REPLAT OF PART OF OUTLOT 130
NORTHWEST CORPORATION PIQUA

BOOK 13 PAGE 1
MIAMI COUNTY RECORDER'S
PLAT RECORDS

TIME RECEIVED FOR FILEING 10 00 A.M.
FILE NO. 19620
RECEIVED FOR RECORD OCT. 6th 1978
RECORDED IN PLAT BOOK 13 PAGE 1
FEE $8.00

Kenneth Cook
MIAMI COUNTY RECORDER

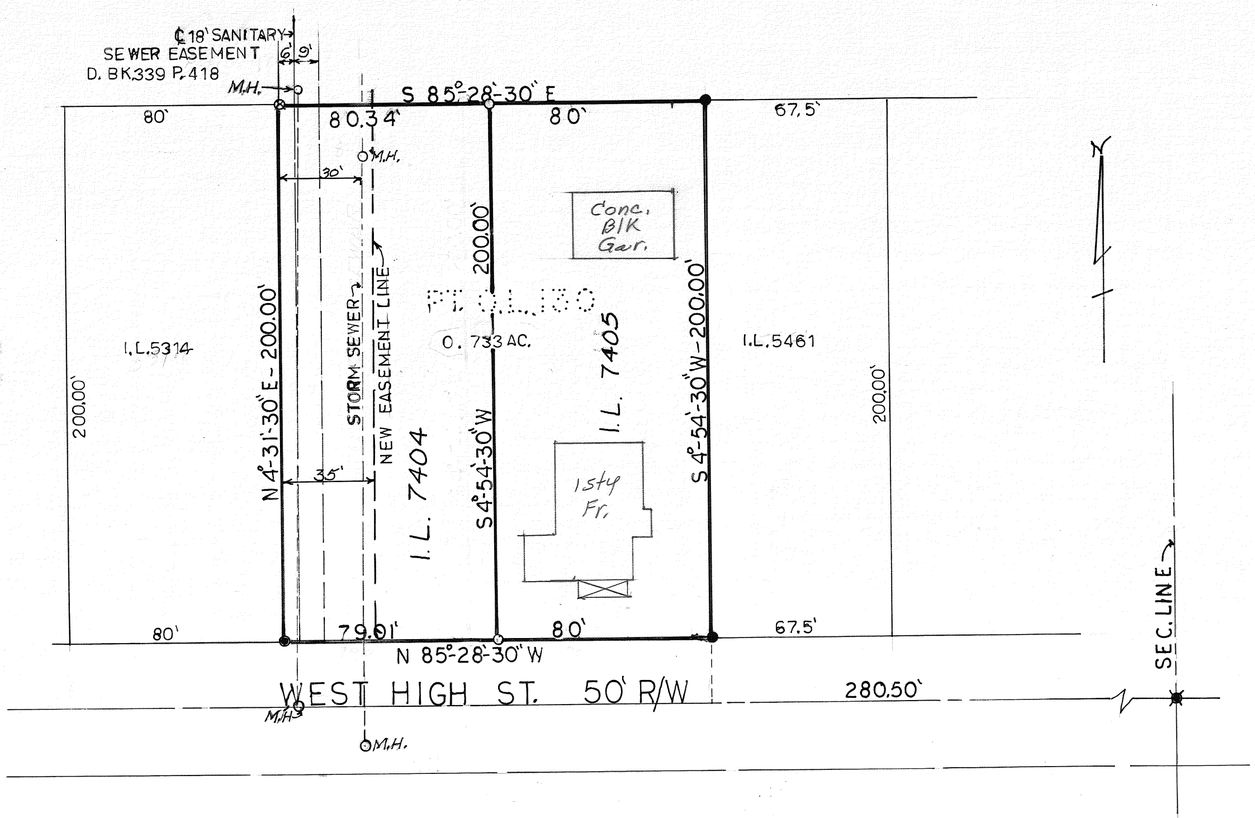
TRANSFERED AND NUMBERED TO
DESIGNATE LOTS THIS 6th DAY
OF October 1978

Jerry L. Brown by Cheryl Beaver, deputy
MIAMI COUNTY AUDITOR

APPROVED CITY OF PIQUA
PLANNING COMMISSION

John D. Hartzler
John L. De Lue
Philip J. Lange
Willis C. Wells

Aug. 14, 1978
DATE:



SURVEY REFERENCE
VOL. 14 P. 67

LEGEND
- ● IRON PIN FOUND
- ○ IRON PIN SET
- ⊗ CORNER POST
- ✖ R.R. SPIKE

DESCRIPTION:

BEING A REPLAT OF PART OF OUTLOT 130 IN THE NORTHWEST 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.

Forest L. Ault
OWNER

Christopher Lee Rudy
WITNESS

Bruce A. Rudy
WITNESS

Jane M. Ault
OWNER

WITNESS

WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 28th DAY OF July 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 OFFICAL SEAL AT Piqua, OHIO THIS 28th DAY OF July 1978

Bruce A. Rudy
NOTARY PUBLIC

March 4, 1983
MY COMMISSION EXPIRES

STATE OF OHIO
JOHN EDWARD FERMAN
4864
REGISTERED SURVEYOR

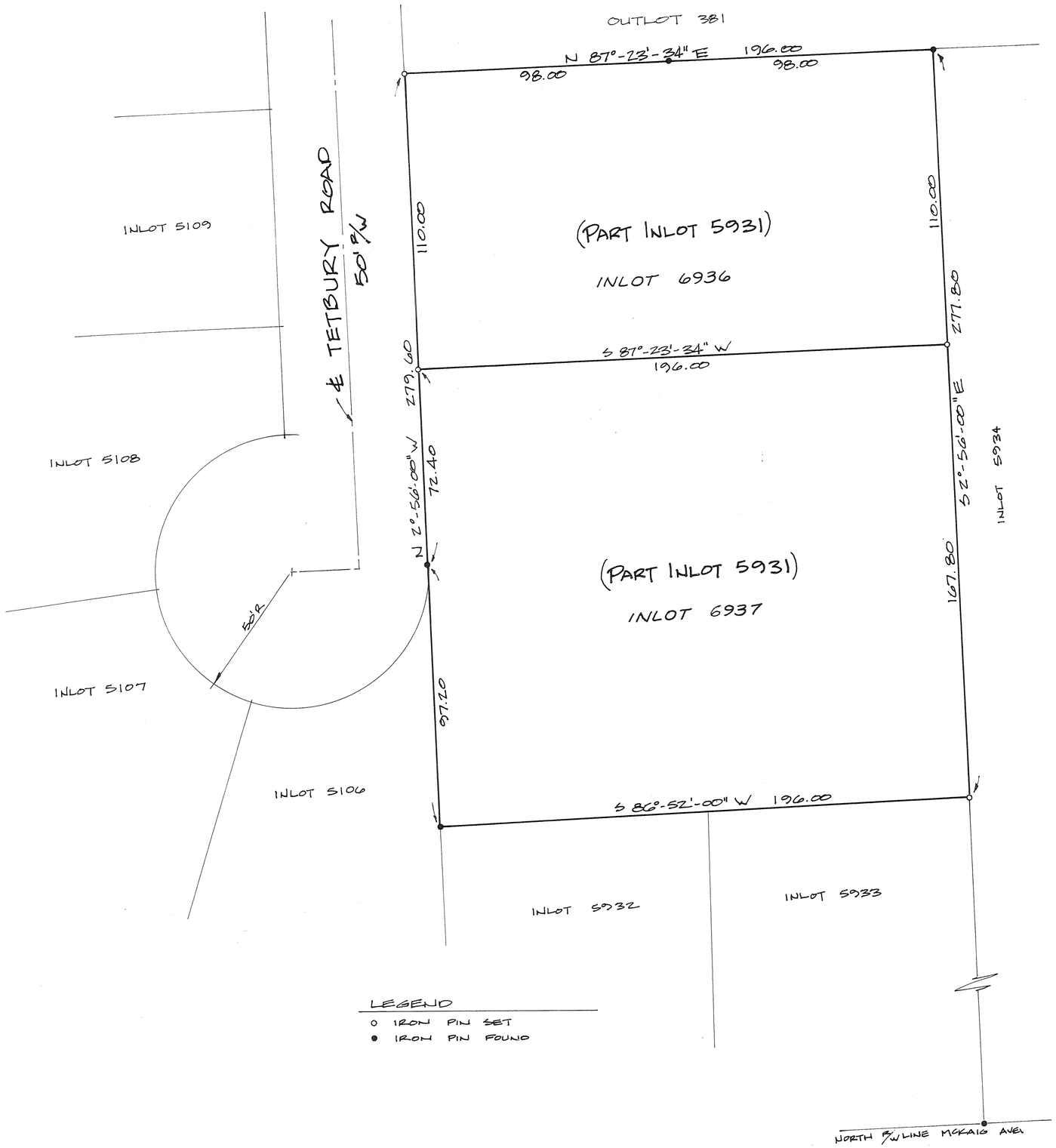
SURVEY OF PART OF OUTLOT 130 NOW INLOTS FOR FOREST L. & JANE M. AULT		
JOHN E. FERMAN PIQUA, OHIO PROFESSIONAL SURVEYOR, 4864		
DRAWN BY JEF	SCALE 1" = 40'	DRAWING No. 78-7-45
CHK'D BY	DATE 7-22-78	SHEET No. 1/1
TRACED BY		

John E. Ferman

REPLAT OF INLOT 5931

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 13 PAGE 2
MIAMI COUNTY RECORDER'S
PLAT RECORDS
RECORDED THIS 12 DAY OF OCTOBER
1978, AT: 9:28 AM.
FILE No 19756 FEE: $8.60
Kenneth Cook
MIAMI COUNTY RECORDER



LEGEND
o IRON PIN SET
● IRON PIN FOUND

SCALE 1" = 30'

I, HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT.
THIS 12th DAY OF Oct 1978
Jerry L. Brown by Cheryl Beaver
MIAMI COUNTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOT 5931 IN THE CITY OF TROY, MIAMI COUNTY, OHIO

DEDICATION

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

Lois J. Matthews — WITNESS
Alma D. Matthews — WITNESS
Fred K. Stang
Virginia Stang

STATE OF OHIO, MIAMI COUNTY S. S.

BE IT REMEMBERED THAT ON THIS 7th DAY OF October 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.

Oct. 17, 1979 — MY COMMISSION EXPIRES
Lois J. Matthews — NOTARY PUBLIC

CITY OF TROY PLANNING COMMISSION

AT A MEETING HELD THIS 11th DAY OF October 1978, ACCEPTED THIS PLAT.

Edward Shade — PRESIDENT
Sue G. Knight — SECRETARY

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

STATE OF OHIO — STANLEY L. TRISSELL JR. — S-6277 — REGISTERED SURVEYOR

Stanley L. Trissell Jr.

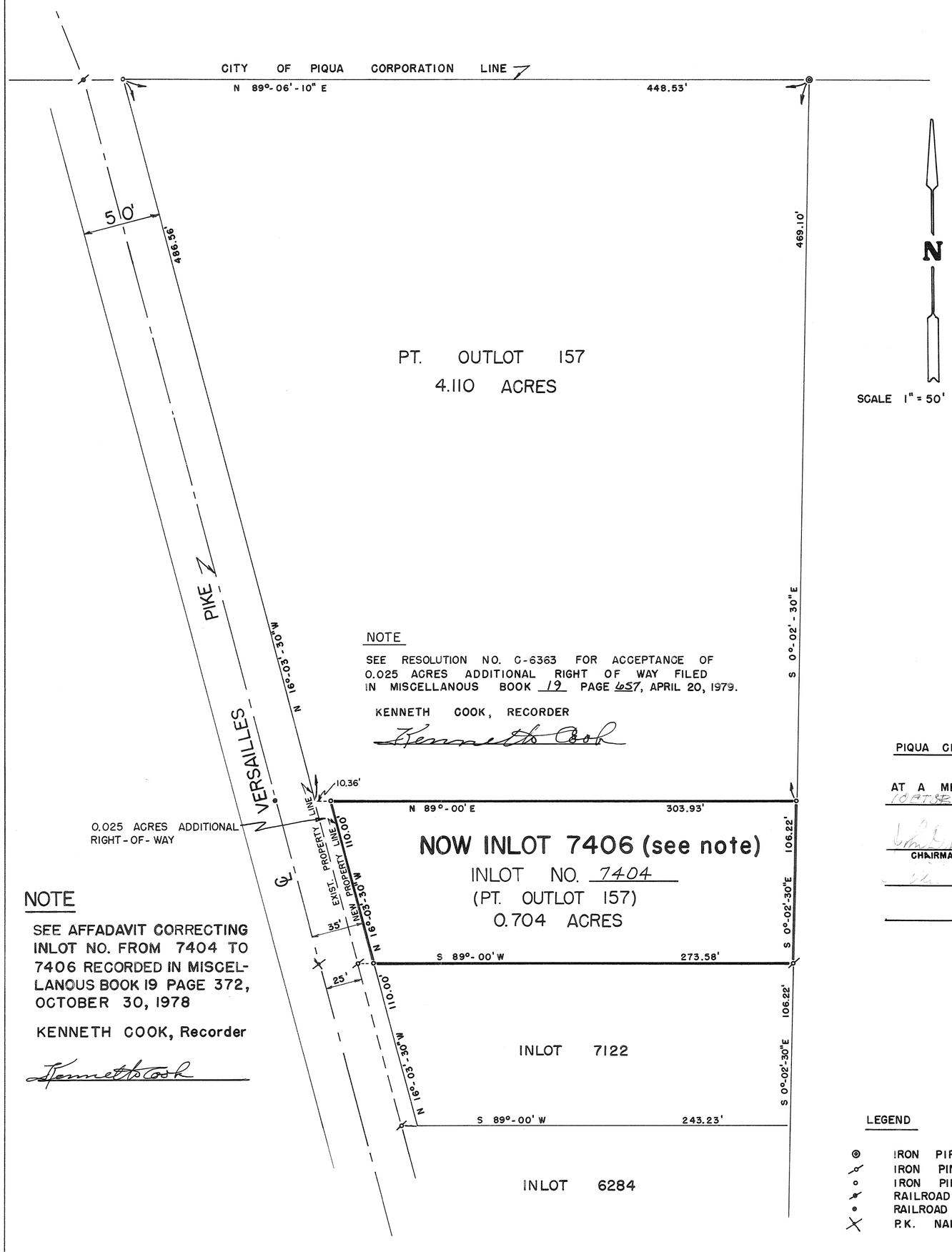
COZATT • TRISSELL • ENGINEERS
CIVIL ENGINEERS — LAND SURVEYORS
25 S. NORWICH RD. — TROY

REPLAT OF PART OUTLOT 157 — CITY OF PIQUA, OHIO

BOOK 13 PAGE 3
MIAMI COUNTY RECORDER'S PLAT RECORDS.

FILE NO. 20025
RECEIVED Oct. 20, 1978
AT 2:15 P.M. FEE $8.60

Kenneth Cook
MIAMI COUNTY RECORDER



NOTE

SEE RESOLUTION NO. C-6363 FOR ACCEPTANCE OF 0.025 ACRES ADDITIONAL RIGHT OF WAY FILED IN MISCELLANOUS BOOK 19 PAGE 657, APRIL 20, 1979.

KENNETH COOK, RECORDER

Kenneth Cook

NOTE

SEE AFFADAVIT CORRECTING INLOT NO. FROM 7404 TO 7406 RECORDED IN MISCELLANOUS BOOK 19 PAGE 372, OCTOBER 30, 1978

KENNETH COOK, Recorder

Kenneth Cook

DESCRIPTION

BEING A REPLAT OF PART OUTLOT 157 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REFERENCE

PLAT BOOK I, PLAT 331
PLAT BOOK II, PLAT 78
MIAMI COUNTY RECORDER'S PLAT RECORDS

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON, AND DEDICATE THE ADDITIONAL RIGHT OF WAY FOR PUBLIC USE FOREVER.

W. H. Stump — Helen Collins (WITNESS)
Ken Adams — Howard Phillips (WITNESS)

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 29 DAY OF September 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.

James A. Stirkley — NOTARY PUBLIC
November 7, 1978 — MY COMMISSION EXPIRES

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 9 DAY OF OCTOBER 1978, ACCEPTED THIS PLAT.

CHAIRMAN

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT ON THIS 20th DAY OF October 1978.

Jerry L. Brown by Cheryl Beaver, deputy
MIAMI COUNTY AUDITOR

LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- P.K. NAIL SET

STATE OF OHIO — GREGG S. BROOKHART 6348 — REGISTERED SURVEYOR

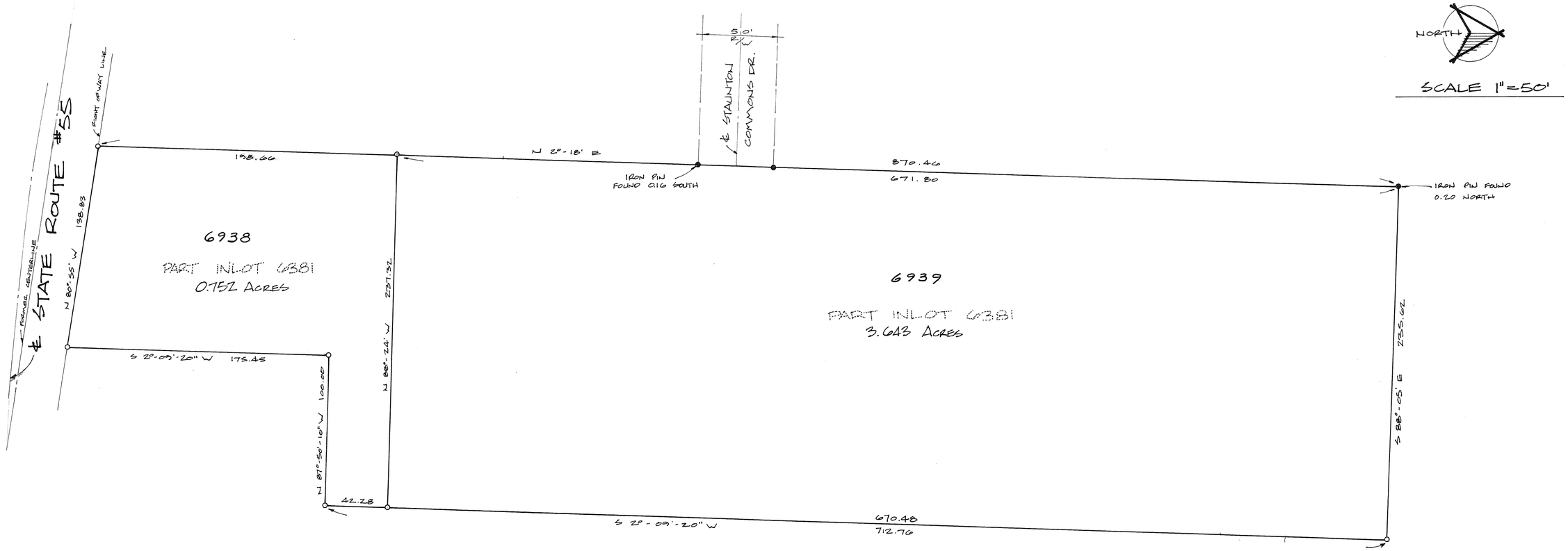
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AS SHOWN.

Gregg S. Brookhart
GREGG S. BROOKHART REGISTERED SURVEYOR NO. 6348

PLAT BK. 13 PAGE 4
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NUMBER 20187
RECEIVED FOR RECORD October 26
1978 AT 2:00 p.m. FEE $8.60
Kenneth Cook Recorder
MIAMI COUNTY RECORDER
By Dora Whitmer, Deputy.

REPLAT OF INLOT 6381

CITY OF TROY, MIAMI COUNTY, OHIO



DESCRIPTION

BEING A SUBDIVISION OF 4.395 ACRES TOTAL INLOT 6381, CITY OF TROY, MIAMI COUNTY, OHIO CONVEYED TO OPAL L. CRESS BY DEED RECORDED IN VOL. 487 PAGE 277 AND, VOL. 308 PAGE 209 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

Opal Cress — WITNESS
Louise Anne Burke — WITNESS
Robert J Bercaw — WITNESS

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 23 DAY OF October 1978

Robert J Bercaw
NOTARY PUBLIC

ROBERT J. BERCAW, Notary Public
In and for the State of Ohio
My Commission Expires July 14, 1982

TROY CITY PLANNING AND ZONING COMMISSION

AT A MEETING HELD THIS 25th DAY OF October 1978 ACCEPTED THIS PLAT.

Edward Oberg — CHAIRMAN
Sue D. Knight — SECRETARY

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBER DESIGNATING THE LOT AS SHOWN ON THIS PLAT ON THIS 26th DAY OF October 1978.

Jerry L. Brown
MIAMI COUNTY AUDITOR
By: Sharon Brookey

THE MEASUREMENTS ARE HEREBY CERTIFIED CORRECT, AND IRON PINS ARE ~~TO BE~~ SET AS SHOWN.

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

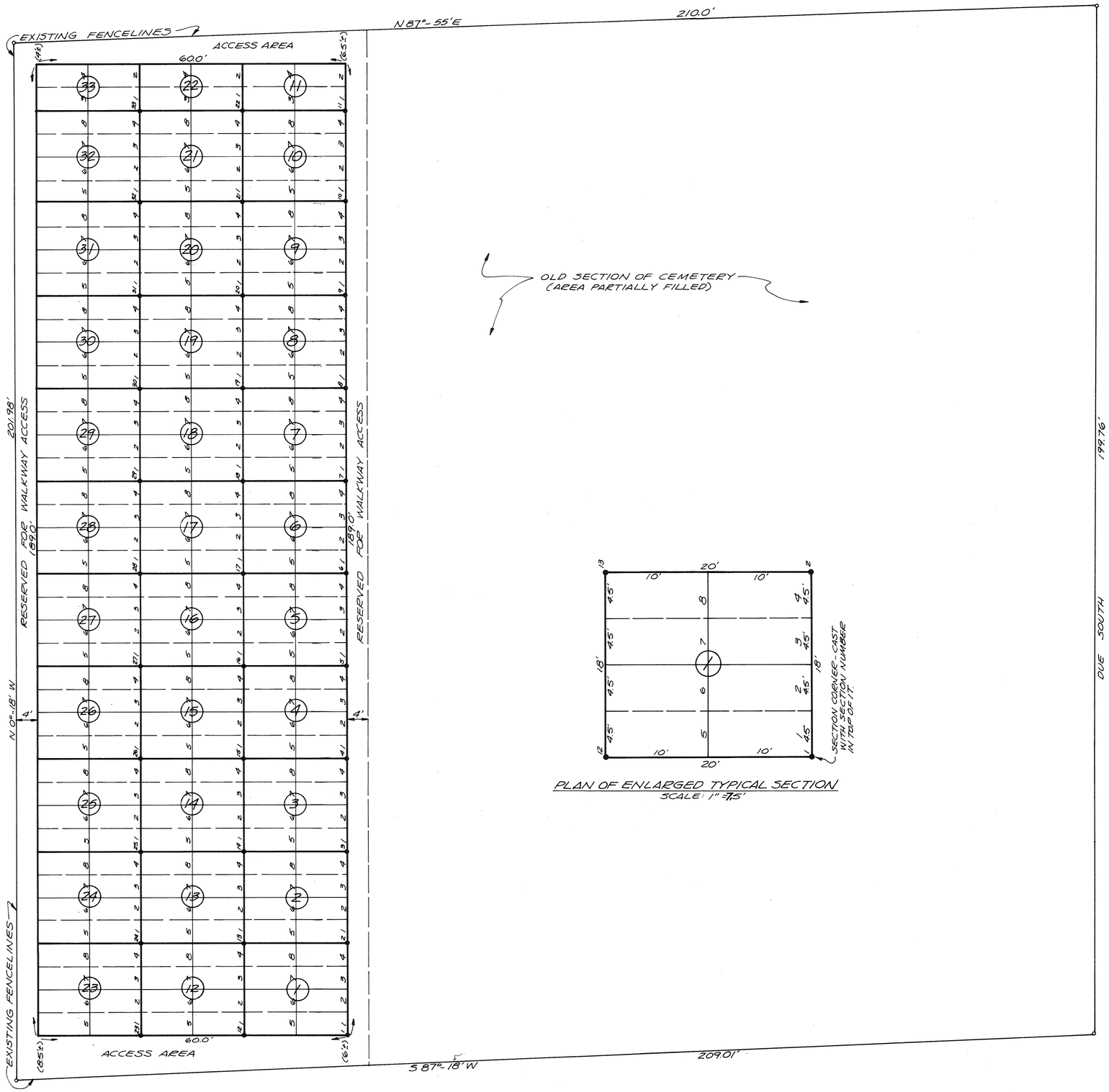
Michael W. Cozatt OCT. 20, 1978

COZATT • TRISSELL • ENGINEERS
CIVIL ENGINEERS LAND SURVEYORS
25 SOUTH NORWICH RD. TROY

BETHEL TOWNSHIP | 2 TOWN | 9 RANGE | 27 SECTION

PLAT BOOK 13 PAGE 5
MIAMI COUNTY RECORDERS RECORD
OF PLATS. RECEIVED FOR RECORD
THIS 17TH DAY OF NOVEMBER 1978.
FILE NO: 20853 FEE: $8.60

Kenneth Cook
KENNETH COOK-MIAMI CO. RECORDER



PLAN OF ENLARGED TYPICAL SECTION
SCALE: 1" = 15'

LAYOUT OF 252 NEW GRAVES
IN WEST CHARLESTON CEMETERY

FOR BETHEL TOWNSHIP TRUSTEES
MIAMI COUNTY, OHIO

SCALE: 1" = 15' 13 OCTOBER 1978

Richard W. Klockner

PREPARED BY: RICHARD W. KLOCKNER & ASSOC., INC.
CIVIL ENGINEERING & SURVEYING
TROY, OHIO 339-5331

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

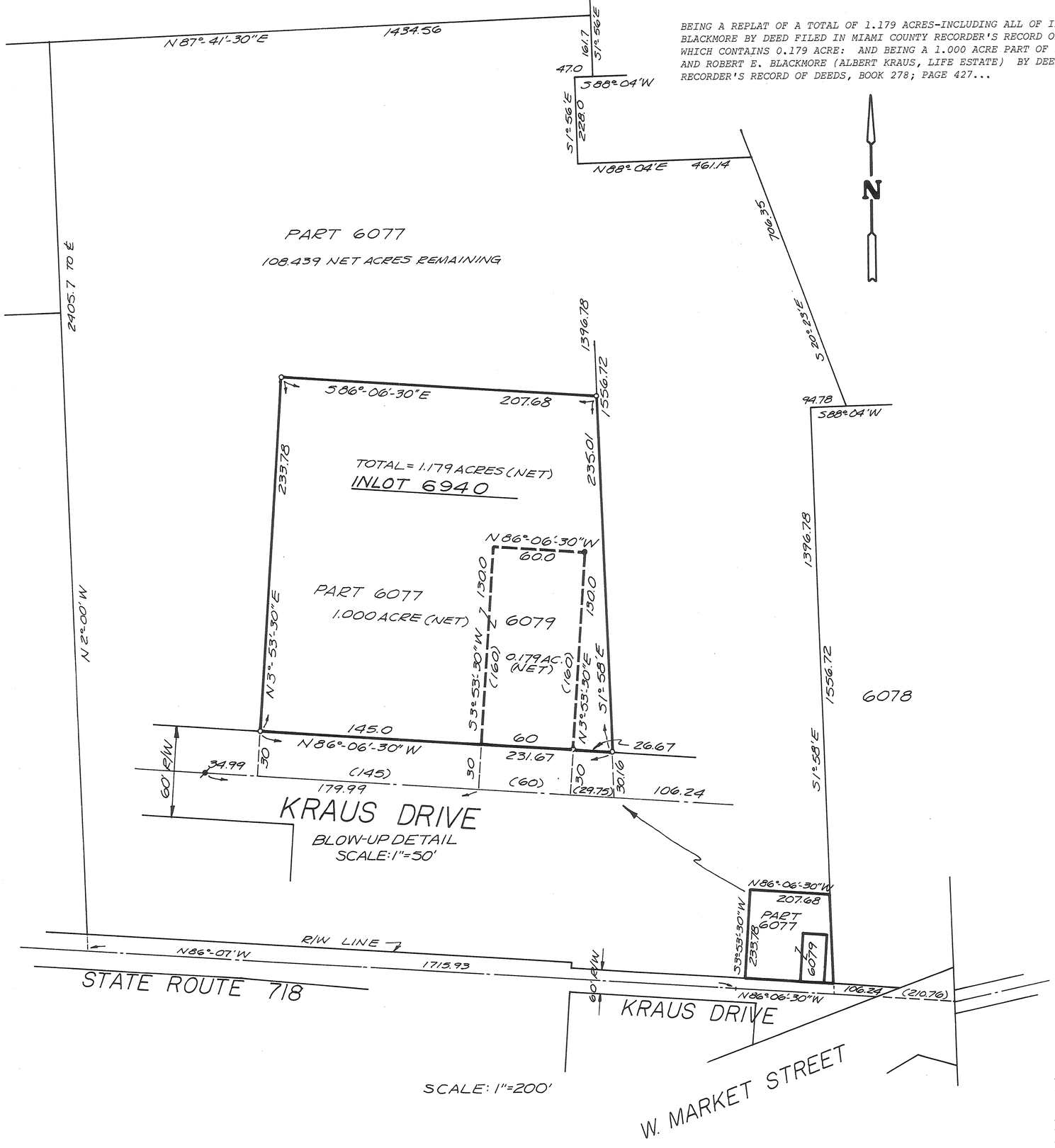
WEST CHARLESTON CEMETERY REVISED WEST AREA LAYOUT		
BETHEL TOWNSHIP TRUSTEES BETHEL TWP.-MIAMI COUNTY, OHIO BY: RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & SURVEYING TROY, OHIO		
DATE 17 NOV. 1978	DR. BY - sdl TR. BY - sdl CKD. BY - Rwk	SHEET NO. 1/1
	SCALE: AS SHOWN	

sdl

REPLAT OF PART OF INLOT 6077 AND INLOT 6079 - TROY, OHIO

PLAT BOOK 13 PAGE 6
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 15TH DAY OF DECEMBER, 1978 AT 11:13 A.M.
FILE NO. 21598 FEE: $8.60
Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

BEING A REPLAT OF A TOTAL OF 1.179 ACRES-INCLUDING ALL OF INLOT 6079, ACQUIRED BY JAMES F. BLACKMORE BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 411; PAGE 195 WHICH CONTAINS 0.179 ACRE: AND BEING A 1.000 ACRE PART OF INLOT 6077 ACQUIRED BY JAMES F. AND ROBERT E. BLACKMORE (ALBERT KRAUS, LIFE ESTATE) BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 278; PAGE 427...



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

James F. Blackmore — JAMES F. BLACKMORE (OWNER) — Witness: Jacqueline S. Woods
Doris Ann Blackmore — DORIS ANN BLACKMORE (HIS WIFE) — Witness: Jacqueline S. Woods
Robert E. Blackmore — ROBERT E. BLACKMORE (OWNER) — Witness: Jacqueline S. Woods
Jean T. Blackmore — JEAN T. BLACKMORE (HIS WIFE) — Witness: Jacqueline S. Woods

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 29th day of November, 1978.

Jacqueline S. Freeman Woods — Notary Public — My Commission Expires

JACQUELINE S. FREEMAN, Notary Public
In and for Miami County, Ohio
My commission expires 10-26-79

At a meeting of the Planning and Zoning Commission of the City of Troy, Ohio, Held this 13th day of December, 1978, This Plat was reviewed and approved.

Edward C. Chase — PRESIDENT
Sue Knight — SECRETARY

Numbered to Designate Inlot and transferred this 15TH day of DECEMBER, 1978.

Jerry L. Brown — MIAMI COUNTY AUDITOR
BY: Cheryl Beaver — DEPUTY AUDITOR

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 INLOT 6079 AND PART OF INLOT 6077 TROY, MIAMI COUNTY, OHIO		
JAMES F. AND ROBERT E. BLACKMORE TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 339-5331		
DATE	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK	SHEET NO.
5 OCT 78	SCALE: AS SHOWN	1/1

sdl

SPRING CREEK ESTATES

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWN 2, RANGE 9 EAST, IN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO. BEING A SUBDIVISION CONTAINING 82.471 ACRES ACQUIRED BY JACK HENKLE, INC., BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 541, PAGE 276.

PLAT BOOK 13 PAGE 7
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15TH DAY OF DECEMBER, 1978 AT 11:14 A.M.
FILE NUMBER 21599 FEE: $17.20
Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

DEDICATION

I, the undersigned, being the Owner 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, including the additional right-of-way of Studebaker and Agenbroad Roads as shown hereon.

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.

I, 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.

Jack Henkle, Inc.

Jack Henkle — JACK HENKLE PRESIDENT
Ellie R. Miller — WITNESS
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 party, who acknowledged the signing and execution of the foregoing plat 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 8th day of December, 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

This Plat reviewed and approved this 15 day of December, 1978, for sanitary sewage disposal requirements by Miami County Board of Health (Sewage Committee).

Lowell H. Dominion MIAMI COUNTY BOARD OF HEALTH REPRESENTATIVE

Additional dedicated right-of-way on existing roads accepted by the Board of Miami County Commissioners this 15TH day of DECEMBER, 1978.

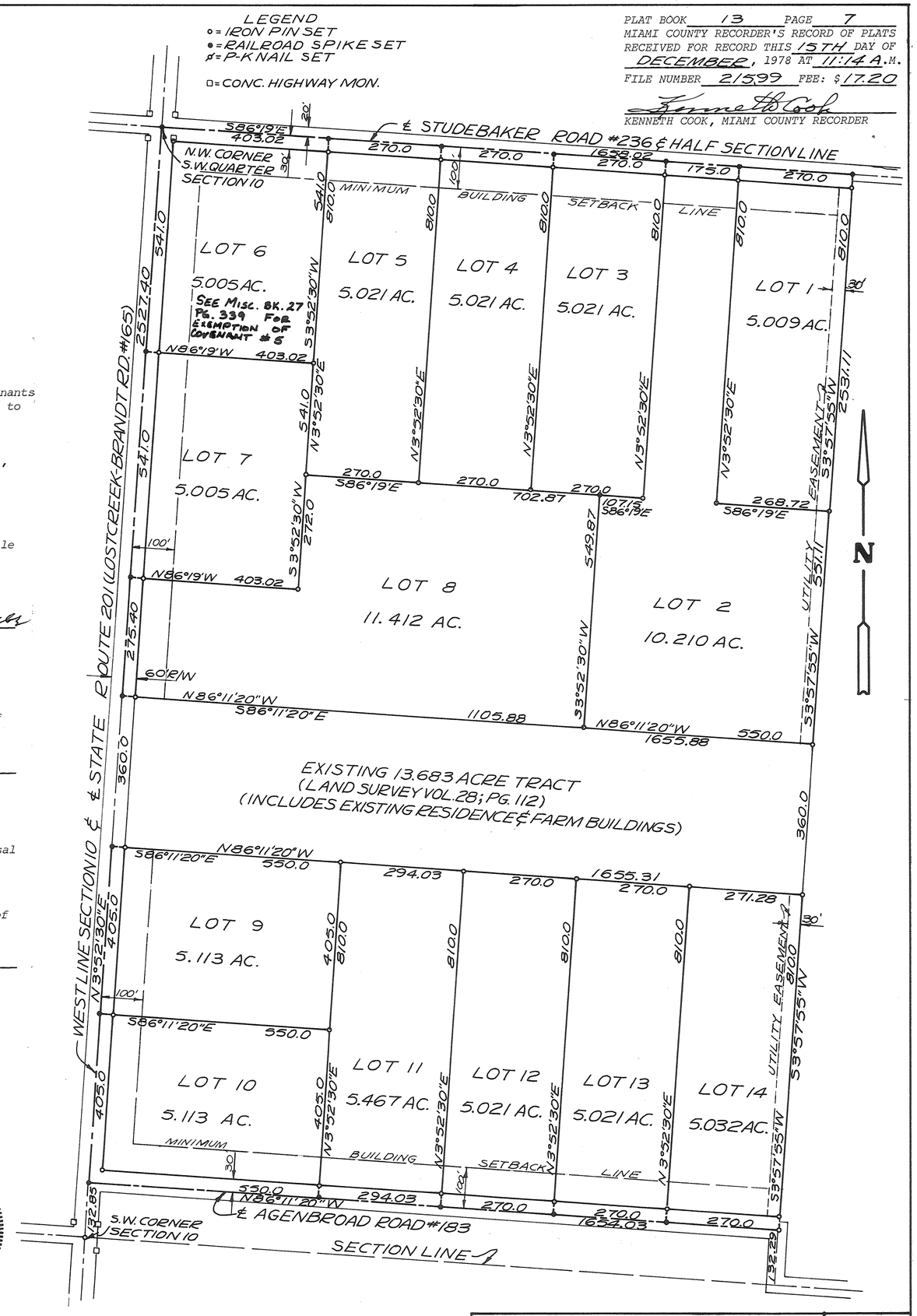
John J. Knapp — MIAMI COUNTY COMMISSIONER
Roger Massie — MIAMI COUNTY COMMISSIONER
Robert C. Lawson — MIAMI COUNTY COMMISSIONER

Transferred this 15TH day of DECEMBER, 1978.

Jerry L. Brown MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR Cheryl Beaver

NOTE: 10' Width Utility Easements are hereby granted adjacent to all interior lot lines and adjacent to all road right-of-way lines in addition to any utility easements shown hereon.

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

SPRING CREEK ESTATES BETHEL TOWNSHIP, MIAMI COUNTY, OHIO	SCALE: 1" = 200'
FOR: JACK HENKLE, INC. LEBANON, OHIO	DATE: DEC. 8, 1978
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH. (513) 339-5331	SHEET NO. 1/2

PLAT BOOK 13 PAGE 7A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15TH DAY OF DECEMBER, 1978 AT 11:14A.M.

FILE NUMBER 21599 FEE: $17.20

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

SPRING CREEK ESTATES

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWN 2, RANGE 9 EAST, IN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO. BEING A SUBDIVISION CONTAINING 82.471 ACRES ACQUIRED BY JACK HENKLE, INC., BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 541, PAGE 276.

PROTECTIVE COVENANTS AND RESTRICTIONS

1. No residence building with less than 2,000 square feet of living area shall be erected or placed on this estate. 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 built up roofing. Roll roofing is not permitted. Frame exterior of all buildings 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. No garage, barn, stables or other outbuilding shall be constructed or erected upon said estate prior to the construction of the main residence. 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 similar lumber. Outbuildings must be kept painted and maintained the same as a residence.
SEE MISC. BOOK 32 PAGE 041

3. All buildings shall be placed at least 100 feet back (see map or as noted on plat of survey) from the centerline of existing road (porches and bay windows excepted) and no nearer than twenty feet of any side estate boundary line. SEE MISC. BOOK 32 PAGE 41

4. Trailers, defense cabins, tents, shacks, other outbuildings, basements or garages may not be used as a temporary or permanent residence on this estate.

5. The raising, housing or maintenance of hogs is prohibited. The maximum number of horses or cattle or any combination of the two shall be limited to three animals. All animals shall be taken care of so as not to be neighborhood nuisances and sanitary conditions must be maintained at all times. The grazing of livestock shall be maintained only in the rear yards of estates numbered 1, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13 and 14. Grazing shall be no closer than 400 feet from the centerline of Studebaker Road on estate number 2 and no closer than 300 feet to the centerline of State Route #201 on estate number 8. SEE MISC. BK. 27 PG. 339

6. 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. No outside toilets are permitted.

7. Purchasers of each estate shall erect a rustic cedar three rail, split rail fence at the driveway entrance similar to that existing on estate number nine of "Spring Creek Estates". Such entrance fence shall consist of a minimum of three (3) ten (10) foot sections on each side of the driveway entrance.

   Any additional fencing along the frontage of each estate shall be of the same type, design and construction.

   Any fences running from the road shall be of the same type, design and construction to a minimum depth of the rear line of the residence. (Estates number two and eight excepted).

   All such fences shall be maintained in a good state of repair.

8. Any ponds or water impoundments shall be first approved as to design, size, location and construction by the U.S. Department of Agriculture Soil Conservation Service and Jack Henkle, Inc.

9. Automotive or other vehicle repair shall not be permitted on said estates. However, an owner shall be permitted to make minor repairs to his own licensed vehicle.

10. No worn-out or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any estate and no portion thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.

11. No estate shall be used for storage of displaced buildings, lumber or materials of any nature, except insofar as is necessary during the actual construction of buildings upon the estate where stored.

12. The estate must be kept neat and clean, the buildings well painted and weeds and underbrush must be kept under control at all times.

13. No tractor trailer units, either individually or as a unit, no dump trucks or any other commercial vehicles shall be kept, stored or maintained on said estates.

14. Electrical service shall be underground from existing Pioneer Rural Electric Co-operative, Inc. service lines to any structure on each estate and shall be at the expense of each estate owner.

15. The covenants and restrictions are to run with the land and similar restrictions run with the other estates being conveyed by this grantor out of a certain 82.471 acre farm, of which the estate herein is a part. Such restrictions shall be binding on all of said estates and the owners thereof and all persons claiming under them until July 1, 1990, 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 estates, each owner having one vote for each separate estate owned by him.

16. If the parties hereto, or the owners of any said estates or their heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for Jack Henkle, Inc. 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 doing so or to recover damages or other dues for such violation.

17. Invalidation of any one of the covenants by judgements or court order shall not affect any of the other provisions which shall remain in full force and effect.

18. Jack Henkle, Inc., grantor herein, reserves the right to approve the design, plans and location of all buildings to be erected so as to be in accordance with these restrictions. Approval by Jack Henkle, Inc. shall not limit the rights of others to enforce these restrictions, or constitute a waiver as to subsequent violations.

19. All land in this subdivision shall be known and used as residential homesites or for agricultural purposes. All gardens and crops shall be planted to the rear of the residence. No building shall be employed or used as a rooming or boarding house.

SEE AMENDMENT TO RESTRICTIONS
RECORDED IN MIAMI COUNTY MISCELLANEOUS
RECORD 19, PAGE 893. JULY 10, 1980
Janet E. Cain RECORDER
MIAMI COUNTY, OHIO

SEE RESOLUTION TO DELETE COVENANT
NUMBER SEVEN RECORDED IN MISC. BK. 20 PG. 268
SEPTEMBER 24, 1981
Janet E. Cain RECORDER

SPRING CREEK ESTATES BETHEL TOWNSHIP, MIAMI COUNTY, OHIO		
FOR : JACK HENKLE, INC. LEBANON, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH. (513) 339-5331		
DATE DEC.8,1978	DRAWN BY: TRACED BY: Rwk CHECKED BY: SCALE: 1" = 200'	SHEET NO. 2/2

COUNTRY SQUIRE ESTATES

Part of the Southeast Quarter of Section 20, Town 2, Range 9, MRS, Bethel Twp., Miami Co., Ohio. Being a Subdivision containing 35.040 Acres of a total of 52.7427 Acres, acquired by B. Irene Guy by deed recorded in Miami County Recorder's Record of Deeds Book 540, Page 374.

NOTE: 5' Width Utility Easements are hereby granted adjacent to all interior lot lines and adjacent to all road right-of-way lines.

PLAT BOOK 13 PAGE 8

MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 15TH DAY OF DECEMBER, 1978 AT 11:15 A.M.

FILE NO. 21600 FEE: $8.60

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

DEDICATION

I, the undersigned, being the Owner 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)
Ruby E. Klockner — WITNESS
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 party, who acknowledges that she did sign such instrument and that such instrument is her free act and deed for the purposes therein expressed.*
In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal at TROY, *Ohio, this* 28TH *day of* NOVEMBER, *1978.*

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

This Plat reviewed and approved this 12th. *day of* December, *1978, for sanitary sewage disposal requirements by Miami County Board of Health (Sewage Committee).*

Lowell K. Dougan — *MIAMI COUNTY BOARD OF HEALTH REPRESENTATIVE*

Additional dedicated right-of-way on existing roads accepted by the Board of Miami County Commissioners this 15TH *day of* DECEMBER, *1978*

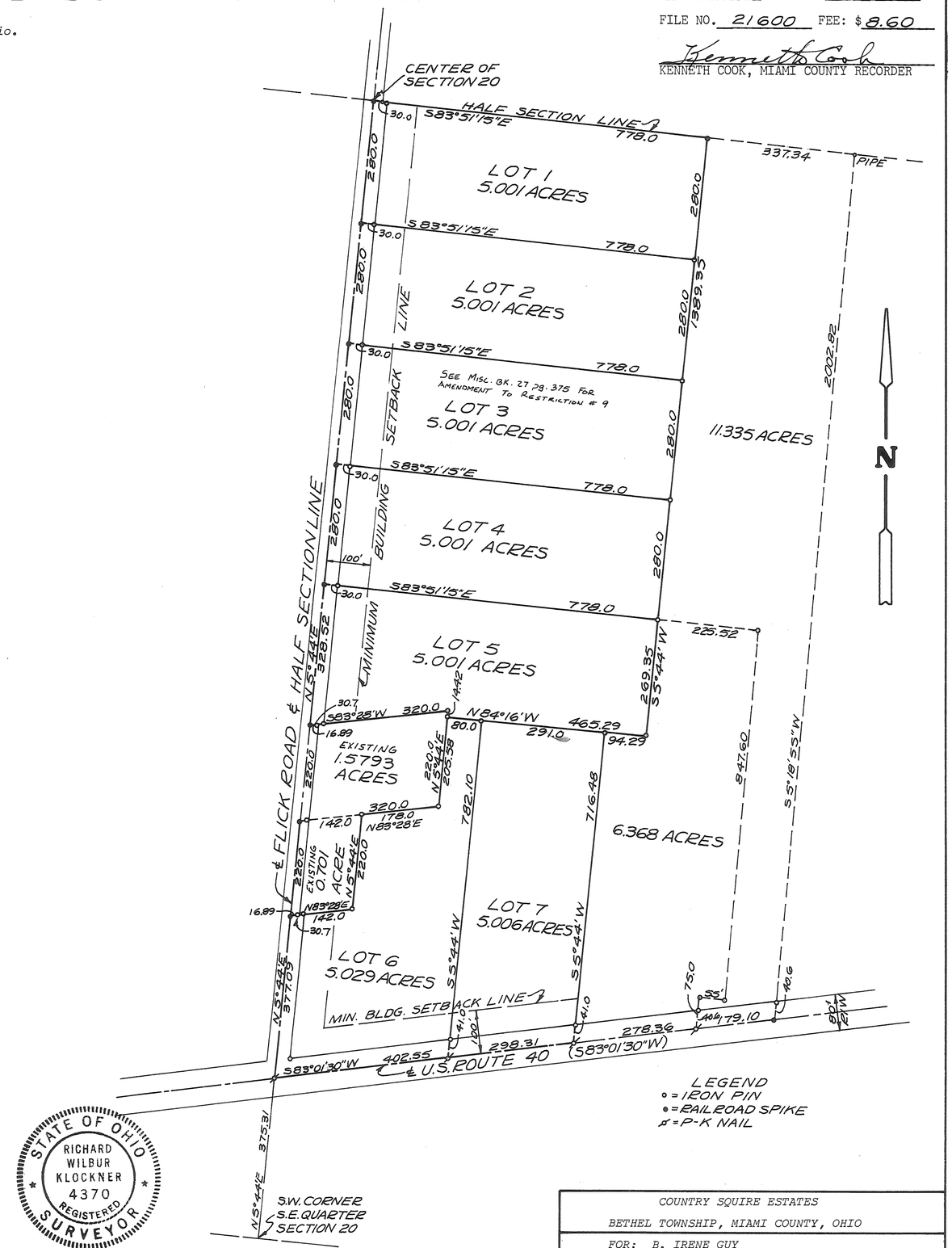
John L. Knepp — MIAMI COUNTY COMMISSIONER
Roger Massie — MIAMI COUNTY COMMISSIONER
Robert Clausman — MIAMI COUNTY COMISSIONER

Transferred this 15TH *day of* DECEMBER, *1978.*

Jerry L. Brown — MIAMI COUNTY AUDITOR
BY DEPUTY AUDITOR Cheryl Beaver

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 100 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.* (SEE MISC. BK. 27 PG. 375 FOR AMENDMENT)
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 52.7427 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, 1993, 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 or P-K Nails 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.

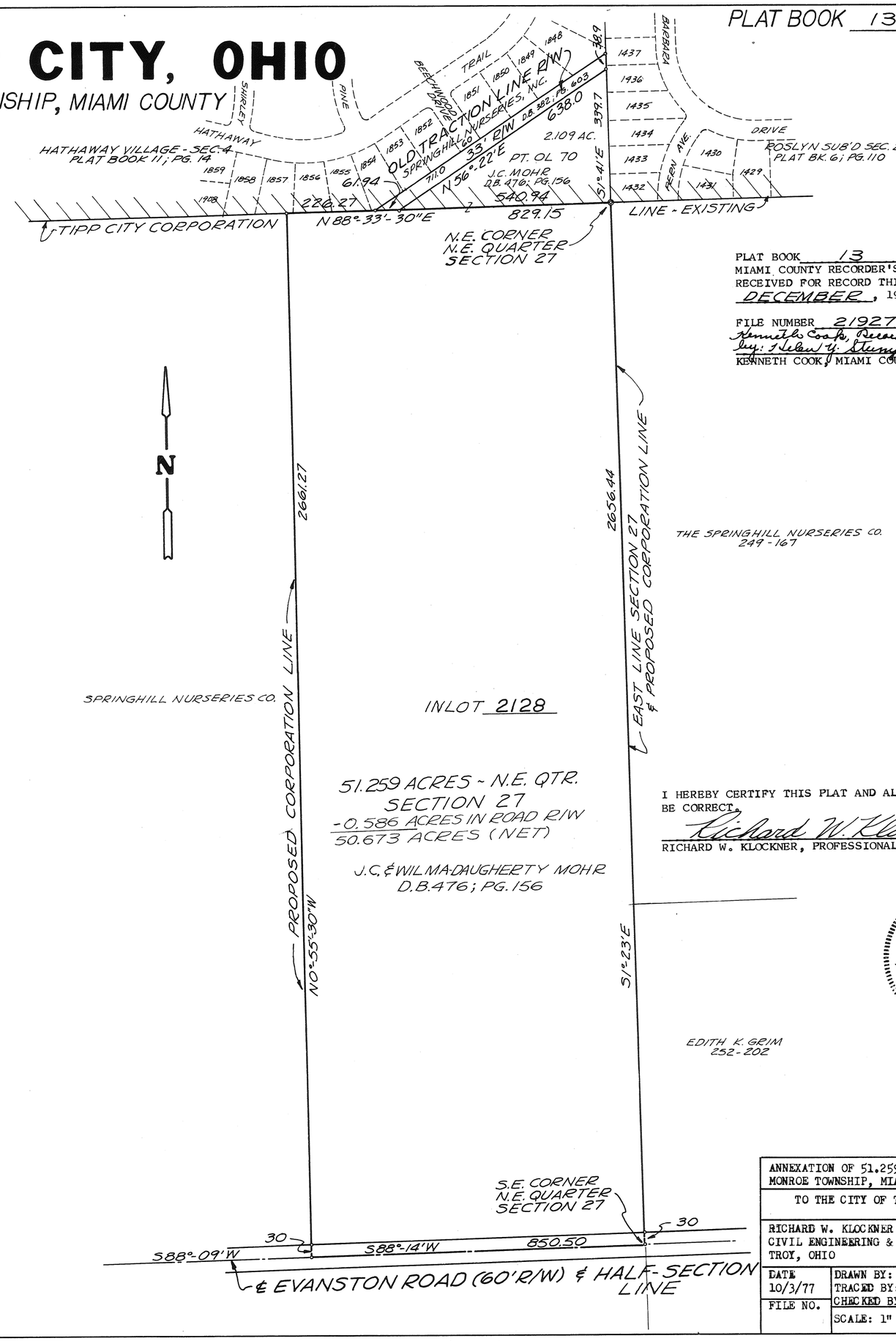
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

COUNTRY SQUIRE ESTATES BETHEL TOWNSHIP, MIAMI COUNTY, OHIO		
FOR: B. IRENE GUY DAYTON, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING TROY, OHIO		
DATE 20 NOV. 78	DRAWN BY: TRACED BY: RWK CHECKED BY:	SHEET NO. 1/1
	SCALE: 1" = 200'	

PLAT BOOK 13 PAGE 9

ANNEXATION TO TIPP CITY, OHIO

N.E. QUAR. SECTION-27; TOWN-4; RANGE-6; MONROE TOWNSHIP, MIAMI COUNTY



PLAT BOOK 13 PAGE 9
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 29TH DAY OF DECEMBER, 1978, AT 2:45P.M.

FILE NUMBER 21927 FEE: $8.60
Kenneth Cook, Recorder
by: Helen Y. Stumpf, Deputy
KENNETH COOK, MIAMI COUNTY RECORDER

DESCRIPTION

BEING A TOTAL OF 51.259 ACRES IN THE NORTHEAST QUARTER OF SECTION 27, TOWN 4, RANGE 6, IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 22ND DAY OF JUNE, 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 24th DAY OF June, 1978

John J. Knop
Roger Massie
Robert Clawson

APPROVAL BY CITY OF TIPP CITY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY THIS 2ND DAY OF OCTOBER, 1978. BY ORDINANCE NO. 77-78.

James M. Bryant — PRESIDENT OF COUNCIL
Nancy Arnett — CLERK OF COUNCIL
David R. Cook — MAYOR
John D. Pearson — DIRECTOR OF LAW

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 29 DAY OF December, 1978.

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

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

ANNEXATION OF 51.259 ACRES IN SECTION 27, MONROE TOWNSHIP, MIAMI COUNTY, OHIO		
TO THE CITY OF TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO		
DATE 10/3/77	DRAWN BY: SDL TRACED BY: CHECKED BY: Klock	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 200'	

PLAT BOOK 13 PAGE 10

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 12TH DAY OF JANUARY 1979 AT 3:13 P.M.

FILE NO. 22194 FEE $8.60

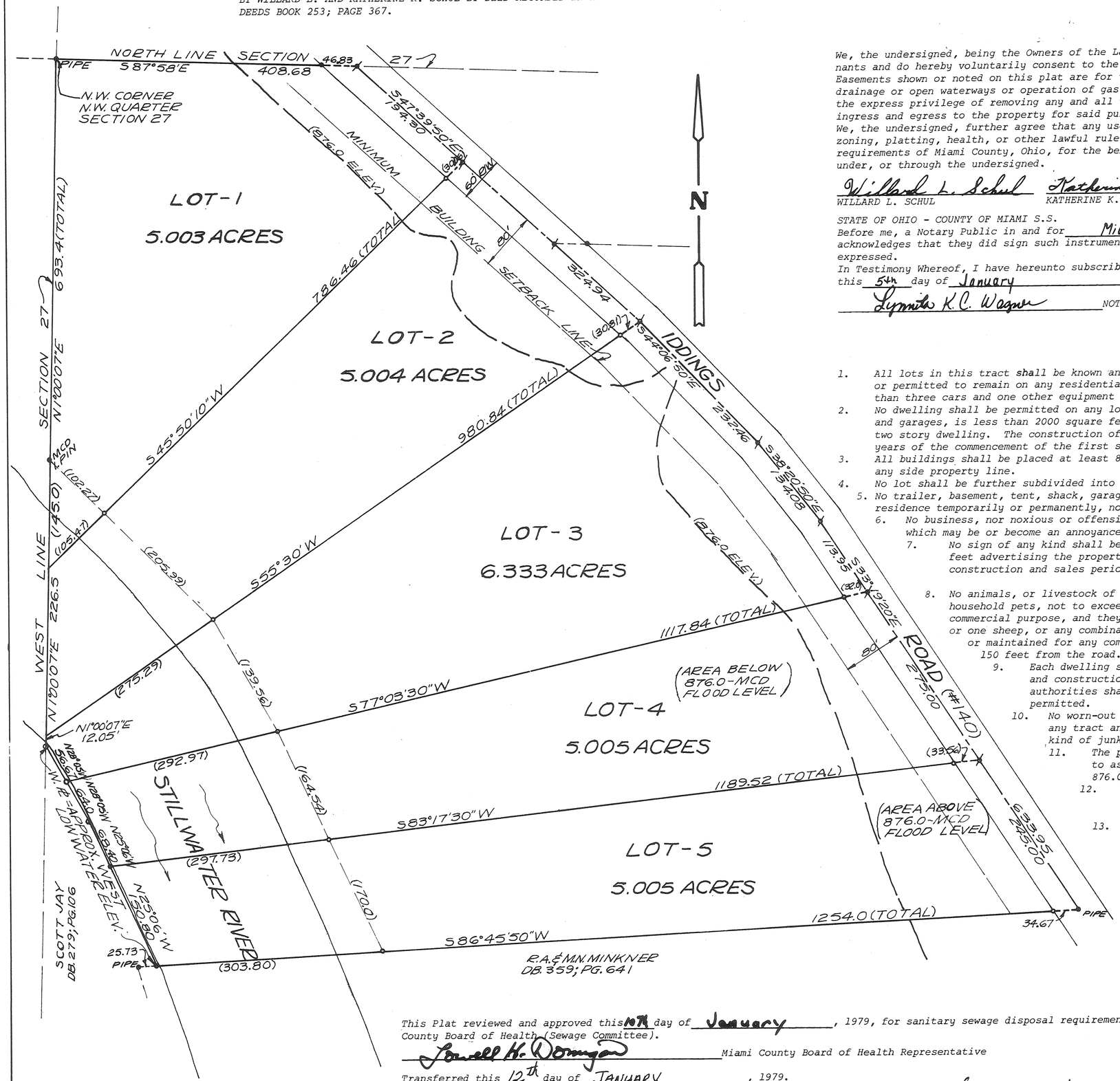
Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

LEGEND
o = 1/2ON PIN SET
● = 1/2ON PIN OR PIPE FOUND
ø = RAILROAD SPIKE SET
ø = RAILROAD SPIKE FOUND

RIVERVIEW ACRES

BEING PART OF THE NORTHWEST QUARTER OF SECTION 27; TOWN 6; RANGE 5 EAST, UNION TOWNSHIP, MIAMI COUNTY, OHIO. BEING A SUBDIVISION CONTAINING A TOTAL OF 26.350 ACRES OF 107.5 ACRES ACQUIRED BY WILLARD L. AND KATHERINE K. SCHUL BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 253; PAGE 367.

NOTE: 5' WIDTH UTILITY EASEMENTS ARE HEREIN GRANTED ADJACENT TO ALL SIDE LOT LINES AND ADJACENT TO THE WEST RIGHT-OF-WAY LINE OF IDDINGS ROAD WITHIN THE LIMITS OF THIS SUBDIVISION.



DEDICATION

We, the undersigned, being the Owners 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.
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.

Willard L. Schul — WILLARD L. SCHUL
Katherine K. Schul — KATHERINE K. SCHUL
Jean Henry — WITNESS
Lynnita K.C. Wagner — 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 acknowledges 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 5th day of January, 1979.

Lynnita K.C. Wagner NOTARY PUBLIC

MY COMMISSION EXPIRES Lifetime

LYNNITA K. C. WAGNER, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

RESTRICTIONS

1. All lots in this tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than one single family dwelling, a private garage for not more than three cars and one other equipment building and/or animal shelter.
2. No dwelling shall be permitted on any lot of which the ground floor area of the main structure, exclusive of open porches and garages, is less than 2000 square feet for a one story dwelling and 1200 square feet for a one and one-half story or a two story dwelling. The construction of said dwelling may be completed in stages, but must be completed within five (5) years of the commencement of the first stage.
3. All buildings shall be placed at least 80 feet back from the centerline of the existing road and no nearer than 20 feet to any side property line.
4. No lot shall be further subdivided into smaller lots or parcels for the purpose of providing additional building sites.
5. No trailer, basement, 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 business, nor noxious or offensive trade, shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
7. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
8. No animals, or livestock of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets, not to exceed two, may be kept, provided that they are not kept, bred, or maintained for any commercial purpose, and they are contained upon the premises; and further excepting that one horse, one steer, or one sheep, or any combination thereof, not to exceed three, may be kept provided that they are not kept, bred or maintained for any commercial purpose and that they are properly fenced and maintained no closer than 150 feet from the road.
9. 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.
10. 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 materials.
11. The placement of any structure on any lot in this subdivision shall be carefully checked to assure clearance above the Miami Conservancy District controlled inundation level of 876.00 feet above Sea Level.
12. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding upon all parties and all persons claiming under them.
13. These covenants shall be enforcible by injunction and otherwise by the grantors, their successors and assigns. Invalidation of any one of these covenants by judgment or Court Order, shall in no way affect any of the other provisions which shall remain in full force and effect.

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 or offsets as shown.

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370

This Plat reviewed and approved this 10th day of January, 1979, for sanitary sewage disposal requirements by Miami County Board of Health (Sewage Committee).

Lowell H. Dompen — Miami County Board of Health Representative

Transferred this 12th day of JANUARY, 1979.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

RIVERVIEW ACRES		
UNION TOWNSHIP, MIAMI COUNTY, OHIO		
FOR: WILLARD L. AND KATHERINE K. SCHUL IDDINGS ROAD, WEST MILTON, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO		
DATE	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO.
3 JAN. 1979	SCALE: 1" = 100'	1/1

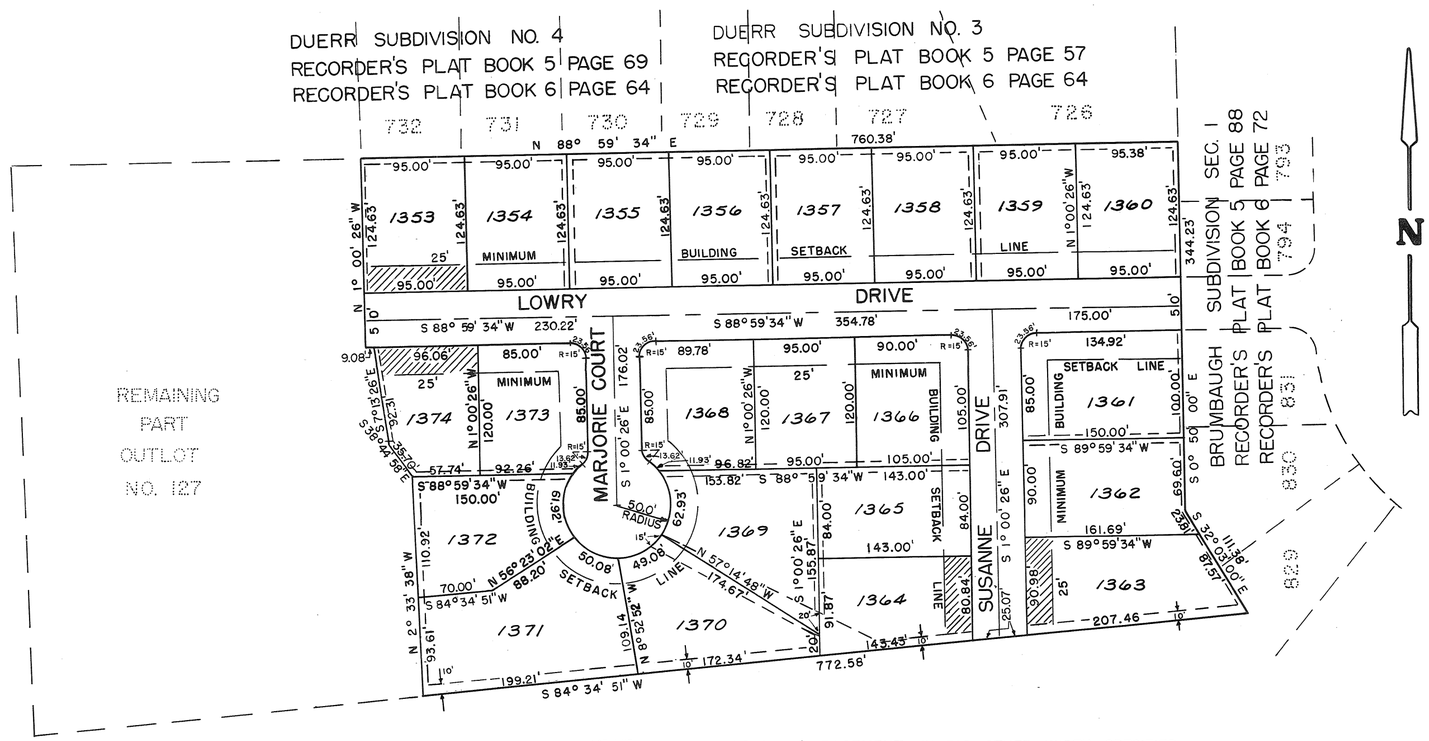
BRUMBAUGH SUBDIVISION SECTION TWO

SUBDIVISION OF PART OUTLOT NO. 127

VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO

PLAT BOOK 13 PLAT NO. 11
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 26TH DAY OF JANUARY, 1979 AT 2:47 P.M.
FILE NO. 22520 FEE: $8.60

Kenneth Cook
MIAMI COUNTY RECORDER



EASEMENT LOT LINES — DENOTES 5' EASEMENT UNLESS OTHER WIDTH SPECIFIED

▨ DENOTES 25' TEMPORARY TURN AROUND EASEMENT TO AUTOMATICALLY BE VACATED UPON EXTENSION OF STREET

DESCRIPTION

BEING A SUBDIVISION OF PART OF OUTLOT NO. 127 IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO CONTAINING 8.066 ACRES, AND BEING A PART OF THE PREMISES ACQUIRED BY BRUMBAUGH REALTY, INC. BY DEED RECORDED IN MIAMI COUNTY RECORDER'S DEED BOOK 324 PAGE 119
324 203

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREON AS BEING PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE PROTECTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT, AND DO HEREBY DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, MAINTENANCE OF DRAINAGE AND OPEN WATERWAYS, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID 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 WEST MILTON, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

Mildred McGuire
WITNESS

Philip C. Brumbaugh
PHILIP C. BRUMBAUGH
PRESIDENT OF BRUMBAUGH REALTY, INC.

WITNESS

Cletus Minnich Jr.
CLETUS MINNICH, JR.
PRESIDENT OF MILTON FEDERAL SAVINGS & LOAN ASSOCIATION

STATE OF OHIO, MIAMI COUNTY, S.S.
BE IT REMEMBERED THAT ON THIS 23rd DAY OF January, 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES, 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 September 29, 1982

AT A MEETING OF THE PLANNING COMMISSION OF WEST MILTON, OHIO, HELD THIS 20th DAY OF December, 1978, THIS PLAT WAS REVIEWED AND APPROVED.

Donald Kent Harris
CHAIRMAN

Paul E. Johnson
SECRETARY

APPROVED AND TRANSFERRED THIS 26TH DAY OF JAN., 1979.

Jerry L. Brown
MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY AUDITOR

PROTECTIVE COVENANTS

1. ALL LOTS SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.

2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT. ALL BUILDINGS ERECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS THAN TWENTY FEET OF SIDE YARD SPACE AND NO PORTION OF ANY BUILDING SHALL BE CLOSER THAN FIVE FEET TO ANY LOT LINE.

3. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY OF A COMMERCIAL NATURE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. NO SIGNS OR BILLBOARDS SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION. NO BARN, STABLE OR OTHER OUTBUILDINGS FOR HOUSING DOMESTIC ANIMALS OR POULTRY SHALL BE ERECTED ON ANY LOT.

4. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDINGS ERECTED ON THESE LOTS SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.

5. NO SINGLE-FAMILY DWELLING WITH A GROUND FLOOR AREA OF LESS THAN 1200 SQUARE FEET, OR 1050 SQUARE FEET FOR ONE AND ONE-HALF STORY HOUSE, OR 800 SQUARE FEET, IN THE CASE OF A TWO OR A TWO AND ONE-HALF STORY HOUSE, SHALL BE PERMITTED ON ANY LOT.

6. NO FENCE SHALL BE ERECTED ON ANY LOT LESS THAN 1.0 FEET BACK FROM THE FRONT LOT LINE. ALL FENCES INCLUDING HEDGES AND SHRUB GROWTH IN THE REAR OF DWELLINGS SHALL NOT EXCEED 6 FEET IN HEIGHT.

7. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING TITLE UNDER THEM UNTIL DECEMBER 1,1998, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE 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 THE SAID COVENANTS IN WHOLE OR PART.

8. THESE COVENANTS SHALL BE ENFORCIBLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

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.

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

BRUMBAUGH SUBDIVISION SECTION TWO WEST MILTON, OHIO		
PREPARED BY: **BRUMBAUGH & ASSOCIATES** 362 NORTH MIAMI STREET WEST MILTON, OHIO 45383		
DATE JAN. 1979	DRAWN BY: D.H. TRACED BY: CHECKED BY:	SHEET NO. 1 OF 1
SCALE 1" = 100'		

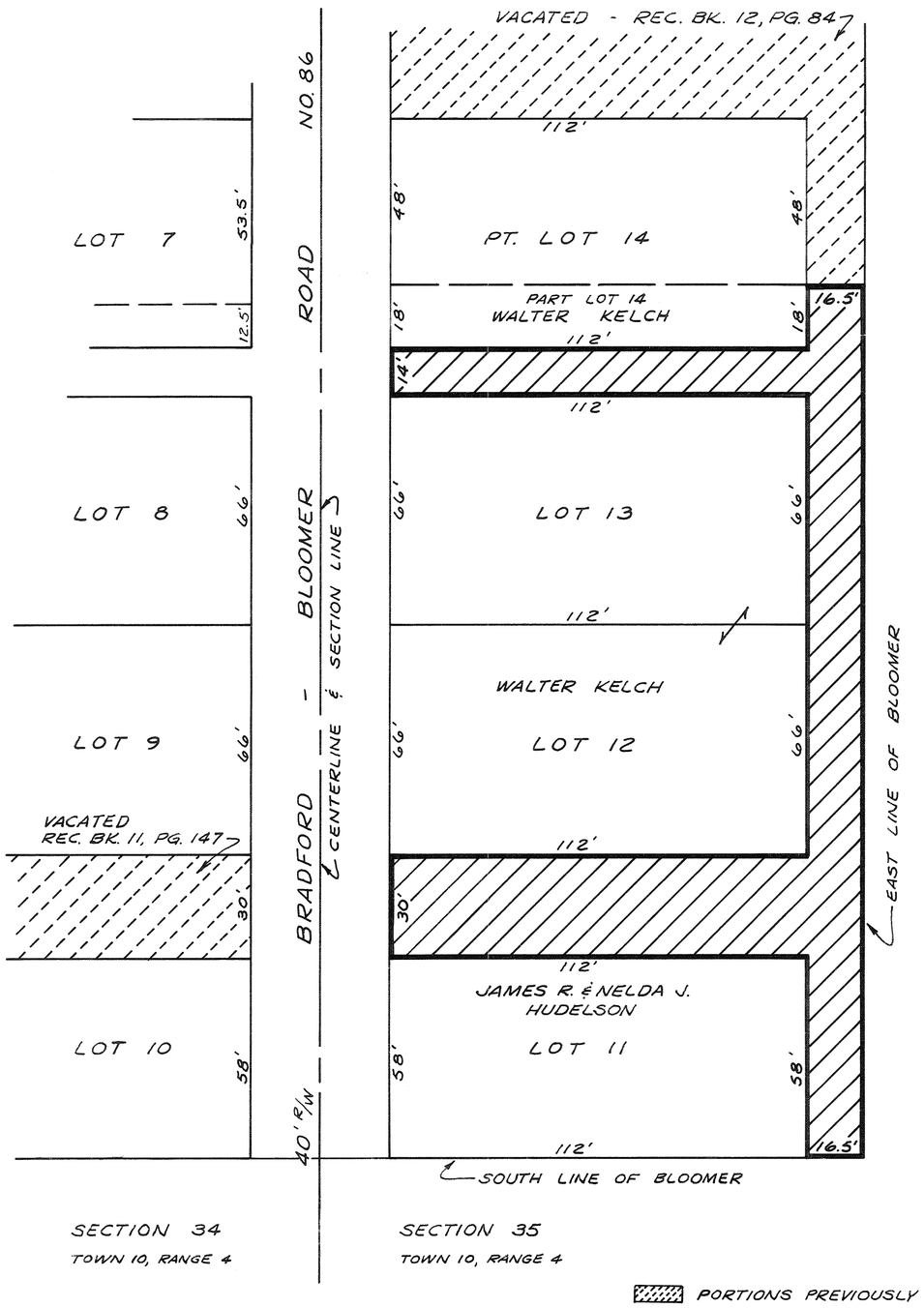
PLAT BOOK NO. 13 PAGE NO. 12
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 13TH DAY OF FEBRUARY, 1979 AT 9:18 A.M.
FILE NO.: 22886
FEE: NO FEE

Kenneth Cook, Recorder
KENNETH COOK
MIAMI COUNTY RECORDER
by Emily Mc Neal, Deputy

UNINCORPORATED VILLAGE OF BLOOMER

STREET AND ALLEY VACATION PLAT

NEWBERRY TOWNSHIP
SECTION 35, TOWN 10, RANGE 4
MIAMI COUNTY, OHIO



N

SCALE: 1" = 30'

NOTE:
THE PLAT OF BLOOMERTOWN, RECORDED IN MIAMI COUNTY RECORDER'S PLAT BOOK 1, PAGES 486 AND 487, DOES NOT SPECIFY A WIDTH FOR THE STREET SHOWN HEREON AS 30 FEET WIDE OR THE ALLEY SHOWN HEREON AS 14 FEET WIDE. THE WIDTHS SHOWN HEREON WERE DESIGNATED AS SUCH DO TO A NOTATION CONCERNING THE SAME WHICH APPEARS ON A SURVEY FILED IN VOLUME NO. 14, PLAT NO. 74 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS.

PORTIONS PREVIOUSLY VACATED.
STREET AND ALLEYS TO BE VACATED.

DESCRIPTION

BEING A STREET AND ALLEY VACATION PLAT OF THAT PORTION OF THE 30 FOOT (MORE OR LESS) UNNAMED STREET BETWEEN LOTS 11 AND 12 FROM THE EAST LINE OF BRADFORD-BLOOMER RD. TO THE WEST LINE OF A 16.5 FOOT ALLEY, SAID ALLEY BEING ADJACENT TO AND EAST OF SAID LOTS; ALSO THAT PORTION OF THE 16.5 FOOT ADJACENT TO AND EAST OF LOTS 11, 12, 13, AND PART OF LOT 14 FROM A POINT 18 FEET NORTH OF THE SOUTH LINE OF LOT 14 EXTENDED SOUTH TO THE SOUTH LINE OF LOT 11 EXTENDED. ALSO THAT PORTION OF A 14 FOOT ALLEY BETWEEN LOTS 13 AND 14 FROM THE EAST LINE OF BRADFORD-BLOOMER RD. TO THE EAST LINE OF SAID LOTS EXTENDED.

THE ABOVE REFERRED TO ALLEYS, STREET, AND LOTS ARE AS SHOWN ON THE ORIGINAL PLAT OF BLOOMER AS RECORDED IN RECORDER'S PLAT BOOK 1, PAGES 486 AND 487.

NOTE

THE STREET AND ALLEYS AS SHOWN HEREON AND DESIGNATED AS STREET AND ALLEYS TO BE VACATED HAVE 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 THE MIAMI COUNTY COMMISSIONERS ON February 12, 1979.
RECORDED IN THE COMMISSIONER'S JOURNAL 49, ~~PAGE~~ ____

Roger Massie, John J. Knoop, Robert Clawson
ROGER MASSIE JOHN J. KNOOP ROBERT CLAWSON

APPROVED BY THE MIAMI COUNTY ENGINEER ON 2/6, 1979.

Douglas L. Christian
DOUGLAS L. CHRISTIAN

APPROVED AND TRANSFERRED BY THE MIAMI COUNTY AUDITOR ON Feb 13, 1979

Jerry Brown, Auditor
JERRY BROWN
By: Sharon Brookey, Deputy

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

STATE OF OHIO
DOUGLAS LEE CHRISTIAN
6118
REGISTERED SURVEYOR

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

PREPARED BY THE MIAMI COUNTY ENGINEER'S OFFICE.

REPLAT OF INLOTS 5474-5475 TROY, OHIO

Being a Replat of a total of 0.468 acres, including all of Inlots 5474 and 5475 in the City of Troy, Miami County, Ohio, as shown on Westbrook Subdivision No. 7 which is recorded in Miami County Recorder's Record of Plats Book 9; Page 57. Same being acquired by Thomas E. and Patricia A. Robinson by deeds filed in Miami County Recorder's Record of Deeds Book 443; Page 343 and Book 463; Page 399.

PLAT BOOK 13 PAGE 13
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15TH DAY OF FEBRUARY, 1979 AT 10:22 A.M.
FILE NO. 22938 FEE: $8.60

Kenneth Cook Recorder
KENNETH COOK, MIAMI COUNTY RECORDER
By Dora Whitmer, Deputy

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

Thomas E. Robinson — THOMAS E. ROBINSON
Ruby E. Klockner — WITNESS
Patricia A. Robinson — PATRICIA A. ROBINSON
Richard W. Klockner — 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 14th day of February, 1979.

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: PEOPLES BUILDING & SAVINGS ASSOCIATION

W. E. Eickhoff — W. E. EICKHOFF, EXECUTIVE VICE PRESIDENT
Richard W. Klockner — WITNESS
Robert L. Coffey — ROBERT L. COFFEY, VICE PRESIDENT
Joan Mangas — WITNESS

STATE OF OHIO - COUNTY OF MIAMI

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 14th day of February, 1979.

Joan Mangas NOTARY PUBLIC My Commission Expires June 16, 1982

JOAN MANGAS Notary Public
In and for the State of Ohio
My Commission Expires June 16, 1982

At a meeting of Planning and Zoning Commission of the City of Troy, Ohio, held this 14th day of February, 1979, this Plat was reviewed and approved.

Edward Chase — PRESIDENT
Sue D. Knight — SECRETARY

Numbered to Designate Inlot and transferred this 15th day of February, 1979.

Jerry L. Brown — MIAMI COUNTY AUDITOR
BY: Cheryl Reader — DEPUTY AUDITOR

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 INLOT 5474 AND INLOT 5475
TROY, MIAMI COUNTY, OHIO

FOR
THOMAS E. AND PATRICIA A. ROBINSON
TROY, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 Ph. (513) 339-5331

DATE	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK	SHEET NO.
@ FEB 1979	SCALE: 1" = 40'	1/1

PLAT BK. 13 PAGE 14
MIAMI COUNTY RECORDERS PLAT RECORDS
FILE NUMBER 22941
RECEIVED FOR RECORD FEBRUARY 15, 1978
AT 11:00 A.M. FEE # 8.60
Kenneth Cook, Recorder
by: Helen Y. Stump, Deputy
MIAMI COUNTY RECORDER

BROKEN ARROW ESTATES

SECTION ONE

PART OUTLOT 41 • PLEASANT HILL • OHIO

APPROVED AND TRANSFERRED
Jerry L. Brown by Cheryl Beaver
MIAMI COUNTY AUDITOR

RESTRICTIVE COVENANTS

1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL, EXCEPT LOT NUMBER ONE WHICH IS RESERVED FOR BUSINESS. NO STRUCTURE SHALL BE ERECTED ON ANY RESIDENTIAL LOT 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 TWO (2) 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 SETBACK LINE SHOWN HEREON. ALL BUILDINGS ERECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS 15 FEET OF COMBINED SIDE YARD SPACE WITH NO PORTION OF ANY BUILDING TO BE CLOSER THAN SEVEN (7) 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 BE NOT LESS THAN 1200 SQUARE FEET IN CASE OF ONE STORY OR ONE AND ONE HALF STORY STRUCTURES OR 800 SQUARE FEET FOR TRI-LEVEL OR TWO STORY STRUCTURES.
5. NO BASEMENT, TRAILER, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
6. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT ON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. NO SIGN OR BILLBOARD, EXCEPT "FOR SALE" SIGNS SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION, ALSO EXCEPTED ARE SIGNS ERECTED BY BUILDERS DURING CONSTRUCTION.
8. NO FENCE OR WALL SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE UNLESS SAME SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED THREE (3) FEET IN HEIGHT. NO TREES OR SHRUBS SHALL BE PLANTED IN THE CURB LAWN.
9. NO BARN, STABLE, OR OTHER OUTBUILDING FOR HOUSING OF DOMESTIC ANIMALS OR POULTRY EXCEPT FOR HOUSEHOLD PETS SHALL BE ERECTED ON ANY LOT.
10. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO DISCARDED AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
11. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL OWNERS AND RESIDENTS IN THE SUBDIVISION AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1990 AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE THEN MAJORITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION THESE COVENANTS ARE AMENDED OR TERMINATED.
12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
13. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

DESCRIPTION

BEING A SUBDIVISION OF 6.851 ACRES TOTAL, 1.360 ACRES STREET, 5.491 ACRES LOTS, PART OUTLOT 41, THE VILLAGE OF PLEASANT HILL, OHIO, CONVEYED TO W. EARL AND JUDY FERGUSON, BY DEED RECORDED IN VOLUME 541 PAGE 623, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

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 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.

Herbert Stevenson — WITNESS
Neal Ferguson — WITNESS
WITNESS
WITNESS

W. Earl Ferguson
Judy Ferguson
Barry E. Slade — LIENHOLDER - WESTERN OHIO NATIONAL BANK
William L. Rhoades — LIENHOLDER - WESTERN OHIO NATIONAL BANK

STATE OF OHIO, MIAMI COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 23 DAY OF JAN., 1979. 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

MY COMMISSION EXPIRES _____

Duane L. Rapp
NOTARY PUBLIC

DUANE L. RAPP, Notary Public
In and For the State of Ohio.
My commission expires Oct. 14, 1980.

APPROVED PLANNING COMMISSION OF THE VILLAGE OF PLEASANT HILL

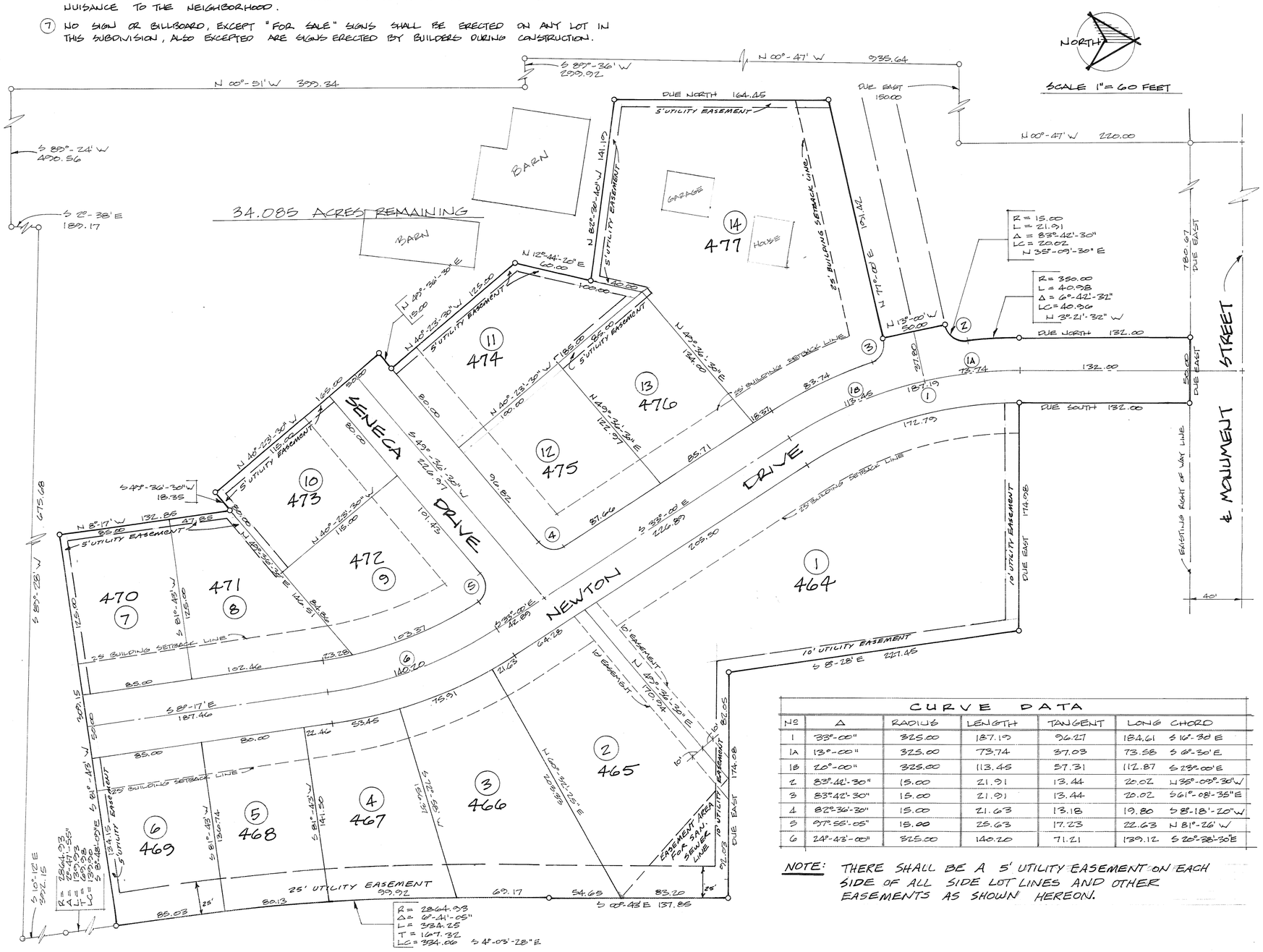
Robert Knight — CHAIRMAN
DATE Feb 6, 1979

Jack A. Retzlay — SECRETARY
NUMBER

APPROVED COUNCIL OF THE VILLAGE OF PLEASANT HILL

DATE Feb. 12, 1979

Georgina Weaver — CLERK OF COUNCIL
John H. Thomas — MAYOR



CURVE DATA						
Nº	Δ	RADIUS	LENGTH	TANGENT	LONG CHORD	
1	33°-00"	325.00	187.19	96.27	184.61	S 16°-30' E
1A	13°-00"	325.00	73.74	37.03	73.58	S 6°-30' E
1B	20°-00"	325.00	113.45	57.31	112.87	S 23°-00' E
2	83°-42'-30"	15.00	21.91	13.44	20.02	N 35°-09'-30" W
3	83°-42'-30"	15.00	21.91	13.44	20.02	S 61°-08'-35" E
4	82°-36'-30"	15.00	21.63	13.18	19.80	S 88°-18'-20" W
5	97°-55'-05"	15.00	25.63	17.23	22.63	N 81°-26' W
6	24°-43'-00"	325.00	140.20	71.21	139.12	S 26°-38'-30" E

NOTE: THERE SHALL BE A 5' UTILITY EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES AND OTHER EASEMENTS AS SHOWN HEREON.

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

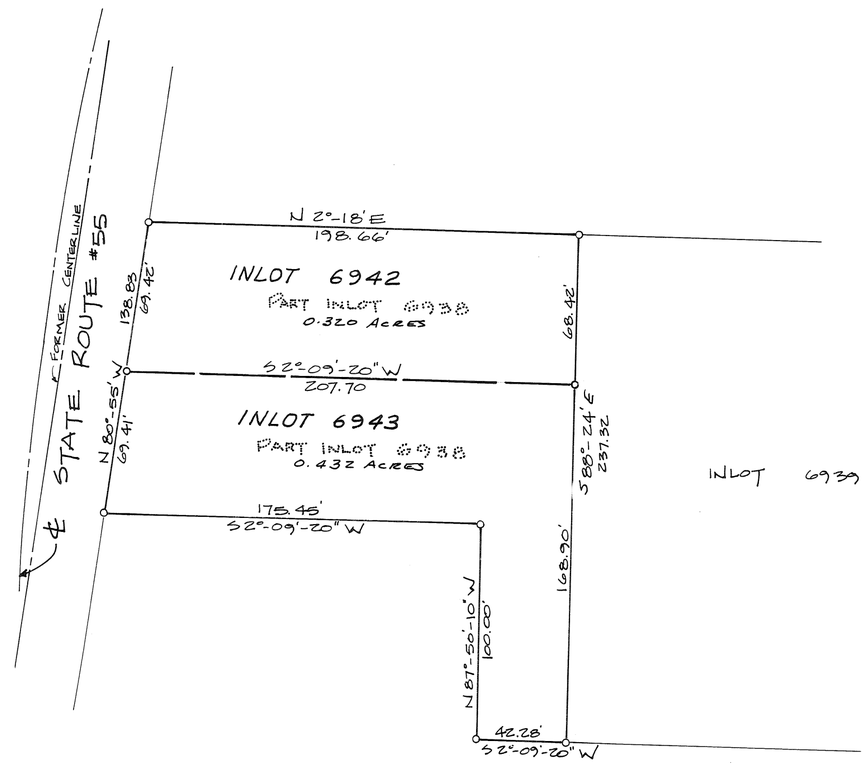
Michael W. Cozatt

COZATT • TRISSELL • ENGINEERS
CIVIL ENGINEERS LAND SURVEYORS
25 SOUTH NORWICH RD TROY

PLAT BK. 13 PAGE 15
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NUMBER 23059
RECEIVED FOR RECORD Feb. 20, 1979
1979. AT 3 37 PM FEE $8.00
Kenneth Cook
MIAMI COUNTY RECORDER

REPLAT OF INLOT 6938

CITY OF TROY, MIAMI COUNTY, OHIO



SCALE: 1"=50'

DESCRIPTION

BEING A SUBDIVISION OF 0.752 ACRES TOTAL INLOT 6938, CITY OF TROY, MIAMI COUNTY, OHIO, CONVEYED TO OPAL L. CRESS BY DEED RECORDED IN VOL. 308 PAGE 299 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.

Opal L. Cress

Michael W. Cozatt
WITNESS

Mark B. Studebaker
WITNESS

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 12 DAY OF JANUARY 1979.

BEVERLY J. GREEN, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 26, 1983

Beverly J. Green
NOTARY PUBLIC

TROY CITY PLANNING AND ZONING COMMISSION

AT A MEETING HELD THIS 14th DAY OF February 1979, ACCEPTED THIS PLAT.

Edward L. Adams
CHAIRMAN

Sue D. Knights
SECRETARY

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 16th DAY OF FEBRUARY 1979.

Jerry L. Brown by Cheryl Beaver
MIAMI COUNTY AUDITOR

THE MEASUREMENTS ARE HEREBY CERTIFIED CORRECT, AND IRON PINS ARE TO BE SET AS SHOWN.

STATE OF OHIO
STANLEY L. TRISSELL JR.
REGISTERED SURVEYOR

Stanley L. Trissell Jr.

COZATT · TRISSELL · ENGINEERS
CIVIL ENGINEERS LAND SURVEYORS
28 SOUTH NORWICH RD. TROY

CTE 15978

CITY OF PIQUA
PLAT OF
ALLEY VACATION

PLAT BOOK 13 PAGE 16
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 2ND
DAY OF MARCH 1979.
FILE NUMBER 23300 FEE 8.60

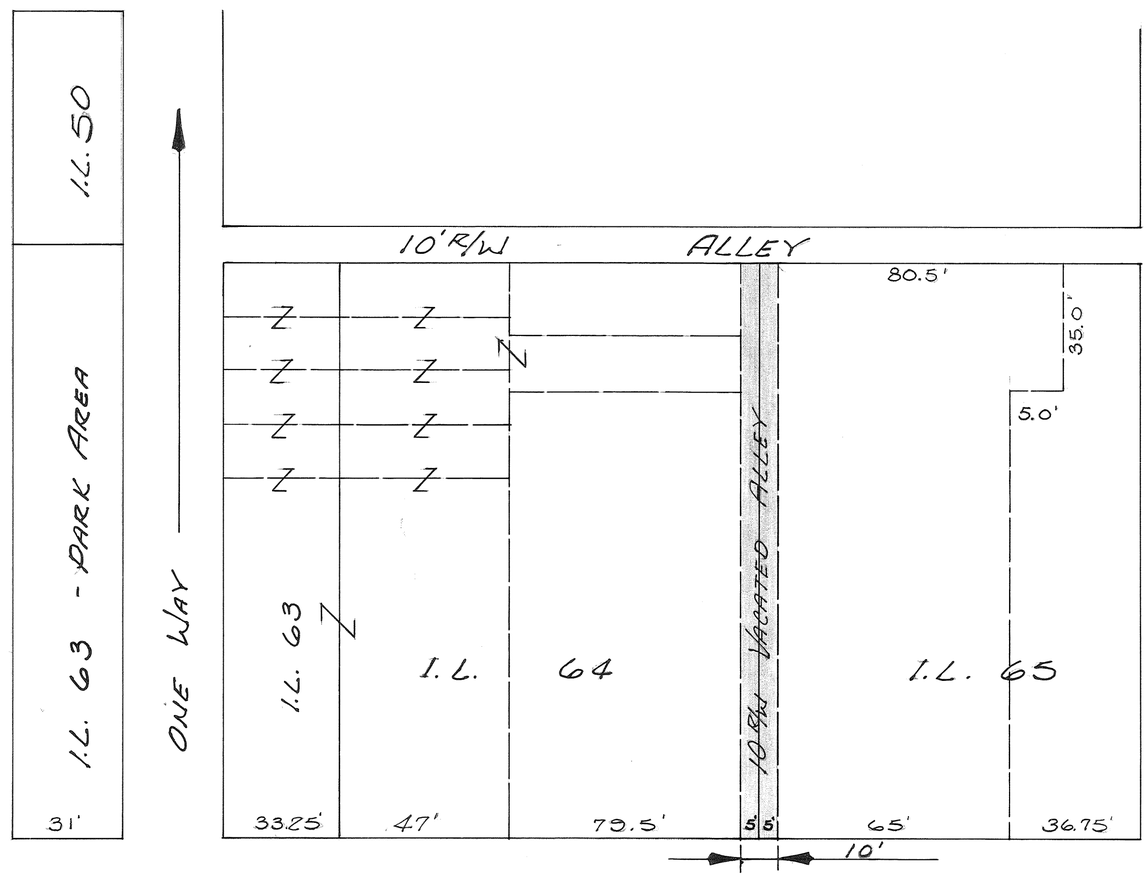
Kenneth Cook
MIAMI COUNTY RECORDER

N

SCALE 1" = 30'

APPROVAL:
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO. THIS 7th DAY OF Feb 1978.
RESOLUTION No. P.C. 3-78

John D. Armbruster
CHAIRMAN - CITY PLANNING COMM.
John L. DeSue
Philip J. Lange
Willis C. Wills



APPROVAL:
AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO, HELD THE 6th DAY OF March 1978 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE No. 13-78

James E. Henderson
MAYOR, CITY OF PIQUA, OHIO
Cletus J. Pelletier
Robert L. Van Lieshout
Joseph C. Roop
Raymond L. Hammer, Jr.

I HEREBY APPROVE THIS PLAT AND TRANSFERRED SAME THIS 28TH DAY OF Feb 1979.

Jerry L. Brown By: Sharon Brookey
MIAMI COUNTY AUDITOR

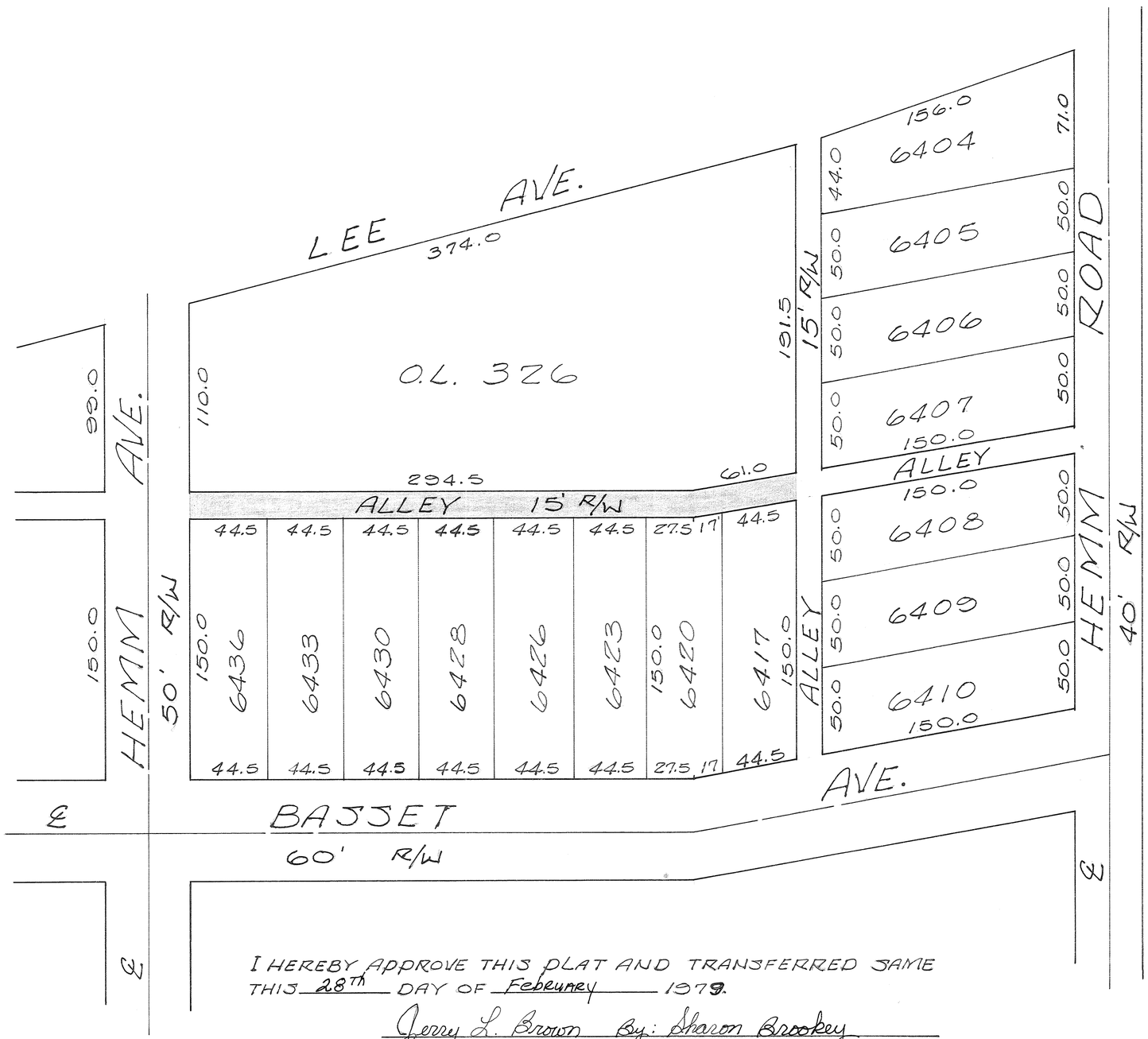
THIS PLAT PREPARED BY ENGINEERING DEPT. CITY OF PIQUA, OHIO.

Ray N. Miller
CITY PUBLIC WORKS DIRECTOR, PIQUA, OHIO
REG. P.E. No. 32121
REG. P.S. № 6570

PLAT BOOK 13 PAGE 17
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 2ND.
DAY OF MARCH 1979.
FILE No. 23301 FEE 8.60

Kenneth Cook
MIAMI COUNTY RECORDER

CITY OF PIQUA
PLAT OF
ALLEY VACATION



APPROVAL:
AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO, HELD THE 5th DAY OF December 1977. THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE No. 46-77

MAYOR, CITY OF PIQUA, OHIO
Joseph C. Rose
Raymond L. Hammer, Jr.
Clelus V. Seltier
James B. Hunde

APPROVAL:
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO. THIS 10th DAY OF OCT. 1977. RESOLUTION No. P.C. 14-77

John D. Marlowe
CHAIRMAN, CITY PLANNING COMM.
John L. DeSue
Philip J. Lange

THIS PLAT PREPARED BY ENG'R. DEPT., CITY OF PIQUA, O.

Ray N. Miller
CITY ENGINEER, RAY N. MILLER, P.E. # 32121
P.S. # 6570

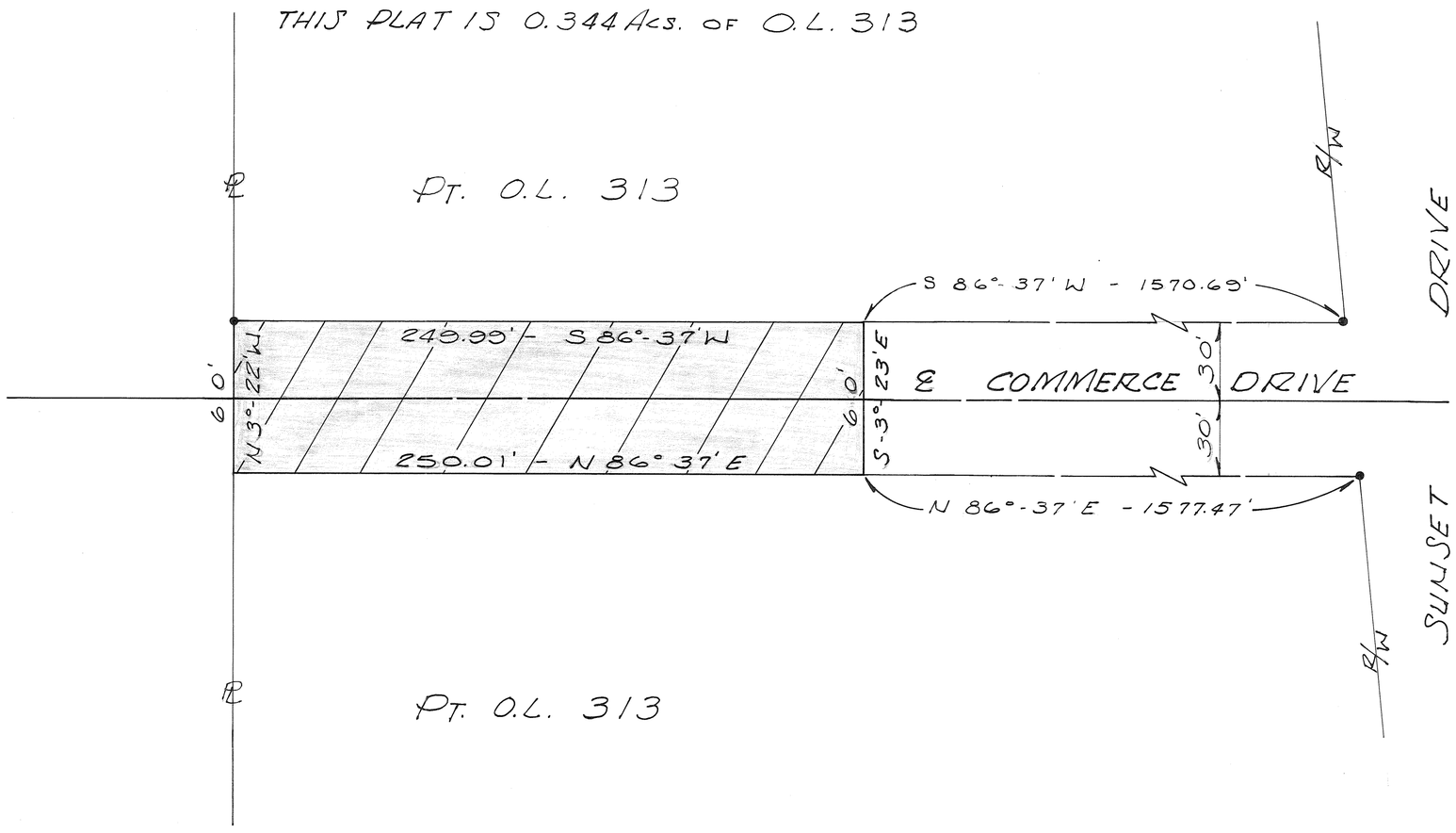
I HEREBY APPROVE THIS PLAT AND TRANSFERRED SAME THIS 28th DAY OF February 1979.

Jerry L. Brown By: Sharon Brookey
MIAMI COUNTY AUDITOR

PLAT BOOK 13 PAGE 18
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

RECEIVED FOR RECORD THIS
2ND DAY OF MARCH 1979
FILE NO. 23302 FEE 8.60
Kenneth Cook
MIAMI COUNTY RECORDER

CITY OF PIQUA
COMMERCE DRIVE
DEDICATION PLAT
SOUTHWEST SECTION CORPORATION PIQUA



N

SCALE - 1" = 40'

• - IRON PIN FOUND

APPROVAL:
AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO, HELD THIS 7th DAY OF November 1977.
THIS PLAT OF DEDICATION WAS ACCEPTED AND APPROVED No. C-6161

PIQUA CITY COMMISSION:
Jack A. Wilson
MAYOR, CITY OF PIQUA
Raymond L. Hammer, Jr.
Cletus J. Pelture
James E. Henderson
Joseph C. Roy

PIQUA PLANNING COMMISSION:
RES. P.C. 15-77 OCT. 10, 1977
John D. Harbaugh
CHAIRMAN, CITY PLANNING COMM.
Wells C. Wells Jr.
Michael W. Hemm
Philip L. Lange

I HEREBY APPROVE THIS PLAT AND TRANSFER SAME THIS 28 Feb. DAY OF 1979.

Jerry L. Brown By: Sharon Brooks
MIAMI COUNTY AUDITOR

THIS PLAT PREPARED BY:
CITY OF PIQUA, ENGINEERING DEPT.
CITY OF PIQUA,
MIAMI COUNTY, OHIO

Ray N. Miller
ENGINEER, CITY OF PIQUA - RAY N. MILLER P.E.
#6570 SURV. #32121 ENG.

TROY IMPERIAL DEVELOPMENT
SECTION 2
REPLAT of LOT Nº 6182, 6183 and 6184

PLAT BOOK 13 PAGE 19

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 6TH DAY OF
MARCH, 1979, AT 9:35 A.M.

FILE NUMBER 23333 FEE $8.60

Kenneth Cook, Recorder
Recorder Miami County, Ohio
By Dora W. Hitmer, Deputy

Situated in the City of Troy, County of Miami, State of Ohio, being a resubdivision of City Lots 6182, 6183, and 6184 in said City and containing 6.226 acres of land, said land being described in a deed to Cardinal Industries Development Corporation of record in Deed Book , Page , Recorder's Office, Miami County, Ohio.

We, the undersigned, being all of the owners of the land platted herein do hereby accept and approve this plat and the restrictive covenants and do hereby voluntarily consent, to the execution of said plat. Easements shown or noted on this plat are for the construction, 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.

WITNESSES

Richard G. Grashel

R. Thomas Burns Jr.

Cardinal Industries Development Corporation

By David J. Baker President

STATE OF OHIO
COUNTY OF Franklin SS

Before me, a Notary Public in and for said county, personally appeared Cardinal Industries Development Corporation by David J. Baker, President, who executed the foregoing plat, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of Cardinal Industries Development Corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 3RD day of AUGUST, 1978

My commission expires 3-12-83

Robin A. Morrow
Notary Public ROBIN A. MORROW County, Ohio

PROTECTIVE COVENANTS AND RESTRICTIONS
(covenants as shown on the record plat of record in Plat Book 10, Page 146)

1. This subdivision shall be known and described as Two Family, Multi-Family and Commercial development established in accordance with all applicable City of Troy zoning regulations.
2. No noxious or offensive trade or activity shall be carried out upon any lot in this development nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in this plat shall at anytime be used as a residence, temporarily or permanently, nor shall any structure of a temporary charactor be used as a residence.
4. No fence or wall shall be permitted to extend nearer to any street than the building setback line unless same shall be a hedge or shrub growth not to exceed three (3) feet in height.
5. No billboard shall be erected in this subdivision except as permitted in the zoning ordinance of the City of Troy. No barn, stable, or other structure for housing domestic animals or poultry shall be erected on the premises.
6. These covenants and restrictions are for the benefit of all owners and residents in the subdivision and are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1991 at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the then majority of the ovners of the lots in the subdivision these covenants are amended or terminated.
7. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.
8. Invalidation of any one 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.

APPROVAL

At a meeting of the Troy City Planning Commission held on this 11th day of October, 1978, this replat was reviewed and approved.

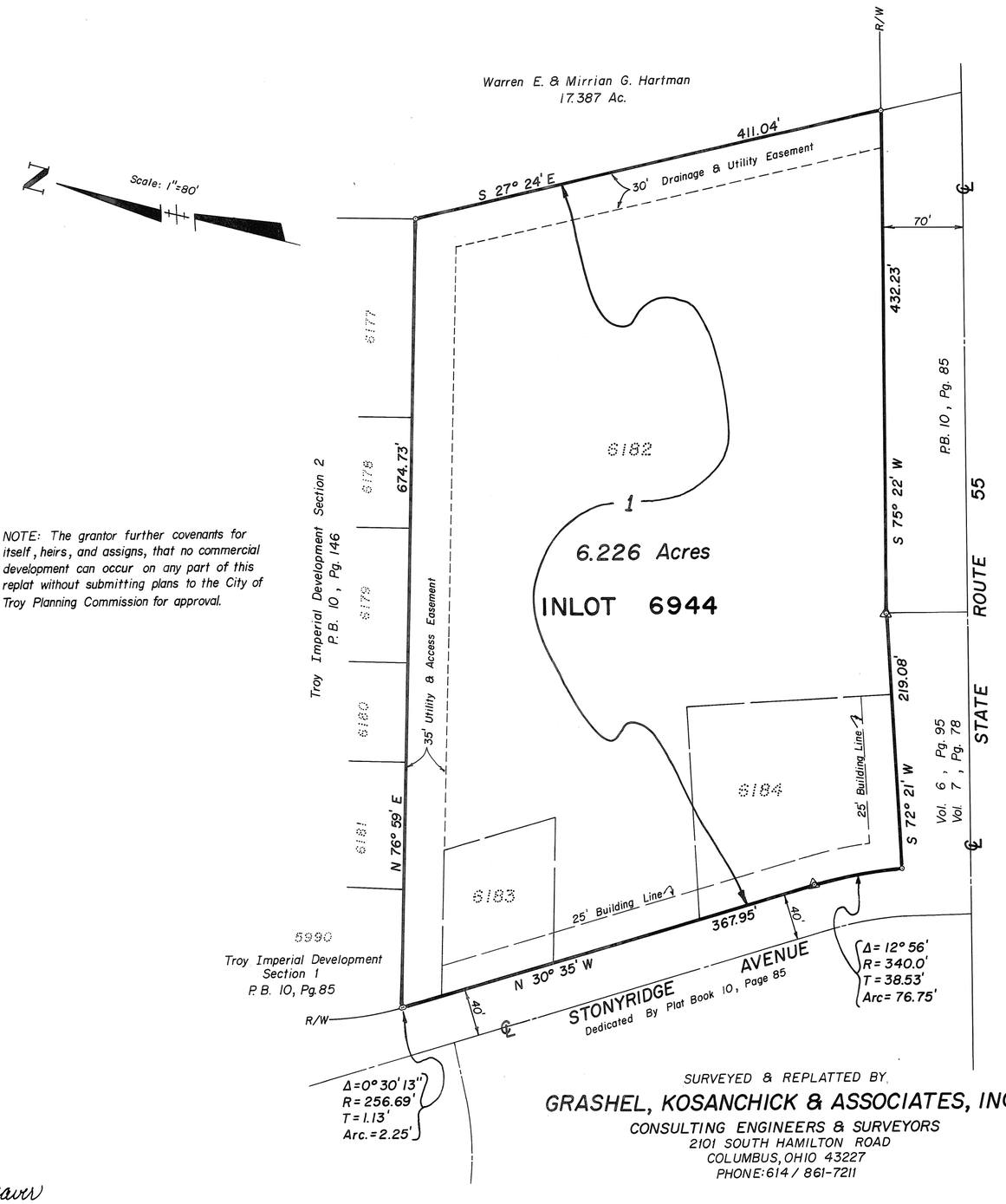
Edward G. Shaw, President
Sue G. Knight, Secretary

At a meeting of the City Council of the City of Troy, Ohio held on this 18th day of December, 1978, this replat was accepted by Ordinance number O-3878.

Frank A. Pinty, Mayor
Robert A. Fletcher, President of Council
Sue G. Knight, Clerk of Council

Numbered to designate inlot and transferred this 6th day of March, 1979.
Jerry L. Brown by Cheryl Beaver
Auditor Miami County, Ohio

The City of Troy does not accept for maintenance any unpaved areas within any open storm drainage easments shown on this plat, and is not obligated to maintain or repair any unpaved channels or unpaved slopes in said easments. The easment area of each lot and all improvements in it, exepting concreted or paved areas as required by City of Troy standards, shall be maintained continuously by the owner of the lot. Within these easments no structure, planting, fencing, culvert, or other materials shall be placed or permited to remain which may obstruct, retard, or change direction of water flow through the drainage channel in the easment.



NOTE: The grantor further covenants for itself, heirs, and assigns, that no commercial development can occur on any part of this replat without submitting plans to the City of Troy Planning Commission for approval.

= Monument, City of Troy Standard #C.O. 1119.10 (B)

SURVEYED & REPLATTED BY
GRASHEL, KOSANCHICK & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
2101 SOUTH HAMILTON ROAD
COLUMBUS, OHIO 43227
PHONE: 614 / 861-7211

We do hereby certify that this plat is true and correct as shown hereon. All curve distances are measured on the arc. Iron pins will be placed at all lot corners, P.C. and P.T. points.

By Richard G. Grashel 7/25/78
Richard G. Grashel Date
Registered Surveyor Nº 6002

STATE OF OHIO RICHARD G. GRASHEL 6002 REGISTERED SURVEYOR

Job # 638-78

KINGS CHAPEL - SECTION FOUR

PART OF LOT 6513 - TROY OHIO

BOOK 13 PAGE 20
Miami County Recorder's Record of Recorded Plats

File No. 23378

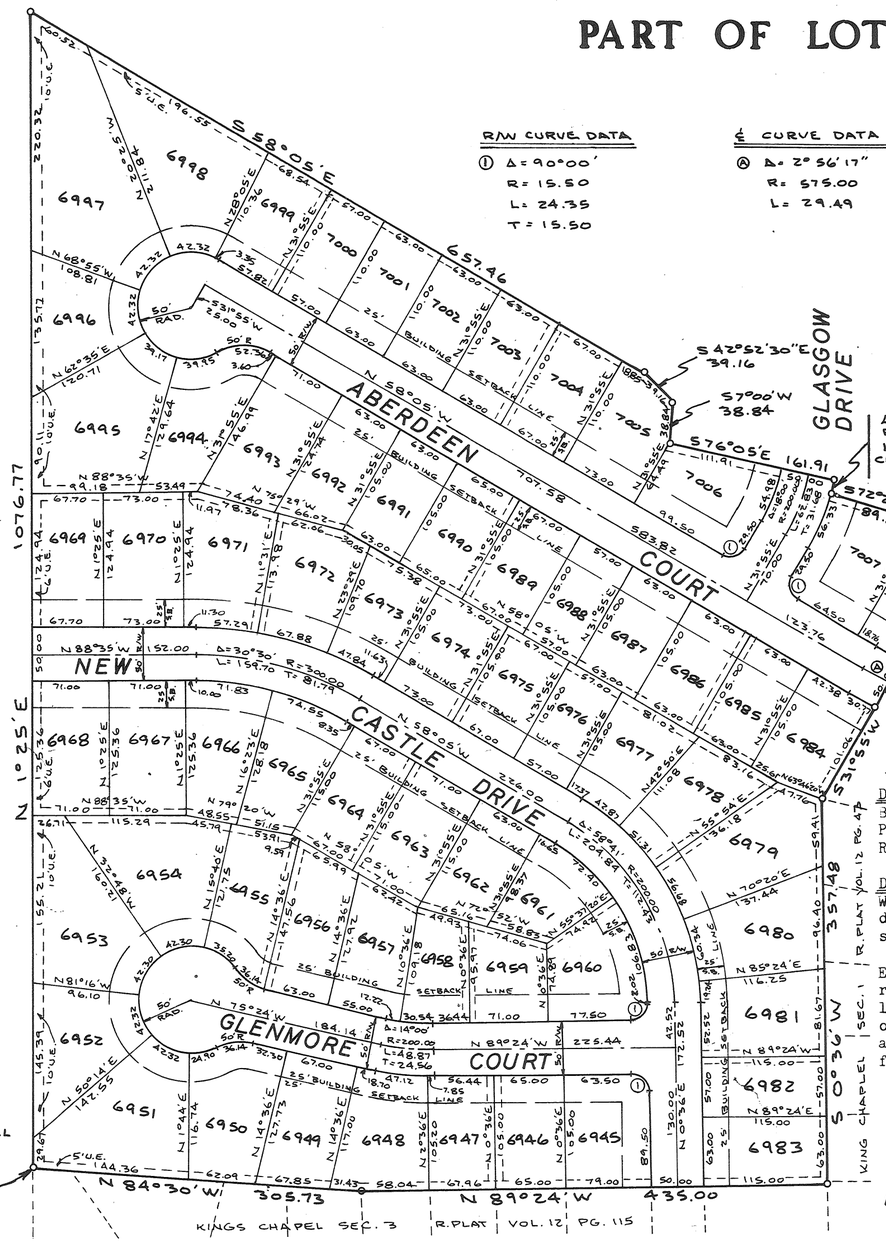
Received for record 10:33 AM (time) MARCH 7, 1979 (date)

Fee: $ 8.60

Kenneth Cook Recorder
Miami County Recorder

By: Dora Whitmer, Deputy
Deputy

SCALE: 1" = 100'



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, 2009,

DESCRIPTION

Being a subdivision of 15.242 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.

MID-CONTINENT PROPERTIES, INC.

Susan A. Beisner — witness
Peter R. Thompson — Peter R. Thompson, President

Patricia L. Wion — witness
J. Richard Gaier — J. Richard Gaier, Secretary

STATE OF OHIO, MIAMI COUNTY, ss:
Be it remembered that on this 21st day of December, 1978, 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.

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

MIAMI COUNTY AUDITOR

Approved and transferred this 7TH day of MARCH, 1979.

Jerry L. Brown
Miami County Auditor

By: Sharon Brookey
Deputy

CITY COUNCIL

At a meeting of the City Council of the City of Troy, Ohio held this 5th day of MARCH, 1979, this plat was approved by ordinance No. 0-5-79

Frank H. Prentz
Mayor

Robert A. Fletcher
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 27th day of December, 1978, this plat was approved.

