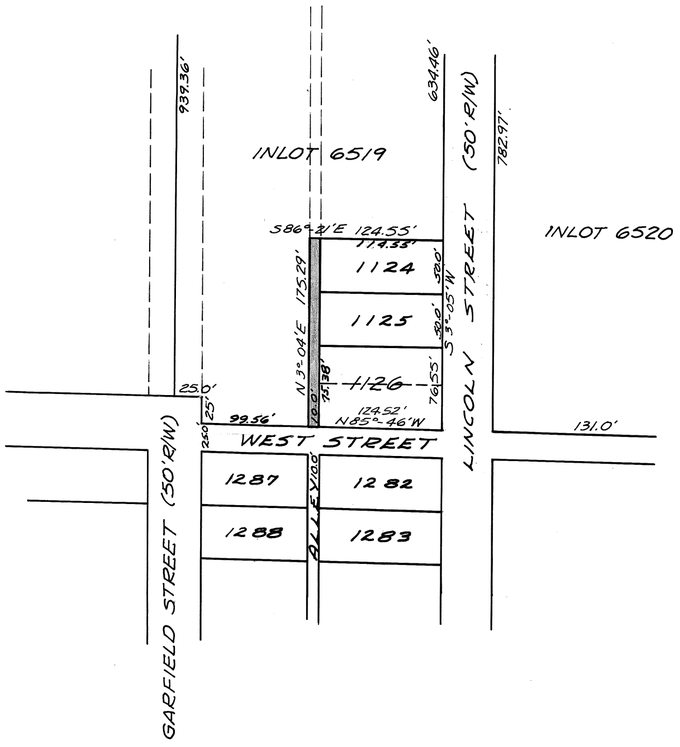
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

MICHAEL W. COZATT
CIVIL ENGINEER — LAND SURVEYOR
25 S. NORWICH RD. TROY

TROY CORPORATION | SOUTHWEST SECTION | 1124, 1125, 1126 & 10' ALLEY INLOTS

PLAT BOOK 12 PAGE 112
MIAMI COUNTY RECORDER PLAT RECORDS
RECEIVED FOR RECORD THIS 1ST
DAY OF DECEMBER 1977, AT 1:40 P.M.
FILE NUMBER 10258 FEE $8.60
Kenneth Cook Recorder by Dora Whitmer, Deputy
MIAMI COUNTY RECORDER

ALLEY VACATION PLAT
-FOR-
HOBART CORPORATION
TROY, OHIO



CONSENT TO VACATION

Hobart Corporation, the owner of all land abutting the shaded alley on this Plat, which alley Hobart Corporation has petitioned the Council of the City of Troy, Ohio, to vacate, does hereby consent to such vacation and waives notice of the pendency of such petition.

HOBART CORPORATION

Frank R. Barfar — Witness — By D. Solomonson — Vice President-Finance & Administration

Miriam Frye — Witness — By John H. Lafferty — Vice President-Administration & Planning

STATE OF OHIO, COUNTY OF MIAMI, SS:

Before me, a notary public in and for said county and state, personally appeared Charles D. Solomonson, Vice President-Finance & Administration, and John H. Lafferty, Vice President-Administration & Planning, of Hobart Corporation, an Ohio corporation, who represented that they are duly authorized to sign the above Consent, that they acknowledged that they signed the above Consent, and that the signing was their free act and deed as such officers and the free act and deed of Hobart Corporation.

IN TESTIMONY WHEREOF, I hereunto set my hand and my notarial seal at Troy, Ohio, this 1 day of August, 1977.

Frank R. Barfar
Notary Public
My Commission has no expiration date.

At a meeting of the Planning Commission of the City of Troy, Ohio held this 10th day of August, 1977, this vacation was approved.

Edward Ohmer
President

Sue D. Knight
Secretary

At a meeting of the Council of the City of Troy, Ohio, held this 3RD day of October, 1977, this vacation was approved and accepted by Ordinance Number O-35-77.

Frank H. Prowty
Mayor

Charles R. Rose
President of Council

Sue D. Knight
Clerk of Council

Transferred this 1st day of December, 1977.

Jerry L. Brown by Melissa Dver deputy
JERRY L. BROWN, MIAMI COUNTY AUDITOR

I have examined this vacation plat and do hereby certify it to be correct as shown hereon.

Richard W. Klockner
Registered Surveyors Number 4370

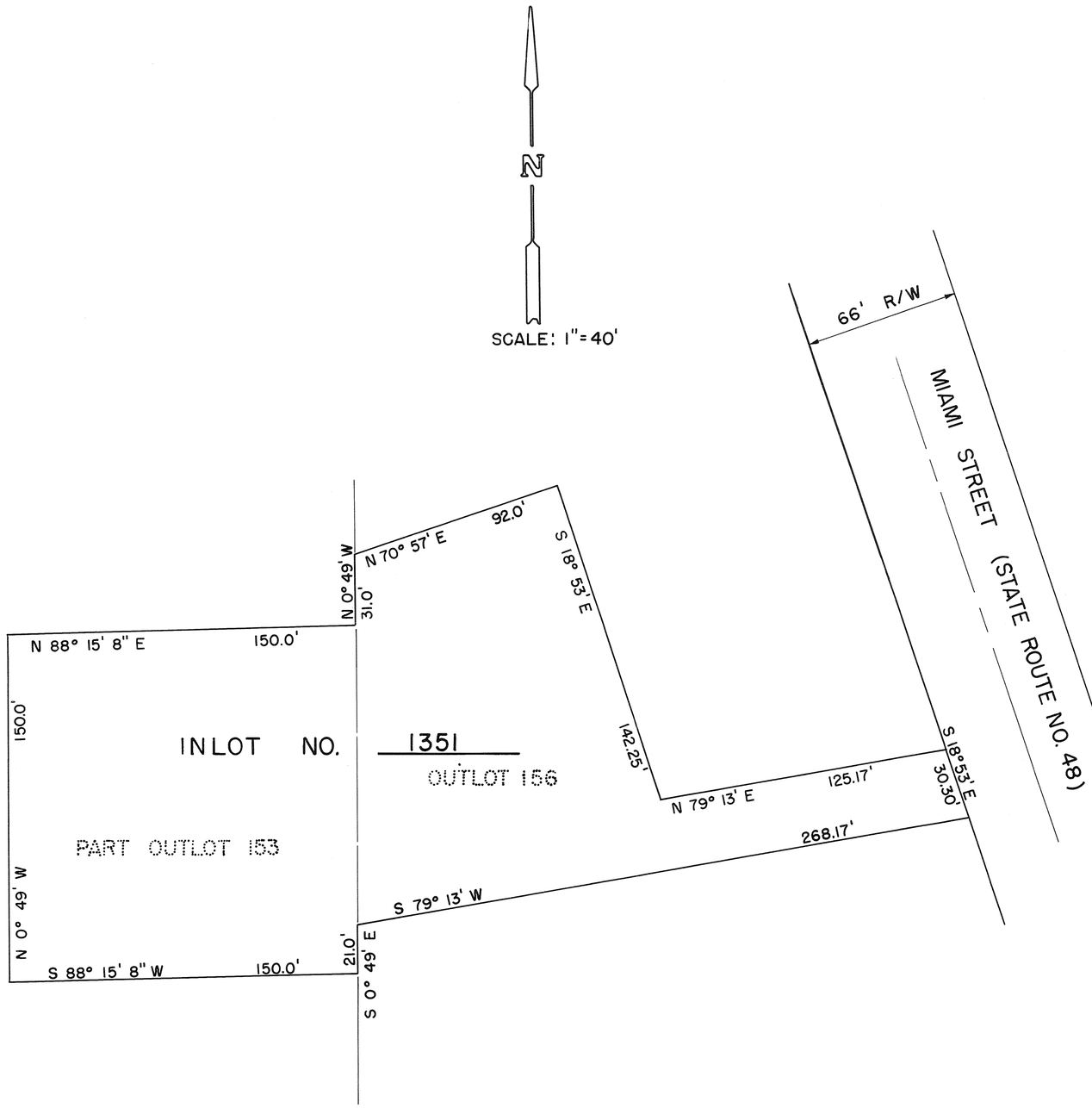
STATE OF OHIO — RICHARD WILBUR KLOCKNER — 4370 — REGISTERED SURVEYOR

PLAT REVISED 30 AUGUST 1977

PLAT BOOK NO. 12 PLAT NO. 113
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 8TH DAY OF
DECEMBER, 1977 AT 11:50 A.M.
FILE NO. 10432 FEE: $8.60

Kenneth Cook
MIAMI COUNTY RECORDER

REPLAT OF OUTLOT 156 AND PART OF OUTLOT 153
VILLAGE OF WEST MILTON, OHIO



DESCRIPTION

BEING A REPLAT OF OUTLOT 156 AND 0.5165 ACRES OF OUTLOT 153 IN THE VILLAGE OF WEST MILTON, OHIO

REFERENCE

VOLUME NO. 13, PLAT NO. 81, MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
VOLUME NO. 8, PLAT NO. 130, MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
PLAT BOOK 6, PLAT NO. 76-A, MIAMI COUNTY RECORDER'S PLAT RECORDS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LEIN HOLDERS OF THE LAND SHOWN HEREON BEING REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Stephen J. Sobers
WITNESS

Robert F. Owerka

WITNESS

JoAnn Owerka

STATE OF OHIO, MIAMI COUNTY SS.

BE IT REMEMBERED THAT ON THIS 6 DAY OF Dec., 1977, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES WHO ACKOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING REPLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Stephen J. Sobers
NOTARY PUBLIC
MY COMMISSION EXPIRES Nov. 5, 1982

PLANNING COMMISSION APPROVAL

AT A MEETING OF THE VILLAGE OF WEST MILTON PLANNING COMMISSION HELD THIS 7th DAY OF December, 1977, THIS REPLAT WAS APPROVED.

Donald Kent Harris
CHAIRMAN

Harold Green
SECRETARY Pro Tem

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 8TH DAY OF DECEMBER, 1977

Jerry L. Brown by Marlene Daino, Deputy
MIAMI COUNTY AUDITOR

STATE OF OHIO
PAUL EDWARD JOHNSON
6030
REGISTERED SURVEYOR

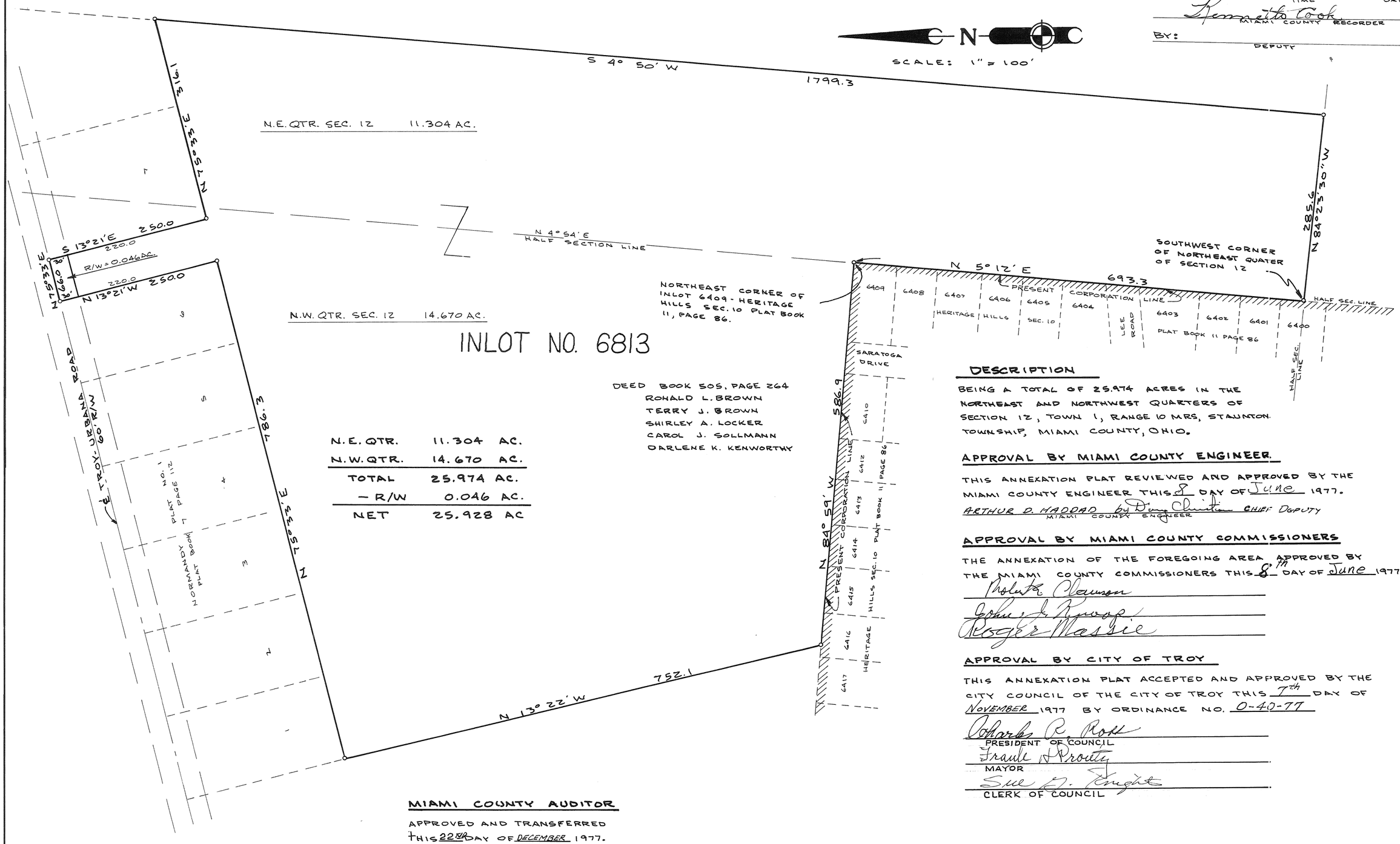
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE IN ACCORDANCE WITH SURVEYS, PLATS, AND DEEDS OF RECORD.

Paul E. Johnson
PAUL E. JOHNSON
REGISTERED SURVEYOR NO. 6030

ANNEXATION TO CITY OF TROY

• SECTION 12 • TOWN 1 • RANGE 10 MRS • STAUNTON TOWNSHIP • MIAMI COUNTY • OHIO •

BOOK 12 PAGE 114
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS
FILE NO. 10836 FEE $8.60
RECIEVED FOR RECORD 8:33 A.M. (TIME) DEC. 23, 1977 (DATE)
Kenneth Cook
MIAMI COUNTY RECORDER
BY:
DEPUTY



DEED BOOK 505, PAGE 264
RONALD L. BROWN
TERRY J. BROWN
SHIRLEY A. LOCKER
CAROL J. SOLLMANN
DARLENE K. KENWORTHY

N.E. QTR.	11.304	AC.
N.W. QTR.	14.670	AC.
TOTAL	25.974	AC.
− R/W	0.046	AC.
NET	25.928	AC

DESCRIPTION

BEING A TOTAL OF 25.974 ACRES IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 12, TOWN 1, RANGE 10 MRS, STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER.

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 8 DAY OF June 1977.

ARTHUR D. HADDAD by Dirg Christian CHIEF DEPUTY
MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 8th DAY OF June 1977.

Robert R. Clawson
John J. Kroop
Roger Massie

APPROVAL BY CITY OF TROY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY THIS 7th DAY OF NOVEMBER 1977 BY ORDINANCE NO. O-40-77

Charles R. Rose
PRESIDENT OF COUNCIL
Frank Prouty
MAYOR
Sue A. Knight
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 22ND DAY OF DECEMBER 1977.

JERRY L. BROWN
MIAMI COUNTY AUDITOR
BY: Marlene Daino
DEPUTY

SURVEY REFERENCE
LAND SURVEY
VOL. 16 PG. 86

STATE OF OHIO DANIEL D. TURNER 4807 REGISTERED SURVEYOR

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

ANNEXATION OF 25.974 ACRES TO CITY OF TROY-OHIO		
DANIEL D. TURNER & ASSOC., INC. 19 SOUTH PLUM ST. TROY-O.		
DATE JAN. 1977	DRAWN BY: J.T. CHECKED BY: D.T.	SHEET 1/1
FILE NO. 1-77-01	SCALE: 1"=100'	

KINGS CHAPEL ~ SECTION THREE

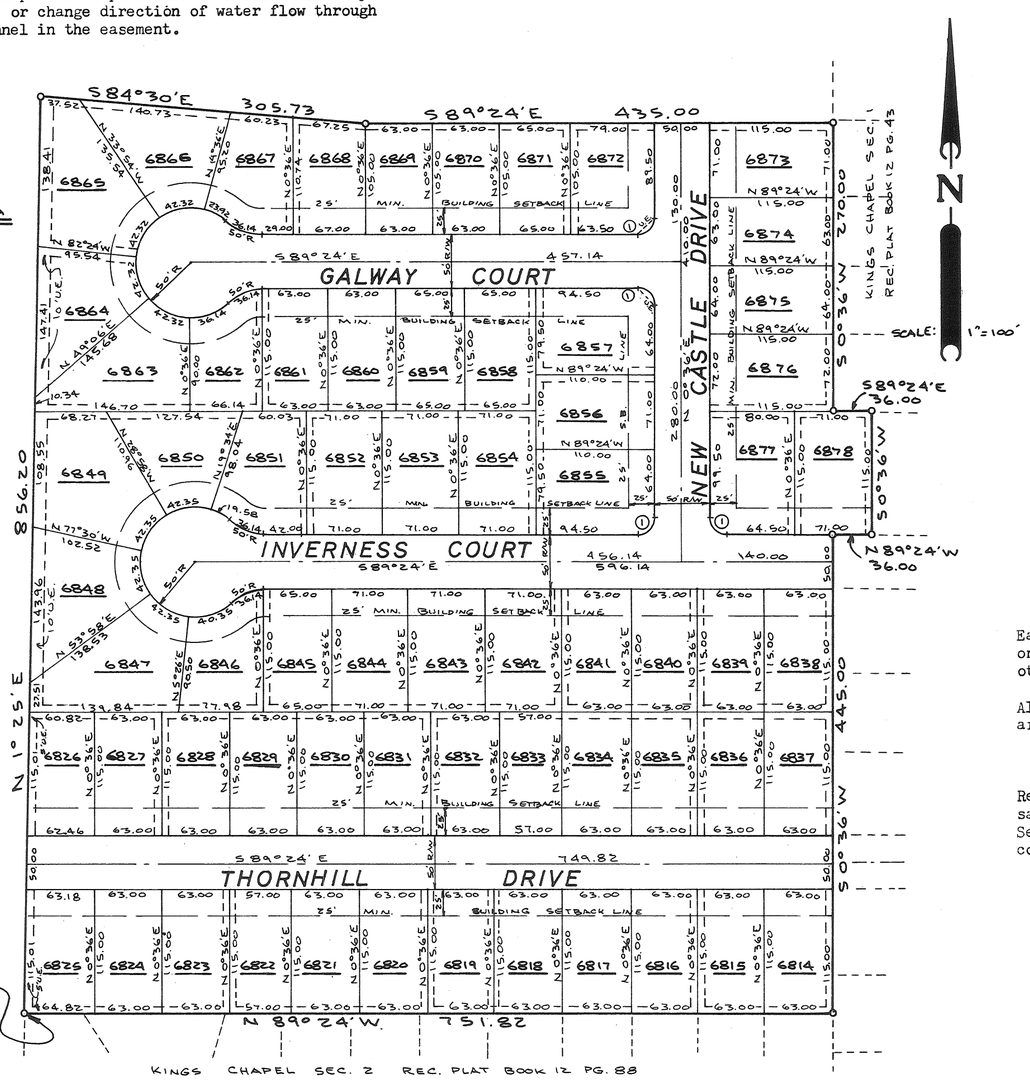
PART OF LOT 6513 ~ TROY OHIO

DRAINAGE NOTE

The City of Troy does not accept for maintenance any unpaved areas within any open storm drainage easements shown on this plat, and is not obligated to maintain or repair any unpaved channels or unpaved slopes in said easements. The easement area of each lot and all improvements in it, excepting concreted or paved areas as required by City of Troy Standards, shall be maintained continously 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.

R/W CURVE DATA

① Δ = 90°00'
R = 15.50
L = 24.35
T = 15.50



NOTE

Easements shown on this plat shall be five ft. (5') on each side of lot lines as shown unless indicated otherwise. Easements shown thus:

All building setback lines as shown on this plat are 25 feet from the street property line.

NOTE

Restrictive covenants for this plat shall be the same as those restrictions listed for Kings Chapel Section 1, Plat Book 12, Page 43A, except that said covenants shall extend to April 1, 2008.

DESCRIPTION

Being a subdivision of 14.399 Acres of Part of Lot 6513 as conveyed to Mid-Continent Properties, Inc. by deed recorded in Volume No. 517, Page 111 of the Miami County Record of Recorded Deeds.

DEDICATION

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

Easements shown on this plat are for construction, operation, maintenance, repiar, replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services, and for the expressed priviledge 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.

MID-CONTINENT PROPERTIES, INC.

Susan A. Beisner — witness
Peter R. Thompson, President

Mary Kay Simons — witness
J. Richard Gaier, Secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 26th day of October, 1977, before me, the undersigned a notary public in and for said County and State, personally came Mid-Continent Properties, Inc. by its President Peter R. Thompson and its Secretary, J. Richard Gaier, who acknowledged the signing and execution of the foregoing plat to be their voluntay act and deed, in testimony whereof, I have set my hand and notorial seal on the date above written.

9-10-79
My Commission Expires

Susan A. Beisner
Notary Public
SUSAN A. BEISNER, Notary Public
IN AND FOR THE STATE OF OHIO
My Commission Expires Sept. 10, 1979

STATE OF OHIO — DANIEL D. TURNER — 4807 — REGISTERED SURVEYOR

I hereby certify this plat and all measurements to be correct. Curved distances measured along the arc. Iron pins set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

BOOK 12 PAGE 115
Miami County Recorder's Record of Recorded Plats

File No. 10837

Received for record 10:00AM (time) Dec. 23, 1977 (date)

Fee: $8.60

Kenneth Cook, Recorder
Miami County Recorder

By: Dora Whitmer, Deputy
Deputy

MIAMI COUNTY AUDITOR

Approved and transferred this 23rd day of December, 1977.

Jerry L. Brown
Miami County Auditor

By: Marlene D. Aino
Deputy

CITY COUNCIL

At a meeting of the City Council of the city of Troy, Ohio held this 19th day of December, 1977, this plat was approved by ordinance No. O-46-77

Frank H. Prentiss
Mayor

Charles R. Rose
President of Council

Sue D. Knight
Clerk of Council

CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 26th day of October, 1977, this plat was approved.

Edward Shaw
Chairman

Sue D. Knight
Secretary

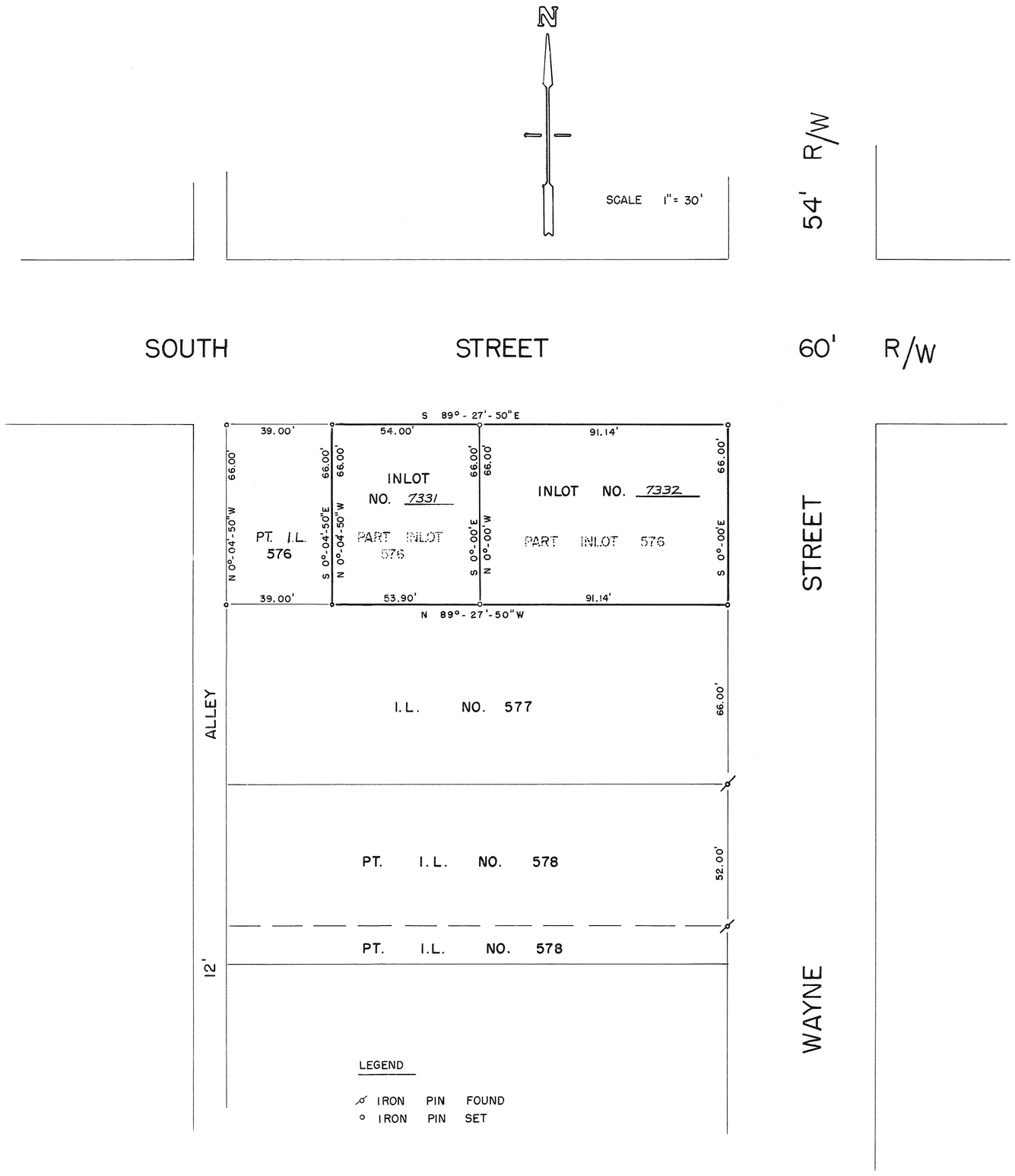
Kings Chapel- Section Three for Mid-Continent Properties, Inc. Piqua, Ohio		
DANIEL D. TURNER and ASSOCIATES, INC. Troy- Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE Oct. 1977	Drawn by: J.T. Traced by: Checked by: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

REPLAT OF PART INLOT 576
CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK NO. 12 PLAT NO. 116
MIAMI COUNTY RECORDER'S PLAT RECORDS.
RECEIVED FOR RECORD THIS 13TH DAY
OF JANUARY 1978, AT 3:43 P.M.

FILE NO. 1333
FEE : $ 8.60

Kenneth Cook, Recorder
MIAMI COUNTY RECORDER
By Doral Witmer, Deputy



DESCRIPTION

BEING A REPLAT OF PART OF INLOT 576 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REFERENCE

VOLUME NO. 13, PLAT NO. 71 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
PLAT BOOK NO. 1, PLAT NO. 25 MIAMI COUNTY RECORDER'S PLAT RECORDS
DEED BOOK NO. 24, PAGE NO. 155 MIAMI COUNTY RECORDER'S DEED RECORDS

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Harle R. Kelle Jr.
WITNESS

Lillian F. Mason
LILLIAN F. MASON

Loretta A. Gardner
WITNESS

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 20th DAY OF DECEMBER, 1977, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Harle R. Kelle Jr.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 9TH DAY OF JANUARY 1978, ACCEPTED THIS PLAT.

John D. Harbrough
CHAIRMAN

Betty J. Lemse

Willis Wells

Ray H. Willis
SECRETARY

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT, ON THIS 13TH DAY OF Jan. 1978.

Gerry L. Brown by Sharon Brookey
MIAMI COUNTY AUDITOR

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AS SHOWN.

Gregg S. Brookhart
GREGG S. BROOKHART, REGISTERED SURVEYOR NO. 6348

REC. BK. 12 PG. 117

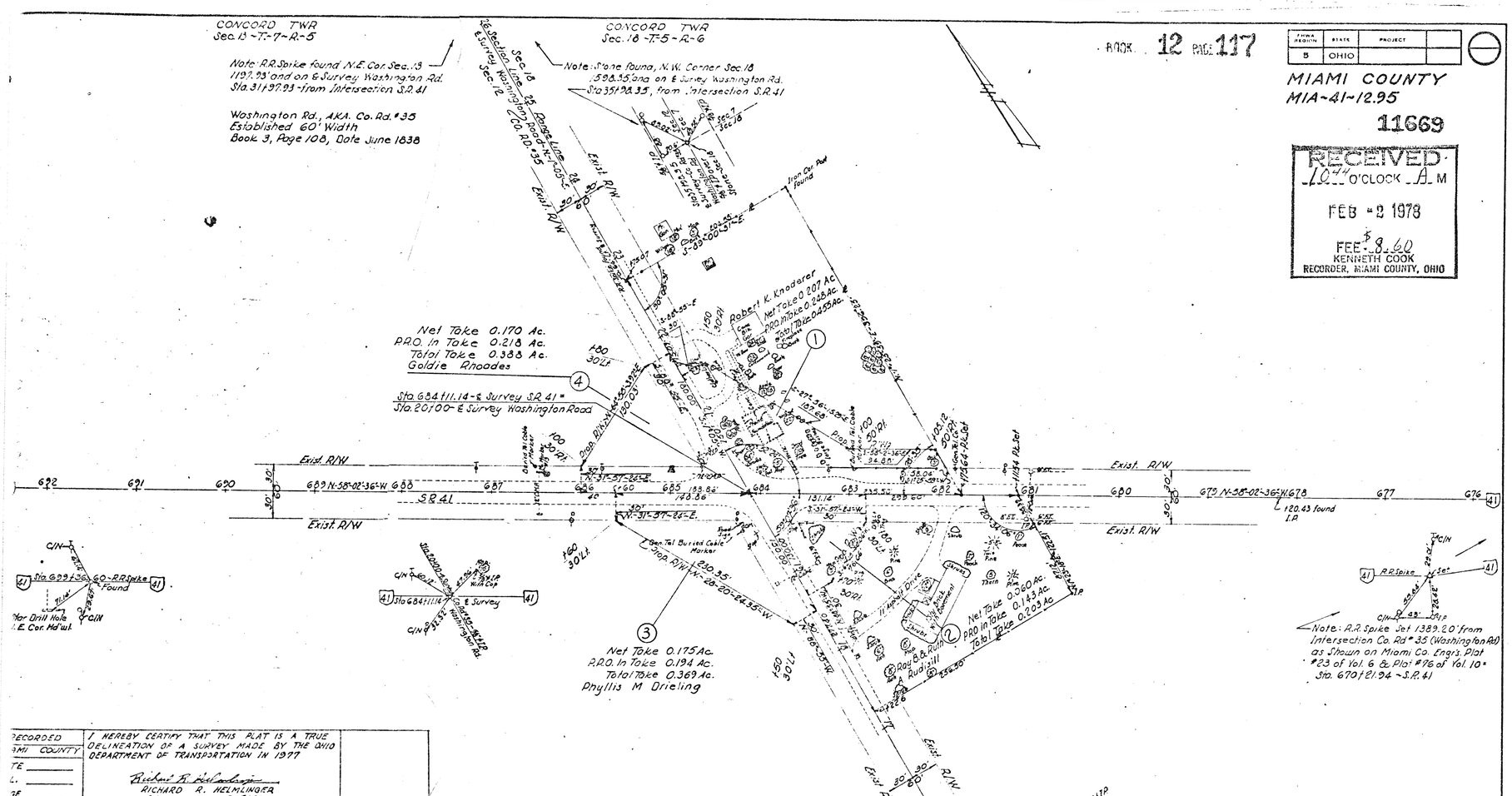
BOOK 12 PAGE 117

FHWA REGION	STATE	PROJECT	
5	OHIO		

MIAMI COUNTY
MIA-41-12.95

11669

RECEIVED
10:44 O'CLOCK A M
FEB -2 1978
FEE $8.60
KENNETH COOK
RECORDER, MIAMI COUNTY, OHIO



RECORDED	I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF TRANSPORTATION IN 1977
MI COUNTY	
TE	Richard R. Helmlinger
L.	RICHARD R. HELMLINGER
GE	REG. SURVEYOR # 5421

SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED

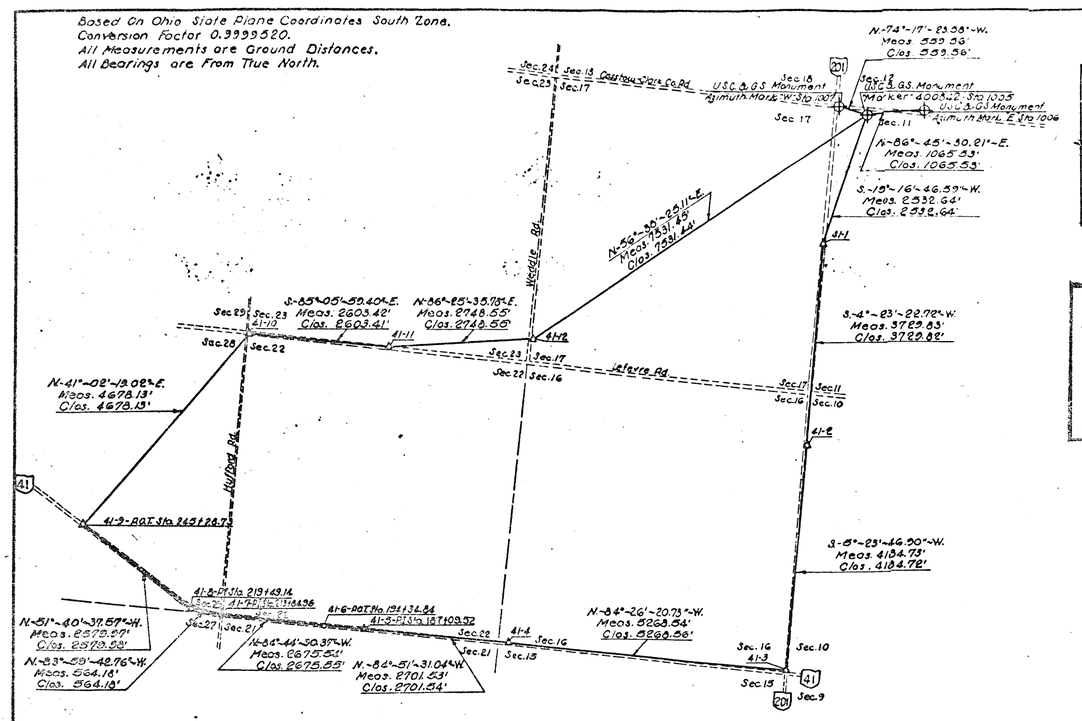
TOTAL Nº OF OWNERS (4) Four — TOTAL Nº COMPLETE TAKES (0) Zero — OWNERS WITH STRUCTURES INVOLVED (0) Zero

CEL Nº	OWNER	DEED RECORD BOOK	DEED RECORD PAGE	DEED RECORD DATE	RECORD AREA	TOTAL P.R.O.	TOTAL TAKE	P.R.O. IN TAKE	NET TAKE	NET RES. LEFT	NET RES. RIGHT	BLDGS TAKE	SHEET Nº	REMARKS	OTHER DESIGNATED EASEMENTS	TYPE FUND
1	Robert K. Knoderer	530	873	9-15-77	1.570	0.934	0.455	0.248	0.207	1.114		0				
2	Roy B. & Ruth A. Rudisill	498	42	5-24-73	1.179	0.367	0.203	0.143	0.060	0.977		0				
3	Phyllis M. Orieling	435	31	1-13-47	47.805	1.523	0.369	0.194	0.175	47.436		0				
4	Goldie Rhoades	509	436	5-31-74	312.11	1.538	0.388	0.218	0.170	311.722		0		Certificate of Transfer #4304		

COMPLETION DATE 9-8-77		
DATE	REVISION	BY

R/W & LOCATION PLAN - SCALE 1" = 50'

Based On Ohio State Plane Coordinates South Zone.
Conversion Factor 0.9999520.
All Measurements are Ground Distances.
All Bearings are From True North.



