VOLUME 31 PAGE 10

MIAMI COUNTY RECORDER'S RECORD OF PLATS

PLAT OF SURVEY
SECTION 28, TOWN 6 N, RANGE 5 E
VILLAGE OF
WEST MILTON
REPLAT OF INLOT #1439

THIS REPLAT WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON THIS ___ DAY OF _____ , 2024.

CHAIRMAN — DATE: 11/6/24

SECRETARY — DATE: 11/6/24

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00049
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/08/2024 09:21:10 AM
REFERENCES 0
RECORDING FEE
PAGES 1

Fee 43.20
David E. Norman
Miami County Recorder
Amy Dillow
By Deputy Recorder

Miami County Auditor
Approved and Transferred Nov 8, 2024
Matthew W Gearhardt
Miami County Auditor
Joyce Driscoll
By Deputy Auditor

TRACT 1
TOTAL AREA = 6.000 ACRES
EX. RW = 0.644 ACRES
NET AREA = 5.356 ACRES

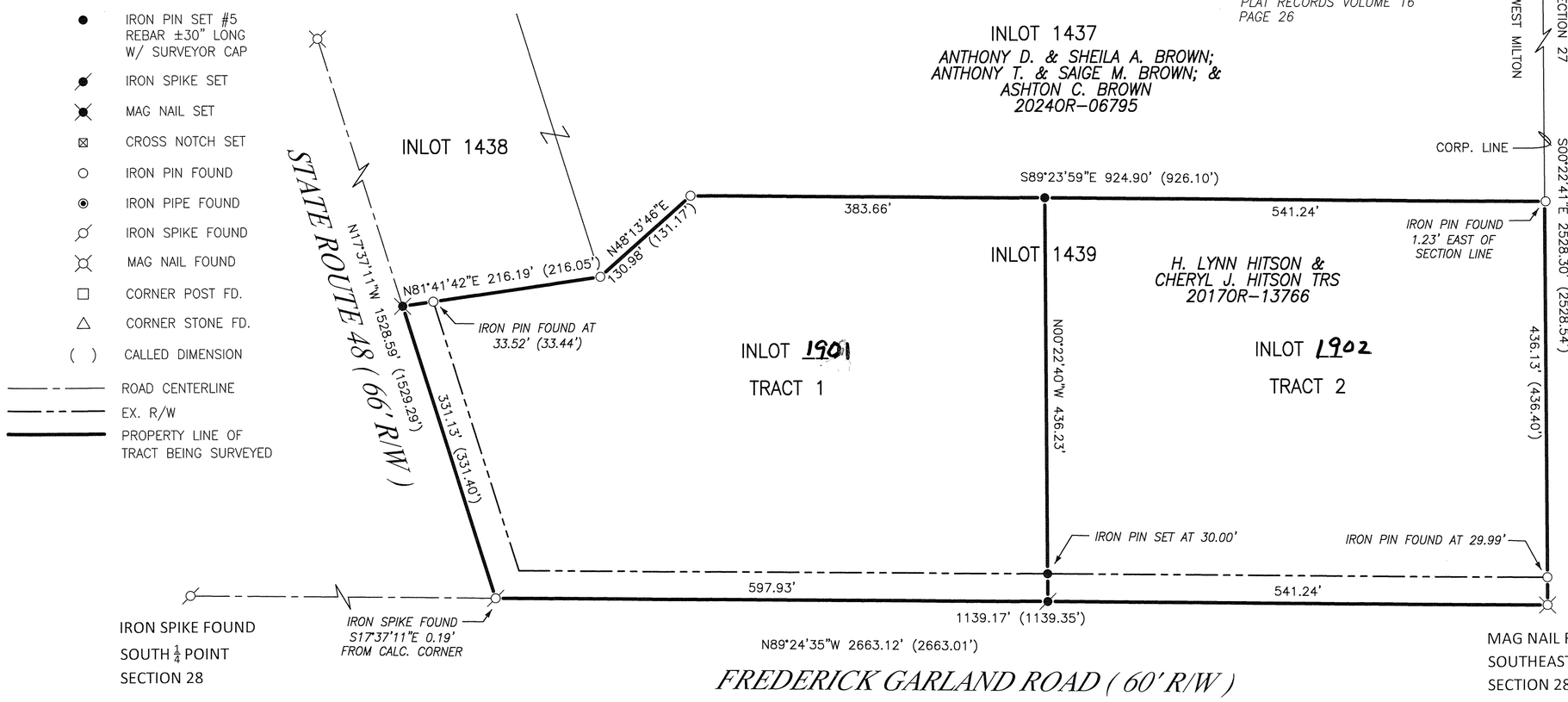
TRACT 2
TOTAL AREA = 5.419 ACRES
EX. RW = 0.373 ACRES
NET AREA = 5.046 ACRES

REFERENCES

1) MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS VOLUME 21 PAGE 107
2) MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS VOLUME 57 PAGE 80-B
3) MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS VOLUME 62 PAGE 130
4) MIAMI COUNTY RECORDER'S PLAT RECORDS VOLUME 16 PAGE 26

LEGEND

- IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP
- IRON SPIKE SET
- MAG NAIL SET
- CROSS NOTCH SET
- IRON PIN FOUND
- IRON PIPE FOUND
- IRON SPIKE FOUND
- MAG NAIL FOUND
- CORNER POST FD.
- CORNER STONE FD.
- ( ) CALLED DIMENSION
- ROAD CENTERLINE
- EX. R/W
- PROPERTY LINE OF TRACT BEING SURVEYED



DESCRIPTION

BEING A REPLAT OF INLOT 1439 IN THE VILLAGE OF WEST MILTON, OHIO CONTAINING 11.419 ACRES AND BEING THE SAME LANDS CONVEYED TO LYNN & CHERYL HITSON AS DESCRIBED IN MIAMI COUNTY OFFICIAL RECORDS 2017OR-13766.

DEDICATION

I THE UNDERSIGNED, BEING THE OWNER AND LIEN HOLDER OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

H. Lynn Hitson — H. LYNN HITSON (HOWARD)
Cheryl J. Hitson — CHERYL HITSON

STATE OF ~~OHIO~~ Arizona — COUNTY OF ~~MIAMI~~ Maricopa S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF ~~OHIO~~ Arizona, PERSONALLY APPEARED Howard Lynn Hitson & Cheryl Jean Hitson (THE ABOVE SIGNED) WHO ACKNOWLEDGED THE SIGNING AND EXECUTION 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 BELOW WRITTEN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAT AT Maricopa, ~~OHIO~~ Arizona THIS 23 DAY OF September 2024

Kim Brimie — NOTARY PUBLIC
4-29-2028 — MY COMMISSION EXPIRES

KIM BRIMIE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 665311
Expires April 29, 2028

BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).

NOTES:

OCCUPATION STATEMENT:
OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

ALL MONUMENTS IS OR WILL BE SET AS SHOWN.

PREPARED BY:

SUBLER LAND SURVEYING LLC

SURVEY OF INLOT 1439 FOR NATE HITSON

SITE ADDRESS:
1966 S. MIAMI STREET WEST MILTON
DATE: 8/17/2024 DRAWING NO.: 24-004

GRAPHIC SCALE
0' 50' 100'
1" = 100'
N

SURVEYED BY:

STATE OF OHIO — JACOB D. SUBLER S-8910 — REGISTERED PROFESSIONAL SURVEYOR

JACOB D. SUBLER
REG. SURVEYOR #8910
DATE: 8-17-24

PLAT OF SURVEY
SECTION 28, TOWN 6 N, RANGE 5, MIAMI COUNTY, OHIO
VILLAGE OF
WEST MILTON
REPLAT OF INLOT #1437 & 1438

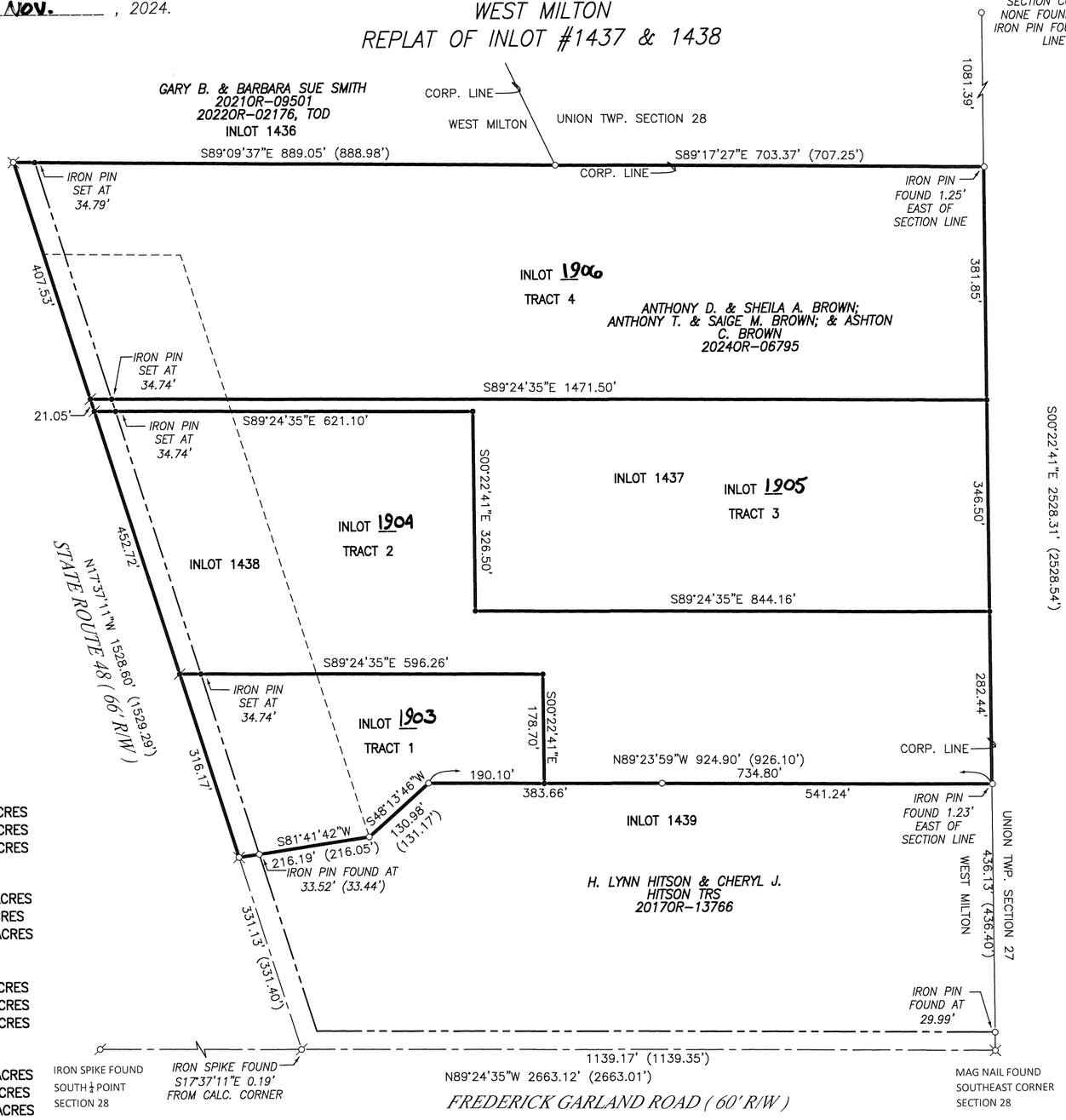
VOLUME 31 PAGE 2
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00050
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/08/2024 01:21:09 PM
REFERENCES 0
RECORDING FEE
PAGES 1

THIS REPLAT WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON THIS 6 DAY OF Nov. , 2024.

CHAIRMAN — DATE: 11/6/24

SECRETARY — DATE: 11/6/24



LEGEND

- ● IRON PIN SET #5 REBAR ±30" LONG W/ SURVEYOR CAP
- IRON SPIKE SET
- MAG NAIL SET
- ⊠ CROSS NOTCH SET
- ○ IRON PIN FOUND
- ◉ IRON PIPE FOUND
- IRON SPIKE FOUND
- MAG NAIL FOUND
- □ CORNER POST FD.
- △ CORNER STONE FD.
- ( ) CALLED DIMENSION
- ROAD CENTERLINE
- EX. R/W
- PROPERTY LINE OF TRACT BEING SURVEYED

REFERENCES

1) MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS VOLUME 21 PAGE 107
2) MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS VOLUME 57 PAGE 80-B
3) MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS VOLUME 62 PAGE 130
4) MIAMI COUNTY RECORDER'S PLAT RECORDS VOLUME 16 PAGE 26

TRACT 1
TOTAL AREA = 3.000 ACRES
EX. RW = 0.238 ACRES
NET AREA = 2.762 ACRES

TRACT 2
TOTAL AREA = 10.492 ACRES
EX. RW = 0.343 ACRES
NET AREA = 10.149 ACRES

TRACT 3
TOTAL AREA = 7.000 ACRES
EX. RW = 0.016 ACRES
NET AREA = 6.984 ACRES

TRACT 4
TOTAL AREA = 13.500 ACRES
EX. RW = 0.309 ACRES
NET AREA = 13.191 ACRES

Fee 43.20
David Norman
Miami County Recorder
Doni Mercer
By Deputy Recorder

Miami County Auditor
Approved and Transferred Nov 8, 20 24
Matthew W Gearhardt
Miami County Auditor
Joyce Griffith
By Deputy Auditor

DESCRIPTION

BEING A REPLAT OF INLOT 1437 & 1438 IN THE VILLAGE OF WEST MILTON, OHIO CONTAINING 33.992 ACRES AND BEING THE SAME LANDS CONVEYED TO ANTHONY D. BROWN, ANTHONY T. BROWN, SHEILA BROWN, SAIGE BROWN AND ASHTON BROWN AS DESCRIBED IN MIAMI COUNTY OFFICIAL RECORDS 20240R-06795.

DEDICATION

I THE UNDERSIGNED, BEING THE OWNER AND LIEN HOLDER OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

ANTHONY D. BROWN — SHEILA BROWN
SAIGE BROWN — ASHTON BROWN
ANTHONY T. BROWN

STATE OF OHIO – COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Anthony D. Brown / Sheila Brown / Ashton B / Saige B / Anthony T. Brown (THE ABOVE SIGNED) WHO ACKNOWLEDGED THE SIGNING AND EXECUTION 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 BELOW WRITTEN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAT AT West Milton, OHIO, THIS 7th DAY OF November, 2024

Qamysha Barber — 8/22/2028
NOTARY PUBLIC — MY COMMISSION EXPIRES

QAMYSHA J BARBER - NOTARY PUBLIC
COMM EXP: AUG 22, 2028
STATE OF OHIO

BEARINGS BASED ON NAD83 (NSRS2011) OHIO STATE PLANE COORDINATES, SOUTH ZONE (3402).

NOTES:

OCCUPATION STATEMENT:
OCCUPATION GENERALLY FOLLOWS SURVEYED LINES EXCEPT AS NOTED OR SHOWN.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH, REPORT, OR COMMITMENT.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OR PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

ALL MONUMENTS IS OR WILL BE SET AS SHOWN.

PREPARED BY:

SUBLER LAND SURVEYING LLC

SURVEY OF INLOT 1437 AND INLOT 1438
FOR TONY BROWN
SITE ADDRESS:
SOUTH MIAMI STREET, WEST MILTON
DATE: 10/27/2024 DRAWING NO.: 24-008

GRAPHIC SCALE
0' 75' 150'
1" = 150'
N

STATE OF OHIO
JACOB D. SUBLER
S-8910
REGISTERED PROFESSIONAL SURVEYOR

SURVEYED BY:

JACOB D. SUBLER
REG. SURVEYOR #8910
DATE: 10-27-2024

REPLAT OF PART INLOT 4545

PART 4545	PIQUA	MIAMI	OHIO
INLOT	CITY	COUNTY	STATE

VOLUME 31, PAGE 3
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00051
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/20/2024 10:37:17 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

Dave E. Newman
MIAMI COUNTY RECORDER

Amy Davis
BY DEPUTY RECORDER

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED:

OWNERS OF PART INLOT 4545

Chloe Michelle Clark
CHLOE MICHELLE CLARK

Chad Lawson
CHAD LAWSON

Gabrielle Lawson
GABRIELLE LAWSON

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 14th DAY OF November, 2024 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, CHAD LAWSON, GABIELLE LAWSON AND CHLOE MICHELLE CLARK WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

Mary Katherine Henne
NOTARY PUBLIC

MARY KATHERINE HENNE, Notary Public
In and for the State of Ohio
My Commission Expires September 6, 2027

LIENHOLDER ACKNOWLEDGEMENT:

Western Ave Mortgage Corp.
LENDER

Vice President
TITLE

MORTGAGOR: _____

AUTHORIZED SIGNATURE

Adam S. Rose
REPRESENTATIVE

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 15th DAY OF NOV, 2024 BEFORE ME A NOTARY PUBLIC, IN AND OR SAID STATE PERSONALLY CAME, Adam S. Rose, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LEINHOLDERS.

NOTARY PUBLIC

KIMBERLY A. MULLEN, Notary Public
In and for the State of Ohio
My Commission Expires Jan. 4, 2026

SIGNED AND ACKNOWLEDGED:

OWNERS OF PART INLOT 4545

Chloe J. Stewart
CHLOE J. STEWART

Elijah K. Stewart
ELIJAH K. STEWART

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 12th DAY OF November, 2024 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, CHLOE J. STEWART AND ELIJAH K. STEWART WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

Mary Katherine Henne
NOTARY PUBLIC

MARY KATHERINE HENNE, Notary Public
In and for the State of Ohio
My Commission Expires September 6, 2027

LIENHOLDER ACKNOWLEDGEMENT:

loanDepot LLC
LENDER

BRANCH MANAGER
TITLE

MORTGAGOR: _____

AUTHORIZED SIGNATURE

Teresa A. Tubbs
REPRESENTATIVE

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 15th DAY OF November, 2024 BEFORE ME A NOTARY PUBLIC, IN AND OR SAID STATE PERSONALLY CAME, Teresa A Tubbs, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LEINHOLDERS.

Mary Katherine Henne
NOTARY PUBLIC

MARY KATHERINE HENNE, Notary Public
In and for the State of Ohio
My Commission Expires September 6, 2027

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED ON THIS 20th DAY OF November, 2024

Matthew W. Seanford
~~DEPUTY~~ AUDITOR
Miami

Mindy Dowell
MIAMI COUNTY ~~AUDITOR~~
Deputy Auditor

CITY OF PIQUA CITY PLANNER APPROVAL
APPROVED BY CITY PLANNER OF THE CITY OF PIQUA, OHIO
ON THIS 8th DAY OF NOVEMBER, 2024

CHAD HENRY
CITY PLANNER

DESCRIPTION:

BEING A REPLAT OF PART INLOT 4545 OF THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS CONVEYED TO CHAD LAWSON AND GABRIELLE LAWSON AND CHLOE MICHELLE CLARK BY 2024OR-11291 AND PART INLOT 4545 OF THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS CONVEYED TO CHAD LAWSON AND GABRIELLE LAWSON AND CHLOE MICHELLE CLARK BY 2024OR-04507 & 2024OR-11292 AND 0.011 ACRES OF INLOT 4545, AKA TRACT I AS CONVEYED TO CHLOE J. STEWART & ELIJAH K. STEWART BY 2024OR-10953, 0.026 ACRES OF INLOT 4545, AKA TRACT II AS CONVEYED TO CHLOE J. STEWART & ELIJAH K. STEWART BY 2024OR-10953 AND PART INLOT 4545 AS CONVEYED TO CHLOE J. STEWART & ELIJAH K. STEWART BY 2023OR-04508 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

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

Prepared by:
McDougall – Marsh Land Surveyors

BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No.7735

DATE: Nov. 6, 2024

STATE OF OHIO
THOMAS K MARSH 7735
REGISTERED PROFESSIONAL SURVEYOR

S:\Jobs\6000\6588 Lawson\6588 Lawson Replat.dwg RECORD PLAN SHT.1 Nov 06, 2024 - 11:58:42am Kevin

REPLAT OF PART INLOT 4545

PART 4545 | PIQUA | MIAMI | OHIO
INLOT | CITY | COUNTY | STATE

North

BEARINGS BASED ON THE EAST RIGHT OF WAY LINE OF MAIN STREET AS SHOWN ON LOT SURVEY VOLUME 8, PAGE 160. (S 01°57'00"E)

20 0 20 40 60
GRAPHIC SCALE: 1"= 20' JOB: #6588

MONUMENT LEGEND
- ⊠ Indicates 5/8" Iron Pin found (unless otherwise noted)
- ○ Indicates 5/8" Iron Pin set
- ⊠ Indicates Iron Pipe found
- ⟁ Indicates MAG Nail found (unless otherwise noted)
- △ Indicates MAG Nail set
- ● Indicates Railroad Spike found
- × Indicates Scribe set

Prepared by:
McDougall - Marsh
Land Surveyors
8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670
www.mcdougallmarsh.com

MAIN STREET (66' R/W)

R/W

INLOT 4544

(LOT SURVEY VOL. 10, PLAT NO.104)

R/W

BRIDGE STREET (30' R/W)

0.011 ACRES OF INLOT 4545
AKA TRACT I
CHLOE J. STEWART &
ELIJAH K. STEWART
20240R-10953

3/4" SMOOTH BAR FD.
N 47°42'27"W-1.28'

5/8" IRON PIN FD.

S 90°00'00"E 164.00'

90.76'

73.24'

R/W

S 90°00'00"E 110.44'

PART INLOT 4545
CHAD LAWSON AND GABRIELLE LAWSON
AND CHLOE MICHELLE CLARK
20240R-11291

INLOT LOT 9276
0.1458 Acres

N 01°57'00"W 70.00'

S 01°57'00"E 70.00'

(LOT SURVEY VOL. 62, PLAT NO.198)

Ex. PORCH

INLOT LOT 9277
0.1176 Acres

S 01°57'00"E 70.00'

PART INLOT 4545
CHLOE J. STEWART &
ELIJAH K. STEWART
20230R-04508

PART INLOT 4545
INA MAE WYNN, LE
& M.L. WYNN, RM
20180R-08818

(LOT SURVEY VOL. 8, PLAT NO.160)

PART INLOT 4545
CHAD LAWSON AND GABRIELLE LAWSON
AND CHLOE MICHELLE CLARK
20240R-04507 & 20240R-11292

90.76'

N 90°00'00"W 164.00'

73.24'

3/4" IRON PIN FD.
S 83°33'30"E-0.58'

1" IRON PIPE FD.

R/W 62.71'

INLOT 4546
DENISE K. BOSTIC
20210R-14203

0.026 ACRES OF INLOT 4545
AKA TRACT II
CHLOE J. STEWART &
ELIJAH K. STEWART
20240R-10953

INLOT 4553
QUEENS CASTLE REAL ESTATE, LLC
20240R-06435

(LOT SURVEY VOL. 8, PLAT NO.160)

5/8" IRON PIN FD.

5/8" IRON PIN FD.

S 01°57'00"E 174.50'

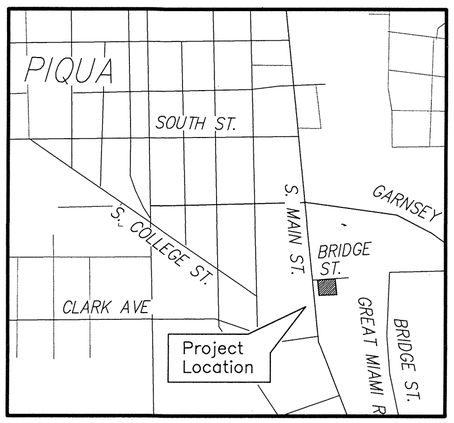
5/8" IRON PIN FD.

(LOT SURVEY VOL. 8, PLAT NO.160)

5/8" IRON PIN FD.

5/8" IRON PIN FD.

5/8" IRON PIN FD.



VICINITY MAP

REFERENCES:
DEED: PART INLOT 4545 – CHAD LAWSON AND GABRIELLE LAWSON AND CHLOE MICHELLE CLARK – 20240R-04507 & 20240R-11292
PART INLOT 4545 – CHAD LAWSON AND GABRIELLE LAWSON AND CHLOE MICHELLE CLARK – 20240R-11291

PART INLOT 4545 – CHLOE J. STEWART & ELIJAH K. STEWART – 20230R-04508
PART INLOT 4545, AKA TRACT I & II – CHLOE J. STEWART & ELIJAH K. STEWART – 20240R-10953

SURVEY NOTES:
1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "MARSH 7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

S:\Jobs\6000\6588 Lawson\6588 Lawson Replat.dwg RECORD PLAN Sht1.2 Nov 06, 2024 - 12:01:14pm Kevin

ALLEY VACATION PLAT

ALLEY VACATION PLAT IN THE UNINCORPORATED VILLAGE OF BLOOMER
SECTION 34, TOWN 10, RANGE 4, SOUTHEAST QUARTER
NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 31 PAGE 4

MIAMI COUNTY RECORDER'S RECORD OF PLATS

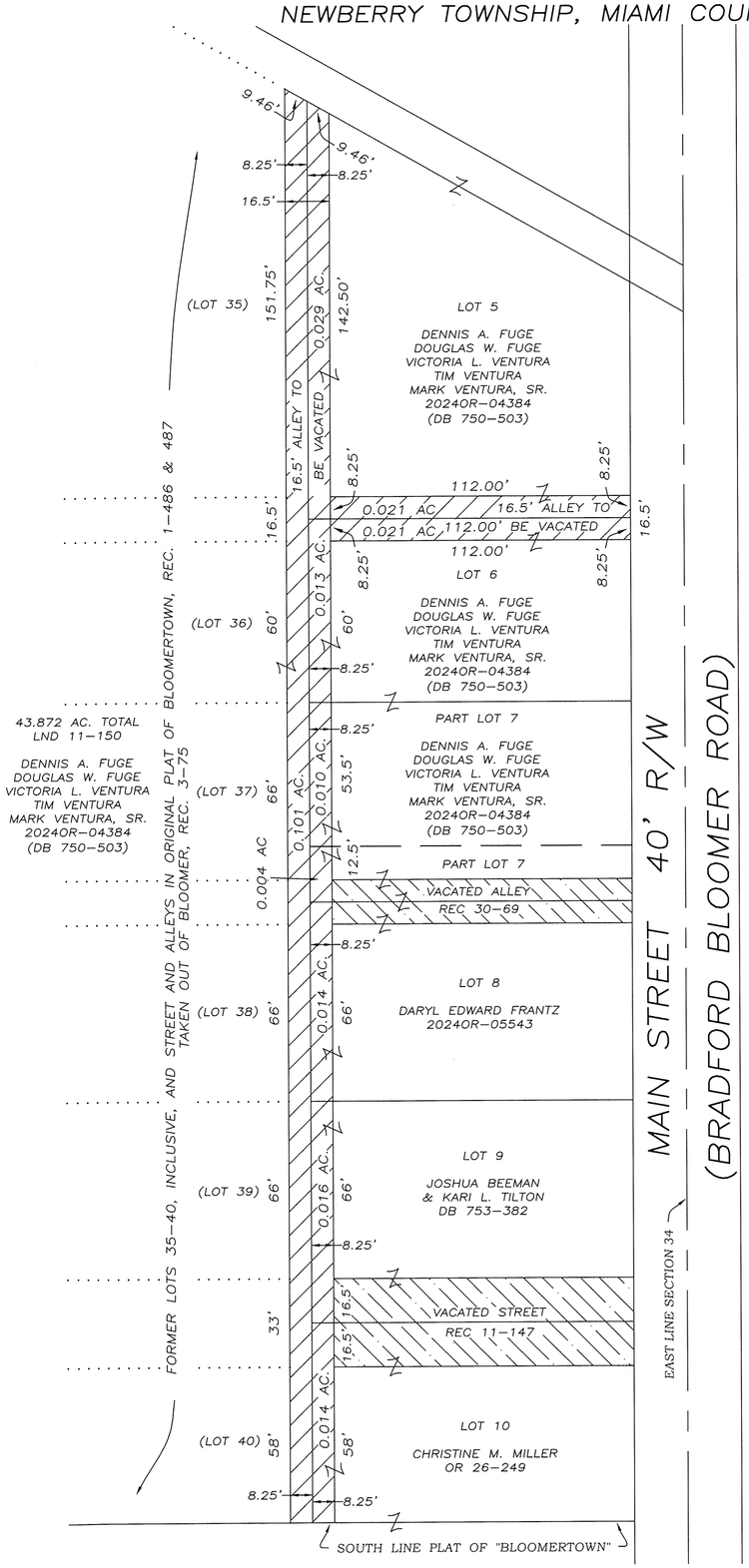
MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00052
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/02/2024 09:01:50 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

David E. Norman — Lisa K Pence
MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Dec. 2, 2024

Matthew W. Eberhardt — Mindy Dowd
MIAMI COUNTY AUDITOR — BY DEPUTY AUDITOR



DESCRIPTION

BEING AN ALLEY VACATION BETWEEN LOTS 5 & 6, RUNNING EAST AND WEST, IN THE UNINCORPORATED VILLAGE OF BLOOMER, SECTION 34, TOWN 10, RANGE 4, SOUTHEAST QUARTER, NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 0.042 AC., AS PLATTED IN PLAT BOOK 1, PAGES 486 & 487, MIAMI COUNTY RECORDS. IT IS THE INTENTION TO VACATE THE ALLEY, PLATTED AS 16.5', RUNNING EAST AND WEST BETWEEN LOTS 5 & 6.

ALSO BEING AN ALLEY VACATION BETWEEN LOTS 5–10, INCLUSIVE, AND FORMER LOTS 35–40, INCLUSIVE, RUNNING NORTH AND SOUTH, IN THE UNINCORPORATED VILLAGE OF BLOOMER, SECTION 34, TOWN 10, RANGE 4, SOUTHEAST QUARTER, NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 0.201 AC., AS PLATTED IN PLAT BOOK 1, PAGES 486 & 487, AND FORMER LOTS 35–40, INCLUSIVE, AS REMOVED IN PLAT BOOK 3, PAGE 75, MIAMI COUNTY RECORDS. IT IS THE INTENTION TO VACATE THE ALLEY, PLATTED AS 16.5', RUNNING NORTH AND SOUTH BETWEEN LOTS 5–10 AND FORMER LOTS 35–40.

MIAMI COUNTY ENGINEER

THIS VACATION PLAT REVIEWED AND APPROVED THIS 10th DAY OF October, 2024.

Paul P. Huelskamp
PAUL P. HUELSKAMP, PE, PS

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THIS ALLEY VACATION PLAT WAS APPROVED THIS 12th DAY OF November, 2024. BY RESOLUTION NO. 24-11-1330.
2024OR-12436

Gregory A. Simmons (Absent)
GREGORY A. SIMMONS
PRESIDENT

Ted S. Mercer
TED S. MERCER
VICE PRESIDENT

WADE H. WESTFALL
MEMBER

NEWBERRY TOWNSHIP TRUSTEES

APPROVED AND AUTHORIZED BY THE BOARD OF TRUSTEES OF NEWBERRY TOWNSHIP BY RESOLUTION NO. 2024-19
THIS 8th DAY OF October, 2024.

J. JASON SARGENT	Oct. 8, 2024 DATE
MIKE MANIACI	Oct. 8 2024 DATE
GEORGE A. FURROW, JR.	Oct-8 2024 DATE

REFERENCES

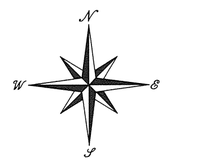
MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 1, PAGES 486, 487
PLAT BOOK 3, PAGE 75
DEEDS AS SHOWN HEREON

NOTE: ALL OTHER PLATS AND SURVEYS REFERENCED ON DRAWING WERE NOT USED TO PREPARE THIS PLAT.

AREA TO BE VACATED

AREA PREVIOUSLY VACATED

NOTE: THIS ALLEY VACATION PLAT PREPARED FROM EXISTING RECORDS, NO FIELD WORK PERFORMED ON SITE.



SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733–37.

ALLEY VACATION PLAT PREPARED IN ACCORDANCE WITH O.R.C. 5553.042, IN THE UNINCORPORATED VILLAGE OF BLOOMER, MIAMI COUNTY, OHIO

PREPARED BY:

Michael W. Cozatt — 10/08/24
MICHAEL W. COZATT, P.S. #6001 — DATE

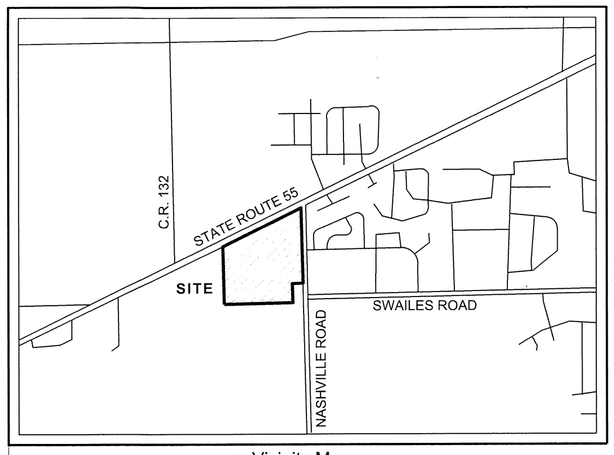
STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED PROFESSIONAL SURVEYOR

COZATT ENGINEERING COMPANY
CIVIL ENGINEER
1100 WAYNE ST., SUITE 1140
JOB NO. 13224
SEPTEMBER 23, 2024 DGS
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

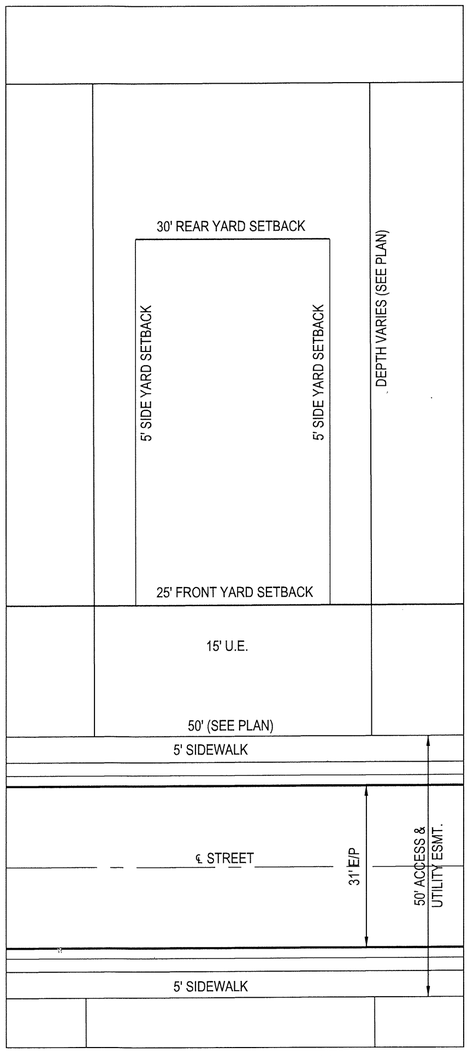
Record Plat
Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

Volume 31, Page 5
Miami County Recorder's
Record of Plats



Vicinity Map
NTS



TYPICAL LOT DATA
SCALE 1" = 20'

Lot Data

Min. lot widths 50'
Min. front yard setback 25'
Min. rear yard setback 30'
Min. side yard setback 5', 10' total
Min. lot size 6,000 sf.

Area Calculations

lot area	- 11.454 acres
open space	- 12.415 acres
r/w area	
(public)	- 2.567 acres
(private)	- 2.970 acres
total acreage = 29.406	

Surveyor:
CESO, Inc.
3601 Rigby Road, Suite 300
Miamisburg, Ohio 45342
(937) 435-8584

Developer:
DDC Management.
3601 Rigby Road, Suite 300
Miamisburg, Ohio 45342
(937) 610-1500

Lot Data Cont.

Building Lots	= 67
Open Space Lots	= 5
Total Lots	= 72

DEDICATION:

The undersigned, being the owners of 58.093 acres of land, being a part of Inlot 11550 in the City of Troy, Miami County, Ohio, do hereby assent to and adopt the accompanying plat of subdivision to be known as Somerset Reserve Planned Development Phase 1 and do hereby dedicate to the public forever, in accordance with the laws in such cases made and provided, the streets and roadways as shown on said plat, and declare the same to be free and unencumbered. the title acquired by Instrument 2024OR-07298.

Easements on said plat, designated as utility easements, are provided for the construction, maintenance, and operation of poles, wires and conduits, and the necessary attachments in connection therewith, for the transmission of electric, telephone, cable television and other purposes, for the construction and maintenance of service and underground storm water drains, pipelines for supplying gas, water, heat and other public or quasi-public utility functions together with the necessary lateral connections, and also the right to ingress to and egress from said easements, and to cut, trim or remove trees and undergrowth or overhanging branches within said easement or immediately adjacent thereto. no buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to (1) reduce the clearance of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair the ability to maintain the facility; or (4) create a hazard.

The above easements are also provided for other public uses as designated and shall be used for the construction of storm water drains, open channels, public and private sewers, pipelines for the supplying of water, cable television and for any public or quasi-public utility or function, conducted, maintained or performed by ordinary methods beneath or above the surface of the ground, together with the right of ingress and egress over and across lots to and from said easements. Easements recorded or noted for a specific utility or a drainage easement shall not be used as a general utility easement.

Subdivision Regs, 119.04(f) below:

Drainage Notes:

"The City of Troy does not accept any [private] drainage easements shown on this plat. The City of Troy is not obligated to maintain or repair any channels or installations in said easements. The owner of the lot shall maintain the easement area of each lot and all improvements in it continuously.

Maintenance of all improvements within the [private] drainage easements shall be the responsibility of the Somerset Reserve HOA, as provided for in the declaration and in accordance with the standards and specifications of the City of Troy. Within the easement area, no structure, planting or other material shall be placed or permitted to remain which may obstruct, retard, or change the direction of the water flow."

"The City of Troy shall have the permanent and irrevocable right and authority to inspect such interior streets, access easements, waterways, common spaces and improvements thereon as are developed in this subdivision."

"The City of Troy shall have the right, but not the responsibility, to enter upon any Lot in the subdivision to inspect and monitor any stormwater detention basin area or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer, lot owner, or the Association to take corrective action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain stormwater detention basins areas and drainage facilities; provided, however, that the Developer, lot owner, and/or Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Troy for such maintenance may be assessed to the Association or, if there is no Association, or the association has ceased to exist, against individual lot owner. These restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Troy."

In witness whereof, the undersigned has executed this instrument.

Somerset Reserve Project I, LLC,
An Ohio Limited Liability Company

By: DDC Management, LLC.,
An Ohio Limited Liability Company,
Its sole member

By: _____
Name: Jonathan M. Bills
Its: President

Witness
Printed Name: Zoss A. Behnfeldt

Witness
Printed Name: Abigail L. Voltz

State of Ohio

County of Montgomery

I, Abigail L. Voltz, a notary public for Montgomery county, state of Ohio, do hereby certify that Jonathan M. Bills ("signatory") President of DDC Management, LLC., an Ohio Limited Liability Company, sole member of DDC Management, LLC., an Ohio Limited Liability Company, personally appeared before me this day and by authority duly given, acknowledged the due execution of the foregoing instrument. witness my hand and official seal, this 18th day of November, 2024.

ABIGAIL L VOLTZ
Notary Public
State of Ohio
My Comm. Expires
February 2, 2029

FEE $ 302.40

David E. Norman
Miami County Recorder

by Deputy Recorder

Miami County Auditor
Approved and transferred Dec 9, 2024.

Matthew W Gearhardt
Miami County Auditor

by Deputy Auditor

DESCRIPTION

Situate in Section 36, Town 7, Range 5 East, in the City of Troy, Miami County, Ohio, being a part of Inlot 11550 and being 29.406 acres out of a 58.093 acre tract, conveyed to Somerset Reserve Project I, LLC, as recorded in Instrument 2024OR-07298 of the Miami County, Ohio Records.

CITY OF TROY ENGINEER

This plat was reviewed by the City of Troy Engineer, on this 8th day of November 2024, this plat was approved.

Engineer
Printed Name: JILLIAN A RHOADES, PE

CITY OF TROY PLANNING COMMISSION APPROVAL

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 18th day of Sept. 2024, this plat was approved.

Chair
Printed Name: James A. McGaughey

Clerk
Printed Name: Sue G. Knight

CITY OF TROY CITY COUNCIL APPROVAL

At a meeting of the Commission of the City of Troy, Ohio, held this 7th day of October 2024, this plat was approved by ordinance no. O-35-2024.

President of Council
Printed Name: William G. Rozell

Mayor
Printed Name: Robin I Oda

Clerk
Printed Name: Sue G. Knight

SURVEYOR'S CERTIFICATION:

This record plat was prepared in accordance with O.A.C. Chapter 4733-37 and O.R.C. 711.01-40, and in accordance with the City of Troy subdivision regulations. I certify that this record plat was made under my direct supervision and is based upon actual field locations and that all monuments indicated on the final subdivision plat thereon shall be set as shown.

9-30-2024
Sean T. Brooks, P.S. — Date
State Professional Surveyor #8828

STATE OF OHIO
SEAN BROOKS
PS-8828
REGISTERED
PROFESSIONAL SURVEYOR

Prepared By:
CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00053
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/09/2024 01:15:17 PM
REFERENCES 0
RECORDING FEE
PAGES 7

DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	761451
Scale:	N/A
Drawn By:	CTT/DAS
Checked By:	JKH
Date:	8/19/2024
Issue:	1

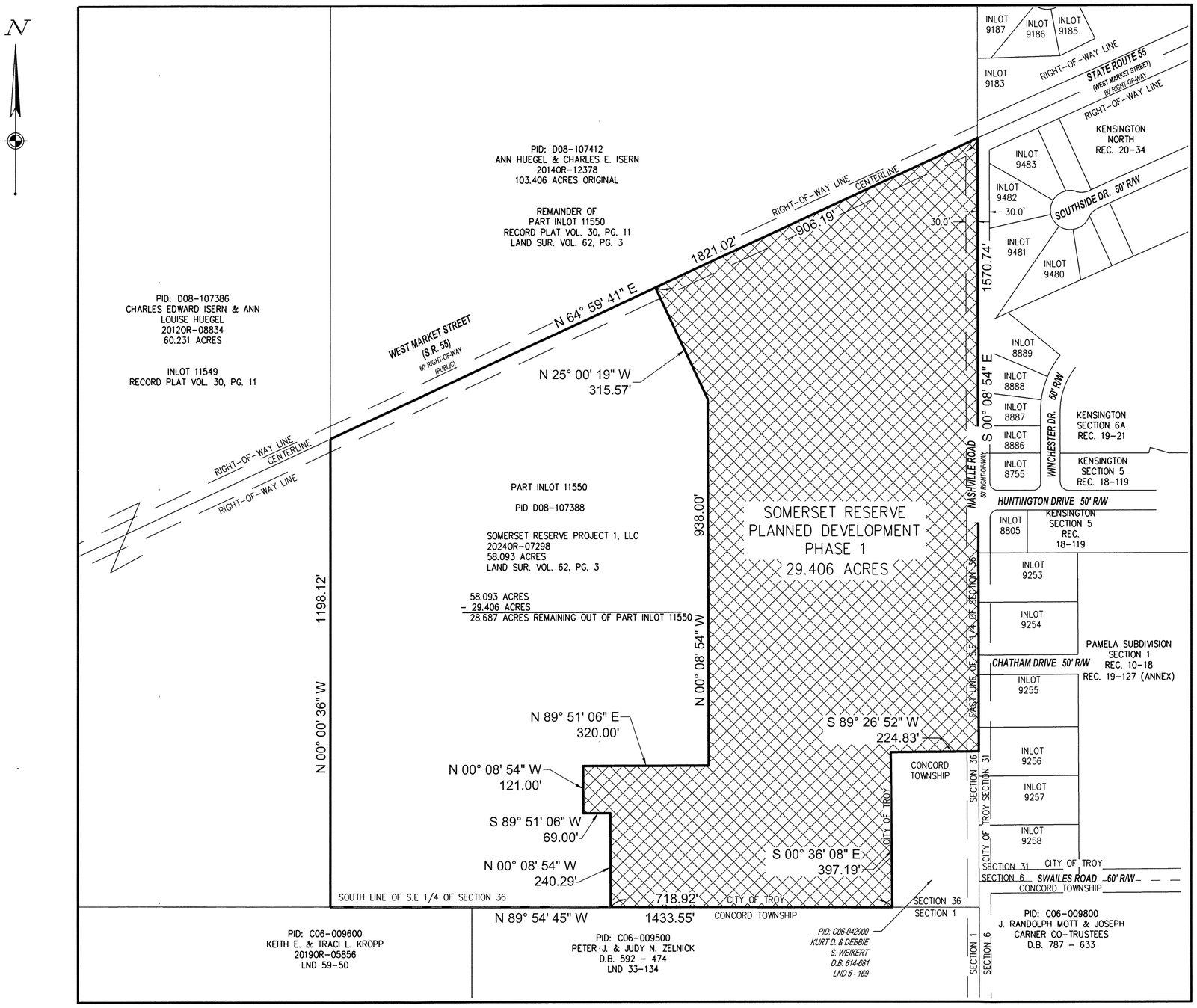
Drawing Title:
RECORD PLAT

W:\PROJECTS\DDCM\761451 - Troy OH\04-SURVEY\Dwg\761451_DDCM_Somerset Reserve Phase 1_record plat.dwg - 8/19/2024 - Corey Teague

Record Plat
Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

Volume 31, Page 5 - A
Miami County Recorder's
Record of Plats



SUPERIMPOSED AREA

ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON

200 0 200

GRAPHIC SCALE (IN FEET)
1" = 200'

Prepared By:
CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date

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Project Number:	761451
Scale:	N/A
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W:\PROJECTS\DDCM\761451 - Troy OH\04-SURVEY\Dwg\761451_DDCM_Somerset Reserve Phase 1_record plat.dwg - 8/19/2024 - Corey Teague

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	69° 06' 17"	38.50'	46.44'	S80° 27' 11"E, 43.67'
C2	20° 53' 42"	218.50'	79.68'	S35° 27' 11"E, 79.24'
C5	45° 45' 33"	50.00'	39.93'	S22° 43' 53"W, 38.88'
C6	271° 31' 07"	57.50'	272.49'	S89° 51' 06"W, 80.23'
C7	43° 08' 43"	50.00'	37.65'	N21° 25' 28"E, 36.77'
C8	51° 26' 14"	57.50'	51.62'	N19° 53' 32"E, 49.90'
C9	39° 51' 35"	57.50'	40.00'	N25° 45' 22"W, 39.20'
C10	41° 26' 39"	57.50'	41.59'	N66° 24' 29"W, 40.69'
C11	41° 26' 39"	57.50'	41.59'	S72° 08' 52"W, 40.69'
C12	39° 51' 35"	57.50'	40.00'	S31° 29' 45"W, 39.20'
C13	47° 58' 26"	57.50'	48.14'	S12° 24' 40"E, 46.75'
C16	45° 45' 33"	50.00'	39.93'	S23° 01' 41"E, 38.88'
C21	2° 36' 50"	50.00'	2.28'	N44° 18' 14"E, 2.28'
C28	9° 30' 35"	57.50'	9.54'	S41° 09' 10"E, 9.53'
C30	2° 47' 13"	1072.00'	52.14'	N20° 48' 08"W, 52.14'
C31	75° 26' 30"	48.50'	63.86'	N12° 42' 56"E, 59.35'
C32	14° 33' 30"	218.50'	55.52'	N57° 42' 56"E, 55.37'

LINE TABLE		
Line #	Direction	Length
L3	N00° 08' 54"W	21.81'
L4	S00° 08' 54"E	12.99'
L12	N10° 57' 49"W	52.71'
L13	N64° 59' 41"E	40.20'

LEGEND:

	PROPERTY BOUNDARY
	ADJOINER PROPERTY LINE
R/W	RIGHT-OF-WAY LINE
	EASEMENT LINE
	EXISTING CORPORATION LINE

LEGEND:

R/W =	RIGHT OF WAY
ESMT. =	EASEMENT
STM. =	STM.
SAN. =	SANITARY
U.E. =	UTILITY EASEMENT
S.B. =	SETBACK
O.A. =	OVERALL

MONUMENT LEGEND:

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- MONUMENT FOUND AS NOTED
- FOUND MAG NAIL
- RAILROAD SPIKE FOUND
- STONE FOUND

Area Calculations

lot area - 11.454 acres
open space - 12.415 acres
r/w area
(public) - 2.567 acres
(private) - 2.970 acres
total acreage = 29.406

PID: D08-107412
ANN HUEGEL & CHARLES E. ISERN
20140R-12378
103.406 ACRES ORIGINAL

REMAINDER OF
PART INLOT 11550
RECORD PLAT VOL. 30, PG. 11
LAND SUR. VOL. 62, PG. 3

Volume 31, Page 5 - B
Miami County Recorder's
Record of Plats

Found 5/8" iron pin "Northmont Engineers" cap
iron pin set @ 33.06' from centerline

PART INLOT 11550

PID D08-107388

SOMERSET RESERVE PROJECT 1, LLC
20240R-07298
58.093 ACRES

58.093 ACRES
- 29.406 ACRES
28.687 ACRES REMAINING OUT OF PART INLOT 11550

IL 11736 0.248 AC (10,815 sq.ft.)
IL 11737 0.365 AC (15,886 sq.ft.)
IL 11738 0.253 AC (11,041 sq.ft.)
IL 11739 0.246 AC (10,702 sq.ft.)
IL 11740 0.251 AC (10,916 sq.ft.)
IL 11741 0.156 AC (6,793 sq.ft.)
IL 11742 0.178 AC (7,765 sq.ft.)
IL 11743 0.167 AC (7,280 sq.ft.)
IL 11744 0.152 AC (6,630 sq.ft.)
IL 11745 0.154 AC (6,698 sq.ft.)
IL 11746 0.251 AC (10,916 sq.ft.)
IL 11731 0.152 AC (6,630 sq.ft.)
IL 11732 0.152 AC (6,630 sq.ft.)
IL 11733 0.152 AC (6,630 sq.ft.)
IL 11734 0.184 AC (8,006 sq.ft.)
IL 11735 0.210 AC (9,159 sq.ft.)
OPEN SPACE IL 11784 0.427 AC (18,601 sq.ft.)
OPEN SPACE IL 11783 4.622 AC (201,347 sq.ft.)

(Existing) 60' Right-of-Way
State Route 55
70' Right-of-Way (Public)
Proposed Nashville Rd.
Right-of-Way Varies (Public)
Goldenrod Dr. (50' R/W) (Private)
Existing Nashville Rd.
60' Right-of-Way (Public)

Kensington North Rec. 20-34
Kensington Section 6A Rec. 19-21
Inlot 9483, 9482, 9481, 9480, 8890, 8889, 8888, 8887, 8886

BASIS OF BEARINGS
NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations

GRAPHIC SCALE (IN FEET)
1" = 60'

SEE SHEET 4
MATCHLINE

Prepared By:
CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

DDC MANAGEMENT LLC

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	761451
Scale:	1" = 60'
Drawn By:	CTT/DAS
Checked By:	JKH
Date:	8/19/2024
Issue:	1

Drawing Title:
RECORD PLAT

W:\PROJECTS\DDCM\761451 - Troy OH\04-SURVEY\Dwg\761451_DDCM_Somerset Reserve Phase 1_record plat.dwg - 8/19/2024 - Corey Teague

Volume 31, Page 5 - C
Miami County Recorder's
Record of Plats

Prepared By:
CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

SEE SHEET 3
MATCHLINE

N

BASIS OF BEARINGS
NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations

60 0 60
GRAPHIC SCALE (IN FEET)
1" = 60'

LINE TABLE		
Line #	Direction	Length
L2	S89° 51' 06"W	9.59'
L7	S89° 51' 06"W	9.59'
L31	S00° 08' 54"E	118.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C3	90° 00' 00"	34.00'	53.41'	S44° 51' 06"W, 48.08'
C4	90° 00' 00"	15.00'	23.56'	N45° 08' 54"W, 21.21'
C28	90° 00' 00"	15.00'	23.56'	N44° 51' 06"E, 21.21'
C29	90° 00' 00"	34.00'	53.41'	N45° 08' 54"W, 48.08'

PART INLOT 11550

PID D08-107388

SOMERSET RESERVE PROJECT 1, LLC
20240R-07298
58.093 ACRES

58.093 ACRES
- 29.406 ACRES
28.687 ACRES REMAINING OUT OF PART INLOT 11550

SEE SHEET 5
MATCHLINE

Huntington Dr. (Private) (50' R/W)

Goldenrod Dr. (50' R/W) (Private)

ACCESS ESMT. 50.0'

IL 11732 0.152 AC (6,630 sq.ft.)
IL 11731 0.152 AC (6,630 sq.ft.)
IL 11730 0.152 AC (6,630 sq.ft.)
IL 11729 0.152 AC (6,630 sq.ft.)
IL 11728 0.152 AC (6,630 sq.ft.)
IL 11727 0.152 AC (6,630 sq.ft.)
IL 11726 0.152 AC (6,630 sq.ft.)
IL 11725 0.167 AC (7,280 sq.ft.)
IL 11724 0.167 AC (7,280 sq.ft.)
IL 11723 0.152 AC (6,630 sq.ft.)
IL 11722 0.152 AC (6,630 sq.ft.)
IL 11721 0.152 AC (6,630 sq.ft.)
IL 11720 0.167 AC (7,280 sq.ft.)
IL 11719 0.167 AC (7,280 sq.ft.)
IL 11718 0.152 AC (6,630 sq.ft.)
IL 11717 0.152 AC (6,630 sq.ft.)

IL 11745 0.154 AC (6,698 sq.ft.)
IL 11746 0.210 AC (9,142 sq.ft.)
IL 11747 0.147 AC (6,410 sq.ft.)
IL 11748 0.140 AC (6,120 sq.ft.)
IL 11749 0.140 AC (6,120 sq.ft.)
IL 11750 0.140 AC (6,120 sq.ft.)
IL 11751 0.140 AC (6,120 sq.ft.)
IL 11752 0.140 AC (6,120 sq.ft.)
IL 11753 0.140 AC (6,120 sq.ft.)
IL 11761 0.219 AC (9,525 sq.ft.)
IL 11760 0.153 AC (6,677 sq.ft.)
IL 11759 0.146 AC (6,375 sq.ft.)
IL 11758 0.146 AC (6,375 sq.ft.)
IL 11757 0.146 AC (6,375 sq.ft.)
IL 11756 0.146 AC (6,375 sq.ft.)
IL 11755 0.146 AC (6,375 sq.ft.)
IL 11754 0.146 AC (6,375 sq.ft.)
IL 11762 0.172 AC (7,495 sq.ft.)
IL 11763 0.167 AC (7,280 sq.ft.)
IL 11764 0.152 AC (6,630 sq.ft.)
IL 11765 0.152 AC (6,630 sq.ft.)
IL 11766 0.152 AC (6,630 sq.ft.)
IL 11767 0.167 AC (7,280 sq.ft.)
IL 11768 0.167 AC (7,280 sq.ft.)
IL 11769 0.152 AC (6,630 sq.ft.)
IL 11770 0.152 AC (6,630 sq.ft.)

OPEN SPACE
IL 11782
5.792 AC
(252,311 sq.ft.)