Edward Chase
Chairman

Sue D. Knight
Secretary

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 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 Four for Mid-Continent Properties, Inc. Piqua, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE DEC. 1978	Drawn by: J.T. Traced by: Checked by: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'	

REPLAT OF INLOTS 1727 AND 1728
TIPP CITY, OHIO

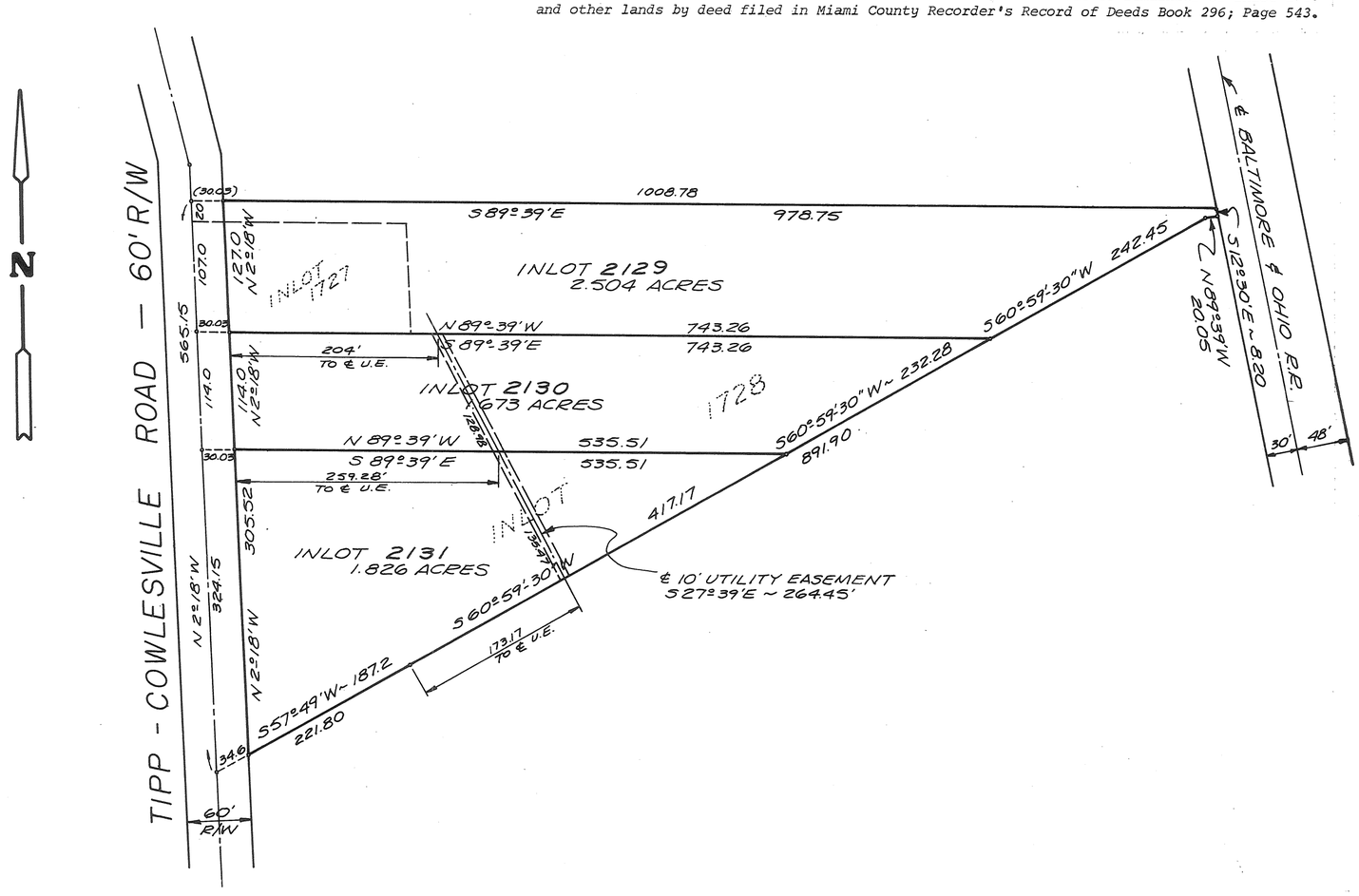
PLAT BOOK 13 PAGE 21

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 26TH DAY OF
MARCH, 1979 AT 3:40 P.M.

FILE NO. 23761 FEE: $8.60

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

Being a Replat of all of Inlot 1727 and 1728 in the City of Tipp City, Miami County, Ohio, containing a total of 6.003 acres. Inlot 1727 and 2.062 acres of Inlot 1728 were acquired by Alan T. Leingang by Deed Book 490; Page 525 and Deed Book 510; Page 924 of Miami County Recorder's Deed Records. Willis and Dorothy Karns acquired title to remainder of Inlot 1728 and other lands by deed filed in Miami County Recorder's Record of Deeds Book 296; Page 543.



DEDICATION

We, the undersigned, being all of the owners and lienholders of the land herein platted, do hereby accept and approve this plat and do hereby voluntarily consent to the execution of said plat and to the dedication of all parts of the roads shown hereon and not heretofore dedicated, to the public use forever.

Willis Karns — WILLIS KARNS
Dorothy Karns — DOROTHY KARNS
Alan T. Leingang — ALAN T. LEINGANG
Rosemary L. Leingang — ROSEMARY L. LEINGANG

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 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 13th day of February, 19 79

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

At a meeting of the Planning Commission of the City of Tipp City, Ohio, held this 24TH day of MARCH, 1975, this Replat was reviewed and approved.

Paul D. Dodd — CHAIRMAN
Barbara George — SECRETARY

At a meeting of the Council of the City of Tipp City, Ohio held this 19th day of March, 1979, this Replat was approved by ~~Resolution~~ Ordinance No. 16-79

David R. Cook — PRESIDENT OF COUNCIL
Nancy Arnett — CLERK OF COUNCIL

Inlot number assigned and transferred this 26th day of March, 1979.

Dale E. Davis — MIAMI COUNTY AUDITOR
BY: Cheryl Beaver — DEPUTY AUDITOR

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

I hereby certify this replat to be a true and correct exposition of a survey made under my supervision. Iron pins are set at all lot corners.

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

REPLAT OF INLOTS 1727 AND 1728
TIPP CITY, MIAMI COUNTY, OHIO

FOR
KARNS AND LEINGANG

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
12½ WEST MAIN STREET, TROY, OHIO 45373
PHONE: (513) 339-5331

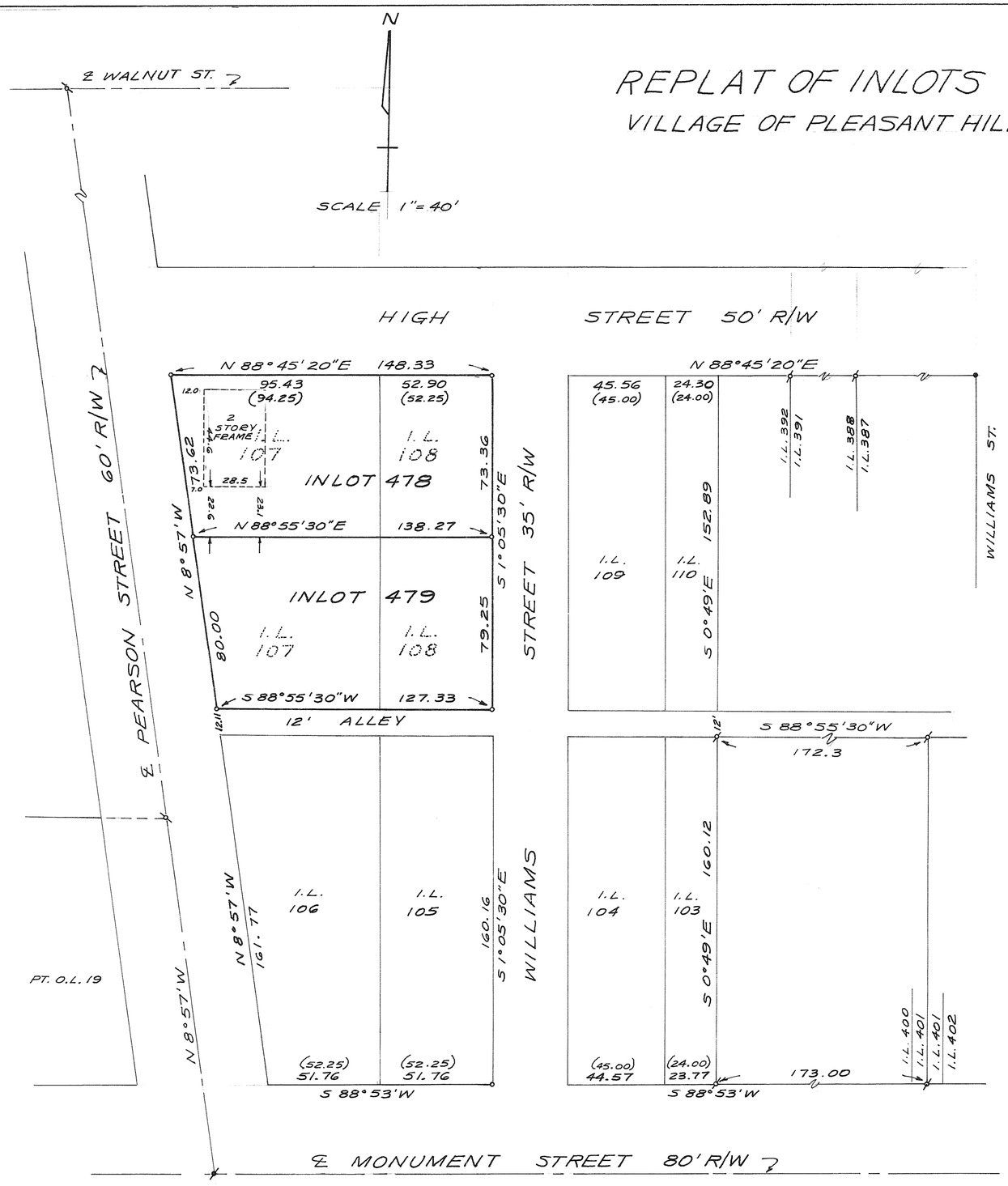
DATED 24MAR1979	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO. 1/1
	SCALE: 1" = 100'	

REPLAT OF INLOTS 107, AND 108

VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO

BOOK 13 PAGE 22
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

FILE NO. 23761
RECEIVED March 21 1979
AT 9:13 AM FEE #8.00
Kenneth Cook
MIAMI COUNTY RECORDER



DESCRIPTION

BEING A REPLAT OF INLOTS 107, AND 108
IN THE VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO

REFERENCE

PLAT BOOK 1, PAGE 417, 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.

C. R. Crawford — WITNESS
Carroll Dean Hocker — CARROLL DEAN HOCKER
Lucelle Delcamp — WITNESS
Iris L. Hocker — IRIS L. HOCKER

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 1979, 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.

Nov 16 1979
MY COMMISSION EXPIRES

C. R. Crawford
NOTARY PUBLIC

C. R. CRAWFORD, Notary Public
In and for Miami County, Ohio
My commission expires Nov. 16, 1979

PLEASANT HILL PLANNING COMMISSION

AT A MEETING HELD THIS 6 DAY OF Feb 1979, ACCEPTED THIS PLAT.

Robert J. Knight — CHAIRMAN
Jack A. Netzley — SECRETARY

I, HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT, ON THIS 14th DAY OF MAR. 1979.

Dale E. Davis, by Cheryl Beaver dep.
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

LEGEND

o = IRON PIN SET
ø = IRON PIN FOUND
• = IRON PIPE FOUND
ø = RAILROAD SPIKE FOUND
ø = BOAT SPIKE FOUND
(0.00) = PLATTED DIMENSIONS

SURVEY REFERENCE

LAND SUR. VOL. 4, PLAT 161
" 6, " 133
" 14, " 38
" 14, " 43

DEED REFERENCE

DEED BK. 501, PG. 96
" " 540, " 351

REPLAT OF PART OF OUTLOT 331

PIQUA ~ OHIO

Book 13 Page 23

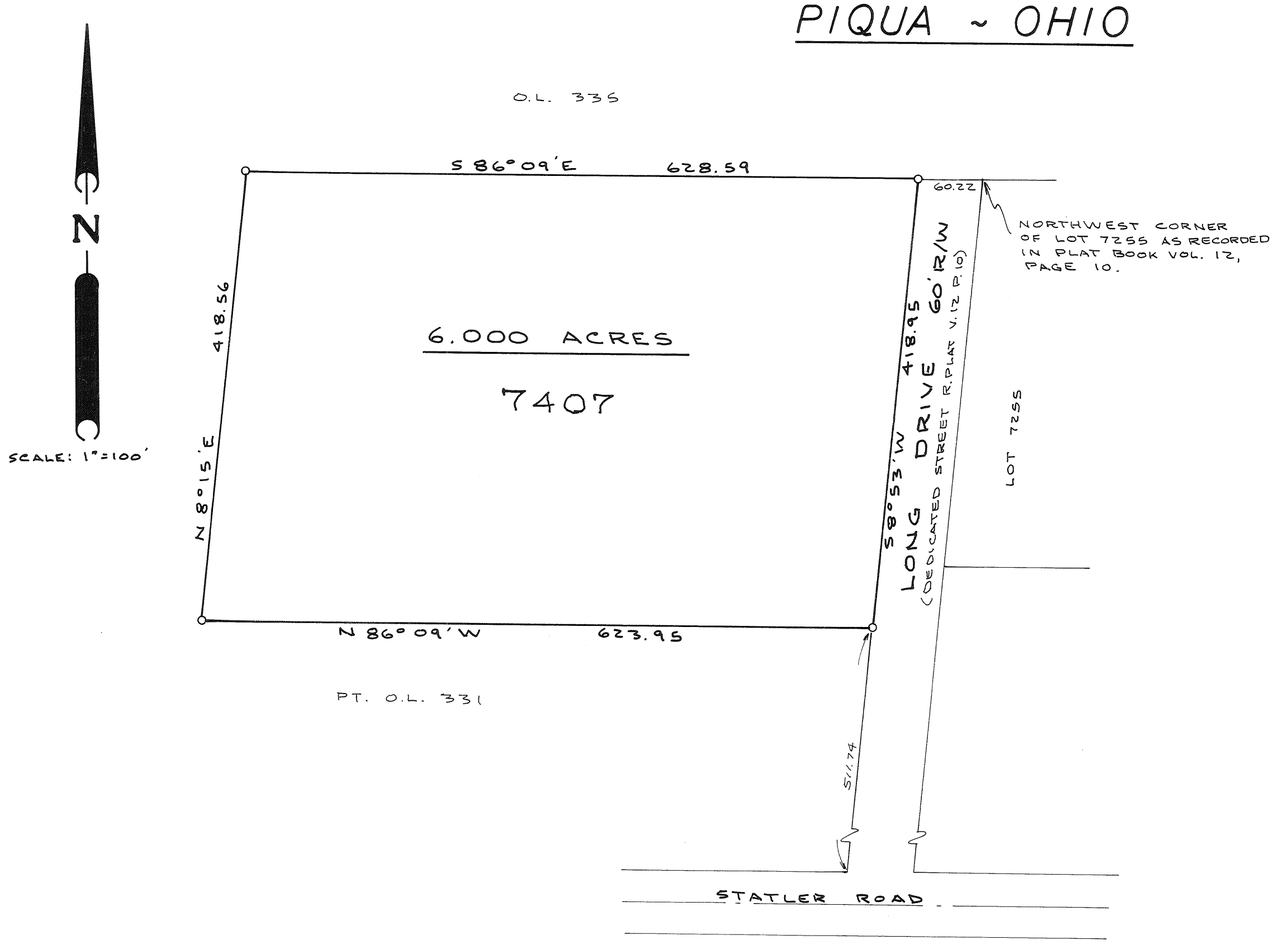
Miami County Recorder's Record of recorded plats.

Received for record 2:14 PM (TIME) MARCH 30, 1979 (DATE)

File No. 23906 Fee $8.60

Kenneth Cook
MIAMI COUNTY RECORDER

BY: Emily McNeal
DEPUTY



DESCRIPTION

Being a subdivision of 6.000 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.

APPROVAL

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

FIRST FINANCIAL SERVICE CORP.

Jane L. Wiser
WITNESS

P. M. Gastineau
P. M. GASTINEAU, PRES.

Christie L. Grosson
WITNESS

I. Eugene Bayman
I. EUGENE BAYMAN, EXEC. V. PRES.

STATE OF OHIO: MIAMI COUNTS, ss:

Be it remembered that on this 1st day of March, 1979, before me, the undersigned, a notary public in and for said County and state, personally came First Financial Service Corp. by its president, P. M. Gastineau, and its exec. vice president, I. Eugene Bayman who acknowledge the signing of the foregoing plat to be their volontary act and deed, in testimony whereof, I have set my hand and notorial seal on the day and date above written.

JULY 3 1979
MY COMMISSION EXPIRES:

Kim B. Stetler
NOTARY PUBLIC

MIAMI COUNTY AUDITOR

Approved and transferred this 30th day of March, 1979.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEPUTY

CITY OF PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 12th day of March 1979, this plat was approved.

Philip J. Lange
John L. DeSue
Willis C. Wells
Jean A. Heston
Thomas A. Prime

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 331 FOR FIRST FINANCIAL SERVICE CORP. PIQUA - OHIO		
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY - OHIO		
DATE FEB 1979	DWN. BY: J.T. CHKD. BY: D.T.	SHEET NO. 1/1
FILE NO. 030179	SCALE: 1" = 100'	

ANNEXATION TO CITY OF PIQUA

•SECTION 12 •TOWN 8 •RANGE 5 EAST • WASHINGTON TOWNSHIP• •MIAMI COUNTY • OHIO •

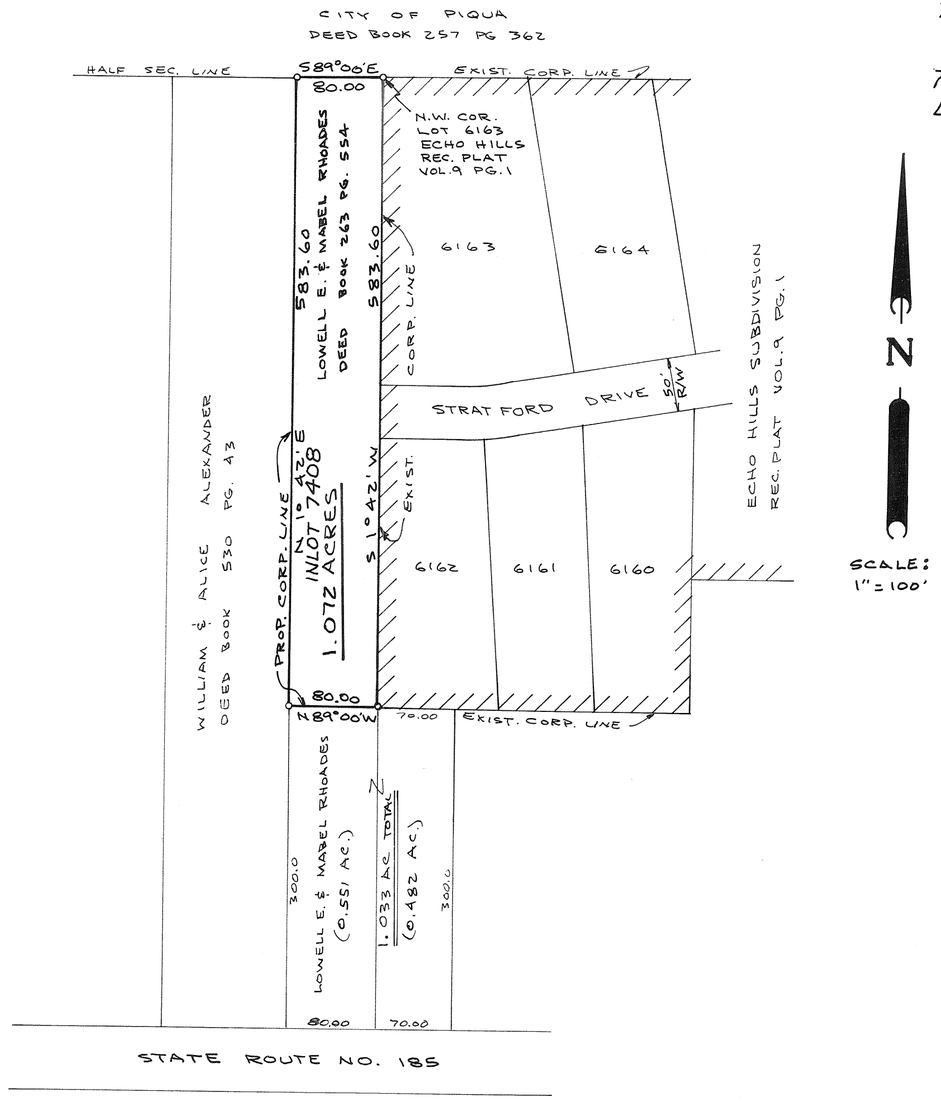
BOOK 13 PAGE 24
Miami County Recorder's
Record of Recorded Plats.
File No. 24052 Fee $8.60
Received for Record

11:05 A.M. (TIME) APRIL 5, 1979 (DATE)
Kenneth Cook, Recorder (MIAMI COUNTY RECORDER)
BY: Dora Whitmer, Deputy (DEPUTY)

Annexation proceedings filed in
Misc. Book 19 Page 639
Kenneth Cook, Recorder (MIAMI COUNTY RECORDER)
BY: Dora Whitmer, Deputy (DEPUTY)

NOTE! SEE DEED BOOK 548 PAGE 880 FOR REFERENDUM RETURNING INLOT 7408 IN CITY OF PIQUA BACK TO WASHINGTON TOWNSHIP.

Kenneth Cook BY Bernice Studebaker
MIAMI COUNTY RECORDER DEPUTY
DATE: DECEMBER 19, 1979



DESCRIPTION

Being a total of 1.072 Acres in the Southwest Quarter of Section 12, Town 8, Range 5 East, in Washington Township, Miami County, Ohio.

MIAMI COUNTY ENGINEER

This annexation plat was reviewed and approved by the County Engineer this 5TH day of APRIL 1979.

Douglas L. Christian
COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

The annexation of the foregoing area to the City of Piqua was approved by the Miami County Commissioners this 6 day of OCT. 1978.

John L. Knapp
Roger Massie
Robert Clawson

CITY OF PIQUA

This annexation plat was accepted and approved at a meeting of the City Commission of the City of Piqua, Ohio, held this 13TH day of March 1979. Ordinance No. 19-79

James E. Henderson
Clifton N. Sellier
Joseph C. [illegible]
Robert M. [illegible]
[illegible]

MIAMI COUNTY AUDITOR

Approved and transferred this 5TH day of April 1979.

Dale E. Davis (MIAMI COUNTY AUDITOR)
BY: Sharon Brookey (DEPUTY)

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

I hereby certify that this annexation plat is true & correct as shown hereon.

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

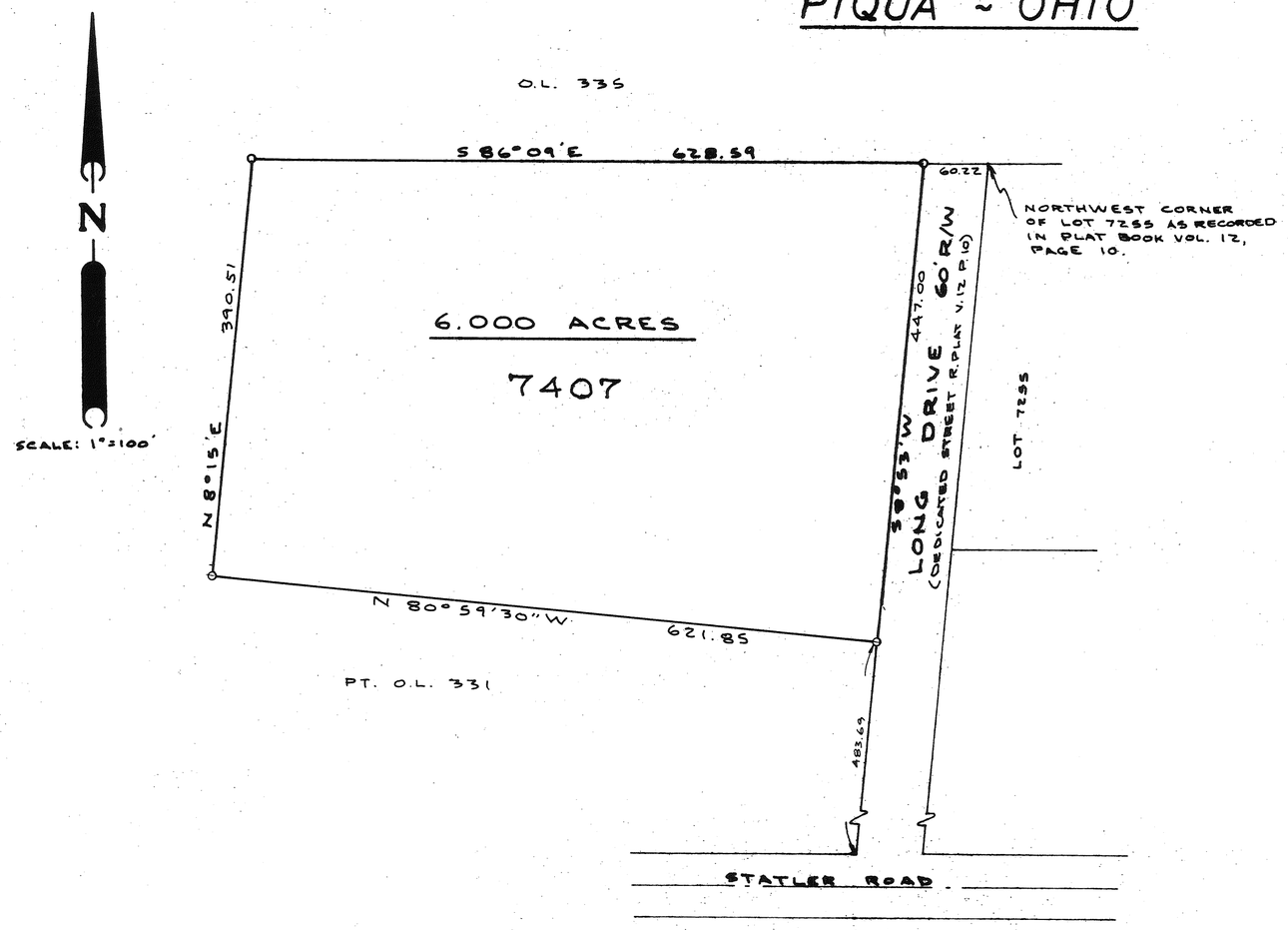
ANNEXATION TO CITY OF PIQUA PIQUA - OHIO			
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY-OHIO CIVIL ENGINEERING • LAND SURVEYING			
DATE	DWG. BY: J.T.	SCALE	SHEET
APR. 1978	CHKD BY: D.T.	1"=100'	1/1

REPLAT OF PART OF OUTLOT 331

PIQUA ~ OHIO

NOTE
THIS PLAT SUPERCEDES PLAT RECORDED IN VOL. 13, PG. 23 OF THE MIAMI COUNTY PLAT RECORDS

Book 13 Page 25
Miami County Recorder's Record of recorded plats.
Received for record 3:26 PM (TIME) APRIL 11, 1979 (DATE)
File No. 24233 Fee $8.60
Kenneth Cook
MIAMI COUNTY RECORDER
BY: Emily McNeal
DEPUTY



DESCRIPTION

Being a subdivision of 6.000 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.

APPROVAL

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

FIRST FINANCIAL SERVICE CORP.

Jane L. Wiser
WITNESS

P. M. Gastineau
P. M. GASTINEAU, PRES.

Christie L. Grisson
WITNESS

I. Eugene Bayman
I. EUGENE BAYMAN, EXEC. V. PRES.

STATE OF OHIO: MIAMI COUNTS, SS:

Be it remembered that on this 1st day of March, 1979, before me, the undersigned, a notary public in and for said county and state, personally came First Financial Service Corp. by its president, P. M. Gastineau, and its exec. vice president, I. Eugene Bayman who acknowledge the signing of the foregoing plat to be their volontary act and deed, in testimony whereof, I have set my hand and notorial seal on the day and date above written.

JULY 3 1979
MY COMMISSION EXPIRES:

Kim B. Stetson
NOTARY PUBLIC

MIAMI COUNTY AUDITOR

Approved and transferred this 30th day of March, 1979.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEPUTY

CITY OF PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 12th day of March 1979, this plat was approved.

Philip J. Lange
John L. DeSue
Willis C. Wells
Jean A. Hartman
Thomas A. Prime

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.

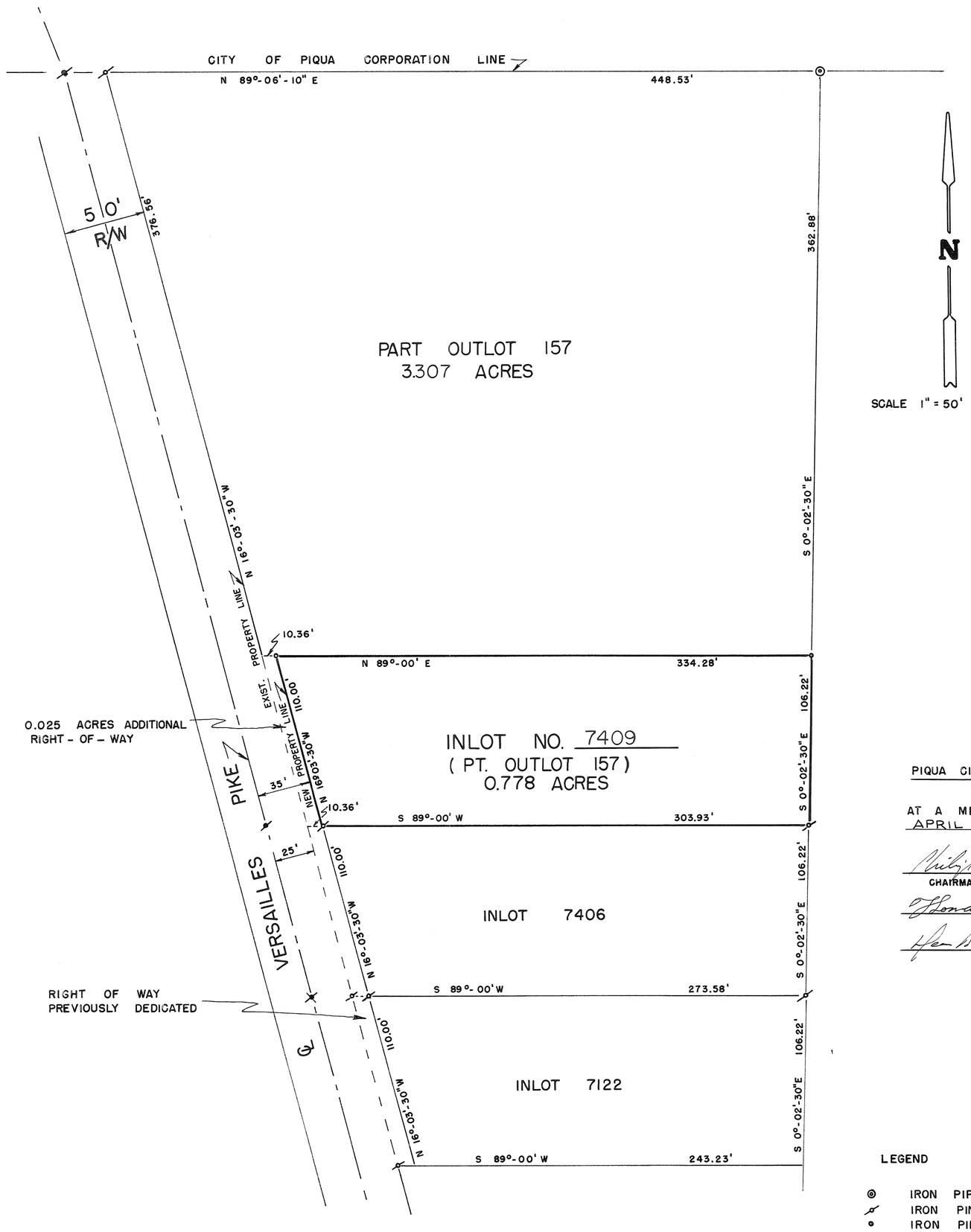
Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

REPLAT OF PT. OUTLOT 331 FOR FIRST FINANCIAL SERVICE CORP. PIQUA - OHIO		
DANIEL D. TURNER & ASSOC., INC. 195 S. PLUM ST. TROY, OHIO		
DATE FEB 1979	DWN. BY: J.T. CHKD. BY: D.T.	SHEET NO. 1/1
FILE NO. 030179	SCALE: 1" = 100'	

REPLAT OF PART OUTLOT 157 — CITY OF PIQUA, OHIO

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

FILE NO. 24271
RECEIVED APRIL 13, 1979
AT 1:23 P.M. FEE $8.60
Kenneth Cooks, Recorder
by: Helen Y. Stamps, Deputy
MIAMI COUNTY RECORDER



DESCRIPTION

BEING A REPLAT OF PART OUTLOT 157 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REFERENCE

PLAT BOOK 1, PLAT 331
PLAT BOOK 11, PLAT 78 MIAMI COUNTY RECORDER'S PLAT RECORDS
PLAT BOOK 13, PLAT 3

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON, AND DEDICATE THE ADDITIONAL RIGHT OF WAY FOR PUBLIC USE FOREVER.

Robert Lane, Ph.D.
SUPERINTENDENT, UPPER VALLEY JOINT VOCATIONAL SCHOOL

Dale E. Blackburn
WITNESS

William H. Stump
TREASURER, UPPER VALLEY JOINT VOCATIONAL SCHOOL

[illegible]
WITNESS

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 7 DAY OF March 1979, 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.

James A. Stickney
NOTARY PUBLIC

November 7, 1983
MY COMMISSION EXPIRES

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 10th DAY OF APRIL 1979, ACCEPTED THIS PLAT.

Philip J. Lamp
CHAIRMAN

Willis C. Wells

Thomas W. Prince

John R. DeSue

Ken A. Shelton

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT ON THIS 13TH DAY OF April 1979.

Dale E. Davis By: Sharon Brookey, Deputy
MIAMI COUNTY AUDITOR

LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- RAILROAD SPIKE FOUND
- P.K. NAIL FOUND

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

REPLAT OF PART OF OUTLOT 252
NORTHWEST CORPORATION PIQUA

Book 13 Page 27
MIAMI COUNTY RECORDER'S
PLAT RECORDS

NOTE SEE AFFADAVIT CORRECTING INLOT NUMBERS
RECORDED IN MISCELLANEOUS BOOK 19 PAGE 654
APRIL 17, 1979

Kenneth Cook
MIAMI COUNTY RECORDER

TIME RECEIVED FOR FILING 3:05 P.M.
FILE NO. 2A333
RECEIVED FOR RECORD APRIL 16 1979
RECORDED IN PLAT BOOK 13 PAGE 27
FEE $8.60

Kenneth Cook
MIAMI COUNTY RECORDER

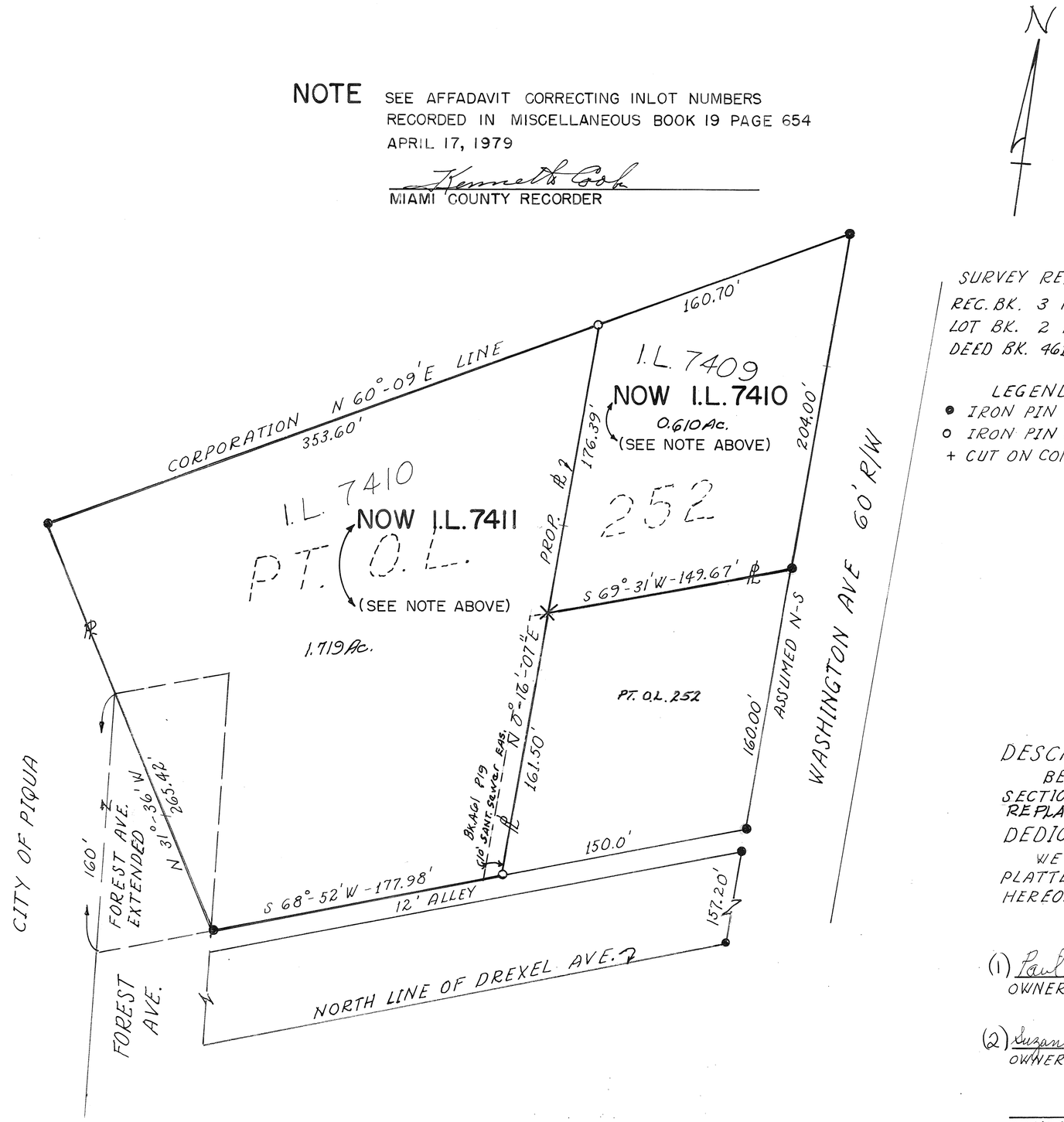
TRANSFERED AND NUMBERED TO
DESIGNATE LOTS THIS 16th DAY April
OF _____ 1979

Dale E. Davis by Cheryl Beaver
MIAMI COUNTY AUDITOR

APPROVED CITY OF PIQUA
PLANNING COMMISSION

Philip J. Fangy
Howard W. Prince
Alan B. Johnson
Willis A. Wells
John L. DeSue

APRIL 10, 1979
DATE:



SURVEY REFERENCE
REC. BK. 3 P. 1 & 4
LOT BK. 2 P. 83
DEED BK. 461 P. 19

LEGEND
● IRON PIN FOUND
○ IRON PIN SET
+ CUT ON CONC. WALL

DESCRIPTION

BEING A REPLAT OF PART OF OUTLOT 252 IN THE NORTHWEST SECTION OF THE CITY OF PIQUA. THE PART OF O.L. 252 BEING REPLATTED HEREON CONTAINES A TOTAL OF 2.329 Ac.

DEDICATION

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

(1) Paul R. Shivendeker
OWNER

(2) Suzanne M. Shivendeker
OWNER

OWNER

BORDER CITY SAVING & LOAN ASSOCIATION
(3) By Robert T. Dill
ROBERT T. DILL, EXECUTIVE VICE PRESIDENT

(4) By Keith B. Fletcher
KEITH B. FLETCHER, ASSISTANT SECRETARY

Jane L. Hiser (1,2,3,4)
WITNESS

S.R. Turner (1,2,3,4)
WITNESS

WITNESS

WITNESS

SURVEY OF PART OF OUTLOT 252 NOW INLOTS FOR PAUL R. & SUZANN M. SHIVENDEKER		
JOHN E. FERMAN PIQUA, OHIO PROFESSIONAL SURVEYOR 4864		
DRAWN BY JEF	SCALE 1"=50'	DRAWING No. 79-3-24
CHK'D BY JEF	DATE 3-24-79	SHEET No. 1/1
TRACED BY T.C.		

John E. Ferman

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 29 DAY OF MARCH 1979, 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

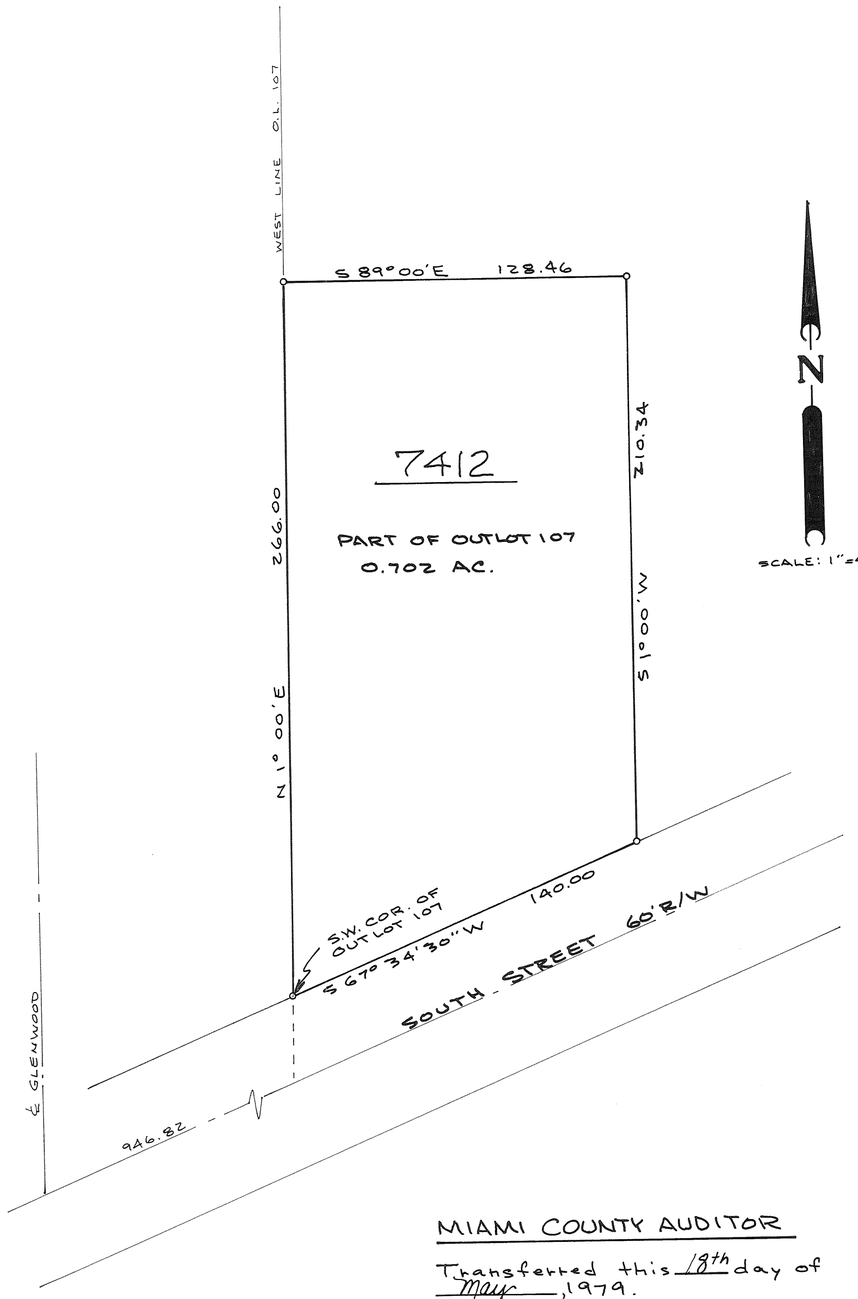
IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICAL AT Piqua, OHIO THIS 29 DAY OF March, 1979

S.R. Turner
NOTARY PUBLIC

MY COMMISSION HAS NO EXPIRATION DATE O.R.C. 147.03
MY COMMISSION EXPIRES

REPLAT OF PART OF OUTLOT 107
PIQUA - OHIO

PLAT BOOK 13 PAGE 28
Miami County Recorder's Record of Recorded Plats.
Received for Record 2:10 P.M. (TIME) 5-18-79 (DATE)
File No. 25310 Fee 8.00
Kenneth Cook
MIAMI COUNTY RECORDER
BY: _____
DEPUTY



DESCRIPTION

Being a subdivision of 0.702 Acres of part of Outlot 107 in the City of Piqua, Miami County, Ohio, as conveyed to Rose Josepha Weingart by deed recorded in Vol. 507, Pg. 329 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.

Sherry J. Frost
WITNESS

Rose Josepha Weingart
ROSE JOSEPHA WEINGART

Anne M. Shoup Power of Attorney

WITNESS

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 26th day of April, 1979, before me, the undersigned, a notary public in and for said county and state, personally came Rose Josepha Weingart who acknowledged the signing and execution of this plat to be her voluntary act and deed. In testimony whereof, I have set my hand and seal on the day and date above written.

August 7, 1983
MY COMMISSION EXPIRES

NOTARY PUBLIC

PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 1st day of May, 1979, the replat was approved.

Philip J. Lange

Thomas W. Brewer

John L. DeSue

Willis C. Wells Jr.

Alan D. Harper

MIAMI COUNTY AUDITOR

Transferred this 18th day of May, 1979.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEPUTY

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

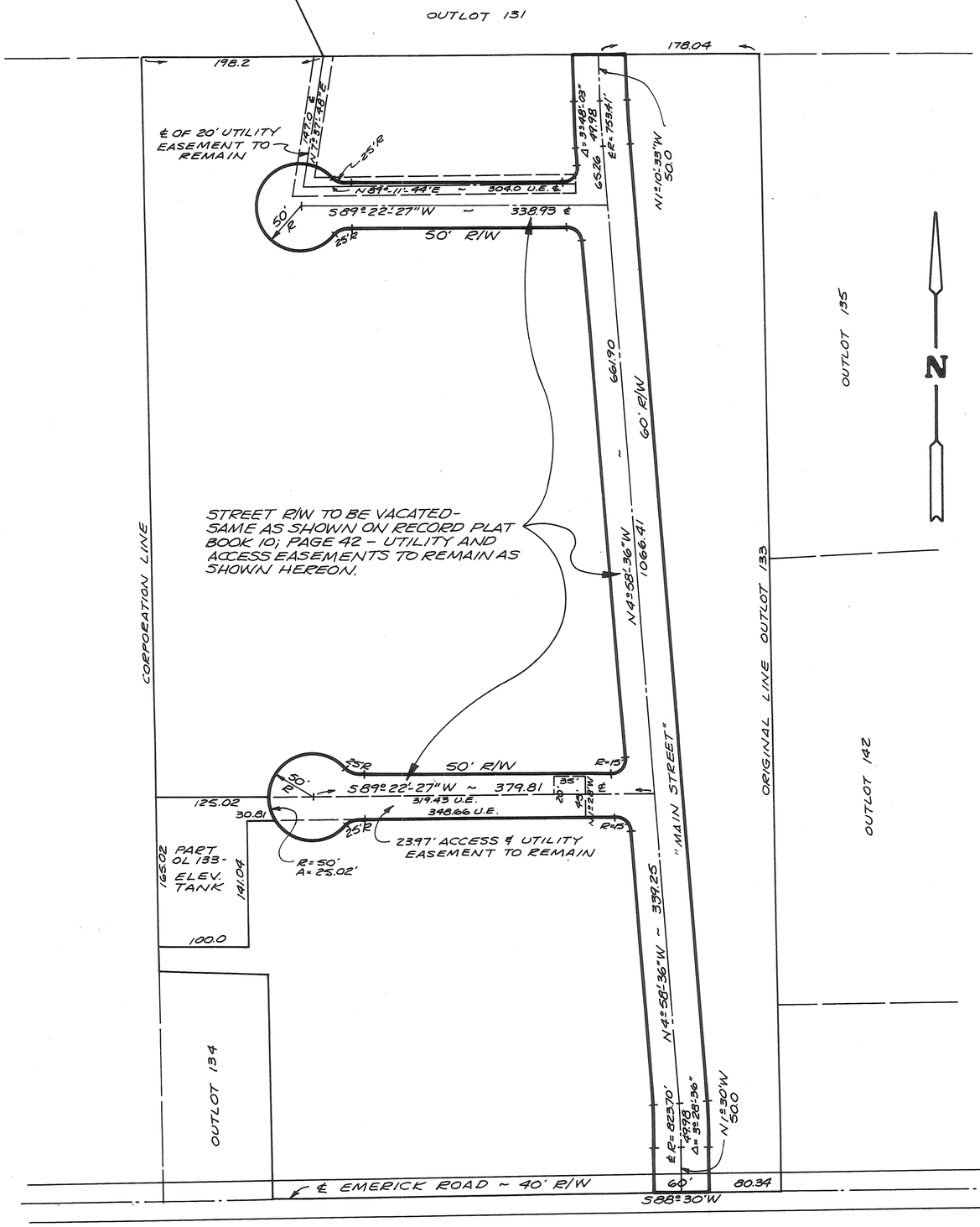
I hereby certify that this map is a true and complete survey made by me on April 24, 1979, and that iron pins are set on all lot corners.

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

REPLAT OF PART OF O.L. 107 PIQUA-OHIO		
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY-OHIO		
DATE APRIL 1979	DWG. BY: J.T. CHKD. BY: D.T.	SHEET 1/1
	SCALE: 1"=40'	

STREET VACATION OF PART OF MAIN STREET AND TWO UNNAMED CUL-DE-SACS IN VILLAGE OF WEST MILTON

PLAT BOOK 13 PAGE 29
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 5TH DAY OF JUNE, 1979 AT 1:57 P.M.
FILE NUMBER 25834 FEE: $8.60
Kenneth Cook by Helen Y. Stump
KENNETH COOK, MIAMI COUNTY RECORDER Deputy



CONSENT TO VACATION

We, the undersigned being the owners of the property abutting the outlined portion of Main Street extending from the North line of Emerick Road to the North line of Outlot 133 and two unnamed Cul-de-sacs as shown hereon being vacated, hereby consent to said vacation. We have petitioned the Council of the Municipality of West Milton, Ohio for said vacation and waive notice of the pendency of said petition.

Easements for existing utilities and access for ingress and egress shall be maintained as shown and noted hereon.

Elmer C. Horman — ELMER C. HORMAN
Lavonne F. Horman — LAVONNE F. HORMAN
Leslie R. White — LESLIE R. WHITE
Beverly F. White — BEVERLY F. WHITE

Jowell E. Beahnel — WITNESS
Richard W. Klockner — WITNESS
Ruby E. Klockner — WITNESS
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 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 New Carlisle, Ohio, this 21st day of March, 1979.

Jowell E. Beahnel — NOTARY PUBLIC — MY COMMISSION EXPIRES 3/27/79

At a meeting of the Planning and Zoning Commission of the Municipality of West Milton, Ohio, held this 21st day of MARCH, 1979, this plat was reviewed and approved.

Donald Kent Harris — PRESIDENT — Paul E. Johnson — SECRETARY

At a meeting of the Council of the Municipality of West Milton, Ohio held this 1st day of May, 1979, this Vacation Plat was approved by Ordinance No. CM-488.

MAYOR — PRESIDENT OF COUNCIL — Dolores Frantz, CLERK OF COUNCIL

Transferred this 5TH day of June, 1979.

Dale E. Davis — MIAMI COUNTY AUDITOR — BY: Sharon Brookey — DEPUTY AUDITOR

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

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

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

STREET VACATION WEST MILTON, OHIO	
FOR: ELMER C. & LAVONNE F. HORMAN and LESLIE R. & BEVERLY F. WHITE	
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331	
DATE: 28FEB 1979	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: cwk SCALE: 1" = 100'
SHEET NO.	

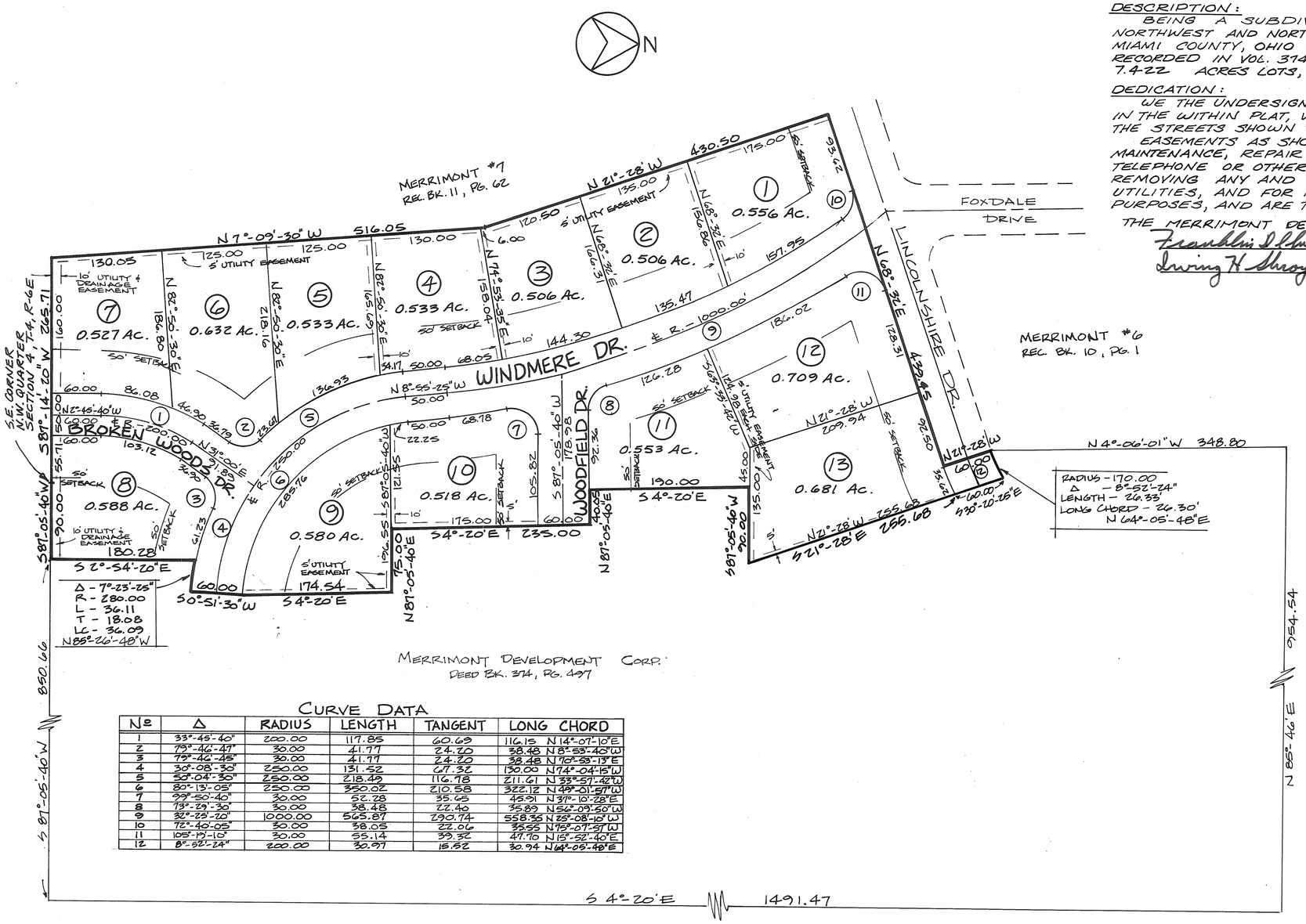
MERRIMONT SUBDIVISION NO. 8

TOWN 4 · RANGE 6E · SECTION 4 · CONCORD TOWNSHIP · MIAMI CO. · OHIO

SCALE: 1" = 100'

NORTHWEST 1/4 = 7.278 Ac. & NORTHEAST 1/4 = 1.957 Ac.

PLAT BOOK 13 PAGE 30
MIAMI COUNTY RECORDER'S PLAT RECORDS
FILE NO. 25869
REC'D FOR RECORD JUNE 6, 1979 AT 11:35 A.M. FEE $8.60
Hannah Cook Recorder by Helen Y. Stamp Deputy
MIAMI COUNTY RECORDER



MERRIMONT DEVELOPMENT CORP.
DEED BK. 374, PG. 497

CURVE DATA

Nº	Δ	RADIUS	LENGTH	TANGENT	LONG CHORD
1	33°-45'-40"	200.00	117.85	60.69	116.15 N 14°-07'-10" E
2	79°-46'-47"	30.00	41.77	24.20	38.48 N 8°-53'-40" W
3	79°-46'-47"	30.00	41.77	24.20	38.48 N 70°-53'-13" E
4	30°-08'-30"	250.00	131.52	67.32	130.00 N 74°-04'-15" W
5	53°-04'-30"	250.00	218.49	116.98	211.61 N 33°-57'-42" W
6	80°-13'-05"	250.00	350.02	210.58	322.12 N 49°-01'-57" W
7	99°-50'-40"	30.00	52.28	35.65	45.91 N 37°-10'-28" E
8	73°-29'-30"	30.00	38.48	22.40	35.89 N 52°-09'-50" W
9	32°-22'-20"	1000.00	565.87	290.74	558.35 N 85°-08'-10" W
10	72°-40'-05"	30.00	38.05	22.06	35.55 N 75°-07'-37" W
11	105°-19'-10"	30.00	55.14	39.32	47.70 N 15°-52'-40" E
12	8°-52'-24"	200.00	30.97	15.52	30.94 N 64°-05'-48" E

DESCRIPTION:
BEING A SUBDIVISION OF 9.235 ACRES OF A 99.50 ACRE TRACT LOCATED IN THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO CONVEYED TO THE MERRIMONT DEVELOPMENT CORPORATION BY DEED RECORDED IN VOL. 374, PAGE 497 OF THE MIAMI COUNTY RECORDER'S RECORDS; 7.422 ACRES LOTS, 1.813 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.

THE MERRIMONT DEVELOPMENT CORPORATION
Franklin D. Shroyer — W. E. Eckhoff
Irving H. Shroyer — R. L. Coffey
WITNESS

PEOPLES BUILDING AND SAVINGS
W. E. Eckhoff — Shirley A. Scheckelhoff
R. L. Coffey — Joan Manges
WITNESS

STATE OF OHIO COUNTY OF MIAMI S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR MIAMI CO., OHIO PERSONALLY CAME THE MERRIMONT DEVELOPMENT CORPORATION BY Franklin D. Shroyer ITS PRESIDENT AND Irving H. Shroyer IT'S SECRETARY AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 1st DAY OF June 1979.

Joan Manges
NOTARY PUBLIC MIAMI CO. OHIO
MY COMMISSION EXPIRES June 16, 1982

APPROVED MIAMI COUNTY ENGINEER
Douglas L. Christian DATE 3/20/79

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS
Roger Massie, Robert Clawson, John J. Kunze
DATE 6/4/79 NUMBER

APPROVED MIAMI COUNTY PLANNING COMMISSION
George R. Motz, Gary B. Clint
MARCH 20, 1979

APPROVED CITY OF TROY PLANNING COMMISSION
Edward Chaney PRES, Sue D. Knight SEC
April 4, 1979

APPROVED AND TRANSFERRED - JUNE 6, 1979
Dale E. Davis AUDITOR — by Sharon Brookey DEPUTY AUDITOR

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITED 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 RESIDENCE.
2. THEIR SHALL BE NO TRAILERS, CAMPERS, SHACK, BARN OR OTHER OUTBUILDINGS ERECTED OR PARKED ON PREMISES.
3. 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 1300 SQUARE FEET ON FIRST FLOOR OF TWO OR A ONE AND ONE-HALF STORY DESIGN.
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 RECORD PLAT.
7. THE LOCATION AND 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 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.
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. 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 JUNE 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 COVENANT.
11. THESE COVENANTS SHALL BE ENFOREABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.

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 THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.

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

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

Michael W. Cozatt

COZATT · TRISSELL · ENGINEERS
CIVIL ENGINEERS · LAND SURVEYORS
124 WEST MAIN ST. TROY

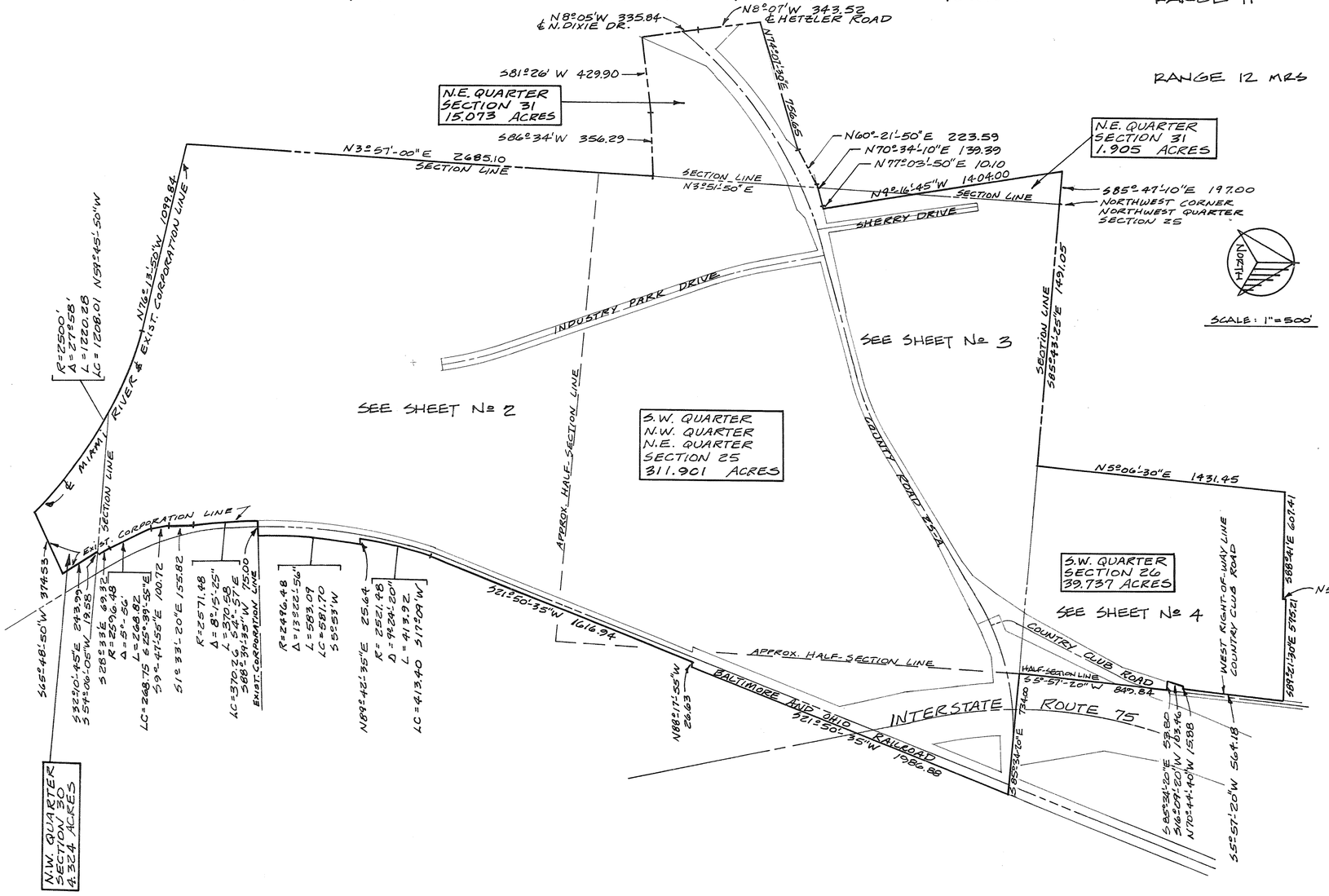
VOL. 13 PAGE 31
MIAMI COUNTY RECORDER'S
PLAT RECORDS FILE No 26171
REC'D JUNE 14 1979 AT 2:40PM
FEE # 8.60
Kenneth Cook
MIAMI COUNTY RECORDER.

ANNEXATION TO CITY OF PIQUA

MIAMI COUNTY, OHIO — SPRINGCREEK TOWNSHIP — TOWN 1 — RANGE 11

RANGE 12 MRS

NORTHWEST QUARTER SECTION 30
NORTHEAST QUARTER SECTION 31
SOUTHWEST
NORTHWEST
NORTHEAST QUARTERS SECTION 25
SOUTHWEST QUARTER SECTION 26



DESCRIPTION

BEING A TOTAL OF 372.940 ACRES IN SECTIONS 25, 26, 30, AND 31, TOWN 1, RANGE 12 MRS, SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO. INCLUDING ACRES IN THE HIGHWAY RIGHT-OF-WAY.

APPROVALS

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON THIS 31ST DAY OF JANUARY 1979.

Arthur A. Haddad
ARTHUR HADDAD MIAMI CO. ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 31 DAY OF JANUARY, 1979 IN TROY, OHIO, THIS ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

Roger Massie Robert E. Clawson John J. Knoop

AT A MEETING OF THE CITY COMMISSIONERS OF THE CITY OF PIQUA, OHIO, HELD THIS 21st DAY OF May, 1979, THIS ANNEXATION PLAT WAS APPROVED BY ORDINANCE No 33-79.

APPROVED THIS 21ST DAY OF MAY, 1979, BY THE PIQUA CITY COMMISSION

James E. Henderson Robert Van Pelt
Clelan J. Peltier Charles E. Hyde Joseph C. [illegible]

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 12TH DAY OF JUNE 1979.

Dale E. Davis by: Sharon Brookey, Deputy
DALE E DAVIS MIAMI CO. AUDITOR

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK No 19 PAGE No 668

Kenneth Cook
KENNETH COOK MIAMI CO. RECORDER

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

Michael W. Cozatt
REGISTERED SURVEYOR # 6001

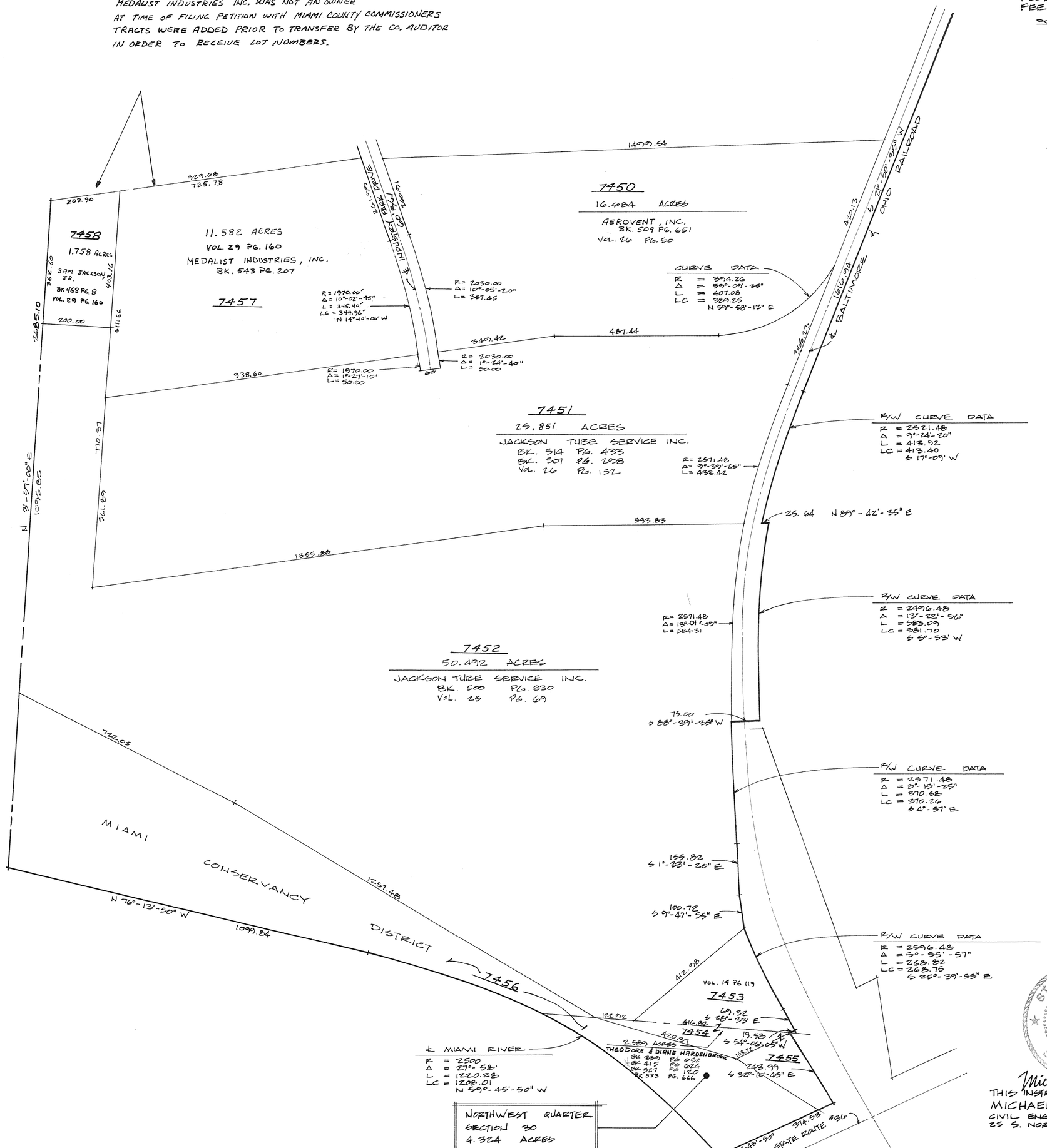
STATE OF OHIO MICHAEL W. COZATT S-6001 REGISTERED SURVEYOR

THIS INSTRUMENT PREPARED BY:
MICHAEL W. COZATT
CIVIL ENGINEER - LAND SURVEYOR
25 S. NORWICH RD. TROY

SHEET 1 OF 4

VOL. 13 PAGE 31-A
MIAMI COUNTY RECORDER'S
PLAT RECORDS FILE Nº 26171
REC'D. JUNE 14 1979 AT 2:40 PM
FEE $8.60
Kenneth Cook
MIAMI COUNTY RECORDER

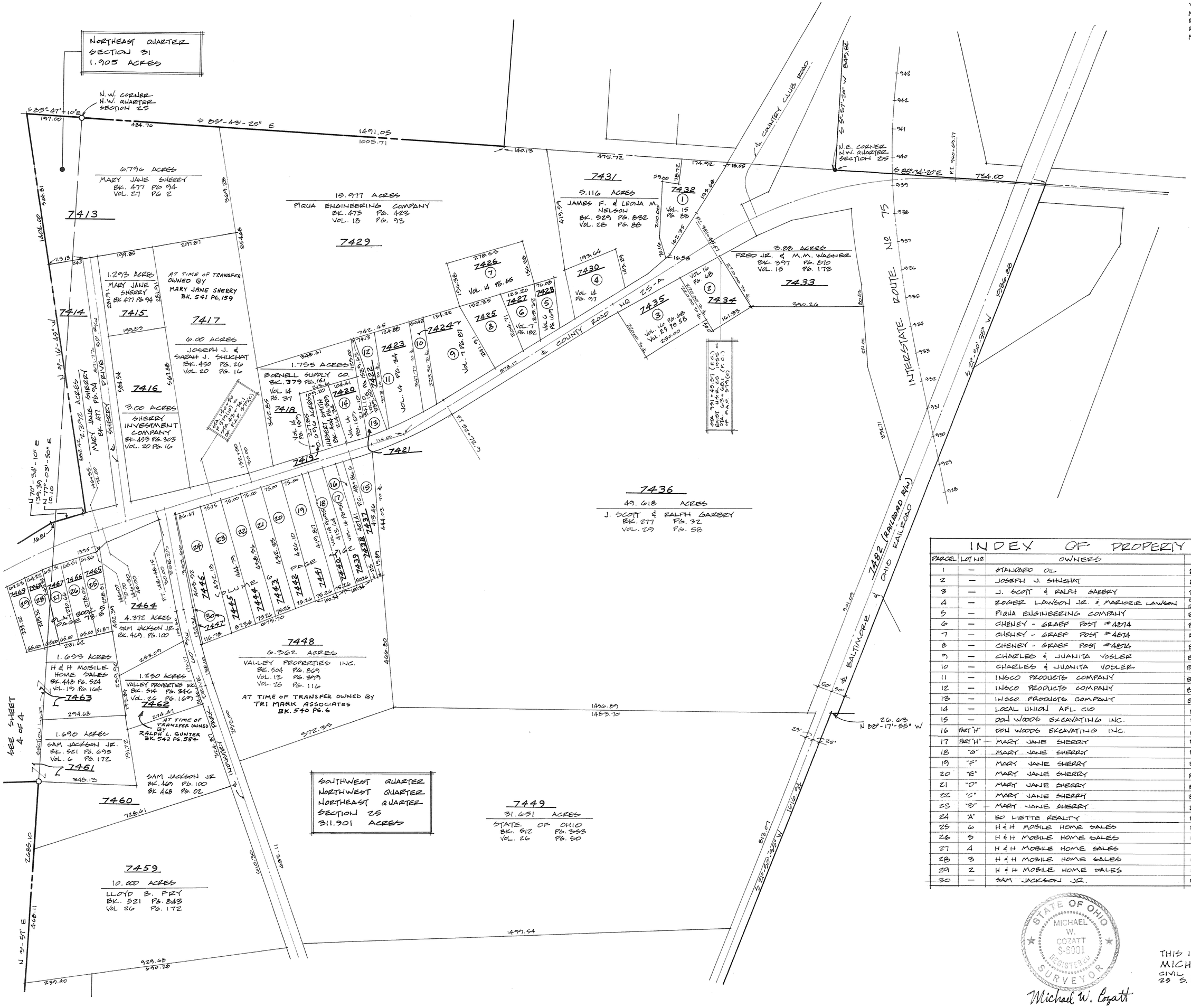
NOTE: 1.758 ACRE & 11.582 ACRE TRACTS ADDED 6/7/79
MEDALIST INDUSTRIES INC. WAS NOT AN OWNER
AT TIME OF FILING PETITION WITH MIAMI COUNTY COMMISSIONERS
TRACTS WERE ADDED PRIOR TO TRANSFER BY THE CO. AUDITOR
IN ORDER TO RECEIVE LOT NUMBERS.



Michael W. Cozatt
THIS INSTRUMENT PREPARED BY
MICHAEL W. COZATT
CIVIL ENGINEER LAND SURVEYOR
23 S. NORWICH RD. TROY

SHEET 2 OF 4

VOL. 13 PAGE 31-B
MIAMI COUNTY RECORDER'S
PLAT RECORDS FILE No 26171
REC'D. JUNE 14 1979 AT 2:40PM
FEE $8.60
Bernett Tosh
MIAMI COUNTY RECORDER



INDEX OF PROPERTY OWNERS

PARCEL	LOT No	OWNERS	DEED	ACREAGE
1	—	STANDARD OIL	BK 394 PG 255	0.935
2	—	JOSEPH J. SHUCHAT	BK 405 PG 275	1.000 *
3	—	J. SCOTT & RALPH GARBRY	BK 277 PG 32	1.262 *
4	—	ROGER LAWSON JR. & MARJORIE LAWSON	BK 493 PG 853 BK 520 PG 480	0.838 *
5	—	PIQUA ENGINEERING COMPANY	BK 473 PG 423	0.356 *
6	—	CHENEY - GRAEF POST #4874	BK 319 PG 330	0.502 *
7	—	CHENEY - GRAEF POST #4874	BK 381 PG 520	1.000
8	—	CHENEY - GRAEF POST #4874	BK 296 PG 131	0.736 *
9	—	CHARLES & JUANITA VOSLER	BK 421 PG 332	1.315 *
10	—	CHARLES & JUANITA VOSLER	BK 421 PG 332	0.391 *
11	—	INSCO PRODUCTS COMPANY	BK 484 PG 94	1.246 *
12	—	INSCO PRODUCTS COMPANY	BK 484 PG 94	0.328 *
13	—	INSCO PRODUCTS COMPANY	BK 507 PG 715	0.389 *
14	—	LOCAL UNION AFL CIO	BK 387 PG 218	0.510 *
15	—	DON WOODS EXCAVATING INC.	BK 453 PG 359	0.626 *
16	PART "H"	DON WOODS EXCAVATING INC.	BK 453 PG 359	0.250 *
17	PART "H"	MARY JANE SHERRY	BK 505 PG 84	0.508 *
18	"G"	MARY JANE SHERRY	BK 505 PG 84	0.769
19	"F"	MARY JANE SHERRY	BK 505 PG 84	0.780
20	"E"	MARY JANE SHERRY	BK 505 PG 84	0.791 *
21	"D"	MARY JANE SHERRY	BK 505 PG 84	0.801 *
22	"C"	MARY JANE SHERRY	BK 505 PG 84	0.812 *
23	"B"	MARY JANE SHERRY	BK 505 PG 84	0.889 *
24	"A"	ED LIETTE REALTY	BK 540 PG 473	1.120 *
25	6	H & H MOBILE HOME SALES	BK 437 PG 419	0.538 *
26	5	H & H MOBILE HOME SALES	BK 437 PG 419	0.511 *
27	4	H & H MOBILE HOME SALES	BK 437 PG 419	0.313 *
28	3	H & H MOBILE HOME SALES	BK 437 PG 419	0.400 *
29	2	H & H MOBILE HOME SALES	BK 437 PG 419	0.452 *
30	—	SAM JACKSON JR.	BK 469 PG 100	0.106

* INDICATES R/W ACREAGE INCLUDED

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

Michael W. Cozatt

THIS INSTRUMENT PREPARED BY
MICHAEL W. COZATT
CIVIL ENGINEER LAND SURVEYOR
25 S. NORWICH RD. TROY

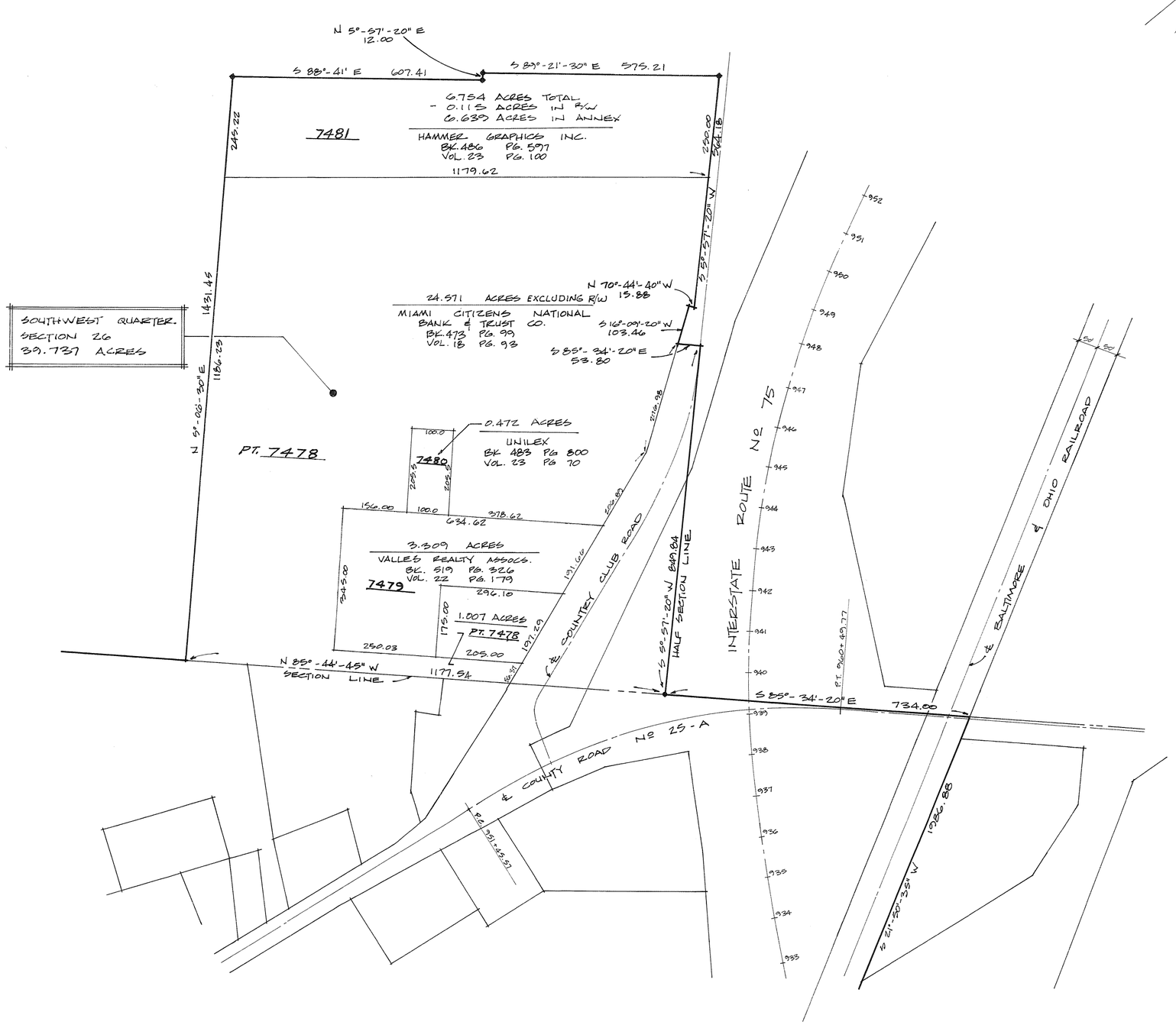
SHEET 3 OF 4

VOL. 13 PAGE 31-C
MIAMI COUNTY RECORDER'S
PLAT RECORDS FILE No. 26171
REC'D. JUNE 14 1979 AT 2:40 P.M.
FEE # 8.60
Kenneth Cook
MIAMI COUNTY RECORDER

INDEX OF PROPERTY OWNERS

PARCEL	LOT No.	OWNERS	DEED	ACREAGE
30		I. L. & E. A. MONNIN	BK 349 PG 628	0.828 *
31		I. L. & E. A. MONNIN	BK 469 PG 662	0.692
32		SAM JACKSON JR.	BK 521 PG 695	1.293
33		PIQUA PARTNERS ONE	BK 480 PG 878	2.080 *
34		LUCY K. NORTON	BK 510 PG 95	0.823 *
35		W.H. & E.M. BRELSFORD	BK 358 PG 543	1.081 *
36		W.H. BRELSFORD	BK 282 PG 309	2.892 *
37		H.& H. MOBILE HOME SALES	BK 448 PG 524	0.210
38		JERRY SHOEMAKER	BK 534 PG 38	4.223 *
39		HELEN W. BROKAW	BK. 479 PG. 674	0.320 *

* INDICATES R/W ACREAGE INCLUDED



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

Michael W. Cozatt
THIS INSTRUMENT PREPARED BY
MICHAEL W. COZATT
CIVIL ENGINEER LAND SURVEYOR
25 S. NORWICH RD. TROY

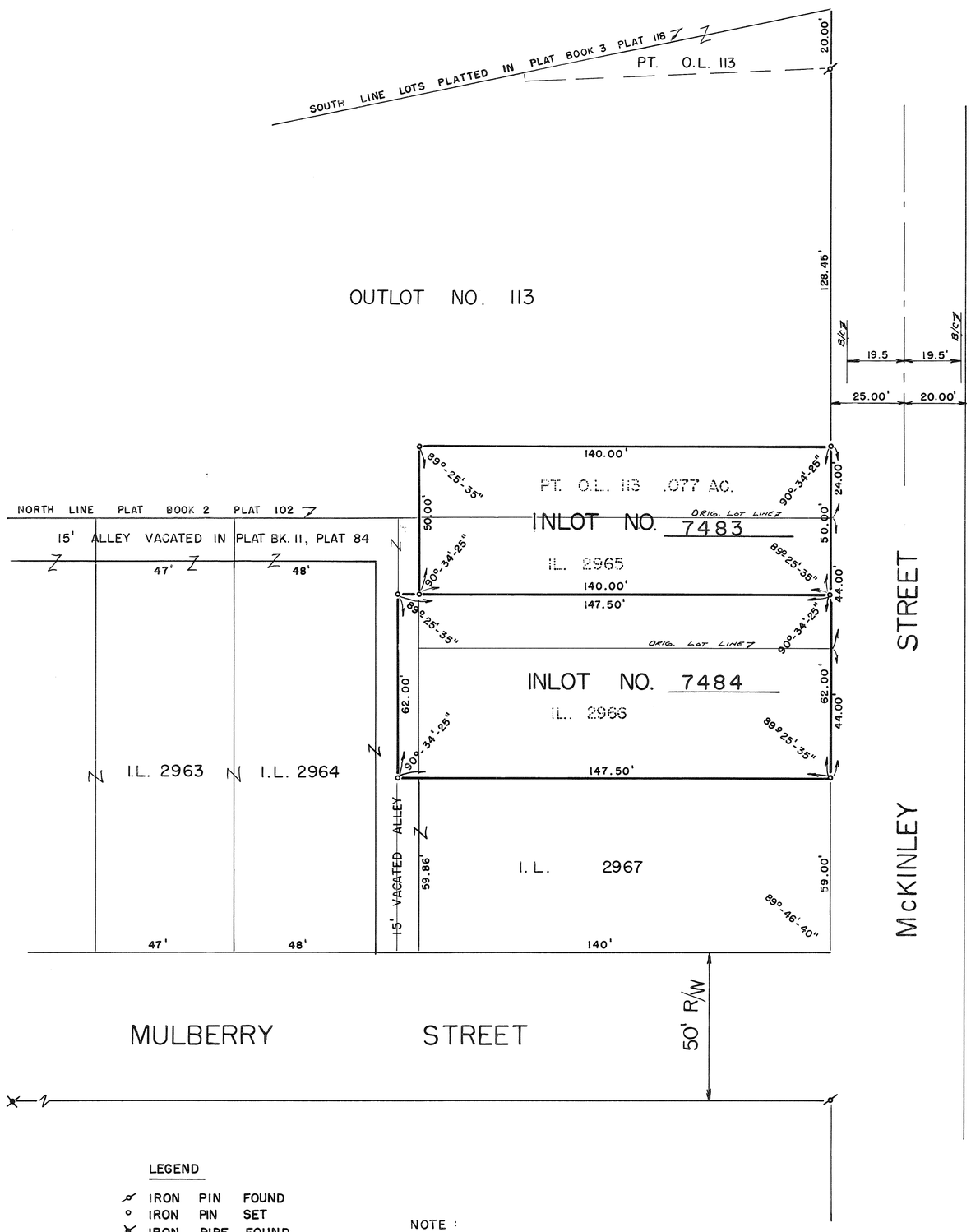
SHEET 4 OF 4

REPLAT OF INLOTS 2965 & 2966, PART OUTLOT 113, AND PART OF A VACATED ALLEY — CITY OF PIQUA, OHIO

BOOK 13 PAGE 32
MIAMI COUNTY RECORDER'S PLAT RECORDS.

FILE NO. 26260
RECEIVED JUNE 18, 1979
AT 12 10 P.M. FEE $8.60

Kenneth Cook, Recorder by Bernice Studebaker, Deputy
MIAMI COUNTY RECORDER



SCALE - 1" = 30'

DESCRIPTION

BEING A REPLAT OF PART OUTLOT 113, INLOTS 2965, 2966, AND PART OF A VACATED ALLEY IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REFERENCE

PLAT BOOK 1, PLAT 331	DEED BOOK 490, PAGE 613
PLAT BOOK 2, PLAT 102	LOT SURVEY VOLUME 9, PLAT 190
PLAT BOOK 2, PLAT 145	LOT SURVEY VOLUME 14, PLAT 69
PLAT BOOK 3, PLAT 118	LOT SURVEY VOLUME 14, PLAT 169

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON.

Russell W. Langston — Vernon Haener
Janette E. Langston — Edwin L. Leitke
WITNESS

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 29th DAY OF MAY 1979, 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.

Edwin L. Leitke — NOTARY PUBLIC
SEPT 26, 1983 — MY COMMISSION EXPIRES

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 5th DAY OF JUNE 1979, ACCEPTED THIS PLAT.

Philip J. Lange — CHAIRMAN
William O'Neill Jr.
Thomas W. Prime
Glenn A. Kuther

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT ON THIS 15TH DAY OF JUNE 1979

Dale E. Davis by: Sharon Brookey, Deputy
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

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- IRON PIPE FOUND

NOTE:
AN EXCESS OF 1.15' WAS FOUND ALONG McKINLEY. THIS EXCESS WAS GIVEN TO O.L. 113

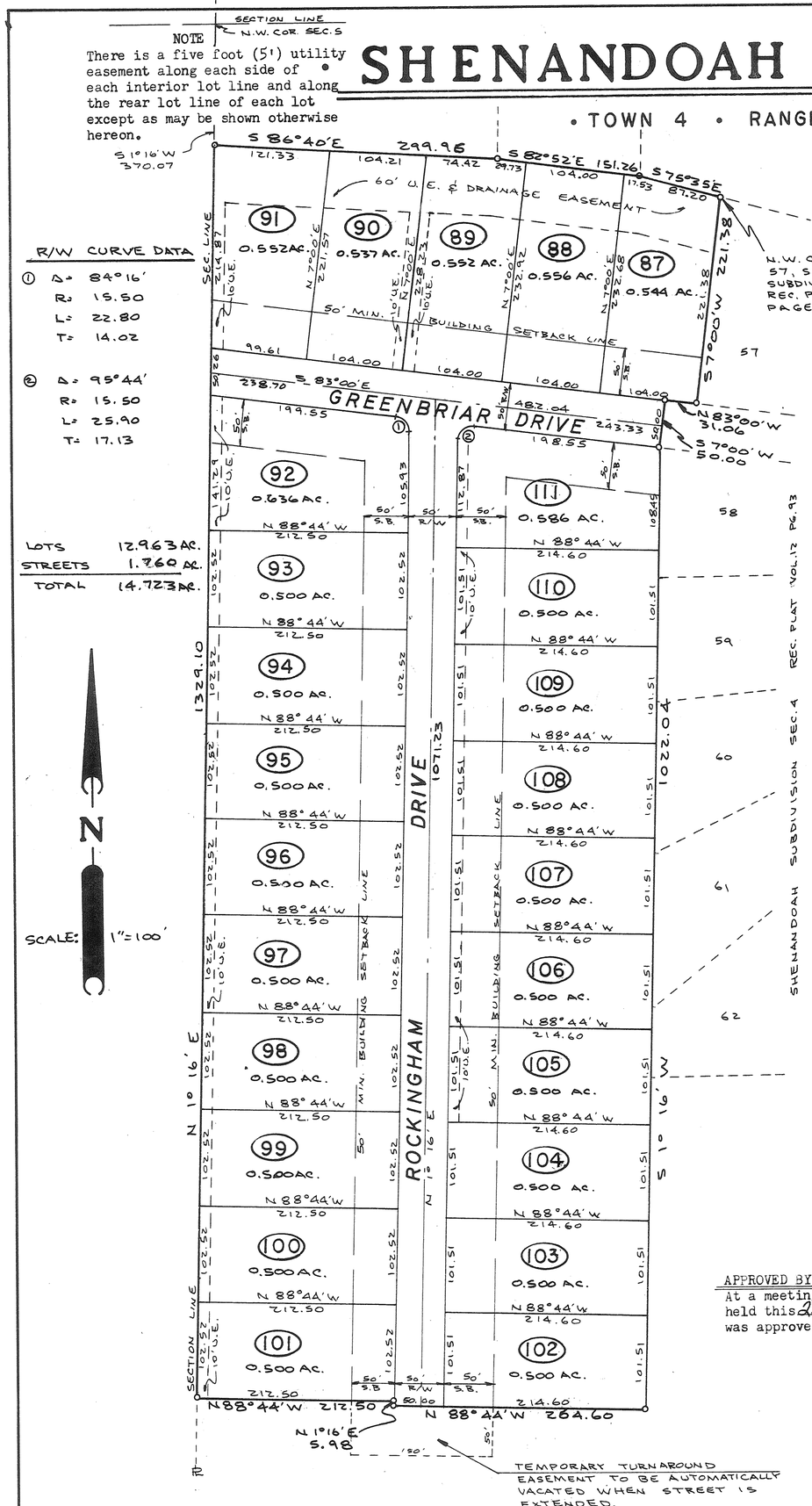
SHENANDOAH SUBDIVISION · SEC. FIVE ·

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

· MIAMI COUNTY · OHIO ·

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.



R/W CURVE DATA

① Δ = 84°16' R = 15.50 L = 22.80 T = 14.02

② Δ = 95°44' R = 15.50 L = 25.90 T = 17.13

LOTS	12.963 AC.
STREETS	1.760 AC.
TOTAL	14.723 AC.

NOTE !! SEE REPLAT OF LOTS 92 THRU 98 RECORDED IN PLAT BOOK 13 PAGE 63

Janet E. Cain
MIAMI COUNTY RECORDER

PLAT BOOK 13 PAGE 33
Miami County Recorder's Plat Records
Received for record this 27th day
of JUNE, 1979 at 1:11 PM
File Number 26591 Fee: $ 8.60
Kenneth Cook Recorder
Miami County Recorder
By: Dora Whitmer, Deputy.
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.

DESCRIPTION

Being a subdivision situated in Section Five (5), Town Four (4), Range Six (6), in Concord Township, Miami County, Ohio. Containing 14.723 Acres of a total of 14.723 Acres as conveyed to William E. Hoefler, II by deed recorded in Miami County Recorder's Record of Deeds Book 545, Page 351.

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.

Shirley A. Scheckelhoff
witness

William E. Hoefler, II
William E. Hoefler, II

Joan Mangas
witness

Shirley A. Scheckelhoff
witness

PEOPLES BUILDING AND SAVINGS ASSOCIATION
W. E. Eickhoff
William E. Eickhoff, Exec. V. Pres.

Joan Mangas
witness

R. L. Coffey
R. L. Coffey, Sec.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 22nd day of June, 1979, before me a notary public in and for said county and state, personally came William E. Hoefler, II, and

Peoples Building and Savings Association by its Exec. 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 the day and date above written.

Joan Mangas
Notary Public

June 16, 1982
My Commission Expires

This plat reviewed and approved this 26 day of June, 1979.
Douglas L. Christian
Miami County Engineer

MIAMI COUNTY AUDITOR
Approved and transferred this 27TH day of JUNE, 1979.
DALE E. DAVIS
Miami County Auditor
By: Sharon Brookey
Deputy

This plat approved by Miami County Commissioners this 27 day of June, 1979. (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.)

Roger Massie
Robert Clawson
John J. Kraus

All building setback lines as shown on this plat are 50 feet from the street property line

NOTE

Restrictive covenants for this plat shall be the same as those restrictions listed for Shenandoah Subdivision Section 4, Plat Book 12, Page 93A, except that said covenants shall extend to April 1, 1999.

APPROVED BY CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this 22nd day of March, 1978, this plat was approved.

Edward Clare
President

Sue D. Knight
Secretary

This plat reviewed and approved by the Miami County Planning Commission this 18th day of April, 1978.

George R. Mott
Chairman

Gary B. Clark
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 9, 1978. Iron pins set at all lot corners.

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

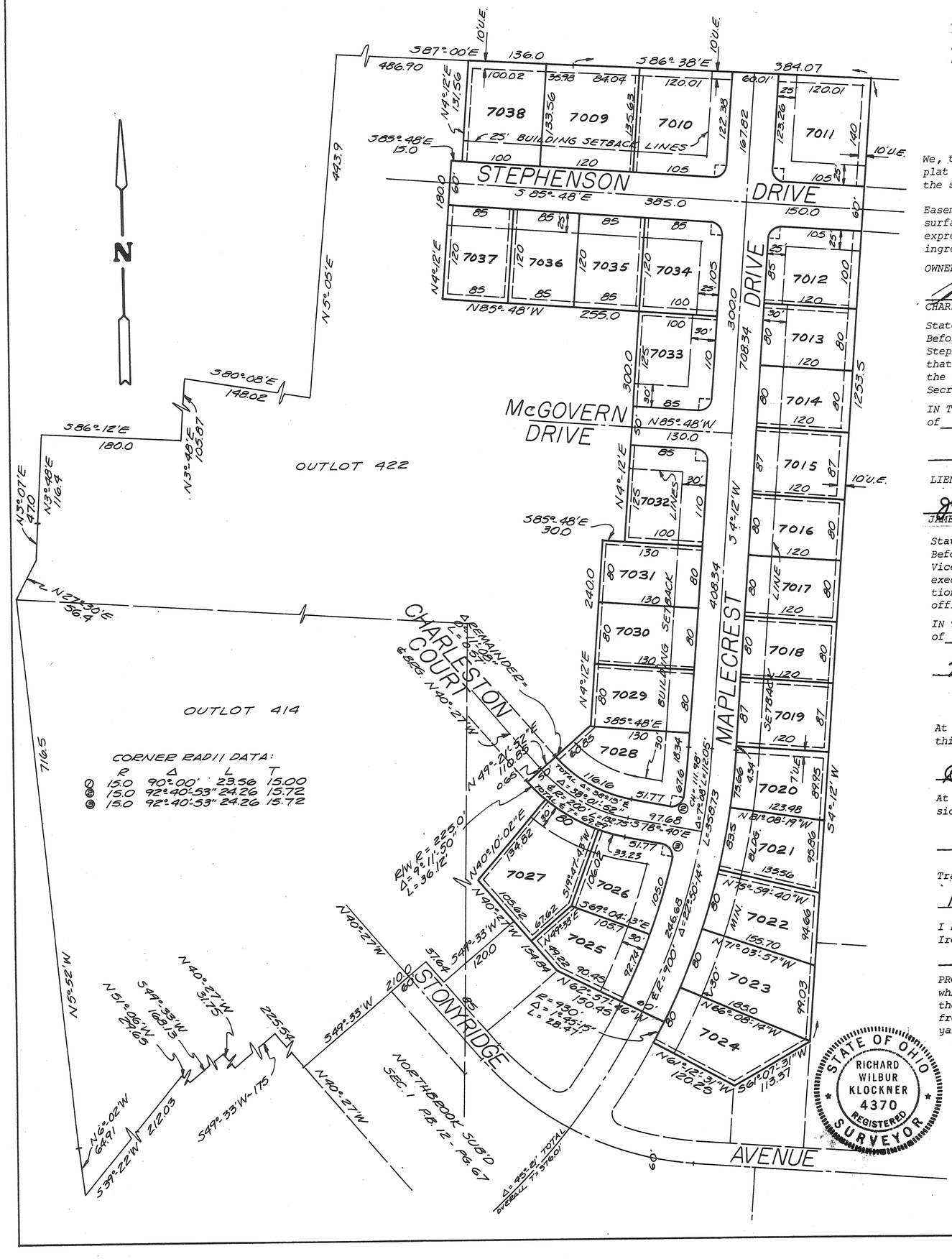
Shenandoah Subdivision-Section Five		
William E. Hoefler, II Troy, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE MAR. 1978	Drawn by: J.T. Traced by: J.T. Checked by: D.T.	SHEET NO. 1/1
FILE	SCALE: 1" = 100'	

NORTHBROOK SUBDIVISION SEC. THREE

PLAT BOOK 13 PAGE 34
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 6TH DAY OF JULY, 1979 AT 1:22 P.M.

FILE NUMBER 26825 FEE: $8.60

Kenneth Cook, Recorder
KENNETH COOK, MIAMI COUNTY RECORDER
By Dora Whitmer, Deputy



Being a Subdivision containing a total of 10.855 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.

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: McGOVERN BUILDERS, INC.

CHARLES C. McGOVERN, III, PRES. — FRAYNE S. STEPHENSON, SEC.-TREAS. — WITNESS: Ruby E. Klockner — 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 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-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 TROY, Ohio, this 12TH day of DECEMBER, 1978.

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

LIENHOLDERS: GEM CITY FINANCIAL CORP.

JAMES L. TANKERSLEY, SENIOR VICE PRES. — ROBERT H. ST. PIERRE, VICE PRES. — WITNESS — WITNESS

State of Ohio - County of Montgomery S.S.
Before me, a Notary Public in and for Montgomery Co, Ohio, personally appeared James L. Tankersley, Senior Vice President and Robert H. St. Pierre, Vice 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 21st day of June, 1979.

Thomas Edmundson NOTARY PUBLIC — MY COMMISSION EXPIRES Feb 28 1983

At a meeting of the Planning and Zoning Commission of the City of Troy, Ohio, held this 13th day of December, 1978, this plat was reviewed and approved.

Edward Shane PRESIDENT — Sue E. Knight SECRETARY

At a meeting of the Council of the City of Troy, Ohio, held this 5th day of MARCH, 1979, this subdivision plat was approved by Ordinance No. O-4-79

Frank H. Pinty MAYOR — Robert A. Fletcher PRESIDENT OF COUNCIL — Sue E. Knight CLERK OF COUNCIL

Transferred this 6TH day of July, 1979.

Dale E. Davis 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

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 Three lots on the North side of Stephenson Drive, West of Maplecrest Drive, are zoned R-5 (Multi-Family Residential) and the remaining lots fronting on Stephenson Drive are zoned R-4 (Two Family Residential), wherein minimum front yard shall be 25 ft.; minimum side yard shall be 5 ft. and the minimum rear yard shall be 25 ft. in accordance with City of Troy zoning regulations.

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 THREE TROY, MIAMI COUNTY, OHIO	
FOR:	McGOVERN BUILDERS, INC. TROY, OHIO
PREPARED BY:	RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH.(513) 339-5331
DATE: 7 DEC. 78	DRAWN BY: sdd TRACED BY: sdd CHECKED BY: Rwk SCALE: 1" = 100'
SHEET NO.	1/1

DEER CLIFF RUN SUBD. SEC. TWO

• SEC. 34 • TOWN 4 • RANGE 6 EAST •

• MONROE TOWNSHIP • MIAMI COUNTY •

• OHIO •

PLAT BOOK 13 PAGE 35
Miami County Recorder's Plat Records
Received for record this 11th day
of JULY, 1979 at 1:26 P.M.
File Number 26964 Fee: $ 17.20
Kenneth Cook
Miami County Recorder

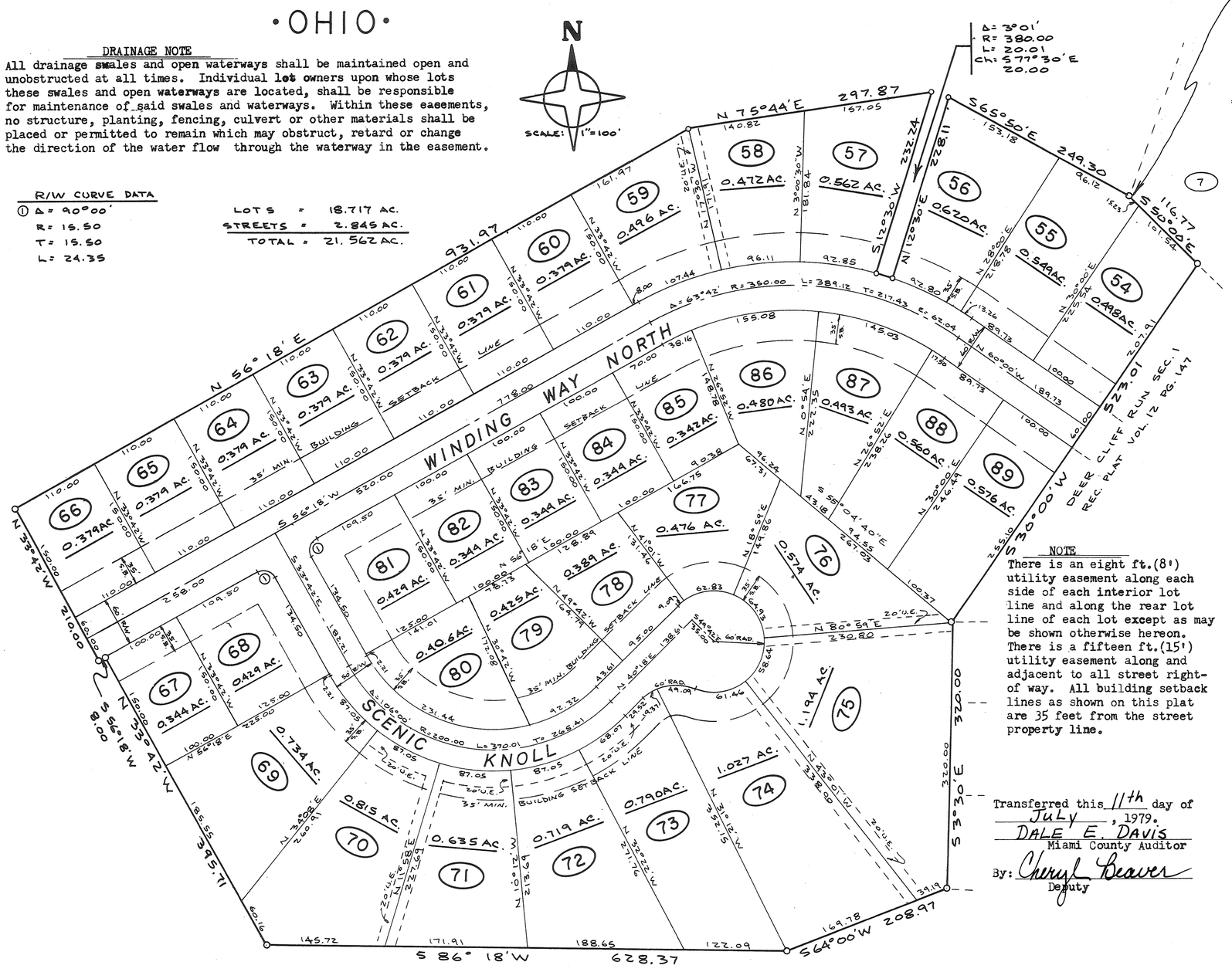
By: _____
Deputy

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 Δ = 90°00'
R = 15.50
T = 15.50
L = 24.35

LOTS =	18.717 AC.
STREETS =	2.845 AC.
TOTAL =	21.562 AC.



DESCRIPTION

Being a subdivision situated in Section Thirty Four (34), Town Four (4), Range Six (6), in Monroe Township, Miami County, Ohio, containing 21.562 Acres of a total of 100.721 Acres and of 36.080 Acres as conveyed to Petzoldt Construction Company by deeds recorded in Miami County Recorder's Record of Deeds in Volume 528, Page 540 and Volume 529, Page 145 respectively.

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 or 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 parkingand 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 22nd day of February .1979.

Daniel D. Turner
Witness

Joe M. Turner
Witness

PETZOLDT CONSTRUCTION COMPANY
Curtis S. Petzoldt
(Curtis S. Petzoldt, President

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 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 TROY, Ohio, this 22nd day of February, 1979.

Daniel D. Turner
Notary Public

Feb. 4, 1982
My Commission Expires

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 right-of way. All building setback lines as shown on this plat are 35 feet from the street property line.

Transferred this 11th day of
JULY, 1979.
DALE E. DAVIS
Miami County Auditor
By: Cheryl Beaver
Deputy

This plat approved by Miami County Commissioners this 11 day of July, 1979, (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.

Roger Massie
Robert E. Clawson
John J. Knoop
Miami County Commissioners

This plat reviewed and approved by the Miami County Planning Commission this 15TH day of MAY, 1979.

George R. Mote
Chairman

Gary B. Ciriello
Secretary

Approved by the City of Tipp City, Ohio Planning Commission this 13th day of MARCH, 1979,

Paul D. Dodd
Chairman

Barbara George
Secretary

This plat reviewed and approved this 11 day of JULY, 1979.

Douglas L. Christian
Miami County Engineer

I hereby certify that this map is a true and complete survey made under my supervision on February 7, 1979. 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

Deer Cliff Run Subdivision-Sec.2 for Petzoldt Construction Company Vandalia, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE FEB. 1979	Drawn by: J.T. Checked by: D.T.	SHEET NO. 1/2
FILE NO.	SCALE: 1" = 100'	

DEER CLIFF RUN SUBDIVISION

PLAT BOOK 13 PAGE 35A

Miami County Recorder's Records of Recorded Plats

Received for record this 11th day of JULY, 1979 at 1:26 P.M.

File Number 26964

Kenneth Bohr
Miami County Recorder

By: _____

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 feet. All 2 or 2½ story structures shall have 10 ft. minimum side yeard 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 heights 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 February 1, 1999, 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 for		
Petzoldt Construction Company Vandalia, Ohio		
DANIEL D. TURNER & ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE	Drawn by: Checked by:	SHEET NO. 2/2
FILE NO.		

PLAT BK. 13 PAGE 36
MIAMI COUNTY RECORDER'S PLAT RECORDS FILE NUMBER 27206
RECEIVED FOR RECORD 7-18-1979.
AT: 3:47 P.M FEE: $8.60
Kenneth Cook
MIAMI COUNTY RECORDER

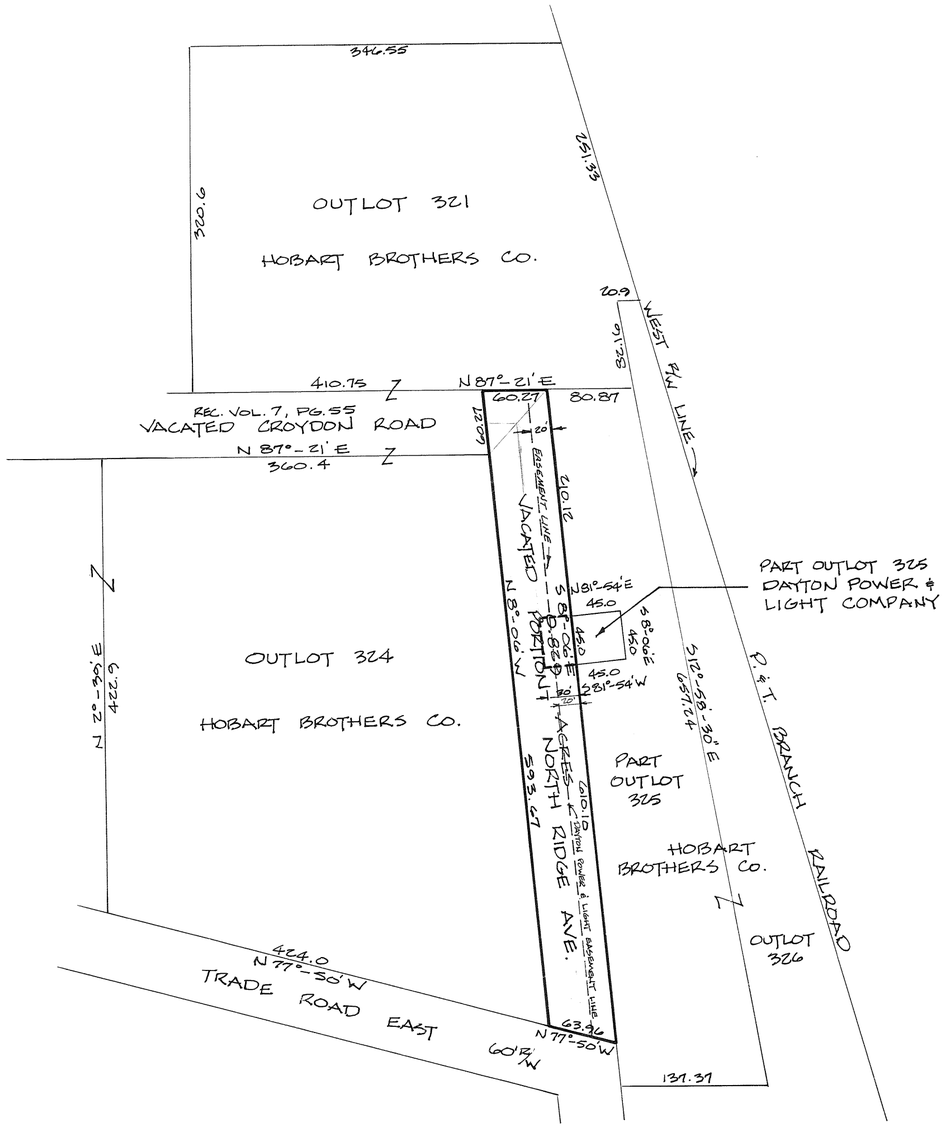
VACATION OF PART OF NORTH RIDGE AVENUE

CITY OF TROY N.W. SECTION COUNTY OF MIAMI

NORTH

SCALE: 1"=100'

APPROVED AND TRANSFERRED
Dale E. David By: Sharon Brooks
MIAMI COUNTY AUDITOR



CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE PROPERTY OWNERS WITH LAND ABUTTING THE PORTION OF NORTH RIDGE AVENUE HEREON SHOWN FOR VACATION, DO HEREBY CONSENT TO SUCH VACATION AND WAIVE ANY AND ALL NOTICE OF THE PENDENCY THEREOF IN THE COUNCIL OF THE CITY OF TROY, OHIO.

THE HOBART BROTHERS COMPANY
R.G. Ehlers SECRETARY
W.H. Hobart PRESIDENT

WITNESSES
Shirley M. Miller
Richard C. Berry

THE DAYTON POWER & LIGHT COMPANY
R.L. Stump ASST. V.P. ENG & CONST. SGS 11/28/78
Pauline M. Easter Secretary CEM 11/14/78

WITNESSES
Harry W. Baughman
Curtis E. McIntyre

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME THE HOBART BROTHERS COMPANY BY R.G. Ehlers ITS Secretary AND W.H. Hobart ITS President WHO ACKNOWLEDGED THE SIGNING OF THIS VACATION TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 22nd DAY OF September 1978.

Richard C. Berry
NOTARY PUBLIC MIAMI COUNTY

RICHARD C. BERRY, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.

STATE OF OHIO, COUNTY OF MONTGOMERY S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO, PERSONALLY CAME THE DAYTON POWER & LIGHT COMPANY BY R.L. Stump ITS Asst V.P. AND Pauline M. Easter ITS Secretary WHO ACKNOWLEDGED THE SIGNING OF THIS VACATION TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 4th DAY OF December 1978.

Curtis E. McIntyre
NOTARY PUBLIC MONTGOMERY COUNTY

CURTIS E. MCINTYRE, Attorney at Law
NOTARY PUBLIC – STATE OF OHIO
My Commission has no expiration date
Section 147.03 R.C.

NOTARIAL SEAL STATE OF OHIO

AT A MEETING OF THE TROY CITY PLANNING COMMISSION HELD THIS 23rd DAY OF May ~~1978~~ 1979, THIS VACATION PLAT WAS APPROVED.

Edward Chaney
PRESIDENT

Sue Knight
SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16th DAY OF July 1978, THIS VACATION PLAT WAS ~~APPROVED~~ AND ACCEPTED BY ORDINANCE No. 0-21-79

Robert A. Fletcher
MAYOR

Philip Osborne
PRES. OF COUNCIL

Sue B. Knight
CLERK OF COUNCIL

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

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

REPLAT OF INLOTS 5111, 5112, 5113, & PT. OF 5114 NORTHWEST SECTION CORPORATION PIQUA

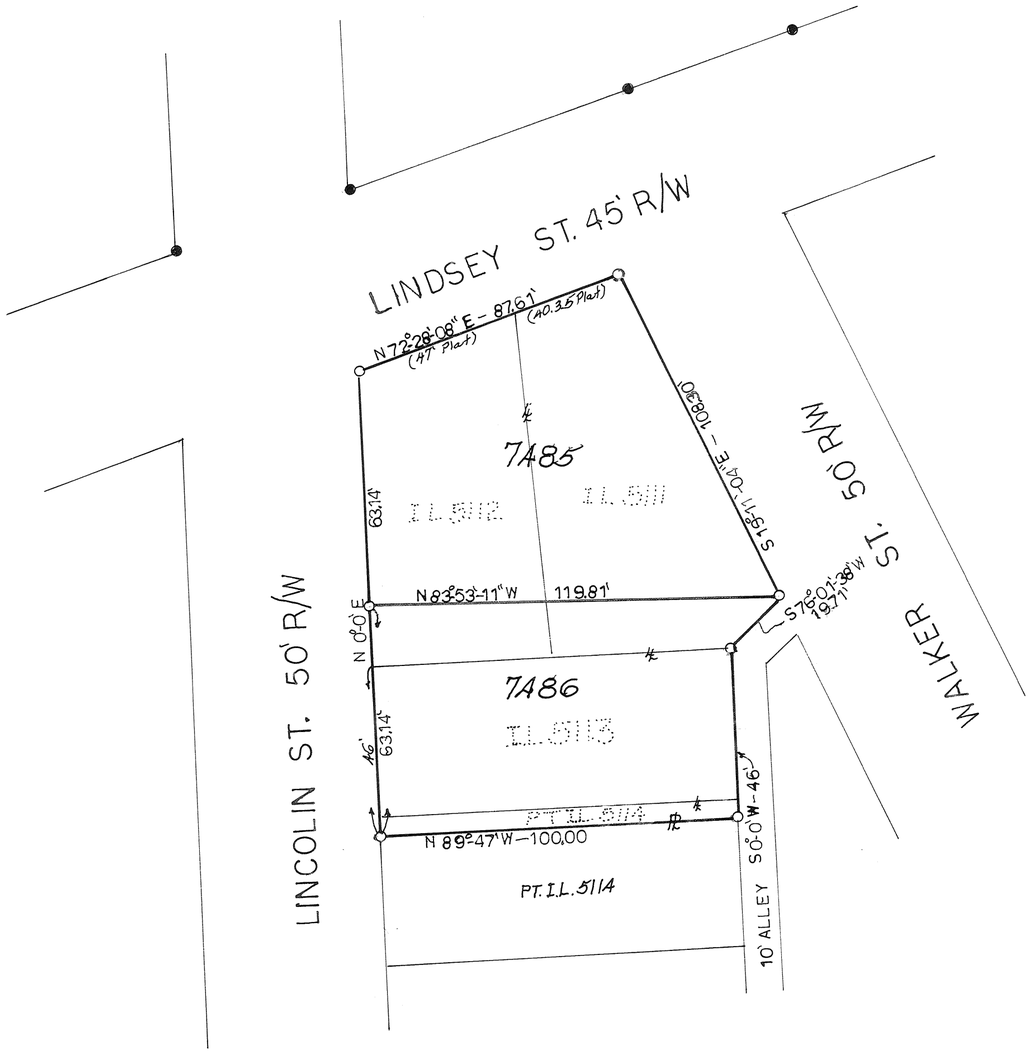
BOOK 13 PAGE 37
MIAMI COUNTY RECORDER'S
PLAT RECORDS

TIME RECEIVED FOR FILEING 10 08 A.M.
FILE NO. 27486
RECEIVED FOR RECORD July 27 1979
RECORDED IN PLAT BOOK 13 PAGE 37
FEE 8 60

Kenneth Cook, Recorder by: Helen Y. Stump, Deputy
MIAMI COUNTY RECORDER

TRANSFERED AND NUMBERED TO DESIGNATE
LOTS THIS 27TH DAY OF July 1979

Dale E. Davis by: Sharon Brookey
MIAMI COUNTY AUDITOR



LEGEND
IRON PIN FOUND
IRON PIN SET

SURVEY REFERENCE
REC. BK. 4 P. 8
LOT BK. 7 P. 169
LOT BK. 14 P. 161
LOT BK. 12 P. 85

APPROVED CITY OF PIQUA
PLANNING COMMISSION

John L. DeSue
Dan A. Harper
Thomas A. Prince
Philip J. Lange

JULY 10, 1979
DATE:

DESCRIPTION:

BEING A REPLAT OF INLOTS 5111, 5112, 5113 & PART OF 5114 IN THE NORTHWEST 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.