CENTERLINE PLAT
MIAMI COUNTY
ELIZABETH TOWNSHIP

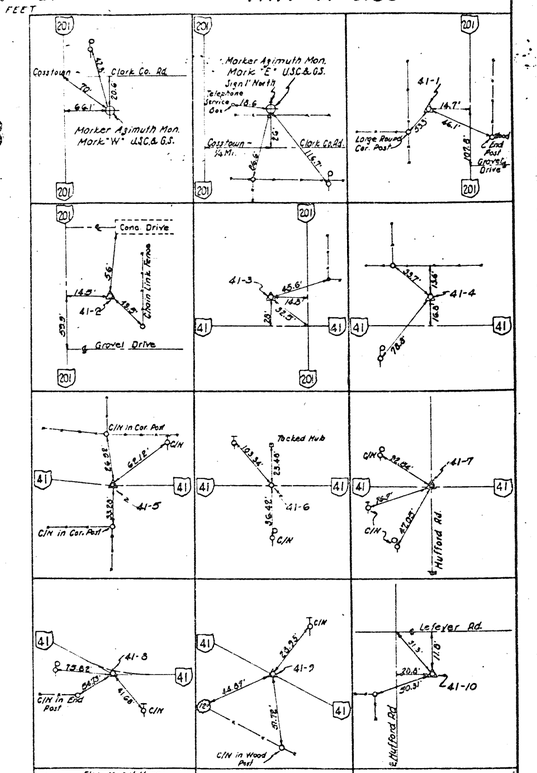
100.0 50.0 100.0 200.0
SCALE IN FEET

FHWA REGION	STATE	PROJECT	
5	OHIO		

MIAMI COUNTY
MIA-41-3.85

BOOK 12 PAGE 118

RECEIVED
1045 O'CLOCK A M
FEB - 2 1978
FEE $8.60
KENNETH COOK
RECORDER, MIAMI COUNTY, OHIO



CLOSED TRAVERSE ~ ELIZABETH TOWNSHIP ~ MIAMI COUNTY ~ OHIO ~ COORDINATE TABLE							
Sec		E Coordinate	W Coordinate	Longitude	Latitude	Ref Mon	Remarks
11	14	1559966.330	747113.370	84°-04'-17.77700"	40°-02'-26.70800"	Marker	4008.42-Sta 1005-USC.&G.S.
12	24	1561030.160	721173.550	84°-04'-04.11500"	40°-02'-27.48600"	Azimuth Mark	"E"-USC.&G.S.
11	24	1559427.640	747264.790	84°-04'-24.73600"	40°-02'-28.11200"	Azimuth Mark	"W"-USC.&G.S.
17	22	1553130.156	744722.822	84°-04'-27.99023"	40°-02'-02.94382"	41-1	5/8" ø With Plastic Cap
10	22	1558844.696	741004.120	84°-04'-30.82558"	40°-01'-28.15025"	41-2	" " " "
16	22	1558451.162	736836.146	84°-04'-34.94327"	40°-00'-41.91038"	41-3	" " " "
16	22	1558207.651	737346.665	84°-05'-42.44196"	40°-00'-49.05286"	41-4	5/8" ø With Plastic Cap
22	22	1558517.113	737550.741	84°-06'-17.07020"	40°-00'-50.97377"	41-5	" over Stone ℄ S.R. 41 (Survey) *
22	22	1559794.790	737657.223	84°-06'-26.36742"	40°-00'-51.50366"	41-6	Pk Nail in Post ℄ S.R. 41 (Survey) *
22	22	1562352.950	737835.936	84°-06'-51.36113"	40°-00'-52.92720"	41-7	5/8" ø over Stone ℄ S.R. 41 (Survey) *
28	22	1563791.891	737894.953	84°-06'-55.83437"	40°-00'-53.41110"	41-8	3/4" ø Flush ℄ S.R. 41 (Survey) *
28	22	1564267.918	739494.704	84°-07'-24.96225"	40°-01'-08.85939"	41-9	Pk Nail in Post ℄ S.R. 41 (Survey) *
22	22	1568335.277	743023.093	84°-06'-46.30251"	40°-01'-44.26694"	41-10	5/8" ø With Plastic Cap
23	22	1566935.031	742600.721	84°-06'-72.91160"	40°-01'-42.52625"	41-11	" " " "
17	22	1553076.121	742972.021	84°-05'-37.69759"	40°-01'-44.69873	41-12	5/8" ø With Plastic Cap

* ℄ Survey Existing S.R. 41 Not ℄ Construction Proposed S.R. 41

I Hereby Certify That This Plat is a True Delineation of a Survey Made by The Ohio Department of Transportation in 1977

Richard R. Helmlinger

Richard R. Helmlinger ~ Reg. Surveyor #5421

RECORDED
MIAMI COUNTY
Date
Vol.:
Page

WOODLAWN VILLAGE - SECTION 5

• TOWN 4 • RANGE 6E • SEC.9 S.E.1/4 • MONROE TOWNSHIP • MIAMI COUNTY • OHIO •

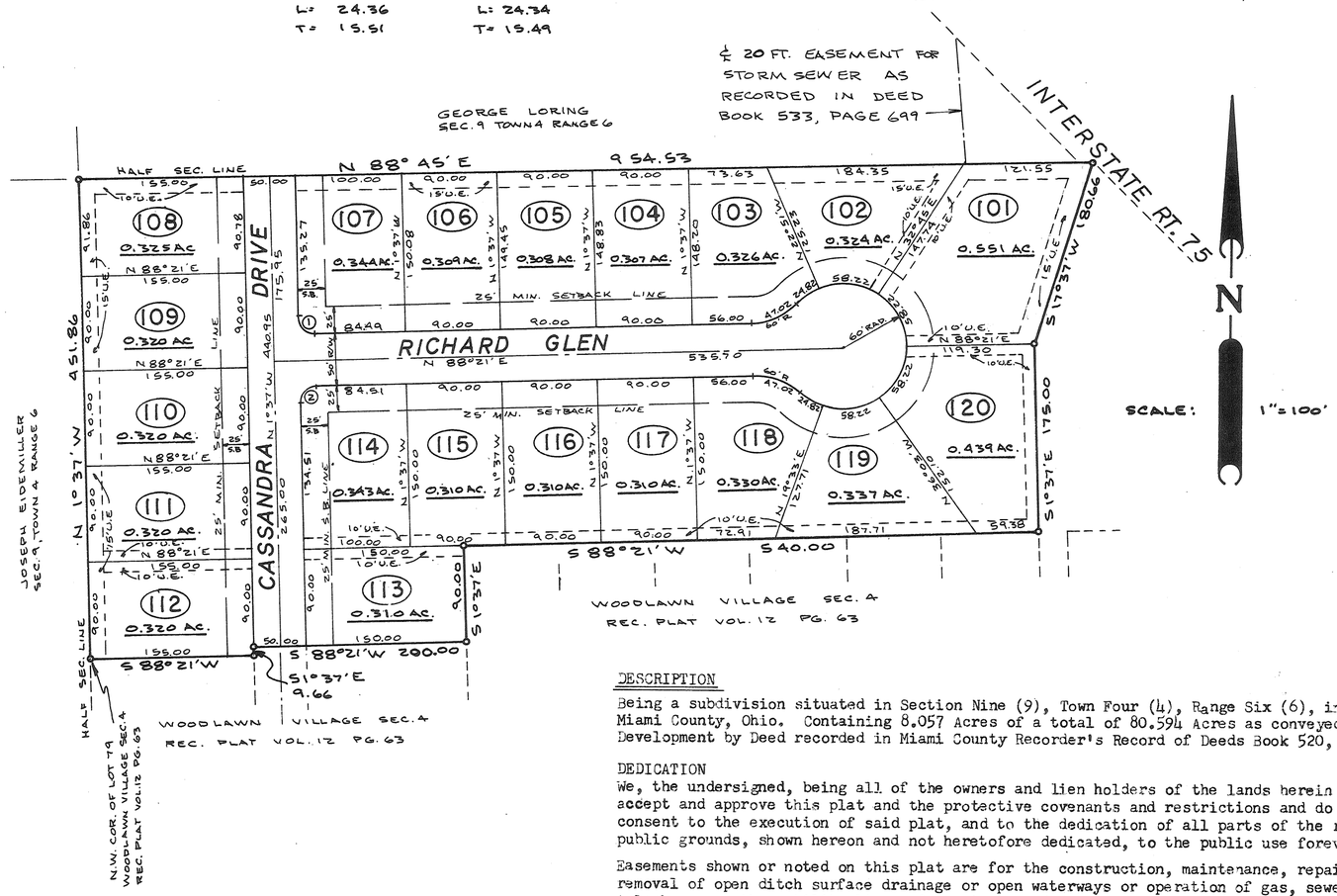
NOTE
There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon. There is a ten ft. (10') utility easement along and adjacent to all street rights-of-way.

R/W CURVE DATA

①		②	
Δ=	90° 02'	Δ=	89° 58'
R=	15.50	R=	15.50
L=	24.36	L=	24.34
T=	15.51	T=	15.49

LOTS = 6.763 AC.
STREETS = 1.294 AC.
TOTAL 8.057 AC.

SEE AFFIDAVIT RECORDED IN MISC BOOK 19 PG. 205 JUNE 8, 1978
Kenneth Cook RECORDER



DESCRIPTION

Being a subdivision situated in Section Nine (9), Town Four (4), Range Six (6), in Monroe Township, Miami County, Ohio. Containing 8.057 Acres of a total of 80.594 Acres as conveyed to Tipp-Troy Development by Deed recorded in Miami County Recorder's Record of Deeds Book 520, Page 474.

DEDICATION

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, and public grounds, 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 of services, and for the express priviledge 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. 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 Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Daniel D. Turner
witness
Joe M. Turner
witness

TIPP-TROY DEVELOPMENT COMPANY
Zimmel Miller
Zimmel Miller

Daniel D. Turner
witness
Joe M. Turner
witness

PEOPLES BUILDING AND SAVINGS ASSOCIATION
William E. Eickhoff
William E. Eickhoff, Exec. Vice-Pres.
R. L. Coffey
R. L. Coffey, Secretary

STATE OF OHIO, MIAMI COUNTY, ss:
Be it remembered that on this 21st day of June, 1977, before me, a notary public in and for said County and State, personally came Tipp-Troy Development by Zimmel Miller and Peoples Building and Savings Association by its executive vice-president, William E. Eickhoff and its secretary, R.L. Coffey, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on this day and date above written.

Daniel D. Turner — 2-4-82
Notary Public — My Commission Expires

NOTARIAL SEAL OHIO MIAMI COUNTY

Protective covenants for this plat shall be the same as those for Woodlawn Village Section 4, as recorded in Plat Book 12, Page 63A of the Miami County Plat Records, except that the time limitation of said covenants shall extend to August 1, 1997.

STATE OF OHIO DANIEL D. TURNER 4807 REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on May 3, 1977. Iron pins set at all lot corners and all curved distances are measured along the arc.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor, no. 4807

PLAT BOOK 12 PAGE 119
Miami County Recorder's Plat Records
Received for record this 20th day of March, 1978 at 9:15 A M.
File Number 12795 Fee: $ 8.60
Kenneth Cook, Recorder
Miami County Recorder
By: Dora Whitmer, Deputy
Deputy

This plat reviewed and approved this 17th day of March, 1978.
Curtis D. Hedges
Miami County Engineer

This plat reviewed and approved by the Miami County Planning Commission this 21st day of June 1977.
Sam B. Studebaker
Chairman
Gary B. Cline #2433
Secretary

APPROVED BY TIPP CITY PLANNING COMMISSION
At a meeting of the Tipp City Planning Commission held this 10 day of MAY, 1977, this plat was approved.
Carl J. Lucofski
Chairman
Barbara George
Secretary

This plat approved by Miami County Commissioners this 17 day of MARCH, 1978. (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.
Jerry J. Knapp
Robert E. Clausen

MIAMI COUNTY AUDITOR
Approved and transferred this 20 TH. day of MARCH, 1978.
Jerry L. Brown
Miami County Auditor
By: Marlene Daino
Deputy

Woodlawn Village- Section Five for		
Tipp-Troy Development Company		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy-Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE MAY 1977	Drawn by: J.T. Traced by: Checked by: D.T	SHEET NO. 1/1
FILE NO. 4-77-23	SCALE: 1" = 100'	

NOTE

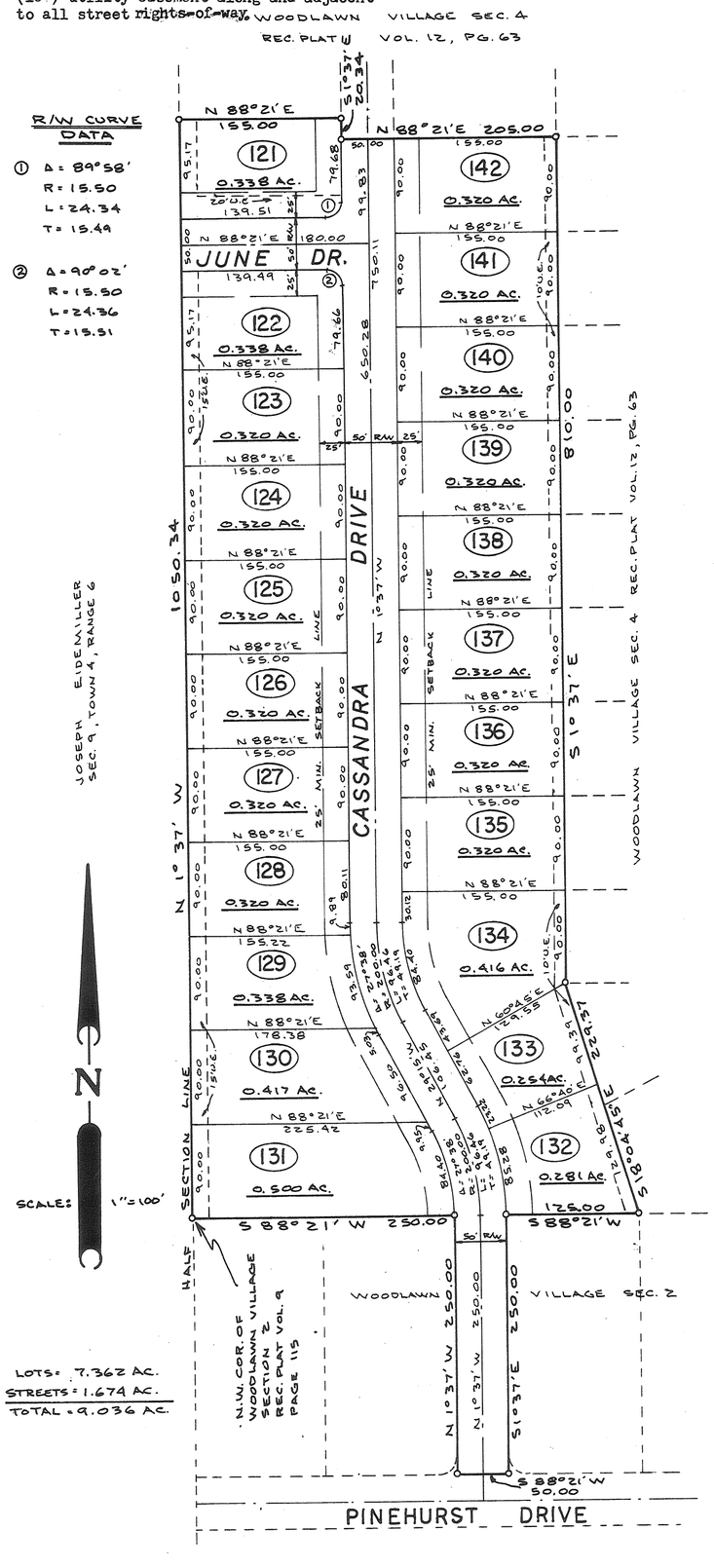
There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon. There is a ten ft. (10') utility easement along and adjacent to all street rights-of-way.

WOODLAWN VILLAGE - SECTION 6

• TOWN 4 • RANGE 6 E • SEC. 9 S.E. 1/4 • MONROE TOWNSHIP • MIAMI COUNTY • OHIO •

SEE AFFIDAVIT RECORDED IN MISC. BOOK 19 PG. 205 JUNE 8, 1978
Kenneth Cook RECORDER

PLAT BOOK 12 PAGE 120
Miami County Recorder's Plat Records
Received for record this 20th day of March, 1978 at 9:16 A.M.
File Number 12796 Fee: $ 8.60
Kenneth Cook Recorder
Miami County Recorder
By: Dora Whitmer, Deputy
Deputy



DESCRIPTION

Being a subdivision situated in Section Nine (9), Town Four (4), Range Six (6), in Monroe Township, Miami County, Ohio. Containing 9.036 Acres of a total of 80.594 Acres as conveyed to Tipp-Troy Development by Deed recorded in Miami County Recorder's Record of Deeds Book 520, Page 474.

DEDICATION

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, and public grounds, 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 of services, and for the express priviledge 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. 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 Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Daniel D. Turner
witness

Joe M. Turner
witness

TIPP-TROY DEVELOPMENT COMPANY

Zimmel Miller
Zimmel Miller

Daniel D. Turner
witness

Joe M. Turner
witness

PEOPLES BUILDING AND SAVINGS ASSOCIATION

William E. Eickhoff
William E. Eickhoff, Exec. Vice-Pres.

R. L. Coffey
R. L. Coffey, Secretary

STATE OF OHIO, MIAMI COUNTY, ss;

Be it remembered that on this 21st day of June, 1977, before me, a notary public in and for said County and State, personally came Tipp-Troy Development by Zimmel Miller and Peoples Building and Savings Association by its executive vice-president, William E. Eickhoff and its secretary, R. L. Coffey, all of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on this day and date above written.

Daniel D. Turner
Notary Public

Feb. 4, 1982
My Commission Expires

This plat reviewed and approved this 17th day of March, 1978.
Curtis A. Haddad
Miami County Engineer

This plat reviewed and approved by the Miami County Planning Commission this 21st day of JUNE, 1977.
Dan D. Studebaker
Chairman
Gary B. Cline #2434
Secretary

APPROVED BY TIPP CITY PLANNING COMMISSION
At a meeting of the Tipp City Planning Commission held this 10 day of MAY, 1977, this plat was approved.
Carl J. Kunderick
Chairman
Barbara George
Secretary

This plat approved by Miami County Commissioners this 17 day of MARCH, 1978. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat. Section 711.041 Ohio Revised Code.
John J. Knoop
Robert E. Clausen

MIAMI COUNTY AUDITOR
Approved and transferred this 20th day of MARCH, 1978.
Jerry L. Brown
Miami County Auditor
By: Marlene Daino
Deputy

Protective covenants for this plat shall be the same as those for Woodlawn Village Section 4, as recorded in Plat Book 12, Page 63A of the Miami County Plat Records, except that the time limitation of said covenants shall extend to August 1, 1997.

STATE OF OHIO DANIEL D. TURNER 4807 REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on May 3, 1977. Iron pins set at all lot corners and all curved distances are measured along the arc.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor, no. 4807

Woodlawn Village- Section Six for		
Tipp- Troy Development Company		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy- Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE MAY 1977	Drawn by: JT Traced by: Checked by: DT	SHEET NO. 1/1
FILE NO. 4-77-24	SCALE: 1" = 100'	

PLAT BOOK 12 PAGE 121
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 29TH DAY OF MARCH, 1978 AT 3:18 P.M.

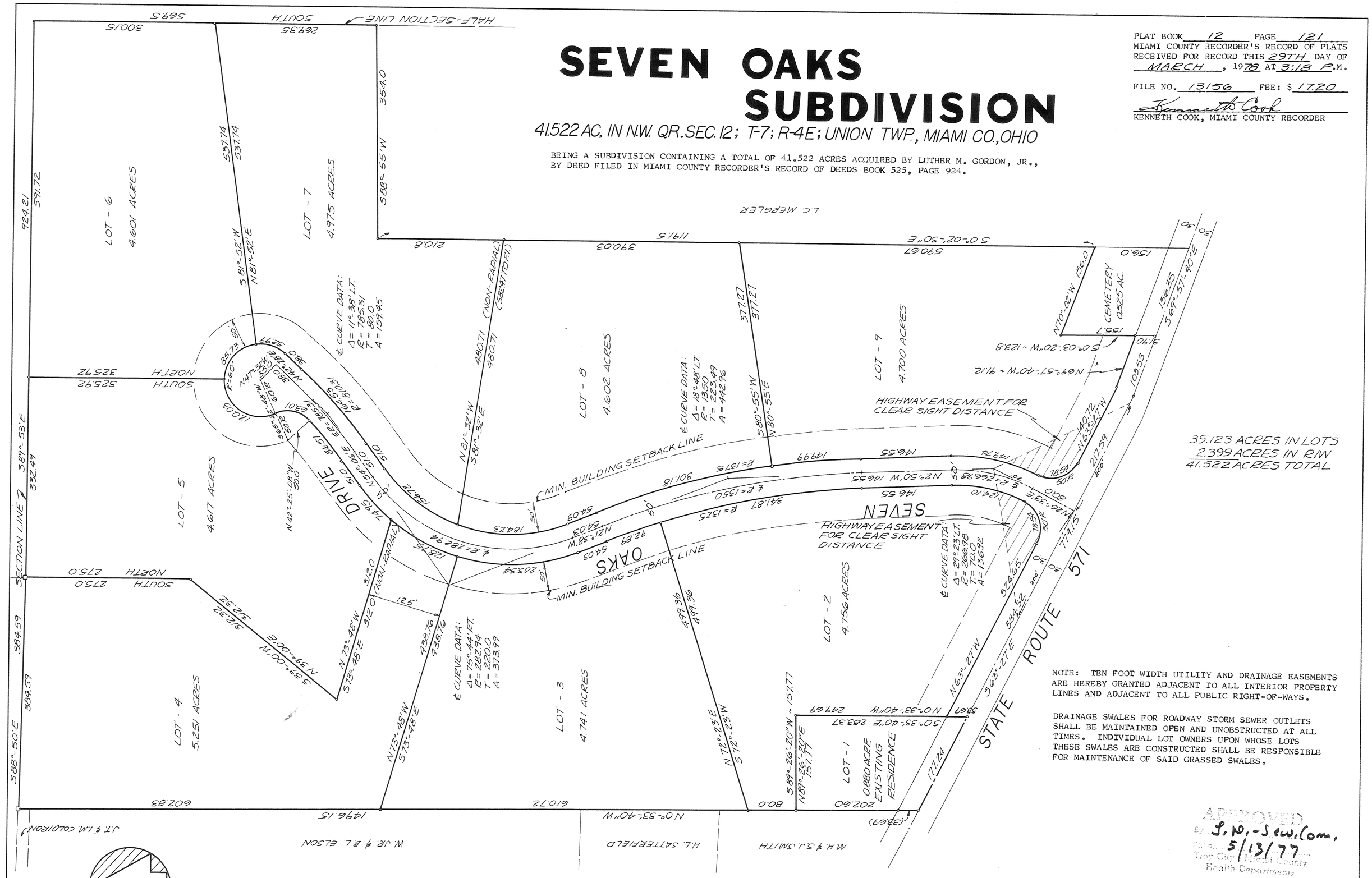
FILE NO. 13156 FEE: $ 17.20

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

SEVEN OAKS SUBDIVISION

41.522 AC. IN N.W. QR. SEC. 12; T-7; R-4E; UNION TWP., MIAMI CO., OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 41.522 ACRES ACQUIRED BY LUTHER M. GORDON, JR., BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 525, PAGE 924.



39.123 ACRES IN LOTS
2.399 ACRES IN R/W
41.522 ACRES TOTAL

NOTE: TEN FOOT WIDTH UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR PROPERTY LINES AND ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS.

DRAINAGE SWALES FOR ROADWAY STORM SEWER OUTLETS SHALL BE MAINTAINED OPEN AND UNOBSTRUCTED AT ALL TIMES. INDIVIDUAL LOT OWNERS UPON WHOSE LOTS THESE SWALES ARE CONSTRUCTED SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID GRASSED SWALES.

APPROVED
By S. No.-Sew. Com.
Date 5/13/77
Troy City Miami County
Health Departments

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

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

SEVEN OAKS SUBDIVISION UNION TOWNSHIP, MIAMI COUNTY, OHIO		
LUTHER M. GORDON, JR.		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO		
DATE 11/1/77	DRAWN BY: SDL TRACED BY: SDL CHECKED BY: RWK	SHEET NO. 1/2
FILE NO.	SCALE: 1" = 100'	

SEVEN OAKS SUBDIVISION

41.522 AC. IN N.W. QR. SEC. 12; T-7; R-4E; UNION TWP., MIAMI CO., OHIO

PLAT BOOK 12 PAGE 121A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 29TH DAY OF MARCH, 1978 AT 3:18 P.M.

FILE NO. 13156 FEE: $17.20

KENNETH COOK, MIAMI COUNTY RECORDER

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE ROADWAY 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: LUTHER M. GORDON, JR.

LUTHER M. GORDON, JR.

WITNESS

WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED LUTHER M. GORDON, JR., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 30 DAY OF NOVEMBER, 1977.

NOTARY PUBLIC MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public
In and for Miami County, Ohio
My Commission Expires October 19, 1981

APPROVAL AND ACCEPTANCE

THIS PLAT REVIEWED AND APPROVED THIS 24th DAY OF March, 1977.

MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 22 DAY OF MARCH, 1978.

CHAIRMAN

SECRETARY

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS ___ DAY OF _____, 19___
(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.)

MIAMI COUNTY COMMISSIONER

MIAMI COUNTY COMMISSIONER

MIAMI COUNTY COMMISSIONER

TRANSFERRED THIS 29TH DAY OF MARCH, 1978.

MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

RESTRICTIVE COVENANTS

1. SAID REAL ESTATE SHALL BE USED EXCLUSIVELY FOR SINGLE FAMILY PRIVATE DWELLING HOUSE PURPOSES AND NO HOUSE SHALL BE USED FOR BUSINESS PURPOSES.

2. THE CONSTRUCTION WORK ON ANY BUILDING SHALL BE COMPLETED WITHIN TWELVE (12) MONTHS OF BEGINNING. SUCH WORK SHALL NOT BE COMPLETE UNLESS THE BUILDING IS FINISHED IN EVERY RESPECT IN ITS INTERIOR AND EXTERIOR INCLUDING GARAGE, DRIVEWAY, SERVICE WALKS AND ROUGH LANDSCAPING.

3. NO DWELLING HAVING A LIVING AREA OF LESS THAN 2,000 SQUARE FEET SHALL BE LOCATED ON ANY LOT. THIS PROVISION SHALL APPLY EVEN IN INSTANCES IN WHICH THE SIZE OF THE DWELLING HAS BEEN REDUCED BELOW THE MINIMUM SIZE SUBSEQUANT TO THE ORIGINAL COMPLETION OF THE DWELLING. LIVING AREA DOES NOT INCLUDE PORCHES, CARPORTS, GARAGES, BREEZEWAYS, UTILITY ROOMS, ATTICS, OR BASEMENTS.

4. NO STRUCTURE OF A TEMPORARY, MOBILE, OR MODULAR CHARACTER, TRAILER, BASEMENT, TENT SHACK, GARAGE, BARN, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.

5. NO NUISANCE, ADVERTISING SIGN, BILLBOARD, OR OTHER ADVERTISING DEVICE SHALL BE PERMITTED ERECTED, PLACED, OR SUFFERED TO REMAIN UPON SAID PREMISES, NOR SHALL THE PREMISES BE USED IN ANY WAY OR FOR ANY PURPOSE WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE QUIET OF ANY HOLDER OF ADJOINING LAND. THIS PROVISION SHALL NOT BE CONSTRUED TO PREVENT AN ADVERTISING SIGN OR DEVICE RELATING TO THE SALE OF THE ABOVE DESCRIBED PREMISES BEING PLACED AND MAINTAINED ON THE PREMISES.

6. NO WIRE FENCE IN ADDITION TO THAT PRESENTLY ON THE PREMISES SHALL BE ERECTED, PLACED, OR SUFFERED TO REMAIN UPON SAID PREMISES.

7. THESE RESTRICTIONS SHALL BE BINDING ON ALL AND ENFORCEABLE BY ANY OF THE PRESENT AND FUTURE OWNERS OF THE PROPERTIES SUBJECT TO THEM.

SEVEN OAKS SUBDIVISION UNION TOWNSHIP, MIAMI COUNTY, OHIO		
LUTHER M. GORDON, JR.		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO		
DATE 11/1/77	DRAWN BY: TRACED BY: RWK CHECKED BY:	SHEET NO. 2/2
FILE NO.	SCALE: 1" = 100'	

TIPPECANOE VILLAGE - SECTION FIVE

PLAT BOOK 12 PAGE 122

MIAMI COUNTY RECORDER'S RECORDS
RECEIVED FOR RECORD THIS 7TH DAY OF APRIL, 1978, AT 2:45 P.M.

FILE NUMBER 13415 FEE: $9.60

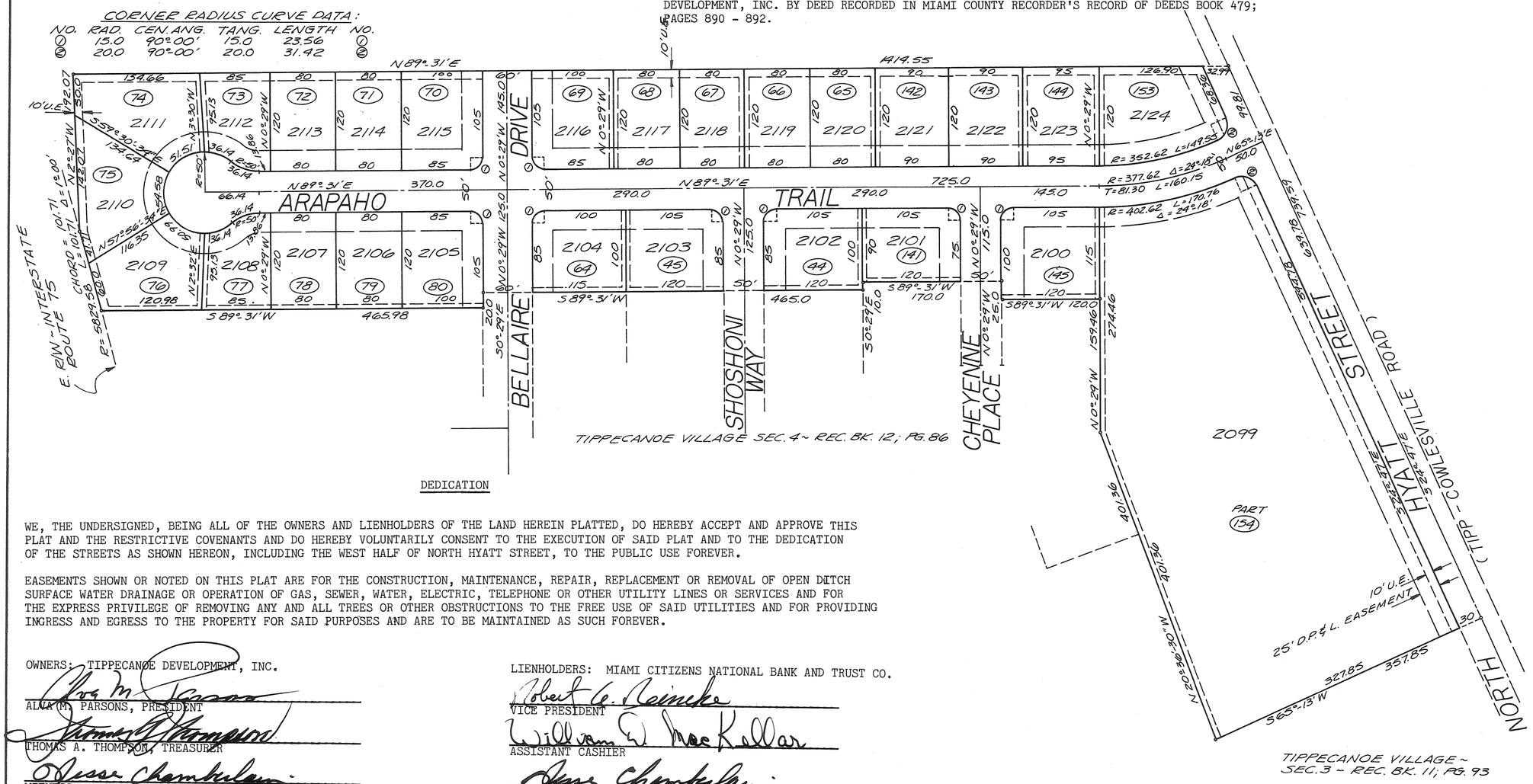
Kenneth Cook
KENNETH W. COOK, MIAMI COUNTY RECORDER

LEGEND:
(78) PLAT LOT NUMBER
——— 25' BUILDING SETBACK LINE
═══ 5' UTILITY & DRAINAGE EASEMENT UNLESS OTHERWISE SHOWN.

CORNER RADIUS CURVE DATA:

NO.	RAD.	CEN.ANG.	TANG.	LENGTH	NO.
1	15.0	90°-00'	15.0	23.56	1
2	20.0	90°-00'	20.0	31.42	2

CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO
BEING A SUBDIVISION OF 13.191 ACRES OF INLOT 1770 IN TIPP CITY, OHIO, ACQUIRED BY TIPPECANOE DEVELOPMENT, INC. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 479; PAGES 890 - 892.



N

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, INCLUDING THE WEST HALF OF NORTH HYATT STREET, 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: TIPPECANOE DEVELOPMENT, INC.

Alva M. Parsons
ALVA M. PARSONS, PRESIDENT

Thomas A. Thompson
THOMAS A. THOMPSON, TREASURER

Jesse Chamberlain
WITNESS

John A. Beyl
WITNESS

LIENHOLDERS: MIAMI CITIZENS NATIONAL BANK AND TRUST CO.

Robert A. Reineke
VICE PRESIDENT

William D. MacKellar
ASSISTANT CASHIER

Jesse Chamberlain
WITNESS

John A. Beyl
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED ALVA M. PARSONS, PRESIDENT AND THOMAS A. THOMPSON, TREASURER OF TIPPECANOE DEVELOPMENT, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND TREASURER AND THE FREE ACT AND DEED OF SAID CORPORATION.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 22nd DAY OF MARCH, 1978.

John A. Beyl NOTARY PUBLIC

MY COMMISSION EXPIRES JOHN A. BEYL, Notary Public In and for Miami & Montgomery Countys, Ohio My Commission Expires Sept. 12, 1978.

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED ROBERT A. REINEKE VICE PRESIDENT AND WILLIAM D. MACKELLAR ASSISTANT CASHIER OF MIAMI CITIZENS NATIONAL BANK AND TRUST CO., A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT CASHIER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND ASSISTANT CASHIER AND THE FREE AND CORPORATE ACT AND DEED OF SAID MIAMI CITIZENS NATIONAL BANK AND TRUST CO., TIPP CITY, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO THIS 22nd DAY OF MARCH, 1978.