Inlot 8755
Inlot 8805
KENSINGTON SECTION 5 REC. 18-119
PLAT BOUNDARY
Inlot 9253
Inlot 9254
PAMELA SUBDIVISION SECTION 1
REC. 10-18
REC. 19-127 (ANNEX)
Chatham Dr. (50' R/W)
Inlot 9255
Existing Nashville Rd. 60' Right-of-Way (Public)
East line of southeast 1/4 of Section 36

Area Calculations

lot area	- 11.454 acres
open space	- 12.415 acres
r/w area	
(public)	- 2.567 acres
(private)	- 2.970 acres
total acreage =	29.406

LEGEND:

- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING CORPORATION LINE

LEGEND:

R/W =	RIGHT OF WAY
ESMT. =	EASEMENT
STM. =	STM.
SAN. =	SANITARY
U.E. =	UTILITY EASEMENT
S.B. =	SETBACK
O.A. =	OVERALL

MONUMENT LEGEND:

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- MONUMENT FOUND AS NOTED
- FOUND MAG NAIL
- RAILROAD SPIKE FOUND
- STONE FOUND

DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	761451
Scale:	1" = 60'
Drawn By:	CTT/DAS
Checked By:	JKH
Date:	8/19/2024
Issue:	1

Drawing Title:
RECORD PLAT

W:\PROJECTS\DDCM\761451 - Troy OH\04-SURVEY\Dwg\761451_DDCM_Somerset Reserve Phase 1_record plat.dwg - 8/19/2024 - Corey Teague

N

BASIS OF BEARINGS
NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations

60 0 60
GRAPHIC SCALE (IN FEET)
1" = 60'

Area Calculations

lot area	- 11.454 acres
open space	- 12.415 acres
r/w area	
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(private)	- 2.970 acres
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LEGEND:

- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE (R/W)
- EASEMENT LINE
- EXISTING CORPORATION LINE

LEGEND:

R/W =	RIGHT OF WAY
ESMT. =	EASEMENT
STM. =	STM.
SAN. =	SANITARY
U.E. =	UTILITY EASEMENT
S.B. =	SETBACK
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- STONE FOUND

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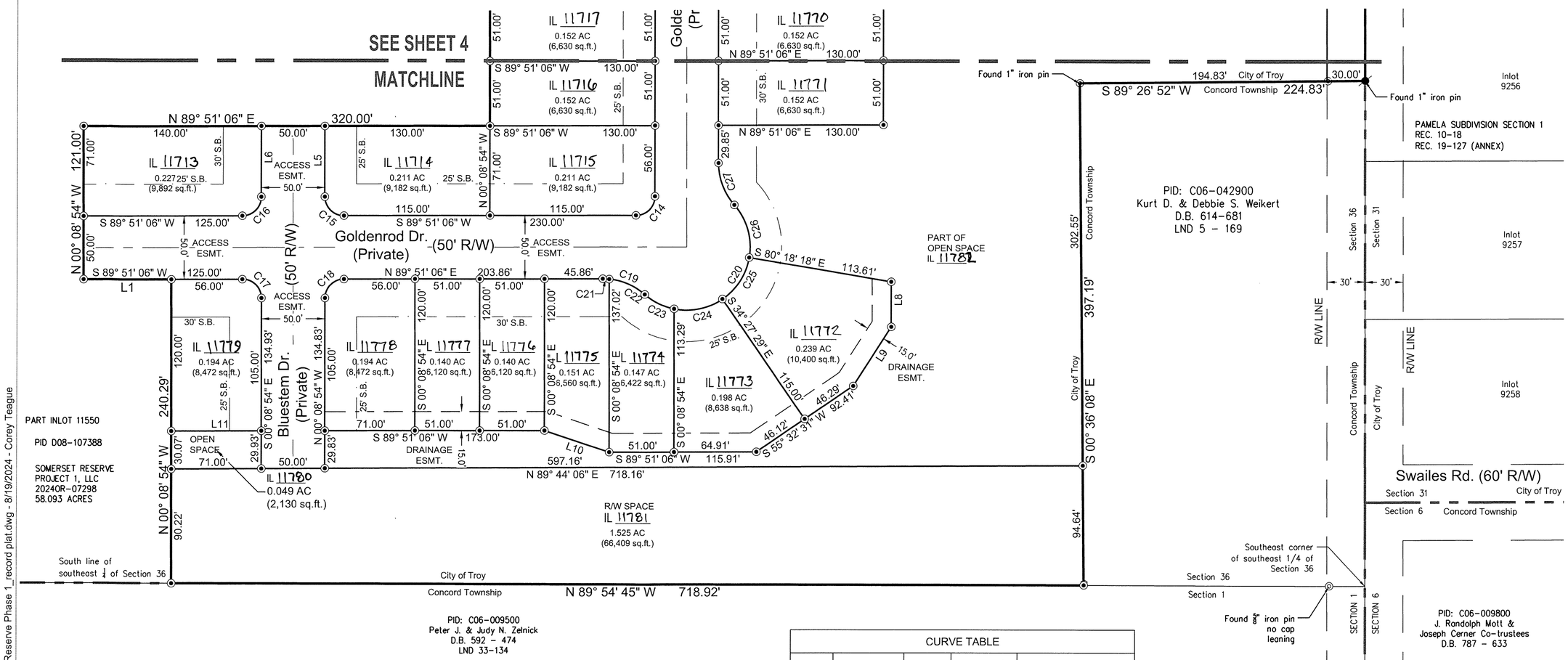
Miami County Recorder's
Record of Plats



LINE TABLE		
Line #	Direction	Length
L1	S89° 51' 06"W	69.00'
L5	N00° 08' 54"W	56.00'
L6	S00° 08' 54"E	56.00'
L8	S00° 08' 54"E	35.67'
L9	S32° 37' 06"W	55.36'
L10	N71° 25' 36"W	53.85'
L11	N89° 51' 06"E	71.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C14	90° 00' 00"	15.00'	23.56'	S44° 51' 06"W, 21.21'
C15	90° 00' 00"	15.00'	23.56'	N45° 08' 54"W, 21.21'
C16	90° 00' 00"	15.00'	23.56'	S44° 51' 06"W, 21.21'
C17	90° 00' 00"	15.00'	23.56'	S45° 08' 54"E, 21.21'
C18	90° 00' 00"	15.00'	23.56'	N44° 51' 06"E, 21.21'
C19	41° 24' 35"	50.00'	36.14'	N69° 26' 37"W, 35.36'
C20	172° 49' 09"	50.00'	150.81'	N44° 51' 06"E, 99.80'
C21	5° 54' 17"	50.00'	5.15'	S87° 11' 45"E, 5.15'
C22	35° 30' 17"	50.00'	30.98'	S66° 29' 28"E, 30.49'
C23	29° 52' 22"	50.00'	26.07'	S63° 40' 30"E, 25.77'
C24	45° 50' 48"	50.00'	40.01'	N78° 27' 55"E, 38.95'
C25	45° 50' 48"	50.00'	40.01'	N32° 37' 06"E, 38.95'
C26	51° 15' 11"	50.00'	44.73'	S15° 55' 53"E, 43.25'
C27	41° 24' 35"	50.00'	36.14'	S20° 51' 11"E, 35.36'

Prepared By:
CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1

3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	761451
Scale:	1" = 60'
Drawn By:	CTT/DAS
Checked By:	JKH
Date:	8/19/2024
Issue:	1

Drawing Title:
RECORD PLAT

5 OF 7

W:\PROJECTS\DDCM\761451 - Troy OH\04-SURVEY\Dwg\761451_DDCM_Somerset Reserve Phase 1_record plat.dwg - 8/19/2024 - Corey Teague

Record Plat
Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

Volume 31, Page 5 - E
Miami County Recorder's
Record of Plats

BASIS OF BEARINGS
NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations

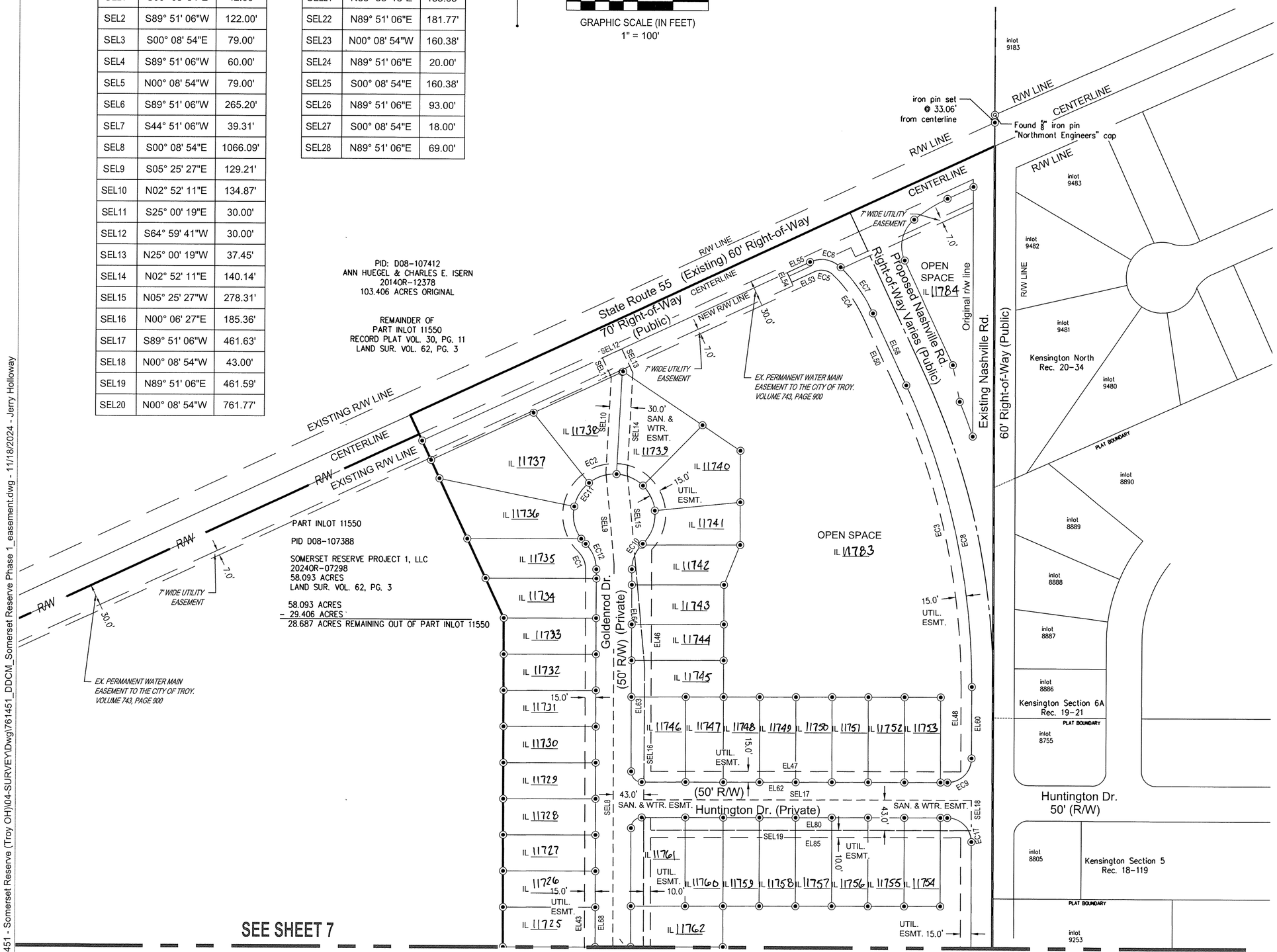
100 0 100
GRAPHIC SCALE (IN FEET)
1" = 100'

SANITARY & WATER EASEMENT

LINE TABLE		
Line #	Direction	Length
SEL1	S00° 08' 54"E	42.00'
SEL2	S89° 51' 06"W	122.00'
SEL3	S00° 08' 54"E	79.00'
SEL4	S89° 51' 06"W	60.00'
SEL5	N00° 08' 54"W	79.00'
SEL6	S89° 51' 06"W	265.20'
SEL7	S44° 51' 06"W	39.31'
SEL8	S00° 08' 54"E	1066.09'
SEL9	S05° 25' 27"E	129.21'
SEL10	N02° 52' 11"E	134.87'
SEL11	S25° 00' 19"E	30.00'
SEL12	S64° 59' 41"W	30.00'
SEL13	N25° 00' 19"W	37.45'
SEL14	N02° 52' 11"E	140.14'
SEL15	N05° 25' 27"W	278.31'
SEL16	N00° 06' 27"E	185.36'
SEL17	S89° 51' 06"W	461.63'
SEL18	N00° 08' 54"W	43.00'
SEL19	N89° 51' 06"E	461.59'
SEL20	N00° 08' 54"W	761.77'

SANITARY & WATER EASEMENT

LINE TABLE		
Line #	Direction	Length
SEL21	N83° 58' 18"E	155.05'
SEL22	N89° 51' 06"E	181.77'
SEL23	N00° 08' 54"W	160.38'
SEL24	N89° 51' 06"E	20.00'
SEL25	S00° 08' 54"E	160.38'
SEL26	N89° 51' 06"E	93.00'
SEL27	S00° 08' 54"E	18.00'
SEL28	N89° 51' 06"E	69.00'



EASEMENTS
SANITARY, WATER
AND UTILITY

LEGEND:
R/W = RIGHT OF WAY
ESMT. = EASEMENT
SAN. = SANITARY
WTR. = WATER
UTIL. = UTILITY

MONUMENT LEGEND:
- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- MONUMENT FOUND AS NOTED
- FOUND MAG NAIL

Area Calculations

lot area	- 11.454 acres
open space	- 12.415 acres
r/w area	
(public)	- 2.567 acres
(private)	- 2.970 acres
total acreage = 29.406	

LEGEND:
- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING CORPORATION LINE

Prepared By:
CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
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DDC MANAGEMENT LLC.

Somerset Reserve Planned Development Phase 1
3054 SR 55 W
TROY, OHIO 45373

Revisions / Submissions

ID	Description	Date

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Project Number:	761451
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Issue:	1

Drawing Title:
RECORD PLAT

W:\PROJECTS\DDCM\761451 - Somerset Reserve (Troy OH)\04-SURVEY\Dwg\761451_DDCM_Somerset Reserve Phase 1_easement.dwg - 11/18/2024 - Jerry Holloway

SEE SHEET 6

MATCHLINE

Volume 31, Page 5 - F
Miami County Recorder's
Record of Plats

Record Plat
Somerset Reserve Planned Development Phase 1

Part of Existing Inlot 11550
Section 36, Town 7, Range 5 East
City of Troy, Miami County, State of Ohio
Containing 29.406 Acres

PART INLOT 11550

PID D08-107388

SOMERSET RESERVE PROJECT 1, LLC
20240R-07298
58.093 ACRES
LAND SUR. VOL. 62, PG. 3

58.093 ACRES
- 29.406 ACRES
28.687 ACRES REMAINING OUT OF PART INLOT 11550

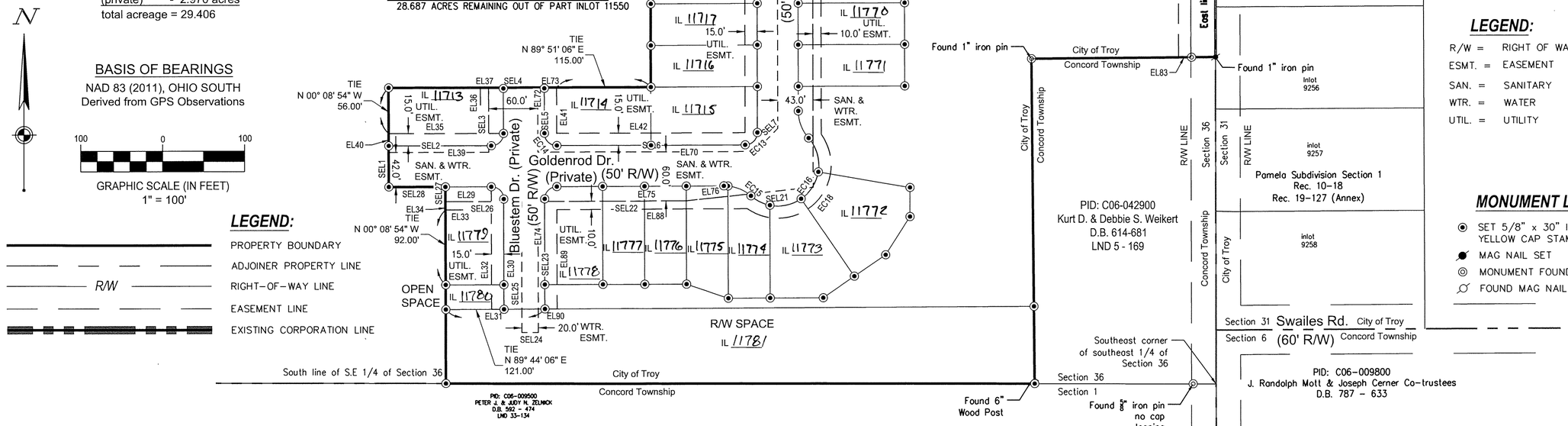
Area Calculations

lot area	- 11.454 acres
open space	- 12.415 acres
r/w area	
(public)	- 2.567 acres
(private)	- 2.970 acres
total acreage = 29.406	

BASIS OF BEARINGS

NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations

100 0 100
GRAPHIC SCALE (IN FEET)
1" = 100'



LEGEND:

- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING CORPORATION LINE

EASEMENTS

SANITARY & WATER
UTILITY

LEGEND:

R/W =	RIGHT OF WAY
ESMT. =	EASEMENT
SAN. =	SANITARY
WTR. =	WATER
UTIL. =	UTILITY

MONUMENT LEGEND:

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- MONUMENT FOUND AS NOTED
- FOUND MAG NAIL

SANITARY & WATER EASEMENT

LINE TABLE

Line #	Direction	Length
SEL1	S00° 08' 54"E	42.00'
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SEL8	S00° 08' 54"E	1066.09'
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SEL10	N02° 52' 11"E	134.87'
SEL11	S25° 00' 19"E	30.00'
SEL12	S64° 59' 41"W	30.00'
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SEL15	N05° 25' 27"W	278.31'
SEL16	N00° 06' 27"E	185.36'
SEL17	S89° 51' 06"W	461.63'
SEL18	N00° 08' 54"W	43.00'
SEL19	N89° 51' 06"E	461.59'
SEL20	N00° 08' 54"W	761.77'

SANITARY & WATER EASEMENT

LINE TABLE

Line #	Direction	Length
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SEL23	N00° 08' 54"W	160.38'
SEL24	N89° 51' 06"E	20.00'
SEL25	S00° 08' 54"E	160.38'
SEL26	N89° 51' 06"E	93.00'
SEL27	S00° 08' 54"E	18.00'
SEL28	N89° 51' 06"E	69.00'

UTILITY EASEMENT

LINE TABLE

Line #	Direction	Length
EL29	N89° 51' 06"E	71.00'
EL30	S00° 08' 54"E	131.93'
EL31	S89° 44' 06"W	15.00'
EL32	N00° 08' 54"W	121.96'
EL33	S89° 51' 06"W	56.00'
EL34	N00° 08' 54"W	10.00'
EL35	N89° 51' 06"E	112.00'
EL36	N00° 08' 54"W	56.00'
EL37	N89° 51' 06"E	10.00'
EL39	S89° 51' 06"W	122.00'
EL40	N00° 08' 54"W	15.00'
EL41	N00° 08' 54"W	56.00'
EL42	S89° 51' 06"W	230.00'
EL43	S00° 08' 54"E	1062.99'
EL46	N00° 08' 54"W	312.87'
EL47	S89° 51' 06"W	436.59'
EL48	S00° 08' 54"E	119.83'
EL50	S25° 00' 19"E	112.30'
EL53	N64° 59' 41"E	35.45'
EL54	S25° 00' 19"E	15.00'

UTILITY EASEMENT

LINE TABLE

Line #	Direction	Length
EL55	S64° 59' 41"W	35.45'
EL58	N25° 00' 19"W	112.30'
EL60	N00° 08' 54"W	100.83'
EL62	N89° 51' 06"E	427.52'
EL63	S00° 06' 27"W	160.36'
EL64	S05° 25' 27"E	160.34'
EL68	N00° 08' 54"W	1062.99'
EL70	N89° 51' 06"E	230.00'
EL72	S00° 08' 54"E	56.00'
EL73	S89° 51' 06"W	15.00'
EL74	N00° 08' 54"W	131.83'
EL75	N89° 51' 06"E	173.77'
EL76	N83° 58' 18"E	75.80'
EL80	N89° 51' 06"E	457.59'
EL82	S00° 08' 54"E	588.36'
EL83	S89° 26' 52"W	15.00'
EL84	N00° 08' 54"W	594.46'
EL85	S89° 51' 06"W	436.59'
EL86	S00° 08' 54"E	687.03'
EL88	S89° 51' 06"W	232.37'

UTILITY EASEMENT

LINE TABLE

Line #	Direction	Length
EL89	S00° 08' 54"E	121.80'
EL90	S89° 44' 06"W	15.00'

UTILITY EASEMENT

CURVE TABLE

Curve	Delta	Radius	Arc Length	Chord
EC1	45° 45' 33"	35.00'	27.95'	S23° 01' 41"E, 27.22'
EC2	268° 47' 10"	72.50'	340.11'	S88° 29' 08"W, 103.61'
EC3	24° 51' 25"	997.00'	432.54'	S12° 34' 37"E, 429.15'
EC4	20° 53' 42"	203.50'	74.21'	S35° 27' 11"E, 73.80'
EC5	69° 06' 17"	23.50'	28.34'	S80° 27' 11"E, 26.66'
EC6	69° 06' 17"	38.50'	46.44'	N80° 27' 11"W, 43.67'
EC7	20° 53' 42"	218.50'	79.68'	N35° 27' 11"W, 79.24'
EC8	24° 51' 25"	1012.00'	439.04'	N12° 34' 37"W, 435.61'
EC9	90° 00' 00"	34.00'	53.41'	N44° 51' 06"E, 48.08'
EC10	22° 34' 13"	50.00'	19.70'	S34° 19' 33"W, 19.57'
EC11	271° 31' 07"	57.50'	272.49'	N89° 51' 06"E, 80.23'
EC12	45° 45' 33"	50.00'	39.93'	N23° 01' 41"W, 38.88'
EC13	90° 00' 00"	15.00'	23.56'	N44° 51' 06"E, 21.21'
EC14	90° 00' 00"	15.00'	23.56'	S45° 08' 54"E, 21.21'
EC15	4° 05' 36"	50.00'	3.57'	S50° 47' 07"E, 3.57'
EC16	162° 05' 35"	50.00'	141.45'	N50° 12' 53"E, 98.78'
EC17	28° 04' 21"	34.00'	16.66'	S14° 11' 04"E, 16.49'
EC18	160° 44' 57"	65.00'	182.36'	S44° 51' 06"W, 128.17'

CESO
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3601 Rigby Rd., Suite 300
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Phone: 937.435.8584 Fax: 888.208.4826

DDC MANAGEMENT LLC.
3054 SR 55 W
TROY, OHIO 45373

Somerset Reserve Planned Development Phase 1

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	761451
Scale:	1" = 100'
Drawn By:	CTT
Checked By:	JKH
Date:	8/19/2024
Issue:	1

Drawing Title:
RECORD PLAT

7 OF 7

W:\PROJECTS\DDCM\761451 - Somerset Reserve (Troy OH)\04-SURVEY\Dwg\761451_DDCM_Somerset Reserve Phase 1_easement.dwg - 10/7/2024 - Jerry Holloway

ADDISON LANDING-SECTION ONE

PLAT BOOK 31, PAGE 6
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PT 11357 INLOT | TROY CITY | MIAMI COUNTY | OHIO STATE

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 17.685 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS ADDISON LANDING-SECTION ONE AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN OFFICIAL RECORD 1, PAGE 374 AND 2023OR-08084.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, PIPES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, SANITARY SEWER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

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

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

EASEMENTS ON SAID PLAT, DESIGNATED AS ROADWAY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION AND MAINTENANCE OF THE STREET AND ROADWAY IMPROVEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER.

OWNER: LYTLE ROAD DEVELOPERS, LTD.

ROBERT M. McCANN, TREASURER
BY: OBERER LAND DEVELOPERS, LTD., ITS MANAGER

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.

BE IT REMEMBERED THAT ON THIS 26 DAY OF November, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LYTLE ROAD DEVELOPERS, LTD., OBERER LAND DEVELOPERS, LTD., ITS MANAGER, ROBERT M. McCANN, TREASURER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

NOTARY PUBLIC STATE OF OHIO
ANGELA K. HINKLE
Notary Public, State of Ohio
My Commission Expires 3-6-29

OWNER: FIRST TROY CORP., AN OHIO CORPORATION

RICHARD S. MESSLER
PRESIDENT

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

BE IT REMEMBERED THAT ON THIS 10 DAY OF December, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FIRST TROY CORP., RICHARD S. MESSLER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

NOTARY PUBLIC STATE OF OHIO
NICOLE BROCK
Notary Public
State of Ohio
Commission Exp. 10/31/2026

LIEN HOLDER: NVR, INC.

PAUL WISHNOK
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Montgomery S.S.

BE IT REMEMBERED THAT ON THIS 27 DAY OF November, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NVR, INC., BY PAUL WISHNOK, IT'S MANAGING MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

MELISSA A. NEWBY NOTARY PUBLIC STATE OF OHIO COMM. EXP. 11/27/2025

LIEN HOLDER: OLD FORT BANKING COMPANY

DAVID WALTON
EXECUTIVE VICE PRESIDENT

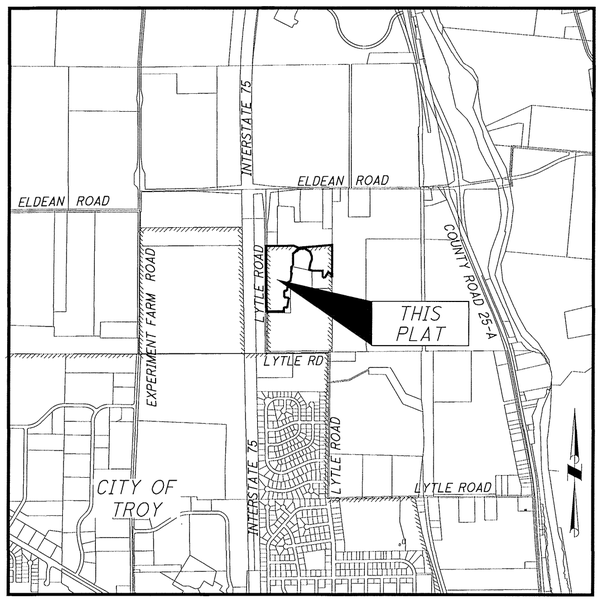
STATE OF OHIO, COUNTY OF Greene, S.S.

BE IT REMEMBERED THAT ON THIS 26 DAY OF November, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME OLD FORT BANKING COMPANY, BY DAVID WALTON, IT'S EXECUTIVE VICE PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

NOTARY PUBLIC STATE OF OHIO
ANGELA K. HINKLE
Notary Public, State of Ohio
My Commission Expires 3-6-29



VICINITY MAP
N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

OWNER'S STATEMENT

STATE OF OHIO, COUNTY OF MIAMI, S.S. DATE: 12/10/24, 2024

RICHARD S. MESSLER, PRESIDENT OF FIRST TROY CORP., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

RICHARD S. MESSLER, PRESIDENT

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

NOTARY PUBLIC STATE OF OHIO
NICOLE BROCK
Notary Public
State of Ohio
Commission Exp. 10/31/2026

AREA SUMMARY

51 BUILDING LOTS	9.243 ACRES
1 OPEN SPACE LOT	5.551 ACRES
EX. STREET R/W	0.697 ACRES
DEDICATED STREET R/W	2.194 ACRES
TOTAL	17.685 ACRES

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

ALLEN J. BERTKE, P.S. #8629 — 11-22-24 DATE

STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

SURVEY REFERENCES

ROAD BOOK 8 PAGE 43
SURVEY VOLUME 3 PAGE 379
SURVEY VOLUME 17 PAGE 87
SURVEY VOLUME 22 PAGE 180
SURVYE VOLUME 24 PAGE 151
SURVEY VOLUME 25 PAGE 62
LAND SURVEY 62 PAGE 42
LAND SURVEY 62 PAGE 191
RECORD PLAT 28 PAGE 32

DEEDS

FIRST TROY CORP.
OFFICIAL RECORD 1, PAGE 374
23.532 ACRES

LYTLE ROAD DEVELOPERS, LTD.
2023OR-08084
32.268 ACRES

NOTES

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

2.) FENCES AND STRUCTURES ARE NOT PERMITTED IN THE DRAINAGE AND UTILITY EASEMENTS.

3.) ALL COMMON LOT LINES ARE SUBJECT TO A 5' DRAINAGE EASEMENT ON EACH SIDE, BEING 10' TOTAL.

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

5.) STORMWATER DETENTION BASIN AND DRYWELLS ARE THE RESPONSIBILITY OF THE DEVELOPER, ASSOCIATION, AND/OR PROPERTY OWNER.

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

CITY OF TROY-CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 9th DAY OF Dec., 2024

JILLIAN A. RHOADES, P.E.

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 31st DAY OF July, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN — SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 18th DAY OF Nov, 2024, THIS PLAT WAS APPROVED BY ORDINANCE NO. O-49-2024 EFFECTIVE Dec. 19, 2024.

MAYOR — PRESIDENT OF COUNCIL — CLERK OF COUNCIL

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS 2024OR-12538, OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 17.685 ACRES OUT OF PART OF INLOT NUMBER 11357 OWNED BY LYTLE ROAD DEVELOPERS, LTD. RECORDED IN INSTRUMENT 2023OR-08084, BEING 23.532 ACRES PER DEED.

OWNER'S STATEMENT

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S. DATE: December 2, 2024

ROBERT M. McCANN, TREASURER, OBERER LAND DEVELOPERS, LTD., MANAGER OF LYTLE ROAD DEVELOPERS, LTD., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

ROBERT M. McCANN, TREASURER

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

NOTARIAL SEAL STATE OF OHIO
Lisa C Gibson
Notary Public, State of Ohio
My Commission Expires:
March 23, 2029

MIAMI COUNTY RECORDER
DAVID E NORMAN
2024P-00054
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/16/2024 01:45:40 PM
REFERENCES 0
RECORDING FEE
PAGES 4

FEE $ 172.80

DAVID NORMAN
MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS 16 DAY OF DECEMBER, 2024

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	11-19-2024
DRAWN BY:	MPL
JOB NUMBER:	MIATRO2105
SHEET NUMBER	1 OF 4

ADDISON LANDING-SECTION ONE

PT 11357 INLOT | TROY CITY | MIAMI COUNTY | OHIO STATE

PLAT BOOK 31, PAGE 6-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MARY A. YOUNG
OR 257-958
1.25 ACRES

SHAWN R. & DEANNA L. HARTLEY
OR 486-138
10.674 ACRES

N89°35'46"E 209.42'
N89°40'46"E 310.61'
S67°54'10"E 99.53'
CONCORD TOWNSHIP
CITY OF TROY
N84°50'46"E 623.80'
N86°51'17"E 107.76'
N82°37'55"E 107.97'
N86°51'17"E 107.57'
S82°37'55"W 110.23'
DRAINAGE EASEMENT
N59°26'13"W 120.28'
N21°30'21"W 94.14'
N02°12'47"E 58.91'
N21°00'27"E 60.23'
N21°07'26"E 133.90'
S89°48'15"W 120.58'
S73°58'15"W 153.17'
103.23'
49.94'
73.38'
47.20'
N35°34'32"W 145.98'
87.18'
S50°58'43"W 132.85'
58.80'
60.24'
10' ELECTRIC EASEMENT
15'
25.00'
50.01'
8.26'
33.74'
52.65'
19.13'
36.21'
380.23'
10' ELECTRIC EASEMENT
S00°14'44"E 601.47'
ANDREA L. FULLENKAMP, JENNIFER K. TUCKER,
50% INTEREST
20240R-07269
35.07 ACRES
AND
ANNA MAE SCHLECHTY
50% INTEREST
DEED BOOK 673, PAGE 683
35.07 ACRES
S89°45'16"W 55.00'
10.00' N00°14'44"W
55.00' S89°45'16"W
120.62'
N57°50'19"W 60.14'
N19°54'27"W 65.25'
N00°09'59"W 126.04'
N69°27'56"E 26.60'
S32°05'41"W 125.00'
S09°36'32"E 78.67'
S00°19'44"E 325.41'
S00°14'44"E 206.63'
N89°50'01"W 184.62'
S77°39'44"E 392.41'
N74°26'00"W 70.92'
PT 11357
LYTLE ROAD
DEVELOPERS, LTD
20230R-08084
23.532 ACRES
PT 11357
FIRST TROY CORP
OR 1-374
32.268 ACRES
(210)
INLOT
11836
5.551 AC.
OPEN SPACE

LYTLE ROAD 50' R/W
ADDIE COURT 50' R/W
BARCLAY CIRCLE 50' R/W

INLOT 11785 0.154 AC. — N89°46'18"E 129.41'
INLOT 11786 0.169 AC. — N89°46'18"E 129.32'
INLOT 11787 0.154 AC. — N89°46'18"E 129.22'
INLOT 11788 0.154 AC. — N89°46'18"E 129.13'
INLOT 11789 0.154 AC. — N89°46'18"E 129.03'
INLOT 11790 0.154 AC. — N89°46'18"E 128.94'
INLOT 11791 0.154 AC. — N89°46'18"E 128.85'
INLOT 11792 0.183 AC. — N89°46'18"E 128.76'
INLOT 11793 0.154 AC. — N89°46'18"E 128.65'
INLOT 11794 0.153 AC. — N89°46'18"E 128.56'
INLOT 11795 0.153 AC. — N89°46'18"E 128.47'
INLOT 11796 0.153 AC. — N89°46'18"E 128.38'
INLOT — 128.29'
N00°19'44"W 741.12'
N00°19'44"W 796.09'
N00°19'44"W 1214.90'
52.00'
57.00'
100.03'
25'
CONCORD TOWNSHIP
CITY OF TROY
R/W
30' SETBACK
13' SANITARY EASEMENT
16' UTIL. ESMT.
10' UTIL. EASEMENT
15' DRAINAGE & UTILITY EASEMENT

INLOT 11822 0.209 AC. — N65°47'29"W 144.97'
INLOT 11821 0.152 AC. — S89°46'18"W 127.50'
INLOT 11820 0.152 AC. — S89°46'18"W 127.50'
INLOT 11819 0.152 AC. — S89°46'18"W 127.50'
INLOT 11818 0.152 AC. — S89°46'18"W 127.50'
INLOT 11817 0.152 AC. — S89°46'18"W 127.50'
INLOT 11816 0.152 AC. — S89°46'18"W 127.50'
INLOT 11815 0.152 AC. — S89°46'18"W 127.50'
INLOT 11814 0.152 AC. — S89°46'18"W 127.50'
INLOT 11813 0.152 AC. — S89°46'18"W 127.50'
INLOT — 127.50'
N00°13'42"W 539.14'
S00°13'42"E 539.14'
N00°13'42"W 296.98'
N00°13'42"W 201.00'
N00°13'42"W 102.82'
52.00'
62.00'
25'
25'
30' SETBACK
25' SETBACK
10' UTILITY EASEMENT
15' DRAINAGE & UTILITY EASEMENT
11'
71'
BOX EASEMENT

INLOT 11823 0.297 AC.
INLOT 11824 0.229 AC.
INLOT 11825 0.250 AC.
INLOT 11826 0.225 AC. — N89°46'18"E 125.11'
INLOT 11827 0.168 AC. — N89°46'18"E 170.39'
INLOT 11828 0.208 AC. — N89°46'18"E 174.92'
INLOT 11829 0.227 AC. — N87°20'19"W 175.14'
INLOT 11830 0.249 AC. — S07°04'12"W 117.93'
INLOT 11831 0.233 AC. — S07°24'41"W 175.00'
INLOT — 125.00'
N00°13'42"W 297.07'
N00°13'42"W 179.92'
N00°13'42"W 90.26'
N00°13'42"W 98.18'
102.50'
72.64'
60.83'
52.00'
90.26'
98.18'
102.82'
L4
L5
50' RAD
15' DRAINAGE EASEMENT
10' UTILITY EASEMENT
30' SETBACK
25' SETBACK
N13°39'32"E 130.24'
N53°23'02"E 125.03'
N26°40'56"W 129.35'
10' UTILITY EASEMENT
C1 C2 C3 C9 C21 C22 C23 C24 C25 C26 C27 C28 C29 C30 C31 C32 C33 C34 C35 C36 C37 C42 C43 C44 C45
50' UTILITY EASEMENT
S74°26'00"E 177.66'
N89°50'01"E 74.79'
PT 11357
LYTLE ROAD
DEVELOPERS, LTD
20230R-08084
23.532 ACRES

SEE SHEET 3 OF 4

SEE SHEET 4 OF 4 FOR CURVE AND LINE DATA

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ✓ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ⛭ STONE FOUND
- ////////// EXISTING CORPORATION LINE
- – – – – UTILITY EASEMENT LINE — FRONT=10'
- ——— BUILDING SETBACK LINE — FRONT=25' - UNLESS OTHERWISE SHOWN; REAR=30'; SIDE=5'
- (XX) PRELIMINARY LOT NUMBER
- CXX CURVE NUMBER

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 (CORS 2011 ADJUSTMENT), OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE 1" = 60'
0 30 60 120

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

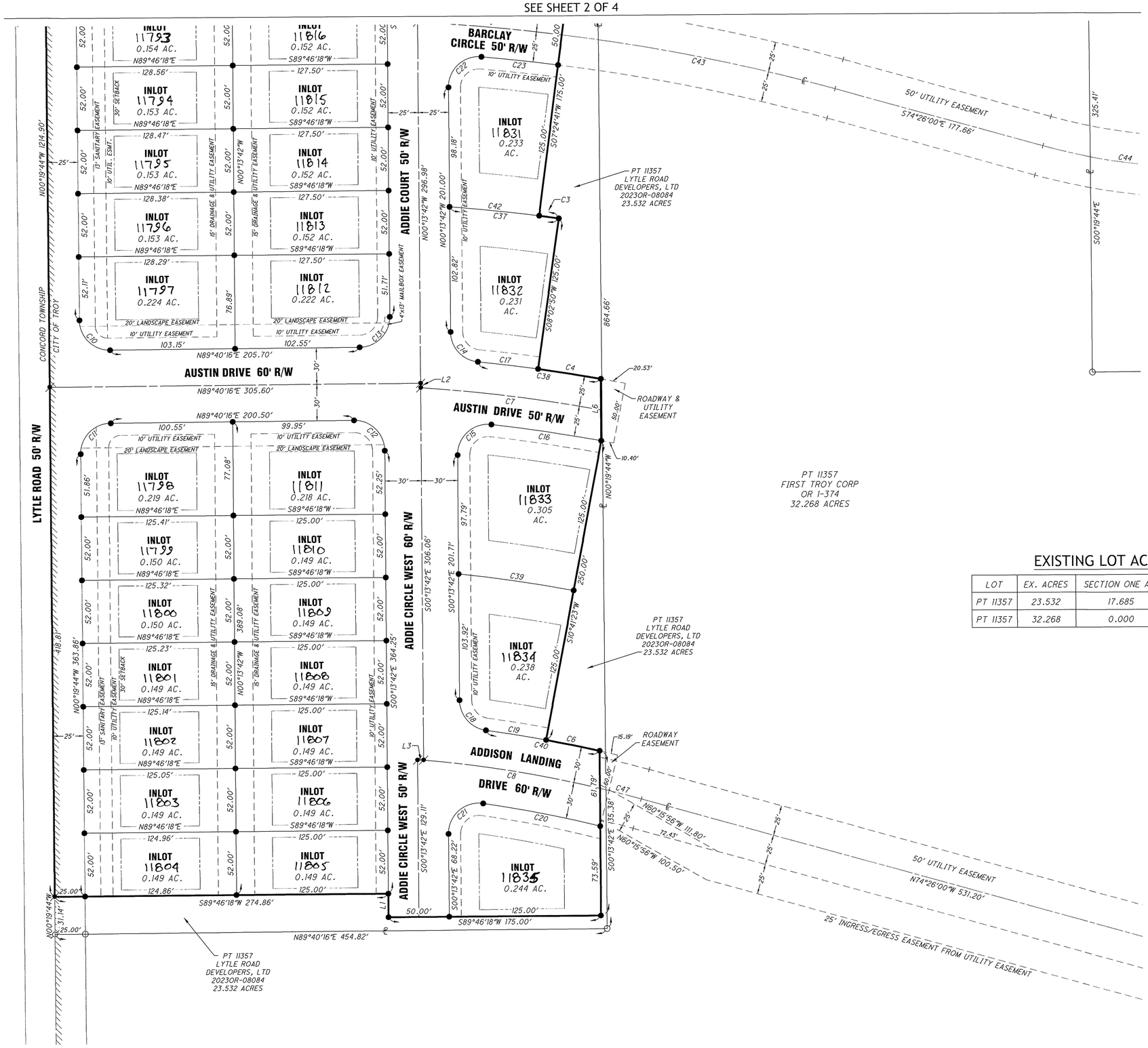
DATE: 11-19-2024
DRAWN BY: MPL
JOB NUMBER: MIATRO2105
SHEET NUMBER 2 OF 4

ADDISON LANDING-SECTION ONE

PT 11357 INLOT | TROY CITY | MIAMI COUNTY | OHIO STATE

PLAT BOOK 31, PAGE 6-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SEE SHEET 2 OF 4



LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- STONE FOUND
- EXISTING CORPORATION LINE
- UTILITY EASEMENT LINE FRONT=10'
- BUILDING SETBACK LINE FRONT=25' - UNLESS OTHERWISE SHOWN REAR=30' SIDE=5'
- (XX) PRELIMINARY LOT NUMBER
- CXX CURVE NUMBER

EXISTING LOT ACREAGE

LOT	EX. ACRES	SECTION ONE AC.	REMAINING ACRES
PT 11357	23.532	17.685	5.847
PT 11357	32.268	0.000	32.268

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 (CORS 2011 ADJUSTMENT), OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE 1" = 60'

0 30 60 120

SEE SHEET 4 OF 4 FOR CURVE AND LINE DATA

STATE OF OHIO ★ ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR ★

PREPARED BY:
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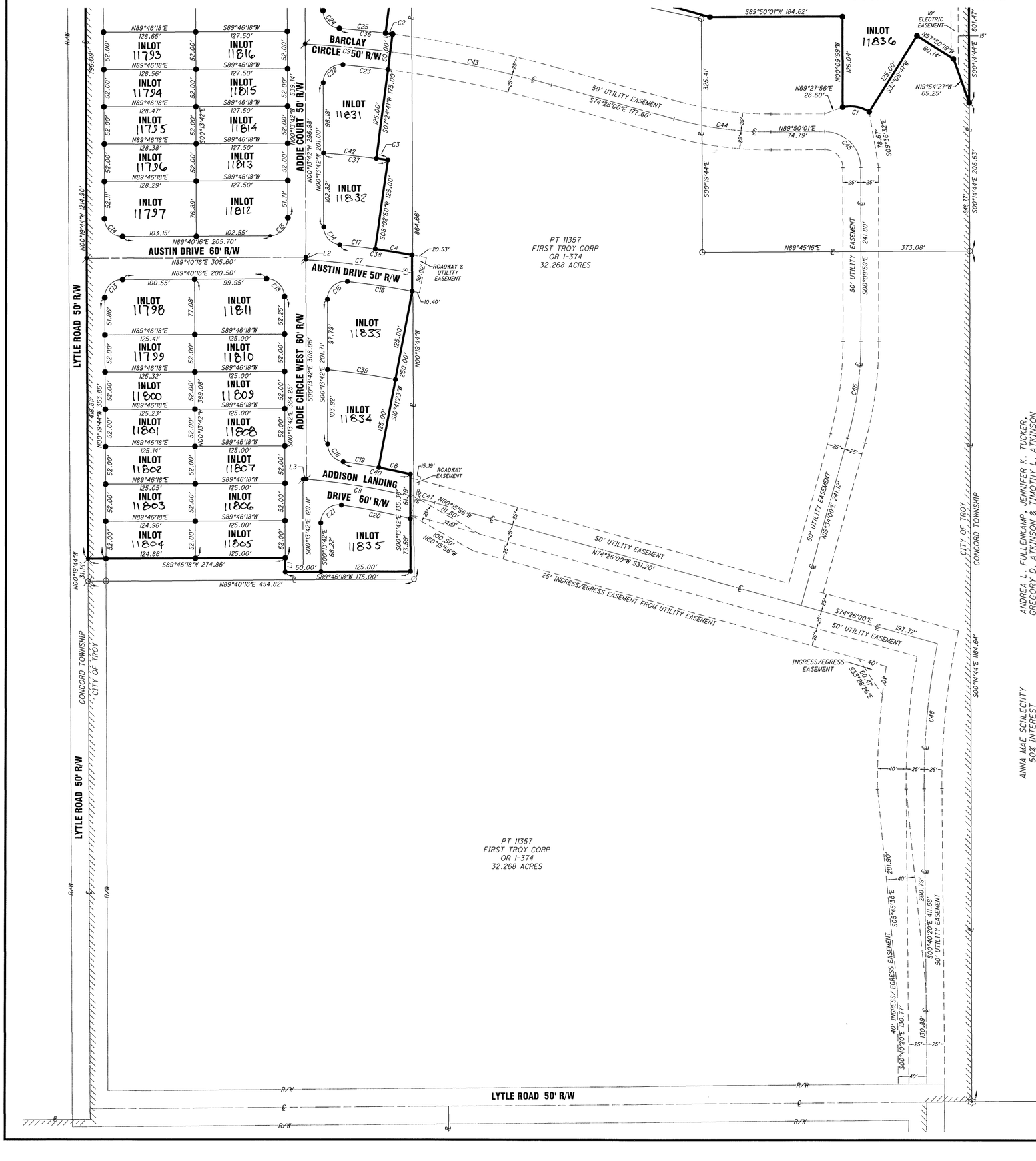
DATE: 11-19-2024
DRAWN BY: MPL
JOB NUMBER: MIATRO2105
SHEET NUMBER 3 OF 4

ADDISON LANDING-SECTION ONE

PLAT BOOK 31, PAGE 6-C
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PT 11357 INLOT | TROY CITY | MIAMI COUNTY | OHIO STATE



LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ⌐ MAG NAIL SET
- ⌐ MAG NAIL FOUND
- ✡ STONE FOUND
- ////////// EXISTING CORPORATION LINE
- – – – – UTILITY EASEMENT LINE FRONT=10'
- ——— BUILDING SETBACK LINE FRONT=25' - UNLESS OTHERWISE SHOWN REAR=30' SIDE=5'
- CXX CURVE NUMBER

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.50'	N00°13'42"W
L2	3.68'	S00°13'42"E
L3	5.00'	S89°46'18"W
L4	25.00'	N89°46'18"E
L5	21.69'	N89°40'16"E
L6	50.90'	S00°19'44"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	50.00'	38.71'	44°21'23"	37.75'	N80°01'00"W
C2	1640.00'	9.77'	00°20'29"	9.77'	S82°45'33"E
C3	1465.00'	16.26'	00°38'09"	16.26'	S82°16'14"E
C4	1340.00'	52.07'	02°13'35"	52.07'	S80°50'22"E
C5	NOT USED				
C6	1040.00'	44.98'	02°28'40"	44.97'	S78°04'17"E
C7	1315.00'	149.68'	06°31'19"	149.60'	S82°47'00"E
C8	1010.00'	147.20'	08°21'02"	147.07'	S80°36'07"E
C9	1615.00'	119.34'	04°14'02"	119.31'	S84°42'20"E
C10	25.00'	39.27'	90°00'00"	35.36'	S45°19'44"E
C11	25.00'	39.27'	90°00'00"	35.36'	N44°40'16"E
C12	25.00'	39.31'	90°06'02"	35.39'	S45°16'43"E
C13	25.00'	39.23'	89°53'58"	35.32'	N44°43'17"E
C14	25.00'	36.59'	83°51'44"	33.41'	S42°09'34"E
C15	25.00'	42.26'	96°51'11"	37.41'	S48°11'54"W
C16	1290.00'	91.52'	04°03'54"	91.50'	S81°20'34"E
C17	1340.00'	50.00'	02°08'16"	50.00'	S83°01'18"E
C18	25.00'	35.71'	81°51'07"	32.75'	S41°09'15"E
C19	1040.00'	50.28'	02°46'12"	50.27'	S80°41'43"E
C20	980.00'	98.28'	05°44'45"	98.23'	S78°52'06"E
C21	25.00'	42.97'	98°29'13"	37.87'	S49°00'55"W
C22	25.00'	41.60'	95°21'03"	36.97'	N47°26'50"E
C23	1590.00'	63.52'	02°17'20"	63.51'	S83°43'59"E
C24	25.00'	37.08'	84°58'17"	33.77'	N42°42'50"W
C25	1640.00'	64.96'	02°16'11"	64.96'	S84°03'53"E
C26	25.00'	15.28'	35°00'53"	15.04'	N17°16'44"E
C27	25.00'	15.50'	35°30'51"	15.25'	N52°32'36"E
C28	50.00'	57.18'	65°31'09"	54.11'	N37°32'27"E
C29	50.00'	36.13'	41°23'50"	35.35'	N15°55'03"W
C30	50.00'	34.67'	39°43'30"	33.98'	N56°28'43"W
C31	50.00'	34.67'	39°43'30"	33.98'	S83°47'47"W
C32	50.00'	34.67'	39°43'30"	33.98'	N44°04'16"E
C33	50.00'	21.33'	24°26'14"	21.16'	N11°59'24"E
C34	50.00'	218.63'	250°31'44"	81.65'	N54°57'50"W
C35	25.00'	30.77'	70°31'44"	28.87'	N35°02'10"E
C36	1640.00'	74.74'	02°36'40"	74.73'	S83°53'39"E
C37	1465.00'	90.52'	03°32'25"	90.50'	S83°43'22"E
C38	1340.00'	102.07'	04°21'51"	102.04'	S81°54'30"E
C39	1165.00'	95.81'	04°42'42"	95.78'	S81°39'58"E
C40	1040.00'	95.25'	05°14'52"	95.22'	S79°27'23"E
C41	NOT USED				
C42	1465.00'	74.26'	02°54'15"	74.25'	S84°02'27"E
C43	1615.00'	229.87'	08°09'18"	229.68'	S78°30'40"E
C44	500.00'	137.30'	15°43'58"	136.86'	S82°18'00"E
C45	50.00'	78.54'	90°00'00"	70.71'	S45°09'59"E
C46	500.00'				
C47	1010.00'	35.14'	01°59'36"	35.14'	S75°25'48"E
C48	1000.00'	203.46'	11°39'26"	203.10'	S05°09'23"W

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 (CORS 2011 ADJUSTMENT), OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE 1" = 100'

0 50 100 200

ADDITIONAL EASEMENTS

STATE OF OHIO ★ ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR ★

PREPARED BY:

ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

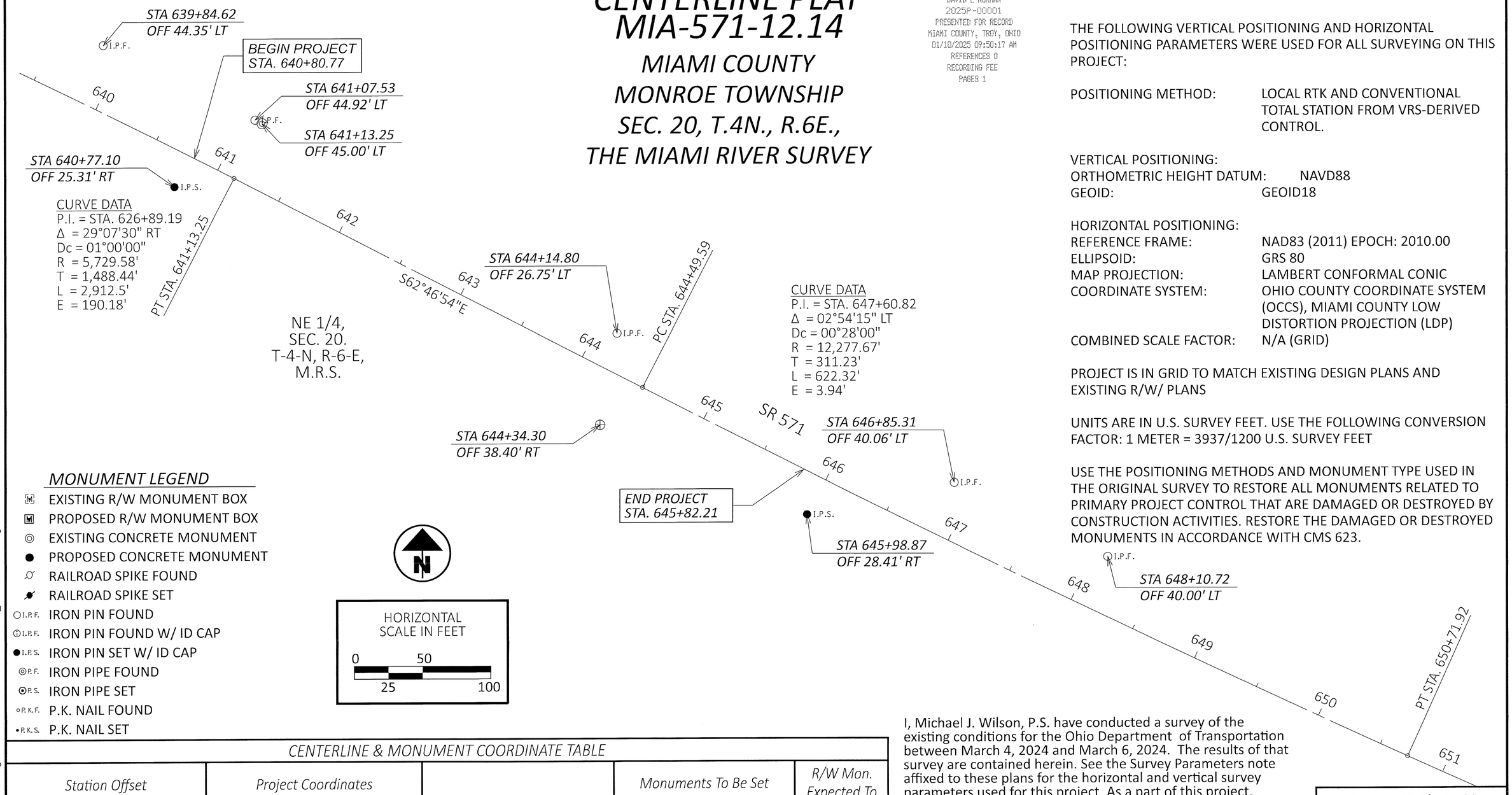
www.CHOICEONEENGINEERING.com

DATE: 11-19-2024
DRAWN BY: MPL
JOB NUMBER: MIATRO2105
SHEET NUMBER 4 OF 4

CENTERLINE PLAT
MIA-571-12.14

MIAMI COUNTY
MONROE TOWNSHIP
SEC. 20, T.4N., R.6E.,
THE MIAMI RIVER SURVEY

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00001
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/10/2025 09:50:17 AM
REFERENCES 0
RECORDING FEE
PAGES 1



MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIN FOUND W/ ID CAP
- I.P.S. IRON PIN SET W/ ID CAP
- P.F. IRON PIPE FOUND
- P.S. IRON PIPE SET
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET

HORIZONTAL SCALE IN FEET
0 50
25 100

CENTERLINE & MONUMENT COORDINATE TABLE

Station Offset (From C/L R/W)			Project Coordinates (See Survey Parameters)			Monuments To Be Set During Construction		R/W Mon. Expected To Be Disturbed
Station	Offset	C/L	Northing (US ft)	Easting (US ft)	Description	Mon. Assy. (623 Type C)	Ref. Mon. (623 Type B)	R/W Mon. (623 Type B)
				Project Control				
639+84.62	44.35' LT	SR 571	478821.544	171555.503	Iron Pin Found			
640+77.10	25.31' RT	SR 571	478717.977	171607.514	Iron Pin Set			
641+07.53	44.92' LT	SR 571	478766.697	171666.570	Iron Pin Found			
641+13.25	45.00' LT	SR 571	478764.136	171671.730	Concrete Monument Found			
644+14.80	26.75' LT	SR 571	478609.985	171931.544	Iron Pin Found			1
644+34.30	38.40' RT	SR 571	478543.135	171919.083	Benchmark Set			
645+98.87	28.41' RT	SR 571	478477.392	172070.718	Iron Pin Set			
646+85.31	40.06' LT	SR 571	478500.459	172178.525	Iron Pin Found			
648+10.72	40.00' LT	SR 571	478445.951	172291.008	Iron Pin Found			
655+15.92	41.23' LT	SR 571	478155.346	172931.766	Iron Pin Found			
655+18.00	39.44' LT	SR 571	478152.889	172932.953	Iron Pin Found			
					TOTAL CARRIED TO GENERAL SUMMARY SHEET	0	0	1

SURVEYING PARAMETERS

THE FOLLOWING VERTICAL POSITIONING AND HORIZONTAL POSITIONING PARAMETERS WERE USED FOR ALL SURVEYING ON THIS PROJECT:

POSITIONING METHOD: LOCAL RTK AND CONVENTIONAL TOTAL STATION FROM VRS-DERIVED CONTROL.