Dan C. Smith
June 27, 1979
WITNESS

Nelson A. Elifritz
Chairman Trustee Board
WITNESS

Gregory A. Simmons
WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S:

BE IT REMEMBERED THAT ON THIS 27th DAY OF June 1979, 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 27th DAY OF June 1979

Freida M. Green
NOTARY PUBLIC

Freida M. Green, Notary Public
in and for The State of Ohio
My Commission Expires Oct. 2, 1983
MY COMMISSION EXPIRES

STATE OF OHIO
JOHN EDWARD FERMAN
4864
REGISTERED SURVEYOR

SURVEY OF I.L.S. 5111, 5112, 5113 & PT. OF 5114 NOW LOTS NO. FOR THE PIQUA APOSTOLIC CHURCH		
JOHN E. FERMAN PIQUA, OHIO PROFESSIONAL SURVEYOR, 4864		
DRAWN BY JF	SCALE 1"=30'	DRAWING No. 79-5-35
CHK'D BY	DATE 6-25-79	SHEET No. 1/1
TRACED BY		

John E. Ferman

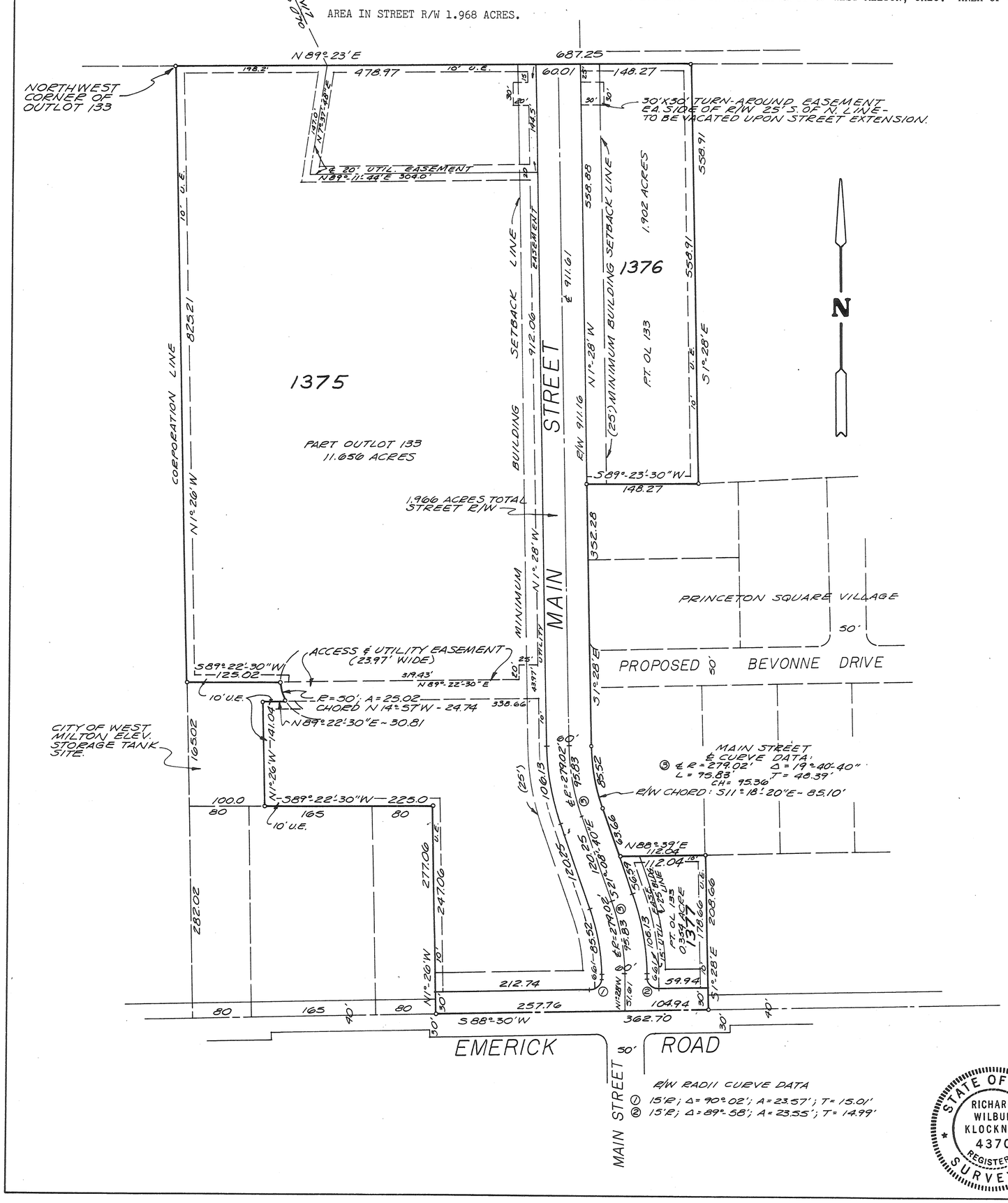
MILTON INDUSTRIAL PARK

BEING A SUBDIVISION OF 15.880 ACRES OF PART OF OUTLOT 133 IN THE MUNICIPALITY OF WEST MILTON, OHIO. AREA OF LOTS 13.912 ACRES; AREA IN STREET R/W 1.968 ACRES.

PLAT BOOK 13 PAGE 38
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 6 DAY OF AUG., 1979 AT 3:06 P.M.

FILE NO. 27792 FEE: $ 17.20

Kenneth Cook Recorder by Dora Whitmer Deputy
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 ROADWAYS 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: ELMER C. HORMAN AND LAVONNE F. HORMAN
LESLIE R. WHITE AND BEVERLY F. WHITE

Elmer C. Horman — ELMER C. HORMAN — WITNESS
Lavonne F. Horman — LAVONNE F. HORMAN — WITNESS
Leslie R. White — LESLIE R. WHITE — WITNESS
Beverly F. White — BEVERLY F. WHITE — WITNESS

STATE OF OHIO - COUNTY OF Clark S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR Clark 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 New Carlisle, OHIO, THIS 6 DAY OF July, 1978.

NOTARY PUBLIC — MY COMMISSION EXPIRES 5/27/79

APPROVAL AND ACCEPTANCE

THIS PLAT REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF WEST MILTON, OHIO THIS 6TH DAY OF July, 1978.

Donald Kent Harris — CHAIRMAN
Paul E. Johnson — SECRETARY ACT.

TRANSFERRED THIS 6TH DAY OF August, 1979.

Dale E. Davis — MIAMI COUNTY AUDITOR
BY Sharon Brooky — DEPUTY AUDITOR

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

MILTON INDUSTRIAL PARK WEST MILTON, OHIO	
BY: ELMER C. & LAVONNE F. HORMAN and LESLIE R. & BEVERLY F. WHITE	
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331	
DATE 5 JUNE 1978 REV. MARCH '79	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK SCALE: 1" = 100'
SHEET NO. 1/2	

MILTON INDUSTRIAL PARK

PLAT BOOK 13 PAGE 38-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 6 DAY OF
AUG., 1979 AT 3:06 P.M.

FILE NO. 27792 FEE: $ 17.20

Kenneth Cook Recorder by Dora Whitmer Deputy
KENNETH COOK, MIAMI COUNTY RECORDER

PROTECTIVE COVENANTS & RESTRICTIONS

1. ALL LOTS AND BUSINESSES TO BE LOCATED IN THIS SUBDIVISION SHALL CONFORM TO THE REQUIREMENTS OF THE WEST MILTON LIGHT INDUSTRIAL DISTRICT REQUIREMENTS OF WHICH ARE HEREAFTER REFERENCED.

2. BUILDING SHALL BE PLACED BACK OF THE MINIMUM SETBACK LINE (25') AS SHOWN ON THE WITHIN PLAT (PORCHES AND BAY WINDOWS EXCEPTED).

3. NO FENCES SHALL BE ERECTED ON ANY LOT IN THE PLAT FROM THE BUILDING LINE TO THE FRONT LOT LINE NOR SHALL ANY FENCE BE ERECTED THAT EXCEEDS 6 FEET IN HEIGHT.

4. NO STRUCTURE SHALL BE ERECTED, BUILT OR PLACED ON ANY LOT ON THIS PLAT UNTIL THE PLANS AND SPECIFICATIONS THEREOF SHALL HAVE BEEN APPROVED BY THE DEVELOPER OR THEIR ASSIGNS. ANY STRUCTURE ERECTED ON ANY LOT MUST BE IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY SAID DEVELOPER.

5. ANY ADDITIONS TO ORIGINAL STRUCTURE OR ADDITIONAL STRUCTURES ERECTED ON ANY LOT SUCH AS A DETACHED BUILDING, SHALL BE OF THE SAME EXTERIOR MATERIAL AS THE ORIGINAL STRUCTURE.

6. EXTERIOR MATERIAL PERMITTED IN THE CONSTRUCTION OF ANY STRUCTURE IN THE PLAT MAY BE BRICK, WOOD SIDING (PROPERLY PAINTED OR STAINED) ARCHITECTURAL CONCRETE OR MASONARY, STONE, STEEL OR ALUMINUM SIDING. ANY OTHER MATERIAL SHALL BE IN VIOLATION OF THE COVENANT. HOWEVER, THE DEVELOPER SPECIFICALLY RETAINS THE RIGHT OF APPROVAL FOR ALL PROPOSED BUILDING ELEVATIONS.

7. DRAINAGE AREAS, SWALES AND SLOPES ESTABLISHED ON LOTS BY THE DEVELOPER OR BUILDER FOR THE CONVEYANCE AND PERCOLATION OF SURFACE WATER SHALL AT ALL TIMES BE KEPT FREE FROM ANY OBSTRUCTIONS TO SAID FLOW AND/OR PERCOLATION AND ARE TO BE MAINTAINED CONTINUOUS BY LOT OWNERS OF RECORD. ANY IMPROVEMENTS MADE ON ANY EASEMENT OR WATERCOURSE BY THE PROPERTY OWNER ARE AT THE RISK OF THE PROPERTY OWNER.

8. THESE COVENANTS SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES AND ON ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE OF THE COVENANTS AS RECORDED AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS ONE INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

9. ENFORCEMENT SHALL BE BY PROCEEDINGS OF LAW OR EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN OR RECOVER DAMAGES AND MAY BE BROUGHT BY ANY LOT OWNER OF THIS PLAT.

10. INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

11. THE OWNER, HIS HEIRS AND/OR ASSIGNS, OF THE STORM OVERFLOW IS SPECIFICALLY RESTRICTED FROM REGRADING, TILLING, EXCAVATING, OR OTHERWISE ALTERING THE ELEVATIONS, SLOPES OR DESIGN OF THE STORM OVERFLOW AND PERCOLATION AREA WITHIN THE EASEMENT LIMITS DESIGNATED ON THIS RECORD PLAN. THE OWNER IS FURTHER RESTRICTED FROM PERMITTING THE DEPOSIT OF SURFACE CONTAMINATION OR DEBRIS. THE OWNER, HIS HEIRS AND/OR ASSIGNS WHO VIOLATES OR ATTEMPTS TO VIOLATE THIS COVENANT MAY BE ENJOINED OR RESTRAINED FROM FURTHER ACTION BY THE VILLAGE OF WEST MILTON. ADDITIONALLY, DAMAGES AND PENALTIES MAY BE RECOVERED BY SAID GOVERNMENT AGENCIES TO RESTORE THE STORM OVERFLOW AND PERCOLATION AREA TO ITS ORIGINAL DESIGN CONDITION. THE OWNER, HEIRS AND/OR ASSIGNS, ASSUME LIABILITY TO THE VILLAGE OF WEST MILTON AND ANY CONTIGUOUS LAND OWNER FOR DAMAGES CAUSED BY FAILING TO MAINTAIN THE STORM AND OVERFLOW AREA IN A PROPERLY FUNCTIONING MANNER.

12. AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS TO THE PRESENT WATER TOWER ON PART OF OUTLOT 133, A MINIMUM OF FIFTEEN (15) FEET IN WIDTH, IS HEREIN GRANTED TO THE VILLAGE OF WEST MILTON OVER THE 11.656 ACRE LOT ON THE WEST SIDE OF MAIN STREET AT A LOCATION SATISFACTORY TO THE VILLAGE OF WEST MILTON.

MILTON INDUSTRIAL PARK
WEST MILTON, OHIO

BY: ELMER C. & LAVONNE F. HORMAN and
LESLIE R. & BEVERLY F. WHITE

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331

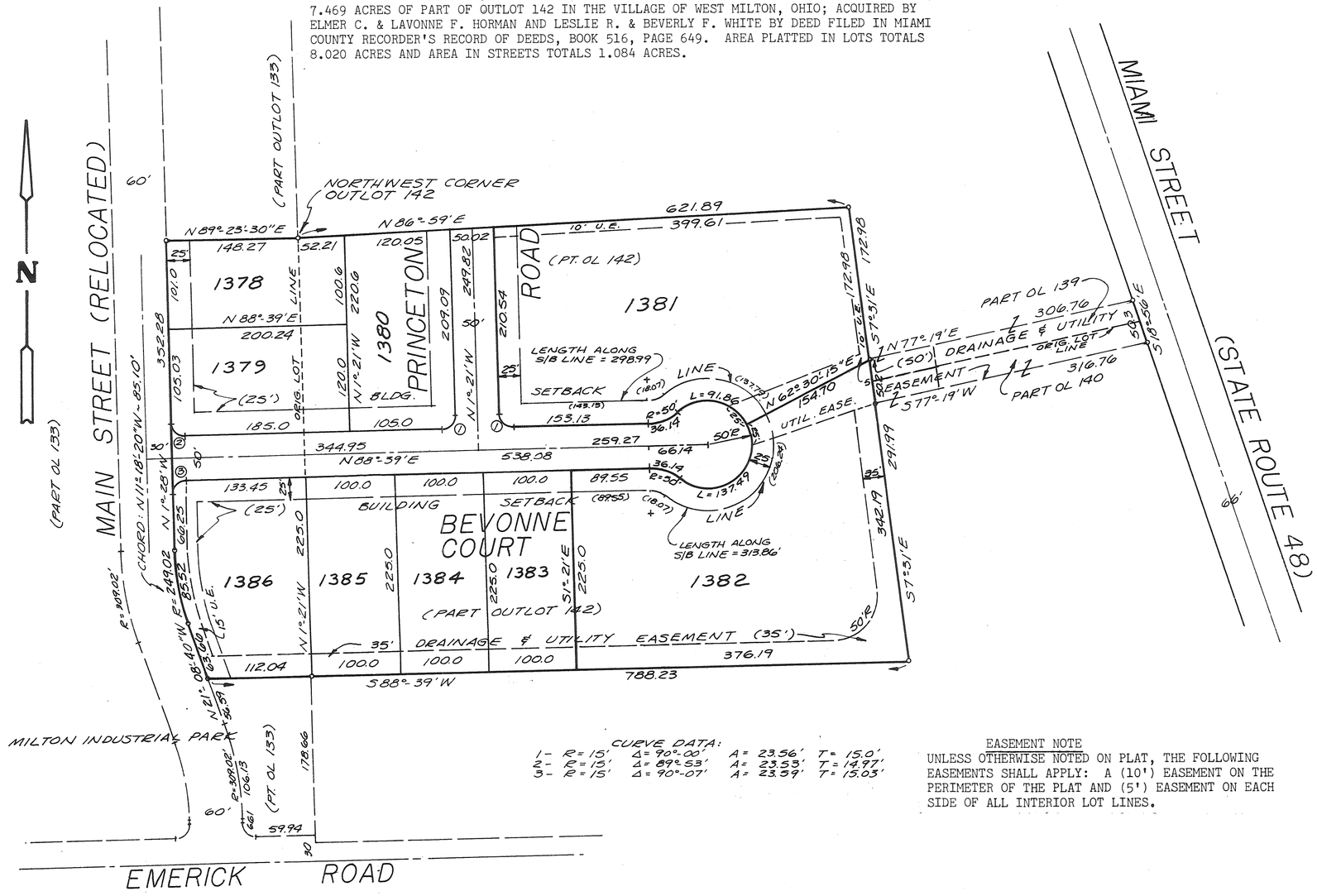
DATE	DRAWN BY:	SHEET NO.
5 JUNE 1978	TRACED BY:	2/2
REV. MARCH '79	CHECKED BY:	
	SCALE: 1" = 100'	

PLAT BOOK 13 PAGE 39
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 6 DAY OF
AUG., 1979 AT 3:07 P.M.
FILE NO. 27793 FEE: $17.20
Kenneth Cook Recorder by Dorsa Whitmer
KENNETH COOK, MIAMI COUNTY RECORDER Deputy

PRINCETON SQUARE VILLAGE

BEING A SUBDIVISION OF 9.104 ACRES CONSISTING OF 1.635 ACRES OF PART OF OUTLOT 133 AND 7.469 ACRES OF PART OF OUTLOT 142 IN THE VILLAGE OF WEST MILTON, OHIO; ACQUIRED BY ELMER C. & LAVONNE F. HORMAN AND LESLIE R. & BEVERLY F. WHITE BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 516, PAGE 649. AREA PLATTED IN LOTS TOTALS 8.020 ACRES AND AREA IN STREETS TOTALS 1.084 ACRES.

SEE TERMINATION AGREEMENT
RECORDED IN MISC. BOOK 20 PAGE 306
FEBRUARY 9, 1982
Janet E. Cain RECORDER



CURVE DATA:

1-	R = 15'	Δ = 90°-00'	A = 23.56'	T = 15.0'
2-	R = 15'	Δ = 89°-53'	A = 23.53'	T = 14.97'
3-	R = 15'	Δ = 90°-07'	A = 23.59'	T = 15.03'

EASEMENT NOTE
UNLESS OTHERWISE NOTED ON PLAT, THE FOLLOWING EASEMENTS SHALL APPLY: A (10') EASEMENT ON THE PERIMETER OF THE PLAT AND (5') EASEMENT ON EACH SIDE OF ALL INTERIOR LOT LINES.

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, WAYS, COMMONS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

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

OWNERS: ELMER C. HORMAN AND LAVONNE F. HORMAN
LESLIE R. WHITE AND BEVERLY F. WHITE

Elmer C. Horman — ELMER C. HORMAN — Jo Faulkner — WITNESS
Lavonne F. Horman — LAVONNE F. HORMAN — Jo Faulkner — WITNESS
Leslie R. White — LESLIE R. WHITE — Pat McFarland — WITNESS
Beverly F. White — BEVERLY F. WHITE — Pat McFarland — WITNESS

STATE OF OHIO - COUNTY OF Clark S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR Clark 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 New Carlisle, OHIO, THIS 21 DAY OF March, 1979.

Janell E. Kabel NOTARY PUBLIC MY COMMISSION EXPIRES 5/27/79

APPROVAL AND ACCEPTANCE

THIS PLAT REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF WEST MILTON, OHIO THIS 2nd DAY OF May, 1979.

Donald Kent Harris — CHAIRMAN — Rosita Strong — SECRETARY

TRANSFERRED THIS 6TH DAY OF August, 1979.

Dale E. Davis — 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

PRINCETON SQUARE VILLAGE WEST MILTON, OHIO		
BY: ELMER C. & LAVONNE F. HORMAN and LESLIE R. & BEVERLY F. WHITE		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513) 339-5331		
DATE 5 JUNE 1978 REVISED 13 MAR.'79	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK SCALE: 1" = 100'	SHEET NO. 1/2

PRINCETON SQUARE VILLAGE

PLAT BOOK 13 PAGE 39-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 6 DAY OF
AUG., 1979 AT 3:07 P.M.
FILE NO. 27793 FEE: $17.20
Kenneth Cook, Recorder by Dorall Whitmer
KENNETH COOK, MIAMI COUNTY RECORDER Deputy.

PROTECTIVE COVENANTS

1. ALL LOTS IN THIS PLAT SHALL BE KNOWN AS RESIDENTIAL LOTS AND NO SUCH LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, OR PERMITTED TO REMAIN, ON ANY SUCH LOT OTHER THAN ONE DWELLING NOT TO EXCEED TWO STORY IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS OR AN ATTACHED CARPORT.

2. NO DWELLING SHALL HAVE LESS THAN 700 SQUARE FEET OF GROUND FLOOR AREA EXCLUSIVE OF OPEN PORCHES OR GARAGES. TRAILERS, BASEMENTS, TENTS, GARAGES OR OTHER OUTBUILDINGS ERECTED ON ANY LOT SHALL NOT AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY AND NO BUILDING SHALL BE LOCATED NEARER THAN 25 FEET TO THE FRONT LOT LINE OR NEARER THAN 15 FEET TO THE SIDE STREET LOT LINE. THERE SHALL BE TWO SIDE YARDS, ONE ON EACH SIDE OF THE BUILDING, HAVING A COMBINED WIDTH OF NOT LESS THAN 15 FEET, HOWEVER, NO SIDE YARD SHALL BE LESS THAN 5 FEET IN WIDTH.

3. NO FENCES SHALL BE ERECTED ON ANY LOT IN THIS PLAT FROM THE BUILDING LINE TO THE FRONT LOT LINE NOR SHALL ANY FENCE BE ERECTED ON A SIDE STREET NEARER THAN THE LINE OF THE DWELLING TO THE SIDE STREET LINE NOR SHALL ANY FENCE EXCEED 5 FEET IN HEIGHT.

4. NO SIGNS OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT THAT ONE SIGN OF NOT MORE THAN 5 FEET SQUARE ADVERTISING THE PROPERTY FOR SALE OR FOR RENT OR SIGNS USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING CONSTRUCTION AND SALE SHALL BE PERMITTED.

5. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT IN THIS PLAT EXCEPT THAT CATS, DOGS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.

6. NO STRUCTURE SHALL BE ERECTED, BUILT OR PLACED ON ANY LOT ON THIS PLAT UNTIL THE PLANS AND SPECIFICATIONS THEREOF SHALL HAVE BEEN APPROVED BY THE DEVELOPER OR THEIR ASSIGNS. ANY STRUCTURE ERECTED ON ANY LOT MUST BE IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY SAID DEVELOPER.

7. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. SAID EASEMENT SHALL BE USED FOR THE ERECTION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES AND CONDUITS AND FOR THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH AS MAY BE NECESSARY TO MAINTAIN PROPER SERVICE FOR WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, DRAINAGE FACILITIES OR OTHER PUBLIC UTILITY LINES OR SERVICES. ANY SUCH UTILITY COMPANY OF THE VILLAGE OF WEST MILTON, SHALL HAVE FREE ACCESS OVER SAID EASEMENTS TO REPAIR AND MAINTAIN ANY INSTALLATION ON SUCH EASEMENTS.

8. THESE COVENANTS SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES AND ON ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

9. THE OWNERS OF ANY LOT AT ANY TIME MAY SECURE PERMISSION FOR A USE FOR CONSTRUCTION WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THESE COVENANTS BY SECURING ON INSTRUMENT IN WRITING AND SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS, INCLUDING THE OWNERS OF ALL LOTS ABUTTING ON THE LOTS OWNED BY SAID APPLICANT AND INCLUDING THE OWNERS OF THE LOTS IMMEDIATELY ACROSS THE STREET FROM THE FRONT OF SUCH LOT, SPECIFICALLY WAIVING THE PROVISIONS OF THESE COVENANTS FOR THE SPECIFIED PURPOSE DESIRED BY SUCH APPLICANT. THE PROVISIONS OF THESE COVENANTS SHALL NOT APPLY IN THE EVENT SUCH SIGNED CONSENT HAS BEEN OBTAINED AND RECORDED, BUT SUCH WAIVER OF THE COVENANTS SHALL EXTEND ONLY TO THE SPECIFIED USE OR STRUCTURE NAMED IN SUCH WAIVER.

10. NO HOUSE TRAILER OR CAMPER TRAILER OF ANY KIND SHALL BE PLACED ON ANY LOT IN THIS SUBDIVISION.

11. ANY ADDITIONS TO ORIGINAL STRUCTURE OR ADDITIONAL STRUCTURES ERECTED ON ANY LOT SUCH AS A DETACHED GARAGE SHALL BE OF THE SAME EXTERIOR MATERIAL AS THE ORIGINAL STRUCTURE.

12. EXTERIOR MATERIALS PERMITTED IN THE CONSTRUCTION OF ANY STRUCTURE IN THE SUBDIVISION SHALL BE BRICK, GRADE ONE WOOD SIDING, PROPERLY PAINTED, STONE OR ALUMINUM SIDING. ANY OTHER MATERIAL SHALL BE IN VIOLATION OF THE COVENANT.

13. THE OWNER HIS HEIRS AND/OR ASSIGNS, IS SPECIFICALLY RESTRICTED FROM REGRADING, TILLING, EXCAVATING OR OTHERWISE ALTERING THE ELEVATIONS, SLOPES, OR DESIGN OF THE OPEN STORM DRAINAGE AREA WITHIN THE EASEMENT LIMITS DESIGNATED ON THIS RECORD PLAT. THE OWNER IS FURTHER RESTRICTED FROM PERMITTING THE DEPOSIT OF SURFACE CONTAMINATION OR DEBRIS. THE OWNER, HIS HEIRS AND/OR ASSIGNS, WHO VIOLATE OR ATTEMPTS TO VIOLATE THIS COVENANT, MAY BE ENJOINED OR RESTRAINED FROM FURTHER ACTION BY THE VILLAGE OF WEST MILTON. ADDITIONALLY, DAMAGES AND PENALTIES MAY BE RECOVERED BY SAID GOVERNMENT AGENCY TO RESTORE THE STORM AREA TO ITS ORIGINAL DESIGN CONDITION. THE OWNER, HEIRS AND/OR ASSIGNS ASSUME LIABILITY TO THE VILLAGE OF WEST MILTON AND ANY CONTIGUOUS LAND OWNER FOR DAMAGES CAUSED BY FAILING TO MAINTAIN THE STORM DRAINAGE AREA IN A PROPERLY FUNCTIONING MANNER.

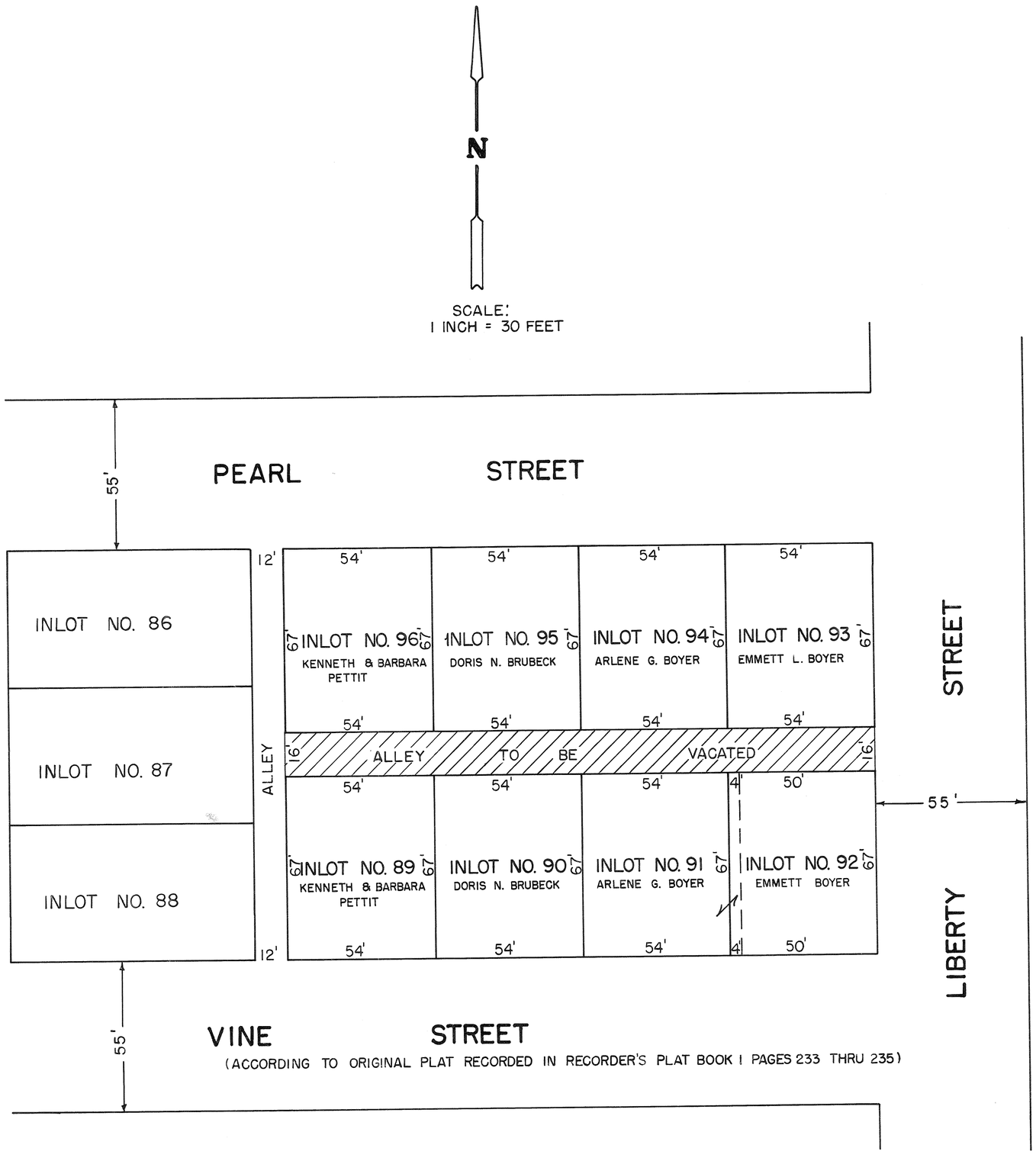
14. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN OR RECOVER DAMAGES AND MAY BE BROUGHT BY ANY LOT OWNER OF THIS PLAT.

15. INVALIDATION OF ANY ONE 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.

PRINCETON SQUARE VILLAGE WEST MILTON, OHIO		
BY: ELMER C. & LAVONNE F. HORMAN and LESLIE R. & BEVERLY F. WHITE		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513) 339-5331		
DATE 5 JUNE 1978 REV. MARCH '79	DRAWN BY: TRACED BY: RWK CHECKED BY: SCALE: 1" = 100'	SHEET NO. 2/2

VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO

ALLEY VACATION PLAT



PLAT BOOK NO. 13 PLAT NO. 40
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 21 DAY
OF August 1979, AT 1:07 P.M.
FILE NO. 28204
FEE: $8.00
Kenneth Cook, Recorder by Dora Whitmer, Deputy
MIAMI COUNTY RECORDER

DESCRIPTION

BEING AN ALLEY VACATION PLAT OF A 16 FOOT ALLEY BETWEEN INLOTS NO. 89 THRU 92 AND 93 THRU 96 FROM THE WEST LINE OF LIBERTY STREET TO THE WEST LINE OF INLOTS NO. 89 AND 96 EXTENDED. SAID ALLEY IS LOCATED IN THE VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO AS SHOWN ON MIAMI COUNTY RECORDER'S PLAT BOOK 1 PAGES 233 THRU 235.

CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTIES ABUTTING THE 16 FOOT ALLEY SHOWN HEREON CROSS-HATCHED AND NOTED AS ALLEY TO BE VACATED, DO HEREBY CONSENT TO THE VACATION OF SAID ALLEY AND THE EXECUTION OF THIS PLAT. WE HAVE PETITIONED THE COUNCIL OF THE VILLAGE OF BRADFORD, OHIO FOR SAID VACATION AND DO HEREBY WAIVE NOTICE OF PENDENCY OF SAID PETITION.

Kenneth E. Pettit
KENNETH E. PETTIT

Roger D. Canan
WITNESS TO ALL

Barbara L. Pettit
BARBARA L. PETTIT

T. E. Cress, Sr.
WITNESS TO ALL

Doris N. Brubeck
DORIS N. BRUBECK

Arlene G. Boyer
ARLENE G. BOYER

Emmett L. Boyer
EMMETT L. BOYER

STATE OF OHIO - MIAMI COUNTY 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 Bradford, OHIO THIS 12 DAY OF July, 1979.

T. E. Cress, Sr.
NOTARY PUBLIC

MY COMMISSION EXPIRES June 7, 1984

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF BRADFORD, OHIO HELD THIS 14th DAY OF JUNE 1979, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 0-79-7

G. L. Godfrey
MAYOR

Linda C. Beckstedt
CLERK OF COUNCIL

TRANSFERRED THIS 20TH DAY OF August, 1979.
Dale E. Davis By: Sharon Brookey, Deputy
MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE IN ACCORDANCE WITH THE ORIGINAL PLAT RECORDED IN MIAMI COUNTY RECORDER'S PLAT BOOK 1 PAGES 233 THRU 235.

Douglas L. Christian
DOUGLAS L. CHRISTIAN
OHIO REGISTERED SURVEYOR NO. 6118

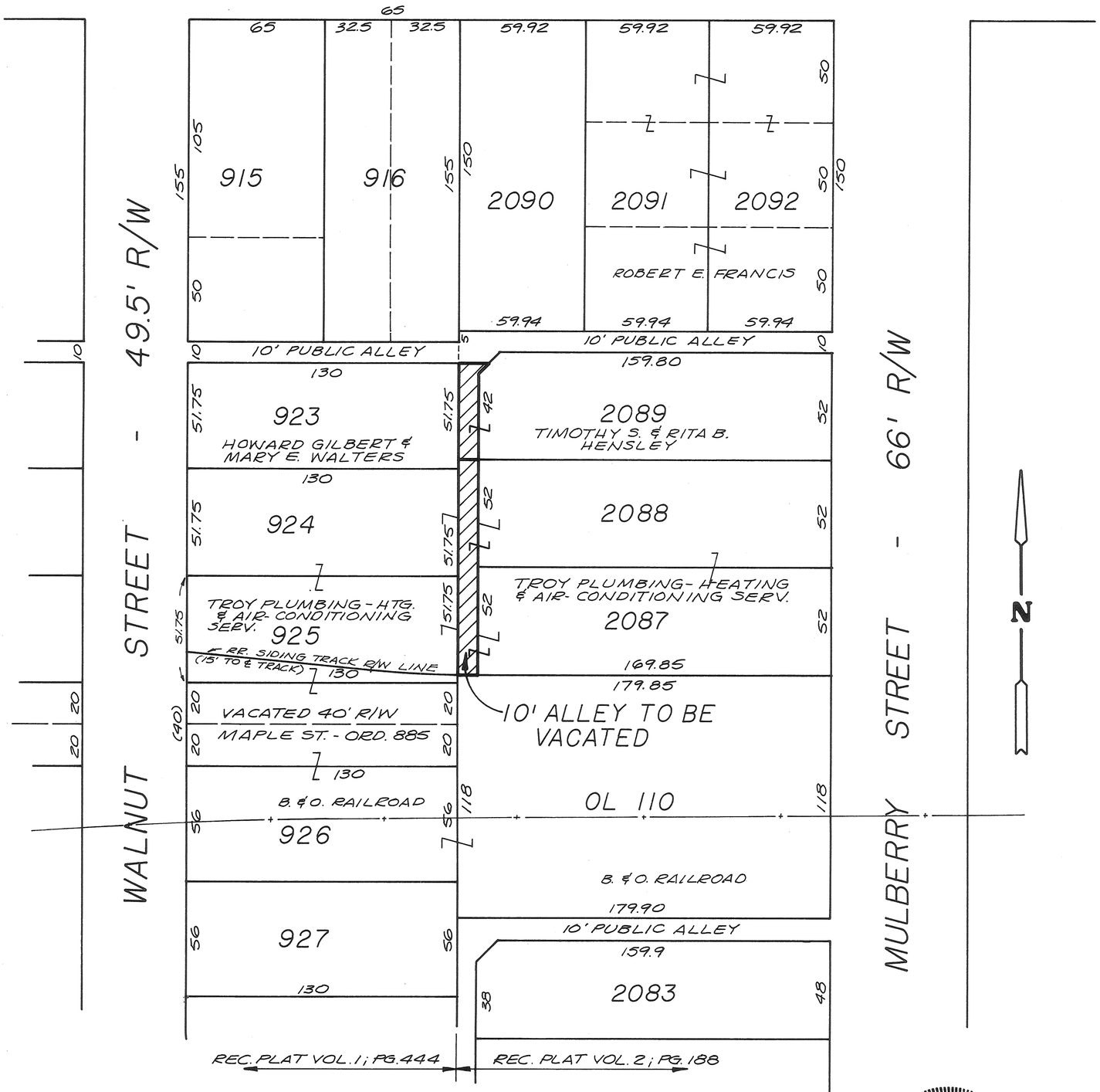
STATE OF OHIO
DOUGLAS LEE CHRISTIAN 6118
REGISTERED SURVEYOR

VACATION PLAT OF 10' ALLEY BETWEEN INLOTS 2087-2089 AND 923-925
TROY, MIAMI COUNTY, OHIO

PLAT BOOK 13 PAGE 41
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22nd DAY OF AUGUST, 1979 AT 3:39 P.M.

FILE NUMBER 28253 FEE: $8.60

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER



CONSENT TO VACATION

We, the undersigned, being all of the owners of the property abutting the cross hatched portion of the 10 foot width alley shown hereon and having vested interest in said alley, 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.

OWNERS: TROY PLUMBING, HEATING & AIR CONDITIONING SERVICES

Edward L. Weaver — EDWARD L. WEAVER, PRESIDENT
Thomas K. Kirk — THOMAS K. KIRK, VICE PRESIDENT
Lorraine Anne Burke — WITNESS
Therese A. Dyar — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
Before me, a Notary Public in and for Miami County, Ohio, personally appeared Edward L. Weaver, President and Thomas K. Kirk, Vice President of Troy Plumbing, Heating & Air Conditioning Services, 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 Troy, Ohio this 4th day of May, 1979.

Therese A. Dyar
NOTARY PUBLIC

My Commission Expires 6/10/80

OWNERS: TIMOTHY S. AND RITA B. HENSLEY

Timothy S. Hensley — TIMOTHY S. HENSLEY
Rita B. Hensley — RITA B. HENSLEY
Therese A. Dyar — WITNESS
Sandra J. Schaurer — 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 15 day of May, 1979.

Sandra J. Schaurer
NOTARY PUBLIC

My Commission Expires June 30, 1980

At a meeting of the Planning Commission of the City of Troy, Ohio held this 23rd day of May, 1979, this plat was reviewed and approved.

Edward C. Shaw — PRESIDENT
Sue D. Knight — SECRETARY

At a meeting of the Council of the City of Troy, Ohio held this 16th day of July, 1979, this Vacation Plat was approved by Ordinance No. O-22-79

Robert A. Fletcher — MAYOR
Philip Cestone — PRESIDENT
Sue D. Knight — CLERK OF COUNCIL

Transferred this 22 day of August, 1979.

Dale E. Davis — MIAMI COUNTY AUDITOR
BY: Pam Werner — DEPUTY AUDITOR

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

I hereby certify this Vacation Plat to be Correct as shown.

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

VACATION PLAT OF 10' ALLEY BETWEEN INLOTS 2087,2088,2089 & 923,924,925, TROY, OHIO	
FOR: TROY PLUMBING, HEATING & AIR CONDITIONING SERVICES & TIMOTHY S. & RITA B. HENSLEY, TROY, OHIO	
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331	
DATE: FEB. 6, 1979 REV. IL 925 OWNERSHIP 26 JULY 1979	DRAWN BY: SDL TRACED BY: SDL CHECKED BY: RWK SCALE: 1" = 40'
SHEET NO.	1/1

PLAT BOOK 13 PAGE 42

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22ND DAY OF
AUGUST, 1979 AT 3:40 P.M.

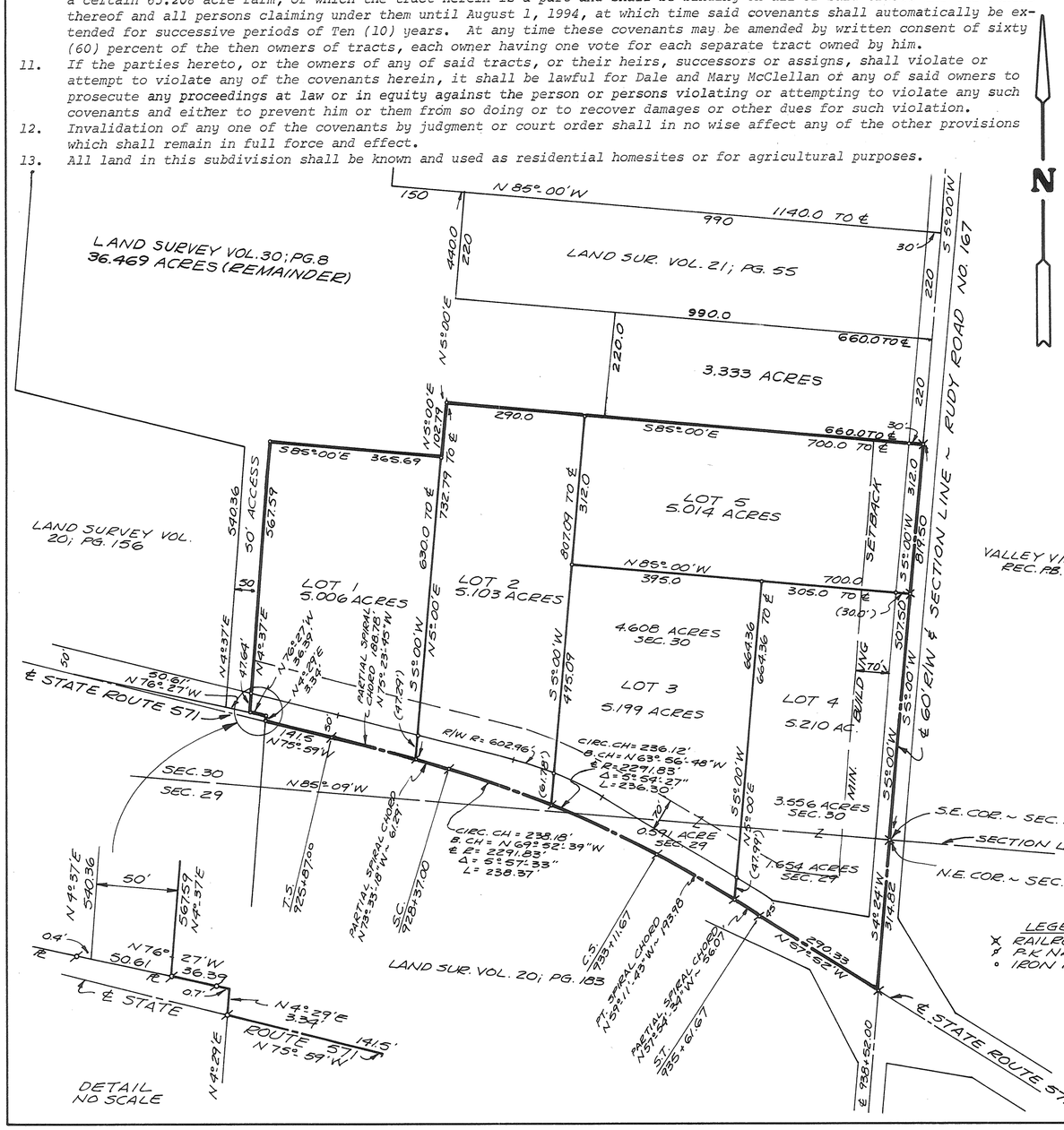
FILE NO. 28254 FEE: $ 8.60

Kenneth Cook
KENNETH COOK, MIAMI COUNTY RECORDER

MARY DALE ACRES

RESTRICTIONS

1. No residence building with less than 2200 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 or brick. 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, utilizing the same construction materials as the residence; must be permanent in nature and must be kept painted.
3. All buildings shall be placed at least 70 feet back from the right-of-way 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. No vehicles, campers, boats or other trailers shall be parked or stored on lots without shelter of the same type as the residence.
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 chickens or swine shall be allowed and no more than 2 steers or horses shall be allowed on any lot at one time.
10. These covenants and restrictions are to run with the land and with the other tracts being conveyed by this grantor our of a certain 65.208 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 August 1, 1994, 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 Dale and Mary McClellan 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.



DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 25.532 ACRES OF WHICH 2.245 ACRES ARE IN THE NORTHEAST QUARTER OF SECTION 29 AND 23.287 ACRES ARE IN THE SOUTHEAST QUARTER OF SECTION 30, TOWN 2, RANGE 9, M.R.S., BETHEL TOWNSHIP, MIAMI COUNTY, OHIO. SAID PREMISES BEING ACQUIRED BY GEORGE DALE McCLELLAN AND MARY KATHRYN McCLELLAN BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 543; PAGE 587.

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.

Easements shown or noted on this plat are for highways; 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.

OWNERS: GEORGE DALE McCLELLAN AND MARY KATHRYN McCLELLAN

George Dale McClellan — GEORGE DALE McCLELLAN
Mary Kathryn McClellan — MARY KATHRYN McCLELLAN
Reg Estep — WITNESS
Peggy J Moore — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
Before me, a Notary Public in and for MONTGOMERY COUNTY, Ohio, personally appeared the above signed parties, who acknowledges 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 VANDALIA, Ohio, this 16th day of AUGUST, 1979.

R. R. ESTEP, Notary Public
R.R. Estep — NOTARY PUBLIC — MY COMMISSION EXPIRES My Commission Expires Dec. 20, 1983

LIENHOLDERS: GEM CITY FINANCIAL CORP.

James L. Tankersley — JAMES L. TANKERSLEY, SENIOR VICE PRES.
Robert H. St. Pierre — ROBERT H. ST. PIERRE, VICE PRES.
Deborah K. Clapp — WITNESS
Thomas Edmundson — WITNESS

STATE OF OHIO - COUNTY OF MONTGOMERY S.S.
Before me, a Notary Public in and for Montgomery County, Ohio, personally appeared James L. Tankersley, Senior Vice President and Robert H. St. Pierre, Vice President of Gem City Financial Corp. a Corporation which consents to the execution of the foregoing plat, who acknowledges 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 9th day of August, 1979.

Thomas Edmundson — NOTARY PUBLIC — MY COMMISSION EXPIRES February 28, 1983

This Plat reviewed and approved this 27th day of July, 1979 for sanitary sewage disposal requirements by Miami County Board of Health. (Sewage Committee)

L. Bomgan — MIAMI COUNTY BOARD OF HEALTH REPRESENTATIVE

Transferred this 22 day of August, 1979.

Dale E. Davis — MIAMI COUNTY AUDITOR — BY: Pam Herner — DEPUTY AUDITOR

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 or offsets as shown.

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

LEGEND
- ✕ RAILROAD SPIKE
- ⚥ P.K NAIL
- ∘ IRON PIN

℄ S.R. 571 CURVE DATA

Δ = 18° 07'	Es = 30.08'
Dc = 2° 30'	Θs = 3.125°
Rc = 2291.83'	Xc = 249.93
Ls = 250'	Yc = 4.54'
Ts = 490.55'	Δc = 11° 52'
Lc = 474.67'	

CHcirc = N 66° 55' 30" W ~ 473.67'
CHspiral = N 66° 55' 30" W ~ 968.86'
T.S.-S.C. CH = S 74° 56' 35" E ~ 250.04'
C.S.-S.T. CH = S 58° 54' 25" E ~ 250.04'
STATE ROUTE 571 PLANS.

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

MARY DALE ACRES BETHEL TOWNSHIP, MIAMI COUNTY, OHIO	
BY: DALE AND MARY McCLELLAN RUDY ROAD	
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331	
DATE: 8/1/79	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: Rwk SCALE: 1" = 200'
SHEET NO.	1/1

REPLAT OF PART OF INLOT 1355
PIQUA - OHIO

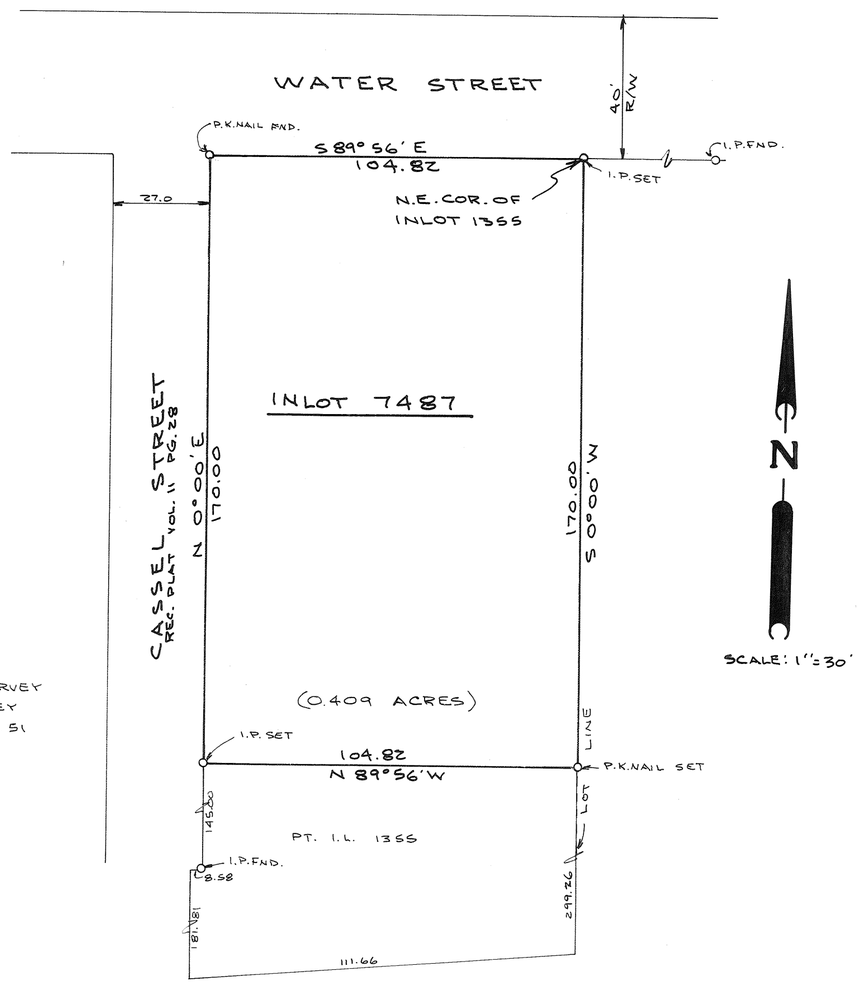
PLAT BOOK 13 PAGE 43
Miami County Recorder's Record of Recorded Plats.

Received for record 3:55 P.M. (TIME) Sept. 10, 1979 (DATE)

File No. 28761 Fee $8.60

Kenneth Cook
MIAMI COUNTY RECORDER

BY: Emily Mc Neal
DEPUTY



DESCRIPTION

Being a subdivision of 0.409 Acres of part of Inlot 1355 in the City of Piqua, Miami County, Ohio as conveyed to Joseph J. Trevino by deed recorded in Vol. 521, Page 723 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.

J. K. McCollough
WITNESS

WITNESS

Joseph J. Trevino
JOSEPH J. TREVINO

Felicia C. Trevino
FELICIA C. TREVINO

BORDER CITY SAVINGS & LOAN ASSOC.

Stephanie A. Wilcox
WITNESS

S. R. Turner
WITNESS

P. M. Gastineau
P. M. GASTINEAU, PRES.

Keith B. Fletcher
KEITH B. FLETCHER, ASSIST. SEC.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 31st day of August, 1979, before me, the undersigned, a notary public in and for said state and county, personally came Joseph J. Trevino and Felicia C. Trevino and Border City Savings & Loan Association by its President, P. M. Gastineau and its Assist. Secretary, Keith B. Fletcher who acknowledge the signing and execution of this replat to be their voluntary act and deed. In testimony whereof, I have set my hand and seal on the date above written.

NOTARY PUBLIC, STATE OF OHIO
My Commission has no expiration date
O.R.C. Sec. 147.03

MY COMMISSION EXPIRES

S. R. Turner
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 4th day of September, 1979, this replat was approved.

Homer W. Brown

Willis C. Wells

John L. DeSue

MIAMI COUNTY AUDITOR

Approved and transferred this 10 day of September, 1979.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Pam Werner
DEPUTY

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.

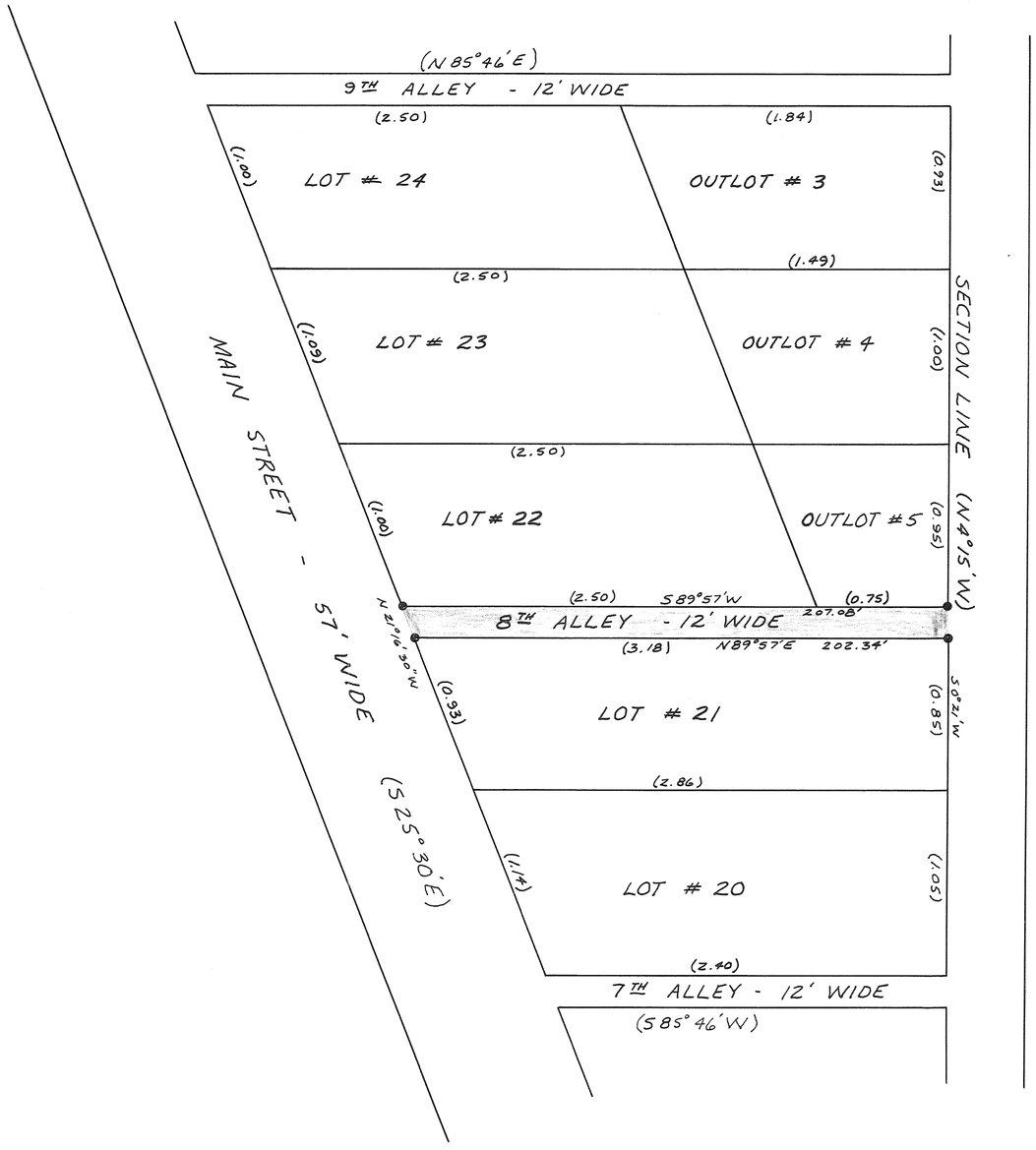
Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

REPLAT OF PART OF I.L. 1355 FOR DR. J.J. TREVINO PIQUA-OHIO		
DANIEL D. TURNER & ASSOC., INC. 195 S. PLUM ST. TROY-OHIO		
DATE AUG. 1979	DWN. BY: J.T. CHKD. BY: D.T.	SHEET NO. 1/1
FILE NO. 370879	SCALE: 1" = 30'	

VILLAGE OF LAURA, OHIO

VACATION OF 8TH ALLEY

RECORD PLAT BOOK NO. 1, PAGE 13
MIAMI COUNTY RECORDERS
PLAT RECORDS.



NOTE: THE BEARINGS AND DISTANCES SHOWN IN PARENTHESES ( ) ARE FROM THE ORIGINAL PLAT WITH THE DISTANCES BEING IN CHAINS. THE BEARINGS AND DISTANCES SHOWN WITHOUT-( ) ARE FROM RECENT SURVEYS WHICH ALSO SET THE IRON PINS SHOWN-•

PLAT BOOK NO. 13 PAGE NO. 44
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

RECEIVED FOR RECORD THIS 12TH
DAY OF SEPTEMBER 1979 AT 3:00 P.M.
FILE NO. 28854 FEE $8.60

Kenneth Cook
MIAMI COUNTY RECORDER

CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE PROPERTY OWNERS WITH LAND ABUTTING THE ALLEY HEREIN SHOWN FOR VACATION DO HEREBY CONSENT TO SUCH VACATION.

Charles E Swisher — Cynthia J Alexander
CHARLES E. SWISHER, SR. — WITNESS

Esther B. Swisher — Gary L Weeks
ESTHER B. SWISHER — WITNESS

Ralph E Zellers
RALPH E. ZELLERS — WITNESS

Sarah E. Zellers
SARAH E. ZELLARS — WITNESS

COUNTY OF MIAMI, STATE OF OHIO

PERSONALLY APPEARED BEFORE ME THE ABOVE SIGNED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF, SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF September 1979.

NOTARY PUBIC IN AND FOR — Gary L Weeks
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 VILLAGE COUNCIL OF THE VILLAGE OF LAURA, OHIO, HELD THIS 10th DAY OF September 1979, THIS VACATION WAS APPROVED AND ACCEPTED BY ORIDINANCE.

Robert K. Randall Jr. PRESIDENT

Alice J. Beck CLERK

TRANSFERRED THIS 12th DAY OF Sept., 1979.
Dale E. Davis — BY Pam Lerner
MIAMI COUNTY AUDITOR — DEPUTY

THIS VACATION PLAT PREPARED BY MICHAEL H. TREON, REGISTERED SURVEYOR NO. 5621.

Michael H. Treon
27 AUGUST 1979 — TROY, OHIO

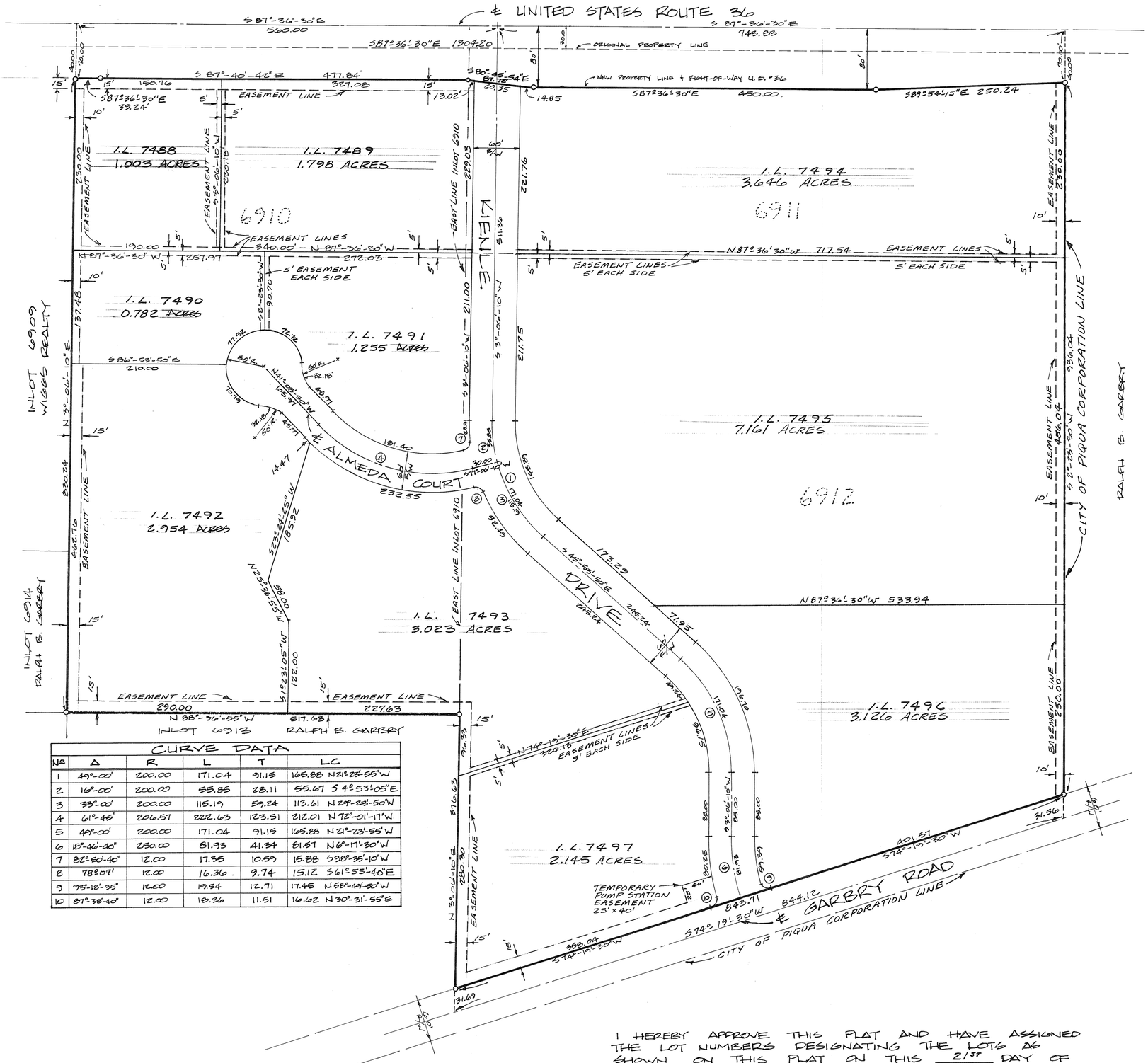
STATE OF OHIO
MICHAEL HENRY TREON
5621
REGISTERED SURVEYOR

PLAT BOOK 13 PAGE 45
MIAMI COUNTY RECORDER'S
FLAT RECORDS
FILE NUMBER 29134
RECEIVED FOR RECORD Sept. 21,
1979 AT 9:20 a.m. FEE $8.60
Kenneth Cosby Recorder
by: Helen Y. Stump, Deputy
MIAMI COUNTY RECORDER

EASTVIEW SUBDIVISION

SECTION ONE

CITY OF PIQUA MIAMI COUNTY, OHIO



CURVE DATA					
№	Δ	R	L	T	LC
1	49°-00'	200.00	171.04	91.15	165.88 N21°-23'-55"W
2	16°-00'	200.00	55.85	28.11	55.67 S 4°-53'-05"E
3	33°-00'	200.00	115.19	59.24	113.61 N 29°-23'-50"W
4	61°-46'	206.57	222.63	123.51	212.01 N 72°-01'-17"W
5	49°-00'	200.00	171.04	91.15	165.88 N 21°-23'-55"W
6	18°-46'-40"	250.00	81.93	41.34	81.57 N 6°-17'-30"W
7	82°-50'-40"	12.00	17.35	10.59	15.88 S38°-35'-10"W
8	78°07'	12.00	16.36	9.74	15.12 S61°55'-40"E
9	93°-18'-35"	12.00	19.54	12.71	17.45 N58°-49'-50"W
10	87°-38'-40"	12.00	18.36	11.51	16.62 N30°-31'-55"E

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 21ST DAY OF SEPTEMBER 1979.

Dale E. Davis
MIAMI COUNTY AUDITOR
By - Pam Werner, Deputy Auditor

NORTH

SCALE 1" = 100'

DESCRIPTION

BEING A SUBDIVISION OF 31.027 ACRES TOTAL, 4.134 ACRES STREET 26.893 ACRES INLOTS 6910, 6911 AND 6912, CITY OF PIQUA, MIAMI COUNTY, OHIO. CONVEYED TO SAM JACKSON JR. BY DEEDS RECORDED IN VOL. 484 PAGE 182 AND VOL. 499 PAGE 754 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, 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 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.

THIRD SAVINGS & LOAN COMPANY
by C R Newbright PRESIDENT
Richard K. Cron SECRETARY
SAM JACKSON JR.

Joyce M. Hanover WITNESS
Susan J. Dove WITNESS
Anne Wagner WITNESS
Beverly J. Shear WITNESS

STATE OF OHIO MIAMI COUNTY S. S.

BE IT REMEMBERED THAT ON THIS 31st DAY OF July 1979, 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.

Susan J. Dove
NOTARY PUBLIC - State of Ohio
My Comm. Expires 6-21-83

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 7th DAY OF AUGUST, 1979. ACCEPTED THIS PLAT

Willis C. Wilson
Thomas W. Deese
John L. DeSure
Harry J. Lamp

PIQUA CITY COMMISSION

AT A MEETING HELD THIS 17th DAY OF September 1979. ACCEPTED THIS PLAT BY ORDINANCE № C-6558

Joseph Nery
Pete J. Elier
Carlton Tait
James E. Hendricks

THE MEASUREMENTS ARE HEREBY CERTIFIED CORRECT, AND IRON PINS ARE TO BE SET ON ALL LOT CORNERS. CURVED DISTANCES ARE MEASURED ON THE ARC.

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

Michael W. Cozatt 6-27-79
COZATT • TRISSELL • ENGINEERS
CIVIL ENGINEERS LAND SURVEYORS
124 WEST MAIN STREET TROY, O

REPLAT OF INLOT 7464

CITY OF PIQUA **OHIO**

RECORD BK. 13 PAGE 46
MIAMI COUNTY RECORDER'S PLAT RECORDS
FILE No. 29591
RECEIVED October 5, 1979
AT 12:41 p.m. FEE $8.60
Kenneth Cook Recorder by Dora Whitmer, Deputy
MIAMI COUNTY RECORDER

DESCRIPTION —
BEING A REPLAT OF INLOT 7464 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

DEDICATION —
WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEINHOLDERS OF THE LANDS HERIN PLATTED DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON. AND DO HEREBY DEDICATE THE PORTION OF 25-A HEREON SHOWN.

WM JACKSON JR.

James L. Wagner
WITNESS

Beverly J. Sheen
WITNESS

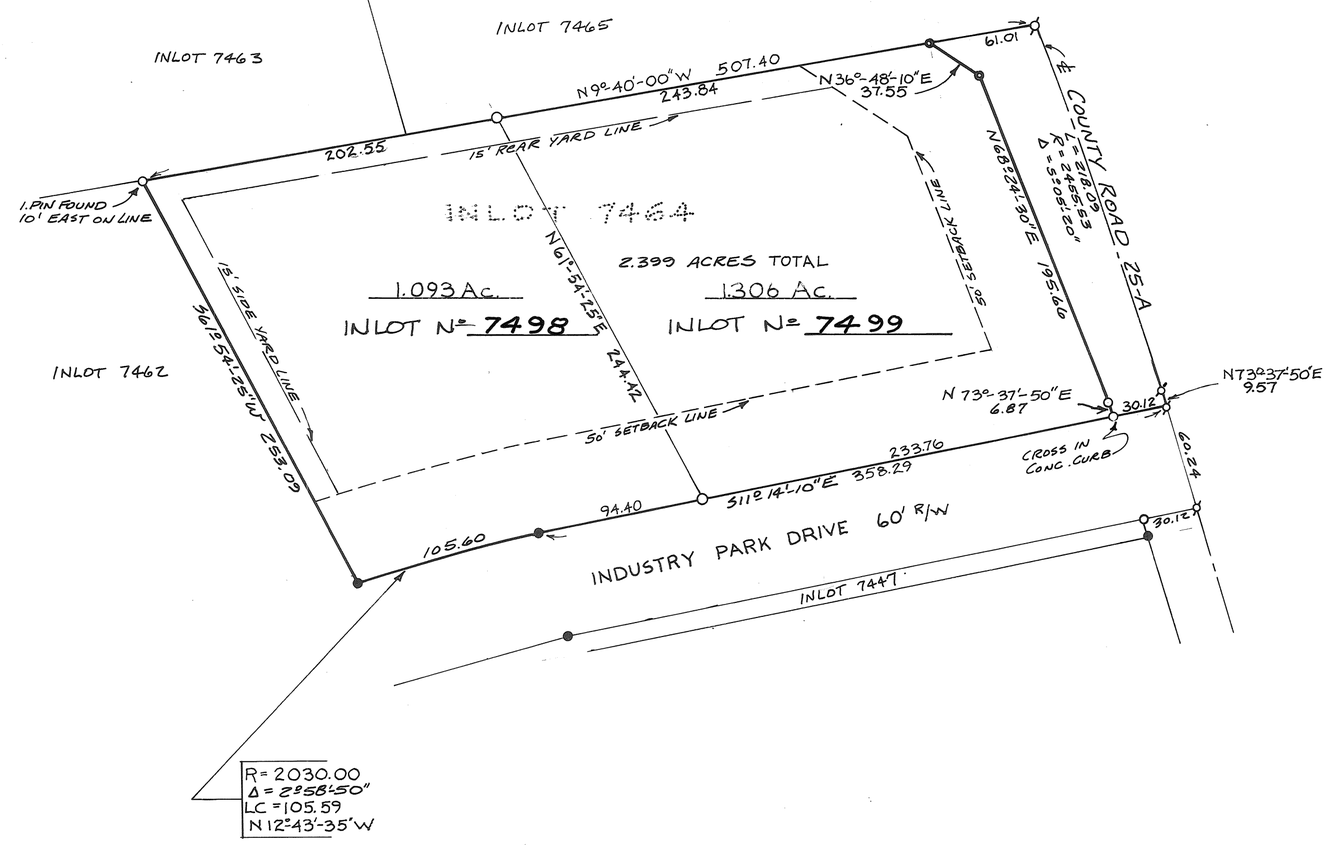
STATE OF OHIO, MIAMI COUNTY S. S.
BE IT REMEMBERED THAT ON THIS 31 DAY OF July 1979, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Beverly J. Sheen
NOTARY PUBLIC

MY COMMISSION EXPIRES

NORTH

SCALE: 1"=60'



LEGEND

- ◎ CONC. HIGHWAY MONUMENT
- ● IRON PIN FOUND
- ○ IRON PIN SET
- ø P.K. NAIL FOUND

REFERENCES

BOOK 12, PAGE 24 } MIAMI CO. RECORDER'S
BOOK 13, PAGE 31-B } PLAT RECORDS.
BOOK 26, PAGE 169 MIAMI CO. ENGINEER'S RECORD OF LAND SURVEYS.

PIQUA CITY PLANNING COMMISSION
AT A MEETING HELD THIS 7TH DAY OF AUGUST, 1979, ACCEPTED THIS PLAT.

Philip L. Lange
CHAIRMAN
Jean A. Johnson
John L. DeBruce
Willis Whitlock Jr.
Norman W. Prime

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT ON THIS 5TH DAY OF OCTOBER, 1979.

Dale E. Davis BY Pam Werner
MIAMI COUNTY AUDITOR DEPUTY

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AS SHOWN.

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

Michael W. Cozatt
COZATT · TRISSELL · ENGINEERS
CIVIL ENGINEERS LAND SURVEYORS
124 WEST MAIN ST. TROY
JOB No 06379

MWS

REPLAT OF INLOT 7238 & PT 7240

PIQUA - OHIO

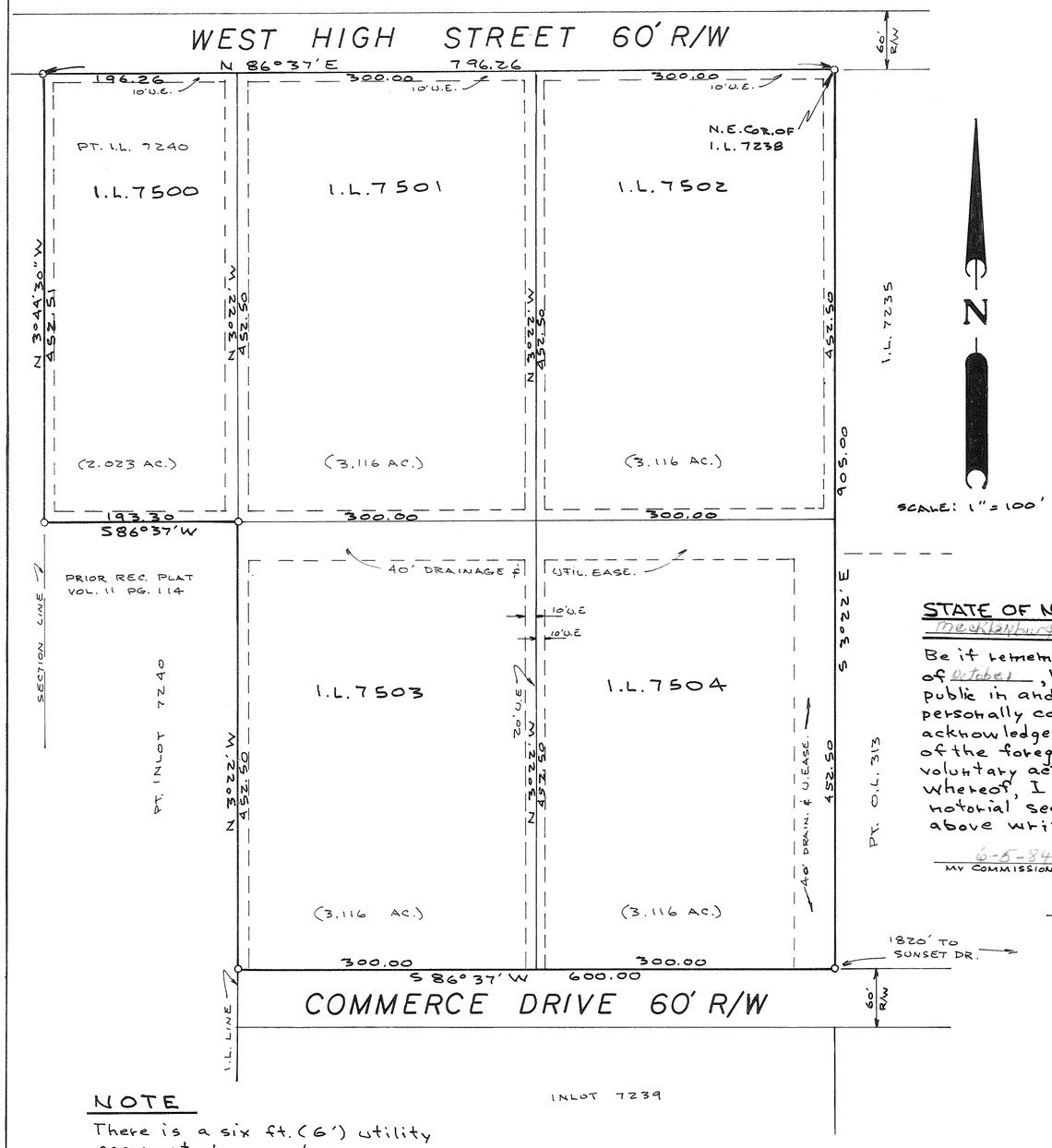
BOOK 13 PAGE 47
Miami County Recorder's Record of recorded plats.

File No. 30500 Fee $ 8.60

Received for record Nov. 2, 1979 (DATE) 10:14 AM (TIME)

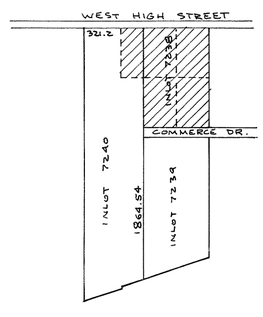
Kenneth Cooke
MIAMI COUNTY RECORDER

BY: Helen Y. Stumps
DEPUTY



NOTE

There is a six ft. (6') utility easement along each rear or side property line unless noted or shown otherwise hereon.



LOCATION MAP

DESCRIPTION

Being a subdivision of I.L. 7238 & Pt. I.L. 7240 in the City of Piqua, Miami County, Ohio as conveyed to Roger Thyer & James Thyer by deeds recorded in Vol. 519, Pg. 345 and Vol. 530, Pg. 630, respectively, 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 easements as shown hereon to public use forever. Easements shown on this plat are for surface water drainage, 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 properties for said purposes and are to be maintained as such forever.

James Thyer
JAMES THYER

Roger Thyer
ROGER THYER

William A. Davidson
WITNESS

Teresa Murphy
WITNESS

Lucy L. Graham
WITNESS

Louis W. Havenar
WITNESS

STATE OF NORTH CAROLINA, Mecklenburg COUNTY ss:

Be it remembered that on this 22 day of October, 1979, before me, a notary public in and for said County & State, personally came James Thyer who acknowledges the signing & execution of the foregoing plat to be his voluntary act & deed, in testimony whereof, I have set my hand and notorial seal on the day and date above written.

6-5-84
MY COMMISSION EXPIRES

Millie Norris
NOTARY PUBLIC

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 31 day of September, 1979, before me, the undersigned, a notary public in and for said county and state, personally came Roger Thyer who acknowledges the signing and execution of the foregoing plat to be his voluntary act and deed, in testimony whereof, I have set my hand and notorial seal on the day and date above written.

LOUIS W. HAVENAR
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires July 2, 1982

MY COMMISSION EXPIRES

Louis W. Havenar
NOTARY PUBLIC

PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 2ND day of October 1979, this plat was approved.

Philip J. Lange

Glen A. Wolfe

Thomas A. Prime

Willis Carlile Jr.

John L. De Sue

MIAMI COUNTY AUDITOR

Approved and transferred this 2nd day of NOV 1979.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEPUTY

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

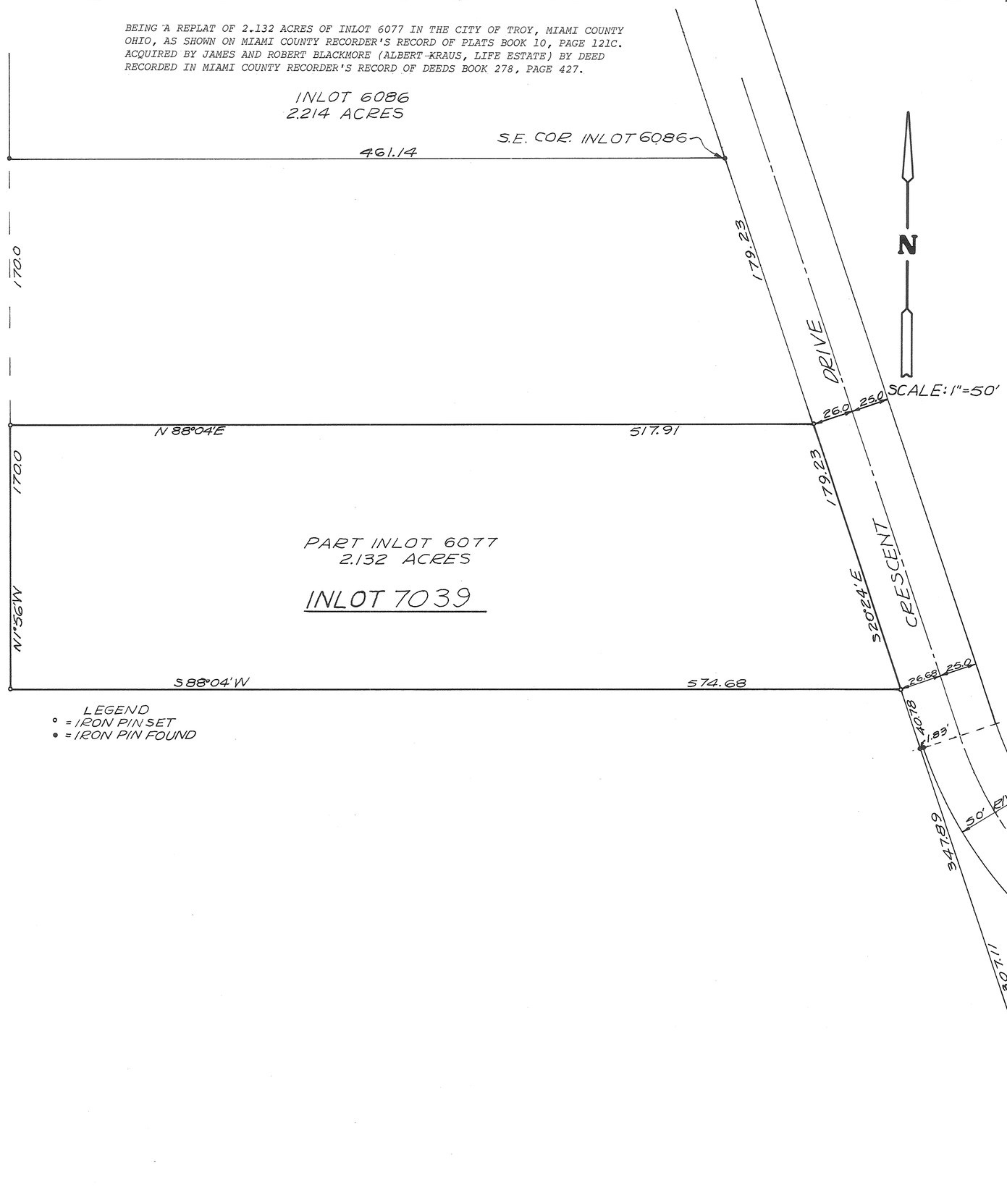
REPLAT OF INLOT 7238 PIQUA-OHIO		
MR. ROGER THYER PIQUA-OHIO		
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. - TROY-OHIO CIVIL ENGINEERING - LAND SURVEYING		
DATE Sept. 1979	DRWN BY: J.T. CHKD BY: D.T.	SHEET 1/1
FILE NO.	SCALE: 1" = 100'	

REPLAT - PART OF INLOT 6077 - TROY, OHIO

PLAT BOOK 13 PAGE 48
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 23RD DAY OF NOVEMBER, 1979 AT 12:33 P.M.

FILE NO. 31107 FEE: $8.60
Kenneth Cook, Recorder
by: Helen Y. Stump, Deputy
KENNETH COOK, MIAMI COUNTY RECORDER

BEING A REPLAT OF 2.132 ACRES OF INLOT 6077 IN THE CITY OF TROY, MIAMI COUNTY OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 10, PAGE 121C. ACQUIRED BY JAMES AND ROBERT BLACKMORE (ALBERT-KRAUS, LIFE ESTATE) BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 278, PAGE 427.



LEGEND
° = IRON PIN SET
• = IRON PIN FOUND

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

James F. Blackmore — JAMES F. BLACKMORE (OWNER) — WITNESS: Sharon S. Yount

Doris Ann Blackmore — DORIS ANN BLACKMORE (HIS WIFE) — WITNESS: Louise Anne Burke

Robert E. Blackmore — ROBERT E. BLACKMORE (OWNER) — WITNESS

Jean T. Blackmore — JEAN T. BLACKMORE (HIS WIFE) — 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 30th DAY OF October, 1979

Louise Anne Burke NOTARY PUBLIC MY COMMISSION EXPIRES July 30, 1980

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14th DAY OF November, 1979, THIS PLAT WAS REVIEWED AND APPROVED.

Edward Chase — PRESIDENT — Sue D. Knight — SECRETARY

NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 23rd DAY OF Nov., 1979.

Dale E. Davis — MIAMI COUNTY AUDITOR — BY: Marlene Daino — DEPUTY AUDITOR

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

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

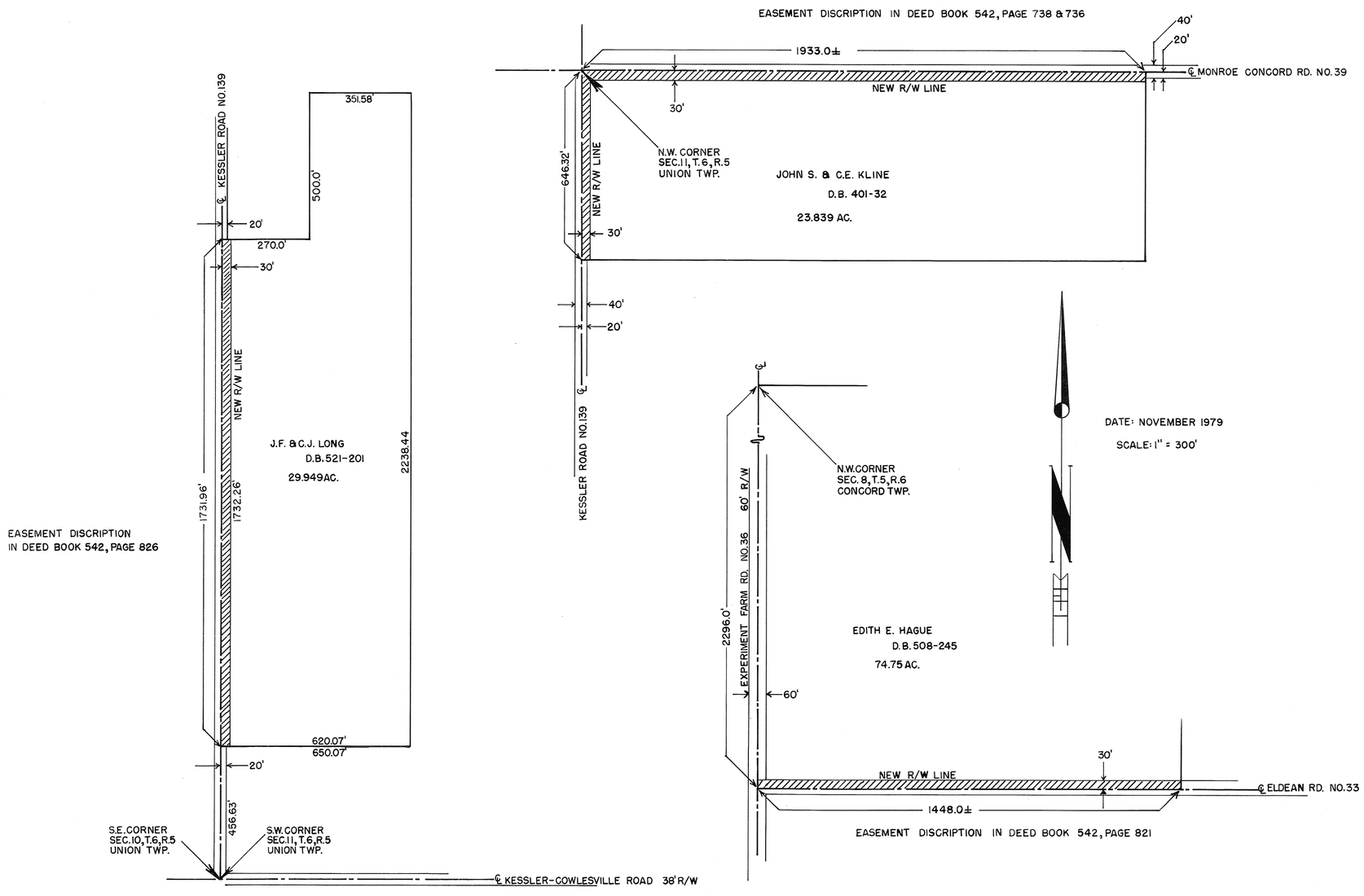
REPLAT OF PART OF INLOT 6077 TROY, MIAMI COUNTY, OHIO		
JAMES F. AND ROBERT E. BLACKMORE TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513)339-5331		
DATE	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO.
15OCT.79	SCALE: AS SHOWN	1/1

VOL. NO. 8, PAGE NO. 86
MIAMI COUNTY ENGINEER'S
RECORD OF ROAD SURVEYS

PLAT BOOK NO. 13, PAGE 49
OF MIAMI COUNTY RECORDER'S
PLAT RECORDS.
RECEIVED FOR RECORD THIS
26TH DAY OF NOVEMBER
1979, AT 1:57 O'CLOCK IN THE
P.M. FILE NO. 31137
FEE: No FEE
Kenneth Cook
KENNETH COOK
MIAMI COUNTY RECORDER

ADDITIONAL RIGHT OF WAY EASEMENTS

KESSLER ROAD NO. 139
MONROE CONCORD ROAD NO. 39
ELDEAN ROAD NO. 33



APPROVED & ACCEPTED BY
MIAMI COUNTY COMMISSIONERS:
Roger Massie
DATE: NOVEMBER 16, 1979
Robert Clawson
DATE: NOVEMBER 16, 1979
John F. Knapp
DATE: NOVEMBER 16, 1979

APPROVED BY
MIAMI COUNTY AUDITOR
Dale E. Davis BY Sharon Brookey
DALE E. DAVIS, AUDITOR DEPUTY
DATE: Nov. 26, 1979

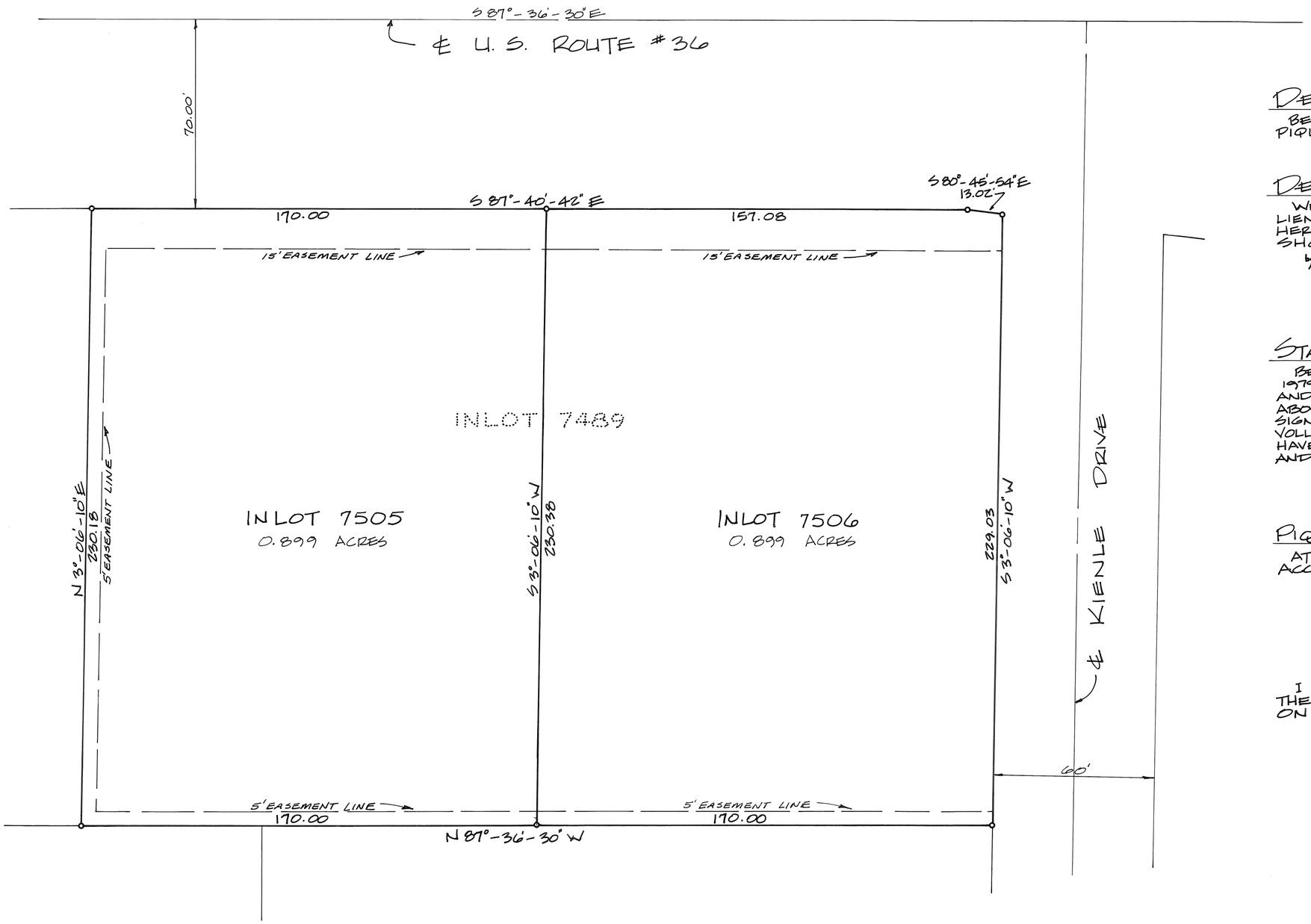
APPROVED BY THE
MIAMI COUNTY ENGINEER
Douglas E. Christian
DOUGLAS E. CHRISTIAN, P.E.
DATE: 11/15/79

PREPARED BY:
GREGG S. BROOKHART
Gregg S. Brookhart
OHIO REGISTERED SURVEYOR NO. 6348

REPLAT OF INLOT 7489

CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 13 PAGE 50
MIAMI COUNTY RECORDER'S PLAT RECORDS FILE No 31478
RECEIVED FOR RECORD DECEMBER 10, 1979, AT 9:06 A.M. FEE # 8.60
Kenneth Cook, Recorder by Doral Whitmer, Deputy.
MIAMI COUNTY RECORDER



NORTH

SCALE: 1" = 30'

DESCRIPTION

BEING A REPLAT OF INLOT 7489 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON.

THE THIRD SAVINGS & LOAN COMPANY
by C. N. Knight, PRESIDENT
Robert R. Kron, SECRETARY
SAM JACKSON JR

Jackie A. Popham, WITNESS
Joyce M. Hausman, WITNESS

STATE OF OHIO, MIAMI COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 27TH DAY OF NOVEMBER 1979, 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.

Jackie A. Popham
formerly: Jackie A. Reeder

JACKI... NOTARY PUB... OF OHIO
My Commission Exp... 20, 19...

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 4TH DAY OF DECEMBER 1979, ACCEPTED THIS PLAT.

Philip J. Lange
Thomas W. Quire
John L. DeLine
Willis C. Wills
Jean A. Shafer

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT ON THIS 10TH DAY OF December 1979.

Dale E. Davis, Auditor
Pam Kerner, Deputy

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AS SHOWN.

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

Michael W. Cozatt

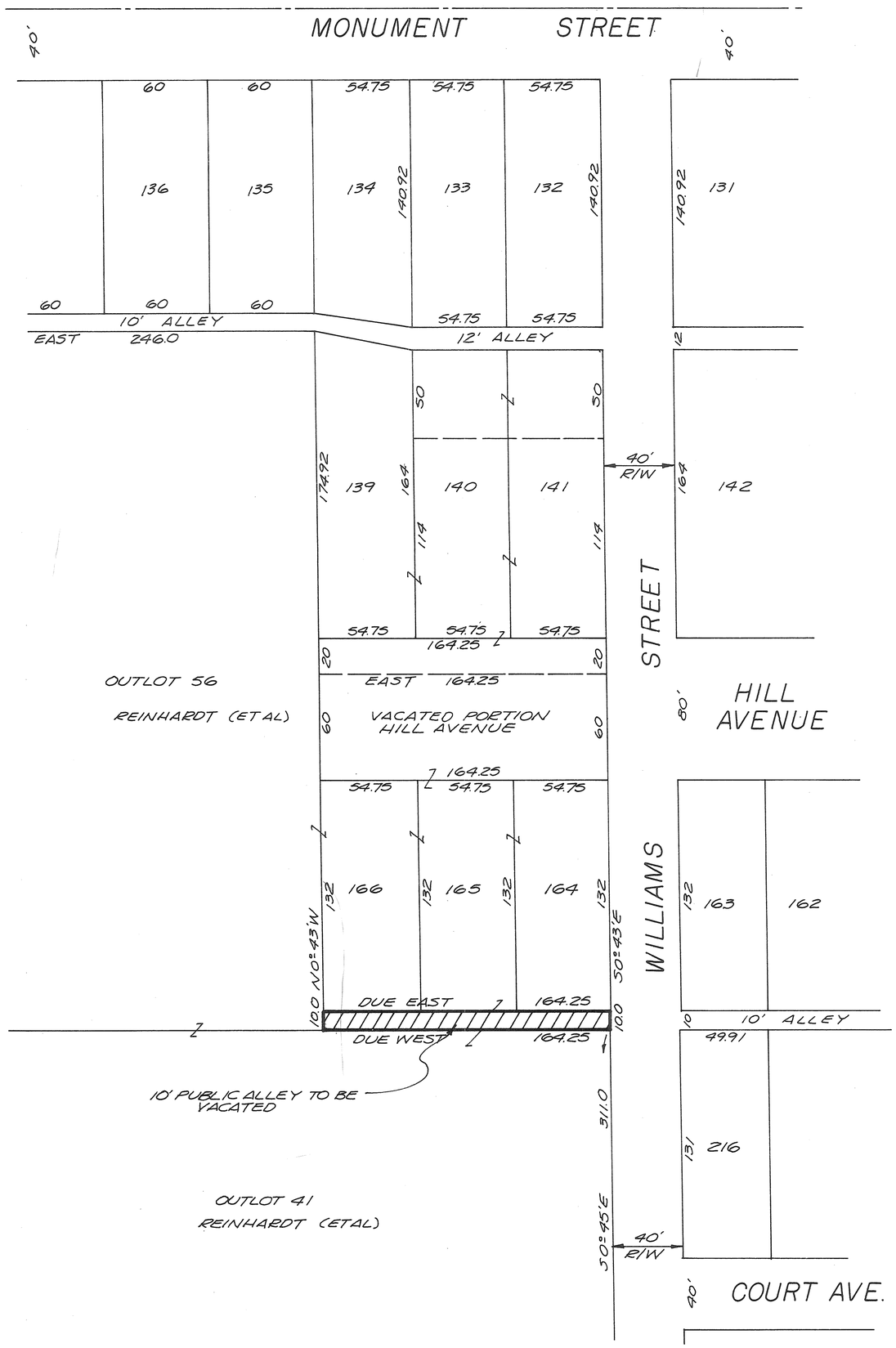
COZATT · TRISSELL · ENGINEER'S
CIVIL ENGINEERS — LAND SURVEYORS
124 WEST MAIN ST. TROY, O.

VACATION PLAT OF 10' WIDTH ALLEY BETWEEN INLOTS 164, 165, AND 166 AND OUTLOT 41 IN PLEASANT HILL, OHIO

PLAT BOOK 13 PAGE 51
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 20TH DAY OF DECEMBER, 1979. AT 2:05 P.M.

FILE NUMBER 31718 FEE $8.60

Kenneth Cook, Recorder by Bernice Sendebaker, Deputy
KENNETH COOK, MIAMI COUNTY RECORDER.



CONSENT TO VACATION.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS-HATCHED PORTION OF THE 10 FOOT WIDTH ALLEY SHOWN HEREON, AND HAVING VESTED INTEREST IN SAID ALLEY, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SAID VACATION.

OWNERS: PAUL REINHARDT, STEPHEN REINHARDT, AND THOMAS REINHARDT.

Paul H Reinhardt — PAUL H. REINHARDT
Marilee Reinhardt — MARILEE REINHARDT (DOWER)
Carol L Drumbaugh — WITNESS
Marjorie H. Haines — WITNESS

Stephen P Reinhardt — STEPHEN P. REINHARDT
Linda F. Reinhardt — LINDA F. REINHARDT (DOWER)
Carol L. Drumbaugh — WITNESS
Marjorie H. Haines — WITNESS

Thomas L Reinhardt — THOMAS L. REINHARDT (UNMARRIED)
Carol L. Drumbaugh — 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 Ludlow Falls OHIO THIS 18th DAY OF December 1979.

Marjorie H. Haines NOTARY PUBLIC MY COMMISSION EXPIRES March 2, 1982

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF PLEASANT HILL, OHIO HELD THIS 16 DAY OF October, 1979 THIS PLAT WAS REVIEWED AND APPROVED.

Robert J Kight — CHAIRMAN
Rene M Wackler — SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO HELD THIS 12th DAY OF November, 1979 THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 674.

John H. Thomas — MAYOR
Neil R Pembaur — PRESIDENT
Georgiana Wagner — CLERK OF COUNCIL

TRANSFERRED THIS 20 DAY OF December, 1979.

Dale E. Davis — MIAMI COUNTY AUDITOR
BY: Pam Kerner — DEPUTY AUDITOR

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

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

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

VACATION PLAT OF 10' ALLEY BETWEEN INLOTS 164, 165 & 166 AND OUTLOT 41 IN PLEASANT HILL, MIAMI COUNTY, OHIO		
FOR: PAUL REINHARDT, STEPHEN REINHARDT & THOMAS REINHARDT LUDLOW FALLS, OHIO		
PREPARED BY:	RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & SURVEYING 16 E. WATER STREET TROY, OHIO (513) 339-5331	
DATE 16 OCT. 1979	DRAWN: ddl TRACED: ddl CHECKED: RWK	SHEET 1/1
	SCALE: 1" = 50'	

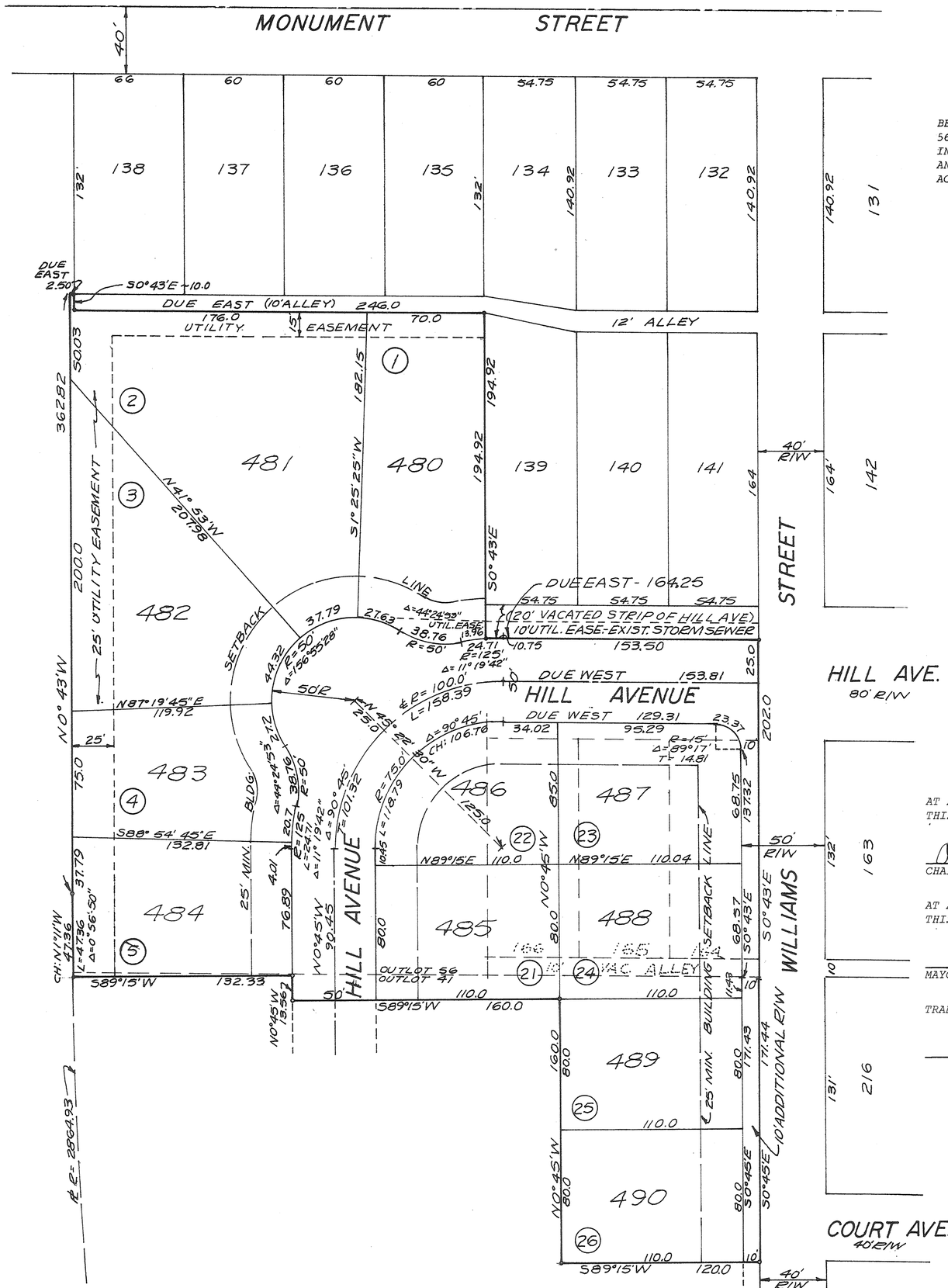
PINE VIEW ESTATES-SECTION ONE

PLAT BOOK 13 PAGE 52
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20TH DAY OF
DECEMBER, 1979 AT 2:06 P.M.

FILE NUMBER 31719 FEE: $17.20

Kenneth Cook Recorder by Bernice Stickelber, Deputy
KENNETH COOK, MIAMI COUNTY RECORDER

BEING A SUBDIVISION OF 3.560 ACRES IN THE VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO, WHICH CONTAINS 2.264 ACRES OF OUTLOT 56; 0.535 ACRES OF OUTLOT 41; 0.226 ACRES OF VACATED HILL AVENUE; 0.037 ACRES OF VACATED 10 FOOT ALLEY AND 0.498 ACRES IN INLOTS 164, 165 AND 166. SAID PLATTED AREA BEING A PART OF A 14.356 ACRES TRACT ACQUIRED BY PAUL REINHARDT, STEPHEN REINHARDT AND THOMAS REINHARDT BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 544, PAGE 456. THERE IS A TOTAL OF 0.598 ACRES IN STREET RIGHT-OF-WAY IN THIS SUBDIVISION.



AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD THIS 16 DAY OF October, 1979, THIS PLAT WAS REVIEWED AND APPROVED.

Robert J Kight
CHAIRMAN

Rene M Wackler
SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD THIS 12th DAY OF November, 1979, THIS PLAT WAS APPROVED. BY ORDINANCE NO. 675

John H. Thomas
MAYOR

Georgiana Weaver
CLERK OF COUNCIL

TRANSFERRED THIS 20 DAY OF December, 1979.

Dale E. Davis MIAMI COUNTY AUDITOR

BY: Pam Werner 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

PINE VIEW ESTATES
PLEASANT HILL, MIAMI COUNTY, OHIO

FOR: PAUL REINHARDT, STEPHEN REINHARDT AND THOMAS REINHARDT
LUDLOW FALLS, OHIO

PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. - CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH. (513) 339-5331

DATE	DRAWN BY: RWK	SHEET NO.
15 OCT. 1979	TRACED BY:	1/2
	CHECKED BY:	
	SCALE: 1" = 50'	

PINE VIEW ESTATES SEC. ONE

PLAT BOOK 13 PAGE 52-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20TH DAY OF
DECEMBER, 1979 AT 2:06 P.M.

FILE NUMBER 31719 FEE: $ —

Kenneth Cook, Recorder by Bernice Stubblefield
KENNETH COOK, MIAMI COUNTY RECORDER Deputy

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND 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: PAUL REINHARDT, STEPHEN REINHARDT AND THOMAS REINHARDT

Paul H Reinhardt — PAUL H. REINHARDT
Marilee Reinhardt — MARILEE REINHARDT (DOWER)
Gordon Spears — WITNESS
Greg Pull — WITNESS
Stephen P Reinhardt — STEPHEN P. REINHARDT
Linda F Reinhardt — LINDA F. REINHARDT (DOWER)
Carol Brumbaugh — WITNESS
Marjorie H. Haines — WITNESS
Thomas Reinhardt — THOMAS L. REINHARDT, UNMARRIED
Carlton E Hodge — WITNESS
Marjorie H. Haines — WITNESS

STATE OF OHIO - COUNTY OF MIAMI

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 THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Ludlow Falls, OHIO, THIS 14th DAY OF September, 1979.

Marjorie H. Haines NOTARY PUBLIC

MARJORIE H. HAINES, Notary Public
In and for State of Ohio
My Commission Expires MAR. 2, 1982

MY COMMISSION EXPIRES

LIENHOLDER: BERNICE PIPER,

Bernice Piper — BERNICE PIPER, UNMARRIED
Sharon Reinhardt — WITNESS
Carol Brumbaugh — WITNESS

STATE OF OHIO - COUNTY OF MIAMI

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTY, ACKNOWLEDGING THE SIGNING OF SAID INSTRUMENT TO BE HER FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Ludlow Falls, OHIO, THIS 14th DAY OF September, 1979.

Marjorie H. Haines NOTARY PUBLIC

MARJORIE H. HAINES, Notary Public
In and for State of Ohio
My Commission Expires MAR. 2, 1982

MY COMMISSION EXPIRES

PROTECTIVE COVENANTS AND RESTRICTIONS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE FAMILY DWELLING AND A PRIVATE GARAGE FOR NOT MORE THAN TWO (2) CARS.
2. THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, CARPORTS, GARAGES OR PATIOS, SHALL NOT BE LESS THAN 1200 SQUARE FEET FOR A ONE STORY PLAN, 800 SQUARE FEET, NOT INCLUDING LOWER LEVEL, FOR A SPLIT-LEVEL DESIGN AND 800 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 SEVEN (7) FEET, WITH A COMBINED SIDE YARD WIDTH OF FIFTEEN (15) FEET, A MINIMUM REAR YARD OF TWENTY-FIVE (25) FEET SHALL BE MAINTAINED.
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 WALL SHALL BE PERMITTED TO EXTEND NEARER TO THE STREET THAN THE BUILDING SETBACK LINE. HEDGES OR SHRUBS PLANTED BETWEEN THE STREET AND BUILDING SETBACK LINE SHALL NOT EXCEED THREE (3) FEET IN HEIGHT. NO TREES OR SHRUBS SHALL BE PLANTED IN THE CURB LAWN.
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 TO THE NEIGHBORHOOD.
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. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND UNDERBRUSH AND WEEDS SHALL BE KEPT UNDER CONTROL. NO DISCARDED AUTOMOBILES, VEHICLES, MACHINERY OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
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 OR PERSONS CLAIMING UNDER THEM UNTIL NOVEMBER 1, 1999, 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.
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 OF THE LOT OWNERS IN THIS SUBDIVISION.

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4376
REGISTERED
SURVEYOR

Richard W. Klockner

PINE VIEW ESTATES PLEASANT HILL, MIAMI COUNTY, OHIO		
FOR: PAUL REINHARDT, STEPHEN REINHARDT AND THOMAS REINHARDT LUDLOW FALLS, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH. (513) 339-5331		
DATE	DRAWN BY: TRACED BY: CHECKED BY: RWK	SHEET NO.
7SEP 79	SCALE: 1" = 50'	2/2

VOL. NO. 8, PAGE NO. 87
MIAMI COUNTY ENGINEER'S
RECORD OF ROAD SURVEYS

PLAT BOOK NO. 13, PAGE 53
OF MIAMI COUNTY RECORDER'S
PLAT RECORDS.

RECEIVED FOR RECORD THIS
9 TH DAY OF JANUARY
1980, AT 1:35 O'CLOCK IN THE
P.M. FILE NO. 157
"NO FEE"

Janet E. Cain
JANET E. CAIN
MIAMI COUNTY RECORDER

APPROVED & ACCEPTED BY
MIAMI COUNTY COMMISSIONERS:

Roger Massie — JANUARY 9, 1980

Robert Clawson — JANUARY 9, 1980

John J. Knoop — JANUARY , 1980

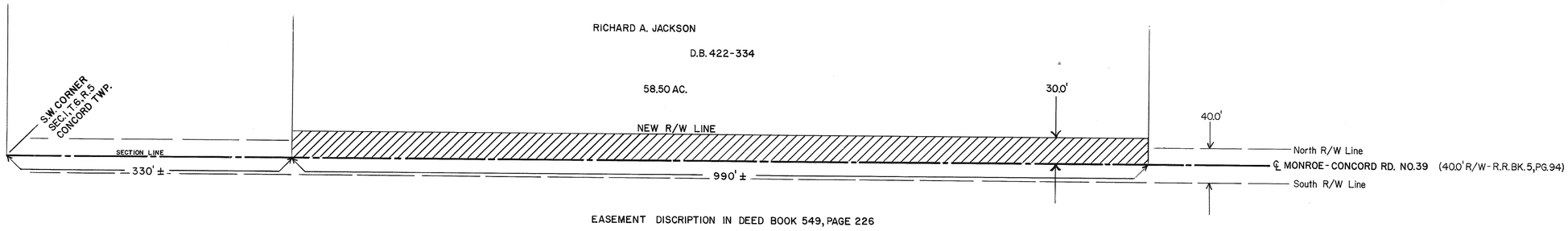
ADDITIONAL RIGHT OF WAY EASEMENT

MONROE-CONCORD ROAD NO. 39

CONCORD TOWNSHIP, SEC. 1, T.6, R.5
MONROE TOWNSHIP, SEC. 12 (SOUTH SIDE OF ROAD)

DATE: JANUARY 1980

SCALE: 1" = 100'



EASEMENT DISCRIPTION IN DEED BOOK 549, PAGE 226

APPROVED BY

Douglas L. Christian — January 8, 1980
MIAMI COUNTY ENGINEER
DOUGLAS L. CHRISTIAN, P.E.

Dale E. Davis — January 8, 1980
MIAMI COUNTY AUDITOR
DALE E. DAVIS

PREPARED BY

Gregg S. Brookhart — January 8, 1980
GREGG S. BROOKHART, P.E.
OHIO REGISTERED SURVEYOR NO. 6348

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED
SURVEYOR

BK 13 pg 54

186

Based on Ohio State Plane Coordinates,
South Zone - Conversion Factor 0.9999469
All Measurements are Ground Distances.
Bearings are Grid Bearings.