John A. Beyl NOTARY PUBLIC

MY COMMISSION EXPIRES JOHN A. BEYL, Notary Public In and for Miami & Montgomery Countys, Ohio My Commission Expires Sept. 12, 1978.

PROTECTIVE COVENANTS AND RESTRICTIONS

NOTE: THE PROTECTIVE COVENANTS AND THE RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THE RESTRICTIONS AND COVENANTS RECORDED WITH TIPPECANOE VILLAGE SECTION ONE (MIAMI COUNTY RECORDER'S PLAT BOOK 10, PAGE 137).
EXCEPT: THE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES CLAIMING UNDER THEM FOR THIS SUBDIVISION UNTIL MAY 1, 2008, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR TEN YEAR PERIODS UNLESS A MAJORITY OF THE THEN OWNERS OF THE LAND AGREE TO CHANGE SAID RESTRICTIONS IN WHOLE OR IN PART.
RAKE AND EAVE OVERHANGS ON DWELLINGS CONSTRUCTED IN THIS SUBDIVISION SHALL HAVE NO MINIMUM OVERHANG.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 14th DAY OF MARCH, 1978, THIS PLAT WAS APPROVED.

Paul Lunsford CHAIRMAN

Barbara George SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 3d DAY OF April, 1978, THIS PLAT WAS APPROVED BY ORDINANCE NO. 30-78.

Abby C. Bowling
PRESIDENT OF COUNCIL

Nancy Arnett
CLERK OF COUNCIL

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 6TH DAY OF April, 1978.

Jerry L. Brown — Sharon Brookey
JERRY BROWN, MIAMI COUNTY AUDITOR — DEPUTY AUDITOR

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 AND P.C. AND P.T. POINTS.

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

TIPPECANOE VILLAGE - SECTION FIVE FOR TIPPECANOE DEVELOPMENT, INC. TIPP CITY, OHIO	
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO	
DATE 1 MAR 1978	DRAWN BY: sdl CHECKED BY: RWK TRACED BY: sdl SCALE: 1" = 100 Ft. SHEET NO. 1/1

REPLAT OF PART OF INLOT 61
NORTHEAST CORPORATION PIQUA

BOOK 12 PAGE 123
MIAMI COUNTY RECORDERS
PLAT RECORDS

TIME RECEIVED FOR FILEING 10 01 A.M.
FILE NO. 13501
RECEIVED FOR RECORD April 11 1978
RECORDED IN PLAT BOOK 12 PAGE 123
FEE 8 00

Kenneth Cook
MIAMI COUNTY RECORDER

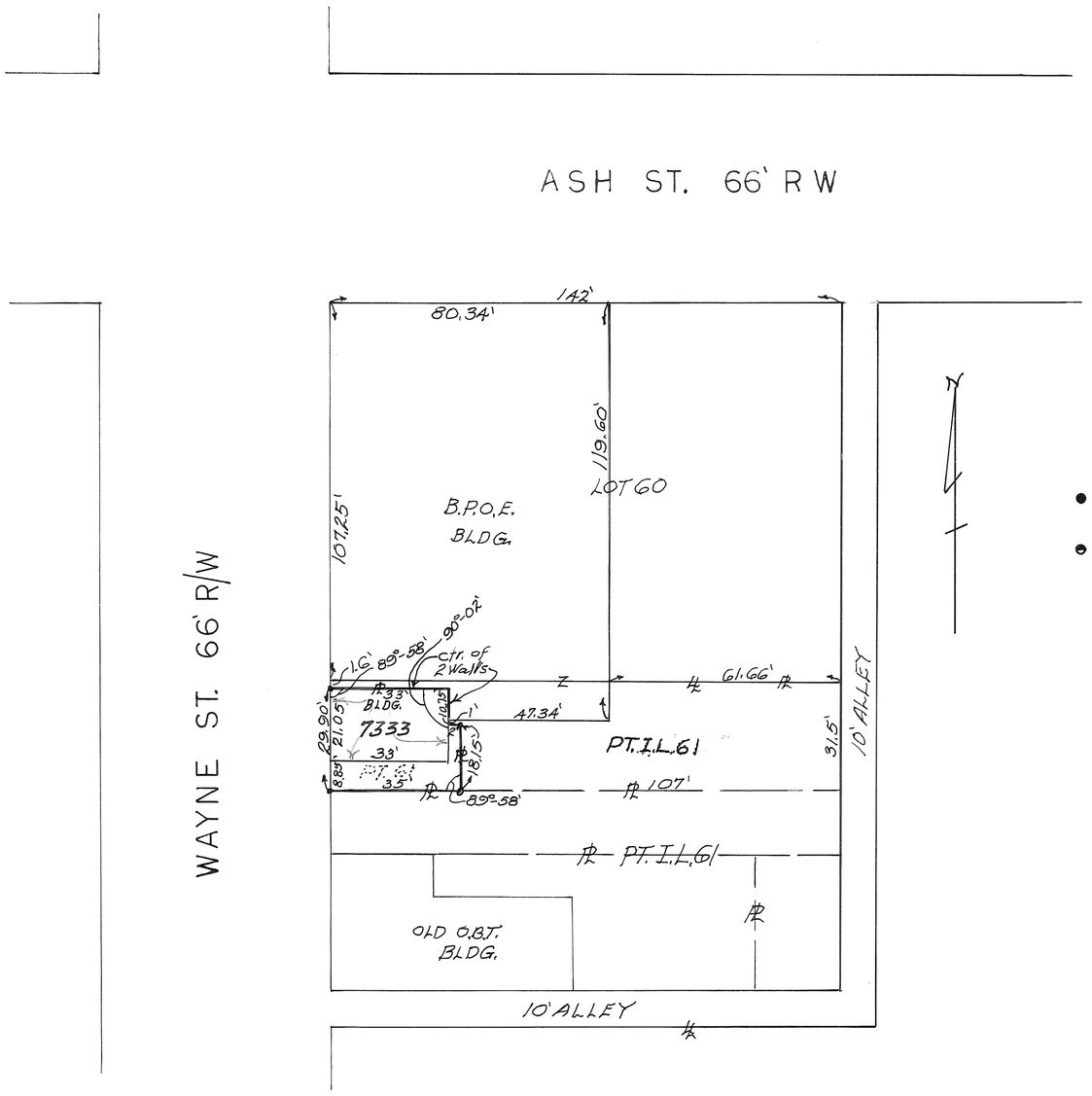
TRANSFRRED AND NUMBERED TO
DESIGNATE LOTS THIS 11TH DAY
OF April 1978

Jerry L. Brown by Sharon Brookey, deputy
MIAMI COUNTY AUDITOR

APPROVED CITY OF PIQUA
PLANNING COMMISSION

John D. Scarbrough
Philip J. Tangel
John L. DeSue
Michael W. Heman

APRIL 10, 1978
DATE:



SURVEY REFERENCE
LOT BK. 1 P. 146
" " 14 P. 124

LEGEND
- DRILL POINT IN CONC. 1' WEST OF STREET LINE
- DRILL POINT IN CONC. ON EAST PROPERTY COR.

DESCRIPTION:

BEING A REPLAT OF PART OF INLOT 61 IN THE NORTHEAST SECTION OF THE CITY OF PIQUA.

DEDICATION:

WE THE UNDERSIGNED BEING THE OWNERS OF THE LAND HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN.

W. L. Rhodes CHRMN., BOARD OF TRUSTEES, BPOE #523

Martha Still
WITNESS

Anne B. Mc Gaperin
WITNESS

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

BE IT REMEMBERED THAT ON THIS 16 DAY OF March 1978, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONLLY CAME THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO THIS 16 DAY OF March 1978

Kathleen J. Smith
NOTARY PUBLIC

October 17, 1978
MY COMMISSION EXPIRES

KATHLEEN J. SMITH
In and for the State
My Commission Expires

STATE OF OHIO
JOHN EDWARD FERMAN 4864
REGISTERED SURVEYOR

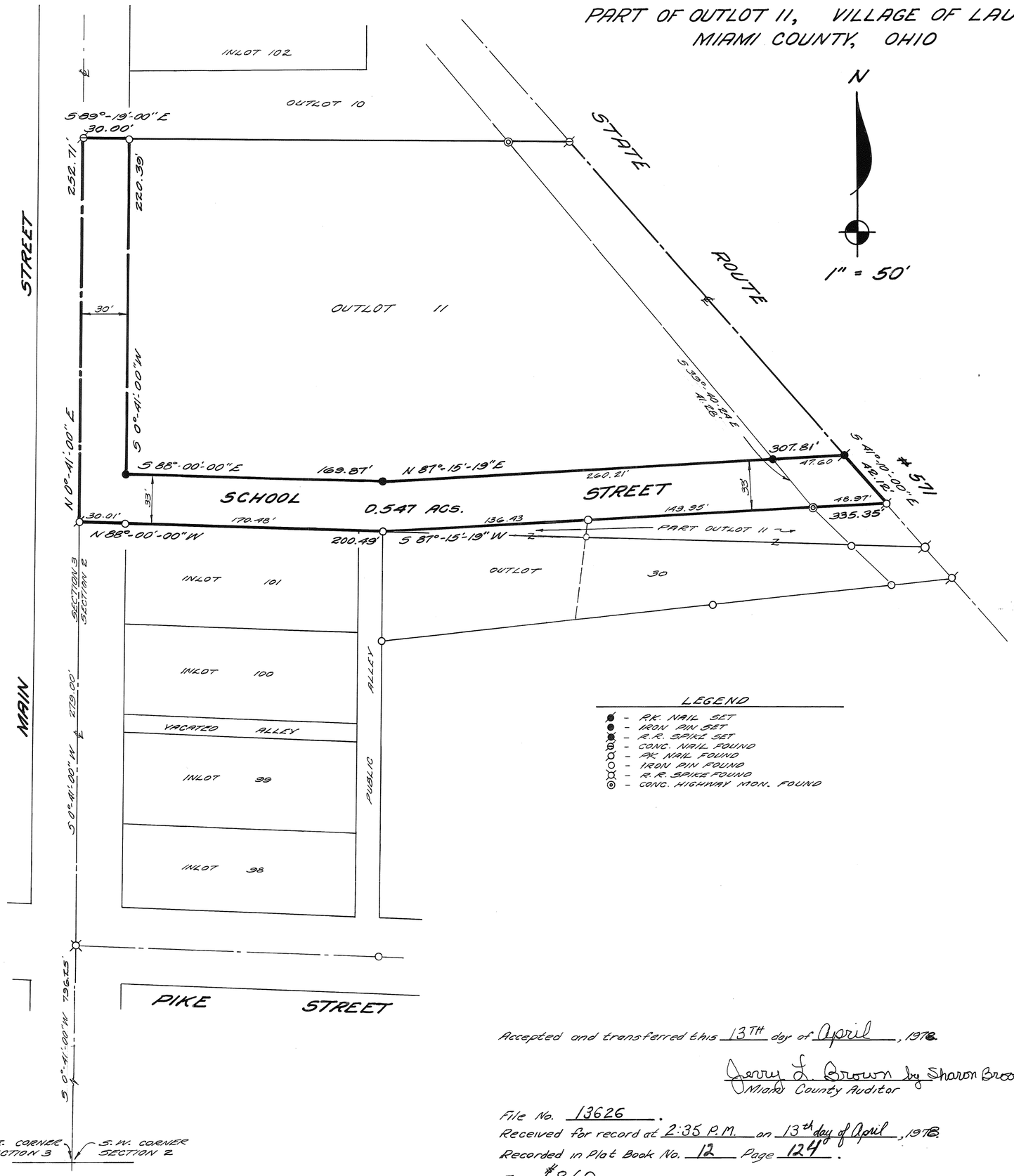
SURVEY OF PART OF INLOT 61 NOW INLOTS 7333 FOR PIQUA ELKS CLUB		
JOHN E. FERMAN PIQUA, OHIO PROFESSIONAL SURVEYOR. 4864		
DRAWN BY JF	SCALE 1" = 30'	DRAWING No. 78-2-1
CHK'D BY	DATE 2-18-78	SHEET No. 1/1
TRACED BY		

John E. Ferman

RECORDED IN PLAT BOOK 12, PAGE 124
MIAMI COUNTY PLAT RECORDS

PLAT AND DEDICATION OF SCHOOL STREET & PART OF MAIN STREET

PART OF OUTLOT 11, VILLAGE OF LAURA
MIAMI COUNTY, OHIO



DESCRIPTION

Being a part of outlot 11, in the Village of Laura, Miami County, Ohio, being part of the land conveyed to the Village of Laura by deed recorded in Deed Book 227, page 571 of the Miami County Deed Records, and being more particularily described as follows:

Beginning at a nail at the southwest corner of Outlot 11 and in the east line of Section 2, Township 7 north, Range 4 east and in the centerline of Main Street, said nail being located N 0°41'E 1075.25 feet from the southwest corner of Section 2; thence with the west line of Outlot 11 and the east line of Section 2 and the centerline of Main Street, N 0°-41'-00"E for 252.71 feet to the northwest corner of Outlot 11; thence with the north line of Outlot 11, S 89°-19'-00"E for 30.00 feet; thence S 0°-41'-00"W for 220.39 feet; thence S 88°-00'-00"E for 169.87 feet; thence N 87°-15'-19"E for 307.81 feet to the east line of Outlot 11 and the centerline of Ohio State Route 571; thence with the east line of Outlot 11 and the centerline of Ohio State Route 571, S 41°-10'-00"E for 42.12 feet; thence S 87°-15'-19" W for 335.35 feet to the south line of Outlot 11; thence with the south line of Outlot 11, N 88°-00'-00"W for 200.49 feet to the point of beginning; containing 0.547 acres.

DEDICATION

We, the undersigned, being the owners of the land herein platted, do hereby adopt and confirm this plat and dedicate the streets as described above and as shown hereon to public use forever.

VILLAGE OF LAURA, OHIO, INC.

by Robert K. Randall Jr. — Mayor — Witness

by Alice J. Beck — Clerk — Witness

ADOPTION AND ACCEPTANCE

At a meeting of the Council of the Village of Laura held on the 9th day of AUGUST, 1976, this plat was adopted and confirmed and was accepted and approved by Ordinance No. 8-76.

Robert K. Randall Jr.
Mayor

Alice J. Beck
Clerk

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 9th day of AUGUST, 1976, before me, the undersigned, a notary public in and for Miami County, Ohio, personally came the Village of Laura, Ohio, Inc. by Robert K. Randall, its Mayor, and Alice J. Beck, its Clerk, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony where of, I have set my hand and affixed my notorial seal hereunto on the day and date last aforesaid.

Gary L. Weaks
Notary Public

My commission expires

Gary L. Weaks, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date
Section 147.03 R.C.

Accepted and transferred this 13TH day of April, 1976.

Jerry L. Brown by Sharon Brookey, Deputy
Miami County Auditor

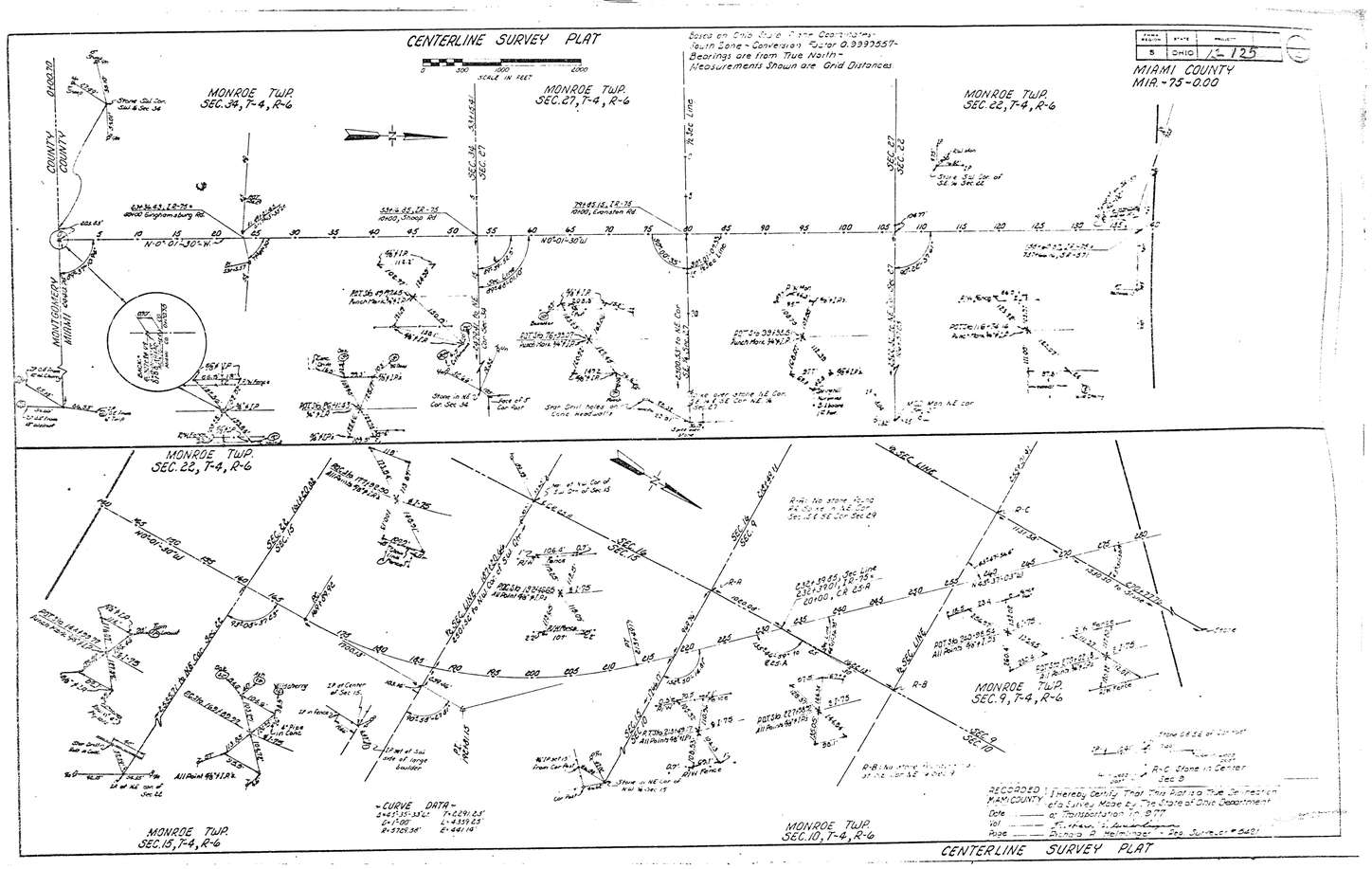
File No. 13626.
Received for record at 2:35 P.M. on 13th day of April, 1976.
Recorded in Plat Book No. 12 Page 124.
Fee: $8.60.

Kenneth Cook, Recorder by Bernice Studebaker, Deputy
Miami County Recorder

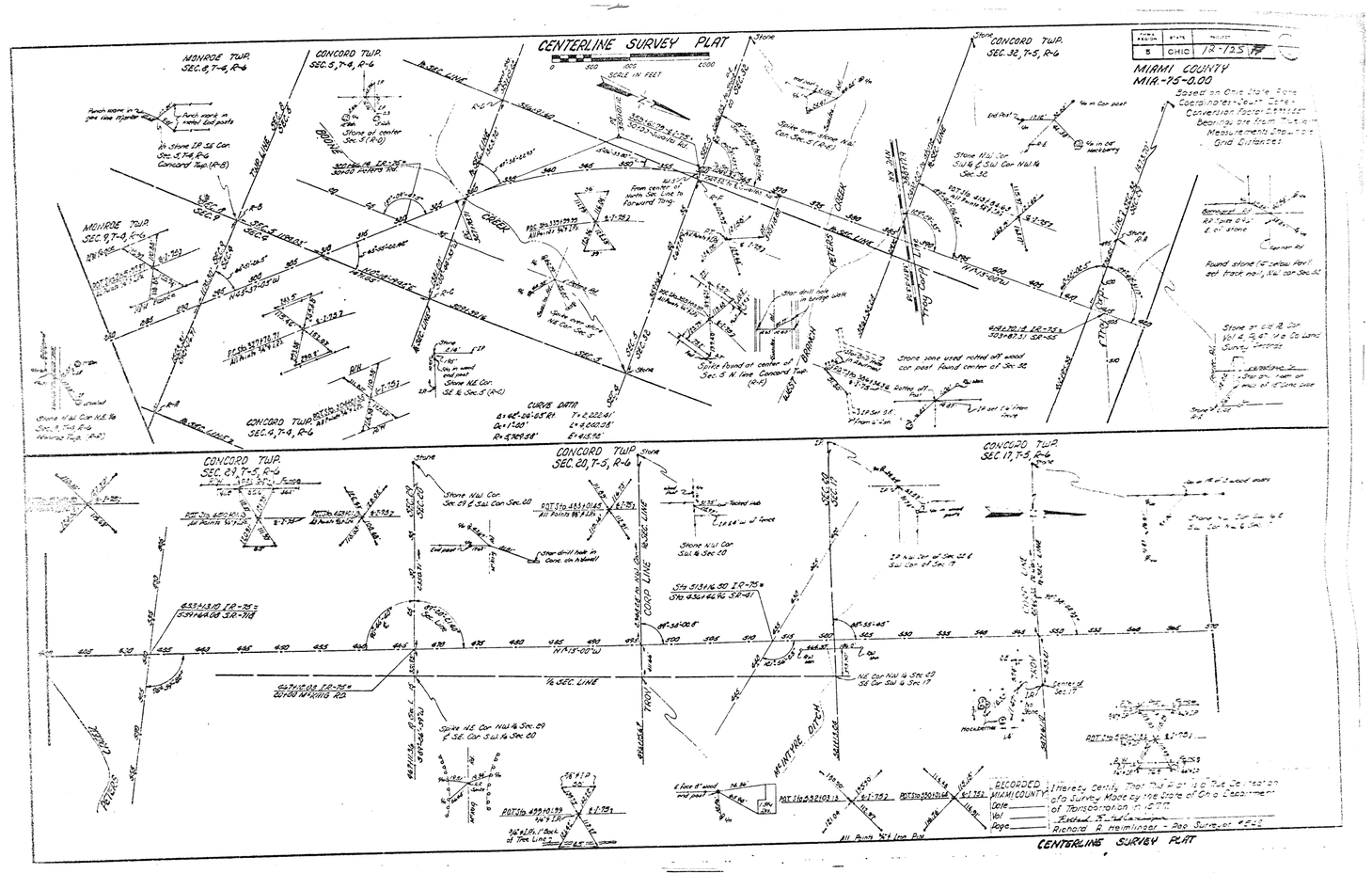
by
WINEMILLER ENGINEERING COMPANY
Vandalia, Ohio

I hereby certify the plat to be correct and corners to be marked as shown.

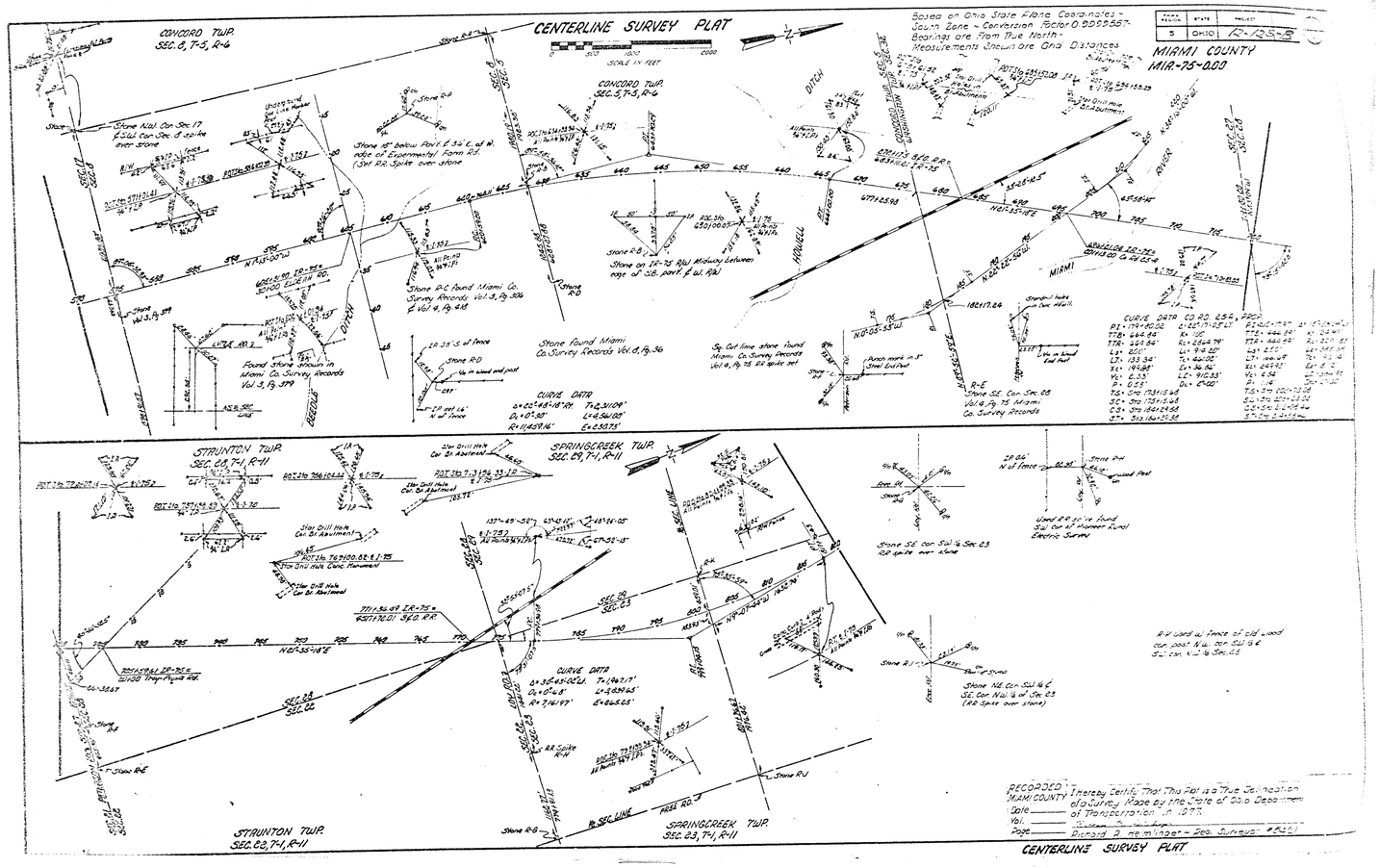
T. E. Winemiller
Thomas E. Winemiller, Ohio Registered Surveyor #5140


CENTERLINE SURVEY PLAT
Based on Ohio State Plane Coordinates-
South Zone - Conversion Factor 0.9999557-
Bearings are from True North -
Measurements Shown are Grid Distances
SCALE IN FEET
MIAMI COUNTY
MIA.-75-0.00
12-125
MONROE TWP.
SEC.34, T-4, R-6
MONROE TWP.
SEC.27, T-4, R-6
MONROE TWP.
SEC.22, T-4, R-6
MONROE TWP.
SEC.15, T-4, R-6
MONROE TWP.
SEC.10, T-4, R-6
MONROE TWP.
SEC.9, T-4, R-6
CURVE DATA
RECORDED
MIAMI COUNTY
I Hereby Certify That This Plat Is A True Delineation of a Survey Made by The State of Ohio Department of Transportation In 1977
Date
Vol
Page
CENTERLINE SURVEY PLAT

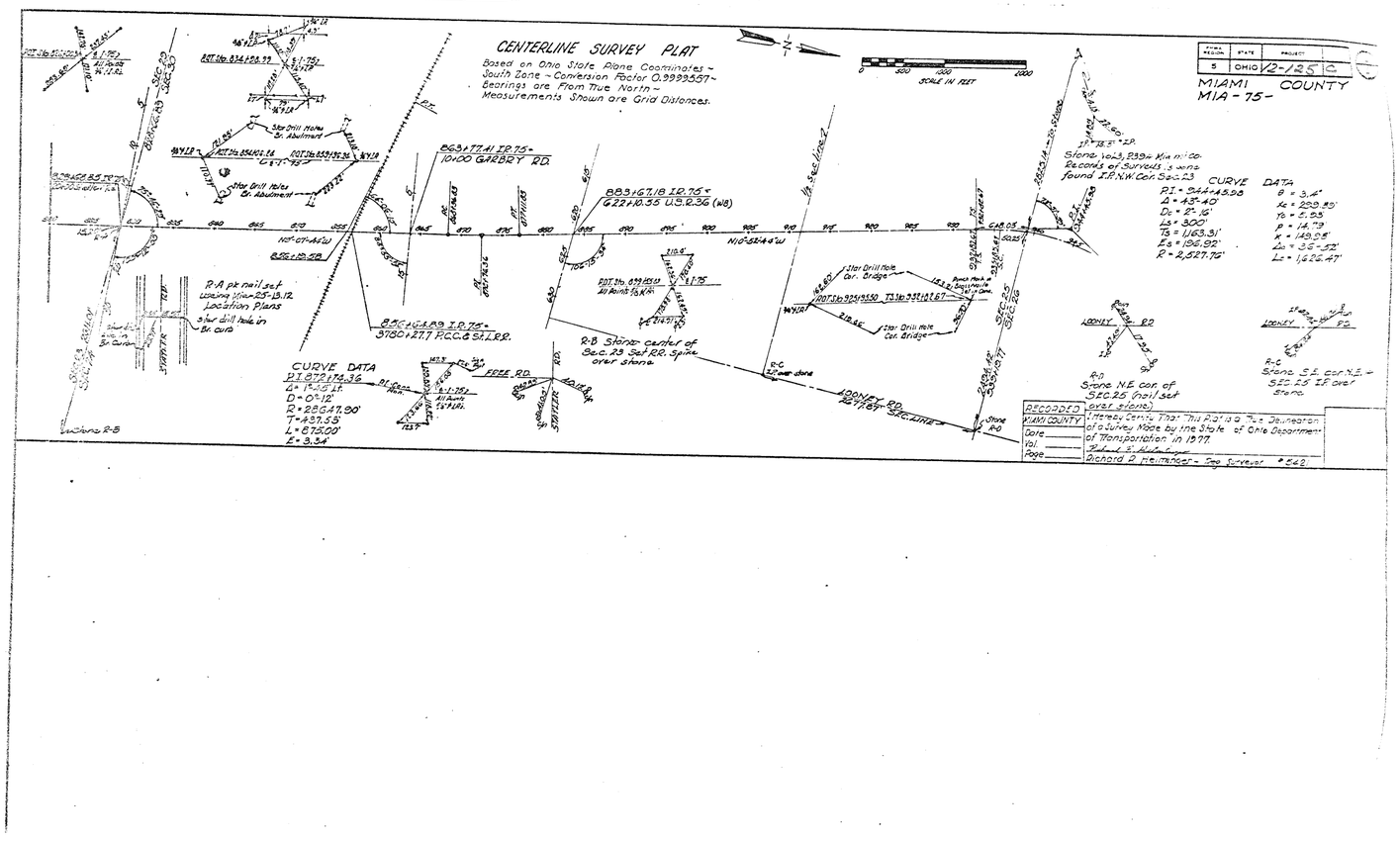
REC. BK. 12 PG. 125-A



REC. BK. 12 PG. 125-B



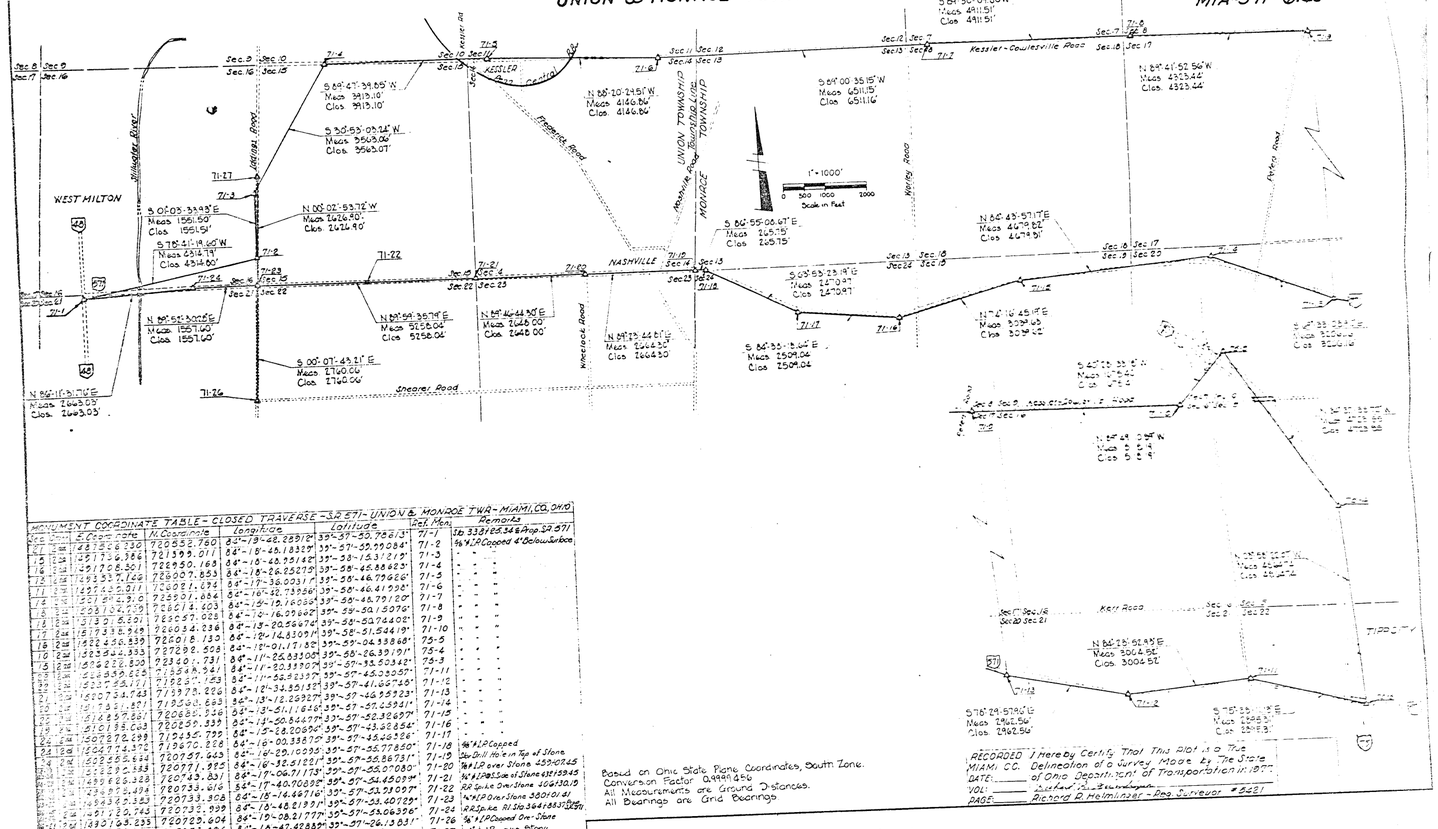
CENTERLINE SURVEY PLAT


CENTERLINE SURVEY PLAT
Based on Ohio State Plane Coordinates ~ South Zone ~ Conversion Factor 0.99995671 ~ Bearings are From True North ~ Measurements Shown are Grid Distances.
SCALE IN FEET
0 500 1000 2000
FEDERAL REGION 5 | STATE OHIO | PROJECT 12-125 C
MIAMI COUNTY
MIA-75-
10+00 GARBRY RD.
8+00 T7.41 I.P.75 ~
6+22 10.55 U.S.2.36 (W8)
8+80 27.7 P.C.C.6 St. I.R.P.
R-A pk nail set
Location Plans
R-B Stone center of Sec. 23 Set R.R. Spike over stone
CURVE DATA
P.I. 0+72.14.36
Δ = 7°-29'11"
D = 0°-12'
R = 28,647.90'
T = 437.53'
L = 875.00'
E = 3.34
JEFFE RD.
LOONEY RD.
R-D Stone N.E. cor. of Sec. 25 (nail set over stone)
R-C Stone S.E. cor. N.E. ¼ Sec. 25 I.P. over Stone
Stone No. 3, 2394 Km n/i co. Records of Surveys 1 was found I.P. N.W. Cor. Sec. 23
CURVE DATA
P.I. = 344+45.98
Δ = 43°-40'
Dc = 2°-15'
Ls = 300'
Ts = 1,163.31'
Es = 196.92'
R = 2,527.76'
θ = 3.4°
Xc = 299.85'
Yc = 2.95
P = 14.79'
K = 149.95'
Δc = 36°-52'
Lc = 1,626.47'
RECORDED MIAMI COUNTY
Date
Vol.
Page
I Hereby Certify That This Plat is a True Delineation of a Survey Made by the State of Ohio Department of Transportation in 1977.
Richard D. Heimhofer - Reg. Surveyor # 642