VERTICAL POSITIONING:
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEOID: GEOID18

HORIZONTAL POSITIONING:
REFERENCE FRAME: NAD83 (2011) EPOCH: 2010.00
ELLIPSOID: GRS 80
MAP PROJECTION: LAMBERT CONFORMAL CONIC
COORDINATE SYSTEM: OHIO COUNTY COORDINATE SYSTEM (OCCS), MIAMI COUNTY LOW DISTORTION PROJECTION (LDP)
COMBINED SCALE FACTOR: N/A (GRID)

PROJECT IS IN GRID TO MATCH EXISTING DESIGN PLANS AND EXISTING R/W/ PLANS

UNITS ARE IN U.S. SURVEY FEET. USE THE FOLLOWING CONVERSION FACTOR: 1 METER = 3937/1200 U.S. SURVEY FEET

USE THE POSITIONING METHODS AND MONUMENT TYPE USED IN THE ORIGINAL SURVEY TO RESTORE ALL MONUMENTS RELATED TO PRIMARY PROJECT CONTROL THAT ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES. RESTORE THE DAMAGED OR DESTROYED MONUMENTS IN ACCORDANCE WITH CMS 623.

I, Michael J. Wilson, P.S. have conducted a survey of the existing conditions for the Ohio Department of Transportation between March 4, 2024 and March 6, 2024. The results of that survey are contained herein. See the Survey Parameters note affixed to these plans for the horizontal and vertical survey parameters used for this project. As a part of this project, I have reestablished the locations of the existing boundary lines, the existing center line of Right of Way and the existing Right of Way limits as necessary for the property takes contained herein. As a part of this project I have established the proposed boundary lines, calculated the Gross Take, present road occupied (PRO), Net Take and Net Residue herein. As a part of this work, right of way monuments will be set at the locations shown herein per the Memorandum of Understanding between the Board of Registration for Engineers and Surveyors and the Ohio Department of Transportation dated 9-22-2010. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words "I and my" as used herein are to mean that either myself or someone working under my direct supervision.

Michael J. Wilson 1/9/2025
Michael J. Wilson Date
Ohio Registered Surveyor No. 8281
Woolpert, Inc.

Prepared By:
DESIGN AGENCY
WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
4454 IDEA CENTER BLVD.
DAYTON, OH 45430
T 937-461-5660
F 937-461-0743

SURVEYOR'S SEAL
WOOLPERT, INC.
STATE OF OHIO
MICHAEL J. WILSON
8281
REGISTERED PROFESSIONAL SURVEYOR

RECEIVED Jan 10, 20 25
RECORDED 1/10/2025, 20
BOOK 31 PAGE 7
Dave Norman / Clipper Baker
COUNTY RECORDER

MIA-571-12.14

MODEL: 116494_RC001 PAPERSIZE: 34x22 (in.) DATE: 1/3/2025 TIME: 5:40:18 PM USER: Perazzo
G:\DE\Clients\ODOT\10017182.03_MIA-571_718-VAR_7.62\116494\400-Engineering\RW\Sheets\MIA-571-12.14\116494_RC002 - 18x24.dgn

CARRIAGE TRAILS

SECTION 7 PHASE V-A

PART INLOTS 352, 1973 & 1976

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

DECEMBER 2024

VOLUME 31 PAGE 8
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00002
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/10/2025 10:30:31 AM
REFERENCES 0
RECORDING FEE
PAGES 4

FEE $ 172.80

Dave Norman
MIAMI COUNTY RECORDER

Jesse Baker
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Jan 10, 2025.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Driscoll
BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF PART OF INLOTS 352, 1973 & 1976 IN THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND DOCUMENT No. 2024OR-12036 OF THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, WILLIAM W. KEETHLER II, PRESIDENT ON BEHALF OF DEC LAND Co. I LLC, BEING THE OWNER OF THE PARCELS HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

WITNESS

Cassandra Riehle

William Keethler

By: DEC Land Co. I LLC

By: _____
William W. Keethler II
President

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 17th DAY OF Dec., 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM W. KEEHTLER II, PRESIDENT DEC LAND Co. I LLC, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/16/2025

Cassandra Riehle
NOTARY PUBLIC

CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2025

CONSENT OF LIENHOLDER

WESBANCO BANK, INC.

BY: David P. Duncan EVP
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

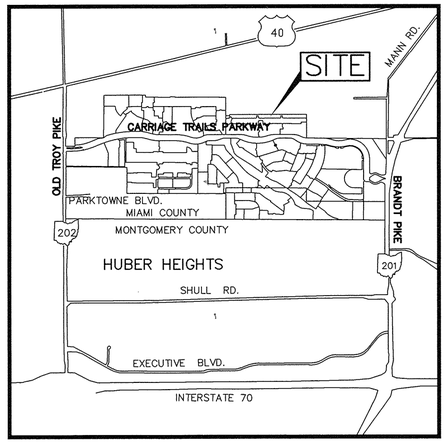
STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 19th DAY OF December, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Christine A Herbst
NOTARY PUBLIC

CHRISTINE A HERBST
Notary Public, State of Ohio
My Commission Expires Nov. 13, 2026

MY COMMISSION EXPIRES:



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 7, Phase V-A are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office as amended. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement. There will not be a drainage easement along the Tax District Line between the north and south lots.

BUILDING SETBACKS

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

BASIS OF BEARINGS

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

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:

O.R. 322, PG. 782
DOC. No. 2024OR-12036
DOC. No. 2022OR-09378
DOC. No. 2022OR-09379

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 26, PG.8
P.B. 24, PG.93
P.B. 22, PG.25
P.B. 29, PG.91
P.B. 25, PG.53
P.B. 26, PG.21
P.B. 30, PG.81

MIAMI COUNTY COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

VOL. 63, PG. 19

PREPARED BY
ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107 OF THE CITY'S SUBDIVISION REGULATIONS

ON November 12, 2024

_____
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND THAT 2.925 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DOCUMENT No. 2024OR-12036 AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

STATE OF OHIO
DAVID L. CHIESA 7740
REGISTERED SURVEYOR

ARCADIS
BY David L. Chiesa 12/16/24
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
5131 POST ROAD, SUITE 101
DUBLIN, OHIO 43017

J:\pre-int\14\15\CT 7-5\CT 7-5A PLAT.dwg by:chiesad5246 on 12/13/2024 @ 01:09:10 pm ~ © M+E Companies, Inc.

VOLUME 31 PAGE 8 -A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

CARRIAGE TRAILS
SECTION 7 PHASE V-A

7.113 ACRES LOTS
+0.183 ACRE RIGHT-OF-WAY
7.296 ACRES TOTAL

ACREAGE PER INLOT

PART INLOT 1973 0.492 ACRE
PART INLOT 1976 2.433 ACRES
INLOT 352 4.371 ACRES
7.296 ACRES

ACREAGE PER TAX DISTRICT

NORTH TAX DISTRICT 2.742 ACRES
SOUTH TAX DISTRACT 4.371 ACRES

LEGEND

◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED

○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")

U/E UTILITY EASEMENT

B/L BUILDING SETBACK LINE

NORTH

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

GLJ HOLDING COMPANY, LLC
DOC. No. 20220R-09378
56.807 ACRES TOTAL
PART INLOT 1976

MATCH LINE B

0.057 AC.
DEDICATED RIGHT OF WAY

S84°54'54"E 2548.57'

"IBI GROUP 6872/7740"

S51°13'29"W

"M-E COMPANIES"

EXISTING
25' ELECTRIC LINE EASEMENT
D.B. 437, PG. 694 &
D.B. 438, PG. 97

TAX DISTRICT LINE

INLOT 0.097 AC. | 2027 0.116 AC. | 2026 0.069 AC. | 2025 0.069 AC. | 2024 0.069 AC. | 2023 0.069 AC. | 2022 0.069 AC. | 2021 0.069 AC. | 2020 0.069 AC. | 2019 0.076 AC. | 2018 0.076 AC. | 2017 0.076 AC. | 2016 0.097 AC.

INLOT 0.153 AC. | 2004 0.184 AC. | 2005 0.110 AC. | 2006 0.110 AC. | 2007 0.110 AC. | 2008 0.110 AC. | 2009 0.110 AC. | 2010 0.110 AC. | 2011 0.110 AC. | 2012 0.121 AC. | 2013 0.121 AC. | 2014 0.121 AC. | 2015 0.157 AC.

N84°54'54"W 50.00'

S5°07'20"W 55.01'

N5°07'20"E 54.98'

C4 C5

EXISTING UTILITY EASEMENT
P.B. 29, PGS. 91-91C

N84°54'54"W 780.12'

U/E 66.00'

130.00'

ARROWWOOD STREET 50'

P.B. 29, PGS. 91-91C

INLOT 1947 | INLOT 1946 | INLOT 1945 | INLOT 1944 | INLOT 1943 | INLOT 1942 | INLOT 1941 | INLOT 1940 | INLOT 1939 | INLOT 1938

MATCH LINE

BLACKHAW WAY 50'

CARRIAGE TRAILS
SECTION 7 PHASE V
P.B. 29, PGS. 91-91C

INLOT 1937

GLJ HOLDING COMPANY, LLC
DOC. No. 20220R-09378
56.807 ACRES-TOTAL
PART INLOT 1976

INLOT 1097

INLOT 1096

EAST LINE
SECTION 19

INLOT 986 | INLOT 1106 | INLOT 1105 | INLOT 1104 | INLOT 1103 | INLOT 1102 | INLOT 1101 | INLOT 1100 | INLOT 1099 | INLOT 1098

CARRIAGE TRAILS
SECTION 7 PHASE III
P.B. 26, PGS. 8-8A

WOODMINT DRIVE 50'

INLOT 1095

SPICEBUSH DRIVE 50'

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

NOTE: Adjacent north and south inlots designations cannot be combined due to different taxing districts but shall constitute a single building site and therefore may not be transferred independently from each other. See Declaration of Restrictions Recorded as DOC. No. 2024OR-_____ Recorder's Office, Miami County, Ohio.

CARRIAGE TRAILS
SECTION 7 PHASE V-A

J:\pre-int\14\15\CT 7-5\CT 7-5A PLAT.dwg by:chiesad5246 on 12/13/2024 @ 01:09:10 pm ~ © M+E Companies, Inc.

VOLUME 31 PAGE 8 -B

MIAMI COUNTY RECORDER'S RECORD OF PLATS

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	39.28	25.00'	90°00'59"	S39°54'25"E	35.36'
C2	39.26	25.00'	89°58'53"	N50°05'39"E	35.35'
C3	39.28	25.00'	90°01'07"	S39°54'21"E	35.36'
C4	39.25	25.00'	89°57'45"	N50°06'13"E	35.34'
C5	39.29	25.00'	90°02'15"	S39°53'47"E	35.37'

LEGEND

◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED

○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")

U/E UTILITY EASEMENT

B/L BUILDING SETBACK LINE

NORTH

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

GLJ HOLDING COMPANY, LLC
DOC. No. 20220R-09378
56.807 ACRES TOTAL
PART INLOT 1976

) AC.
GHT OF WAY

MATCH LINE A

MATCH LINE B

0.057 AC.
DEDICATED RIGHT OF WAY

S84°54'54"E 2548.57'

INLOT 2038 0.110 AC. | INLOT 2037 0.081 AC. | INLOT 2036 0.081 AC. | INLOT 2035 0.069 AC. | INLOT 2034 0.069 AC. | INLOT 2033 0.069 AC. | INLOT 2032 0.069 AC. | INLOT 2031 0.069 AC. | INLOT 2030 0.069 AC. | INLOT 2029 0.069 AC. | INLOT 2028 0.097 AC. | INLOT 0.116 AC. | INLOT 0.069 AC.

INLOT 1993 0.172 AC. | INLOT 1994 0.130 AC. | INLOT 1995 0.130 AC. | INLOT 1996 0.110 AC. | INLOT 1997 0.110 AC. | INLOT 1998 0.110 AC. | INLOT 1999 0.110 AC. | INLOT 2000 0.110 AC. | INLOT 2001 0.110 AC. | INLOT 2002 0.110 AC. | INLOT 2003 0.153 AC. | INLOT 0.184 AC. | INLOT 0.110 AC.

TAX DISTRICT LINE

N84°54'54"W 60.00' | N84°54'54"W 692.03' | N84°54'54"W 50.00' | N84°54'54"W

S5°06'13"W 55.01' | N5°06'13"E 54.99' | S5°07'20"W 55.01' | N5°07'20"E 54.98'

C2 | C3 | C4 | C5

EXISTING UTILITY EASEMENT P.B. 29, PGS. 91-91C

ARROWWOOD STREET 50'

P.B. 29, PGS. 91-91C

CARRIAGE TRAILS
SECTION 7 PHASE V
P.B. 29, PGS. 91-91C

INLOT 1952 | INLOT 1951 | INLOT 1950 | INLOT 1949 | INLOT 1948 | INLOT 1947 | INLOT 1946 | INLOT 1945

INLOT 997
GREEN SPACE
DRAINAGE EASEMENT AREA

INLOT 1953
GREEN SPACE
DRAINAGE EASEMENT AREA

T 1954

SEMENT

T 860

MATCH LINE A

FORESTEDGE STREET 60'

INLOT 996 | INLOT 995 | INLOT 994 | INLOT 993 | INLOT 992 | INLOT 991 | INLOT 990 | INLOT 989 | INLOT 988 | INLOT 987 | INLOT 986

CARRIAGE TRAILS
SECTION 7 PHASE II
P.B. 25, PGS. 53-53A

MATCH LINE B

BLACKHAW WAY 50'

INLOT 1106 | INLOT 1105

SPICEBUSH DRIVE 50'

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

NOTE: Adjacent north and south inlots designations cannot be combined due to different taxing districts but shall constitute a single building site and therefore may not be transferred independently from each other. See Declaration of Restrictions Recorded as DOC. No. 2024OR-_____ Recorder's Office, Miami County, Ohio.

CARRIAGE TRAILS

SECTION 7 PHASE V-A

J:\pre-int\14\15\CT 7-5\CT 7-5A PLAT.dwg by:chiesad5246 on 12/13/2024 @ 01:11:42 pm ~ © M+E Companies, Inc.

VOLUME 31 PAGE 8 -C

MIAMI COUNTY RECORDER'S RECORD OF PLATS

LEGEND

◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED

○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")

U/E UTILITY EASEMENT

B/L BUILDING SETBACK LINE

NORTH

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

0.057 AC.
DEDICATED RIGHT OF WAY

"IBI GROUP 6872/7740"

"M-E COMPANIES"
(STONE DESTROYED)

PT. INLOT 352
0.2587 ACRE

EXISTING UTILITY EASEMENT
P.B. 26, PGS. 21-21A

GLJ HOLDING COMPANY, LLC
DOC. No. 20220R-09379
19.508 ACRES
PART INLOT 1973

GLJ HOLDING COMPANY, LLC
DOC. No. 20220R-09378
56.807 ACRES TOTAL
PART INLOT 1976

0.069 AC.
DEDICATED RIGHT OF WAY

MATCH LINE A

S84°54'54"E 2548.57'

N84°54'54"W 50.00'

N84°54'54"W 60.00'

N84°54'54"W 791.12'

TAX DISTRICT LINE

INLOT 1980 0.098 AC. | INLOT 2051 0.098 AC.
INLOT 1981 0.112 AC. | INLOT 2050 0.070 AC.
INLOT 1982 0.112 AC. | INLOT 2049 0.070 AC.
INLOT 1983 0.112 AC. | INLOT 2048 0.070 AC.
INLOT 1984 0.112 AC. | INLOT 2047 0.070 AC.
INLOT 1985 0.112 AC. | INLOT 2046 0.070 AC.
INLOT 1986 0.112 AC. | INLOT 2045 0.070 AC.
INLOT 1987 0.112 AC. | INLOT 2044 0.070 AC.
INLOT 1988 0.112 AC. | INLOT 2043 0.070 AC.
INLOT 1989 0.112 AC. | INLOT 2042 0.070 AC.
INLOT 1990 0.112 AC. | INLOT 2041 0.070 AC.
INLOT 1991 0.112 AC. | INLOT 2040 0.070 AC.
INLOT 1992 0.155 AC. | INLOT 2039 0.098 AC.

ARROWWOOD STREET 50'
P.B. 29, PGS. 91-91C

EXISTING UTILITY EASEMENT
P.B. 29, PGS. 91-91C

ARROWWOOD STREET 50'

TUSSOCK DRIVE 50'

INLOT 1160

CARRIAGE TRAIL
SECTION 7 PHASE IV
P.B. 26, PGS. 21-21A

INLOT 1159

INLOT 847

INLOT 846

INLOT 845

INLOT 1966 INLOT 1965 INLOT 1964 INLOT 1963 INLOT 1962 INLOT 1961 INLOT 1960 INLOT 1959 INLOT 1958 INLOT 1957 INLOT 1956 INLOT 1955 INLOT 1954

CARRIAGE TRAILS
SECTION 7 PHASE V
P.B. 29, PGS. 91-91C

CARRIAGE TRAILS
SECTION 7 PHASE I
P.B. 24, PGS. 93-93B

INLOT 848 INLOT 849 INLOT 850 INLOT 851 INLOT 852 INLOT 853 INLOT 854 INLOT 855 INLOT 856 INLOT 857 INLOT 858 INLOT 859 INLOT 860

INLOT 1967
GREEN SPACE
DRAINAGE EASEMENT

SPICEBUSH DRIVE 50'

FORESTEDGE STREET 60'

MATCH LINE A

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

NOTE: Adjacent north and south inlots designations cannot be combined due to different taxing districts but shall constitute a single building site and therefore may not be transferred independently from each other. See Declaration of Restrictions Recorded as DOC. No. 20240R-_____ Recorder's Office, Miami County, Ohio.

CARRIAGE TRAILS
SECTION 7 PHASE V-A

4/4

J:\pre-int\14\15\CT 7-5\CT 7-5A PLAT.dwg by:chiesad5246 on 12/13/2024 @ 01:11:42 pm ~ © M•E Companies, Inc.

ZERO LOTLINE REPLAT
OF PT. INLOT 68
CITY OF TROY
MIAMI COUNTY, OHIO

Plat Book 31 Page 9
Miami County Recorder's Plat Records

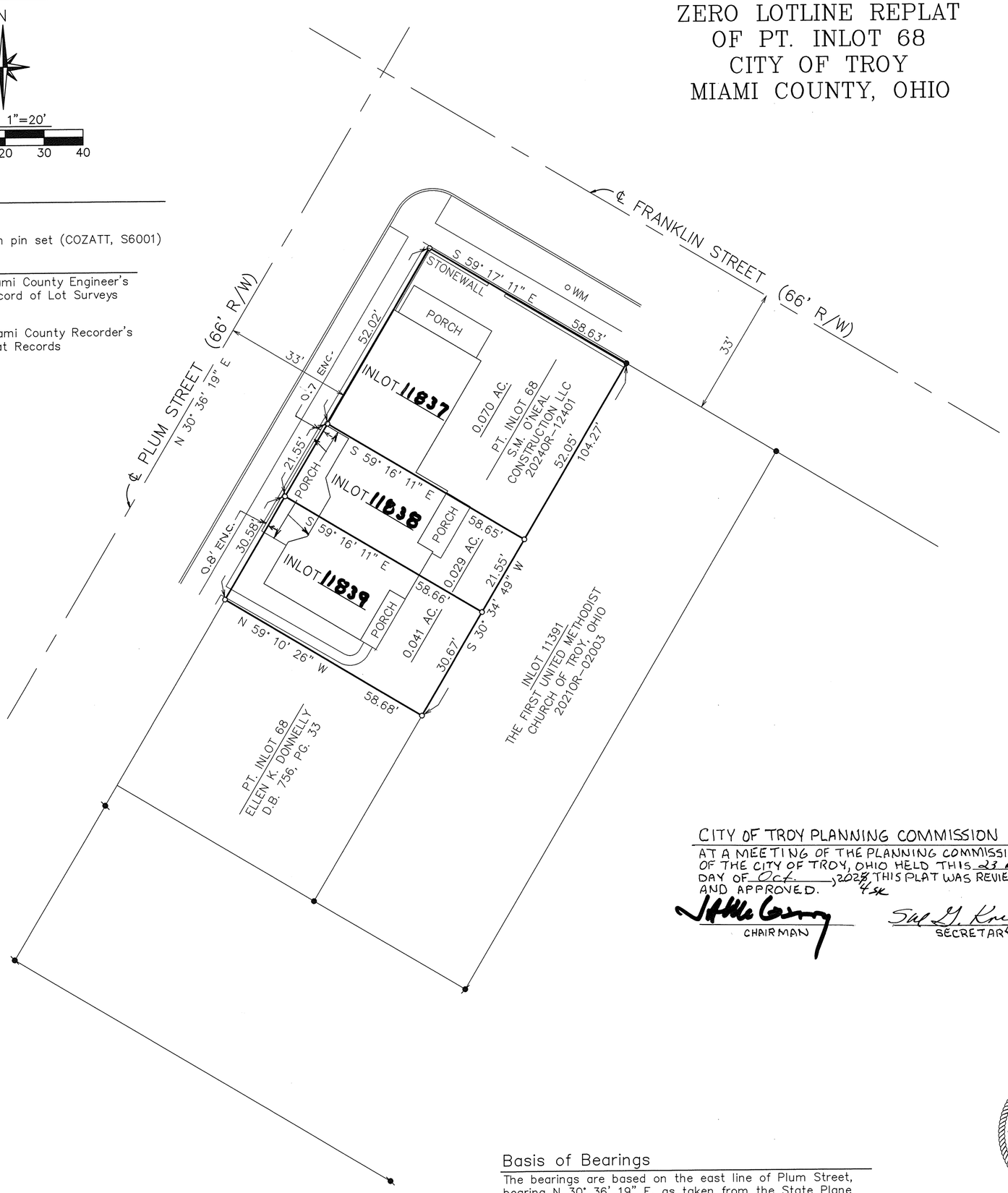
MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00003
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/14/2025 10:17:38 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE: 43.20

David E. Norman MIAMI COUNTY RECORDER BY: Amy Dillon DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED
THIS 14 DAY OF January, 2025

Matthew W. Gearhardt MIAMI COUNTY AUDITOR BY: Annette Dunman DEPUTY



Legend

- ● Iron pin found
- ✎ Mag nail found
- ○ 5/8"ø capped iron pin set (COZATT, S6001)

References

Vol. 15, Pg. 78 — Miami County Engineer's Record of Lot Surveys

P.B. 15, PG. 56
P.B. 28, PG. 82
P.B. 28, PG. 85
— Miami County Recorder's Plat Records

DESCRIPTION

BEING A REPLAT OF PT. INLOT 68 AS PLATTED IN THE PLAT OF TROY, OHIO AS FILED IN DEED BOOK 1, PAGES 9 & 10 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS, AND ACQUIRED BY S.M. O'NEAL CONSTRUCTION, LLC, BY 2024OR-12401 OF THE MIAMI COUNTY RECORDER'S OFFICIAL DEED RECORDS.

ACKNOWLEDGEMENT

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

SAM M. O'NEAL
AUTHORIZED AGENT

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

BE IT REMEMBERED THAT ON THIS 23 DAY OF December, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE REPLAT SHOWN HEREON AND THAT IT IS THEIR FREE ACT AND DEED.

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

Macy Milh
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-10-25

NOTARY PUBLIC STATE OF OHIO

MACY MILHEIM, Notary Public
In and for the State of Ohio
My Commission Expires March 10, 2025
Recorded in Miami County

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 23 RD DAY OF Oct., 2024, THIS PLAT WAS REVIEWED AND APPROVED. 4 SK

CHAIRMAN

Sue G. Knight
SECRETARY

APPROVAL BY THE CITY OF TROY

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY, OHIO ENGINEER THIS 8TH DAY OF JANUARY, 2025.

CITY OF TROY ENGINEER

Surveyor's Certification

I hereby certify that this replat was prepared in accordance with the O.A.C. Chapter 4733-37 Standards for Boundary Surveys and O.R.C. Chapter 711 for Record Plans, and was performed under my direct supervision.

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

Michael W. Cozatt 12/19/24
Michael W. Cozatt, P.S. #6001 Date

Basis of Bearings

The bearings are based on the east line of Plum Street, bearing N 30° 36' 19" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone, O.D.O.T. ORTN/CORS Network.

PREPARED BY:

Cozatt Engineering Company
Civil Engineer Land Surveyor
1100 Wayne Street, Suite 1140 Troy, Ohio
Job No. 17124 Ph. (937) 339-2921

REPLAT PART INLOT 161
STATE OF OHIO, COUNTY OF MIAMI
CITY OF HUBER HEIGHTS

13	2	9 M.R.S
SECTION	TOWN	RANGE

HUBER HEIGHTS	MIAMI	161 & 1078
CITY	COUNTY	INLOT

VOLUME 31 PAGE 10
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00004
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/29/2025 03:12:33 PM
REFERENCES 0
RECORDING FEE
PAGES 2

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: CITY OF HUBER HEIGHTS

ASSISTANT CITY MANAGER / CITY MANAGER

David E. Norman
MIAMI COUNTY RECORDER

BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Jan. 29th 2025 ~~2024~~

Matthew W. Kruka
MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON 11/12/2024

CHAIRMAN

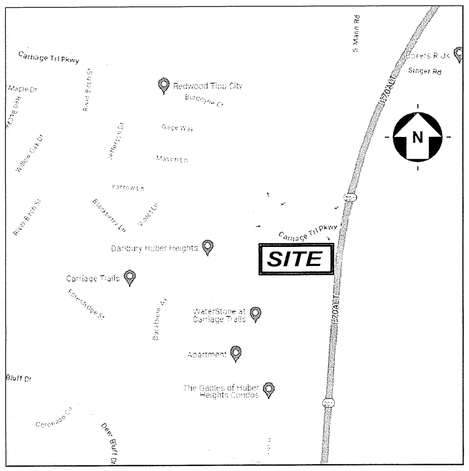
CERTIFICATION:

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 7.491 ACRES AS DESCRIBED IN A DEED TO THE CITY OF HUBER HEIGHTS, OF RECORD IN DEED RECORDED IN DOCUMENT NUMBER 2030OR-01701, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS ARE SET AS SHOWN

MICHAEL J WILSON 1/22/2025
MICHAEL J WILSON DATE
OHIO PROFESSIONAL SURVEYOR NO. 8281
WOOLPERT, INC.

STATE OF OHIO
MICHAEL J. WILSON
8281
REGISTERED PROFESSIONAL SURVEYOR



VICINITY MAP
NOT TO SCALE

DESCRIPTION:

BEING A REPLAT OF A PORTION OF INLOT 161 AND INLOT 1078 AS CONVEYED TO THE CITY OF HUBER HEIGHTS BY INSTRUMENT NUMBER 2023OR-01701 AND 2015OR-15676, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

SURVEY DATA:

HORIZONTAL DATUM - BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

SURVEY NOTES:

PROPERTY CORNERS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED "WOOLPERT INC" UNLESS OTHERWISE NOTED HEREON.

PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

REFERENCES:

MIAMI COUNTY RECORDER'S RECORD OF PLATS:
P.B. 25 PG 75
P.B. 25 PG 83
P.B. 26 PG 29

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
VOL. 56 PG. 186

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300

PREPARED BY:

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

CITY OF HUBER HEIGHTS
REPLAT SURVEY
BETHEL TOWNSHIP, SEC. 13, TOWNSHIP 2, RANGE 9 M.Rs., PART INLOT 161
CITY OF HUBER HEIGHTS, OHIO

PROJECT NO:	10021070
DATE ISSUED:	12/3/24
DESIGNED BY:	
DRAWN BY:	ETN
CHECKED BY:	MJW

SHEET NAME:
TITLE SHEET

SHEET NO:
1 OF 2

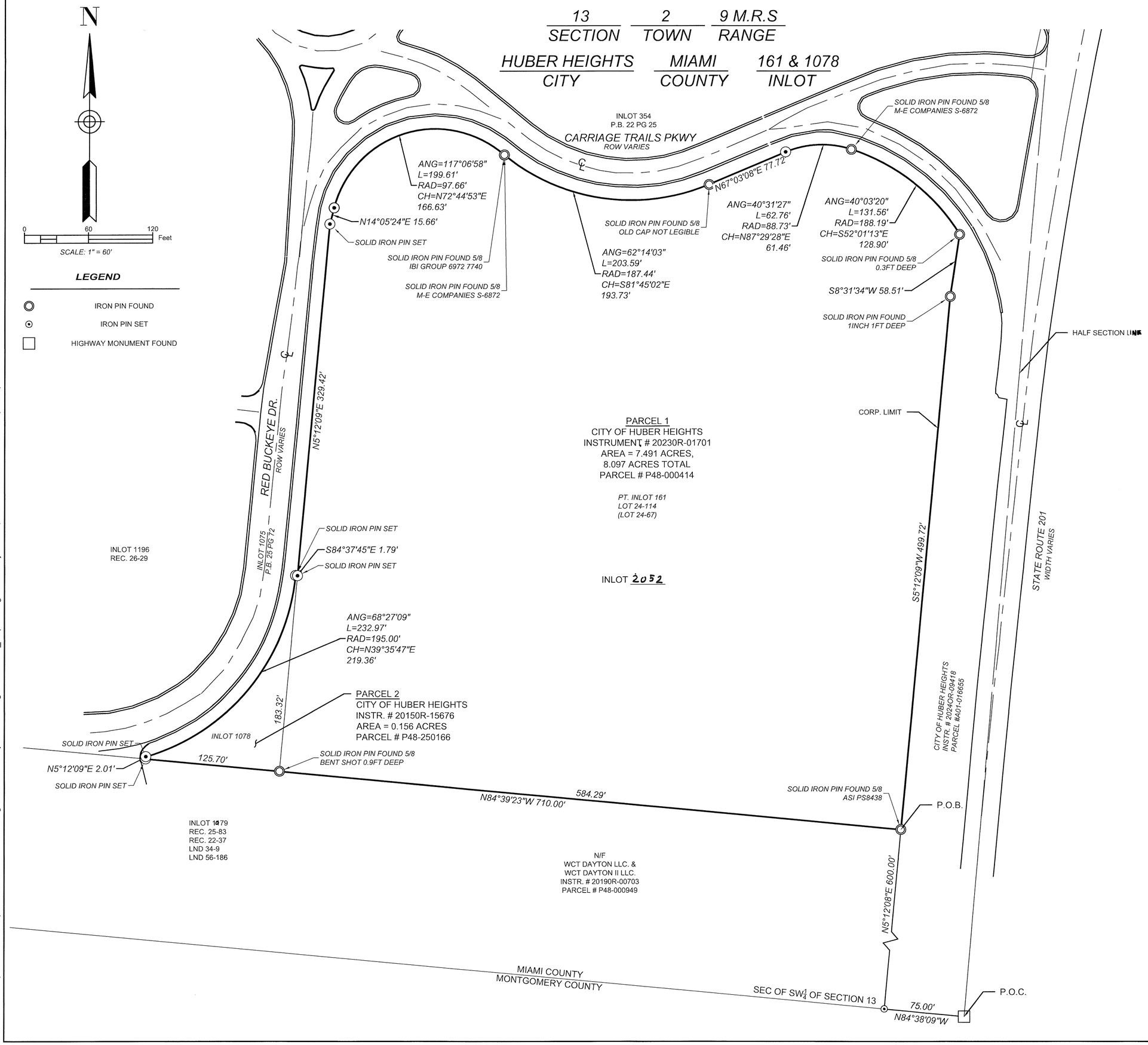
Layout Tab Name: 1 of 2
Last Saved By:WilsonM, 12/12/2024 6:52:21 AM
W:\Srvln\GS\Dayton\V2\GS\Projects\10021070 Huber Heights Multi-Family\SV\Drawings\10021070_Replat.dwg Plotted By:Wilson, Mike Plotted:December 12, 2024, 6:57:03 AM

REPLAT PART INLOT 161
STATE OF OHIO, COUNTY OF MIAMI
CITY OF HUBER HEIGHTS

VOLUME 31 PAGE 10 -A
MIAMI COUNTY RECORD'S
RECORD OF PLATS

13 SECTION | 2 TOWN | 9 M.R.S RANGE

HUBER HEIGHTS CITY | MIAMI COUNTY | 161 & 1078 INLOT



WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

CITY OF HUBER HEIGHTS
REPLAT SURVEY
BETHEL TOWNSHIP, SEC. 13, TOWNSHIP 2,
RANGE 9 M.Rs., PART INLOT 161
CITY OF HUBER HEIGHTS, OHIO

PROJECT NO:	10021070
DATE ISSUED:	12/3/24
DESIGNED BY:	
DRAWN BY:	ETN
CHECKED BY:	MJP

SHEET NAME:
SURVEY

SHEET NO:
2 OF 2

Layout Tab Name: 2 of 2
Last Saved By:WilsonM, 12/12/2024 6:52:21 AM
W:\Srvln\GS\Dayton\V2\GS\Projects\10021070 Huber Heights Multi-Family\SV\Drawings\10021070_Replat.dwg Plotted By:Wilson, Mike Plotted:December 12, 2024, 6:57:32 AM

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

MONUMENT LEGEND

- ○ I.P.F. IRON PIN FOUND
- ⓘ I.P.F. IRON PIN FOUND W/ ID CAP
- ◎ P.F. IRON PIPE FOUND
- ⬡ POST
- ● I.P.S. IRON PIN SET W/ ID CAP

NOTE:
IRON PINS SET ARE 3/4 INCH DIAMETER BY 30 INCH LONG IRON BARS WITH 2 1/2 INCH ALUMINUM CAP STAMPED "ODOT R/W, P.S. 8453, FISHBECK"

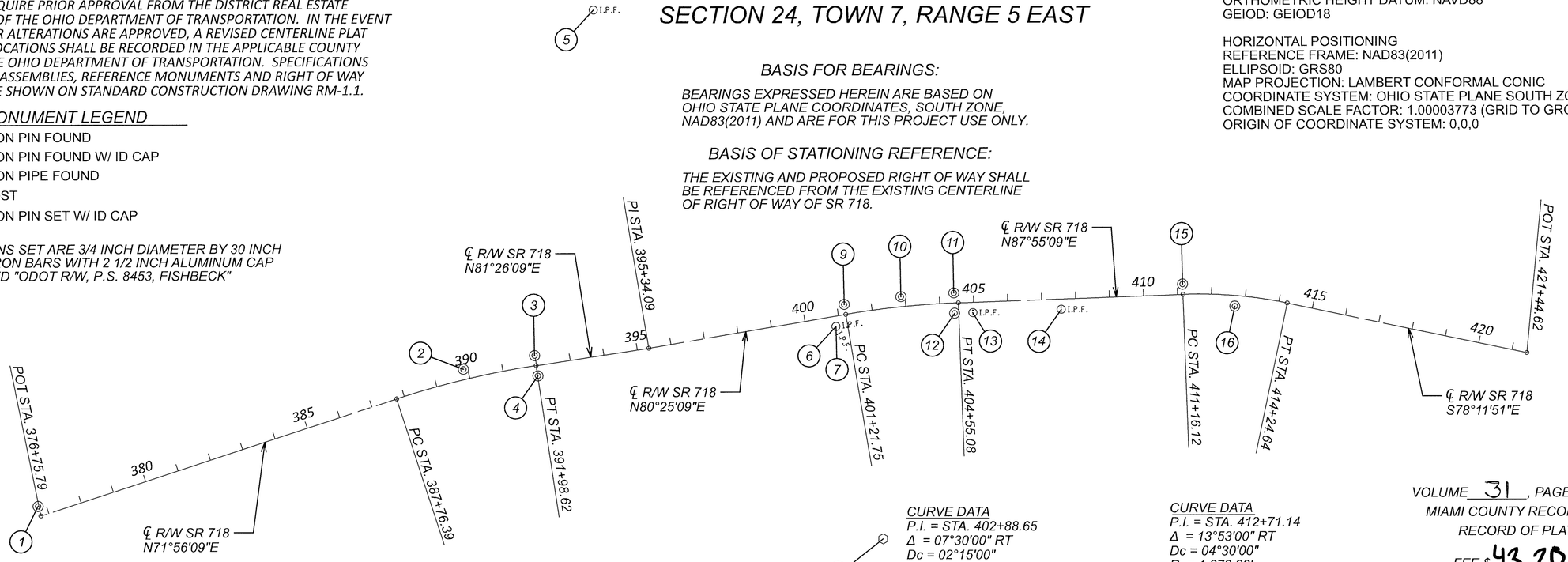
MIA-718-7.62
MIAMI COUNTY
CONCORD TOWNSHIP
SECTION 24, TOWN 7, RANGE 5 EAST

BASIS FOR BEARINGS:

BEARINGS EXPRESSED HEREIN ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD83(2011) AND ARE FOR THIS PROJECT USE ONLY.

BASIS OF STATIONING REFERENCE:

THE EXISTING AND PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE EXISTING CENTERLINE OF RIGHT OF WAY OF SR 718.



CURVE DATA
P.I. = STA. 389+87.99
Δ = 09°30'00" RT
Dc = 02°15'00"
R = 2,546.52'
T = 211.6'
L = 422.23'
E = 8.78'

CURVE DATA
P.I. = STA. 402+88.65
Δ = 07°30'00" RT
Dc = 02°15'00"
R = 2,546.45'
T = 166.9'
L = 333.33'
E = 5.46'

CURVE DATA
P.I. = STA. 412+71.14
Δ = 13°53'00" RT
Dc = 04°30'00"
R = 1,273.23'
T = 155.02'
L = 308.52'
E = 9.4'

PROJECT CONTROL

POSITIONING METHOD: ODOT VRS
MONUMENT TYPE: TYPE B

VERTICAL POSITIONING
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEIOD: GEIOD18

HORIZONTAL POSITIONING
REFERENCE FRAME: NAD83(2011)
ELLIPSOID: GRS80
MAP PROJECTION: LAMBERT CONFORMAL CONIC
COORDINATE SYSTEM: OHIO STATE PLANE SOUTH ZONE
COMBINED SCALE FACTOR: 1.00003773 (GRID TO GROUND)
ORIGIN OF COORDINATE SYSTEM: 0,0,0

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00005
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/30/2025 01:04:54 PM
REFERENCES 0
RECORDING FEE
PAGES 1

HORIZONTAL SCALE IN FEET
0 125 250 500

N

VOLUME 31, PAGE 11
MIAMI COUNTY RECORDER'S RECORD OF PLATS
FEE $ 43.20
David E. Norman
MIAMI COUNTY RECORDER
Alyne Palmer
BY DEPUTY RECORDER
Matthew W Gearhardt
MIAMI COUNTY AUDITOR
Joyce Gilliat
DEPUTY AUDITOR

CENTERLINE PLAT
MIA-718-7.62

PLAT PREPARED BY:
fishbeck

DESIGNER	RCD
REVIEWER	JRM 01-10-25
PROJECT ID	116494
SUBSET	TOTAL
SHEET	TOTAL 1

MONUMENT TABLE

MONUMENT	*℄ OF RIGHT OF WAY SR 718*		*PROJECT COORDINATES SEE SURVEY CERTIFICATION*		
NAME	STATION	OFFSET	NORTH (Y)	EAST (X)	DESCRIPTION
MN 1	376+76.62	29.26' LT	748141.4611	1468963.9202	CONCRETE MONUMENT FOUND
MN 2	389+87.61	30.36' LT	748541.3043	1470214.8604	CONCRETE MONUMENT FOUND
MN 3	391+98.62	30.00' LT	748581.4476	1470424.5024	CONCRETE MONUMENT FOUND
MN 4	391+99.36	30.54' RT	748521.6901	1470434.2492	CONCRETE MONUMENT FOUND
MN 5	397+69.52	1333.53' LT	749955.8537	1470770.8932	5/8" IRON REBAR, 1 INCH BELOW GRADE, (SEE NOTE)
MN 6	400+87.55	30.13' RT	748664.1444	1471311.4560	1"x1" SQUARE BOLT, 2.5 INCHES BELOW GRADE
MN 7	400+87.66	30.39' RT	748663.9084	1471311.6061	5/8" IRON REBAR, 2.5 INCHES BELOW GRADE, LEANING NORTH
MN 8	401+19.48	667.86' RT	748040.6283	1471449.0814	POST - APPROXIMATELY 6' TALL
MN 9	401+22.03	29.50' LT	748728.6807	1471335.5344	CONCRETE MONUMENT FOUND
MN 10	402+88.63	29.63' LT	748751.3892	1471502.5012	CONCRETE MONUMENT FOUND
MN 11	404+42.84	29.62' LT	748762.5120	1471658.0802	CONCRETE MONUMENT FOUND
MN 12	404+42.85	30.33' RT	748702.6088	1471660.5543	CONCRETE MONUMENT FOUND
MN 13	404+96.50	30.41' RT	748704.5049	1471714.0299	5/8" IRON REBAR WITH YELLOW CAP "KLOCKNER 4370", 1 INCH BELOW GRADE, (SEE NOTE)
MN 14	407+56.59	30.33' RT	748714.0219	1471973.9475	5/8" IRON REBAR WITH YELLOW CAP "KLOCKNER 4370", 1 INCH BELOW GRADE, (SEE NOTE)
MN 15	411+15.99	29.99' LT	748787.3536	1472330.9200	CONCRETE MONUMENT FOUND
MN 16	412+71.55	31.04' RT	748722.6186	1472484.7572	CONCRETE MONUMENT FOUND
	401+24.00	30.00' LT	748729.5065	1471337.4132	IRON PIN SET
	402+11.00	30.00' RT	748683.1182	1471432.3623	IRON PIN SET
	402+15.00	51.00' RT	748662.8148	1471439.0158	IRON PIN SET
	402+23.00	52.00' LT	748765.9881	1471433.6981	IRON PIN SET
	402+37.54	48.49' RT	748668.0829	1471460.6279	IRON PIN SET
	403+68.00	30.00' RT	748698.8117	1471586.6922	IRON PIN SET
	403+71.00	30.00' LT	748758.8747	1471585.4929	IRON PIN SET

NOTE:
CONCRETE CYLINDER FOUND DIRECTLY SOUTH OF REBAR.
APPARENT USE IS TO PROTECT MONUMENT.

BASIS OF EXISTING ℄ OF R/W AND R/W WIDTH:
- *ODOT PLANS FOR STATE ROUTE 718 (MIA-718-3.88 DATED 1956 ON FILE WITH ODOT DISTRICT 7*
- *MIAMI COUNTY SURVEY RECORDS*
  - *VOL. 30, PG. 95*
  - *VOL. 42, PG. 19*
  - *VOL. 51, PG. 35*
  - *VOL. 53, PG. 26*

ALL DEED RECORDS LISTED ARE FROM THE RECORDS OF MIAMI COUNTY, OHIO

STATE OF OHIO
JOSHUA
01-30-2025
MIHELCIC
8453
REGISTERED
PROFESSIONAL SURVEYOR

I, Joshua R. Mihelcic, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation during the months of December 2021 through March 2022, April 2024 and December 2024. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011). Coordinates herein are Ground Coordinates and distances are Ground distances. Scale the Ground Coordinates about point 0,0,0 by the Project Adjustment Factor of 0.99996227. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work, I will set right of way monuments at the property line intersections with the proposed right of way, points along the proposed right of way and/or angle points on the proposed right of way, and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Joshua R. Mihelcic, Professional Land Surveyor of Ohio, No. 8453

Date: 01-30-2025

NORTH BRANCH PASS, PHASE 4

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

PLAT BOOK 31, PAGE 12
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00006
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/04/2025 10:47:32 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

David E. Norman
DAVID NORMAN, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS 4 DAY OF Feb, 2025

Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 4.888 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS NORTH BRANCH PASS, PHASE 4 AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2021OR-22091.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

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

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER:
NORTH BRANCH LAND COMPANY, LLC
Dale A. Mosier, member
DALE A. MOSIER, MEMBER

OWNER:
NORTH BRANCH LAND COMPANY, LLC
Benjamin D. Mosier, Member
BENJAMIN D. MOSIER, MANAGING MEMBER

STATE OF Ohio,
COUNTY OF Miami, S.S.

BE IT REMEMBERED THAT ON THIS 18th DAY OF December, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DALE A. MOSIER, MEMBER AND BENJAMIN D. MOSIER, MANAGING MEMBER, OF NORTH BRANCH LAND COMPANY, LLC., TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC

CHRISTINA HASSINK
Notary Public
State of Ohio
My Comm. Expires
September 30, 2025

AREA SUMMARY

15 LOTS	3.913 ACRES
DEDICATED R/W	0.975 ACRES
TOTAL	4.888 ACRES

LOT ACREAGE		
LOT	PT 5.255 ACRE TR.	PT 41.043 ACRE TR.
75	0.138 ACRE	0.057 ACRE
76	0.132 ACRE	0.061 ACRE
R/W	0.942 ACRE	0.033 ACRE

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 22 DAY OF January, 2025

MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 17th DAY OF DECEMBER, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

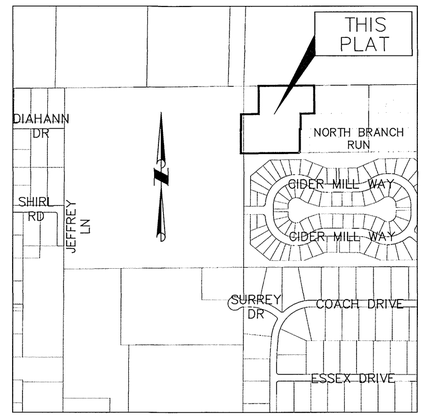
MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 30th DAY OF January, 2025. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

GREGORY A. SIMMONS

TED S. MERCER

WADE H. WESTFALL



VICINITY MAP
N.T.S.

DESCRIPTION

BEING A SUBDIVISION CONTAINING 4.888 ACRES OUT OF A PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 21, TOWN 4, RANGE 6, BEING PART OF A 5.255 ACRE TRACT AND PART OF A 41.043 ACRE TRACT, OWNED BY NORTH BRANCH LAND COMPANY, LLC, AS RECORDED IN 2021OR-22091.

COVENANTS AND RESTRICTIONS

1.) PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2020OR-02562, OF THE MIAMI COUNTY RECORDER'S RECORDS.

2.) PARKING RESTRICTION: NO PARKING SHALL BE PERMITTED ON THE NORTH SIDE OF NORTH BRANCH RUN.

DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:

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

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 21, TOWN 4, RANGE 6, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 66 OF NORTH BRANCH PASS PHASE 3 AS RECORDED IN RECORD VOLUME 30 PAGES 71-71A;

THENCE, SOUTH 00°30'20" EAST, 207.49 FEET, ALONG THE WEST LINE OF SAID NORTH BRANCH PASS PHASE 3, TO AN IRON PIN FOUND ON THE NORTH LINE OF LOT 57 OF SAID NORTH BRANCH PASS PHASE 3;

THENCE, SOUTH 89°29'40" WEST, 101.70 FEET, ALONG THE WEST LINE OF SAID NORTH BRANCH PASS PHASE 3, TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 58 OF SAID NORTH BRANCH PASS PHASE 3;

THENCE, SOUTH 00°30'20" EAST, 115.00 FEET, ALONG THE WEST LINE OF SAID NORTH BRANCH PASS PHASE 3, TO AN IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY LINE NORTH BRANCH RUN;

THENCE, SOUTH 89°29'40" WEST, 7.23 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH BRANCH RUN TO AN IRON PIN FOUND ON THE WEST LINE OF SAID NORTH BRANCH PASS PHASE 3;

THENCE, SOUTH 00°30'20" EAST, 175.00 FEET, ALONG THE WEST LINE OF SAID NORTH BRANCH PASS PHASE 3, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 59 OF SAID NORTH BRANCH PASS PHASE 3 AND THE NORTH LINE OF INLOT 3834 OF THE CURRY BRANCH SUBDIVISION PHASE 2 AS RECORDED IN RECORD VOLUME 20 PAGE 74-74D AND THE TIPP CITY CORPORATION LINE;

THENCE, SOUTH 89°29'40" WEST, 415.68 FEET, ALONG THE NORTH LINE OF SAID CURRY BRANCH SUBDIVISION PHASE 2 AND THE SAID CORPORATION LINE, TO AN IRON PIN SET AT THE NORTHWEST CORNER OF INLOT 3834;

THENCE, NORTH 89°52'33" WEST, 22.32 FEET, LEAVING THE SAID CORPORATION LINE, TO AN IRON PIN SET;

THENCE, NORTH 00°30'20" WEST, 174.75 FEET, TO AN IRON PIN SET;

THENCE, NORTH 89°29'40" EAST, 3.23 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°30'20" WEST, 115.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 89°29'40" EAST, 132.30 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°30'20" WEST, 207.90 FEET, TO AN IRON PIN SET ON THE SOUTH LINE OF PART INLOT 3215, BEING OWNED BY U.S. BANK, N.A., TROY, OHIO, TRUSTEE, AS RECORDED IN OFFICIAL RECORD 208, PAGE 245 AND BEING ON THE TIPP CITY CORPORATION LINE;

THENCE, NORTH 89°33'04" EAST, 411.40 FEET, ALONG THE SOUTH LINE OF SAID PART INLOT 3215 OWNED BY U.S. BANK AND THE TIPP CITY CORPORATION LINE, TO THE PLACE OF BEGINNING.

CONTAINING 4.888 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND LEGAL HIGHWAYS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY ALLEN J. BERTKE, OHIO PROFESSIONAL SURVEYOR NUMBER 8629 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION WITH THE BEARINGS USED FOR SAME BEING BASED ON NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

ALLEN J. BERTKE, P.S. #8629

11-19-24
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

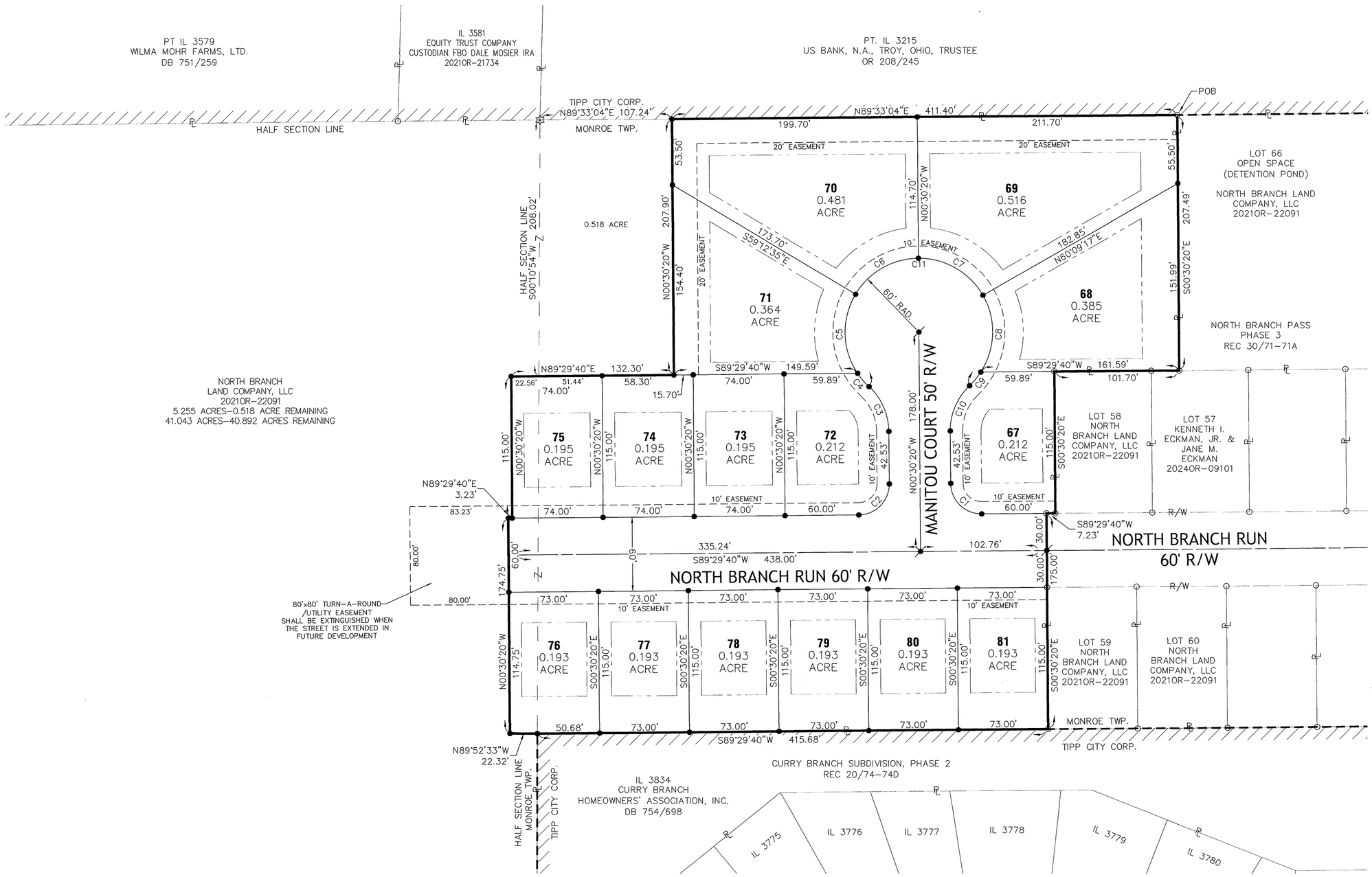
PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 11-19-2024
DRAWN BY: MPL
JOB NUMBER: MIAMON2403
SHEET NUMBER 1 OF 2

NORTH BRANCH PASS, PHASE 4

PLAT BOOK 31, PAGE 12-A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

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



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

SCALE 1" = 60'

0 30 60 120

LEGEND

- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- STONE FOUND
- BUILDING SETBACK LINE REAR=30' SIDE=10' FRONT=25'
- EASEMENT LINE
- EXISTING SUBDIVISION LINE
- CORPORATION LINE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	25.00'	39.27'	90°00'00"	35.36'	N45°30'20"W
C2	25.00'	39.27'	90°00'00"	35.36'	S44°29'40"W
C3	50.00'	41.03'	47°00'51"	39.89'	S24°00'46"E
C4	60.00'	14.29'	13°38'50"	14.26'	S40°41'46"E
C5	60.00'	67.71'	64°39'47"	64.18'	S01°32'28"E
C6	60.00'	61.47'	58°42'15"	58.82'	S60°08'32"W
C7	60.00'	63.52'	60°39'38"	60.60'	N60°10'32"W
C8	60.00'	65.67'	62°42'24"	62.44'	N01°30'29"E
C9	60.00'	14.29'	13°38'50"	14.26'	N39°41'06"E
C10	50.00'	41.03'	47°00'51"	39.89'	N23°00'05"E
C11	60.00'	286.96'	274°01'42"	81.82'	S89°29'40"W

NOTES

1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 7.5' UTILITY EASEMENT ALONG EACH SIDE UNLESS OTHERWISE OTHER EASEMENTS ARE AS SHOWN.

2.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.

3.) NO PARKING SHALL BE PERMITTED ON THE NORTH SIDE OF NORTH BRANCH RUN.