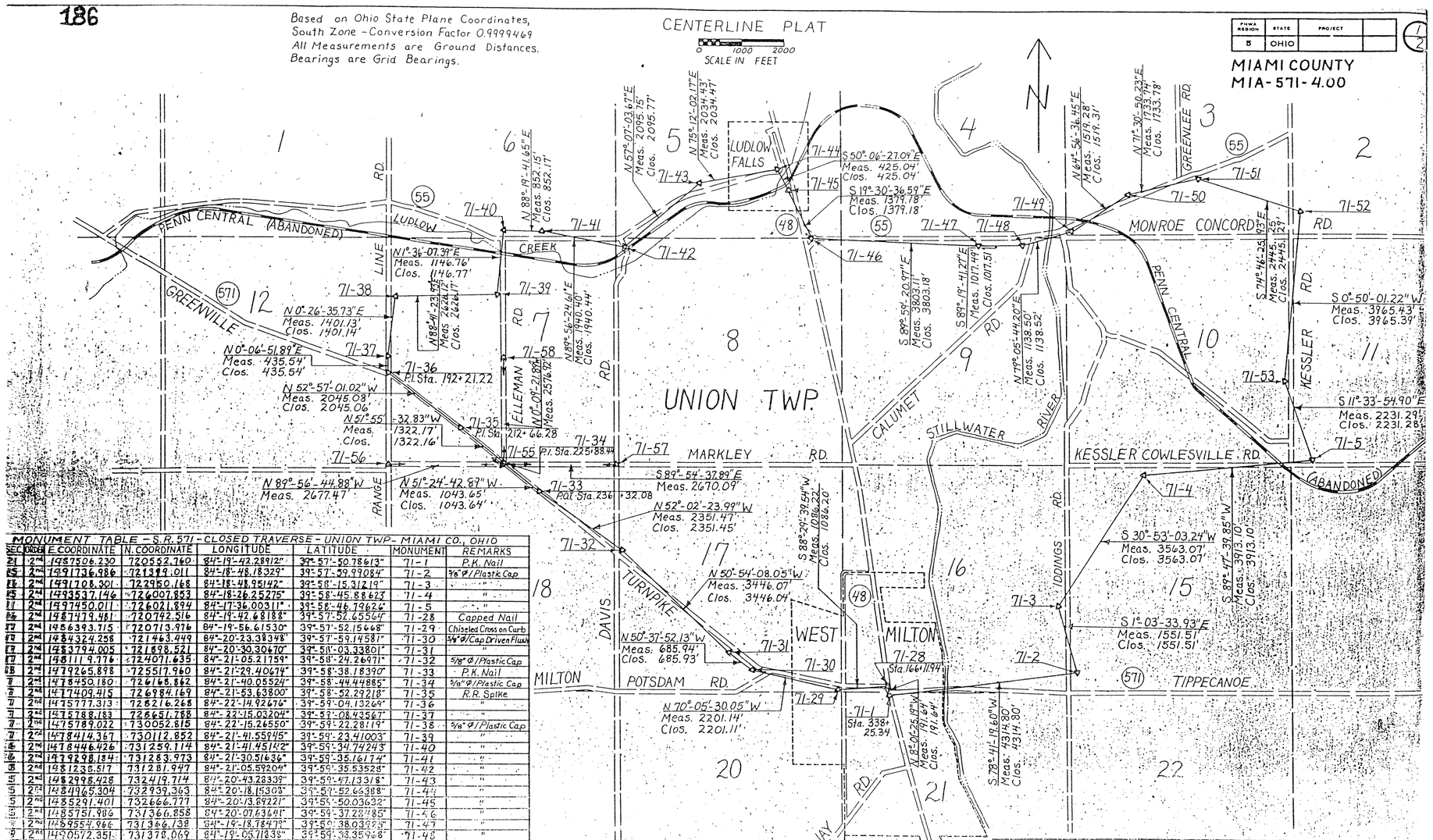
CENTERLINE PLAT

0 1000 2000
SCALE IN FEET

FHWA REGION	STATE	PROJECT	
5	OHIO		

1/2

MIAMI COUNTY
MIA-571-4.00



MONUMENT TABLE - S.R. 571 - CLOSED TRAVERSE - UNION TWP. - MIAMI CO., OHIO

SECTION	ORDER	E COORDINATE	N. COORDINATE	LONGITUDE	LATITUDE	MONUMENT	REMARKS
21	2nd	1495506.230	720552.760	84°-19'-42.28912"	39°-57'-50.78613"	71-1	P.K. Nail
15	2nd	1491736.986	721399.011	84°-18'-48.18329"	39°-57'-59.99084"	71-2	5/8" Ø/Plastic Cap
16	2nd	1491708.301	722950.168	84°-18'-48.95142"	39°-58'-15.31219"	71-3	"
15	2nd	1493537.146	726007.853	84°-18'-26.25275"	39°-58'-45.88623"	71-4	"
11	2nd	1497450.011	726021.894	84°-17'-36.00311"	39°-58'-46.79626"	71-5	"
14	2nd	1487479.481	720742.516	84°-19'-42.68188"	39°-57'-52.65564"	71-28	Capped Nail
17	2nd	1486393.715	720713.976	84°-19'-56.61530"	39°-57'-52.15668"	71-29	Chiseled Cross on Curb
17	2nd	1484324.258	721463.449	84°-20'-23.38348"	39°-57'-59.14581"	71-30	5/8" Ø/Cap Driven Flush
17	2nd	1483794.005	721698.521	84°-20'-30.30670"	39°-58'-03.33801"	71-31	"
17	2nd	1481119.776	724071.635	84°-21'-05.21759"	39°-58'-24.26971"	71-32	5/8" Ø/Plastic Cap
18	2nd	1479265.898	725517.960	84°-21'-29.40674"	39°-58'-38.18390"	71-33	P.K. Nail
7	2nd	1478450.180	726168.862	84°-21'-40.05524"	39°-58'-44.44885"	71-34	5/8" Ø/Plastic Cap
7	2nd	1477409.415	726984.169	84°-21'-53.63800"	39°-58'-52.29218"	71-35	R.R. Spike
7	2nd	1475777.313	728216.268	84°-22'-14.92476"	39°-59'-04.13269"	71-36	"
7	2nd	1475788.183	728651.758	84°-22'-15.03204"	39°-59'-08.43567"	71-37	"
7	2nd	1475789.022	730052.815	84°-22'-15.26550"	39°-59'-22.28119"	71-38	5/8" Ø/Plastic Cap
7	2nd	1478414.367	730112.852	84°-21'-41.55945"	39°-59'-23.41003"	71-39	"
16	2nd	1478446.426	731259.114	84°-21'-41.45142"	39°-59'-34.74243"	71-40	"
16	2nd	1479298.184	731283.973	84°-21'-30.51636"	39°-59'-35.16174"	71-41	"
10	2nd	1481236.517	731281.947	84°-21'-05.59209"	39°-59'-35.53528"	71-42	"
5	2nd	1482998.428	732419.714	84°-20'-43.28339"	39°-59'-47.13318"	71-43	"
5	2nd	1484965.304	732939.363	84°-20'-18.15303"	39°-59'-52.66388"	71-44	"
5	2nd	1485291.401	732666.777	84°-20'-13.89221"	39°-59'-50.03632"	71-45	"
5	2nd	1485751.986	731366.858	84°-20'-07.63641"	39°-59'-37.28785"	71-46	"
7	2nd	1485554.966	731366.138	84°-19'-18.78479"	39°-59'-38.03925"	71-47	"
8	2nd	1490572.351	731378.069	84°-19'-05.71238"	39°-59'-38.35948"	71-48	"
9	2nd	1491690.258	731593.433	84°-18'-51.41415"	39°-59'-40.70984"	71-49	"
10	2nd	1493065.515	732236.946	84°-18'-33.70015"	39°-59'-47.34009"	71-50	"
10	2nd	1494701.065	732614.688	84°-18'-13.05089"	39°-59'-53.37250"	71-51	"
10	2nd	1497062.392	732172.518	84°-17'-42.57151"	39°-59'-47.47200"	71-52	"
10	2nd	1497002.659	728207.755	84°-17'-42.30652"	39°-59'-08.30666"	71-53	"
7	2nd	[illegible]	[illegible]	[illegible]	[illegible]	71-55	5/8" Ø/Plastic Cap
7	2nd	1475773.055	726097.876	84°-22'-14.91177"	39°-58'-43.20095"	71-56	5/8" Ø/Plastic Cap
7	2nd	1481120.326	726091.221	84°-21'-07.37219"	39°-58'-[illegible]22455"	71-57	"
7	2nd	1478443.302	728472.199	84°-21'-[illegible]	39°-[illegible]	71-58	"

RECORDED
MIAMI COUNTY
DATE
VOLUME
PAGE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELIMEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF TRANSPORTATION
IN 19

Richard R. Helmlinger
RICHARD R. HELMLINGER

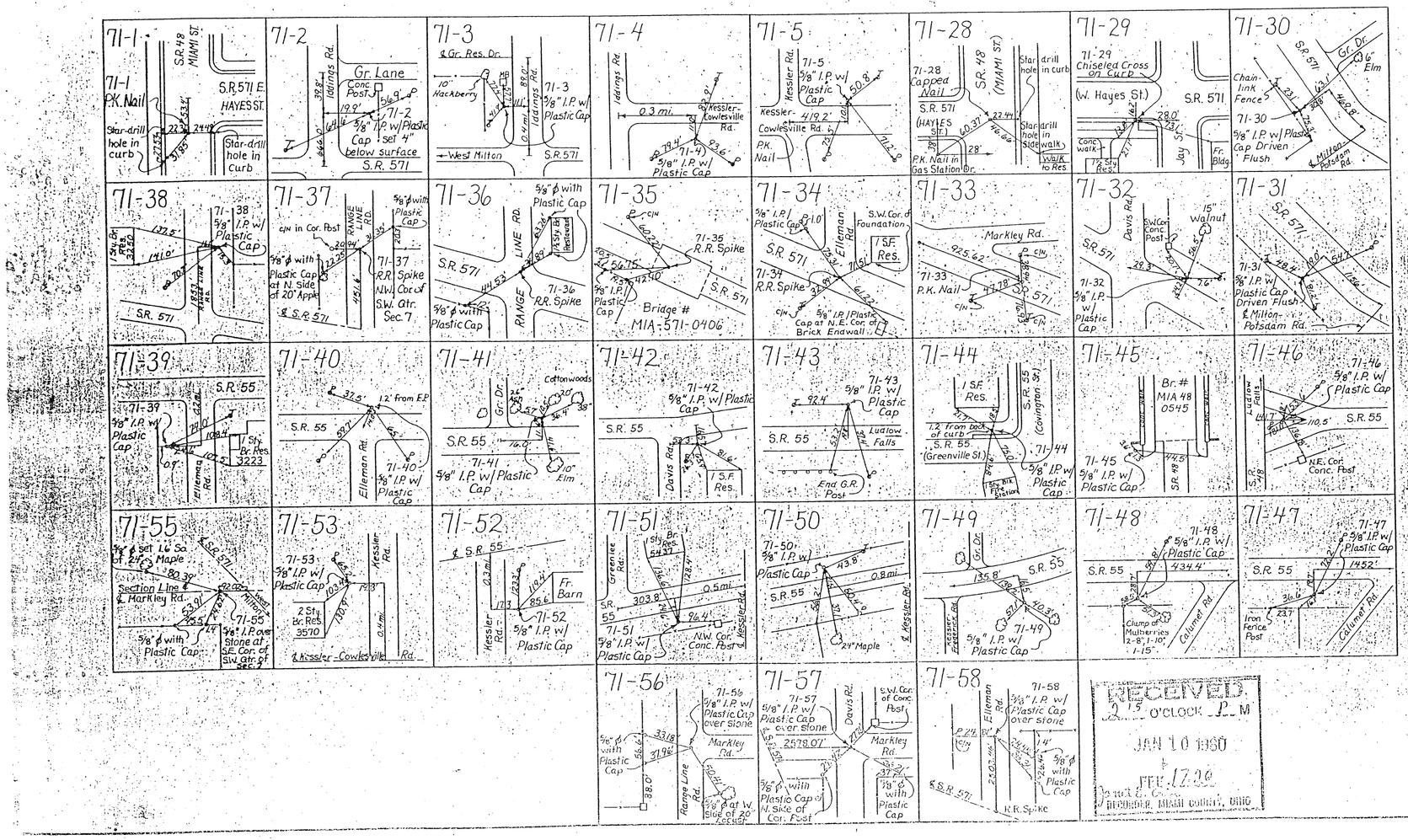
BK 13 pg. 54-A

FHWA REGION	STATE	PROJECT	
5	OHIO		

2/2

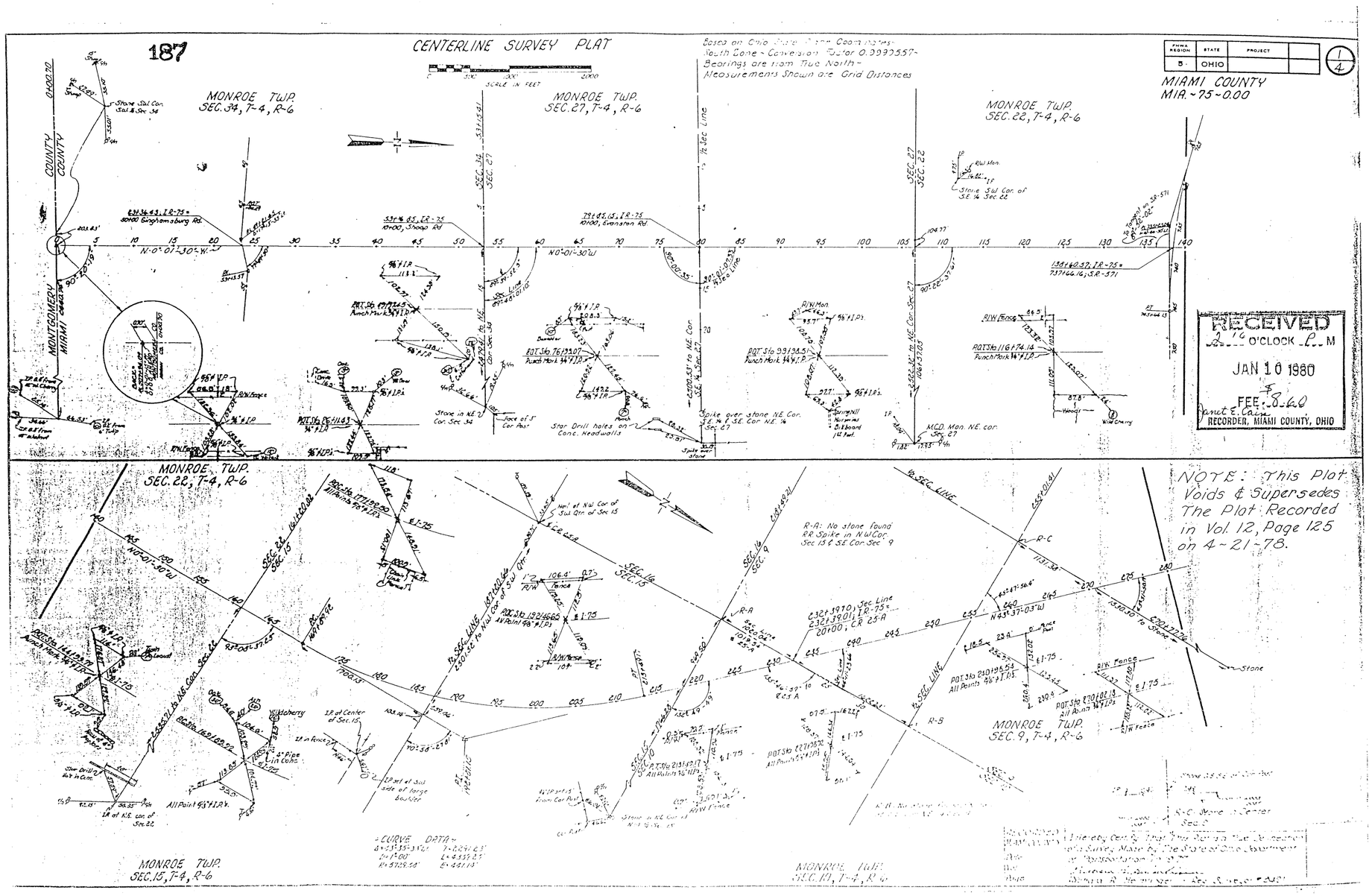
REFERENCE POINTS

MIAMI COUNTY
MIA-571-4.00



RECEIVED
2:15 O'CLOCK P.M.
JAN 10 1990
FEE 17.00
Janet E. Cox
RECORDER, MIAMI COUNTY, OHIO

BK. 13 PG 55


187
CENTERLINE SURVEY PLAT
SCALE IN FEET
Bearings are from True North
Measurements Shown are Grid Distances
FHWA REGION 5
STATE OHIO
PROJECT
1/4
MIAMI COUNTY
MIA.-75-0.00
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. 22, T-4, R-6
MONROE TWP.
SEC. 15, T-4, R-6
MONROE TWP.
SEC. 9, T-4, R-6
MONTGOMERY COUNTY
MIAMI COUNTY
N-0°-01'-30"-W.
RECEIVED
O'CLOCK M
JAN 10 1980
FEE
RECORDER, MIAMI COUNTY, OHIO
NOTE: This Plat Voids & Supersedes The Plat Recorded in Vol. 12, Page 125 on 4-21-78.

BK. 13 pg 56

188

CENTERLINE SURVEY PLAT

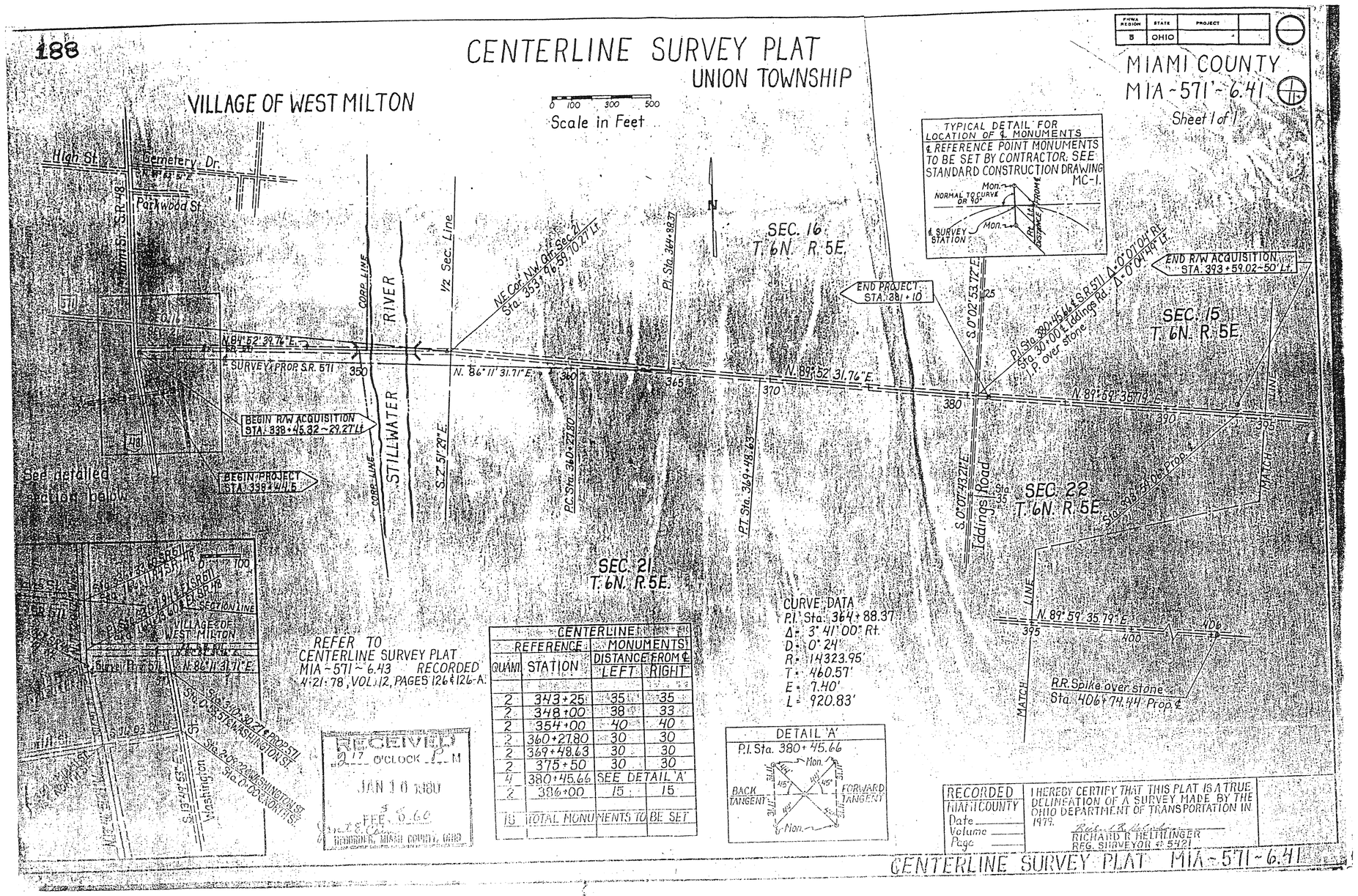
UNION TOWNSHIP

VILLAGE OF WEST MILTON

0 100 300 500
Scale in Feet

FHWA REGION	STATE	PROJECT	
5	OHIO		

MIAMI COUNTY
MIA-571-6.41
Sheet 1 of 1



REFER TO CENTERLINE SURVEY PLAT MIA-571-6.43 RECORDED 4:21:78, VOL. 12, PAGES 126 & 126-A.

CENTERLINE			
REFERENCE		MONUMENTS	
QUANT.	STATION	DISTANCE FROM ℄ LEFT	RIGHT
2	343+25	35	35
2	348+00	38	33
2	354+00	40	40
2	360+27.80	30	30
2	369+48.63	30	30
2	375+50	30	30
4	380+45.66	SEE DETAIL 'A'	
2	386+00	15	15
18	TOTAL MONUMENTS TO BE SET		

RECEIVED
2:17 O'CLOCK P M
JAN 10 1980
FEE $ 6.60
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 1979.
MIAMI COUNTY Date Volume Page	RICHARD R. HELTHINGER REG. SURVEYOR # 5121

CENTERLINE SURVEY PLAT MIA-571-6.41

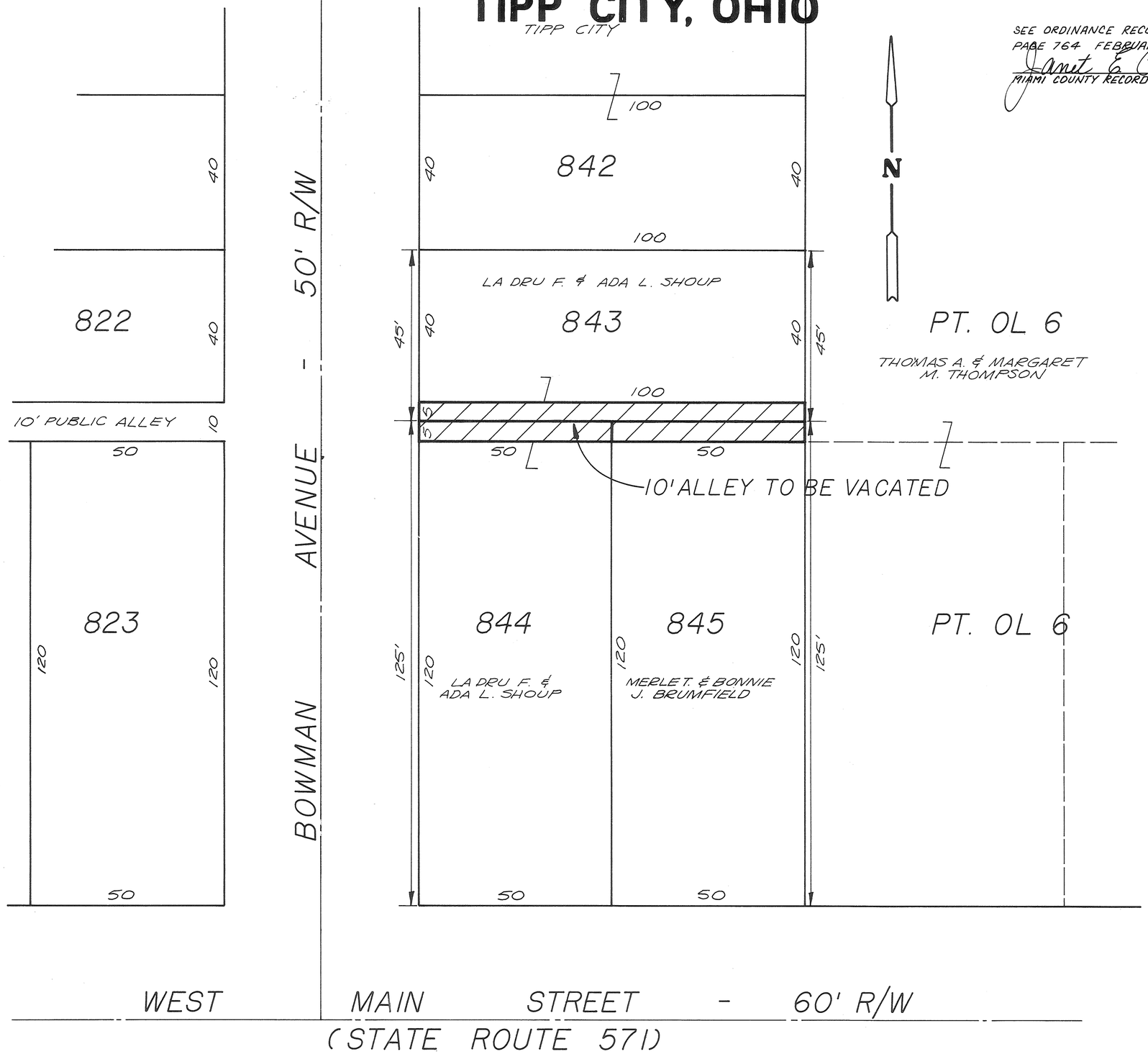
VACATION PLAT OF ALLEY BETWEEN INLOTS 843,844 & 845
TIPP CITY, OHIO

PLAT BOOK 13 PAGE 57
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 4th DAY OF
FEBRUARY, 1980 AT 2:17 P.M.

FILE NUMBER 559 FEE $ 8.60

Janet E. Cain
JANET E. CAIN MIAMI COUNTY RECORDER

SEE ORDINANCE RECORDED IN MISC. BOOK 19
PAGE 764 FEBRUARY 4, 1980.
Janet E. Cain
MIAMI COUNTY RECORDER



CONSENT TO VACATION

We, the undersigned, being all of the owners of the property abutting the cross hatched portion of the 10 foot width alley lying between Inlots 843, 844 and 845 and extending from the east line of Bowman Avenue to the east line of Inlots 843 and 845, 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.

La Dru F. Shoup — LA DRU F. SHOUP — Barbara George — WITNESS

Ada L. Shoup — ADA L. SHOUP — Barbara George — WITNESS

Merle T. Brumfield — MERLE T. BRUMFIELD — Jean Baker — WITNESS

Bonnie J. Brumfield — BONNIE J. BRUMFIELD — Jean Baker — 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 4th day of October, 1979.

Jean Baker with Fair — NOTARY PUBLIC — My Commission Expires 8/31/81

At a meeting of the Planning Commission of the City of Tipp City, Ohio held this 14th day of NOVEMBER, 1978, this plat was reviewed and approved.

Paul D. Dodd — PRESIDENT — Barbara George — SECRETARY

At a meeting of the Council of the City of Tipp City, Ohio, held this 5th day of November, 1979, this vacation plat was approved by Ordinance No. 57-79.

PRESIDENT OF COUNCIL — Nancy Arnett — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 31 DAY OF January, 1980.

Dale E. Davis — MIAMI COUNTY AUDITOR — BY: Pam Werner — 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 843,844 & 845,TIPP CITY, O.		
FOR: LA DRU F. SHOUP & ADA L. SHOUP AND MERLE T. BRUMFIELD & BONNIE J. BRUMFIELD		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PHONE: (513) 339-5331		
DATE	DRAWN BY: sll TRACED BY: sll CHECKED BY: RWK	SHEET NO.
27AUG 79	SCALE: 1" = 20'	1/1

VACATION OF ALLEY - TIPP CITY, OHIO

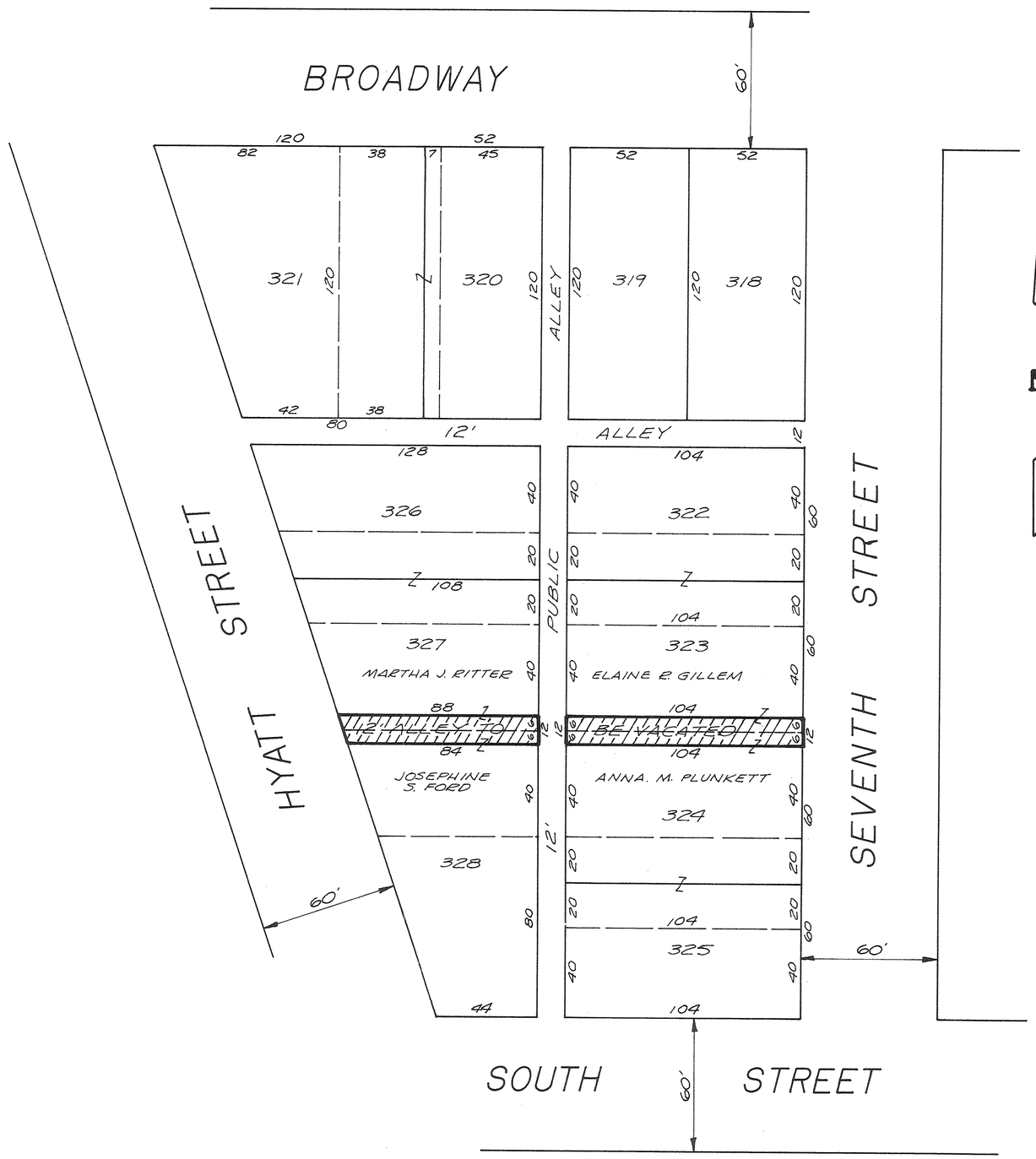
BETWEEN PARTS OF INLOTS 323, 324, 327, AND 328

PLAT BOOK 13 PAGE 58
MAIMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 4th DAY OF
FEBRUARY, 1980 AT 2:18 P.M.

FILE NUMBER 560 FEE: $ 8.60

Janet E. Cain
JANET E. CAIN / MIAMI COUNTY RECORDER

SEE ORDINANCE RECORDED IN MISC. BOOK 19
PAGE 765 FEBRUARY 4, 1980
Janet E. Cain
MIAMI COUNTY RECORDER



CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF THE 12 FOOT WIDTH ALLEY SHOWN HEREON AND HAVING VESTED INTEREST IN SAID ALLEY, 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.

OWNERS:

Martha J. Ritter — MARTHA J. RITTER
Ruth Ann Magnuson — WITNESS
Josephine S. Ford — JOSEPHINE S. FORD
Ruth A. Magnuson — WITNESS
Elaine R. Gillem — ELAINE R. GILLEM
Stella L. Wagner — WITNESS
Anna M. Plunkett — ANNA M. PLUNKETT
Stella L. Wagner — 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 Tipp City, OHIO THIS 8 DAY OF October, 1979.

John D. Pearson NOTARY PUBLIC MY COMMISSION EXPIRES

John D. Pearson, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date
Section 147.03 R. C.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 14TH DAY OF AUGUST, 1979, THIS PLAT WAS REVIEWED AND APPROVED.

Paul D. Dodd — PRESIDENT
Barbara George — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 5th DAY OF November, 1979, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 56-79

James M. Liggett — PRESIDENT OF COUNCIL
Nancy Arnett — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 31 DAY OF January, 1980.

Dale E. Davis — DALE E. DAVIS, MIAMI COUNTY AUDITOR
BY: Pam Werner — 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 12' ALLEY BETWEEN PARTS OF INLOTS 323, 324, 327 AND 328, TIPP CITY, OHIO		
FOR: MARTHA J. RITTER, JOSEPHINE S. FORD, ELAINE R. GILLEM AND ANNA M. PLUNKETT TIPP CITY, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. - CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 1 OCT 1979	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK SCALE: 1" = 40'	SHEET NO. 1/1

VACATION OF ALLEYS - TIPP CITY, OHIO

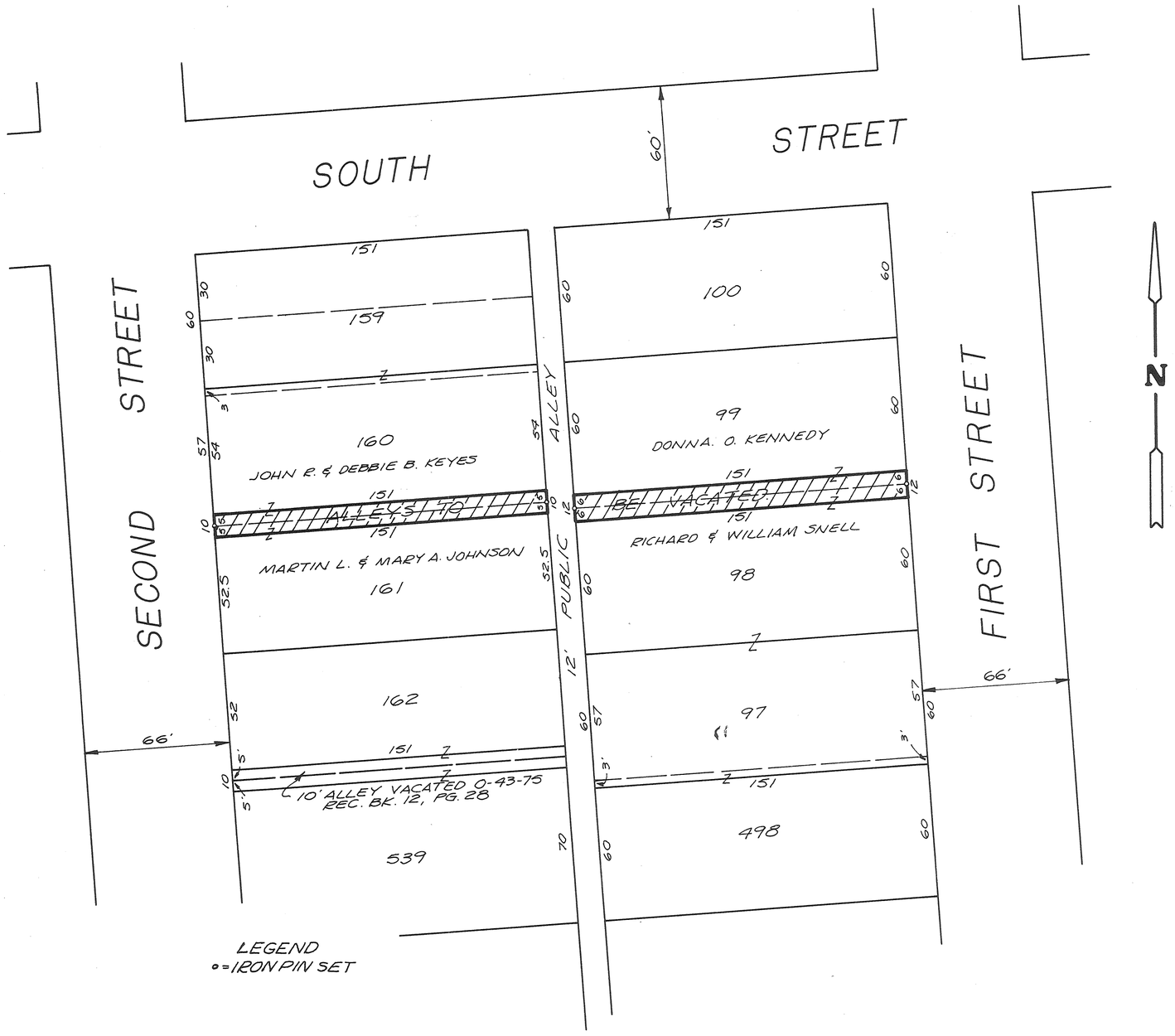
BETWEEN INLOTS 98, 99, AND 161, AND PART INLOT 160

PLAT BOOK 13 PAGE 59
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 4th DAY OF FEBRUARY, 1980 AT 2:19 P.M.

FILE NUMBER 561 FEE: $ 8.60

Janet E. Cain
JANET E. CAIN / MIAMI COUNTY RECORDER

SEE ORDINANCE RECORDED IN MISC. BOOK 19
PAGE 766 FEBRUARY 4, 1980
Janet E. Cain
MIAMI COUNTY RECORDER



LEGEND
o = IRON PIN SET

CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTIONS OF THE 12 FOOT WIDTH ALLEY AND THE 10 FOOT WIDTH ALLEY SHOWN HEREON AND HAVING VESTED INTEREST IN SAID ALLEYS, 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.

OWNERS:

John R. Keyes — JOHN R. KEYES
Debbie B. Keyes — DEBBIE B. KEYES
Martin L. Johnson — MARTIN L. JOHNSON
Mary A. Johnson — MARY A. JOHNSON
Richard Snell — RICHARD SNELL
William Snell — WILLIAM SNELL
Donna O. Kennedy — DONNA O. KENNEDY

Diana L. Baldwin — WITNESS
Diana L. Baldwin — WITNESS
Diana L. Baldwin — WITNESS
Diana L. Baldwin — WITNESS
Diana L. Baldwin — WITNESS
Diana L. Baldwin — WITNESS
Diana L. Baldwin — 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 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, OHIO THIS 5 DAY OF October, 1979.

John Huffman — NOTARY PUBLIC MY COMMISSION EXPIRES

John H. Wessman, Notary Public
In and for the State of Ohio
My commission expires November 18, 1983

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 14th DAY OF AUGUST, 1979, THIS PLAT WAS REVIEWED AND APPROVED.

Paul C. Dodd — PRESIDENT
Barbara Kerger — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 5th DAY OF November, 1979, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 55-79

Tom M. Loquet — PRESIDENT OF COUNCIL
Nancy Arnett — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 31 DAY OF January, 1980.

Dale E. Davis — DALE E. DAVIS, MIAMI COUNTY AUDITOR
BY: Pam Herner — 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' AND 12' ALLEYS BETWEEN INLOTS 98, 99 AND 161 AND PART INLOT 160, TIPP CITY, OHIO		
FOR: JOHN R. & DEBBIE B. KEYES, MARTIN L. & MARY A. JOHNSON, DONNA O. KENNEDY & RICHARD & WILLIAM SNELL TIPP CITY, OHIO		
PREPARED BY: - RICHARD W. KLOCKNER & ASSOCIATES, INC. - CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 1 OCT. 1979	DRAWN BY: SDL TRACED BY: SDL CHECKED BY: RWK SCALE: 1" = 40'	SHEET NO. 1/1

REC. BK. 13 PG. 60

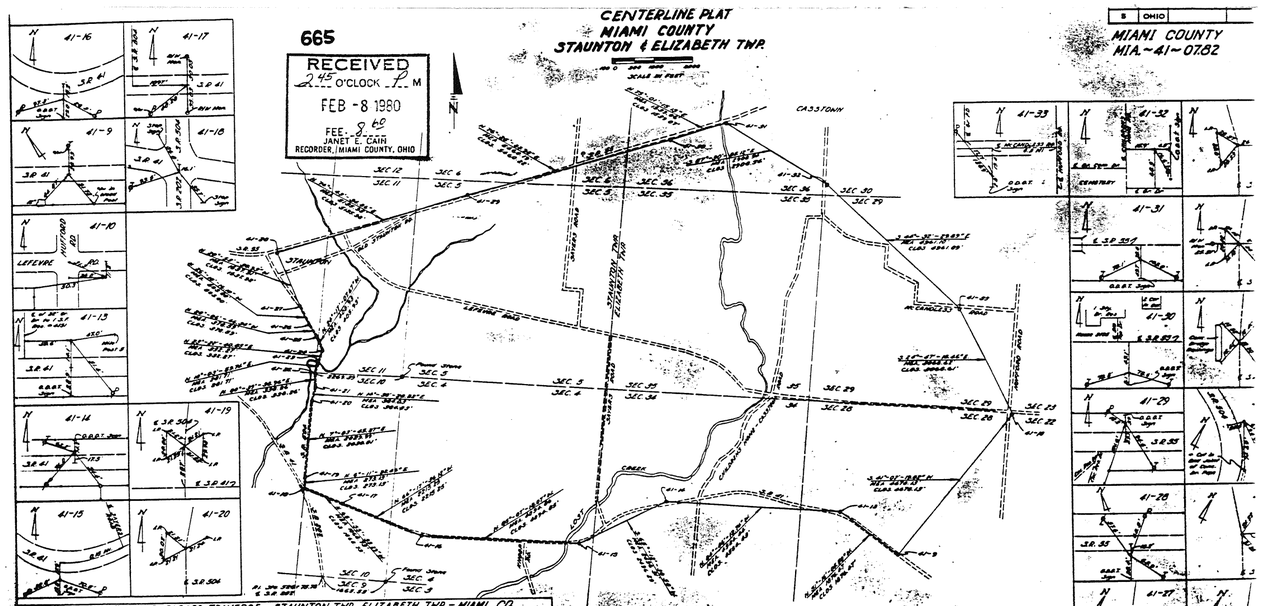
665

RECEIVED
2:45 O'CLOCK P M
FEB - 8 1980
FEE - 9.00
JANET E. CAIN
RECORDER, MIAMI COUNTY, OHIO

CENTERLINE PLAT
MIAMI COUNTY
STAUNTON & ELIZABETH TWP.

S | OHIO

MIAMI COUNTY
MIA.-41-07.82



Based on Ohio State Plane Co-ordinates – South Zone
Conversion Factor – 0.9999370
All Bearings are Grid Bearings
All Measurements Ground Distances

MONUMENT TABLE - CLOSED TRAVERSE - STAUNTON TWP. ELIZABETH TWP. - MIAMI CO.							
SEC.	ORDER	E. CO-ORDINATE	N. CO-ORDINATE	LONGITUDE	LATITUDE	REF. MON.	REMARKS
10	2nd	1543367.918	739494.704	84°-07'-24.96252"	40°-01'-08.859239"	41-5	R.R. Nail, Sta. 80+26.70 & 3.0 41
22	"	1543359.779	743323.193	84°-06'-46.20031"	40°-01'-46.26694"	41-10	5/8" I.P. with Plastic Cap, Bented 4"
28	"	1542894.114	740668.718	84°-07'-44.04175"	40°-01'-20.19916"	41-13	5/8" I.P. with Plastic Cap, Bented 14"
34	"	1543293.025	741086.373	84°-06'-42.81120"	40°-01'-23.31006"	41-14	5/8" I.P. with Plastic Cap, Bented 12"
4	"	1543673.843	740039.343	84°-09'-11.65032"	40°-01'-12.59970"	41-15	5/8" I.P. with Plastic Cap, Bented 11"
4	"	1543933.003	744386.176	84°-10'-04.70135"	40°-01'-15.43597"	41-16	5/8" I.P. with Plastic Cap, Bented 10"
10	"	1530664.770	741273.768	84°-10'-30.47864"	40°-01'-23.84762"	41-17	D.P. Nail in Ctr. of S.R. 41
18	"	1529683.941	741114.723	84°-10'-43.02156"	40°-01'-26.04636"	41-18	P.P. Spike, Sta. 0+00 & 3.0 504
18	"	1537910.489	741956.254	84°-10'-42.60479"	40°-01'-38.70430"	41-19	P.P. Spike, El. Rl. 2+17.13 & 3.0 504
18	"	1538465.874	744800.771	84°-10'-30.63552"	40°-01'-50.63552"	41-20	P.P. Spike, Sta. Rl. 23+02.N 3.0 504
18	"	1538265.140	747372.398	84°-10'-36.52462"	40°-01'-54.50423"	41-21	P.P. Spike, El. Rl. 25+66.91 3.0 504
11	"	1538265.802	749718.344	84°-10'-36.52409"	40°-01'-37.68437"	41-22	P.P. Spike, El. Rl. 39+26.03 3.0 504
11	"	1538346.483	744878.536	84°-10'-37.83560"	40°-02'-00.3414"	41-23	P.P. Nail, El. Rl. 38+04.38 3.0 504
11	"	1539486.242	743563.538	84°-10'-36.77334"	40°-02'-03.36482"	41-24	18"I.P. El. Rl. 36+36.50 3.0 504
11	"	1538231.296	742863.393	84°-10'-40.80786"	40°-02'-03.82102"	41-25	P.P. Spike, El. Rl. 40+28.43 3.0 504
11	"	1538442.987	742987.243	84°-10'-40.08875"	40°-02'-02.72751"	41-26	P.P. Spike, El. Rl. 44+87.96 3.0 504
11	"	1537996.005	742435.103	84°-10'-43.63987"	40°-02'-16.63947"	41-27	P.P. Spike, El. Rl. 49+18.98 3.0 504
11	"	1537931.627	741734.190	84°-10'-43.34609"	40°-02'-18.7812"	41-28	5/8" I.P. with Plastic Cap
5	2nd	1535325.944	739272.881	84°-09'-47.27892"	40°-02'-15.06245"	41-29	5/8" I.P. with Plastic Cap
26	2nd	1539623.863	752503.541	84°-08'-59.94842"	40°-02'-56.64135"	41-30	5/8" I.P. with Plastic Cap
36	"	1541120.293	752907.735	84°-08'-29.93787"	40°-02'-03.58486"	41-31	5/8" I.P. with Plastic Cap
30	"	1541573.064	753344.666	84°-07'-23.02814"	40°-02'-23.82965"	41-32	5/8" I.P. with Plastic Cap
29	2nd	1543037.760	753886.835	84°-07'-03.47918"	40°-02'-11.56503"	41-33	5/8" I.P. with Plastic Cap

RECORDED
Miami County
Date _____
Vol _____
Page _____

I Hereby Certify This Plat as a True Indication of a Survey Made by The State of Ohio Department of Transportation in 1978

Richard D. Heidenberger
Reg. Surveyor # 5621

REPLAT OF PART OF OUTLOT 331

PIQUA ~ OHIO

Book 13 Page 61

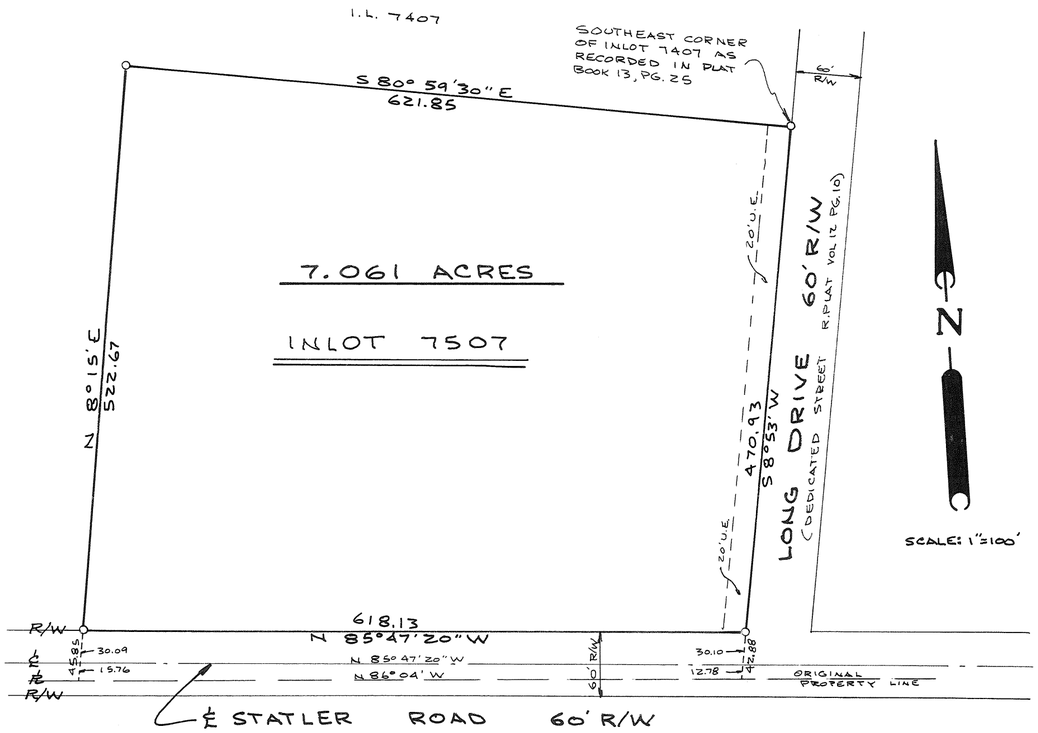
Miami County Recorder's Record of recorded plats.

Received for record 9:47 AM (TIME) Feb. 19, 1980 (DATE)

File No. 811 Fee $8.60

Janet E. Cain
MIAMI COUNTY RECORDER

BY: _____
DEPUTY



DESCRIPTION

Being a subdivision of 7.061 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.

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.

FIRST FINANCIAL SERVICE CORP.

Dorothy Tabler (WITNESS) — P.M. Gastineau (P. M. GASTINEAU, PRES.)

Bonnie R. Davis (WITNESS) — S.R. Turner (S. R. TURNER, SEC.)

STATE OF OHIO: MIAMI COUNTY, SS:

Be it remembered that on this 21 day of Jan., 1980, before me, the undersigned, a notary public in and for said county and state, personally came First Financial Service Corp. by its president, P.M. Gastineau, and its secretary, S. R. Turner who acknowledge the signing 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.

6/27/84
MY COMMISSION EXPIRES:

Bonnie R. Davis
NOTARY PUBLIC
formerly Bonnie R. Tabler

CITY OF PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 14th day of FEB. 1980, this plat was approved.

Willis C. Wells
John L. DeLine
William J. Cruse
Glen A. Walker
Thomas W. Prince

MIAMI COUNTY AUDITOR

Approved and transferred this 19 day of February, 1980.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Pam Werner
DEPUTY

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 PART OF O.L. 331 FOR FIRST FINANCIAL SERVICE CORP PIQUA- OHIO		
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY-OHIO CIVIL ENGINEERING • LAND SURVEYING		
DATE JAN. 1980	DRAWN BY: J.T. CHECKED BY: D.T.	SHEET 1/1
FILE	SCALE: 1"=100'	

REPLAT OF PART OF OUTLOT 331

PIQUA ~ OHIO

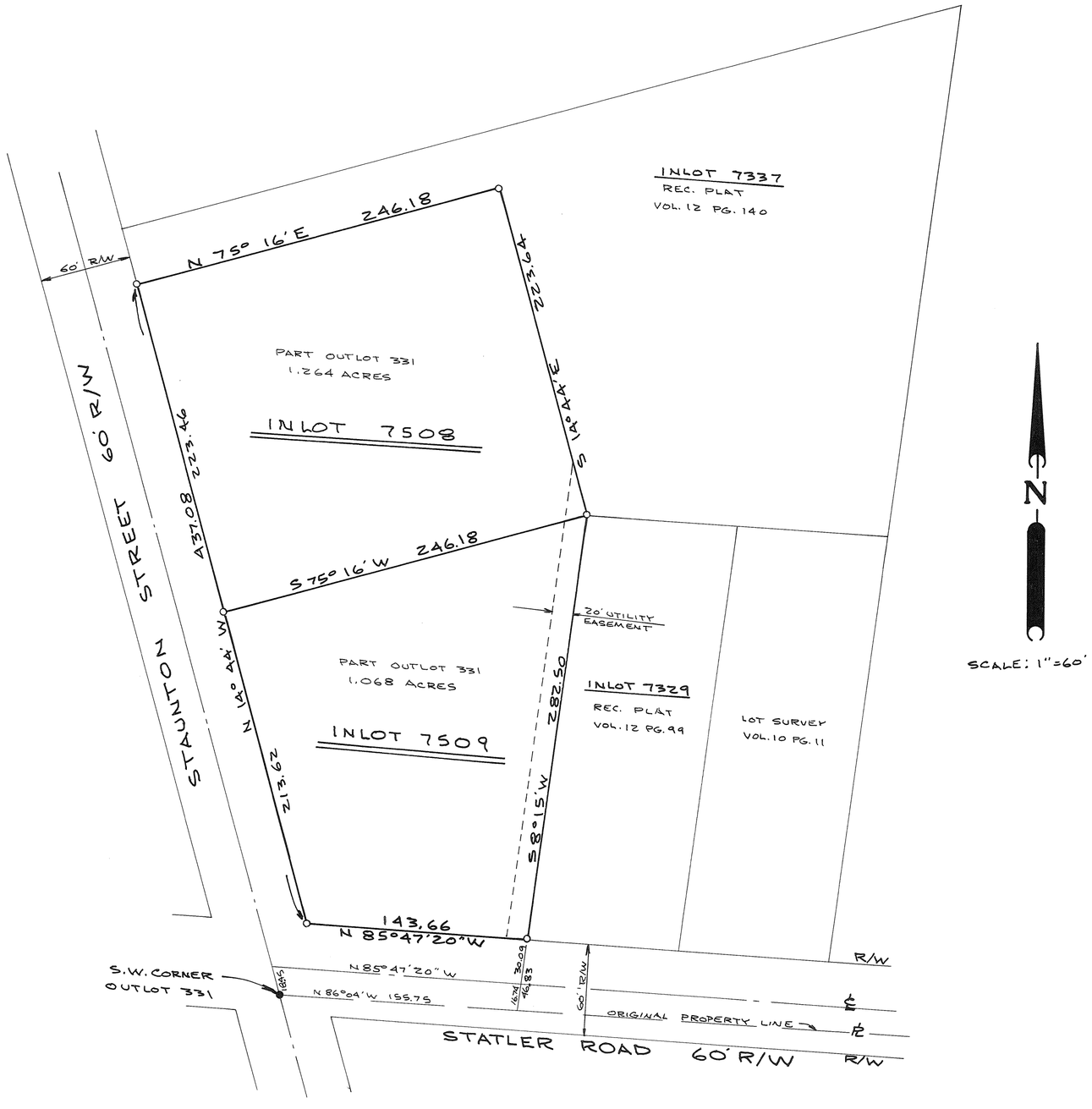
Plat Book 13 Page 62
Miami County Recorder's Record of Recorded Plats.

Received for Record 9:48 AM (TIME) Feb. 19, 1980 (DATE)

File No. 812 Fee $ 8.60

Janet E. Cain
MIAMI COUNTY RECORDER

BY: _____
DEPUTY



DESCRIPTION

Being a subdivision of 2.332 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.

Joseph W. Fatt — WITNESS
Howard L. Lane — HOWARD L. LANE, PRES.
William Harding — WITNESS
Flossie G. Lane — FLOSSIE G. LANE, SEC.

PREMIER SECURITY CORP.

Betty L. Graham — WITNESS
William F. McVety — WILLIAM F. McVETY, PRES.
Charles Landers — WITNESS
Mary G. McVety — MARY G. McVETY, SEC. & TREAS.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 18th day of Jan., 1980, 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.

CHARLES SANDERS, Notary Public
in and for Miami County, Ohio
My Commission Expires Feb. 6, 1980

MY COMMISSION EXPIRES

Charles Landers
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 5th day of Feb., 1980, this replat was approved.

Thomas W. Prince
Dean Herron
John L. DeLue
William Crouse
Willis C. Wells Jr.

MIAMI COUNTY AUDITOR

Transferred this 19 day of February, 1980.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Pam Werner
DEPUTY

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.

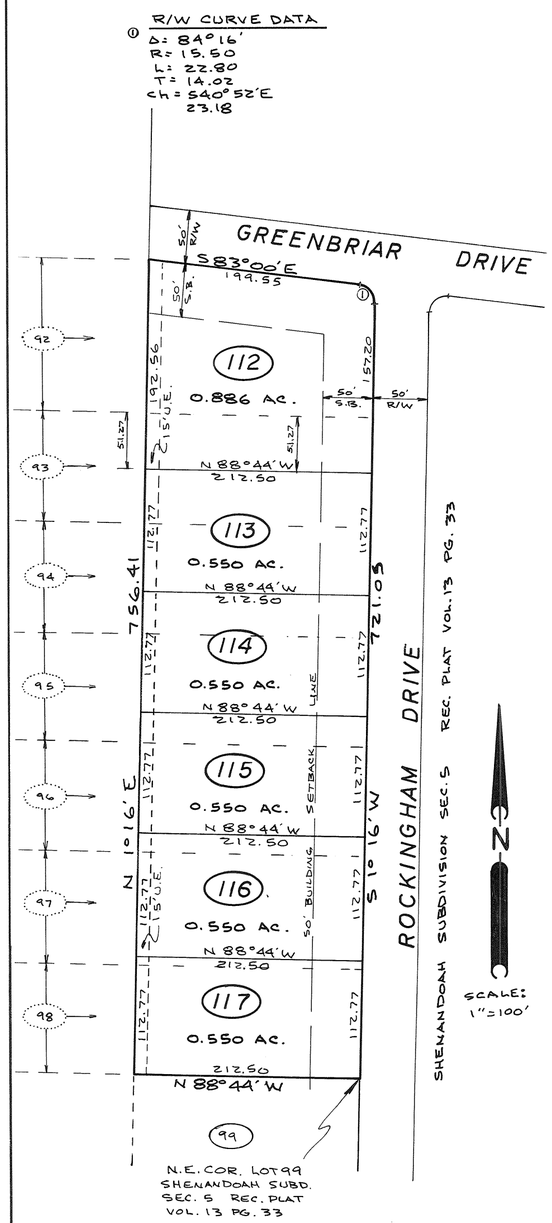
Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

REPLAT OF PART OF O.L. 331 PIQUA - OHIO		
NUTRIENTS, INC. & PREMIER SECURITY CORP.		
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY, OHIO CIVIL ENGINEERING • LAND SURVEYING		
DATE JAN. 1980	DRAWN BY: J.T. CHECKED BY: D.T.	SHEET 1/1
FILE	SCALE: 1" = 60'	

PLAT BOOK 13 PAGE 63
Miami County Recorder's Plat Records
Received for record this 22nd day
of Feb., 1980 at 3:45 PM
File No. 929 Fee $ 8.60
Janet E. Cain
MIAMI COUNTY RECORDER
BY:
DEPUTY

REPLAT OF LOTS 92 THRU 98
SHENANDOAH SUBD. SEC. 5

· TOWN 4 · RANGE 6 EAST · SEC. 5 N.W. QTR. ·
· CONCORD TOWNSHIP · MIAMI COUNTY · OHIO ·



NOTE

There is a five foot (5ft.) utility easement along each side of each interior lot line of each lot 112 thru lot 117.

All exist. utility easements on lots 92 thru 98 are hereby vacated. New easements as shown or noted hereon.

DESCRIPTION

Being a replat of all of lots 92 thru 98 of part of Shenandoah Subdivision Section 5 as recorded in Vol. 13, Page 33, of the Miami County Plat Records.

DEDICATION

We, the undersigned, being all of the owners and lienholders of the lots herein replatted do hereby accept and approve this replat. Easements are as shown or noted hereon for the purpose as specified for Shenandoah Subdivision Sec. 5. Restriction for replatted lots shall be the same as for Shenandoah Subdivision Sec. 5 as recorded in Vol. 13, Page 33, of the Miami County Plat Records.

William E. Hoefler II
WILLIAM E. HOEFLER II

William E. Smith
WITNESS

Joan Mangas
WITNESS

PEOPLES BUILDING AND SAVINGS ASSOC.
William E. Eickhoff
WILLIAM E. EICKHOFF, EXEC. V. PRES.
R. L. Coffey
R. L. COFFEY, SEC.

Russell E. Lukens
RUSSELL E. LUKENS

Jackie A. Popham
WITNESS

Joyce M. Shuman
WITNESS

THIRD SAVINGS AND LOAN CO.
C.R. Newbright
C.R. NEWBRIGHT, PRES.
Richard K. Cron
RICHARD K. CRON, SEC., TREAS.

MIAMI COUNTY PLANNING COMMISSION

This replat reviewed and approved by the Miami County Planning Commission this 19th day of February, 1980.

George R. Motz
CHAIRMAN
Gary B. Clark
SECRETARY

NO. 2580

STATE OF OHIO, MIAMI CO., SS:

Be it remembered that on this 30th day of January, 1980, before me, the undersigned, a notary public in and for said county and state personally came William E. Hoefler II and Peoples Building and Savings Assoc., by its Exec. V. Pres., William E. Eickoff and its Sec., R.L. Coffey 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.

Feb. 4, 1982
MY COMMISSION EXPIRES

Daniel D. Turner
NOTARY PUBLIC

STATE OF OHIO, MIAMI CO., SS:

Be it remembered that on this 30th day of January, 1980, before me, the undersigned, a notary public in and for said county and state personally came Russell E. Lukens and Third Savings and Loan Co. by its Pres., C.R. Newbright, and its Sec.-Treas., Richard K. Cron 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.

MY COMMISSION EXPIRES

Jackie A. Popham
NOTARY PUBLIC
formerly Jackie A. Popham

MIAMI COUNTY ENGINEER

This replat reviewed and approved this 22 day of February, 1980.

Douglas L. Christie
MIAMI COUNTY ENGINEER

BY:
DEPUTY

MIAMI COUNTY AUDITOR

Approved and transferred this 22 day of February, 1980.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Pam Werner
DEPUTY

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

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

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

SHENANDOAH SUBD. SEC. 5 REPLAT LOTS 92 THRU 98		
WILLIAM E. HOEFLER, II TROY - OHIO		
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY-OHIO CIVIL ENGINEERING · LAND SURVEYING		
DATE Jan. 1980	DRAWN BY: JT CHECKED BY: D.T.	SHEET 1/1
FILE	SCALE: 1" = 100'	

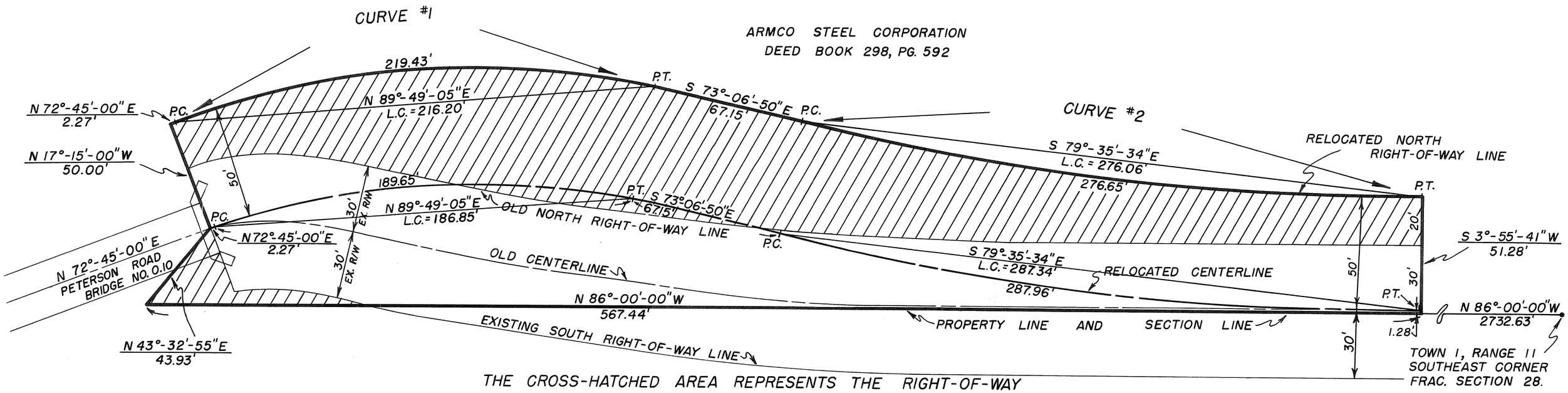
1	11	SOUTHWEST	28	STAUNTON
TOWN	RANGE	QUARTER	SECTION	TOWNSHIP

PLAT BOOK NO. 13 PLAT NO. 64
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 10TH DAY OF
MARCH, 1980 AT 3:41 P.M.
FILE NUMBER: 1248 FEE: NO FEE
Janet E. Cain
MIAMI COUNTY RECORDER
VOLUME NO. 8 PAGE NO. 88
MIAMI COUNTY ENGINEER'S RECORD
OF ROAD SURVEY'S

N

ADDITIONAL RIGHT-OF-WAY EASEMENT FOR PETERSON ROAD NO. 16

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



THE CROSS-HATCHED AREA REPRESENTS THE RIGHT-OF-WAY TO BE ACQUIRED, CONTAINING 0.456 ACRES.

NORTH RIGHT-OF-WAY LINE CURVE #1

Δ = 34°-08'-10"
D_c = 15°-33'-23"
R = 368.31'
L = 219.43'
T = 113.08'
L.C. = 216.20'

RELOCATED CENTERLINE CURVE #1

Δ = 34°-08'-10"
D_c = 18°-00'-00"
R = 318.31'
L = 189.65'
T = 97.73'
L.C. = 186.85'

NORTH RIGHT-OF-WAY LINE CURVE #2

Δ = 12°-57'-29"
D_c = 4°-41'-02"
R = 1223.24'
L = 276.65'
T = 138.92'
L.C. = 276.06'

RELOCATED CENTERLINE CURVE #2

Δ = 12°-57'-29"
D_c = 4°-30'-00"
R = 1273.24'
L = 287.96'
T = 144.59'
L.C. = 287.34'

0.456 ACRES - R/W TO BE ACQUIRED
+ 0.560 ACRES - EXISTING R/W
1.016 ACRES - TOTAL ACREAGE OF DESCRIBED TRACT

DESCRIPTION OF ADDITIONAL EASEMENT

BEING AN ADDITIONAL 0.456 ACRES FROM ARMCO STEEL CORPORATION AS SHOWN HEREON AND AS RECORDED IN DEED BOOK NO. 550 PAGE NO. 118, MIAMI COUNTY RECORDER'S DEED RECORDS.

APPROVED & ACCEPTED BY MIAMI COUNTY COMMISSIONERS:

Robert C. Lawson — DATE: 3/10/80
John J. Knapp — DATE: 3/10/80
Roger Massie — DATE: 3/10/80

APPROVED BY MIAMI COUNTY AUDITOR

Nile E. Davis — DATE: March 10, 1980
by: Sharon Crooley

PREPARED BY: Douglas L. Christian
REGISTERED SURVEYOR NO. 6118

STATE OF OHIO
DOUGLAS LEE CHRISTIAN
6118
REGISTERED SURVEYOR

APPROVED BY: Mark A. Hasselwander
MIAMI COUNTY ENGINEER

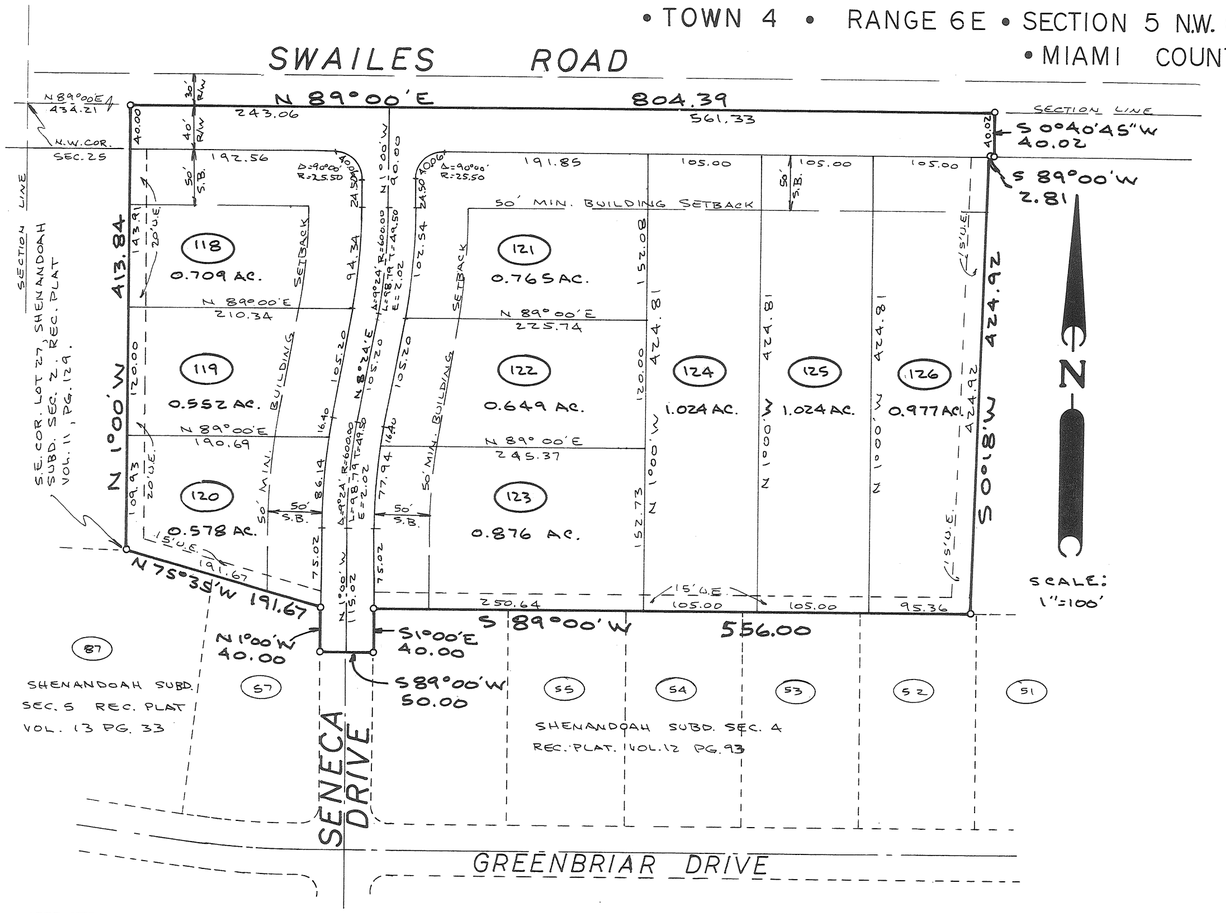
DRAWN BY: J.A.P. 11-26-75

STREETS = 1.281 AC.
LOTS = 7.154 AC.
TOTAL = 8.435 AC.

· SHENANDOAH SUBDIVISION · SEC. SIX ·

• TOWN 4 • RANGE 6E • SECTION 5 N.W. QTR. • CONCORD TOWNSHIP •
• MIAMI COUNTY • OHIO •

PLAT BOOK 13 PAGE 65
Miami County Recorder's Plat Records
Received for record this 14th day
of April, 1980 at 3:02 PM
File Number 1921 Fee: $ 8.60
Janet E. Cain
Miami County Recorder
By: _____
Deputy



DESCRIPTION
Being a subdivision situated in Section Fiwe (5), Town Four (4), Range Six (6) in Concord Township, Miami County, Ohio. Containing 8.435 Acres of a total of 8.435 Acres as conveyed to William E. Hoefler, II by deed recorded in Miami County Recorder's Record of Deeds Book 550, Page 51

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.

David D. Turner
witness

Joe M. Turner
witness

William E. Hoefler II
William E. Hoefler, II

William E. Smith
witness

Jane Dhauver
witness

PEOPLES BUILDING AND SAVINGS ASSOCIATION

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 6th day of MARCH, 1980, before me, a notary public in and for said county and state, personally came William E. Hoefler, II. and Peoples Building and Savings Association by its Exec. 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 the day and date above written.

Daniel D. Turner
Notary Public

Feb. 4 1982
My Commission Expires

APPROVED BY CITY OF TROY PLANNING COMMISSION
At a meeting of the City of Troy Planning Commission held this 12th day of MARCH, 1980, this plat was approved.

Edward K. Shaw
President

Sue D. Knight
Secretary

This plat reviewed and approved by the Miami County Planning Commission this 18th day of MARCH, 1980.

ACTING Chairman

Gary B. Clark NO. 2583
Secretary

MIAMI COUNTY AUDITOR
Approved and transferred this 14TH day of April, 1980.

Dale E. Davis
Miami County Auditor

By: Sharon Brookey
Deputy

MIAMI COUNTY ENGINEER
This plat reviewed and approved this 9 day of April, 1980.

Douglas R. Christian
Miami County Engineer

This plat approved by Miami County Commissioners this 11TH day of APRIL, 1980. (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. Clarkson

John J. Knop

Roger Massie

All building setback lines as shown on this plat are 50 feet from the street property line

NOTE
Restrictive covenants for this plat shall be the same as those restrictions listed for Shenandoah Subdivision Section 4, Plat Book 12, Page 93A except that said covenants shall extend to May 1, 1999.

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.. There is a ten ft. (10') utility easement along and adjacent to all street rights-of-way.

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 watereay in the easement.

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 1, 1979. Iron pins set at all lot corners

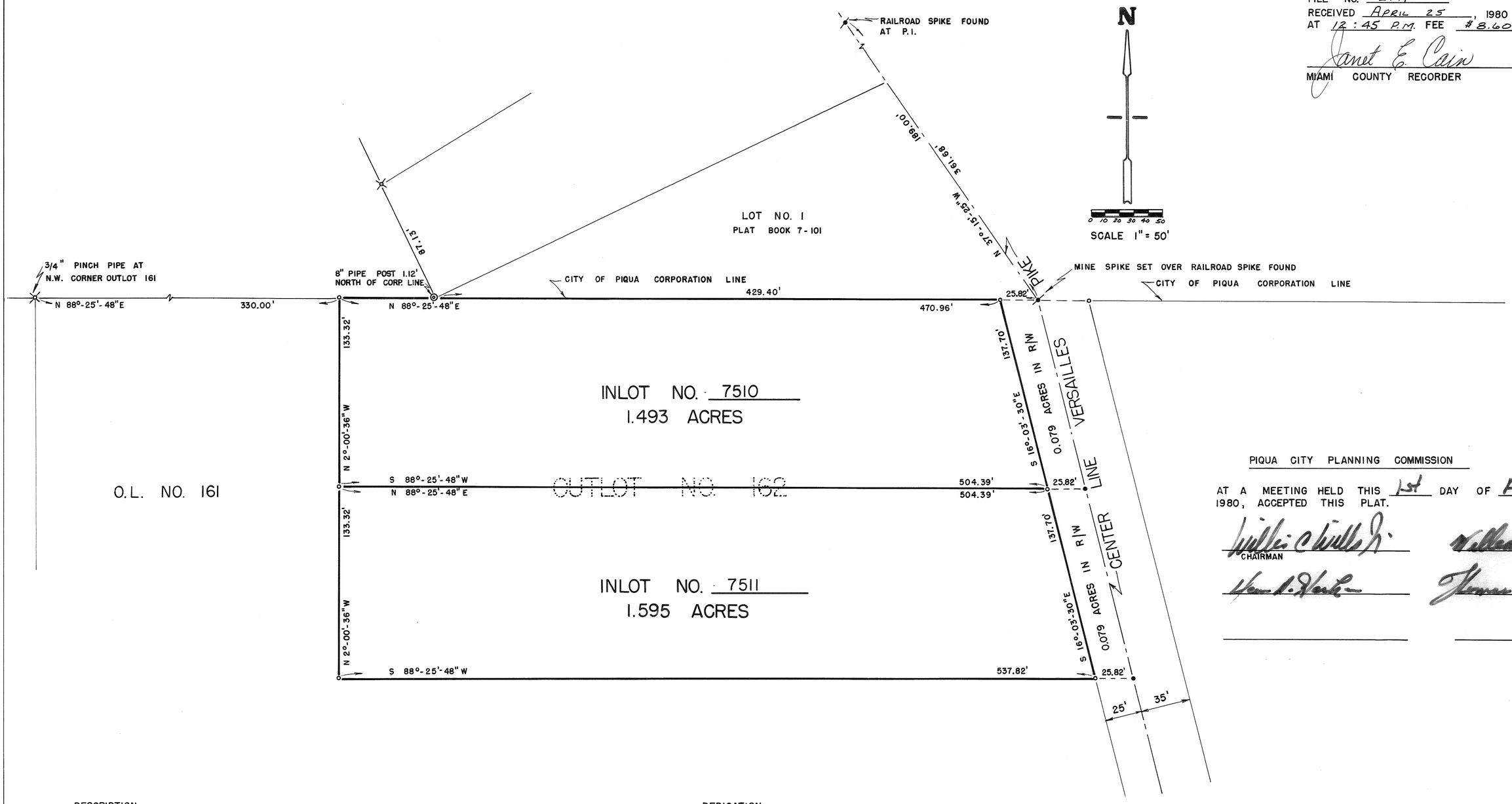
Daniel D. Turner
DANIEL D. TURNER, registered surveyor no. 4807

Shenandoah Subdivision- Section Six for William E. Hoefler, II Troy, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING- LAND SURVEYING*		
DATE JUNE 1979	Drawn by: J.T. Checked by: D.T.	SHEET NO. 1/1
FILE	SCALE: 1" = 100'	

REPLAT OF OUTLOT 162 – CITY OF PIQUA, OHIO

BOOK 13 PAGE 66
MIAMI COUNTY RECORDER'S PLAT RECORDS.

FILE NO. 2171
RECEIVED April 25, 1980
AT 12:45 P.M. FEE $8.60
Janet E. Cain
MIAMI COUNTY RECORDER



PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 1st DAY OF APRIL 1980, ACCEPTED THIS PLAT.

William C. Wills Jr.
CHAIRMAN

William Cruse

Van A. Stahl

James W. Prine

DESCRIPTION

BEING A REPLAT OF OUTLOT 162 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REFERENCE

PLAT BOOK 1, PLAT 331
" " 7, " 98
" " 7, " 101
" " 13, " 26
DEED BOOK 538, PAGE 539

LEGEND

- RAILROAD SPIKE FOUND
- P.K. NAIL SET
- 5/8" IRON PIN SET
- 3/4" PINCH PIPE FOUND
- 8" PIPE POST FOUND

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON, AND DEDICATE THE STREET RIGHT OF WAY FOR PUBLIC USE FOREVER.

Richard Adams Ph.D.
SUPERINTENDENT, UPPER VALLEY J.V.S.

Larry D. Wattner
WITNESS

William H. Stump
TREASURER, UPPER VALLEY J.V.S.

Robert L. Bricker
WITNESS

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMBERED THAT ON THIS 19 DAY OF March, 1980, 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.

James A. Stirkey
NOTARY PUBLIC

Nov. 7, 1983
MY COMMISSION EXPIRES

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT ON THIS 23RD DAY OF April 1980.

Dale E. Davis by: Sharon Brookey, Deputy
MIAMI COUNTY AUDITOR

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED
SURVEYOR

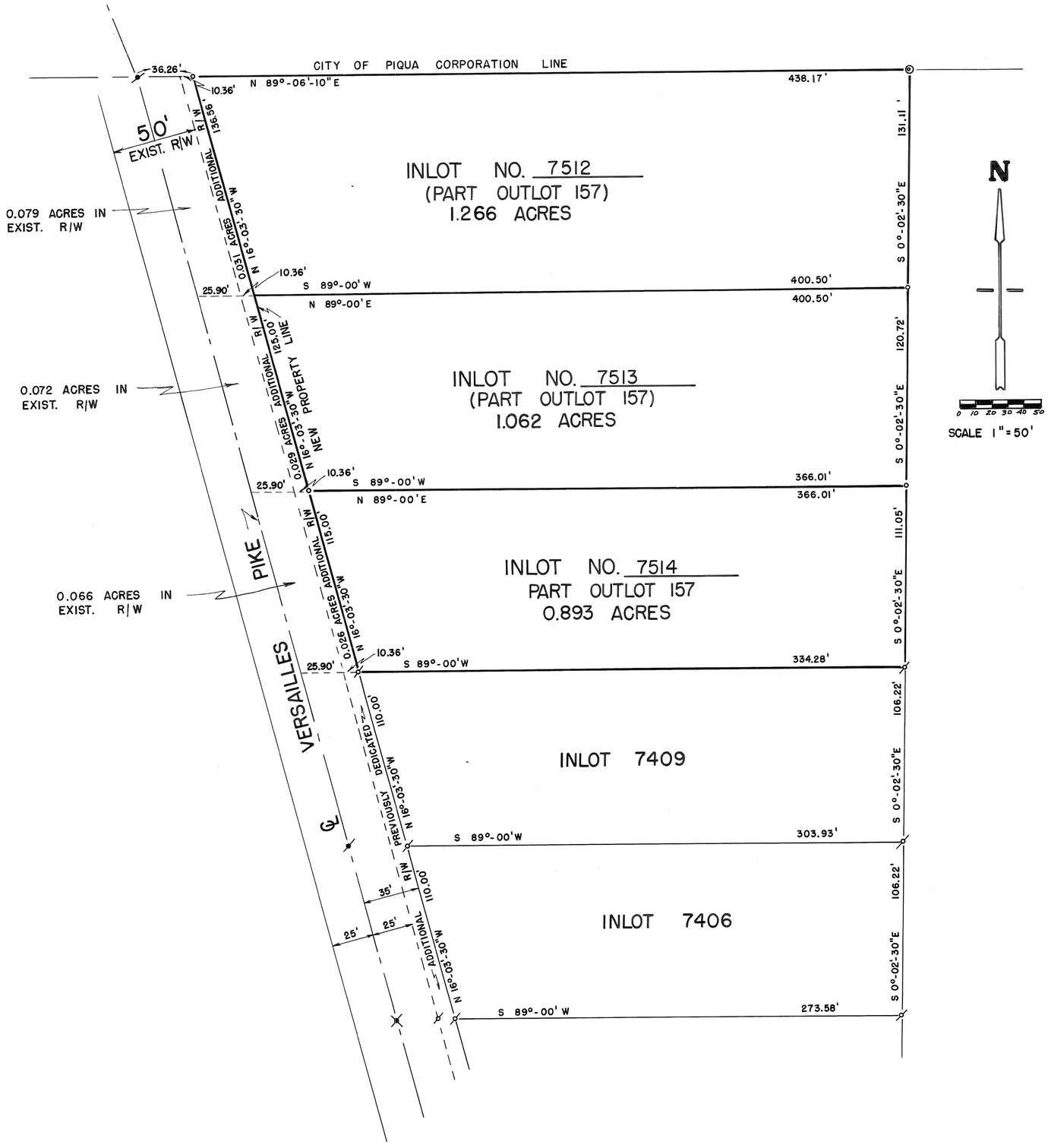
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. IRON PINS SET AS SHOWN.

Gregg S. Brookhart
GREGG S. BROOKHART REGISTERED SURVEYOR NO. 6348

REPLAT OF PART OUTLOT 157, CITY OF PIQUA, OHIO

BOOK 13 PAGE 67
MIAMI COUNTY RECORDER'S PLAT RECORDS

FILE NO. 2172
RECEIVED APRIL 25, 1980
AT 12:46 P.M. FEE $8.60
Janet E. Cain
MIAMI COUNTY RECORDER



DESCRIPTION

BEING A REPLAT OF PART OUTLOT 157, IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

REFERENCE

DEED BOOK 538, PAGE 539
PLAT BOOK 1, PLAT NO. 331
" " 11, " " 78
" " 13, " " 3
" " 13, " " 26

LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEIN HOLDERS OF THE LANDS HEREIN PLATTED DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON, AND DEDICATE THE EXISTING AND ADDITIONAL RIGHT OF WAY FOR PUBLIC USE FOREVER.

R. A. Adams, Ph.D.
SUPERINTENDENT, UPPER VALLEY J.V.S.

Larry D. Watson
WITNESS

William H. Stump
TREASURER, UPPER VALLEY J.V.S.

Robert L. Bricker
WITNESS

STATE OF OHIO, MIAMI COUNTY, SS.

BE IT REMEMBERED THAT ON THIS 19 DAY OF March 1980, 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.

James A. Stickley
NOTARY PUBLIC

Nov. 7, 1983
MY COMMISSION EXPIRES

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 1st DAY OF APRIL 8, 1980, ACCEPTED THIS PLAT.

William C. Wells Jr.
CHAIRMAN

William J. Crouse

Glenn R. Lentz

Thomas W. Prince

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS PLAT ON THIS 23rd DAY OF April 1980.
Dale E. Davis by: Sharon Brookey, Deputy
MIAMI COUNTY AUDITOR

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

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED SURVEYOR

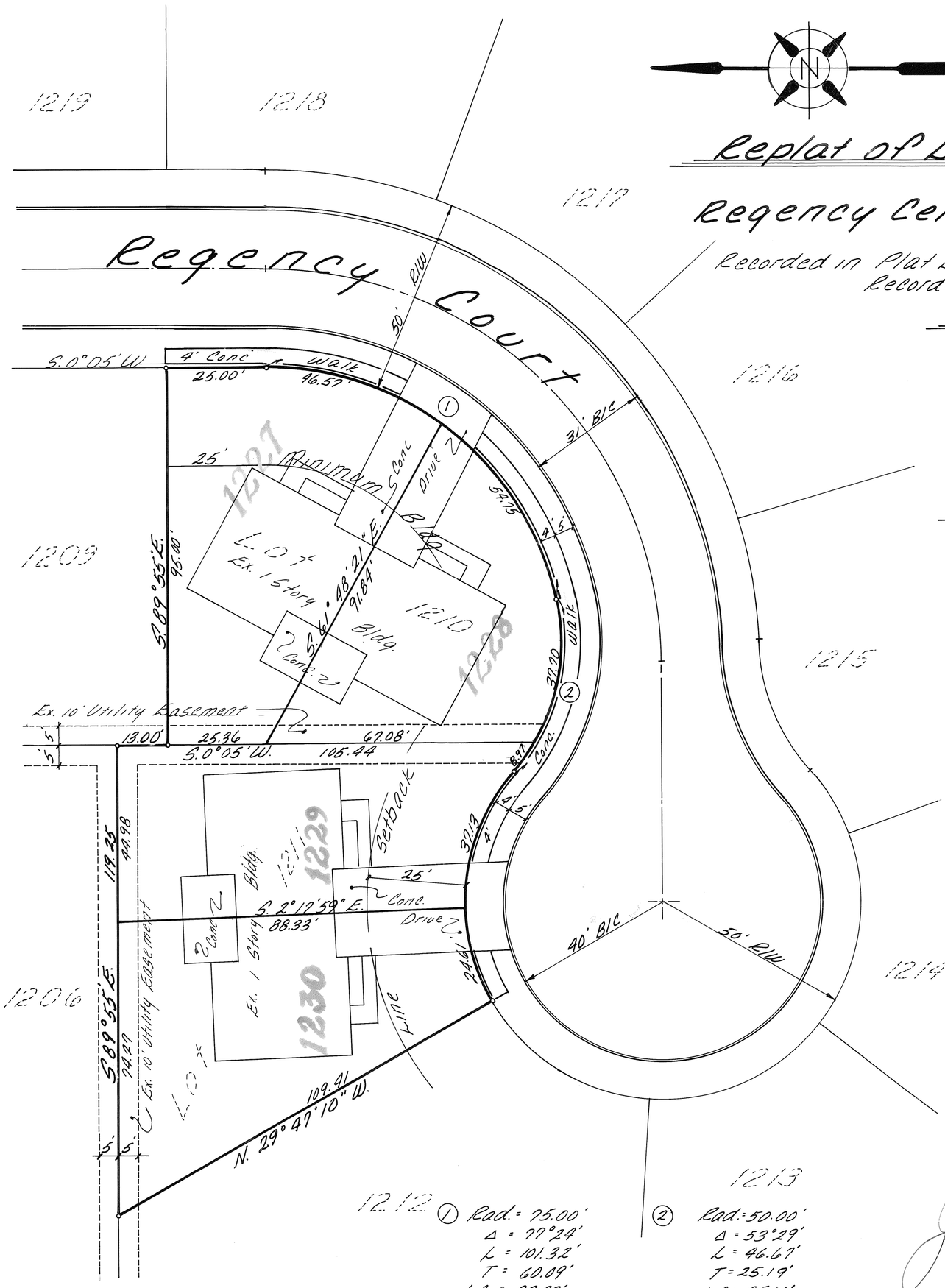
Plat Book _____ Page _____
Miami County Recorder's Record of Plats
Recieved for Record This _____ Day of
_____, 1980 at _____ M.

File No. _____ Fee: _____

_____
Miami County Recorder

Replat of Lots 1210 & 1211
of
Regency Center, Covington, Ohio

as
Recorded in Plat Book 12, Page 104 of Miami County
Recorder's Record of Plats



Dedication:

We the undersigned, being the owner of the lots herein Replatted, do hereby accept and approve this plat and do hereby voluntarily consent to the execution of said Replat

Owners: Brumbaugh Construction Company

Ralph Brumbaugh — President
Diane Willis — Witness
Scott Myers — Vice President
Diane Willis — Witness

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

Before me, a Notary Public in and for Miami County, personally appeared Ralph Brumbaugh, President and Scott Myers Vice President of Brumbaugh Construction Co., who executed the foregoing Replat and acknowledge that they did sign such instrument and that such instrument is their free act and deed. In testimony whereof, I have here unto subscribed my name and affixed my offical seal at Arcanum, Ohio, this 20th day of May, 1980

Diana Lee Willis Notary Public My Commission expires Aug. 9, 1984

Approval

At a meeting of the Planning and Zoning Commission of the Village of Covington, Ohio, held this 26 day of April, 1980, This replat was reviewed and approved.

Verlie Zimmerman Chairman — Ruth J. Sundin Secretary

At a meeting of the council of the Village of Covington, Ohio, Held this 28 day of April, 1980, This replat was accepted and approved by:

Donald C. Garman — Mayor
Lewis W. Davey — President of Council
Judy Brinkman — Clerk of Council

Approved, Numbered to designate in lot and tranferred this ____ day of ____ 1980.

Dale E. Davis — Miami County Auditor
By: Pam Herner — Deputy Auditor

I hereby certify this replat to be true and correct as shown hereon. All curve distances are measured on the arc. Iron pins shall be set at all Lot corners.

James A. Vanden Bosch
James A. Vanden Bosch
Registered Surveyor #6009

STATE OF OHIO — JAMES A. VANDEN BOSCH — 6009 — REGISTERED SURVEYOR

① Rad. = 75.00'
Δ = 77°24'
L = 101.32'
T = 60.09'
L.C. = 93.79'

② Rad. = 50.00'
Δ = 53°29'
L = 46.67'
T = 25.19'
L.C. = 45.00'

Replat of Lots 1210 & 1211
for
Brumbaugh Construction
Arcanum, Ohio

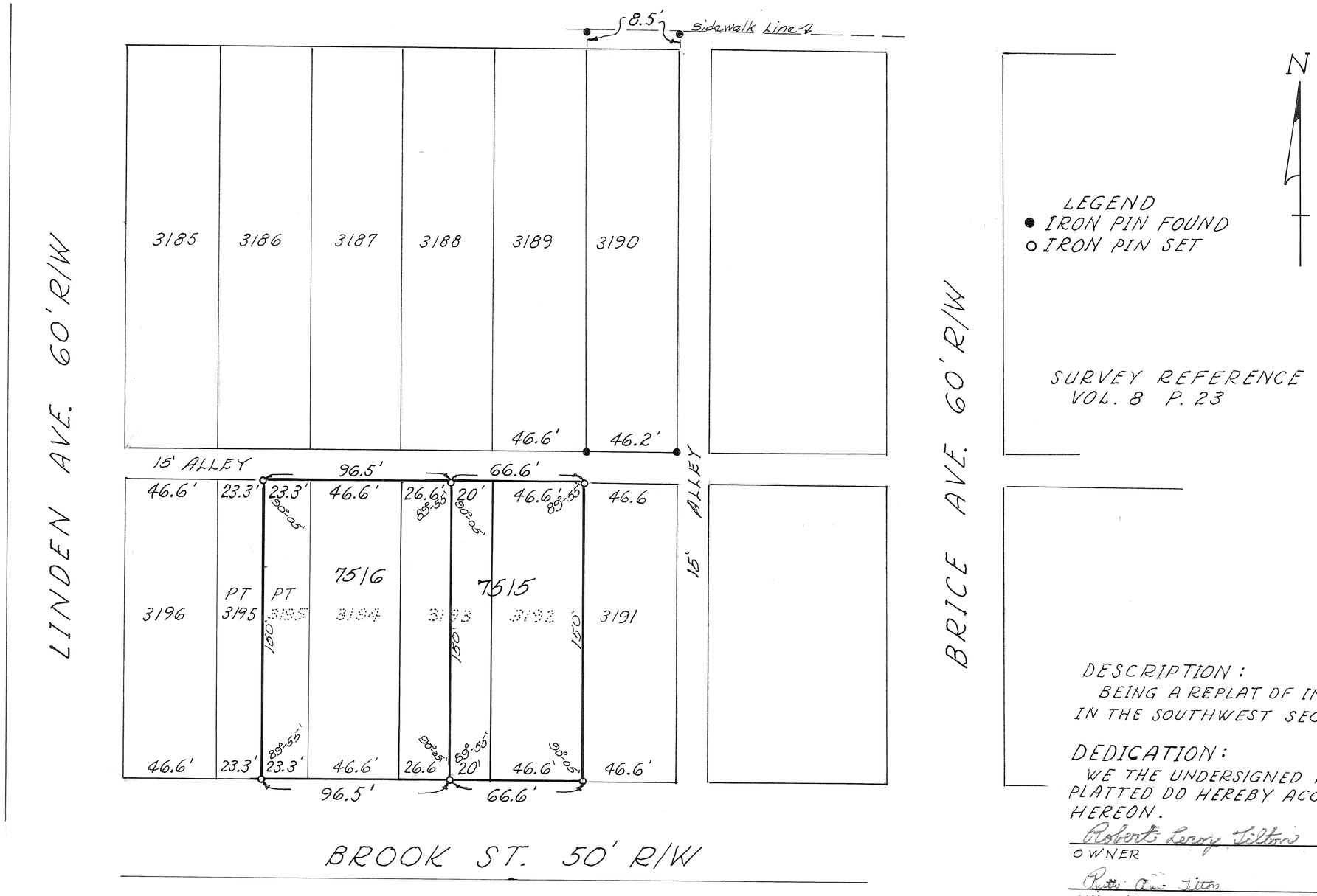
Drawn By: Geo. Watson
Check By: F.C.
Job No. 80050
Sheet No. 1/1

Griffiths-Vanden Bosch & Assoc.
Civil Engineers — Englewood, Ohio — (513) 836-1137
Land Surveyors — Greenville, Ohio — (513) 548-8788

Scale: 1" = 20'
Date: April 1980

REPLAT OF INLOTS 3192, 3193, 3194, & PT. 3195
SOUTHWEST CORPORATION PIQUA, OHIO

BOOK NO 13 PAGE 69
MIAMI COUNTY RECORDERS
PLAT RECORDS



LEGEND
● IRON PIN FOUND
○ IRON PIN SET

SURVEY REFERENCE
VOL. 8 P. 23

TIME RECEIVED FOR FILING 10⁰³ A.M.
FILE NO 2697
RECEIVED FOR RECORD 5-27 1980
RECORDED IN PLAT BOOK 13 PAGE 69
FEE $8.60
Janet E. Cain, Recorder
MIAMI COUNTY RECORDER
by Emily McNeal, Deputy

TRANSFERED AND NUMBERED TO DESIGNATED LOTS THIS 27 DAY OF May 1980
Dale E. Davis by Pam Yerner Deputy
MIAMI COUNTY AUDITOR

APPROVED CITY OF PIQUA
PLANNING COMMISSION
William A. Wills
G. Norman W. Brine
Vern H. Haber
William J. Cruse
MAY 6, 1980
DATE

DESCRIPTION:
BEING A REPLAT OF INLOTS 3192, 3193, 3194, & PT. 3195 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.

Robert Leroy Tilton
OWNER

Ruth Ann Tilton
OWNER

Robert A. Hines
OWNER

Constance J. Hines
OWNER

Jane L. Hines Asst Sec'y
WITNESS

Robert A. Hines
WITNESS

Constance J. Hines
WITNESS

Robert Leroy Tilton
WITNESS

Ruth Ann Tilton
WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 24 DAY OF April 1980, 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 OFFICAL SEAL AT Piqua OHIO THIS 24th DAY OF April 1980

Louise Reeder-Nee Newman
NOTARY PUBLIC

May 2, 1982
MY COMMISSION EXPIRES

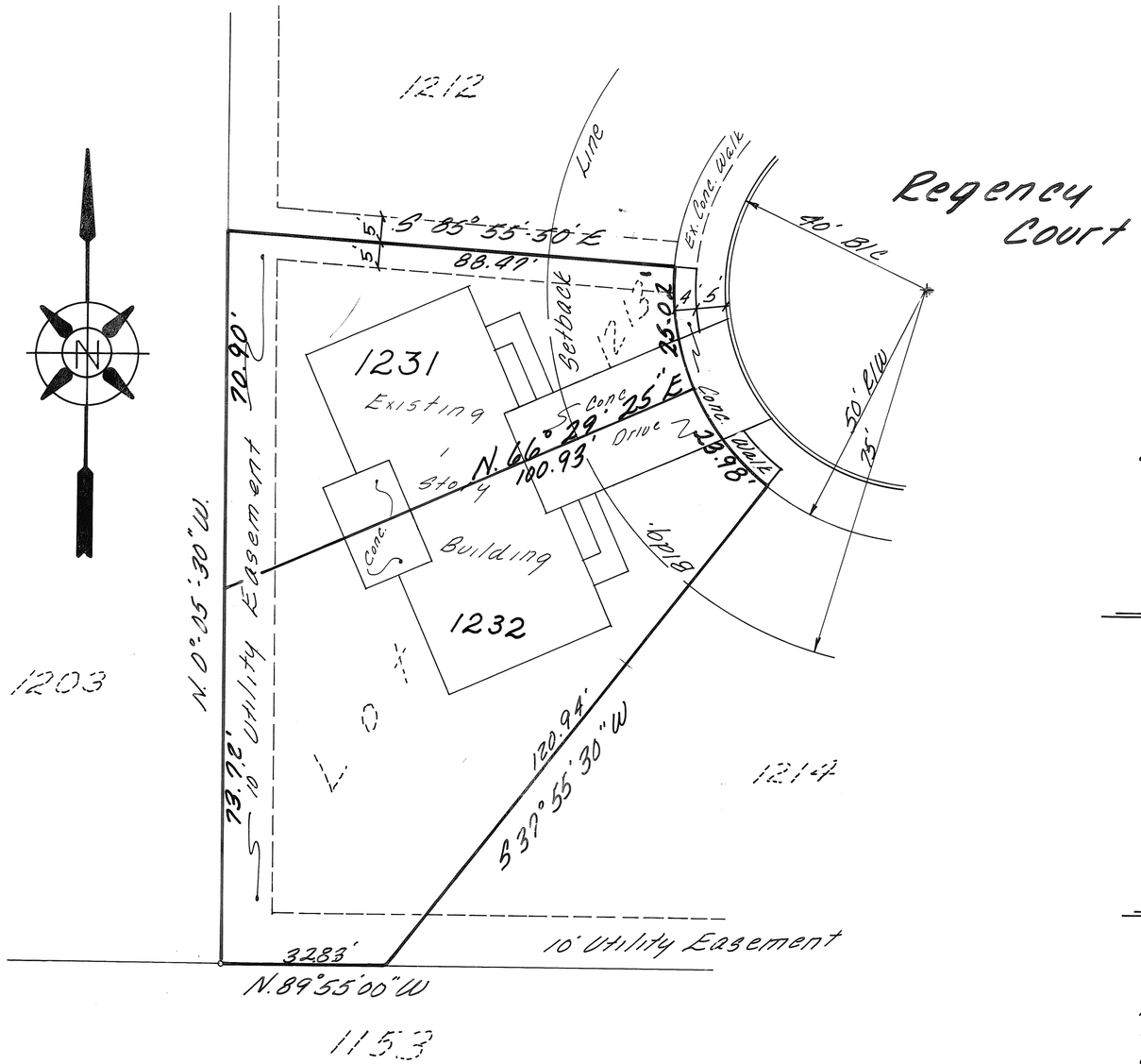
LOUISE NEWMAN, Notary Public
in and for Miami County, Ohio
My Commission Expires May 2, 1982

STATE OF OHIO
JOHN EDWARD FERMAN
4864
REGISTERED SURVEYOR

SURVEY FOR ROBERT L. TILTON		
JOHN E. FERMAN PIQUA, OHIO PROFESSIONAL SURVEYOR. 4864		
DRAWN BY JEF	SCALE 1" = 40'	DRAWING NO 80-A-50
CHK'D BY T.C.	DATE 4-19-80	SHEET No. 1/1
TRACED BY T.C.		

John E. Ferman

Plat Book 13 Page 70
Miami County Recorder's Record of Plat
Recieved for Record This 10th Day of
June, 1980 at 3:22 PM
File No. 2984 Fee: $8.60
Janet E. Cain
Miami County Recorder



REPLAT OF LOT 1213
of
Regency Center, Covington, Ohio
as
Recorded in Plat Book 12 Page 104 of Miami County Recorder's Record of Plats

Dedication:

We the undersigned being the owner of the lots herein Replatted, do hereby accept and approve this plat and do here by voluntarily consent to the execution of said Replat.

Owners: Brumbaugh Construction Company

Ralph E. Brumbaugh — President
Diane Willis — Witness
Scott Myers — Vice-President
Diane Willis — Witness

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

Before me a Notary Public in and for Miami County, personally appeared Ralph Brumbaugh, President and Scott Myers Vice President of Brumbaugh Construction Co., who executed the foregoing Replat and acknowledge that they did sign such instrument and that such instrument is their free act and deed. In testimony whereof, I have here unto subscribed my name and affixed my official seal at Arcanum Ohio, this 10th day of June 1980

Diana Lee Willis Notary Public My Commission Expires August 9 1984

Approval:

At a meeting of the Planning and Zoning Commission of the Village of Covington, Ohio held this 9 day of June, 1980. This replat was reviewed and approved by:

Chairman — Secretary

At a meeting of the council of the Village of Covington, Ohio, Held this ____ day of ____, 1980. This replat was accepted and approved by:

Donald E. Garmon — President MAYOR
President of Council
Judy Brinkman — Clerk of Council

Approved, Numbered to designate in lot and tranferred this 10th day of June 1980.

Dale E. Davis — Miami County Auditor
By: Pam Werner — Deputy Auditor

I hereby certify this replat to be true and correct as shown hereon. All curve distances are measured on the arc. Iron pins shall be set at all lot corners.

James A. Vanden Bosch
James A. Vanden Bosch
Registered Surveyor #6009

STATE OF OHIO JAMES A. VANDEN BOSCH 6009 REGISTERED SURVEYOR

Replat of Lot 1213
for:
Brumbaugh Construction Co.
Arcanum, Ohio

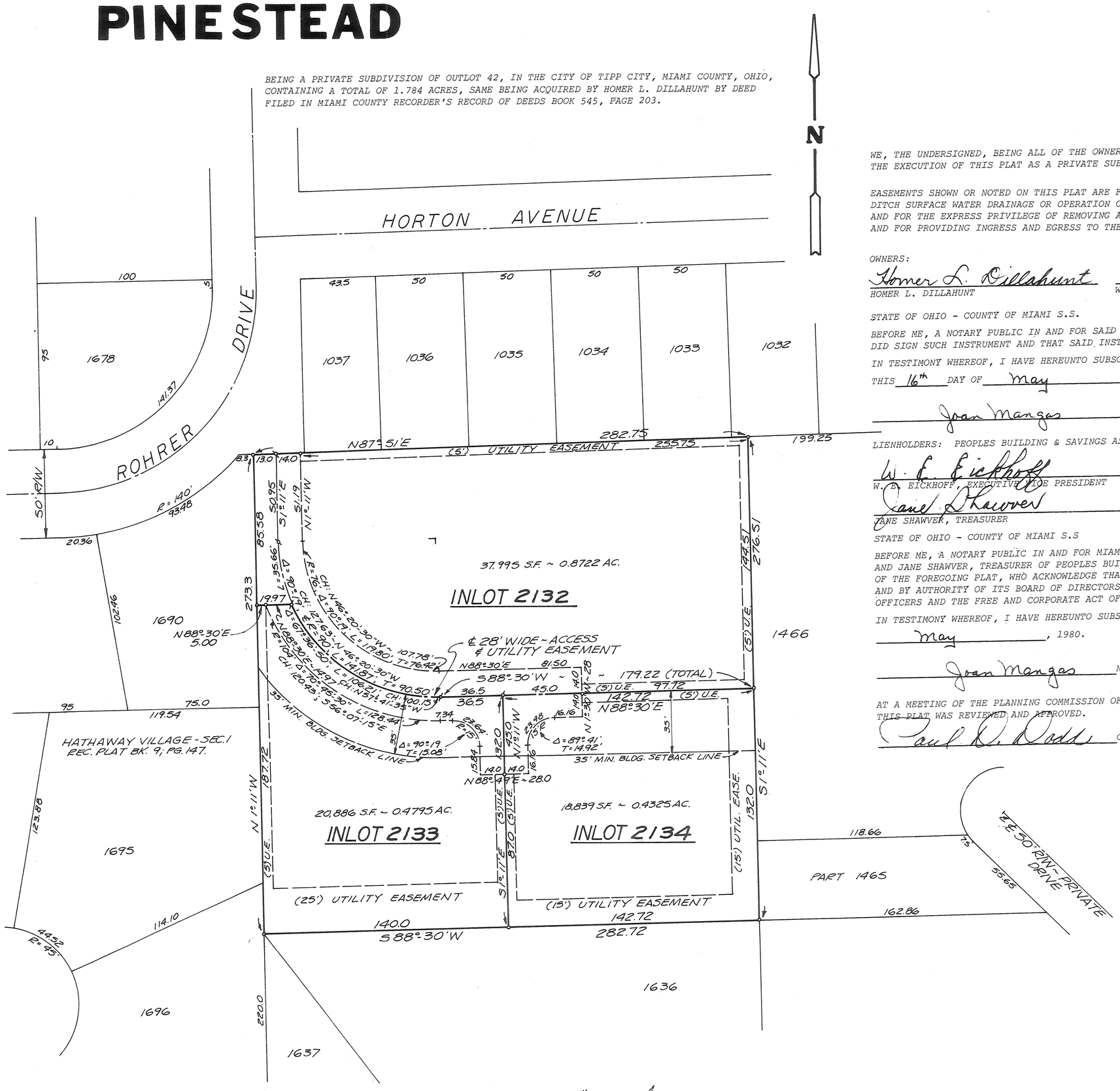
Drawn by: Ron Watson
Checked by: JVB
Job No. 80084
Sheet No. 1/1

Griffiths-Vanden Bosch & Assoc.
Civil Engineers — Englewood, Ohio (513) 836-1137
Land Surveyors — Greenville, Ohio (513) 548-8788

Scale: 1"=20'
Date: May 1980

PINESTEAD

BEING A PRIVATE SUBDIVISION OF OUTLOT 42, IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 1.784 ACRES, SAME BEING ACQUIRED BY HOMER L. DILLAHUNT BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 545, PAGE 203.



PLAT BOOK 13 PAGE 71
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF JUNE, 1980 AT 2:42 P.M.
FILE NO. 3087 FEE: $ 17.20

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT AS A PRIVATE SUBDIVISION.

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:

Homer L. Dillahunt — HOMER L. DILLAHUNT
Joan Mangas — WITNESS
Nancy J. Zeigler — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO THIS 16th DAY OF May, 1980.

Joan Mangas — NOTARY PUBLIC
MY COMMISSION EXPIRES June 16 1982

LIENHOLDERS: PEOPLES BUILDING & SAVINGS ASSOCIATION

W. E. Eickhoff — W. E. EICKHOFF, EXECUTIVE VICE PRESIDENT
Jane L. Shawver — JANE SHAWVER, TREASURER
Joan Mangas — WITNESS
Nancy J. Zeigler — WITNESS

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 JANE SHAWVER, TREASURER 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 16th DAY OF May, 1980.

Joan Mangas — NOTARY PUBLIC
MY COMMISSION EXPIRES June 16 1982

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 10th DAY OF June, 1980, THIS PLAT WAS REVIEWED AND APPROVED.

Paul D. Dodd — CHAIRMAN
Debra B. Keyes — SECRETARY

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

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

APPROVED AND TRANSFERRED THIS 16TH DAY OF June, 1980.

Dale E. Davis — MIAMI COUNTY AUDITOR
BY Sharon Brookey — DEPUTY AUDITOR

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

PINESTEAD TIPP CITY, OHIO		
FOR: HOMER L. DILLAHUNT TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK	SHEET NO.
5/6/1980	SCALE: 1" = 40'	1/2

PLAT BOOK 13 PAGE 71-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF
JUNE, 1980 AT 2:42 P.M.
FILE NO. 3087 FEE: $
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

PINESTEAD

RESTRICTIVE COVENANTS

1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO MAIN BUILDING SHALL BE ERECTED ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT OTHER THAN ONE DETACHED OR ATTACHED SINGLE FAMILY DWELLING UNIT NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND A NON COMMERCIAL GREEN HOUSE NOT TO EXCEED 240 SQUARE FEET.

2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT 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, ONE AND ONE-HALF OR TWO STORY STRUCTURE. ALL DWELLINGS CONSTRUCTED ON SINGLE FAMILY LOTS IN THIS SUBDIVISION, MUST HAVE NOT LESS THAN A TWO CAR GARAGE.

5. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS 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 THE PRIVATE DRIVE 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 SHALL 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. SIDE OR REAR YARD FENCES SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT.

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 OR STRUCTURE 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. 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 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 NOT 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 MAY 1, 2010, 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. ANY COST OF MAINTAINENCE, CLEARING OR SNOW REMOVAL OF THE PRIVATE DRIVE SHALL BE EQUALLY SHARED BY THE THREE (3) PROPERTY OWNERS OF THIS MINOR SUBDIVISION, THEIR RESPECTIVE HEIRS, ASSIGNS, SUCCESSORS IN INTEREST OR LEGAL REPRESENTATIVES; FURTHER, SAID PRIVATE DRIVE SHALL CONFORM TO ALL APPLICABLE REGULATIONS, ORDINANCES OR LEGAL STANDARDS AS ARE NOW IN EFFECT OR MAY BECOME IN EFFECT. TO EFFECTUATE THE PURPOSE OF THIS RESTRICTIVE COVENANT A COMMITTEE OF SAID LOT OWNERS SHALL BE ESTABLISHED FOR THE PURPOSE OF MAINTAINENCE AND CONFORMITY TO THE LEGAL OBLIGATIONS SET FORTH HEREIN. THIS COVENANT SHALL RUN WITH THE LAND.

14. UPON COMPLETION AND ACCEPTANCE OF THIS MINOR SUBDIVISION OR ANY PROTECTIVE COVENANT OR RESTRICTION CONTAINED HEREIN, SHALL INURE TO THE BENEFIT OF THE LOT OWNERS COMMITTEE AS SET FORTH IN RESTRICTIVE COVENANT #13, SET FORTH ABOVE.

15. 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.

PINESTEAD
TIPP CITY, OHIO

FOR: HOMER L. DILLAHUNT
TIPP CITY, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331

DATE	DRAWN BY:	SHEET NO.
5/6/80	TRACED BY:	2/2
	CHECKED BY: SDL	
	SCALE: 1" = 40'	

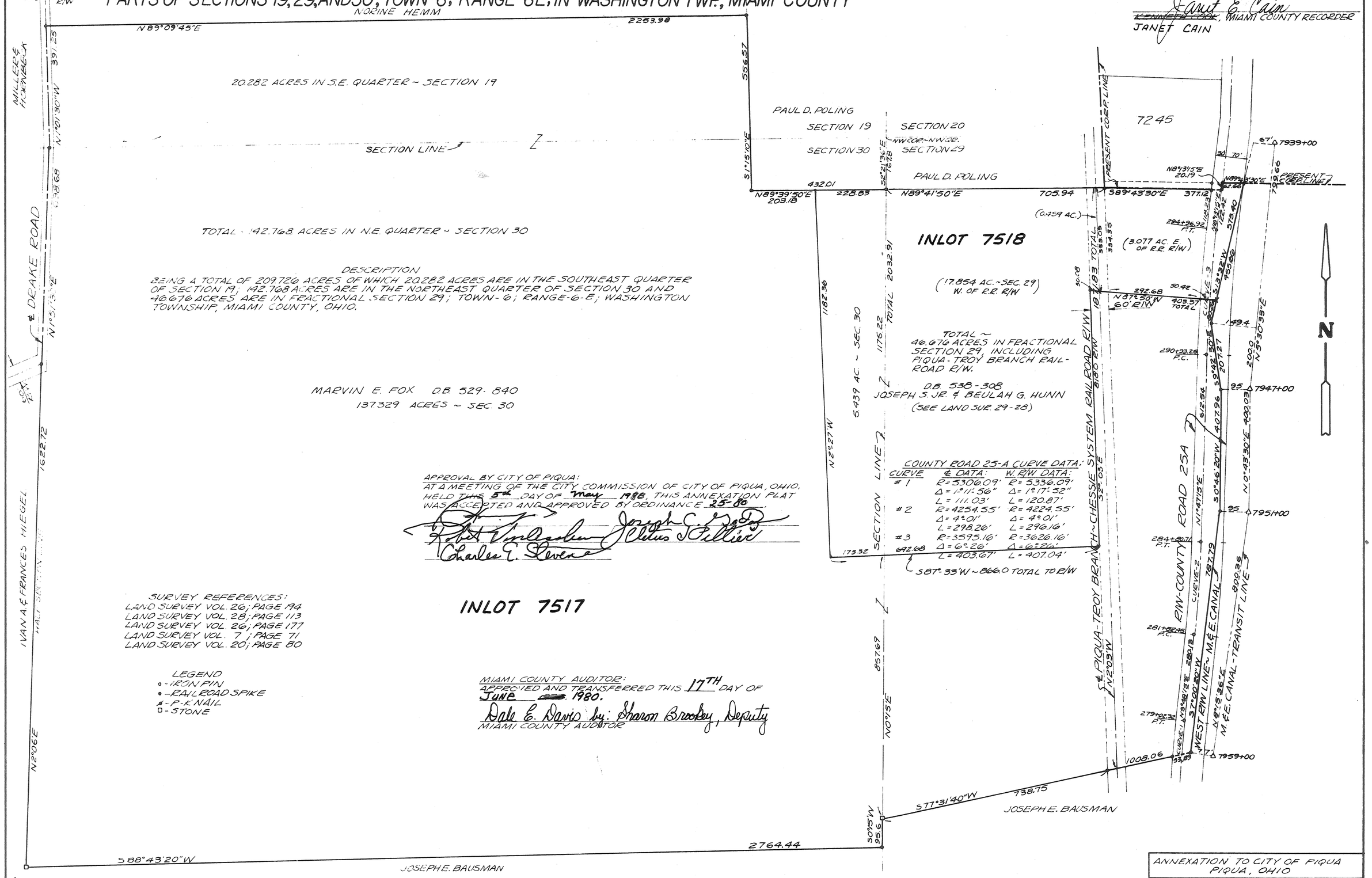
ANNEXATION TO CITY OF PIQUA, OHIO

PARTS OF SECTIONS 19, 29, AND 30; TOWN-6; RANGE-6E; IN WASHINGTON TWP., MIAMI COUNTY

PLAT BOOK 13 PAGE 72
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED THIS 17TH DAY OF JUNE 1980, AT 9:32 A.M.

FILE NUMBER 3096 FEE # 8.60

~~KENNETH COOK~~, MIAMI COUNTY RECORDER
JANET CAIN



APPROVAL BY CITY OF PIQUA:
AT A MEETING OF THE CITY COMMISSION OF CITY OF PIQUA, OHIO, HELD THIS 5th DAY OF May 1980, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE 25-80.

Joseph C. Lamb
Robert Vogelgesang
Charles E. Stevens
Jesse J. Fillier

INLOT 7517

SURVEY REFERENCES:
LAND SURVEY VOL. 26; PAGE 194
LAND SURVEY VOL. 28; PAGE 113
LAND SURVEY VOL. 26; PAGE 177
LAND SURVEY VOL. 7; PAGE 71
LAND SURVEY VOL. 20; PAGE 80

LEGEND
∘ - IRON PIN
• - RAILROAD SPIKE
⌀ - P-K NAIL
□ - STONE

MIAMI COUNTY AUDITOR:
APPROVED AND TRANSFERRED THIS 17TH DAY OF JUNE 1980.
Dale E. Davis by: Sharon Brookey, Deputy
MIAMI COUNTY AUDITOR

APPROVAL BY MIAMI COUNTY ENGINEER:
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 17TH DAY OF JUNE 1980.
Douglas L. Christian
DOUGLAS L. CHRISTIAN MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS:
THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 2ND DAY OF JANUARY, 1980.
Roger Massie
John J. Troop
Robert Clawson

NOTE: THE ABOVE APPROVAL IS IN ACCORDANCE WITH A COURT ORDER ISSUED IN COMMON PLEAS COURT CASE NO. 79-12.

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON, WITH MONUMENTS FOUND OR SET AS SHOWN.
Richard W. Klockner
RICHARD W. KLOCKNER, P.S. NO. 4370

ANNEXATION TO CITY OF PIQUA PIQUA, OHIO		
FOR: MARVIN FOX, et. al. TROY, OHIO		
PREPARED BY ~ RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & SURVEYING TROY, OHIO 339-5331		
DATE 28 FEB 78 18 AUG 78 FILE	DRN: RWK TRCD: SVL CHKD: RWK	SHEET 1/1
	SCALE: 1" = 200'	

REPLAT OF INLOTS 5085 5086 5087 5088 5089 5090 5091 5092 & 5093
NORTHWEST SECTION CORPORATION PIQUA

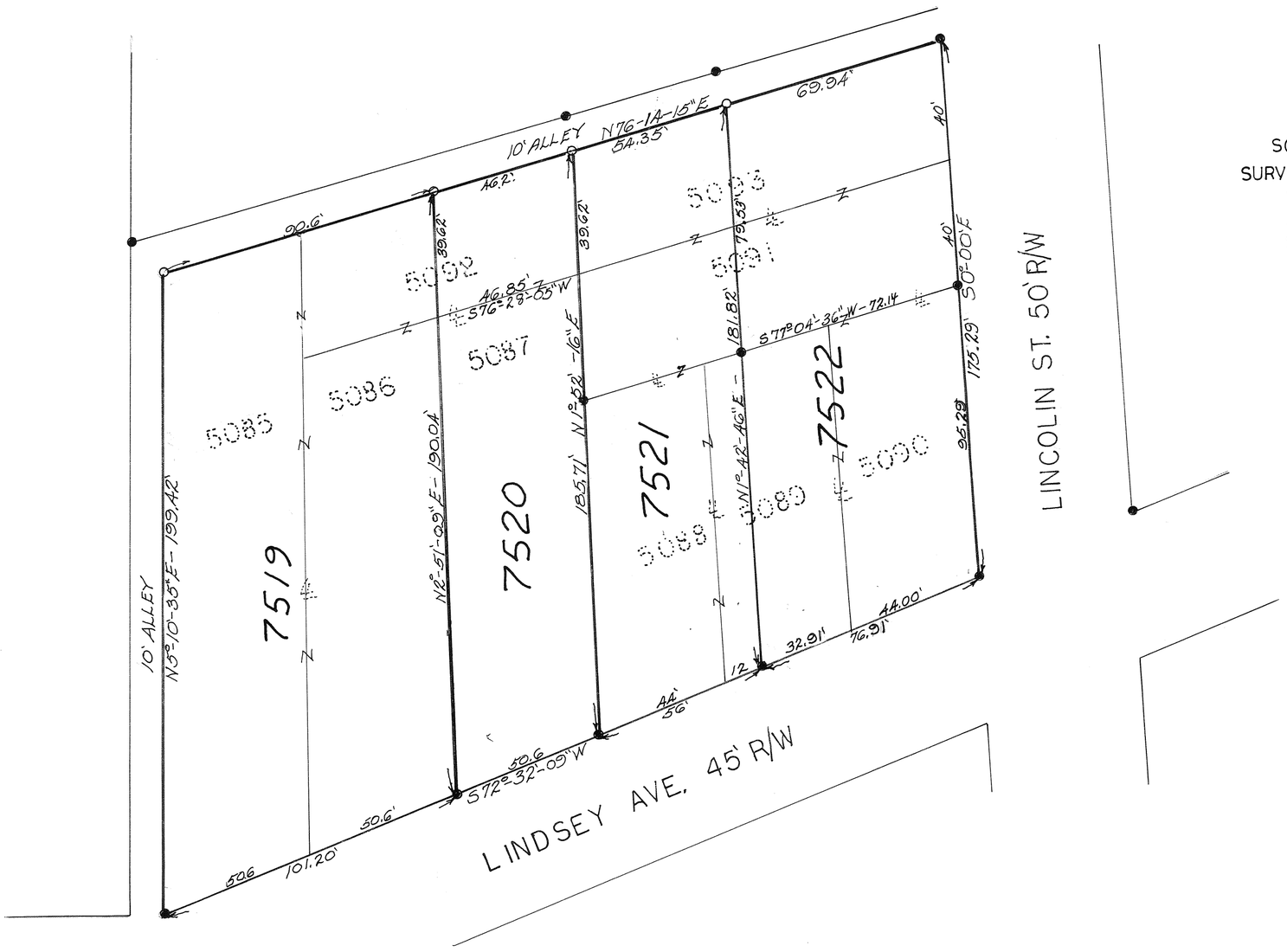
BOOK NO 13 PAGE 73
MIAMI COUNTY RECORDER'S
PLAT RECORDS

TIME RECEIVED FOR FILING 1:45 P.M.
FILE NO 3159
RECEIVED FOR RCORD June 20 1980
RECORDED IN PLAT BOOK 13 PAGE 73
FEE $8.60
Janet E. Cain
MIAMI COUNTY RECORDEP

TRANSFERED AND NUMBERED TO
DESIGNATE LOTS THIS 20 DAY
OF JUNE 1980
Dale E. Davis Pam Verner
MIAMI COUNTY AUDITOR Deputy Auditor

APPROVED CITY OF PIQUA
PLANNING COMMISSION
Willis C Wills
Glen A. Dalton
William Cline
Glenda W. Prince

DATE: JUNE 3, 1980



SCALE: 1" = 30'

SURVEY REFERENCE
SURV VOL 14 P161
REC BK 4 P 8
SURV VOL 11 P 79
SURV VOL 10 P 91

LEGEND
IRON PIN FOUND
IRON PIN SET

DESCRIPTION:

BEING A REPLAT OF INLOTS 5085, 5086, 5087, 5088, 5089, 5090, 5091, 5092 & 5093 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.