CENTERLINE PLAT
S.R. 571 MIAMI COUNTY
UNION & MONROE TOWNSHIPS

FEDERAL REGION	STATE	PROJECT
5	OHIO	12-126

MIAMI COUNTY
MIA-571-G.43



MONUMENT COORDINATE TABLE - CLOSED TRAVERSE - SR 571 - UNION & MONROE TWP - MIAMI, CO. OHIO						
Point	Zone	E Coordinate	N Coordinate	Longitude	Latitude	Ref. Mon.	Remarks
[illegible]	[illegible]	[illegible]	720852.780	84°-18-42.2887"	39°-57-53.7268"	71-1	Sta 332+25.34 & Prop. SR 571
[illegible]	[illegible]	[illegible]	721399.011	84°-18-46.18337"	39°-57-52.79084"	71-2	5/8" I.P. Capped 4" Below Surface
[illegible]	[illegible]	[illegible]	722850.168	84°-18-46.25142"	39°-58-15.31121"	71-3	" " "
[illegible]	[illegible]	[illegible]	723007.853	84°-18-26.25275"	39°-58-45.86823"	71-4	" " "
[illegible]	[illegible]	[illegible]	723081.074	84°-17-36.2037"	39°-58-46.77626"	71-5	" " "
[illegible]	[illegible]	[illegible]	723591.684	84°-16-42.73956"	39°-58-46.41998"	71-6	" " "
[illegible]	[illegible]	[illegible]	723674.603	84°-16-19.76086"	39°-58-46.79120"	71-7	" " "
[illegible]	[illegible]	[illegible]	723857.028	84°-16-16.09962"	39°-58-50.15976"	71-8	" " "
[illegible]	[illegible]	[illegible]	726034.236	84°-15-20.56474"	39°-58-50.74402"	71-9	" " "
[illegible]	[illegible]	[illegible]	728018.133	84°-12-14.83091"	39°-58-51.54419"	71-10	" " "
[illegible]	[illegible]	[illegible]	727298.508	84°-11-01.17182"	39°-59-04.33886"	75-5	" " "
[illegible]	[illegible]	[illegible]	723401.731	84°-11-25.83305"	39°-58-26.39191"	75-4	" " "
[illegible]	[illegible]	[illegible]	713548.561	84°-11-25.31909"	39°-57-33.50342"	75-3	" " "
[illegible]	[illegible]	[illegible]	712251.153	84°-11-58.92327"	39°-57-45.03057"	71-11	" " "
[illegible]	[illegible]	[illegible]	713973.276	84°-12-34.35132"	39°-57-41.697745"	71-12	" " "
[illegible]	[illegible]	[illegible]	719360.683	84°-13-12.25927"	39°-57-46.55723"	71-13	" " "
[illegible]	[illegible]	[illegible]	719850.938	84°-13-51.1648"	39°-57-57.05941"	71-14	" " "
[illegible]	[illegible]	[illegible]	720550.339	84°-14-50.84477"	39°-57-57.82697"	71-15	" " "
[illegible]	[illegible]	[illegible]	721435.779	84°-15-28.20590"	39°-57-53.58456"	71-16	" " "
[illegible]	[illegible]	[illegible]	719670.208	84°-16-00.33875"	39°-57-55.58556"	71-17	" " "
[illegible]	[illegible]	[illegible]	720057.663	84°-16-29.10095"	39°-57-55.77850"	71-18	5/8" I.P. Capped
[illegible]	[illegible]	[illegible]	720971.825	84°-16-32.81221"	39°-57-55.86773"	71-19	Sta Drill Hole in Top of Stone
[illegible]	[illegible]	[illegible]	720743.831	84°-17-04.71173"	39°-57-55.07080"	71-20	5/8" I.P over Stone 4551.0245
[illegible]	[illegible]	[illegible]	720733.616	84°-17-40.70095"	39°-57-54.65039"	71-21	5/8" I.P. & Stone at Stone 4551.9945
[illegible]	[illegible]	[illegible]	720733.308	84°-18-14.85716"	39°-57-53.53097"	71-22	RR Spike Over Stone 4641.01.15
[illegible]	[illegible]	[illegible]	720735.999	84°-18-48.81971"	39°-57-53.60729"	71-23	5/8" I.P. Over Stone 4501.01.01
[illegible]	[illegible]	[illegible]	720929.604	84°-19-08.21777"	39°-57-53.06396"	71-24	RR Spike 91.06.3441.6553 Stone
[illegible]	[illegible]	[illegible]	720973.096	84°-18-47.42885"	39°-57-26.13031"	71-26	5/8" I.P. Capped Over Stone
[illegible]	[illegible]	[illegible]	723559.769	84°-18-46.92578"	39°-56-19.36046"	71-27	1" & 1" over Stone

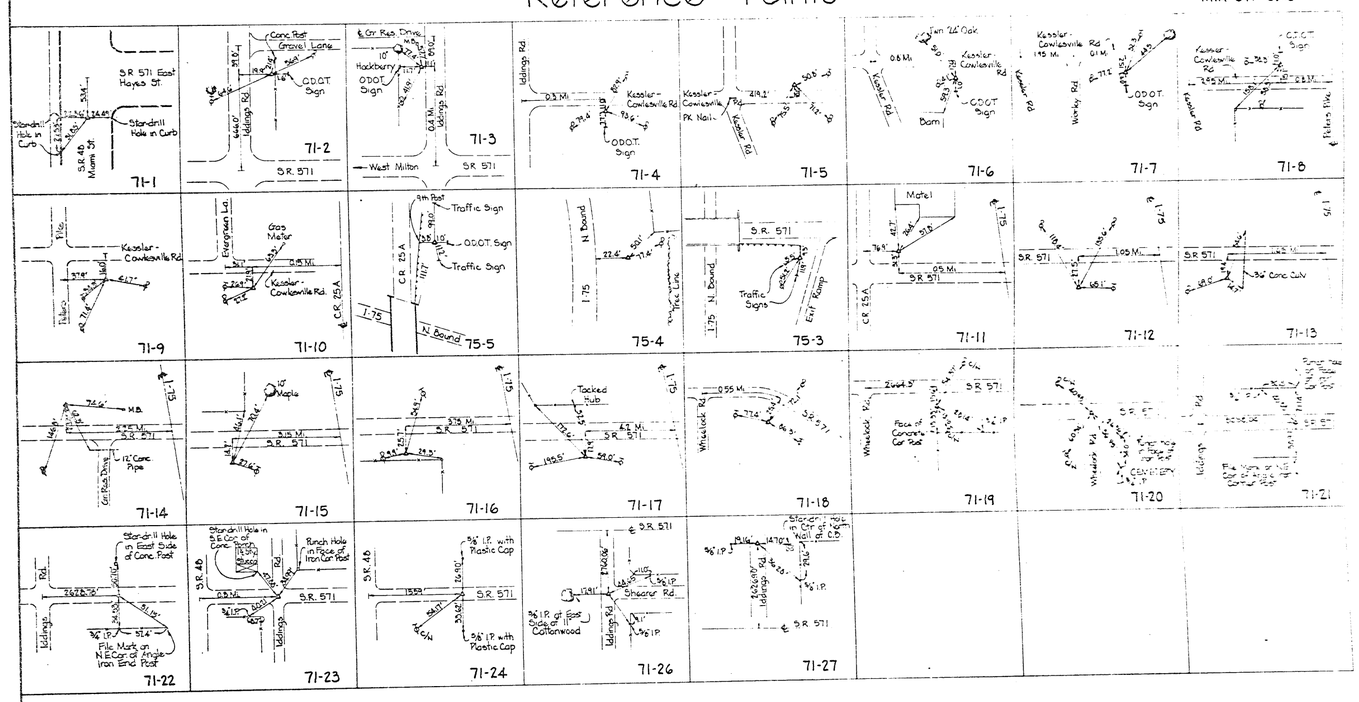
Based on Ohio State Plane Coordinates, South Zone.
Conversion Factor 0.9999.966
All Measurements are Ground Distances.
All Bearings are Grid Bearings

RECORDED I Hereby Certify That This Plat is a True
MIAMI CO. Delineation of a Survey Made by The State
DATE: _____ of Ohio Department of Transportation in 1977.
VOL: _____ Richard D. Holminger - Reg. Surveyor # 6221
PAGE: _____

FEDERAL REGION	STATE	PROJECT
5	OHIO	12-126 A

MIAMI COUNTY
MIA 571-6.43

Reference Points



TERRA ESTATES

TOWN 2 RANGE 9 MRS SECTION 6 BETHEL TOWNSHIP, OHIO

PLAT BK. 12 PAGE 127
MIAMI COUNTY RECORDERS PLAT RECORDS
FILE NUMBER 13941
RECEIVED FOR RECORD April 24, 1978
AT 2:54 P.M. FEE # 8.60
Kenneth Cole
MIAMI COUNTY RECORDER

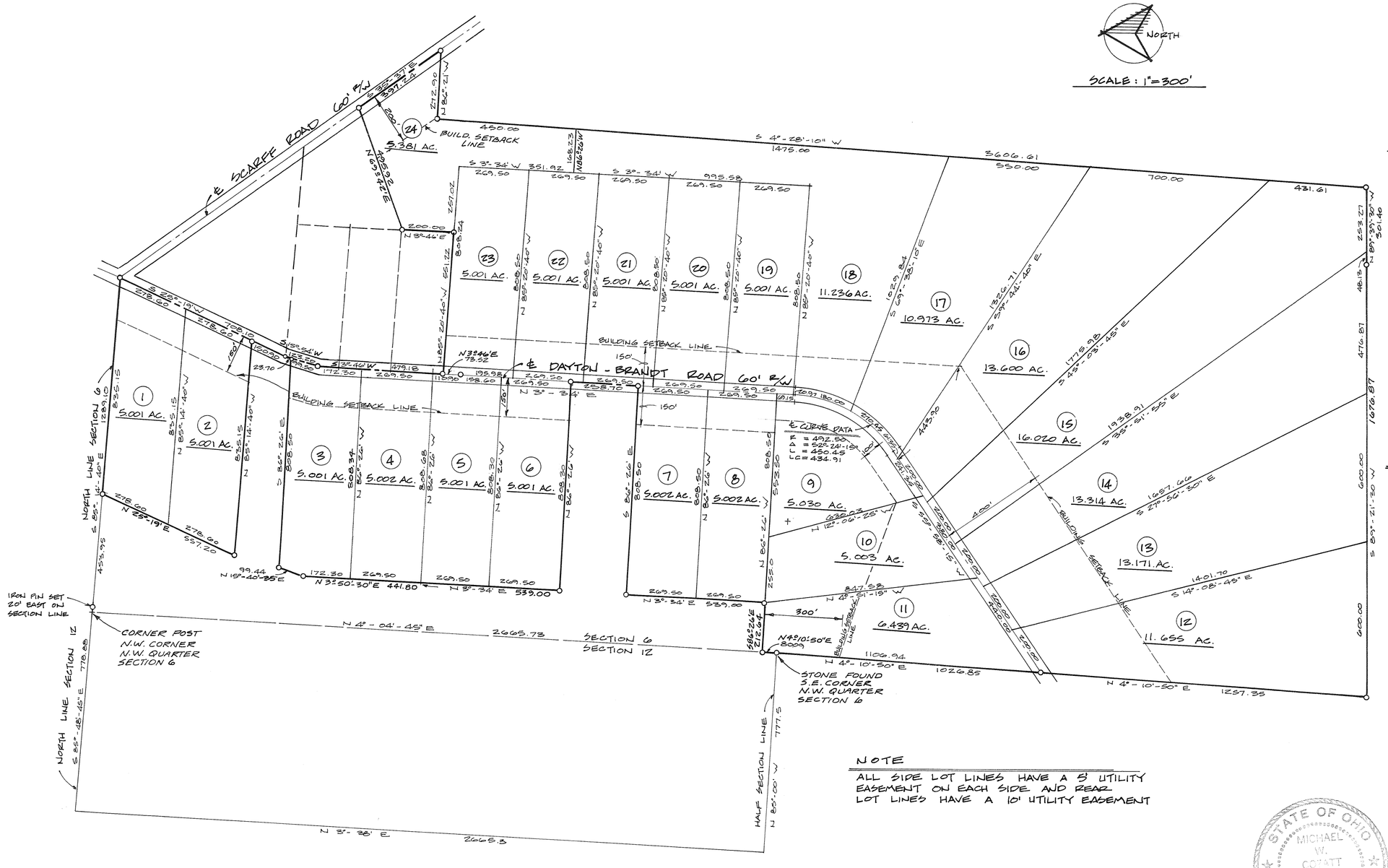
APPROVED AND TRANSFERRED
Jerry L. Brown by Sharon Brookey 4-24-78
MIAMI COUNTY AUDITOR

RESTRICTIVE COVENANTS

1. THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCULUSIVE OF OPEN PORCHES, GARAGES, CARPORTS, OR PATIOS, SHALL BE NOT LESS THAN 1500 SQUARE FEET.
2. NO BUILDING SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE OR SIDE ROAD LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE PLOT, OR NEARER TO THE SIDE LOT LINE THAN 15 FEET.
3. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL BUILDING SITES.
4. NO TRAILERS, BASEMENT, CAMPSHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANYTIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE IN THIS SUBDIVISION.
5. NO BUILDING SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, AND PLOT PLAN SHOWING GRADING AND LOCATION OF PROPOSED CONSTRUCTION, INCLUDING WELLS AND SEPTIC SYSTEM, HAS BEEN REVIEWED AND APPROVED BY THE DEVELOPER..
6. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. HOUSEHOLD PETS AND FARM ANIMALS (LIVESTOCK OR POULTRY) MAY BE KEPT ON LOTS IN THIS SUBDIVISION, PROVIDING THAT THEY ARE PROPERLY MAINTAINED AND IN SUCH A MANNER THAT COVENANT NUMBER 6 IS NOT VIOLATED.
8. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING UNDER THEM. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF ALL THE OWNERS OF ALL THE LOTS. EACH OWNER HAVING ONE VOTE FOR EACH SEPERATE LOT.
9. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL BE AND REMAIN IN FULL FORCE AND EFFECT.

DESCRIPTION

BEING A 176.838 ACRE SUBDIVISION OF A 255.837 ACRE TRACT LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHEAST QUARTER OF SECTION 12, TOWN 2, RANGE 9 MRS, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO CONVEYED TO DONALD A. DICK AND REBECCA S. DICK, HOMER SCOTT AND GLADYS M. SCOTT BY DEED RECORDED IN VOL. 533 PAGE 846. MIAMI COUNTY RECORDERS DEED RECORDS.



NOTE

ALL SIDE LOT LINES HAVE A 5' UTILITY EASEMENT ON EACH SIDE AND REAR LOT LINES HAVE A 10' UTILITY EASEMENT

DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS AND LEINHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

EASEMENTS AS SHOWN OR NOTED ON THIS PLAT ARE FOR 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.

Mary K. Lane — Donald A. Dick
Dorothy Flora — Rebecca S. Dick
Betty Kerchner — Homer Scott
Melvin M. Lucas — Gladys M. Scott
Marilyn Featherman — Vincent R. Gaby
Dorothy Cleland — Timothy J. Fuller
LIENHOLDERS — LIENHOLDERS

STATE OF OHIO, CLARK COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 6th DAY OF April, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ALL OF THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTARIAL SEAL THIS DAY AND DATE WRITTEN ABOVE.

Timothy J. Fuller
NOTARY PUBLIC
My Commission Expires
March 12, 1981

APPROVED THIS 13th DAY OF January 1978 BY TROY - MIAMI COUNTY HEALTH DEPARTMENT
J. Domigan

Barbara H. Setser — Henry M. Hollingsworth
Viola Dymond — Virginia J. Hollingsworth
LIENHOLDERS

STATE OF OHIO, MONTGOMERY COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 6th DAY OF April, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ALL OF THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTARIAL SEAL THIS DAY AND DATE WRITTEN ABOVE.

Ronald L. Ammon
NOTARY PUBLIC
RONALD L. AMMON, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C

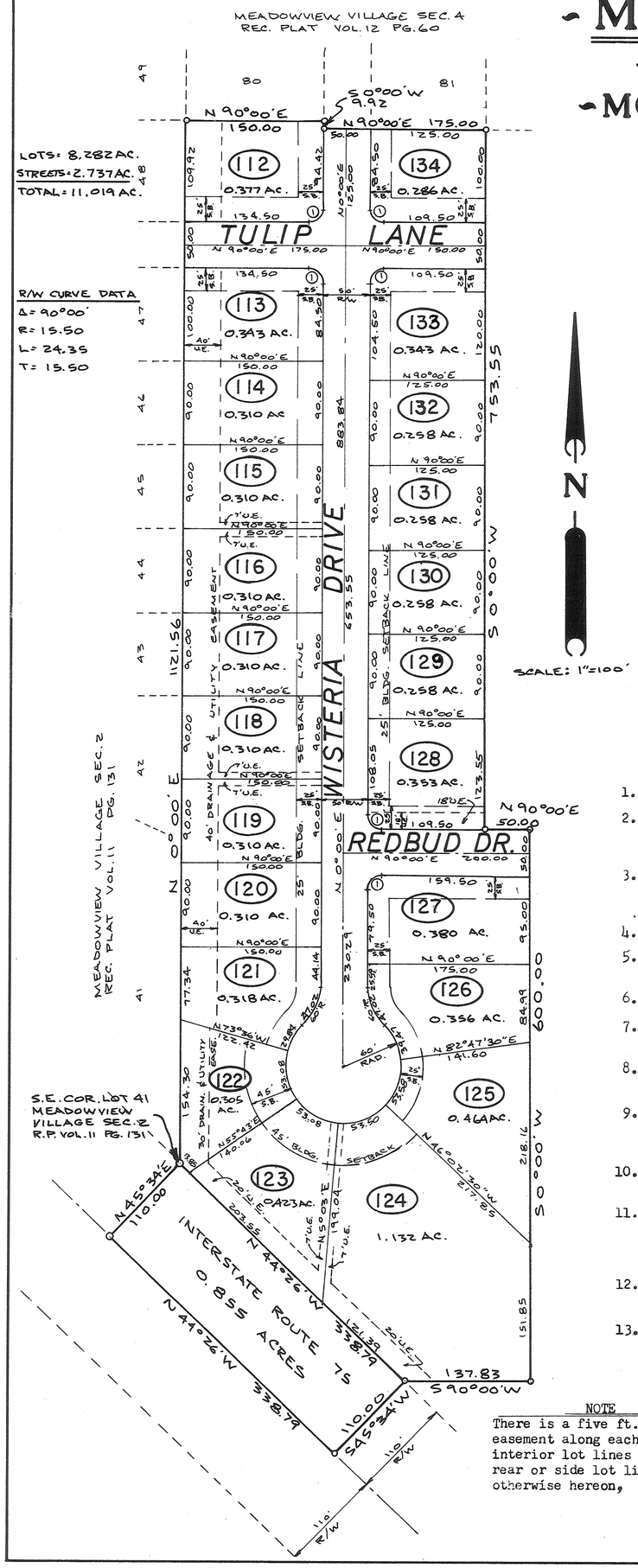
STATE OF OHIO
MICHAEL W. COZATT
S-8001
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. ALL CURVED DISTANCES ARE MEASURED ON THE ARC. IRON PINS SET AT ALL LOT CORNERS.

Michael W. Cozatt
COZATT • TRISSELL • ENGINEERS
CIVIL ENGINEER • LAND SURVEYOR
25 S. NORWICH RD. TROY

MEADOWVIEW VILLAGE SEC. 6

SEC.9 N.E.QTR.-TOWN 4-RANGE 6 EAST
MONROE TOWNSHIP-MIAMI COUNTY-OHIO



DESCRIPTION

Being a subdivision situated in Section Nine (9), Town Four (4), Range Six (6), in Monroe Township Miami County, Ohio. Containing 11.019 Acres of a total of 129.807 Acres as conveyed to Hughes Development Company by deed recorded in Miami County Recorder's Record of Deeds Book 489, Page 770.

DEDICATION

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 and public grounds, 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 priviledge 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. 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 Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

HUGHES DEVELOPMENT COMPANY

witness

witness

Phillip L. Hughes, president

Pauline S. Hughes, vice-president

STATE OF OHIO, MIAMI COUNTY, ss:
Before me, a notary public in and for Miami County, Ohio, personally appeared Hughes Development Company by its president Phillip L. Hughes, and its vice-president, Pauline S. Hughes, who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and afficed my official seal at Troy, Ohio, this 28th day of Nov., 1977.

Notary Public

My Commission Expires Feb. 4, 1982

PROTECTIVE COVENANTS

1. LAND USE- All lots shall be used for residential purposes only.
2. DWELLING SIZE- The floor area of each dwelling structure, exclusive of open porches, garages, car ports, or patios shall not be less than 900 Sq. Ft. for a one floor plan, or as may be otherwise required by the Miami County Zoning regulations.
3. BUILDING LOCATION- No building shall be located on any lot nearer to the front or side property line than the 25 Foot minimum setback line as provided on the recorded plat. No building shall be located nearer than six feet (6') to the interior lot line, except as may otherwise be required by Miami County Zoning regulations.
4. DIVISION OF LOTS- No lot shall be hereafter subdivided into additional residential lots.
5. OTHER BUILDINGS- No outbuildings of any type will be permitted on any lot unless approved by the plat developer or builder.
6. FENCES- No fenceor solid hedge may be erected nearer to the street than the front side of the house.
7. NUISANCES- No noxious nor offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
8. TEMPORARY STRUCTURES- No structure of a temporary character may be permitted upon any premises except during the active period of construction of a residence.
9. SIGNS- No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) Sq. Ft. or one sign of not more than five (5) Sq. Ft. advertising the property for sale or for rent, or signs by a builder advertising the property during the period of construction.
10. LIVESTOCK- No animal, livestock or poultry of any kind shall be raised, bred, on any lot, except dogs, cats, or other household pets may be kept, providing they are not raised, bred or kept for commercial purposes.
11. TIME OF COVENANTS- These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons and parties claiming under them until May 1, 1998, at which time they shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the lots, it is agreed to change said covenants.
12. INVALIDATION OF COVENANTS- 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.
13. ENFORCEMENT- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns, or by any lot owner in this plat.

NOTE
There is a five ft. (5') utility easement along each side of all interior lot lines and along each rear or side lot lines unless shown otherwise hereon,

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on November 15, 1977. Iron pins set at all lot corners.

DANIEL D. TURNER, registered surveyor no. 4807

PLAT BOOK 12 PAGE 128
Miami County Recorder's Plat Records
Received for record this 8th day
of MAY, 1978, at 3:19 PM
File Number 14420 Fee: $ 8.60

Kenneth Cook
Miami County Recorder
BY: Emily McNeal
Deputy

This plat reviewed and approved this
20th day of DECEMBER, 1977,

Miami County Engineer

This plat reviewed and approved by the Miami County Planning Commission this
20th day of DECEMBER, 1977.

George R. Mote
Chairman

Secretary

This plat approved by Miami County Commissioners this 8th day of MAY, 1978.
(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.)

Transferred this 8th day of May, 1978.

Jerry L. Brown
Miami County Auditor
By: Sharon Brookey
Deputy

Approved by the City of Tipp City, Ohio Planning Commission this 29th day of
November, 1977.

Chairman

Barbara George
Secretary

DRAINAGE NOTE
All drainage swales and open waterways shall be maintained open and unobstructed at all times. Individual lot owners upon whose lots these swales and open waterways are located, shall be responsible for maintenance of said swales and waterways. Within these easements, no structure, planting, fencing, culvert or other materials shall be placed or permitted to remain which may obstruct, retard or change the direction of the water flow through the waterway in the easement.

Meadowview Village- Section Six	
Hughes Development Company Tipp City, Ohio	
DANIEL D. TURNER AND ASSOCIATES Troy, Ohio *CIVIL ENGINEERING-LAND SURVEYING	
DATE: Nov. 1977	Drawn by: J.T. Traced by: Checked by: D.T.
FILE NO. 11-77-73	SCALE: 1" = 100'
SHEET NO. 1/1	

REPLAT OF INLOT 458
NORTHEAST CORPORATION PIQUA

BOOK 12 PAGE 129
MIAMI COUNTY RECORDER'S
PLAT RECORDS

TIME RECEIVED FOR FILEING 10 35 a.m.
FILE NO. 14428
RECEIVED FOR RECORD May 9 1978
RECORDED IN PLAT BOOK 12 PAGE 129
FEE $8.00

Kenneth Cook, Recorder
by: Helen Y. Stump, Deputy
MIAMI COUNTY RECORDER

SURVEY REFERENCE
VOL. 9 P. 145
VOL. 11 P. 144

LEGEND
● IRON PIN FOUND
○ IRON PIN SET
⊗ CROSS CUT IN CONC. FOUND
× CROSS CUT IN CONC.

TRANSFERED AND NUMBERED TO DESIGNATE LOTS THIS 9th. DAY OF MAY 1978

Jerry L. Brown by M. Doino
MIAMI COUNTY AUDITOR

APPROVED CITY OF PIQUA
PLANNING COMMISSION

John D. Harbaugh
John L. DeLine
Philip J. Sawyer
Michael W. Hemm

May 8, 1978
DATE

DESCRIPTION:

BEING A REPLAT OF INLOT 458 IN THE NORTHEAST SECTION OF THE CITY OF PIQUA.

DEDICATION:

WE THE UNDERSIGNED BEING THE OWNERS OF THE LAND HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

John C. Trocker Jr.
CHARMAN BOARD TRUSTEES
PIQUA BAPTIST CHURCH INC.

M A Lamisroff
WITNESS

Richard D. Blythe
WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 22ND DAY OF MARCH 1978, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO THIS 22 DAY OF March 1978

Martha F. Heather
NOTARY PUBLIC

1-14-79
MY COMMISSION EXPIRES
State of Ohio

STATE OF OHIO
JOHN EDWARD FERMAN
4864
REGISTERED SURVEYOR

SURVEY OF INLOT NO. 458
NOW INLOTS NO. 7334 & 7335
FOR THE PIQUA BAPTIST CHURCH

JOHN E. FERMAN PIQUA, OHIO
PROFESSIONAL SURVEYOR. 4864

DRAWN BY JF	SCALE 1" = 50'	DRAWING No. 78-3-5
CHK'D BY	DATE 3-18-78	SHEET No. 1/1
TRACED BY		

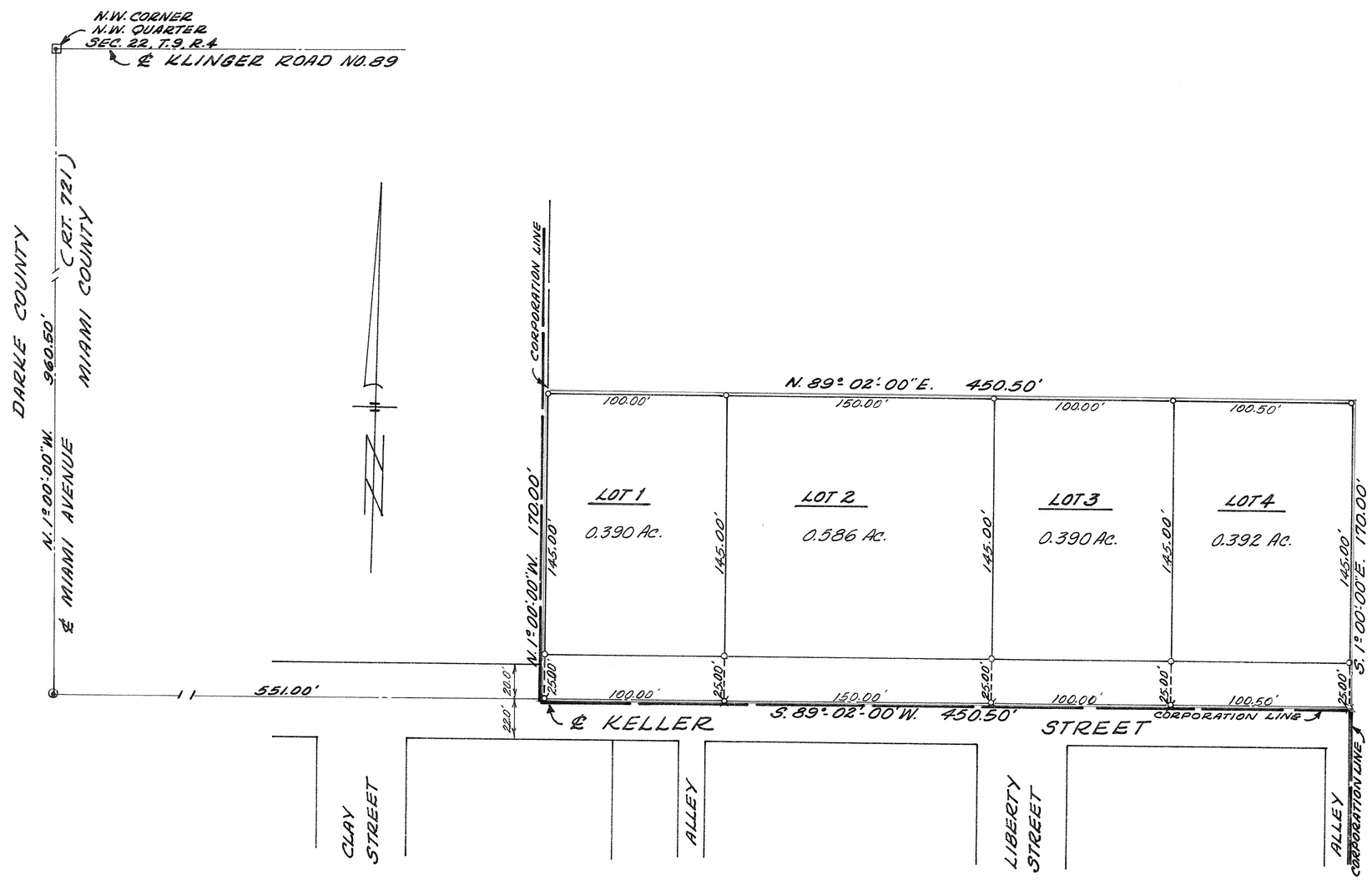
John E. Ferman

PLAT BOOK NO 12 PAGE 130
MIAMI COUNTY RECORDERS
PLAT RECORDS

RECEIVED FOR RECORD THIS
17th DAY OF May 1978,
AT 10:17 A.M.
FILE NO 14636
FEE $8.60
Kenneth Cooke, Recorder
by: Helen Y. Stump, Deputy
MIAMI COUNTY RECORDER

SCHOOL VIEW ESTATES

SECTION 22, TOWN 9, RANGE 4
NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO



DESCRIPTION

BEING A SUBDIVISION OF 1.758 ACRES OF A 80.184 ACRE TRACT CONVEYED TO HENRY R. KELLER BY DEED RECORDED IN VOL. 468 PAGE 553 OF THE MIAMI COUNTY DEED RECORDS.

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DEDICATE THE ROAD AS SHOWN AS HIGHWAY EASEMENT.

Emma Jean Henry
WITNESS

Robert L. Henry
WITNESS

Henry R. Keller
HENRY R. KELLER

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 15th DAY OF April, 1978, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Emma Jean Henry
NOTARY PUBLIC

MY COMMISSION EXPIRES

EMMA JEAN HENRY
NOTARY PUBLIC IN AND
FOR MIAMI COUNTY, OHIO
COMMISSION EXPIRES 8-30-78

AUDITOR

APPROVED AND TRANSFERED THIS 1ST DAY OF May, 1978.

Jerry L. Brown
MIAMI COUNTY AUDITOR
By: Sharon Brooley, Deputy

PLANNING COMMISSON

APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 16TH DAY OF May, 1978.

George R. Mote CHAIRMAN

Gary B. Cline SECRETARY

NO. 2486

COUNTY COMMISSIONERS

APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 17TH DAY OF MAY, 1978.

John J. Kump

Roger Massie

Robert C. Dawson

COUNTY ENGINEER

APPROVED THIS 28TH DAY OF APRIL, 1978.

MIAMI COUNTY ENGINEER
NO.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. IRON PINS SET AT ALL LOT CORNERS.

Robert L. Henry
ROBERT L HENRY, REGISTERED SURVEYOR #6266

PLAT OF 1.758 ACRES
SCHOOL VIEW ESTATES, MIAMI COUNTY

ROBERT L. HENRY
SURVEYOR
WEST MILTON, OHIO

SCALE	DATE	DRAWN BY
1"=50'	APRIL 13, 1978	R.D.P.

CREEKWOOD

18.441 ACRES IN S.W. QR. SEC. 33; T-5; R-6E; CONCORD TWP. MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 18.441 ACRES ACQUIRED BY ROBERT L. AND GRACE A. RUDY BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 527, PAGE 130.

AREA IN LOTS 15.117 ACRES
AREA IN R/W + 3.324 "
SUBDIVISION 18.441 ACRES

PLAT BOOK 12 PAGE 131

MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 17TH DAY OF MAY, 1978 AT 10:25 A.M.

FILE NO. 14637 FEE: $ 8.60

Kenneth Cook, Recorder by Bernice Studebaker Deputy
KENNETH COOK, MIAMI COUNTY RECORDER

LEGEND

(R/W) 25' MINIMUM BUILDING SETBACK

10' UTILITY EASEMENT ON PERIMETER. OTHER EASEMENTS AS NOTED ON PLAT. 10' UTILITY EASEMENTS ARE GRANTED ADJACENT TO ALL STREET R/W LINES. 5' UTILITY EASEMENTS ARE GRANTED ADJACENT TO ALL SIDE LOT LINES

CURVE DATA

	1	2	3	4	5	6
R	300'	300'	300'	25'	25'	60'
Δ	24°-14'-30"	42°-40'	75°-20'-40"	81°-54'-10"	92°-30'-10"	44°-54'
T	64.43'	117.17'	231.63'	21.69'	26.12'	24.79'
L	126.93'	223.40'	394.50'	35.74'	40.36'	47.02'
CH	125.98'	218.28'	366.66'	32.77'	36.12'	45.83'

DRAINAGE NOTE

MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND ARE 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, 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.

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.

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

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

CREEKWOOD
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

FOR: ROBERT L. AND GRACE A. RUDY
TROY, OHIO

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
TROY, OHIO 45373 (513) 339-5331

DATE	DRAWN BY: ddl	SHEET NO.
13 MARCH 1978	TRACED BY: ddl CHECKED BY: RWK	1/2
	SCALE: 1" = 100'	

PLAT BOOK 12 PAGE 131 A

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 17TH DAY OF
MAY, 1978 AT 10:25 A.M.