DEED REFERENCE

20210R-22091

SURVEY REFERENCE

LND. SUR. Vol. 32, PG. 77
LND. SUR. Vol. 32, PG. 90
LND. SUR. Vol. 59, PG. 137
LND. SUR. Vol. 61, PG. 4
REC. P.B. Vol. 17, PG. 30
REC. P.B. Vol. 18, PG. 81
REC. P.B. Vol. 20, PGS. 74-74D
REC. P.B. Vol. 26, PG. 18
REC. P.B. Vol. 26, PG. 35
REC. P.B. Vol. 29, PG. 25-25A
REC. P.B. Vol. 30, PG. 71-71A

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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

DATE: 11-19-2024
DRAWN BY: MPL
JOB NUMBER: MIAMON2403
SHEET NUMBER: 2 OF 2

REPLAT OF OUTLOTS 423 AND 426

423 & 426 OUTLOT | TROY CITY | MIAMI, OHIO COUNTY

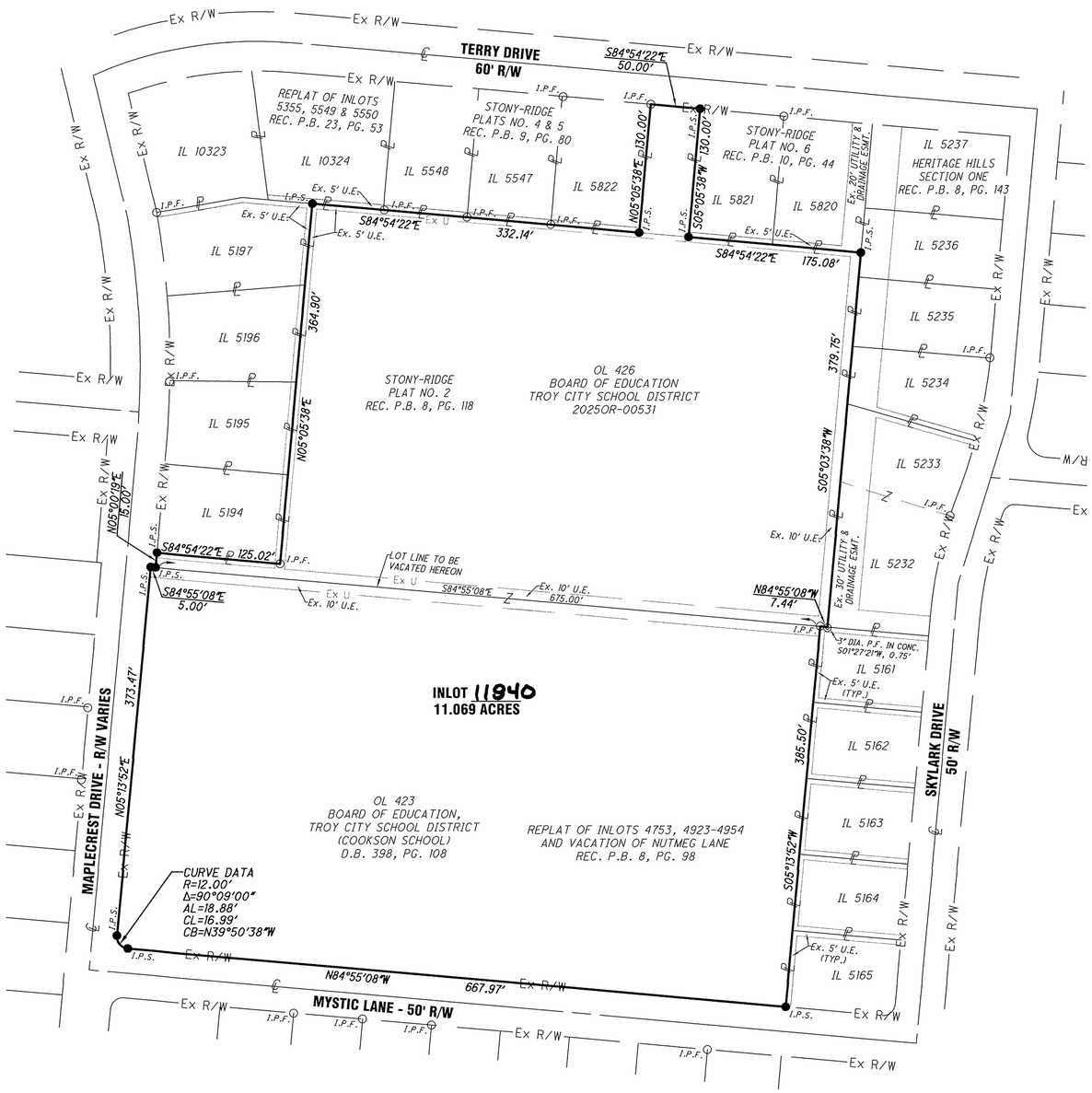
VOLUME 31, PAGE 13
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00007
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/14/2025 10:36:16 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

David E. Norman — MIAMI COUNTY RECORDER
Amy Dillon — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Feb. 14, 2025
Matthew W. Gearhardt — MIAMI COUNTY AUDITOR
Mandy Davis — BY DEPUTY AUDITOR



LEGEND

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

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, OHIO REAL TIME NETWORK (ORTN)

SCALE: 1"=100'

0 50 100 200

SURVEY REFERENCE
REC. P.B. 8, PG. 98
REC. P.B. 8, PG. 118
REC. P.B. 8, PG. 143
REC. P.B. 9, PG. 80
REC. P.B. 10, PG. 44
REC. P.B. 23, PG. 53

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

BEING A REPLAT OF OUTLOTS 423 AND 426 OWNED BY THE BOARD OF EDUCATION TROY CITY SCHOOL DISTRICT AS CONVEYED IN DEED BOOK 398, PAGE 108 AND 2025OR-00531

Allen J. Bertke — ALLEN J. BERTKE, P.S. #8629
2-6-25 — DATE

STATE OF OHIO · ALLEN J. BERTKE 8629 · REGISTERED PROFESSIONAL SURVEYOR

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 12TH DAY OF FEB., 2025

JILLIAN A. RHOADES, P.E.

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: BOARD OF EDUCATION TROY CITY SCHOOL DISTRICT

Jeffrey W. Price — AUTHORIZED SIGNATURE
Treasurer/CFO — TITLE

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Jeffrey W. Price, ON BEHALF OF THE BOARD OF EDUCATION, TROY CITY SCHOOL DISTRICT, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 13TH DAY OF February, 2025

NOTARY PUBLIC Christina M. Schmiker

MY COMMISSION EXPIRES: Jan. 26, 2027

NOTARY PUBLIC · STATE OF OHIO

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 02-03-2025
DRAWN BY: RMF
JOB NUMBER: MIATRO2409
SHEET NUMBER 1 OF 1

BOARD OF EDUCATION REPLAT

O.L. 420, O.L. 421, PT. O.L. 436	5N	6E
INLOT	TOWN	RANGE
16 & 17	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	CITY	COUNTY

VOLUME 31, PAGE 14
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00008
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/14/2025 10:36:17 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

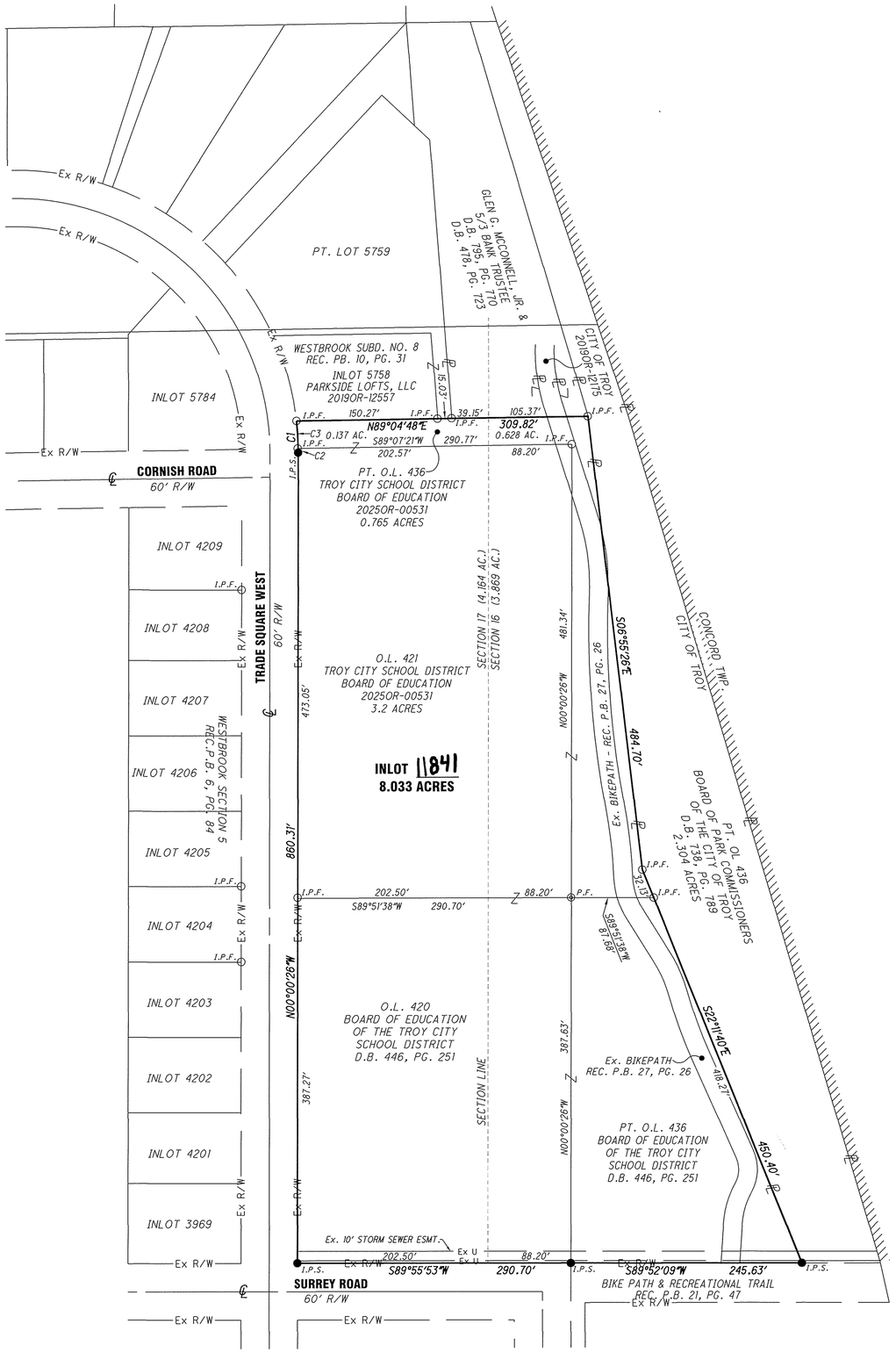
David G. Norman
MIAMI COUNTY RECORDER

Amy Dahm
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Feb 14, 2025

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Wendy Arend
BY DEPUTY AUDITOR



THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT OHIO SOUTH ZONE OHIO REAL TIME NETWORK (ORTN)

SCALE: 1"=100'

0 50 100 200

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ◎ P.F. IRON PIPE FOUND
- ▨ EXISTING CORP LIMITS

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 12TH DAY OF FEB., 2025

JILLIAN A. RHOADES, P.E.

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: TROY CITY SCHOOL DISTRICT BOARD OF EDUCATION

Jeffrey W. Price — AUTHORIZED SIGNATURE

Treasurer/CFO — TITLE

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Jeffrey W. Price, ON BEHALF OF THE TROY CITY SCHOOL DISTRICT BOARD OF EDUCATION, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 13TH DAY OF February, 2025

NOTARY PUBLIC Christine M. Schreiber

MY COMMISSION EXPIRES: Jan. 26, 2027

SURVEY REFERENCE
LOT SURVEY 10, PG. 62
LOT SURVEY 24, PG. 82
LAND SURVEY 63, PG. 3
REC. P.B. 6, PG. 84
REC. P.B. 6, PG. 89
REC. P.B. 8, PG. 37
REC. P.B. 8, PG. 38
REC. P.B. 8, PG. 39
REC. P.B. 9, PG. 48
REC. P.B. 10, PG. 31
REC. P.B. 21, PG. 47
REC. P.B. 27, PG. 26

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	299.97'	06°28'21"	33.89'	33.87'	N03°14'36"W
C2	299.97'	00°52'10"	4.55'	4.55'	N00°26'31"W
C3	299.97'	05°36'10"	29.33'	29.32'	N03°40'41"W

BEING A REPLAT OF OUTLOT 420, OUTLOT 421, AND PART OUTLOT 436 AND BEING OWNED BY THE BOARD OF EDUCATION OF THE TROY CITY SCHOOL DISTRICT IN D.B. 446, PG. 251 AND 2025-00531.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

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

2-6-25
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 02-03-2025
DRAWN BY: AJB
JOB NUMBER: MIATRO2410
SHEET NUMBER 1 OF 1

ANNEXATION OF 329.824 ACRES
TO THE CITY OF PIQUA FROM THE TOWNSHIP OF WASHINGTON
SECTIONS 30 & 31, TOWNSHIP 6, RANGE 6
MIAMI RIVER SURVEY
TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

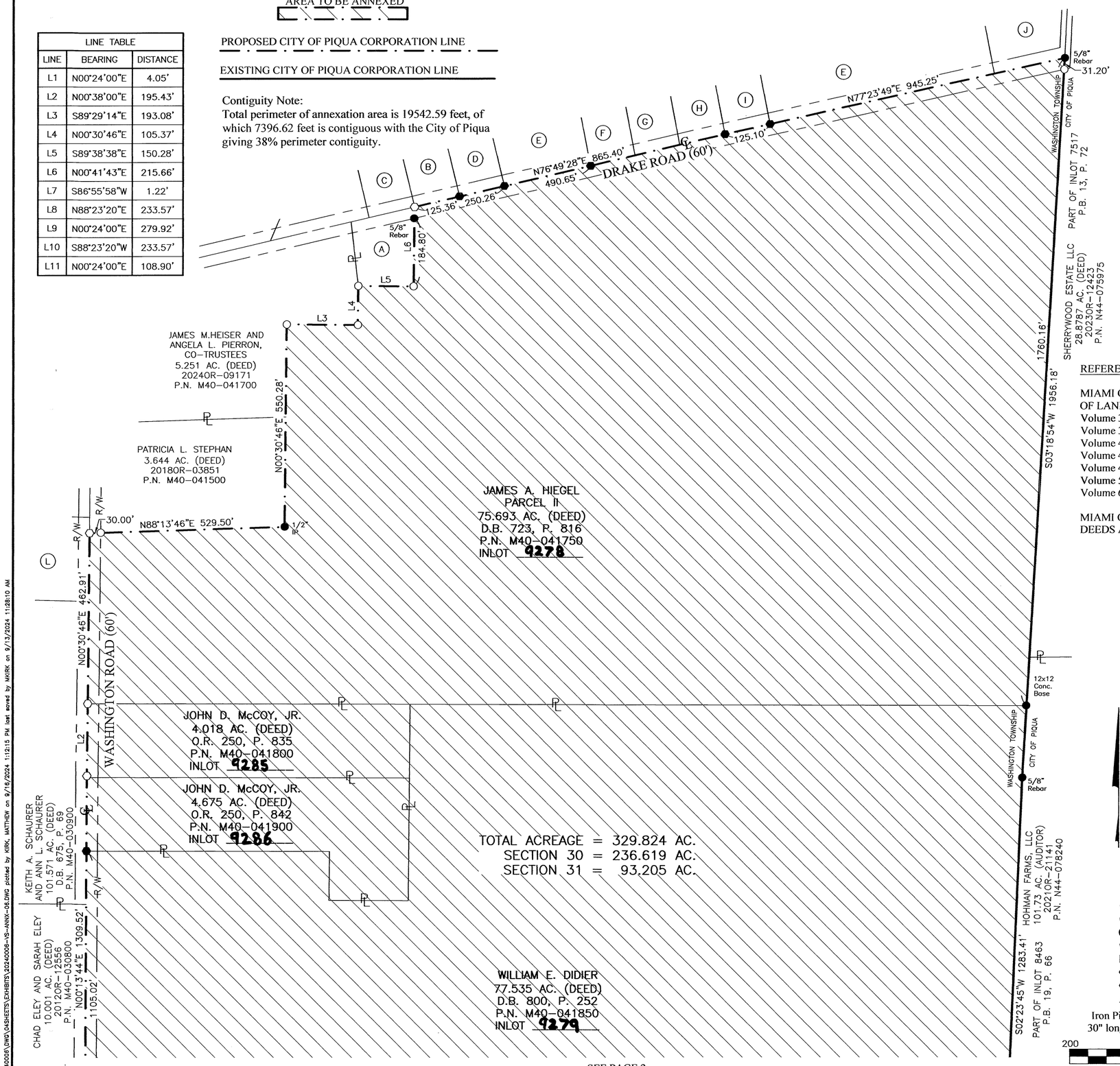
AREA TO BE ANNEXED

PROPOSED CITY OF PIQUA CORPORATION LINE

EXISTING CITY OF PIQUA CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 19542.59 feet, of which 7396.62 feet is contiguous with the City of Piqua giving 38% perimeter contiguity.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°24'00"E	4.05'
L2	N00°38'00"E	195.43'
L3	S89°29'14"E	193.08'
L4	N00°30'46"E	105.37'
L5	S89°38'38"E	150.28'
L6	N00°41'43"E	215.66'
L7	S86°55'58"W	1.22'
L8	N88°23'20"E	233.57'
L9	N00°24'00"E	279.92'
L10	S88°23'20"W	233.57'
L11	N00°24'00"E	108.90'



SEE PAGE 2

1" = 200'

○ Iron Pin Set
● Iron Pin Found
◎ Stone Found
⬟ P.K. Nail Found
■ Monument Found
⬡ Magnetic Nail Set
⬢ Magnetic Nail Found
▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

200 0 200 400
GRAPHIC SCALE (in feet)

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
Volume 34, Page 159
Volume 36, Page 75
Volume 45, Page 196
Volume 47, Page 155
Volume 49, Page 10
Volume 51, Page 196
Volume 62, Page 197

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00009
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/21/2025 11:37:43 AM
REFERENCES 0
RECORDING FEE
PAGES 3

VOLUME 31 PAGE 15

MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE $129.60

David Norman MIAMI COUNTY RECORDER Jill R Pence BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBER ASSIGNED THIS 21st DAY OF February 2025.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Kindra Olgin
BY DEPUTY AUDITOR

CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 28 DAY OF Jan., 2025.
BY RESOLUTION NO. R-8-25.

MAYOR

Melissa Kinney
CLERK

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 19th DAY OF September, 2024. BY RESOLUTION NO. 24-09-1081

Gregory A. Simmons
GREGORY A. SIMMONS

Ted S. Mercer (Absent)
TED S. MERCER

WADE H. WESTFALL

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 19TH DAY OF SEPT., 2024.

Paul P. Huelskamp
PAUL P. HUELSKAMP, PE, PS
by Britt R. Havenar, PE, PS
Chief Deputy Engineer

ANNEXATION PROCEEDINGS RECORDED IN DOCUMENT 2025 OR-01745, MIAMI COUNTY RECORDER'S RECORDS.

CERTIFICATION:

This annexation plat prepared from Miami County Engineer's Record of land surveys (See Reference Table). I certify this plat to be correct as shown hereon. All other plats and surveys referenced hereon were used to compile adjacent property information.

I hereby certify the this plat was prepared in accordance with Ohio Administrative Code Chapter 7433-37.

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

By Matthew A. Kirk 9/16/24
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com
Date

PREPARED BY:

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date: September 16, 2024
Scale: 1" = 200'
Job No: 2024-0006
Sheet: 1 of 3

REVISIONS

MARK	DATE	DESCRIPTION

J:\20240006\DWG\04SHEETS\EXHIBITS\20240006-VS-ANNX-06.DWG plotted by KIRK, MATTHEW on 9/16/2024 1:12:15 PM last saved by MKIRK on 9/13/2024 11:28:10 AM

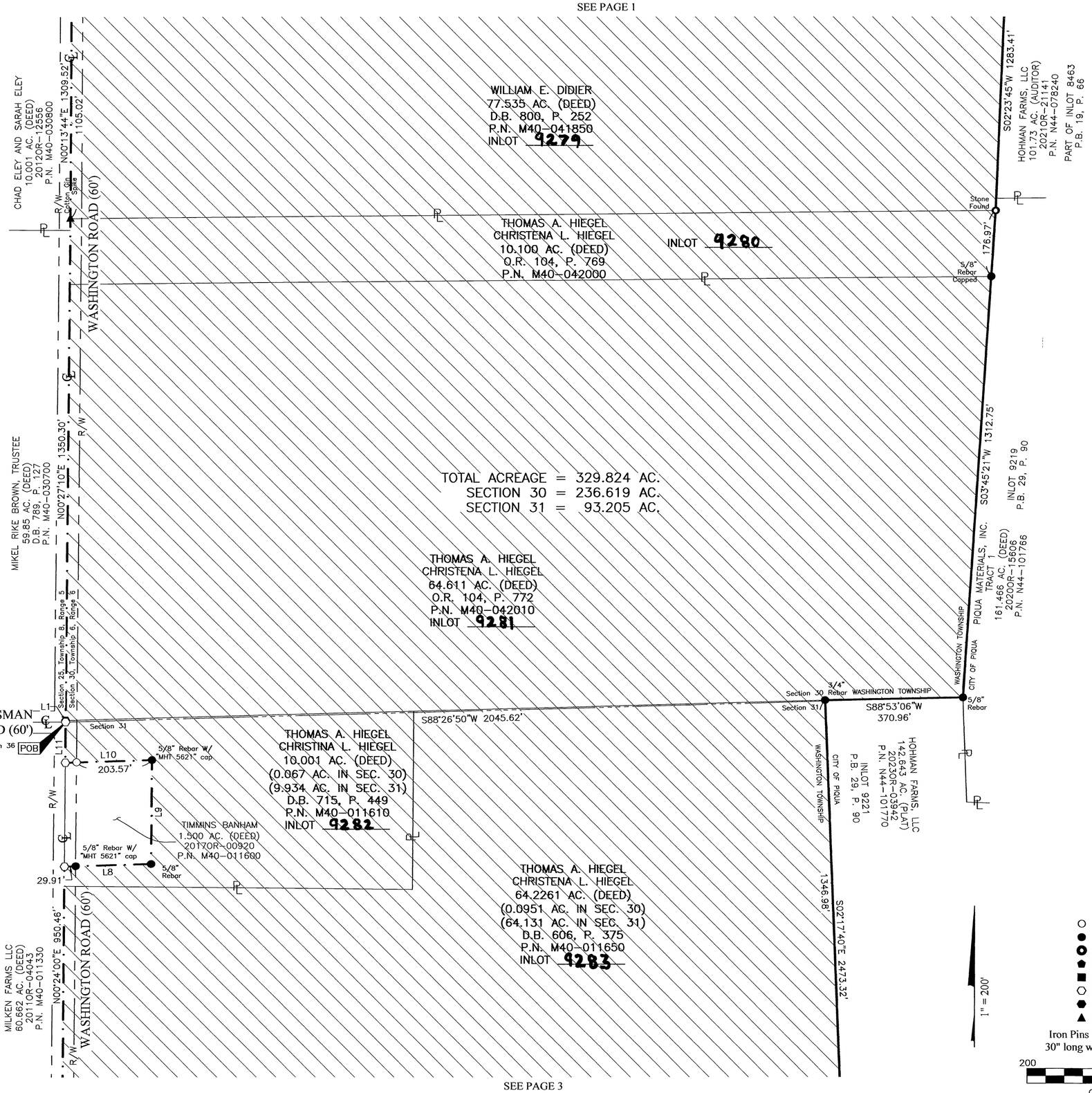
2024 NACO General Engineering Services – Piqua / 20240006-VS-ANNX-06

ANNEXATION OF 329.824 ACRES
TO THE CITY OF PIQUA FROM THE TOWNSHIP OF WASHINGTON
SECTIONS 30 & 31, TOWNSHIP 6, RANGE 6
MIAMI RIVER SURVEY
TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

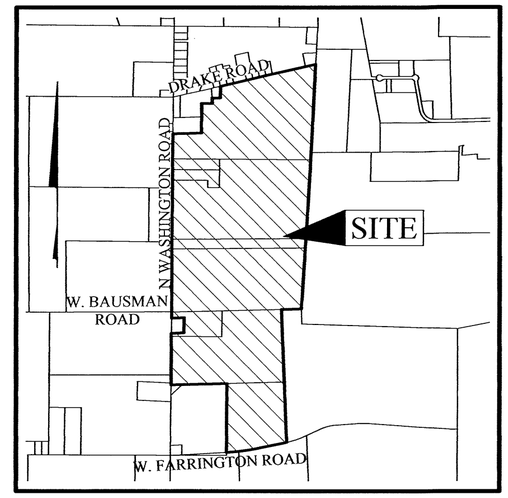
VOLUME 31 PAGE 15 -A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

SEE PAGE 1



SEE PAGE 3



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

AREA TO BE ANNEXED

PROPOSED CITY OF PIQUA CORPORATION LINE

EXISTING CITY OF PIQUA CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 19542.59 feet, of which 7396.62 feet is contiguous with the City of Piqua giving 38% perimeter contiguity.

LINE TABLE		
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L1	N00°24'00"E	4.05'
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L4	N00°30'46"E	105.37'
L5	S89°38'38"E	150.28'
L6	N00°41'43"E	215.66'
L7	S86°55'58"W	1.22'
L8	N88°23'20"E	233.57'
L9	N00°24'00"E	279.92'
L10	S88°23'20"W	233.57'
L11	N00°24'00"E	108.90'

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

1" = 200'

200 0 200 400

GRAPHIC SCALE (in feet)

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date: September 16, 2024

Scale: 1" = 200'

Job No: 2024-0006

Sheet: 2 of 3

REVISIONS

MARK	DATE	DESCRIPTION

2024 NACO General Engineering Services – Piqua / 20240006-VS-ANNX-06

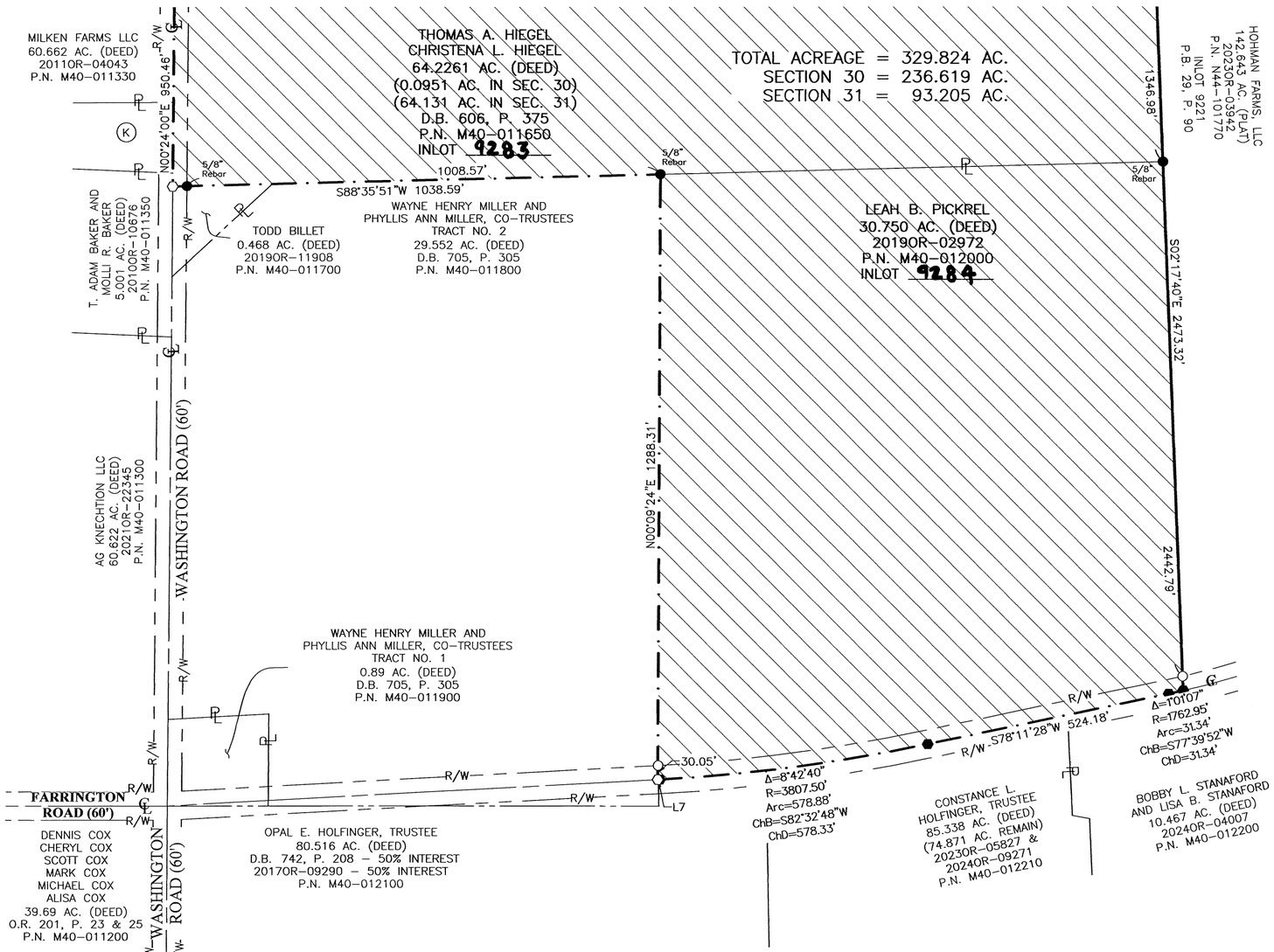
J:\2024\0006\CIVIL\DESIGN\ANNEXATION\20240006-VS-ANNX-06.DWG plotted by KIRK, MATTHEW on 9/16/2024 1:12:39 PM last saved by MKIRK on 9/13/2024 11:28:10 AM

ANNEXATION OF 329.824 ACRES
TO THE CITY OF PIQUA FROM THE TOWNSHIP OF WASHINGTON
SECTIONS 30 & 31, TOWNSHIP 6, RANGE 6
MIAMI RIVER SURVEY
TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

VOLUME 31 PAGE 15 -B

MIAMI COUNTY RECORDER'S RECORD OF PLATS

SEE PAGE 2



AREA TO BE ANNEXED

PROPOSED CITY OF PIQUA CORPORATION LINE

EXISTING CITY OF PIQUA CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 19542.59 feet, of which 7396.62 feet is contiguous with the City of Piqua giving 38% perimeter contiguity.

ACREAGE BREAKDOWN

SECTION 30	= 236.619 AC.
SECTION 31	= 93.205 AC.
TOTAL ANNEXATION	= 329.824 AC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°24'00"E	4.05'
L2	N00°38'00"E	195.43'
L3	S89°29'14"E	193.08'
L4	N00°30'46"E	105.37'
L5	S89°38'38"E	150.28'
L6	N00°41'43"E	215.66'
L7	S86°55'58"W	1.22'
L8	N88°23'20"E	233.57'
L9	N00°24'00"E	279.92'
L10	S88°23'20"W	233.57'
L11	N00°24'00"E	108.90'

(A) DANIEL PHILLIPS
0.720 AC. (DEED)
20210R-01960
P.N. M40-041600

(B) JEFFERY L. PELTIER AND
DONNA J. PELTIER
0.717 AC. (DEED)
20170R-15682
P.N. M40-041230

(C) MICHAEL P. POLING AND
TERESA A. POLING
0.717 AC. (DEED)
D.B. 673, P. 281
P.N. M40-041250

(D) WILLIAM E. DIDIER, SR.,
TRUSTEE
1.000 AC. (DEED)
20200R-10671
P.N. M40-041260

(E) WILLIAM E. DIDIER
AND JOETTA DIDIER
40.962 AC. (DEED)
20170R-13916
P.N. M40-041200

(F) KEVIN A. ANTHONY AND
LORI E. ANTHONY
1.435 AC. & 0.717 AC. (DEED)
20220R-07219
P.N. M40-040800

(G) GREGORY K. LANE AND
DOROTHY A. LANE
0.717 AC. (DEED)
D.B. 521, P. 685
P.N. M40-040900

(H) MARK A. BROWN AND
JENNIFER L. BROWN
0.717 AC. (DEED)
20090R-07738
P.N. M40-041000

(I) FREDERICK W. LANSTON, JR.
AND TAMMI L. LANGSTON
0.717 AC. (DEED)
D.B. 703, P. 617
P.N. M40-041100

(J) VINCE MCGILLVARY
1.207 AC. (DEED)
20090R-17513
P.N. M40-041220

(K) MILKEN FARMS, LLC
1.949 AC. (DEED)
20200R-05425
P.N. M40-011360

(L) FLOYD JR. YOUNG, II
AND CARRIE A. YOUNG
1.1306 AC. (DEED)
20130R-01337
P.N. M40-040050

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

1" = 200'

200 0 200 400
GRAPHIC SCALE (in feet)

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date: September 16, 2024
Scale: 1" = 200'
Job No: 2024-0006
Sheet: 3 of 3

REVISIONS

MARK	DATE	DESCRIPTION

J:\20240006\DWG\CADSHEETS\EXHIBITS\20240006-VS-ANNX-06.DWG plotted by KIRK, MATTHEW on 9/16/2024 1:14:34 PM last saved by MKIRK on 9/13/2024 11:28:10 AM

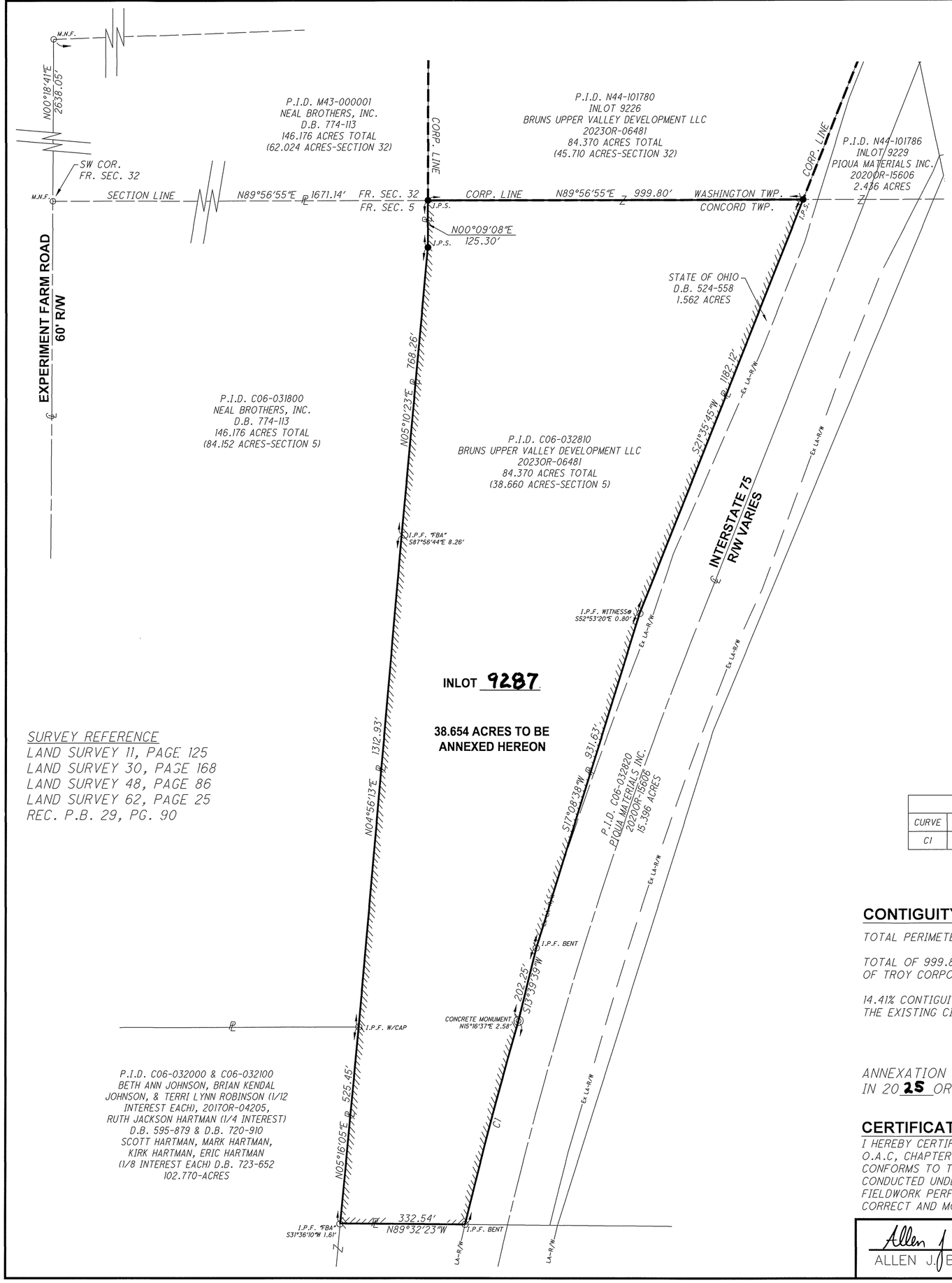
ANNEXATION TO THE CITY OF PIQUA

5 N TOWN | 6 E RANGE

FR. 5 SECTION | CONCORD TOWNSHIP | MIAMI, OHIO COUNTY

VOLUME 31, PAGE 16
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00010
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/06/2025 03:52:39 PM
REFERENCES 0
RECORDING FEE
PAGES 1



SURVEY REFERENCE
LAND SURVEY 11, PAGE 125
LAND SURVEY 30, PAGE 168
LAND SURVEY 48, PAGE 86
LAND SURVEY 62, PAGE 25
REC. P.B. 29, PG. 90

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, GEOID 18, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=200"

0 100' 200' 400'

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ○ M.N.F. MAG NAIL FOUND
- ◎ CONCRETE MONUMENT FOUND
- ▬ ▬ EXIST. CITY OF PIQUA CORP. LIMIT
- ////// NEW CORP. LIMIT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	11569.14'	557.46'	2°45'39"	557.41'	S14°36'50"W

CONTIGUITY NOTE:

TOTAL PERIMETER OF THE ANNEXATION AREA IS 6937.78 FEET

TOTAL OF 999.80 FEET CONTIGUOUS WITH THE EXISTING CITY OF TROY CORPORATION LINE OF RECORD.

14.41% CONTIGUITY OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF PIQUA CORPORATION LINE OF RECORD.

ANNEXATION PROCEEDINGS RECORDED IN 2025 OR- 02281.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN MAY, 2024. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

Allen J. Bertke — 11-21-24
ALLEN J. BERTKE, P.S. #8629 — DATE

FEE $ 43.20

Dave Norman — Jane Nascari
MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED March 6th, 2025.

Matthew W. Gearhardt — Kirsten Ogi
MIAMI COUNTY AUDITOR — BY DEPUTY AUDITOR

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 14 DAY OF JAN., 2025 THIS PLAT WAS REVIEWED AND APPROVED.

B.C. Bubp — Scott Miller
CHAIR — CLERK

CITY OF PIQUA COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF PIQUA, OHIO HELD THIS 18 DAY OF February, 2025, THIS PLAT WAS APPROVED BY ~~ORDINANCE~~ RESOLUTION NO. R-27-25, EFFECTIVE 2/18, 2025.

MAYOR

~~PRESIDENT OF COUNCIL~~

Diana Tamplin
CLERK OF COUNCIL

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 6 DAY OF MARCH, 2025.

MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 6th DAY OF March, 2025.

Gregory A. Simmons
GREGORY A. SIMMONS, PRESIDENT

Ted S. Mercer
TED S. MERCER, VICE PRESIDENT

Wade H. Westfall (Absent)
WADE H. WESTFALL, MEMBER

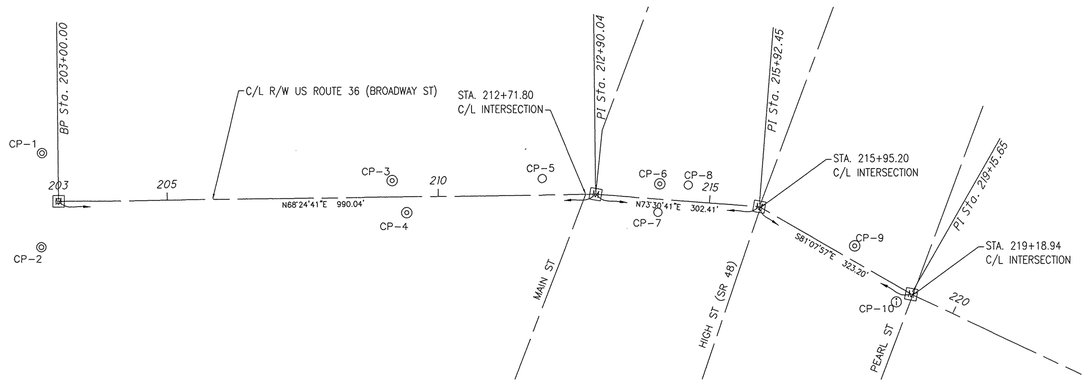
STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	08/27/2024
DRAWN BY:	MBK
JOB NUMBER:	MIA-PIO-2412
SHEET NUMBER	1 OF 1

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

MIA-BROADWAY STREET IMPROVEMENTS



BOOK 31 PAGE 17
David E. Norman
COUNTY RECORDER
Amy Dillon
DEPUTY COUNTY RECORDER

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00011
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/13/2025 11:29:47 AM
REFERENCES 0
RECORDING FEE
PAGES 1

HORIZONTAL SCALE IN FEET
0 100 200

PID NO. 119367
R/W DESIGNER NKT
R/W REVIEWER CWM

PROPOSED MONUMENT TABLE

C/L OF R/W STATE ROUTE 48		PROJECT COORDINATES SEE SURVEY CERTIFICATION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED	
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.	DESCRIPTION
203+00.00	C/L	777518.1826	1448600.9907	1			MON. ASSY. SET ON C/L OF R/W
206+62.52	70.07' LT.	777716.7211	1448912.2941		1		IRON PIN W/ CAP SET
206+62.52	109.00' LT.	777752.9248	1448897.9683		1		IRON PIN W/ CAP SET
207+02.52	109.00' LT.	777767.6425	1448935.1622		1		IRON PIN W/ CAP SET
207+02.52	30.00' LT.	777694.1804	1448964.2312		1		IRON PIN W/ CAP SET
212+21.17	30.00' RT.	777829.2258	1449468.5821		1		MAG NAIL SET
212+28.80	41.23' RT.	777821.5862	1449479.8076		1		MAG NAIL SET
212+58.01	30.00' LT.	777898.5688	1449480.7540		1		IRON PIN W/ CAP SET
212+69.69	40.44' LT.	777912.5727	1449487.7737		1		IRON PIN W/ CAP SET
212+83.51	37.58' RT.	777845.1097	1449529.3339		1		MAG NAIL SET
212+90.04	C/L	777882.4597	1449521.5782	1			MON. ASSY. SET ON C/L OF R/W
212+97.62	30.00' RT.	777855.8448	1449537.3612		1		MAG NAIL SET
215+92.45	C/L	777968.2918	1449811.5518	1			MON. ASSY. SET ON C/L OF R/W
219+15.65	C/L	777918.4695	1450130.8934	1			MON. ASSY. SET ON C/L OF R/W
TOTAL CARRIED TO GENERAL SUMMARY SHEET				4	10		

SURVEYING PARAMETERS

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

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

BASIS OF EXISTING C/L OF R/W AND R/W WIDTH:

NO CENTERLINE MONUMENTS WERE FOUND.

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

REC. 1-24, PLAT OF LOTS, COVINGTON, OHIO

REC. 1-85, PLAT OF NORTH COVINGTON

REC. 1-197, PART OF COVINGTON, MIAMI COUNTY, OHIO

REC. 2-101, ADDITION TO COVINGTON

REC. 27-60, J & L RENTAL PROPERTIES REPLAT

REC. 27-61, CASEY'S GENERAL STORE REPLAT

REC. 28-24, CENTERLINE PLAT MIA-HIGH STREET IMPROVEMENTS
THE FOLLOWING MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS:

VOL. 1, PG 128
VOL. 3, PG 62
VOL. 3, PG 79
VOL. 3, PG 132
VOL. 4, PG. 175
VOL. 5, PG 121
VOL. 6, PG 55
VOL. 6, PG 104
VOL. 6, PG 146
VOL. 8, PG 101
VOL. 9, PG 54
VOL. 11, PG. 165
VOL. 13, PG 194
VOL. 14, PG 166
VOL. 15, PG. 28
VOL. 16, PG 180
VOL. 18, PG 97
VOL. 21, PG 34
VOL. 22, PG 179
VOL. 23, PG 87
VOL. 24, PG 60
VOL. 27, PG. 61
VOL. 60, PG 126

ODOT R/W PLANS MIA-36-0, MIA 36-3.86, MIA-36-3.88 AND MIA-36-4.05 ON FILE FROM OHIO DEPARTMENT OF TRANSPORTATION, DISTRICT 7 OFFICE, SIDNEY, OHIO.

MONUMENT LEGEND

- [M] = PROPOSED ADJUSTABLE CENTERLINE MONUMENT
- ○ I.P.F. = IRON PIN FOUND
- ⓘ I.P.F. = IRON PIN FOUND W/CAP
- ◎ P.F. = IRON PIPE FOUND
- ◎ C.M.F. = CONCRETE MONUMENT FOUND

BASIS OF BEARINGS:

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

EXISTING MONUMENTATION FOUND

MONUMENT NUMBER	DESCRIPTION	STATION	OFFSET	NORTH (Y)	EAST (X)
CP-1	CONCRETE MONUMENT FD	202+70.39	88.50' LT.	777589.5750'	1448540.8960'
CP-2	CONCRETE MONUMENT FD	202+67.61	83.80' RT.	777428.3440'	1448601.7100'
CP-3	IRON PIPE FOUND	209+15.52	29.50' LT.	777772.0900'	1449162.4750'
CP-4	IRON PIPE FOUND	209+42.14	29.83' RT.	777726.7170'	1449209.0550'
CP-5	IRON PIN FOUND	211+92.35	30.00' LT.	777874.4090'	1449419.7030'
CP-6	IRON PIPE FOUND	214+06.63	28.09' LT.	777942.4870'	1449625.3980'
CP-7	IRON PIN FOUND	214+07.23	25.02' RT.	777891.7330'	1449641.0480'
CP-8	IRON PIN FOUND	214+59.22	29.79' LT.	777959.0450'	1449675.3420'
CP-9	IRON PIPE FOUND	217+81.28	24.80' LT.	777963.6840'	1450001.9510'
CP-10	IRON PIN FOUND W/CAP	219+99.18	26.07' RT.	777895.2550'	1450110.5970'

I, CRAIG W. MESCHER, P.S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR OHIO DEPARTMENT OF TRANSPORTATION IN SEPTEMBER 2023. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE ON NAD 83 DATUM. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND CENTERLINE OF THE EXISTING RIGHT OF WAY. AS PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROAD OCCUPIED (PRO), NET TAKE AND NET RESIDUE. AS PART OF THE WORK I HAVE SET RIGHT OF WAY MONUMENTS AT PROPERTY CORNERS, PROPERTY LINE INTERSECTIONS, POINTS ALONG THE RIGHT OF WAY AND/OR ANGLE POINTS ON THE RIGHT OF WAY. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF OHIO UNLESS SO NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING FOR ME UNDER MY DIRECT CONTROL OR SUPERVISION.

SURVEYOR'S SEAL

STATE OF OHIO · CRAIG W. MESCHER 8237 · REGISTERED PROFESSIONAL SURVEYOR

Craig W. Mescher, P.S., Ohio License #8237 DATE

PREPARED BY:

CENTERLINE PLAT

MIA-BROADWAY STREET IMPROVEMENTS

2 / 7

35
40

Annexation to Village of West Milton

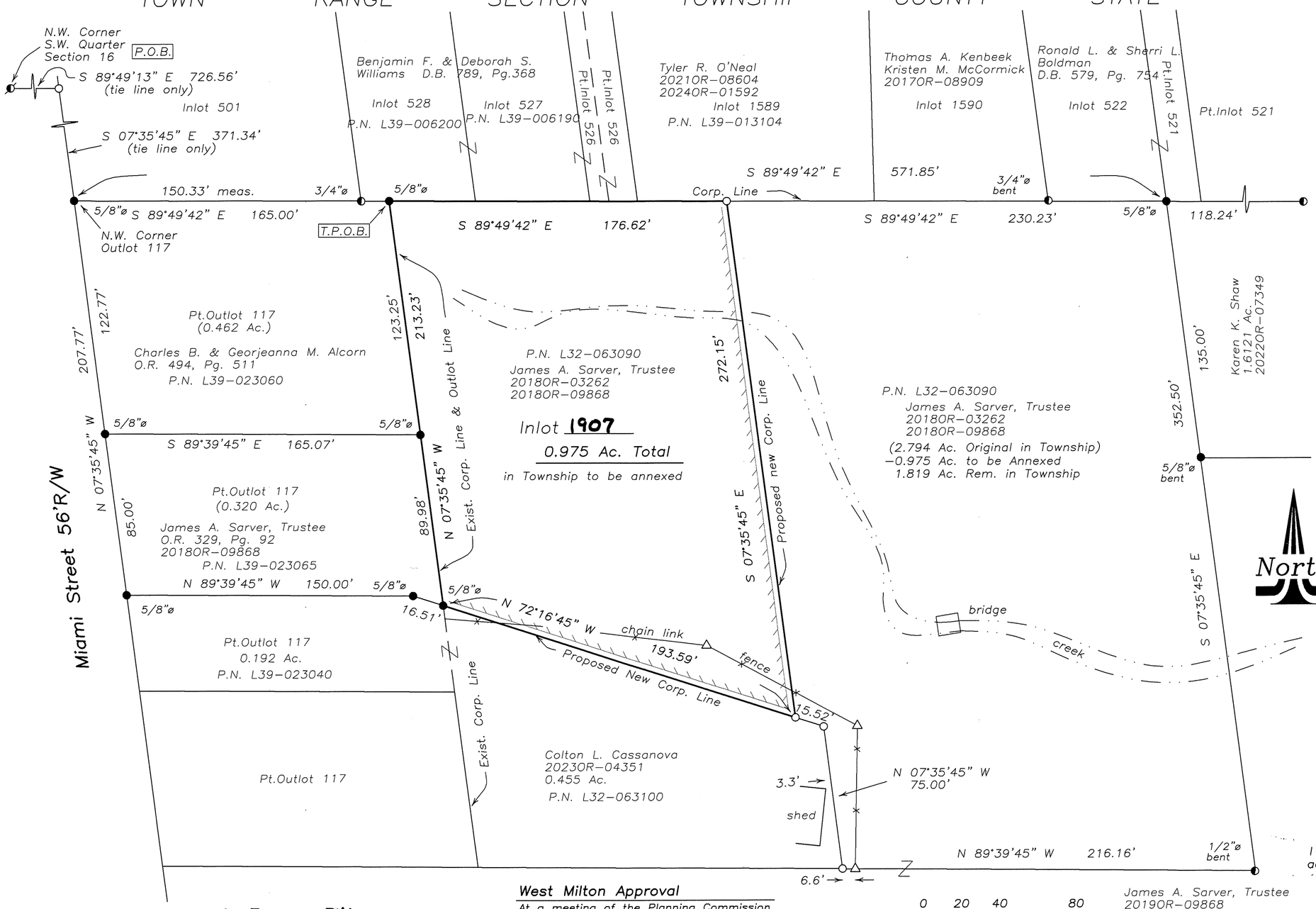
PLAT BOOK 31 PAGE 18
MIAMI COUNTY RECORDER'S RECORD OF PLATS

6	5	16	UNION	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00012
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/14/2025 08:47:10 AM
REFERENCES 0
RECORDING FEE
PAGES 1

RECEIVED _____, 20___ AT _____
FILE NO. _____ FEE 43.20
Dawn Norman BY: Alyssa Baker
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 14 DAY OF Mar, 2025
Matthew W Gearhardt Joyce Grilliot
MIAMI CO. AUDITOR DEPUTY



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

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

Miami County Engineer's Record of Lot Surveys
Volume 6, Page 49
Volume 8, Page 13
Miami County Engineer's Record of Land Surveys
Volume 18, Page 107
Volume 55, Page 118
Miami County Recorder's Plat Records
Volume 18, Page 47

Basis of Bearings:
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid12a, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Annexation for Jim Sarver
West Milton

Annexation Petiton Recorded In 2025 O.R. 02546

Approval by the Miami County Commissioners

The annexation of the foregoing area to the Village of West Milton was reviewed and approved by the Miami County Commissioners this 6th day of March, 2025. By Resolution No. 25-03-253

Ted S. Mercer — TED S. MERCER
Wade H Westfall — WADE H. WESTFALL
Gregory A. Simmons — GREGORY A. SIMMONS

West Milton Approval

At a meeting of the Planning Commission of West Milton, Ohio, held this 12th day of November, 2024.
This annexation was reviewed and approved.

Chairman — Date 11/6/24
Secretary — Date 11/6/24
Mayor — Date
Laura J. Wright 2/12/2025
Council Clerk — Date

Approval by the Miami County Engineer

This annexation was reviewed and approved by the Miami County Engineer this 24th day of February, 2025

Paul C. Hulbert
Miami County Engineer

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

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

Michael W. Cozatt 11/22/24
MICHAEL W. COZATT P.S. #6001 Date

Prepared by:
COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
1100 Wayne St. Suite 1140 — Troy, OH 45373
Job No. 17624 — (937) 339-2921
File Name: C:\Surveys\2024\17624\17624plat.dwg
Drawn by: DMC ~ Checked by: MWC cozattengineering@gmail.com

ANNEXATION TO THE CITY OF TROY

107.559 ACRES	7 TOWN	5 RANGE	25 SECTION	CONCORD TOWNSHIP	TROY CITY	MIAMI, OHIO COUNTY

VOLUME 31, PAGE 19
MIAMI COUNTY RECORDER'S RECORD OF PLATS

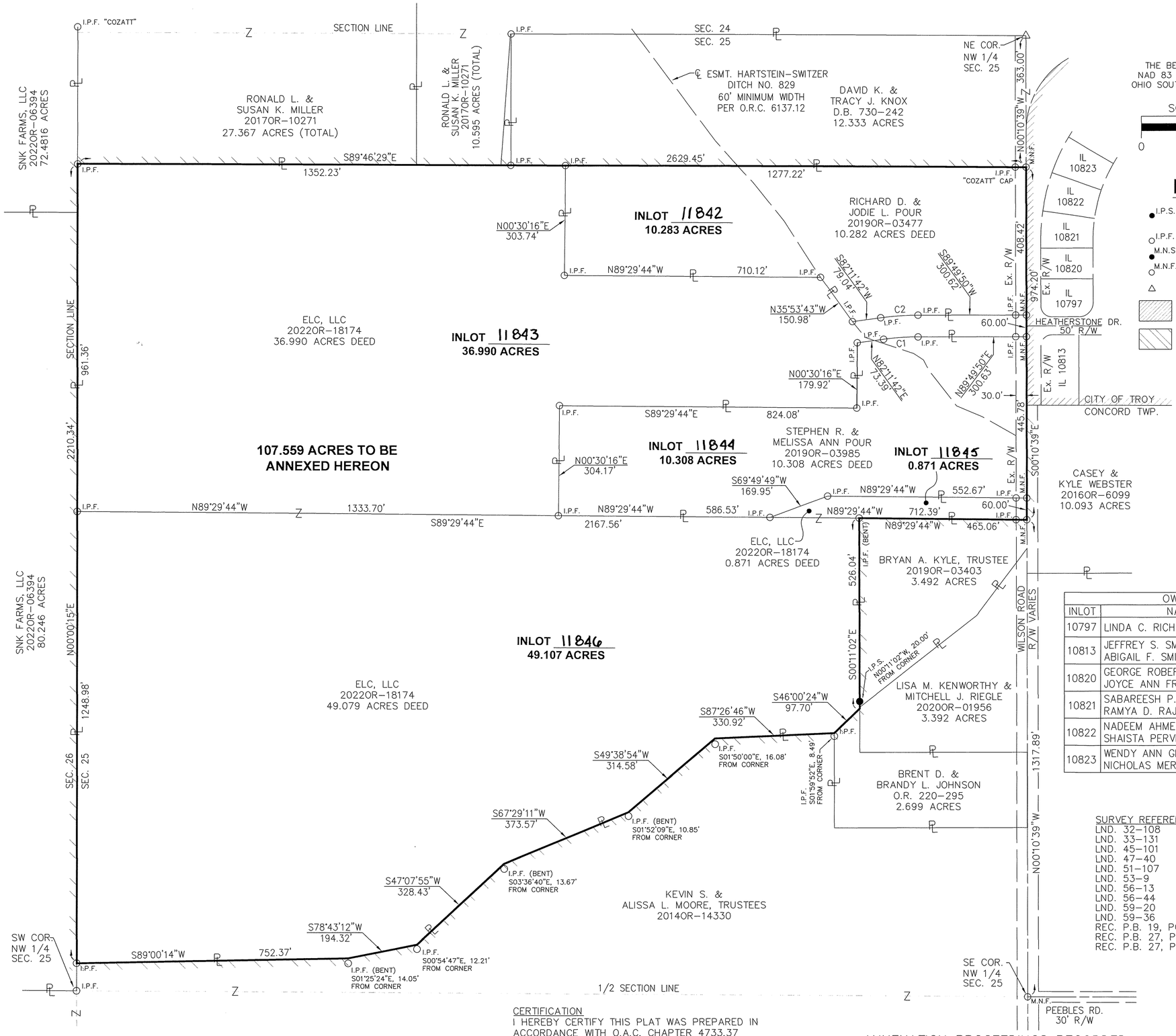
MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00013
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/02/2025 12:31:38 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

David E Norman — Alyssa Baker
MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED April 2, 2025.