Harlen G. Smoot OWNER	Frances L Pink Hancock WITNESS
Eleanor Smoot OWNER	Cynthia L. Tampler WITNESS
Carolen S Cain OWNER	Harlen G Smoot WITNESS
Harold E Cain, Jr OWNER	Eleanor Smoot WITNESS
Cynthia L. Tamplin OWNER AKA Cindy L. Tamplin	Robert M. Hancock WITNESS
Charles W. Tamplin OWNER	Robert M. Hancock WITNESS
Frances L Pink Hancock OWNER	Charles W. Tamplin WITNESS
MIAMI CITIZENS NATL BANK + TRUST CO. By E Shear VICE. PRES.	Robert M. Hause WITNESS
METROPOLITAN LIFE INSURANCE CO. By Anderson Dudley Jr. Asst. Vice President The Russell Co.	Donna L. Reed WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMBERED THAT ON THIS 14th DAY OF May 1980, 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 SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE THE PURPOSE THEREIN EXPRESSED,

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRBED MY NAME AND AFFIXED MY OFFICAL SEAL AT Piqua OHIO THIS 14th DAY OF May 1980

Judith Elaine Heater
NOTARY PUBLIC Judith Elaine Heater

Notary Public, Miami County, Ohio
My Commission Expires August 22, 19[illegible]
MY COMMISSION EXPIRES

STATE OF OHIO
JOHN EDWARD FERMAN
4864
REGISTERED SURVEYOR

THIS SURVEY MADE BY
John E. Ferman
REGISTERED SURVEYOR NO. 4864

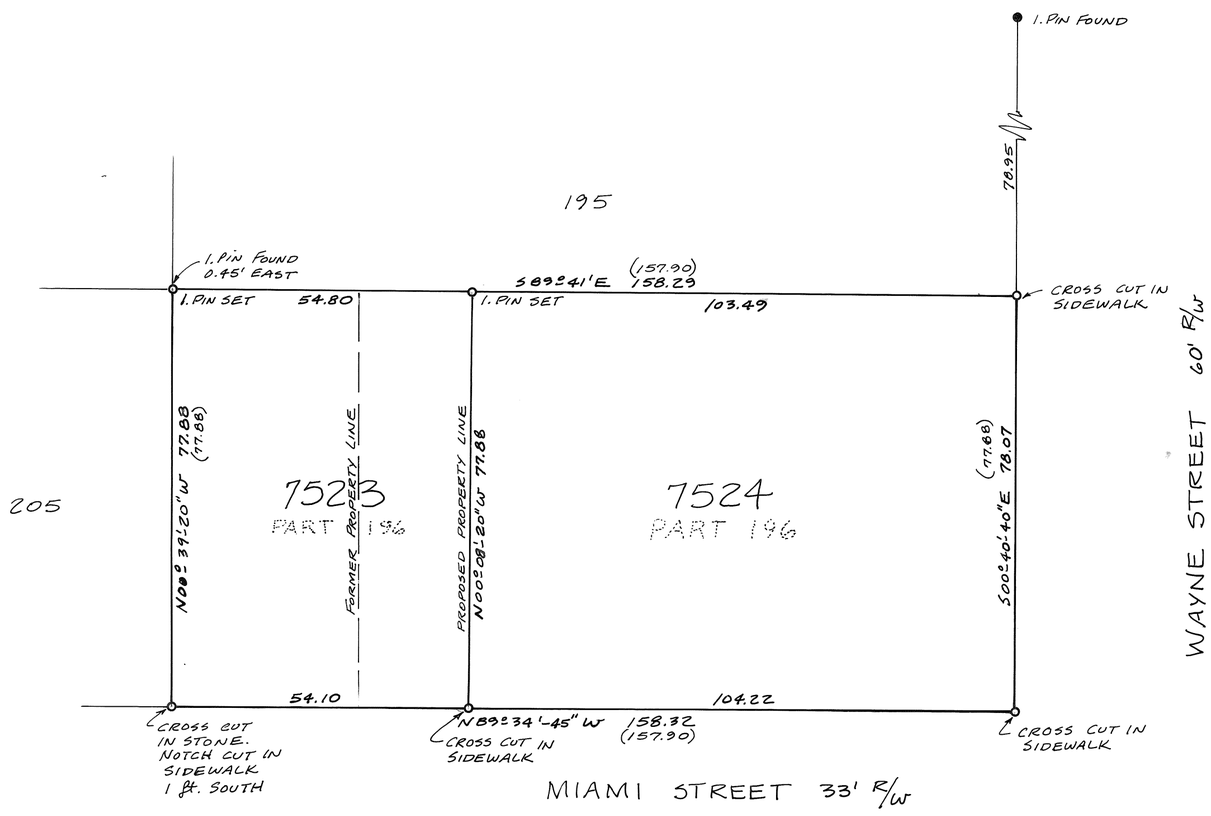
PLAT BOOK 13 PAGE 74
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NUMBER 3298
RECIEVED FOR RECORD JUNE 27,
1980, AT 11:20 A.M. FEE $8.60
Janet E. Cain
MIAMI COUNTY RECORDER

REPLAT OF INLOT 196

CITY OF PIQUA MIAMI COUNTY, OHIO

NORTH

SCALE 1" = 20'
BEARINGS ASSUMED



DESCRIPTION

BEING A REPLAT OF INLOT 196 IN THE CITY OF PIQUA MIAMI COUNTY OHIO

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED DO HEREBY EXECUTE AND APPROVE THIS PLAT AS SHOWN HEREON

T. David Pollock Trustee — David J. Pollock WITNESS
FIRST UNITED CHURCH OF CHRIST
Conway N. Fair - Trustee — Laura E. Myers WITNESS
Steven A. Pelagrone - Trustee — B. Lunt WITNESS
Richard E. Clark
Jack D. Motter

STATE OF OHIO MIAMI COUNTY S. S.

BE IT REMEMBERED THAT ON THIS 20th DAY OF January 1980 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.

Ruth Petrusine
NOTORY PUBLIC

RUTH PETRUSINE, Notary Public
IN AND FOR MIAMI COUNTY, OH
My Commission Expires July 17

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 5th DAY OF FEB. 1980 ACCEPTED THIS PLAT

John L. DeLue — Pam Herlihy
Willis C. Willey — William Crum
Thomas W. Prince

I HEREBY APPROVE THIS REPLAT AND HAVE ASSIGNED THE NEW LOT NUMBERS AS SHOWN ON THIS REPLAT ON THIS 26 DAY OF June 1980

Dale E. Davis — Pam Verner, Deputy
MIAMI COUNTY AUDITOR

LEGEND:
(0.00) PLATTED DIMENSION
0.00 FIELD MEASUREMENT

NOTE:

FIRST UNITED CHURCH OF CHRIST PRESENTY INCORPORATED WITH THE STATE OF OHIO AS A NON-PROFIT ORGANIZATION. ORIGINAL INCORPORATION AS GERMAN REFORMED ZION CHURCH IN VOL. 1, PAGE 128 OF MIAMI COUNTY RECORDER'S INCORPORATION RECORDS.

REPLAT OF INLOT 196, PIQUA
FOR FIRST UNITED CHURCH OF CHRIST

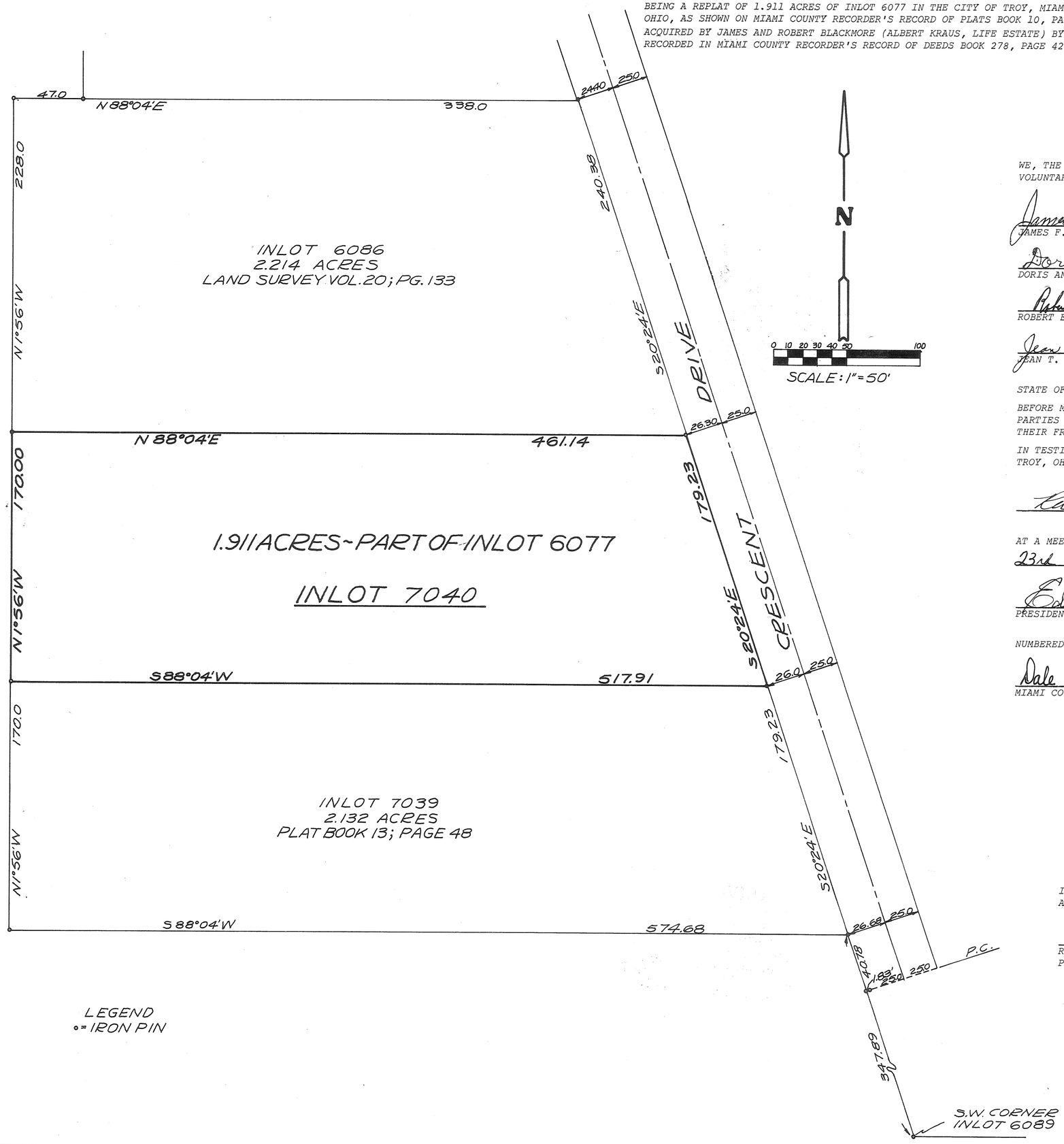
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
SURVEYOR

Michael W. Cozatt
COZATT • TRISSELL • ENGINEERS
CIVIL ENGINEERS — LAND SURVEYORS
124 WEST MAIN STREET — TROY OHIO

REPLAT - PART OF INLOT 6077 - TROY OHIO

PLAT BOOK 13 PAGE 75
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 24 DAY OF
July, 1980 AT 2:57 P.M.
FILE NO. 3832 FEE: $ 8.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

BEING A REPLAT OF 1.911 ACRES OF INLOT 6077 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 10, PAGE 121C. ACQUIRED BY JAMES AND ROBERT BLACKMORE (ALBERT KRAUS, LIFE ESTATE) BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 278, PAGE 427.



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

James F. Blackmore
JAMES F. BLACKMORE (OWNER)

Ruby E. Klockner
WITNESS

Doris Ann Blackmore
DORIS ANN BLACKMORE (HIS WIFE)

Richard W. Klockner
WITNESS

Robert E. Blackmore
ROBERT E. BLACKMORE (OWNER)

Ruby E. Klockner
WITNESS

Jean T. Blackmore
JEAN T. BLACKMORE (HIS WIFE)

Richard W. Klockner
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 21ST DAY OF JULY, 1980.

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

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 23rd DAY OF JULY, 1980, THIS PLAT WAS REVIEWED AND APPROVED.

Edward Chase
PRESIDENT

Sue D. Knight
SECRETARY

NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 24TH DAY OF JULY, 1980.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY AUDITOR

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

REPLAT OF 1.911 ACRE PART OF INLOT 6077 TROY, MIAMI COUNTY, OHIO		
JAMES F. AND ROBERT E. BLACKMORE TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513) 339-5331		
DATE	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO.
15 APR. 1980	SCALE: AS SHOWN	1/1

REPLAT OF PART OF OUTLOTS 336 & 337

PIQUA - OHIO

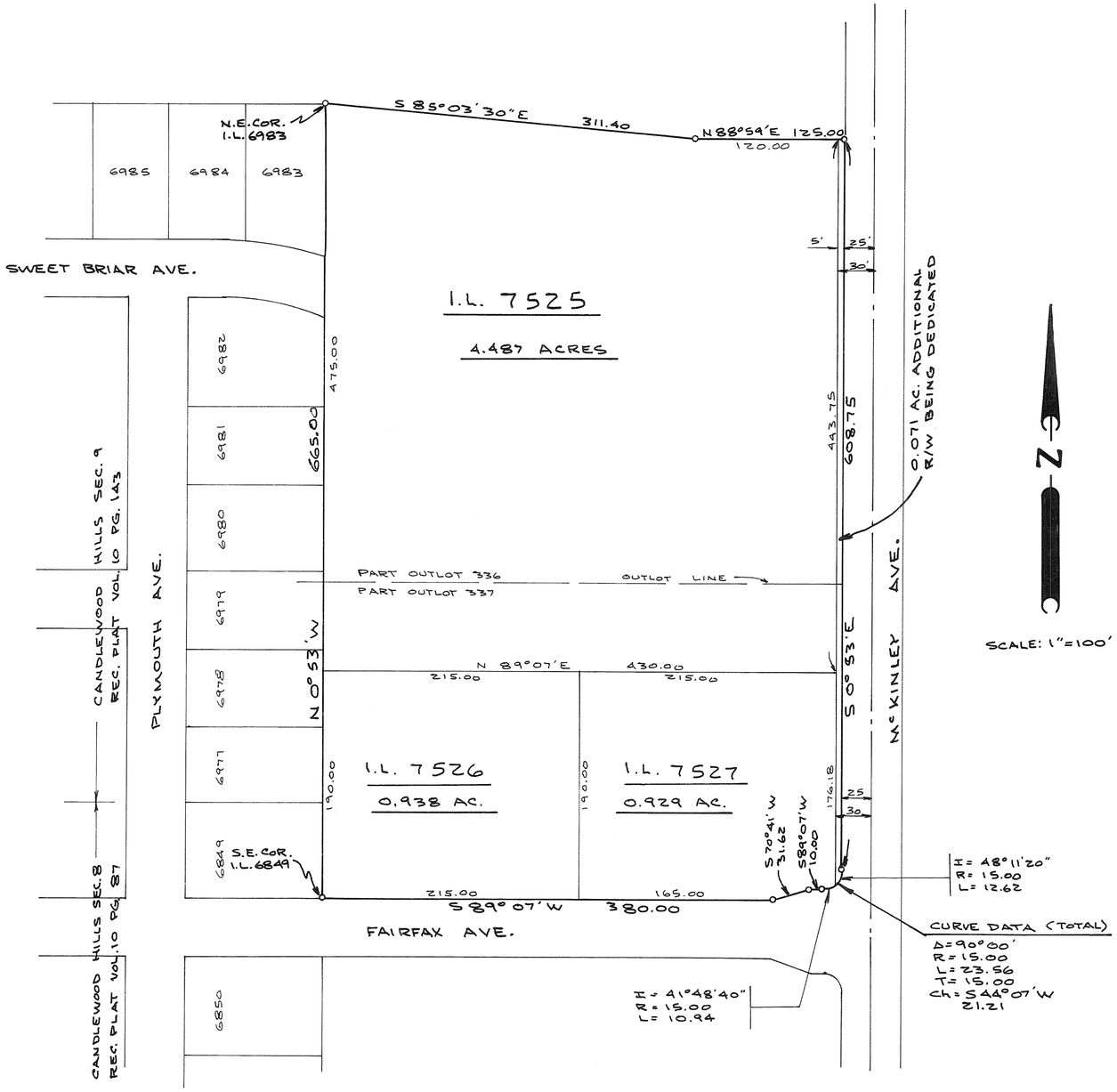
BOOK 13 PAGE 76
Miami County Recorder's Record of recorded plats.

File No. 3891 Fee $ 8.60

Rcd. for record July 28, 1980 (DATE) 2:08 P.M. (TIME)

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

BY: Dora Whitmer, Deputy
DEPUTY



DESCRIPTION

Being a subdivision of 6.425 Acres of part of outlots 336 and 337 in the City of Piqua, Miami County, Ohio, as conveyed to J. Richard Gaier by deed recorded in Vol. 548, Page 306 of the Miami County deed records.

DEDICATION

We, the undersigned, being all of the owners and lienholders of the land herein replatted, do hereby accept and approve this replat as shown and do hereby dedicate the additional five feet (5 ft.) of right of way along McKinley Ave. as shown hereon to public use forever.

Susan A. Beisner
WITNESS

Bonnie L. Davis
WITNESS

J. Richard Gaier
J. RICHARD GAIER

FIRST FINANCIAL SERVICE CORP.

P.M. Gastineau
P.M. GASTINEAU, PRES.

S. R. Turner
S. R. TURNER, SEC.

STATE OF OHIO; MIAMI COUNTY, SS:

Be it remembered that on this 29th day of May 1980, before me, the undersigned, a notary public in and for said county and state, personally came J. Richard Gaier and First Financial Service Corp. by its president, P.M. Gastineau, and its secretary, S. R. Turner who acknowledge the signing 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.

Sept. 11, 1984
MY COMMISSION EXPIRES

Susan A. Beisner
NOTARY PUBLIC

MIAMI COUNTY AUDITOR

Approved and transferred this 28 day of July, 1980.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Pam Werner
DEPUTY

CITY PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 3RD day of JUNE, 1980, this replat was approved.

Willis C. Wills
Homer A. Prince
Glen A. Deeter
William Crum

CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 16th day of JUNE, 1980, this replat was approved by resolution no. ORD. 39-80.

John V. Wilkerson
Charles E. Stevens
Joseph C. Ray
Cletus Pelfrey

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED
SURVEYOR

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

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

REPLAT OF PARTS OF O.L. 336 & 337 PIQUA-OHIO		
FOR - J. RICHARD GAIER PIQUA-OHIO		
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY-OHIO CIVIL ENGINEERING • LAND SURVEYING		
DATE MAY 1980	DRAWN BY: J.T. CHECKED BY: J.T.	SHEET 1/1
FILE	SCALE: 1" = 100'	

REPLAT OF INLOT 323 AND PART INLOT 647
COVINGTON, OHIO

PLAT BOOK 13 PAGE 77
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 12TH DAY OF
AUGUST, 1980 AT 3:07 P.M.
FILE NO. 4227 FEE: $8.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

BEING A REPLAT OF INLOT 323 AND PART OF INLOT 647 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO ACQUIRED BY RALPH E. HECKER BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 365, PAGE 372.

LEGEND
○ = IRON PIN SET
● = IRON PIN FOUND
× = CROSS CUT IN CONCRETE

NOTE: BEARINGS ASSUMED

SURVEY REFERENCE
RECORDER'S PLAT BK. 1-PG. 394, 395 & 525
RECORDER'S PLAT BK. 2-PG. 75
LOT SURVEY VOL. 11; PG. 116
LOT SURVEY VOL. 5; PG. 128

I, THE UNDERSIGNED, BEING THE ONWER OF THE LAND SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

Ralph E. Hecker — RALPH E. HECKER
Ruby E. Klockner — WITNESS
Christina K. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 7TH DAY OF JULY, 1980.

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

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 14 DAY OF Aug, 1980, THIS REPLAT WAS REVIEWED AND APPROVED.

Robert C. Zimmerman — CHAIRMAN
Dale A. Bear PRO-TEM — SECRETARY

NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 12TH DAY OF AUGUST, 1980.

Dale E. Davis — MIAMI COUNTY AUDITOR
BY: Pam Werner — DEPUTY AUDITOR

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

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

REPLAT OF INLOT 323 & PART INLOT 647 COVINGTON, MIAMI COUNTY, OHIO		
BY: RALPH HECKER PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO.
7-2-80	SCALE: 1" = 30'	1/1

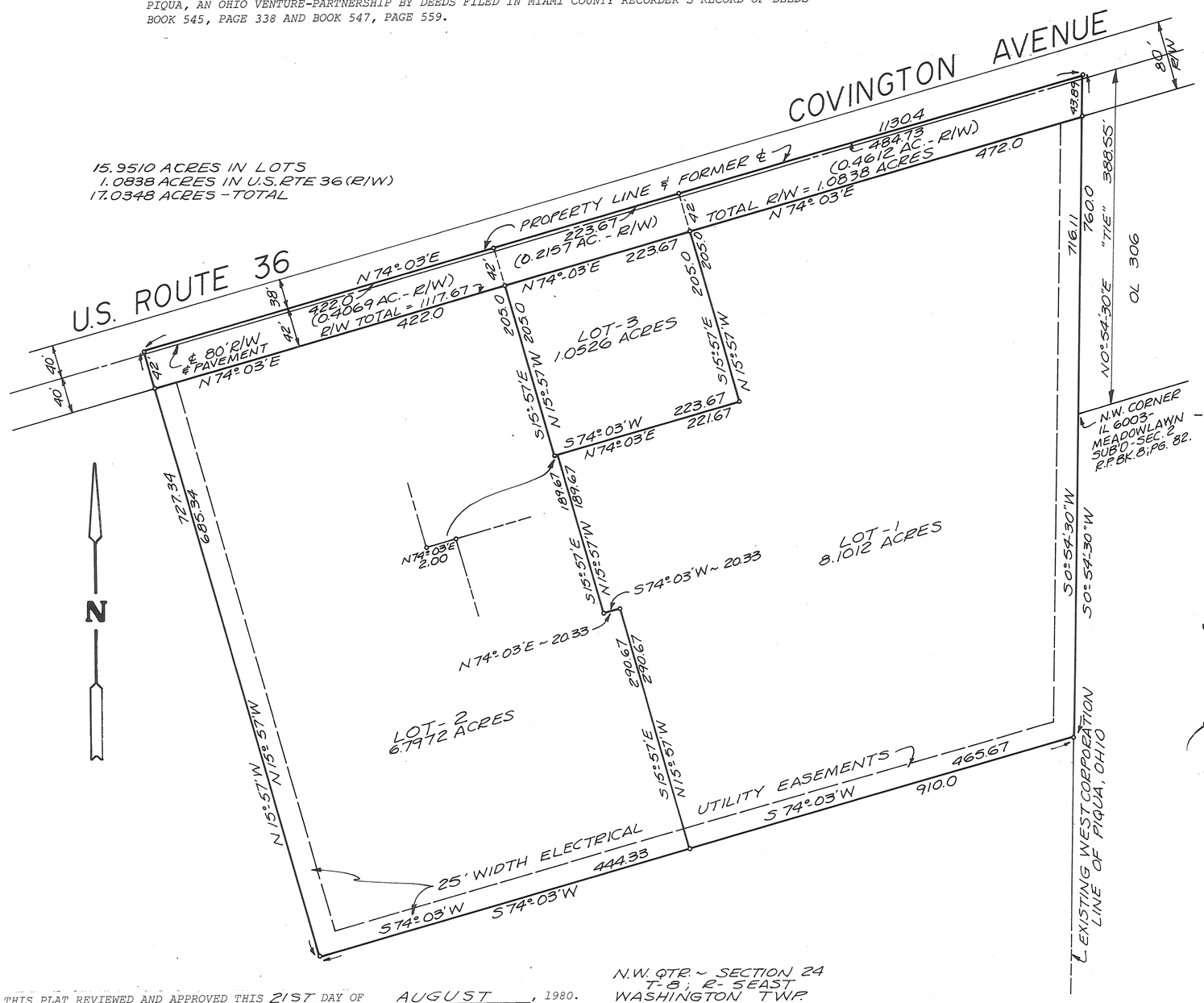
PLAT BOOK 13 PAGE 78
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 22ND DAY OF
AUGUST, 1980 AT 10:13A.M.
FILE NO. 4469 FEE: $ 9.60

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER
By Dora Whitmer, Deputy

PIQUA PLAZA DEVELOPMENT

PT. NORTHWEST QUARTER SEC.24; TOWN-8; RANGE-5E; WASHINGTON TWP.; MIAMI CO., OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 17.0348 ACRES IN THE NORTHWEST QUARTER OF SECTION 24, TOWN 8, RANGE 5, EAST OF WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO. SAME BEING ACQUIRED BY M M T - PIQUA, AN OHIO VENTURE-PARTNERSHIP BY DEEDS FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 545, PAGE 338 AND BOOK 547, PAGE 559.



WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT AND TO THE DEDICATION OF THAT PORTION OF U.S. ROUTE 36 AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

OWNERS: M M T - PIQUA, AN OHIO VENTURE-PARTNERSHIP

PIQUA ASSOCIATES, A PARTNERSHIP

BARRY J. MARTENS — WITNESS — WITNESS

DONALD L. WALTON — WITNESS — WITNESS

WILLIAM H. TREMBLY, JR. — WITNESS — 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 INDIVIDUALLY AND AS SUCH PARTNERS OF PIQUA ASSOCIATES, A PARTNERSHIP 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 7TH DAY OF AUGUST, 1980.

NOTARY PUBLIC — MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public in and for Miami County, Ohio
My Commission Expires October 19, 1981

MAISEL AND ASSOCIATES OF MICHIGAN, A CO-PARTNERSHIP

HIRAM A. DORFMAN — WITNESS — WITNESS

STATE OF MICHIGAN - COUNTY OF Oakland S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT INDIVIDUALLY AND AS A PARTNER ON BEHALF OF MAISEL AND ASSOCIATES OF MICHIGAN, A MICHIGAN CO-PARTNERSHIP AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT South Field, MICHIGAN THIS 7TH DAY OF August, 1980.

NOTARY PUBLIC — MY COMMISSION EXPIRES

ELIZABETH ANN HEGG
Notary Public, Oakland County, Mich.
My Commission Expires Oct. 31, 1982

LIENHOLDERS: THE PIQUA NATIONAL BANK AND TRUST COMPANY

ELWOOD R. PENROD, CHAIRMAN & C.E.O. — WITNESS — WITNESS

WILLIAM A. HINGER, VICE PRESIDENT — WITNESS — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED ELWOOD R. PENROD, CHAIRMAN AND C.E.O. AND WILLIAM A. HINGER, VICE PRESIDENT OF THE PIQUA NATIONAL BANK AND 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 THE PIQUA NATIONAL BANK AND TRUST COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO THIS 5TH DAY OF AUGUST, 1980.

NOTARY PUBLIC — MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public in and for Miami County, Ohio
My Commission Expires October 19, 1981

THIS PLAT REVIEWED AND APPROVED THIS 21ST DAY OF AUGUST, 1980.
Douglas L. Christian By Gregg S. Brookhart — MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 19TH DAY OF AUGUST, 1980.
George R. Mote — CHAIRMAN — No. 2610 — Gary B. Clark — SECRETARY

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 22 DAY OF August, 1980. (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 21 DAY OF August, 1980.
Dale E. Davis — MIAMI COUNTY AUDITOR — BY: Pam Herner — DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON.
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

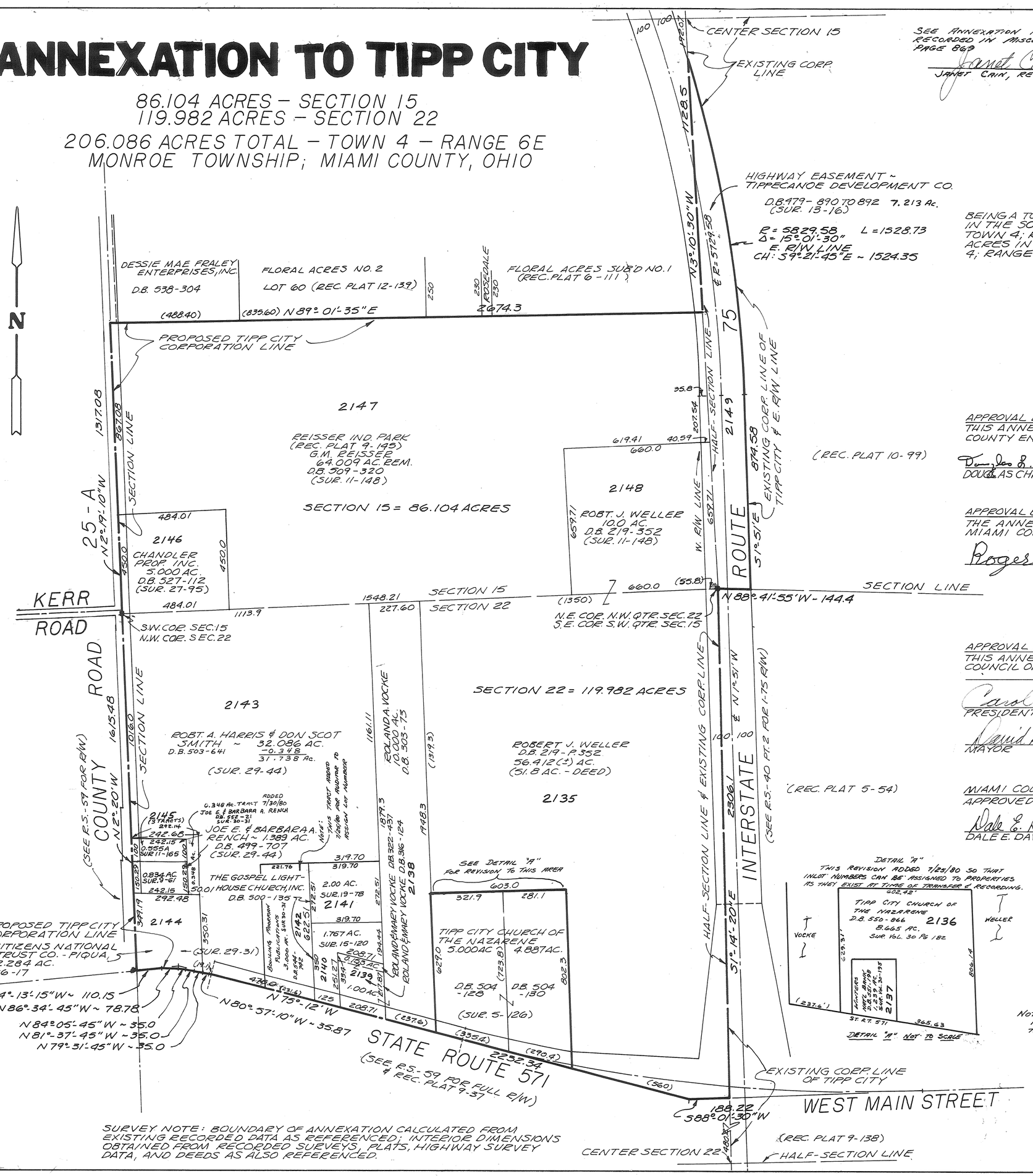
PIQUA PLAZA DEVELOPMENT WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO	
M M T - PIQUA, AN OHIO VENTURE-PARTNERSHIP DAYTON, OHIO	
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331	
DATE: 8/4/80	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK SCALE: 1" = 100'
SHEET NO.	1/1

ANNEXATION TO TIPP CITY

86.104 ACRES – SECTION 15
119.982 ACRES – SECTION 22
206.086 ACRES TOTAL – TOWN 4 – RANGE 6E
MONROE TOWNSHIP; MIAMI COUNTY, OHIO

SEE ANNEXATION PROCEDINGS RECORDED IN MISCELLANEOUS BOOK 19 PAGE 869
Janet Cain
JANET CAIN, RECORDER

PLAT BOOK 13 PAGE 79
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 29 DAY OF Aug., 1980 AT 1:22 P.M.
FILE NUMBER 4692 FEE: $ 8.00
Janet Cain
JANET CAIN, MIAMI CO. RECORDER



DESCRIPTION

BEING A TOTAL OF 206.086 ACRES, CONSISTING OF 86.104 ACRES IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 15; TOWN 4; RANGE 6 EAST; MONROE TOWNSHIP, AND 119.982 ACRES IN THE NORTHWEST QUARTER OF SECTION 22; TOWN-4; RANGE 6 EAST; MONROE TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 5TH DAY OF MARCH, 1979.
Douglas S. Christian
DOUGLAS CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 19 DAY OF MARCH, 1979.
Roger Massie Robert E. Clawson
John J. Knoop

APPROVAL BY CITY OF TIPP CITY
THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, THIS _____ DAY OF _____, 1979
Carol K. Turner — PRESIDENT OF COUNCIL
Nancy Arnett — CLERK OF COUNCIL
David R. Cope — MAYOR
John D. Pearson — CITY SOLICITOR

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED THIS 22ND DAY OF AUGUST, 1980.
Dale E. Davis, MIAMI COUNTY AUDITOR
BY: Sharon Brookey, DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN BASED ON CALCULATIONS FROM EXISTING SURVEYS, DEED DESCRIPTIONS, & HIGHWAY DATA.
Richard W. Klockner
PROFESSIONAL SURVEYOR NO. 4370

NOTE: 7/30/80 REVISIONS DONE 7/25/80 MADE BY THE COUNTY ENGINEER'S OFFICE.

STATE OF OHIO — RICHARD WILBUR KLOCKNER — 4370 — REGISTERED SURVEYOR

SURVEY NOTE: BOUNDARY OF ANNEXATION CALCULATED FROM EXISTING RECORDED DATA AS REFERENCED; INTERIOR DIMENSIONS OBTAINED FROM RECORDED SURVEYS, PLATS, HIGHWAY SURVEY DATA, AND DEEDS AS ALSO REFERENCED.

ANNEXATION OF 206.086 ACRES (TOTAL) IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO TO CITY OF TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO		
DATE 21 AUG 1978	DRAWN adl TRACED adl CHECKED RWK	SHEET 1/1
FILE NO.	SCALE: 1" = 300'	

adl

DEER CLIFF RUN SUBD. SEC. THREE

• SEC 34 & 35 • TOWN 4 • RANGE 6 EAST •
• MONROE TOWNSHIP • MIAMI COUNTY • OHIO •

SEE RELEASE OF EASEMENT RECORDED IN MISC. BOOK 20 PAGE 55 OCTOBER 28, 1980
Janet E. Cain RECORDER

PLAT BOOK 13 PAGE 80
Miami County Recorder's Plat Records

Received for record this 4th day of Sept., 1980 at 11:29 AM

File No. 4814 Fee: $ 8.60

Janet E. Cain
Miami County Recorder

By: Emily McDeal
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	③
Δ = 90°00'	Δ = 80°48'15"	Δ = 86°05'55"
R = 15.50	R = 15.50	R = 15.50
L = 24.35	L = 21.86	L = 23.29
T = 15.50	T = 13.19	T = 14.48

DESCRIPTION

Being a subdivision situated in Section 34 and 35, Town Four (4) Range Six (6) in Monroe Township, Miami County, Ohio, containing 28.285 Acres of a total of 100.721 Acres and of 36.080 Acres as conveyed to Petzoldt Construction Company by deeds recorded in Miami County Recorder's Record of Deeds in Volume 528, Page 540 and Volume 529, Page 145 respectively.

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 priviledge or 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 4th day of March, 1980.

PETZOLDT CONSTRUCTION CO.

Witness: Daniel D. Turner

Curtis S. Petzoldt, President

Witness: Joe M. Turner

STATE OF OHIO, MIAMI COUNTY, ss:

Before me, a notary public in and for Miami County, Ohio, personally appeared Petzoldt Construction Co. by its president Curtis S. Petzoldt 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 Troy, Ohio, this 4th day of March, 1980.

Daniel D. Turner
Notary Public

Feb. 4, 1982
My Commission Expires

This plat approved by Miami County Commissioners this 3 day of September, 1980, (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.

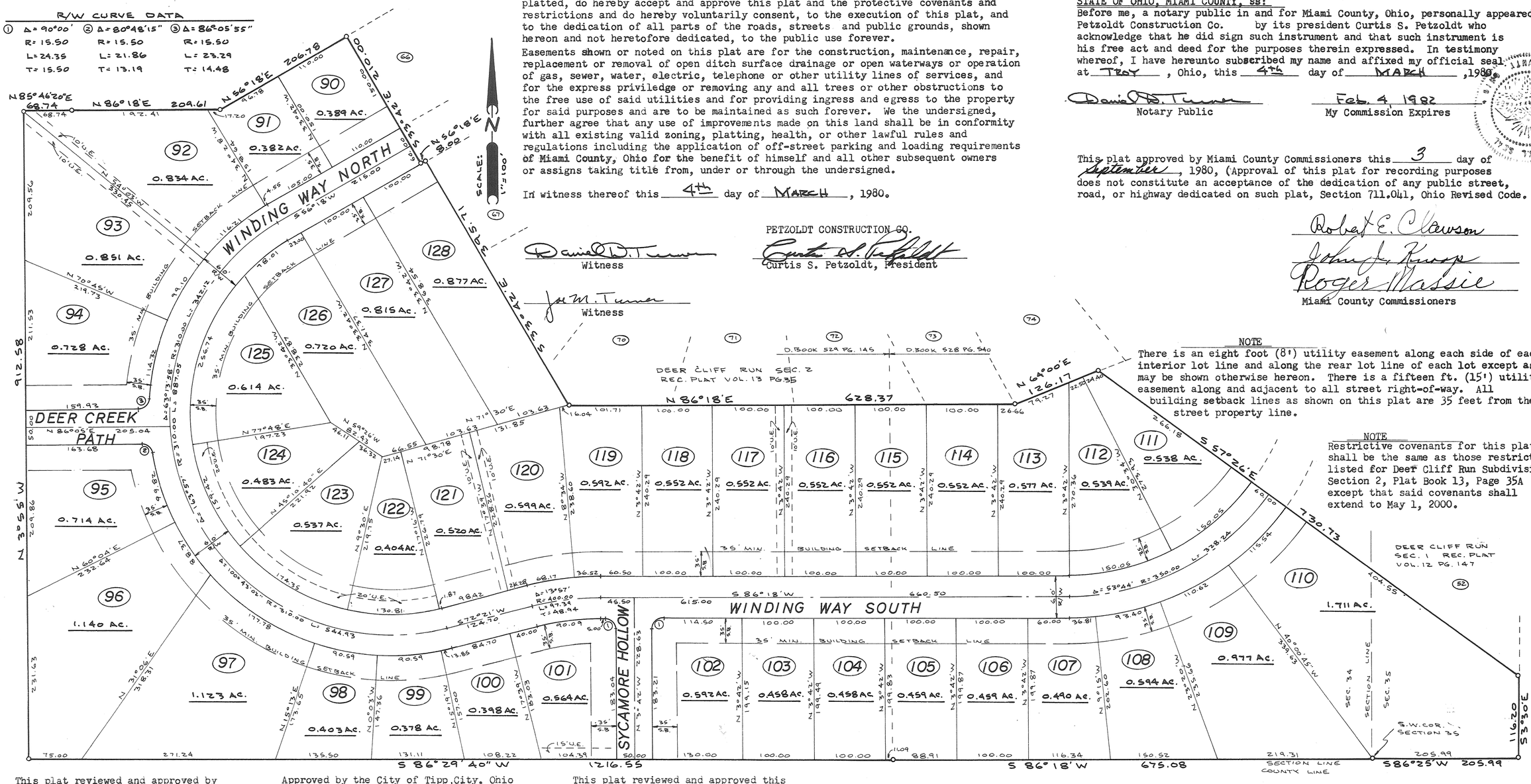
Robert E. Clawson
John J. Kropp
Roger Massie
Miami County Commissioners

NOTE

There is an eight foot (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 right-of-way. All building setback lines as shown on this plat are 35 feet from the street property line.

NOTE

Restrictive covenants for this plat shall be the same as those restrictions listed for Deer Cliff Run Subdivision Section 2, Plat Book 13, Page 35A except that said covenants shall extend to May 1, 2000.



This plat reviewed and approved by the Miami County Planning Commission this 18th day of March, 1980.

Robert E. Clawson
Acting Chairman

Gary B. Cline NO. 2582
Secretary

Approved by the City of Tipp City, Ohio Planning Commission this 14th day of March, 1980.

Paul D. Dodds
Chairman

Debbie B. Keyes
Secretary

This plat reviewed and approved this 3RD day of SEPTEMBER, 1980.

Douglas L. Christian
Miami County Engineer

Transferred this 4TH day of Sept., 1980.

Dale E. Davis
Miami County Auditor

By: Sharon Brookey
Deputy

SEC. 34	27.380 AC.	STREETS	3.608 AC.
SEC. 35	0.905 AC.	LOTS	24.677 AC.
TOTAL	28.285 AC.	TOTAL	28.285 AC.

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 February 5, 1980. 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

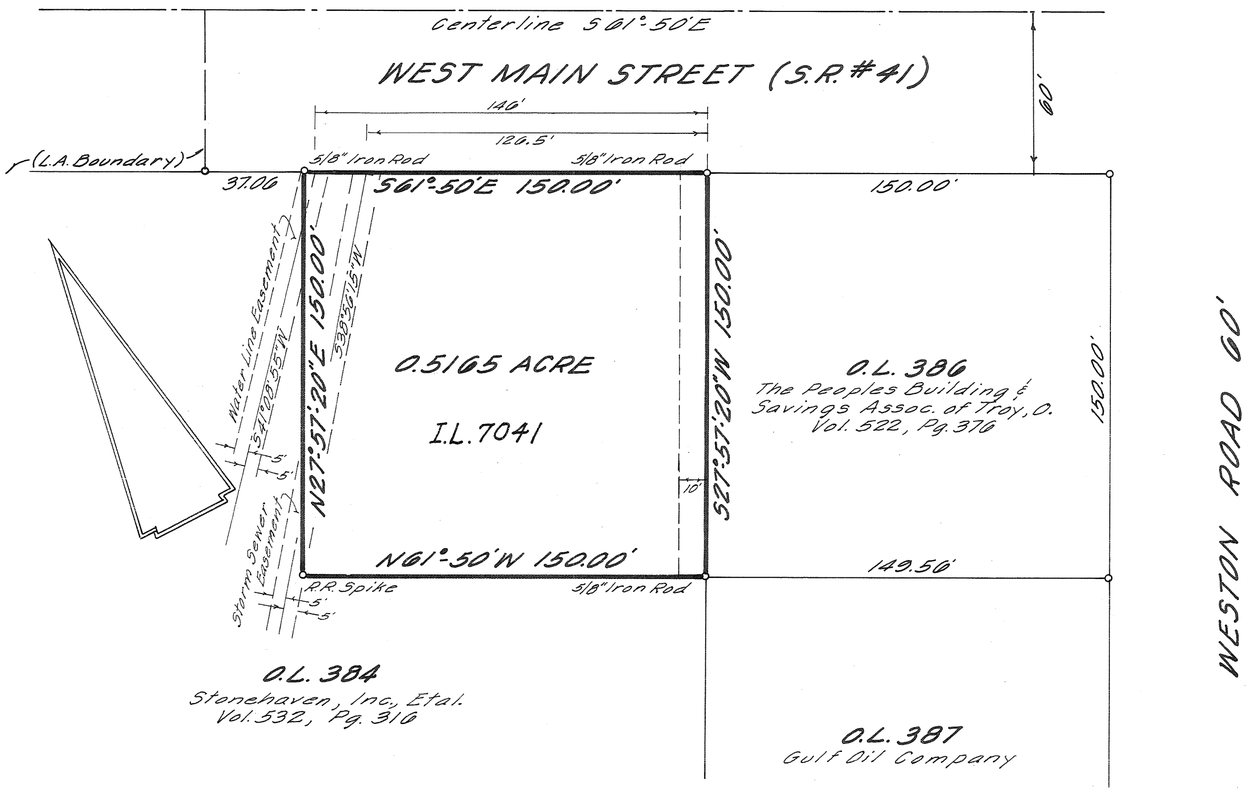
Deer Cliff Run Subdivision-Sec. 3 for Petzoldt Construction Co. Vandalia, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE FEB. 1980	Drawn by: J.T. Traced by: Checked by: D.T.	SHEET NO. 1 / 1
FILE NO.	SCALE: 1" = 100'	

REPLAT OF PART OF OUT LOT NO. 384, TROY, OHIO

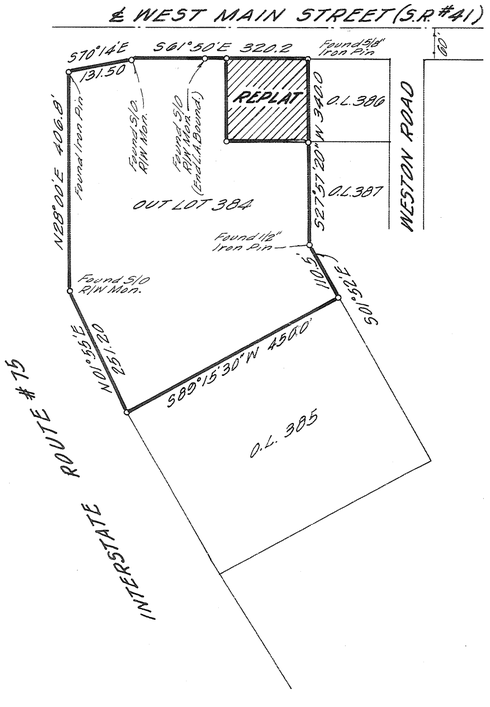
Being a Replat of 0.5165 of an acre of a portion of Out Lot No. 384, City of Troy, County of Miami, State of Ohio, said Out Lot No. 384 having been platted within the Westbrook Subdivision No. 6 as recorded in Plat Book 7, page 17 on the Plat Records of Miami County, Ohio, said Out Lot No. 384 having been conveyed to Stonehaven, Inc., Etal, by deed and recorded in Deed Volume 532, page 316 on the Deed Records of Miami County, Ohio.

PLAT BOOK 13 PAGE 81
MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 9th DAY OF SEPT., 1980, AT 9:02 A.M.
FILE NO. 4936 FEE: $ 8.60

Janet E. Cain MIAMI COUNTY RECORDER



THE APPROVAL AND SIGNING OF THIS PLAT CONFORMS TO THE DECISION OF THE COURTS. CASE NUMBER, 78-CA41 COURT OF APPEALS, MIAMI COUNTY, OHIO - NOVEMBER 9, 1979.



At a meeting of Planning and Zoning Commission of the City of Troy, Ohio, held this 27th day of August, 1980, this Plat was reviewed and approved.

Edward Shane — President
Sue D. Knight — Secretary

Numbered to Designate Inlot and transferred this 9th day of September, 1980.

Dale E. Davis — Miami County Auditor
Sharon Brookey — Deputy Auditor

I hereby certify this Replat to be a True and Correct Survey as shown.

Wilfred E. Brown
Registered Surveyor
Ohio License 5150

STATE OF OHIO — WILFRED E. BROWN 5150 — REGISTERED SURVEYOR

REPLAT OF PART OUT LOT NO. 384
CITY OF TROY, MIAMI COUNTY, OHIO

FOR: STONEHAVEN, INC., ETAL.

May 8, 1980 — Scale: 1" = 40'
Job No. 79-142 — LL- 19223, 19220, 19305

Prepared By
Ernest O. Brown Associates
Engineering - Surveying
1430 Linden Avenue
Dayton, Ohio
253-7603

We the undersigned, being all they owners and lienholders of they land herein replatted, do voluntarily consent to the execution of said replat.

1. "STONEHAVEN, INC."

Gary W. Yagley, Vice President
By, Gary Yagley, Its Vice President
Charles F. Allbery
By, Charles F. Allbery, Its Secretary

Mary H. Allbery — Witness AS TO 1.
Charles F. Allbery, III — Witness AS TO 1.

State of Ohio, County of Montgomery SS.
Before me, a Notary Public, in and for said County and State personally appeared "Stonehaven, Inc., by Gary Yagley, its President and Charles F. Allbery, its Secretary, to me known, who acknowledged that they did sign such instrument and that said instrument is their voluntary act and deed and the voluntary act and deed of said Corporation.
In Testimony Whereof, I have hereunto subscribed my name and affixed my Official Seal on this 19th day of May 1980.

Notary Public Charles F. Allbery, III My Commission Expires No expiration date. Sec. 147.03, O.R.C.

2. "EXECUTORS OF THE ESTATE OF PAUL J. MOODY"

Richard J. Moody - Co-Executor
By Richard J. Moody (Coexecutor)

Witness
Witness

"Winters National Bank & Trust Co. (Coexecutor)"
By, Its Vice President
By, Its Trust Officer

Nancy L. Bales — Witness AS TO 2.
Barbara J. Bacon — Witness AS TO 2.

State of Ohio, County of MONTGOMERY SS.
Before me, a Notary Public, in for said County and State personally appeared the above signed parties and corporation who acknowledged that they did sign such instrument and that said instrument is their voluntary act and deed and the voluntary act and deed of said corporation.
In Testimony Whereof, I have hereunto subscribed my name and affixed my Official Seal on this 30th day of May 1980.

Notary Public _____ My Commission Expires August 2, 1983

3. "GORDON K. TOOLEY"

Charles F. Allbery, ATTY. IN FACT
Gordon K. Tooley
By, Charles F. Allbery
Attorney In Fact

Charles F. Allbery, III — Witness AS TO 3.
Rose Mary Bauman — Witness AS TO 3.

State of Ohio, County of Montgomery SS.
Before me, a Notary Public, in and for said County and State, personally appeared Gordon K. Tooley, by Charles F. Allbery, Attorney In Fact, who acknowledged that he did sign such instrument and that such instrument is his voluntary act and deed.
In Testimony Whereof, I have hereunto subscribed my name and affixed my Official Seal on this 19th day of May 1980.

Notary Public Charles F. Allbery, III My Commission Expires No expiration date. Sec. 147.03, O.R.C.

4. "MARY PAYNE"

Mary Payne
Mary Payne

Charles F. Allbery — Witness AS TO 4.
Robert M. Payne Jr. — Witness AS TO 4.

State of Ohio, County of SS.
Before me, a Notary Public, in and for said County and State personally appeared Mary Payne, to me known, who acknowledged that she did sign such instrument and that such instrument is her voluntary act and deed.
In Testimony Whereof, I have hereunto subscribed my name and affixed my Official Seal on this 11th day of June 1980.

Notary Public Betty C. Spivey My Commission Expires

BETTY C. SPIVEY, Notary Public
In and for Montgomery & Greene Counties, Ohio
My Commission Expires April 28, 1982

KINGS CHAPEL - SECTION FIVE

PART OF LOT 6513 - TROY OHIO

NOTE !! SEE ENTRY OF VACATION IN DEED BOOK 560 PAGE 988

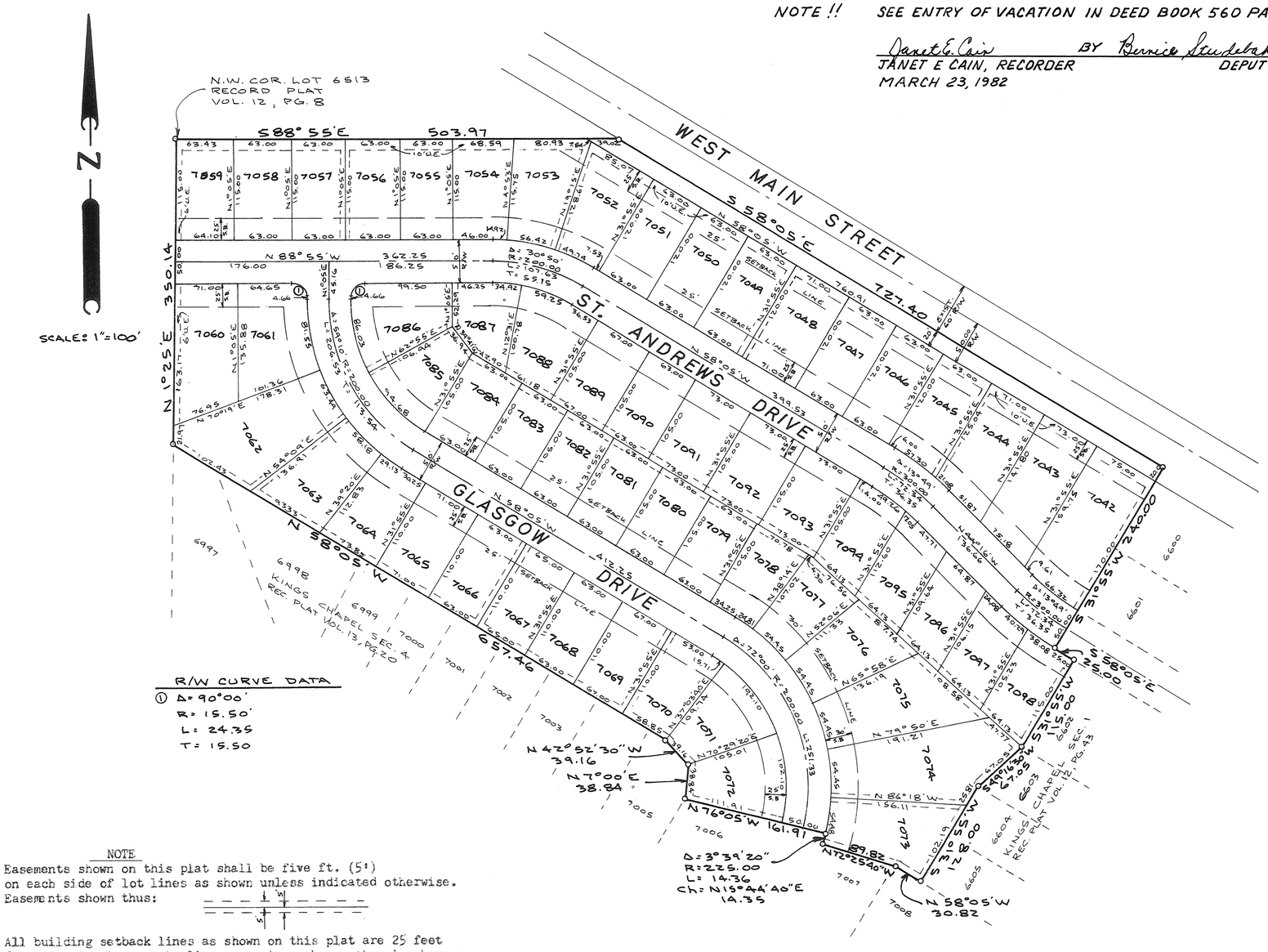
Janet E. Cain BY Bernice Studebaker
JANET E CAIN, RECORDER DEPUTY
MARCH 23, 1982

BOOK 13 PAGE 82
Miami County Recorder's Record of Recorded Plats

File No. 6123

Received for record 11:16 A.M. (time) Oct. 21, 1980 (date)

Fee: $ 8.60
Janet E. Cain
Miami County Recorder
By: Emily McNeal
Deputy



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

DESCRIPTION
Being a subdivision of 13.195 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 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
Peter R. Thompson

Susan A. Beusner — J. Richard Gaier, Secretary
witness

STATE OF OHIO, MIAMI COUNTY, ss:
Be it remembered that on this 10th day of September, 1980, 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.

9-18-84
My Commission Expires

Susan A. Beusner
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:

All building setback lines as shown on this plat are 25 feet from the street property line, except as shown otherwise hereon.

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 January 1, 2011.

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 placed or permitted to remain which may obstruct, retard, or change direction of water flow through the drainage channel in the easement.

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

MIAMI COUNTY AUDITOR
Approved and transferred this 21ST day of October, 1980.
Dale E. Davis
Miami County Auditor
By: Sharon Brookey
Deputy

CITY OF TROY PLANNING COMMISSION
At a meeting of the City of Troy Planning Commission held this 10th day of Sept., 1980, this plat was approved.
Charles J. Doyle
VICE-Chairman
Sue D. Knight
Secretary

CITY COUNCIL
At a meeting of the City Council of the City of Troy, Ohio held this 20th day of Oct., 1980, this plat was approved by Ordinance No. 0-35-80
Douglas A. Campbell
Mayor
Thomas E. Fogle
President of Council
Sue D. Knight
Clerk of Council

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 Five for Mid-Continent Properties Piqua, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE	Drawn by: J.T.	SHEET NO.
Sept. 1980	Checked by: D.T.	1/1
FILE NO.	SCALE: 1" = 100'	

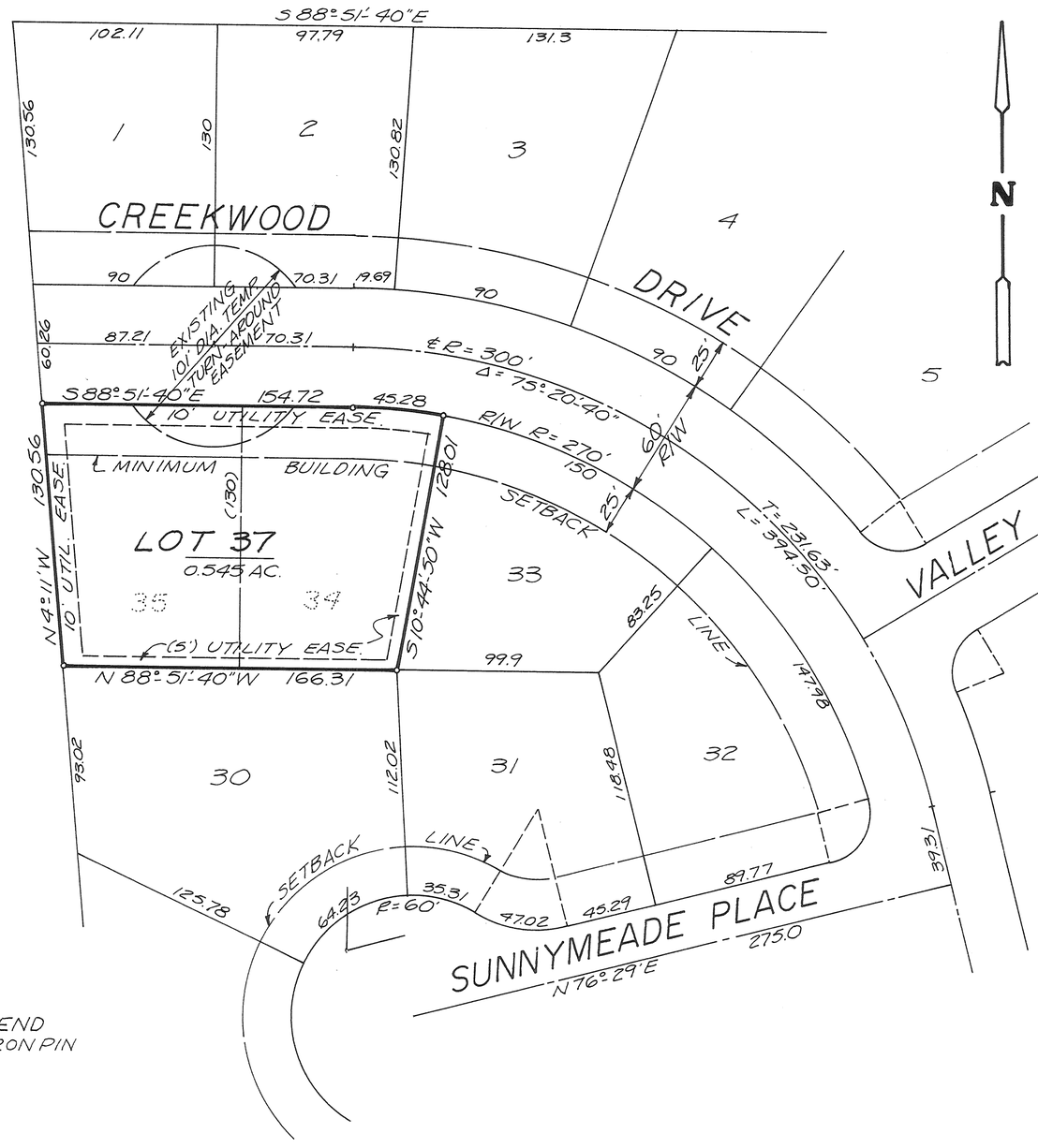
REPLAT OF LOTS 34 AND 35 IN CREEKWOOD

0.545 ACRE IN S.W. Q.R. SECTION 33; T-5; R-6E; CONCORD TWP. MIAMI COUNTY, OHIO

BEING A REPLAT OF LOTS 34 AND 35 IN CREEKWOOD CONTAINING A TOTAL OF 0.545 ACRES, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 12, PAGES 131 AND 131A, ACQUIRED BY ROBERT L. AND GRACE A. RUDY BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 527 , PAGE 130.

PLAT BOOK 13 PAGE 83
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 22ND DAY OF
OCTOBER, 1980 AT 11:45 A.M.
FILE NO. 6167 FEE: $8.60

Janet E. Cain Recorder by Bonnie Stadtlander
JANET E. CAIN, MIAMI COUNTY RECORDER Deputy



LEGEND
o = 5/8"x30" IRON PIN

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

OWNERS: ROBERT L. RUDY AND GRACE A. RUDY

Robert L. Rudy — ROBERT L. RUDY
Joyce Francis — WITNESS
Grace A. Rudy — GRACE A. RUDY
G. T. Whitmer — 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 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 October, 1980.

Joyce Francis NOTARY PUBLIC MY COMMISSION EXPIRES JOYCE FRANCIS Resident For the State of Ohio My Commission Expires July 10, 1985

LIENHOLDERS: MIAMI CITIZENS NATIONAL BANK & TRUST COMPANY

G. T. Whitmer, VICE PRESIDENT — Joyce Francis, WITNESS
Larry Detrick, ASSISTANT VICE PRESIDENT — G. T. Whitmer, 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 LARRY DETRICK, 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 10th DAY OF October, 1980.

Joyce Francis NOTARY PUBLIC MY COMMISSION EXPIRES

THIS PLAT REVIEWED AND APPROVED THIS 14TH DAY OF October, 1980.

MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 21ST DAY OF OCTOBER, 1980.

George R. Mota, CHAIRMAN — Gary B. Clip, SECRETARY NO. 2618

TRANSFERRED THIS 22ND DAY OF OCTOBER, 1980.

Dale E. Davis, MIAMI COUNTY AUDITOR — BY: Pam Werner, DEPUTY AUDITOR

CERTIFICATION
I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS ARE SET AS SHOWN. IRON PINS ARE SET AT ALL LOT CORNERS.

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

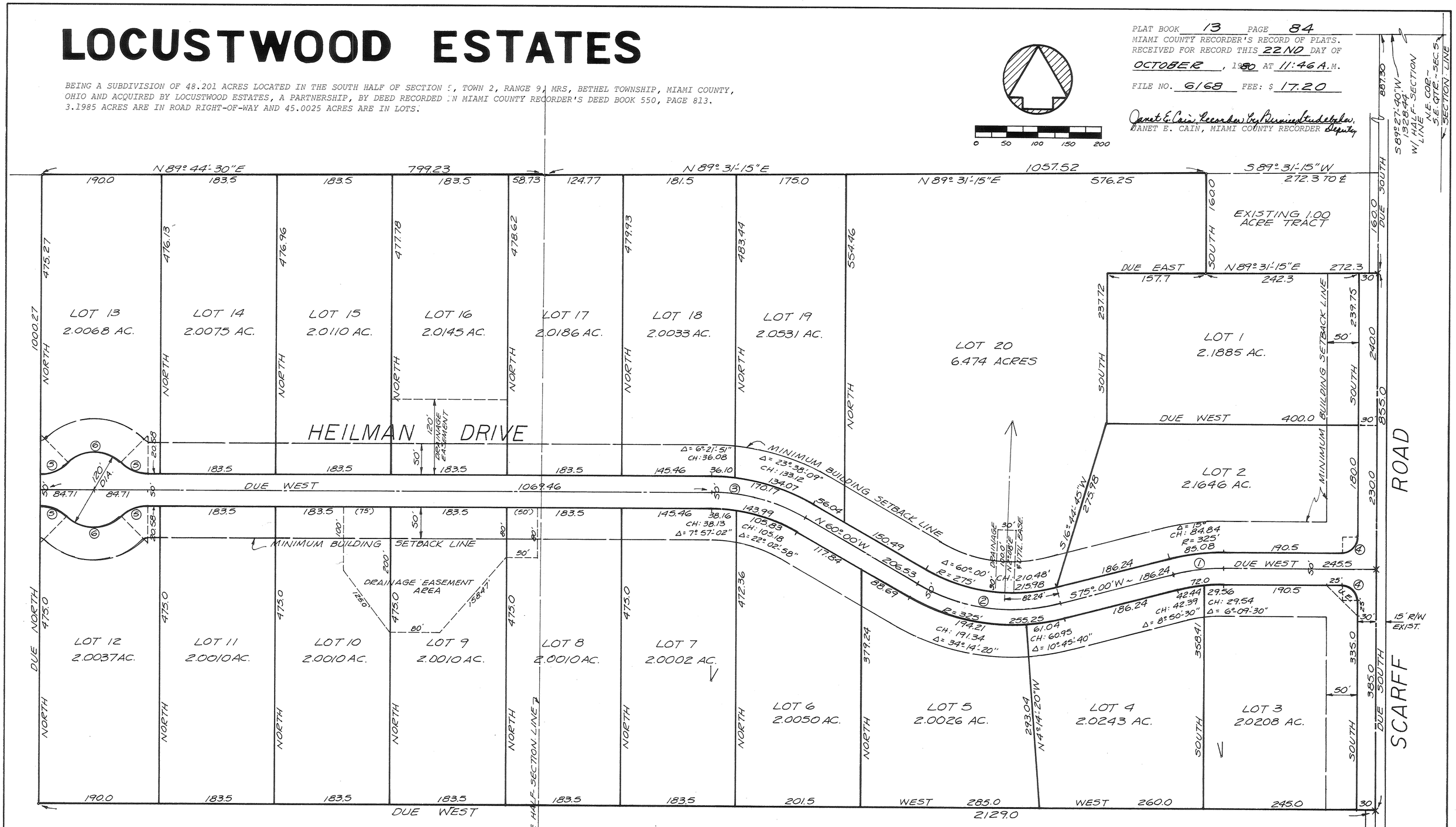
REPLAT OF LOTS 34 & 35 IN CREEKWOOD CONCORD TOWNSHIP, MIAMI COUNTY, OHIO		
FOR: ROBERT L. AND GRACE A. RUDY TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513) 339-5331		
DATE	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK	SHEET NO.
6 OCT 1980	SCALE: 1" = 50'	1/1

LOCUSTWOOD ESTATES

BEING A SUBDIVISION OF 48.201 ACRES LOCATED IN THE SOUTH HALF OF SECTION 5, TOWN 2, RANGE 9, MRS, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO AND ACQUIRED BY LOCUSTWOOD ESTATES, A PARTNERSHIP, BY DEED RECORDED IN MIAMI COUNTY RECORDER'S DEED BOOK 550, PAGE 813. 3.1985 ACRES ARE IN ROAD RIGHT-OF-WAY AND 45.0025 ACRES ARE IN LOTS.

PLAT BOOK 13 PAGE 84
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 22ND DAY OF
OCTOBER, 1980 AT 11:46 A.M.
FILE NO. 6168 FEE: $ 17.20

Janet E. Cain Recorder by Bernice Studebaker Deputy
JANET E. CAIN, MIAMI COUNTY RECORDER



CURVE DATA						HEILMAN DRIVE STATIONING		
CURVE	RADIUS	Δ	LENGTH	TAN	CHORD	P.C.	℄ P.I.	P.T.
4	25.0	90°	39.27	25.0	35.36	0+30	—	0+55
1	300' ℄	15° 00'	78.54	39.5	78.32	2+45.50	2+85.00	3+24.04
2	300' ℄	45° 00'	235.62	124.26	229.61	5+10.28	6+34.54	7+45.90
3	300' ℄	30° 00'	157.08	80.38	155.29	9+52.43	10+32.81	11+09.51
5	60.0	44° 54' 02"	47.02	24.79	45.83	20+09.55	—	—
6	60.0	89° 48' 04"	94.04	59.79	84.71	—	—	21+78.97

DRAINAGE NOTE

THE DRAINAGE EASEMENTS SHOWN ABOVE ARE FOR THE COLLECTION, REMOVAL OR STORAGE OF STORM DRAINAGE RUN-OFF IN THIS PLAT. WITHIN THESE EASEMENTS AND THE EXISTING POND ON LOT 20, NO STRUCTURES, PLANTINGS, FENCING, CULVERT OR OTHER MATERIALS AND UNDERGROWTH SHALL BE SO PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, CHANGE THE DIRECTION OF WATER FLOW OR ALTER THE RETENTION OF RUN-OFF WITHIN SAID EASEMENTS AND/OR PONDS. THESE EASEMENTS AND PONDS SHALL BE MAINTAINED ACCORDINGLY AND CONTINUOUSLY BY THE OWNERS OF THE LOTS.

IN ADDITION TO THE DRAINAGE EASEMENTS SHOWN HEREON, THERE SHALL ALSO BE A 10' EASEMENT ALONG THE ROAD RIGHT-OF-WAY LINES AND THERE SHALL ALSO BE A 5' UTILITY EASEMENT ADJACENT TO EACH SIDE LOT LINE.

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

LOCUSTWOOD ESTATES
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

LOCUSTWOOD ESTATES (A PARTNERSHIP)
DAYTON, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331

DATE	DRAWN BY: sdl	SHEET NO.
25 JUNE 1980	TRACED BY: sdl CHECKED BY: RWK	1/2
	SCALE: 1" = 100'	

LOCUSTWOOD ESTATES

PLAT BOOK 13 PAGE 84A
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 22 ND DAY OF
OCTOBER, 1980 AT 11:46 A.M.
FILE NO. 6168 FEE: $

Janet E. Cain Recorder by Bernice Studebaker Deputy
JANET E. CAIN, MIAMI COUNTY RECORDER

SEE AMENDMENT OF RESTRICTIONS RECORDED IN
MISC. BOOK 20 PG. 198
JULY 17, 1981

JANET E. CAIN, RECORDER
Dora Whitmer DEPUTY

DEDICATION

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

OWNERS: LOCUSTWOOD ESTATES (A PARTNERSHIP)

Farms Ltd., Inc. - B. Irene Guy, Pres. — FARMS LTD., INC. - B. IRENE GUY, PRESIDENT — WITNESS Thomas W. Finfrock — WITNESS Richard W. Klockner
Betty S. Johnson — BETTY S. JOHNSON — WITNESS Thomas W. Finfrock — WITNESS Richard W. Klockner
Glenda K. Robinson — GLENDA K. ROBINSON — WITNESS Thomas W. Finfrock — WITNESS Richard W. Klockner
Lawan Pleiman — LAWAN PLEIMAN — WITNESS Thomas W. Finfrock — WITNESS Richard W. Klockner

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTNERS IN THE PARTNERSHIP TRANSACTING BUSINESS UNDER THE FIRM NAME OF LOCUSTWOOD ESTATES, DAYTON, MONTGOMERY COUNTY, OHIO, 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 7TH DAY OF OCTOBER, 1980.

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: WILLIAM H. AND DOROTHY M. HEILMAN

William H. Heilman — WILLIAM H. HEILMAN — WITNESS Kristina K. Klockner — WITNESS Richard W. Klockner
Dorothy M. Heilman — DOROTHY M. HEILMAN — WITNESS Kristina K. Klockner — WITNESS Richard W. Klockner

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 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 13TH DAY OF October, 1980.

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 7TH DAY OF OCTOBER, 1980.

Douglas R. Christian MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 21ST DAY OF OCTOBER, 1980.

George R. Mott CHAIRMAN — Gary B. Clark SECRETARY

NO. 2614

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 20TH DAY OF OCTOBER, 1980. (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 A. Lawson — MIAMI COUNTY COMMISSIONER
Roger Massie — MIAMI COUNTY COMMISSIONER
John J. Knoop — MIAMI COUNTY COMMISSIONER

TRANSFERRED THIS 22ND DAY OF OCTOBER, 1980.

Dale E. Davis MIAMI COUNTY AUDITOR — BY: Pam Werner DEPUTY AUDITOR

RESTRICTIONS

1. NO RESIDENCE BUILDING WITH LESS THAN 1500 SQUARE FEET OF LIVING AREA ON A ONE-STORY PLAN OR 1600 SQUARE FEET TOTAL ON OTHER THAN A ONE-STORY PLAN SHALL BE ERECTED ON THIS LAND. RESIDENCE BUILDINGS SHALL BE ON A SOLID STONE, 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 BUILT-UP ROOFING. ROLL ROOFING IS NOT PERMITTED. FRAME EXTERIOR SHALL BE STAINED, VARNISHED OR PAINTED WITH AT LEAST TWO (2) 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 FIFTY (50) FEET BACK (SEE MAP OR AS NOTED ON DRAWING) FROM THE RIGHT-OF-WAY. PORCHES AND BAY WINDOWS EXCEPTED, AND NO NEARER THAN TWENTY (20) FEET OF ANY SIDE PROPERTY LINE. DRIVEWAYS TO SERVE LOT 2 AND LOT 3 MUST BE CONSTRUCTED TO PROVIDE ACCESS FROM HEILMAN DRIVE. NO DRIVEWAY ACCESS TO SCARFF ROAD WILL BE PERMITTED.
4. TRAILERS, DEFENSE CABINS, TENTS, SHACKS, MOBILE HOMES, (TWINS OR SINGLES) OR MODULARS OR OTHER OUTBUILDINGS, BASEMENTS, OR GARAGES MAY NOT BE USED AS TEMPORARY OR PERMANENT RESIDENCE ON THIS LAND.
5. THE MIAMI COUNTY BOARD OF HEALTH MUST APPROVE THE LOCATION OF EACH DWELLING AND THE WELL AND ON-SITE WASTE WATER DISPOSAL SYSTEM FOR EACH LOT IN THIS DEVELOPMENT PRIOR TO THE START OF ANY CONSTRUCTION, THE LOCATION AND CONSTRUCTION OF WHICH SHALL ALSO BE APPROVED. NO OUTSIDE TOILETS ARE PERMITTED. WASTE DISPOSAL SYSTEMS MUST BE A MINUMUM OF 100 FEET FROM ANY WATER SUPPLY.
6. NO TRACT SHALL BE USED FOR STORAGE OF LUMBER OR BUILDING MATERIAL OF ANY NATURE, EXCEPT DURING THE 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 OR RUBBISH.
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. FENCES MAY BE INSTALLED IN THE REAR OF RESIDENCE ONLY, AND NO SIDE YARD FENCING MAY BE INSTALLED BETWEEN THE ROAD AND THE REAR OF ANY RESIDENCE CONSTRUCTED ON ANY LOT IN THIS DEVELOPMENT.
10. THE RAISING OF HOGS OR LIVESTOCK IS PROHIBITED. THE MAXIMUM NUMBER OF HORSES OR PONIES ARE LIMITED TO TWO (2). ALL ANIMALS SHALL BE TAKEN CARE OF SO AS NOT TO BE A NEIGHBORHOOD NUISANCE AND SANITARY CONDITIONS MUST BE MAINTAINED AT ALL TIMES. HOUSING OR GRAZING OF ALL ANIMALS MUST BE CONFINED TO REAR OF RESIDENCE AS IN THE FOREGOING RESTRICTION.
11. NO TRACTOR TRAILER UNITS, EITHER INDIVIDUALLY OR AS A UNIT, NO LUMP TRUCKS OR ANY OTHER COMMERCIAL VEHICLES SHALL BE KEPT, STORED OR REPAIRED OR MAINTAINED ON THESE TRACTS.
12. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND WITH THE OTHER TRACTS BEING CONVEYED BY THE GRANTOR OUT OF A CERTAIN 48.2 ACRE FARM, OF WHICH THE TRACT HEREIN IS A PART. SUCH RESTRICTIONS SHALL BE BINDING ON ALL OF SAID TRACTS AND THE OWNERS THEREOF, AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1990, AT WHICH TIME SAID COVENANTS MAY BE AMENDED BY WRITTEN CONSENT OF SIXTY (60) PER CENT OF THE THEN OWNERS OF THE TRACTS, EACH OWNER HAVING ONE VOTE FOR EACH SEPARATE TRACT OWNED BY HIM.
13. IF THE PARTIES HERETO OR THE OWNERS OF ANY OF THE SAID TRACTS OR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR FARMS LTD., INC., OR ANY OF THE 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.
14. 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.
15. ALL TRACTS IN THIS SUBDIVISION SHALL BE KNOWN AND USED AS RESIDENTIAL HOMESITES WITH ONE RESIDENCE PER TRACT AND NO BUILDING SHALL BE USED AS BOARDING HOUSE OR TWO (2) OR MORE FAMILY RESIDENCE, OR FOR AGRICULTURAL PURPOSES. ALL GARDENS OR CROPS SHALL BE PLANTED TO THE REAR OF THE RESIDENCE.
16. ALL HOUSE PLANS INCLUDING PLOT PLAN AND EXTERIOR ELEVATION SHALL BE APPROVED BY FARMS LTD, INC., BEFORE THE COMMENCEMENT OF CONSTRUCTION.

THIS PLAT REVIEWED AND APPROVED THIS 20TH DAY OF October, 1980, FOR SANITARY SEWAGE DISPOSAL REQUIREMENTS BY MIAMI COUNTY BOARD OF HEALTH.

Lowell H. Dorman MIAMI COUNTY BOARD OF HEALTH REPRESENTATIVE

LOCUSTWOOD ESTATES
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

LOCUSTWOOD ESTATES (A PARTNERSHIP)
DAYTON, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331

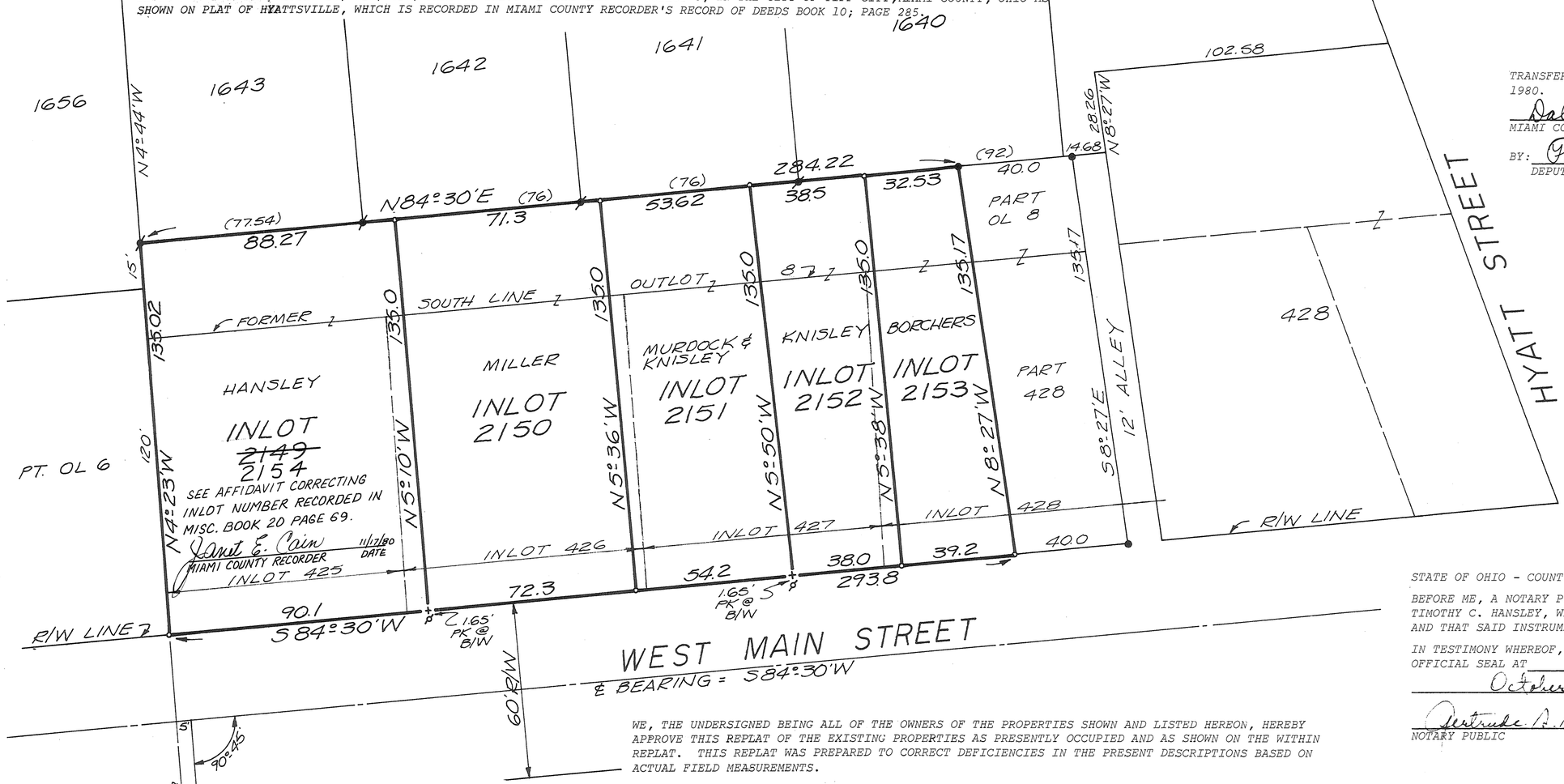
DATE	DRAWN BY:	SHEET NO.
25 JUNE 1980	TRACED BY: sdl CHECKED BY: Eurk	2/2
	SCALE: 1" = 100'	

REPLAT OF INLOTS 425, 426, 427, PT. 428 AND PT. OUTLOT 8 IN TIPP CITY, OHIO

BEING A REPLAT OF INLOTS 425; 426; 427; PART OF INLOT 428 AND PART OF OUTLOT 8, IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO AS SHOWN ON PLAT OF HYATTSVILLE, WHICH IS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 10; PAGE 285.

PLAT BOOK 13 PAGE 85
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 7TH DAY OF NOVEMBER, 1980 AT 3:25 P.M.
FILE NO. 6647 FEE: $8.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

TRANSFERRED THIS 7 DAY OF November, 1980.
Dale E. Davis
MIAMI COUNTY AUDITOR
BY: Pam Herner
DEPUTY AUDITOR



BEARING FROM ADJACENT SURVEY

SCALE: 1" = 30'

0 20 40 60

N

LEGEND
- ○ IRON PIN SET
- ☼ PK NAIL SET @ B/WALK
- ● IRON PIN FOUND
- ● IRON PIPE FOUND
- + CHIS. CROSS ON COMMON CONC. DRIVE APPROACH

STATE OF OHIO - COUNTY OF Warren S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED TIMOTHY C. HANSLEY, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Lebanon, OHIO THIS 16 DAY OF October, 1980.

Gertrude A. Smith — MY COMMISSION EXPIRES
NOTARY PUBLIC

GERTRUDE S. SMITH
Notary Public, State Of Ohio
My Commission Expires July 16, 1983

WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE PROPERTIES SHOWN AND LISTED HEREON, HEREBY APPROVE THIS REPLAT OF THE EXISTING PROPERTIES AS PRESENTLY OCCUPIED AND AS SHOWN ON THE WITHIN REPLAT. THIS REPLAT WAS PREPARED TO CORRECT DEFICIENCIES IN THE PRESENT DESCRIPTIONS BASED ON ACTUAL FIELD MEASUREMENTS.

PART INLOT 426 AND PART OUTLOT 8 (DEED BOOK 239; PAGE 552)

John C. Miller Jr. — JOHN MILLER, JR. — Ruth Ann Magness — WITNESS — Stella L. Hagner — WITNESS
Dorothy L. Miller — DOROTHY MILLER — Ruth Ann Magness — WITNESS — Stella L. Hagner — WITNESS

PART INLOT 426; PART INLOT 427 AND PART OUTLOT 8 (DEED BOOK 250; PAGE 278)

AUDREY MURDOCK ESTATE
Damon Murdock — DAMON MURDOCK, EXECUTOR — Ruth Ann Magness — WITNESS — Stella L. Hagner — WITNESS
Lorean Knisley — LOREAN KNISLEY, EXECUTOR — Ruth Ann Magness — WITNESS — Stella L. Hagner — WITNESS

PART INLOT 427 AND PART OUTLOT 8 (DEED BOOK 539; PAGE 868)

Russell E. Knisley — RUSSELL E. KNISLEY — Ruth Ann Magness — WITNESS — Stella L. Hagner — WITNESS
Lorean Knisley — LOREAN KNISLEY — Ruth Ann Magness — WITNESS — Stella L. Hagner — WITNESS

PART INLOT 427; PART INLOT 428 AND PART OUTLOT 8 (DEED BOOK 424; PAGE 176)

BORCHERS CONSTRUCTION CO.
Nelson C. Borchers — NELSON C. BORCHERS, PRESIDENT — Ruth Ann Magness — WITNESS — Stella L. Hagner — WITNESS
John R. Hegman — JOHN R. HEGMAN, VICE PRESIDENT — Ruth Ann Magness — WITNESS — Stella L. Hagner — WITNESS

INLOT 425 AND PART OUTLOT 8 (DEED BOOK 524; PAGE 364)

Timothy C. Hansley — TIMOTHY C. HANSLEY — Michael E. Morton — WITNESS — Katherine Lindon — WITNESS
Claudia J. Hansley — CLAUDIA J. HANSLEY — Ruth Ann Magness — WITNESS — Stella L. Hagner — WITNESS

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

I HEREBY CERTIFY THE MEASUREMENTS OF THESE REPLATTED LOTS, AS SHOWN HEREON, TO BE TRUE AND CORRECT BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECTION.

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

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 Tipp City, OHIO THIS 7th DAY OF October, 1980.

John D. Pearson — NOTARY PUBLIC — MY COMMISSION EXPIRES

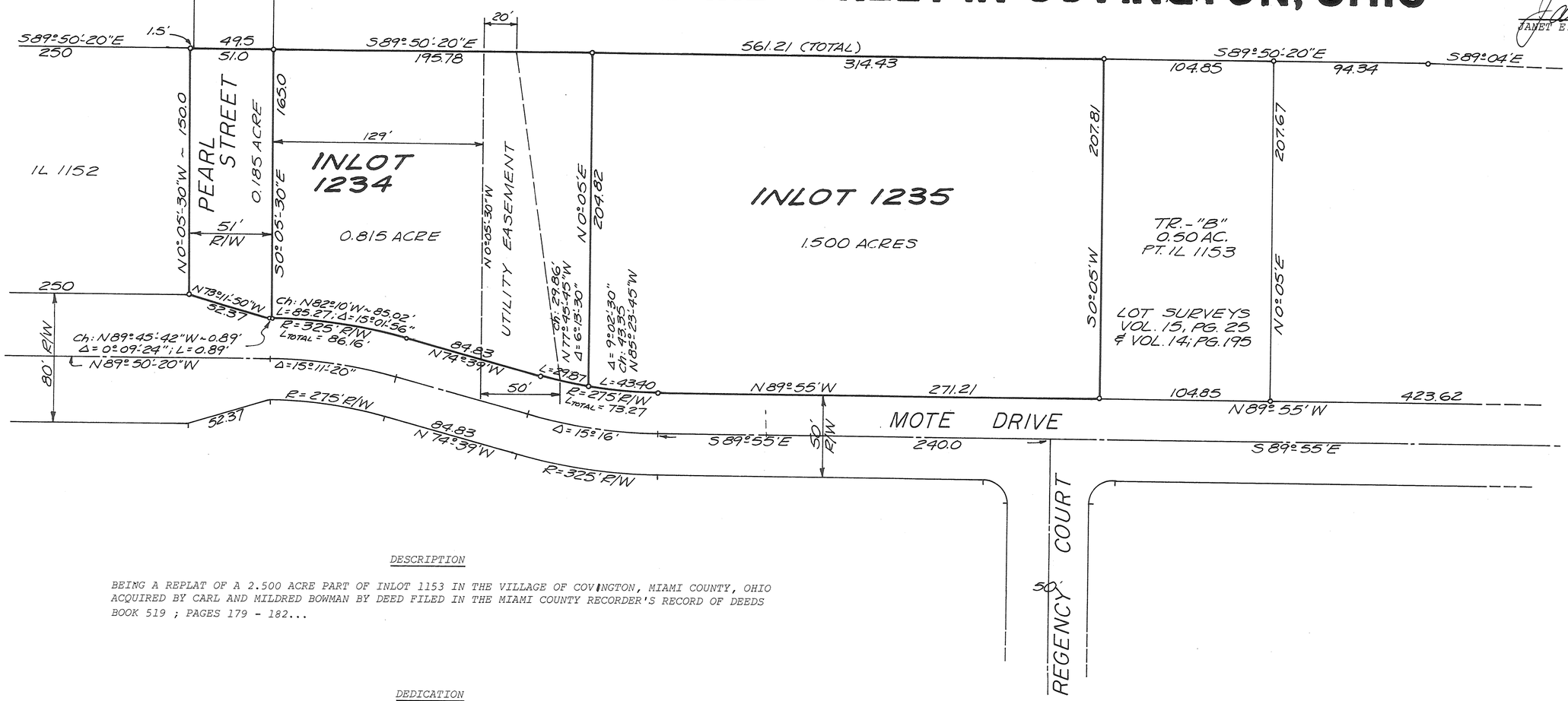
John D. Pearson, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R.C.

REPLAT OF INLOTS 425; 426; 427; PART OF INLOT 428 AND PART OF OUTLOT 8 CITY OF TIPP CITY, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513) 339-5331		
DATE 8 SEP 1980	DRAWN BY: sdl TRACED BY: CHECKED BY: RWK	SHEET NO. 1/1
	SCALE: 1" = 30'	

sdl

REPLAT OF PART OF INLOT 1153 AND DEDICATION OF AN EXTENSION OF PEARL STREET IN COVINGTON, OHIO

PLAT BOOK 13 PAGE 86
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 14TH DAY OF NOVEMBER, 1980 AT 2:40 P.M.
FILE NO. 6784 FEE: $ 8.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER



DESCRIPTION

BEING A REPLAT OF A 2.500 ACRE PART OF INLOT 1153 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO ACQUIRED BY CARL AND MILDRED BOWMAN BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 519 ; PAGES 179 - 182...

DEDICATION

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 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 Bowman — CARL BOWMAN
Mildred Bowman — MILDRED BOWMAN
Betty J. Minnich — WITNESS
Karen L. Garber — 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 29 DAY OF September, 1980.

Duane L. Rapp — NOTARY PUBLIC
MY COMMISSION EXPIRES
DUANE L. RAPP, Notary Public
In and For the State of Ohio.
My commission expires Oct. 14, 1980.

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 13 DAY OF OCTOBER 1980, THIS REPLAT AND DEDICATION WAS REVIEWED AND APPROVED.

Arthur J. Gondis — CHAIRMAN
Charles F. Bean — SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 3rd DAY OF November, 1980, THIS REPLAT AND DEDICATION WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 80-23.

Lewis W. Dewey — PRESIDENT OF COUNCIL
Judy Brinkman — CLERK OF COUNCIL
Donald E. Garman — MAYOR
Richard V. Grimes Jr. — VILLAGE SOLICITOR

APPROVED, NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 14TH DAY OF November, 1980.

Dale E. Davis — MIAMI COUNTY AUDITOR
BY: Sharon A. Brookey — DEPUTY AUDITOR

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

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

REPLAT OF PART OF INLOT 1153 COVINGTON, OHIO		
BY: CARL AND MILDRED BOWMAN COVINGTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513) 339-5331		
DATE 26 SEP 1980	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK	SHEET NO. 1/1
	SCALE: 1" = 50'	

BROKEN WOODS VILLAGE

SECTION ONE

TOWN 4 RANGE 6E SECTION 4 CONCORD TOWNSHIP MIAMI COUNTY, OHIO

PLAT BOOK 13 PAGE 87
MIAMI COUNTY RECORDER'S PLAT RECORDS FILE No 7747
REC'D FOR RECORD Dec. 31 1980
AT 3:26 p.m. FEE $8.00

Janet E. Cain
MIAMI COUNTY RECORDER

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 1200 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN, AND 900 SQUARE FEET TOTAL FOR A TWO OR A ONE AND ONE-HALF STORY DESIGN, 1500 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 DECEMBER 1, 2000 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.

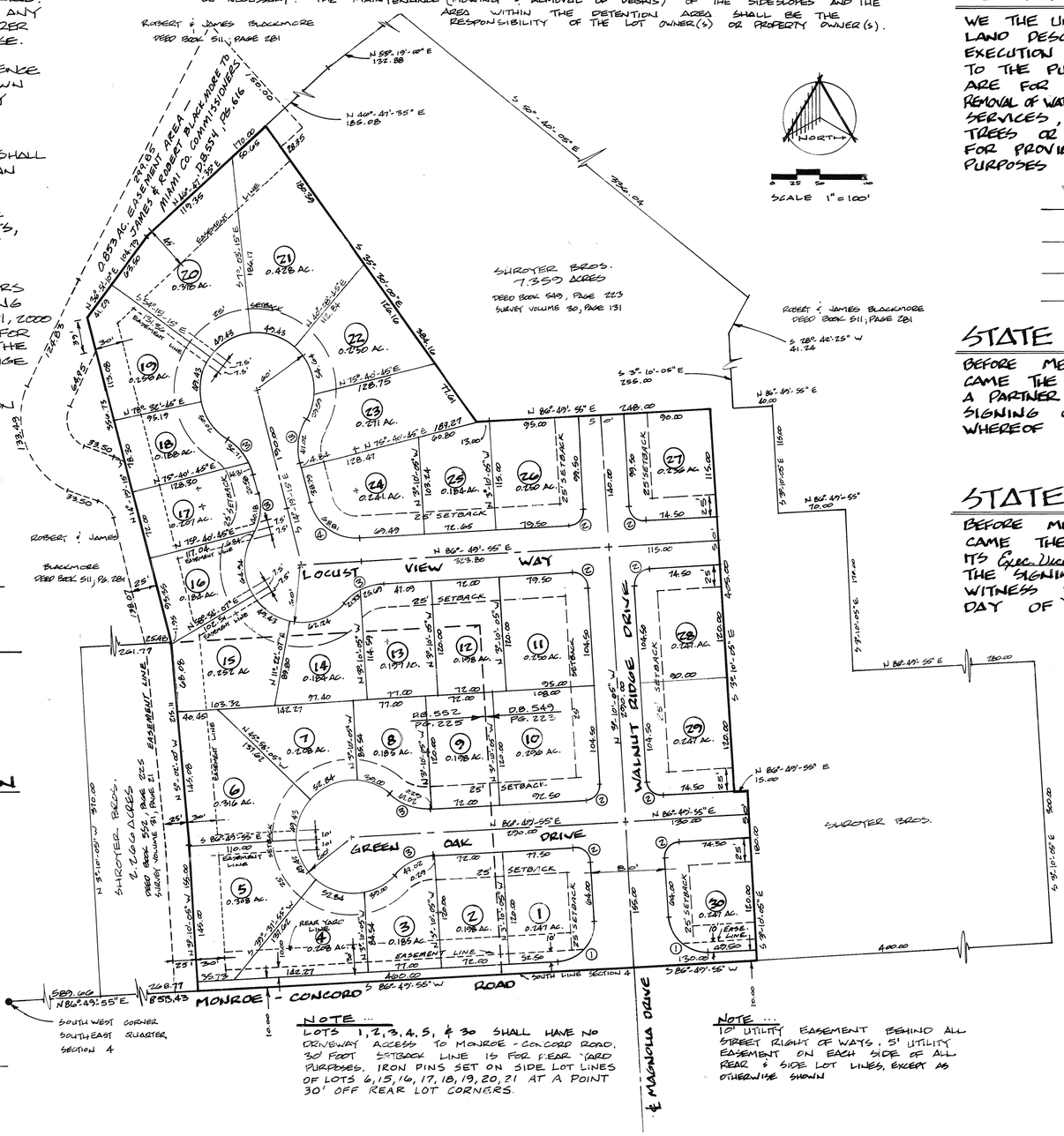
12) THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGN.

DRAINAGE NOTE ...

ALL DRAINAGE SWALES AND OPEN WATERWAYS SHALL BE MAINTANED 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 THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.

DETENTION BASIN NOTE ...

THE EASEMENT AREA AT THE REAR OF LOTS 6 AND 15 THRU 21, IN ADDITION TO BEING FOR THE PURPOSE OF UTILITY LOCATION AND STORM WATER FLOW, IS ALSO AN AREA FOR DETENTION OF STORM WATER FLOW. THE AREA IS SUBJECT TO PERIODIC FLOODING DUE TO THE DETENTION STRUCTURE TO THE HEIGHT OF THE DETENTION STRUCTURE (816.0) NO PERMANENT STRUCTURES SHALL BE ERECTED IN THE EASEMENT AND ANY DAMAGE TO SAID STRUCTURES OR OTHER PERSONAL PROPERTY ON EACH LOT SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE INDIVIDUAL LOT OWNER(S).
THE MAINTENANCE OF THE DETENTION STRUCTURE (REPAIR OR RECONSTRUCTION) AND OPEN DITCH AT THE REAR OF LOTS 6 AND 15 THRU 21 SHALL BE THE RESPONSIBILITY OF THE MIAMI COUNTY ENGINEER UPON APPROVAL BY THE MIAMI COUNTY COMMISSIONERS OF THE NECESSARY AGREEMENT(S) AND ASSESSMENT PROCEDURES AS SET FORTH IN THE OHIO REVISED CODE ON SINGLE COUNTY DITCHES. THE OPEN DITCH MAINTENANCE SHALL BE LIMITED TO A ROUTINE SPRAYING OF THE DITCH BOTTOM AND SIDE SLOPES FOR WEED AND BRUSH CONTROL AND ANY CLEAN OUT OF THE DITCH BOTTOM THAT MAY BE NECESSARY. THE MAINTENANCE (MOWING & REMOVAL OF DEBRIS) OF THE SIDESLOPES AND THE AREA WITHIN THE DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S) OR PROPERTY OWNER(S).



NOTE ...

LOTS 1, 2, 3, 4, 5, & 30 SHALL HAVE NO DRIVEWAY ACCESS TO MONROE - CONCORD ROAD. 30 FOOT SETBACK LINE IS FOR REAR YARD PURPOSES. IRON PINS SET ON SIDE LOT LINES OF LOTS 6, 15, 16, 17, 18, 19, 20, 21 AT A POINT 30' OFF REAR LOT CORNERS.

NOTE ...

10' UTILITY EASEMENT BEHIND ALL STREET RIGHT OF WAYS, 5' UTILITY EASEMENT ON EACH SIDE OF ALL REAR & SIDE LOT LINES, EXCEPT AS OTHERWISE SHOWN

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 31st DAY OF DECEMBER, 1980.

Dale E. Davis by Marlene
MIAMI COUNTY AUDITOR

DESCRIPTION

BEING A SUBDIVISION OF 9.742 ACRES OF A TRACT LOCATED IN THE SOUTHEAST 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 549, PAGE 223 AND VOLUME 552 PAGE 225 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS; 1.226 ACRES LOTS, 2.516 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 AS SHOWN TO TO THE PUBLIC USE FOREVER. EASEMENTS 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.

Michael W. Cozatt — WITNESS ①②
David A. Trissell — WITNESS ①②
Joan Mangas — WITNESS ③④
Nancy J. Zeigler — WITNESS ③④

① Franklin D. Shroyer
② Dean E. Shroyer
③ W. E. Eickhoff — EXECUTIVE VICE PRESIDENT
④ R. L. Coffey — VICE PRESIDENT, PEOPLES BUILDING AND SAVINGS ASSN.

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, 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 19th DAY OF December 1980

Pauline Z. Kimmel
NOTARY PUBLIC — MY COMMISSION EXPIRES May 7-1984

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 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 19th DAY OF November 1980

Joan Mangas
NOTARY PUBLIC — MY COMMISSION EXPIRES June 16, 1982

APPROVED MIAMI COUNTY PLANNING COMMISSION
George R. Mote — Larry B. Unit
DATE Nov. 18, 1980 NO. 2624

APPROVED CITY OF TROY PLANNING COMMISSION
Sue E. Knight SEC. — Edward Shaw CHM.
DATE NOV. 12, 1980

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS
Robert E. [illegible] — John A. Kinsinger — Roger Nadzie
DATE 12-31-80

APPROVED MIAMI COUNTY ENGINEER
Douglas A. Christian
DATE 12-31-80

APPROVED CITY OF TIPP CITY PLANNING COMMISSION
Mathias B. Keyes SEC. — Paul D. Dodds
DATE 11 Nov. 1980

	CURVE DATA				
	Δ	RADIUS	TANGENT	LENGTH	LONG CHORD
1	90°-00'-00"	40.50	40.50	63.62	57.28
2	90°-00'-00"	15.50	15.50	24.35	21.92
3	44°-58'-07"	60.00	24.79	47.02	45.83
4	78°-50'-50"	50.00	41.11	68.81	63.50

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 #7001

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

COZATT · TRISSELL · ENGINEERS
CIVIL ENGINEERS — LAND SURVEYORS
124 WEST MAIN STREET — TROY OHIO

·MONNIN ESTATES - SEC. 3·

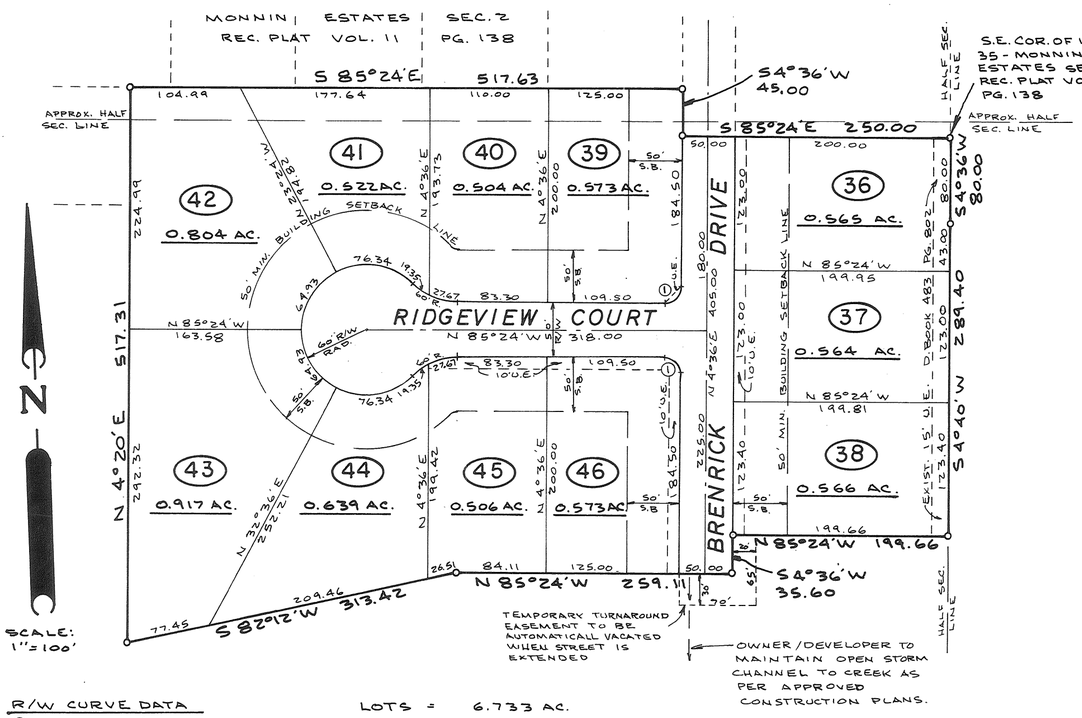
·TOWN 1 · RANGE 12 MRS · SEC 26 · SPRINGCREEK TOWNSHIP·

·MIAMI COUNTY · OHIO·

BOOK 13 PAGE 88
Miami County Recorder's Record of Recorded Plats
File No. 8713
Received for record Feb. 27, 1981 (date) 2:55 P.M. (time)
Fee: $ 8.60
Janet E. Cain, Recorder
Miami County Recorder
By: Dora Whitmer, Deputy
Deputy

Note
There is a five ft. (5') utility easement along each side of each interior lot line and along each exterior rear or side property line unless otherwise shown hereon.

All building setback lines as shown on this plat are 50 feet from the street property line.



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

LOTS =	6.733 AC.
STREETS =	1.000 AC.
TOTAL =	7.733 AC.

DESCRIPTION
Being a subdivision of 7.733 Acres of a 30.902 Acre tract as conveyed to Monnin Construction Inc. by deed recorded in Volume No. 506, Page No. 575 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 plat and restrictions and do hereby dedicate the streets as shown hereon to public use forever.
Easements shown or noted on this plat are for construction, operation, repair, maintenance, replacement or removal of water, sewer, gas, electric, telephone or other utilities or services, and for the express 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.

witness
witness
witness
witness

MONNIN CONSTRUCTION, INC.
Roger E. Monnin, president

PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION
Joseph B. Cook, president
George R. Hoellrich, exec. vice-pres

STATE OF OHIO, SHELBY COUNTY, ss:
Be it remembered that on this 12th day of April, 1979, before me a notary public in and for said county and state, personally came Monnin Construction, by its president Roger E. Monnin and Peoples Federal Savings and Loan Assn. by its president Joseph B. Cook and its executive vice-president George R. Hoellrich, 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.

My Commission Expires _____ Notary Public _____

APPROVED BY CITY OF PIQUA PLANNING COMMISSION
DATE APRIL 10, 1979

APPROVED BY MIAMI COUNTY PLANNING COMMISSION
DATE APRIL 17, 1979

MIAMI COUNTY AUDITOR
Approved and transferred this 27TH day of Feb., 1981.
Dale E. Davis
Miami County Auditor
By: Sharon Brookey
Deputy

MIAMI COUNTY ENGINEER
This plat reviewed and approved this 27TH day of FEBRUARY, 1981.
Douglas L. Christian
Miami County Engineer

MIAMI COUNTY COMMISSIONERS
This plat approved by Miami County Commissioners this 27th day of FEBRUARY, 1981. (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.)

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, registered surveyor no. 4807

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 (1) one 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 1200 Sq. Ft for one floor plan, or 1400 Sq. Ft. for a split level design and 1000 Sq. Ft. on the first floor or a two story or one and one half story structure.
3. BUILDING LOCATION- 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 record plat. No building shall be nearer to any interior lot line than (15) fifteen feet.
4. DIVISION OF LOTS- No lot shall hereafter be subdivided into additional residential lots.
5. OTHER BUILDINGS- No trailer, basement, camp shack, garage, barn or other out-building 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) ft. 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 construction may begin.
8. NUISANCE- 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 residential lot except during the active period of construction of building.
10. SIGNS- 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 rent, or signs by a builder to advertise the property during the active period of construction. Monnin Construction, Inc. shall be exempt from this covenant during the period of the plat development and lot sales.
11. 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.
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, 1999, at which time they shall be automatically extended for periods 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.

MONNIN ESTATES- SECTION THREE
FOR
Monnin Construction, Inc.
Piqua, Ohio
DANIEL D. TURNER AND ASSOCIATES, INC.
Troy, Ohio
CIVIL ENGINEERING- LAND SURVEYING

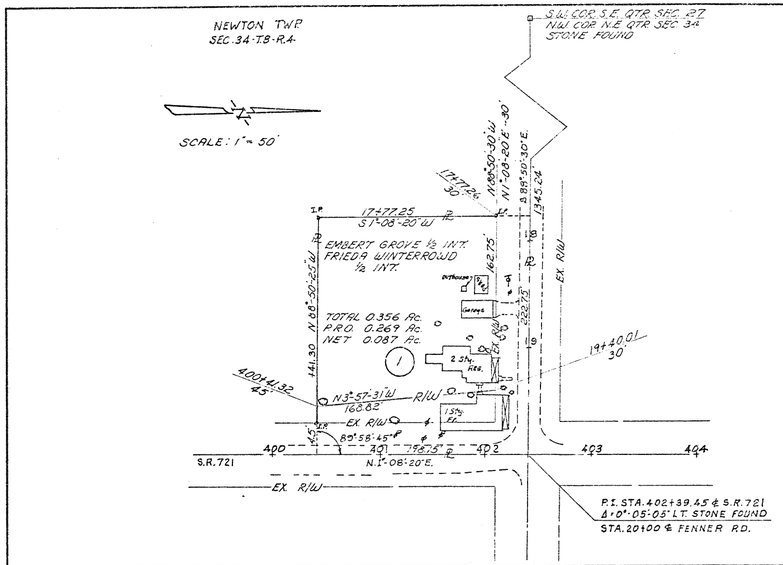
DATE	Drawn by: J.T.	SHEET NO.
MARCH 1979	Traced by: Checked by: D.T.	1/1
FILE NO.	SCALE: 1" = 100'	

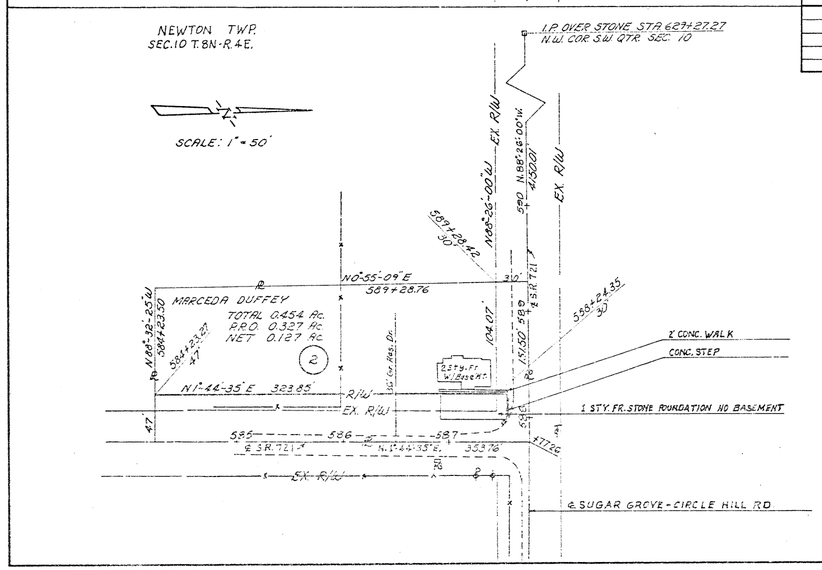
FHWA REGION	STATE	PROJECT	
5	OHIO		

MIAMI COUNTY
MIA-721-(7.61)(11.12)

RECORDER'S BOOK NO. 13 ,PAGE 89
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 11th DAY
OF MARCH ,1981, AT 10:53 O'CLOCK A.M.
FILE NO. 8932 FEE $ 8.60

Janet E. Cain
Janet E. Cain, Miami County Recorder





SUMMARY OF ADDITIONAL RIGHT-OF-WAY REQUIRED

TOTAL NUMBER OF OWNERS - 2 NUMBER OF STRUCTURE PARCELS - 2

PARCEL NO.	OWNER	DEED RECORD VOL.	DEED RECORD PAGE	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	FRO IN TAKE	NET TAKE	BLDG.	NET RESIDUE LEFT	NET RESIDUE RIGHT	SHEET NO.	REMARKS	AS AQUIRED BOOK	AS AQUIRED PAGE	TYPE FUND
1	EMBERT GROVE, ET. AL.	535	346	1.0125	0.269	0.356	0.269	0.087	YES	0.6565		1	BLDG. REMOVAL			
2	MARCEDA DUFFEY	541	617	1.2092	0.327	0.454	0.327	0.127	YES	0.7552		1	BLDG. REMOVAL			

RECEIVED
1053 A.M.
MAR 11 1981
JANET E. CAIN
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 1981.
MIAMI COUNTY	
DATE:	Richard R. Helmlinger
VOL.:	RICHARD R. HELMLINGER
PAGE:	REG. SURVEYOR # 5421

PLAT BOOK NO. 13 PAGE 90
MIAMI COUNTY RECORDER'S PLAT RECORDS

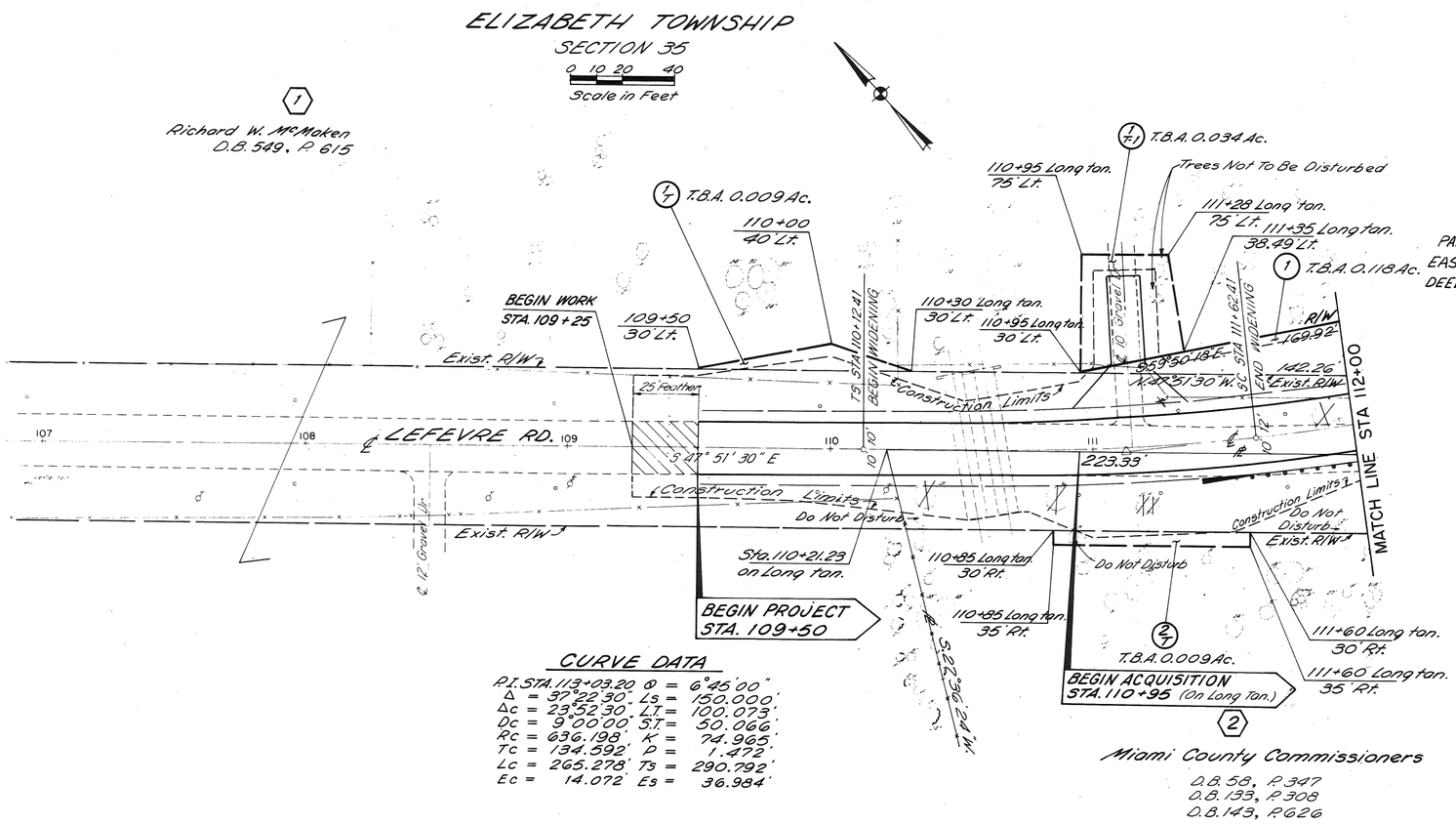
RECEIVED FOR RECORD THIS 7TH DAY
OF April, 1981 AT 2:00 P.M.
FILE NO. 9425 FEE No Fee

Janet E. Cain, Recorder by Bernice Sandebeker
JANET E. CAIN, RECORDER Deputy

LEFEVRE ROAD BRIDGE NO. 2.23 ADDITIONAL ROAD RIGHT OF WAY

ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 35, TOWN 2, RANGE 10

VOLUME NO. 8 PAGE NO. 90-A
MIAMI COUNTY ENGINEER'S
RECORD OF ROAD SURVEYS



CURVE DATA

P.I. STA. 113+03.20 Φ = 6°45'00"
Δ = 37°22'30" Ls = 150.000'
Δc = 23°52'30" LT = 100.073'
Dc = 9°00'00" ST = 50.066'
Rc = 636.198' K = 74.965'
Tc = 134.592' P = 1.472'
Lc = 265.278' Ts = 290.792'
Ec = 14.072' Es = 36.984'

RIGHT-OF-WAY SUMMARY

PARCEL NO.	OWNER	RECORDED BOOK	RECORDED PAGE	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE LAND	NET TAKE BLDG.	NET RESIDUE LEFT	NET RESIDUE RIGHT	SHEET NO.	TYPE FUNDS	REMARKS AND PERSONALTY
1	RICHARD W. McMAKEN	549	615	196.74	3.53	0.118	—	0.118	—	139.1	54.0			HIGHWAY EASEMENT
1-T						0.009	—	0.009						SLOPE CONSTRUCTION
1-T1						0.034	—	0.034						DRIVE CONSTRUCTION
2-T	MIAMI COUNTY COMMISSIONERS	58	347	161.5	2.56	0.009	—	0.009	—	—	158.9			SLOPE CONSTRUCTION, NO PERMANENT TAKE
2-T1		133	308			0.007	—	0.007						SLOPE CONSTRUCTION
		143	626											
3	JERRY L. & ADA M. ZIMMERMAN	531	218	1.59	0.278				—					NO TAKE REQUIRED
4	WILLIAM E. & LOUISE RAY CURTIS	494	127	17.23	0.881				—					NO TAKE REQUIRED
5	JAMES D. & TOMALA K. SHAEFFER	514	696	9.50	0.604				—					NO TAKE REQUIRED
		523	173											

R/W PLAN STA 107+00 TO STA 112+00

REVIEWED THIS 7TH DAY OF April 1981.
Dale E. Davis BY Sharon Brookey
MIAMI COUNTY AUDITOR DEPUTY
(SHEETS 1 AND 2)

APPROVED AND ACCEPTED BY THE BOARD
OF MIAMI COUNTY COMMISSIONERS
THIS 6TH DAY OF APRIL 1981.
Robert E. Clawson
ROBERT E. CLAWSON

JAMES WELBAUM

Richard J. Graef
RICHARD J. GRAEF
(SHEETS 1 AND 2)

APPROVED THIS 16TH DAY OF MARCH 1981.
Douglas L. Christian
MIAMI COUNTY ENGINEER
(SHEETS 1 AND 2)

SHEET NO. 1 OF 2

PLAT BOOK NO. 13 PAGE 90-A
MIAMI COUNTY COUNTY RECORDER'S PLAT RECORDS

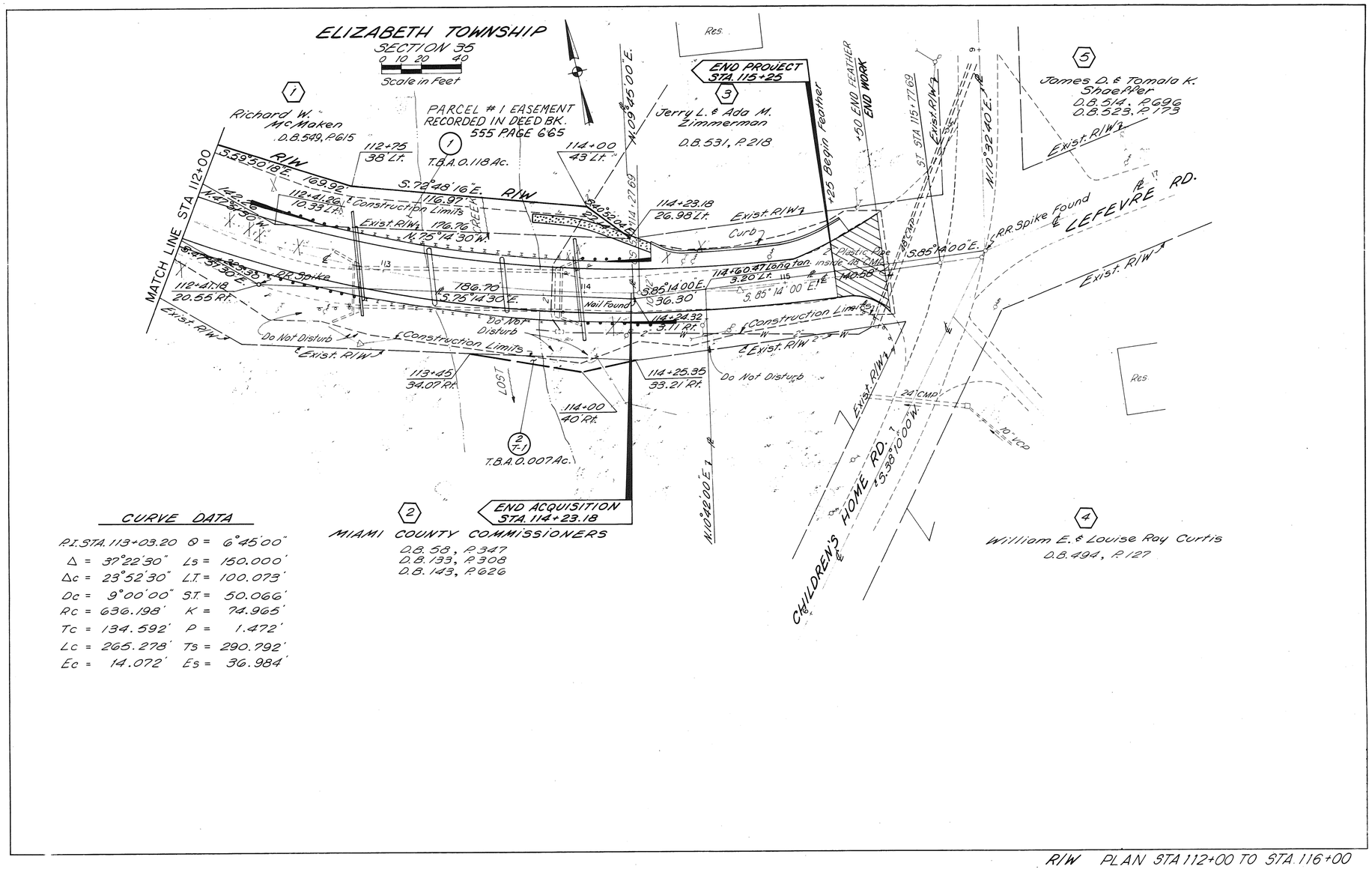
RECEIVED FOR RECORD THIS 7th DAY
OF April, 1981 AT 2:00 P.M.
FILE NO. 9425 FEE No Fee

Janet E. Cain, Recorder by Bernice Studebaker, Deputy
JANET E. CAIN, RECORDER

VOLUME NO. 8 PAGE 90-B
MIAMI COUNTY ENGINEER'S
RECORD OF ROAD SURVEYS

LEFEVRE ROAD BRIDGE NO. 2.23 ADDITIONAL ROAD RIGHT OF WAY

ELIZABETH TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 35, TOWN 2, RANGE 10



CURVE DATA

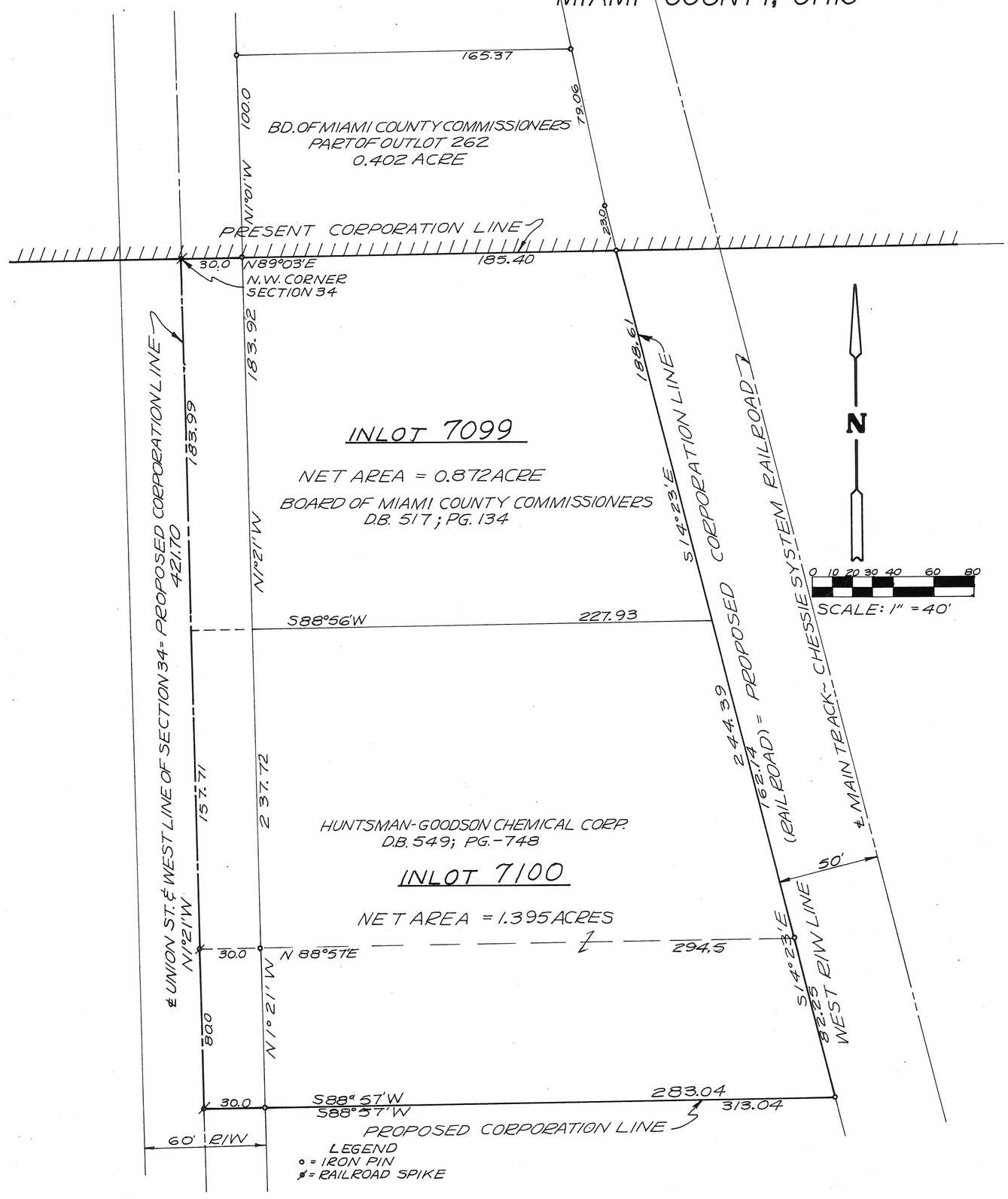
P.I. STA. 113+03.20		Q =	6°45'00"
Δ =	37°22'30"	Ls =	150.000'
Δc =	23°52'30"	L.T. =	100.073'
Dc =	9°00'00"	S.T. =	50.066'
Rc =	636.198'	K =	74.965'
Tc =	134.592'	P =	1.472'
Lc =	265.278'	Ts =	290.792'
Ec =	14.072'	Es =	36.984'

R/W PLAN STA 112+00 TO STA. 116+00

PLAT BOOK 13 PAGE 91
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16th DAY OF
APRIL, 1981 AT 10:25 A.M.
FILE NO. 9607 FEE: $ 8.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

ANNEXATION TO CITY OF TROY OHIO

2.558 ACRES IN SECTION 34; TOWN-5; RANGE-6E; CONCORD TOWNSHIP, MIAMI COUNTY, OHIO



APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 12TH DAY OF SEPTEMBER, 1980.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 17th DAY OF September, 1980.