FILE NO. 14637 FEE: $8.60

Kenneth Cook Recorder by Bernice Stockstill, Deputy
KENNETH COOK, MIAMI COUNTY RECORDER

CREEKWOOD

18.441 ACRES IN S.W. QR. SEC.33; T-5; R-6E; CONCORD TWP. MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING 18.441 ACRES ACQUIRED BY ROBERT L. AND GRACE A. RUDY BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 527, PAGE 130.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE ROADWAYS AS SHOWN HEREON, INCLUDING THE PORTION OF SWAILES ROAD PLATTED 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.

OWNERS: ROBERT L. RUDY AND GRACE A. RUDY

Robert L. Rudy — ROBERT L. RUDY
Keith E. Parrish — WITNESS
Grace A. Rudy — GRACE A. RUDY
Richard W. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, ACKNOWLEDGING THE SIGNING OF SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED FOR PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 29TH DAY OF MARCH, 1978.

Richard W. Klockner NOTARY PUBLIC — MY COMMISSION EXPIRES RICHARD W. KLOCKNER, Notary Public In and for Miami County, Ohio My Commission Expires October 19, 1981

LIENHOLDERS: MIAMI CITIZENS NATIONAL BANK & TRUST COMPANY

G. T. Whitmer — G. T. WHITMER, VICE PRESIDENT
Ruby E. Klockner — WITNESS
Tim E. Hillman — TIM E. HILLMAN, ASSISTANT VICE PRESIDENT
Richard W. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED G. T. WHITMER, VICE PRESIDENT AND TIM E. HILLMAN, ASSISTANT VICE PRESIDENT OF MIAMI CITIZENS NATIONAL BANK & TRUST COMPANY, A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND BY 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 MIAMI CITIZENS NATIONAL BANK & TRUST COMPANY.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 29TH DAY OF MARCH, 1978.

Richard W. Klockner NOTARY PUBLIC — MY COMMISSION EXPIRES: RICHARD W. KLOCKNER, Notary Public In and for Miami County, Ohio My Commission Expires October 19, 1981

APPROVAL AND ACCEPTANCE

THIS PLAT REVIEWED AND APPROVED THIS 18 DAY OF April, 1978.

Curtis D. Hoskins — MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 18TH DAY OF APRIL, 1978.

George R. Mote — CHAIRMAN
Gary B. Cline — SECRETARY

THIS PLAT APPROVED BY THE CITY OF TROY, OHIO PLANNING COMMISSION THIS 12th DAY OF April, 1978.

Edward Chase — CHAIRMAN
Sue L. Knight — SECRETARY

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 17th DAY OF May, 1978. (APPROVAL OF THIS PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.)

John J. Kroger — MIAMI COUNTY COMMISSIONER
Roger Massie — MIAMI COUNTY COMMISSIONER
Robert Clausson — MIAMI COUNTY COMMISSIONER

TRANSFERRED THIS 17TH DAY OF May, 1978.

Jerry L. Brown — MIAMI COUNTY AUDITOR BY: Sharon Brookey — DEPUTY AUDITOR

RESTRICTIVE COVENANTS

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 ONE (1) TWO FAMILY DWELLING. ALL HOUSES SHALL HAVE AN ATTACHED TWO CAR GARAGE.
2. THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, CARPORTS, GARAGES OR PATIOS, SHALL NOT BE LESS THAN 1500 SQUARE FEET FOR A ONE STORY PLAN, 1700 SQUARE FEET, NOT INCLUDING LOWER LEVEL, FOR A SPLIT-LEVEL DESIGN AND 1250 SQUARE FEET ON THE FIRST FLOOR OF A TWO STORY OR A ONE AND ONE-HALF STORY STRUCTURE.
3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET FROM THE STREET LINE AS SHOWN BY THE MINIMUM BUILDING SETBACK LINE SHOWN HEREON. NO BUILDING SHALL BE LOCATED NEARER TO ANY INTERIOR LOT LINE THAN REQUIRED BY MIAMI COUNTY ZONING REGULATIONS.
4. NO LOT SHALL BE HEREAFTER DIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.
5. NO TRAILER, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
6. ANY FENCING OR HEDGES WHICH MAY BE ERECTED OR PLANTED MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE PLACED OR ALLOWED TO REMAIN NEARER TO THE STREET THAN THE MINIMUM SETBACK LINE. NO BARBED WIRE, FIELD FENCING OR SIMILAR TYPES OF FENCING MAY BE USED UPON THE PROPERTY AT ANY LOCATION, EXCEPT FIELD FENCING ALONG THE REAR OF THESE LOTS WILL BE PERMITTED.
7. THE GRADE OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN. ALL HOUSE PLANS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN.
8. NO NOXIOUS NOR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
9. NO STRUCTURE OF A TEMPORARY CHARACTER MAY BE PERMITTED ON ANY PREMISES EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION OF BUILDINGS. ALL HOUSES SHALL BE COMPLETED WITHIN A PERIOD OF ONE (1) YEAR AFTER BEGINNING OF CONSTRUCTION.
10. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE (1) PROFESSIONAL SIGN OF NOT MORE THAN THREE SQUARE FEET OR ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET, ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE PERIOD OF CONSTRUCTION OF THE HOUSE.
11. NO ANIMAL, LIVESTOCK OR POULTRY OF ANY KIND MAY BE RAISED, BRED OR KEPT ON ANY LOT IN THIS SUBDIVISION EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDING THAT THEY ARE NOT KEPT, BRED OR RAISED FOR COMMERCIAL PURPOSES.
12. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND ARE TO BE BINDING ON ALL PARTIES OR PERSONS CLAIMING UNDER THEM UNTIL MAY 1, 1998, AT WHICH TIME THEY ARE TO BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS.
13. 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.
14. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, OR BY ANY OF THE LOT OWNERS IN THIS SUBDIVISION.

CREEKWOOD CONCORD TOWNSHIP, MIAMI COUNTY, OHIO		
FOR: ROBERT L. AND GRACE A. RUDY TROY, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC CIVIL ENGINEERING & SURVEYING TROY, OHIO 45373 (513) 339-5331		
DATE 13 MARCH 1978	DRAWN BY: REK TRACED BY: CHECKED BY: RWK SCALE: 1" = 100'	SHEET NO. 2/2

TROY - TOWN · SECTION 3

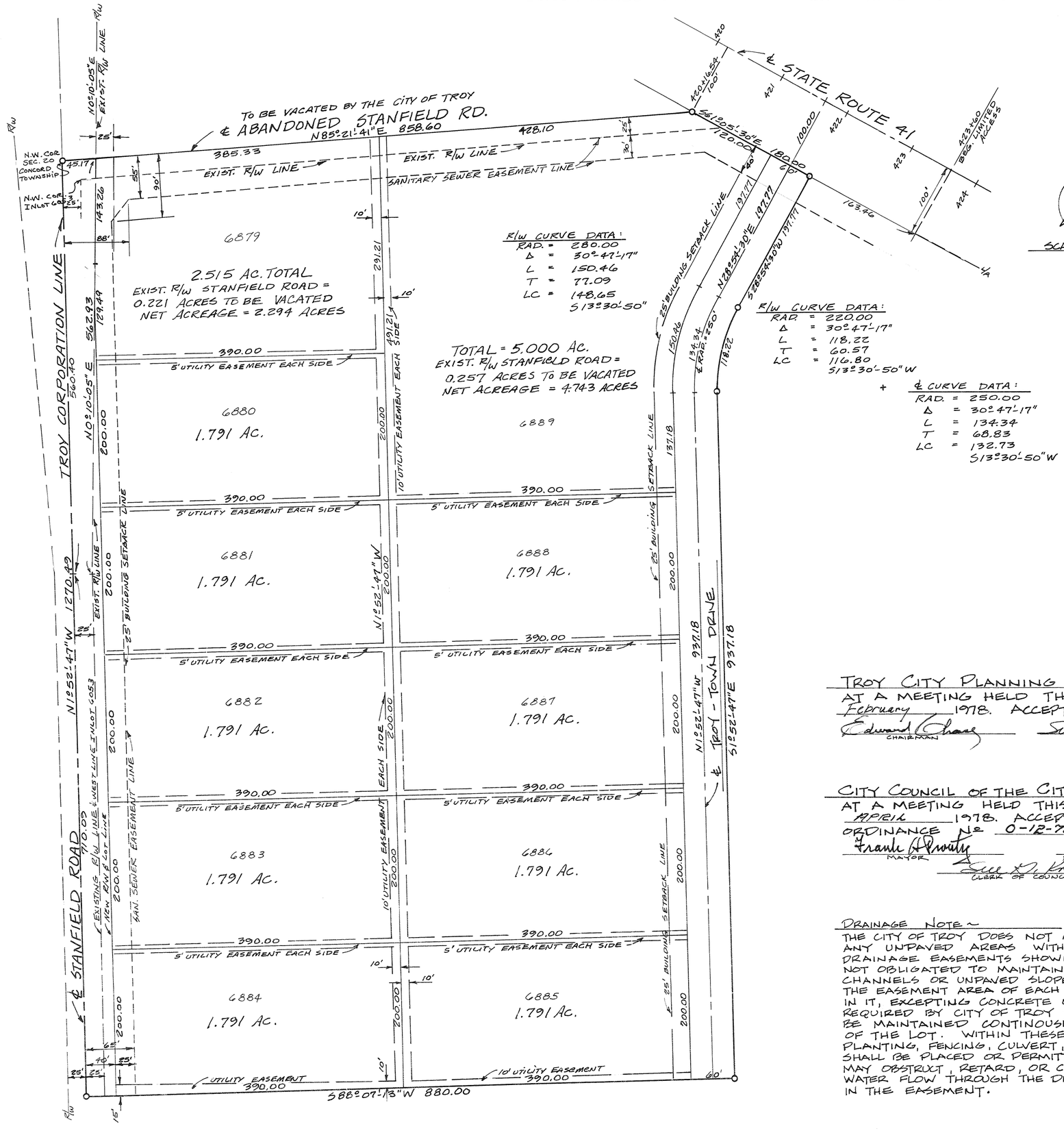
A SUBDIVISION OF PART INLOT 6053 CITY OF TROY MIAMI COUNTY - OHIO

23.634 ACRES - LOTS

2.921 ACRES - STREETS

PLAT BK. 12 PAGE 132
MIAMI COUNTY RECORDER'S PLAT RECORDS
FILE No 14807
REC'D. FOR RECORD MAY 23 1978
AT 2:27 PM FEE $8.60
Kenneth Cook
MIAMI COUNTY RECORDER

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 23RD DAY OF May 1978.
Larry L. Brown
MIAMI COUNTY AUDITOR
By. Sharon Brookey, Deputy



DESCRIPTION

BEING A SUBDIVISION OF 26.555 ACRES TOTAL, OF PART INLOT 6053, CITY OF TROY, MIAMI COUNTY, OHIO. CONVEYED TO GRAHAM ROGERS AND ROGER SCOTT BY DEED RECORDED IN VOL. ___, PAGE ___, OF THE MIAMI COUNTY RECORDERS DEED RECORDS.

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

Alexis Shurte — Roger L. Scott
Linda L. Eckert — Graham L. Rogers
WITNESSES

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME THE ABOVE NAMED, TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL THIS 6 DAY OF April 1978.

Harry G. Phillips
NOTARY PUBLIC
HARRY G. PHILLIPS, Notary Public
In and for Montgomery County, Ohio
My Commission Expires April 29, 1980

TROY CITY PLANNING COMMISSION

AT A MEETING HELD THIS 22nd DAY OF February 1978. ACCEPTED THIS PLAT.

Edward Chaney — CHAIRMAN
Sue D. Knight — SECRETARY

CITY COUNCIL OF THE CITY OF TROY, OHIO

AT A MEETING HELD THIS 17th DAY OF APRIL 1978. ACCEPTED THIS PLAT BY ORDINANCE No 0-12-78

Frank A. Pratt — MAYOR
Robert A. Fletcher — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

DRAINAGE NOTE ~

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR PAVED AREAS AS REQUIRED BY CITY OF TROY STANDARDS, SHALL BE MAINTAINED CONTINOUSLY BY THE OWNERS OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURES, 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.

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. ALL CURVED DISTANCES ARE MEASURED ON THE ARC. IRON PINS SET AT ALL LOT CORNERS.
* CITY OF TROY MONUMENT BOXES.

Michael W. Cozatt
REGISTERED SURVEYOR #6001

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

MICHAEL W. COZATT
CIVIL ENGINEER ~ LAND SURVEYOR
25 S. NORWICH RD. TROY

VILLAGE OF WEST MILTON, OHIO
REPLAT OF OUTLOT 158 AND PART OF OUTLOT 157

PLAT BOOK NO 12 PAGE 133
MIAMI COUNTY RECORDERS
PLAT RECORDS

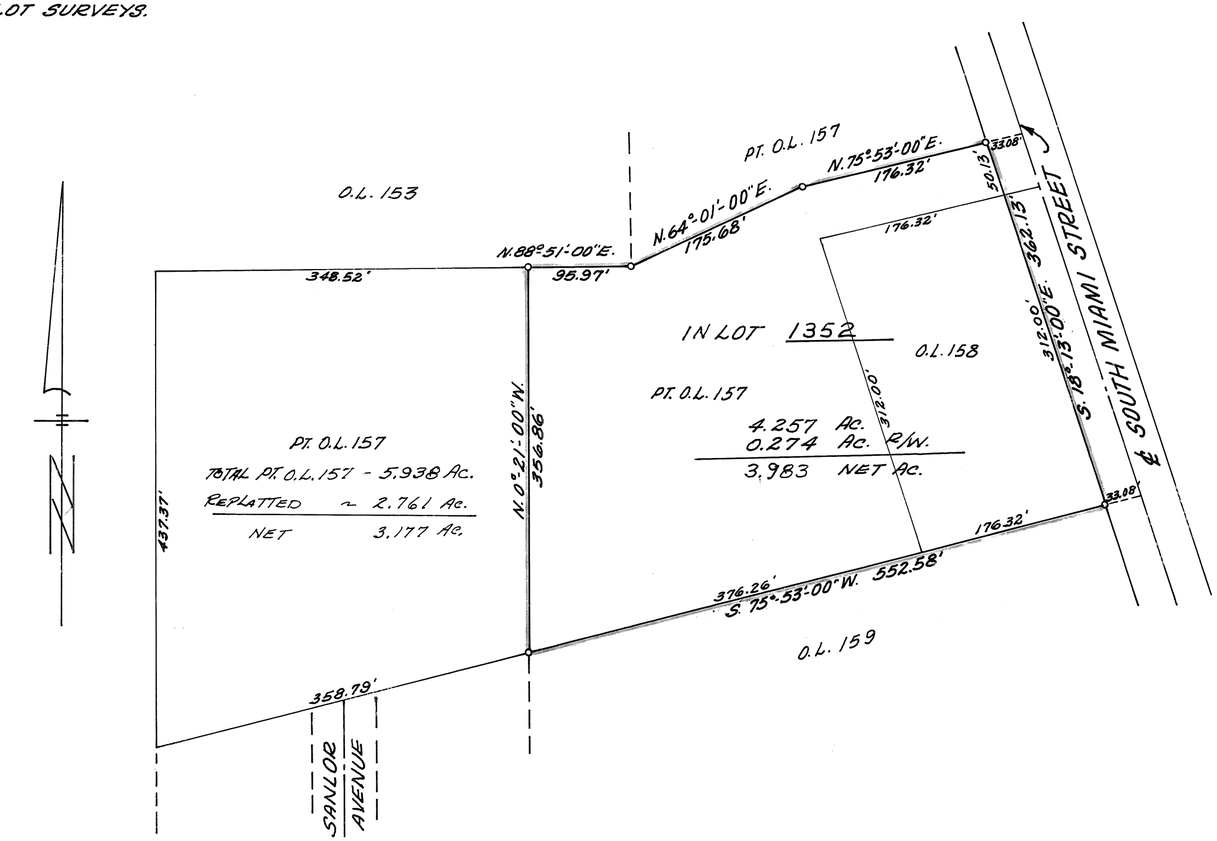
RECEIVED FOR RECORD THIS
26th DAY OF MAY 1978,
AT 1 32 P.M.
FILE NO 15038
FEE $8.50
Kenneth Cook
MIAMI COUNTY RECORDER

DESCRIPTION

BEING A REPLAT OF OUTLOT 158 AND PART OF OUTLOT 157 IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO.

REFERENCE

VOLUME NO 11, PAGE 160
MIAMI COUNTY ENGINEERS RECORD
OF LOT SURVEYS.



DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Robert D. Pease — WITNESS
Robert L. Henry — WITNESS
Willard E. Norris — WILLARD E. NORRIS

Robert D. Pease — WITNESS
Robert L. Henry — WITNESS
Robert L. Thompson — ROBERT L. THOMPSON

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 17th DAY OF MAY, 1978, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Emma Jean Henry
NOTARY PUBLIC
MY COMMISSION EXPIRES August 30, 1979

AUDITOR

APPROVED AND TRANSFERED THIS 26TH DAY OF MAY, 1978.

JERRY L. BROWN
MIAMI COUNTY AUDITOR
BY Marlene Daino
DEPUTY

PLANNING COMMISSON

APPROVED BY THE WEST MILTON PLANNING COMMISSION THIS 17th DAY OF MAY, 1978.

Donald Kent Harris, Chairman
Rosita L Long

VILLAGE COUNCIL

APPROVED BY THE WEST MILTON VILLAGE COUNCIL THIS _____ DAY OF _____, 1978.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. IRON PINS SET AT ALL CORNERS.

Robert L Henry
ROBERT L. HENRY, REGISTERED SURVEYOR #6266

REPLAT OF O.L. 158 AND PART O.L. 157 FOR WILLARD E. NORRIS & ROBERT L. THOMPSON		
ROBERT L. HENRY SURVEYOR WEST MILTON, OHIO		
SCALE 1"-100'	DATE APRIL 29, 1978	DRAWN BY R.D.P.

BOOK 12 PAGE 134

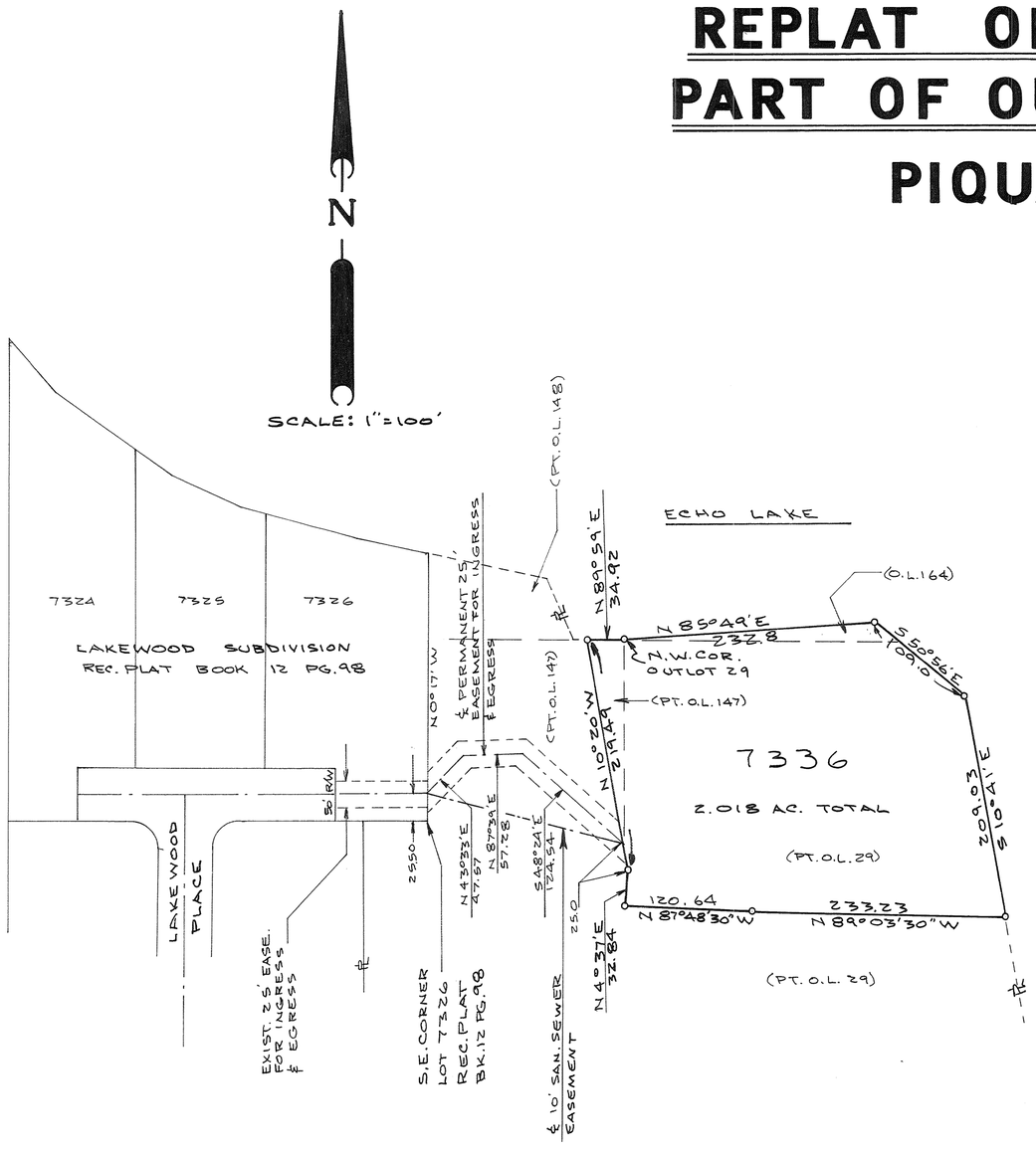
Miami County Recorder's Plat Records
Recieved for record 9:47 AM. 6-1-78
TIME DATE
File No. 15160 Fee $ 8.60

Kenneth Cook, Recorder
MIAMI COUNTY RECORDER

BY: Dora Whitmer, Deputy
DEPUTY

REPLAT OF OUTLOT 164 & PART OF OUTLOTS 29 & 147

PIQUA - OHIO



DESCRIPTION

Being a replat of 2.018 Acres of Outlot 164 and part of Outlots 29 & 147 and the 25 foot easement for ingress & egress, in the City of Piqua, Miami County, Ohio, and being part of the lands conveyed to William Boal Wood by deed recorded in Vol. 324, Page 451 of the Miami County Deed Records.

APPROVAL

We, the undersigned, being all of the owners and lienholders of the lands herein replatted, do hereby accept and approve the replatted lot and 25 foot easement and 10 foot san. sewer easement as shown hereon.

Beryna M. Atterback — WITNESS
William Boal Wood — WILLIAM BOAL WOOD

Ruth F. Atterback — WITNESS
Frances O. Wood — FRANCES O. WOOD

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 12th day of December, 1977, before me, the undersigned, a notary public in and for said county and state, personally came William Boal Wood and Frances O. Wood, who acknowledge the signing and execution of the foregoing replat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on the day and date above written.

June 13, 1979
MY COMMISSION EXPIRES

Ruth F. Atterback
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 13th day of February, 1978, this replat was approved.

John Sharbaugh
John L. DeSue
Philip J. Lange
Willis C. Weiss

Resolution No. P.C. 18-77

MIAMI COUNTY AUDITOR

Transferred this 1st day of June, 1978.

Jerry L. Brown
MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

I hereby certify plat and all measurements to be correct. Iron pins set at all lot corners.

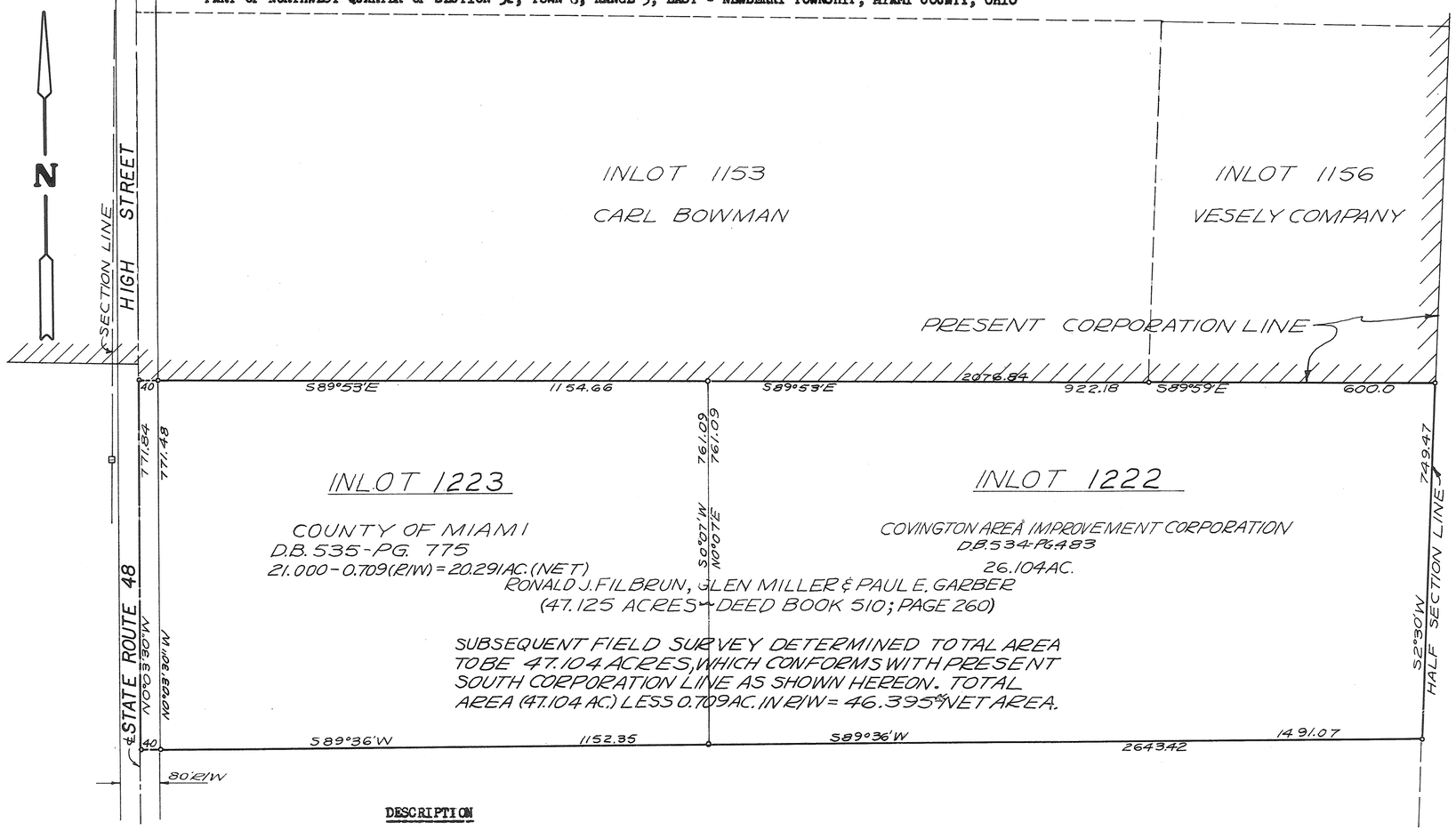
Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807.

REPLAT OF O.L. 164 & PT. O.L. 29 & 147 PIQUA - OHIO			
WILLIAM B. & FRANCES O. WOOD PIQUA - OHIO			
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY-OHIO CIVIL ENGINEERING - LAND SURVEYING			
DATE	DWG. BY: J.T.	SCALE	SHEET
NOV. 1977	CHKD. BY: D.T.	1"=100'	1/1

PLAT BOOK 12 PAGE 135
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 9th DAY OF JUNE, 1978 AT 2:05 P.M.
FILE NUMBER 15533 FEE $8.00
Kenneth Goh
MIAMI COUNTY RECORDER

ANNEXATION TO COVINGTON, OHIO

PART OF NORTHWEST QUARTER OF SECTION 32, TOWN 8, RANGE 5, EAST - NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO



APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA, AS SHOWN HEREON, APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 10 DAY OF February, 1978

John J. Knop
Roger Massie
Robert E. Clemons

APPROVAL BY VILLAGE OF COVINGTON

AT A MEETING OF THE VILLAGE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 1st DAY OF May, 1978, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NUMBER 78-4

Richard L. Angle
MAYOR

Jerry L. Beseckr
PRESIDENT OF COUNCIL

Alice McCool
CLERK OF COUNCIL

Richard V. Grimes, Jr.
VILLAGE SOLICITOR

DESCRIPTION

BEING A TOTAL OF 47.125 ACRES IN THE NORTHWEST QUARTER OF SECTION 32, TOWN 8, RANGE 5, EAST, NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO.

PETITION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE AREA SHOWN ABOVE, DO HEREBY REQUEST ANNEXATION OF THE OUTLINED AREA TO THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO, AND DO HEREBY ACKNOWLEDGE THE SIGNING THEREOF TO BE OUR VOLUNTARY ACT AND DEED.

OWNERS	DOWER
Ronald J. Filbrun RONALD J. FILBRUN	Janice Filbrun JANICE FILBRUN
Glen Miller GLEN MILLER	Bernice Miller BERNIECE MILLER
Paul E. Garber PAUL E. GARBER	Lois Garber LOIS GARBER

NOTE: FILBRUN, MILLER & GARBER WERE THE OWNERS OF RECORD OF THIS PROPERTY AT THE TIME THE ANNEXATION PETITION WAS SUBMITTED. SUBSEQUENT TRANSFERS HAVE BEEN MADE DURING ANNEXATION PROCEEDINGS WITH OWNERS AND AREAS SHOWN HEREON.

Sylvia Swetzer
WITNESS

Richard Oldham
WITNESS

THE STANLEY WORKS - BY: Howard H. Coe
HOWARD H. COE, DIRECTOR OF REAL ESTATE & INSURANCE

WITNESS AS TO COE: John R. Lamb
William Zimmerlin

STATE OF OHIO, MONTGOMERY COUNTY SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO, PERSONALLY APPEARED RONALD J. FILBRUN, JANICE FILBRUN, GLEN MILLER, BERNIECE MILLER, PAUL E. GARBER AND LOIS GARBER, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT ENGLEWOOD, OHIO, THIS 22ND DAY OF JULY, 1976.

Richard Oldham
NOTARY PUBLIC

RICHARD OLDHAM, Attorney-at-Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

MY COMMISSION EXPIRES

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED HOWARD H. COE, DIRECTOR OF REAL ESTATE & INSURANCE FOR THE STANLEY WORKS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 18th DAY OF January, 1978.

Richard V. Grimes, Jr.
NOTARY PUBLIC

EXPIRATION DATE:

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 9th DAY OF June, 1978

Cheryl Beaver - Deputy
JERRY L. BROWN, MIAMI COUNTY AUDITOR,
Jerry L. Brown

ANNEXATION TO VILLAGE OF COVINGTON
COVINGTON, OHIO

RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO PHONE: 339-5331

DATE	DRAWN BY:	SHEET NO.
JULY 14, 1976	TRACED BY: Rwk	1/1
FILE NO.	CHECKED BY:	
	SCALE: 1" = 200'	

BROKEN WOODS

SECTION 2

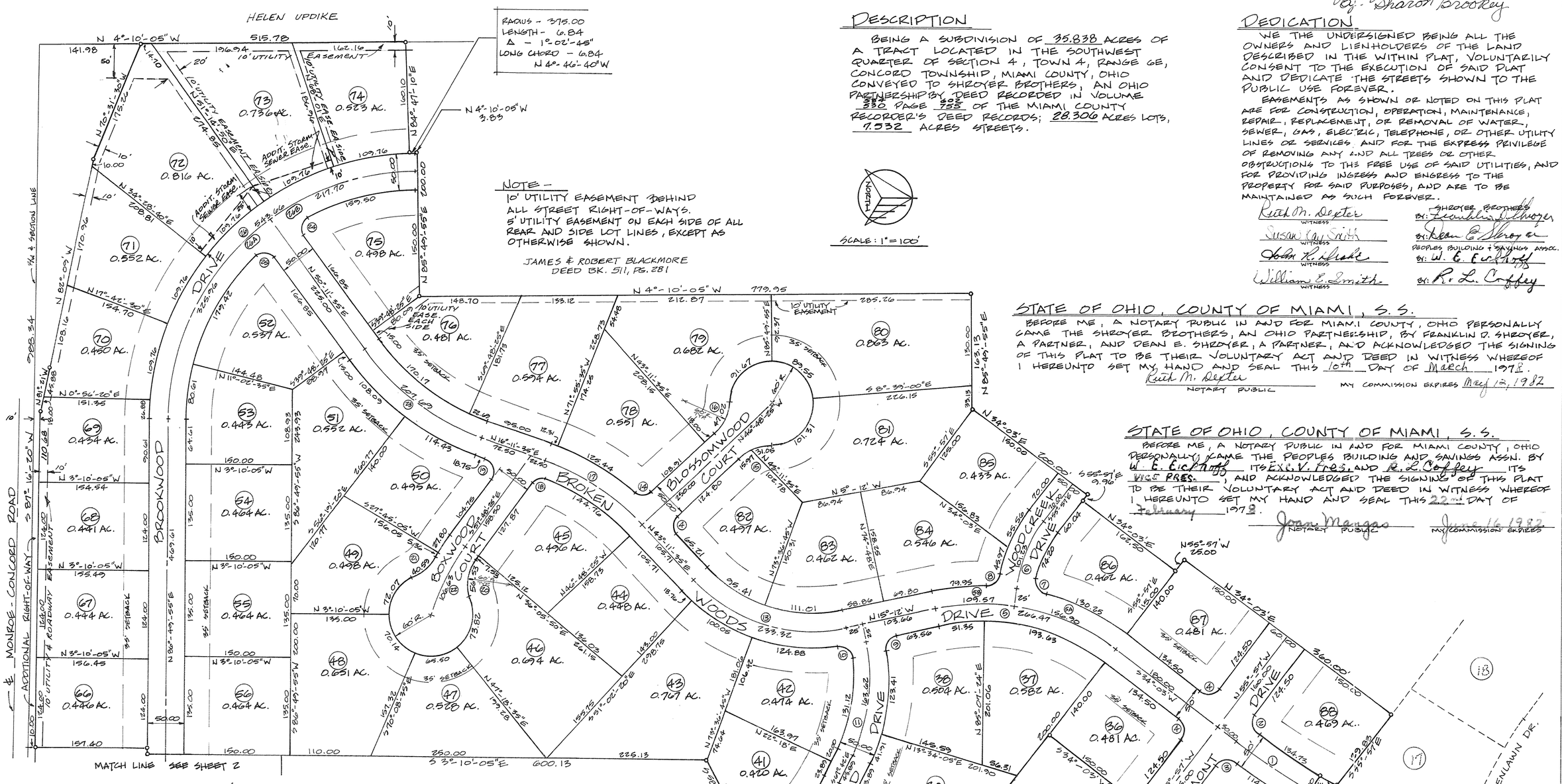
TOWN 4 – RANGE 6E – SECTION 4 – CONCORD TOWNSHIP – MIAMI COUNTY – OHIO

SHEET 1 OF 2

PLAT BOOK 12 PAGE 136
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NUMBER 15810
RECEIVED FOR RECORD JUNE 19,
1978, AT 9:20 A.M. FEE $8.60

Kenneth Cook
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED
Jerry L. Brown
AUDITOR
By: Sharon Brookey



DESCRIPTION

BEING A SUBDIVISION OF 35.838 ACRES OF A TRACT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO CONVEYED TO SHROYER BROTHERS, AN OHIO PARTNERSHIP BY DEED RECORDED IN VOLUME 554 / 502 / 550 PAGE 755 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS; 28.306 ACRES LOTS, 7.532 ACRES STREETS.