Matthew W. Gearhardt — Kindra Olgin
MIAMI COUNTY AUDITOR — BY DEPUTY AUDITOR



THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=200"

0 200 400

LEGEND

- ● I.P.S. 5/8" X30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- △ CONCRETE POST
- EXIST. CORP. LIMIT
- NEW CORP. LIMIT

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 3rd DAY OF Sept, 2024 THIS PLAT WAS APPROVED BY ORDINANCE NO. ____, EFFECTIVE Oct 3, 2024

Robin N. Oda
MAYOR

William G. Rogell
PRESIDENT OF COUNCIL

Sue A. Knepper
CLERK OF COUNCIL

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 30 DAY OF MAY, 2024.

Paul A. Huntsman
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 20th DAY OF June, 2024.

Gregory P. Simmons
GREGORY A. SIMMONS, PRESIDENT

Ted S. Mercer
TED S. MERCER, VICE PRESIDENT

WADE H. WESTFALL, MEMBER

OWNER CHART		
INLOT	NAME	DEED
10797	LINDA C. RICHARD	20230R-05419
10813	JEFFREY S. SMITH & ABIGAIL F. SMITH	20200R-11664
10820	GEORGE ROBERT CLARK & JOYCE ANN FREE	20200R-07412
10821	SABAREESH P. MURUHESAN & RAMYA D. RAJAMANI	20200R-17459
10822	NADEEM AHMED & SHAISTA PERVEEN	20200R-12109
10823	WENDY ANN GRIMM & NICHOLAS MERLE GRIMM	20200R-12385

SURVEY REFERENCE
LND. 32-108
LND. 33-131
LND. 45-101
LND. 47-40
LND. 51-107
LND. 53-9
LND. 56-13
LND. 56-44
LND. 59-20
LND. 59-36
REC. P.B. 19, PG. 133
REC. P.B. 27, PG. 3-3B
REC. P.B. 27, PG. 6-6B

CONTIGUITY NOTE:

TOTAL PERIMETER OF THE ANNEXATION AREA IS 9196.98 FEET

TOTAL OF 656.94 FEET CONTIGUOUS WITH THE EXISTING CITY OF TROY CORPORATION LINE OF RECORD.

7.14% CONTIGUITY OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF TROY CORPORATION LINE OF RECORD.

CURVE DATA					
CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	720.00'	07°38'08"	95.95'	95.88'	S86°00'46"W
C2	780.00'	07°38'08"	103.95'	103.87'	N86°00'46"E

CERTIFICATION
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN JANUARY, 2024. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

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

4-12-2024
DATE

ANNEXATION PROCEEDINGS RECORDED IN 20 25 OR- 03400

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.COM

DATE: 03-19-2024
DRAWN BY: RMF
JOB NUMBER: MIACON2204
SHEET NUMBER: 1 OF 1

ANNEXATION TO THE CITY OF TROY

VOLUME 31, PAGE 20
MIAMI COUNTY RECORDER'S RECORD OF PLATS

5	6	34
TOWN	RANGE	SECTION

0.129	CONCORD	TROY	MIAMI, OHIO
ACRES	TOWNSHIP	CITY	COUNTY

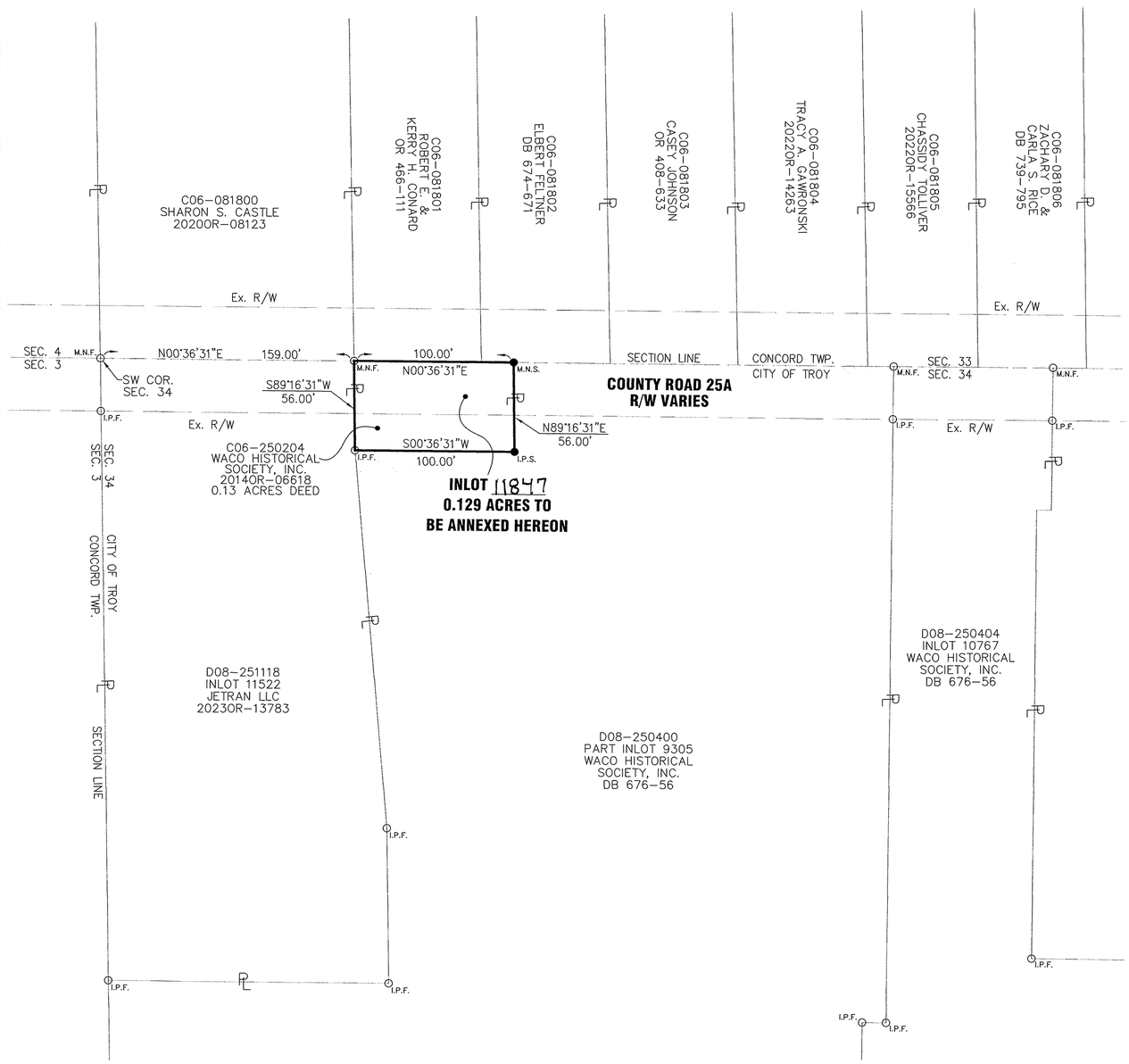
MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00014
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/04/2025 03:43:43 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

David E Norman — MIAMI COUNTY RECORDER
Jack R. Pence — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED April 4, 2025.

Matthew W Gearhardt — MIAMI COUNTY AUDITOR
Joyce Grillot — BY DEPUTY AUDITOR



THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=60'

0 30 60 120

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ⌀ RAILROAD SPIKE FOUND
- ▭ EXISTING CORP. LIMITS

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 20th DAY OF August, 2024.

Gregory A. Simmons
GREGORY A. SIMMONS, PRESIDENT

Ted S. Mercer
TED S. MERCER, VICE-PRESIDENT

WADE H. WESTFALL, MEMBER

MIAIM COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 19 DAY OF JULY, 2024.

Paul P. Huckshaw
MIAMI COUNTY ENGINEER

CITY OF TROY COUNCIL

THIS PLAT WAS REVIEWED AND ACCEPTED BY THE CITY OF TROY COUNCIL THIS 5th DAY OF May, 20__ BY ORDINANCE NO. R-40-24.

Robin S. Ida — MAYOR
William G. Beard — PRESIDENT OF COUNCIL
Kyna — CLERK OF COUNCIL

SURVEY REFERENCE
LAND SURVEY 17, PAGE 131
LOT SURVEY 24, PAGE 96
REC. P.B. 19, PG. 26
REC. P.B. 20, PG. 94
REC. P.B. 22, PG. 30
REC. P.B. 26, PG. 73
REC. P.B. 29, PG. 30
REC. P.B. 29, PG. 59
REC. P.B. 29, PG. 79

Annexation Proceedings
Recorded in 2025OR-03560

CERTIFICATION
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN DECEMBER, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

Allen J. Bertke — ALLEN J. BERTKE, P.S. #8629
7-12-2024 — DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	07-12-2024
DRAWN BY:	RMF
JOB NUMBER:	MIATRO2231
SHEET NUMBER	1 OF 1

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 20th DAY OF August, 2024.

Gregory A Simmons
GREGORY A. SIMMONS, PRESIDENT

Ted S. Mercer
TED S. MERCER, VICE-PRESIDENT

WADE H. WESTFALL, MEMBER

MIAIM COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 19 DAY OF JULY, 2024.

Carl E. Hildebrand
MIAMI COUNTY ENGINEER

CITY OF TROY COUNCIL

THIS PLAT WAS REVIEWED AND ACCEPTED BY THE CITY OF TROY COUNCIL THIS 6th DAY OF May, 20__, BY ORDINANCE NO. R43-2024.

Robin S. Oda — MAYOR
William G Ross — PRESIDENT OF COUNCIL
Lynnette Dinkler — CLERK OF COUNCIL

ANNEXATION TO THE CITY OF TROY

5	6	34
TOWN	RANGE	SECTION

2.300	CONCORD	TROY	MIAMI, OHIO
ACRES	TOWNSHIP	CITY	COUNTY

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100'

0 100 200

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND
- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- ⌀ RAILROAD SPIKE FOUND
- EXISTING CORP. LIMITS

VOLUME 31, PAGE 21
MIAMI COUNTY RECORDER'S RECORD OF PLATS

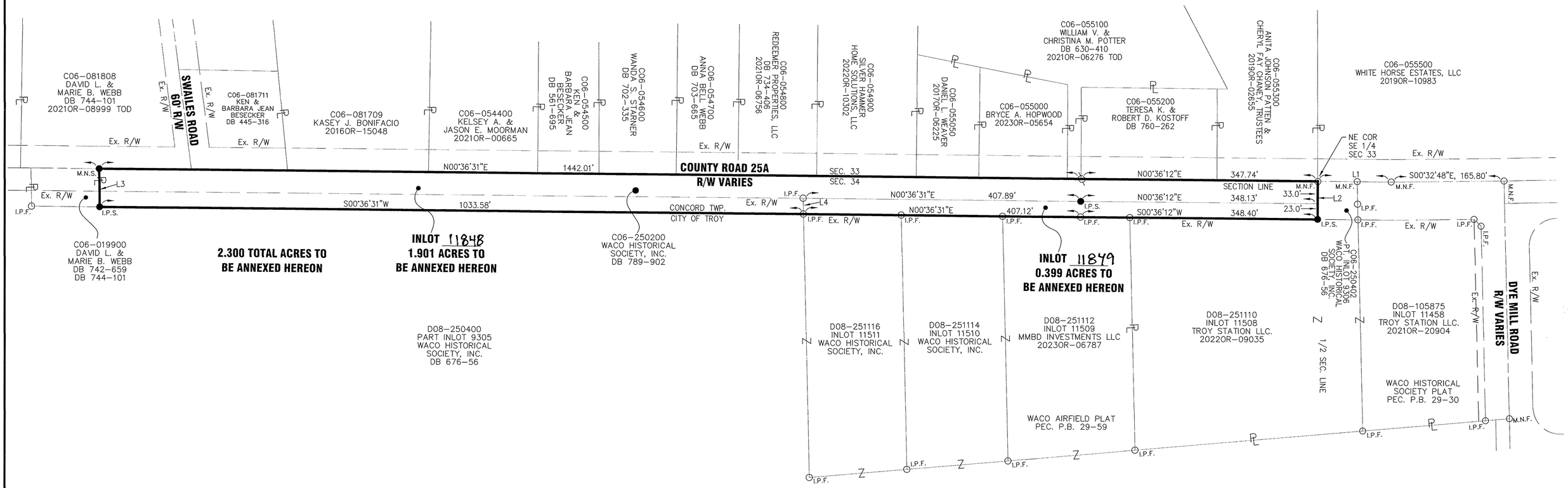
MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00015
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/04/2025 03:43:45 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.80

David E Norman — MIAMI COUNTY RECORDER
Joyce Prince — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED April 4, 2025.

Matthew W Gearhardt — MIAMI COUNTY AUDITOR
Joyce Williot — BY DEPUTY AUDITOR



LINE CHART		
LINE	BEARING	DIST.
L1	S00°36'12"W	107.84'
L2	N89°56'12"E	56.00'
L3	S89°15'46"W	56.02'
L4	S88°41'26"W	23.01'

SURVEY REFERENCE
LAND SURVEY 17, PAGE 131
LOT SURVEY 24, PAGE 96
REC. P.B. 19, PG. 26
REC. P.B. 20, PG. 94
REC. P.B. 22, PG. 30
REC. P.B. 26, PG. 73
REC. P.B. 29, PG. 30
REC. P.B. 29, PG. 59

Annexation Proceedings
Recorded in 2025OR-03561

CERTIFICATION
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN DECEMBER, 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

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

6-24-2024
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 06-18-2024
DRAWN BY: RMF
JOB NUMBER: MIATRO2231
SHEET NUMBER: 1 OF 1

REPLAT OF INLOT 2052
STATE OF OHIO, COUNTY OF MIAMI
CITY OF HUBER HEIGHTS

13	2	9 M.R.S
SECTION	TOWN	RANGE

HUBER HEIGHTS	MIAMI	2052
CITY	COUNTY	INLOT

VOLUME 31 PAGE 22
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00016
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/23/2025 11:43:38 AM
REFERENCES 0
RECORDING FEE
PAGES 3

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNER: CITY OF HUBER HEIGHTS

ASSISTANT CITY MANAGER / CITY MANAGER

BE IT REMEMBERED THAT ON THIS 21 DAY OF April, 2025 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Aaron Sorrell, OF City of Huber Heights TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

STEPHANIE WUNDERLICH, NOTARY PUBLIC
COMM. EXP. 02/10/29
STATE OF OHIO

NOTARY PUBLIC

David E Norman
MIAMI COUNTY RECORDER

Ruthann George
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED April 23 2025

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Gilliland
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON 11/12/2024

CHAIRMAN

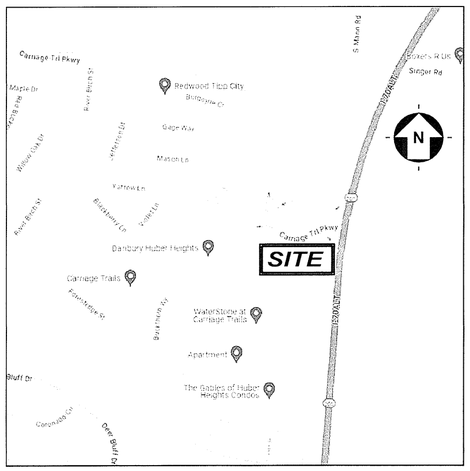
CERTIFICATION:

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 8.097 ACRES AS SHOWN ON PLAT BOOK 31, PAGE 10 AS RECORDED IN THE PLAT RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS ARE SET AS SHOWN

Michael J Wilson 4/18/2025
MICHAEL J WILSON DATE
OHIO PROFESSIONAL SURVEYOR NO. 8281
WOOLPERT, INC.

STATE OF OHIO
MICHAEL J. WILSON
8281
REGISTERED
PROFESSIONAL SURVEYOR



VICINITY MAP
NOT TO SCALE

DESCRIPTION:

BEING A REPLAT OF INLOT 2052 AS RECORDED IN PLAT BOOK 31, PAGE 10 (INSTRUMENT NO. 2025P-00004), IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS.

CITY OF HUBER HEIGHTS
2015OR-15676
2023OR-01701

SURVEY DATA:

HORIZONTAL DATUM - BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

SURVEY NOTES:

PROPERTY CORNERS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED "WOOLPERT INC" UNLESS OTHERWISE NOTED HEREON.

PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

REFERENCES:

MIAMI COUNTY RECORDER'S RECORD OF PLATS:
P.B. 25 PG 75
P.B. 25 PG 83
P.B. 26 PG 29
P.B. 31, PG 10

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:
VOL. 56 PG. 186

PREPARED BY:
WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

CITY OF HUBER HEIGHTS
REPLAT SURVEY
BETHEL TOWNSHIP, SEC. 13, TOWN 2, RANGE 9 M.Rs., INLOT 2052
CITY OF HUBER HEIGHTS, OHIO

PROJECT NO:	10021070
DATE ISSUED:	03/26/25
DESIGNED BY:	
DRAWN BY:	JEK
CHECKED BY:	MJW

SHEET NAME:
TITLE SHEET

SHEET NO:
1 OF 3

Layout Tab Name: 1 of 3
Last Saved By:J.Kraft, 4/8/2025 7:46:05 AM
W:\Srvr\GS\Dayton\V2\GS\Projects\10021070 Huber Heights Multi-Family\SV\Drawings\10021070_Replat of Replat.dwg Plotted By:Kraft, Jay Plotted:April 15, 2025, 7:18:15 AM

REPLAT OF INLOT 2052
STATE OF OHIO, COUNTY OF MIAMI
CITY OF HUBER HEIGHTS

13 SECTION | 2 TOWN | 9 M.R.S RANGE

HUBER HEIGHTS CITY | MIAMI COUNTY | 2052 INLOT

VOLUME 31 PAGE 22 -A
MIAMI COUNTY RECORD'S
RECORD OF PLATS

N

0 60 120 Feet

SCALE: 1" = 60'

LEGEND

- IRON PIN FOUND
- HIGHWAY MONUMENT FOUND

NOTE:
SEE SHEET NO. 3 OF 3 FOR
LINE AND CURVE TABLES

ANG=117°06'58"
L=199.61'
RAD=97.66'
CH=N72°44'53"E
166.63'

SOLID IRON PIN FOUND 5/8
IBI GROUP 6972 7740

SOLID IRON PIN FOUND 5/8
M-E COMPANIES S-6872

ANG=40°31'27"
L=62.76'
RAD=88.73'
CH=N87°29'28"E
61.46'

N67°03'08"E 77.72'

INLOT 354
P.B. 22 PG 25

CARRIAGE TRAILS PKWY
ROW VARIES

SOLID IRON PIN FOUND 5/8
M-E COMPANIES S-6872

ANG=40°03'20"
L=131.56'
RAD=188.19'
CH=S52°01'13"E
128.90'

5/8in REBAR W/ WOOLPERT CAP FOUND

SIDEWALK EASEMENT
(0.136 ACRES)

SOLID IRON PIN FOUND 5/8
OLD CAP NOT LEGIBLE

5/8in REBAR W/ WOOLPERT CAP FOUND

4.60'

SOLID IRON PIN FOUND 5/8
0.3FT DEEP

SOLID IRON PIN FOUND
1INCH 1FT DEEP

S8°31'34"W 58.51'

HALF SECTION LINE

SANITARY EASEMENT
(0.416 ACRES)

WATER EASEMENT
(0.409 ACRES)

CORP. LIMIT

INLOT 1075
P.B. 25 PG 72

N5°12'09"E 329.42'
215.84'

261.59'

RED BUCKEYE DR.
ROW VARIES

CITY OF HUBER HEIGHTS
8.097 ACRES
PARCEL # P48-000414
2015OR-15676
2023OR-01701

LOT 24-114
(LOT 24-67)

INLOT 2052

INLOT 2053

WATER EASEMENT
(0.409 ACRES)

103.58'

5/8in REBAR W/ WOOLPERT CAP FOUND

S84°37'45"E 1.79'

5/8in REBAR W/ WOOLPERT CAP FOUND

INLOT 1196
REC. 26-29

STATE ROUTE 201
WIDTH VARIES

ANG=68°27'09"
L=232.97'
RAD=195.00'
CH=N39°35'47"E
219.36'

SANITARY EASEMENT
(0.416 ACRES)

5/8in REBAR W/ WOOLPERT CAP FOUND

N5°12'09"E 2.01'

5/8in REBAR W/ WOOLPERT CAP FOUND

125.70'

SOLID IRON PIN FOUND 5/8
BENT SHOT 0.9FT DEEP

584.29'

N84°39'23"W 710.00'

SOLID IRON PIN FOUND 5/8
ASI PS8438

P.O.B.

228.13'

S5°12'09"W 499.72'

CITY OF HUBER HEIGHTS
INSTR. # 2024OR-09418
PARCEL #A01-016655

INLOT 1079
REC. 25-83
REC. 22-37
LND 34-9
LND 56-186

N/F
WCT DAYTON LLC. 74.9253% INT. &
WCT DAYTON II LLC. 25.0747% INT.
INSTR. # 20190R-00703
PARCEL # P48-000949

N5°12'09"E 600.00'

MIAMI COUNTY
MONTGOMERY COUNTY

SEC OF SW 1/4 OF SECTION 13

75.00'
N84°38'09"W

P.O.C.

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

CITY OF HUBER HEIGHTS
REPLAT SURVEY
BETHEL TOWNSHIP, SEC. 13, TOWNSHIP 2, RANGE 9 M.Rs., INLOT 2052
CITY OF HUBER HEIGHTS, OHIO

PROJECT NO:	10021070
DATE ISSUED:	03/26/25
DESIGNED BY:	
DRAWN BY:	JEK
CHECKED BY:	MJW

SHEET NAME:
SURVEY

SHEET NO:
2 OF 3

Layout Tab Name: 2 of 3
Last Saved By:J.Kraft, 4/8/2025 7:46:05 AM
W:\Srvln\GS\Dayton\V2\GS\Projects\10021070 Huber Heights Multi-Family\SV\Drawings\10021070_Replat of Replat.dwg Plotted By:Kraft, Jay Plotted:April 15, 2025, 7:18:17 AM

REPLAT OF INLOT 2052
STATE OF OHIO, COUNTY OF MIAMI
CITY OF HUBER HEIGHTS

13 SECTION | 2 TOWN | 9 M.R.S RANGE

HUBER HEIGHTS CITY | MIAMI COUNTY | 2052 INLOT

VOLUME 31 PAGE 22 -B
MIAMI COUNTY RECORD'S
RECORD OF PLATS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	145.83	S86°44'35"E
L2	61.54	N53°47'33"E
L3	346.28	N5°12'09"E
L4	61.72	S84°47'51"E
L5	270.11	N82°53'37"E
L6	15.00	S7°06'23"E
L7	271.73	S82°53'37"W
L8	48.34	N84°47'51"W
L9	327.17	S5°12'09"W
L10	311.64	S84°47'51"E
L11	15.00	S5°12'09"W
L12	316.30	N84°47'51"W
L13	67.47	S53°47'33"W
L14	175.78	N86°44'35"W
L15	123.25	N84°47'51"W
L16	176.13	S5°12'09"W
L17	11.21	S50°12'09"W
L18	307.65	N84°47'51"W
L19	11.21	N39°47'51"W
L20	236.34	N5°12'09"E
L21	137.53	N84°47'51"W
L22	10.00	N5°12'09"E
L23	10.87	S84°47'51"E
L24	16.40	N5°12'09"E
L25	10.00	S84°47'51"E
L26	16.40	S5°12'09"W
L27	65.16	S84°47'51"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	55.40	N5°12'09"E
L29	10.00	S84°47'51"E
L30	55.40	S5°12'09"W
L31	41.50	S84°47'51"E
L32	91.88	N5°12'09"E
L33	11.21	N50°12'09"E
L34	32.54	S84°47'51"E
L35	245.53	N82°53'53"E
L36	26.50	N7°06'07"W
L37	10.00	N82°53'53"E
L38	26.50	S7°06'07"E
L39	5.61	N82°53'53"E
L40	19.98	S84°47'51"E
L41	11.21	S39°47'51"E
L42	191.24	S5°12'09"W
L43	16.50	S84°47'51"E
L44	10.00	S5°12'09"W
L45	16.50	N84°47'51"W
L46	6.50	S5°12'09"W
L47	123.25	S84°47'51"E
L48	10.00	S5°12'09"W
L49	14.76	S84°47'51"E
L50	2.93	S39°47'51"E
L51	347.16	S5°12'09"W
L52	28.50	N84°47'51"W
L53	10.00	S5°12'09"W
L54	28.50	S84°47'51"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L55	28.43	S5°12'09"W
L56	2.93	S50°12'09"W
L57	299.37	N84°47'51"W
L58	2.93	N39°47'51"W
L59	28.93	N5°12'09"E
L60	6.50	S84°47'51"E
L61	10.00	N5°12'09"E
L62	6.50	N84°47'51"W
L63	291.01	N5°12'09"E
L64	2.93	N50°12'09"E
L65	29.48	S84°47'51"E
L66	24.22	N82°53'53"E
L67	6.50	S7°06'07"E
L68	10.00	N82°53'53"E
L69	6.50	N7°06'07"W
L70	226.91	N82°53'53"E
L71	48.44	N43°29'40"W
L72	102.99	S72°43'43"W
L73	14.17	S62°25'33"W
L74	2.93	S5°12'09"W
L75	1.49	N84°47'51"W
L76	15.66	N14°05'24"E
L77	13.18	N62°25'33"E
L78	6.06	N67°03'08"E
L79	79.40	N72°43'43"E
L80	40.63	S43°29'40"E
L81	12.69	S8°31'34"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CH LENGTH
C1	8°28'00"	28.82	195.00	N61°51'19"E	28.79
C2	32°46'34"	55.86	97.66	N30°34'40"E	55.11
C3	56°48'57"	121.47	122.50	S89°09'59"E	116.56
C4	2°12'28"	3.76	97.66	S49°47'52"E	3.76
C5	62°14'03"	203.59	187.44	S81°45'02"E	193.73
C6	35°15'30"	50.77	82.50	S89°38'32"E	49.97
C7	28°31'07"	89.06	178.93	S57°45'13"E	88.14
C8	28°31'07"	84.08	168.93	N57°45'13"W	83.22
C9	35°15'30"	44.61	72.50	N89°38'32"W	43.91
C10	53°11'04"	183.33	197.50	N80°40'45"W	176.82
C11	63°29'15"	124.66	112.50	N85°49'50"W	118.38
C12	57°13'24"	63.42	63.50	S33°48'51"W	60.82
C13	7°44'02"	26.32	195.00	N69°57'20"E	26.30

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300

ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION

CITY OF HUBER HEIGHTS
REPLAT SURVEY
BETHEL TOWNSHIP, SEC. 13, TOWNSHIP 2,
RANGE 9 M.Rs., INLOT 2052
CITY OF HUBER HEIGHTS, OHIO

PROJECT NO: 10021070
DATE ISSUED: 03/26/25
DESIGNED BY:
DRAWN BY: JEK
CHECKED BY: MJW

SHEET NAME:
LINE AND CURBE TABLES

SHEET NO:
3 OF 3

Layout Tab Name: 3 of 3
Last Saved By:J.Kraft, 4/8/2025 7:46:05 AM
W:\Srvm\GS\Dayton\V2\GS\Projects\10021070 Huber Heights Multi-Family\SV\Drawings\10021070_Replat of Replat.dwg Plotted By:Kraft, Jay Plotted:April 15, 2025, 7:18:18 AM

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

MONUMENT LEGEND

○I.P.F.	IRON PIN FOUND
ⓘI.P.F.	IRON PIN FOUND W/ ID CAP
◎P.F.	IRON PIPE FOUND
○P.K.F.	PK NAIL FOUND
○M.N.F.	MAG NAIL FOUND
●I.P.S.	IRON PIN SET

NOTE:
IRON PINS SET ARE 3/4 INCH DIAMETER BY 30 INCH LONG IRON BARS WITH 2 1/2 INCH ALUMINUM CAP STAMPED "ODOT R/W, P.S. 8453, FISHBECK"

MIA-201-2.93
MIAMI COUNTY
BETHEL TOWNSHIP
SECTIONS 9 & 15, TOWN 2, RANGE 9 M.Rs.

BASIS FOR BEARINGS:

BEARINGS EXPRESSED HEREIN ARE BASED ON GRID NORTH OF THE ODOT OHIO COUNTY COORDINATE SYSTEM NAD83(2011 ADJUSTMENT) - MIAMI COUNTY AND ARE FOR THIS PROJECT USE ONLY.

BASIS OF STATIONING REFERENCE:

THE EXISTING AND PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE EXISTING CENTERLINE OF RIGHT OF WAY OF SR 201.

PROJECT CONTROL

POSITIONING METHOD: ODOT VRS
MONUMENT TYPE: TYPE B

VERTICAL POSITIONING
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEIOD: GEIOD18

HORIZONTAL POSITIONING
REFERENCE FRAME: NAD83(2011)
ELLIPSOID: GRS80
MAP PROJECTION: TRANSVERSE MERCATOR
COORDINATE SYSTEM: MIAMI COUNTY COORDINATE SYSTEM

VOLUME 31 *, PAGE* 23
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE $ 43.20

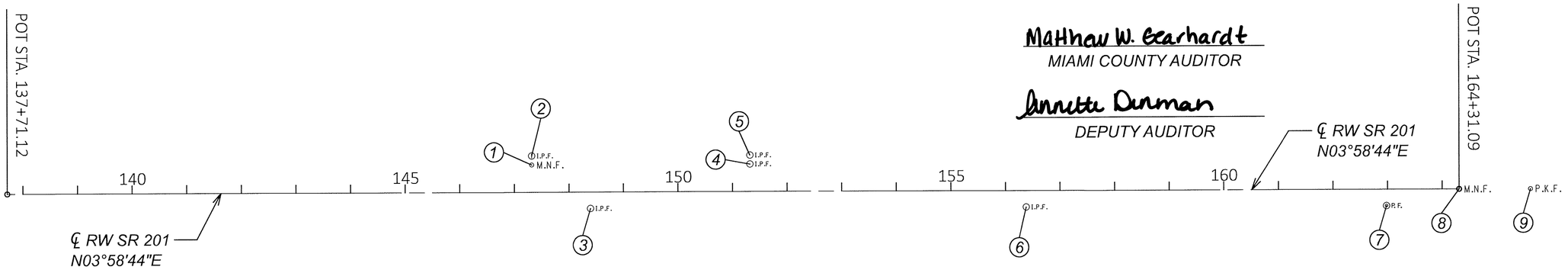
David Norman
MIAMI COUNTY RECORDER

Jane Marconi
BY DEPUTY RECORDER

Mathew W. Gearhardt
MIAMI COUNTY AUDITOR

Annetta Denman
DEPUTY AUDITOR

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00017
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/25/2025 11:37:25 AM
REFERENCES 0



MONUMENT TABLE

MONUMENT	℄ OF RIGHT OF WAY SR 201		PROJECT COORDINATES SEE SURVEY CERTIFICATION		
NAME	STATION	OFFSET	NORTH (Y)	EAST (X)	DESCRIPTION
MN 1	147+31.77	50.00' LT	462995.1024	210241.6152	MAG NAIL FOUND
MN 2	147+31.78	66.47' LT	462996.2511	210225.1898	5/8" IRON REBAR FOUND WITH CAP STAMPED "LS 8254"
MN 3	148+39.43	30.03' RT	463096.9478	210328.9270	IRON PIN FOUND, BENT
MN 4	151+31.78	50.02' LT	463394.1450	210269.3550	5/8" IRON REBAR FOUND, UNCAPPED
MN 5	151+31.82	66.41' LT	463395.3191	210253.0042	5/8" IRON REBAR FOUND, UNCAPPED
MN 6	156+38.04	29.98' RT	463893.6395	210384.2907	5/8" IRON REBAR FOUND, UNCAPPED
MN 7	162+98.04	30.15' RT	464552.0345	210430.2592	3/4" IRON PIPE FOUND
MN 8	164+31.09	℄	464686.8570	210409.4095	MAG NAIL FOUND
MN 9			464817.3533	210418.4243	PK NAIL FOUND
	154+29.08	50.00' LT	463690.7316	210290.0017	IRON PIN SET
	154+38.00	60.00' LT	463700.3210	210280.6445	IRON PIN SET
	154+56.00	60.00' LT	463718.2776	210281.8935	IRON PIN SET
	154+63.00	50.00' LT	463724.5669	210292.3551	IRON PIN SET
	154+67.00	30.00' RT	463723.0091	210372.4401	IRON PIN SET
	154+74.00	40.00' RT	463729.2953	210382.9015	IRON PIN SET
	154+92.00	40.00' RT	463747.2520	210384.1505	IRON PIN SET
	154+98.00	30.00' RT	463753.9314	210374.5909	IRON PIN SET

BASIS OF EXISTING ℄ OF R/W AND R/W WIDTH:
- *ODOT PLANS FOR STATE ROUTE 201 (MIA-201-0.00-1.74) DATED 1970 ON FILE WITH ODOT DISTRICT 7*
- *ODOT PLANS FOR STATE ROUTE 201 WIDENING DATED 2015 ON FILE WITH ODOT DISTRICT 7*
- *MIAMI COUNTY SURVEY RECORDS*
  - *VOL. 33, PG. 11*
  - *VOL. 44 PG. 199*
  - *VOL. 47, PG. 192*

ALL DEED RECORDS LISTED ARE FROM THE RECORDS OF MIAMI COUNTY, OHIO

STATE OF OHIO
JOSHUA
04-24-2025
MIHELCIC
8453
REGISTERED
PROFESSIONAL SURVEYOR

I, Joshua R. Mihelcic, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation during the months of February & March 2024. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio County Coordinate System for Miami County as developed by ODOT. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work, I will set right of way monuments at the property line intersections with the proposed right of way, points along the proposed right of way and/or angle points on the proposed right of way, and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Joshua R. Mihelcic, Professional Land Surveyor of Ohio, No. 8453 Date: 04-24-2025

HORIZONTAL SCALE IN FEET
0 75 150 300

N

CENTERLINE PLAT
MIA-201-2.93

PLAT PREPARED BY:
fishbeck

DESIGNER	RCD
REVIEWER	JRM 04-24-25
PROJECT ID	116498
SUBSET / TOTAL	
SHEET / TOTAL	1 / 1

REPLAT OF INLOT 8559 AND INLOT 8560

INDIAN RIDGE SECTION FIVE

LOCATED IN CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 31, PAGE 24

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00018
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/08/2025 12:10:46 PM
REFERENCES 0
RECORDING FEE
PAGES 1

DESCRIPTION:

BEING A REPLAT OF INLOT 8559 AND INLOT 8560 OF INDIAN RIDGE SECTION 5 AS RECORDED IN PLAT BOOK 19, PAGE 101, AS ACQUIRED BY PHILIP C. BRUMBAUGH, TRUSTEE IN DEED 20230R-02693 LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

REPLAT AUTHORIZATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS 7 DAY OF May, 2025.

OWNER:

PHILIP C. BRUMBAUGH, TRUSTEE

Philip Brumbaugh

STATE OF OHIO, SS
COUNTY OF MIAMI

BE IT REMEMBERED THAT ON THIS 7 DAY OF May, 2025, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL ON THE DAY AND YEAR AFORESAID.

Kathleen M Ezerski
NOTARY PUBLIC, STATE OF OHIO

NOTARIAL SEAL STATE OF OHIO

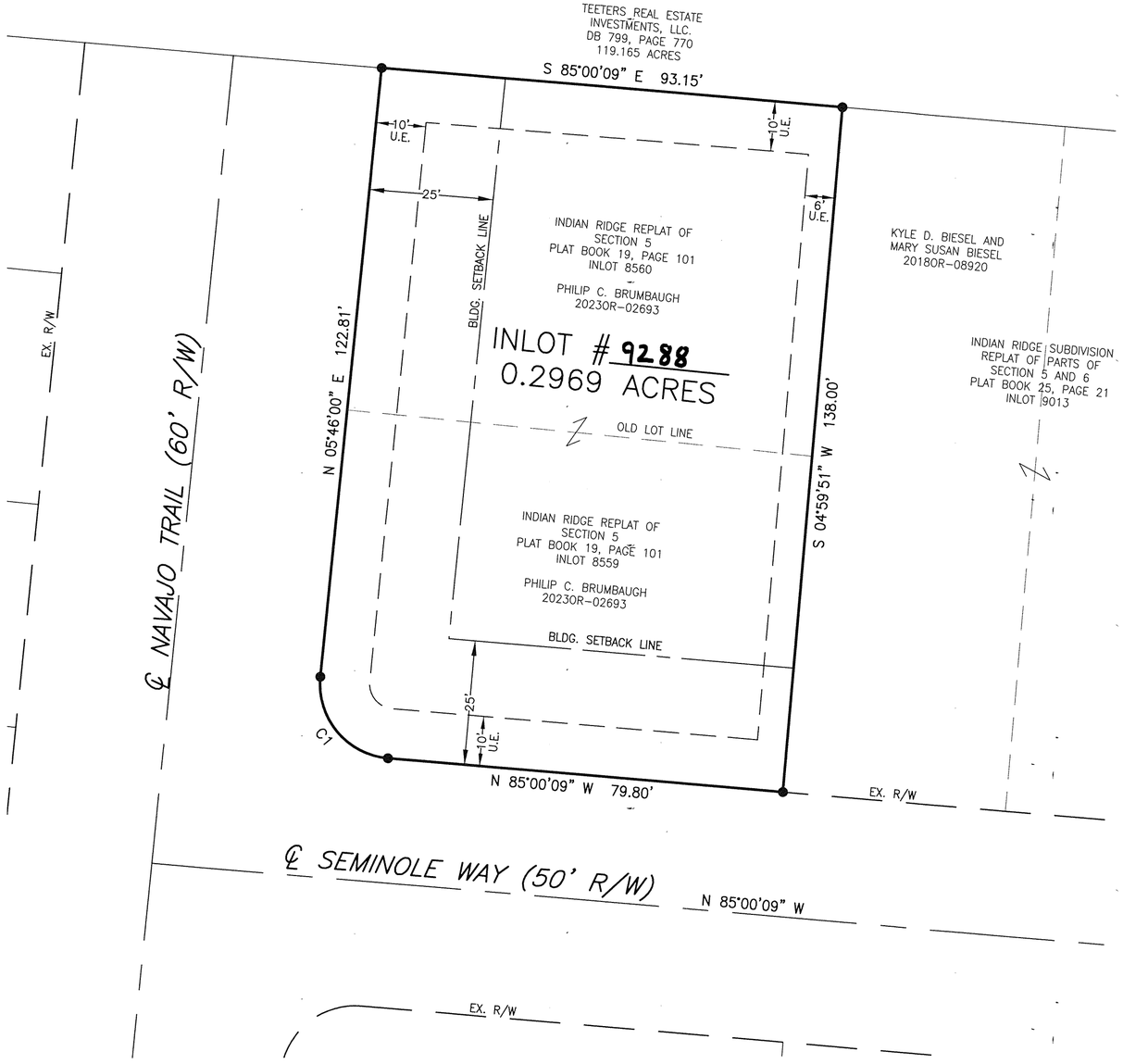
KATHLEEN M EZERSKI
Notary Public - State of Ohio
Commission Expires Oct 12, 2025

October 12, 2025
EXPIRATION DATE

CITY OF PIQUA:

THE RECORD PLAT WAS REVIEWED AND APPROVED THIS 8th DAY OF May, 2025.

CHAD HENRY
CITY PLANNER
CITY OF PIQUA



CURVE DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.76'	15.00'	90°46'09"	N 39°37'05" W	21.36'

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ( ) REFERENCED DISTANCE OF RECORD

MIAMI COUNTY:

David Norman
DAVID NORMAN, RECORDER, MIAMI COUNTY, OHIO

Alyssa Baker
BY DEPUTY RECORDER

TRANSFERRED ON THE 8th DAY OF May, 202__.

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

Joyce Grilliot
BY DEPUTY AUDITOR

REFERENCES:

LAND SURVEYS:

AS REFERENCED HEREON

RECORD PLATS:

VOLUME 30, PAGE 52
VOLUME 25, PAGE 21
VOLUME 19, PAGE 101
AND AS REFERENCED HEREON

DEEDS:

AS REFERENCED HEREON

0' 20' 40' 60'
GRAPHIC SCALE IN FEET
1" = 20'

N W E S

BASIS OF BEARING:

BASIS OF BEARING IS THE INDIAN RIDGE SECTION 5 PLAT BOOK 19, PAGE 101 WITH THE CENTERLINE OF SEMINOLE WAY BEARING N 85°00'09" W.

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN NOVEMBER, 2021. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

REPLAT OF INLOTS 8559 AND 8560 FOR: PHILIP BRUMBAUGH
LOCATED IN CITY OF PIQUA, MIAMI COUNTY, OH ~ DATE 5/6/2025

STATE OF OHIO
BERNARD D. KIENOW JR.
S-7456
REGISTERED PROFESSIONAL SURVEYOR

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

BES JOB #229.25 DRAWN BY: SES CHECKED BY: JJB

REPLAT OF INLOT 7693 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

Plat Book 31 Page 25
Miami County Recorder's Plat Records

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00019
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/12/2025 02:51:55 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE: 43.20
David E Norman MIAMI COUNTY RECORDER BY: Yuri Perez DEPUTY

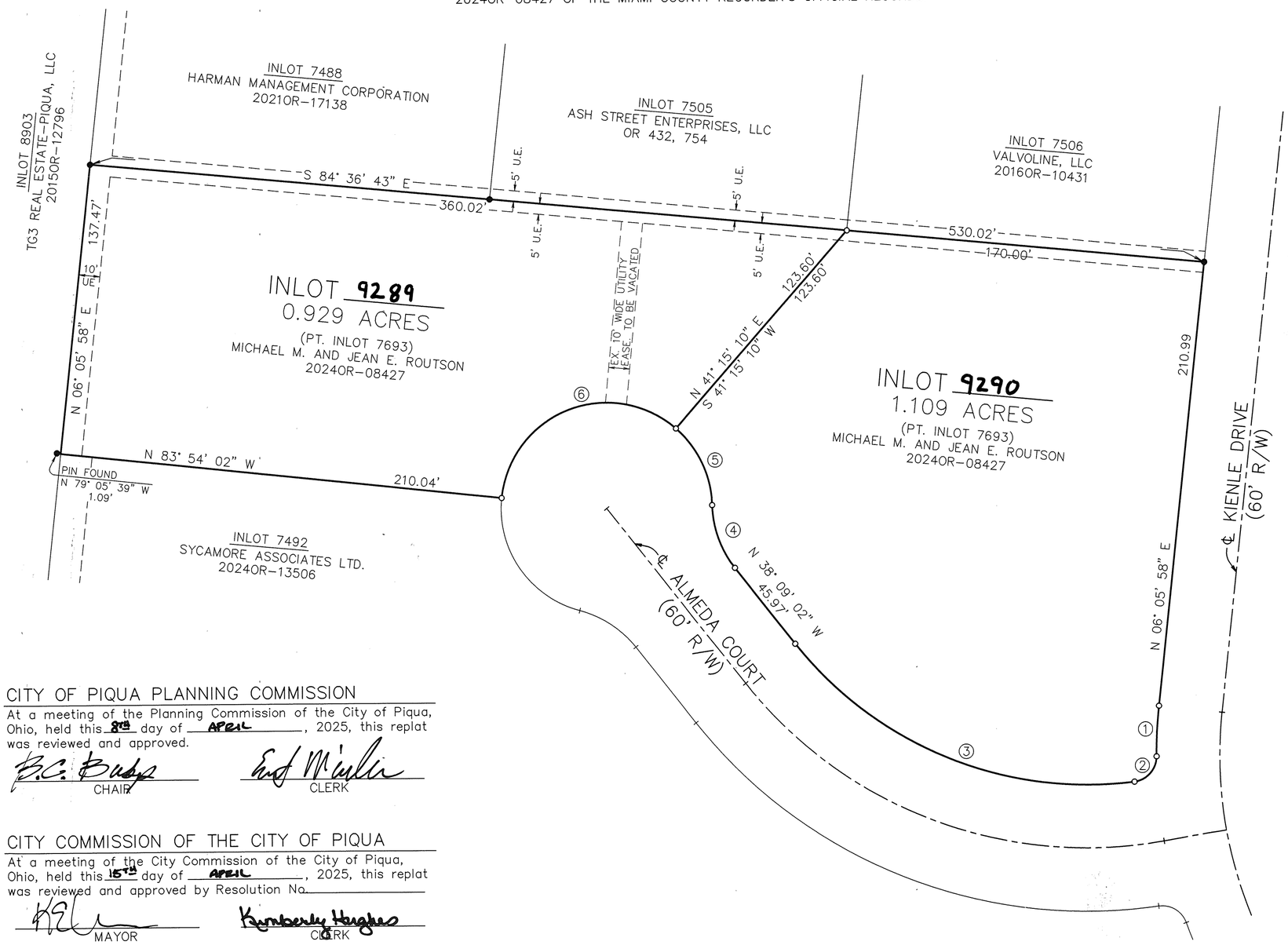
APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED
THIS 12th DAY OF May, 2025.
Matthew W. Gearhart MIAMI COUNTY AUDITOR BY: Kindra Olson DEPUTY

DESCRIPTION

BEING A REPLAT OF INLOT 7693 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS FIILED IN PLAT BOOK 15, PAGE 3 OF THE MIAMI COUNTY RECORDER'S PLAT PLAT RECORDS, AND ACQUIRED BY MICHAEL M. AND JEAN E. ROUTSON BY 2024OR-08427 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

N

Scale: 1"=40'
0 20 40 60 80



ACKNOWLEDGEMENT

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

Michael M. Routson — MICHAEL M. ROUTSON
Jean E Routson — JEAN E. ROUTSON

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

BE IT REMEMBERED THAT ON THIS 28 DAY OF February, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE REPLAT SHOWN HEREON AND THAT IT IS THEIR FREE ACT AND DEED.

Michael E. Gutmann — NOTARY PUBLIC
MY COMMISSION EXPIRES: No Exp.

MICHAEL E. GUTMANN
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has No Exp. Date
Section 147.03 O.R.C.

LIENHOLDER ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE LIENHOLDERS OF THE LANDS PLATTED IN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF THE SAID REPLAT SHOWN HEREON.

NEW CARLISLE FEDERAL SAVINGS BANK — LIENHOLDER
SENIOR VICE PRESIDENT — TITLE
AUTHORIZED SIGNATURE
JASON BUCEY — REPRESENTATIVE (PRINTED NAME)

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

BE IT REMEMBERED THAT ON THIS 27 DAY OF February, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE REPLAT SHOWN HEREON AND THAT IT IS THEIR FREE ACT AS LIENHILDERS.

Kaelan Lemen — NOTARY PUBLIC
MY COMMISSION EXPIRES: 4·21·2029

KAELAN LEMEN
Notary Public
State of Ohio
My Comm. Expires
April 21, 2029

CITY OF PIQUA PLANNING COMMISSION

At a meeting of the Planning Commission of the City of Piqua, Ohio, held this 8th day of APRIL, 2025, this replat was reviewed and approved.

B.C. Bubp — CHAIR
Earl Mullin — CLERK

CITY COMMISSION OF THE CITY OF PIQUA

At a meeting of the City Commission of the City of Piqua, Ohio, held this 15th day of APRIL, 2025, this replat was reviewed and approved by Resolution No._____

MAYOR
Kimberly Hughes — CLERK

Surveyor's Certification

I hereby certify that this replat was prepared in accordance with the O.A.C. Chapter 4733-37 Standards for Boundary Surveys and O.R.C. Chapter 711 for Record Plans, and was performed under my direct supervision.

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

Michael W. Cozatt — 2/25/25
Michael W. Cozatt, P.S. #6001 — Date

Prepared By:
Cozatt Engineering Company
Civil Engineer — Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 17224RP Ph. (937) 339-2921

Legend

- ● 5/8"ø Iron pin found
- ○ 5/8"ø Capped iron pin SET (COZATT, S6001)

References

P.B. 13, Pg. 45 } Miami County Recorder's
P.B. 15, Pg. 03 } Plat Records

Basis of Bearings

Bearings are based on the north line of Inlot 7693, bearing S 84° 36' 43" E, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 18, Ohio South Zone O.D.O.T. ORTN/CORS Network.

CURVE DATA

NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	05° 57' 20"	230.00'	23.91'	23.90, S 03° 07' 18" W
2	82° 50' 35"	12.00'	17.35'	15.88', S 41° 34' 11" W
3	58° 51' 44"	176.57'	181.40'	173.53', N 67° 34' 54" W
4	36° 52' 11"	50.00'	32.17'	31.62', N 19° 42' 56" W
5	47° 28' 01"	50.00'	41.42'	40.25', N 25° 00' 51" W
6	125° 09' 11"	50.00'	109.22'	88.76', S 68° 40' 34" W

EMERSON CROSSING PHASE FOUR

PLAT BOOK 31 PAGE 26
MIAMI COUNTY RECORDER'S RECORD OF PLATS

18.181	6	4	6	CONCORD	MIAMI	OHIO
ACRES	SECTION	TOWN	RANGE	TOWNSHIP	COUNTY	STATE

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00020
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/13/2025 11:36:33 AM
REFERENCES 0
RECORDING FEE
PAGES 3

FEE $ 129.60

David E Norman
DAVID E. NORMAN, MIAMI COUNTY RECORDER

Lynn P Pence
DEPUTY

TRANSFERRED THIS 13th DAY
OF May, 2025

Matthew W Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Kindra Olgin
BY: DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 18.181 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS EMERSON CROSSING PHASE FOUR AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2020OR-06972.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

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

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER:
HORIZON WEST TROY, LLC

Bart Denlinger Manager
BART DENLINGER, MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 11th DAY OF February, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HORIZON WEST TROY, LLC, BY BART DENLINGER, ITS MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Elise M. Preston
NOTARY PUBLIC IN AND FOR STATE OF OHIO

ELISE M PRESTON
Notary Public, State of Ohio
My Commission Expires
September 12, 2028

MORTGAGEE: Greenville Federal

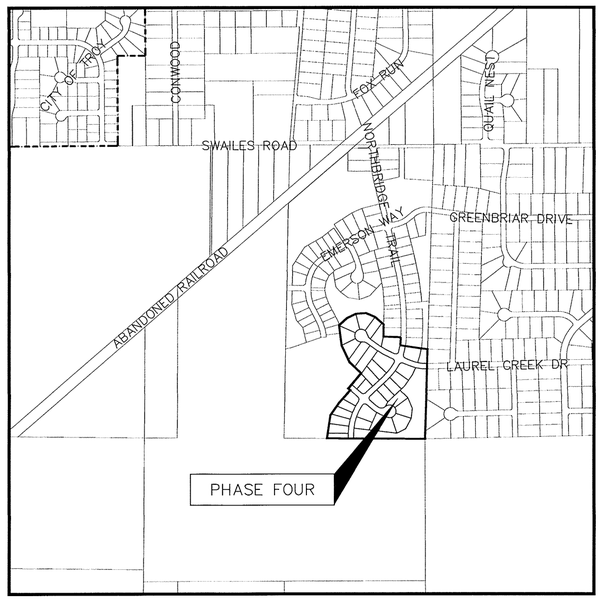
Annette M Ryan Baker
REPRESENTATIVE

Sr. V.P.
TITLE

STATE OF OHIO, COUNTY OF Miami, S.S.
BE IT REMEMBERED THAT ON THIS 11th DAY OF Feb, 25 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Annette M Ryan Baker, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS/HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

K L Walker
NOTARY PUBLIC IN AND FOR STATE OF OHIO

KELLY L WALKER
Notary Public
State of Ohio
My Comm. Expires
March 21, 2029



VICINITY MAP

N.T.S.

AREA SUMMARY

32 BUILDING LOTS	11.666 AC.
3 OPEN SPACE LOTS	3.713 AC.
DEDICATED NEW STREET R/W	2.802 AC.
TOTAL	18.181 ACRES

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 2ND DAY OF MAY, 2025.

Paul P. Rhodehamp
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 19th DAY OF NOVEMBER, 2024, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 8th DAY OF May, 2025. APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.

COMMISSIONER TED S. MERCER
COMMISSIONER WADE H. WESTFALL
COMMISSIONER GREGORY A. SIMMONS

LEGAL DESCRIPTION

BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWN 4, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT #65 OF EMERSON CROSSING PHASE THREE, AS RECORDED IN PLAT BOOK 30, PAGE 75 OF THE MIAMI COUNTY RECORDER'S OFFICE, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE TRACT HEREIN CONVEYED;
THENCE, NORTH 07°22'26" WEST, 73.87 FEET, ALONG THE EAST LINE OF SAID LOT 65, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT #38 OF EMERSON CROSSING PHASE ONE AS RECORDED IN PLAT BOOK 28, PAGE 83;
THENCE, NORTH 47°17'52" EAST, 99.96 FEET, ALONG THE SOUTH LINE OF SAID LOT #38, TO AN IRON PIN FOUND;
THENCE, NORTH 64°20'47" EAST, 92.86 FEET, ALONG THE SOUTH LINE OF SAID LOT #38, TO AN IRON PIN FOUND;
THENCE, NORTH 86°05'39" EAST, 94.88 FEET, ALONG THE SOUTH LINE OF SAID LOT #38, TO AN IRON PIN FOUND;
THENCE, SOUTH 66°53'47" EAST, 92.47 FEET, ALONG THE SOUTH LINE OF SAID LOT #38, TO AN IRON PIN FOUND;
THENCE, SOUTH 48°53'19" EAST, 105.49 FEET, ALONG THE SOUTH LINE OF SAID LOT #38, TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT #38 AND ON THE WEST LINE OF LOT #49 OF EMERSON CROSSING PHASE TWO AS RECORDED IN PLAT BOOK 30, PAGE 25;
THENCE, SOUTH 01°11'39" WEST, 113.52 FEET, ALONG THE WEST LINE OF LOT #49 AND #48 OF SAID EMERSON CROSSING PHASE TWO, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT #48;
THENCE, SOUTH 88°12'40" EAST, 162.64 FEET, ALONG THE SOUTH LINE OF SAID LOT #48, TO AN IRON PIN FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF NORTHBRIDGE TRAIL;
THENCE, SOUTH 01°47'20" WEST, 22.63 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF NORTHBRIDGE TRAIL, TO AN IRON PIN FOUND;
THENCE, SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 54.00 FEET, A RADIUS OF 475.00 FEET, A DELTA ANGLE OF 06°30'48" AND A CHORD OF 53.97 FEET BEARING SOUTH 05°02'44" WEST, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF NORTHBRIDGE TRAIL RIGHT-OF-WAY OF SAID EMERSON CROSSING PHASE TWO;
THENCE, SOUTH 81°41'53" EAST, 200.00 FEET, ALONG THE END LINE OF NORTHBRIDGE TRAIL AND THE SOUTH LINE OF LOT #47 OF SAID EMERSON CROSSING PHASE TWO, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT #57 OF SAID EMERSON CROSSING PHASE TWO;
THENCE, SOUTH 82°47'02" EAST, 55.69 FEET, ALONG THE SOUTH LINE OF SAID LOT #57, TO AN IRON PIN FOUND ON THE WEST LINE OF SHENANDOAH SUBDIVISION SECTION 11 AS RECORDED IN PLAT BOOK 15, PAGE 29;
THENCE, SOUTH 01°45'26" WEST, 835.60 FEET, ALONG THE SAID WEST LINE OF SHENANDOAH SUBDIVISION SECTION 11 AND THE WEST LINE OF SHENANDOAH SUBDIVISION SECTION 15 AS RECORDED IN PLAT BOOK 16, PAGE 92, TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID SHENANDOAH SUBDIVISION SECTION 15, THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY EASAW & SUSY THOMAS T.O.D. AS CONVEYED IN DEED BOOK 616, PAGE 441, 2019OR-14054, AND 2019OR-14810, AND BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6;
THENCE, NORTH 89°30'28" WEST, 910.84 FEET, ALONG THE NORTH LINE OF SAID THOMAS TRACT, TO AN IRON PIN SET;
THENCE, NORTH 08°04'13" EAST, 217.39 FEET, TO AN IRON PIN SET;
THENCE, NORTH 35°04'28" EAST, 140.18 FEET, TO AN IRON PIN SET;
THENCE, NORTH 41°44'21" EAST, 156.18 FEET, TO AN IRON PIN SET;
THENCE, NORTH 49°22'30" WEST, 23.41 FEET, TO AN IRON PIN SET;
THENCE, NORTH 40°37'30" EAST, 185.86 FEET, TO AN IRON PIN SET;
THENCE, NORTH 42°30'44" WEST, 17.50 FEET, TO AN IRON PIN SET;
THENCE, NORTH 46°55'01" WEST, 131.83 FEET, TO AN IRON PIN SET;
THENCE, NORTH 25°17'51" WEST, 172.53 FEET, TO AN IRON PIN SET;
THENCE, NORTH 07°22'26" WEST, 115.34 FEET, TO THE PRINCIPAL PLACE OF BEGINNING;
CONTAINING 18.181 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND LEGAL HIGHWAYS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY ALLEN J. BERTKE, OHIO PROFESSIONAL SURVEYOR NUMBER 8629 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION WITH THE BEARINGS USED FOR SAME BEING BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, ODOT VRS CORS NETWORK.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 18.181 ACRES OUT OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWN 4, RANGE 6, AS SHOWN ON LAND SURVEY 40 PAGE 80 AND OWNED BY HORIZON WEST TROY, LLC, AS RECORDED IN 2020OR-06972.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 2021OR-05303 OF THE MIAMI COUNTY RECORDER'S RECORDS.

DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMENDABLE AND SHALL RUN WITH THE LAND:

1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.

2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.

3. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. AT THAT TIME THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS NECESSARY IN HIS JUDGMENT.

4. NO STRUCTURES, FILL MATERIAL, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1).

5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.

6. HORIZON WEST TROY, LLC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND DETENTION AREAS UNTIL DEVELOPED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE INDIVIDUAL LOT OWNERS.

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

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

2-7-25
DATE

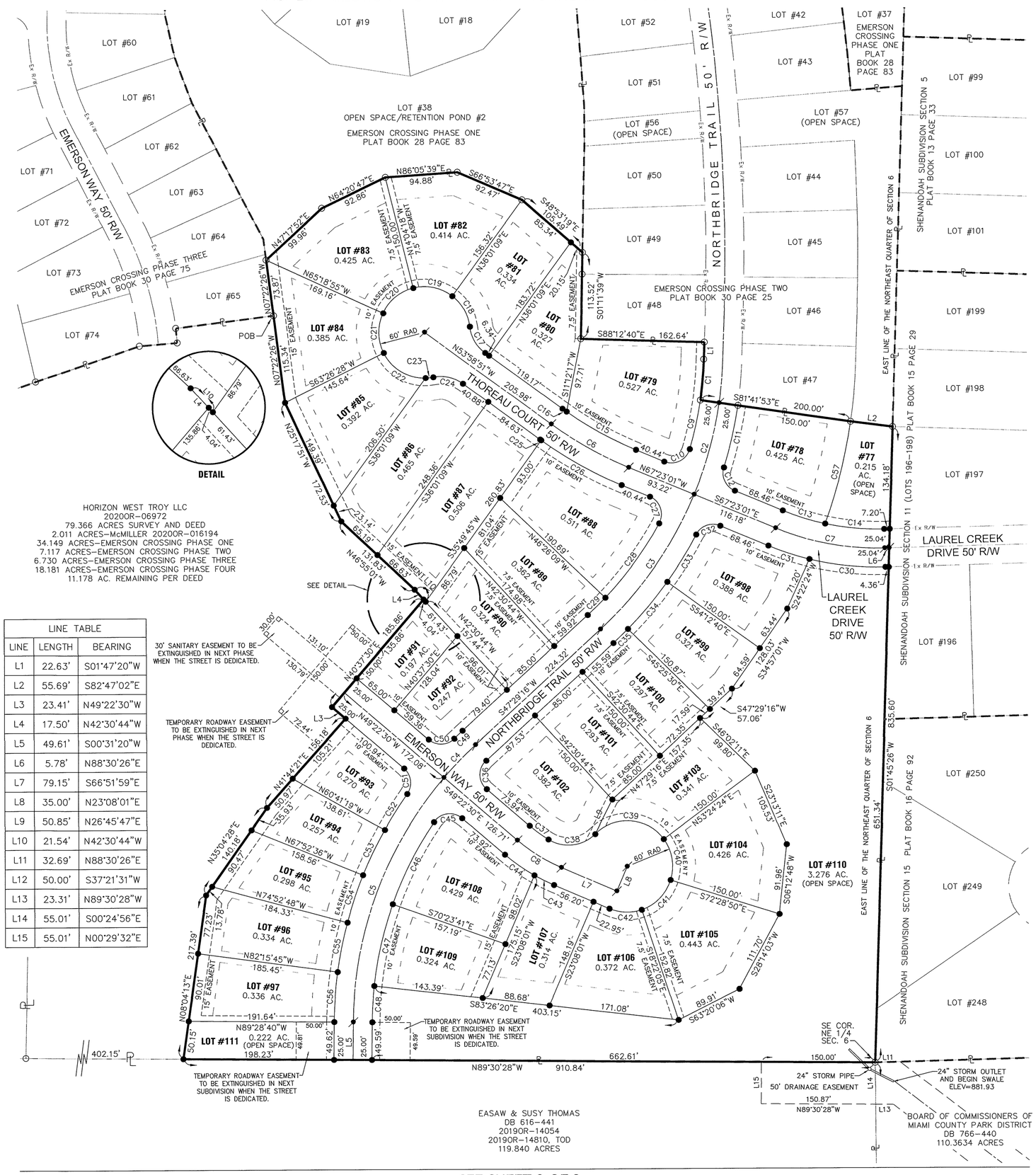
PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	02-07-2025
DRAWN BY:	MPL
JOB NUMBER:	MIACON2402
SHEET NUMBER	1 OF 3

EMERSON CROSSING PHASE FOUR

PLAT BOOK 31 PAGE 26 –A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

18.181 ACRES	6 SECTION	4 TOWN	6 RANGE	CONCORD TOWNSHIP	MIAMI COUNTY	OHIO STATE



HORIZON WEST TROY LLC
20200R-06972
79.366 ACRES SURVEY AND DEED
2.011 ACRES-McMILLER 20200R-016194
34.149 ACRES-EMERSON CROSSING PHASE ONE
7.117 ACRES-EMERSON CROSSING PHASE TWO
6.730 ACRES-EMERSON CROSSING PHASE THREE
18.181 ACRES-EMERSON CROSSING PHASE FOUR
11.178 AC. REMAINING PER DEED

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.63'	S01°47'20"W
L2	55.69'	S82°47'02"E
L3	23.41'	N49°22'30"W
L4	17.50'	N42°30'44"W
L5	49.61'	S00°31'20"W
L6	5.78'	N88°30'26"E
L7	79.15'	S66°51'59"E
L8	35.00'	N23°08'01"E
L9	50.85'	N26°45'47"E
L10	21.54'	N42°30'44"W
L11	32.69'	N88°30'26"E
L12	50.00'	S37°21'31"W
L13	23.31'	N89°30'28"W
L14	55.01'	S00°24'56"E
L15	55.01'	N00°29'32"E

SURVEY REFERENCE

LND. SUR. VOL. 40, PG. 31
LND. SUR. VOL. 40, PG. 80
LND. SUR. VOL. 41, PG. 40
LND. SUR. VOL. 47, PG. 39
LND. SUR. VOL. 59, PG. 192
REC. P.B. VOL. 13, PG. 33
REC. P.B. VOL. 13, PG. 63
REC. P.B. VOL. 15, PG. 29
REC. P.B. VOL. 16, PG. 92
REC. P.B. VOL. 16, PG. 99
REC. P.B. VOL. 28, PG. 83
REC. P.B. VOL. 30, PG. 25
REC. P.B. VOL. 30, PG. 75

DEED REFERENCE

HORIZON WEST TROY, LLC
20200R-06972

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

SCALE 1" = 100'
0 50 100 200

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTES)
- BUILDING SETBACK LINE (SEE NOTES)
- CX CURVE NUMBER
- LX LINE NUMBER
- EXISTING SUBDIVISION LINE

NOTES

1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE UNLESS OTHERWISE SHOWN.

2.) ALL LOTS ARE SUBJECT TO A 30' FRONT SETBACK, 30' REAR SETBACK, AND 7.5' SIDE SETBACK.

3.) ALL OPEN SPACE LOTS ARE DESIGNATED AS DRAINAGE EASEMENTS FOR THE CONSTRUCTION OF STORM WATER RETENTION BASINS, STORM SEWERS, AND DRAINAGE WAYS.

4.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	475.00'	54.00'	06°30'48"	53.97'	S05°02'44"W
C2	500.00'	124.91'	14°18'51"	124.59'	S15°27'33"W
C3	500.00'	217.04'	24°52'17"	215.34'	S35°03'07"W
C4	500.00'	59.89'	06°51'45"	59.85'	S44°03'23"W
C5	500.00'	349.96'	40°06'10"	342.86'	S20°34'25"W
C6	500.00'	116.96'	13°24'10"	116.70'	N60°40'56"W
C7	350.00'	147.27'	24°06'33"	146.19'	S79°26'18"E
C8	225.00'	68.69'	17°29'29"	68.42'	S58°07'14"E
C9	475.00'	65.78'	07°56'05"	65.73'	S12°16'10"W
C10	25.00'	42.05'	96°22'46"	37.27'	S64°25'36"W
C11	525.00'	83.37'	09°05'54"	83.28'	S12°51'05"W
C12	25.00'	36.99'	84°47'03"	33.71'	S24°59'30"E
C13	325.00'	58.46'	10°18'21"	58.38'	S72°32'12"E
C14	325.00'	78.30'	13°48'12"	78.11'	S84°35'28"E
C15	475.00'	104.37'	12°35'22"	104.16'	S61°05'20"E
C16	475.00'	6.74'	00°48'49"	6.74'	S54°23'15"E
C17	50.00'	41.03'	47°00'51"	39.89'	S30°28'26"E
C18	60.00'	47.42'	45°17'06"	46.20'	N29°36'33"W
C19	60.00'	54.27'	51°49'12"	52.44'	N78°09'42"W
C20	60.00'	53.66'	51°14'37"	51.89'	S50°18'23"W
C21	60.00'	53.66'	51°14'37"	51.89'	N00°56'13"W
C22	60.00'	67.76'	64°42'39"	64.22'	N58°54'51"W
C23	60.00'	10.18'	09°43'32"	10.17'	S83°52'04"W
C24	50.00'	41.03'	47°00'51"	39.89'	S77°29'16"E
C25	525.00'	1.74'	00°11'24"	1.74'	N54°04'33"W
C26	525.00'	121.07'	13°12'46"	120.80'	N60°46'38"W
C27	25.00'	42.05'	96°22'46"	37.27'	S19°11'38"E
C28	475.00'	120.78'	14°34'06"	120.45'	S36°16'48"W
C29	475.00'	32.53'	03°55'25"	32.52'	S45°31'33"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C30	375.00'	100.78'	15°23'53"	100.48'	S83°47'38"E
C31	375.00'	57.01'	08°42'40"	56.96'	S71°44'21"E
C32	25.00'	36.99'	84°47'03"	33.71'	S70°13'27"W
C33	525.00'	72.91'	07°57'24"	72.85'	S31°48'38"W
C34	525.00'	80.51'	08°47'09"	80.43'	S40°10'55"W
C35	525.00'	26.69'	02°54'46"	26.69'	S46°01'53"W
C36	25.00'	42.26'	96°51'45"	37.41'	S00°56'37"E
C37	200.00'	30.77'	08°48'52"	30.74'	S53°46'56"E
C38	50.00'	66.66'	76°23'25"	61.83'	N83°36'56"E
C39	60.00'	102.61'	97°59'10"	90.56'	S85°35'11"E
C40	60.00'	56.67'	54°06'46"	54.58'	S09°32'13"E
C41	60.00'	56.67'	54°06'46"	54.58'	N44°34'33"E
C42	60.00'	43.46'	41°30'06"	42.52'	S87°37'02"E
C43	250.00'	28.86'	06°36'54"	28.85'	S63°33'32"E
C44	250.00'	47.46'	10°52'35"	47.39'	S54°48'47"E
C45	25.00'	42.05'	96°22'46"	37.27'	S82°26'08"W
C46	475.00'	121.37'	14°38'26"	121.04'	S26°55'32"W
C47	475.00'	110.34'	13°18'33"	110.09'	S12°57'02"W
C48	475.00'	47.87'	05°46'26"	47.85'	S03°24'33"W
C49	525.00'	15.09'	01°38'48"	15.09'	S46°39'52"W
C50	25.00'	36.99'	84°47'03"	33.71'	S88°13'59"W
C51	25.00'	36.99'	84°47'03"	33.71'	S06°58'58"E
C52	525.00'	55.87'	06°05'52"	55.85'	S32°21'37"W
C53	525.00'	65.86'	07°11'17"	65.82'	S25°43'02"W
C54	525.00'	65.86'	07°11'17"	65.82'	S18°31'45"W
C55	525.00'	65.95'	07°11'52"	65.91'	S11°20'11"W
C56	525.00'	66.11'	07°12'55"	66.07'	S04°07'47"W
C57	675.00'	138.38'	11°44'46"	138.14'	S14°10'31"W

SEE SHEET 3 OF 3

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

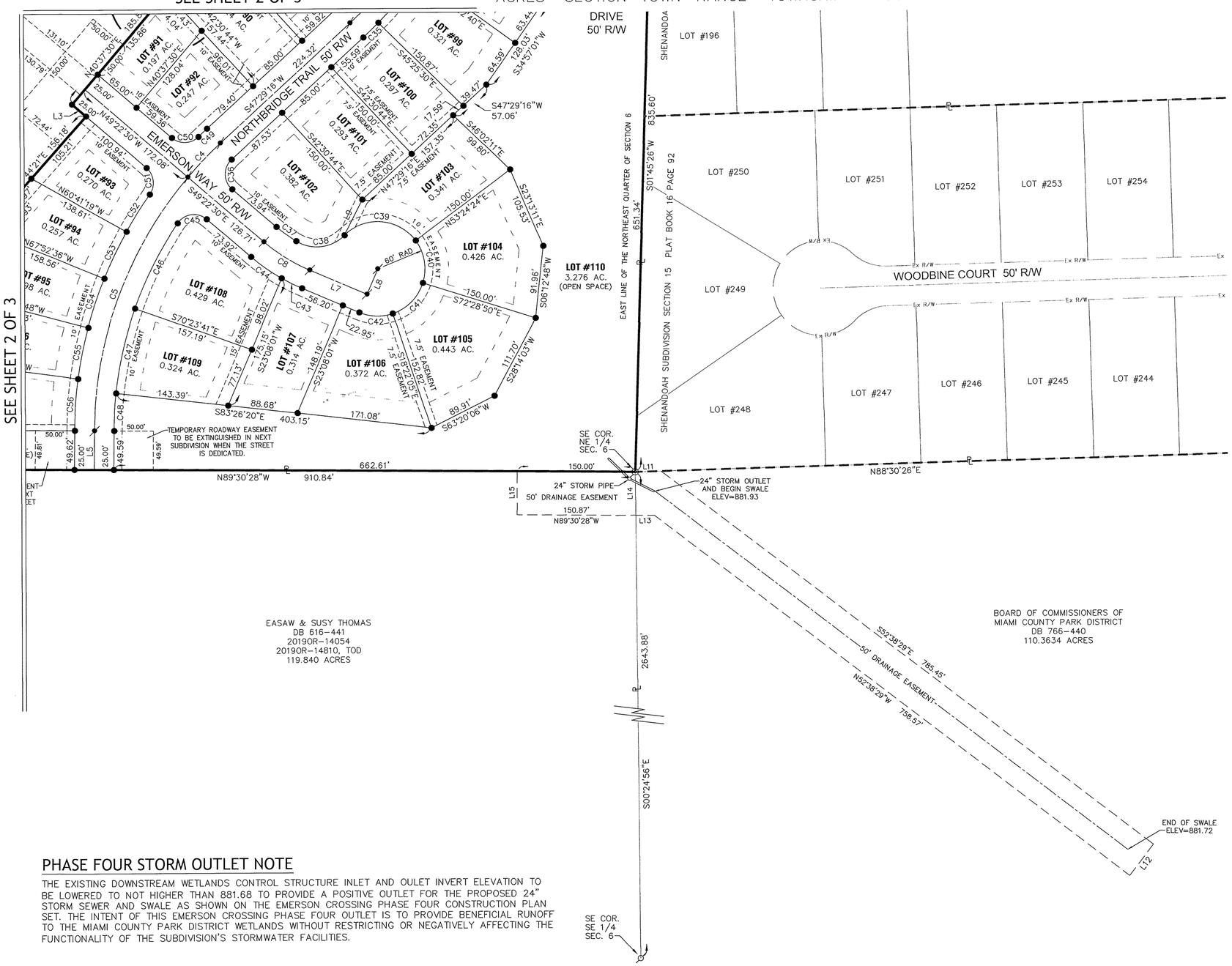
PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 02-07-2025
DRAWN BY: MPL
JOB NUMBER: MIACON2402
SHEET NUMBER 2 OF 3

EMERSON CROSSING PHASE FOUR

PLAT BOOK 31 PAGE 26 -B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

18.181 ACRES | 6 SECTION | 4 TOWN | 6 RANGE | CONCORD TOWNSHIP | MIAMI COUNTY | OHIO STATE



MIAMI COUNTY PARK DISTRICT

BOARD OF COMMISSIONERS OF MIAMI COUNTY PARK DISTRICT, BEING THE OWNER OF THE 110.3634 ACRES OF LAND AS CONVEYED IN DEED BOOK 766 PAGE 440, DO HEREBY DEDICATE THE DRAINAGE EASEMENT TO THE EMERSON CROSSING HOMEOWNER'S ASSOCIATION. THE SAID DRAINAGE EASEMENT AS SHOWN ON EMERSON CROSSING PHASE FOUR IS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF STORMWATER DRAINS AND DRAINAGE CHANNEL, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID EASEMENT. THE WETLANDS SHALL BE MAINTAINED AT THE ELEVATIONS SHOWN TO PROVIDE A POSITIVE OUTLET FOR EMERSON CROSSING PHASE FOUR STORM OUTLET.

J. SCOTT MYERS, EXECUTIVE DIRECTOR

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

BE IT REMEMBERED THAT ON THE AFORESAID DATE, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE MIAMI COUNTY PARK DISTRICT, J. SCOTT MYERS, IT'S EXECUTIVE DIRECTOR, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

LISA MYERS
Notary Public
State of Ohio
My Comm. Expires
January 23, 2028

OWNERS

WE, THE UNDERSIGNED, BEING OWNERS OF THE 119.840 ACRES OF LAND AS CONVEYED TO EASAW AND SUSY THOMAS IN DEED BOOK 616 PAGE 441, 20190R-14054, AND 20190R-14810 TOD, DO HEREBY DEDICATE THE DRAINAGE EASEMENT TO THE EMERSON CROSSING HOMEOWNER'S ASSOCIATION. SAID DRAINAGE EASEMENT AS SHOWN ON EMERSON CROSSING PHASE FOUR IS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF STORMWATER DRAINS AND DRAINAGE CHANNEL, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID EASEMENT.

EASAW THOMAS, OWNER

SUSY THOMAS, OWNER

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

BE IT REMEMBERED THAT ON THIS 2nd DAY OF May, 2025 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EASAW AND SUSY THOMAS, OWNERS, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

TANYA M WEGNER
Notary Public
State of Ohio
My Comm. Expires
March 25, 2030

PHASE FOUR STORM OUTLET NOTE

THE EXISTING DOWNSTREAM WETLANDS CONTROL STRUCTURE INLET AND OULET INVERT ELEVATION TO BE LOWERED TO NOT HIGHER THAN 881.68 TO PROVIDE A POSITIVE OUTLET FOR THE PROPOSED 24" STORM SEWER AND SWALE AS SHOWN ON THE EMERSON CROSSING PHASE FOUR CONSTRUCTION PLAN SET. THE INTENT OF THIS EMERSON CROSSING PHASE FOUR OUTLET IS TO PROVIDE BENEFICIAL RUNOFF TO THE MIAMI COUNTY PARK DISTRICT WETLANDS WITHOUT RESTRICTING OR NEGATIVELY AFFECTING THE FUNCTIONALITY OF THE SUBDIVISION'S STORMWATER FACILITIES.

PARK DISTRICT WETLANDS CONTROL STRUCTURE

THE PARK DISTRICT WETLANDS CONTROL STRUCTURE SHALL HAVE AN INVERT ELEVATION OF 881.68 TO PROVIDE MINIMUM OF 0.25' FALL FROM THE 24" STORM OUTLET.

SURVEY REFERENCE

LND. SUR. VOL. 40, PG. 31
LND. SUR. VOL. 40, PG. 80
LND. SUR. VOL. 41, PG. 40
LND. SUR. VOL. 47, PG. 39
LND. SUR. VOL. 59, PG. 192
REC. P.B. VOL. 13, PG. 33
REC. P.B. VOL. 13, PG. 63
REC. P.B. VOL. 15, PG. 29
REC. P.B. VOL. 16, PG. 92
REC. P.B. VOL. 16, PG. 99
REC. P.B. VOL. 28, PG. 83
REC. P.B. VOL. 30, PG. 25
REC. P.B. VOL. 30, PG. 75

DEED REFERENCE

HORIZON WEST TROY, LLC
20200R-06972

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

SCALE 1" = 100'
0 50 100 200

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTES)
- BUILDING SETBACK LINE (SEE NOTES)
- CX CURVE NUMBER
- LX LINE NUMBER
- EXISTING SUBDIVISION LINE

SEE SHEET 2 OF 3 FOR CURVE AND LINE DATA

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

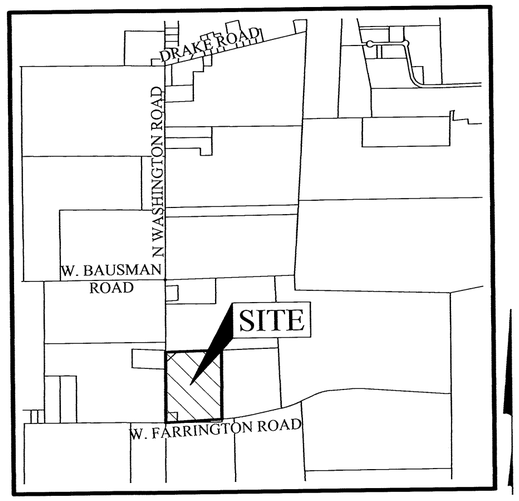
DATE: 02-07-2025
DRAWN BY: MPL
JOB NUMBER: MIACON2402
SHEET NUMBER 3 OF 3

ANNEXATION OF 31.150 ACRES
TO THE CITY OF PIQUA FROM THE TOWNSHIP OF WASHINGTON
SECTION 31, TOWNSHIP 6, RANGE 6
MIAMI RIVER SURVEY
TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00021
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/22/2025 01:47:13 PM
REFERENCES 0
RECORDING FEE
PAGES 1

VOLUME 31 PAGE 27
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE $ 43.70
David E Norman MIAMI COUNTY RECORDER
Tina R Pence BY DEPUTY RECORDER



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:

Volume 30, Page 150
Volume 34, Page 159
Volume 40, Page 157
Volume 50, Page 194
Volume 63, Page 2
Volume 63, Page 41
Record Plat 31, Page 15

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

AREA TO BE ANNEXED

PROPOSED CITY OF PIQUA CORPORATION LINE

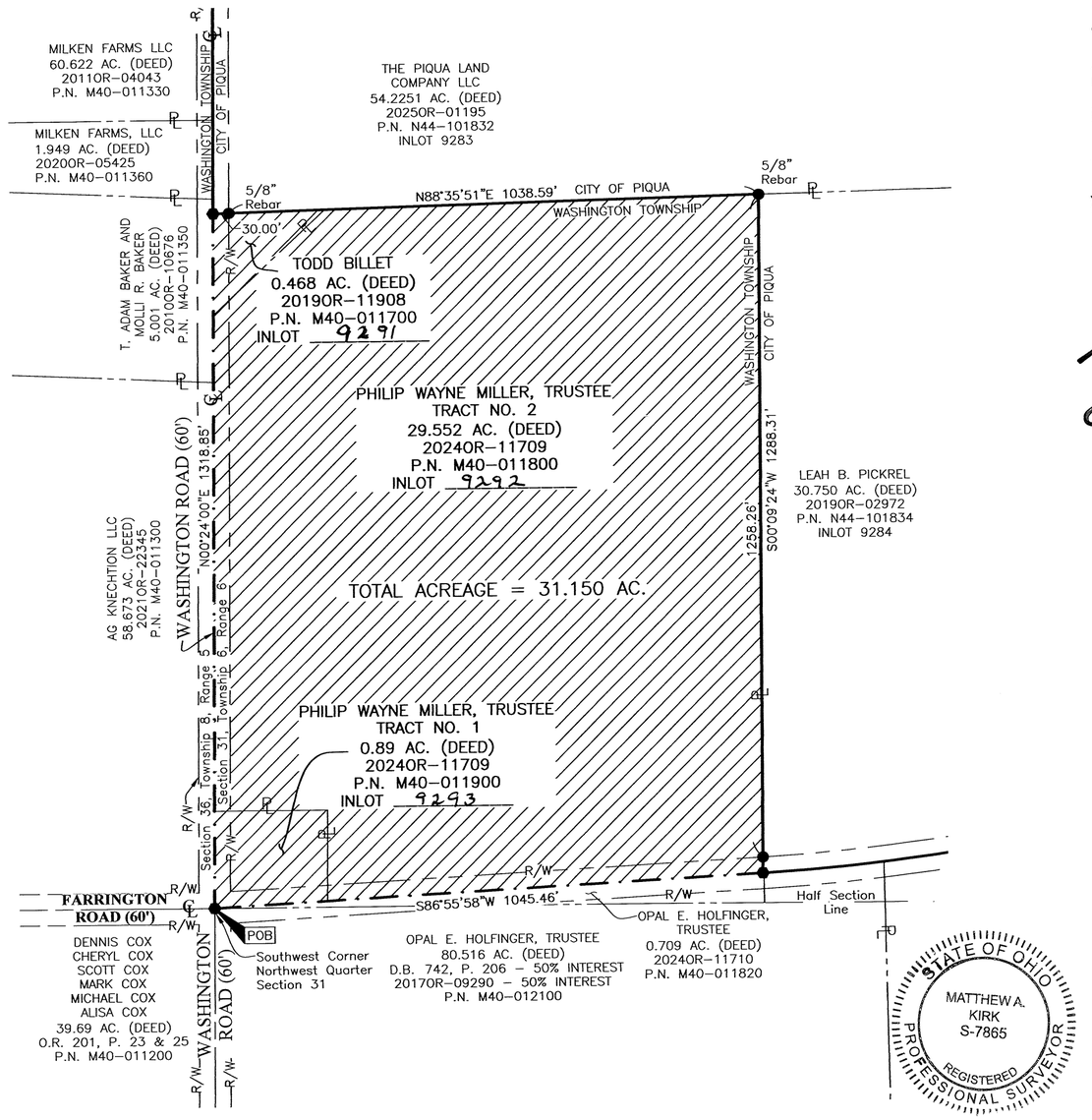
EXISTING CITY OF PIQUA CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 4691.21 feet, of which 2326.90 feet is contiguous with the City of Piqua giving 50% perimeter contiguity.

- ○ Iron Pin Set
- ● Iron Pin Found
- ◎ Stone Found
- ⬟ P.K. Nail Found
- ■ Monument Found
- ⬡ Magnetic Nail Set
- ⬣ Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

200 0 200 400
GRAPHIC SCALE (in feet)
1" = 200'



MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBER ASSIGNED THIS 22nd DAY OF May, 2025

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
BY DEPUTY AUDITOR

CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 20th DAY OF May, 2025.
BY RESOLUTION NO. R-59-25.

MAYOR

Kymberly Hughes
CLERK

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 13th DAY OF MARCH, 2025. BY RESOLUTION NO. 25-03-286

TED S. MERCER

WADE H. WESTFALL

GREGORY A. SIMMONS

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 11th DAY OF MARCH, 2025.

Paul A. Huelskamp
PAUL P. HUELSKAMP, PE, PS

ANNEXATION PROCEEDINGS RECORDED IN DOCUMENT 2025OR-05682, MIAMI COUNTY RECORDER'S RECORDS.

CERTIFICATION:

This annexation plat prepared from Miami County Engineer's Record of land surveys (See Reference Table). I certify this plat to be correct as shown hereon. All other plats and surveys referenced hereon were used to compile adjacent property information.

I hereby certify the this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37.

By Matthew A. Kirk — 4 March 25
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com
Date

PREPARED BY:

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date: March 4, 2025
Scale: 1" = 200'
Job No: 2025-0034
Sheet: 1 of 1

REVISIONS

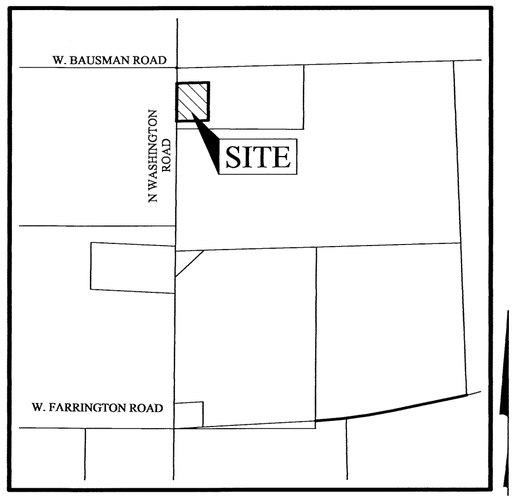
MARK	DATE	DESCRIPTION

2024 NACO General Engineering Services – Piqua / 20250034-VS-ANNX-01

J:\20250034\DWG\04SHEETS\EXHIBITS\20250034-VS-ANNX-01.DWG plotted by KIRK, MATTHEW on 3/4/2025 10:43:43 AM last saved by MKIRK on 3/3/2025 11:28:56 AM

ANNEXATION OF 1.500 ACRES
TO THE CITY OF PIQUA FROM THE TOWNSHIP OF WASHINGTON
SECTION 31, TOWNSHIP 6, RANGE 6
MIAMI RIVER SURVEY
TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00022
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/22/2025 01:47:15 PM
REFERENCES 0
RECORDING FEE
PAGES 1



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:

Volume 30, Page 150
Volume 36, Page 75
Volume 45, Page 196
Volume 49, Page 10
Volume 50, Page 194
Volume 59, Page 145
Record Plat 31, Page 15

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

AREA TO BE ANNEXED

PROPOSED CITY OF PIQUA CORPORATION LINE

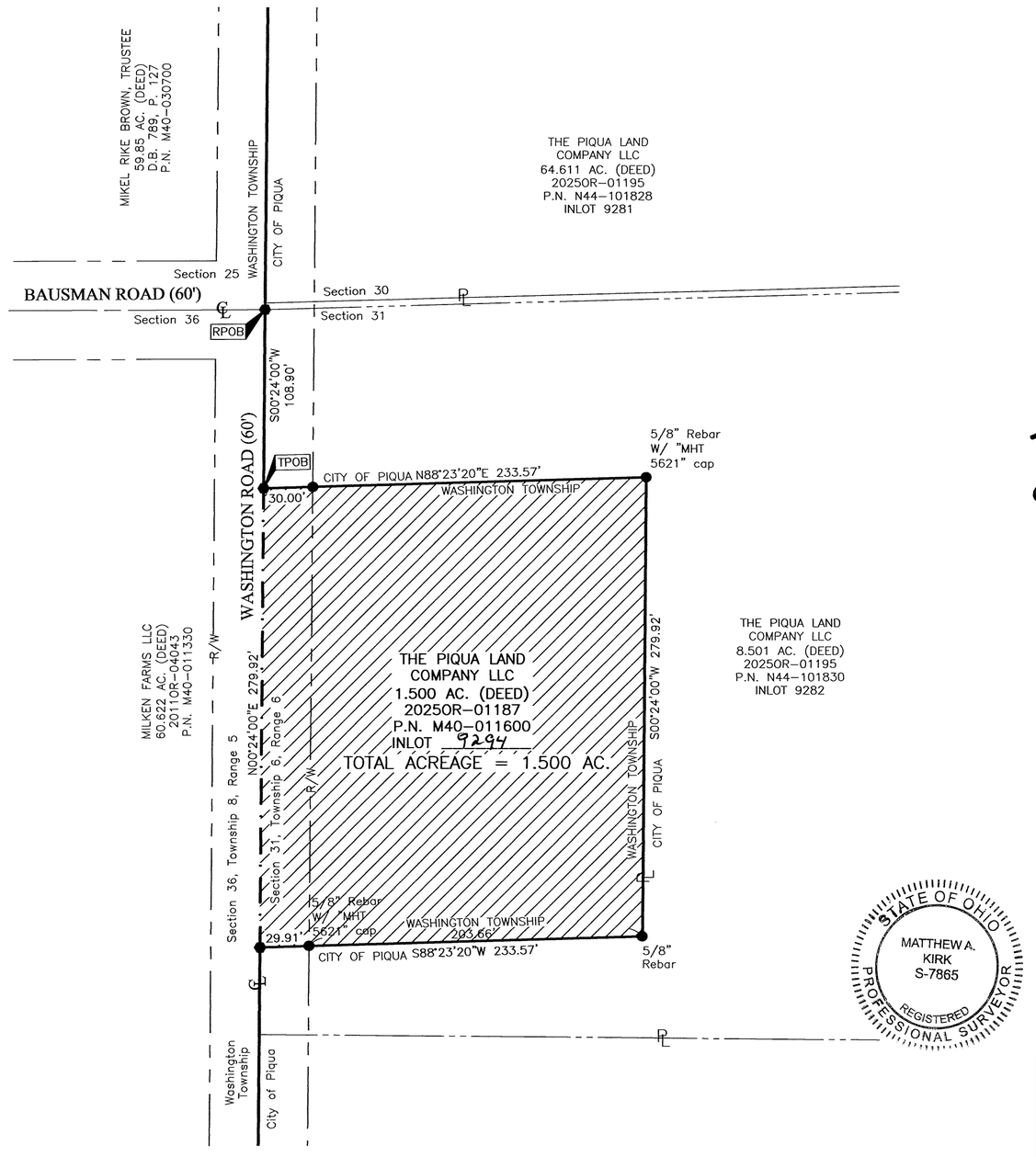
EXISTING CITY OF PIQUA CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 1026.98 feet, of which 747.06 feet is contiguous with the City of Piqua giving 73% perimeter contiguity.

- ○ Iron Pin Set
- ● Iron Pin Found
- ◉ Stone Found
- ⬟ P.K. Nail Found
- ■ Monument Found
- ⬡ Magnetic Nail Set
- ⬢ Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

60 0 60 120
GRAPHIC SCALE (in feet)
1" = 60'



VOLUME 31 PAGE 28

MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE $ 43.20

David E Norman
MIAMI COUNTY RECORDER

Joyce Pence
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBER ASSIGNED THIS 22nd DAY OF May, 2025

Matthew L Gearhardt
MIAMI COUNTY AUDITOR

Joyce Pence
BY DEPUTY AUDITOR

CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 20th DAY OF May, 2025.
BY RESOLUTION NO. R-60-25.

MAYOR

Kimberly Hughes
CLERK

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 13th DAY OF MARCH, 2025. BY RESOLUTION NO. 25-03-287

Ted S. Mercer
TED S. MERCER

WADE H. WESTFALL

Gregory A. Simmons
GREGORY A. SIMMONS

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 11th DAY OF MARCH, 2025.

Paul P. Huelskamp
PAUL P. HUELSKAMP, PE, PS

ANNEXATION PROCEEDINGS RECORDED IN DOCUMENT 2025 OR-05683, MIAMI COUNTY RECORDER'S RECORDS.

CERTIFICATION:

This annexation plat prepared from Miami County Engineer's Record of land surveys (See Reference Table). I certify this plat to be correct as shown hereon. All other plats and surveys referenced hereon were used to compile adjacent property information.

I hereby certify the this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37.

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

By Matthew A. Kirk — 3 MARCH 25
Matthew A. Kirk — Date
Professional Surveyor No. 7865
mkirk@emht.com

PREPARED BY:

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date: March 3, 2025
Scale: 1" = 60'
Job No: 2025-0034
Sheet: 1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

2024 NACO General Engineering Services – Piqua / 20250034-VS-ANNX-02

J:\20250034\DWG\SHEETS\EXHIBITS\20250034-VS-ANNX-02.DWG plotted by OMAS, JACOB on 3/5/2025 8:41:18 AM last saved by JOMAS on 3/5/2025 8:41:13 AM

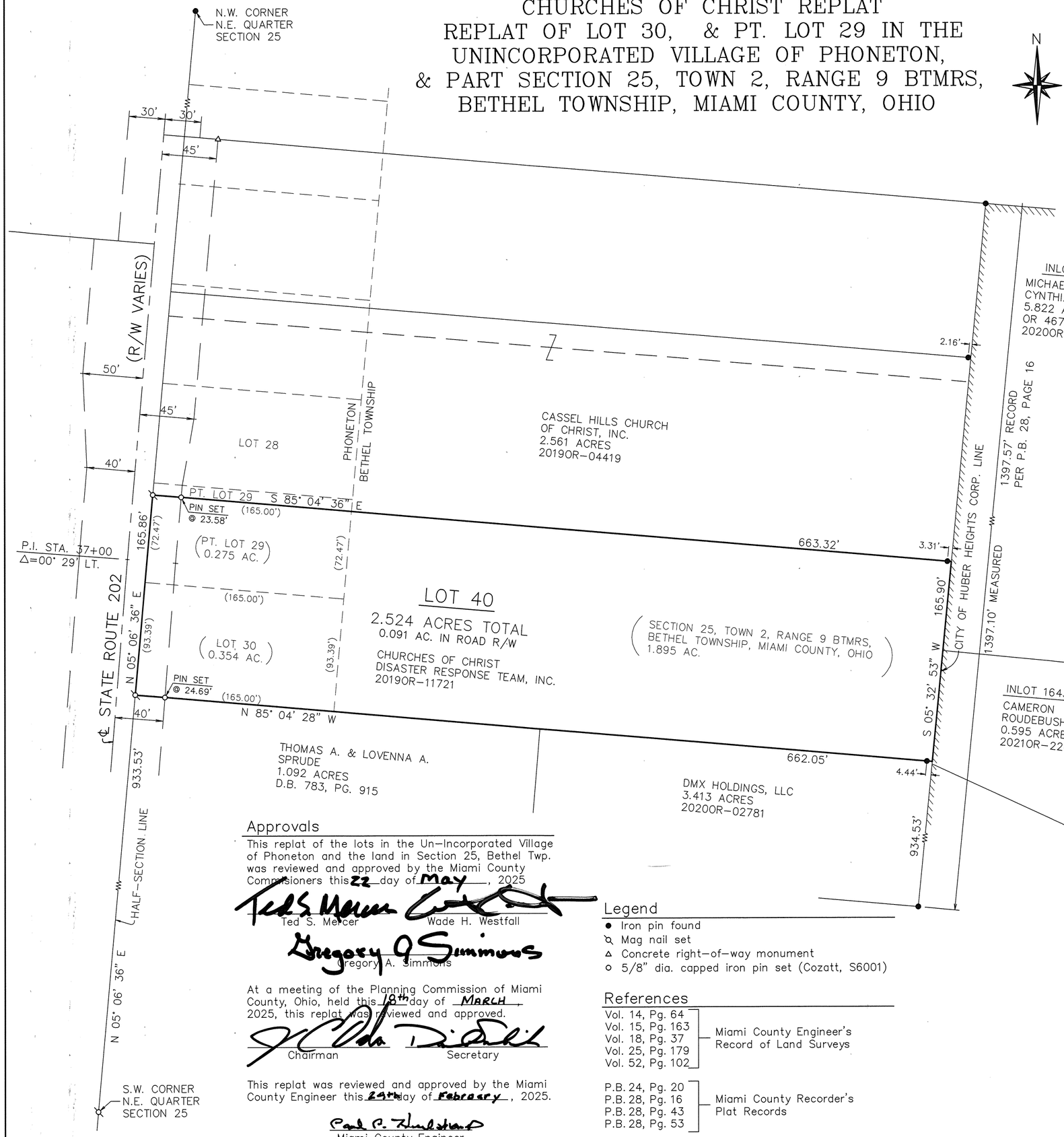
CHURCHES OF CHRIST REPLAT
REPLAT OF LOT 30, & PT. LOT 29 IN THE UNINCORPORATED VILLAGE OF PHONETON, & PART SECTION 25, TOWN 2, RANGE 9 BTMRS, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

Plat Book 31 Page 29
Miami County Recorder's Plat Record

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00023
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/23/2025 02:25:45 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE: 43.20
David E Norman MIAMI COUNTY RECORDER BY: Gina R Pence DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBER ASSIGNED
THIS 22 DAY OF May, 2025.
Matthew W Gearhart MIAMI COUNTY AUDITOR Joyce Grillot DEPUTY



N

Scale: 1"=60'
0 30 60 90 120

DESCRIPTION

Being a replat of Lot 30 (originally Lot 26) and part of Lot 29 (originally Lot 25) on the Plat of Part of Phoneton filed in P.B. 2, Page 229 of the Miami County Recorder's Plat Records and part of Section 25, Town 2, Range 9 BTMRS and being the land acquired by Churches of Christ Disaster Response Team, Inc. by 20190R-11721 of the Miami County Recorder's Official Records.

DEDICATION

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

Laura Cremeans
LAURA CREMEANS-EXECUTIVE DIRECTOR

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

Be it remembered that on this 18 day of April, 2025, before me, a notary public in and for the said State and County, personally appeared the above signed, to me known, and acknowledged the signing and execution of the within plat to be their free act and deed. In testimony whereof, I have hereunto set my hand affixed my official seal on the day and date written above.

Notary Public

My Commision expires: 10/17/2029

NOTARIAL SEAL STATE OF OHIO
Bradley Wick
Notary Public, State of Ohio
My Commission Expires:
October 17, 2029

I hereby certify that the land replatted is an accurate representation based on a field survey conducted under my direct supervision, in accordance with the State of Ohio Minimum Requirements for Boundary Surveys.

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

Michael W. Cozatt 5/14/25
Michael W. Cozatt, P.S. #6001 Date

Prepared By:
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 17420 Ph. (937) 339-2921

Approvals

This replat of the lots in the Un-Incorporated Village of Phoneton and the land in Section 25, Bethel Twp. was reviewed and approved by the Miami County Commissioners this 22 day of May, 2025

Ted S. Mercer Wade H. Westfall
Gregory A. Simmons

At a meeting of the Planning Commission of Miami County, Ohio, held this 18th day of MARCH, 2025, this replat was reviewed and approved.

Chairman Secretary

This replat was reviewed and approved by the Miami County Engineer this 24th day of February, 2025.

Paul P. Rakstad
Miami County Engineer

Legend

- ● Iron pin found
- ⊗ Mag nail set
- △ Concrete right-of-way monument
- ○ 5/8" dia. capped iron pin set (Cozatt, S6001)

References

Miami County Engineer's Record of Land Surveys:
Vol. 14, Pg. 64
Vol. 15, Pg. 163
Vol. 18, Pg. 37
Vol. 25, Pg. 179
Vol. 52, Pg. 102

Miami County Recorder's Plat Records:
P.B. 24, Pg. 20
P.B. 28, Pg. 16
P.B. 28, Pg. 43
P.B. 28, Pg. 53

REPLAT OF INLOTS 8698, 8699, 8700, 8701, 8702, 8703, 8704 AND 8705

INDIAN RIDGE SECTION SIX

LOCATED IN CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 31, PAGE 30

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00024
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/23/2025 03:20:00 PM
REFERENCES 0

REPLAT AUTHORIZATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS 7 DAY OF May, 2025.

OWNER:

PHILIP C. BRUMBAUGH, TRUSTEE

Philip Brumbaugh

STATE OF OHIO, SS
COUNTY OF MIAMI

BE IT REMEMBERED THAT ON THIS 7 DAY OF May, 2025, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED PARTIES AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL ON THE DAY AND YEAR AFORESAID.

Kathleen M Ezerski
NOTARY PUBLIC, STATE OF OHIO

NOTARIAL SEAL STATE OF OHIO
KATHLEEN M EZERSKI
Notary Public - State of Ohio
Commission Expires Oct 12, 2025

October 12, 2025
EXPIRATION DATE

APPROVAL BY THE PIQUA CITY COMMISSION:

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 20th DAY OF May, 2025.

MAYOR

Kimberly Hughes
CLERK

APPROVAL BY THE PIQUA PLANNING COMMISSION:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, WAS REVIEWED AND APPROVED THIS DAY OF MAY, 2025.

CHAIRMAN

CLERK

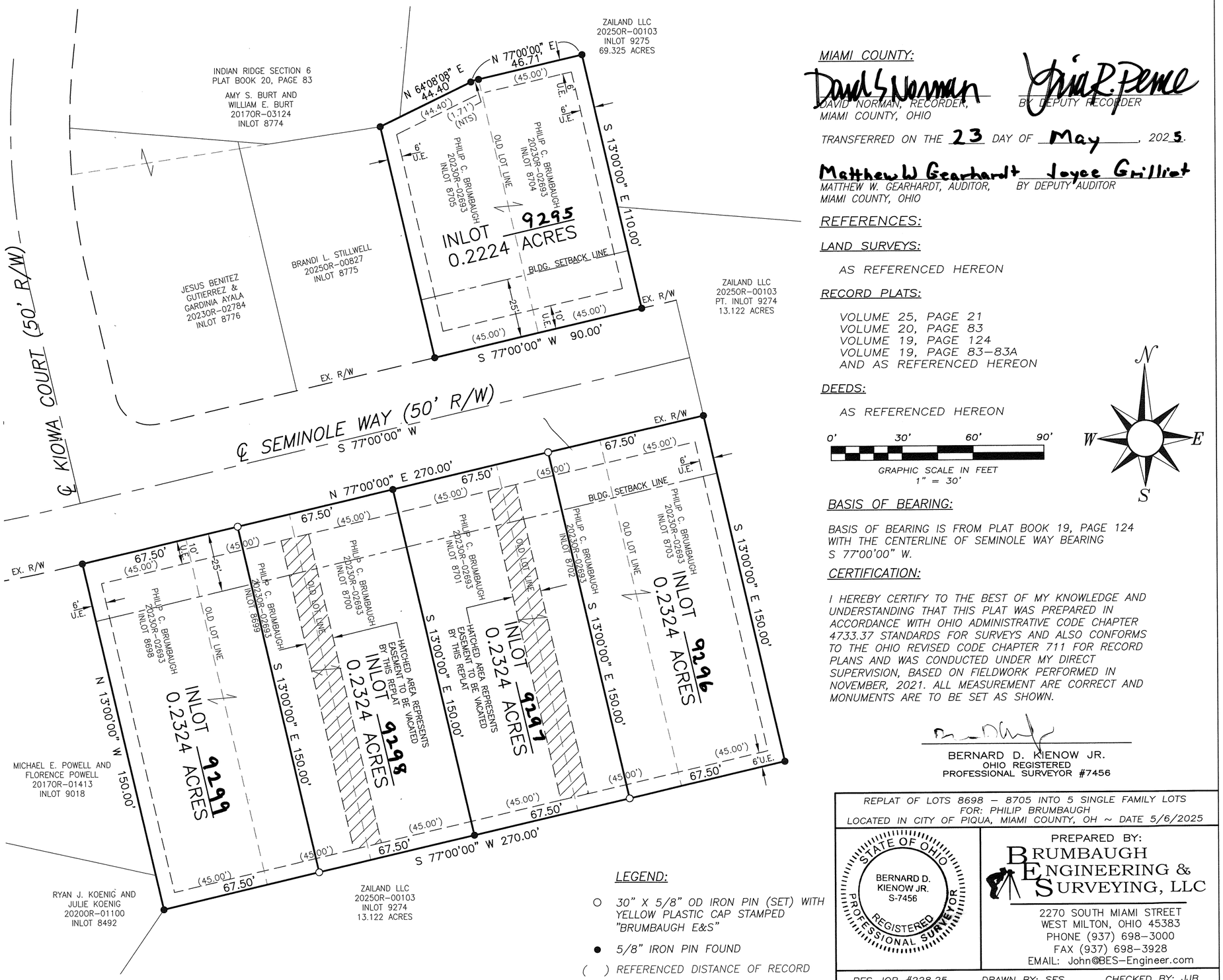
CITY OF PIQUA:

THE RECORD PLAT WAS REVIEWED AND APPROVED THIS 13th DAY OF MAY, 2025.

CHAD HENRY
CITY PLANNER
CITY OF PIQUA

DESCRIPTION:

BEING A REPLAT OF INLOTS 8698, 8699, 8700, 8701, 8702, 8703, 8704 AND 8705 OF INDIAN RIDGE SECTION SIX AS RECORDED IN PLAT BOOK 19, PAGE 124, AS ACQUIRED BY PHILIP C. BRUMBAUGH, TRUSTEE IN DEED 2023OR-02693 LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.



MIAMI COUNTY:

David S Norman
DAVID NORMAN, RECORDER,
MIAMI COUNTY, OHIO

Joyce R. Pence
BY DEPUTY RECORDER

TRANSFERRED ON THE 23 DAY OF May, 2025.

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

Joyce Gilliat
BY DEPUTY AUDITOR

REFERENCES:

LAND SURVEYS:

AS REFERENCED HEREON

RECORD PLATS:

VOLUME 25, PAGE 21
VOLUME 20, PAGE 83
VOLUME 19, PAGE 124
VOLUME 19, PAGE 83-83A
AND AS REFERENCED HEREON

DEEDS:

AS REFERENCED HEREON

0' 30' 60' 90'
GRAPHIC SCALE IN FEET
1" = 30'

N W E S

BASIS OF BEARING:

BASIS OF BEARING IS FROM PLAT BOOK 19, PAGE 124 WITH THE CENTERLINE OF SEMINOLE WAY BEARING S 77°00'00" W.

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN NOVEMBER, 2021. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ( ) REFERENCED DISTANCE OF RECORD

REPLAT OF LOTS 8698 – 8705 INTO 5 SINGLE FAMILY LOTS
FOR: PHILIP BRUMBAUGH
LOCATED IN CITY OF PIQUA, MIAMI COUNTY, OH ~ DATE 5/6/2025

STATE OF OHIO
BERNARD D. KIENOW JR.
S-7456
REGISTERED PROFESSIONAL SURVEYOR

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

BES JOB #228.25 DRAWN BY: SES CHECKED BY: JJB

MIAMI COUNTY RECORDER
DAVID E NEWMAN
2025R-00025
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/03/2025 11:02:29 AM
REFERENCES 0
RECORDING FEE
PAGES 8

CENTERLINE PLAT
MONTGOMERY COUNTY
CITY OF DAYTON
CITY OF VANDALIA
BUTLER TOWNSHIP
SEC. 3, 4, 9 & 10
T. 3 N, R. 6 E

SURVEYING PARAMETERS
THE FOLLOWING VERTICAL POSITIONING,
AND HORIZONTAL POSITIONING PARAMETERS
WERE USED FOR ALL SURVEYING ON THIS PROJECT:

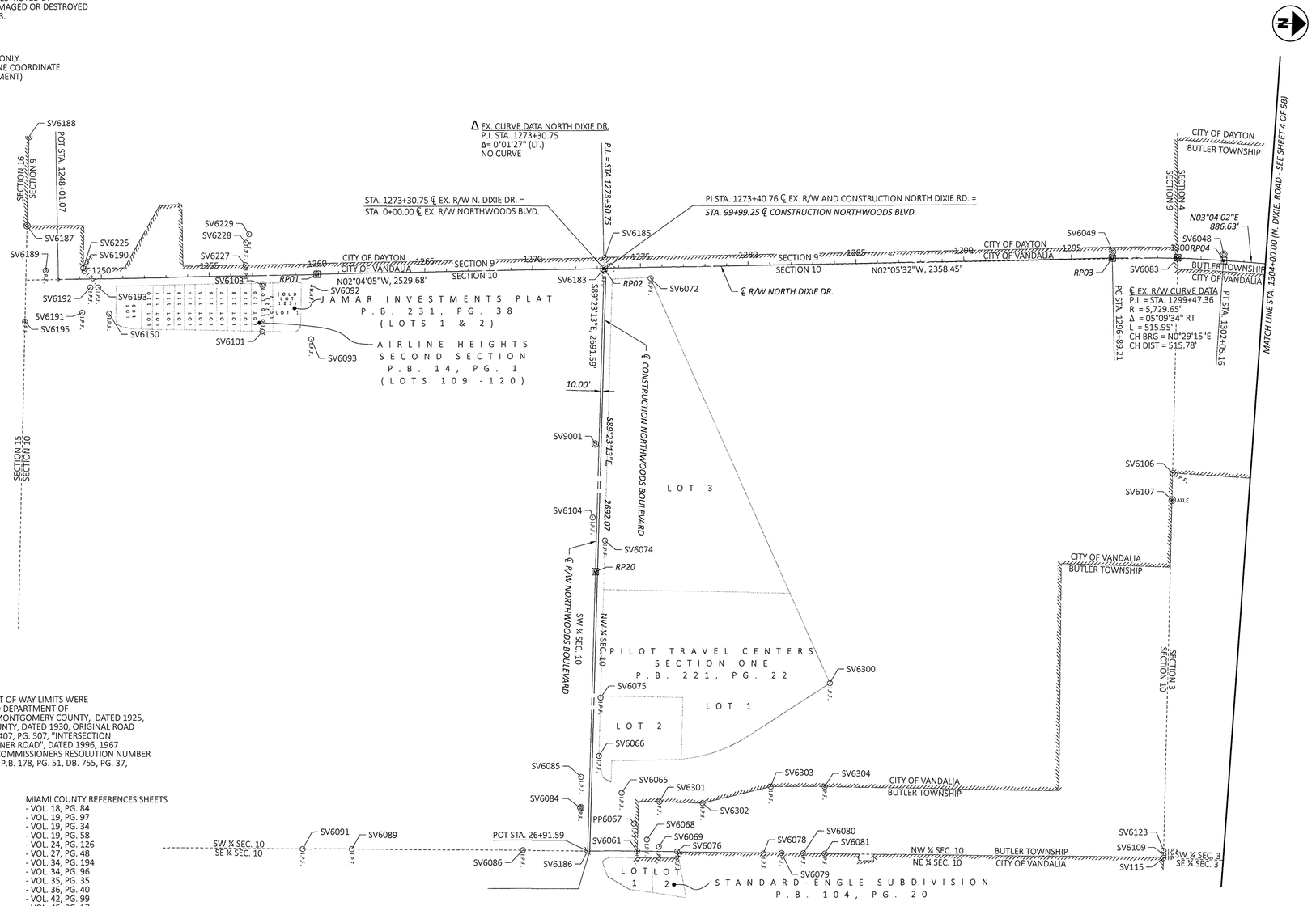
POSITIONING METHOD: ODOT REAL TIME NETWORK (RTN)
MONUMENT TYPE: 5/8"X30" REBAR WITH RED "CM TRANS TRAV PT" CAP
VERTICAL POSITIONING -
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEOID: 18

HORIZONTAL POSITIONING -
REFERENCE FRAME: NAD 83 (2011)
ELLIPSOID: GRS80
COORDINATE SYSTEM: OHIO STATE PLANE, SOUTH ZONE
PROJECT SCALE FACTOR: 1.00006232 (PRJ. IS IN GROUND COORDINATES)
ORIGIN OF COORDINATE SYSTEM 0,0
UNITS ARE IN U.S. SURVEY FEET

USE THE POSITIONING METHODS AND MONUMENT TYPE USED IN THE ORIGINAL SURVEY TO RESTORE ALL THE MONUMENTS RELATED TO PRIMARY PROJECT OCNTROL THAT ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES. RESTORE THE DAMAGED OR DESTROYED MONUMENTS IN ACCORDANCE WITH CMS 623.