Robert E. Clawson
COMMISSIONER

John L. Knapp
COMMISSIONER

Roger Massie
COMMISSIONER

APPROVAL BY CITY OF TROY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY THIS 17th DAY OF February, ~~1980~~ 81 (SE), BY ORDINANCE NO. O-4-81.

Thomas E. Force
PRESIDENT OF COUNCIL

Sue G. Knight
CLERK OF COUNCIL

Douglas L. Campbell
MAYOR

DIRECTOR OF LAW

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 8TH DAY OF April, ~~1980.~~ 1981.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY AUDITOR

I HEREBY CERTIFY THIS ANNEXATION PLAT AND ALL MEASUREMENTS TO BE CORRECT AS SHOWN HEREON, BASED ON CALCULATIONS FROM PREVIOUS SURVEYS AND DEEDS.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

SEE ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 20 PAGE 127

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

ANNEXATION OF 2.558 ACRES IN SECTION 34, CONCORD TOWNSHIP		
TO THE CITY OF TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: TRACED BY: RWK CHECKED BY:	SHEET NO.
19 MAY 1980	SCALE: 1" = 40'	1/1

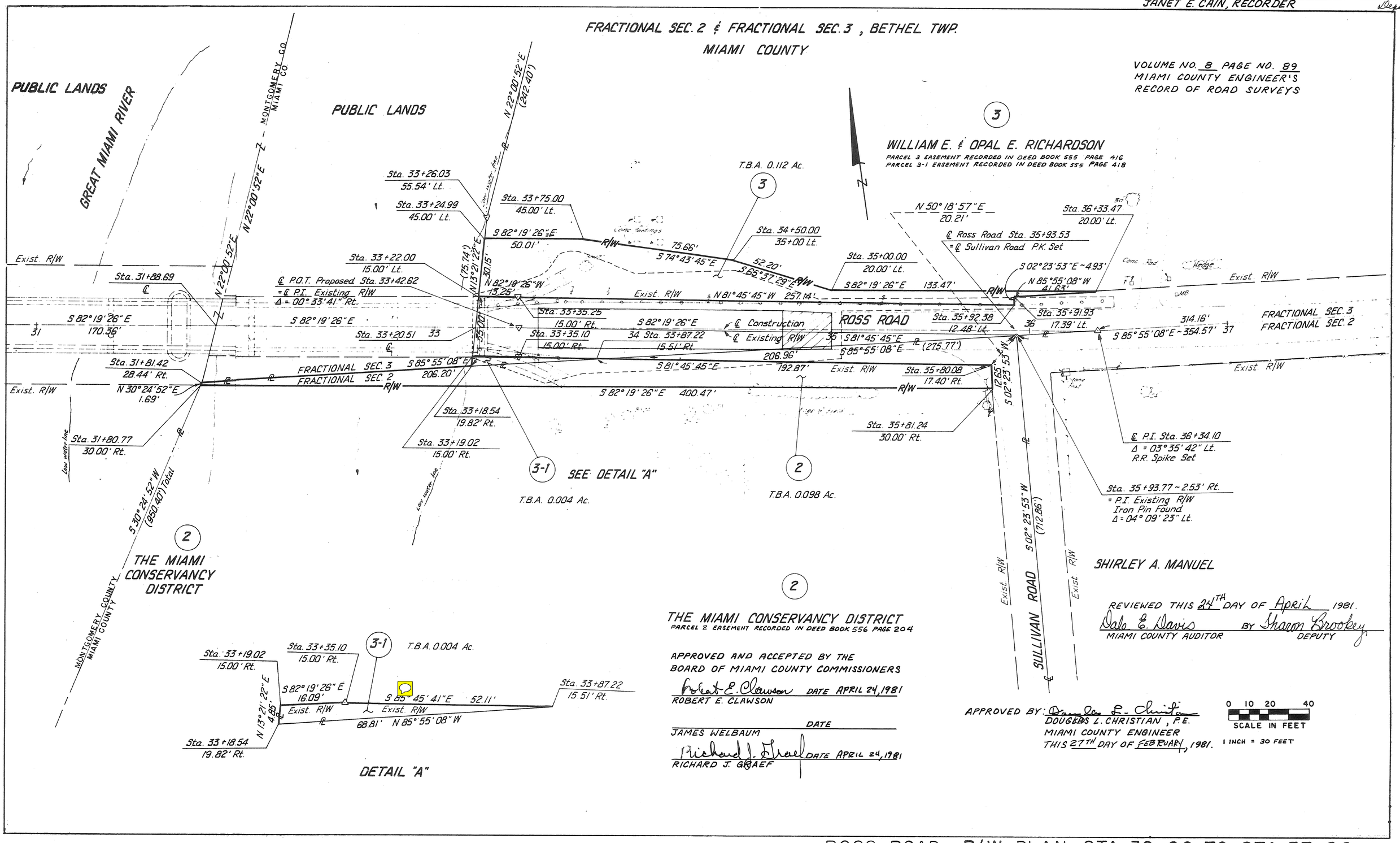
ROSS ROAD BRIDGE NO. 0.00
ADDITIONAL ROAD RIGHT OF WAY

BETHEL TOWNSHIP, MIAMI COUNTY, OHIO
FRACTIONAL SECTIONS 2 & 3, TOWN 1, RANGE 9

PLAT BOOK NO. 13 PAGE 92
MIAMI COUNTY RECORDER'S
PLAT RECORDS

RECEIVED FOR RECORD THIS 24TH DAY
OF April, 1981 AT 1:47 PM.
FILE NO. 9781 FEE None

Janet E. Cain Recorder by Bernice Studebaker Deputy
JANET E. CAIN, RECORDER



ROSS ROAD R/W PLAN STA 32+00 TO STA 37+80

MICHAELS ROAD

RIGHT OF WAY DEDICATION

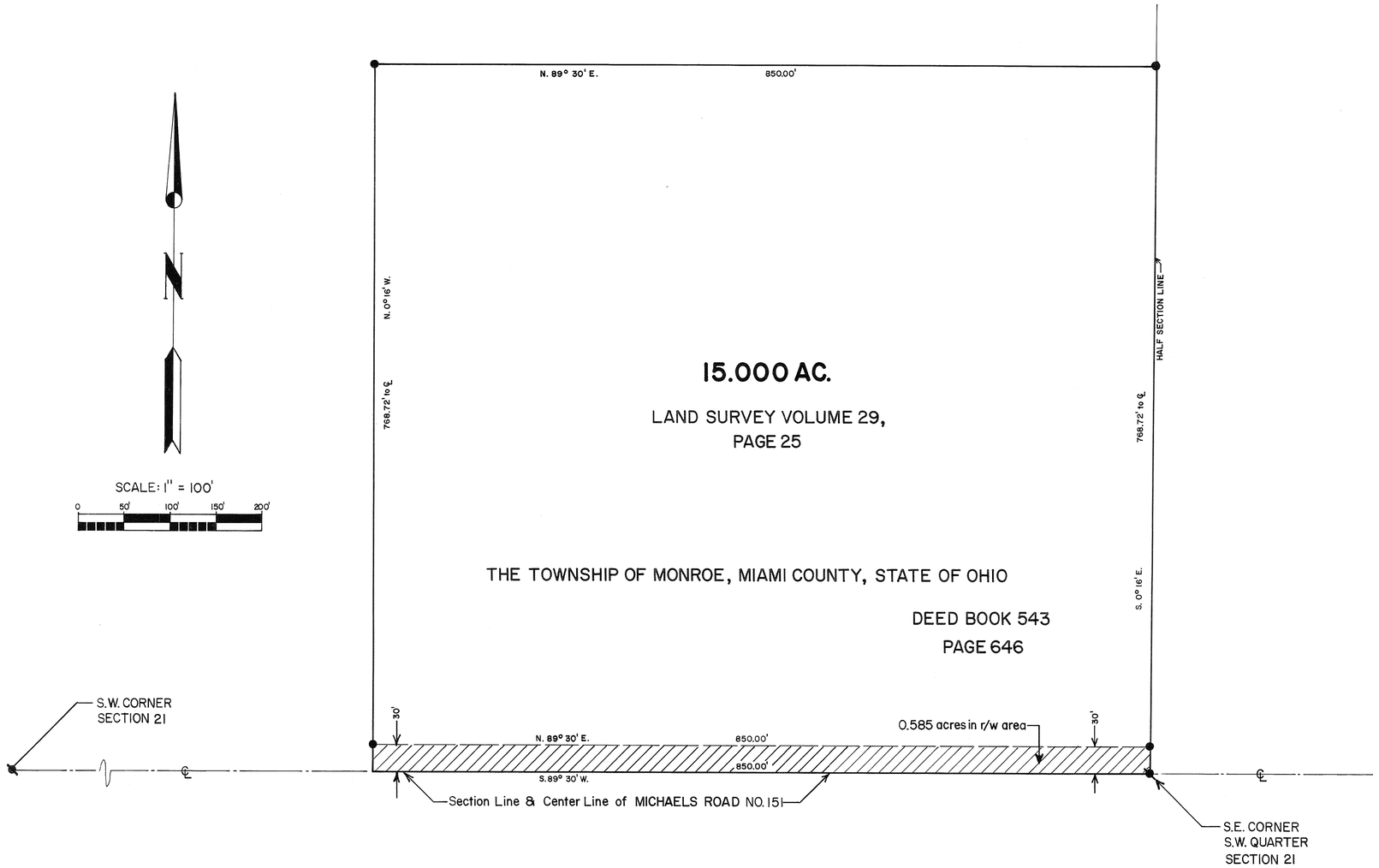
STATE OF OHIO - COUNTY OF MIAMI - TOWNSHIP OF MONROE

SECTION 21 TOWN 4 RANGE 6 S.W. QUARTER

RECORDER'S BOOK NO. 13, PAGE 93
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 1ST DAY
OF May, 1981, AT 11:17 O'CLOCK A.M.
FILE NO. 69973 FEE No Fee

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

VOLUME NO. 8, PAGE NO. 91 – MIAMI COUNTY ENGINEER'S RECORD OF ROAD SURVEYS.



APPROVED AND RIGHT OF WAY ACCEPTED BY
THE **BOARD** OF **MIAMI COUNTY COMMISSIONERS**
THIS 1ST DAY OF MAY, 1981.

Robert E. Clawson
ROBERT E. CLAWSON, Commissioner

Richard J. Graef
RICHARD J. GRAEF, Commissioner

JAMES WELBAUM, Commissioner

THIS PLAT REVIEWED AND APPROVED BY
THE **MIAMI COUNTY ENGINEER**
THIS 1ST DAY OF MAY, 1981.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, Miami County Engineer

REVIEWED THIS 1ST DAY OF May, 1981.

Dale E. Davis BY Sharon Brooks
MIAMI COUNTY AUDITOR DEPUTY

LEGEND

- = Railroad Spike
- = Iron Pin
- ℄ = Center Line

NOTES: *CROSS HATCHED AREA INDICATES THE PORTION OF THE 15.000 ACRE TRACT DEDICATED AS HIGHWAY EASEMENT.*

SEE EASEMENT RECORDED IN DEED BOOK 556, PAGE 116.

The legal width of the right of way of Michaels Road was uncertain. The EASEMENT was executed to insure a right of way width of 30 feet as shown hereon across the entire width of the fifteen acre tract of land deeded to the Township of Monroe and shown hereon.

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON BASED SOLEY FROM INFORMATION SHOWN ON A SURVEY PLAT MADE BY RICHARD W. KLOCKNER AND FILED IN THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS, VOLUME NO. 29, PG. 25

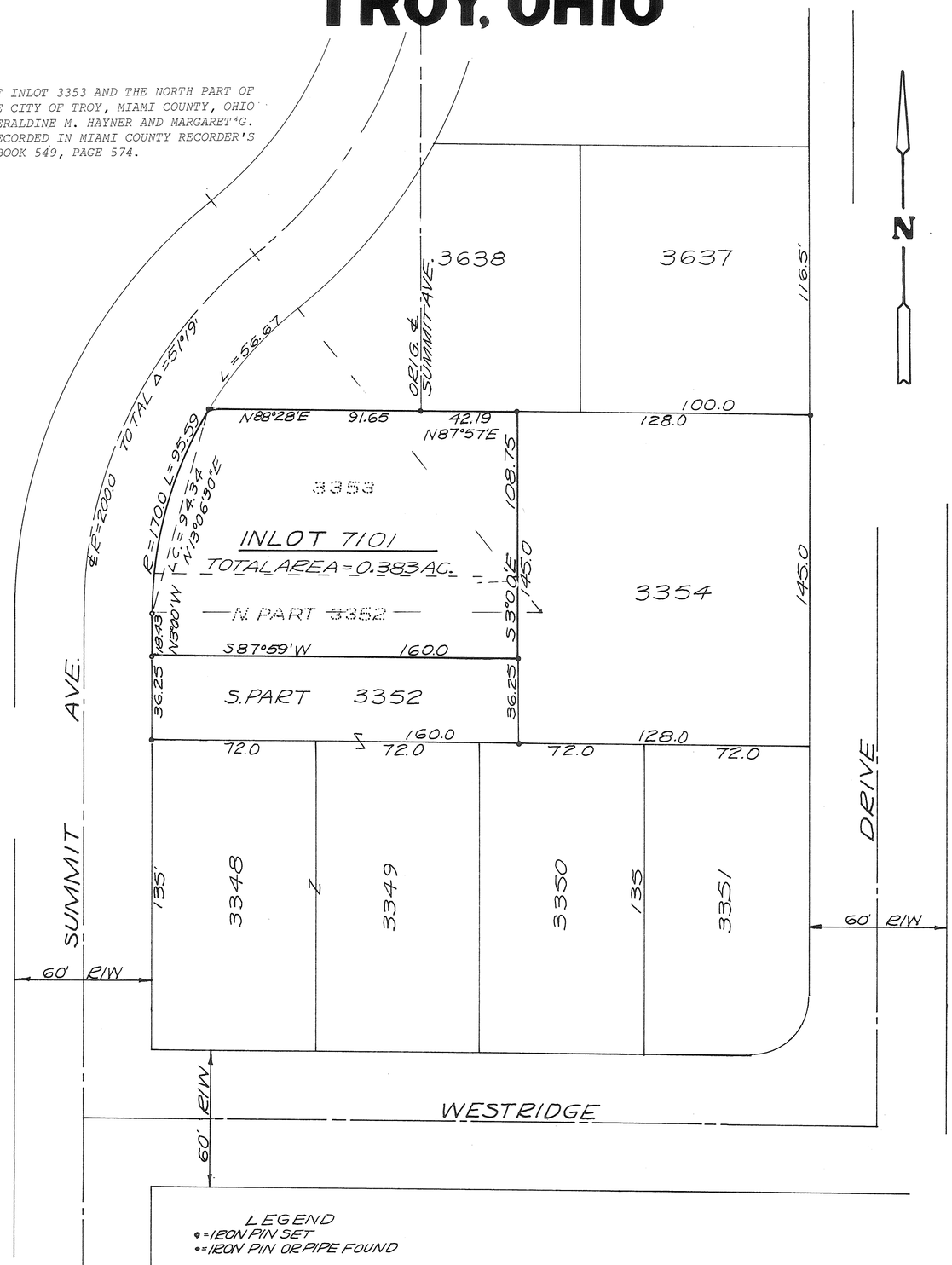
Gregg S. Brookhart
GREGG S. BROOKHART,
OHIO REGISTERED SURVEYOR, NO. 6348

PREPARED BY THE MIAMI COUNTY ENGINEER'S OFFICE – M.D.M. 3-1981

REPLAT OF INLOT 3353 AND PART 3352
TROY, OHIO

PLAT BOOK 13 PAGE 94
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 19TH DAY OF
MAY, 1981 AT 3:27 P.M.
FILE NO. 10368 FEE: $ 8.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

BEING A REPLAT OF INLOT 3353 AND THE NORTH PART OF INLOT 3352 IN THE CITY OF TROY, MIAMI COUNTY, OHIO AS ACQUIRED BY GERALDINE M. HAYNER AND MARGARET G. HAINES BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 549, PAGE 574.



LEGEND
• = IRON PIN SET
• = IRON PIN OR PIPE FOUND

SURVEY REFERENCE
RECORD PLAT BOOK 2 - PAGE 168
" " BOOK 4 - PAGE 50
" " BOOK 5 - PAGE 17
" " BOOK 5 - PAGE 23
" " BOOK 5 - PAGE 65

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

OWNERS:

Geraldine M. Hayner — GERALDINE M. HAYNER	Jane L. Haines — WITNESS	Richard W. Klockner — WITNESS
Margaret G. Haines — MARGARET G. HAINES	Jane L. Haines — WITNESS	Richard W. Klockner — 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 30TH DAY OF April, 1981.

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: PEOPLES BUILDING & SAVINGS ASSOCIATION

W. E. Eickhoff — W. E. EICKHOFF, EXECUTIVE VICE PRESIDENT	Joan Mangas — WITNESS	Shirley A. Schickedanz — WITNESS
Robert L. Coffey — ROBERT L. COFFEY, VICE PRESIDENT	Joan Mangas — WITNESS	Shirley A. Schickedanz — WITNESS

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 REPLAT, 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 30th DAY OF April, 1981.

Joan Mangas NOTARY PUBLIC MY COMMISSION EXPIRES June 16, 1982

LIENHOLDERS: GEM SAVINGS

W. E. Dohr, Vice Pres	Thomas Edmundson — WITNESS	[illegible] — WITNESS
Jay G. Gebhart, Vice Pres.	Thomas Edmundson — WITNESS	[illegible] — WITNESS

STATE OF OHIO - COUNTY OF MONTGOMERY

BEFORE ME, A NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE OFFICERS OF GEM SAVINGS, A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING REPLAT, 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 SAVINGS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT MONTGOMERY COUNTY, OHIO THIS 4TH DAY OF MAY, 1981.

Thomas Edmundson NOTARY PUBLIC MY COMMISSION EXPIRES February 28 1983

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF May, 1981, THIS PLAT WAS REVIEWED AND APPROVED.

Charles J. Doyle PRESIDENT Sue H. Knight SECRETARY

NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 19TH DAY OF MAY, 1981.

Dale E. Davis, MIAMI COUNTY AUDITOR BY: Sharon Brookey DEPUTY AUDITOR

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

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

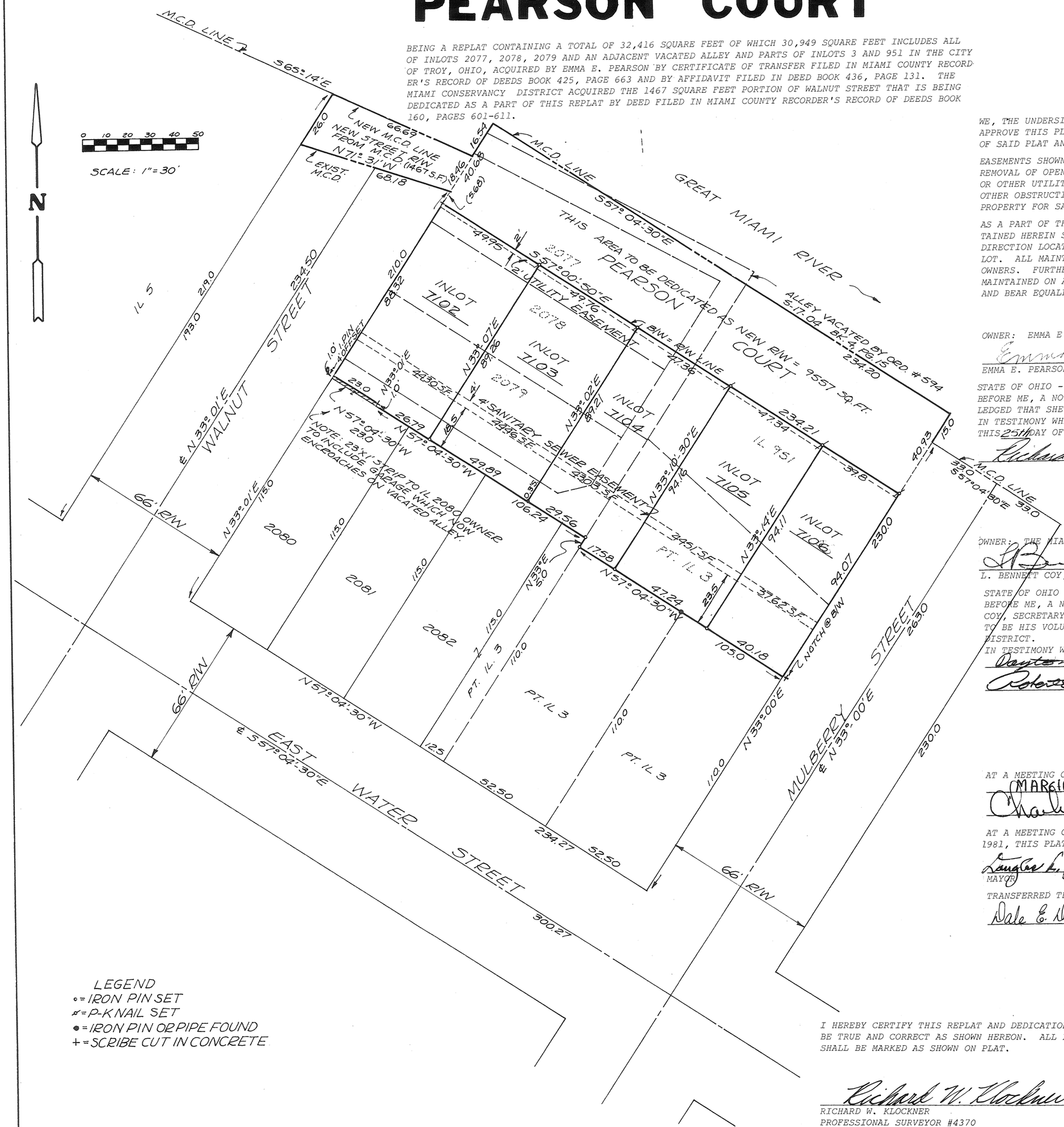
STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

REPLAT OF INLOT 3353 & NORTH PART OF INLOT 3352 TROY, MIAMI COUNTY, OHIO		
GERALDINE M. HAYNER & MARGARET G. HAINES TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY:	SHEET NO.
28 APR. 1981	TRACED BY: Rwk	1/1
	CHECKED BY:	
	SCALE: 1" = 40'	

PEARSON COURT

BEING A REPLAT CONTAINING A TOTAL OF 32,416 SQUARE FEET OF WHICH 30,949 SQUARE FEET INCLUDES ALL OF INLOTS 2077, 2078, 2079 AND AN ADJACENT VACATED ALLEY AND PARTS OF INLOTS 3 AND 951 IN THE CITY OF TROY, OHIO, ACQUIRED BY EMMA E. PEARSON BY CERTIFICATE OF TRANSFER FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 425, PAGE 663 AND BY AFFIDAVIT FILED IN DEED BOOK 436, PAGE 131. THE MIAMI CONSERVANCY DISTRICT ACQUIRED THE 1467 SQUARE FEET PORTION OF WALNUT STREET THAT IS BEING DEDICATED AS A PART OF THIS REPLAT BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 160, PAGES 601-611.

PLAT BOOK 13 PAGE 95
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11th DAY OF June, 1981 AT 3:40 P.M.
FILE NO. 10942 FEE: $ 8.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER



DEDICATION

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 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.

AS A PART OF THE DEDICATION OF THIS PLAT, THE FUTURE OWNER OR OWNERS OF THE INDIVIDUAL LOTS CONTAINED HEREIN SHALL BE OBLIGATED TO JOINTLY MAINTAIN A SANITARY SEWER RUNNING IN AN EAST-WEST DIRECTION LOCATED APPROXIMATELY SIX (6) FEET TO THE REAR OF EACH RESIDENCE BUILDING LOCATED ON EACH LOT. ALL MAINTENANCE THEREOF AND COSTS THEREFOR SHALL BE BORNE EQUALLY AMONG THE INDIVIDUAL LOT OWNERS. FURTHER, THERE ARE COMMON DRIVES BETWEEN SOME OF THE LOTS CONTAINED HEREIN WHICH SHALL BE MAINTAINED ON AN EQUAL BASIS BY ABUTTING OWNERS WHO SHALL AGREE ON MAINTENANCE AND REPAIRS THEREOF AND BEAR EQUALLY THE COSTS THEREOF.

OWNER: EMMA E. PEARSON

Emma E. Pearson — EMMA E. PEARSON
Viola J. Strome — WITNESS
Richard W. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, PERSONALLY APPEARED EMMA E. PEARSON, WHO ACKNOWLEDGED THAT SHE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HER FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 25th DAY OF FEBRUARY, 1981.

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

OWNER: THE MIAMI CONSERVANCY DISTRICT

L. Bennett Coy — L. BENNETT COY, ITS SECRETARY
Edward Lin — WITNESS
Robert Reemelin — WITNESS

STATE OF OHIO - COUNTY OF MONTGOMERY, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED L. BENNETT COY, SECRETARY OF THE MIAMI CONSERVANCY DISTRICT, WHO ACKNOWLEDGED THE SIGNING OF SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF THE SAID THE MIAMI CONSERVANCY DISTRICT.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton OHIO, THIS 2 DAY OF March, 1981.

Robert Reemelin NOTARY PUBLIC MY COMMISSION EXPIRES

ROBERT E. REEMELIN, Notary Public
In and for the State of Ohio
My Commission Expires Jan. 2, 1985

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 11TH DAY OF MARCH, 1981, THIS PLAT WAS REVIEWED AND APPROVED.

Charles J. Doyle — PRESIDENT
Sue D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1st DAY OF June, 1981, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-16-81.

Gaylen L. Campbell — MAYOR
Thomas E. Force — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 11TH DAY OF June, 1981

Dale E. Davis — 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 LOT CORNERS SHALL BE MARKED AS SHOWN ON PLAT.

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

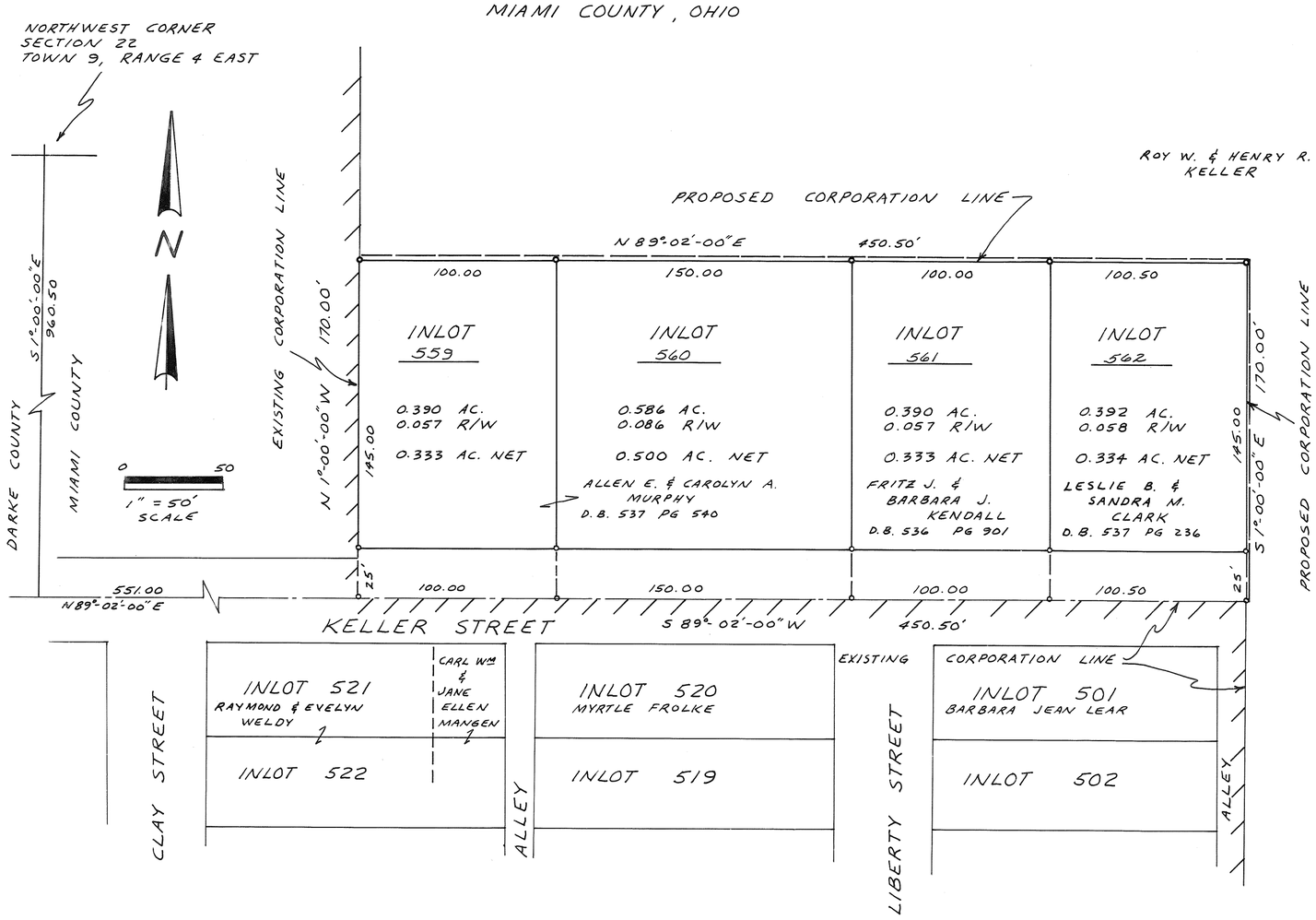
STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

PEARSON COURT A REPLAT OF INLOTS 2077, 2078, 2079 & PARTS OF INLOTS 3 & 951 IN TROY, OHIO		
EMMA E. PEARSON TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513) 339-5331		
DATE	DRAWN BY: sdl TRACED BY: sdl CHECKED BY: RWK	SHEET NO.
24 FEB. 1981	SCALE: 1" = 30'	1/1

sdl

ANNEXATION TO BRADFORD, OHIO

SECTION 22, TOWN 9, RANGE 4 EAST
NEWBERRY TOWNSHIP
MIAMI COUNTY, OHIO



PLAT BOOK 13 PAGE 96
MIAMI COUNTY RECORDER'S
RECORD OF PLATS.

RECEIVED FOR RECORD THIS
25TH DAY OF June,
1981, AT 1:27 P.M.

FILE NO. 11277 FEE $8.60

Janet E. Cain Recorder by Dora Whitmer, Deputy
MIAMI COUNTY RECORDER

See Annexation In Misc. BK. 20, Pg 174

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS
9TH DAY OF OCTOBER 1980.

Douglas L. Christian
MIAMI COUNTY ENGINEER

THE ANNEXATION OF THE FOREGOING AREA APPROVED
BY THE MIAMI COUNTY COMMISSIONERS THIS
10 DAY OF October 1980.

Robert E. Clawson
John J. Knoop
Roger Massie
MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION PLAT ACCEPTED AND APPROVED
BY THE VILLAGE COUNCIL OF THE VILLAGE OF
BRADFORD, OHIO THIS 12TH DAY OF MARCH 1981.

Mickey Bolton President Pro Temp.
Neil L. Webster
Rolland L. Warner
Robert E. Yocum
Dale W. Sanders
Linda S. Moore

APPROVED AND TRANSFERRED THIS 25TH DAY OF
JUNE 1981.

Dale E. Davis by: Sharon Brookey, Deputy
MIAMI COUNTY AUDITOR

DESCRIPTION

BEING A TOTAL OF 1.758 ACRES IN THE
NORTH WEST QUARTER OF SECTION 22
TOWN 9, RANGE 4 EAST, NEWBERRY
TOWNSHIP, MIAMI COUNTY, OHIO

1.758 ACRES
- 0.258 ACRES IN ROAD R/W
1.500 ACRES NET

THIS ANNEXATION TRACT IS THE "SCHOOL
VIEW ESTATES" SUBDIVISION AS FILED
IN THE MIAMI COUNTY RECORDER'S PLAT
RECORDS PLAT BOOK 12, PAGE 130.

STATE OF OHIO
MICHAEL HENRY TREON
5621
REGISTERED SURVEYOR

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT
IS TRUE AND CORRECT AS SHOWN HEREON.

Michael H. Treon
MICHAEL H. TREON
REGISTERED SURVEYOR NO. 5621
TROY, OHIO 26 AUGUST 1980

ANNEXATION TO VILLAGE OF COVINGTON

MIAMI COUNTY OHIO	NEWBERRY TOWNSHIP	8 TOWN	5 RANGE	30 NE SE SW 1/4 SECTION

NORTH

SCALE: 1" = 300'

DESCRIPTION

BEING A TOTAL OF 68.665 ACRES IN SECTION 30, TOWN 8, RANGE 5 E, NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO.

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK Nº 20 PAGE Nº 199

Janet E. Cain, Recorder by Dorsal Witmer, Deputy
MIAMI COUNTY RECORDER

VOLUME 13 PAGE 97
MIAMI COUNTY RECORDER'S PLAT RECORDS FILE Nº 11957
REC'D. July 27 1981. AT 2:17 P.M.
FEE: $ 8.60
Janet E. Cain, Recorder by Dorsal Witmer, Deputy
MIAMI COUNTY RECORDER

APPROVALS

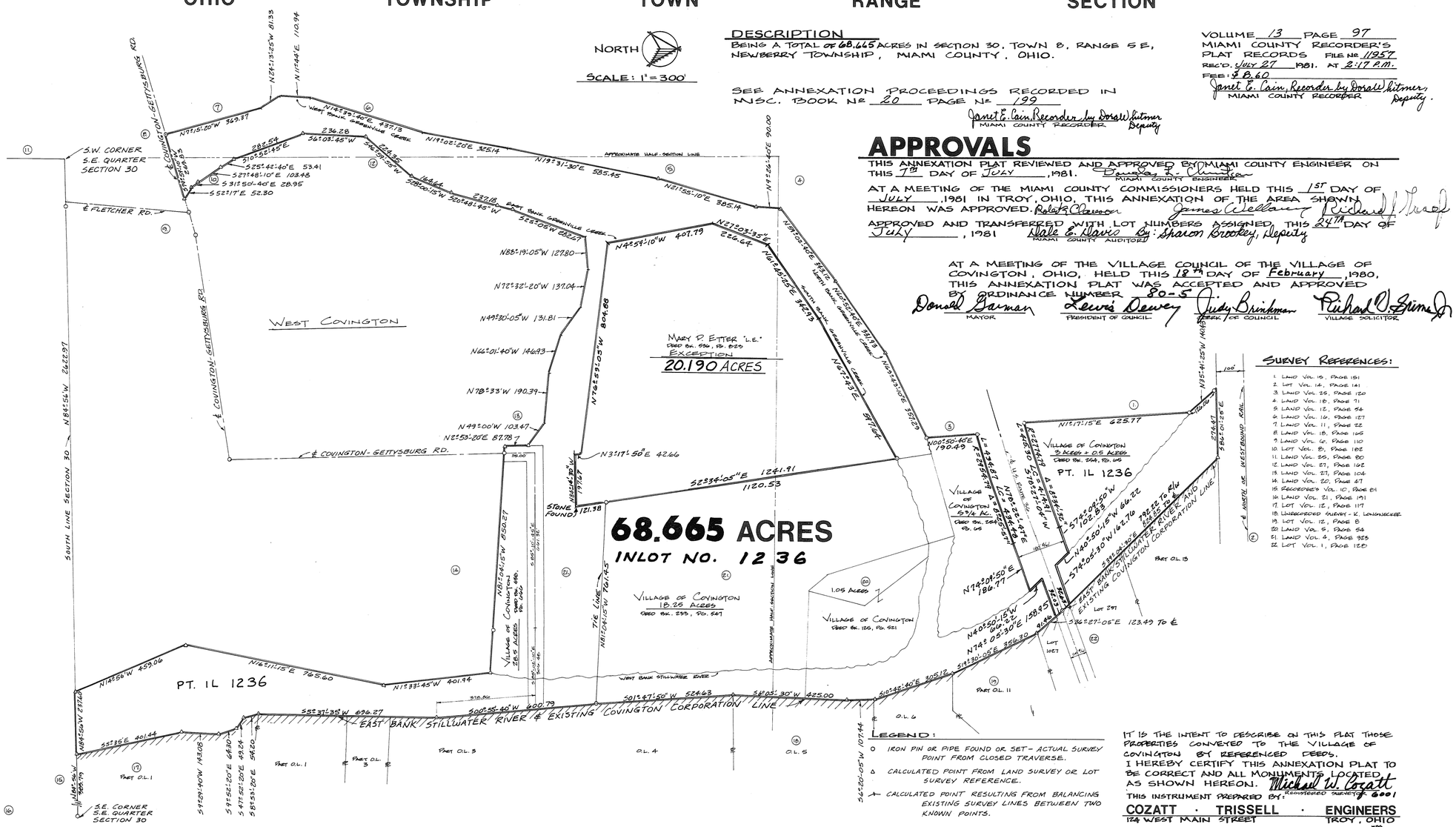
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER ON THIS 7TH DAY OF JULY, 1981. Douglas L. Clingan
MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 1ST DAY OF JULY, 1981 IN TROY, OHIO, THIS ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED. Robert A. Clawson, James Wellbaum, Richard L. Shaw

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 24TH DAY OF July, 1981 Dale E. Davis By: Sharon Brookey, Deputy
MIAMI COUNTY AUDITOR

AT A MEETING OF THE VILLAGE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 18TH DAY OF February, 1980, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NUMBER 80-5

Donald Garman, MAYOR — Lewis Dewey, PRESIDENT OF COUNCIL — Judy Brinkman, CLERK OF COUNCIL — Richard D. Grime Jr., VILLAGE SOLICITOR



SURVEY REFERENCES:

1. LAND VOL. 15, PAGE 151
2. LOT VOL. 14, PAGE 141
3. LAND VOL. 25, PAGE 120
4. LAND VOL. 18, PAGE 71
5. LAND VOL. 12, PAGE 56
6. LAND VOL. 16, PAGE 127
7. LAND VOL. 11, PAGE 22
8. LAND VOL. 18, PAGE 105
9. LAND VOL. 12, PAGE 110
10. LOT VOL. 8, PAGE 182
11. LAND VOL. 25, PAGE 80
12. LAND VOL. 27, PAGE 102
13. LAND VOL. 27, PAGE 104
14. LAND VOL. 20, PAGE 47
15. RECORDER'S VOL. 10, PAGE 81
16. LAND VOL. 21, PAGE 191
17. LOT VOL. 12, PAGE 117
18. UNRECORDED SURVEY - K. LONGNECKER
19. LOT VOL. 12, PAGE 8
20. LAND VOL. 9, PAGE 54
21. LAND VOL. 4, PAGE 323
22. LOT VOL. 1, PAGE 120

LEGEND:

- O IRON PIN OR PIPE FOUND OR SET - ACTUAL SURVEY POINT FROM CLOSED TRAVERSE.
- Δ CALCULATED POINT FROM LAND SURVEY OR LOT SURVEY REFERENCE.
- ⊥ CALCULATED POINT RESULTING FROM BALANCING EXISTING SURVEY LINES BETWEEN TWO KNOWN POINTS.

IT IS THE INTENT TO DESCRIBE ON THIS PLAT THOSE PROPERTIES CONVEYED TO THE VILLAGE OF COVINGTON BY REFERENCED DEEDS.
I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT AND ALL MONUMENTS LOCATED AS SHOWN HEREON. Michael W. Cozatt
REGISTERED SURVEYOR 6001

THIS INSTRUMENT PREPARED BY:

COZATT · TRISSELL · ENGINEERS
124 WEST MAIN STREET TROY, OHIO

DEER CLIFF RUN SUBD. SEC. FOUR

• SECTION 35 • TOWN 4 • RANGE 6 EAST •

• MONROE TOWNSHIP • MIAMI COUNTY • OHIO •

PLAT BOOK 13 PAGE 98
Miami County Recorder's Plat Records

Received for record this 8th day of October, 1981 at 8:57 AM.

File No. 13570 Fee: $ 17.20

Janet E. Crim
Miami County Recorder

By _____
Deputy

Transferred this 7TH day of October, 1981.

Dale E. Davis
Miami County Auditor

By: Sharon Brookey
Deputy

This plat reviewed and approved this 29th day of SEPTEMBER, 1981.

Douglas R. Christie
Miami County Engineer

NOTE

There is an eight foot (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 foot (15') utility easement along and adjacent to all street right-of-way. All building setback lines as shown on this plat are 35 feet from the street property line.

DRAINAGE NOTE

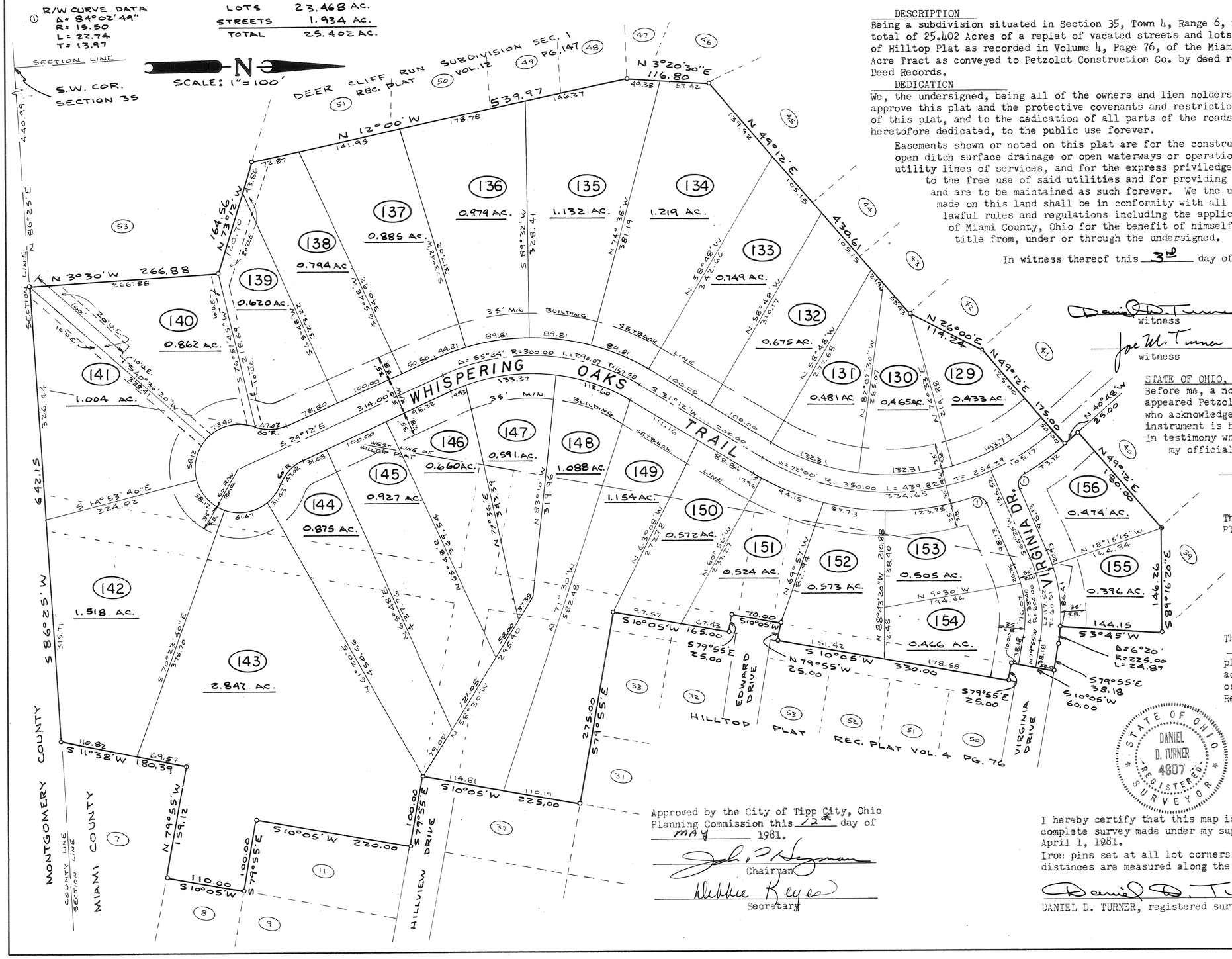
All drainage swales and open waterways shall be maintained open and unobstructed at all times. Individual lot owners upon whose lots these swales and open waterways are located, shall be responsible for maintenance of said swales and waterways. Within these easements, no structure, planting, fencing, 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.

NOTE

This plat incorporates within its boundaries a portion of Hilltop Plat, Section One, as shown in Book 4, Page 76 of the Miami County Recorder's Plat Records. No utility easement within the portion of Hilltop Plat, Section One, so incorprated herein has been used for the benefit of the remaining lands within Hilltop Plat, Section One. This portion of Hilltop Plat, Section One, and the utility easements therein are hereby replatted in accordance with Section 711.24 of the Ohio Revised Code.

① R/W CURVE DATA
Δ = 84°02'49"
R = 15.50
L = 22.74
T = 13.97

LOTS	23.468 AC.
STREETS	1.934 AC.
TOTAL	25.402 AC.



DESCRIPTION

Being a subdivision situated in Section 35, Town 4, Range 6, in Monroe Township, Miami County, Ohio, containing a total of 25.402 Acres of a replat of vacated streets and lots 12 thru 24, 34 thru 36, 39 thru 42, and 57 thru 61 of Hilltop Plat as recorded in Volume 4, Page 76, of the Miami County Plat Records; and 14.512 Acres of a 100.721 Acre Tract as conveyed to Petzoldt Construction Co. by deed recorded in Volume 528, Page 540, 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 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 priviledge or 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 the 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 June, 1981.

PETZOLDT CONSTRUCTION CO.
Curtis S. Petzoldt
Curtis S. Petzoldt, President

Daniel D. Turner
witness

Joe M. Turner
witness

STATE OF OHIO, MIAMI COUNTY, ss:

Before me, a notary public, in and for Miami County, Ohio personally appeared Petzoldt Construction Co. by its president, Curtis S. Petzoldt, 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 Troy, Ohio, this 3rd day of June 1981.

Feb 4, 1982
My Commission Expires

Daniel D. Turner
Notary Public

This plat reviewed and approved by the Miami County Planning Commission this 21st day of JULY, 1981.

George R. Mote
Chairman

Gary B. Clark #2647
Secretary

SEE MINUTES OF MIAMI COUNTY PLANNING MEETING SEPT. 30, 1981

This plat approved by the Miami County Commissioners this 2 day of October, 1981. (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
Don Hart

MIAMI COUNTY COMMISSIONERS

Approved by the City of Tipp City, Ohio Planning Commission this 12th day of MAY 1981.

John P. Heyman
Chairman

Mickie Keyes
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 April 1, 1981.
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

Deer Cliff Run Subdivision-Sec. 4 for		
PETZOLDT CONSTRUCTION CO. Vandalia, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE APR. 1981	Drawn by: J.T. Checked by: D.T.	SHEET NO. 1/2
FILE NO.	SCALE: 1" = 100'	

DEER CLIFF RUN SUBD.— SEC. FOUR

PLAT BOOK 13 PAGE 98A
Miami County Recorder's Plat Records
Received for record this 8th day of
October, 1981, at 8:57 AM
File No. 13570 Fee: $
Janet E. Crim
Recorder

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 storage of any car, boat, motor home, camper or similar vehicle. Lot 142 shall be excepted from these restrictions.

2. Except as otherwise specified in covenant no. 18, 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, not 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 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 structures shall have a minimum side yard clearance of 10 feet and a minimum total side yard sum of 20 feet. 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 to 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 elevations shall be reviewed and approved by the developer before the commencement of construction. Developer may require sod or other erosion protection as a condition of approval.

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

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

11. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than 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 months (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 may be attached to any residence structure.

18. In addition to the other restrictions as set forth herein, lots One Hundred Thirty Two (132) through One Hundred Fifty (150), inclusive of this section shall be subject to additional restrictions as set forth in this paragraph; in the event of any conflict of the provisions of this paragraph with any other restriction set forth herein, the provisions of this paragraph shall govern as to the lots specified.

    A. The floor area of each dwelling structure erected on the specified lots, exclusive of open porches, garages, car ports or patios, shall be not less than 2,300 sq. ft. for a one story plan, nor less than 2,500 sq. ft. total for other than a one story plan.

    B. A minimum roof pitch of 6/12 shall be required both on the house and on the garage.

    C. Roofing materials must consist of wood cedar shake shingles, architectural grade (320 lb. minimum) asphalt shingles, or roofing shingles of comparable material and weight.

    D. Wood windows must be employed in the original construction of each residence structure.

    E. Except for gutters and downspouts, no aluminum siding or exterior aluminum trim shall be permitted.

    F. Identical or substantially identical exterior design of any two residence structures within the specified lots shall not be permitted.

    G. Upon substantial completion of construction of the residence structure, the front yard of each lot shall be sodded (rather than seeded) and shrubbery shall be planted along the front face of each structure, except as otherwise approved by developer.

19. 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 October 1, 2001, 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.

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

21. These covenants may be enforceable by injunction or otherwise by the grantor, his successors and assigns, and also by the owner of any lot in this or any other section of Deer Cliff Run Subdivision.

Deer Cliff Run Subdivision Sec. 4

Petzoldt Construction Company
Vandalia, Ohio

DANIEL D. TURNER & ASSOC. INC.
Troy, Ohio
CIVIL ENGINEERING -LAND SURVEYING

2/2

AUDITOR:
APPROVED AND TRANSFERED
THIS 9TH DAY OCTOBER 1981
Dale E. Harris
By Sharon Brookey
DEPUTY AUDITOR

DEDICATION OF ADDITIONAL R/W
FOR HIGH STREET - OUTLOT 221
PIQUA OHIO

BOOK 13 PAGE 99
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS

MIAMI COUNTY RECORDER
FILE No. 13598
RECEIVED FOR RECORD:
9:44 AM, OCTOBER 9 1981
FEE $8.60
Janet E. Cain
MIAMI COUNTY RECORDER
BY
DEPUTY

DESCRIPTION

SITUATE IN WASHINGTON TOWNSHIP, IN THE CITY OF PIQUA, COUNTY OF MIAMI, OHIO;

BEING PART OF O.L. 221 AND MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN ON THE CENTERLINE OF HIGH STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER IN SECTION 13 TOWN 8 RANGE 5 EAST; THENCE WITH THE EAST LINE OF SECTION 13 N 4°35'30"E A DISTANCE OF 20.00' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGH STREET; THENCE N60°58'30"E WITH THE NORTH LINE OF HIGH STREEL A DISTANCE OF 182.02 FEET TO A POINT; THENCE S87°21'30 E ALONG THE NORTH LINE OF HIGH STREET A DISTANCE OF 609.42 FEET TO A POINT; THENCE S87°28'30"E ALONG THE NORTH LINE OF HIGH STREET A DISTANCE OF 40.00 FEET TO THE SOUTH WEST CORNER OF OUTLOT NO. 221; THENCE S87°28'30"E ALONG THE NORTH LINE OF HIGH STREET A DISTANCE OF 121.90 FEET TO THE PLACE OF BEGINING; THENCE N2°31'30"E A DISTANCE OF 10.00 FEET TO A POINT; THENCE S87°28'30"E PARALLEL TO THE NORTH LINE OF HIGH STREET A DISTANCE OF 149.82 FEET TO A POINT ON THE EAST LINE OF OUTLOT NO. 221; THENCE S1°26'30"W ALONG THE EAST LINE OF OUTLOT NO. 221 A DISTANCE OF 10.00 FEET TO A POINT ON THE OLD NORTH RIGHT-OF-WAY LINE OF HIGH STREET; THENCE N87°28'30"W ALONG THE OLD NORTH RIGHT-OF-WAY LINE A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING, CONTAINING IN ALL 0.034 ACRES.

REFERENCE:
RECORDER'S BOOK 10 PAGES 111-112

CITY COMMISSION
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD 21st DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED BY ORDINANCE No. _____

MAYOR SAM JACKSON JR.

JOSEPH C. GOETZ — CHARLES STEVENS
CLETUS PELTIER — ROBERT VON ASCHEN

CITY OF PIQUA PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION HELD THIS 17TH DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED

DEAN HECKER

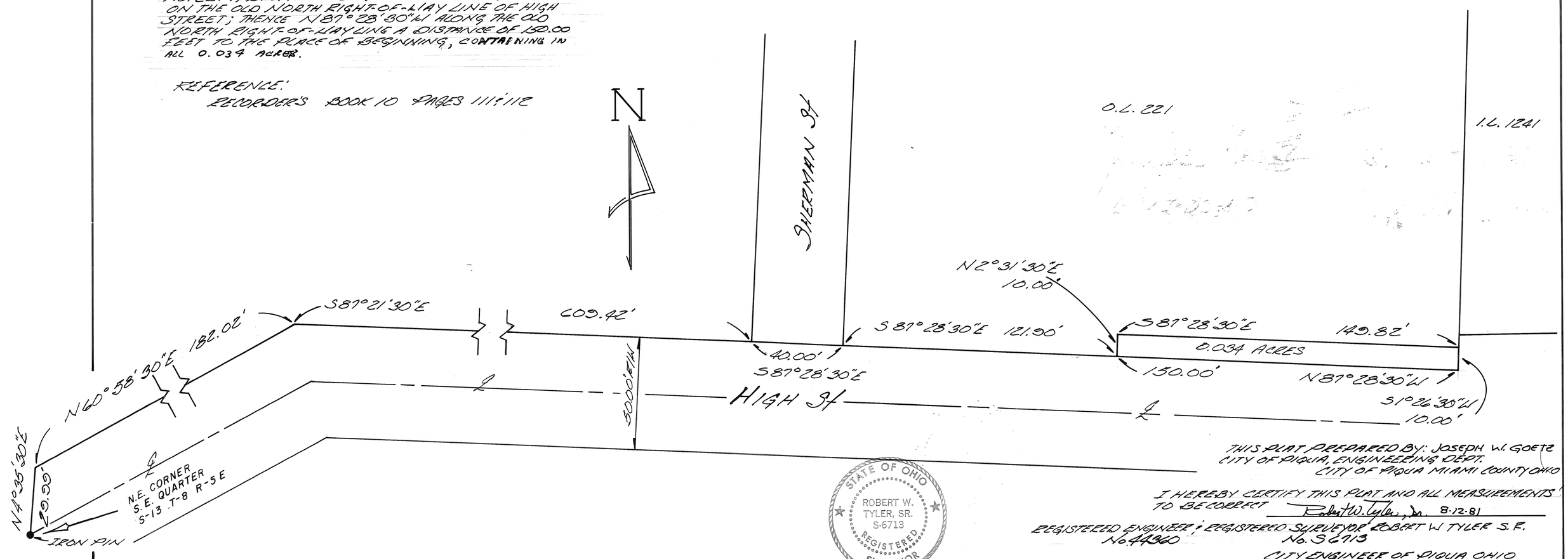
THOMAS PRINCE — BILL KRUSE
JIM HENDERSON

DEDICATION:
WE THE UNDERSIGNED, BEING THE OWNER AND LIEN HOLDER OF THE LAND HEREIN PLATED 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 HIGH STREET SHOWN HEREON TO THE PUBLIC USE FOREVER

Harriet A. Brown — WITNESS
Wiona F. Bailey — WIONA F BAILEY
Robert W. Tyler — WITNESS
Henry W. Bailey — HENRY W. BAILEY

STATE OF OHIO, MIAMI COUNTY S.S.
BE IT REMEMBERED THAT ON THIS 9TH DAY OF September 1981 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WIONA F BAILEY OF WHOM ACKNOWLEDGE THE SIGNING AND EXECTION 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 2/8/83 — Lucy D. Lopez
NOTARY PUBLIC



STATE OF OHIO
ROBERT W. TYLER, SR.
S-6713
REGISTERED
SURVEYOR

THIS PLAT PREPARED BY: JOSEPH W. GOETZ
CITY OF PIQUA, ENGINEERING DEPT.
CITY OF PIQUA MIAMI COUNTY OHIO

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT Robert W. Tyler, Jr. 8-12-81

REGISTERED ENGINEER: No. 44360 — REGISTERED SURVEYOR ROBERT W. TYLER S.E. No. S 6713
CITY ENGINEER OF PIQUA OHIO

Rev. 8-25-81 R.W.T.
Rev. 8-12-81 R.W.T.

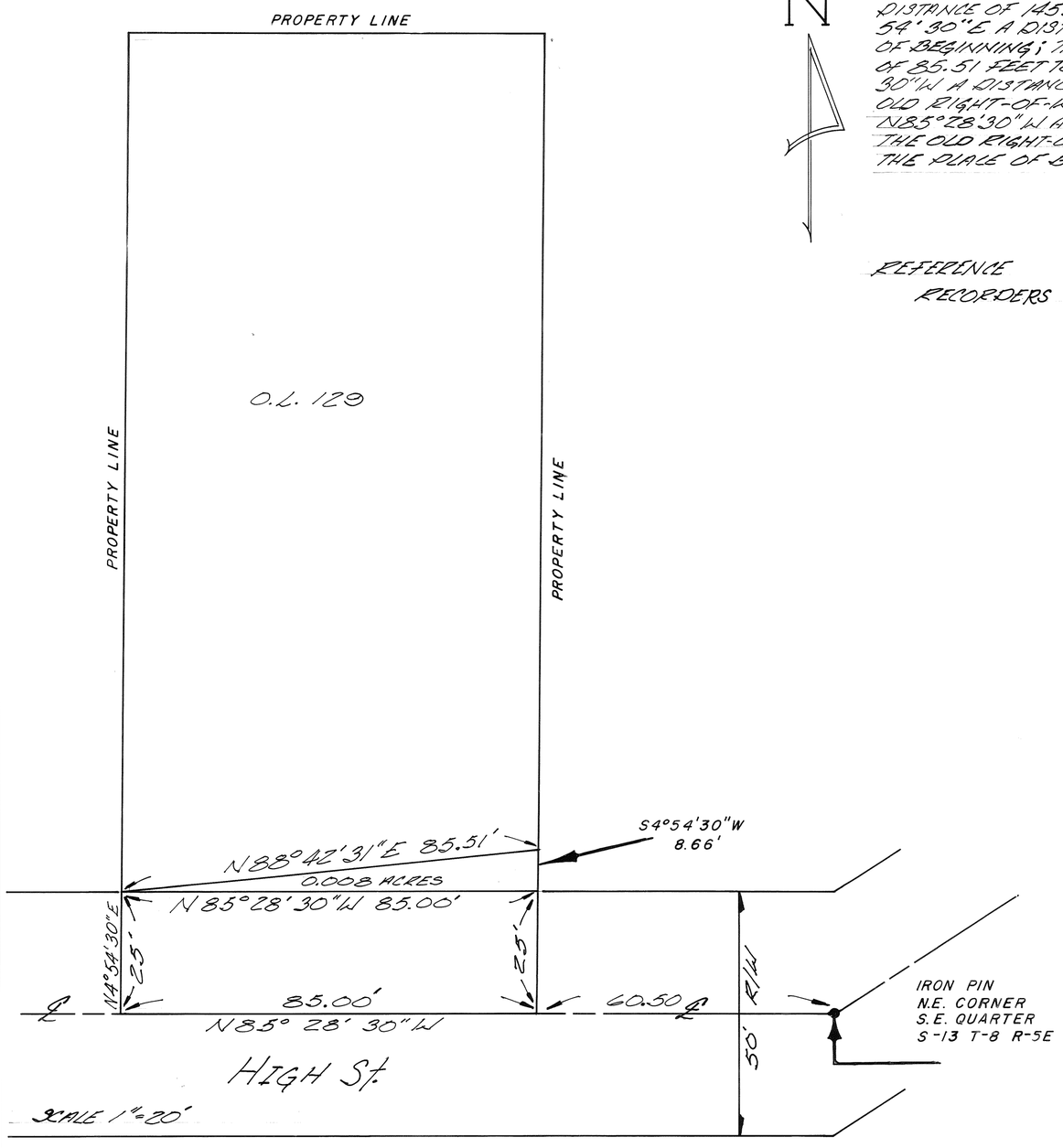
AUDITOR:
APPROVED AND TRANSFERED
THIS 9TH DAY OCTOBER 1981
Dale E. Davis
By Sharon Brookey
DEPUTY AUDITOR

DEDICATION OF ADDITIONAL R/W
FOR HIGH STREET - OUTLOT 129
PIQUA OHIO

BOOK 13 PAGE 100
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS

MIAMI COUNTY RECORDER:
FILE No. 13599
RECEIVED FOR RECORD:
9:45 AM OCTOBER 9 1981
FEE: $8.60
Janet E. Cain
MIAMI COUNTY RECORDER
BY
DEPUTY

SCALE: 1.0"=20.0'



N

DESCRIPTION:
BEING A PART OF OUTLOT No 129 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT AN IRON PIN ON THE CENTER LINE OF HIGH STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER IN SECTION 13, TOWN 8, RANGE 5 EAST; THENCE WITH THE CENTER LINE OF HIGH STREET N 85°28'30"W A DISTANCE OF 145.50 FEET TO A POINT; THENCE N4° 54'30"E A DISTANCE OF 25.00 FEET TO THE PLACE OF BEGINNING; THENCE N88° 42'31"E A DISTANCE OF 85.51 FEET TO AN IRON PIN; THENCE S4°54' 30"W A DISTANCE OF 8.66 FEET TO A POINT ON THE OLD RIGHT-OF-WAY LINE OF HIGH STREET; THENCE N85°28'30"W A DISTANCE OF 85.00 FEET ALONG THE OLD RIGHT-OF-WAY LINE OF HIGH STREET TO THE PLACE OF BEGINNING;

REFERENCE
RECORDERS BOOK 10 PAGES 111; 112

DEDICATION:
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 HIGH STREET SHOWN TO THE PUBLIC USE FOREVER.

Kimberley A. Maniaci
WITNESS
Philip Austin Sears
PHILIP AUSTIN SEARS

Robert W. Tyler
WITNESS
Linda D. Sears
LINDA D. SEARS

STATE OF OHIO, MIAMI COUNTY S.S.
BE IT REMEMBERED THAT ON THIS 17TH DAY OF July 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PHILIP AUSTIN SEARS & LINDA D. SEARS. 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
May 27, 1982.
Connie Bierman
NOTARY PUBLIC

CITY COMMISSION
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 21ST DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED BY ORDINANCE

MAYOR SAM JACKSON JR.

JOSEPH C. GOETZ
CHARLES STEVENS
CLETUS PELTIER
ROBERT VON ASCHEN

CITY OF PIQUA PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION HELD THIS 17TH DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED

DEAN HECKER

THOMAS PRINCE
BILL CRUSE
JIM HENDERSON

THIS PLAT PREPARED BY: JOSEPH Wm. GOETZ
CITY OF PIQUA, ENGINEERING DEPT
CITY OF PIQUA MIAMI COUNTY, OHIO

STATE OF OHIO
ROBERT W. TYLER, SR.
S-6713
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT
Robert W. Tyler, Sr.
REGISTERED ENGINEER & REGISTERED SURVEYOR ROBERT W TYLER SR.
No 41360 No 36713
CITY ENGINEER OF PIQUA, OHIO

Rev. 7.23.81 RWT

AUDITOR:
APPROVED AND TRANSFERED
THIS 9TH DAY OCTOBER 1981
Nale E. Davis
BY Sharon Brooky
DEPUTY AUDITOR

DEDICATION OF ADDITIONAL R/W
FOR HIGH STREET – PARTS OF OUTLOTS 220 & 129
PIQUA OHIO

BOOK 13 PAGE 101
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS

MIAMI COUNTY RECORDER:
FILE NO. 13600
RECEIVED FOR RECORD:
9:46 AM, OCTOBER 9, 1981
FEE: $8.60
Janet E. Cain
MIAMI COUNTY RECORDER
BY
DEPUTY

DESCRIPTION:
BEING A PART OF OUTLOT 129 AND PART OF OUTLOT 220 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT AN IRON PIN ON THE CENTER LINE OF HIGH STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER IN SECTION 13, TOWN 8, RANGE 5 EAST; THENCE WITH THE CENTER LINE OF HIGH STREET N 85°28'30"W A DISTANCE OF 60.50 FEET TO A POINT; THENCE N 4°54'30"E A DISTANCE OF 25.00 FEET TO THE PLACE OF THE BEGINNING; THENCE N 4°54'30"E A DISTANCE OF 8.66 FEET TO AN IRON PIN, THENCE N 76°18'52"E A DISTANCE OF 102.11 FEET TO AN IRON PIN ON THE WEST RIGHT-OF-WAY OF RONAIRE DRIVE; THENCE S 4°13'15"W ALONG THE OLD WEST RIGHT-OF-WAY LINE OF RONAIRE DRIVE A DISTANCE OF 11.29 FEET TO A POINT; THENCE S 60°58'30"W ALONG THE OLD NORTH RIGHT-OF-WAY LINE OF HIGH STREET A DISTANCE OF 52.96 FEET TO A POINT; THENCE N 85°28'30"W ALONG THE OLD NORTH RIGHT-OF-WAY LINE OF HIGH STREET A DISTANCE OF 52.98 FEET TO THE PLACE OF BEGINNING

REFERENCE:
RECORDER'S BOOK 10 PAGES 111 & 112

DEDICATION:
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 HIGH STREET SHOWN HEREON TO THE PUBLIC USE FOREVER.

Richard W. Reed — WITNESS
Robert D. Manson — ROBERT D MANSON
Robert W. Tyler — WITNESS
Eileen E Manson — EILEEN E MANSON

STATE OF OHIO, MIAMI COUNTY S.S.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT D MANSON & EILEEN E MADSON 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
May 27, 1982.
Connie Grossman
NOTARY PUBLIC

CITY COMMISSION
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 21ST DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED BY ORDINANCE NO. _____

MAYOR SAM JACKSON JR
JOSEPH C. GOETZ
CHARLES STEVENS
CLETUS PELTIER
ROBERT VON ASCHEN

CITY OF PIQUA PLANNING COMMISSION:
AT A MEETING OF THE PLANNING COMMISSION HELD THIS 17TH DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED

DEAN HECKER
THOMAS PRINCE
BILL CRUSE
JIM HENDERSON

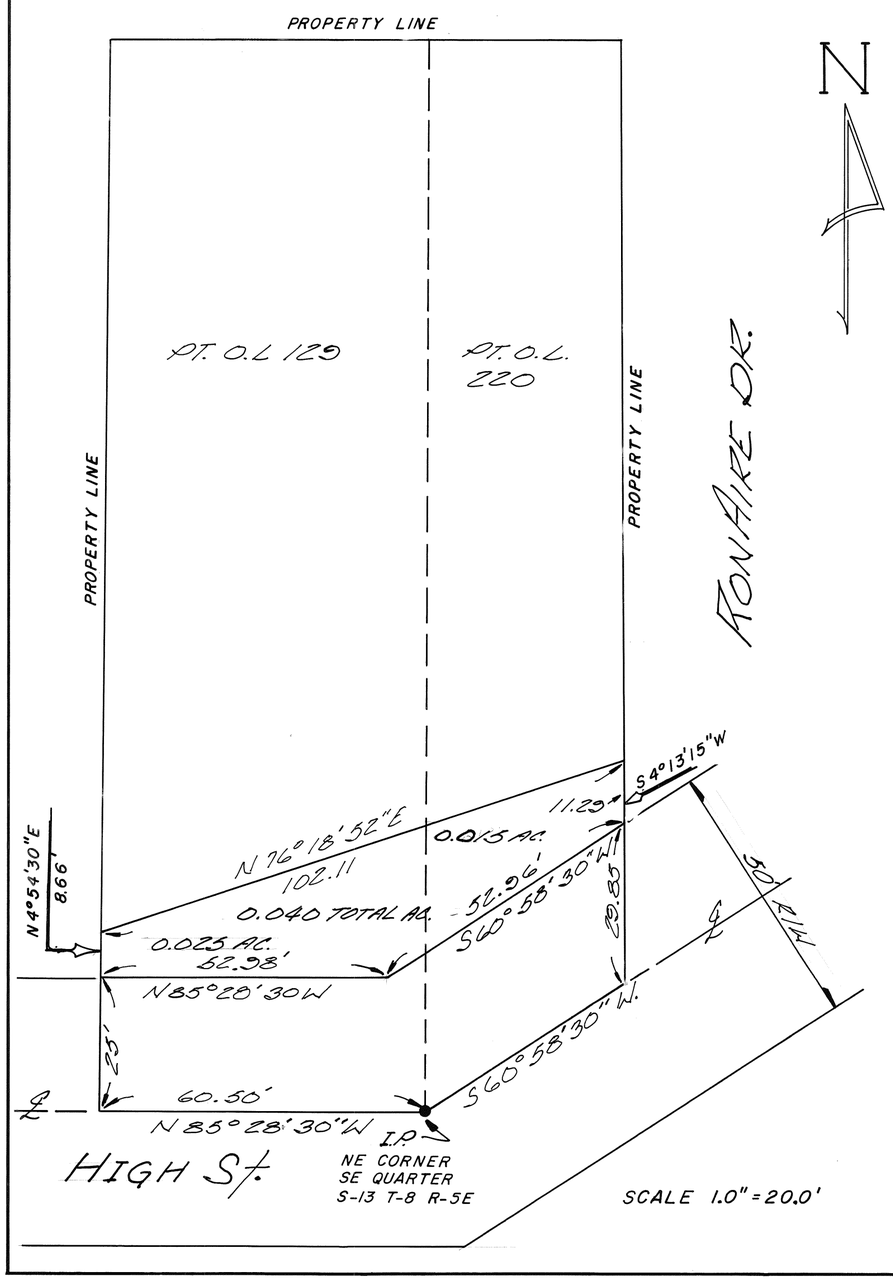
THIS PLAT PREPARED BY: JOSEPH Wm. GOETZ
CITY OF PIQUA, ENGINEERING DEPT.
CITY OF PIQUA MIAMI COUNTY, OHIO

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT Robert W. Tyler, Jr. 7.23.81

REGISTERED ENGINEER & REGISTERED SURVEYOR ROBERT W. TYLER SR.
No. 44360 No. S6713
CITY ENGINEER OF PIQUA OHIO

Rev. 7.24.81

STATE OF OHIO
ROBERT W. TYLER, SR.
S-6713
REGISTERED SURVEYOR

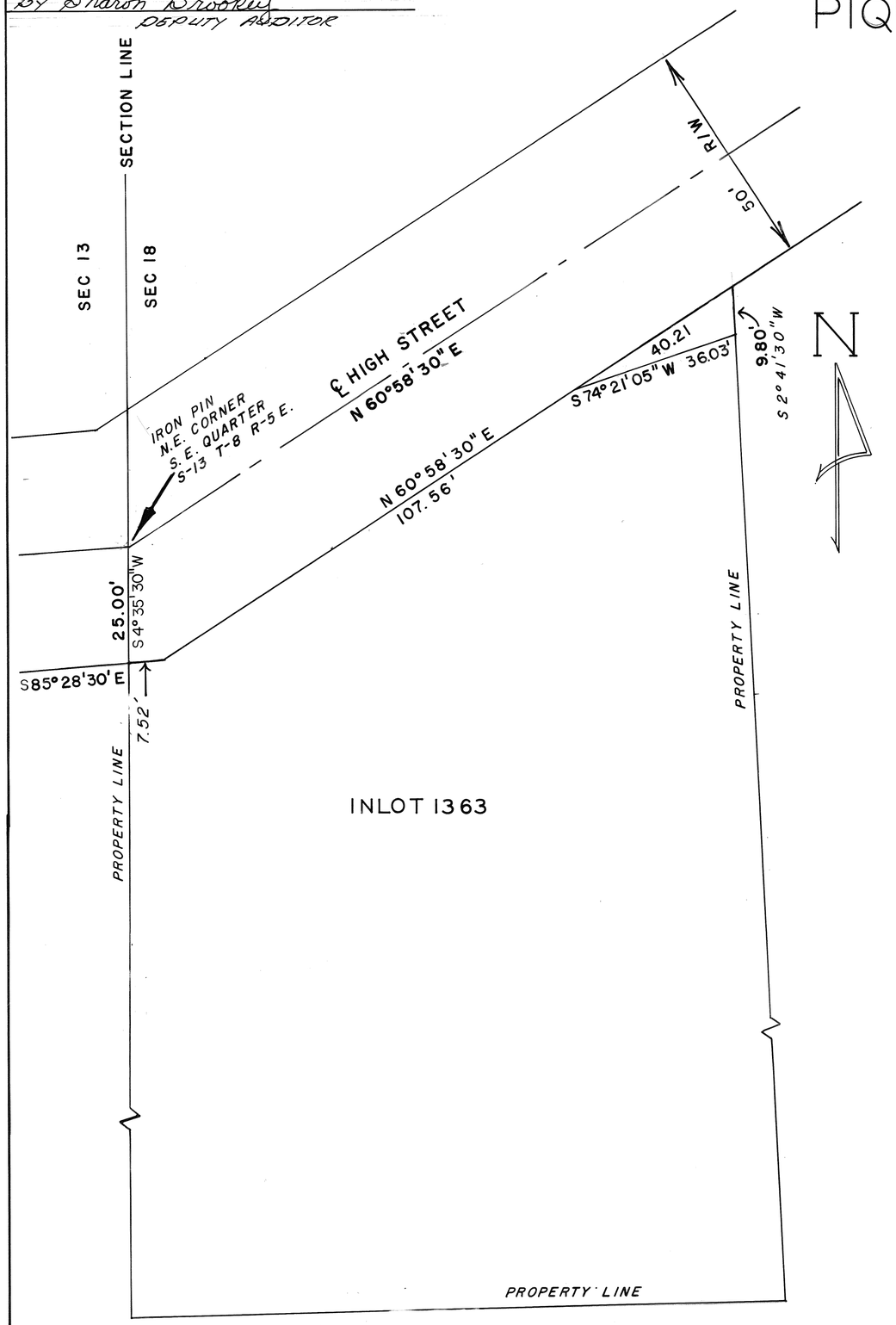


AUDITOR:
APPROVED AND TRANSFERED
THIS 9TH DAY OCTOBER 1981
Dale E. Davis
BY Sharon Brookey
DEPUTY AUDITOR

DEDICATION OF ADDITIONAL R/W
FOR HIGH STREET - INLOT 1363
PIQUA OHIO

BOOK 13 PAGE 102
MIAMI COUNTY RECORDERS
RECORD OF RECORDED PLATS

MIAMI COUNTY RECORDER:
FILE No. 13601
RECEIVED FOR RECORD
9:47 A.M. OCTOBER 9 1981
FEE: $8.60
Janet E. Cain
MIAMI COUNTY RECORDER
BY
DEPUTY



SCALE: 1.0"=20.0'

DESCRIPTION:
BEING A PART OF INLOT No. 1363 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT AN IRON PIN ON THE CENTERLINE OF HIGH STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWN 8, RANGE 5 EAST, THENCE S 4° 35' 30" W ALONG THE EAST LINE OF SECTION 13 A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET; THENCE S 85° 28' 30" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET A DISTANCE OF 7.52 FEET TO A POINT; THENCE N 60° 58' 30" E ALONG THE THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET A DISTANCE OF 107.56 FEET TO THE PLACE OF THE BEGINNING; THENCE N 60° 58' 30" E ALONG THE OLD SOUTH RIGHT-OF-WAY LINE OF HIGH ST A DISTANCE OF 40.21 FEET TO A POINT THENCE S 2° 41' 30" W ALONG THE EAST LINE OF PART OF INLOT No. 1363 A DISTANCE OF 9.80 FEET TO A POINT; THENCE S 74° 21' 05" W A DISTANCE OF 36.03' TO THE PLACE OF BEGINNING

REFERENCE
RECORDERS BOOK 10 PAGES 111 & 112

DEDICATION:
WE THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THIS LAND, HEREIN PLATED 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 HIGH STREET SHOWN HEREBY TO THE PUBLIC USE FOREVER.

Kimberly A. Maniaci
WITNESS

Lavonne R. Allen
LAVONNE R. ALLEN

Robert W. Tyler
WITNESS

STATE OF OHIO, MIAMI COUNTY S.S.
BE IT REMEMBERED THAT ON THIS 30th DAY OF July 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LAVONNE R. ALLEN OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THIER VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF I HAVE SET MY HAND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN

MY COMMISSION EXPIRES
May 27, 1982

Connie Brickman
NOTARY PUBLIC

CITY COMMISSION
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 21ST DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED BY ORDINANCE No. _____

MAYOR SAM JACKSON JR.

Joseph C. Goetz
JOSEPH C. GOETZ

Charles Stevens
CHARLES STEVENS

Cletus Peltier
CLETUS PELTIER

Robert Von Aschen
ROBERT VONASCHEN

CITY OF PIQUA PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION HELD THIS 17TH DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED

Dean Hecker
DEAN HECKER

Thomas W. Prince
THOMAS PRINCE

Bill Cruse
BILL CRUSE

James E. Henderson
JIM HENDERSON

THIS PLAT PREPARED BY: BILL HARDING / JOE GOETZ
CITY OF PIQUA, ENGINEERING DEPT.
CITY OF PIQUA, MIAMI COUNTY, OHIO

STATE OF OHIO
ROBERT W. TYLER, SR.
S-6713
REGISTERED SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT

Robert W. Tyler, Sr. 7.30.81
REGISTERED ENGINEER & REGISTERED SURVEYOR ROBERT W. TYLER SR.
No 44360 No 5671 3
CITY ENGINEER OF PIQUA OHIO

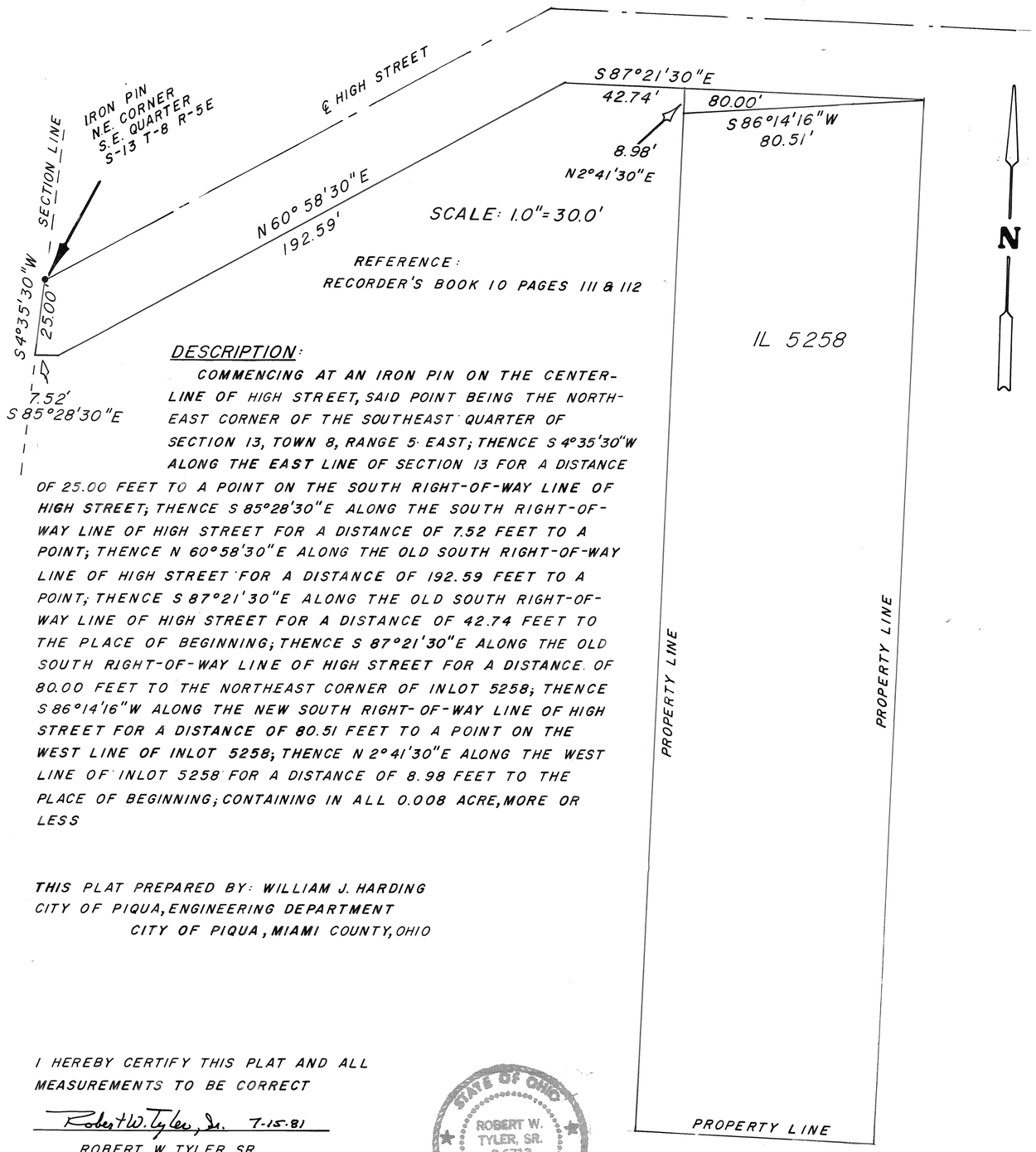
rev. 7.30.81 R.W.T.

DEDICATION OF ADDITIONAL R/W

FOR HIGH STREET - INLOT 5258 PIQUA, OHIO

BOOK 13 PAGE 103
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS

MIAMI COUNTY RECORDER:
FILE NO. 13602
RECEIVED FOR RECORD:
9:48 A.M., OCTOBER 9, 1981
Janet E. Cain
MIAMI COUNTY RECORDER
by _____
DEPUTY



DESCRIPTION:

COMMENCING AT AN IRON PIN ON THE CENTER-LINE OF HIGH STREET, SAID POINT BEING THE NORTH-EAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWN 8, RANGE 5 EAST; THENCE S 4°35'30"W ALONG THE EAST LINE OF SECTION 13 FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET; THENCE S 85°28'30"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET FOR A DISTANCE OF 7.52 FEET TO A POINT; THENCE N 60°58'30"E ALONG THE OLD SOUTH RIGHT-OF-WAY LINE OF HIGH STREET FOR A DISTANCE OF 192.59 FEET TO A POINT; THENCE S 87°21'30"E ALONG THE OLD SOUTH RIGHT-OF-WAY LINE OF HIGH STREET FOR A DISTANCE OF 42.74 FEET TO THE PLACE OF BEGINNING; THENCE S 87°21'30"E ALONG THE OLD SOUTH RIGHT-OF-WAY LINE OF HIGH STREET FOR A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF INLOT 5258; THENCE S 86°14'16"W ALONG THE NEW SOUTH RIGHT-OF-WAY LINE OF HIGH STREET FOR A DISTANCE OF 80.51 FEET TO A POINT ON THE WEST LINE OF INLOT 5258; THENCE N 2°41'30"E ALONG THE WEST LINE OF INLOT 5258 FOR A DISTANCE OF 8.98 FEET TO THE PLACE OF BEGINNING; CONTAINING IN ALL 0.008 ACRE, MORE OR LESS

THIS PLAT PREPARED BY: WILLIAM J. HARDING
CITY OF PIQUA, ENGINEERING DEPARTMENT
CITY OF PIQUA, MIAMI COUNTY, OHIO

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT

Robert W. Tyler, Jr. 7-15-81
ROBERT W. TYLER SR.
REGISTERED ENGINEER No. 44360
REGISTERED SURVEYOR No. S6713

Rev. 7-23-81 R.W.T.

STATE OF OHIO
ROBERT W. TYLER, SR.
S-6713
REGISTERED
SURVEYOR

AUDITOR:

APPROVED AND TRANSFERED THIS 9TH DAY OF OCTOBER 1981

Dale E. Davis by Sharon Brookey
DEPUTY AUDITOR

DEDICATION:

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 HIGH STREET SHOWN HEREON TO THE PUBLIC USE FOREVER

Sonia L. Francis — WITNESS
Cyril J. Brown — CYRIL J. BROWN

Robert W. Tyler — WITNESS
Hazel J. Brown — HAZEL J. BROWN

STATE OF OHIO, MIAMI COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 15th DAY OF July 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CYRIL J. & HAZEL J. BROWN ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF OF THE FOREGOING PLAT TO BE THIER 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 May 27, 1982.

Connie Beckman
NOTARY PUBLIC

CITY COMMISSION:

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 21ST DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED BY ORDINANCE NO. _____

MAYOR SAM JACKSON JR

Joseph C. Goetz — JOSEPH C GOETZ
Charles E. Stevens — CHARLES STEVENS

Cletus Peltier — CLETUS PELTIER
Robert Von Aschen — ROBERT VONASCHEN

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION HELD THIS 17TH DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED

Dean A. Hecker — DEAN HECKER CHMN.

Thomas W. Prince — THOMAS PRINCE
William J. Cruse — BILL CRUSE

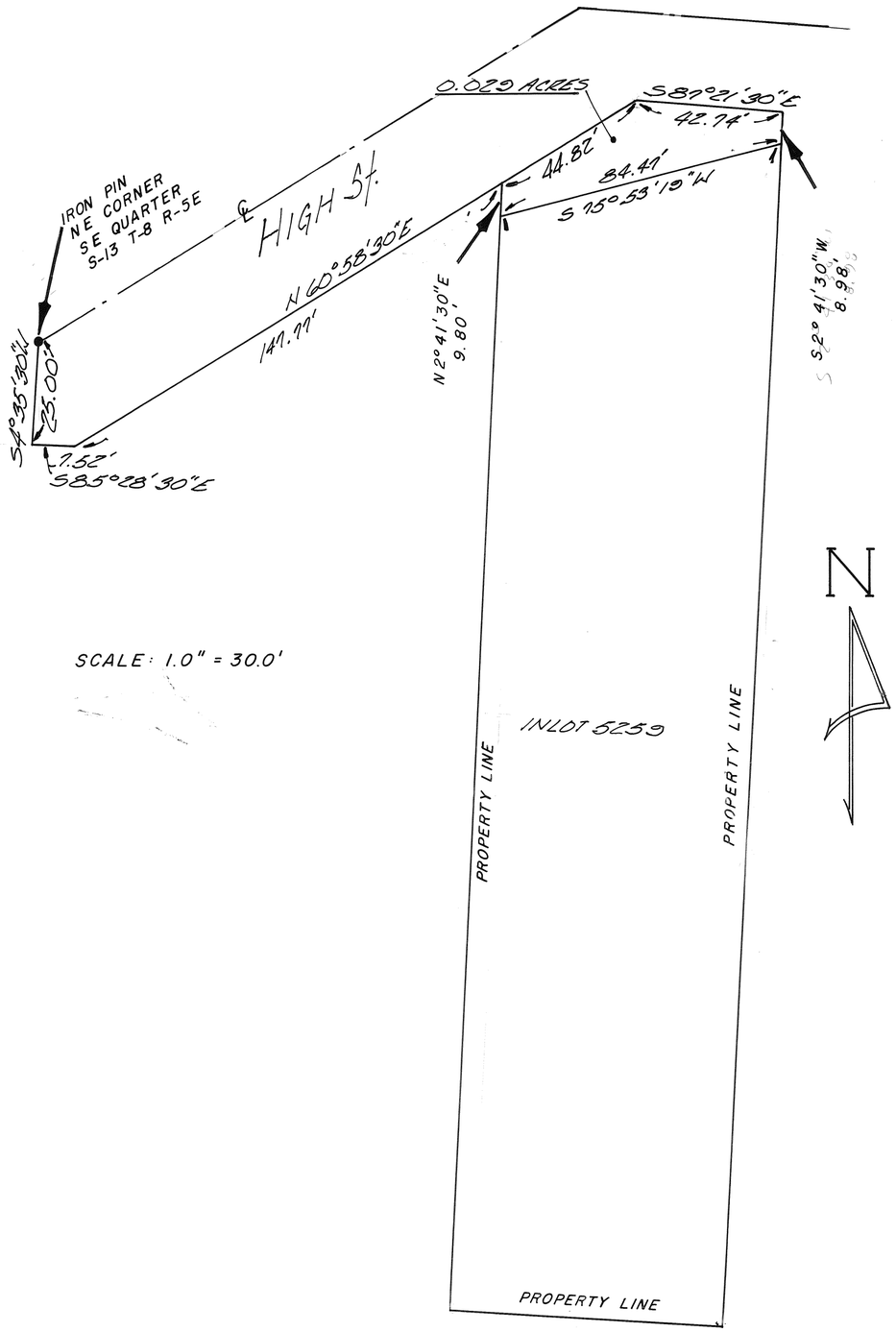
James E. Henderson — JIM HENDERSON

AUDITOR:
APPROVED AND TRANSFERED
THIS 9TH DAY OCTOBER 1981
Dale E. Davis
BY Sharon Brookey
DEPUTY AUDITOR

DEDICATION OF ADDITIONAL R/W
FOR HIGH STREET - INLOT 5259
PIQUA OHIO

BOOK 13 PAGE 104
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS

MIAMI COUNTY RECORDER:
FILE No. 13603
RECEIVED FOR RECORD
9:49 A.M., OCTOBER 9, 1981
Janet E. Cain
MIAMI COUNTY RECORDER
BY
DEPUTY



SCALE: 1.0" = 30.0'

DESCRIPTION:
BEING A PART OF IN LOT No 5259 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT AN IRON PIN ON THE CENTERLINE OF HIGH STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13 TOWN 8 RANGE 5 EAST; THENCE S4°35'30"W ALONG THE EAST LINE OF SECTION 13 A DISTANCE OF 2500 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET; THENCE S85°28'30"E ALONG THE SOUTH RIGHT-OF-WAY OF HIGH STREET A DISTANCE OF 7.52 FEET TO A POINT; THENCE N60°58'30"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET A DISTANCE OF 147.77 FEET TO THE PLACE OF BEGINNING; THENCE N60°58'30"E ALONG THE OLD SOUTH RIGHT-OF-WAY LINE OF HIGH STREET A DISTANCE OF 44.82 FEET TO A POINT; THENCE S87°21'30"E ALONG THE OLD SOUTH RIGHT-OF-WAY LINE OF HIGH STREET A DISTANCE OF 42.74 FEET TO A POINT; SAID POINT ALSO BEING THE NORTHEAST CORNER OF INLOT No. 5259 THENCE S2°41'30"W ALONG THE EAST LINE OF INLOT No. 5259 A DISTANCE OF 8.98 FEET TO AN IRON PIN; THENCE S15°53'19"W ALONG THE NEW SOUTH RIGHT-OF-WAY OF HIGH STREET A DISTANCE OF 84.49 FEET TO AN IRON PIN THENCE N2°41'30"E ALONG THE WEST LINE OF IN LOT No 5259 A DISTANCE OF 9.80 FEET TO THE PLACE OF BEGINNING.

REFERENCE:
RECORDERS BOOK 10 PAGES 111, 112

DEDICATION:
WE THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LAND HEREIN PLATED 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 HIGH STREET SHOWN HEREON TO THE PUBLIC USE FOREVER.

Kathy Nash
WITNESS
Terry L. Beasley
TERRY L BEASLEY

Robert Taylor
WITNESS
Cheryl C. Beasley
CHERYL E. BEASLEY

STATE OF OHIO, MIAMI COUNTY S.S.
BE IT REMEMBERED THAT ON THIS 6TH DAY OF August 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TERRY L BEASLEY & CHERYL E BEASLEY 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 2/8/83
Lucy A. Lang
NOTARY PUBLIC

CITY COMMISSION
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 21ST DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED BY ORDINANCE No. _____

MAYOR SAM JACKSON JR.

Joseph C. Goetz
JOSEPH C. GOETZ

Charles E. Stevens
CHARLES STEVENS

Cletus Peltier
CLETUS PELTIER

Robert Von Aschen
ROBERT VONASCHEN

CITY OF PIQUA PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION HELD THIS 17TH DAY OF SEPTEMBER 1981 THIS PLAT WAS APPROVED

Dean A. Hecker
DEAN HECKER

Thomas W. Prince
THOMAS PRINCE

Bill Cruse
BILL CRUSE

James E. Henderson
JIM HENDERSON

STATE OF OHIO
ROBERT W. TYLER, SR.
S-6713
REGISTERED
SURVEYOR

THIS PLAT PREPARED BY: JOSEPH Wm. GOETZ
CITY OF PIQUA, ENGINEERING DEPT
CITY OF PIQUA MIAMI COUNTY, OHIO

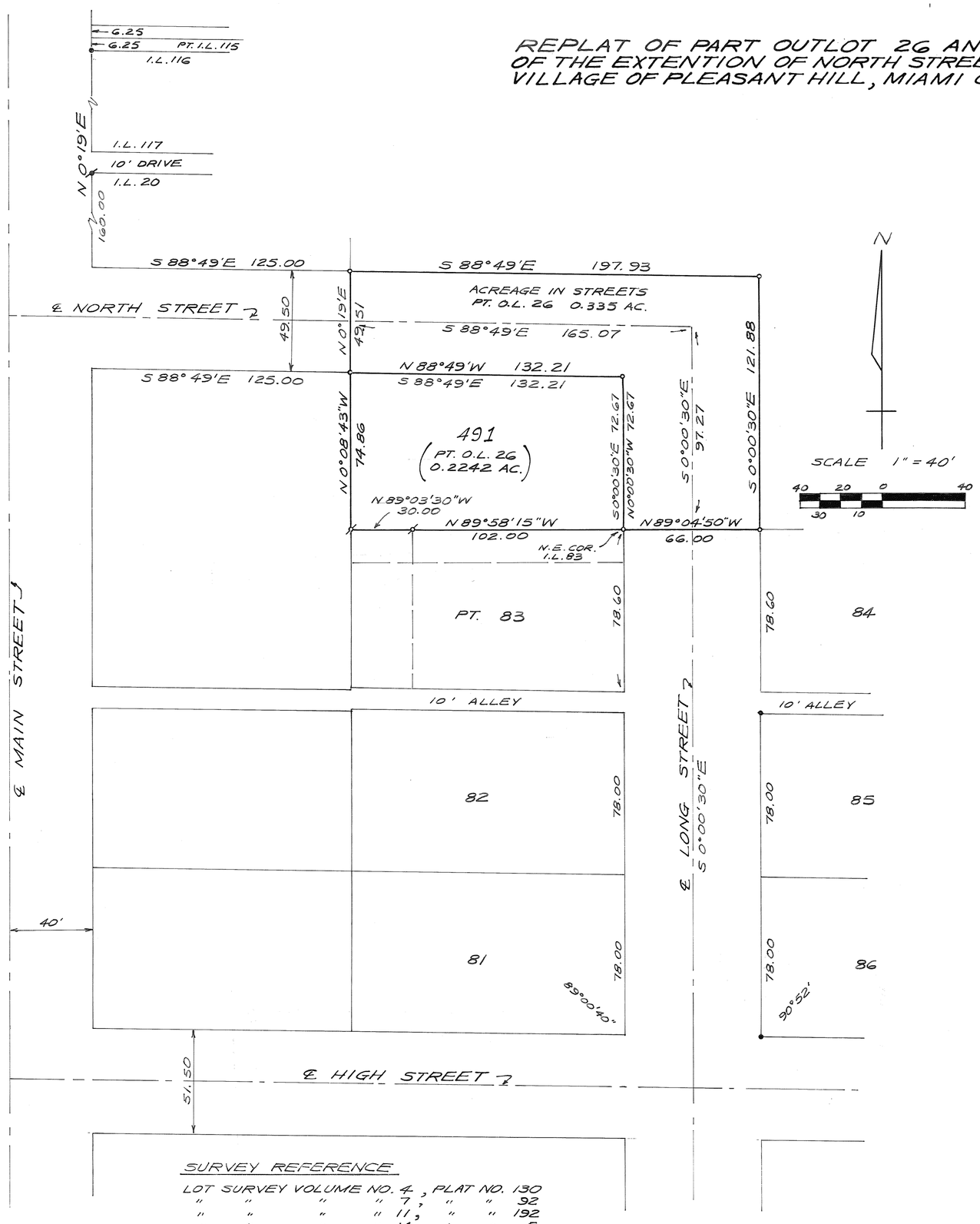
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT
Robert W. Tyler, Sr. 8-4-81
REGISTERED ENGINEER & REGISTERED SURVEYOR ROBERT W TYLER SR.
No 44360 No S6713
CITY ENGINEER OF PIQUA OHIO

rev. 8-4-81 RWT

REPLAT OF PART OUTLOT 26 AND DEDICATION OF THE EXTENTION OF NORTH STREET & LONG STREET VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO

BOOK 13 PAGE 105
MIAMI COUNTY RECORDER'S PLAT RECORDS.

FILE NO. 13763
RECEIVED OCTOBER 19, 1981
AT 10:25 A.M. FEE $8.60
Janet E. Cain
MIAMI COUNTY RECORDER



DESCRIPTION

BEING A SUBDIVISION OF PART OUTLOT 26 LOCATED IN THE VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO, AS CONVEYED TO THE BOARD OF EDUCATION OF NEWTON TOWNSHIP, BY DEED RECORDED IN VOLUME 55 PAGE 609 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.
AREA IN LOT = 0.2242 ACRES AREA IN STREETS = 0.335 ACRES

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 AND HEREBY DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

BOARD OF EDUCATION, NEWTON TOWNSHIP

David Hoover
PRESIDENT
Dean Hocker
Joe R. Deeter
Robert L. Fallday

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 13th DAY OF August 1981, 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.

April 19 1985
MY COMMISSION EXPIRES

Thelma Leonard
NOTARY PUBLIC
Thelma A. Leonard, Notary Public
In and for the State of Ohio
My Commission Expires April 19, 1985

ACCEPTANCE AND APPROVAL

THIS PLAT REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF PLEASANT HILL, OHIO THIS 9 DAY Sept 1981.

Robert L. Kight
CHAIRMAN
Judy Wedlin
SECRETARY

THIS PLAT REVIEWED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO THIS 14th DAY OF September 1981.

John H. Thomas
MAYOR
Georgiana Weaver
CLERK OF COUNCIL

STATE OF OHIO
DOUGLAS LEE CHRISTIAN
6118
REGISTERED
SURVEYOR

SURVEY REFERENCE

LOT SURVEY VOLUME NO. 4, PLAT NO. 130
" " " " 7, " " 92
" " " " 11, " " 192
" " " " 14, " " 5
" " " " 14, " " 164
RECORD PLAT BOOK 1, PAGE 385
" " " 1, " 438

I, HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE NEW LOT NUMBER AS SHOWN ON THIS PLAT, ON THIS 19th DAY OF Oct. 1981.

Kathy Morrow, deputy
MIAMI COUNTY AUDITOR

LEGEND

• = 5/8" IRON PIN FOUND
○ = 5/8" IRON PIN SET
ø = 5/8" IRON PIN RESET
ø = P.K. NAIL FOUND

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
TROY, OHIO

DEER CLIFF RUN SUBD.— SEC. FIVE

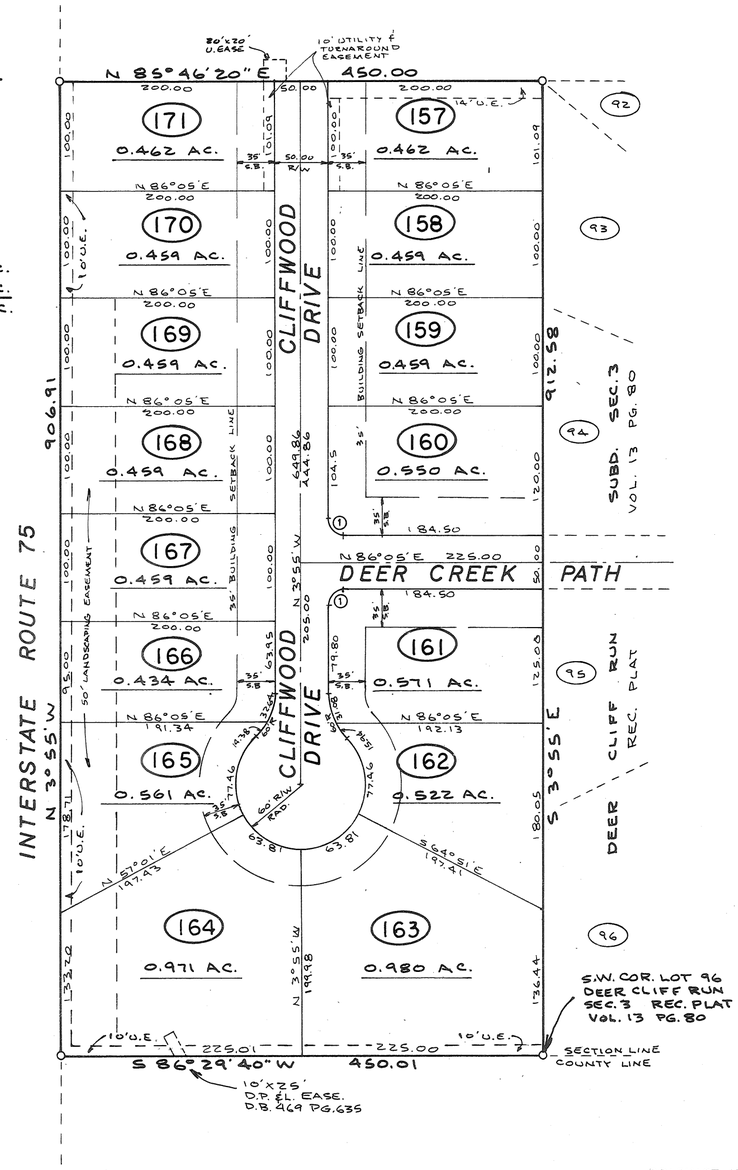
· SECTION 34 · TOWN 4 · RANGE 6 EAST ·
· MONROE TOWNSHIP · MIAMI COUNTY · OHIO ·

PLAT BOOK 13 PAGE 106
Miami County Recorder's Plat Records
Received for record this 24th day of
Nov. ,1981 at 1:44 PM
File No. 14523 Fee:$ 8.60
Janet E. Cain
Miami County Recorder
By: _____
Deputy

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

LOTS = 8.267 AC.
STREETS = 1.131 AC.
TOTAL = 9.398 AC.

SCALE: 1" = 100'



DESCRIPTION
Being a subdivision situated in Section Thirty Four (34), Town Four (4), Range Six (6) in Monroe Township, Miami County, Ohio, containing 9.398 Acres of a 36.080 Acre tract as conveyed to Petzoldt Construction Company by deed recorded in Miami County Recorder's Record of Deeds, Volume 529, Page 145.

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 priviledge or 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 the 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 9th day of April, 1981.

Daniel D. Turner — witness
Joe M. Turner — witness

PETZOLDT CONSTRUCTION CO.
Curtis S. Petzoldt
Curtis S. Petzoldt, President

STATE OF OHIO, MIAMI COUNTY, ss:
Before me, a notary public, in and for Miami County, Ohio, personally appeared Petzoldt Construction Co. by its president, Curtis S. Petzoldt 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 Troy, Ohio, this 9th day of April, 1981.

Feb. 4, 1982
My Commission Expires

Daniel D. Turner
Notary Public

This plat reviewed and approved by the Miami County Planning Commission this 21st day of July, 1981.
George R. Mote
Chairman
Gary B. Clint #2646
Secretary
SEE MINUTES OF MIAMI COUNTY PLANNING MEETING SEPT. 30, 1981

Approved by the City of Tipp City, Ohio Planning Commission this 14th day of May, 1981.
John P. Hyman
Chairman
Mike Keyes
Secretary

Transferred this 24th day of Nov., 1981.
Dale E. Davis
Miami County Auditor
By: Kathy Morrow
Deputy

This plat reviewed and approved this 29th day of SEPTEMBER, 1981.
Douglas L. Christian
Miami County Engineer

This plat approved by the Miami County Commissioners this 2 day of October, 1981. (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
Don Hart
Miami County Commissioners

NOTE
There is an eight foot (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 ten ft. (10') utility easement along and adjacent to all street right-of-way. All building setback lines as shown on this plat are 35 feet from the street property line.

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.

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, 1981. 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

Deer Cliff Run Subdivision-Sec. 5 for Petzoldt Construction Co. Vandalia, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE Jan. 1981	Drawn by: J.T. Checked by: D.T.	SHEET NO. 1/2
FILE NO.	SCALE: 1" = 100'	

FHWA REGION	STATE	PROJECT	
5	OHIO		

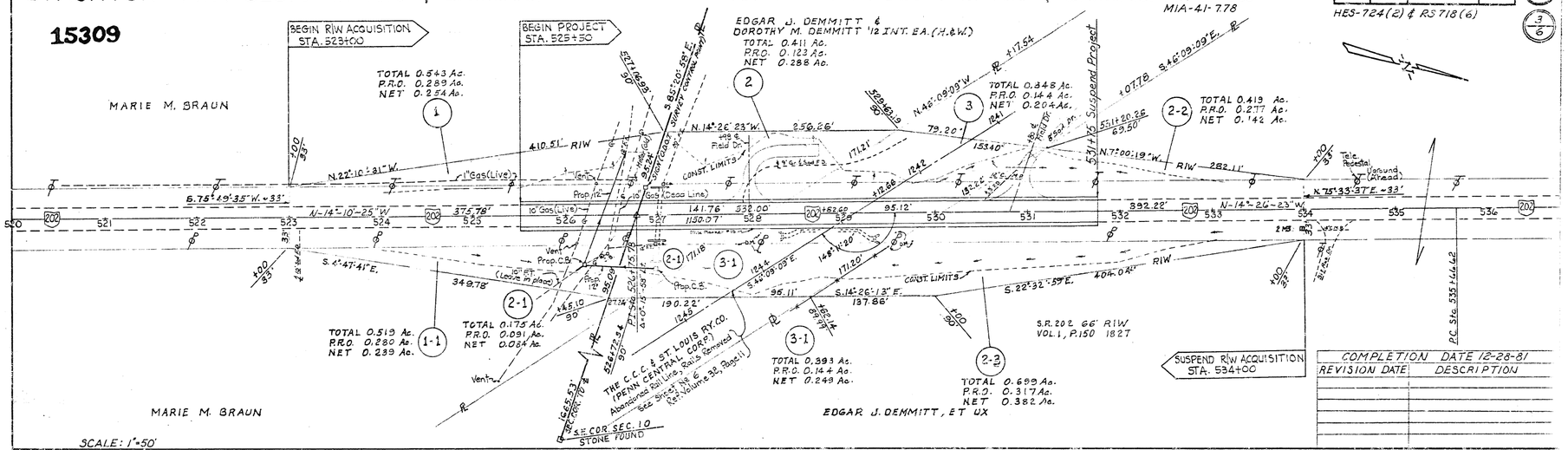
HES-724(2) & RS 718(6)

3/6

MIAMI COUNTY
MIA.-202-(9.94)-(1.030)
MIA.-504-0.00
MIA-41-7.78

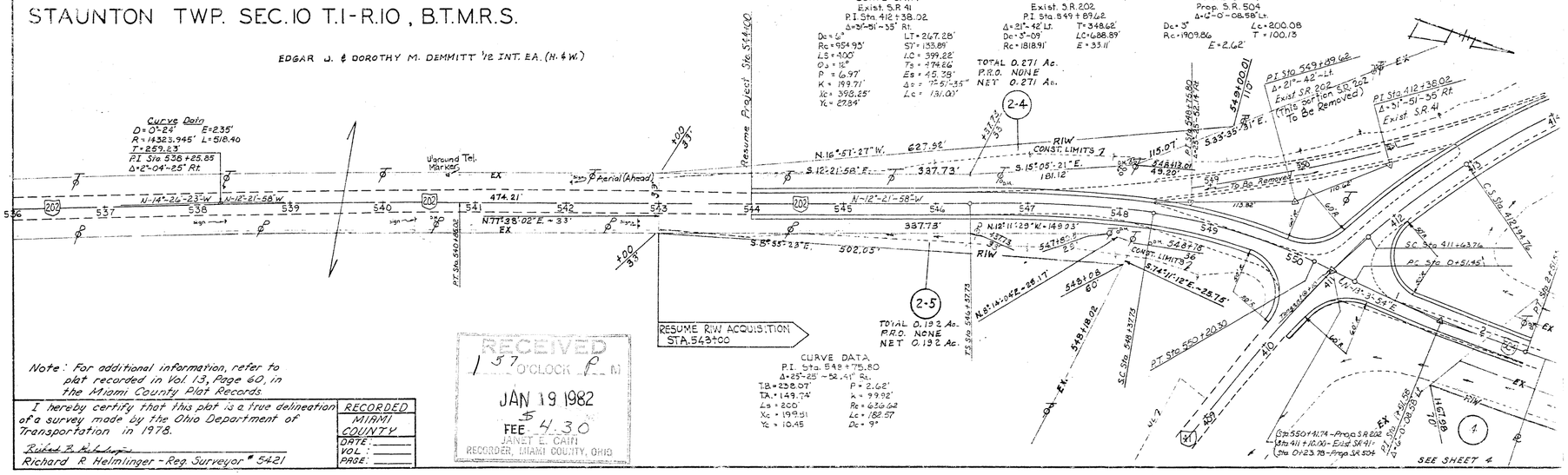
STAUNTON TWP. SEC. 9 T.1-R.10, B.T.M.R.S. / STAUNTON TWP. SEC. 10 T.1-R.10, B.T.M.R.S.

15309



COMPLETION DATE 12-28-81	
REVISION DATE	DESCRIPTION

STAUNTON TWP. SEC. 10 T.1-R.10, B.T.M.R.S.



Note: For additional information, refer to plat recorded in Vol. 13, Page 60, in the Miami County Plat Records.

I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 1978.

Richard R. Helmlinger
Richard R. Helmlinger - Reg. Surveyor # 5421

RECORDED MIAMI COUNTY	
DATE:	
VOL.:	
PAGE:	

RECEIVED 1:57 O'CLOCK P M
JAN 19 1982
FEE $4.30
JANET E. CAIN
RECORDER, MIAMI COUNTY, OHIO

15310

STAUNTON TWP. SEC. 10 T.1-R.10, B.T.M.R.S.

MIAMI COUNTY
MIA.-202-(9.94)-(10.30)
MIA.-504-0.00
MIA-41-778
HES-724(2) & RS718(6)

FHWA REGION	STATE	PROJECT	
5	OHIO		

4/6

WILLIAM D. & GEORGIAN L. RICH 1/2 INT. EA. (H. & W.)

TOTAL 2.796 Ac.
P.R.O. 1.640 Ac.
NET 1.156 Ac.

N.8°-29'-31"E. ~ 948.77' TOTAL 950.42'
RIW
CONST. LIMITS
EX
Underground Line (Ahead)
(Aerial Ahead)
Underground Take Marker
S.6°-27'-31"W. ~ 924.85'
S.8°-06-58"W. ~ 544.54'
D.P.&L. EASEMENT
DISTRIBUTION LINE BK.8, P.215 FROM ROBBINS 1945
TRANSMISSION LINE BK.400, P.545-7 FROM BEARD
Robbins Ditch
50' RIW T.W.P. RD. #252 N.83°-58'-15"W. +93.19
S.83°-58'-15"E. 143.19
1470.06
N.7°-3'-45"E.
S.6°-18'-57"W. ~ 892.61'
S.64°-38'-34"E
TOTAL 2.190 Ac.
P.R.O. 1.114 Ac.
NET 1.076 Ac.
DWAINE E. & JOYCE ANN DEMMITT 1/2 INT. EA. (H. & W.)
SCALE: 1"=50'

COMPLETION DATE 12-28-81	
REVISION DATE	DESCRIPTION

	NET	P.R.O.	TOTAL
SEC. 10	0.057	0.094	0.151
SEC. 11	0.120	0.196	0.316
TOTAL	0.177	0.290	0.467

SEC. 10 T.1-R.10, B.T.M.R.S. STAUNTON TWP.

TOTAL 1.325 Ac.
P.R.O. 0.455 Ac.
NET 0.870 Ac.

0.024 Ac.

P.I. Sta 28+50.00
Δ=5°-58'-0.76" Rt
Dc=1° T=298.61'
Rc=5729.58' E=7.78'
Lc=596.69'

DWAINE E. & JOYCE ANN DEMMITT 1/2 INT. EA. (H. & W.)

WAYNE FERGUSON JR. & ELIZABETH FERGUSON 1/2 INT. EA. (H. & W.)