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS SHOWN TO THE PUBLIC USE FOREVER.

EASEMENTS AS SHOWN OR NOTED ON THIS PLAT ARE FOR 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 ENGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Ruth M. Dexter — WITNESS
Susan Kay Smith — WITNESS
John R. Drake — WITNESS
William E. Smith — WITNESS

SHROYER BROTHERS
By: Franklin D. Shroyer
By: Dean E. Shroyer
PEOPLES BUILDING + SAVINGS ASSOC.
By: W. E. Eichhorn
By: R. L. Coffey

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE SHROYER BROTHERS, AN OHIO PARTNERSHIP, BY FRANKLIN D. SHROYER, A PARTNER, AND DEAN E. SHROYER, A PARTNER, AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 10th DAY OF March 1978.

Ruth M. Dexter
NOTARY PUBLIC

MY COMMISSION EXPIRES May 12, 1982

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME THE PEOPLES BUILDING AND SAVINGS ASSN. BY W. E. Eichhorn ITS EXC. V. PRES. AND R. L. Coffey ITS VICE PRES., AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 22nd DAY OF February 1978.

Joan Mangas
NOTARY PUBLIC

MY COMMISSION EXPIRES June 16 1982

APPROVED MIAMI COUNTY PLANNING COMMISSION
George R. Mote — Gary S. Vent
DATE JAN. 24, 1978

APPROVED CITY OF TROY PLANNING COMMISSION
Edward Chase — Sue D. Knight
PRES. — SEC.
DATE JAN. 11, 1978

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS
John J. Reese — Roger Massie
Robert E. Clausson
DATE 6-19-78

APPROVED MIAMI COUNTY ENGINEER
Curtis D. Hubbard
DATE JAN 3, 1978

APPROVED CITY OF TIPP CITY PLANNING COMMISSION
Charles Scarpelli — Barbara Yeager
DATE FEB. 14, 1978

JAMES & ROBERT BLACKMORE
DEED BK. 511, PG. 281

DRAINAGE NOTE –

ALL DRAINAGE SWALES AND OPEN WATERWAYS SHALL BE MAINTAINED OPEN AND UNOBSTRUCTED AT ALL TIMES. INDIVIDUAL LOT OWNERS UPON WHOSE LOTS THESE SWALES AND OPEN WATERWAYS ARE CONSTRUCTED SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID SWALES AND WATERWAYS. 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 THOUGH THE DRAINAGE CHANNEL IN THE EASEMENT.

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.

Michael W. Cozatt
REGISTERED SURVEYOR #6001

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

MICHAEL W. COZATT
CIVIL ENGINEER — LAND SURVEYOR
25 S. NORWICH ROAD TROY

PLAT BOOK 12 PAGE 136A
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NUMBER 15810
RECEIVED FOR RECORD JUNE 19,
1978, AT 9:20 A.M. FEE # 8.00
Kenneth Cook
MIAMI COUNTY RECORDER

BROKEN WOODS

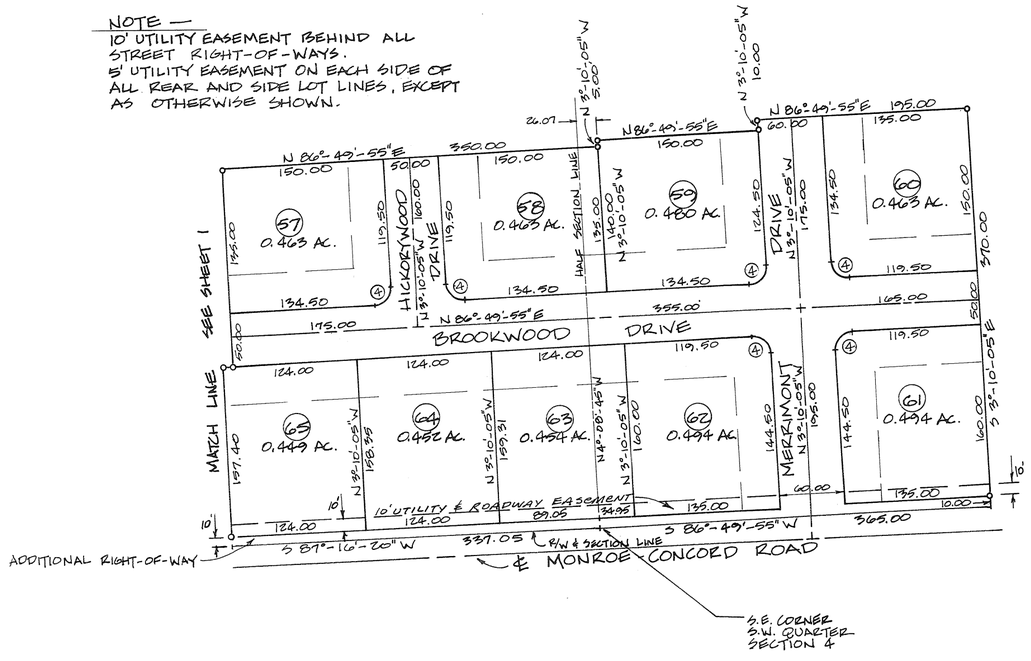
SECTION 2

TOWN 4 - RANGE 6E - SECTION 4 - CONCORD TOWNSHIP - MIAMI COUNTY - OHIO

SHEET 2 OF 2

APPROVED AND TRANSFERRED
Jerry L. Brown
AUDITOR
By: Sharon Brookey

NOTE —
10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAYS.
5' UTILITY EASEMENT ON EACH SIDE OF ALL REAR AND SIDE LOT LINES, EXCEPT AS OTHERWISE SHOWN.



CURVE DATA					
№	Δ	RADIUS	LENGTH	TANGENT	LONG CHORD
1	6°-26'-03"	1135.00	127.46	63.80	127.39 S 30°-49'-50" E
2	90°-48'-40"	15.50	24.57	15.72	22.07 S 78°-59'-35" W
3	89°-14'-48"	15.50	24.14	15.30	21.77 N 11°-20'-10" W
4	90°-00'-00"	15.50	24.35	15.50	21.92
5	49°-15'	310.00	266.47	142.09	258.34 N 9°-26'-35" E
5A	29°-00'	310.00	156.90	80.17	155.23 N 19°-33' E
5B	20°-15'	310.00	109.57	55.36	108.99 N 5°-04'-30" W
6	29°-00'	200.00	101.23	51.72	100.15 N 70°-27'-10" W
7	87°-50'	15.50	23.80	14.96	21.53 N 55°-44'-55" E
8	80°-16'-44"	15.50	21.72	13.07	19.98 N 41°-39'-10" W
9	86°-56'-30"	15.50	23.52	14.69	21.33 N 58°-40'-20" W
10	90°-41'-55"	15.50	24.54	15.69	22.05 N 33°-33'-10" E
11	37°-30"	250.00	163.62	84.86	160.72 S 86°-27' E
12	36°-13'-55"	250.00	158.09	81.79	155.47 S 49°-35' E
13	58°-23'-35"	228.94	233.32	127.93	223.35 S 19°-59'-45" W
14	84°-02'-45"	15.50	22.74	13.97	20.75 S 4°-46'-45" E
15	44°-54'-10"	60.00	47.02	24.79	45.83 S 24°-21'-20" E
16	44°-54'-10"	60.00	47.02	24.79	45.83 S 69°-15'-20" E
17	27°-00'	350.00	164.93	84.03	163.41 N 79°-41'-35" E
18	75°-28'-45"	15.50	20.42	12.00	18.97 N 20°-05'-10" W
19	106°-00'	15.50	28.68	20.57	24.76 N 69°-12' E
20	58°-58'-55"	60.00	60.53	30.56	54.46 N 86°-11'-55" W
21	38°-45'-35"	60.00	40.59	21.10	39.82 S 43°-43'-05" E
22	18°-18'-40"	333.66	106.63	53.77	106.17 S 66°-57'-45" E
23	34°-00'	350.00	207.69	107.00	204.66 N 33°-11'-35" E
24	97°-31'-10"	15.50	26.38	17.68	23.31 N 81°-02'-20" W
25	97°-31'-10"	15.50	26.38	17.68	23.31 N 1°-25'-30" E
26	89°-00'	350.00	543.66	343.94	490.64 S 48°-40'-05" E
26A	53°-21'-40"	350.00	325.96	175.88	314.31 S 66°-29'-10" E
26B	35°-38'-20"	350.00	217.70	112.50	214.21 S 21°-59'-20" E

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING UNIT WITH ATTACHED GARAGE OF APPROVED DESIGN AND CONSTRUCTION. ALL GARAGES AND OR ADDITIONS MUST BE ATTACHED TO THE RESIDENCE.

2. A PERSON OR PERSONS BUYING A LOT FOR INVESTMENT OR FOR FUTURE BUILDING MUST KEEP THE GRASS CUT AND MAINTAIN THE LOT IN A PRESENTABLE MANNER.

3. THERE SHALL BE NO TRAILERS, CAMPERS, SHACK, BARN OR OTHER OUTBUILDINGS ERECTED OR PARKED ON PREMISES.

4. THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1700 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN, AND 2000 SQUARE FEET TOTAL FOR A TWO OR A ONE AND ONE-HALF STORY DESIGN, 2100 SQUARE FEET FOR SPLIT-LEVEL DESIGN.

5. NO LOTS SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.

6. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUT-BUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.

7. ANY FENCING OR HEDGES ERECTED OR PLANTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT OR ANY CHAIN-LINK FENCES SHALL BE ERECTED OR PLANTED NEARER TO THE ROADWAY THAN THE FRONT CORNER OF THE HOUSE.

8. THE LOCATION, GRADE, AND HOUSE DESIGN OF ANY RESIDENCE TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL BE SHOWN ON A PLOT PLAN AND SUBMITTED TO AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.

9. NO COMMERCIAL TRADE OR NOXIOUS AND OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

10. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND, SHALL BE RAISED ON ANY LOT IN THIS SUBDIVISION EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDING THEY ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.

11. THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF THE LAND OWNERS AGREE TO CHANGE SAID COVENANT.

12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGN.

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.

Michael W. Cozatt
REGISTERED SURVEYOR #6001

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

MICHAEL W. COZATT
CIVIL ENGINEER ~ LAND SURVEYOR
25 S. NORWICH RD. TROY

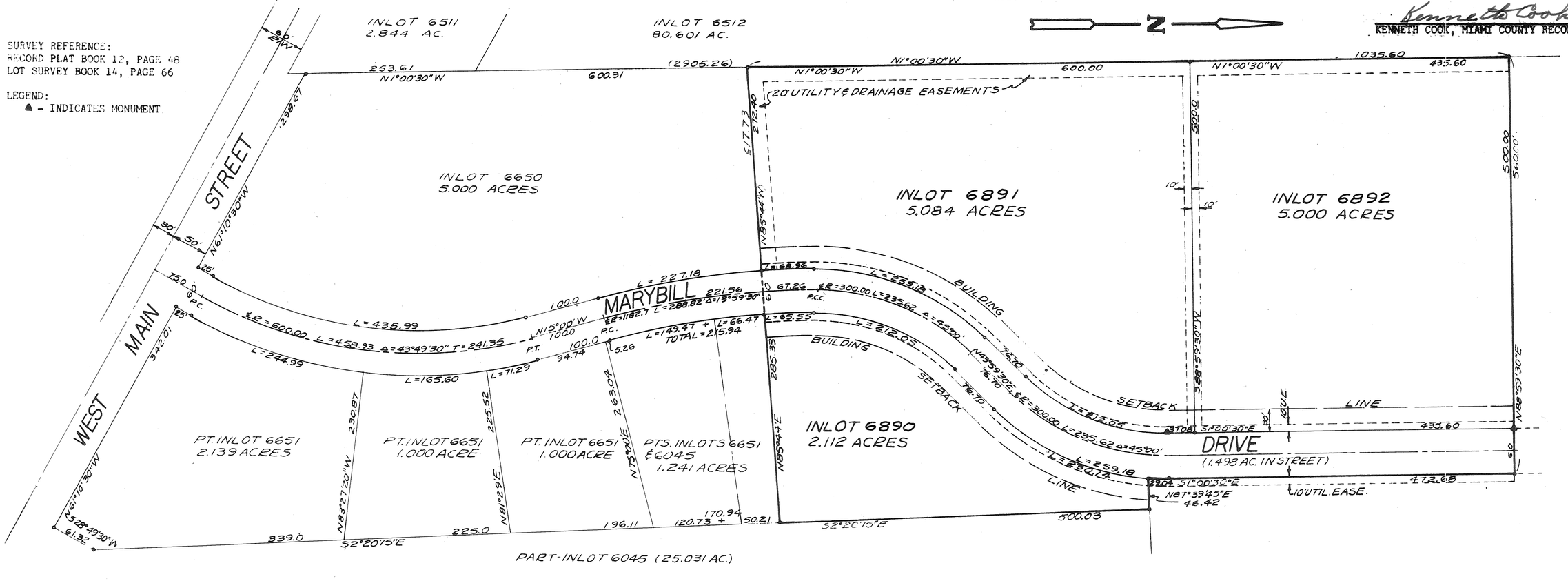
MIAMI COUNTY INDUSTRIAL PARK·SECTION 2

BEING A REPLATTED SUBDIVISION CONTAINING A TOTAL OF 13.694 ACRES OF INLOT 6045 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, ACQUIRED BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 142, PAGE 222.

PLAT BOOK 12 PAGE 137
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 30 DAY OF JUNE, 1978 AT 8:25 A.M.
FILE NUMBER 16289 FEE $ 8.00
Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

SURVEY REFERENCE:
RECORD PLAT BOOK 12, PAGE 48
LOT SURVEY BOOK 14, PAGE 66

LEGEND:
▲ - INDICATES MONUMENT



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

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.

BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO

John J. Knoop
JOHN J. KNOOP

Robert E. Clawson
ROBERT E. CLAWSON

Roger Massie
ROGER MASSIE

Janet E. Cain
WITNESS

Judith A. Lauderback
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED JOHN J. KNOOP, ROBERT E. CLAWSON AND ROGER MASSIE, THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS THE BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SAID BOARD OF COMMISSIONERS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO THIS 8th DAY OF May, 1978.

Janet E. Cain NOTARY PUBLIC MY COMMISSION EXPIRES 1-29-82

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10th DAY OF May, 1978, THIS PLAT WAS REVIEWED AND APPROVED.

Edward Chaney PRESIDENT Sue D. Knight SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 19th DAY OF June, 1978, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-26-78.

Frank H Prouty MAYOR Robert A Fletcher PRESIDENT OF COUNCIL Sue D. Knight CLERK OF COUNCIL

TRANSFERRED THIS 29th DAY OF JUNE, 1978.

Jerry L. Brown MIAMI COUNTY AUDITOR BY: Sharon Brookey DEPUTY AUDITOR

I HEREBY CERTIFY THIS SUBDIVISION 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

DRAINAGE NOTE

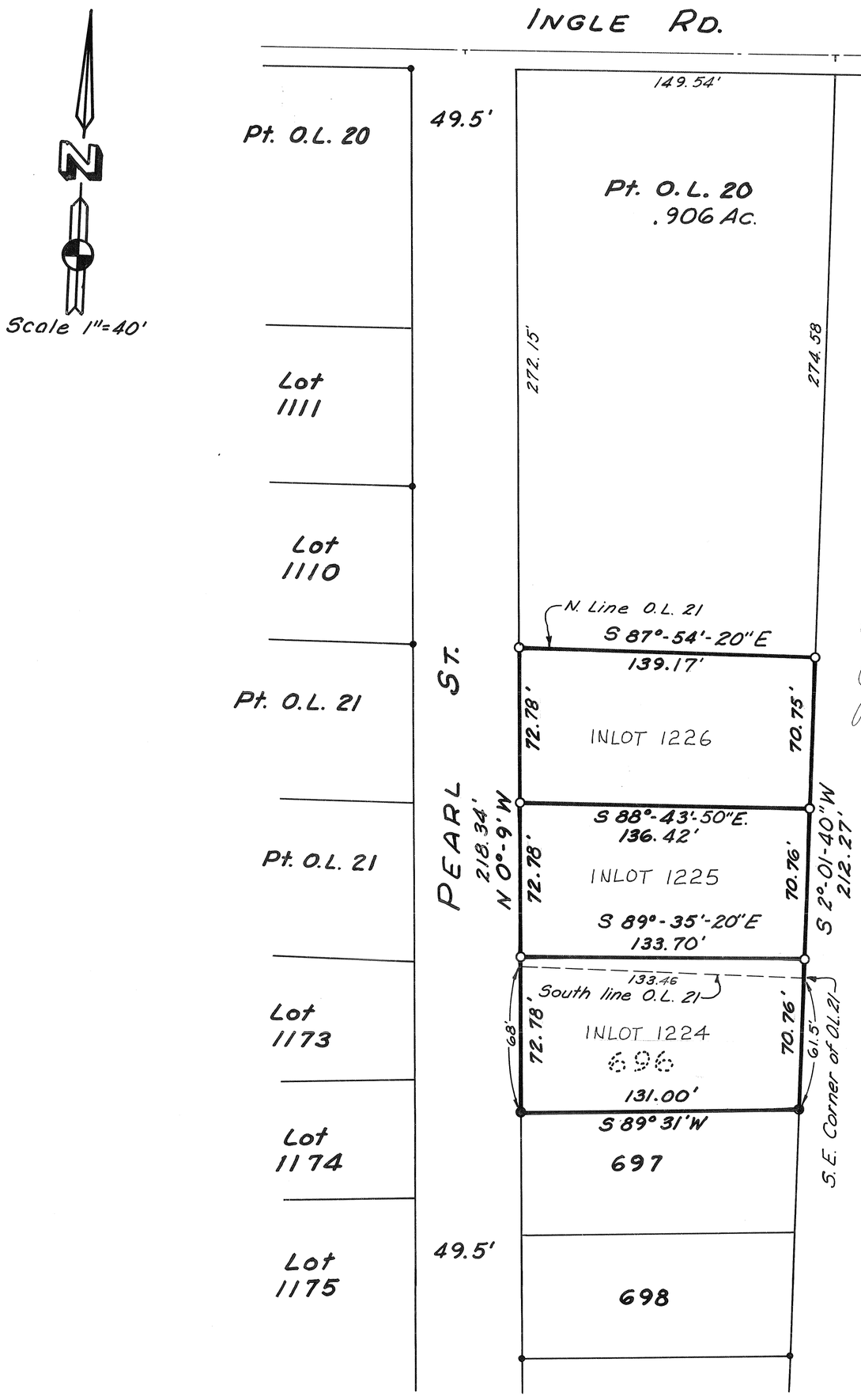
THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS REQUIRED BY CITY OF 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.

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

MIAMI COUNTY INDUSTRIAL PARK - SECTION 2 TROY, OHIO		
FOR: BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO PHONE: (513) 339-5331		
DATE MAY 5, 1978	DRAWN BY: TRACED BY: RWK CHECKED BY:	SHEET NO. 1/1
	SCALE: 1" = 100'	

REPLAT OF LOT 696 & PART OF OUTLOT 21 COVINGTON, OHIO

BOOK 12 PAGE 138
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS
FILE NO. 16408
REC'D FOR RECORD 11:02 A.M. (TIME) 7-5-78 (DATE)
FEE. $8.60
Kenneth Cook
MIAMI COUNTY RECORDER



DESCRIPTION:
Being a replat of lot 696 and a 0.471 Ac. pt. of O.L. 21 in the Village of Covington, Ohio, as conveyed to James A. Larson and Linda R. Larson by deed recorded in Vol. 537, Pg. 840, of the Miami County Deed Records.

DEDICATION:
We, the undersigned, being all the owners of the lands herein plated, do here by accept and approve this plat as shown hereon.

Debra L Moore — Witness
Jean M Robbins — Witness
F. Elsie Cissner
James A. Larson
James A. Larson
Linda R. Larson
Linda R. Larson
J. Carl Cissner

STATE OF OHIO - COUNTY OF MIAMI ; SS.:
Be it remembered that on this 5TH day of MAY 1978, before me, a notary public in and for said state, personally appeared the above signed parties acknowledge the signing hereon to be their voluntary act and deed.

Debra L Moore
Notary Public
My commission expires 11-3-83

MIAMI COUNTY AUDITOR
Approved and transferred this 30TH day of JUNE, 1978
JERRY L. BROWN By Cheryl Beaver, deputy
Miami County Auditor

PLANNING COMMISSION
At a meeting of the Village of Covington planning commision held this 8 day of MAY, 1978 this plot was approved.
Walter Zimmerman
Smith Sandi Jr.

I hereby certify that this plat and all measurments to be correct.
Iron pins are set at all lot corners.
James E Hudson 4-25-78
James E. Hudson, registered surveyor No. 5212

Iron pin found
Iron pin set

FLORAL ACRES SUBDIVISION
SECTION 2

TOWN 4 RANGE 6E SECTION 15 SW¼ MONROE TOWNSHIP, OHIO

PLAT BK. 12 PAGE 139
MIAMI COUNTY RECORDERS PLAT RECORDS
FILE NUMBER 16525
RECEIVED FOR RECORD JULY 7, 1978
AT 3:03 P.M. FEE $8.60
Kenneth Cook
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED
JERRY L. BROWN, by Cheryl Weaver, Deputy
MIAMI COUNTY AUDITOR

DESCRIPTION

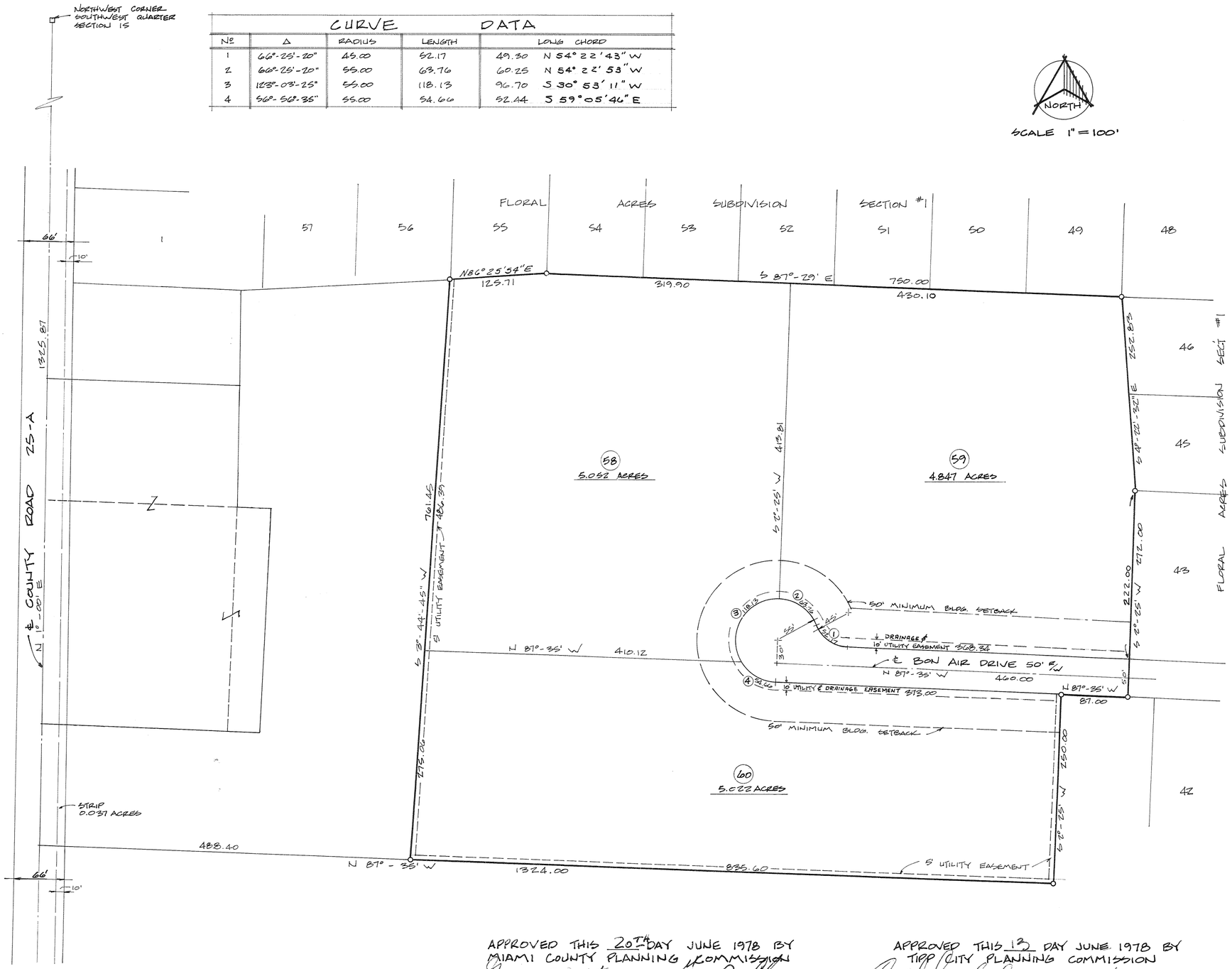
BEING A SUBDIVISION OF 15.625 ACRES OF A TRACT LOCATED IN SOUTHWEST QUARTER OF SECTION 15, TOWN 4, RANGE 6E, MONROE TOWNSHIP, MIAMI COUNTY, OHIO CONVEYED TO DESSIE MAE FRALEY BY DEED RECORDED IN VOLUME 432 PAGE 1 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS; 14.921 ACRES LOTS, 0.704 ACRES STREETS

DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS AND LEINHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO DEDICATE THE STREETS SHOWN TO THE PUBLIC USE FOREVER.
EASEMENTS AS SHOWN OR NOTED ON THIS PLAT ARE FOR 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.

Dessie M. Fraley — Stanley L. Frasell Jr. witness

CURVE DATA					
№	Δ	RADIUS	LENGTH	LONG CHORD	
1	66°-25'-20"	45.00	52.17	49.30	N 54° 22' 43" W
2	66°-25'-20"	55.00	63.76	60.25	N 54° 22' 53" W
3	123°-03'-25"	55.00	118.13	96.70	S 30° 53' 11" W
4	56°-56'-35"	55.00	54.66	52.44	S 59°05'46" E



STATE OF OHIO MIAMI COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 5 DAY OF July 1978 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ALL OF THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTARIAL SEAL THIS DAY AND DATE WRITTEN ABOVE.

Alice E. McTeague
NOTARY PUBLIC
MY COMMISSION EXPIRES Apr. 29, 1982

APPROVED THIS 24th DAY OF February 1978 BY TROY - MIAMI COUNTY HEALTH DEPARTMENT
J. Dempsey — San. Eng.

APPROVED THIS 6TH DAY OF JUNE, 1978, BY
MIAMI COUNTY ENGINEER

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS
John J. Knoop — Roger Massie
DATE _____ NUMBER _____

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. ALL CURVED DISTANCES ARE MEASURED ON THE ARC. IRON PINS SET AT ALL LOT CORNERS.

STATE OF OHIO MICHAEL W. COZATT 8-3001 REGISTERED SURVEYOR

APPROVED THIS 20TH DAY JUNE 1978 BY MIAMI COUNTY PLANNING COMMISSION
George R. Mote — CHAIRMAN
Gary B. Clark — SECRETARY

APPROVED THIS 13 DAY JUNE 1978 BY TIPP CITY PLANNING COMMISSION
Ralph Kuntzleck — CHAIRMAN
Barbara Deange — SECRETARY

Michael W. Cozatt
COZATT • TRISSELL • ENGINEERS
CIVIL ENGINEERS • LAND SURVEYORS
25 SOUTH NORWICH RD. TROY

REPLAT OF PART OF OUTLOT 331

PIQUA - OHIO

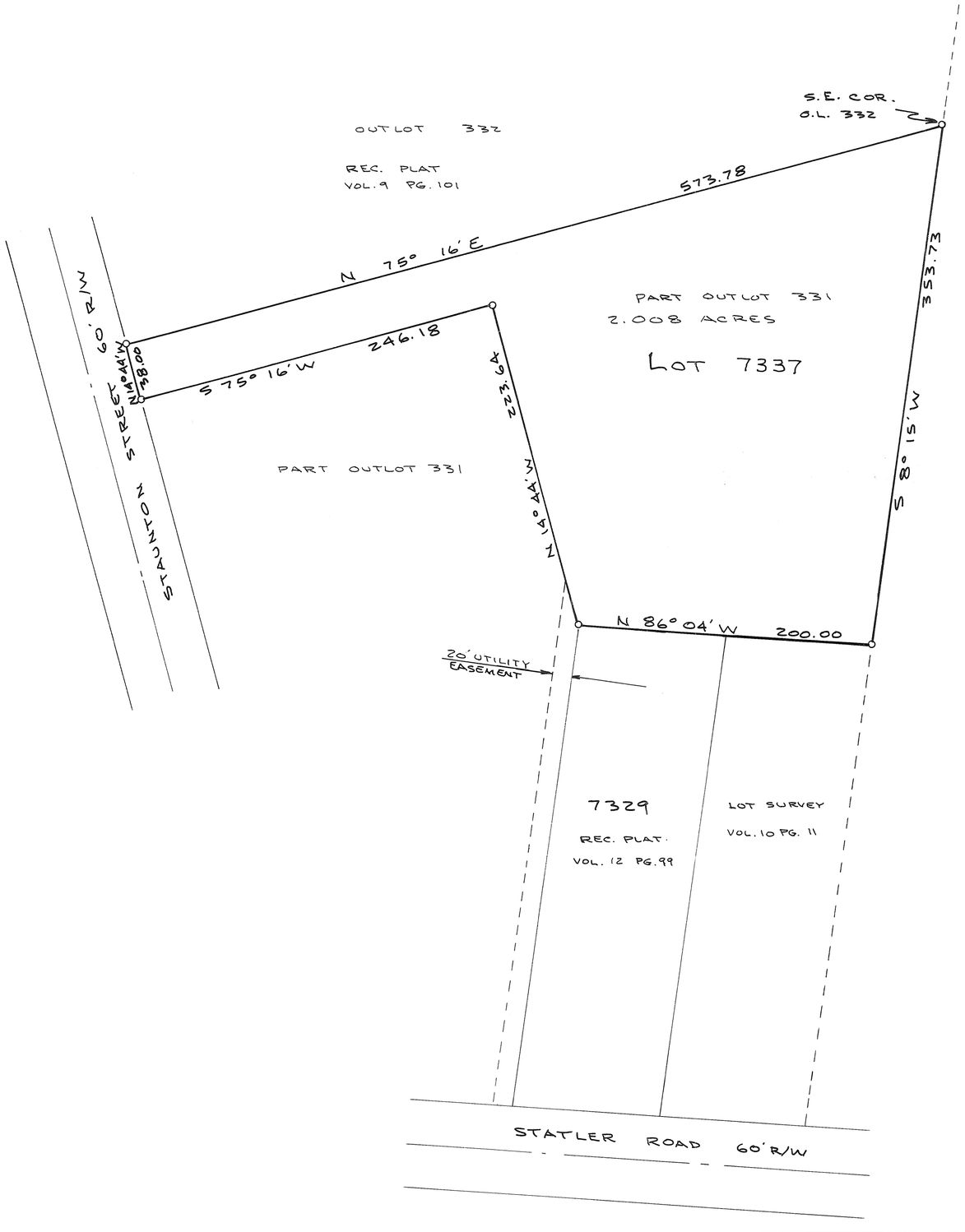
PLAT BOOK 12 PAGE 140
Miami County Recorder's Record of Recorded Plats.

Received for Record 9:23 AM (TIME) July 12, 1978 (DATE)

File No. 16603 Fee $ 8.60

Kenneth Cook
MIAMI COUNTY RECORDER

BY: Helen Y. Stumpf
DEPUTY



DESCRIPTION

Being a subdivision of 2.008 Acres of part of Out Lot 331 in the City of Piqua, Miami County, Ohio, as conveyed to Nutrients, Inc. & Premier Security Corp. by deed recorded in Vol. 434, Page 595, of the Miami County Deed Records.

APPROVAL

We, the undersigned, being all of the owners and lienholders of the lot herein replatted, do hereby accept and approve this replat and utility easement as shown hereon.

NUTRIENTS, INC.

Robert K. Farrow — WITNESS
Charles Sandus — WITNESS
Howard L. Lane — HOWARD L. LANE, PRES.
Flossie G. Lane — FLOSSIE G. LANE, SEC.

PREMIER SECURITY CORP.

Robert K. Farrow — WITNESS
Charles Sandus — WITNESS
William F. McVety — WILLIAM F. McVETY, PRES.
Mary G. McVety — MARY G. McVETY, SEC. & TREAS.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 5th day of June, 1978, before me, the undersigned, a notary public in and for said county and state, personally came Nutrients, Inc. by its President, Howard L. Lane and by its Secretary, Flossie G. Lane, and Premier Security Corp. by its President, William F. McVety and its Secretary-Treasurer, Mary G. McVety, all of whom acknowledge the signing and execution of the foregoing replat to be their voluntary act and deed. In testimony, Whereof, I have set my hand and seal on the day and date above written.

Feb. 6, 1980
MY COMMISSION EXPIRES

Charles Sandus
NOTARY PUBLIC
CHARLES SANDUS, Notary Public
In and for Miami County, Ohio.
My Commission Expires Feb. 6, 1980

PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 10th day of July, 1978, this replat was approved.

John D. Kaufman
John L. DeFine
Michael W. Hemm
Kathy J. Lange
Willis C. Wells

MIAMI COUNTY AUDITOR

Transferred this 12th day of July, 1978.