BASIS OF BEARING:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.
BEARINGS ARE BASED ON THE OHIO SATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011 ADJUSTMENT)



HORIZONTAL SCALE IN FEET
1" = 200'
0 100 200 400

MONUMENT LEGEND
- ▣ PROPOSED R/W MONUMENT BOX
- ◎ EXISTING CONCRETE MONUMENT
- ⌀ RAILROAD SPIKE FOUND
- ○I.R.F. IRON PIN FOUND
- ⊕P.K. IRON PIPE FOUND
- ⊙M.N.F. MAGNETIC NAIL FOUND

BASIS OF ℄ R/W AND R/W LIMITS:

THE CENTERLINE OF RIGHT OF WAY AND RIGHT OF WAY LIMITS WERE ESTABLISHED BY USING THE FOLLOWING OHIO DEPARTMENT OF HIGHWAYS PLANS "SH 61 SEC O R/W PLANS" MONTGOMERY COUNTY, DATED 1925, "SH 61 SEC R R/W PLANS" MONTGOMERY COUNTY, DATED 1930, ORIGINAL ROAD RECORD BK. A, PG. 276, NORTH WOODS DB. 2407, PG. 507, "INTERSECTION IMPROVEMENTS NORTH DIXIE DRIVE @ LIGHTNER ROAD", DATED 1996, 1967 MONTGOMERY COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NUMBER 1945, PG. 2395, WRIGHT AND McCAULEY DR., P.B. 178, PG. 51, DB. 755, PG. 37,

OTHER REFERENCES:
-TAX MAPS
-MONTGOMERY COUNTY SECTION CORNER REFERENCE SHEETS
- P.B. 14, PG. 1
- P.B. 231, PG. 38
- P.B. 175, PG. 51
- S.R. 2018, PG. 18
- S.R. 2002, PG. 266
- S.R. 1988, PG. 054
- S.R. 1983, PG. 002
- S.R. 2018, P.G. 374
- S.R. 1999, PG. 170
- S.R. 2022, PG. 455
- S.R. 2000, PG. 134
- S.R. 2020, PG. 59
- S.R. 2002, PG. 112
- S.R. 1999, PG. 24
- S.R. 2011, PG. 61
- S.R. 2011, PG. 95
- S.R. 2016, PG. 209
- S.R. 2016, PG. 209A
- S.R. 1981, PG. 65
- S.R. 2015, PG. 173
- S.R. 2000, PG. 493
- S.R. 3-M-466
- S.R. 2019, PG. 88
- S.R. 2014, PG. 97
- S.R. 2022, PG. 143
- S.R. 3-M-386
-DEEDS AND SURVEYS OF RECORD FOUND AT MONTGOMERY COUNTY RECORDER'S OFFICE

MIAMI COUNTY REFERENCES SHEETS
- VOL. 18, PG. 84
- VOL. 19, PG. 97
- VOL. 19, PG. 34
- VOL. 19, PG. 58
- VOL. 24, PG. 126
- VOL. 27, PG. 48
- VOL. 34, PG. 194
- VOL. 34, PG. 96
- VOL. 35, PG. 35
- VOL. 36, PG. 40
- VOL. 42, PG. 99
- VOL. 45, PG. 17
- VOL. 46, PG. 59
- VOL. 20, PG. 47

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

JAMAR Deputy
RECEIVED ____, 20__
RECORDED 6-3, 2025
BOOK 31 PAGE 37
DAVID E. NEWMAN
COUNTY RECORDER

MOT-DIA NORTHEAST LOGISTICS ACCESS

CENTERLINE PLAT (1 OF 8)

PREPARED BY:
DESIGN AGENCY
CARPENTER MARTY transportation
DESIGNER AWN/CFM
REVIEWER MDW 5/27/25
PROJECT ID 115795
SUBSET RW.2 | TOTAL RW.58

CENTERLINE PLAT
CENTERLINE & MONUMENT TABLE

CENTERLINE & MONUMENT COORDINATE TABLE

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	R/W MON. (623 TYPE B)
R/W MONUMENTS AND PROPERTY MONUMENTS - NORTH DIXIE DRIVE										
N/A	192.98' RT	694269.896	1492275.201	694226.629	1492182.202	SV6195	IRON PIPE FOUND			
N/A	250.45' LT	694271.633	1491831.251	694228.365	1491738.280	SV6187	CONC. MONUMENT FOUND			
N/A	664.12' LT	694272.952	1491417.433	694229.684	1491324.487	SV6188	CONC. MONUMENT FOUND			
N/A	43.21' LT	694361.223	1492035.562	694317.950	1491942.578	SV6189	IRON PIPE FOUND			
1249+08.83	156.29' RT	694534.454	1492228.934	694491.170	1492135.938	SV6191	IRON PIN FOUND			
1249+16.75	49.81' LT	694534.931	1492022.679	694491.647	1491929.696	SV6225	IRON PIN FOUND			
1249+22.52	36.18' LT	694541.185	1492036.096	694497.901	1491943.112	SV6190	IRON PIN FOUND			
1249+48.68	39.28' RT	694570.059	1492110.562	694526.773	1492017.573	SV6192	IRON PIN FOUND			
1249+84.89	39.38' RT	694606.244	1492109.358	694562.956	1492016.369	SV6193	IRON PIN FOUND			
1250+33.40	162.68' RT	694659.177	1492230.819	694615.885	1492137.823	SV6150	IRON PIN FOUND			
1256+69.16	50.14' LT	695286.842	1491995.203	695243.511	1491902.221	SV6227	IRON PIN FOUND			
1256+73.23	153.20' LT	695287.186	1491892.056	695243.855	1491799.081	SV6228	IRON PIN FOUND			
1256+88.24	192.29' LT	695300.778	1491852.455	695257.446	1491759.482	SV6229	IRON PIN FOUND			
1257+47.83	42.92' RT	695368.812	1492085.359	695325.476	1491992.372	SV6103	CONC. MONUMENT FOUND			
1257+41.49	259.84' RT	695370.303	1492302.366	695326.967	1492209.365	SV6101	R.R. SPIKE FOUND			
1259+67.42	298.88' RT	695597.499	1492333.233	695554.149	1492240.230	SV6093	IRON PIN FOUND			
1259+74.07	51.73' RT	695595.230	1492086.001	695551.880	1491993.014	SV6092	MAGNETIC NAIL FOUND			
1273+35.25	49.03' LT	696951.861	1491936.182	696908.426	1491843.204	SV6185	IRON PIN FOUND			1
1275+46.14	51.43' RT	697166.281	1492028.883	697122.833	1491935.899	SV6072	IRON PIN FOUND			1
1296+91.36	29.89' LT	699307.112	1491869.294	699263.531	1491776.320	SV6049	CONC. MONUMENT FOUND		1	
1302+04.70	29.29' LT	699822.906	1491874.364	699779.293	1491781.390	SV6048	CONC. MONUMENT FOUND		1	
1300+05.73	992.62' RT	699603.924	1492888.870	699560.324	1492795.833	SV6106	IRON PIN FOUND			
1300+07.80	1117.39' RT	699603.256	1493013.658	699559.656	1492920.613	SV6107	AXEL FOUND			
							TOTAL:		2	2
R/W CENTERLINE MONUMENTS TO BE SET - NORTH DIXIE DR.										
1260+00.00	℄	695619.273	1492033.368	695575.922	1491940.384	RP01	MON. BOX TO BE SET	1		
1273+30.75	℄	696949.160	1491985.346	696905.726	1491892.365	RP02	MON. BOX TO BE SET	1		
1296+89.21	℄	699306.041	1491899.244	699262.460	1491806.269	RP03	MON. BOX TO BE SET	1		
1302+05.16	℄	699821.799	1491903.632	699778.186	1491810.657	RP04	MON. BOX TO BE SET	1		
							TOTAL:	4		
R/W CENTERLINE MONUMENTS TO BE SET - NORTHWOODS BLVD.										
14+00.00	℄	696934.174	1493385.270	696890.741	1493292.202	RP20	MON. BOX TO BE SET	1		
							TOTAL:	1		

CENTERLINE & MONUMENT COORDINATE TABLE

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	R/W MON. (623 TYPE B)
R/W MONUMENTS AND PROPERTY MONUMENTS - NORTHWOODS BOULEVARD										
8+12.67	17.91' RT	696922.550	1492797.780	696879.117	1492704.748	SV9001	CONC. MONUMENT FOUND		1	
11+51.38	19.99' RT	696916.841	1493136.454	696873.409	1493043.401	SV6104	IRON PIN FOUND			1
12+55.55	40.11' LT	696975.830	1493241.260	696932.394	1493148.201	SV6074	IRON PIN FOUND			1
18+85.29	1101.83' LT	698030.749	1493882.323	697987.247	1493789.224	SV6300	IRON PIN FOUND			
19+80.67	40.22' LT	696968.181	1493966.338	696924.745	1493873.234	SV6075	IRON PIN FOUND			
22+48.87	40.20' LT	696965.283	1494234.519	696921.848	1494141.398	SV6066	IRON PIN FOUND			
23+48.76	39.62' RT	696884.399	1494333.554	696840.969	1494240.427	SV6085	IRON PIN FOUND			
24+19.58	150.13' LT	697073.379	1494406.395	697029.937	1494313.263	SV6065	IRON PIN FOUND			
24+92.00	39.71' RT	696882.775	1494476.782	696839.345	1494383.646	SV6084	IRON PIPE FOUND			
24+60.77	211.35' LT	697133.089	1494548.238	697089.643	1494455.097	SV6067	IRON PIN FOUND			
26+97.24	300.25' RT	696620.058	1494679.227	696576.644	1494586.078	SV6086	IRON PIN FOUND			
26+88.07	229.88' LT	697150.260	1494675.730	697106.813	1494582.581	SV6061	IRON PIPE FOUND			
26+32.15	1093.97' RT	695826.208	1494686.745	695782.844	1494593.596	SV6089	IRON PIN FOUND			
26+88.07	1321.35' RT	695598.808	1494688.028	695555.458	1494594.879	SV6091	IRON PIN FOUND			
26+33.13	273.36' LT	697194.325	1494621.254	697150.875	1494528.109	SV6068	IRON PIN FOUND			
24+56.16	326.31' LT	697249.164	1494444.857	697205.711	1494351.723	SV6301	IRON PIPE FOUND			
26+65.56	329.80' LT	697250.409	1494654.283	697206.956	1494561.136	SV6069	IRON PIN FOUND			
26+84.12	415.58' LT	697335.983	1494673.763	697292.525	1494580.614	SV6076	IRON PIN FOUND			
24+55.98	526.34' LT	697449.186	1494446.827	697405.720	1494353.693	SV6302	IRON PIN FOUND			
26+82.61	815.46' LT	697735.863	1494676.531	697692.380	1494583.382	SV6078	IRON PIN FOUND			
23+71.25	841.00' LT	697764.728	1494365.469	697721.243	1494272.340	SV6303	IRON PIN FOUND			
26+77.75	900.27' LT	697820.715	1494672.583	697777.226	1494579.435	SV6079	IRON PIPE FOUND			
26+76.15	1000.22' LT	697920.678	1494672.050	697877.183	1494578.902	SV6080	IRON PIPE FOUND			
26+74.66	1100.10' LT	698020.574	1494671.632	697977.073	1494578.484	SV6081	IRON PIPE FOUND			
							TOTAL:		1	2
SECTION CORNER MONUMENTS										
1273+30.75	℄	696949.156	1491985.350	696905.722	1491892.369	SV6183	MAGNETIC NAIL FOUND			
26+91.59	℄	696920.351	1494676.786	696876.918	1494583.637	SV6186	R.R. SPIKE FOUND			
1299+92.46	3.32' LT	699609.301	1491892.874	699565.701	1491799.899	SV6083	R.R. SPIKE FOUND	1		
1300+45.45	2735.30' RT	699592.044	1494631.705	699548.445	1494538.559	SV6123	IRON PIN FOUND			
1300+46.33	2755.31' RT	699591.985	1494651.724	699548.386	1494558.577	SV6109	IRON PIN FOUND			
1300+46.89	2770.38' RT	702263.534	1492040.160	702219.768	1491947.176	SV115	IRON PIN FOUND			
							TOTAL:	1		

CENTERLINE COMPARISON TABLE

CENTERLINE OF R/W NORTHWOODS BLVD.						CENTERLINE OF CONSTRUCTION NORTHWOODS BLVD.					
STATION (℄ R/W)	OFFSET (℄ R/W)	PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		STATION (℄ CONST.)	OFFSET (℄ R/W)	PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)	
		NORTHING	EASTING	NORTHING	EASTING			NORTHING	EASTING	NORTHING	EASTING
POT 0+00.00	℄	696949.156	1491985.350	696905.722	1491892.369	POT 99+99.25	10.00' LT	696959.161	1491984.981	696915.727	1491892.000
POT 26+91.59	℄	696920.351	1494676.786	696876.918	1494583.637	POT 126+91.59	10.00' LT	696930.351	1494676.894	696886.918	1491892.000

CENTERLINE PLAT (2 OF 8)

MOT-DIA NORTHEAST LOGISTICS ACCESS

RECEIVED _____, 20__
RECORDED 1-3, 2025
BOOK 31 PAGE 31-A
David G. Norman By Jennifer Pene, Deputy
COUNTY RECORDER

DESIGN AGENCY
CARPENTER MARTY Transportation

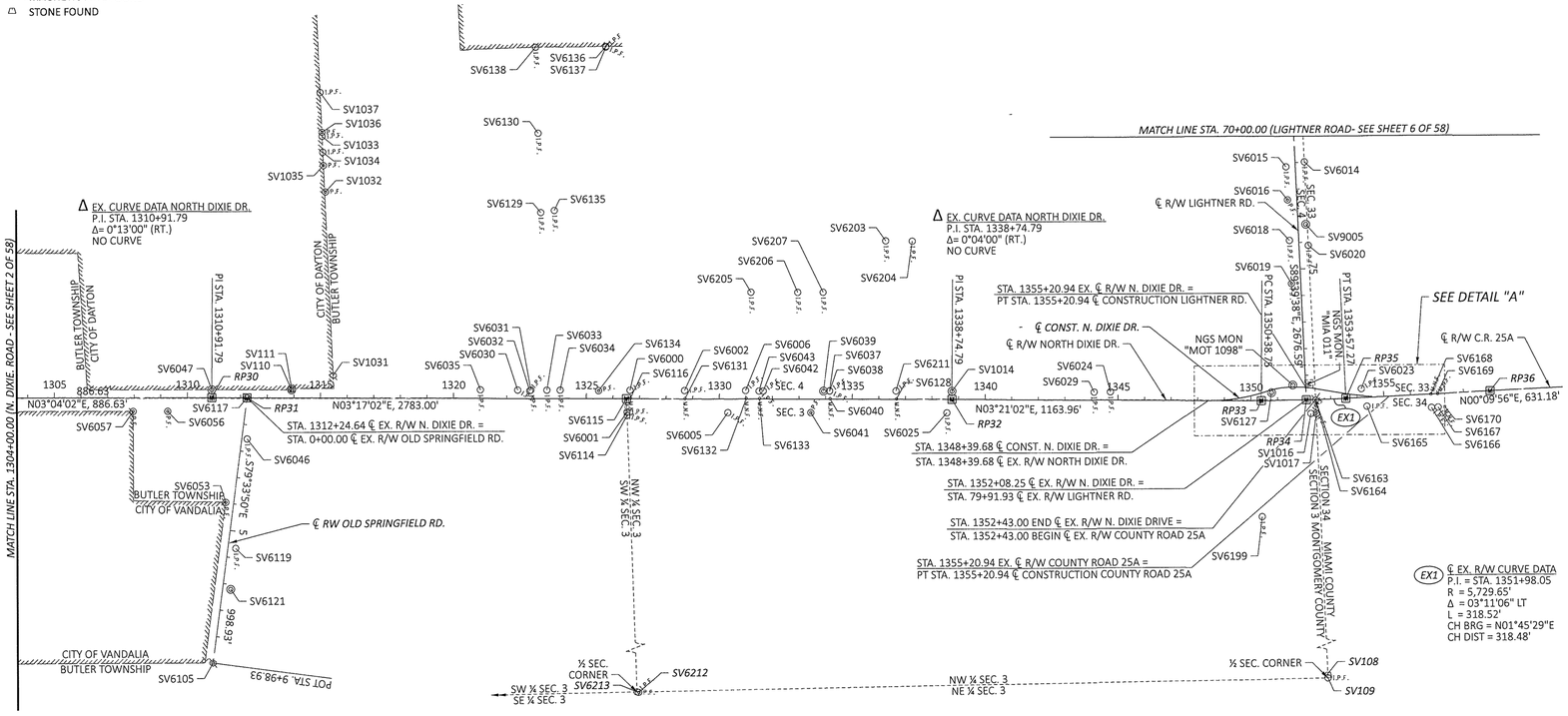
DESIGNER AWN/CFM
REVIEWER MDW 5/27/25
PROJECT ID 115795
SUBSET RW.3 | TOTAL RW.58

CENTERLINE PLAT
MONTGOMERY COUNTY
CITY OF DAYTON
CITY OF VANDALIA
BUTLER TOWNSHIP
SEC. 3, 4
T. 3 N, R. 6 E

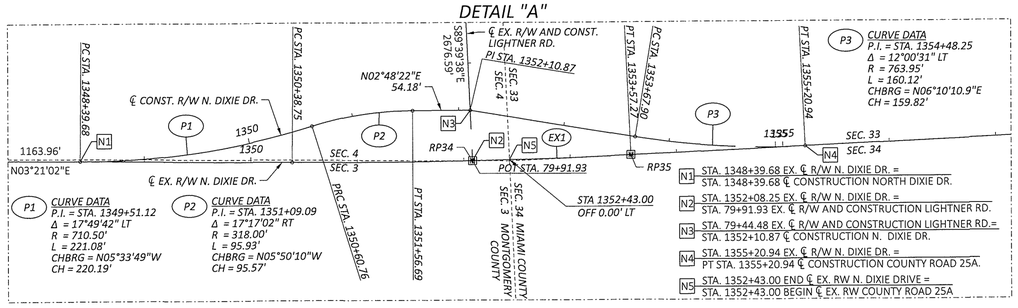
CENTERLINE PLAT
MIAMI COUNTY
MONROE TOWNSHIP
SEC. 33, 34
T. 4 N, R. 6 E

HORIZONTAL SCALE IN FEET
1" = 200'
0 100 200 400

MONUMENT LEGEND
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIPE FOUND
- M.N.F. MAGNETIC NAIL FOUND
- STONE FOUND



DETAIL "A"



CENTERLINE PLAT (3 OF 8)

MOT-DIA NORTHEAST LOGISTICS ACCESS

RECEIVED 6-3, 20 25
RECORDED , 20
BOOK 3 PAGE 31-B
COUNTY RECORDER
Deputy

DESIGN AGENCY
CARPENTER MARTY transportation

DESIGNER	AWN/CFM
REVIEWER	MDW 5/27/25
PROJECT ID	115795
SUBSET	TOTAL
RW.4	RW.58

CENTERLINE PLAT
CENTERLINE & MONUMENT TABLE

CENTERLINE & MONUMENT COORDINATE TABLE

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	R/W MON. (623 TYPE B)
R/W MONUMENTS AND PROPERTY MONUMENTS- NORTH DIXIE DRIVE										
1307+96.44	51.02' RT	700409.506	1491986.220	700365.856	1491893.239	SV6057	IRON PIPE FOUND			
1309+26.66	50.88' RT	700539.545	1491993.042	700495.887	1491900.060	SV6056	IRON PIPE FOUND			
1310+91.55	30.11' LT	700708.535	1491920.993	700664.866	1491828.016	SV6047	CONC. MONUMENT FOUND		1	
1311+45.83	391.32' RT	700738.693	1492344.851	700695.022	1492251.848	SV6053	IRON PIPE FOUND			
1311+00.27	991.16' RT	700658.845	1492941.092	700615.179	1492848.051	SV6105	RAILROAD SPIKE FOUND			
1311+65.41	716.17' RT	700739.638	1492670.284	700695.967	1492577.260	SV6121	CONC. MONUMENT FOUND			
1311+83.86	563.05' RT	700766.829	1492518.477	700723.157	1492425.463	SV6119	IRON PIN FOUND			
1312+25.46	153.62' RT	700831.808	1492112.103	700788.132	1492019.114	SV6046	IRON PIN FOUND			
1312+24.75	0.84' RT	700839.946	1491957.849	700796.269	1491864.870	SV6117	RAILROAD SPIKE FOUND			
1313+91.83	30.00' LT	701008.424	1491938.312	700964.737	1491845.334	SV110	CONC. MONUMENT FOUND			
1313+91.86	34.96' LT	701008.744	1491933.361	700965.057	1491840.383	SV111	CONC. MONUMENT FOUND			
1314+94.43	1146.53' LT	701174.817	1490829.493	701131.119	1490736.584	SV1037	IRON PIN FOUND			
1315+02.30	981.48' LT	701173.214	1490994.723	701129.516	1490901.804	SV1033	IRON PIN FOUND			
1315+05.56	921.96' LT	701173.068	1491054.334	701129.370	1490961.411	SV1034	IRON PIN FOUND			
1315+07.75	871.67' LT	701172.367	1491104.660	701128.669	1491011.734	SV1035	IRON PIN FOUND			
1315+15.84	771.96' LT	701174.734	1491204.676	701131.036	1491111.744	SV1032	IRON PIPE FOUND			
1315+47.71	84.40' LT	701167.164	1491892.929	701123.467	1491799.954	SV1031	RAILROAD SPIKE FOUND			
1321+01.12	32.16' LT	701716.672	1491976.782	701672.941	1491883.802	SV6035	IRON PIN FOUND			1
1322+41.38	32.13' LT	701856.707	1491984.849	701812.967	1491891.868	SV6030	IRON PIN FOUND			1
1322+86.69	29.85' LT	701901.806	1491989.722	701858.063	1491896.741	SV6032	IRON PIN FOUND			1
1322+90.84	31.98' LT	701906.073	1491987.836	701862.330	1491894.855	SV6031	IRON PIN FOUND			1
1323+25.29	696.82' LT	701978.555	1491326.052	701934.807	1491233.112	SV6129	IRON PIN FOUND			
1323+14.37	994.54' LT	701984.704	1491028.195	701940.956	1490935.274	SV6130	IRON PIN FOUND			
1323+03.48	1318.48' LT	701992.389	1490704.169	701948.640	1490611.268	SV6138	IRON PIN FOUND			
1323+76.23	704.67' LT	702029.853	1491321.137	701986.102	1491228.197	SV6135	IRON PIN FOUND			
1323+51.00	31.98' LT	701966.134	1491991.275	701922.387	1491898.294	SV6033	IRON PIN FOUND			1
1324+00.97	31.92' LT	702016.018	1491994.199	701972.268	1491901.217	SV6034	IRON PIN FOUND			1
1325+69.01	1323.76' LT	702257.789	1490714.105	702214.024	1490621.203	SV6136	IRON PIN FOUND			
1325+67.95	1320.41' LT	702256.531	1490717.391	702212.766	1490624.489	SV6137	IRON PIN FOUND			
1326+52.30	50.50' RT	702262.712	1492091.012	702218.946	1491998.024	SV6001	IRON PIN FOUND			
1326+53.42	62.78' RT	702262.626	1492103.206	702218.860	1492010.218	SV6114	IRON PIN FOUND			
1326+63.85	31.82' LT	702278.463	1492009.356	702234.697	1491916.373	SV6000	IRON PIN FOUND			1
1328+69.29	31.88' LT	702483.569	1492021.062	702439.790	1491928.079	SV6002	IRON PIN FOUND			1
1330+32.06	50.94' RT	702641.329	1492113.071	702597.540	1492020.082	SV6005	IRON PIN FOUND			1
1330+98.94	31.77' LT	702712.838	1492034.332	702669.044	1491941.348	SV6006	IRON PIN FOUND			
1331+17.80	399.68' LT	702752.740	1491668.111	702708.944	1491575.150	SV6205	IRON PIN FOUND			
1331+49.42	29.74' LT	702763.113	1492039.248	702719.316	1491946.264	SV6043	IRON PIN FOUND			1
1331+65.05	29.93' LT	702778.733	1492039.961	702734.936	1491946.977	SV6042	IRON PIN FOUND			1
1332+93.28	399.80' LT	702927.939	1491678.041	702884.132	1491585.079	SV6206	IRON PIN FOUND			
1333+44.15	50.69' RT	702952.921	1492130.704	702909.112	1492037.714	SV6041	IRON PIPE FOUND			
1333+88.80	399.95' LT	703023.312	1491683.359	702979.499	1491590.397	SV6207	IRON PIN FOUND			
1333+91.82	30.00' LT	703005.129	1492052.879	702961.317	1491959.894	SV6039	CONC. MONUMENT FOUND		1	
1334+14.86	31.78' LT	703028.240	1492052.419	702984.427	1491959.434	SV6037	IRON PIN FOUND			1
1334+14.98	29.83' LT	703028.243	1492054.369	702984.430	1491961.384	SV6038	IRON PIN FOUND			1
1336+23.23	592.56' LT	703268.389	1491504.497	703224.561	1491411.546	SV6203	IRON PIN FOUND			
1336+64.09	31.57' LT	703277.045	1492066.901	703233.216	1491973.915	SV6211	IRON PIN FOUND			1
1337+23.44	591.82' LT	703368.394	1491510.980	703324.560	1491418.029	SV6204	IRON PIN FOUND			
1338+56.24	50.55' RT	703464.174	1492159.895	703420.334	1492066.903	SV6025	IRON PIN FOUND			
1338+75.00	30.44' LT	703487.579	1492080.121	703443.737	1491987.134	SV1014	CONC. MONUMENT FOUND		1	
1344+10.16	30.33' LT	704021.814	1492111.506	703977.939	1492018.517	SV6029	IRON PIN FOUND			
1344+71.08	30.82' LT	704082.664	1492114.574	704038.785	1492021.585	SV6024	IRON PIN FOUND			
1350+77.56	29.49' LT	704687.838	1492151.205	704643.921	1492058.214	SV6127	CONC. MONUMENT FOUND		1	
1350+44.24	433.33' RT	704628.128	1492611.453	704584.215	1492518.433	SV6199	IRON PIN FOUND			1
1352+24.01	51.55' RT	704831.301	1492237.885	704787.375	1492144.888	SV1016	IRON PIN FOUND			1
1352+43.93	52.13' RT	704851.384	1492238.959	704807.457	1492145.963	SV1017	IRON PIPE FOUND			1
1354+16.94	32.97' LT	705025.654	1492155.495	704981.716	1492062.503	SV6023	IRON PIN FOUND			1
1354+35.00	32.90' RT	705043.524'	1492221.415	704999.585	1492128.419	SV6165	IRON PIN FOUND			
1356+77.30	50.10' RT	705285.774	1492239.311	705241.820	1492146.314	SV6166	IRON PIN FOUND			
1357+02.27	50.00' RT	705310.742	1492239.291	705266.787	1492146.294	SV6167	IRON PIN FOUND			
1357+27.32	50.10' RT	705335.794	1492239.459	705291.837	1492146.462	SV6170	MAGNETIC NAIL FOUND			
							TOTAL:		4	18

CENTERLINE & MONUMENT COORDINATE TABLE

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	*R/W MON. (623 MISC.)
R/W MONUMENTS AND PROPERTY MONUMENTS- NORTH DIXIE DRIVE										
1328+71.33	1.88' LT	702483.886	1492051.139	702440.107	1491958.154	SV6131	MAGNETIC NAIL FOUND			1
1331+01.53	1.67' LT	702713.697	1492064.535	702669.903	1491971.549	SV6132	MAGNETIC NAIL FOUND			1
1331+51.68	1.63' LT	702763.759	1492067.441	702719.962	1491974.455	SV6133	MAGNETIC NAIL FOUND			1
1334+16.63	2.52' LT	703028.513	1492082.518	702984.700	1491989.531	SV6040	MAGNETIC NAIL FOUND			1
1336+66.21	1.52' LT	703277.435	1492097.031	703233.606	1492004.043	SV6128	MAGNETIC NAIL FOUND			1
1356+77.69	0.02' LT	705286.308	1492189.200	705242.355	1492096.207	SV6168	MAGNETIC NAIL FOUND			1
1357+02.63	℄	705311.303	1492189.276	705267.348	1492096.283	SV6169	MAGNETIC NAIL FOUND			1
							TOTAL:			7

R/W MONUMENTS AND PROPERTY MONUMENTS- LIGHTNER ROAD

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	R/W MON. (623 TYPE B)
75+53.18	35.02' RT	704784.470	1491746.970	704740.548	1491654.004	SV6019	IRON PIN FOUND			
74+12.39	34.97' LT	704855.289	1491606.600	704811.362	1491513.643	SV6020	IRON PIN FOUND			
73+90.59	34.99' RT	704785.460	1491584.385	704741.538	1491491.429	SV6018	IRON PIN FOUND			
73+33.49	29.06' LT	704849.854	1491434.714	704805.928	1491434.714	SV9005	CONC. MONUMENT FOUND			
71+14.13	34.94' RT	704787.154	1491307.932	704743.232	1491214.994	SV6015	IRON PIN FOUND			
70+98.46	34.99' LT	704857.175	1491292.674	704813.248	1491199.737	SV6014	IRON PIN FOUND			

SECTION CORNER MONUMENTS

1326+50.71	0.21' LT	702263.534	1492040.160	702219.768	1491947.176	SV6115	MAGNETIC NAIL FOUND	1		
1327+59.44	2705.40' RT	702217.095	1494747.558	702173.332	1494654.405	SV6213	IRON PIN FOUND			
1327+65.50	2706.77' RT	702223.074	1494749.276	702179.311	1494656.123	SV6212	IRON PIPE FOUND			
1352+43.02	1.14' RT	704851.622	1492187.960	704807.695	1492094.966	SV6163	RAILROAD SPIKE FOUND	1		
1352+43.49	2.43' RT	704852.066	1492189.266	704808.139	1492096.272	SV6164	MAGNETIC NAIL FOUND			
1352+69.50	2640.55' RT	704830.052	1494827.482	704786.126	1494734.324	SV108	CORNER STONE FOUND			
1352+68.73	2650.95' RT	704828.745	1494837.852	704784.820	1494744.693	SV109	IRON PIN FOUND			
							TOTAL:	2		

R/W CENTERLINE MONUMENTS TO BE SET - NORTH DIXIE DRIVE

1310+91.79	℄	700707.160	1491951.073	700663.492	1491858.095	RP30	MON. BOX TO BE SET	1		
1312+24.64	℄	700839.792	1491958.684	700796.118	1491865.711	RP31	MON. BOX TO BE SET	1		
1338+74.79	℄	703485.594	1492110.493	703441.753	1492017.506	RP32	MON. BOX TO BE SET	1		
1350+38.75	℄	704647.566	1492178.521	704603.652	1492085.528	RP33	MON. BOX TO BE SET	1		
1352+08.25	℄	704816.891	1492185.923	704772.967	1492092.930	RP34	MON. BOX TO BE SET	1		
1353+57.27	℄	704965.891	1492188.291	704921.958	1492095.298	RP35	MON. BOX TO BE SET	1		
1359+00.00	℄	705508.618	1492189.858	705464.651	1492096.865	RP36	MON. BOX TO BE SET	1		
							TOTAL:	7		

CENTERLINE COMPARISON TABLE

CENTERLINE OF R/W N. DIXIE DR.						CENTERLINE OF CONSTRUCTION N. DIXIE DR.					
STATION (℄ R/W)	OFFSET (℄ R/W)	PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		STATION (℄ CONST.)	OFFSET (℄ R/W)	PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)	
		NORTHING	EASTING	NORTHING	EASTING			NORTHING	EASTING	NORTHING	EASTING
1348+39.68	℄	704448.830	1492166.886	704404.929	1492073.894	PC 1348+39.68	℄	704448.830	1492166.886	704404.929	1492073.894
1350+57.32	℄	704666.103	1492179.576	704622.188	1492086.583	PRC 1350+60.76	34.09' LT	704667.985	1492145.538	704624.070	1492052.547
1351+52.52	℄	704761.191	1492184.042	704717.270	1492091.049	PT 1351+59.69	48.26' LT	704763.055	1492135.821	704719.134	1492042.831
1352+07.15	℄	704815.792	1492185.891	704771.868	1492092.898	PI 1352+10.87	47.44' LT	704817.172	1492138.473	704773.248	1492045.483
1353+62.00	℄	704970.618	1492188.304	704926.684	1492095.311	PC 1353+67.90	16.72' LT	704970.666	1492171.587	704926.732	1492078.595
1355+20.94	℄	705129.563	1492188.763	705085.619	1492095.770	PT 1355+20.94	℄	705129.563	1492188.763	705085.619	1492095.770

* ITEM 623 MONUMENT, MISC: MAGNETIC NAIL
THIS ITEM INLUDES SETTING A MAGNETIC NAIL
INSTEAD OF ITEM 623 TYPE B

BOOK 31 PAGE 31-C

MOT-DIA NORTHEAST LOGISTICS ACCESS

CENTERLINE PLAT (4 OF 8)

DESIGN AGENCY
CARPENTER MARTY transportation

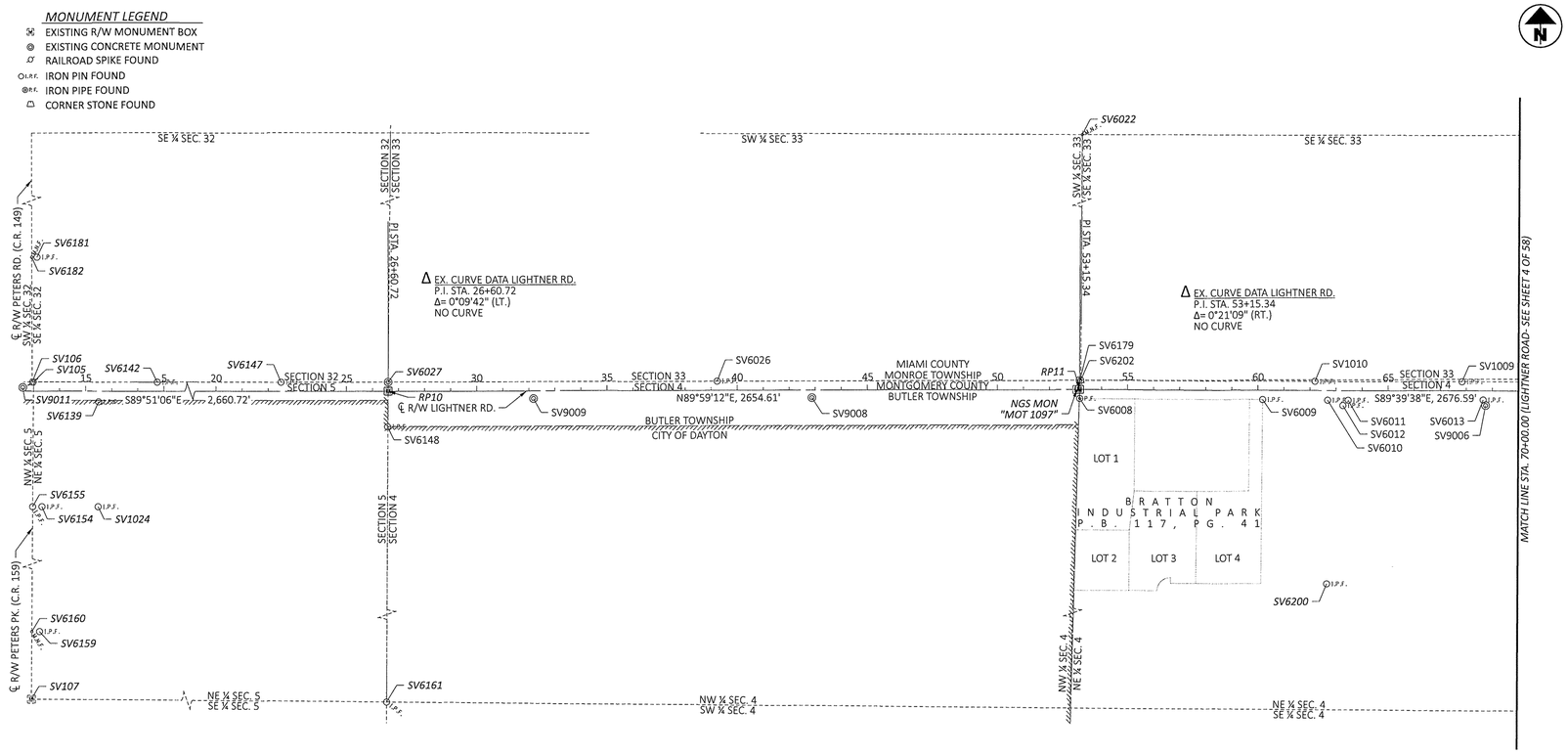
DESIGNER AWN/CFM
REVIEWER MDW 5/27/25
PROJECT ID 115795
SUBSET RW.5 | TOTAL RW.58

CENTERLINE PLAT
MONTGOMERY COUNTY
CITY OF DAYTON
CITY OF VANDALIA
BUTLER TOWNSHIP
SEC. 4 & 5
T. 3 N, R. 6 E

CENTERLINE PLAT
MIAMI COUNTY
MONROE TOWNSHIP
SEC. 32 & 33
T. 4 N, R. 6 E

HORIZONTAL SCALE IN FEET
1" = 200'
0 100 200 400

MONUMENT LEGEND
- EXISTING R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- I.R.F. IRON PIN FOUND
- I.P.F. IRON PIPE FOUND
- CORNER STONE FOUND



I, MICHAEL D. WEEKS, P.S., HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR MONTGOMERY COUNTY IN JULY, 2022 THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

UNDERGROUND UTILITY LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THOUGH THEY ARE BELIEVED TO BE ACCURATE, THEIR LOCATION IS AS MARKED ON THE GROUND BY THE UTILITY COMPANY PER OHIO811 CONFIRMATION, THOSE MARKINGS SUBSEQUENTLY BEING SURVEYED AS A PART OF THIS PROJECT.

SEE SURVEY PARAMETERS NOTE AFFIXED TO THESE PLANS FOR THE HORIZONTAL AND VERTICAL SURVEY PARAMETERS USED FOR THIS PROJECT.

AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND CENTERLINE OF EXISTING RIGHT OF WAY FOR PROPERTY TAKES CONTAINED HEREIN. AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROAD OCCUPIED, NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS SHOWN HEREIN. AS A PART OF THIS WORK I HAVE SET RIGHT OF WAY MONUMENTS AT PROPERTY CORNERS, PROPERTY LINE INTERSECTIONS, AND ANGLE POINTS ON THE RIGHT OF WAY AS SHOWN HEREIN.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS, UNLESS NOTED OTHERWISE. THE WORDS "I" AND "MY" AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

Michael D. Weeks
MICHAEL D. WEEKS, PROFESSIONAL LAND SURVEYOR NO. 7357

6-03-2025
DATE

SURVEYORS SEAL

STATE OF OHIO
MICHAEL D. WEEKS
S-7357
REGISTERED PROFESSIONAL SURVEYOR

RECEIVED 6-3, 20 25
RECORDED 6-3, 20 25
BOOK 31 PAGE 31-D
DAWN L. NIMAN by Jennifer Spence Deputy
COUNTY RECORDER

DESIGN AGENCY
CARPENTER MARTY transportation

DESIGNER	AWN/CFM
REVIEWER	MDW 5/27/25
PROJECT ID	115795
SUBSET	RW.6
TOTAL	RW.58

CENTERLINE PLAT (5 OF 8)

MOT-DIA NORTHEAST LOGISTICS ACCESS

CENTERLINE PLAT
CENTERLINE & MONUMENT TABLE

CENTERLINE & MONUMENT COORDINATE TABLE

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	* PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	R/W MON. (623 TYPE B)
R/W MONUMENTS AND PROPERTY MONUMENTS - LIGHTNER ROAD										
N/A	N/A	704853.584	1484152.637	704809.657	1484060.144	SV9011	CONC. MONUMENT FOUND			
-0+02.50	440.86' RT	704398.898	1484190.385	704354.999	1484097.890	SV6155	IRON PIN FOUND			
0+33.02	440.83' RT	704398.101	1484225.932	704354.202	1484133.435	SV6154	IRON PIN FOUND			
-0+07.75	1443.69' RT	703395.353	1484182.558	703351.517	1484090.064	SV6160	MAGNETIC NAIL FOUND			
0+21.82	1443.64' RT	703395.322	1484212.131	703351.486	1484119.634	SV6159	IRON PIN FOUND			
2+49.54	40.16' RT	704798.210	1484443.486	704754.286	1484350.975	SV6139	IRON PIN FOUND			
2+48.69	440.37' RT	704398.005	1484441.599	704354.106	1484349.088	SV1024	IRON PIN FOUND			
4+75.76	34.95' LT	704872.732	1484669.897	704828.804	1484577.372	SV6142	IRON PIN FOUND			
22+49.37	35.30' LT	704868.489	1486443.498	704824.561	1486350.862	SV6147	IRON PIN FOUND			
26+58.84	135.54' RT	704696.591	1486852.526	704652.674	1486759.865	SV6148	IRON PIN FOUND			
32+18.00	29.69' RT	704802.571	1487412.050	704758.647	1487319.354	SV9009	CONC. MONUMENT FOUND		1	
39+23.79	35.01' LT	704867.426	1488117.820	704823.498	1488025.080	SV6026	IRON PIN FOUND			1
42+87.38	28.81' RT	704803.691	1488481.426	704759.767	1488388.663	SV9008	IRON PIN FOUND		1	
53+16.29	34.50' RT	704798.238	1489510.125	704754.314	1489417.298	SV6008	IRON PIPE FOUND			1
60+18.13	35.86' RT	704792.723	1490211.947	704748.800	1490119.076	SV6009	IRON PIN FOUND			1
62+19.03	34.88' LT	704862.269	1490413.263	704818.341	1490320.380	SV1010	IRON PIN FOUND			1
62+67.99	36.34' RT	704790.759	1490461.797	704746.836	1490368.911	SV6010	IRON PIN FOUND			1
63+26.63	56.62' RT	704770.136	1490520.318	704726.214	1490427.428	SV6012	IRON PIN FOUND			
63+46.69	36.59' RT	704790.047	1490540.497	704746.124	1490447.606	SV6011	IRON PIN FOUND			1
67+83.91	34.33' LT	704858.379	1490978.127	704814.452	1490885.209	SV1009	IRON PIN FOUND			
68+65.02	35.04' RT	704788.524	1491058.829	704744.601	1490965.906	SV6013	IRON PIN FOUND			1
68+74.33	56.39' RT	704767.118	1491068.008	704723.196	1490975.084	SV9006	CONC. MONUMENT FOUND			
							TOTAL:		2	7
SECTION CORNER MONUMENTS										
0+00.00	35.00' LT	704874.015	1484194.139	704830.087	1484101.644	SV105	R.R. SPIKE FOUND			
-0+05.36	34.86' LT	704873.885	1484188.779	704829.957	1484096.284	SV106	R.R. SPIKE FOUND			
-0+13.96	2616.93' RT	702222.130	1484173.318	702178.367	1484080.824	SV107	MONUMENT BOX FOUND			
26+60.82	35.00' LT	704867.127	1486854.853	704823.199	1486762.192	SV6027	CONC. MONUMENT FOUND			
26+52.17	2638.42' RT	702193.734	1486839.376	702149.973	1486746.716	SV6161	IRON PIN FOUND			
53+16.26	35.00' LT	704867.742	1489510.504	704823.814	1489417.677	SV6179	CONC. MONUMENT FOUND		1	
53+19.75	34.26' LT	704866.979	1489513.996	704823.051	1489421.169	SV6202	CORNER STONE FOUND		1	
53+22.99	2688.65' LT	707521.304	1489532.953	707477.211	1489440.125	SV6022	MAGNETIC NAIL FOUND			
							TOTAL:		2	
R/W CENTERLINE MONUMENTS TO BE SET - LIGHTNER ROAD										
26+60.72	℄	704832.127	1486854.762	704788.202	1486762.101	RP10	MON. BOX TO BE SET	1		
53+15.34	℄	704832.742	1489509.377	704788.817	1489416.551	RP11	MON. BOX TO BE SET	1		
							TOTAL:	2		
PROPOSED MONUMENTS - NORTH DIXIE DRIVE										
1259+75.11	84.00 RT	695597.429	1492118.212	695554.079	1492025.223		IRON PIN SET			1
1262+50.00	84.00 RT	695872.141	1492108.292	695828.774	1492015.304		IRON PIN SET			1
1264+00.00	70.00 RT	696021.534	1492088.888	695978.158	1491995.901		IRON PIN SET			1
1268+50.00	70.00 RT	696471.247	1492072.649	696427.843	1491979.663		IRON PIN SET			1
1270+00.00	84.00 RT	696621.656	1492081.227	696578.242	1491988.240		IRON PIN SET			1
1272+50.00	41.50 LT	696866.961	1491946.787	696823.532	1491853.809		IRON PIN SET			
1273+91.00	50.00 LT	697007.540	1491933.180	696964.103	1491840.203		IRON PIN SET			
1273+30.75	30.00 LT	696948.064	1491955.366	696904.631	1491862.387		IRON PIN SET			
1273+91.00	45.00 LT	697007.723	1491938.177	696964.285	1491845.199		IRON PIN SET			
1272+69.00	84.00 RT	696890.474	1492071.520	696847.043	1491978.534		IRON PIN SET			1
1272+88.79	105.16 RT	696911.013	1492091.949	696867.582	1491998.962		IRON PIN SET			1
1274+24.00	88.00 RT	697045.556	1492069.883	697002.116	1491976.897		IRON PIN SET			1
1275+00.00	79.00 RT	697121.177	1492058.115	697077.732	1491965.130		IRON PIN SET			1
1275+57.79	79.00 RT	697178.930	1492056.005	697135.482	1491963.020		IRON PIN SET			1
1279+00.77	79.00 RT	697521.677	1492043.483	697478.207	1491950.499		IRON PIN SET			1
1280+75.00	79.00 RT	697695.794	1492037.123	697652.313	1491944.139		IRON PIN SET			1
							TOTAL:			12

CENTERLINE & MONUMENT COORDINATE TABLE

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	* PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	R/W MON. (623 TYPE B)
PROPOSED MONUMENTS - NORTH DIXIE DRIVE										
1282+12.00	55.00 RT	697831.826	1492008.137	697788.337	1491915.155		IRON PIN SET			1
1282+12.00	68.00 RT	697832.301	1492021.128	697788.812	1491928.145		IRON PIN SET			1
1282+51.00	55.00 RT	697870.800	1492006.713	697827.309	1491913.731		IRON PIN SET			
1282+51.00	68.00 RT	697871.275	1492019.704	697827.783	1491926.721		IRON PIN SET			
1284+96.78	30.00 LT	698113.308	1491912.797	698069.809	1491819.821		IRON PIN SET			1
1285+38.20	52.00 LT	698152.555	1491891.350	698109.046	1491798.375		IRON PIN SET			
1286+67.04	30.00 LT	698283.455	1491906.581	698239.938	1491813.605		IRON PIN SET			1
1286+37.04	40.00 LT	698253.111	1491897.683	698209.595	1491804.708		IRON PIN SET			1
1286+90.00	51.00 RT	698309.362	1491986.689	698265.843	1491893.708		IRON PIN SET			1
1286+90.00	68.00 RT	698309.982	1492003.677	698266.464	1491910.696		IRON PIN SET			1
1287+25.00	51.00 RT	698344.338	1491985.411	698300.817	1491892.430		IRON PIN SET			1
1287+25.00	68.00 RT	698344.959	1492002.399	698301.438	1491909.418		IRON PIN SET			1
1292+21.98	30.00 LT	698838.0259	1491886.321	698794.474	1491793.347		IRON PIN SET			1
1292+51.97	40.00 LT	698867.638	1491875.233	698824.084	1491782.259		IRON PIN SET			1
1293+92.24	30.00 LT	699008.173	1491880.105	698964.610	1491787.131		IRON PIN SET			1
1293+62.24	40.00 LT	698977.829	1491871.207	698934.2691	1491778.234		IRON PIN SET			
1294+23.00	68.00 RT	699042.494	1491976.917	698998.929	1491883.937		IRON PIN SET			1
1295+00.00	60.00 RT	699119.150	1491966.111	699075.581	1491873.132		IRON PIN SET			1
1296+89.21	60.00 RT	699308.231	1491959.204	699264.651	1491866.225		IRON PIN SET			1
1296+89.21	51.00 RT	699307.903	1491950.210	699264.322	1491857.231		IRON PIN SET			1
1296+89.21	30.00 LT	699304.946	1491869.264	699261.365	1491776.290		IRON PIN SET			1
1296+89.21	40.00 LT	699304.581	1491859.270	699260.999	1491766.298		IRON PIN SET			
1299+91.06	40.00 LT	699608.486	1491856.178	699564.886	1491763.205		IRON PIN SET			
1299+91.17	37.00 LT	699608.551	1491859.179	699564.951	1491766.207		IRON PIN SET			
1299+91.43	30.00 LT	699608.703	1491866.183	699565.104	1491773.209		IRON PIN SET			1
1299+93.00	51.00 RT	699608.942	1491947.197	699565.343	1491854.219		IRON PIN SET			1
1299+93.09	60.00 RT	699608.887	1491956.198	699565.286	1491863.219		IRON PIN SET			1
1302+05.16	51.00 RT	699819.070	1491954.560	699775.457	1491861.580		IRON PIN SET			1
1302+05.16	60.00 RT	699818.588	1491963.546	699774.976	1491870.567		IRON PIN SET			
1302+05.16	37.00 LT	699823.779	1491866.685	699780.166	1491773.712		IRON PIN SET			
1302+70.00	40.00 LT	699888.688	1491867.159	699845.071	1491774.186		IRON PIN SET			
1302+70.00	37.00 LT	699888.527	1491870.155	699844.910	1491777.181		IRON PIN SET			
1302+78.00	45.00 LT	699896.944	1491862.594	699853.326	1491769.621		IRON PIN SET			
1304+00.00	45.00 LT	700018.769	1491869.122	699975.144	1491776.149		IRON PIN SET			
1304+00.00	37.00 LT	700018.341	1491877.110	699974.716	1491784.137		IRON PIN SET			
1305+75.00	60.00 RT	700187.900	1491983.335	700144.265	1491890.355		IRON PIN SET			
1306+24.31	30.00 LT	700241.957	1491896.103	700198.318	1491803.128		IRON PIN SET			1
1306+23.82	37.00 LT	700241.837	1491889.086	700198.198	1491796.112		IRON PIN SET			
1306+42.00	51.00 RT	700255.286	1491977.933	700211.646	1491884.953		IRON PIN SET			
1306+65.00	51.00 LT	700283.711	1491877.310	700240.069	1491784.336		IRON PIN SET			
1306+75.00	30.00 LT	700292.573	1491898.815	700248.931	1491805.840		IRON PIN SET			1
1308+88.00	30.00 LT	700505.203	1491910.209	700461.548	1491817.233		IRON PIN SET			1
1309+06.00	70.00 LT	700525.382	1491871.233	700481.725	1491778.259		IRON PIN SET			
1309+30.00	60.00 LT	700548.813	1491882.502	700505.154	1491789.528		IRON PIN SET			
1309+30.00	30.00 LT	700547.207	1491912.459	700503.5493	1491819.483		IRON PIN SET			1
1316+08.00	35.00 LT	701224.528	1491945.701	701180.827	1491852.723		IRON PIN SET			1
1316+22.00	96.00 LT	701241.999	1491885.603	701198.298	1491792.629		IRON PIN SET			1
1316+54.00	96.00 LT	701273.946	1491887.436	701230.243	1491794.462		IRON PIN SET			
1316+69.00	35.00 LT	701285.428	1491949.195	701241.723	1491856.217		IRON PIN SET			
1315+97.00	63.00 RT	701207.932	1492042.910	701164.233	1491949.926		IRON PIN SET			
1316+16.00	86.50 RT	701225.555	1492067.460	701181.854	1491974.474		IRON PIN SET			
1316+31.11	86.50 RT	701240.640	1492068.325	701196.939	1491975.340		IRON PIN SET			
1316+55.00	86.50 RT	701264.491	1492069.694	701220.788	1491976.708		IRON PIN SET			
1316+72.00	63.00 RT	701282.809	1492047.206	701239.105	1491954.222		IRON PIN SET			
1324+01.76	30.00 LT	702016.697	1491996.162	701972.948	1491903.181		IRON PIN SET			1
1324+01.18	45.00 LT	702016.983	1491981.154	701973.233	1491888.174		IRON PIN SET			1
1324+14.00	56.50 LT	702030.436	1491970.407	701986.685	1491877.427		IRON PIN SET			
							TOTAL:			29

Book 31 PAGE 31-E

DESIGN AGENCY
CARPENTER MARTY transportation

DESIGNER
AWN/CFM

REVIEWER
MDW 5/27/25

PROJECT ID
115795

SUBSET RW.7 | TOTAL RW.58

CENTERLINE PLAT
CENTERLINE & MONUMENT TABLE

CENTERLINE & MONUMENT COORDINATE TABLE

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	* PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	R/W MON. (623 TYPE B)
PROPOSED MONUMENTS - NORTH DIXIE DRIVE										
1324+40.00	30.00 LT	702054.875	1491998.357	702011.123	1491905.376		IRON PIN SET			1
1335+99.00	30.00 LT	703211.972	1492064.744	703168.148	1491971.759		IRON PIN SET			1
1335+99.00	50.00 LT	703213.118	1492044.777	703169.293	1491951.793		IRON PIN SET			1
1336+62.66	50.00 LT	703276.676	1492048.424	703232.848	1491955.439		IRON PIN SET			
1337+62.62	49.00 LT	703376.415	1492055.148	703332.581	1491962.163		IRON PIN SET			
1339+74.00	47.00 LT	703587.378	1492069.372	703543.530	1491976.386		IRON PIN SET			
1341+00.00	35.00 LT	703712.461	1492088.715	703668.606	1491995.728		IRON PIN SET			
1344+96.38	30.00 LT	704107.870	1492116.873	704063.990	1492023.884		IRON PIN SET			
1345+07.61	35.00 LT	704119.372	1492112.538	704075.492	1492019.549		IRON PIN SET			
1345+86.00	46.50 LT	704198.297	1492105.641	704154.412	1492012.652		IRON PIN SET			
1346+00.00	51.50 LT	704212.571	1492101.468	704168.684	1492008.480		IRON PIN SET			
1345+96.50	51.00 RT	704203.086	1492203.586	704159.200	1492110.592		IRON PIN SET			1
1345+96.50	83.00 RT	704201.216	1492235.531	704157.3302	1492142.535		IRON PIN SET			
1346+23.50	83.00 RT	704228.170	1492237.109	704184.282	1492144.113		IRON PIN SET			
1346+23.50	51.00 RT	704230.040	1492205.164	704186.153	1492112.170		IRON PIN SET			1
1347+20.00	40.00 LT	704331.694	1492119.959	704287.800	1492026.970		IRON PIN SET			
1348+00.00	37.00 LT	704411.382	1492127.630	704367.483	1492034.641		IRON PIN SET			
1349+50.00	58.00 LT	704562.353	1492115.433	704518.444	1492022.444		IRON PIN SET			
1350+33.00	78.00 LT	704646.380	1492100.318	704602.466	1492007.330		IRON PIN SET			
1351+28.16	136.62 LT	704742.715	1492046.551	704698.795	1491953.566		IRON PIN SET			
1351+67.51	123.67 LT	704780.630	1492061.016	704736.708	1491968.031		IRON PIN SET			1
1354+34.84	50.00 RT	705043.297	1492238.674	704999.359	1492145.678		IRON PIN SET			1
1352+92.90	166.26 LT	704903.866	1492021.505	704859.937	1491928.522		IRON PIN SET			1
1353+18.00	102.00 LT	704927.615	1492086.048	704883.683	1491993.061		IRON PIN SET			1
1353+55.00	81.00 LT	704963.886	1492107.284	704919.953	1492014.296		IRON PIN SET			
1353+86.50	74.00 LT	704995.333	1492114.489	704951.398	1492021.500		IRON PIN SET			
1353+86.00	54.50 LT	704994.777	1492133.874	704950.842	1492040.884		IRON PIN SET			1
1354+05.00	54.00 LT	705013.776	1492134.429	704969.839	1492041.439		IRON PIN SET			1
1354+05.50	69.50 LT	705014.325	1492118.840	704970.388	1492025.851		IRON PIN SET			
1354+17.22	48.25 LT	705025.979	1492140.215	704982.042	1492047.225		IRON PIN SET			1
1354+17.21	63.00 LT	705026.013	1492125.464	704982.076	1492032.475		IRON PIN SET			
							TOTAL:			12
PROPOSED MONUMENTS - NORTHWOODS BOULEVARD										
0+86.79	57.76 RT	696890.474	1492071.520	696847.043	1491978.534		IRON PIN SET			1
1+07.00	37.00 RT	696911.013	1492091.949	696867.582	1491998.962		IRON PIN SET			1
1+50.00	45.00 LT	696992.549	1492135.824	696949.112	1492042.834		IRON PIN SET			1
0+83.50	97.30 LT	697045.556	1492069.883	697002.116	1491976.897		IRON PIN SET			1
4+50.00	45.00 LT	696989.338	1492435.807	696945.902	1492342.798		IRON PIN SET			
4+80.00	60.00 LT	697004.016	1492465.965	696960.579	1492372.955		IRON PIN SET			
5+00.00	60.00 LT	697003.802	1492485.964	696960.365	1492392.952		IRON PIN SET			
5+50.00	40.00 LT	696983.268	1492535.747	696939.832	1492442.732		IRON PIN SET			1
5+05.00	20.00 RT.	696923.753	1492490.104	696880.321	1492397.092		IRON PIN SET			1
5+05.00	37.00 RT	696906.754	1492489.922	696863.323	1492396.910		IRON PIN SET			1
10+60.00	47.00 LT	696984.810	1493045.793	696941.374	1492952.746		IRON PIN SET			
10+60.00	40.00 LT	696977.810	1493045.718	696934.375	1492952.671		IRON PIN SET			1
12+65.00	47.00 LT	696982.616	1493250.781	696939.180	1493157.721		IRON PIN SET			
12+85.00	56.00 LT	696991.401	1493270.876	696947.965	1493177.815		IRON PIN SET			
12+95.00	20.00 RT	696915.299	1493280.062	696871.867	1493187.001		IRON PIN SET			1
12+95.00	27.00 RT	696908.299	1493279.987	696864.868	1493186.926		IRON PIN SET			1
13+05.00	56.00 LT	696991.187	1493290.875	696947.751	1493197.813		IRON PIN SET			1
13+25.00	47.00 LT	696981.974	1493310.778	696938.538	1493217.715		IRON PIN SET			
14+60.00	47.00 LT	696980.529	1493445.768	696937.093	1493352.697		IRON PIN SET			
14+60.00	40.00 LT	696973.530	1493445.693	696930.094	1493352.622		IRON PIN SET			
14+60.00	20.00 RT	696913.533	1493445.053	696870.101	1493351.981		IRON PIN SET			
14+60.00	27.00 RT	696906.535	1493444.978	696863.103	1493351.906		IRON PIN SET			
							TOTAL:			11