N.7°-03'-45"E. ~ 1101.67'
N.7°-34'-06"E. ~ 297.60'
N.7°-3'-45"E. 1939.30'
N.7°-3'-45"E. 413.24'
449.24'
S.14°-38'-28"W. ~ 178.76'
S.6°-55'-59"W. ~ 771.47'
CONST. LIMITS
RIW
EX.
Creek
Well
Large Bushes
Septic Tank
Elm
Hackberry
Willows
Cemetery
Stone Foundation
Barn
Concrete Foundation
Concrete Walk
Stone Wall
Bridge Creek
Concrete Bridge
Mon.
Fence
Bexelders
CONTROL BLDG.
D.P.&L. Sub Station (Staunton)
OLD BLUE CEMETERY D.B. 4, PG. 506
2270.6' FROM SELY. COR. SEC. 11 TO ℄ EX. S.R. 504 — Stone (Found)
DWAINE E. & JOYCE ANN DEMMITT 1/2 INT. EA. (H. & W.)
SEC. 10 / SEC. 11
P.I. Sta. 31+18.08
P.I. Sta. 32+75.31
T.S. Sta. 32+75.31
P.I. 331+04.22 (Rt. Curve)
P.C. Sta. 25+51.39
P.T. Sta. 31+24.00
P.T. 28+00.31 EX.
P.T. 29+12.32 EX.
P.T. 23+93.59 EX.
P.I. 23+03.14 PROP.
P.I. 23+03.14 EX.
P.I. 24+03.14 PROP.
P.I. 331+04.22 EX.
P.I. 331+04.22 PROP.
P.I. 331+04.22 (Rt. Curve)
P.I. 331+04.22 (Rt. Curve)
P.C. 22+12.43 EX. 0.00'
P.C. 22+12.43 PROP. 0.00'
TOTAL 0.330 Ac.
P.R.O. 0.209 Ac.
NET 0.121 Ac.
TOTAL 1.198 Ac.
P.R.O. 0.069 Ac.
NET 0.529 Ac.

RECEIVED
5 O'CLOCK P M
JAN 13 1982
$ 4.30
FEE
JANET E. CAIN
RECORDER, MIAMI COUNTY, OHIO

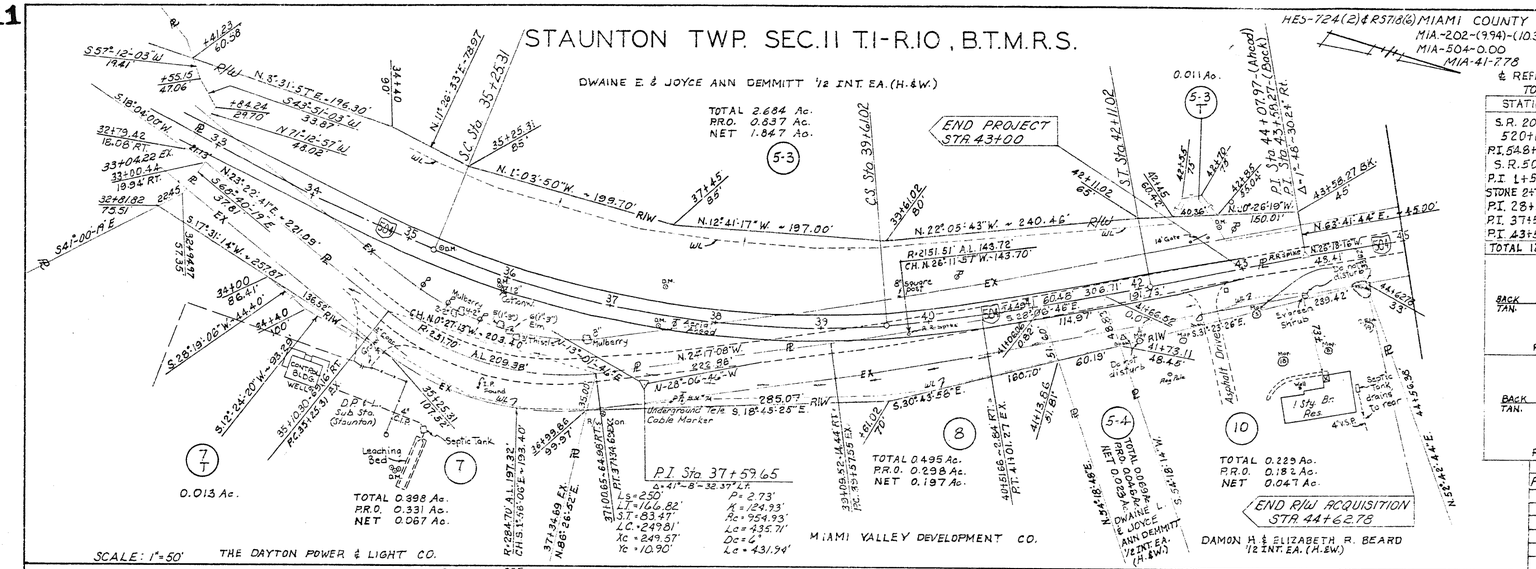
15311

HES-724(2)&R5718(6) MIAMI COUNTY
MIA-202-(9.94)-(10.30)
MIA-504-0.00
MIA-41-7.78

FHWA REGION	STATE	PROJECT	
5	OHIO		

5
6

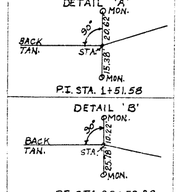
STAUNTON TWP. SEC.11 T.1-R.10, B.T.M.R.S.



& REFERENCE & BERM MONUMENTS TO BE SET BY CONTRACTOR

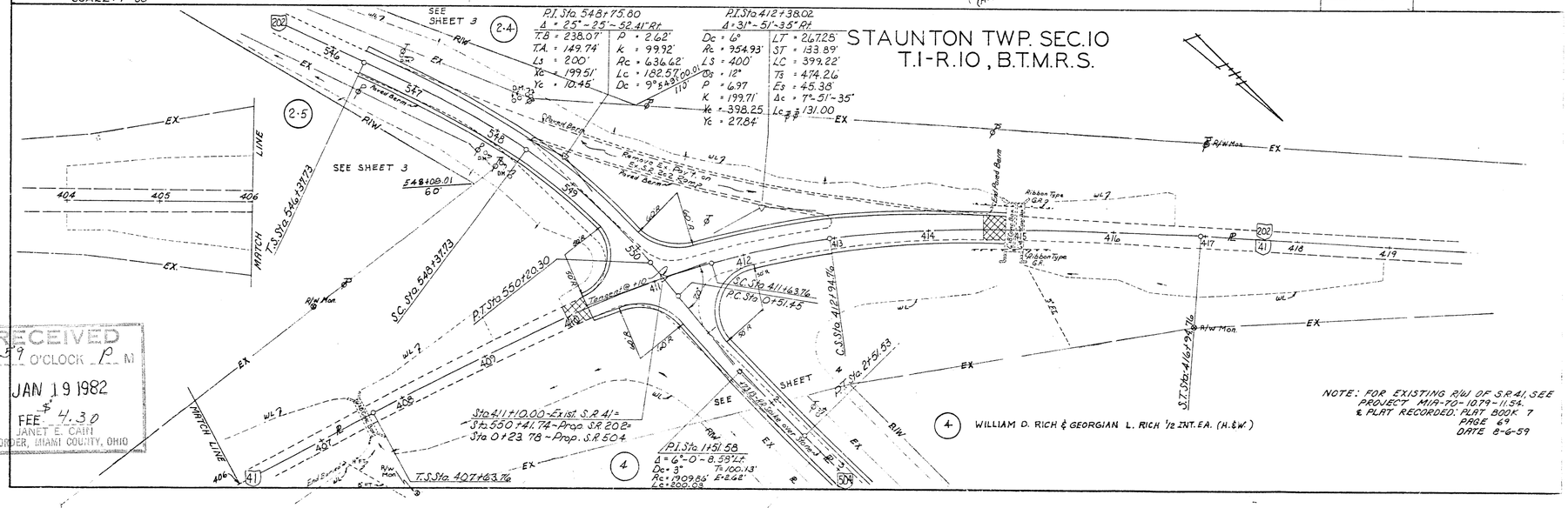
STATION	DISTANCE FROM ℄ Rt.	Lt.
S.R. 202		
520+00	18'	18'
P.I. 54.8+75.80	SET ON P.I.	
S.R. 504		
P.I. 1+51.58	SEE DETAIL 'A'	
STONE 2+73.13	18'	18'
P.I. 28+50.00	SEE DETAIL 'B'	
P.I. 37+59.65	SET ON P.I.	
P.I. 43+58.27	18'	18'

TOTAL 12 MONUMENTS



COMPLETION DATE 12-28-81	
REVISION DATE	DESCRIPTION

STAUNTON TWP. SEC.10 T.1-R.10, B.T.M.R.S.



NOTE: FOR EXISTING R/W OF S.R. 41, SEE PROJECT MIA-70-10.79-11.54. & PLAT RECORDED: PLAT BOOK 7 PAGE 69 DATE 8-6-59

RECEIVED
1:39 O'CLOCK P M
JAN 19 1982
FEE $4.30
JANET E. CAIN
RECORDER, MIAMI COUNTY, OHIO

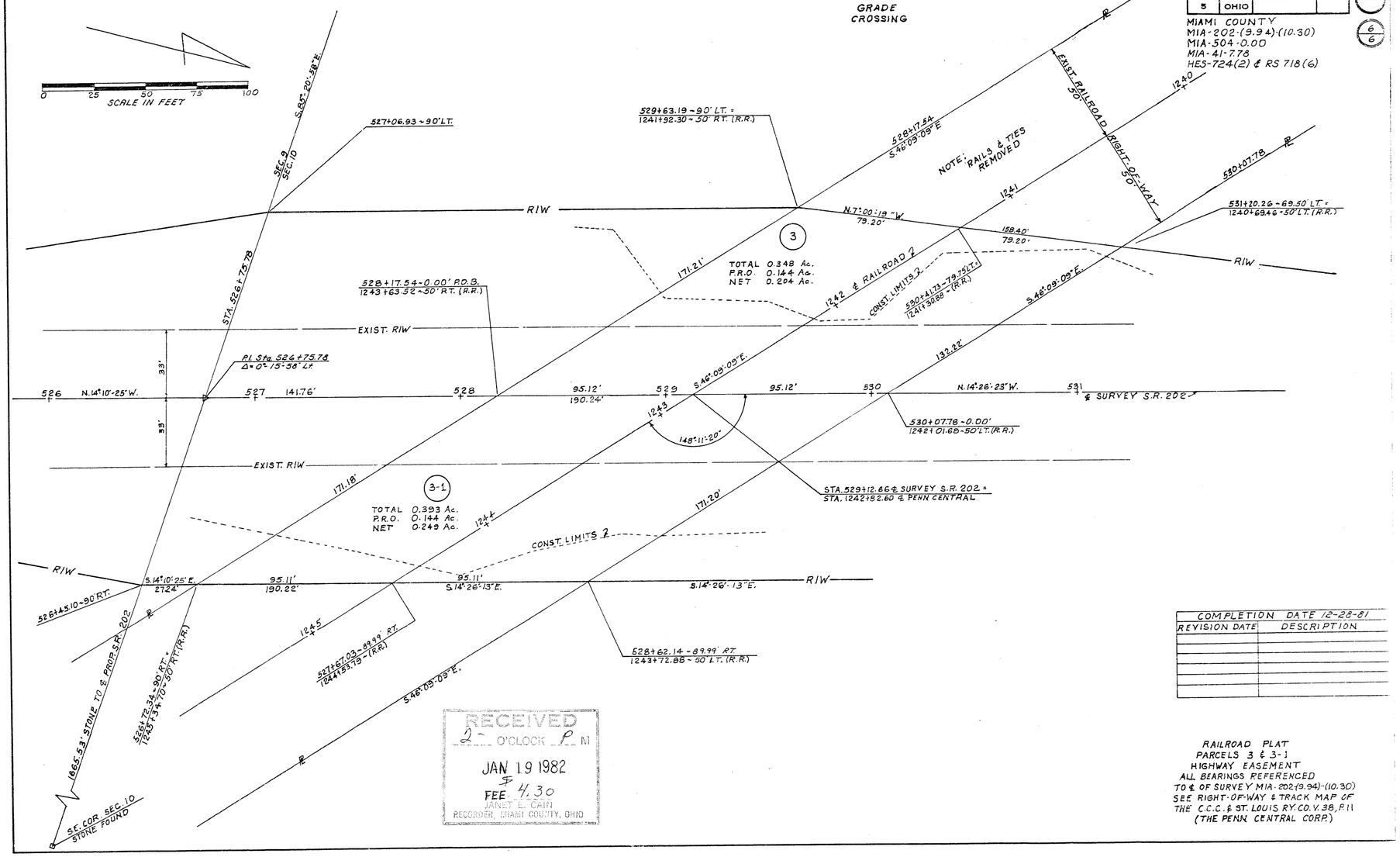
15312

STAUNTON TWP. SEC. 10 T. 1 - R. 10 B.T.M.R.S.

FHWA REGION	STATE	PROJECT	
5	OHIO		

MIAMI COUNTY
MIA-202-(9.94)-(10.30)
MIA-504-0.00
MIA-41-7.78
HES-724(2) & RS 718(6)

6
6



COMPLETION DATE 12-28-81	
REVISION DATE	DESCRIPTION

RECEIVED
2 O'CLOCK P M
JAN 19 1982
FEE $ 4.30
JANET E. CAIN
RECORDER, MIAMI COUNTY, OHIO

RAILROAD PLAT
PARCELS 3 & 3-1
HIGHWAY EASEMENT
ALL BEARINGS REFERENCED
TO ℄ OF SURVEY MIA-202-(9.94)-(10.30)
SEE RIGHT-OF-WAY & TRACK MAP OF
THE C.C.C. & ST. LOUIS RY. CO. V. 38, P. 11
(THE PENN CENTRAL CORP.)

ALLEY VACATION ADJOINING INLOTS 2699, 2700, 2701, 2, 3, 4

CITY OF TROY — SOUTHEAST SECTION TAX PLAT 53 — MIAMI COUNTY, OHIO

PLAT BOOK 13 PAGE 111
MIAMI COUNTY RECORDER'S PLAT RECORDS FILE NUMBER 16556
RECEIVED FOR RECORD APR. 8, 1982
AT 1:36 P.M. FEE $8.60
Janet E. Cain Recorder by Dorall Witmer
MIAMI COUNTY RECORDER Deputy

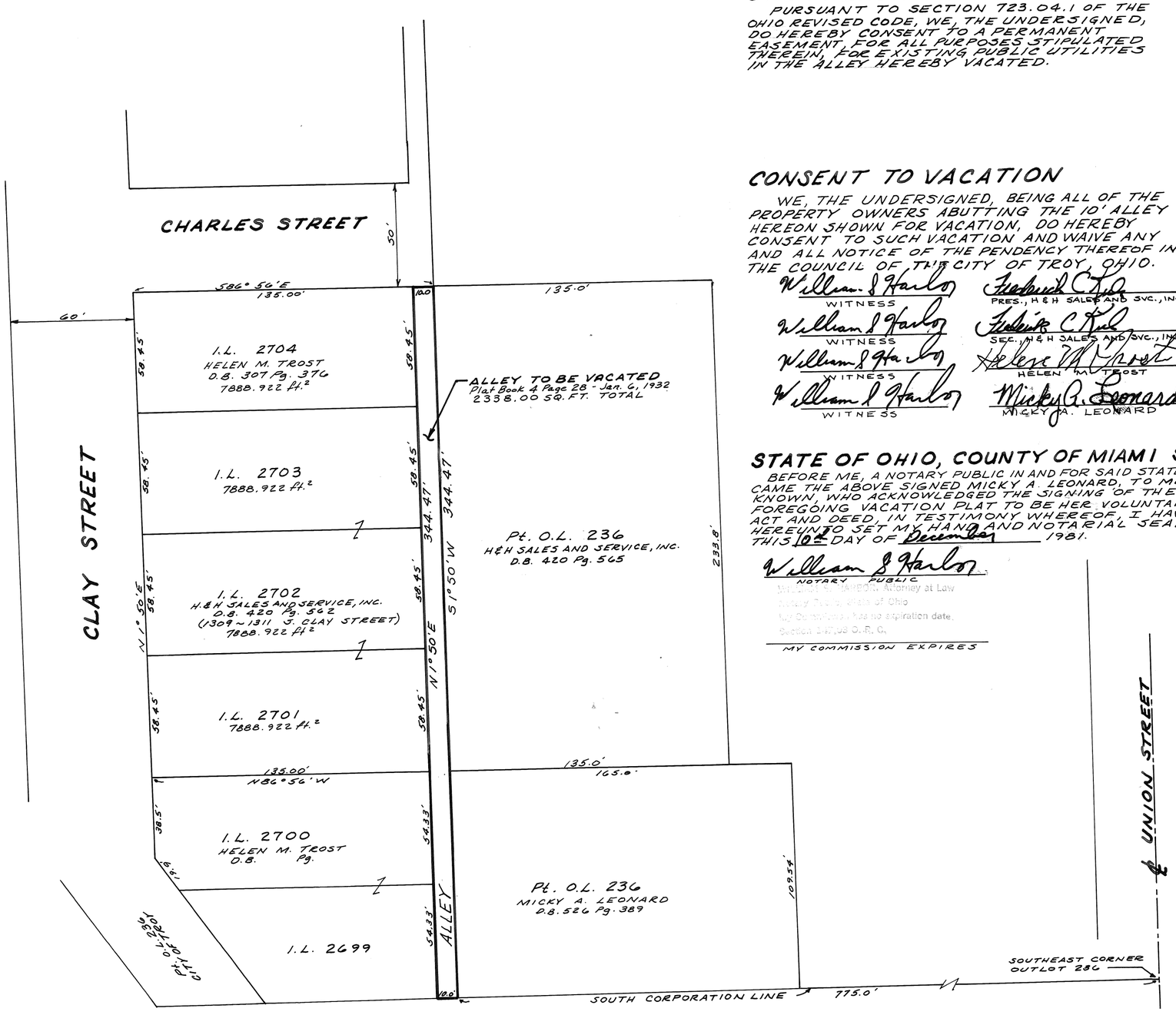
NORTH

GRAPHIC SCALE 0 20 40

SCALE: 1" = 40'

BEARINGS ASSUMED

APPROVED AND TRANSFERRED
Kathy A. Morrow, deputy
MIAMI COUNTY AUDITOR
DATE: April 7, 1982



UTILITY EASEMENT NOTE

PURSUANT TO SECTION 723.04.1 OF THE OHIO REVISED CODE, WE, THE UNDERSIGNED, DO HEREBY CONSENT TO A PERMANENT EASEMENT FOR ALL PURPOSES STIPULATED THEREIN, FOR EXISTING PUBLIC UTILITIES IN THE ALLEY HEREBY VACATED.

CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE PROPERTY OWNERS ABUTTING THE 10' ALLEY HEREON SHOWN FOR VACATION, DO HEREBY CONSENT TO SUCH VACATION AND WAIVE ANY AND ALL NOTICE OF THE PENDENCY THEREOF IN THE COUNCIL OF THE CITY OF TROY, OHIO.

William S. Harbor — WITNESS
Frederick C. Kuhl — PRES., H & H SALES AND SVC., INC.

William S. Harbor — WITNESS
Frederick C. Kuhl — SEC., H & H SALES AND SVC., INC.

William S. Harbor — WITNESS
Helen M. Trost — HELEN M. TROST

William S. Harbor — WITNESS
Micky A. Leonard — MICKY A. LEONARD

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, CAME THE ABOVE SIGNED MICKY A. LEONARD, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING VACATION PLAT TO BE HER VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 02 DAY OF December 1981.

William S. Harbor
NOTARY PUBLIC
WILLIAM S. HARBOR, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.
MY COMMISSION EXPIRES

NOTE
● IRON PIN

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, CAME THE ABOVE SIGNED Frederick C. Kuhl, PRESIDENT AND Frederick C. Kuhl, SECRETARY OF H&H SALES AND SERVICE, INC., AN OHIO CORPORATION, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING VACATION PLAT TO BE ON BEHALF OF THE CORPORATION, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 13th DAY OF October 1981.

William S. Harbor
NOTARY PUBLIC
WILLIAM S. HARBOR, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.
MY COMMISSION EXPIRES

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, CAME THE ABOVE SIGNED HELEN M. TROST, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING VACATION PLAT TO BE HER VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 15th DAY OF October 1981.

William S. Harbor
NOTARY PUBLIC
WILLIAM S. HARBOR, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.
MY COMMISSION EXPIRES

TROY CITY PLANNING COMMISSION

AT A MEETING OF THE TROY CITY PLANNING COMMISSION HELD THIS 13th DAY OF JAN 1982, THIS VACATION PLAT WAS APPROVED.

Charles J. Doyle — PRESIDENT
Sue G. Knight — SECRETARY

TROY CITY COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 1st DAY OF MARCH 1982, THIS VACATION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE No. 0-2-82.

Douglas L. Campbell — MAYOR
Peter E. Jenkins — PRESIDENT OF COUNCIL
Sue G. Knight — CLERK OF COUNCIL

I HEREBY CERTIFY THAT THIS VACATION PLAT IS A CORRECT REPRESENTATION OF THE PREMISES SURVEYED.

STATE OF OHIO — STANLEY L. TRISSELL JR. S-6277 — REGISTERED SURVEYOR

Stanley L. Trissell Jr.
REGISTERED SURVEYOR #6277

COZATT · TRISSELL · ENGINEERS
CIVIL ENGINEERS — LAND SURVEYORS
124 WEST MAIN STREET — TROY, OHIO

FILE # 07081

BOOK 13 PAGE 112
MIAMI COUNTY RECORDER'S
PLAT RECORDS

REPLAT OF LOT 7 & 8 IN HIGH ACRE ESTATES SEC. NO. 1
S.E. QTR. SEC. 35, T-9, R-5 E
WASHINGTON TWP.

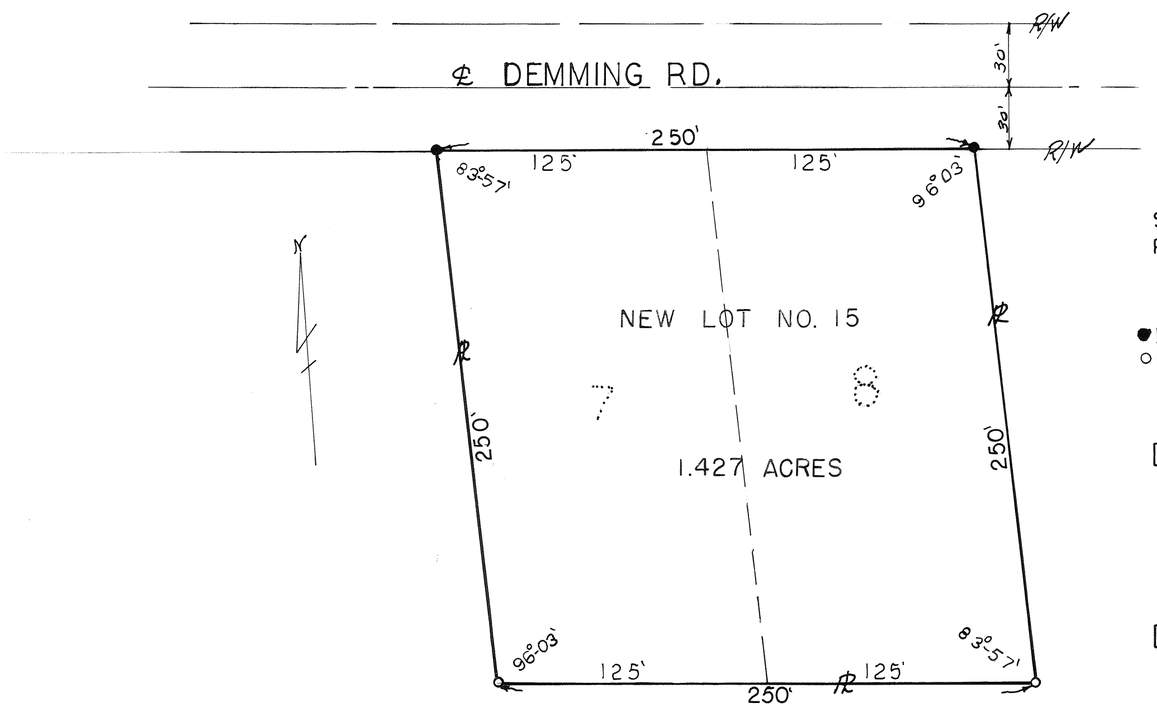
TIME RECEIVED FOR FILING 10⁰⁷ A.M.
FILE NO. 16759
RECEIVED FOR RECORD April 21 1982
RECORDED IN PLAT BOOK 13 PAGE 112
FEE $8.60
Janet E. Cain, Recorder by Doris Whitmer, Deputy
MIAMI COUNTY RECORDER

TRANSFERRED AND NUMBERED TO
DESIGNATE LOT THIS 21ST DAY
OF April 1982
Dale E. Davis by
Kathy Morrow, deputy
MIAMI COUNTY AUDITOR

THIS PLAT REVUED AND APPROVED BY
THE MIAMI COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____ 1982

CHAIRMAN PLANNING COMMISSION

SECRETARY PLANNING COMMISSION



SURVEY REFERENCE
REC. BK. 7 P. 19

LEGEND
● IRON PIN FOUND
○ IRON PIN SET

DESCRIPTION:
BEING A REPLAT OF LOTS 7 & 8 IN HIGH ACRE ESTATES SEC. 1 IN THE SOUTHEAST QUARTER OF SECTION 35, TOWN 9, RANGE 5 EAST WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO; RCORDED IN RECORD BOOK 7, PAGE 19 OF THE MIAMI COUNTY RCORDER'S RECORDS

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

Larry L. Quigley
LARRY L. QUIGLEY

Charlette A. Quigley
CHARLETTE A. QUIGLEY

WITNESS

Linda S. Bailey
WITNESS

STATE OF OHIO, COUNTY OF MIAMI SS
BE IT REMEMBERED THAT ON THIS 29 DAY OF March 1982 BEFORE ME CAME 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 OFFICAL SEAL AT Piqua OHIO THIS 29 DAY OF March, 1982

JAMES D. BUTTS, Notary Public
In and For the State of Ohio
My Commission Expires April 9, 1986

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVED
Subject to Zoning Approval
By J. Dorman
Date 4/8/82
Troy City-Miami County
Health Department

MIAMI COUNTY PLANNING COMMISSION
George R. Mote CHAIRMAN
Gary B. Cline SECRETARY
DATE APRIL 20, 1982 NO. 2668

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS
DOUGLAS L. CHRISTIAN
MIAMI COUNTY ENGINEER
Donald R. Hammond Jr. 4/5/82
DEPUTY DATE

STATE OF OHIO
JOHN EDWARD FERMAN
4864
REGISTERED SURVEYOR

SURVEY OF LOT 7 AND 8
NOW LOT NO. 15 FOR
LARRY L. & CHARLETTE QUIGLEY

JOHN E. FERMAN PIQUA, OHIO PROFESSIONAL SURVEYOR, 4864		
DRAWN BY JEF	SCALE 1" = 50'	DRAWING No. 82-3-4
CHKD BY	DATE 3-24-82	SHEET No. 1/1
TRACED BY		

John E. Ferman

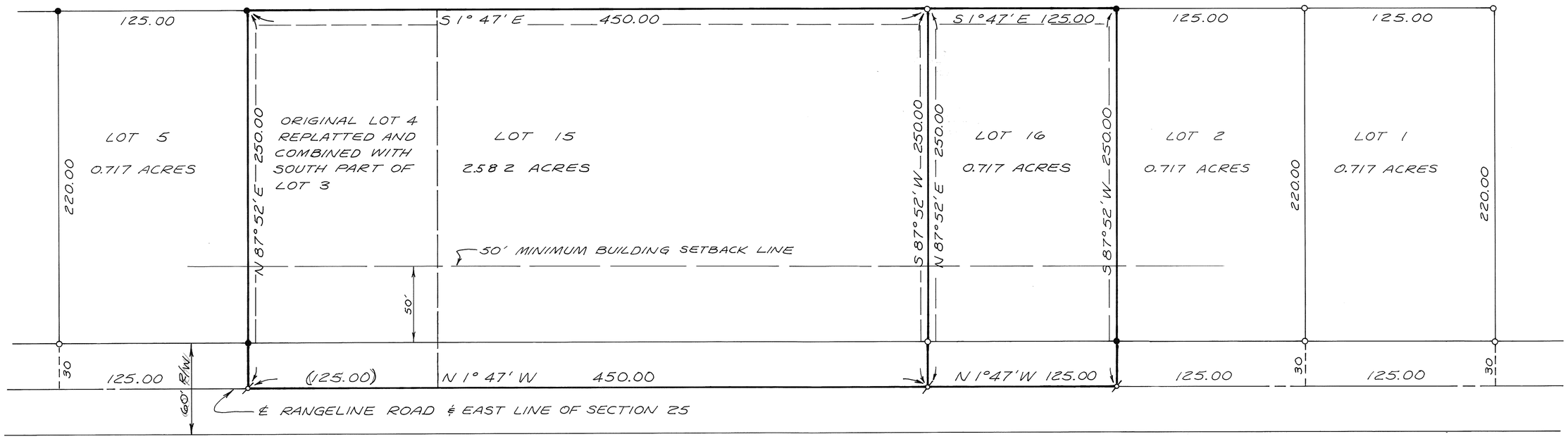
REPLAT OF LOT 3 AND LOT 4 IN FALLSVIEW ESTATES SUBDIVISION NO. 1

PART OF S.E. QUARTER OF SECTION 25; TOWN-9; RANGE-4 EAST
NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

BEING A REPLAT OF LOTS 3 AND 4 CONTAINING A TOTAL OF 3.299 ACRES, BEING A PART OF ORIGINAL FALLSVIEW ESTATES SUBDIVISION AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 8; PAGE 112.

PLAT BOOK 13 PAGE 113
MIAMI COUNTY RECORDER'S
RECORD OF RECORD PLATS.
RECORDED ON THIS 28TH DAY
OF APRIL, 1982 AT 2:39 P.M.
FILE NO. 16887 FEE: $8.60
Janet E. Cain
MIAMI COUNTY RECORDER

N
0 25 50 100
SCALE: 1" = 50'



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 SHOWN HEREON AND NOT HERETOFORE DEDICATED, TO THE PUBLIC USE FOREVER.

IN WITNESS THEREOF THIS 1ST DAY OF APRIL, 1982.

WITNESS Kristina K. Fields, Richard W. Klockner — SIGNED Paul R. Flora, Norma R. Flora
Kristina K. Fields, Richard W. Klockner

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR STATE OF, OHIO, PERSONALLY APPEARED PAUL R. FLORA AND NORMA R. FLORA 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 1ST DAY OF APRIL, 1982.
Richard W. Klockner
NOTARY PUBLIC

MY COMMISSION EXPIRES RICHARD W. KLOCKNER, Notary Public In and for the State of Ohio My Commission Expires October 19, 1986

THIS PLAT REVIEWED AND APPROVED THIS 6TH DAY OF APRIL, 1982.
Douglas R. Christian
MIAMI COUNTY ENGINEER

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

THIS PLAT REVIEWED AND APPROVED THIS 26TH DAY OF Feb., 1982, FOR SANITARY SEWAGE DISPOSAL REQUIREMENTS BY MIAMI COUNTY BOARD OF HEALTH.
Lowell H. Dougan - Sew. Com.
MIAMI COUNTY BOARD OF HEALTH REPRESENTATIVE

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 20TH DAY OF APRIL, 1982.
George R. Mote — CHAIRMAN
Gary B. Clint NO. 2670 — SECRETARY

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS ___ DAY OF _____, 1982. (APPROVAL OF THIS PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.)
Richard J. Draeff — Don Hart — Robert Clawson

TRANSFERRED THIS 26TH DAY OF APRIL, 1982.
Dale E. Davis — MIAMI COUNTY AUDITOR
Kathy Morrow — DEPUTY AUDITOR

SUBDIVISION OF LOTS 3 & 4 IN FALLSVIEW ESTATES SUBDIVISION FOR PAUL & NORMA FLORA

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE (UNDER MY SUPERVISION), ON MARCH 15, 1982: THAT ALL MONUMENTS ARE AS SHOWN.
Richard W. Klockner
RICHARD W. KLOCKNER - 4370

PROFESSIONAL SURVEYOR - 4370
RICHARD W. KLOCKNER & ASSOC., INC.
CIVIL ENGINEERING & SURVEYING
16 EAST WATER ST. ~ TROY, OHIO 45373
339-5331

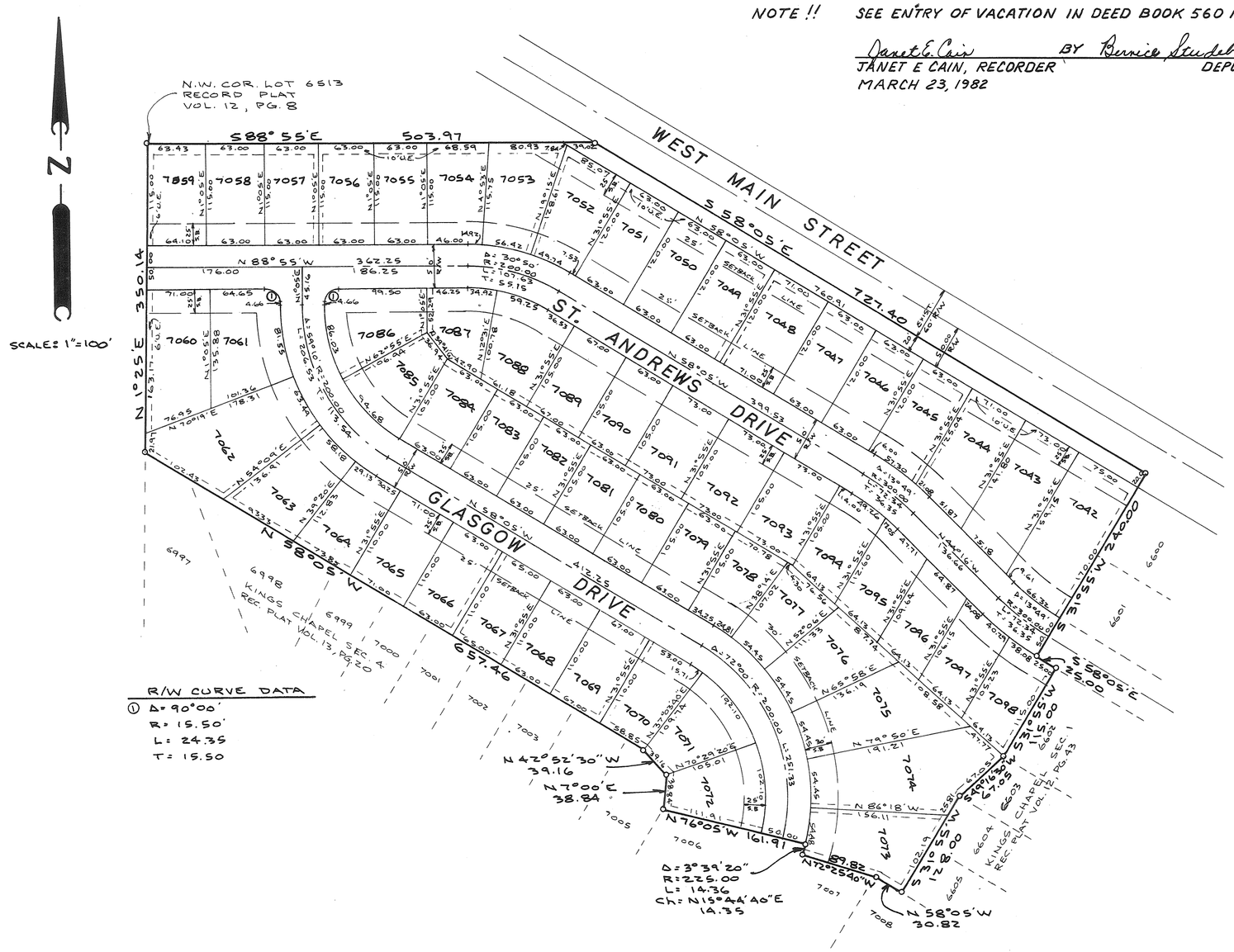
KINGS CHAPEL - SECTION FIVE VACATION PLAT

PART OF LOT 6513 - TROY OHIO

NOTE !! SEE ENTRY OF VACATION IN DEED BOOK 560 PAGE 988

Janet E. Cain BY Bernice Studebaker
JANET E CAIN, RECORDER DEPUTY
MARCH 23, 1982

BOOK 13 PAGE 114
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.
FILE NO. 17973 FEE $ 8 60
RECEIVED FOR RECORD June 24, 1982 (DATE) 9:57 AM (TIME)
Janet E. Cain, Recorder
MIAMI COUNTY RECORDER
BY: Dora Whitmer, Deputy
DEPUTY



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

KINGS CHAPEL - SECTION FIVE AS ORIGINALLY RECORDED IN VOL. 13, PG. 82 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS WAS VACATED ON JANUARY 29, 1982, BY MIAMI COUNTY COMMON PLEAS COURT CASE NO. 81-611, SAID PROCEEDINGS BEING RECORDED IN VOL. 560, PAGE 988 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

APPROVED AND TRANSFERRED THIS 24th DAY OF June 1982.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Kathy Morrow
DEPUTY

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT.

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

Kings Chapel-Section Five VACATION PLAT		
Mid-Continent Properties Piqua, Ohio		
DANIEL D. TURNER AND ASSOCIATES, INC. Troy, Ohio *CIVIL ENGINEERING-LAND SURVEYING*		
DATE	Drawn by: J.T.	SHEET NO.
MAY 1982	Checked by: D.T.	1/1
FILE NO.	SCALE: 1" = 100'	

18201

PLAT BOOK 13 PAGE 115
MIAMI COUNTY RECORDER'S
PLAT RECORDS

FHWA REGION	STATE	PROJECT	
5	OHIO		

17/17

MIAMI COUNTY
MIA-202-05.97

1/1

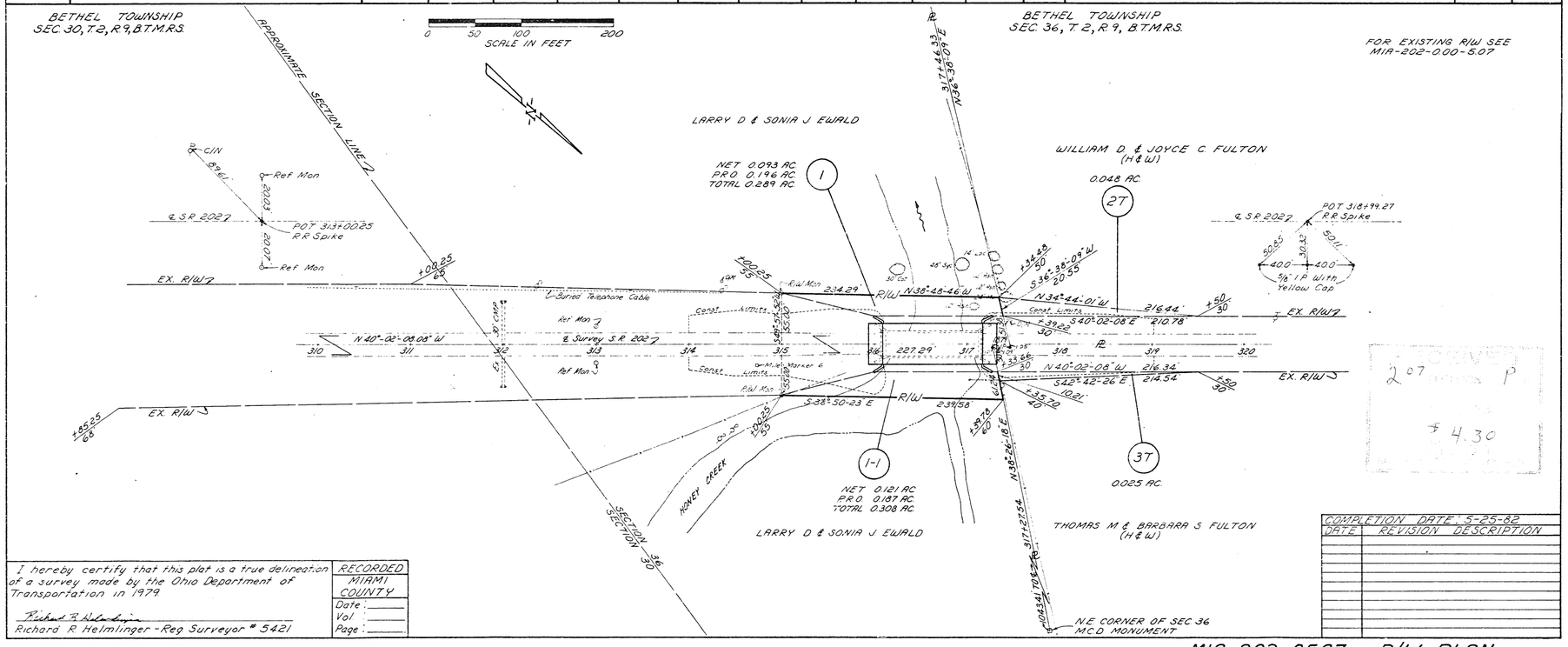
RECEIVED FOR RECORD
JULY 6TH 1982 AT 2:07 P.M.
FILE NO. 18201 FEE $4.30

Janet E. Cain Recorder by Doral Whitmer, Deputy
MIAMI COUNTY RECORDER

TOTAL NUMBER OF ___
3 OWNERSHIPS
0 TOTAL TAKES
0 OWNERSHIPS WITH STRUCTURES INVOLVED
0 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL RIGHT OF WAY

PARCEL	OWNER	SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	RECORD AREA	TOTAL PRO.	GROSS TAKE	PRO. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1	Larry D & Sonia J Ewald	1	539	873	36.83±	1.90±	0.289	0.196	0.093		34.84±					
1-1	" " " " " "	1	537	460	96.675±	2.38±	0.308	0.187	0.121			94.18±				
2T	William D & Joyce C Fulton	1	532	659	340.413±		0.048	—	0.048					Grading & Seeding		
3T	Thomas M & Barbara S Fulton	1	532	653	452.220±		0.025	—	0.025					Grading & Seeding		



I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 1979.

Richard R. Helmlinger
Richard R. Helmlinger - Reg Surveyor # 5421

RECORDED
MIAMI COUNTY
Date: ___
Vol ___
Page: ___

COMPLETION DATE: 5-25-82

DATE	REVISION DESCRIPTION

MIA-202-05.97 R/W PLAN

VACATION OF ALLEY PIQUA, OHIO

BETWEEN INLOTS 6486 THRU 6496

PLAT BOOK 13 PAGE 116
MIAMI COUNTY RECORDER'S
RECORD OF PLATS. RECEIVED
FOR RECORD THIS 7 DAY
OF JULY 1982 AT 3:32 P.M.
FILE NO. 18232 FEE $8.60
Janet E. Cain
JANET E. CAIN - RECORDER

EXHIBIT "B"

7248

APPROVAL OF VACATION

AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO HELD THIS 15TH DAY OF MARCH 1982, THIS ALLEY VACATION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 27-82.

MAYOR, CITY OF PIQUA, OHIO
Joseph C. [illegible] G
Charles E. Stevens S
[illegible] R
Charles A. Cox C

THIS ALLEY VACATION PLAT WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO THIS 2ND DAY OF FEBRUARY 1982, RES. NO. P.C. 2-82 P.H.

CHAIRMAN, PLANNING COMMISSION
Robert B. Hunter
William Cruse
C. Pritchard Grant
Thomas A. Prine

APPROVED AND TRANSFERRED THIS 7th DAY OF July 1982.

DALE E. DAVIS - MIAMI CO. AUDITOR
DEPUTY

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN HEREON. PLAT BASED ON DATA AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 2; PAGE 169

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

VACATION PLAT OF ALLEY BETWEEN INLOTS 6486-6496 PIQUA, OH.		
HUNTINGTON NATIONAL BANK "TRUSTEE" - COLUMBUS, OHIO		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & SURVEYING TROY, OHIO 339-5331		
DATE 27 FEB 82	DR. & TR. BY JFP CK'D BY RWK	SHEET 1/1

DEDICATION OF RELOCATED ALLEY THROUGH INLOT 5123
AND
VACATION OF ALLEY ADJACENT TO INLOTS 5114, 5115, 5123, 7485 & 7486
PIQUA, OHIO

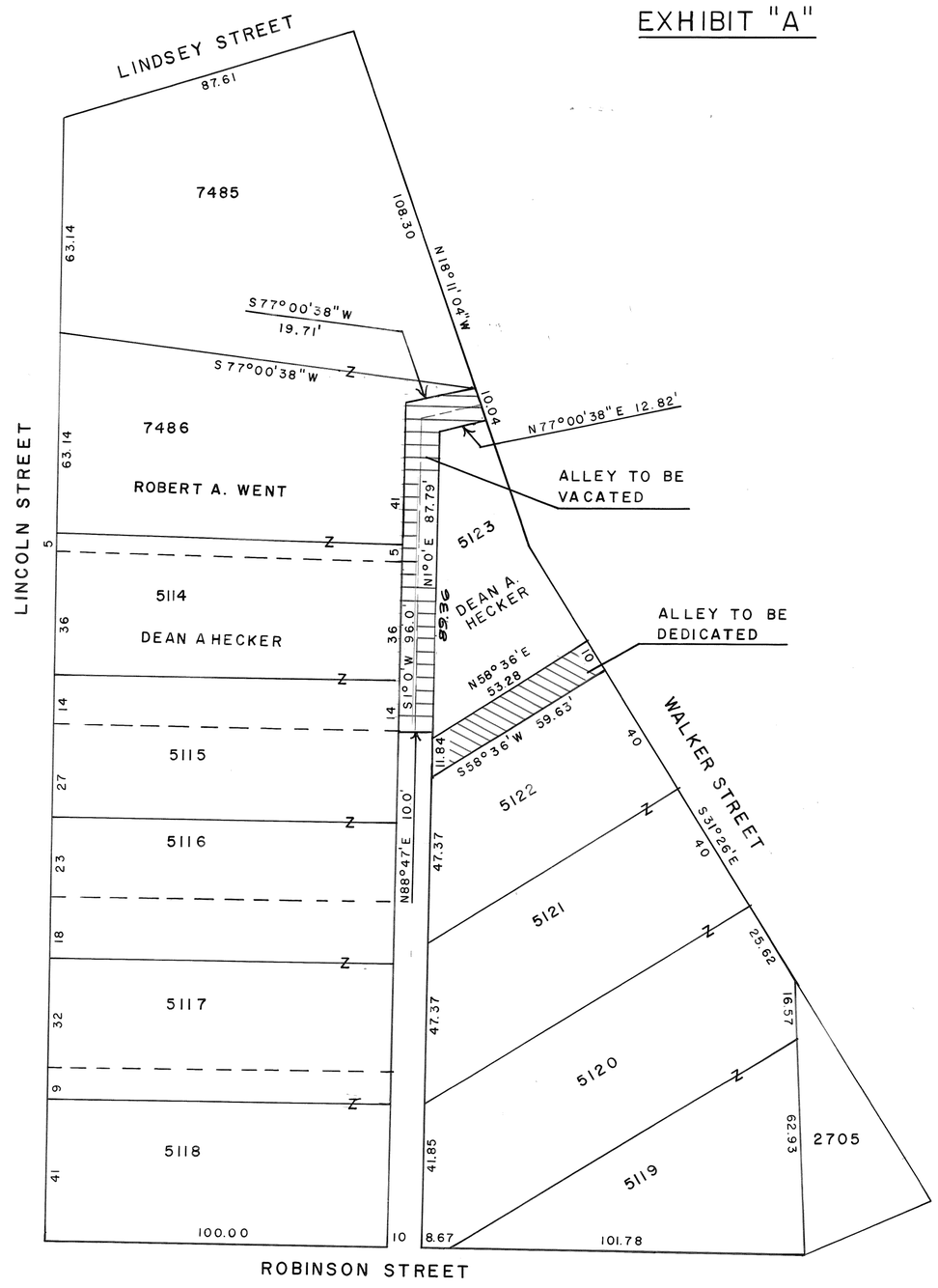
PLAT BOOK 13 PAGE 117
MIAMI COUNTY RECORDER'S
RECORD OF PLATS. RECEIVED
FOR RECORD THIS 7 DAY
OF JULY 1982 AT 3:33 P.M.

FILE NO. 18233 FEE $ 8.60

Janet E. Cain
JANET E. CAIN-MIAMI CO. RECORDER

1 N 1

EXHIBIT "A"



DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND SHOWN HEREON TO BE DEDICATED FOR RELOCATED ALLEY RIGHT-OF-WAY THROUGH INLOT 5123, HEREBY ACCEPT THIS PLAT OF SAME AND DO HEREBY DEDICATE THIS ALLEY RIGHT-OF-WAY TO THE PUBLIC USE FOREVER.

Dean A. Hecker — DEAN A. HECKER
Connie Reichman — WITNESS
Phyllis S. Hecker — PHYLLIS S. HECKER
William Harding — WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.:
BE IT REMEMBERED THAT ON THIS 7 DAY OF June 1982, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Connie Reichman — NOTARY PUBLIC — MY COMMISSION EXPIRES May 27, 1987

APPROVAL OF DEDICATION AND VACATION

AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO HELD THIS 5TH DAY OF APRIL 1982, THIS RELOCATED ALLEY DEDICATION AND VACATION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 30-82 VACATION, 31-82 DEDICATION

MAYOR, CITY OF PIQUA, OHIO
Joseph C. Muse
Charles E. Stevens
James Dean Turner
Charles A. Cox

THIS ALLEY RELOCATED DEDICATION AND VACATION PLAT WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO THIS 2ND DAY OF JUNE 1981. RES. NO. P.C. 10-81

Dean Hecker abstained — CHAIRMAN, PLANNING COMMISSION
C. Reid Swan
Thomas W. Prince
William Cruse
Robert B. Hunter

APPROVED AND TRANSFERRED THIS 7TH DAY OF July 1982

Dale E. Davis KM — DALE E. DAVIS, MIAMI COUNTY AUDITOR
Kathy Morrow — DEPUTY

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

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

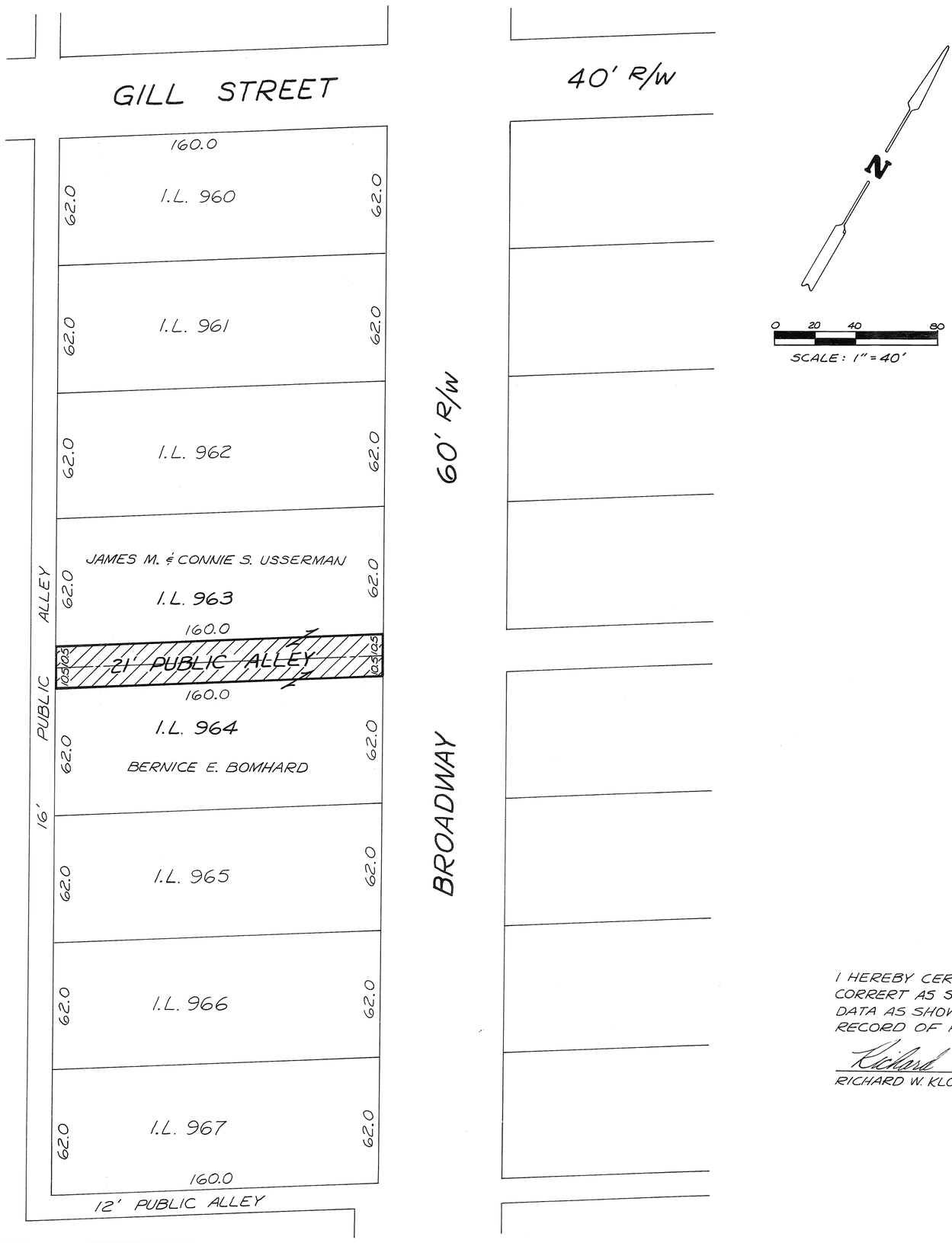
DEDICATION & VACATION OF 10' ALLEY PIQUA, OHIO		
DEAN & PHYLLIS HECKER PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & SURVEYING TROY, OHIO 339-5331		
DATE 4 MAR. 1982	DRWN. & TR. BY RK CHKD. BY RWK	SHEET 1/1

VACATION OF ALLEY - PIQUA, OHIO

BETWEEN INLOTS 963 & 964

PLAT BOOK 13 PAGE 118
MIAMI COUNTY RECORDER'S
RECORD OF PLATS. RECEIVED
FOR RECORD THIS 7th DAY
OF JULY 1982 AT 3:34 P.M.
FILE NO. 18234 FEE $8.60
Janet E. Cain
JANET E. CAIN - RECORDER

EXHIBIT "C"



APPROVAL OF VACATION

AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO HELD THIS 15th DAY OF MARCH 1982, THIS ALLEY VACATION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 28-82

MAYOR, CITY OF PIQUA, OHIO

Joseph C. Murphy G
Charles P. Stevens S
James M. Romer R
Charles A. Cox C

THIS ALLEY VACATION PLAT WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO THIS 2ND DAY OF FEBRUARY 1982, RES. NO. P.C. 1-82

Glen A. Hartzler
CHAIRMAN, PLANNING COMMISSION

C. Richard Swart
William J. Crume
Thomas W. Prince
Robert B. Hunter

APPROVED AND TRANSFERRED THIS 7th DAY OF July 1982.

Dale E. Davis
DALE E. DAVIS - MIAMI CO. AUDITOR

Kathy Marrow
DEPUTY

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRERT AS SHOWN HEREON. PLAT BASED ON DATA AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 1; PAGE 53.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

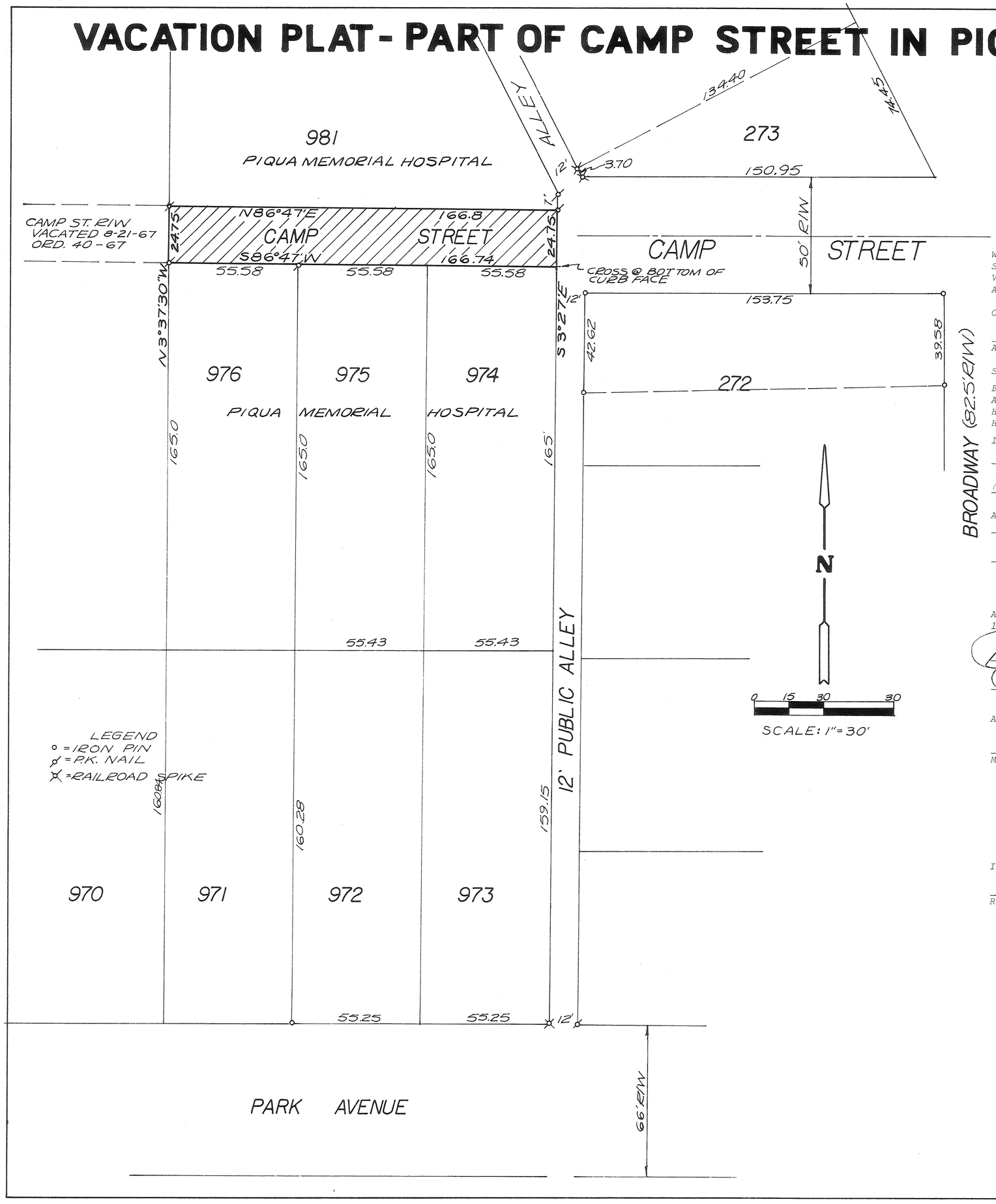
VACATION PLAT OF ALLEY BETWEEN INLOTS 963 & 964 - PIQUA, OHIO		
B. BOMHARD J. & C. USSERMAN	PIQUA, OHIO	
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & SURVEYING TROY, OHIO 339-5331		
DATE 1 MARCH 82	DRWN. & TRD. BY JBP CHKD. BY RWK	SHEET 1/1

VACATION PLAT - PART OF CAMP STREET IN PIQUA, OHIO

PLAT BOOK 13 PAGE 119
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 7th DAY OF
JULY, 1982 AT 3:33 PM.

FILE NUMBER 18235 FEE: $ 8.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER



CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS ABUTTING THE CROSS HATCHED PORTION OF CAMP STREET SHOWN HEREON AND HAVING VESTED INTEREST IN SAID PORTION OF CAMP STREET, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO FOR SAID VACATION AND WAIVE NOTICE OF PENDENCY OF SAID PETITION.

OWNERS PIQUA MEMORIAL HOSPITAL

ADMINISTRATOR 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 ADMINISTRATOR OF THE PIQUA MEMORIAL HOSPITAL ACKNOWLEDGING THE SIGNING OF SAID INSTRUMENT TO BE HIS FREE ACT AND DEED INDIVIDUALLY AND IN BEHALF OF THE BOARD OF TRUSTEES OF THE PIQUA MEMORIAL HOSPITAL FOR PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAT AT Piqua, OHIO THIS 14th DAY OF December, 19 81.

NOTARY PUBLIC MY COMMISSION EXPIRES

DEBRA A. MAUCHAMER
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Feb. 20, 1983

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO HELD THIS 1st DAY OF DECEMBER, 19 81, THIS PLAT WAS REVIEWED AND APPROVED.

Robert B. Hunter

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO HELD THIS 4th DAY OF JANUARY 19 82, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 2-82.

APPROVED AND TRANSFERRED THIS 7th DAY OF July, 1982.

MIAMI COUNTY AUDITOR BY: 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

EXHIBIT "B"

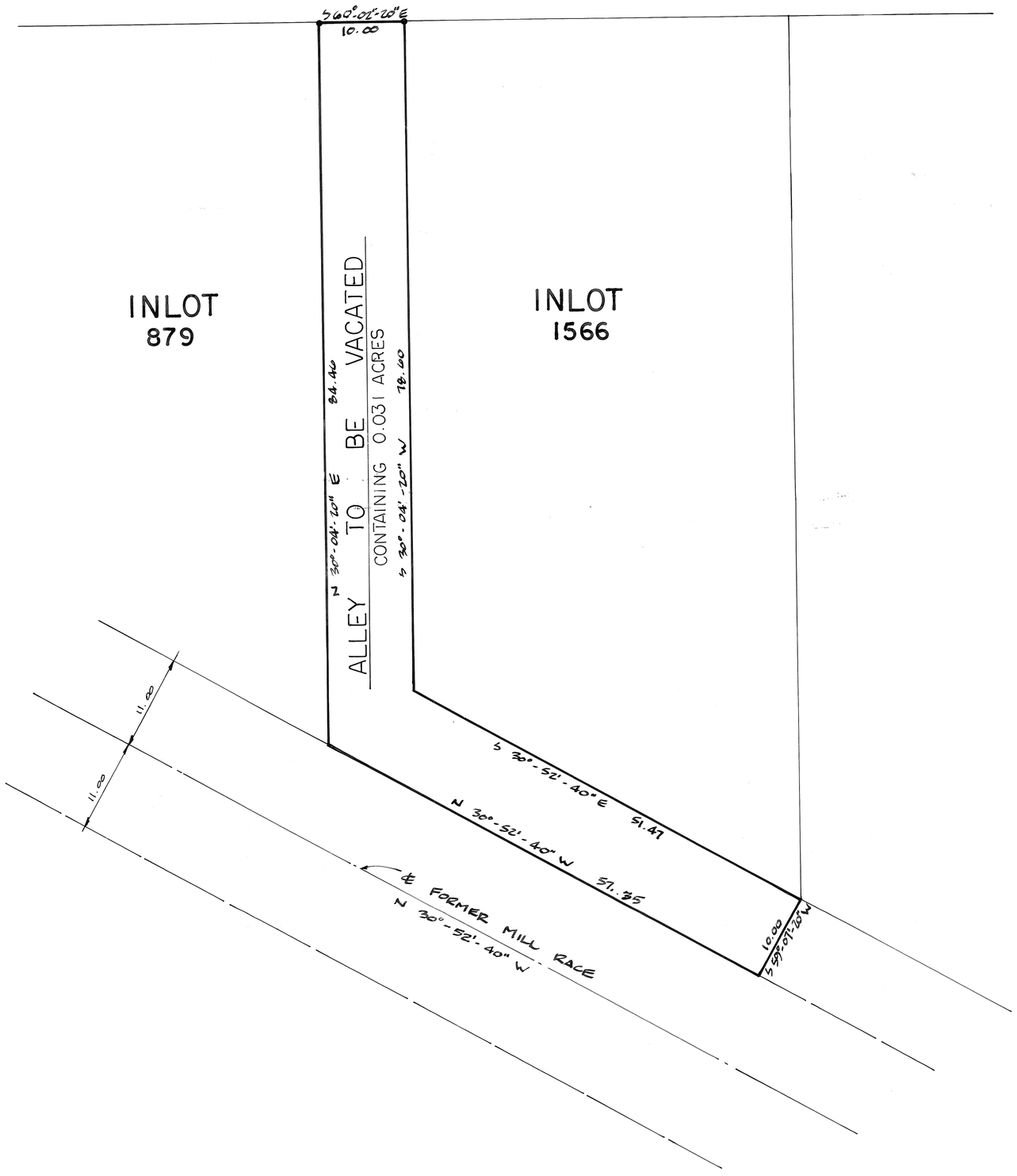
VACATION OF PART OF CAMP STREET, PIQUA, OHIO BETWEEN INLOTS 981; 976; 975 & 974		
FOR: PIQUA MEMORIAL HOSPITAL PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO.
2 DEC. 1981	SCALE: 1" = 30'	1/1

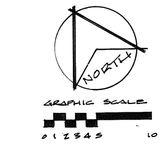
PLAT BOOK 13 PAGE 120
MIAMI COUNTY RECORDER'S PLAT RECORDS FILE NUMBER 18371
RECEIVED FOR RECORD JULY 16, 1982
AT 2:18 P.M. FEE # 8.60
Janet E. Cain Recorder by Dora Whitmer Deputy
MIAMI COUNTY RECORDER

ALLEY VACATION ADJOINING INLOT 879 & 1566

CITY OF TROY — SOUTHWEST SECTION — MIAMI COUNTY, OHIO

APPROVED AND TRANSFERRED
Dale E. Davis, Kathy Monrow, deputy
MIAMI COUNTY AUDITOR





SCALE 1" = 10'
BEARINGS ASSUMED

NOTE
● IRON PIN

CONSENT TO VACATION

WE THE UNDERSIGNED BEING ALL OF THE PROPERTY OWNERS WITH LAND ABUTTING THE 10' ALLEY HEREON SHOWN FOR VACATION, DO HEREBY CONSENT TO SUCH VACATION AND WAIVE ANY AND ALL NOTICE OF THE PENDENCY THEREOF IN THE COUNCIL OF THE CITY OF TROY, OHIO

Sharon L. Stewart — WITNESS
William H. Hobart — William H. Hobart, President
Shirley M. Miller — WITNESS
R.G. Ehlers — R.G. Ehlers, Sr. Vice Pres. - Finance

STATE OF OHIO COUNTY OF MIAMI S. S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, CAME THE ABOVE SIGNED, TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING VACATION PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 24th DAY OF JUNE 1981.

RICHARD C. QUINN, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.

Richard C. Quinn — NOTARY PUBLIC
MY COMMISSION EXPIRES:

TROY CITY PLANNING COMMISSION

AT A MEETING OF THE TROY CITY PLANNING COMMISSION HELD THIS 8th DAY OF July 1981 THIS VACATION PLAT WAS APPROVED

Charles F. Doyle — PRESIDENT
Sue D. Knight — SECRETARY

TROY CITY COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY OHIO HELD THIS 21st DAY OF SEPT. 1981 THIS VACATION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE Nº O-30-81

Douglas G. Campbell — MAYOR
Thomas B. Force — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

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

Michael W. Cozatt 3-27-81
REGISTERED SURVEYOR #6001

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

COZATT • TRISSELL • ENGINEERS
CIVIL ENGINEERS — LAND SURVEYORS
124 WEST MAIN STREET — TROY OHIO

REPLAT OF LOTS 4,5,6 & 7 IN UNINCORPORATED VILLAGE OF CLAYTON NEWBERRY TOWNSHIP MIAMI COUNTY SECTION 13, TOWN 9 RANGE 4E

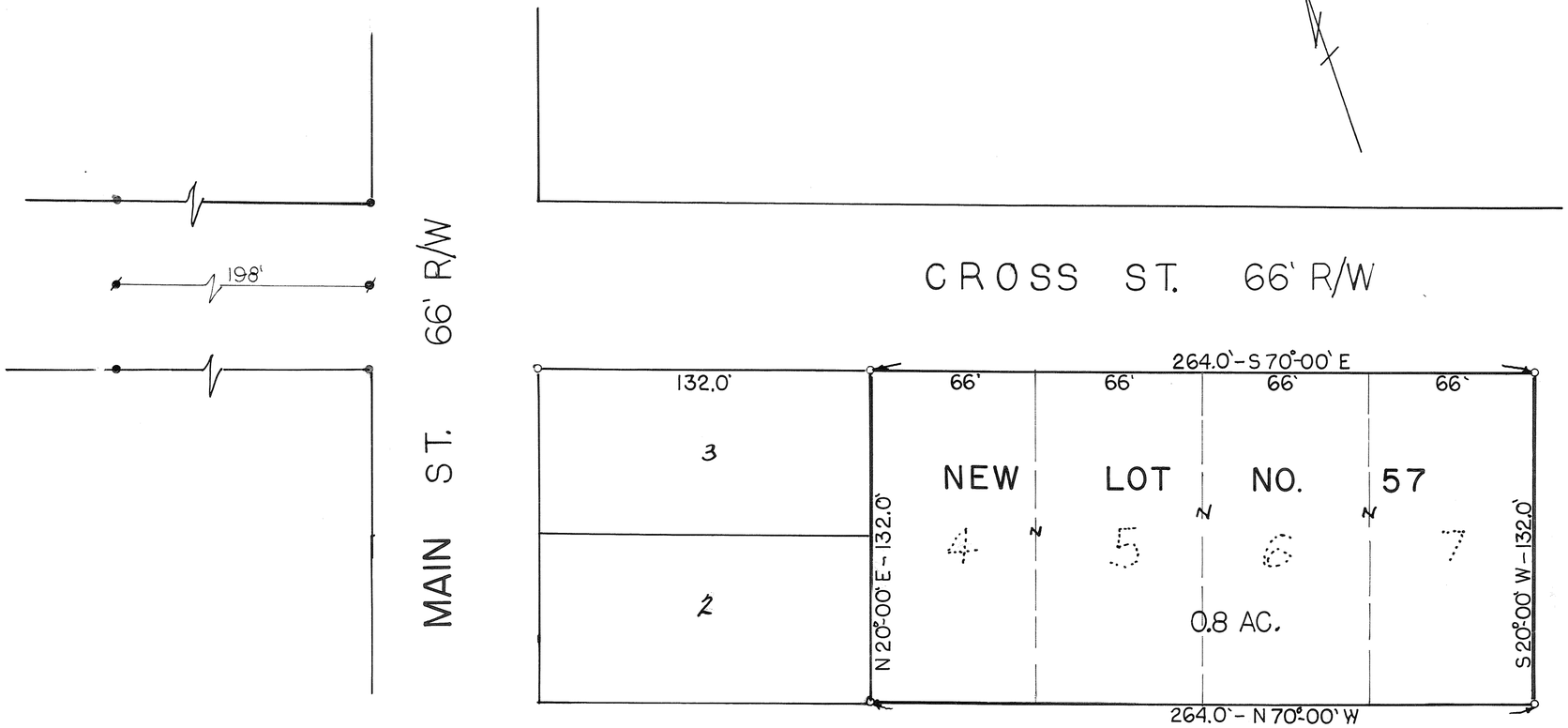
BOOK 13 PAGE 121
MIAMI COUNTY RECORDER'S
PLAT RECORDS

TIME RECEIVED FOR FILING 1:30 P.M.
FILE NO. 18498
RECEIVED FOR RECORD July 22 1982
RECORDED IN PLAT BOOK 13 PAGE 121
FEE $8.60

Janet E. Cain, Recorder by Bernice Studebaker, Deputy
MIAMI COUNTY RECORDED

TRANSFERED AND NUMBERED TO
DESIGNATE LOT THIS 22ND DAY
OF July 1982

Dale E. Davis by: Sharon Brookey, deputy
MIAMI COUNTY AUDITOR



SURVEY REFERENCE
LAND BK 30 P40
LOT BK 7 P199
LAND BK 21 P146

LEGEND
• IRON PIN FOUND
○ IRON PIN SET
✱ P-K NAIL FOUND

DEDICATION:

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

James W. Taylor — JAMES W. TAYLOR
John F. Owen — WITNESS
John B. Taylor — JOHN B. TAYLOR
A.B. Parker Jr — WITNESS

STATE OF OHIO, COUTY OF MIAMI SS

BE IT REMEMBERED THAT ON THIS 8 DAY OF June 1982 BEFORE ME CAME 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 OFFICAL SEAL AT Piqua OHIO THIS 8 DAY OF June 1982

Nancy L. Parker — NOTARY PUBLIC

MY COMMISSION EXPIRES NANCY L. PARKER, Notary Public in and for the State of Ohio My Commission Expires NOV. 6, 1985

DESCRIPTION:

BEING A REPLAT OF LOTS 4,5,6 & 7 IN THE UNINCORPORATED VILLAGE OF CLAYTON, NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO.

CERTIFIED TO CONFORM WITH MIAMI COUNTY SURVEY REQUIREMENTS
DOUGLAS L. CHRISTIAN
MIAMI COUNTY ENGINEER
Donald R. Hamaker 6/30/82
DEPUTY DATE

APPROVED
Subject to Zoning Approval
By L. Downs (May Adams)
Date 4/20/82
Troy City-Miami County
Health Department

MIAMI COUNTY PLANNING COMMISSION
George R. Snote CHAIRMAN
Gary B. Cline SECRETARY
DATE July 20, 1982 NO. 2675

STATE OF OHIO
JOHN EDWARD FERMAN
4864
REGISTERED SURVEYOR

SURVEY OF LOTS 4,5,6 & 7
NOW LOT NO FOR
JAMES W. & JOHN B. TAYLOR

JOHN E. FERMAN PIQUA, OHIO
PROFESSIONAL SURVEYOR, 4864

DRAWN BY JF	SCALE 1"=40	DRAWING No. 82-6-15
CHK'D BY	DATE 6-4-82	SHEET No. 1/1
TRACED BY		

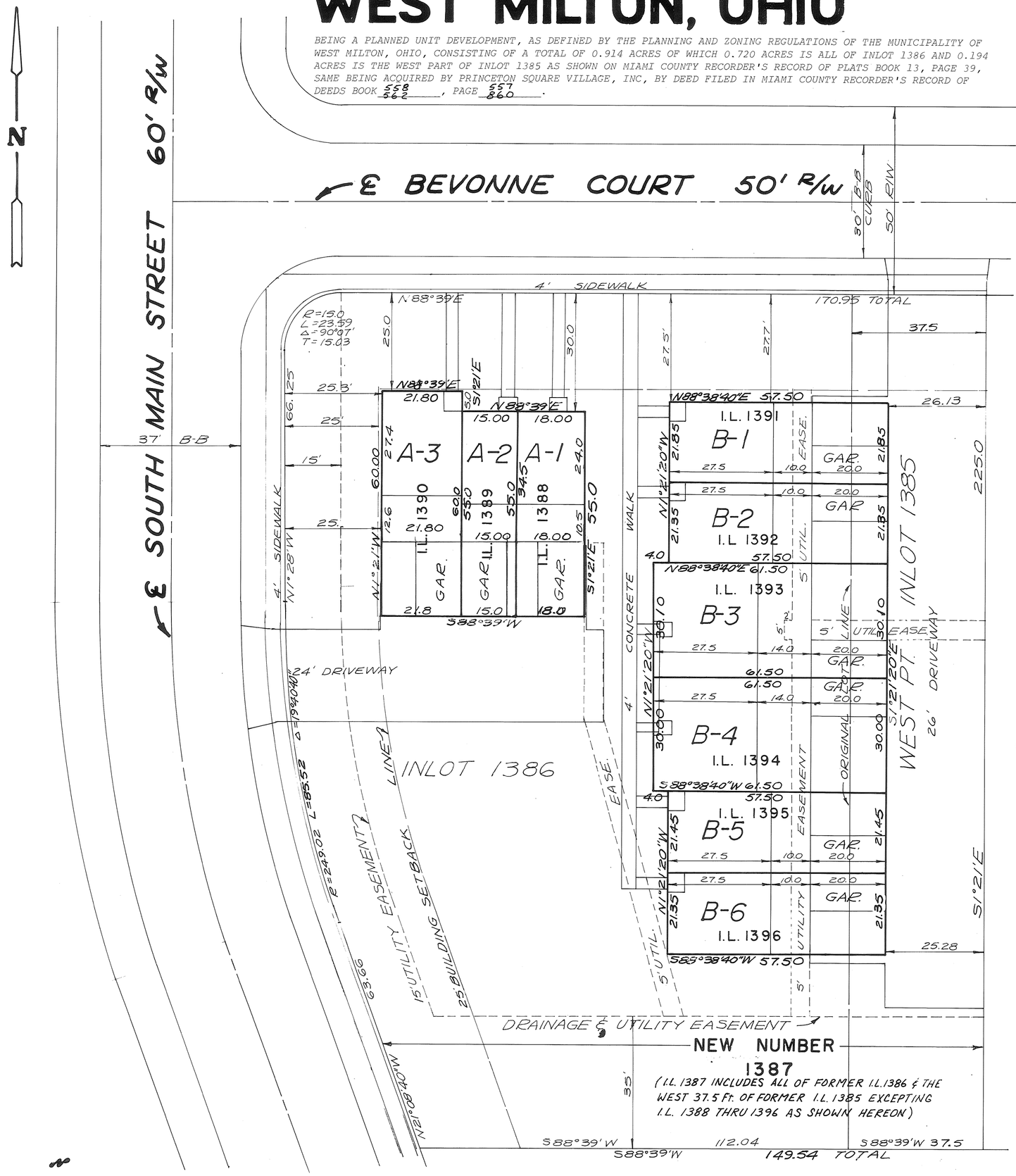
John E. Ferman

PRINCETON SQUARE VILLAGE ~ P.U.D. SECTION ONE
WEST MILTON, OHIO

BEING A PLANNED UNIT DEVELOPMENT, AS DEFINED BY THE PLANNING AND ZONING REGULATIONS OF THE MUNICIPALITY OF WEST MILTON, OHIO, CONSISTING OF A TOTAL OF 0.914 ACRES OF WHICH 0.720 ACRES IS ALL OF INLOT 1386 AND 0.194 ACRES IS THE WEST PART OF INLOT 1385 AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 13, PAGE 39, SAME BEING ACQUIRED BY PRINCETON SQUARE VILLAGE, INC, BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 558 562, PAGE 557 860.

VOLUME 13 PLAT 122
MIAMI COUNTY RECORDER'S
RECORD OF RECORD PLATS.
RECORDED THIS 12TH DAY OF
AUGUST, 1982. AT 12 NOON.
FILE NO. 18896
FEE: $17.20
Janet E. Cain
JANET CAIN-MIAMI CO. RECORDER

SEE MISC. BOOK 20 PAGE 340 FOR DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
Janet E. Cain 8-13-82
MIAMI COUNTY RECORDER



UNIT NO.	ADDRESS	LOT NO.	PERCENT COMMONS OWNERSHIP	BUILDING
A-1	173 BEVONNE COURT	1388	ONE EQUAL SHARE	BRITTANY + GARAGE
A-2	177 BEVONNE COURT	1389	ONE EQUAL SHARE	SAXONY + GARAGE
A-3	181 BEVONNE COURT	1390	ONE EQUAL SHARE	KENT + GARAGE
B-1	159 BEVONNE COURT	1391	ONE EQUAL SHARE	KENT + GARAGE
B-2	161 BEVONNE COURT	1392	ONE EQUAL SHARE	KENT + GARAGE
B-3	163 BEVONNE COURT	1393	ONE EQUAL SHARE	NORMANDY + GARAGE
B-4	165 BEVONNE COURT	1394	ONE EQUAL SHARE	NORMANDY + GARAGE
B-5	167 BEVONNE COURT	1395	ONE EQUAL SHARE	KENT + GARAGE
B-6	169 BEVONNE COURT	1396	ONE EQUAL SHARE	KENT + GARAGE

APPROVAL AND ACCEPTANCE

THIS PLANNED UNIT DEVELOPMENT PLAT REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF WEST MILTON, OHIO, THIS 7TH DAY OF JULY, 1982.

CHAIRMAN — SECRETARY

THIS PLANNED UNIT DEVELOPMENT PLAT REVIEWED AND APPROVED BY THE COUNCIL OF THE MUNICIPALITY OF WEST MILTON, OHIO THIS 13 DAY OF July, 1982, BY ORDINANCE NO. CU-631

MAYOR — Sue A Tomlinson, CLERK OF COUNCIL

TRANSFERRED THIS 12th DAY OF August, 1982.

Dale E. Davis, MIAMI COUNTY AUDITOR — BY: Kathy Morrow, DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLANNED UNIT DEVELOPMENT PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON.

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

STATE OF OHIO — RICHARD W. KLOCKNER — 4370 — REGISTERED — SURVEYOR

PRINCETON SQUARE VILLAGE - P.U.D. SECTION ONE WEST MILTON, OHIO		
PRINCETON SQUARE VILLAGE WEST MILTON, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: AP TRACED BY: CHECKED BY: RWK	SHEET NO.
2 JUL 1982	SCALE: 1" = 20'	1/2

PRINCETON SQUARE VILLAGE-P.U.D. SECTION ONE
WEST MILTON, OHIO

PLAT BOOK 13 PAGE 122-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 12TH DAY OF
AUGUST, 1982 AT 12 NOON .M.

FILE NO 18896 FEE: $

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED AS A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH REQUIREMENTS OF THE MUNICIPALITY OF WEST MILTON, OHIO, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND THE GOVERNING REGULATIONS AND RESTRICTIONS AS SET FORTH IN THE PRINCETON SQUARE VILLAGE, INC. OWNERS AGREEMENT.

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: PRINCETON SQUARE VILLAGE, INC.

DANIEL P. RIEDEL, SECRETARY-TREASURER	WITNESS Cordelle J. Wood	WITNESS Virginia T. Everett
ELMER C. HORMAN, VICE PRESIDENT	WITNESS David Hinchman	WITNESS Dorothy Black

STATE OF OHIO - COUNTY OF Montgomery S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR Montgomery COUNTY, OHIO, PERSONALLY APPEARED DANIEL P. RIEDEL, SECRETARY - TREASURER AND ELMER C. HORMAN, VICE PRESIDENT OF PRINCETON SQUARE VILLAGE, INC., 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 PRINCETON SQUARE VILLAGE, INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Brookville, OHIO THIS 8th DAY OF July, 1982.

Mildred A. Thompson NOTARY PUBLIC MY COMMISSION EXPIRES May 26, 1987

MILDRED A. THOMPSON, Notary Public
In and for the State of Ohio
My Commission Expires May 26, 1987

LIENHOLDER: WESTERN OHIO NATIONAL BANK & TRUST COMPANY

WILLIAM RHOADES, EXECUTIVE VICE PRESIDENT	WITNESS Mary Ann Sink	WITNESS Diana J. Huffman
DUANE RAPP, ASSISTANT VICE PRESIDENT	WITNESS Mary Ann Sink	WITNESS Diana J. Huffman

STATE OF OHIO - COUNTY OF Miami S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami COUNTY, OHIO, PERSONALLY APPEARED WILLIAM RHOADES, EXECUTIVE VICE PRESIDENT AND DUANE RAPP, ASSISTANT VICE PRESIDENT OF WESTERN OHIO 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 WESTERN OHIO NATIONAL BANK & TRUST COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Covington, OHIO THIS 6th DAY OF July, 1982.

Donald H. Cook NOTARY PUBLIC MY COMMISSION EXPIRES

Notary Public
In and For the State of Ohio
Donald H. Cook
My Commission expires January 20, 1984

OWNERS: ELMER C. HORMAN AND LAVONNE F. HORMAN
LESLIE R. WHITE AND BEVERLY F. WHITE

ELMER C. HORMAN	LAVONNE F. HORMAN	WITNESS David Hinchman	WITNESS Maxine Garwood
LESLIE R. WHITE	BEVERLY F. WHITE	WITNESS Wendy Greil	WITNESS Kathy Calkins

STATE OF OHIO - COUNTY OF Montgomery S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR Montgomery 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 Clayton, OHIO THIS 3rd DAY OF August, 1982.

Maxine Garwood NOTARY PUBLIC MY COMMISSION EXPIRES August 30, 1984

LIENHOLDER: BANC OHIO*

SHEILA PETTERUTI, BUSINESS DEVELOPMENT OFFICER	WITNESS Leslie B. Neff	WITNESS Lisa F. Evans
RONALD D. AMOS, COMMERCIAL LOAN OFFICER	WITNESS Leslie B. Neff	WITNESS Lisa F. Evans

STATE OF OHIO - COUNTY OF Montgomery S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR Montgomery COUNTY, OHIO, PERSONALLY APPEARED SHEILA PETTERUTI, BUSINESS DEVELOPMENT OFFICER AND RONALD D. AMOS, COMMERCIAL LOAN OFFICER OF BANC OHIO*, 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 BANC OHIO.*

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO THIS 7th DAY OF July, 1982.

Leslie B. Neff NOTARY PUBLIC MY COMMISSION EXPIRES

LESLIE B. NEFF, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 4, 1982

* Bank Ohio National Bank - Dayton successor by merger to Ohio State Bank of Dayton

PRINCETON SQUARE VILLAGE - P.U.D. SECTION ONE WEST MILTON, OHIO		
PRINCETON SQUARE VILLAGE WEST MILTON, OHIO		
PREPARED BY: RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 2 JUL 1982	DRAWN BY: TRACED BY: Rwk CHECKED BY: SCALE: 1" = 20'	SHEET NO. 2/2

RIESSER INDUSTRIAL PARK - SEC. 1

BEING A SUBDIVISION IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 15.994 ACRES OF INLOT 2147 OF WHICH 13.961 ACRES IS PLATTED IN LOTS AND 2.033 ACRES IS DEDICATED AS PUBLIC STREETS. SAID AREA BEING PART OF A TOTAL OF 69.009 ACRES ACQUIRED BY G. M. RIESSER BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 509, PAGE 320.

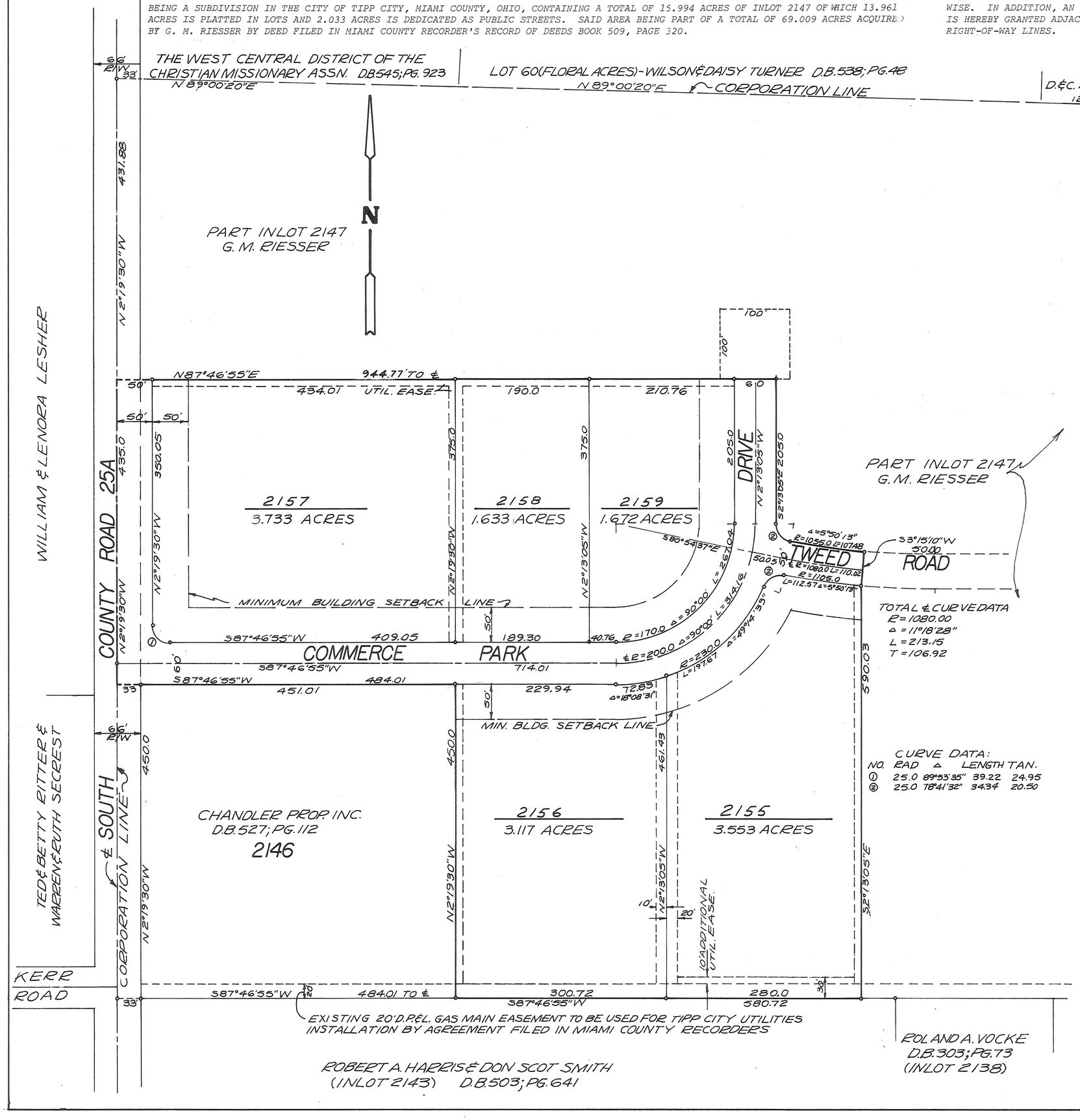
PLAT BOOK 13 PAGE 123
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 5TH DAY OF
OCTOBER, 1982 AT 2:59 P.M.

FILE NO. 19903 FEE: $ 8.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

UTILITY EASEMENTS

UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE A MINIMUM OF 10 FEET IN WIDTH UNLESS SHOWN OTHERWISE. IN ADDITION, AN EASEMENT 15 FEET IN WIDTH IS HEREBY GRANTED ADJACENT TO ALL DEDICATED STREET RIGHT-OF-WAY LINES.



DEDICATION

WE, THE UNDERSIGNED, BEING 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 STREETS 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.

G. M. Riesser — G. M. RIESSER (OWNER)
Donald R. Hamaugh — WITNESS
Esther T. Riesser — ESTHER T. RIESSER (HIS WIFE)
Warren H. Jackson — 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 5TH DAY OF OCTOBER, 1982.

Pauline Z. Kimmel NOTARY PUBLIC MY COMMISSION EXPIRES May 7, 1984

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 10th DAY OF November, 1981, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT — Debbie B. Kaye, SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 21st DAY OF June, 1982, THIS PLAT WAS APPROVED BY ORDINANCE NO. 26-82

Carol V. Turner — PRESIDENT OF COUNCIL
Nancy Arnett — CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 5TH DAY OF OCTOBER, 1982

DALE E. DAVIS — MIAMI COUNTY AUDITOR
BY: Kathy Waymire — 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

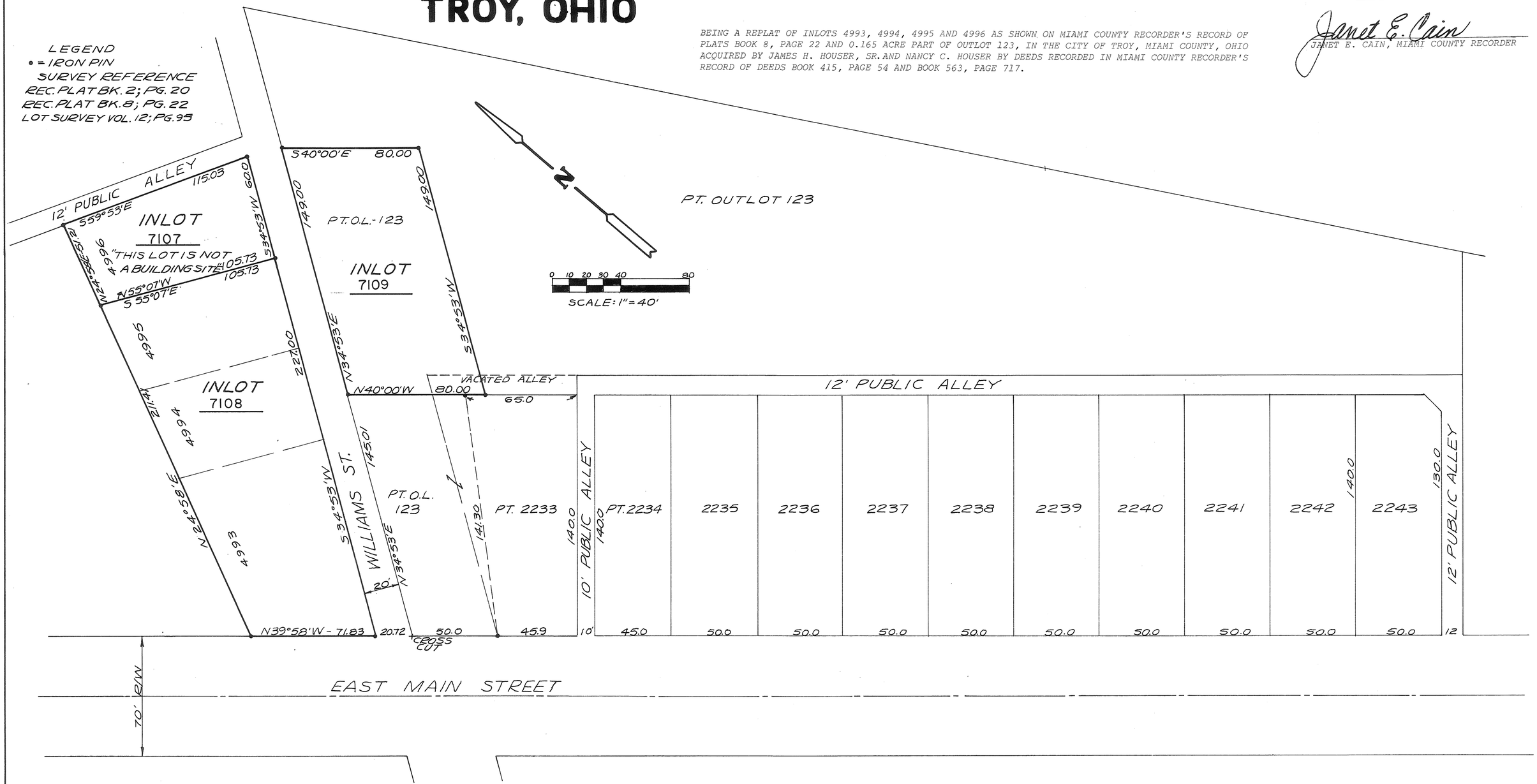
RIESSER INDUSTRIAL PARK - SEC. 1 TIPP CITY, OHIO		
G. M. RIESSER TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513) 339-5331		
DATE	DRAWN BY:	SHEET NO.
14 JUL 1981	TRACED BY: Rick CHECKED BY:	
	SCALE: 1" = 100'	

REPLAT OF INLOTS 4993-4996 & PART OUTLOT 123
TROY, OHIO

PLAT BOOK 13 PAGE 124
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 28th DAY OF
OCTOBER, 1982 AT 10:10 A.M.
FILE NO. 20337 FEE: $ 8.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

BEING A REPLAT OF INLOTS 4993, 4994, 4995 AND 4996 AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 8, PAGE 22 AND 0.165 ACRE PART OF OUTLOT 123, IN THE CITY OF TROY, MIAMI COUNTY, OHIO ACQUIRED BY JAMES H. HOUSER, SR. AND NANCY C. HOUSER BY DEEDS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 415, PAGE 54 AND BOOK 563, PAGE 717.



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

James H. Houser — James Michael Wenz — Richard W. Klockner
JAMES H. HOUSER, SR. — WITNESS — WITNESS

Nancy C. Houser — James Michael Wenz — Richard W. Klockner
NANCY C. HOUSER — WITNESS — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 26TH DAY OF OCTOBER, 1982.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1986

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 27th DAY OF October, 1982, THIS PLAT WAS REVIEWED AND APPROVED.

Charles J. Bayle — PRESIDENT
Sue Knight — SECRETARY

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 28th DAY OF October, 1982.

Dale E. Davis
DALE E. DAVIS, MIAMI COUNTY AUDITOR

BY: Kathy Waymire
DEPUTY AUDITOR

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

Richard W. Klockner
RICHARD W. KLOCKNER, P.S. #4370

STATE OF OHIO
RICHARD W. KLOCKNER
4370
REGISTERED
SURVEYOR

REPLAT OF INLOTS 4993,4994,4995,4996 & PT. OUTLOT 123 TROY, MIAMI COUNTY, OHIO		
JAMES H. HOUSER, SR. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513)339-5331		
DATE 26 OCT 1982	DRAWN BY: TRACED BY: Rwk CHECKED BY: SCALE: 1" = 40'	SHEET NO. 1/1

PLAT BOOK 13 PAGE 125
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 9th DAY OF
December, 1982 AT 8:57 A.M.

FILE NO. 21066 FEE: $ 8 00

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

REPLAT OF INLOTS 305 & 306
TROY, OHIO

BEING A REPLAT OF INLOTS 305 AND 306, TROY, OHIO ACQUIRED BY MIAMI CONSTRUCTION CO., INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 559, PAGE 615.

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

OWNERS: MIAMI CONSTRUCTION CO., INC.

Ferdie Murphy Jr. Pres — FERDIE MURPHY, JR., PRESIDENT
Ruby E. Klockner — WITNESS
Richard W. Klockner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FERDIE MURPHY, JR., PRESIDENT OF MIAMI CONSTRUCTION CO., INC. WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH 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 17TH DAY OF NOVEMBER, 1982.

Richard W. Klockner — NOTARY PUBLIC — MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1986

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 8th DAY OF December, 1982, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT — SECRETARY

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 9th DAY OF December, 1982.

Dale E. Davis
DALE E. DAVIS, MIAMI COUNTY AUDITOR

BY: Kathy Waynire
DEPUTY AUDITOR

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

Richard W. Klockner
RICHARD W. KLOCKNER, P.S. #4370

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

REPLAT OF INLOTS 305 AND 306 TROY, MIAMI COUNTY, OHIO		
MIAMI CONSTRUCTION CO., INC. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513)339-5331		
DATE 15 NOV. 1982	DRAWN BY: TRACED BY: Rick CHECKED BY: SCALE: 1" = 20'	SHEET NO. 1/1

RECORDER'S BOOK NO. 13 , PAGE 126
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 20th DAY
OF DECEMBER , 1982, AT 1:38 O'CLOCK P.M.
FILE NO. 21248 FEE NO FEE

Janet E. Cain Recorder by Dora Whitmer, Deputy
JANET E. CAIN, MIAMI COUNTY RECORDER

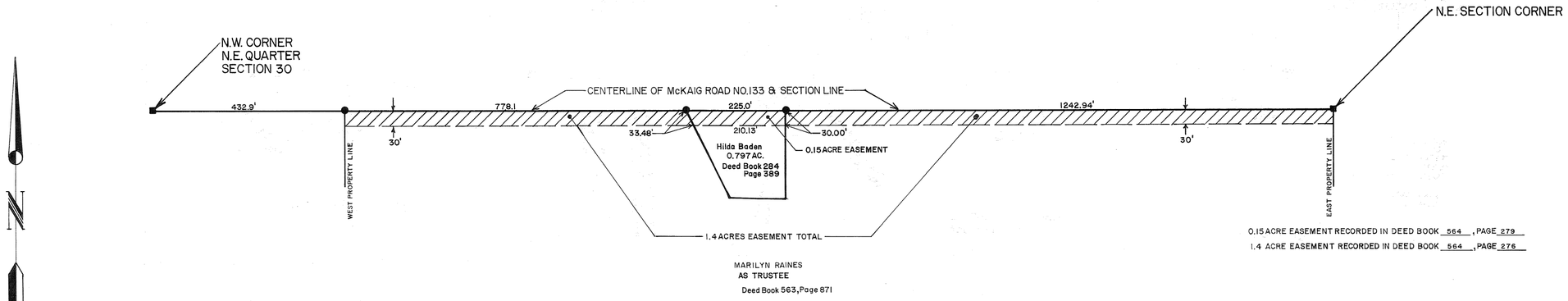
McKAIG ROAD

RIGHT OF WAY DEDICATION

STATE OF OHIO – COUNTY OF MIAMI – TOWNSHIP OF CONCORD

SECTION 30 TOWN 5 RANGE 6 N.E. QUARTER

VOLUME NO.8, PG. 92
MIAMI COUNTY ENGINEER'S
RECORD OF ROAD SURVEYS



0.15 ACRE EASEMENT RECORDED IN DEED BOOK 564 , PAGE 279
1.4 ACRE EASEMENT RECORDED IN DEED BOOK 564 , PAGE 276

SCALE: 1" = 200'

0 50 100 150 200 300 400

THIS PLAT REVIEWED AND APPROVED BY
THE **MIAMI COUNTY ENGINEER**
THIS 17th DAY OF NOVEMBER ,1982

Douglas L. Christian
DOUGLAS L. CHRISTIAN, Miami County Engineer

REVIEWED THIS 20th DAY OF December ,1982

Dale E. Davis BY Kathy Waymire
MIAMI COUNTY AUDITOR DEPUTY

APPROVED AND RIGHT OF WAY ACCEPTED BY
THE **BOARD** OF **MIAMI COUNTY COMMISSIONERS**
THIS 17TH DAY OF DECEMBER ,1982

Robert E. Clawson
ROBERT E. CLAWSON, Commissioner

Richard J. Graeff
RICHARD J. GRAEFF, Commissioner

Don Hart
DON HART, Commissioner

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON, BASED SOLELY ON DATA GIVEN IN MIAMI COUNTY RECORDER'S DEED BOOK 546, PAGE 149 AND DEED BOOK 284, PAGE 389.

Paul E. Johnson
Paul E. Johnson, Ohio Registered Surveyor No. 6030

STATE OF OHIO
PAUL EDWARD JOHNSON 6030 REGISTERED SURVEYOR

STATE OF OHIO
PAUL EDWARD JOHNSON 6030 REGISTERED SURVEYOR

Drawn 1981 M.D. Martin

PLAT BOOK 13 PAGE 127

CENTERLINE PLAT

FHWA REGION	STATE	PROJECT	
5	OHIO		

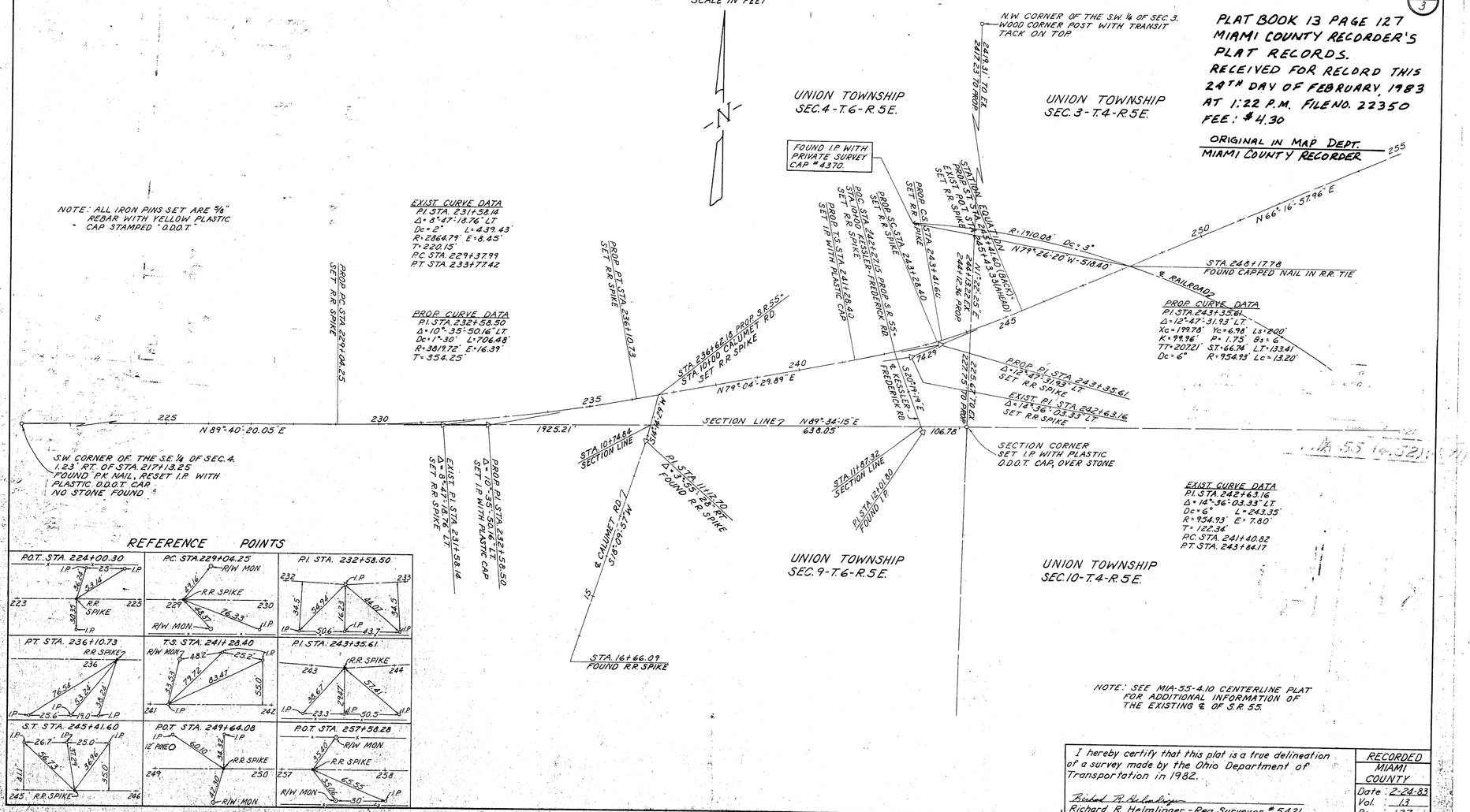
28/30

MIAMI COUNTY
MIA-55-(4.52)(4.71)

1/3

PLAT BOOK 13 PAGE 127
MIAMI COUNTY RECORDER'S
PLAT RECORDS.
RECEIVED FOR RECORD THIS
24TH DAY OF FEBRUARY, 1983
AT 1:22 P.M. FILE NO. 22350
FEE: $4.30

ORIGINAL IN MAP DEPT.
MIAMI COUNTY RECORDER



REFERENCE POINTS

I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 1982.

Richard R. Helmlinger
Richard R. Helmlinger - Reg. Surveyor #5421

RECORDED
MIAMI
COUNTY
Date: 2-24-83
Vol: 13
Page: 127

CENTERLINE PLAT MIA-55-(4.52)(4.71)

PLAT BOOK 13 PAGE 128
MIAMI COUNTY RECORDER'S
PLAT RECORDS.
RECEIVED FOR RECORD THIS
29TH DAY OF MARCH, 1983
AT 10:37 A.M. FILE NO. 22968
FEE: $4.30

ORIGINAL IN MAP DEPT.
MIAMI COUNTY RECORDER

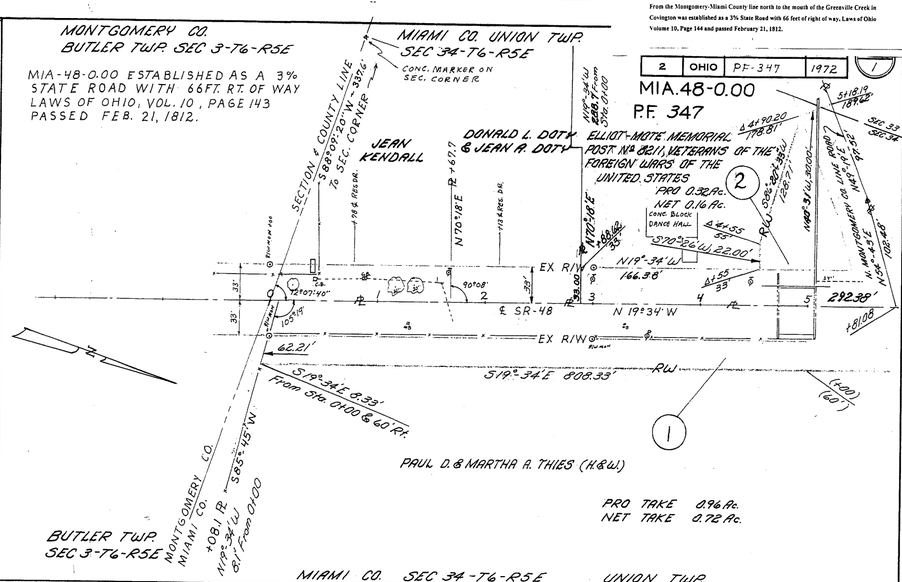
SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED

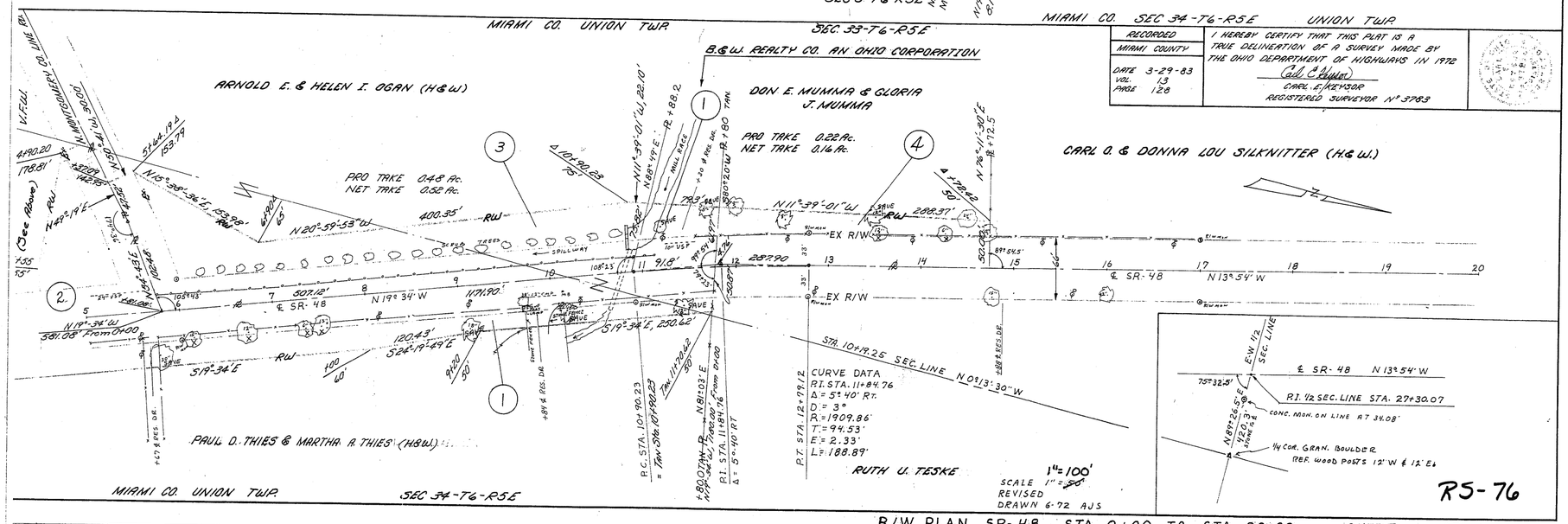
TOTAL NUMBER OF OWNERS ...4..... NUMBER OF STRUCTURE PARCELS NONE

JOB NUMBER 13085

PAR Nº	OWNER	DEED RECORD VOL.	DEED RECORD PAGE	DEED AREA	TOTAL PRO	TO BE REQUIRED TOTAL TAKE	PRO in TAKE	NET TAKE	BLDG.	NET RESIDUE LEFT	NET RESIDUE RIGHT	SHEET No.	REMARKS	RECORDING DATA VOL. PG. DATE
1	PAUL D. THIES ET UX	506	433	180.44	3 5/8 Ac.±	1.68	0.96	0.72		3/8 Ac.±	179 3/8 Ac.±			518 240 2-2-76
2	POST Nº 8211 V.F.W.	495	615	2.452	3/8 Ac.±	0.48	0.32	0.16		1 5/16 Ac.±				507 287 7-23-74
3	ARNOLD E. OGAN ET UX	236	60	13.47	1 5/8 Ac.±	1.00	0.48	0.52		11 1/2 Ac.±				501 454 10-3-73
		* 2	135											
4	DON E. MUMMA ET AL	395	58	10.08	0.22	0.38	0.22	0.16		9.7 Ac.±				494 709 1-9-73

* Survey Vol. Area Tract II Changed To 13.47 Ac.





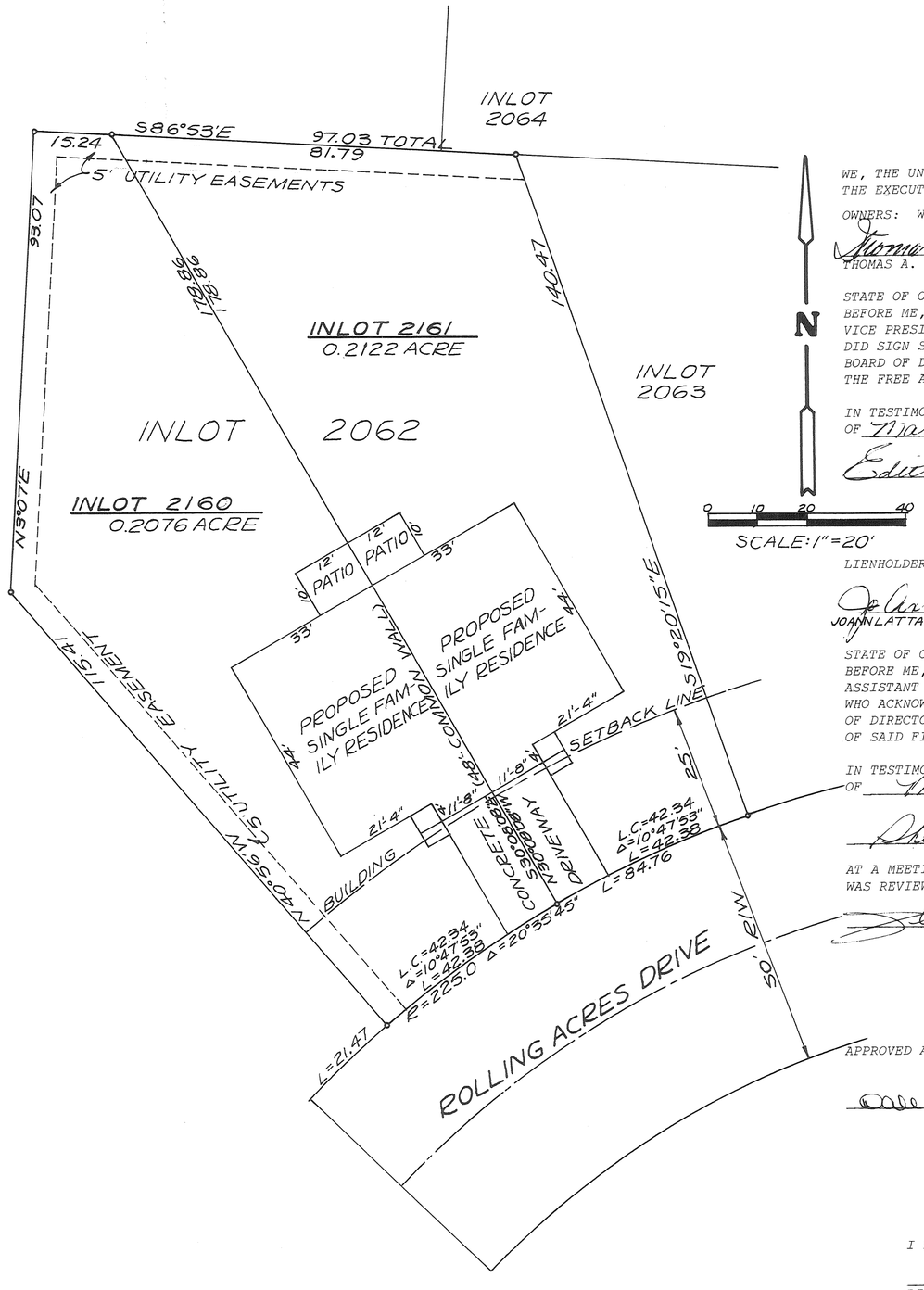
R/W PLAN SR-48 STA. 0+00 TO STA. 20+00 SHEET 1 OF 1

REPLAT OF INLOT 2062 - TIPP CITY, OHIO

PLAT BOOK 13, PAGE 129
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 30TH DAY OF MARCH, 1983 AT 11:45 A.M.

FILE NO. 22988 FEE: $ 8.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER



DESCRIPTION

BEING A REPLAT OF INLOT 2062 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, AS SHOWN ON WILLOW GLEN - SECTION ONE, WHICH IS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 12, PAGE 105. SAME BEING A PART 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.

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

OWNERS: WILLOW GLEN DEVELOPMENT, INC.

Thomas A. Thompson — THOMAS A. THOMPSON, PRESIDENT
Nelson C. Borchers — NELSON C. BORCHERS VICE PRESIDENT
Edith J. Wilson — WITNESS
Beverly Davis — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THOMAS A. THOMPSON, PRESIDENT AND NELSON C. BORCHERS VICE PRESIDENT OF WILLOW GLEN DEVELOPMENT, INC., THE CORPORATION WHO 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 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 29 DAY OF March, 1983.

Edith J. Wilson NOTARY PUBLIC — MY COMMISSION EXPIRES Aug. 21, 1985

LIENHOLDER: FIRST NATIONAL BANK & TRUST CO.

JoAnn Latta — JOANN LATTA ASST. VICE PRESIDENT
Frank R. Wagner — FRANK WAGNER, ASST. VICE PRESIDENT
Sheila A. Hendrix — WITNESS
Joan M. Ebner — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JOANN LATTA ASST. VICE PRESIDENT AND FRANK WAGNER, ASSISTANT VICE PRESIDENT OF FIRST NATIONAL BANK & TRUST CO., A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING REPLAT 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 FIRST NATIONAL BANK & TRUST CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 29 DAY OF March, 1983.

Sheila A. Hendrix NOTARY PUBLIC — MY COMMISSION EXPIRES September 24, 1987

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 28th DAY OF MARCH, 1983, THIS REPLAT WAS REVIEWED AND APPROVED.

[illegible] CHAIRMAN — Renee F. Gerbracy SECRETARY

APPROVED AND TRANSFERRED THIS 30th DAY OF March, 1983.

Dale E. Davis MIAMI COUNTY AUDITOR — BY Kathy Waymire DEPUTY AUDITOR

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

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

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

GRANTEES AGREE THAT PROPERTIES SHARING A COMMON WALL AND ROOF, SHALL MUTUALLY AGREE TO EXTERIOR COLORS, MATERIALS, AND MAINTENANCE AND REPAIR OF SAID PROPERTIES. GRANTEES AGREE THAT ANY COSTS OF SAID MAINTENANCE AND REPAIR SHALL BE DIVIDED EQUALLY AMONG GRANTEES.

REPLAT OF INLOT 2062 TIPP CITY, OHIO		
WILLOW GLEN DEVELOPMENT, INC. TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513) 339-5331		
DATE	DRAWN BY: TRACED BY: Rwk CHECKED BY:	SHEET NO.
28 MAR 1983	SCALE: 1" = 20'	1/1

PLAT BOOK 13 PAGE 130
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 31ST DAY OF
MARCH, 1983 AT 2:30 P.M.