Jerry L. Brown
MIAMI COUNTY AUDITOR

BY: Cheryl Beaver, deputy
DEPUTY

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on May 31, 1978, and that iron pins are set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

REPLAT OF PART OF O.L. 331 PIQUA - OHIO		
NUTRIENTS, INC. & PREMIER SECURITY CORP.		
DANIEL D. TURNER & ASSOC.		
19 S. PLUM ST. TROY-OHIO		
DATE MAY 1978	DWG. BY: J.T. CHKD. BY: D.T.	SHEET 1/1
FILE NO. 5-78-26	SCALE: 1" = 60'	

PARK RIDGE SUBDIVISION SEC. 7

PART OF OUTLOT NO. 319

PIQUA — OHIO

BOOK 12 PAGE 141
Miami County Recorder's Record of Recorded Plats

File No. 16861

Received for record 3:37 PM (time) JULY 19 1978 (date)

Fee: $ 8.60

Kenneth Cook Recorder
Miami County Recorder
By: Dora Whitmer, Deputy

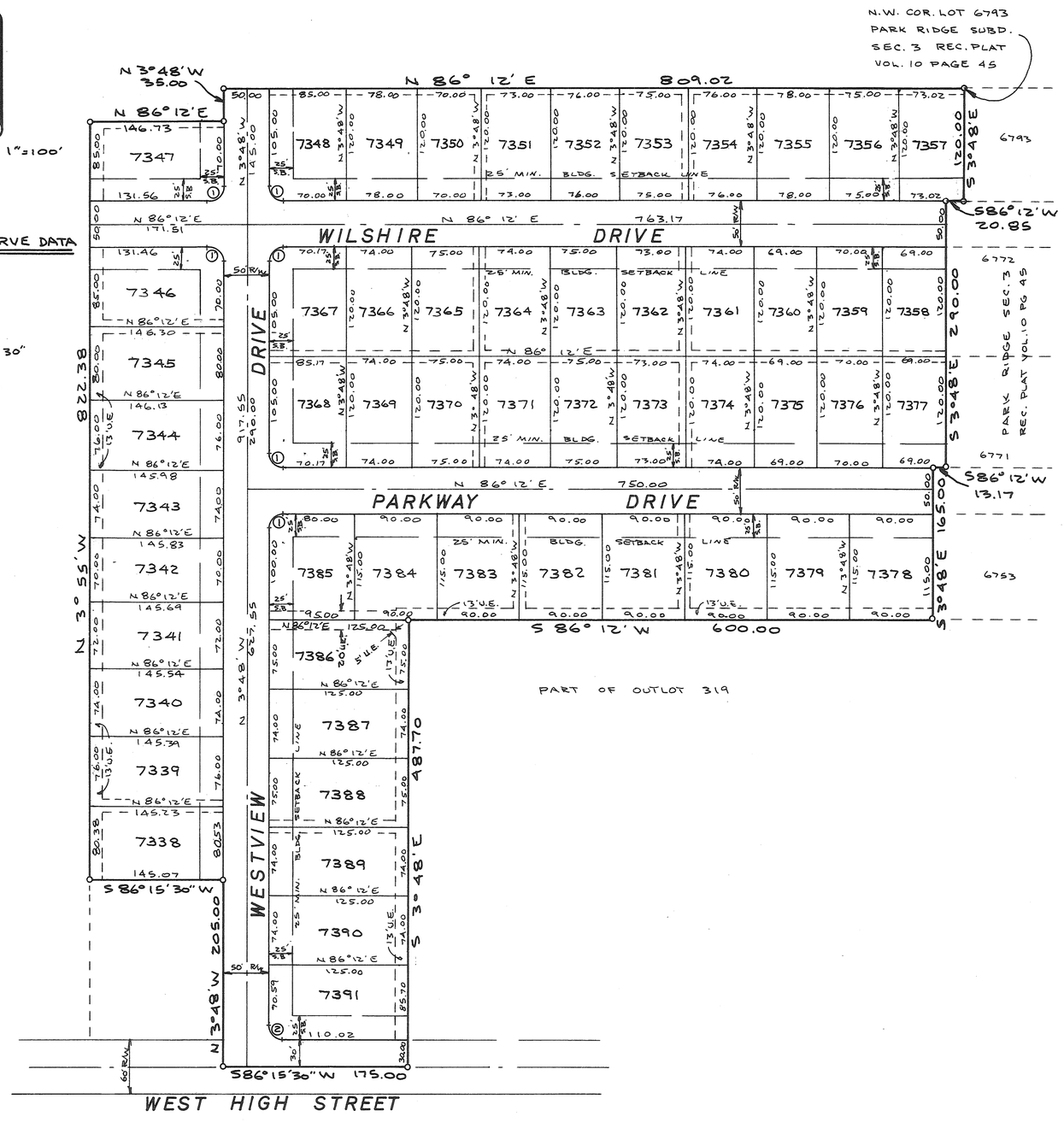
N

SCALE: 1"=100'

R/W CURVE DATA

① Δ = 90° 00'
R = 15.00
L = 23.56
T = 15.00

② Δ = 89° 56' 30"
R = 15.00
L = 23.55
T = 14.98



DESCRIPTION

Being a subdivision of 15.125 Acres of part of Outlot No. 319 in the City of Piqua Miami County, Ohio as conveyed to Park Ridge, Inc. by deed recorded in Volume 406, Page 159 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 and restrictions and do hereby dedicate the streets, walkways and easements as shown hereon to public use forever.

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 and for the express priviledge 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.

Connie Thompson
witness

Sue Ellen Lange
witness

PARK RIDGE, INC.

Clifford M. Utterback
Clifford M. Utterback, president

Robert P. Fite
Robert P. Fite, secretary

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 15 day of June, 1978, before me, the undersigned a notary public in and for said county and state, personally came Park Ridge, Inc. by its president Clifford M. Utterback and its secretary Robert P. Fite who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof I have set my hand and notorial seal on the day and date above written.

January 3, 1979
My Commission Expires

Sue Ellen Lange
Notary Public

CITY PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 12th day of JUNE, 1978, this plat was approved.

John D. Scarlough
John R. DeSue
Michael W. Heaman
Willis Ellis
Philip J. Lange

CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 17th day of July, 1978, this plat was approved by resolution no. C-6317

Joseph C. Roth
Clete Feltier
Robert L. Van Cleave
Raymond L. Hammer, Jr.

RESTRICTIONS

Restrictions for this plat shall be the same as those for Section Two as recorded in Volume 9, Page 66A of the Miami County Plat Records.

NOTE

Easements indicated on this plat are six feet on each side of lot lines unless indicated otherwise. Easements are designated thus

All building setback lines as shown on this plat are 25 feet from the street property line.

MIAMI COUNTY AUDITOR

Approved and transferred this 19th day of July, 1978.

JERRY L. BROWN
Miami County Auditor
By Cheryl Beaver, deputy

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners. Curved distances measured along the arc.

Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Park Ridge Subdivision-Sec.7 for Park Ridge, Inc. Piqua, Ohio		
DANIEL D. TURNER & ASSOC. INC. Troy, Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE MAY 1978	Drawn by: J.T. Traced by: Checked by: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

ANNEXATION TO CITY OF TROY, OHIO

PLAT BOOK 12 PAGE 142
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 1ST. DAY OF AUG. 1978
AT 1:00 P.M.
FILE NUMBER 17259 FEE $8.60

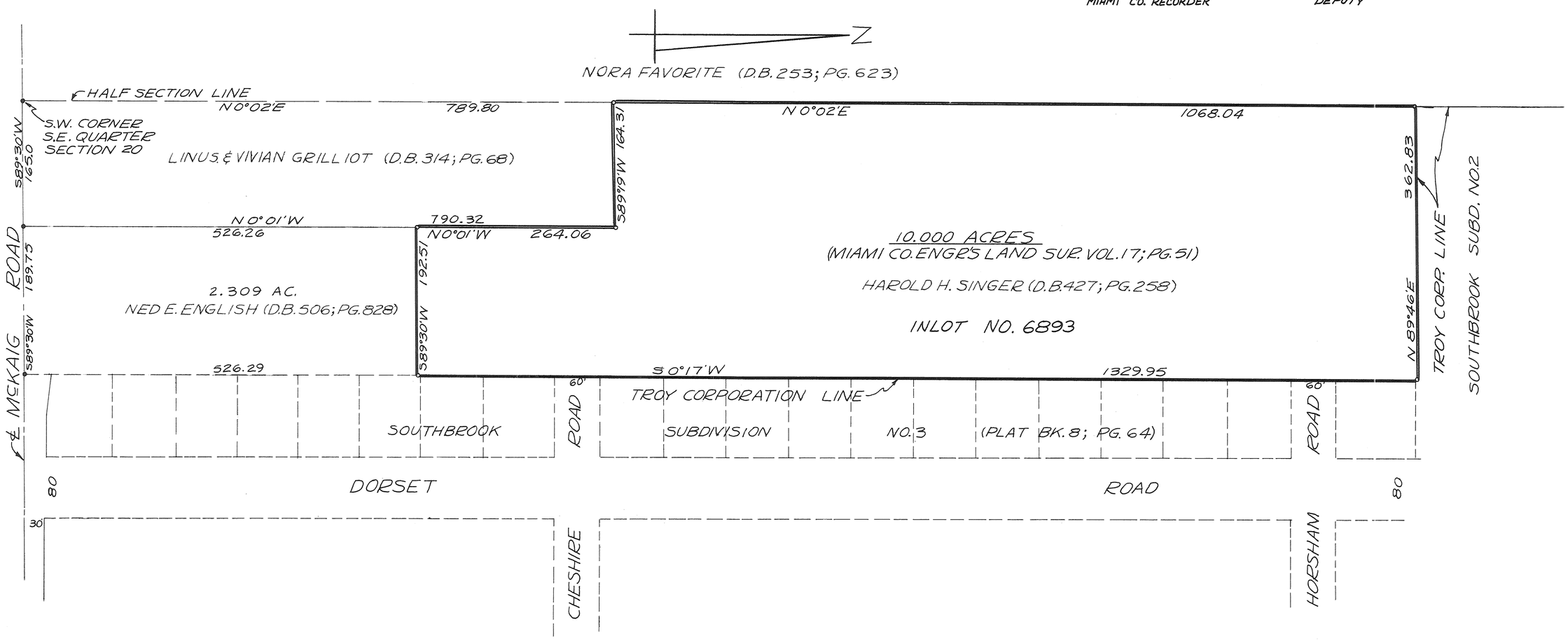
Kenneth Cook, Recorder by Dora Whitmer, Deputy.
KENNETH COOK, MIAMI CO. RECORDER

10.000 ACRES IN SOUTHEAST QUARTER SECTION 20;
CONCORD TWP.; TOWN-5; RANGE-6
MIAMI COUNTY, OHIO

SCALE: 1" = 100 FEET 20 JUNE 1970

LEGEND
∘ = IRON PIN
• = RAILROAD SPIKE

NOTE:
ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK 19 PAGE 268.
Kenneth Cook BY Dora Whitmer
MIAMI CO. RECORDER DEPUTY



APPROVAL BY MIAMI COUNTY COMMISSIONERS:

THE A NNEXATION OF THE FOREGOING AREA AS SHOWN HEREON WAS APPROVED THIS 10 DAY OF February, 1978.

John J. Knoop
Roger Massie
Robert G. Clausson

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 11TH DAY OF JANUARY 1978.

Arthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY ENGINEER

APPROVAL BY CITY OF TROY, OHIO:

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 5th DAY OF July 197_, THIS ANNEXATION PLAT WAS APPROVED BY ORDINANCE NO. O-0-21-78.

Frank H. Prentz
MAYOR

Robert A. Fletcher
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

NUMBERRED TO DESIGNATE INLOTS AND TRANSFERRED THIS 31ST DA Y OF JULY 1978.

JERRY L. BROWN BY Marlene Daino, DEPUTY
MIAMI COUNTY AUDITOR

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES
CIVIL ENGINEERING & SURVEYING
TROY, OHIO

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT AS SHOWN HEREON.

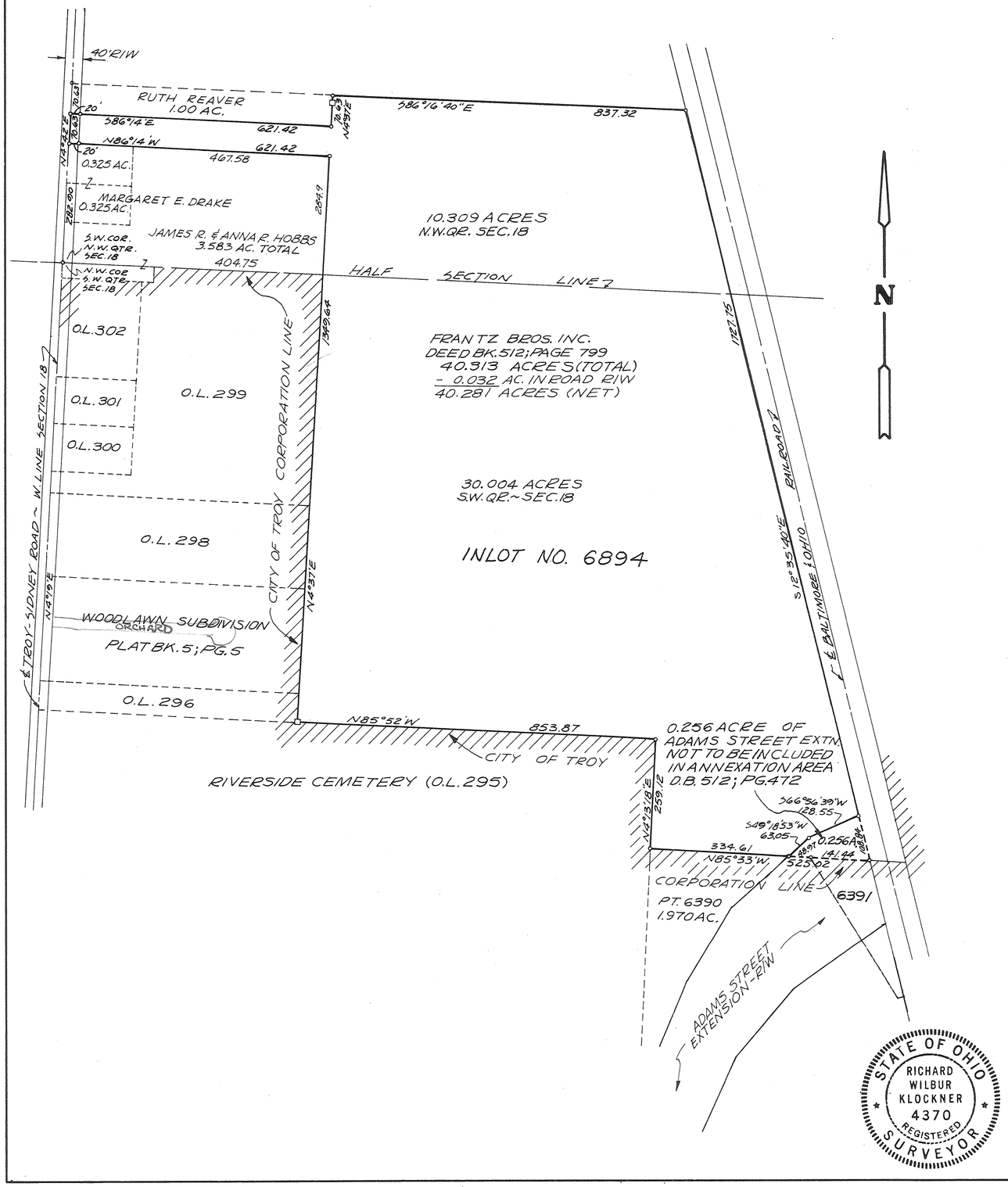
Richard W. Klockner 14 NOV. 1977
RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR #4370

ANNEXATION TO CITY OF TROY

SECTION 18 - TOWN 1 - RANGE 10 MRS - STAUNTON TOWNSHIP; MIAMI COUNTY, OHIO

NOTE: ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK 19 PAGE 247
Kenneth Cook Recorder by Dora Whitmer, Deputy
MIAMI COUNTY RECORDER

PLAT BOOK 12 PAGE 143
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 1 ST. DAY OF AUG., 1978 AT 1:01 P.M.
FILE NUMBER 17260 FEE: $ 8.60
Kenneth Cook Recorder by Dora Whitmer Deputy
KENNETH COOK, MIAMI COUNTY RECORDER



DESCRIPTION

BEING A TOTAL OF 40.313 ACRES OF WHICH 10.309 ACRES ARE IN THE NORTHWEST QUARTER AND 30.004 ACRES ARE IN THE SOUTHWEST QUARTER OF SECTION 18, TOWN 1, RANGE 10, M.R.S. IN STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 11TH DAY OF JANUARY, 1978.

Arthur D. Haddad
ARTHUR D. HADDAD, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 13TH DAY OF JANUARY, 1978.

John A. Kunze
Roger Massie
Robert Clawson

APPROVAL BY CITY OF TROY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY THIS 5TH DAY OF JULY, 1978, BY ORDINANCE NO. O-20-78.

Robert A. Fletcher
PRESIDENT OF COUNCIL

Sue E. Knight
CLERK OF COUNCIL

Frank H. Piccolo
MAYOR

Richard E. McCarty
CITY SOLICTOR

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 31ST DAY OF JULY, 1978.

JERRY L. BROWN
JERRY L. BROWN, MIAMI COUNTY AUDITOR

BY: Marlene Daino
DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT.

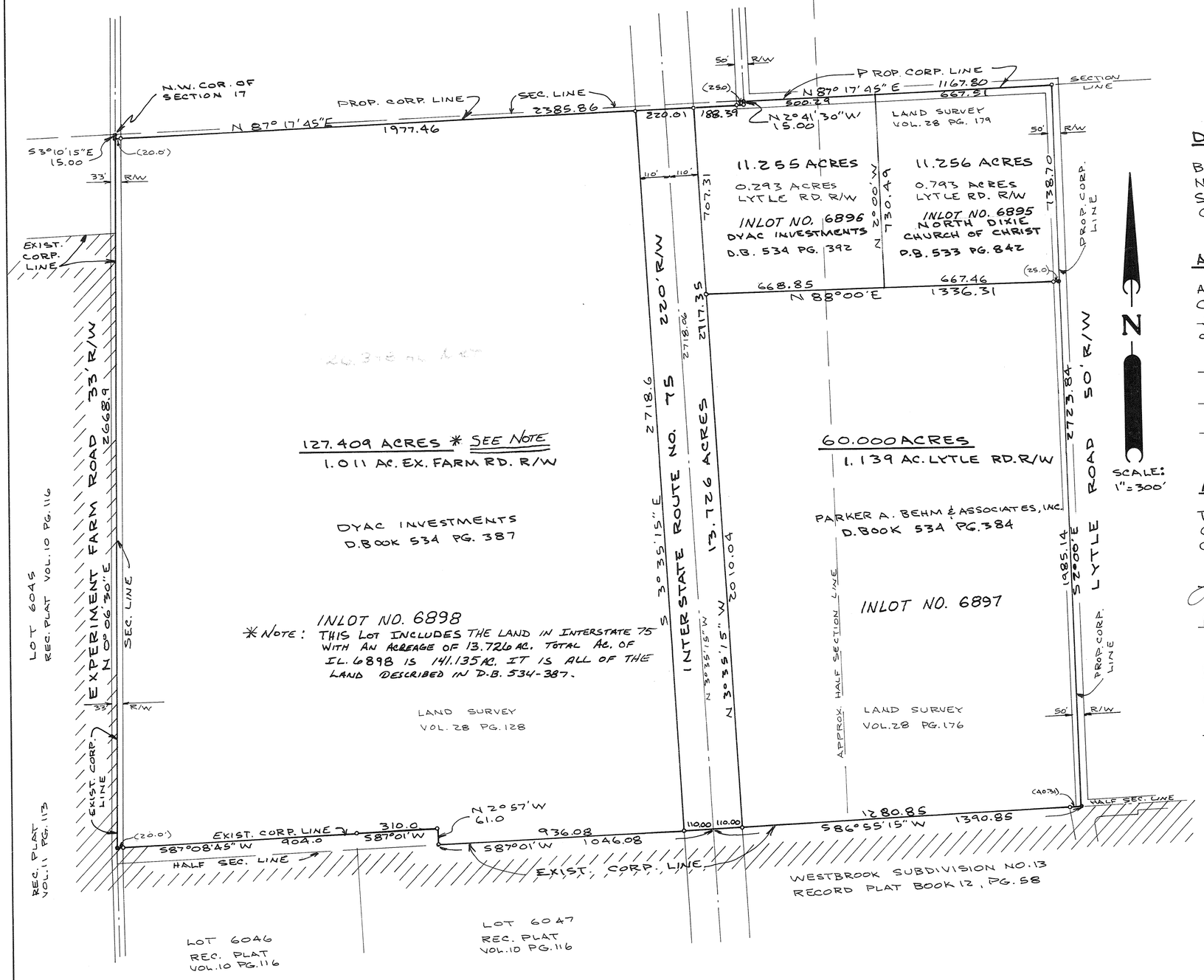
Richard W. Klockner
RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR #4370

ANNEXATION OF 40.313 ACRES IN SECTION 18, STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO TO THE CITY OF TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING TROY, OHIO		
DATE APR., 1977	DRAWN BY: AWR TRACED BY: AWR	SHEET NO. 1/1
FILE NO.	CHECKED BY: RWK SCALE: 1" = 200'	

ANNEXATION TO THE CITY OF TROY

•TOWN 5 • RANGE 6 EAST • SECTION 17 • N.W. & N.E. QTRS.•
•CONCORD TOWNSHIP •MIAMI COUNTY • OHIO•

BOOK 12 PAGE 144
Miami County Recorder's
Record of Recorded Plats
File No. 17344
Received for Record
11:43 AM TIME 8-2-78 DATE
Fee $ 8.60
Kenneth Cook
MIAMI COUNTY RECORDER
BY: DEPUTY



DESCRIPTION

Being a total of 223.646 Acres in the Northeast and Northwest Quarters of Section 17, Town 5, Range 6 East, in Concord Township, Miami County, Ohio.

APPROVAL BY CITY OF TROY

At a meeting of the City Council of the City of Troy, Ohio, held this 5th day of July 1978, this annexation plat was accepted and approved by Ordinance No. 0-19-78

Frank A. Prouty — MAYOR
Robert A. Fletcher — PRES. OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

APPROVAL BY MIAMI COUNTY COMMISSIONERS

The annexation of the foregoing area to the City of Troy was approved by the Miami County Commissioners this 6th day of MARCH 1978.

John F. Kruse
Roger Massie

MIAMI COUNTY AUDITOR

Approved and transferred this 2ND day of AUGUST 1978.

JERRY L. BROWN — MIAMI COUNTY AUDITOR
BY: Marlene Daino — DEPUTY

MIAMI COUNTY ENGINEER

This annexation plat was reviewed and approved by the County Engineer this ___ day of _____ 1978.

Arthur D. Hedden — MIAMI COUNTY ENGINEER

Annexation proceedings filed in Misc. Book 19 Page 227
Kenneth Cook — MIAMI COUNTY RECORDER
BY: DEPUTY

NOTE

OWNER OF THE LANDS BEING ANNEXED AT THE TIME OF FILING WAS ETHEL PRAKEL. PRESENT PROPERTY OWNERS AT TIME OF RECORDING ARE SHOWN HEREON.

LEGEND

o = I. PIN.
• = R.R. SPIKE

STATE OF OHIO — DANIEL D. TURNER — 4807 — REGISTERED SURVEYOR

I hereby certify that this annexation plat is true & correct in accordance with existing county records.

Daniel D. Turner
DANIEL D. TURNER REG. SURVEYOR NO. 4807

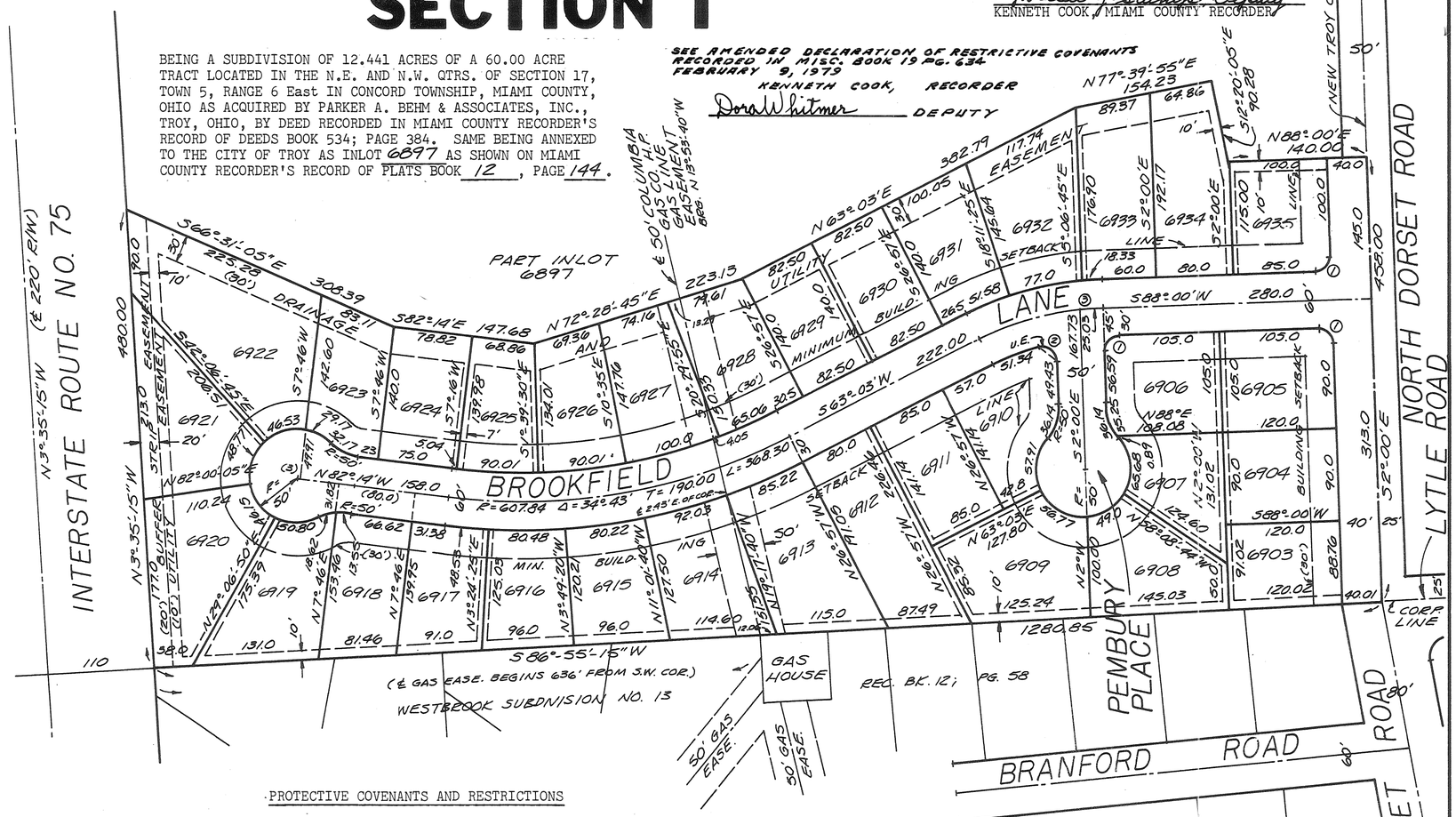
ANNEXATION TO CITY OF TROY TROY - OHIO			
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY - OHIO CIVIL ENGINEERING • LAND SURVEYING			
DATE	DWG. BY: J.T.	SCALE	SHEET
NOV. 1977	CHKD. BY: D.T.	1" = 300'	1/1

PLAT BOOK 12 PAGE 145
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 6th DAY OF
SEPTEMBER 1978 AT 3:18 P.M.
FILE NO. 18533 FEE: $ 8.60
Kenneth Cook Recorder
By: Helen Y. Stumpf, Deputy
KENNETH COOK, MIAMI COUNTY RECORDER

BROOK PARK NORTH
SECTION I

BEING A SUBDIVISION OF 12.441 ACRES OF A 60.00 ACRE TRACT LOCATED IN THE N.E. AND N.W. QTRS. OF SECTION 17, TOWN 5, RANGE 6 East IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AS ACQUIRED BY PARKER A. BEHM & ASSOCIATES, INC., TROY, OHIO, BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 534; PAGE 384. SAME BEING ANNEXED TO THE CITY OF TROY AS INLOT 6897 AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 12, PAGE 144.

SEE AMENDED DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN MISC. BOOK 19 PG. 634 FEBRUARY 9, 1979
KENNETH COOK, RECORDER
Dora Whitmer DEPUTY



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

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: PARKER A. BEHM & ASSOCIATES, INC.

PARKER A. BEHM, PRESIDENT — WITNESS: Alan M. Kappers

WILLIAM J. McGRAW III, SECRETARY — WITNESS: Marilyn K. Bohringer

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED PARKER A. BEHM, PRESIDENT AND WILLIAM J. McGRAW III, SECRETARY OF PARKER A. BEHM & ASSOCIATES, INC., THE CORPORATION 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 CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND SECRETARY AND THE FREE ACT AND DEED OF SAID CORPORATION.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 28 DAY OF July, 1978.

Alan M. Kappers NOTARY PUBLIC MY COMMISSION EXPIRES

ALAN M. KAPPERS, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
(Revised Code Sec. 147.03)

LIENHOLDERS: PEOPLES BUILDING & SAVINGS ASSOCIATION

W. E. EICKHOFF, EXECUTIVE VICE PRESIDENT — WITNESS: Jane Shawver

ROBERT L. COFFEY, VICE PRESIDENT — WITNESS: Joan Mangas

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED W. E. EICKHOFF, EXECUTIVE VICE PRESIDENT AND ROBERT L. COFFEY, VICE PRESIDENT OF PEOPLES BUILDING & SAVINGS ASSOCIATION, A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND BY 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 PEOPLES BUILDING & SAVINGS ASSOCIATION OF TROY, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 1st DAY OF August, 1978.

Joan Mangas NOTARY PUBLIC MY COMMISSION EXPIRES 6-16-82
JOAN MANGAS Notary Public
in and for the State of Ohio
My Commission Expires June 16, 1982

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 2nd DAY OF July, 1978, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT — SECRETARY: Sue D. Knight

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7th DAY OF August, 1978, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-29-78

MAYOR — PRESIDENT OF COUNCIL: Robert A. Fletcher

CLERK OF COUNCIL: Sue D. Knight

TRANSFERRED THIS 5th DAY OF September, 1978.

MIAMI COUNTY AUDITOR — BY: Cheryl Beaver, DEPUTY AUDITOR

DRAINAGE NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS REQUIRED BY 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.

PROTECTIVE COVENANTS AND RESTRICTIONS

1. ALL LOTS IN THE SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE SINGLE FAMILY DWELLING UNIT WITH ATTACHED GARAGE.
2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER TO ANY INTERIOR LOT LINE THAN REQUIRED BY CITY OF TROY ZONING REGULATIONS.
3. THE GROUND FLOOR AREA OF THE MAIN BUILDING OF ANY DWELLING UNIT CONSTRUCTED IN THIS SUBDIVISION, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1200 SQUARE FEET FOR ONE AND ONE AND ONE HALF STORY STRUCTURES; OR NOT LESS THAN 900 SQUARE FEET FOR A TWO STORY STRUCTURE; OR NOT LESS THAN 450 SQUARE FEET FOR A SPLIT LEVEL STRUCTURE, WITH BOTH OTHER LEVELS BEING AT LEAST 450 SQUARE FEET EACH.
4. NO LOT AS SHOWN ON THIS PLAT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
5. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE, NOR SHALL UNLICENSED AUTOMOBILES BE STORED ON ANY LOT.
6. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. NO LINE FENCES, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT, EXCEPT THAT SHRUBS, HEDGES, OR TREES MAY BE PLANTED NEARER THAN THE BUILDING SETBACK LINE PROVIDED THAT NO SHRUB OR HEDGE SHALL EXCEED THREE (3) FEET IN HEIGHT.
8. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
9. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.
10. 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 CLAIMING UNDER THEM UNTIL AUGUST 1, 1998, 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 LAND OWNERS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
11. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
12. NO BUILDING, STRUCTURES OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL BUILDING PLANS, SPECIFICATIONS, PLOT PLAN AND LANDSCAPING PLAN HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER, PARKER A. BEHM & ASSOCIATES, INC., OR THEIR AUTHORIZED REPRESENTATIVE.

CURVE DATA

	①	②	③
R	15.0	15.0	307.36
Δ	90°-00'	104°-20'-40"	24°-57'
L	23.56	27.32	133.84
T	15.0	19.32	68.0
CH	21.21	23.70	132.79

═══ INDICATES (5') UTILITY EASEMENT EACH SIDE OF PROPERTY LINE UNLESS DIFFERENT WIDTH IS SHOWN.

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS SUBDIVISION 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

BROOK PARK NORTH - SECTION ONE
TROY, MIAMI COUNTY, OHIO

FOR: PARKER A. BEHM & ASSOCIATES, INC.
TROY, OHIO

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
TROY, OHIO 45373 (513) 339-5331

DATE	DRAWN BY:	SHEET NO.
7/26/78	TRACED BY:	1/1
	CHECKED BY:	
	SCALE: 1" = 100'	

PLAT BOOK 12 PAGE 146
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 6th DAY OF SEPTEMBER, 1978

FILE NUMBER 18534 FEE: $8.60

Kenneth Cook, Recorder
by Helen J. Stumpf, Deputy
KENNETH COOK, MIAMI COUNTY RECORDER

REPLAT OF IL 6075 AND 9.414 ACRES OF IL 6070 ~ TROY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 12.972 ACRES IN THE CITY OF TROY, MIAMI COUNTY, OHIO. AND BEING ALL OF INLOT 6075 WHICH CONTAINS 3.558 ACRES, ACQUIRED BY KMTROY DEVELOPMENT CO. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 532 ; PAGE 418, AND BEING 9.414 ACRES OF INLOT 6070 ACQUIRED BY JAMES F. BLACKMORE BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 466; PAGE 520

LOT NUMBER	AREA	OWNER
6899	2.036 ACRES	JAMES F. BLACKMORE
PT.6900	2.755 ACRES	KMTROY DEVELOPMENT CO.
PT.6900	6.880 ACRES	JAMES F. BLACKMORE
6901	0.498 ACRE	JAMES F. BLACKMORE
6902	0.803 ACRE	KMTROY DEVELOPMENT CO.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS, LIENHOLDERS AND LESSORS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY 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, WATER, 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 TO BE MAINTAINED AS SUCH FOREVER.

LESSOR: JAMES F. BLACKMORE AND DORIS ANN BLACKMORE(HIS WIFE)

James F. Blackmore — JAMES F. BLACKMORE
Ruby E. Klockner — WITNESS
Doris Ann Blackmore — DORIS ANN BLACKMORE(HIS WIFE)
Richard W. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY APPEARED JAMES F. BLACKMORE AND DORIS ANN BLACKMORE (HIS WIFE) WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY OHIO, THIS 12TH DAY OF MAY, 1978.

Richard W. Klockner
NOTARY PUBLIC

MY COMMISSION EXPIRES RICHARD W. KLOCKNER, Notary Public In and for Miami County, Ohio My Commission Expires October 19, 1981

OWNERS: KMTROY DEVELOPMENT CO.

Dennis Gersh — DENNIS GERSHENSON (PARTNER)
Witness — WITNESS
Aaron Gershenson — AARON GERSHENSON (PARTNER)
Witness — WITNESS

STATE OF MICHIGAN - COUNTY OF Wayne S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR Wayne County, MICHIGAN, PERSONALLY APPEARED, DENNIS GERSHENSON AND AARON GERSHENSON, PARTNERS IN KMTROY DEVELOPMENT CO. A PARTNERSHIP WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PARTNERS IN BEHALF OF SAID PARTNERSHIP: AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PARTNERS AND THE FREE ACT AND DEED OF SAID PARTNERSHIP.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL AT Farmington Hills MICHIGAN, THIS 12TH DAY OF May, 1978.

Patricia A. Poole
NOTARY PUBLIC

MY COMMISSION EXPIRES PATRICIA A. POOLE Notary Public, Wayne County, Mich. My Commission Expires 2-10-80

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14th DAY OF June, 1978, THIS PLAT WAS REVIEWED AND APPROVED.

Edward Chase — PRESIDENT
Denis L. Prouman — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7th DAY OF August, 1978, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-30-78.

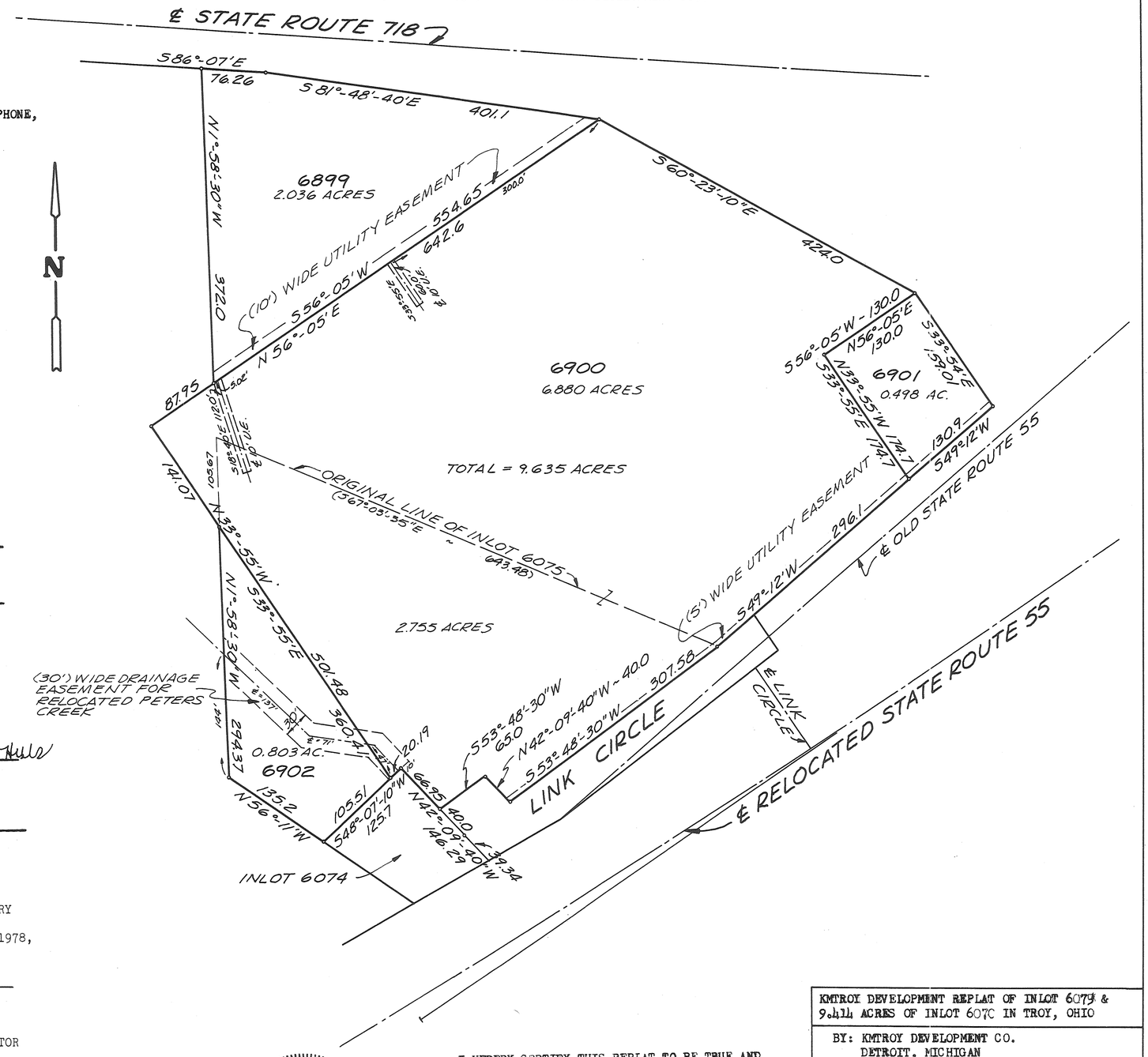
Frank H. Pronty — MAYOR
Robert A. Fletcher — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 1ST DAY OF September, 1978.

Jerry L. Brown — MIAMI COUNTY AUDITOR BY: Sharon Brookey — DEPUTY AUDITOR

DRAINAGE NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS REQUIRED BY 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.



STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. IRON PINS SHALL BE SET AT ALL LOT CORNERS.

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

KMTROY DEVELOPMENT REPLAT OF INLOT 6075 & 9.414 ACRES OF INLOT 6070 IN TROY, OHIO		
BY: KMTROY DEVELOPMENT CO. DETROIT, MICHIGAN		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO (513) 339-5331		
DATE 9 DEC 1977	DRAWN BY: SDL TRACED BY: SDL CHECKED BY: RWK	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

DEER CLIFF RUN SUBD. SEC. ONE

• SEC. 34 & 35 • TOWN 4 • RANGE 6 EAST •

• MONROE TOWNSHIP • MIAMI COUNTY • OHIO •

PLAT BOOK 12 PAGE 147

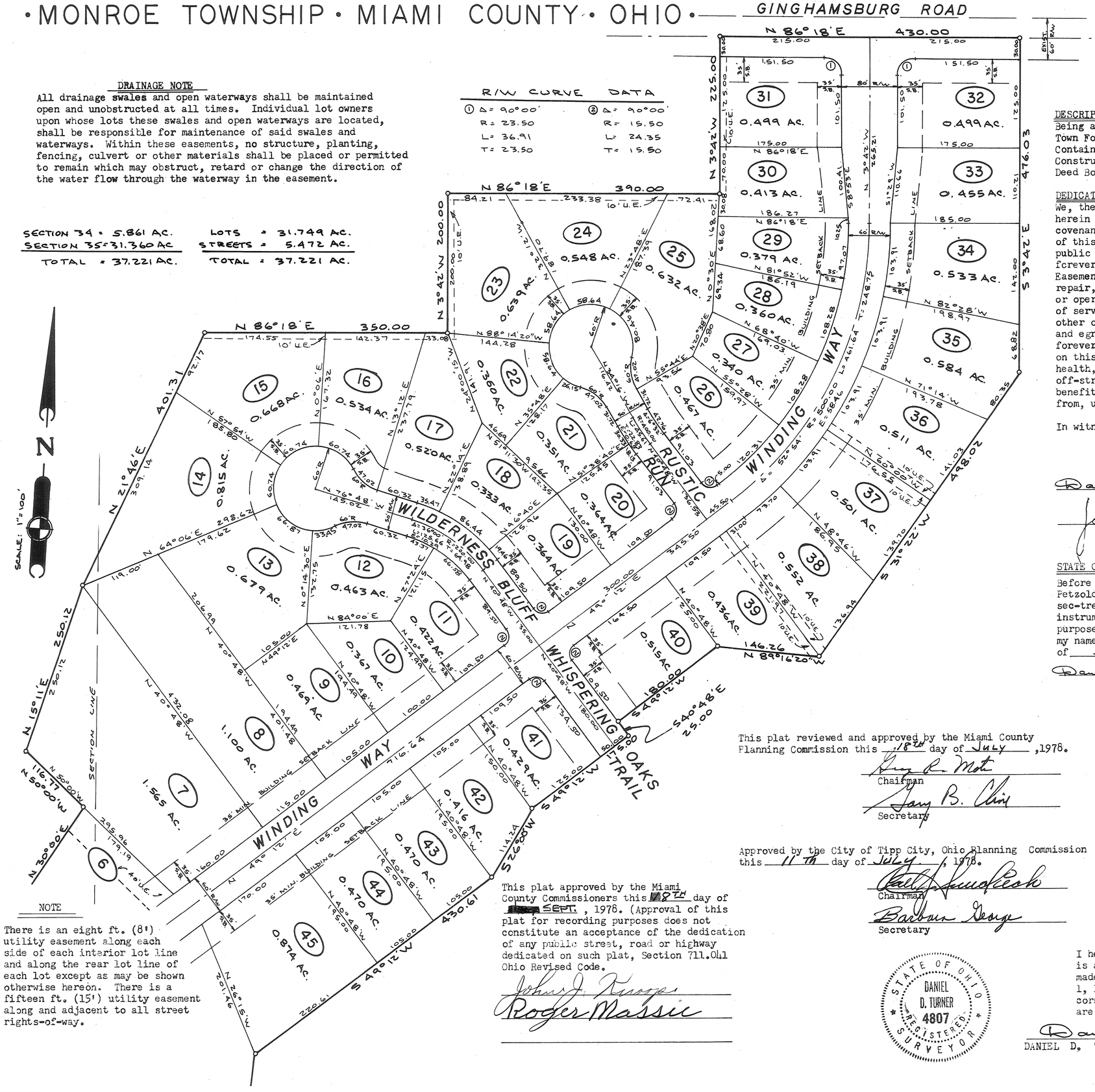
Miami County Recorder's Plat Records

Received for record this 8th day of Sept. 1978, at 1:35 PM

File Number 18632 Fee: $ 17.20

Kenneth Cook
Miami County Recorder

By: Helen Y. Stumps
DEPUTY



DRAINAGE NOTE

All drainage swales and open waterways shall be maintained open and unobstructed at all times. Individual lot owners upon whose lots these swales and open waterways are located, shall be responsible for maintenance of said swales and waterways. Within these easements, no structure, planting, fencing, culvert or other materials shall be placed or permitted to remain which may obstruct, retard or change the direction of the water flow through the waterway in the easement.

R/W CURVE DATA

①	②
Δ = 90°00'	Δ = 90°00'
R = 23.50	R = 15.50
L = 36.91	L = 24.35
T = 23.50	T = 15.50

SECTION 34 = 5.861 AC.
SECTION 35 = 31.360 AC
TOTAL = 37.221 AC.

LOTS = 31.749 AC.
STREETS = 5.472 AC.
TOTAL = 37.221 AC.

NOTE

There is an eight ft. (8') 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 fifteen ft. (15') utility easement along and adjacent to all street rights-of-way.

DESCRIPTION

Being a subdivision situated in Sections Thirty Four (34) and Thirty Five(35), Town Four (4), Range Six (6), in Monroe Township, Miami County, Ohio. Containing 37.221 Acres of a total of 100.721 Acres as conveyed to Petzoldt Construction Company by deed recorded in Miami County Recorder's Record of Deed Book 528 , Page 540

DEDICATION

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 this plat, and to the dedication of all parts of the roads, streets and public grounds, 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 of 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. 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 Miami County, Ohio for the benefit of himself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In witness thereof this 18th day of July, 1978.

PETZOLDT CONSTRUCTION COMPANY

Daniel D. Turner
witness

Joe M. Turner
witness

Curtis S. Petzoldt
Curtis S. Petzoldt, president

Roberta S. Petzoldt
Roberta S. Petzoldt, sec. treas.

STATE OF OHIO, MIAMI COUNTY, ss:

Before me, a notary public in and for Miami County, Ohio, personally appeared Petzoldt Construction Company by its president Curtis S. Petzoldt, and its sec-treas. Roberta S. Petzoldt, who acknowledge that they did sign such instrument and that such instrument is their free act and deed for the purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 18th day of July, 1978.

Daniel D. Turner
Notary Public

Feb 4, 1982
My Commission Expires

This plat reviewed and approved by the Miami County Planning Commission this 18th day of July, 1978.

Guy R. Mote
Chairman

Gary B. Clay
Secretary

This plat reviewed and approved this 18th day of August, 1978.

Curtis A. Hedbed
Miami County Engineer

Transferred this 8th day of Sept, 1978.

Jerry L. Brown
Miami County Auditor

By: Sharon Brookey
DEPUTY

Approved by the City of Tipp City, Ohio Planning Commission this 11 th day of July, 1978.

Chairman

Barbara Deage
Secretary

This plat approved by the Miami County Commissioners this 18TH day of SEPT., 1978. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat, Section 711.041 Ohio Revised Code.

John J. Kroger
Roger Massie

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision on June 1, 1978. Iron pins set at all lot corners and all curved distances are measured along the arc.

Daniel D. Turner
DANIEL D. TURNER , reg, surveyor no, 4807

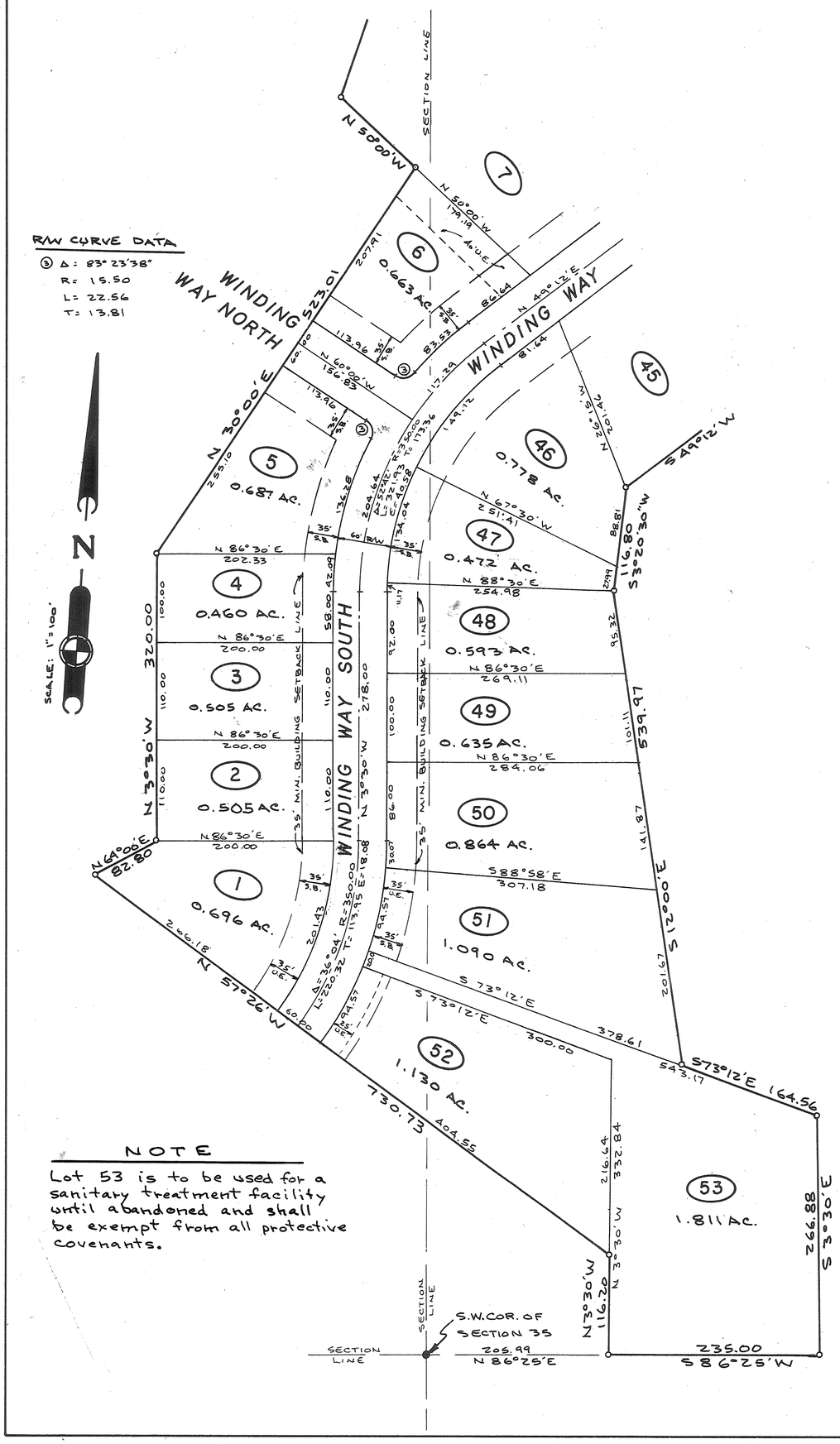
Deer Cliff Run Subdivision-Sec. 1 for Petzoldt Construction Co. Vandalia, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy- Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE JULY 1978	Drawn by: J.T. Checked by: D.T.	SHEET NO. 1/2
FILE NO.	SCALE : 1" = 100'	

DEER CLIFF RUN SUBD. SEC. ONE

PLAT BOOK 12 PAGE 147 A
Miami County Recorder's Records
of Recorded Plats

Received for record this 8th day of
Sept. 1978, at 1:35 PM
File Number: 18632
Kenneth Cook
Miami County Recorder

By: Helen Y. Stumps



NOTE

Lot 53 is to be used for a sanitary treatment facility until abandoned and shall be exempt from all protective covenants.

RESTRICTIVE COVENANTS

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 residence building (e.g. brick, cedarsiding, etc); c) 300 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 the storage of any car, boat, motor home, camper or similar vehicle.

2. The floor area of each dwelling structure, exclusive of open porches, garages, car ports or patios, shall not be less than 1700 Sq. Ft. for a one story plan, nor less than 1800 Sq. Ft. total for other than a one story plan. All houses shall have a minimum two car attached or basement garage; an attached garage shall be of a minimum size of 450 Sq. Ft. Construction of residence structures must begin within twelve months of delivery of deed and must be fully completed within one year after commencement of construction.

3. No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed 49 Sq. Ft. 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 1 or 1½ story structures shall have 8 Ft. minimum side yard clearance and a minimum total side yard sum of 20 ft. All 2 or 2½ story structures shall have 10 ft. minimum side yard clearance and a minimum total side yard of 25 ft. All residential structures shall have a 40 ft. minimum rear yard. All of the above requirements are as defined and specified by Miami County 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 outbuildings 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 hedges 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, field fencing 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 elevation 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 3 Sq. Ft. or one sign of not more than 5 Sq. Ft. 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. Petzoldt Construction Company 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 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 in said subdivision, except for such parking or storage within the 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 debri storage devices during construction or shall promptly remove all debri and excess material during and at the completion of construction.

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

16. Only one pole or tower shall be permitted per lot for the support of any television antenna. No ham amateur or C.B, radio antenna shall be permitted.

17. Separate poles for basketball hoops will be permitted. No basketball hoop shall be attached to any residence 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 September 1, 1998, 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 effect the other provisions which shall remain in full force and effect.

20. These covenants shall 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 Deer Cliff Run Subdivision.

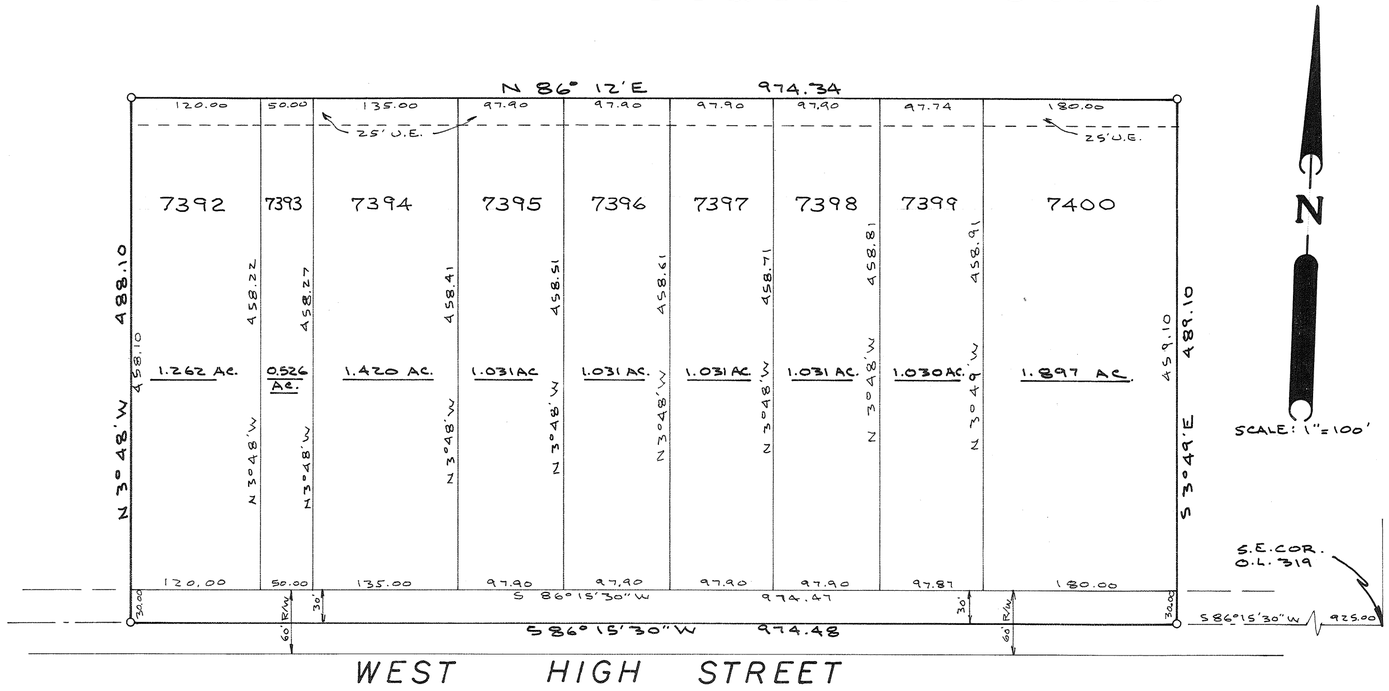
Deer Cliff Run Subdivision-Section 1 For Petzoldt Construction Company Vandalia- Ohio		
DANIEL D. TURNER & ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE JULY 1978	Drawn by: J.T. Checked by: D.T.	2/2
FILE NO.	Scale: 1" = 100'	

REPLAT OF PART OF OUTLOT 319

PIQUA - OHIO

BOOK 12 PAGE 148
Miami County Recorder's Record of recorded plats.

File No. 18837 Fee $8.60
Received for record 2:41 PM Sept. 14, 1978
Kenneth Cook, Recorder
MIAMI COUNTY RECORDER
BY: Dora Whitmer, Deputy
DEPUTY



N

SCALE: 1" = 100'

LOTS = 10.259 AC.
STREET = 0.671 AC.
TOTAL = 10.930 AC.

DESCRIPTION

Being a subdivision of 10.930 Acres of part of Outlot 319 in the City of Piqua, Miami County, Ohio, as conveyed to First Financial Service Corp. by deed as recorded in Vol. 489, Page 43, of the Miami County deed records.

DEDICATION

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 dedicate the street and easements as shown hereon to public use forever.
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 and for the expressed priviledge of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress & egress to the properties for said purposes, and are to remain as such forever.

Robert F. Dill
WITNESS

FIRST FINANCIAL SERVICE CORP.
P.M. Gastineau
P.M. GASTINEAU, PRES.

S.R. Turner
WITNESS

Eugene Bayman
I. EUGENE BAYMAN, EXEC. V. PRES.

UNION SAVINGS ASSOCIATION

Debbie Straubaugh
WITNESS

Milan G. Busta Pres.

Dorothy D. Kulak
WITNESS

Raymond B. Butkus, Asst V.P.

CITY OF PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 18th day of Sept., 1978, this plat was approved.

John D. Shirley
Willis Clark

Philip L. Lance
John F. DeSue

MIAMI COUNTY AUDITOR

Approved and transferred this 14th day of September 1978.

Larry L. Brown
MIAMI COUNTY AUDITOR

BY: Sharon Brown
DEPUTY

STATE OF OHIO: MIAMI COUNTY, ss:

Be it remembered that on this day of September, 1978, before me, the undersigned, a notary public in and for said county and state, personally came First Financial Service Corp. by its resident, P.M. Gastineax and its exec. vice president, I. Eugene Bayman, who acknowledge the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notorial seal on the day and date above written.

March 26, 1980
MY COMMISSION EXPIRES

Robert F. Dill
NOTARY PUBLIC

STATE OF OHIO: CUYAHOGA COUNTY, ss:

Be it remembered that on this 5th day of September, 1978, before me, the undersigned, a notary public in and for said county and state, personally came Union Savings [redacted] Association by its President (MILAN G. BUSTA) and its Asst. VP (RAYMOND B. BUTKUS) who acknowledge the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notorial seal on the day and date above written.

Nov. 23, 1981
MY COMMISSION EXPIRES

Dorothy D. Kulak
NOTARY PUBLIC

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.

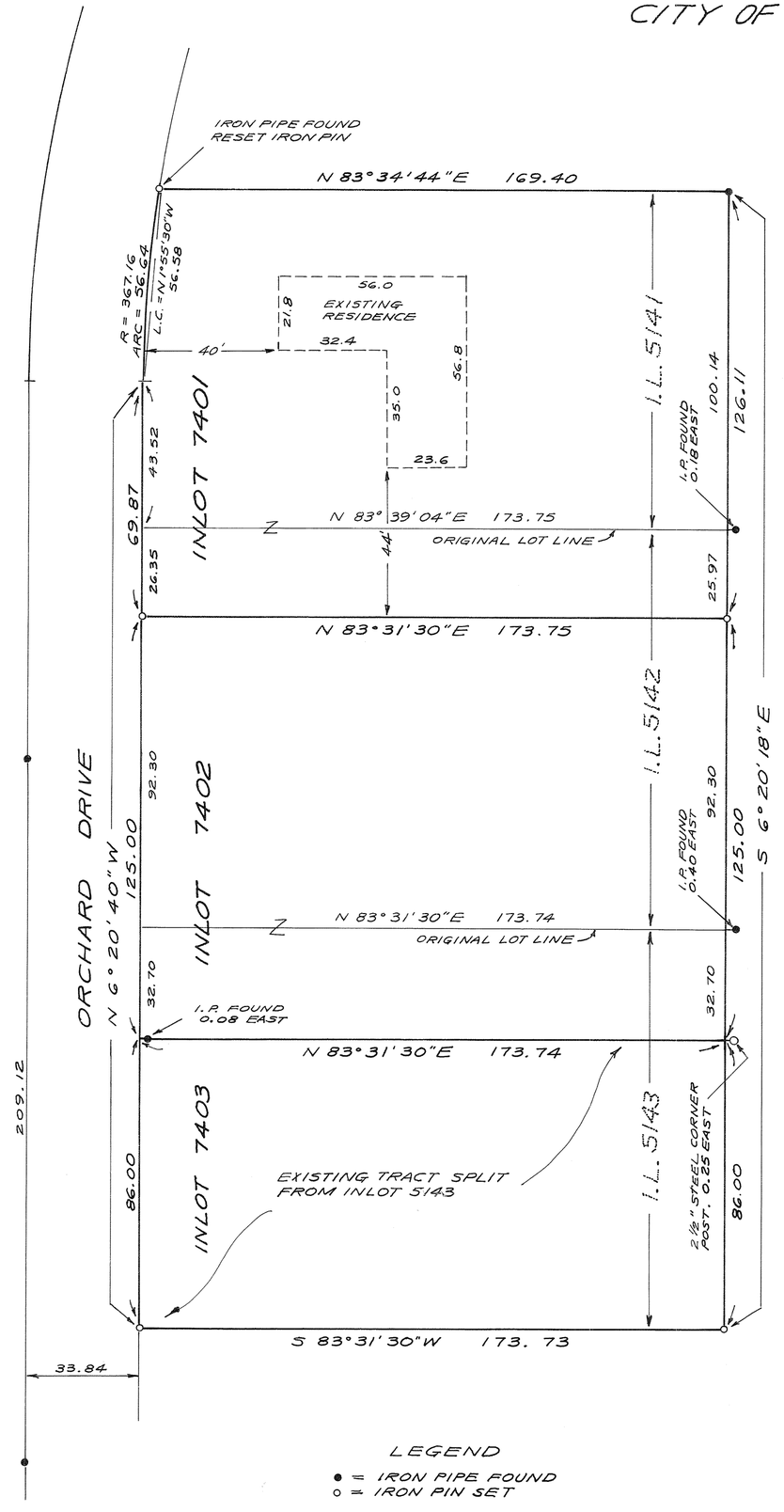
Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

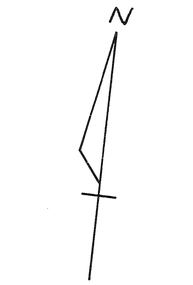
REPLAT OF PT. OUTLOT 319 FOR FIRST FINANCIAL SERVICE CORP. PIQUA - OHIO		
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY - OHIO		
DATE AUG. 1978	DWN. BY: J.T. CHKD. BY: D.T.	SHEET NO. 1/1
FILE NO. 8-78-35	SCALE: 1" = 100'	

BOOK 12 PAGE 149
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

FILE NO. 19072
RECEIVED Sept. 21, 1978
AT 2:57 P.M. FEE $8.60
Kenneth Cook Recorder by Dora Whitmer, Deputy.
MIAMI COUNTY RECORDER

REPLAT OF INLOTS 5141, 5142, & 5143
CITY OF PIQUA, MIAMI COUNTY, OHIO





SCALE 1" = 30'

LEGEND

● = IRON PIPE FOUND
○ = IRON PIN SET

DESCRIPTION

BEING A REPLAT OF INLOTS 5141, 5142, AND 5143 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REFERENCE

PLAT BOOK 4, PAGE 15, MIAMI COUNTY RECORDER'S, PLAT RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

Ramona R. Allen — WITNESS
Gordon B. Sims — GORDON B. SIMS
Helma Gray — WITNESS
John J. Schwab — JOHN J. SCHWAB
WITNESS
Barbara B. Schwab — BARBARA B. SCHWAB

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 25th DAY OF August 1978, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

November 15, 1978
MY COMMISSION EXPIRES

Helma Gray
NOTARY PUBLIC

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 11th DAY OF Sept. 1978, ACCEPTED THIS PLAT.

CHAIRMAN

I, HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT, ON THIS 21st DAY OF Sept. 1978.

Jerry L. Brown by Sharon Brookey
MIAMI COUNTY AUDITOR

STATE OF OHIO
DOUGLAS LEE CHRISTIAN
6118
REGISTERED SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AS SHOWN

Douglas L. Christian
DOUGLAS L. CHRISTIAN, REGISTERED SURVEYOR # 6118

REPLAT OF PART OUTLOT 82 - TIPP CITY, OHIO

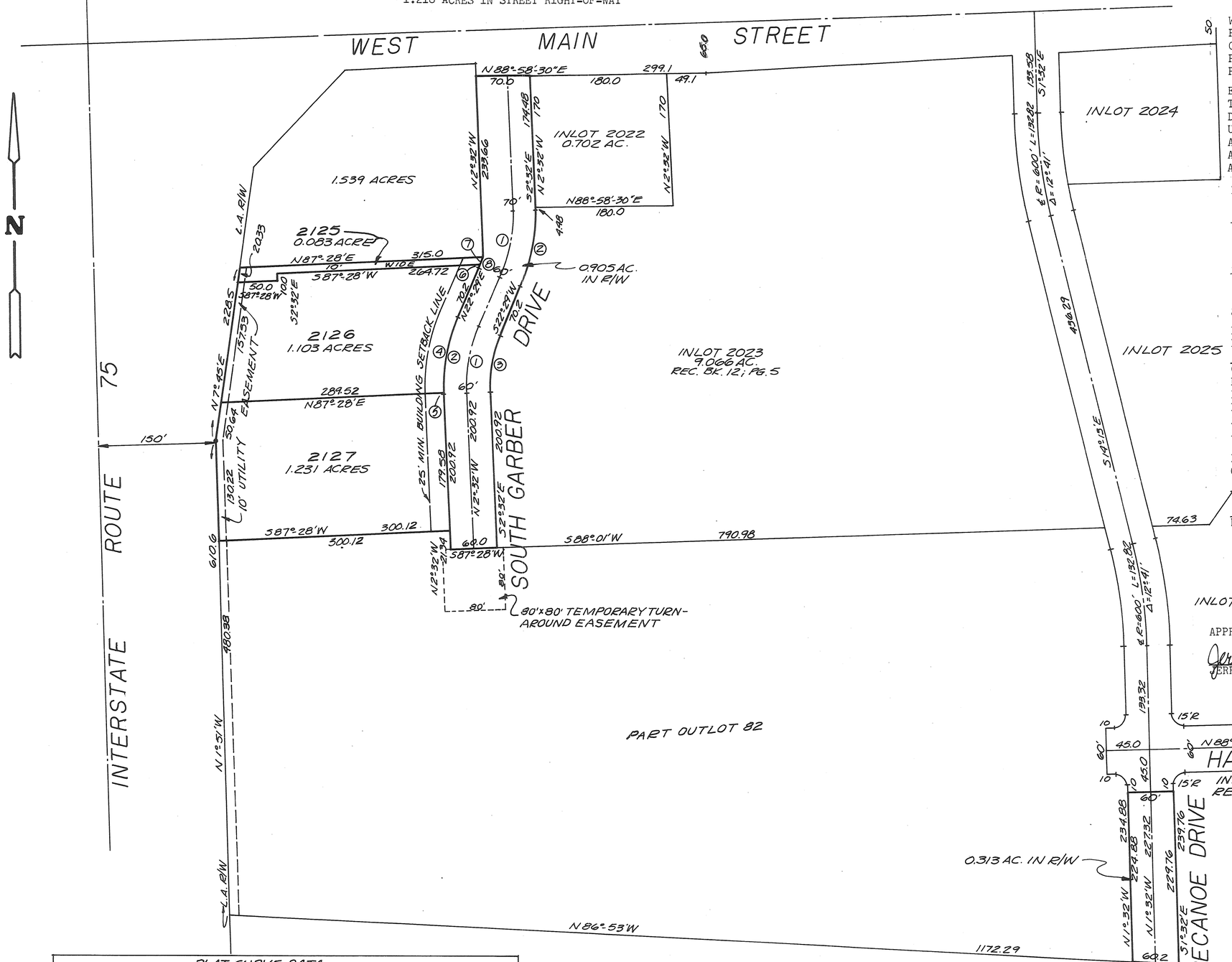
BEING PARTS OF OUTLOT 82 IN TIPP CITY, MIAMI COUNTY, OHIO, WHICH CONTAIN A TOTAL OF 3.635 ACRES OF THE 26.888 ACRES ACQUIRED BY EMRO LAND COMPANY BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 534, PAGE 425.

1.218 ACRES IN STREET RIGHT-OF-WAY

PLAT BOOK 12 PAGE 150
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 3RD DAY OF OCTOBER, 1978, AT 9:37 A.M.

FILE NUMBER 19472 FEE $8.60

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER



DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LANDS HEREIN PLATTED, DO HEREBY APPROVE AND ACCEPT THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THAT PORTION OF SOUTH GARBER DRIVE AND TIPPECANOE DRIVE 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.

EMRO LAND COMPANY

W. E. Spears — VICE PRESIDENT
Karen I. Mays — WITNESS

F. H. Jones — Assistant Secretary
Susan L. Ford — WITNESS

STATE OF OHIO - COUNTY OF HANCOCK S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR Hancock County, OHIO, PERSONALLY APPEARED W. E. Spears AND F. H. Jones OF EMRO LAND COMPANY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH Vice President & Asst. Secretary IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH Vice President & Asst. Secretary 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 Sunday, OHIO THIS 27th DAY OF September, 1978.

Karen I. Mays
NOTARY PUBLIC

MY COMMISSION EXPIRES Aug. 27, 1982

APPROVED AND TRANSFERRED THIS 3rd DAY OF October, 1978.

Jerry L. Brown — JERRY BROWN, MIAMI COUNTY AUDITOR
BY: Cheryl Beaver — DEPUTY AUDITOR

I HEREBY CERTIFY THIS SUBDIVISION 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

PLAT CURVE DATA

CURVE	R	Δ	T	L	CH	BEARING
1	200.0	25°-01'	44.37	87.32	86.63	S 9°-58'-30" W
2	230.0	25°-01'	51.02	100.42	99.62	S 9°-58'-30" W
3	170.0	25°-01'	37.71	74.29	73.63	S 9°-58'-30" W
4	230.0	24°-54'-36"	50.80	100.00	99.21	S 10°-01'-41" W
5	230.0	3°-18'-42"	6.65	0.42	0.42	S 2°-45'-07" E
6	170.0	1°-40'-52"	2.49	4.99	4.99	
7	170.0	3°-37'-08"	5.37	10.74	10.77	
8	170.0	5°-18'-00"	7.87	15.73	15.22	

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, HELD THIS 12 DAY OF September, 1978, THIS PLAT WAS REVIEWED AND APPROVED.

Paul A. Lanudrich — CHAIRMAN
Barbara Deange — SECRETARY

AT A MEETING OF COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 2d DAY OF October, 1978, THIS PLAT WAS APPROVED BY ORDINANCE NO. 79-78.

James M. Bogart — PRESIDENT OF COUNCIL
Nancy Arnett — CLERK OF COUNCIL

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

REPLAT OF PART OUTLOT 82 TIPP CITY, OHIO		
EMRO LAND COMPANY FINDLAY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO		
DATE 1 SEPT. 1978	DRAWN BY: sdl CHECKED BY: RWK TRACED BY: sdl SCALE: 1" = 100 FT.	SHEET NO. 1/1