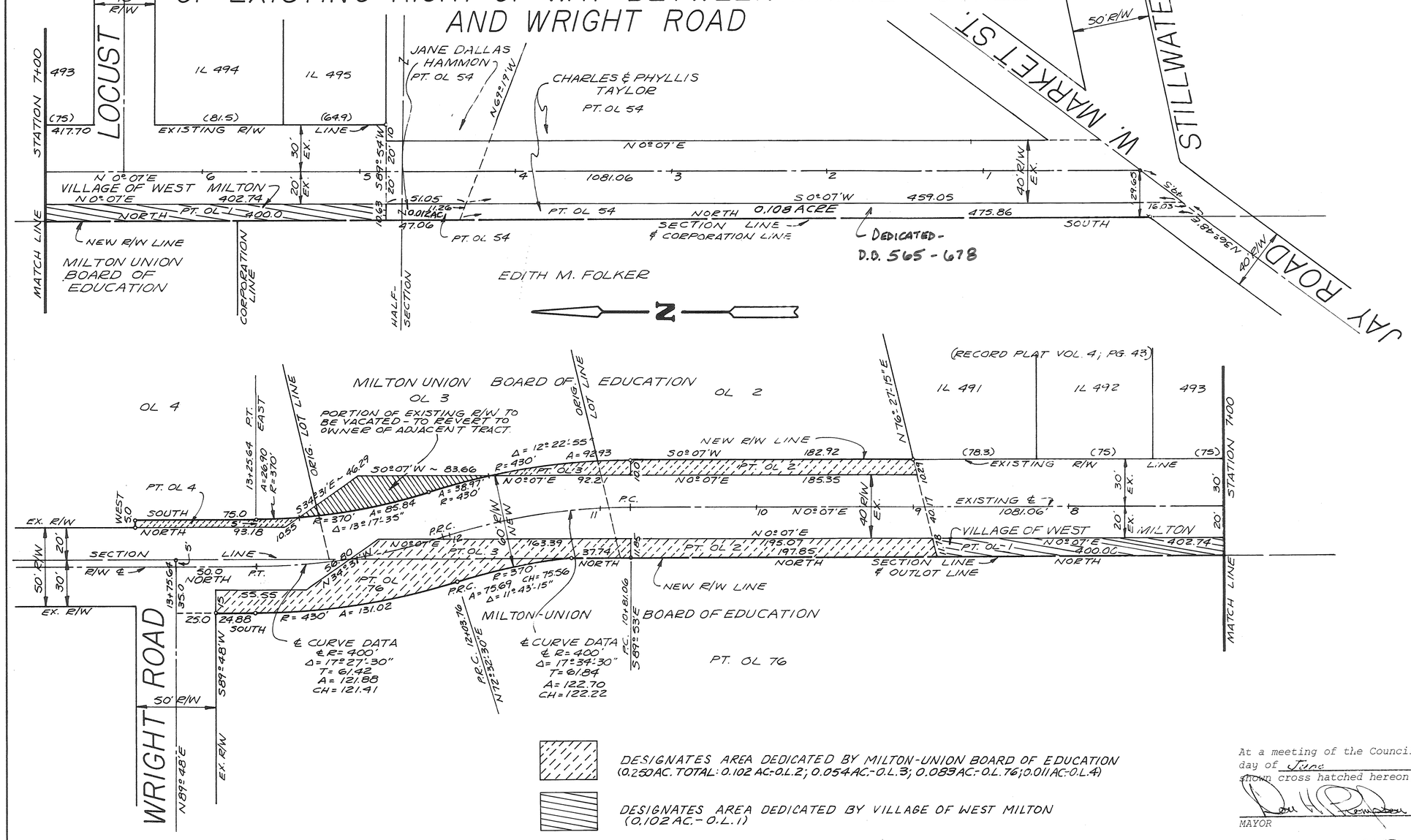
FILE NO. 23052 FEE: $ 8.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

WEST MILTON, OHIO

JAY STREET IMPROVEMENTS

DEDICATION OF ADDITIONAL RIGHT-OF-WAY AND VACATION OF EXISTING RIGHT-OF-WAY BETWEEN MARKET STREET AND WRIGHT ROAD



DESIGNATES AREA DEDICATED BY MILTON-UNION BOARD OF EDUCATION (0.250 AC. TOTAL: 0.102 AC.-O.L.2; 0.054 AC.-O.L.3; 0.083 AC.-O.L.76; 0.011 AC.-O.L.4)

DESIGNATES AREA DEDICATED BY VILLAGE OF WEST MILTON (0.102 AC.-O.L.1)

DESIGNATES AREA VACATED (0.031 AC. TOTAL: 0.030 AC.-O.L.3; 0.001 AC. O.L.4)

At a meeting of the Council of the Village of West Milton, Ohio held this 9th day of June, 1981, the vacation of the portion of Jay Road shown cross hatched hereon, was approved and accepted by Ordinance No. CM-587

Don H. Thompson
MAYOR

Sue A. Tomlinson
CLERK OF COUNCIL

Transferred this 31ST day of MARCH, 1983.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY Sharon Brookey
DEPUTY AUDITOR

We, the undersigned being all of the owners and lien holders of the area shown hereon to be used for additional right-of-way for Jay Street, hereby accept this plat of same and dedicate the streets, ways, commons and right-of-ways shown on this plat to the public use forever.

Don H. Thompson
DONALD H. THOMPSON, MAYOR
VILLAGE OF WEST MILTON

Sue Tomlinson
SUE TOMLINSON, CLERK
VILLAGE OF WEST MILTON

Sherri Reynolds
WITNESS

Catherine A. Fisher
WITNESS

Larry M. Dehus
LARRY M. DEHUS, PRESIDENT
MILTON UNION BOARD OF EDUCATION

Stephen J. Dehus
WITNESS

Vicki J. Dehus
WITNESS

STATE OF OHIO, ss:
Be it remembered that on this 9 day of June, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally came the above signed parties, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have set my hand and notarial seal on the day and date above written.

Robert E. Thimmesch
NOTARY PUBLIC

MY COMMISSION EXPIRES

ROBERT E. THIMMESCH, Notary Public
In and for Miami & Montgomery Counties, Ohio
My Commission Expires January 16, 1984

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

I HEREBY CERTIFY THIS DEDICATION AND VACATION PLAT TO BE CORRECT AS SHOWN HEREON. IRON PINS OR SPIKES HAVE BEEN SET AT ALL POINTS SHOWN.

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

JAY STREET IMPROVEMENT, WEST MILTON, OHIO
DEDICATION OF ADDITIONAL RIGHT-OF-WAY AND VACATION OF EXISTING RIGHT-OF-WAY BETWEEN MARKET STREET AND WRIGHT ROAD

PREPARED BY:
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
12½ WEST MAIN STREET, TROY, OHIO 45373
PHONE: (513) 339-5331

DATE	DRAWN BY: sdl	SHEET NO.
20 MAY 1981	TRACED BY: sdl	1/1
	CHECKED BY: rwk	
	SCALE: 1" = 50'	

RECEIVED
3:38 O'CLOCK P M
MAR 31 1983
FEE 6.12
JANET E. CAIN
RECORDER, MIAMI COUNTY, OHIO

23073
Janet E. Cain
Recorder

Plat Book 13 pg 131

SEE -
VOLUME NO-24
PLAT NO-160
MIAMI COUNTY
ENGINEERS
RECORD OF LAND
SURVEYS
DATED 2-1973
4.994 ACRES

ST. JOHNS CATHOLIC CEMETERY

TIPP CITY, OHIO

BY A. MARTIN & ROBERT B. JACKSON

OCT. 1981

NOT TO SCALE, CORNER STONES ALL LOCATED.

LOT SIZES VARY NORTH 2½ ACRES OF LAND SURVEY 4.994 ACRES

N

EVANSTON ROAD

BABY GRAVE

HALF LOTS

20'

* BABY GRAVES 1/2 SECTION (48)

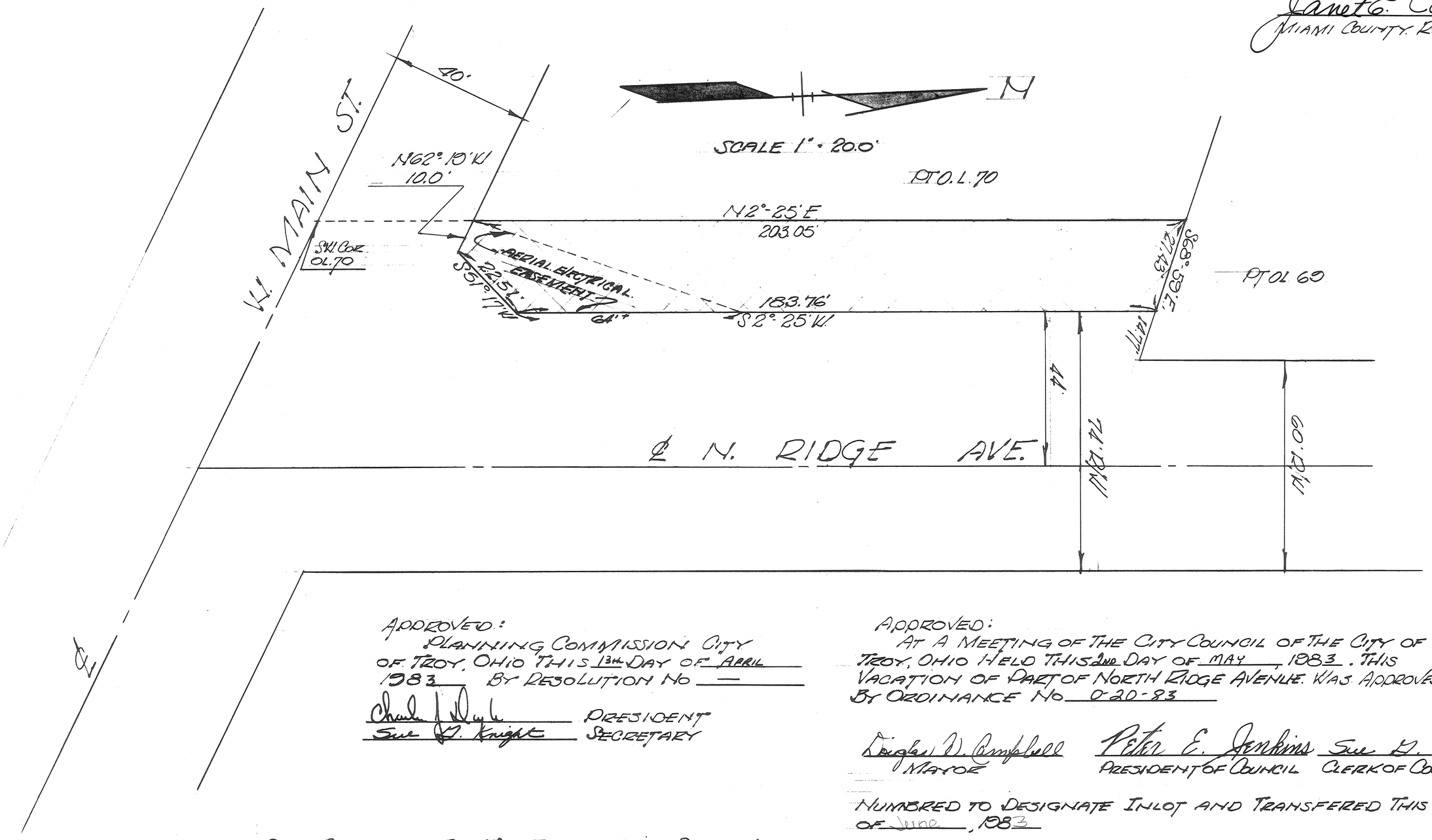
EPPING

	FITE
VOSARD	WICK
WALLACE	CARELSON
MAGNESS	MCAAMEE
HEITKAMP	NATREN
DOCK	SHANER

BOOK 13 PAGE 132
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS.
FILE No. 24737
RECEIVED FOR RECORD 9:23 AM JUNE 13, 1983
TIME DATE

FEE $21.60 Janet E. Cain
MIAMI COUNTY RECORDER

VACATION OF PART OF NORTH RIDGE AVE



APPROVED:
PLANNING COMMISSION CITY OF TROY, OHIO THIS 13th DAY OF APRIL 1983 BY RESOLUTION NO —

Charles J. Dyke PRESIDENT
Sue G. Knight SECRETARY

APPROVED:
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 2ND DAY OF MAY, 1983. THIS VACATION OF PART OF NORTH RIDGE AVENUE WAS APPROVED BY ORDINANCE NO 0-20-83

Douglas D. Campbell MAYOR
Peter E. Jenkins PRESIDENT OF COUNCIL
Sue G. Knight CLERK OF COUNCIL

NUMBERED TO DESIGNATE IN LOT AND TRANSFERED THIS 13th DAY OF June, 1983

Dale E. Davis
MIAMI COUNTY AUDITOR
Kathy Waymire
DEPUTY AUDITOR

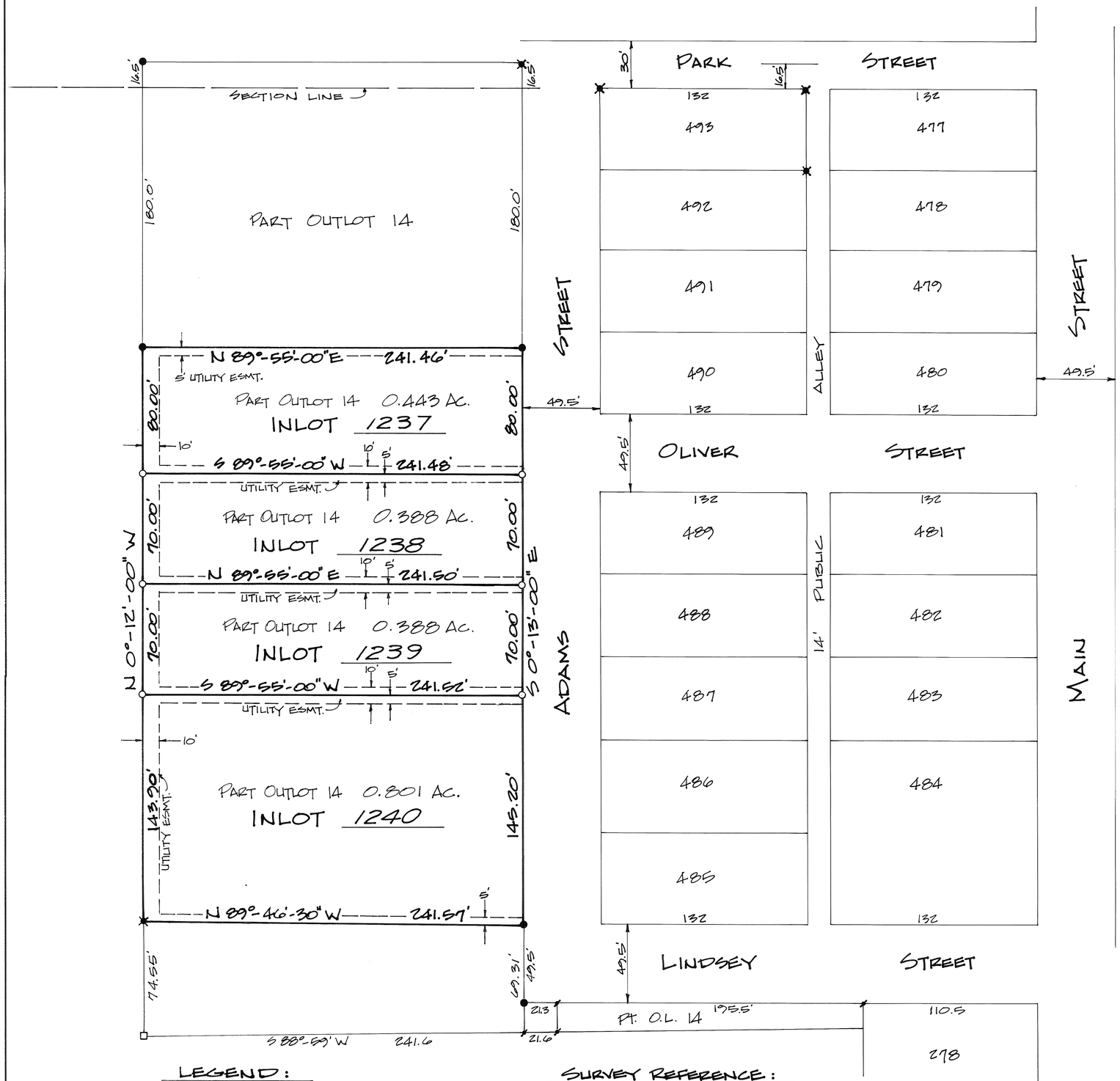
PLAT PREPARED BY THE ENGINEERING DEPARTMENT CITY OF TROY FROM RECORDS WITHIN THE OFFICE AND
RECORD PLAT BK. 4; PG. 74 (1946)
LOT SURVEY VOL. 4; PG 127 (1952)
LOT SURVEY VOL. 7; PG 29 (1959)
LOT SURVEY VOL. 13 PG 36 (1974)
LOT SURVEY VOL. 14 PG 93 (1977)
LOT SURVEY VOL. 2 PG 107 (1941)

Robert Roth
CITY ENGR. P.S. 077 REG. SUR. # 4690

FINFROCK REPLAT PART OUTLOT 14

VILLAGE OF COVINGTON OHIO

RECORD BK. 13 PAGE 133
MIAMI COUNTY RECORDER'S PLAT
RECORDS JUNE 16, 1983
REC'ED FOR RECORD @ 3:46 P.M.
FILE № 24852 FEE $21.60
Janet E. Cain
MIAMI COUNTY RECORDER



LEGEND:
- ○ IRON PIN SET
- ● IRON PIN FOUND
- IRON PIPE FOUND
- ★ AXLE FOUND
- □ STONE FOUND

SURVEY REFERENCE:
LOT SURVEY VOL. 14, PG. 12

BEING A REPLAT OF PART OF OUTLOT 14 IN COVINGTON, OHIO AQUIRED BY FINFROCK CONSTRUCTION CO. INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 519 PAGE 419. (2.021 AC.)

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

OWNERS: FINFROCK CONSTRUCTION CO. INC.

Thomas Finfrock
THOMAS FINFROCK, PRESIDENT

Thomas J. Manson
WITNESS

Richard T. McMahon Jr.
WITNESS

STATE OF OHIO - COUNTY OF MIAMI

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THOMAS FINFROCK, PRESIDENT OF FINFROCK CONSTRUCTION CO. INC. WHO EXECUTED THE FORGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH 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 COVINGTON OHIO THIS 13th DAY OF June 1983.

Richard V. Grimes Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES

RICHARD V. GRIMES, JR.
NOTARY PUBLIC
My Commission Has No Expiration Date
Section 147.03 R.C.

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 13 DAY OF June, 1983, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT

SECRETARY

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 16th DAY OF June 1983.

Dale E. Davis
MIAMI COUNTY AUDITOR

DEPUTY AUDITOR

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

Richard W. Klockner
RICHARD W. KLOCKNER, P.S. #4370

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED SURVEYOR

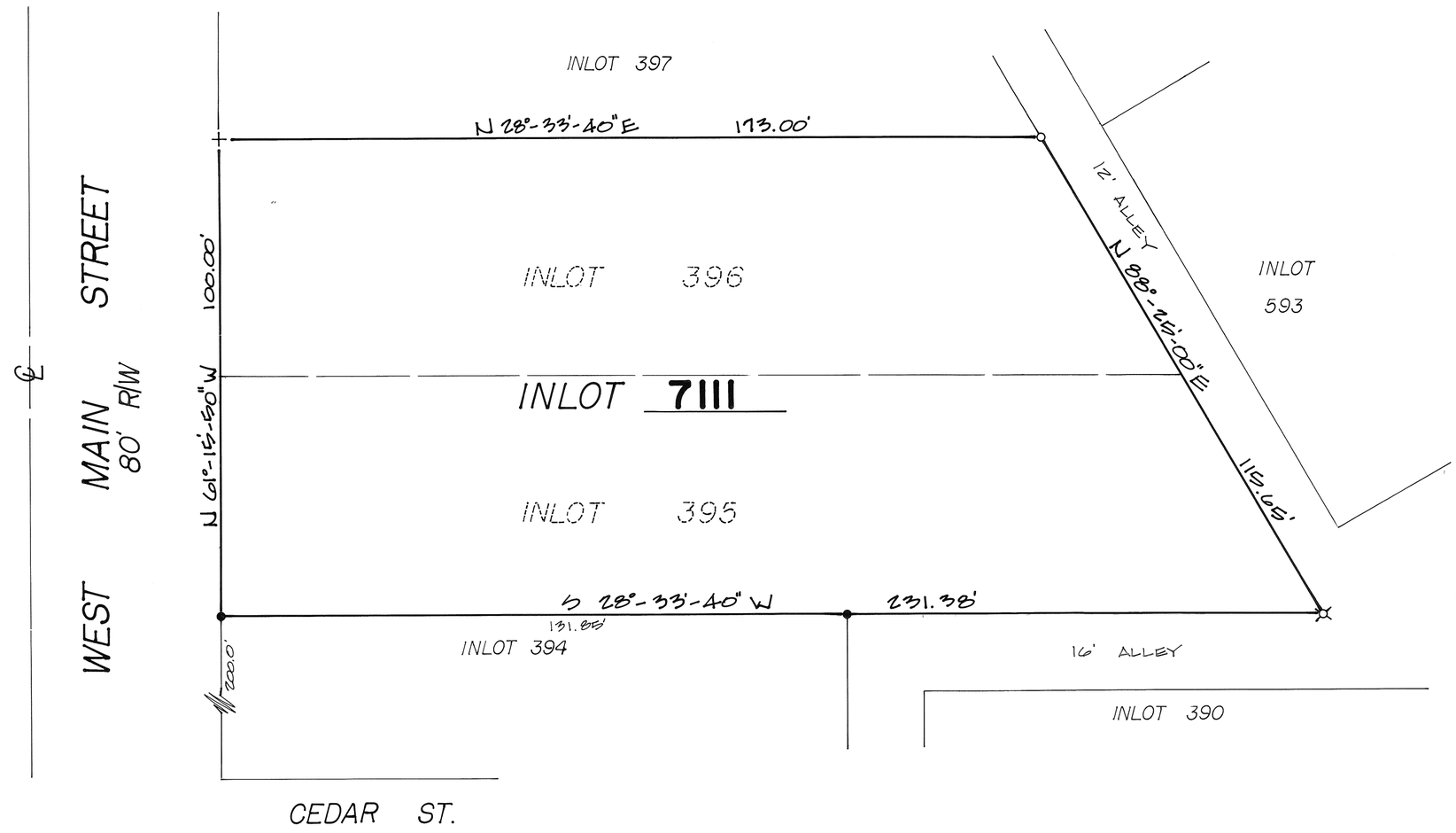
REPLAT PART OUTLOT 14 THOMAS FINFROCK COVINGTON — OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH.: (513) 339-5331		
DATE 1 JUN 83	DRAWN BY: TRACED BY: MBG CHECKED BY: SCALE: 1" = 50'	SHEET № 1/1

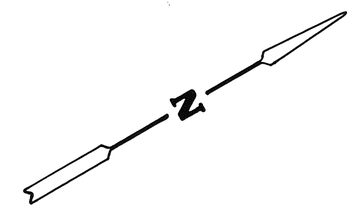
RECORD BOOK 13 PAGE 134
MIAMI COUNTY RECORDER'S PLAT RECORDS. RECEIVED FOR RECORD THIS 14TH DAY OF JULY, 1983. AT 8:52 A.M., FILE NUMBER 25529, FEE $21.60

Janet E. Cain
MIAMI COUNTY RECORDER

REPLAT OF INLOTS 395 AND 396
TROY, OHIO

BEING A REPLAT OF INLOTS 395 AND 396 IN THE CITY OF TROY, MIAMI COUNTY, OHIO-ACQUIRED BY CHARLES HATHAWAY JR., WILLIAM P. MARINO JR. AND JOS. B. MARSH, dba MHM CO. BY DEEDS FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 566; PAGES 889 AND 905...





SCALE: 1" = 20'

0 10 20 30

BEARINGS TAKEN FROM VOL. 14, PG. 26 MIAMI CO. ENGINEER'S RECORD OF LOT SURVEYS

LEGEND:
- ● IRON PIN FOUND
- ○ IRON PIN SET
- ⌘ R.R. SPIKE SET
- + CUT CROSS IN CONC. WALL

SURVEY REFERENCES:
- VOL. 10, PG. 187 MIAMI COUNTY ENGINEER'S
- VOL. 14, PG. 26 RECORD OF LOT SURVEYS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13TH DAY OF JULY 1983, THIS REPLAT WAS REVIEWED AND APPROVED.

Charles J. Hyde — CHAIRMAN
Sue D. Knight — SECRETARY

NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 14th DAY OF July 1983.

Dale E. Davis — DALE E. DAVIS, AUDITOR
BY: Kathy Haymire — DEPUTY

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

Charles Hathaway Jr.

WITNESS — WITNESS

STATE OF OHIO: COUNTY OF COSHOCTON S.S
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO PERSONALLY APPEARED WILLIAM MARINO, JR. AND JOSEPH MARSH AND CHARLES HATHAWAY JR. 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 COSHOCTON, OHIO THIS 8TH DAY OF JULY 1983.

Brenda J. Barringer — NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-16-85

REPLAT OF INLOTS 395 AND 396 FOR MHM COMPANY

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

Richard W. Klockner
PROFESSIONAL SURVEYOR # 4370

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 REGISTERED SURVEYOR

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING - LAND SURVEYING
16 EAST WATER ST. TROY, O.
PH. # 339-5331

NOTE: THIS PLAT SUPERCEDED BY RECORD PLAT BOOK 13 PAGE 136

ASH GROVE SUBDIVISION SECTION 3

PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWN 4, RANGE 6, MONROE TOWNSHIP, MIAMI COUNTY, OHIO. BEING A SUBDIVISION CONTAINING 11.162 ACRES OF A TOTAL OF 160.00 ACRES ACQUIRED BY SIDNEY JOE EIDEMILLER BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED RECORDS BOOK 418, PAGE 193.

PLAT BOOK 13 PAGE 135
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20TH DAY OF JULY, 1983 AT 12:58 P.M.
FILE NO. 25702 FEE: $ 21.60

Janet E. Cain Recorder by Doral Whitmer Deputy
JANET E. CAIN, 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, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWERS, 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:

Sidney Joe Eidemiller — SIDNEY JOE EIDEMILLER — Judith Force, WITNESS — Harry E. Roediger, WITNESS

Linda A. Eidemiller — LINDA A. EIDEMILLER — Judith Force, WITNESS — Harry E. Roediger, WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

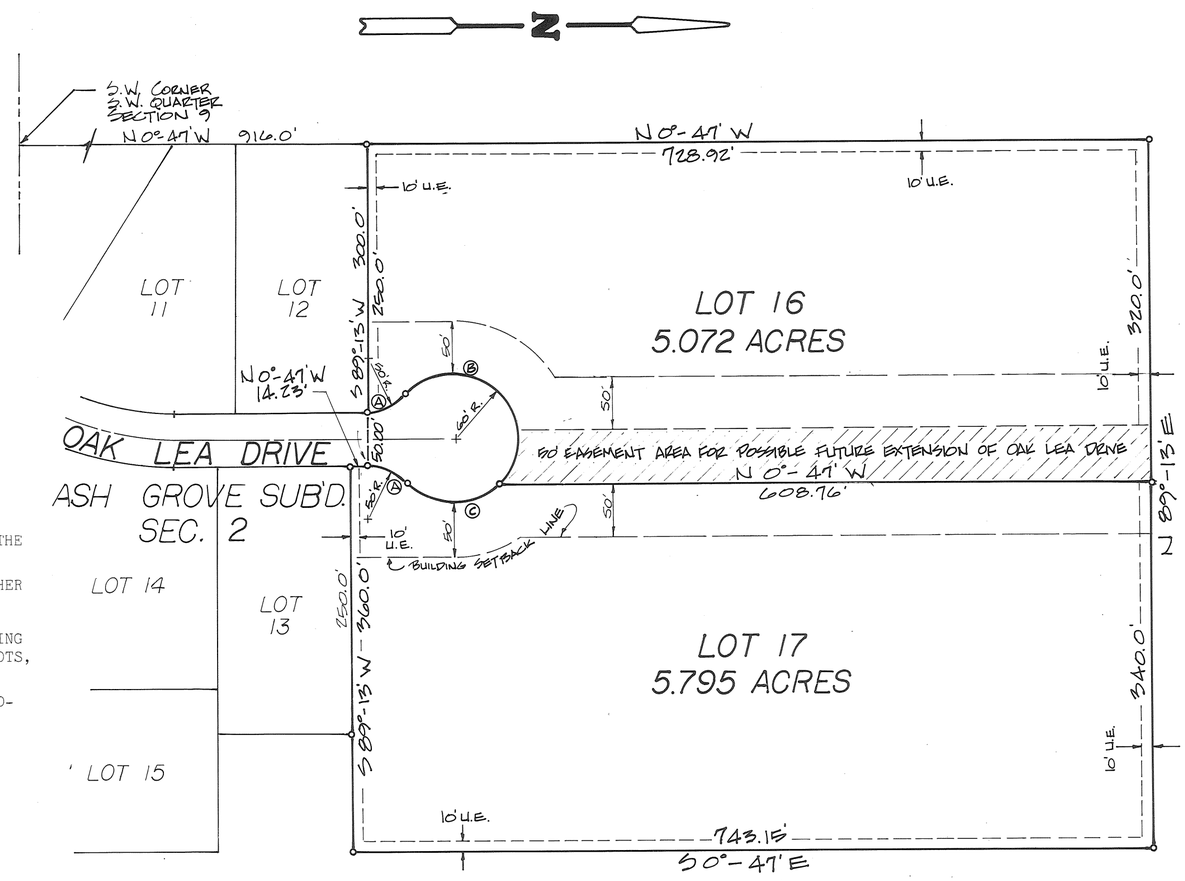
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, ON THIS 30TH DAY OF June, 1983.

Harry E. Roediger NOTARY PUBLIC — MY COMMISSION EXPIRES

HARRY E. ROEDIGER
Notary Public, State of Ohio
My Commission Expires February 16, 1985
Recorded in Miami County

COVENANTS AND RESTRICTIONS

1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS.
2. NO DWELLING SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION WITH LESS THAN 1200 SQUARE FEET UNDER ROOF EXCLUSIVE OF OPEN PORCHES AND A MINIMUM OF A TWO CAR GARAGE.
3. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR SIDE ROAD LINE, THAN THE BUILDING SETBACK LINE SHOWN ON THIS RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN TWENTY (20) FEET TO ANY INTERIOR LOT LINE.
5. NO SIGN 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 SIX (6) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGN BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
6. ANY BUILDING SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION.
7. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. NO FENCE, WALL, HEDGE, OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY ROAD RIGHT-OF-WAY LINE THAN THE BUILDING SETBACK LINE.
9. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND MAY BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
10. THESE RESTRICTIONS AND COVENANTS 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 OF THE OWNERS OF ALL OF THE LOTS, EACH OWNER HAVING ONE VOICE VOTE FOR EACH SEPARATE LOT.
11. INVALIDATION OF ANY ONE OF THE 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.



CURVE DATA

CURVE	RADIUS	ANGLE	LENGTH
A	50.00'	47°-00-50"	41.03'
B	60.00'	185°-36-05"	194.36
C	60.00'	88°-26-35"	92.60'

APPROVAL

THIS PLAT REVIEWED AND APPROVED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 12TH DAY OF JULY, 1983.

J. L. P. Hagman — CHAIRMAN — Judith A. Gillebard — SECRETARY

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 19TH DAY OF JULY, 1983.

George R. Mote — CHAIRMAN — Gary B. Cline — SECRETARY

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 18TH DAY OF JULY, 1983.

Douglas L. Christian — MIAMI COUNTY ENGINEER

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 20TH DAY OF JULY, 1983. (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.)

Don Hart — MIAMI COUNTY COMMISSIONER — Robert J. Dawson — MIAMI COUNTY COMMISSIONER — Richard J. Hauer — MIAMI COUNTY COMMISSIONER

TRANSFERRED THIS 20TH DAY OF July, 1983.

Dale E. Davis — MIAMI COUNTY AUDITOR — BY: Kathy J. Waymire — DEPUTY AUDITOR

DRAINAGE NOTE

ALL LOT GRADING AND DRAINAGE SHALL BE AWAY FROM THE EXTENSION OF OAK LEA DRIVE.

I HEREBY CERTIFY THIS SUBDIVISION PLAT TO BE CORRECT AS SHOWN HEREON. ALL CURVES ARE MEASURED ON THE ARC. IRON PINS ARE SET AT ALL LOT CORNERS.

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

STATE OF OHIO — RICHARD W. KLOCKNER — 4370

ASH GROVE SUBDIVISION - SECTION 3 MONROE TOWNSHIP, MIAMI COUNTY, OHIO		
SIDNEY JOE EIDEMILLER TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: MBS TRACED BY: CHECKED BY: RWK	SHEET NO.
27 JUN 1983	SCALE: 1" = 100'	1/1

NOTE: THIS PLAT SUPERCEDES RECORD PLAT BOOK 13 PAGE 135

ASH GROVE SUBDIVISION SECTION 3

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 9; TOWN 4; RANGE 6E; MONROE TOWNSHIP, MIAMI COUNTY, OHIO. BEING A SUBDIVISION CONTAINING 11.162 ACRES OF A TOTAL OF 27.077 ACRES ACQUIRED BY S. JOE EIDEMILLER BY DEED FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 567; PAGE 528.

PLAT BOOK 13 PAGE 136
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 2ND DAY OF AUGUST, 1983 AT 3:40 P.M.
FILE NO. 26035 FEE: $21.60

Janet E. Cain
JANET E. CAIN, 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, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWERS, 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:

Sidney Joe Eidemiller — SIDNEY JOE EIDEMILLER
Judith Force — WITNESS
Harry E. Roediger — WITNESS

Linda A. Eidemiller — LINDA A. EIDEMILLER
Judith Force — WITNESS
Harry E. Roediger — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

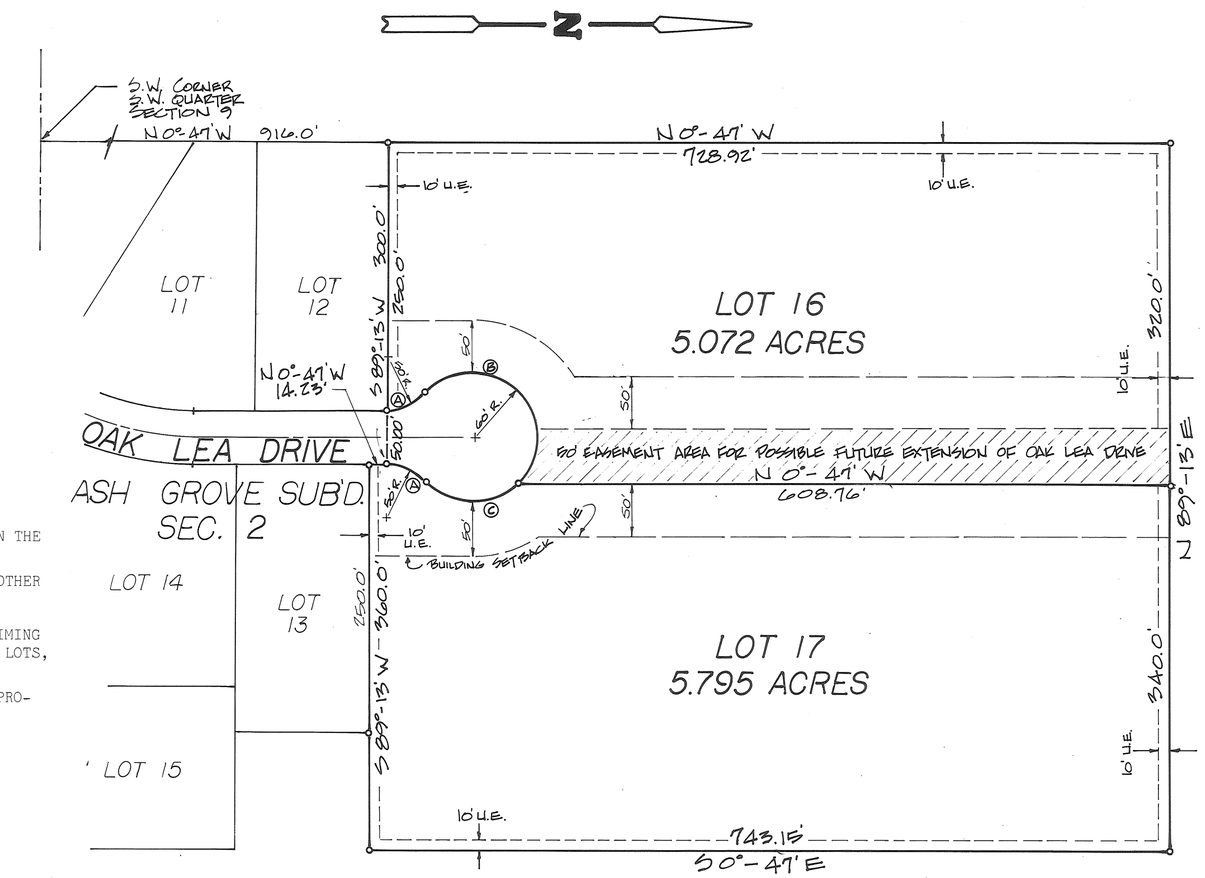
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, ON THIS 30th DAY OF June, 1983.

Harry E. Roediger NOTARY PUBLIC — MY COMMISSION EXPIRES

HARRY E. ROEDIGER
Notary Public, State of Ohio
My Commission Expires February 16, 1985
Recorded in Miami County

COVENANTS AND RESTRICTIONS

1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS.
2. NO DWELLING SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION WITH LESS THAN 1200 SQUARE FEET UNDER ROOF EXCLUSIVE OF OPEN PORCHES AND A MINIMUM OF A TWO CAR GARAGE.
3. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR SIDE ROAD LINE, THAN THE BUILDING SETBACK LINE SHOWN ON THIS RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN TWENTY (20) FEET TO ANY INTERIOR LOT LINE.
5. NO SIGN 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 SIX (6) SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGN BY A BUILDER TO ADVERTISE THE STRUCTURE DURING CONSTRUCTION.
6. ANY BUILDING SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION.
7. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. NO FENCE, WALL, HEDGE, OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY ROAD RIGHT-OF-WAY LINE THAN THE BUILDING SETBACK LINE.
9. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND MAY BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
10. THESE RESTRICTIONS AND COVENANTS 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 OF THE OWNERS OF ALL OF THE LOTS, EACH OWNER HAVING ONE VOICE VOTE FOR EACH SEPARATE LOT.
11. INVALIDATION OF ANY ONE OF THE 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.



CURVE DATA

CURVE	RADIUS	ANGLE	LENGTH
A	50.00'	47°-00-50"	41.03'
B	60.00'	186°-36-05"	194.36'
C	60.00'	88°-26-35"	92.60'

APPROVAL

THIS PLAT REVIEWED AND APPROVED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 12th DAY OF JULY, 1983.

CHAIRMAN — SECRETARY

THIS PLAT APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 19TH DAY OF JULY, 1983.

George R. Mote — CHAIRMAN
Gary B. Cline — SECRETARY

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 18th DAY OF JULY, 1983.

Douglas L. Christian — MIAMI COUNTY ENGINEER

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 20th DAY OF JULY, 1983. (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.)

Don Hart — MIAMI COUNTY COMMISSIONER
Robert Lawson — MIAMI COUNTY COMMISSIONER
Richard J. Hue — MIAMI COUNTY COMMISSIONER

TRANSFERRED THIS 20th DAY OF July, 1983.

Dale E. Davis — MIAMI COUNTY AUDITOR — BY: Kathy A. Waymire — DEPUTY AUDITOR

TRANSFER NOT NECESSARY
Aug. 2 1983
DALE E. DAVIS, AUDITOR
MIAMI COUNTY, OHIO

DRAINAGE NOTE

ALL LOT GRADING AND DRAINAGE SHALL BE AWAY FROM THE EXTENSION OF OAK LEA DRIVE.

I HEREBY CERTIFY THIS SUBDIVISION PLAT TO BE CORRECT AS SHOWN HEREON. ALL CURVES ARE MEASURED ON THE ARC. IRON PINS ARE SET AT ALL LOT CORNERS.

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

STATE OF OHIO — RICHARD WILLIS KLOCKNER

ASH GROVE SUBDIVISION - SECTION 3 MONROE TOWNSHIP, MIAMI COUNTY, OHIO		
SIDNEY JOE EIDEMILLER TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: MBS TRACED BY: CHECKED BY: RWK	SHEET NO.
27 JUN 1983	SCALE: 1" = 100'	1/1

MIAMI COUNTY INDUSTRIAL PARK·SECTION 3

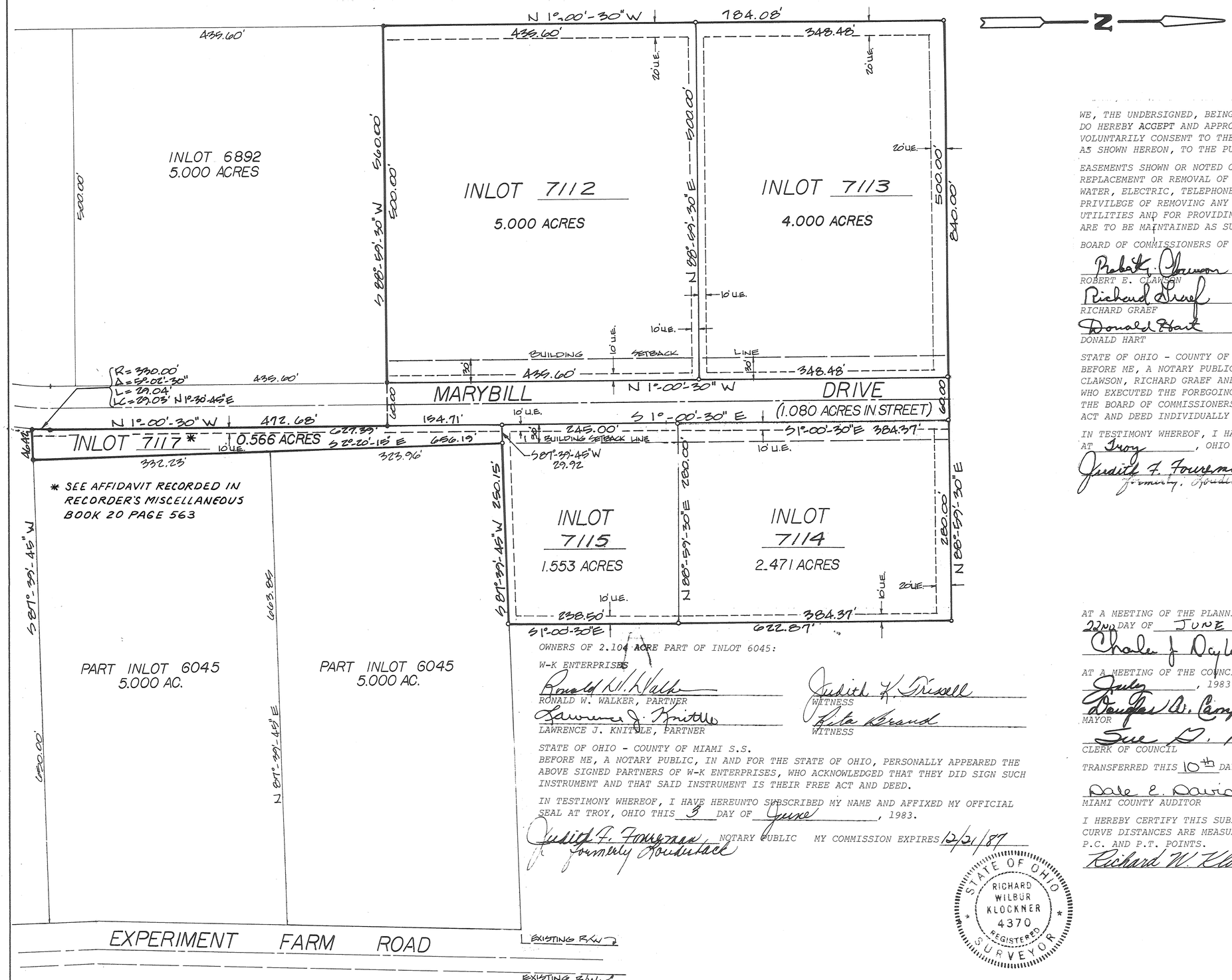
BEING A REPLATTED SUBDIVISION CONTAINING A TOTAL OF 14.104 ACRES OF INLOT 6045 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, ACQUIRED BY THE BOARD OF COMMISSIONERS OF MIAMI COUNTY BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 142, PAGE 222. 2.104 ACRES OF SAID 14.104 ACRES ACQUIRED BY W-K ENTERPRISES BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 567, PAGE 304.

PLAT BOOK 13 PAGE 137
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 10TH DAY OF AUGUST, 1983 AT 3:53 P.M.

FILE NO. 26261 FEE: $21.60

Janet E. Cain, Recorder by Dora W. Sitzner, Deputy
JANET E. CAIN, MIAMI COUNTY RECORDER

LEGEND
o - 5/8" IRON PIN SET
● - 5/8" IRON PIN FOUND



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

Robert E. Clawson — ROBERT E. CLAWSON
Richard Graef — RICHARD GRAEF
Donald Hart — DONALD HART

Judith K. Frisell — WITNESS
Rita Brand — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ROBERT E. CLAWSON, RICHARD GRAEF AND DONALD HART, 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 3 DAY OF June, 1983.

Judith F. Fourseman (formerly Houdeshack) NOTARY PUBLIC MY COMMISSION EXPIRES 12/21/87

OWNERS OF 2.104 ACRE PART OF INLOT 6045:

W-K ENTERPRISES

Ronald W. Walker — RONALD W. WALKER, PARTNER
Lawrence J. Knittle — LAWRENCE J. KNITTLE, PARTNER

Judith K. Frisell — WITNESS
Rita Brand — WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTNERS OF W-K ENTERPRISES, 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 3 DAY OF June, 1983.

Judith F. Fourseman (formerly Houdeshack) NOTARY PUBLIC MY COMMISSION EXPIRES 12/21/87

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22ND DAY OF JUNE, 1983, THIS PLAT WAS REVIEWED AND APPROVED.

Charles J. Doyle — PRESIDENT
Sue D. Knight — SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF July, 1983, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-24-83

Douglas A. Campbell — MAYOR
Peter E. Jenkins — PRESIDENT OF COUNCIL
Sue D. Knight — CLERK OF COUNCIL

TRANSFERRED THIS 10th DAY OF Aug., 1983.

Dale E. Davis — MIAMI COUNTY AUDITOR
BY: Kathy Waymire — 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.

THE RESTRICTIVE COVENANTS AND DEVELOPMENT STANDARDS FOR THIS DEVELOPMENT SHALL BE THE SAME AS SHOWN ON MIAMI COUNTY INDUSTRIAL PARK - SECTION 1, WHICH IS FILED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 12, PAGES 48 AND 48A.

MIAMI COUNTY INDUSTRIAL PARK - SECTION 3 TROY, OHIO		
BOARD OF COMMISSIONERS OF MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513) 339-5331		
DATE	DRAWN BY: MBS TRACED BY: MBS CHECKED BY: RWK	SHEET NO.
2 JUN 1983	SCALE: 1" = 100'	1/1

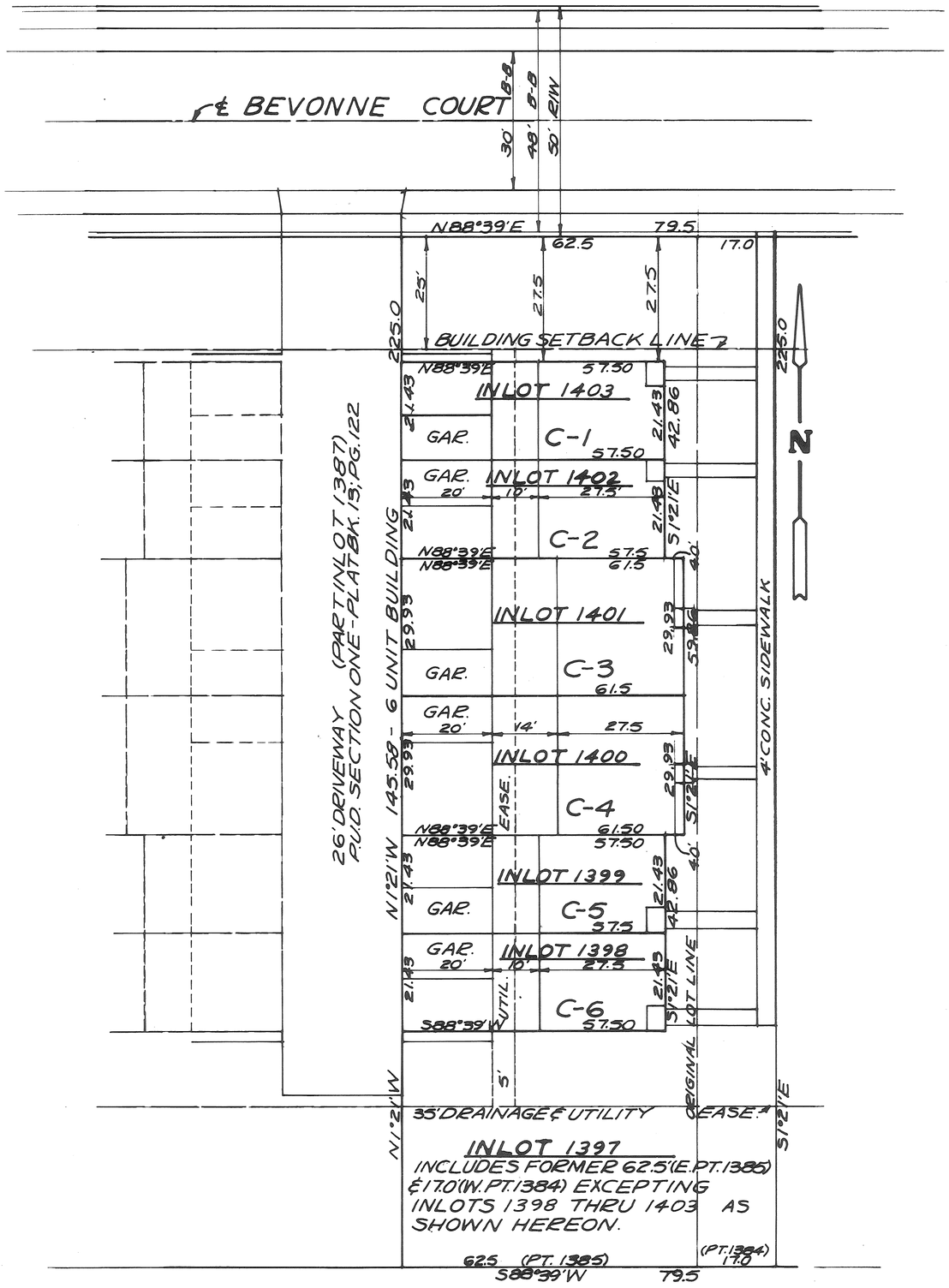
PRINCETON SQUARE VILLAGE - P.U.D. SECTION TWO
WEST MILTON, OHIO

PLAT BOOK 13 PAGE 138
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF
AUGUST, 1983 AT 10:23 A.M.

FILE NO. 26369 FEE: $ 21.60

Janet E. Cain, Recorder by Donald Witmer, Deputy
JANET E. CAIN, MIAMI COUNTY RECORDER

BEING A PLANNED UNIT DEVELOPMENT, AS DEFINED BY THE PLANNING AND ZONING REGULATIONS OF THE MUNICIPALITY OF WEST MILTON, OHIO, CONSISTING OF A TOTAL OF 0.411 ACRES OF WHICH 0.323 ACRES IS THE EAST PART OF INLOT 1385 AND 0.088 ACRES IS THE WEST PART OF INLOT 1384 AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 13, PAGE 39, SAME BEING ACQUIRED BY PRINCETON SQUARE VILLAGE, INC., BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 567/567, PAGE 938/940.



WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED AS A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH REQUIREMENTS OF THE MUNICIPALITY OF WEST MILTON, OHIO, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND THE GOVERNING REGULATIONS AND RESTRICTIONS AS SET FORTH IN THE PRINCETON SQUARE VILLAGE, INC. OWNERS AGREEMENT.

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: PRINCETON SQUARE VILLAGE, INC.

Donovan R. Herres — DONOVAN R. HERRES, SECRETARY-TREASURER
Shirley J. Jackson — WITNESS
Brenda Apple — WITNESS

Elmer C. Horman — ELMER C. HORMAN, VICE PRESIDENT
Dorothy Black — WITNESS
Jo Faulkner — WITNESS

STATE OF OHIO - COUNTY OF Montgomery S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR Montgomery COUNTY, OHIO, PERSONALLY APPEARED DONOVAN R. HERRES SECRETARY-TREASURER AND ELMER C. HORMAN, VICE PRESIDENT OF PRINCETON SQUARE VILLAGE, INC., 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 PRINCETON SQUARE VILLAGE, INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Englewood, OHIO THIS 9th DAY OF August, 1983.

Marjorie Harwood NOTARY PUBLIC MY COMMISSION EXPIRES August 30, 1984

LIENHOLDERS: BANK OHIO NATIONAL BANK - DAYTON

Sheila J. Petteruti — SHEILA PETTERUTI, BUSINESS DEVELOPMENT OFFICER
Jay E. Swan — WITNESS
Brenda Kay Williamson — WITNESS

Ronald D. Amos — RONALD D. AMOS, COMMERCIAL LOAN OFFICER
Victoria B. Wright — WITNESS
Craig A. Hoschouer — WITNESS

STATE OF OHIO - COUNTY OF Montgomery S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR Montgomery COUNTY, OHIO, PERSONALLY APPEARED SHEILA PETTERUTI, BUSINESS DEVELOPMENT OFFICER AND RONALD D. AMOS, COMMERCIAL LOAN OFFICER OF BANK OHIO NATIONAL BANK - DAYTON, 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 BANK OHIO NATIONAL BANK - DAYTON.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO THIS 11th DAY OF August, 1983.

Christine A. Rafferty NOTARY PUBLIC MY COMMISSION EXPIRES March 1, 1988

THIS PLANNED UNIT DEVELOPMENT PLAT REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF WEST MILTON, OHIO THIS 3rd DAY OF Aug., 1983.

Rosita Long DKH CHAIRMAN
Bill Netzley SECRETARY

TRANSFERRED THIS 16TH DAY OF August, 1983.

Dale E. Davis by: Sharon Brookey MIAMI COUNTY AUDITOR
BY: Sharon Brookey DEPUTY AUDITOR

UNIT NO.	ADDRESS	LOT NO.	PERCENT COMMONS OWNERSHIP
C-1	143 BEVONNE COURT	1403	ONE EQUAL SHARE
C-2	145 BEVONNE COURT	1402	ONE EQUAL SHARE
C-3	147 BEVONNE COURT	1401	ONE EQUAL SHARE
C-4	149 BEVONNE COURT	1400	ONE EQUAL SHARE
C-5	151 BEVONNE COURT	1399	ONE EQUAL SHARE
C-6	153 BEVONNE COURT	1398	ONE EQUAL SHARE

I HEREBY CERTIFY THIS PLANNED UNIT DEVELOPMENT PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON.

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

STATE OF OHIO
RICHARD WILBUR KLOCKNER
4370
REGISTERED
SURVEYOR

PRINCETON SQUARE VILLAGE - P.U.D. SECTION TWO WEST MILTON, OHIO		
PRINCETON SQUARE VILLAGE WEST MILTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH:(513)339-5331		
DATE 3 AUG 83	DRAWN BY: TRACED BY: CHECKED BY: RWK SCALE: 1" = 20'	SHEET NO. 1/1

26889

RECORDER'S PLAT BOOK 13 PAGE 139

TOTAL NUMBER OF
4 OWNERSHIPS
___ TOTAL TAKES
___ OWNERSHIPS WITH STRUCTURES INVOLVED
___ OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL RIGHT OF WAY

Note: All areas are in square feet.

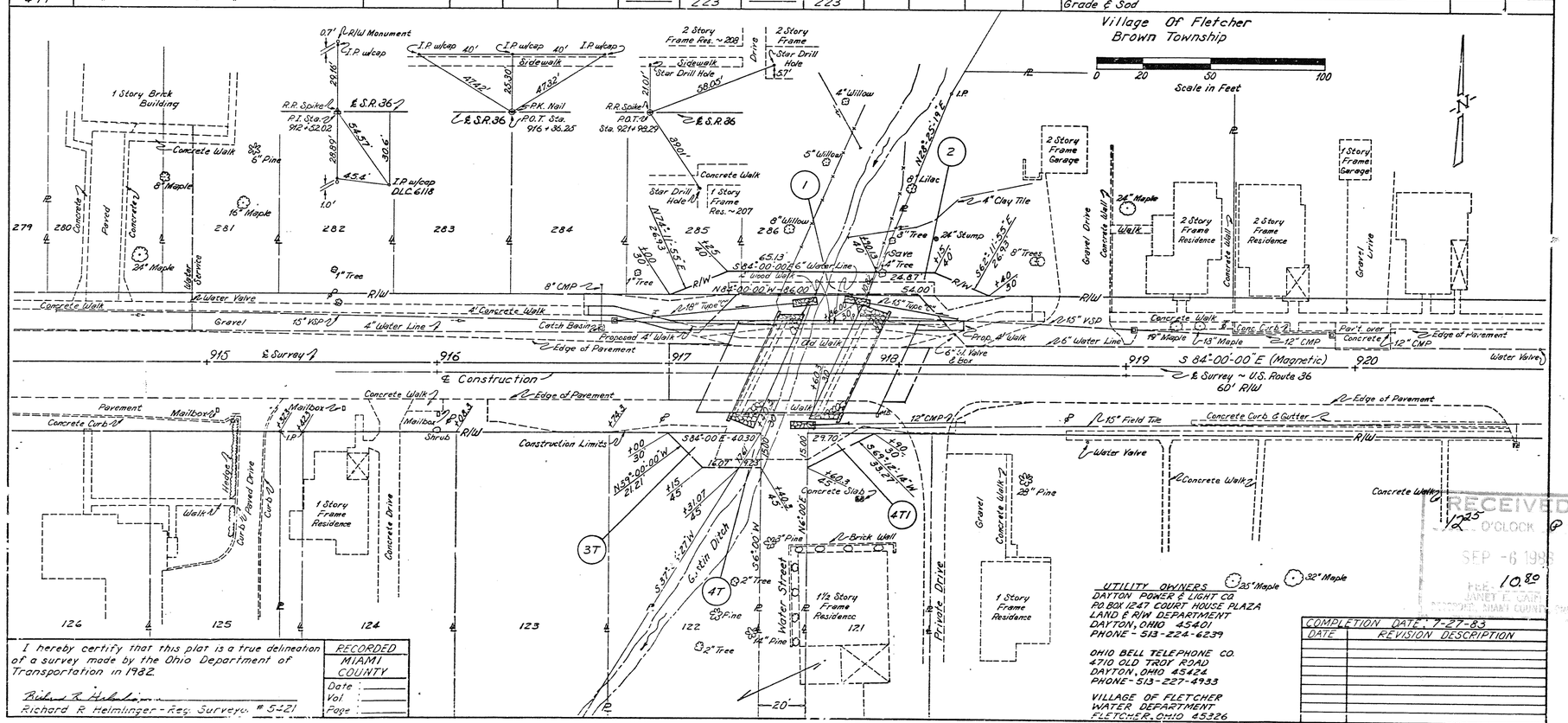
FAST TRACK BRIDGE PLAN
RECEIVED FOR RECORD SEPTEMBER 6, 1983 AT 12:25 O'CLOCK P.M.
FILE NO. 26889 FEE: $ 10.80
Janet E. Cain Recorder by Doris Whitmer
MIAMI COUNTY RECORDER Deputy

FHWA REGION	STATE	PROJECT
5	OHIO	

MIAMI COUNTY
MIA ~ 36 ~ 17.37
JOB # 07324(0)

1/1

PARCEL	OWNER	SHEET NO.	OWNERS BOOK	RECORD PAGE	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	PRO. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS & PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
1	Bruce Sampson & C Jean Sampson		516	838	53852	—	756	—	756		53096					
2	Joyce A. Bell		547	187	14375	—	394	—	394		13981					
3T	Mary Alice Crotinger		563	745	30459	—	423	—	423					Grade & Sod		
4T	Richard Bair & Linda Bair (H&W)		480	32	25901	—	69	—	69					Grade & Sod		
4T1	" " " " "					—	223	—	223					Grade & Sod		



UTILITY OWNERS
DAYTON POWER & LIGHT CO.
PO. BOX 1247 COURT HOUSE PLAZA
LAND & R/W DEPARTMENT
DAYTON, OHIO 45401
PHONE - 513-224-6239

OHIO BELL TELEPHONE CO.
4710 OLD TROY ROAD
DAYTON, OHIO 45424
PHONE - 513-227-4933

VILLAGE OF FLETCHER
WATER DEPARTMENT
FLETCHER, OHIO 45326

COMPLETION DATE: 7-27-83

DATE	REVISION DESCRIPTION

I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 1982.

Richard R. Helmlinger
Richard R. Helmlinger - Reg. Surveyor # 5421

RECORDED
MIAMI COUNTY
Date
Vol
Page

RECEIVED
12:25 O'CLOCK P M
SEP -6 1983
FEE: 10.80
JANET E. CAIN
RECORDER, MIAMI COUNTY, OHIO

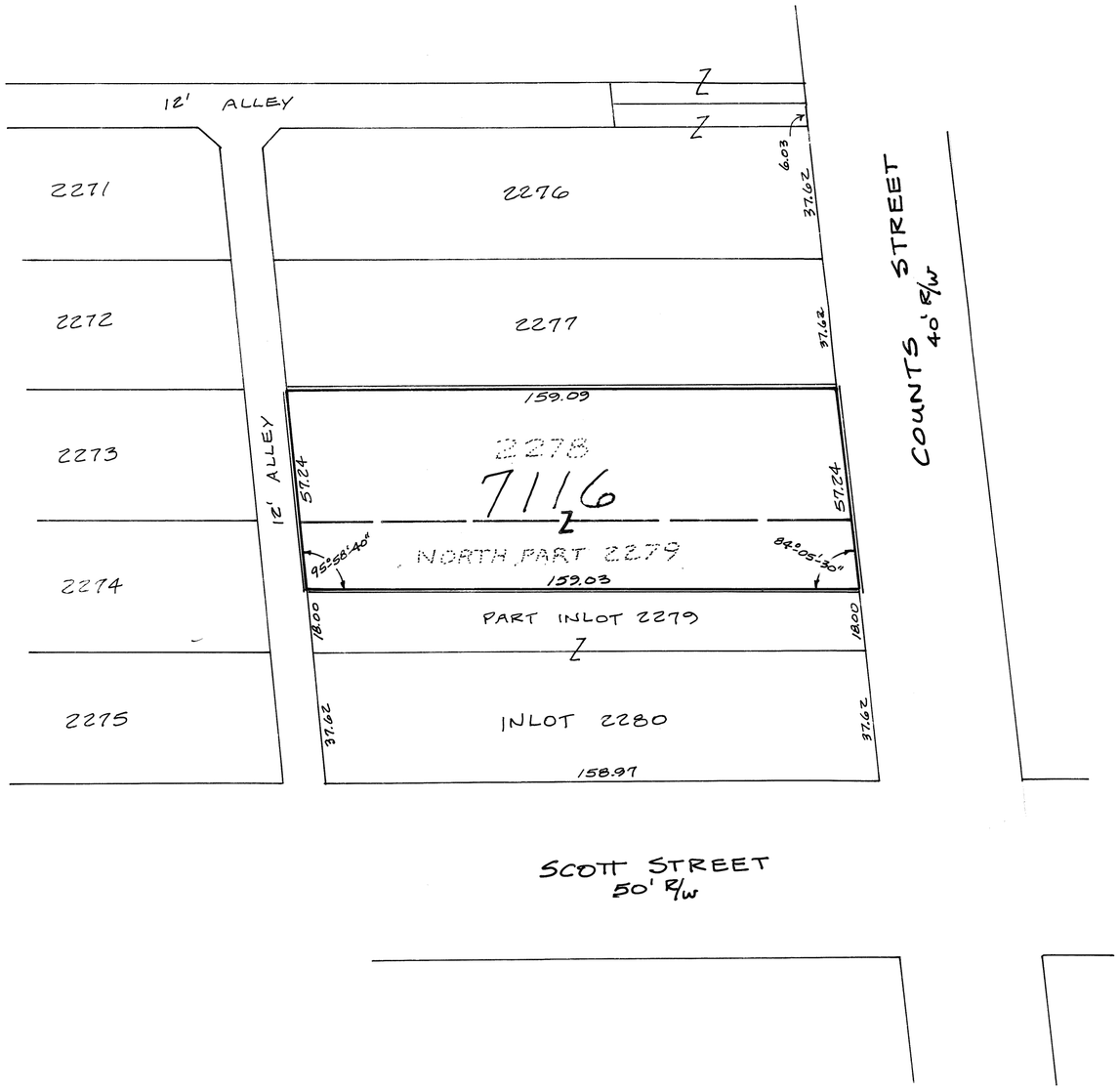
RIGHT OF WAY PLAN MIA-36-17.37

REPLAT OF INLOT 2278 AND NORTH PART INLOT 2279

SOUTHEAST SECTION - TROY - MIAMI COUNTY - OHIO

PLAT BK. 13 PAGE 140
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 6TH DAY OF SEPTEMBER, 1983, AT 2:40 P.M.
FILE NO. 26896 FEE $ 21.60

Janet E. Cain
JANET E. CAIN MIAMI CO. RECORDER



NORTH

SCALE: 1" = 30'

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

Vernie Davis by
Eleanor Swigart
Eleanor Swigart

Valerie Swigart
WITNESS

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 THIS 10th DAY OF August, 1983.

Cheryl L. Hutchback NOTARY PUBLIC

MY COMMISSION EXPIRES May 7, 1984

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 24th DAY OF August, 1983, THIS REPLAT WAS REVIEWED AND APPROVED.

Bruce R. Davidson
VICE PRESIDENT

Sue H. Knight
SECRETARY

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 6TH DAY OF Sept, 1983.

Dale E. Davis
MIAMI COUNTY AUDITOR
By: Sharon Brookey

SURVEY REFERENCE:

VOL. 15, PAGE 126 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS.

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

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

Michael W. Cozatt 8-09-83
MICHAEL W. COZATT
PROFESSIONAL SURVEYOR 6001

REPLAT OF INLOT 2278 AND PART - 2279, TROY
FOR VERNIE DAVIS AND ELEANOR D. SWIGART

PREPARED BY:

COZATT ENGINEERING CO.

CIVIL ENGINEER
4946 ST. RT. 41 EAST

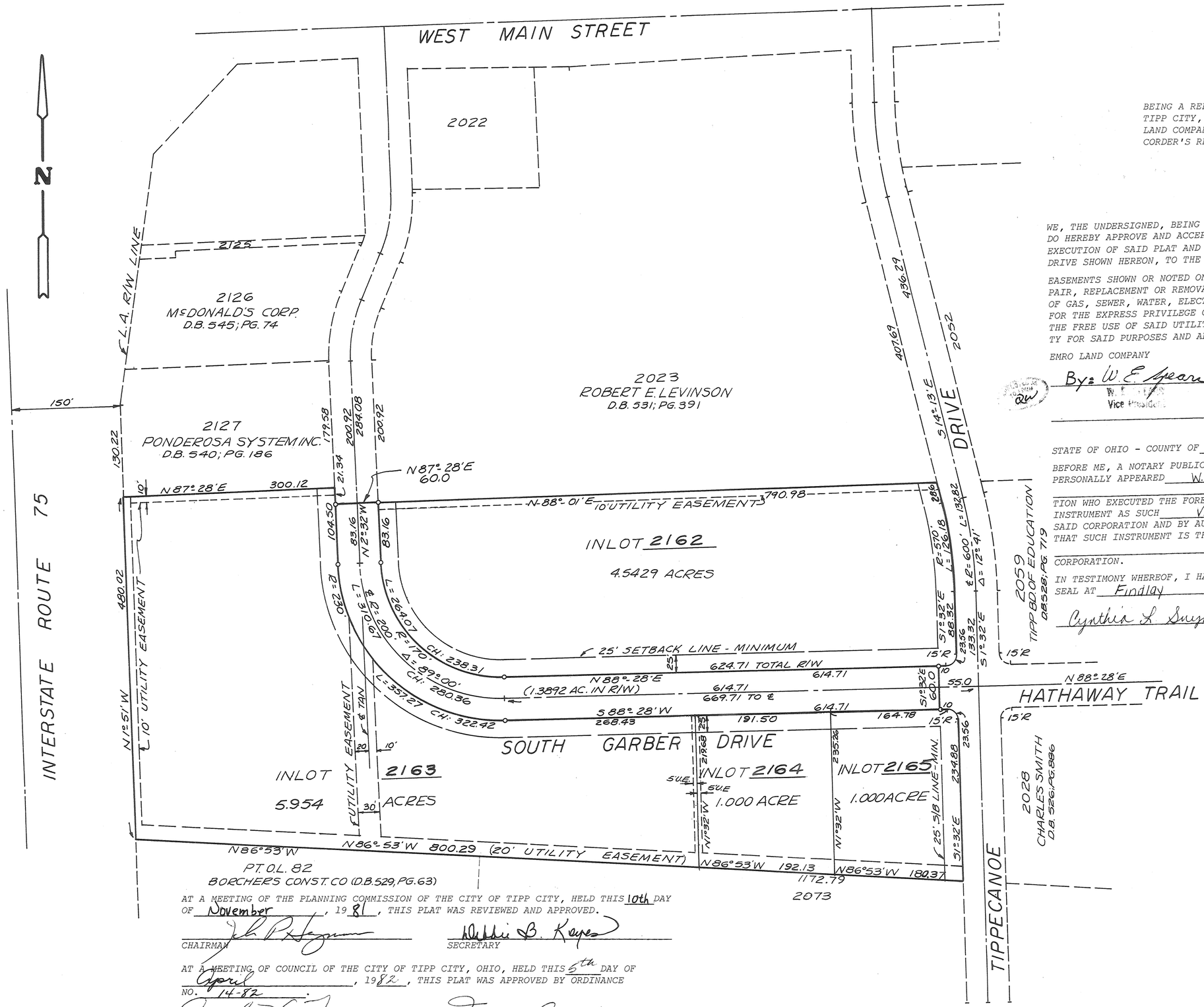
LAND SURVEYOR
TROY, OHIO

REPLAT OF PART OUTLOT 82 TIPP CITY, OHIO

PLAT BOOK 13 PAGE 141
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 19TH DAY OF SEPTEMBER 1983, AT 2:15 P.M.

FILE NUMBER 27190 FEE: $21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER



DESCRIPTION

BEING A REPLAT OF 13.886 ACRES OF OUTLOT 82 IN TIPP CITY, MIAMI COUNTY, OHIO, ACQUIRED BY EMRO LAND COMPANY BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 534, PAGE 425.

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 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

By: W. E. Spears
Vice President

Cynthia L. Snyder
WITNESS

Betty S. Angelburger
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, Vice President OF EMRO LAND COMPANY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH 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 AS SUCH Vice President 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 21st DAY OF September, 1982.

Cynthia L. Snyder
NOTARY PUBLIC MY COMMISSION EXPIRES 10-30-86.

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

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, HELD THIS 10th DAY OF November, 1981, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

Debbie B. Kreps
SECRETARY

AT A MEETING OF COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 5th DAY OF April, 1982, THIS PLAT WAS APPROVED BY ORDINANCE NO. 14-82.

Carol K. Turner
PRESIDENT OF COUNCIL

Nancy Arnett
CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 19th DAY OF September, 1983.

Earl E. Davis, Jr.
MIAMI COUNTY AUDITOR

BY: Kathy Waymire
DEPUTY AUDITOR

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	DRAWN BY: sdl CHECKED BY: Rwk TRACED BY: Rwk	SHEET NO.
2 NOV. 1981	SCALE: 1" = 100'	1/1

sdl

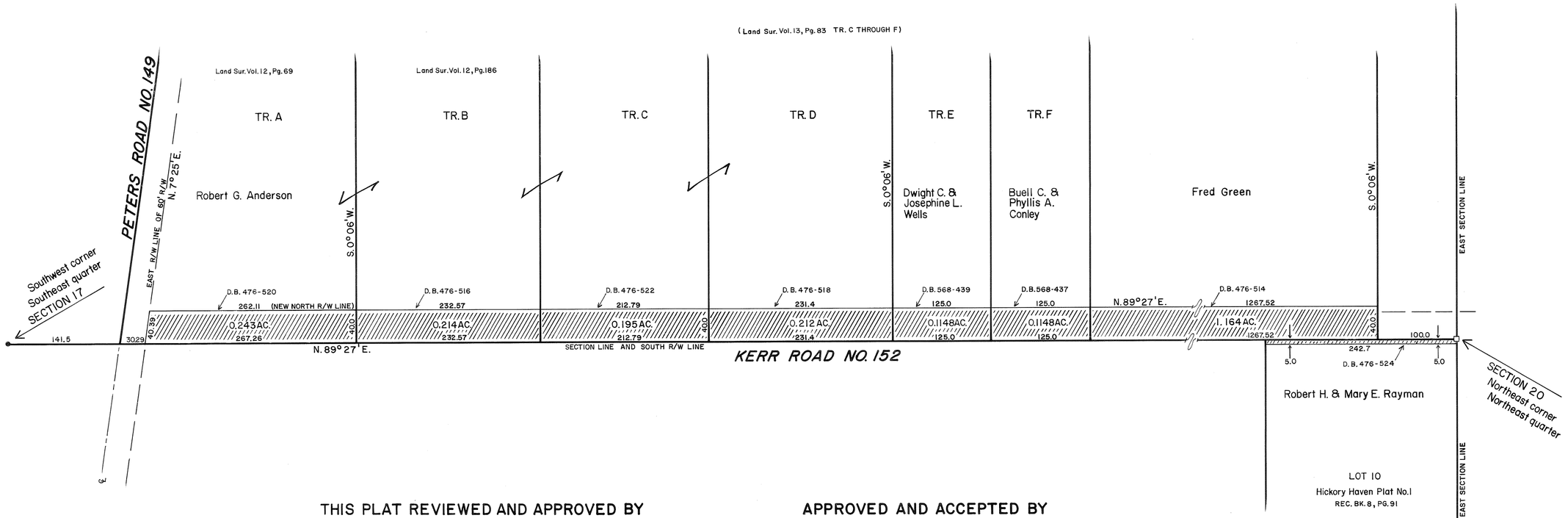
ROAD RECORD BOOK 8, PAGE 94

RECORDER'S BOOK NO. 13, PAGE 142
MIAMI COUNTY RECORDER'S PLAT RECORD
RECEIVED FOR RECORD THIS 5TH DAY
OF OCTOBER, 1983, AT 10:40 O'CLOCK AM
FILE NO. 27636 FEE NO FEE

Janet E. Cain
Janet E. Cain, Recorder

RIGHT-OF-WAY EASEMENTS for KERR ROAD No. 152

MONROE TOWNSHIP SECTIONS 17 and 20
TOWN 4 RANGE 6
STATE OF OHIO
MIAMI COUNTY



THIS PLAT REVIEWED AND APPROVED BY
THE ***MIAMI COUNTY ENGINEER***
THIS 3rd DAY OF OCTOBER, 1983

Douglas L. Christian
DOUGLAS L. CHRISTIAN

REVIEWED BY COUNTY AUDITOR'S OFFICE

Kathy Waymire DATE: 10-5-83
Deputy for DALE E. DAVIS, Auditor

APPROVED AND ACCEPTED BY
THE ***BOARD OF MIAMI COUNTY COMMISSIONERS***
THIS 5th DAY OF OCTOBER, 1983

Don Hart
DON HART, President

Richard J. Graef
RICHARD J. GRAEF

Robert E. Clawson
ROBERT E. CLAWSON

STATE OF OHIO
GREGG S. BROOKHART
6348
REGISTERED
SURVEYOR

I hereby certify that this PLAT is prepared in accordance with the surveys and deeds referenced hereon. No actual field survey was made.

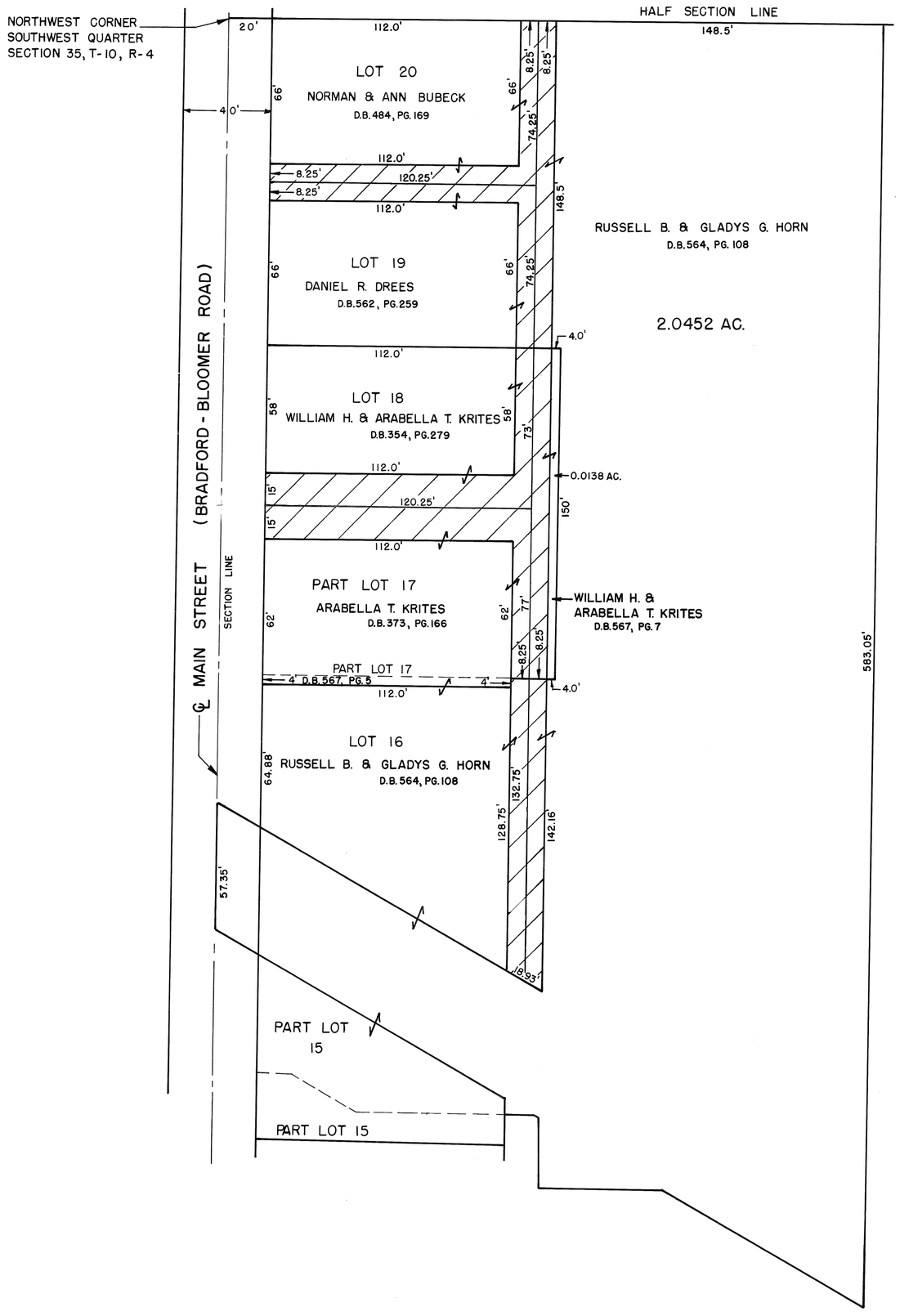
Gregg S. Brookhart
GREGG S. BROOKHART
Ohio Registered Surveyor No. 6348

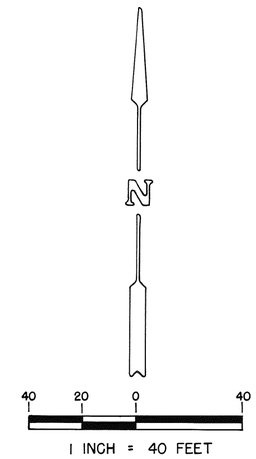
STREET & ALLEY VACATION PLAT
UNINCORPORATED VILLAGE OF BLOOMER

PART OF SOUTHWEST QUARTER OF SECTION 35, TOWN 10, RANGE 4-EAST

VOL. NO. 8, PAGE 93
MIAMI COUNTY ENGINEER'S
RECORD OF ROAD SURVEYS

PLAT BOOK 13 PAGE 143
OF MIAMI COUNTY RECORDER'S
PLAT RECORDS.





= CROSS HATCHED AREA INDICATES STREET AND ALLEYS TO BE VACATED.

RECEIVED FOR RECORD THIS
5TH DAY OF OCTOBER 1983
AT 10:41 A.M.

FILE NO. 27637
FEE NO FEE

Janet E. Cain
JANET E. CAIN
MIAMI COUNTY RECORDER

THE CROSS HATCHED AREA SHOWN HEREON VACATED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 29TH DAY OF AUGUST, 1983.
COMMISSIONERS JOURNAL ____ PAGE ____

Robert Clawson
ROBERT CLAWSON

Richard Graef
RICHARD GRAEF

Donald Hart
DONALD HART

APPROVED BY THE MIAMI COUNTY ENGINEER THIS 26TH DAY OF SEPTEMBER, 1983.

Douglas L. Christian
MIAMI COUNTY ENGINEER

TRANSFERRED THIS 5th DAY OF October, 1983

Dale E. Davis, BY Kathy Wymire
MIAMI COUNTY AUDITOR DEPUTY

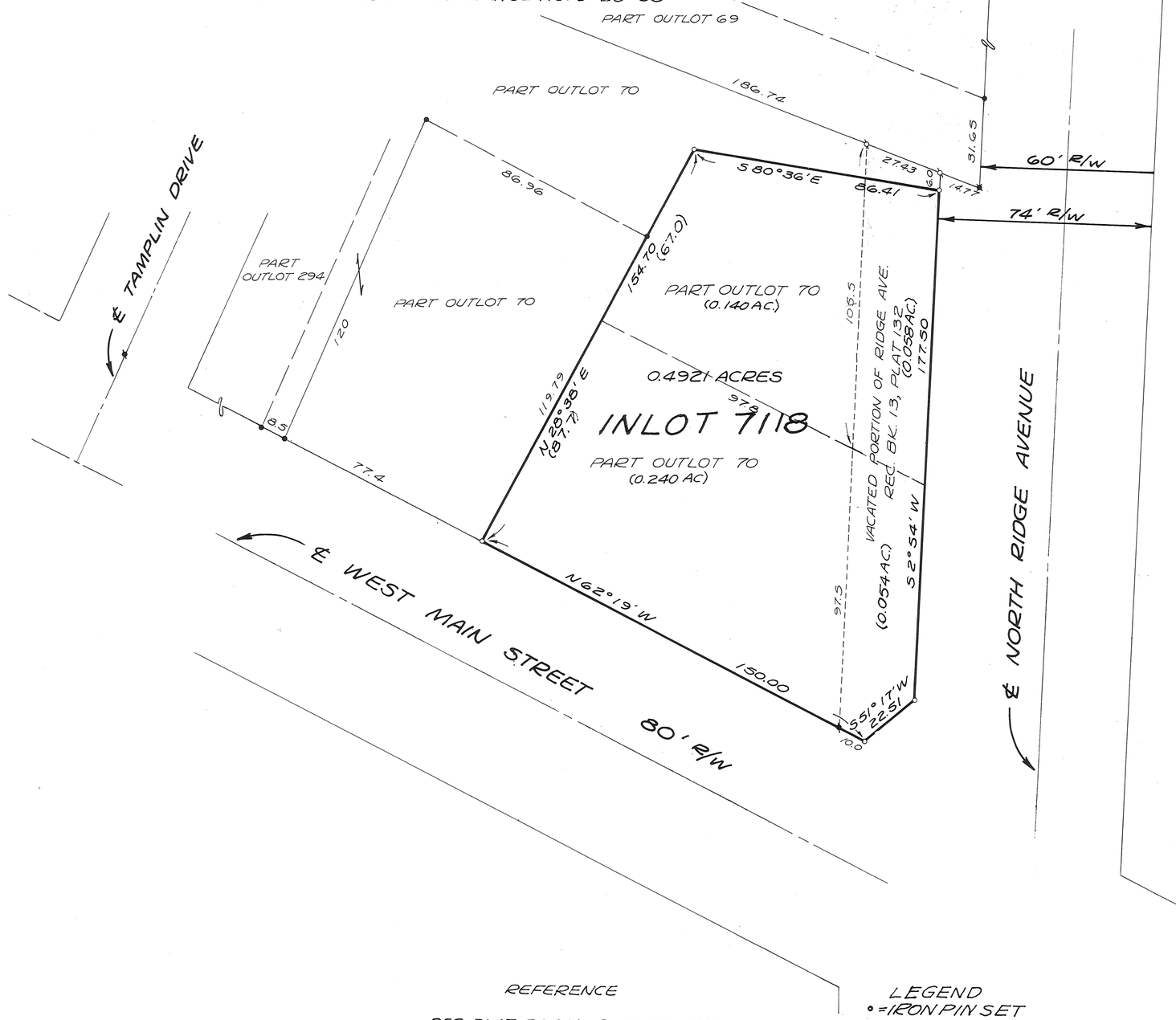
I HEREBY CERTIFY THAT THIS PLAT IS PREPARED IN ACCORDANCE WITH A SURVEY BY PHILIP C. BRUMBAUGH REGISTERED SURVEYOR NO. 5057, AS FILED IN VOLUME NO. 32, PLAT NO. 66 OF THE MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS AND RECORD PLAT NO. 1, PAGE NO. 486 AND RECORD PLAT NO. 3, PAGE NO. 75 OF THE MIAMI COUNTY RECORDERS PLAT RECORDS. NO FIELD SURVEY WAS MADE.

Paul E. Johnson
PAUL E. JOHNSON
REGISTERED SURVEYOR NO. 6030

STATE OF OHIO
PAUL EDWARD JOHNSON 6030
REGISTERED SURVEYOR

REPLAT OF PART OUTLOT 70 AND VACATED PORTION OF RIDGE AVENUE TROY, OHIO

BEING A REPLAT OF PARTS OF OUTLOT 70 AND VACATED PORTIONS OF NORTH RIDGE AVENUE IN THE CITY OF TROY, MIAMI COUNTY, OHIO ACQUIRED BY RAYMOND C. HEMM JR. BY DEEDS FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 566, PAGE 334; BOOK 569, PAGE 88 AND CITY OF TROY ORDINANCE NO. 0-20-83



REFERENCE

REC. PLAT BOOK 13, PAGE 132
LOT SURVEY VOL. 14, PAGE 93
LOT SURVEY VOL. 13, PAGE 36

LEGEND
∘ = IRON PIN SET
• = IRON PIN FOUND
✂ = P.K. NAIL SET
✂ = P.K. NAIL FOUND

PLAT BOOK 13 PAGE 144
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 21ST DAY OF OCTOBER, 1983 AT 3:40 P.M.

FILE NO. 28004 FEE: $21.60

Janet E. Cain
JANET CAIN
MIAMI COUNTY RECORDER

N

0 15 60
5 30
SCALE: 1" = 30'

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

Raymond C. Hemm Jr. — RAYMOND C. HEMM JR.
Mary Jane Dunham — WITNESS
Sandra K. Hemm — SANDRA K. HEMM (DOWER)
Richard W. Klockner — 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 20th DAY OF October, 1983.

Mary Jane Dunham — NOTARY PUBLIC
5-29-86 — MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 28th DAY OF Sept, 1983, THIS PLAT WAS REVIEWED AND APPROVED.

Charles J. Doyle — PRESIDENT
Sue D. Knight — SECRETARY

NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS 21st DAY OF October, 1983.

Dale F. Davis — MIAMI COUNTY AUDITOR
Kathy Waymire — DEPUTY AUDITOR

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

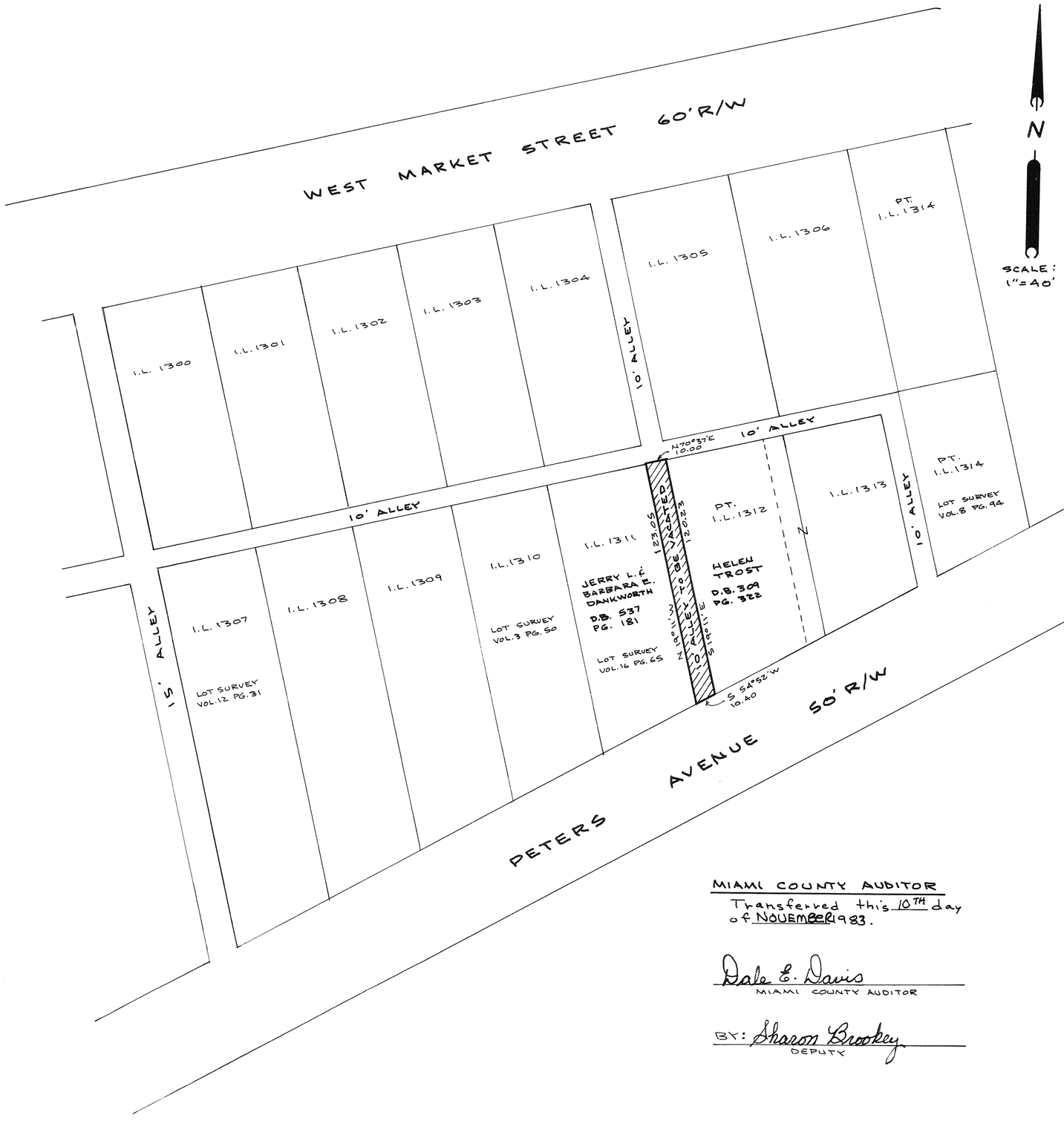
Richard W. Klockner
RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR - 4370

REPLAT OF PART OUTLOT 70 AND A PORTION OF VACATED RIDGE AVE.		
RAYMOND C. HEMM JR. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513) 339-5331		
DATE: 7 SEPT. 83	DRAWN BY: TRACED BY: AP CHECKED BY: RWK	SHEET NO. 1/1

ALLEY VACATION

CITY OF TROY

PLAT BOOK 13 PAGE 145
MIAMI COUNTY RECORDER'S PLAT RECORD
Received for record this 16th day of Nov. 1983 at 1:40 PM. $21.60
File No. 28435 Fee
Janet E. Cain
MIAMI COUNTY RECORDER
BY:
DEPUTY



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 City of Troy, Ohio.
The entire area to be vacated shall become a Ten (10) ft. utility easement for construction, operation, repair, maintenance, removal or replacement of any and all utilities 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 shall be maintained as such forever.

David D. Turner
WITNESS

Jerry L. Dankworth, Sr.
JERRY L. DANKWORTH

Joe M. Turner
WITNESS

Barbara E. Dankworth
BARBARA E. DANKWORTH

Helen Trost
HELEN TROST

STATE OF OHIO, MIAMI COUNTY, SS:
Before me, a notary public in and for said county and state, personally appeared Jerry L. Dankworth, Barbara E. Dankworth and Helen Trost who acknowlege the signing and execution of the foregoing alley vacation plat to be their voluntary act and deed. In testimony whereof, I have subscribed my name and affixed my seal at Troy, Ohio, this 14th day of August, 1981.

Feb. 4 1982.
MY COMMISSION EXPIRES

Daniel D. Turner
NOTARY PUBLIC

PLANNING COMMISSION
Approved at a City of Troy Planning Commission meeting held this 23rd day of SEPT, 1981.

Charles J. Dagle
CHAIRMAN

Sue D. Knight
SECRETARY

CITY COUNCIL
Shaded area of alley vacated by Ordinance No. 0-36-81 passed this 2nd day of Nov. 1981.

Douglas C. Campbell
MAYOR

Thomas E. Forces
PRES. OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR
Transferred this 10TH day of NOVEMBER 1983.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Sharon Brookey
DEPUTY

STATE OF OHIO
DANIEL D. TURNER
4807
REGISTERED SURVEYOR

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

ALLEY VACATION TROY-OHIO		
FOR- JERRY & BARBARA DANKWORTH HELEN TROST		
DANIEL D. TURNER & ASSOC., INC. 19 S. PLUM ST. TROY-OHIO CIVIL ENGINEERING - LAND SURVEYING		
DATE AUG. 1981	DWG. BY: J.T. CHKD. BY: D.T.	SHEET 1/1
	SCALE: 1"=40'	

REPLAT OF INLOT 2162 TIPP CITY, OHIO

PLAT BOOK 13 PAGE 146
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11TH DAY OF
JANUARY 1984 AT 2:43 P.M.

FILE NUMBER 29716 FEE: $21.60

Janet E. Cain, Recorder by Dora A. Whitmer, Deputy
JANET E. CAIN, MIAMI COUNTY RECORDER

LEGEND
○=IRON PIN SET
●=IRON PIN FOUND

DESCRIPTION

BEING A REPLAT OF INLOT 2162, CONTAINING A TOTAL OF 4.5429 ACRES, IN TIPP CITY, MIAMI COUNTY, OHIO, ACQUIRED BY EMRO LAND COMPANY BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 534, PAGE 425. INLOT 2162 IS AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 13, PAGE 141.

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LANDS HEREIN REPLATTED, DO HEREBY APPROVE AND ACCEPT THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS REPLAT.

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

By: W. E. Spears — R J Kelley WITNESS
Vice President — Jeffrey L. Benson 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, VICE PRESIDENT
OF EMRO LAND COMPANY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH 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 AS SUCH VICE PRESIDENT 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 27 DAY OF December 1983.

Jeffrey L. Benson NOTARY PUBLIC MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 10th DAY OF January, 19 84, THIS PLAT WAS REVIEWED AND APPROVED.

J. C. P. Hymann — CHAIRMAN
R. Alan Black — SECRETARY

APPROVED AND TRANSFERRED THIS 11th DAY OF January, 1984.

Carl E. Davis — MIAMI COUNTY AUDITOR
BY: Cathy Waymire — DEPUTY AUDITOR

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.

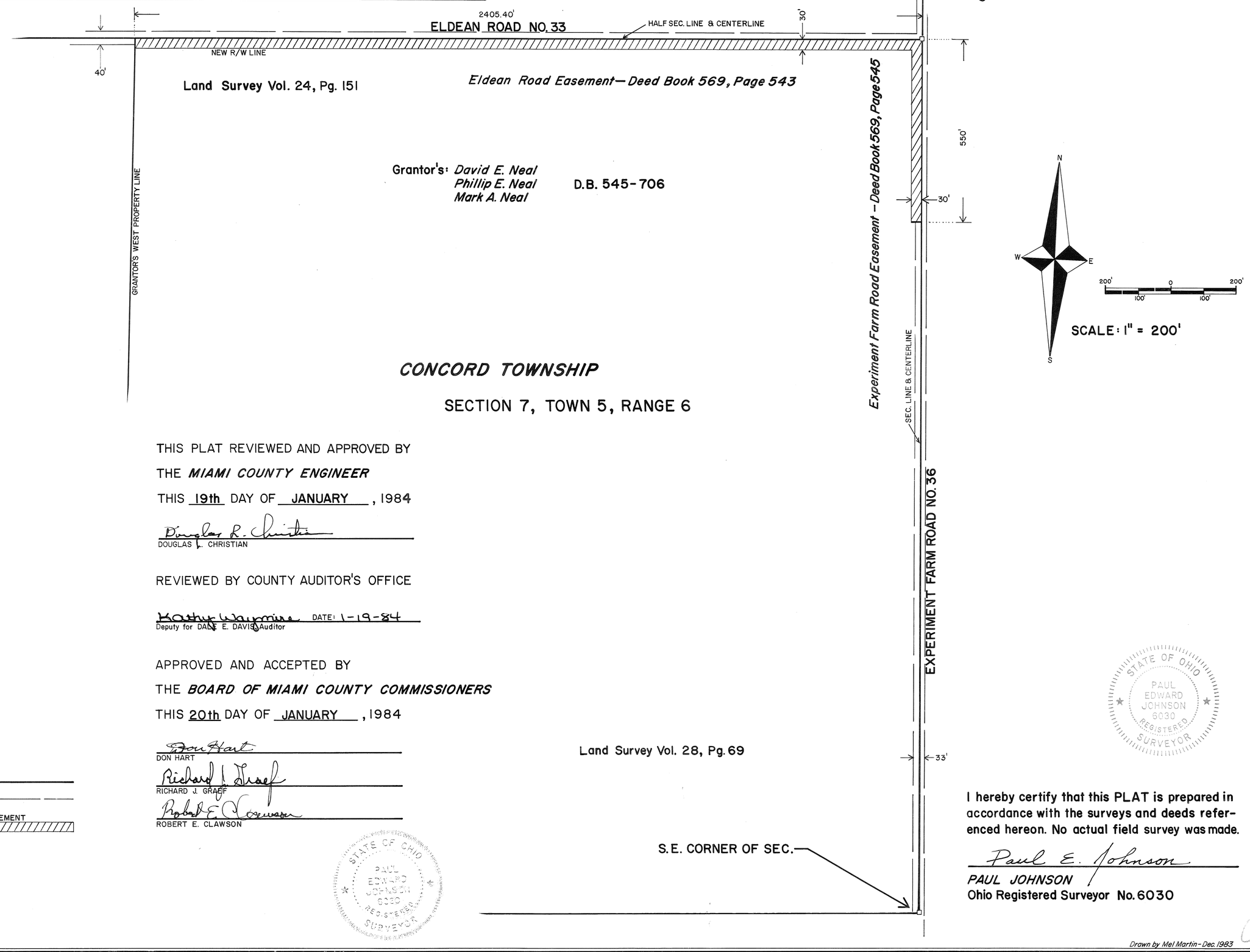
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370.

REPLAT OF INLOT 2162 TIPP CITY, OHIO		
EMRO LAND COMPANY FINDLAY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO		
DATE 27 DEC 1983	DRAWN BY: CHECKED BY: RWK TRACED BY: SCALE: 1" = 100'	SHEET NO. 1/1

RECORDER'S BOOK NO. 13, PAGE 147
MIAMI COUNTY RECORDER'S PLAT RECORD
RECEIVED FOR RECORD THIS 20 TH DAY
OF JANUARY, 1984, AT 10:42 O'CLOCK A.M.
FILE NO. 29895 FEE NO FEE

Janet E. Cain
Janet E. Cain, Recorder

RIGHT-OF-WAY EASEMENTS for ELDEAN ROAD No. 33 and EXPERIMENT FARM ROAD No. 36



THIS PLAT REVIEWED AND APPROVED BY
THE *MIAMI COUNTY ENGINEER*
THIS 19th DAY OF JANUARY, 1984

Douglas R. Christian
DOUGLAS R. CHRISTIAN

REVIEWED BY COUNTY AUDITOR'S OFFICE

Kathy Waymire DATE: 1-19-84
Deputy for DALE E. DAVIS, Auditor

APPROVED AND ACCEPTED BY
THE *BOARD OF MIAMI COUNTY COMMISSIONERS*
THIS 20th DAY OF JANUARY, 1984

Don Hart
DON HART

Richard J. Graeff
RICHARD J. GRAEFF

Robert E. Clawson
ROBERT E. CLAWSON

PROPERTY LINE
RIGHT-OF-WAY LINE
CROSSHATCH AREA SHOWS EASEMENT

STATE OF OHIO
PAUL EDWARD JOHNSON
6030
REGISTERED SURVEYOR

STATE OF OHIO
PAUL EDWARD JOHNSON
6030
REGISTERED SURVEYOR

I hereby certify that this PLAT is prepared in accordance with the surveys and deeds referenced hereon. No actual field survey was made.

Paul E. Johnson
PAUL JOHNSON
Ohio Registered Surveyor No. 6030

Drawn by Mel Martin - Dec. 1983

STREET AND ALLEY VACATION

McCABE AVENUE, PART OF BASSETT AVENUE, AND NEARBY ALLEYS

CITY OF PIQUA MIAMI COUNTY, OHIO

PLAT BOOK 13 PAGE 148
MIAMI COUNTY RECORDER'S PLAT RECORDS. FILE NUMBER 30361
RECEIVED FOR RECORD FEBRUARY 14, 1984.
AT 11:02 A.M. FEE $21.60

Janet E. Cain
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED
Dale E. David, K.W.
MIAMI COUNTY AUDITOR

PIQUA CITY PLANNING COMMISSION

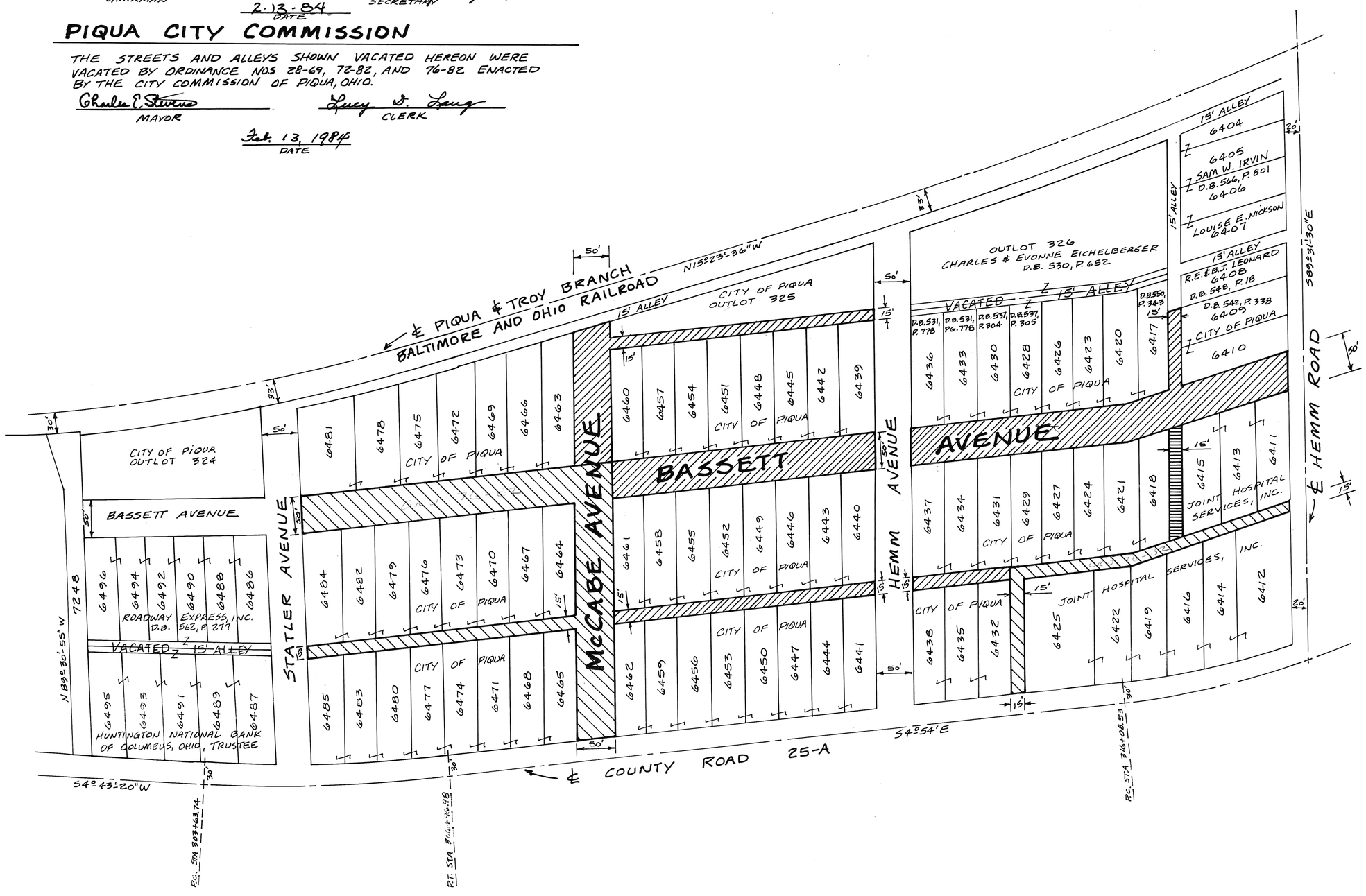
THE VACATION OF THE STREETS AND ALLEYS SHOWN HEREON WAS REVIEWED AND RECOMMENDED APPROVED TO THE PIQUA CITY COMMISSION.

Dean A. Harper — CHAIRMAN
Robert W. Tyler, P.E., P.S. — SECRETARY
2-13-84 — DATE

PIQUA CITY COMMISSION

THE STREETS AND ALLEYS SHOWN VACATED HEREON WERE VACATED BY ORDINANCE NOS 28-69, 72-82, AND 76-82 ENACTED BY THE CITY COMMISSION OF PIQUA, OHIO.

Charles E. Stevens — MAYOR
Lucy D. Lang — CLERK
Feb. 13, 1984 — DATE



LEGEND:

- ALLEY VACATED BY ORD. 28-69 PIQUA CITY COMMISSION.
- STREET OR ALLEY VACATED BY ORD. 76-82 PIQUA CITY COMMISSION.
- STREET OR ALLEY VACATED BY ORD. 72-82 PIQUA CITY COMMISSION.

I HEREBY CERTIFY THIS VACATION PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF EXISTING RECORDS AS I FOUND THEM.

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

Michael W. Cozatt 2-01-84
PROFESSIONAL SURVEYOR 6001

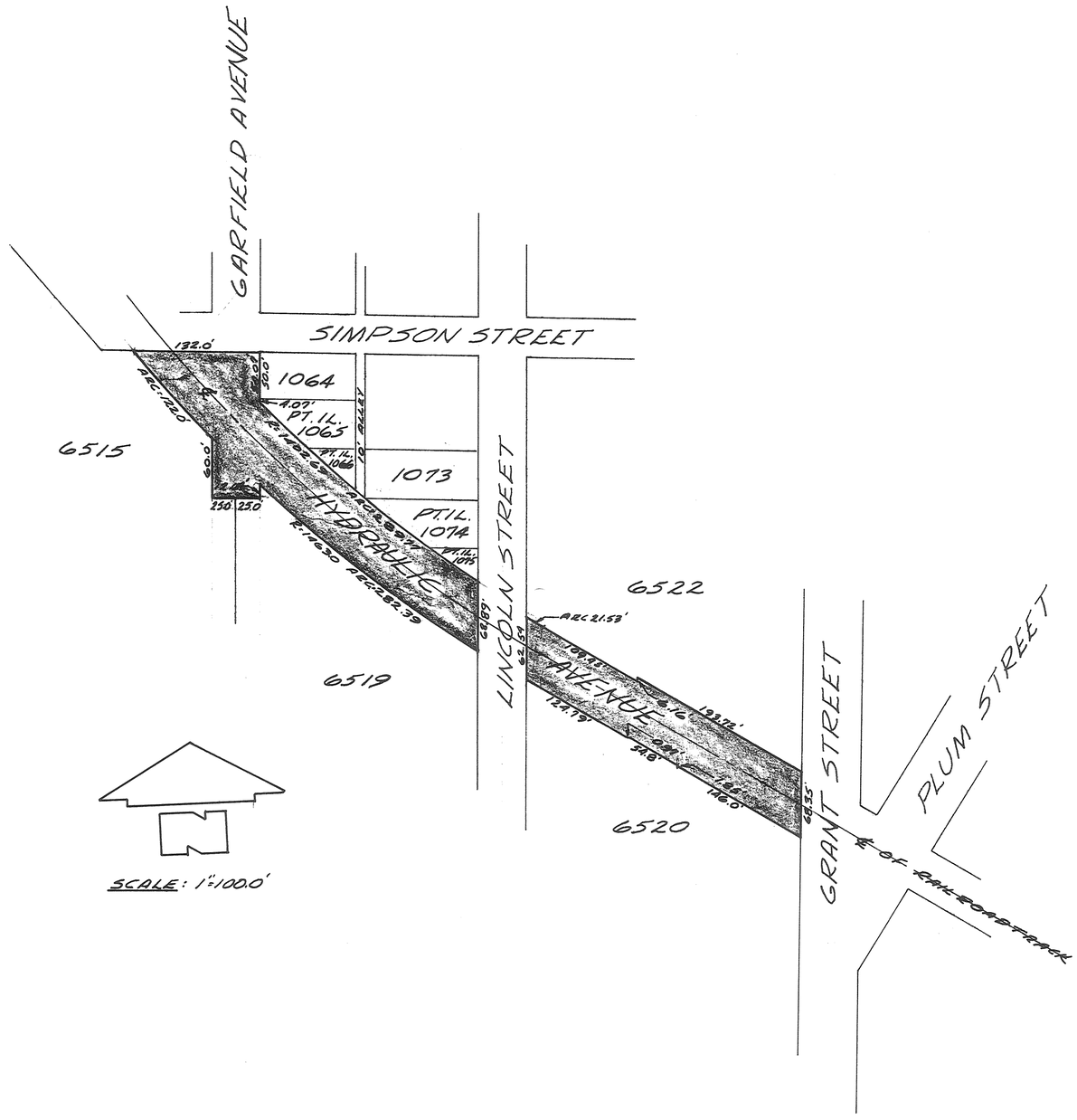
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
4946 E. STATE ROUTE 41 TROY
JOB NO. 05483

TROY S.W. CORPORATION | 3 WARD | C PRECINCT

PLAT BOOK 13 PAGE 149
MIAMI COUNTY RECORDER PLAT RECORDS
RECEIVED FOR RECORD THIS 8TH
DAY OF MARCH 1984, AT 11:55 A.M.
FILE NUMBER 30790 FEE $21.60

Janet E. Crim, Recorder by Bernice Studebaker, Deputy
MIAMI COUNTY RECORDER

HYDRAULIC
AVENUE VACATION PLAT
-FOR-
HOBART CORPORATION
TROY, OHIO



CONSENT TO VACATION

Hobart Corporation, the owner of all land abutting the shaded avenue on this Plat, which avenue 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

Miriam L. Fogle — Witness — By Charles M. Davis, President

Frank E. Bazler — Witness

STATE OF OHIO, COUNTY OF MIAMI, ss:

Before me, a notary public in and for said county and state, personally appeared President of Hobart Corporation, a Delaware corporation, who represented that he is duly authorized to sign the above Consent, that he acknowledged that he signed the above Consent, and that the signing was his free act and deed as such officer 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 15th day of August, 1983.

FRANK E. BAZLER
Notary Public, In and for The State of Ohio
My Commission has no expiration date.
O. R. C. Sec. 147.03

Frank E. Bazler — Notary Public
My Commission has no expiration date

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 24th day of August, 1983, this vacation was approved.

Bruce E. Davidson — Vice-President

Sue D. Knight — Secretary

At a meeting of the Council of the City of Troy, Ohio, held this 17th day of October, 1983, this vacation was approved and accepted by Ordinance Number 0-31-83.

Douglas W. Campbell — Mayor

Richard H. Bowen — President of Council PRO TEM

Sue D. Knight — Clerk of Council

Transferred this 8th day of March, 1984.

Dale E. Davis, KW
DALE E. DAVIS,
MIAMI COUNTY AUDITOR

STATE OF OHIO — RICHARD WILBUR KLOCKNER 4370 — REGISTERED SURVEYOR

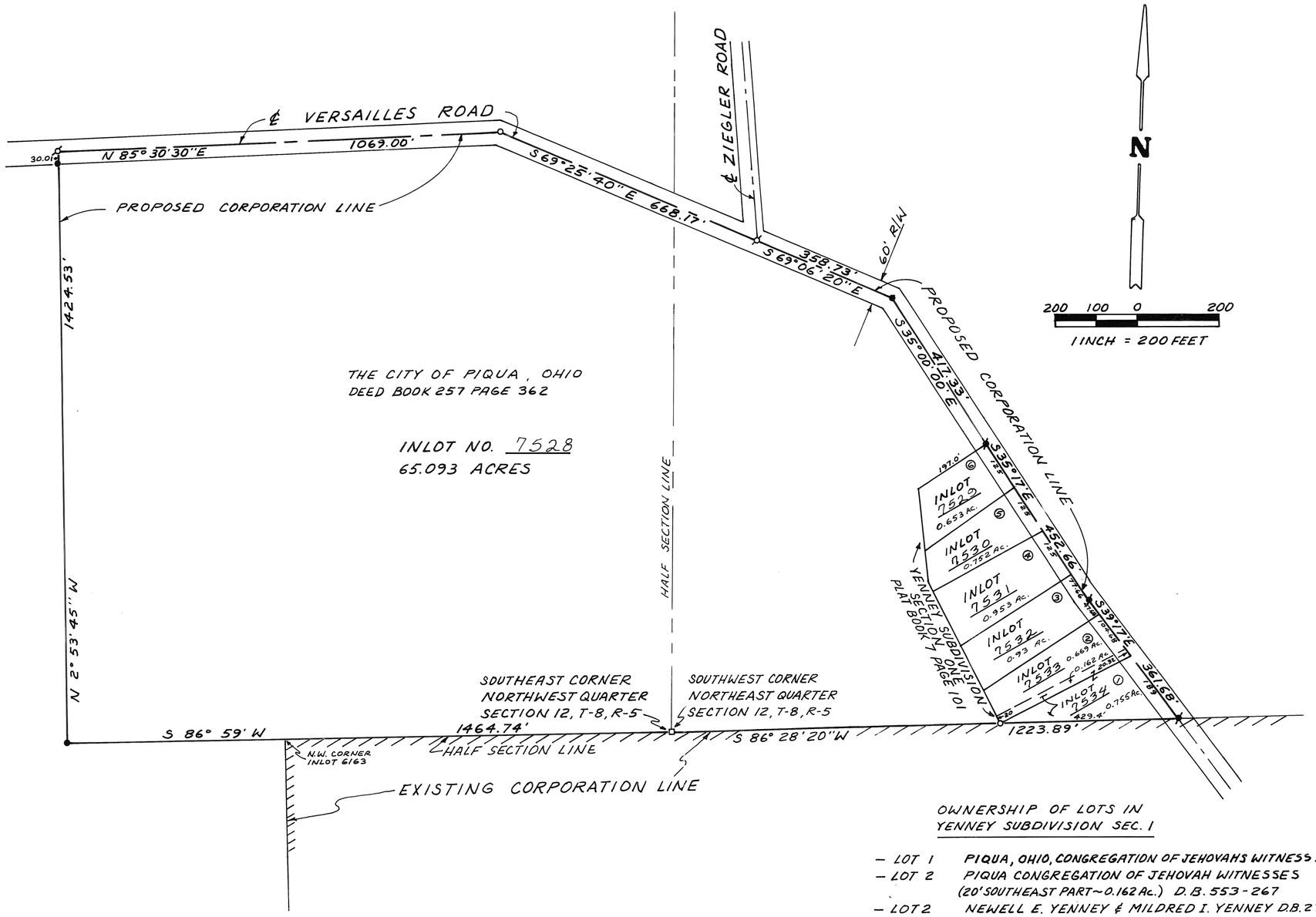
I have examined this vacation plat and do hereby certify it to be correct as shown hereon.

Richard W. Klockner
Registered Surveyors Number 4370.

ANNEXATION TO CITY OF PIQUA, OHIO

WASHINGTON	NW&NE 1/4 - 12	8	5 EAST
TOWNSHIP	SECTION	TOWN	RANGE

69.97 ACRES TOTAL



OWNERSHIP OF LOTS IN YENNEY SUBDIVISION SEC. 1

- LOT 1 PIQUA, OHIO, CONGREGATION OF JEHOVAHS WITNESS 377-489
- LOT 2 PIQUA CONGREGATION OF JEHOVAH WITNESSES (20' SOUTHEAST PART ~ 0.162 Ac.) D.B. 553-267
- LOT 2 NEWELL E. YENNEY & MILDRED I. YENNEY D.B. 233-553 (NORTHWEST PART ~ 0.669 Ac.)
- LOTS 3 THRU 6 NEWELL E. YENNEY & MILDRED I. YENNEY

~ LEGEND ~

- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON PIN FOUND
- IRON PIN SET
- CROSS CUT IN BOULDER

SEE ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 20 PAGE 666

Janet E. Cain
MIAMI COUNTY RECORDER

PLAT BOOK 13 PAGE 150
MIAMI COUNTY RECORDER'S RECORD OF PLATS. RECEIVED FOR RECORD THIS 13th DAY OF MARCH 1984 AT 11:10 AM.
FILE NO. 30849 FEE $21.60

Janet E. Cain BY Bernice Studebaker
MIAMI COUNTY RECORDER DEPUTY

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 30TH DAY OF SEPTEMBER, 1983.

Douglas R. Christian
MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 14 DAY OF October, 1983 THE ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

Don Hart Robert Clausen Richard Graef

AT A MEETING OF THE COMMISSIONERS OF THE CITY OF PIQUA, OHIO HELD THIS 6th DAY OF FEBRUARY, 1984 THE ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY ORDINANCE NO. 10-84

Charles S. Stuver MAYOR

William J. Cruse Charles A. Cox
James Robert Comer Don Emery

APPROVED AND TRANSFERRED WITH INLOT NUMBERS ASSIGNED THIS 13th DAY OF March, 1984.

Dale E. Davis BY Kathy Wagner
MIAMI COUNTY AUDITOR DEPUTY

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

Richard W. Klockner
PROFESSIONAL SURVEYOR NO. 4370

STATE OF OHIO RICHARD WILBUR KLOCKNER 4370 REGISTERED SURVEYOR

ANNEXATION PLAT OF 69.97 ACRES WASHINGTON TWP. TO CITY OF PIQUA		
FOR: THE CITY OF PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 (513) 339-5331		
DATE 14 SEPT. 1983	DRAWN BY DH CHECKED BY RWK	SHEET NO. 1 OF 1