CENTERLINE & MONUMENT COORDINATE TABLE

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	* PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	*R/W MON. (623 MISC)
PROPOSED MONUMENTS - NORTH DIXIE DRIVE										
1259+48.26	℄	695567.568	1492035.236	695524.220	1491942.252		MAG NAIL SET			
1259+48.26	41.50 LT	695566.072	1491993.765	695522.724	1491900.784		MAG NAIL SET			
1259+48.26	35.00 LT	695566.306	1492000.261	695522.958	1491907.279		MAG NAIL SET			
1259+48.26	30.00 LT	695566.486	1492005.257	695523.139	1491912.276		MAG NAIL SET			
1259+76.30	51.00 RT	695597.428	1492085.190	695554.078	1491992.204		MAG NAIL SET			
1273+08.34	℄	696926.761	1491986.155	696883.328	1491893.174		MAG NAIL SET			1
1273+08.34	51.00 RT	696928.601	1492037.122	696885.169	1491944.138		MAG NAIL SET			1
1273+68.39	51.00 RT	696988.628	1492034.938	696945.192	1491941.955		MAG NAIL SET			1
1279+00.77	51.00 RT	697520.655	1492015.503	697477.185	1491922.521		MAG NAIL SET			1
1292+21.98	℄	698839.121	1491916.301	698795.569	1491823.325		MAG NAIL SET			1
1299+92.48	℄	699609.262	1491896.196	699565.663	1491803.221		MAG NAIL SET			
1306+50.00	51.00 LT	700268.732	1491876.507	700225.091	1491783.534		DRILL HOLE SET			
1315+51.70	℄	701166.311	1491977.418	701122.615	1491884.438		MAG NAIL SET			
1315+49.95	35.00 LT	701166.569	1491942.376	701122.872	1491849.398		MAG NAIL SET			
1316+31.25	63.00 RT	701242.127	1492044.872	701198.425	1491951.888		MAG NAIL SET			1
1324+02.91	℄	702016.126	1492026.179	701972.376	1491933.196		MAG NAIL SET			
1326+66.08	℄	702278.869	1492041.254	702235.103	1491948.270		MAG NAIL SET			
1337+63.99	30.00 LT	703376.687	1492074.195	703332.853	1491981.209		MAG NAIL SET			
1338+74.79	30.00 LT	703487.225	1492080.209	703443.384	1491987.223		MAG NAIL SET			1
1351+08.13	31.58 LT	704718.305	1492150.609	704674.387	1492057.618		MAG NAIL SET			1
1351+45.69	45.89 LT	704756.197	1492137.921	704712.277	1492044.931		MAG NAIL SET			1
1351+60.10	71.34 LT	704771.382	1492113.038	704727.461	1492020.050		MAG NAIL SET			1
1352+43.00	℄	704851.629	1492186.822	704807.702	1492093.829		MAG NAIL SET			1
1352+43.48	34.14 RT	704851.336	1492220.960	704807.410	1492127.964		MAG NAIL SET			1
1354+17.25	℄	705025.867	1492188.464	704981.930	1492095.471		MAG NAIL SET			1
1359+66.40	℄	705575.020	1492190.050	705531.048	1492097.056		MAG NAIL SET			1
							TOTAL:			14
PROPOSED MONUMENTS - NORTHWOODS BOULEVARD										
14+60.00	℄	696933.532	1493445.267	696890.099	1493352.195		MAG NAIL SET			1
							TOTAL:			1

* ITEM 623 MONUMENT, MISC: MAGNETIC NAIL
THIS ITEM INLUDES SETTING A MAGNETIC NAIL
INSTEAD OF ITEM 623 TYPE B

Book 31 PAGE 31-F

CENTERLINE PLAT (7 OF 8)

MOT-DIA NORTHEAST LOGISTICS ACCESS

DESIGN AGENCY
CARPENTER MARTY Transportation

DESIGNER
AWN/CFM

REVIEWER
MDW 5/27/25

PROJECT ID
115795

SUBSET RW.8 | TOTAL RW.58

CENTERLINE PLAT
CENTERLINE & MONUMENT TABLE

CENTERLINE & MONUMENT COORDINATE TABLE

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	R/W MON. (623 TYPE B)
PROPOSED MONUMENTS - LIGHTNER ROAD										
25+25.00	35.00 RT	704797.479	1486718.949	704753.556	1486626.297		IRON PIN SET			
25+50.00	50.00 RT	704782.414	1486743.910	704738.492	1486651.257		IRON PIN SET			
26+60.45	56.00 RT	704776.127	1486854.348	704732.205	1486761.687		IRON PIN SET			1
26+60.47	50.00 RT	704782.128	1486854.383	704738.206	1486761.722		IRON PIN SET			1
30+50.00	56.00 RT	704776.217	1487244.052	704732.295	1487151.367		IRON PIN SET			
33+00.00	52.00 RT	704780.275	1487494.052	704736.353	1487401.351		IRON PIN SET			
33+50.00	35.00 LT	704867.287	1487544.031	704823.359	1487451.328		IRON PIN SET			
33+50.00	45.00 LT	704877.287	1487544.029	704833.359	1487451.325		IRON PIN SET			
51+00.00	45.00 LT	704877.692	1489294.029	704833.764	1489201.216		IRON PIN SET			
53+15.34	53.00 LT	704885.741	1489509.693	704841.812	1489416.867		IRON PIN SET			
53+13.45	35.00 RT	704797.741	1489507.502	704753.818	1489414.676		IRON PIN SET			1
53+14.44	35.00 RT	704797.746	1489508.486	704753.823	1489415.660		IRON PIN SET			1
53+13.94	52.00 RT	704780.741	1489507.996	704736.819	1489415.170		IRON PIN SET			1
53+90.00	53.00 LT	704885.299	1489584.352	704841.370	1489491.521		IRON PIN SET			
55+28.10	52.00 RT	704779.483	1489721.827	704735.561	1489628.987		IRON PIN SET			
55+28.13	35.00 RT	704796.482	1489721.960	704752.559	1489629.121		IRON PIN SET			1
57+13.00	52.00 RT	704778.391	1489906.728	704734.469	1489813.877		IRON PIN SET			
57+13.00	58.00 RT	704772.388	1489906.693	704728.466	1489813.842		IRON PIN SET			
57+36.50	58.00 RT	704772.249	1489930.192	704728.327	1489837.340		IRON PIN SET			
57+36.50	35.00 RT	704795.248	1489930.328	704751.325	1489837.476		IRON PIN SET			1
57+35.00	69.00 LT	704899.255	1489929.441	704855.326	1489836.588		IRON PIN SET			
57+35.00	62.00 LT	704892.255	1489929.399	704848.327	1489836.547		IRON PIN SET			
59+00.00	62.00 LT	704891.278	1490094.396	704847.349	1490001.534		IRON PIN SET			
59+39.00	35.00 RT	704794.049	1490132.824	704750.126	1490039.959		IRON PIN SET			1
59+39.00	55.00 RT	704774.049	1490132.706	704730.128	1490039.841		IRON PIN SET			
59+68.04	55.00 RT	704773.877	1490161.738	704729.956	1490068.871		IRON PIN SET			
59+68.14	35.00 RT	704793.877	1490161.956	704749.954	1490069.090		IRON PIN SET			1
60+18.04	55.00 RT	704773.573	1490211.735	704729.651	1490118.865		IRON PIN SET			
60+34.00	55.00 RT	704773.487	1490227.701	704729.565	1490134.830		IRON PIN SET			
60+34.00	35.00 RT	704793.486	1490227.819	704749.564	1490134.948		IRON PIN SET			1
62+19.01	45.00 LT	704872.389	1490413.302	704828.462	1490320.420		IRON PIN SET			
62+19.00	51.00 LT	704878.389	1490413.326	704834.461	1490320.443		IRON PIN SET			1
62+53.00	35.00 RT	704792.190	1490446.812	704748.267	1490353.927		IRON PIN SET			1
62+53.00	53.00 RT	704774.190	1490446.705	704730.269	1490353.821		IRON PIN SET			
62+68.14	53.00 RT	704774.101	1490461.846	704730.179	1490368.961		IRON PIN SET			
62+68.18	35.00 RT	704792.100	1490461.991	704748.177	1490369.105		IRON PIN SET			1
62+77.00	35.00 RT	704792.047	1490470.815	704748.125	1490377.929		IRON PIN SET			1
62+77.00	53.00 RT	704774.048	1490470.708	704730.126	1490377.822		IRON PIN SET			
66+35.00	45.00 LT	704869.930	1490829.285	704826.003	1490736.377		IRON PIN SET			
66+35.00	50.00 LT	704874.926	1490829.312	704830.998	1490736.404		IRON PIN SET			
66+55.00	50.00 LT	704874.807	1490849.312	704830.880	1490756.402		IRON PIN SET			
66+55.00	45.00 LT	704869.808	1490849.282	704825.880	1490756.373		IRON PIN SET			
67+83.68	34.86 LT	704859.046	1490977.899	704815.119	1490884.981		IRON PIN SET			1
67+83.70	45.00 LT	704869.045	1490977.983	704825.118	1490885.066		IRON PIN SET			
68+34.00	35.00 RT	704788.749	1491027.808	704744.826	1490934.887		IRON PIN SET			1
68+34.00	53.00 RT	704770.753	1491027.701	704726.831	1490934.780		IRON PIN SET			
68+58.00	53.00 RT	704770.610	1491051.700	704726.689	1490958.778		IRON PIN SET			
68+58.00	35.00 RT	704788.607	1491051.807	704744.684	1490958.884		IRON PIN SET			1
69+08.71	45.00 LT	704868.305	1491102.986	704824.378	1491010.060		IRON PIN SET			
69+71.00	35.00 RT	704787.938	1491164.799	704744.015	1491071.870		IRON PIN SET			1
69+71.00	49.00 RT	704773.942	1491164.716	704730.020	1491071.787		IRON PIN SET			
69+95.00	49.00 RT	704773.800	1491188.715	704729.878	1491095.785		IRON PIN SET			
69+95.00	35.00 RT	704787.795	1491188.798	704743.873	1491095.867		IRON PIN SET			1
70+98.52	45.00 LT	704867.257	1491293.176	704823.330	1491200.239		IRON PIN SET			
71+27.00	35.00 RT	704787.014	1491320.801	704743.091	1491227.861		IRON PIN SET			1
71+51.00	35.00 RT	704786.872	1491344.802	704742.949	1491251.861		IRON PIN SET			1
71+51.00	49.00 RT	704772.872	1491344.719	704728.950	1491251.778		IRON PIN SET			
73+02.00	35.00 RT	704785.977	1491495.795	704742.055	1491402.845		IRON PIN SET			1
73+02.00	51.00 RT	704769.978	1491495.700	704726.056	1491402.750		IRON PIN SET			
							TOTAL:			22

CENTERLINE & MONUMENT COORDINATE TABLE

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	R/W MON. (623 TYPE B)
PROPOSED MONUMENTS - LIGHTNER ROAD										
73+26.00	51.00 RT	704769.836	1491519.697	704725.914	1491426.746		IRON PIN SET			
73+26.00	35.00 RT	704785.835	1491519.792	704741.913	1491426.840		IRON PIN SET			1
74+22.00	35.00 RT	704785.267	1491615.791	704741.344	1491522.834		IRON PIN SET			1
74+47.00	35.00 RT	704785.119	1491640.798	704741.196	1491547.839		IRON PIN SET			1
74+47.00	51.00 RT	704769.119	1491640.703	704725.198	1491547.744		IRON PIN SET			
74+22.00	51.00 RT	704769.267	1491615.697	704725.346	1491522.739		IRON PIN SET			
75+53.07	37.00 RT	704782.491	1491746.853	704738.568	1491653.888		IRON PIN SET			1
76+49.00	37.00 RT	704781.922	1491842.779	704738.000	1491749.808		IRON PIN SET			1
76+55.00	45.00 LT	704863.886	1491849.265	704819.958	1491756.293		IRON PIN SET			1
76+86.00	48.00 RT	704770.704	1491879.714	704726.782	1491786.740		IRON PIN SET			
76+83.00	54.00 LT	704872.720	1491877.318	704828.792	1491784.344		IRON PIN SET			1
77+25.64	59.00 LT	704877.467	1491919.983	704833.539	1491827.006		IRON PIN SET			1
77+82.00	64.00 LT	704882.133	1491976.375	704838.205	1491883.395		IRON PIN SET			1
78+27.00	86.00 LT	704903.866	1492021.505	704859.937	1491928.522		IRON PIN SET			1
77+97.00	48.00 RT	704770.046	1491990.712	704726.125	1491897.731		IRON PIN SET			
78+53.00	75.00 RT	704742.715	1492046.551	704698.795	1491953.566		IRON PIN SET			
78+67.24	37.00 RT	704780.630	1492061.016	704736.708	1491968.031		IRON PIN SET			
							TOTAL:			10

PROPOSED MONUMENTS - LIGHTNER ROAD

STATION OFFSET (FROM ℄ R/W)		PROJECT COORDINATES (GROUND)		PROJECT COORDINATES (GRID)		MONUMENT DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPEXTED TO BE DISTURBED
STATION	OFFSET	NORTHING	EASTING	NORTHING	EASTING	PT.#	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	*R/W MON. (623 MISC)
26+60.52	35.00 RT	704797.127	1486854.470	704753.204	1486761.809		MAG NAIL SET			1
75+58.18	℄	704819.489	1491747.178	704775.565	1491654.213		MAG NAIL SET			1
77+25.70	34.77 LT	704853.467	1491919.905	704809.541	1491826.929		MAG NAIL SET			1
79+19.32	45.94 RT	704771.382	1492113.038	704727.461	1492020.050		MAG NAIL SET			1
							TOTAL:			4

** ITEM 623 MONUMENT, MISC: MAGNETIC NAIL*
THIS ITEM INLUDES SETTING A MAGNETIC NAIL
INSTEAD OF ITEM 623 TYPE B

Book 31 - 31G

MOT-DIA NORTHEAST LOGISTICS ACCESS

CENTERLINE PLAT (8 OF 8)

DESIGN AGENCY
CARPENTER MARTY transportation

DESIGNER
AWN/CFM

REVIEWER
MDW 5/27/25

PROJECT ID
115795

SUBSET RW.9 | TOTAL RW.58

PT.43 OUTLOTS | COVINGTON VILLAGE | MIAMI COUNTY

STILLWATER RUN SUBDIVISION

SW QTR SEC. 29, TOWN 8 NORTH, RANGE 5 EAST
NEWBERRY TOWNSHIP, VILLAGE OF COVINGTON
MIAMI COUNTY, OHIO

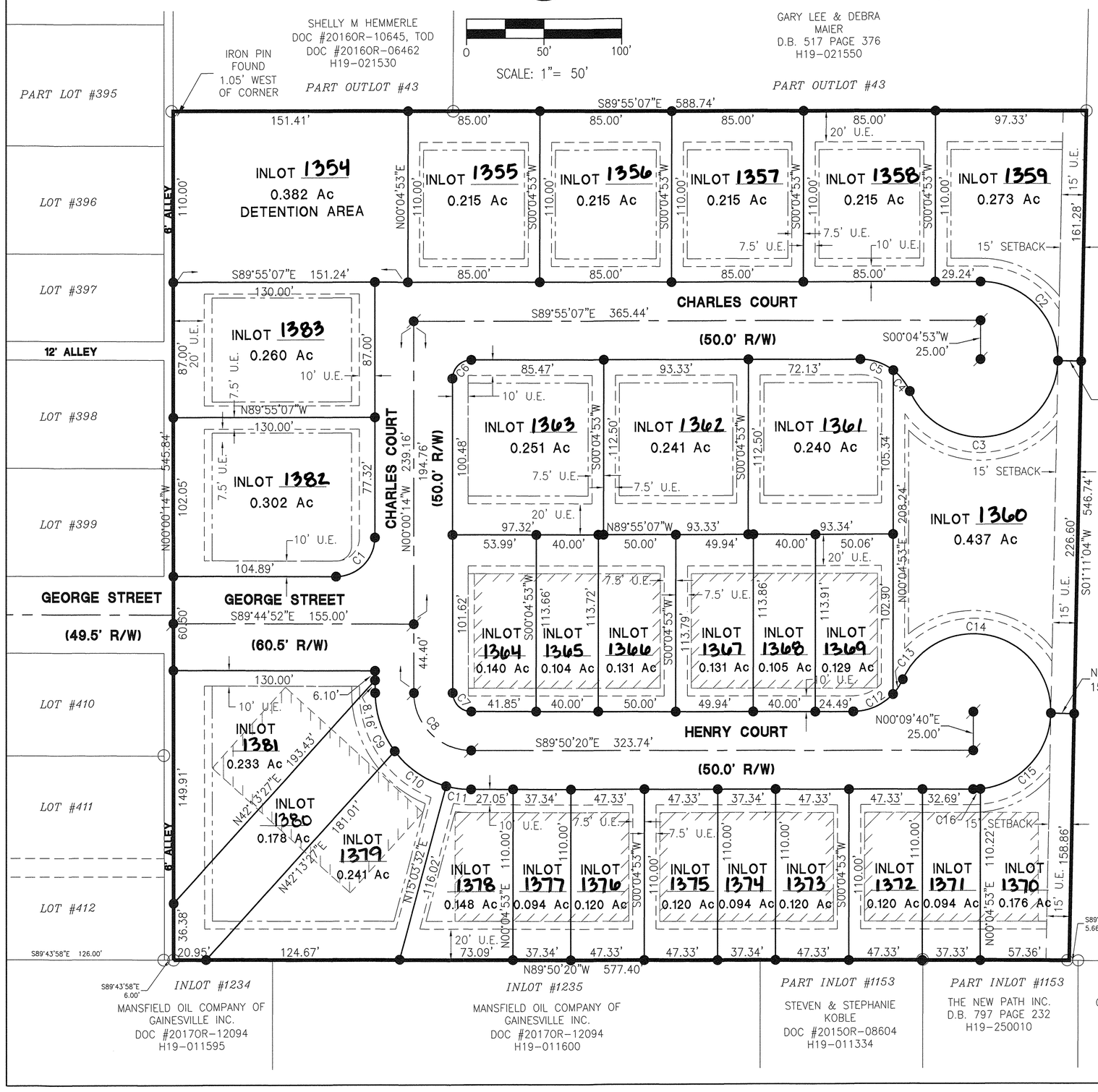
VOLUME 31 PAGE 32
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00026
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/11/2025 02:11:25 PM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

David E Norman MIAMI COUNTY RECORDER
Kim R Penn BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED June 11th, 2025.
Matthew W. Greamo MIAMI COUNTY AUDITOR
Kim R Penn BY DEPUTY AUDITOR



LEGEND

- ○ = IRON PIN FOUND
- ◎ = IRON PIPE FOUND
- ⊗ = RAILROAD SPIKE FOUND
- ⊠ = 6"x6" STONE FOUND
- ● = MAG NAIL FOUND
- ● = 5/8"x30" CAPPED IRON PIN SET "MESCHER 8237"
- = EASEMENT LINE
- = BUILDING SETBACK LINE
- 3 UNIT BLDG. = 0 LOT LINES ON 3 UNIT BLDG.

EASEMENT NOTE

10' FRONT YARD
7.5' SIDE YARD
20' REAR YARD
UNLESS OTHERWISE SHOWN

BUILDING SETBACK NOTE

15' FRONT YARD
10' SIDE YARD
25' REAR YARD
UNLESS OTHERWISE SHOWN

NOTE

SEE CURVE DATA TABLE ON SHEET 2

ACREAGE BREAKDOWN

5.724 ACRES IN LOTS
1.588 ACRES IN RIGHT OF WAY
7.312 ACRES TOTAL

OWNER

JEMS HOMES, LLC
DOC #20220R-14351
H19-021540
PART OUTLOT #43

BEARINGS ARE BASED FROM LOT SURVEY VOL. 14, PAGE 195

REFERENCES

LOT SURVEY. VOL. 9, PAGE 127
LOT SURVEY. VOL. 10, PAGE 60
LOT SURVEY. VOL. 11, PAGE 117
LOT SURVEY. VOL. 13, PAGE 80
LOT SURVEY. VOL. 14, PAGE 100
LOT SURVEY. VOL. 14, PAGE 116
LOT SURVEY. VOL. 14, PAGE 195
LOT SURVEY. VOL. 16, PAGE 135
LOT SURVEY. VOL. 18, PAGE 76
LOT SURVEY. VOL. 19, PAGE 12
LOT SURVEY. VOL. 23, PAGE 43
LAND SURVEY. VOL. 21, PAGE 191
LAND SURVEY. VOL. 61, PAGE 127

RECORDERS BOOK VOL. 1, PAGE 448
RECORDERS BOOK VOL. 10, PAGE 131
RECORDERS BOOK VOL. 12, PAGE 19
RECORDERS BOOK VOL. 13, PAGE 86

I HEREBY CERTIFY THAT THE ABOVE SUBDIVISION PLAT IS ACCURATELY REPRESENTED AS BASED ON A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION. IRON PINS WILL BE SET AT ALL LOT CORNERS AND STREET LINES UPON COMPLETION OF CONSTRUCTION.

SURVEYED BY: Craig Mescher

CRAIG W. MESCHER, REGISTERED SURVEYOR NO. 8237

DATE: 6-4-2025

STATE OF OHIO CRAIG W. MESCHER 8237 REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY: ACCESS Engineering Solutions
www.accessengllc.com | 419-586-1430

PROJECT NO.:	222890.14	DRAWN BY:	THK
DATE:	JUNE 2025	SHEET:	1 OF 2

Jun 04, 2025 8:51:45 AM P:\222890.14\Final Plat\Stillwater Run Subdivision Final.dwg

PT.43 OUTLOTS | COVINGTON VILLAGE | MIAMI COUNTY

STILLWATER RUN SUBDIVISION

SW QTR SEC. 29, TOWN 8 NORTH, RANGE 5 EAST
NEWBERRY TOWNSHIP, VILLAGE OF COVINGTON
MIAMI COUNTY, OHIO

VOLUME 31 PAGE 32-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

VILLAGE OF COVINGTON PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 23rd DAY OF January, 2024.

Lee Harmon
CHAIRPERSON

SECRETARY

VILLAGE OF COVINGTON COUNCIL

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 5 DAY OF February, 2024.

Lee Harmon
MAYOR

Rhonda Gill
CLERK

LEGAL DESCRIPTION

BEING PART OF OUTLOT 43 OF THE VILLAGE OF COVINGTON, IN THE SOUTHWEST QUARTER OF SECTION 29, TOWN 8 NORTH, RANGE 5 EAST, NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO, AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF INLOT 412 OF J.R. SHUMANS ADDITION AS RECORDED IN RECORDERS BOOK 1 PAGE 448;

THENCE SOUTH 89°43'58" EAST ALONG THE NORTH LINE OF A TRACT AS RECORDED IN DOC #2017OR-12094, A DISTANCE OF SIX AND ZERO HUNDREDTHS FEET (6.00') TO AN IRON PIN SET, MARKING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°00'14" WEST ALONG THE EAST LINE OF A 6' ALLEY, A DISTANCE OF FIVE HUNDRED FORTY-FIVE AND EIGHTY-FOUR HUNDREDTHS FEET (545.84') TO A POINT 1.05' EAST OF AN IRON PIN FOUND;

THENCE SOUTH 89°55'07" EAST ALONG THE SOUTH LINE OF TRACTS AS RECORDED IN DOC #2016OR-06462 AND DEED BOOK 517 PAGE 376, A DISTANCE OF FIVE HUNDRED EIGHTY-EIGHT AND SEVENTY-FOUR HUNDREDTHS FEET (588.74') TO AN IRON PIN FOUND;

THENCE SOUTH 01°11'04" WEST ALONG THE WEST LINE OF A TRACT AS RECORDED IN DOC #2023OR-13796, A DISTANCE OF FIVE HUNDRED FORTY-SIX AND SEVENTY-FOUR HUNDREDTHS FEET (546.74') TO AN IRON PIN SET;

THENCE NORTH 89°50'20" WEST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF TRACTS AS RECORDED IN DOC #2015OR-08604, DEED VOLUME 797 PAGE 232 AND DOC #2017OR-12094, A DISTANCE OF FIVE HUNDRED SEVENTY-SEVEN AND FORTY HUNDREDTHS FEET (577.40') TO THE TRUE POINT OF BEGINNING CONTAINING 7.312 ACRES OF LAND MORE OR LESS.

SAID TRACT TO BE SUBJECT TO ALL HIGHWAYS AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

DEDICATION

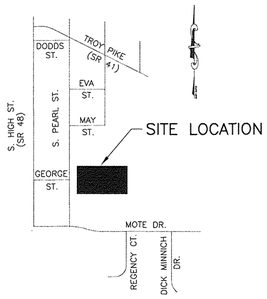
WE THE OWNERS OF THE LAND PLATTED HEREON, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE PROPOSED STREETS AND EASEMENTS HEREON.

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

OWNER:
JEMS HOMES, LLC, 1860 CRAWFORD RD., NEW LEBANON, OH., 45345
DOC #2022OR-14351

OWNER

WITNESS



LOCATION MAP
NO SCALE

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
BE IT REMEMBERED THAT THIS 9th DAY OF June, 2025
BEFORE ME, A NOTARY PUBLIC IN Miami COUNTY, CAME PERSONALLY THE OWNERS OF THE LAND PLATTED HEREON, AND I HEREBY ACKNOWLEDGE THEIR SIGNING TO BE A VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN STATED.
IN TESTIMONY WHEREOF, I SUBSCRIBED MY NAME AND AFFIXED MY NOTARY SEAL THIS 9th DAY OF June, 2025. MY COMMISSION EXPIRES Jan. 4, 2027.

Rhonda K Gill
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO

RHONDA K GILL
Notary Public
State of Ohio
My Comm. Expires
January 4, 2027

CURVE DATA TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.38'	25.00'	90°15'22"	S45° 07' 27"W	35.43'
C2	79.50'	50.00'	91°06'11"	N44° 22' 02"W	71.39'
C3	134.90'	50.00'	154°34'52"	N78° 28' 30"E	97.55'
C4	17.34'	35.00'	28°23'16"	S38° 25' 42"E	17.16'
C5	22.78'	35.00'	37°17'48"	S71° 16' 14"E	22.38'
C6	18.87'	12.00'	90°05'07"	N45° 02' 19"E	16.98'
C7	18.82'	12.00'	89°50'06"	N44° 55' 17"W	16.95'
C8	58.01'	37.00'	89°50'06"	S44° 55' 17"E	52.25'
C9	40.24'	62.00'	37°11'13"	S18° 35' 51"E	39.54'
C10	40.73'	62.00'	37°38'14"	S56° 00' 34"E	40.00'
C11	16.24'	62.00'	15°00'39"	S82° 20' 01"E	16.20'
C12	28.65'	35.00'	46°53'54"	S66° 42' 43"W	27.86'
C13	11.48'	35.00'	18°47'09"	S33° 52' 11"W	11.42'
C14	136.75'	50.00'	156°42'27"	N77° 10' 10"W	97.94'
C15	73.00'	50.00'	83°38'54"	N43° 00' 31"E	66.68'
C16	4.65'	50.00'	5°19'42"	N87° 29' 49"E	4.65'

STATE OF OHIO
CRAIG W. MESCHER
8237
REGISTERED PROFESSIONAL SURVEYOR

ACCESS Engineering Solutions
www.accessengllc.com | 419-586-1430

PROJECT NO.:	222890.14	**DRAWN BY:**	THK
DATE:	JUNE 2025	**SHEET:**	2 OF 2

Jun 04, 2025 8:52:05 AM P:\222890.14\Final Plat\Stillwater Run Subdivision Final.dwg

BOARD OF EDUCATION REPLAT

11841	5N	6E
INLOT	TOWN	RANGE

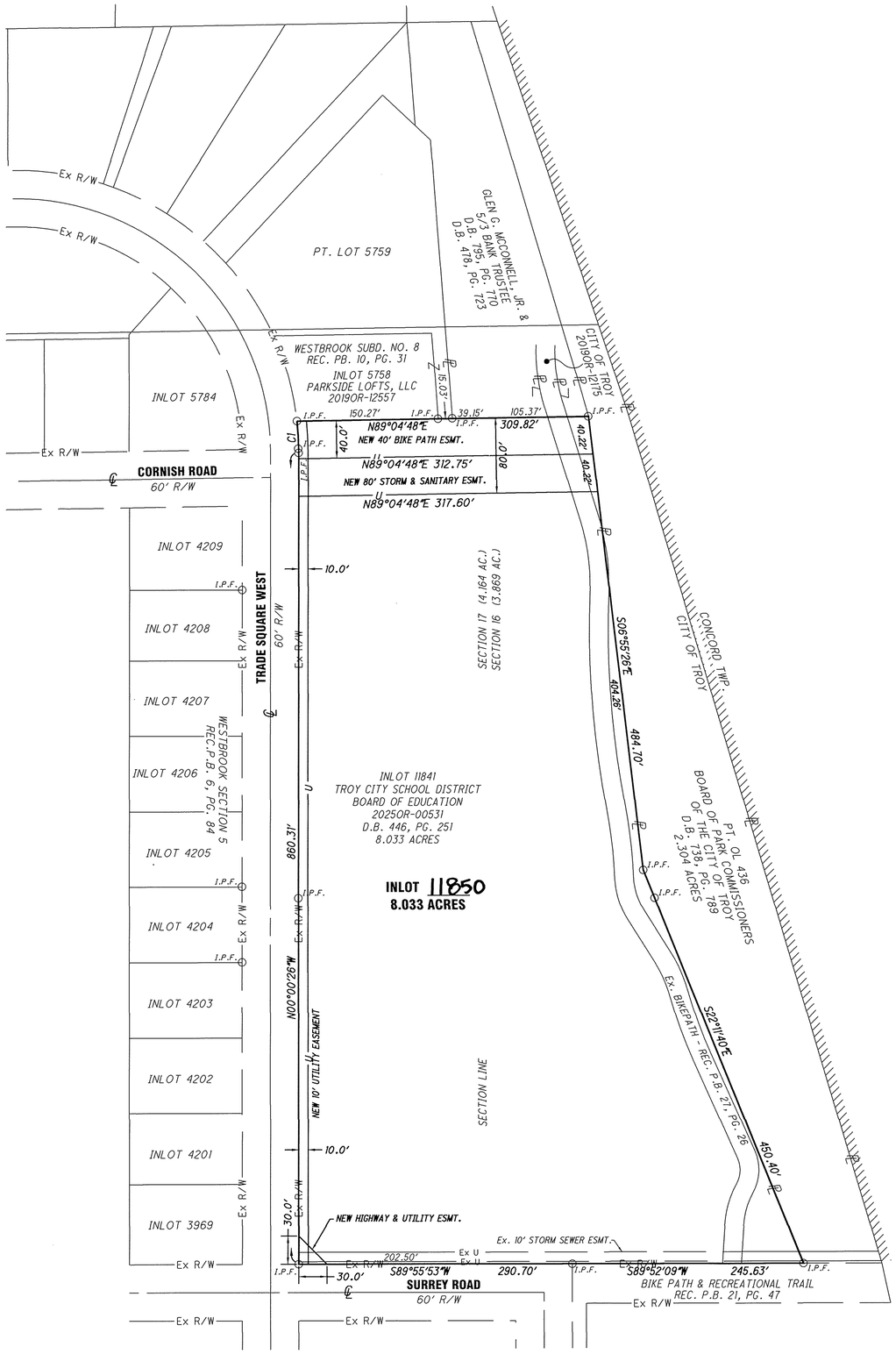
16 & 17	CONCORD	TROY	MIAMI, OHIO
SECTION	TOWNSHIP	CITY	COUNTY

VOLUME 31, PAGE 33
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00027
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/12/2025 01:55:01 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.00
David E Norman — MIAMI COUNTY RECORDER
Jina R. Pence — BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED June 12, 2025
Matthew W. Gearhardt — MIAMI COUNTY AUDITOR
Kristina Ossi — BY DEPUTY AUDITOR



THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT OHIO SOUTH ZONE OHIO REAL TIME NETWORK (ORTN)

SCALE: 1"=100'

0 50 100 200

LEGEND

- ○ I.P.F. IRON PIN FOUND
- EXISTING CORP LIMITS

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 4 DAY OF JUNE, 2025

JILLIAN A. RHOADES, P.E.

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF May, 2025 THIS PLAT WAS APPROVED BY ORDINANCE NO. O- 6 -2025 EFFECTIVE 6-5, 2025

Mayor Robin S. Oda — MAYOR
William G. Reynolds — PRESIDENT OF COUNCIL
Sue L. Knight — CLERK OF COUNCIL

PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS BOARD OF EDUCATION REPLAT. FURTHERMORE, WE DEDICATE THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

OWNER: TROY CITY SCHOOL DISTRICT BOARD OF EDUCATION

SIGNATURE: Jeffrey W. Price — PRINTED: Jeffrey W. Price

TITLE: Treasurer/CFO — DATE: 3/10/2025

STATE OF Ohio

COUNTY OF Miami,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF March, 2025 BY Jeffrey W. Price.

NOTARY PUBLIC Christine M Schreiber

Christine M Schreiber
Notary Public, State of Ohio
My Commission Expires 01/26/2027

SURVEY REFERENCE
LOT SURVEY 10, PG. 62
LOT SURVEY 24, PG. 82
LAND SURVEY 63, PG. 3
REC. P.B. 6, PG. 84
REC. P.B. 6, PG. 89
REC. P.B. 8, PG. 37
REC. P.B. 8, PG. 38
REC. P.B. 8, PG. 39
REC. P.B. 9, PG. 48
REC. P.B. 10, PG. 31
REC. P.B. 21, PG. 47
REC. P.B. 27, PG. 26
REC. P.B. 31, PG. 14

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	299.97'	06°28'21"	33.89'	33.87'	N03°14'36"W

BEING A REPLAT OF INLOT 11841 AND BEING OWNED BY THE TROY CITY SCHOOL DISTRICT BOARD OF EDUCATION IN OFFICIAL RECORD 2025OR-00531 AND DEED BOOK 446, PAGE 251. THE INTENT OF THE REPLAT IS TO CREATE NEW EASEMENTS ACROSS THE LOT AS SHOWN. THE 80' EASEMENT ALONG THE NORTH PROPERTY IS FOR CITY OF TROY SANITARY AND STORM SEWER ONLY.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

Allen J Bertke — ALLEN J BERTKE, P.S. #8629 — 3-7-25 DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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

DATE:	02-25-2025
DRAWN BY:	AJB
JOB NUMBER:	MIATRO2410
SHEET NUMBER	1 OF 1

A.B. STRUTHERS SUBDIVISION REPLAT

REPLAT OF INLOTS 2948, 2949, 2950 AND PARTS INLOTS 2951 AND 2952 CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 31 PAGE 34

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00028
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/30/2025 10:29:53 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

David E. Norman
MIAMI COUNTY RECORDER

Ann Dillon
BY DEPUTY RECORDER

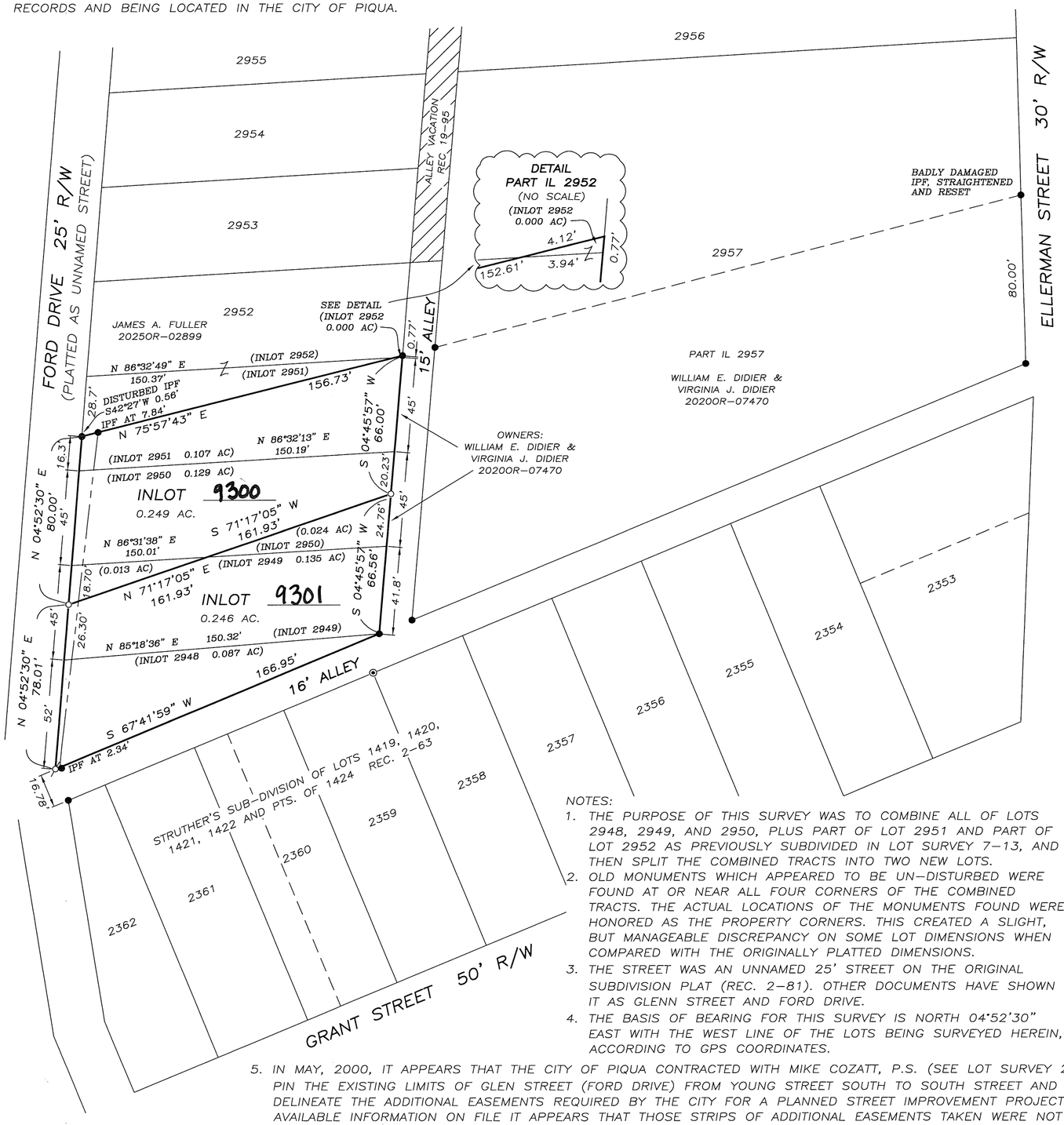
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED June 30, 2025

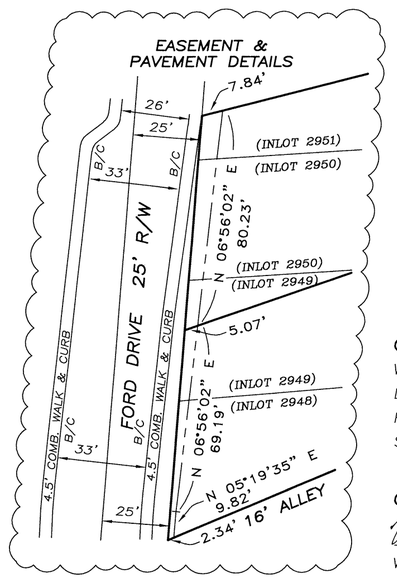
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Kelly L. Hegemier
BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOTS 2948, 2949, 2950 AND PARTS INLOTS 2951 AND 2952, AS CONVEYED TO WILLIAM E. DIDIER AND VIRGINIA J. DIDIER, HUSBAND AND WIFE, BY DEED RECORDED IN DOCUMENT NUMBER 20200R-07470 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN THE CITY OF PIQUA.





CONSENT

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

OWNERS

William E. Didier
WILLIAM E. DIDIER

Virginia J. Didier
VIRGINIA J. DIDIER

LEGEND

- ○ 5/8"x30" DIA. CAPPED IRON PIN SET
- ● IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ⊙ PIPE FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 2, PAGE 63
PLAT BOOK 2, PAGE 81
PLAT BOOK 19, PAGE 95
DEEDS AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
VOLUME 7, PAGE 13
VOLUME 22, PAGE 21
VOLUME 22, PAGE 114
VOLUME 23, PAGE 67

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 25 DAY OF June, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM E. DIDIER AND VIRGINIA J. DIDIER, 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.

Debra S. Bolin
NOTARY PUBLIC

Debra S. Bolin
Notary Public, State of Ohio
My Commission Expires
February 12, 2029

MY COMMISSION EXPIRES:

CITY OF PIQUA APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 25 DAY OF June, 2025

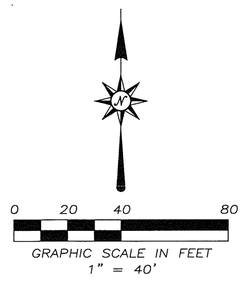
CHAD HENRY
CITY OF PIQUA PLANNER

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO COMBINE ALL OF LOTS 2948, 2949, AND 2950, PLUS PART OF LOT 2951 AND PART OF LOT 2952 AS PREVIOUSLY SUBDIVIDED IN LOT SURVEY 7-13, AND THEN SPLIT THE COMBINED TRACTS INTO TWO NEW LOTS.
2. OLD MONUMENTS WHICH APPEARED TO BE UN-DISTURBED WERE FOUND AT OR NEAR ALL FOUR CORNERS OF THE COMBINED TRACTS. THE ACTUAL LOCATIONS OF THE MONUMENTS FOUND WERE HONORED AS THE PROPERTY CORNERS. THIS CREATED A SLIGHT, BUT MANAGEABLE DISCREPANCY ON SOME LOT DIMENSIONS WHEN COMPARED WITH THE ORIGINALLY PLATTED DIMENSIONS.
3. THE STREET WAS AN UNNAMED 25' STREET ON THE ORIGINAL SUBDIVISION PLAT (REC. 2-81). OTHER DOCUMENTS HAVE SHOWN IT AS GLENN STREET AND FORD DRIVE.
4. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 04°52'30" EAST WITH THE WEST LINE OF THE LOTS BEING SURVEYED HEREIN, ACCORDING TO GPS COORDINATES.
5. IN MAY, 2000, IT APPEARS THAT THE CITY OF PIQUA CONTRACTED WITH MIKE COZATT, P.S. (SEE LOT SURVEY 23-67) TO PIN THE EXISTING LIMITS OF GLEN STREET (FORD DRIVE) FROM YOUNG STREET SOUTH TO SOUTH STREET AND THEN TO DELINEATE THE ADDITIONAL EASEMENTS REQUIRED BY THE CITY FOR A PLANNED STREET IMPROVEMENT PROJECT. FROM AVAILABLE INFORMATION ON FILE IT APPEARS THAT THOSE STRIPS OF ADDITIONAL EASEMENTS TAKEN WERE NOT DEDICATED AS NEW R/W BUT TAKEN ONLY AS EASEMENTS FOR CONSTRUCTION PURPOSES AND WERE TO REMAIN PERMANENT EASEMENTS WITH THE PLATTED PROPERTY LINES ABUTTING THE STREET REMAINING UNCHANGED. THESE PINS, WHERE FOUND, WERE USED TO ESTABLISH THE WEST PROPERTY LINE OF THE TRACTS SURVEYED HEREIN.



GRAPHIC SCALE IN FEET
1" = 40'

REPLAT FOR BILL DIDIER IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO ~ JUNE 6, 2025

PREPARED BY:

STATE OF OHIO
THOMAS R. ZECHMAN 7077
REGISTERED PROFESSIONAL SURVEYOR

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

FINAL PLAT

MAPLE HILL CEMETERY REPLAT

1725	TIPP CITY	MIAMI	OHIO
INLOT	CITY	COUNTY	STATE

6	4	26
RANGE	TOWN	SECTION

VOLUME 31, PAGE 35
MIAMI COUNTY RECORDER'S RECORD OF PLATS

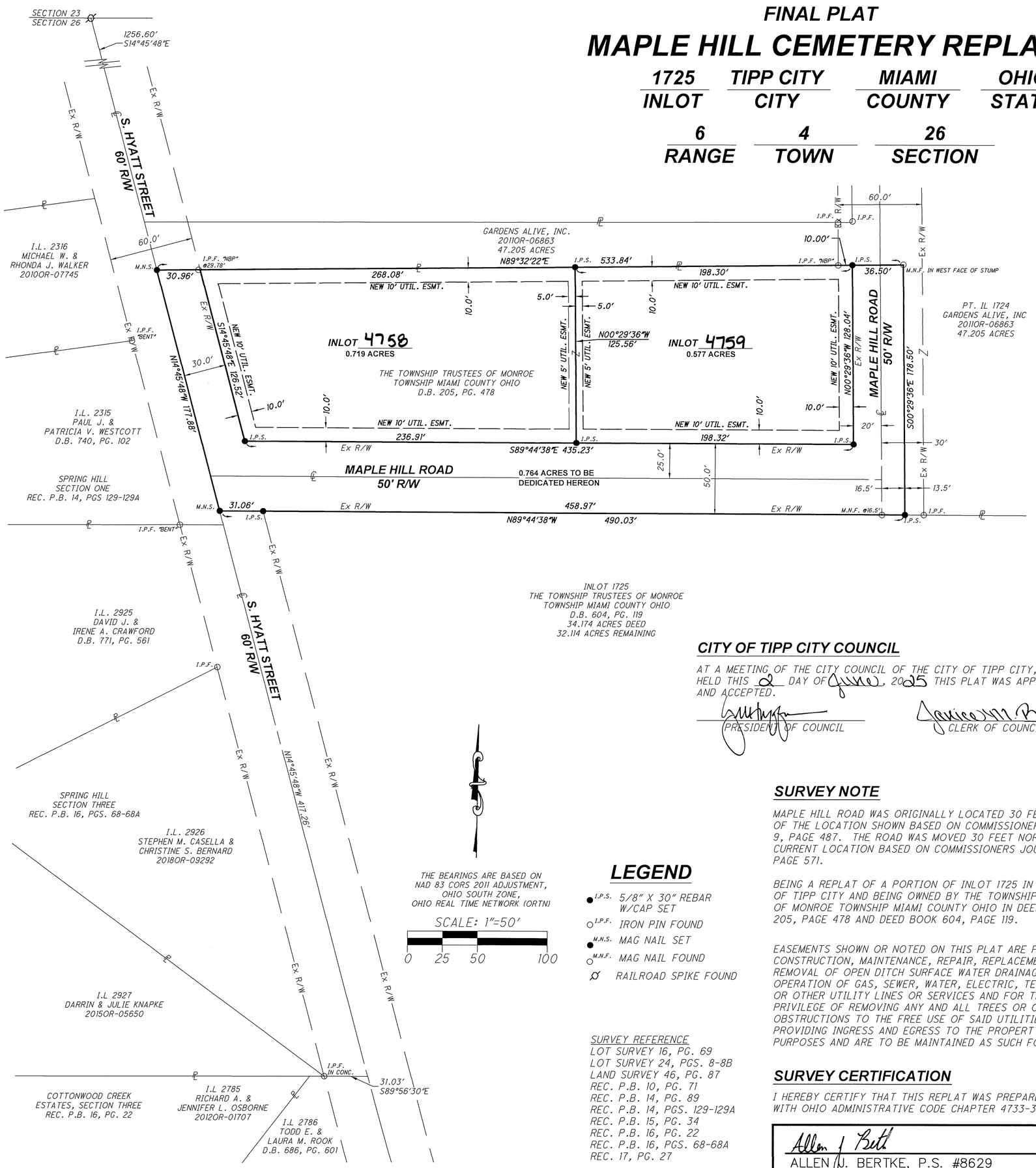
MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00029
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/02/2025 09:59:48 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

David Norman — MIAMI COUNTY RECORDER
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 2, 2025

Matthew W. Gearhardt — MIAMI COUNTY AUDITOR
Kinda Ogle — BY DEPUTY AUDITOR



CITY OF TIPP CITY PLANNING BOARD

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 13th DAY OF May, 2025, THIS PLAT WAS REVIEWED AND APPROVED.

Vice CHAIRMAN

SECRETARY

PLAT AUTHORIZATION AND DEDICATION

THE TOWNSHIP TRUSTEES OF MONROE TOWNSHIP, THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS MAPLE HILL CEMETERY REPLAT. FURTHERMORE, THE TOWNSHIP TRUSTEES OF MONROE TOWNSHIP, DEDICATE THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

PHILIP G. COX	Trustee — TITLE
GREGORY L. SIERRING	Trustee — TITLE
MICHAEL S. FLORA	Trustee — TITLE

STATE OF OHIO
COUNTY OF Miami,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th, DAY OF May, 2025, BY THE TOWNSHIP TRUSTEES OF MONROE TOWNSHIP.

NOTARY PUBLIC

DAWN M. GROSS, Notary Public
In and for the State of Ohio
My Commission Expires April 15, 2028
Recorded in Miami County

CITY OF TIPP CITY COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 2 DAY OF June, 2025 THIS PLAT WAS APPROVED AND ACCEPTED.

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

SURVEY NOTE

MAPLE HILL ROAD WAS ORIGINALLY LOCATED 30 FEET SOUTH OF THE LOCATION SHOWN BASED ON COMMISSIONERS JOURNAL 9, PAGE 487. THE ROAD WAS MOVED 30 FEET NORTH TO THE CURRENT LOCATION BASED ON COMMISSIONERS JOURNAL 9, PAGE 571.

BEING A REPLAT OF A PORTION OF INLOT 1725 IN THE CITY OF TIPP CITY AND BEING OWNED BY THE TOWNSHIP TRUSTEES OF MONROE TOWNSHIP MIAMI COUNTY OHIO IN DEED BOOK 205, PAGE 478 AND DEED BOOK 604, PAGE 119.

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.

LEGEND

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

SURVEY REFERENCE
LOT SURVEY 16, PG. 69
LOT SURVEY 24, PGS. 8-8B
LAND SURVEY 46, PG. 87
REC. P.B. 10, PG. 71
REC. P.B. 14, PG. 89
REC. P.B. 14, PGS. 129-129A
REC. P.B. 15, PG. 34
REC. P.B. 16, PG. 22
REC. P.B. 16, PGS. 68-68A
REC. 17, PG. 27

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

ALLEN J. BERTKE, P.S. #8629 — 4-30-25 DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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

DATE: 04-28-2025
DRAWN BY: CJKc
JOB NUMBER: MIATCI2425
SHEET NUMBER 1 OF 1

BEING A REPLAT OF INLOTS 4451 & 4452 (P.B 28, PG. 99)
CONTAINING 0.553 ACRE
SECTION 16, TOWN 4 NORTH, RANGE 6 EAST
CITY OF TIPP CITY
MIAMI COUNTY, OHIO

VOLUME 31 PAGE 36
MIAMI COUNTY RECORDER'S RECORD OF PLATS

CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN RE-PLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID REPLAT.

DAVID JOSEPH FISCHER (OWNER)

MARGARET FISCHER (OWNER)

CHIRAG PATEL (OWNER)

MANALI PATEL (OWNER)

LEINHOLDER: (LOT 4451-FISCHER)
LENDER: Mortgage Electronic*
AUTHORIZED SIGNATURE
PRINTED NAME: Angie Fay Chapman
TITLE: Assistant Secretary

LEINHOLDER: (LOT 4452-PATEL)
LENDER: RocketMortgage, LLC
AUTHORIZED SIGNATURE
PRINTED NAME: Heather DeFrank
TITLE: Assistant Secretary of MERS

*Registration Systems, Inc., as mortgagee

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, COUNTY OF Miami S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DAVID JOSEPH FISCHER AND MARGARET FISCHER AS OWNERS, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City ; OHIO THIS 25th DAY OF March , 2025.

10/26/26
MY COMMISSION EXPIRES

NOTARY PUBLIC

STEPHANIE L WELTER
Notary Public
State of Ohio
My Comm. Expires
October 26, 2026

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, COUNTY OF Miami S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED CHIRAG PATEL AND MANALI PATEL AS OWNERS, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City ; OHIO THIS 25th DAY OF March , 2025.

10/26/26
MY COMMISSION EXPIRES

NOTARY PUBLIC

STEPHANIE L WELTER
Notary Public
State of Ohio
My Comm. Expires
October 26, 2026

CERTIFICATE OF NOTARY PUBLIC

STATE OF SC , COUNTY OF Greenville .

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF South Carolina PERSONALLY APPEARED Angie Fay Chapman, Assistant ** OF Mortgage Electronic * ., 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 Greenville ; ~~OHIO~~ SC THIS 18th DAY OF February , 2025.

6-13-2029
MY COMMISSION EXPIRES

** Secretary

NOTARY PUBLIC

JENNIFER KORN
Notary Public, State of South Carolina
My Commission Expires 06/13/2029

CERTIFICATE OF NOTARY PUBLIC

STATE OF Michigan , COUNTY OF Wayne .

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Michigan PERSONALLY APPEARED Heather DeFrank OF Asst Sec of MERS ., 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 Wayne ; ~~OHIO~~ MI THIS 19 DAY OF March , 2025.

12-19-2026
MY COMMISSION EXPIRES

NOTARY PUBLIC

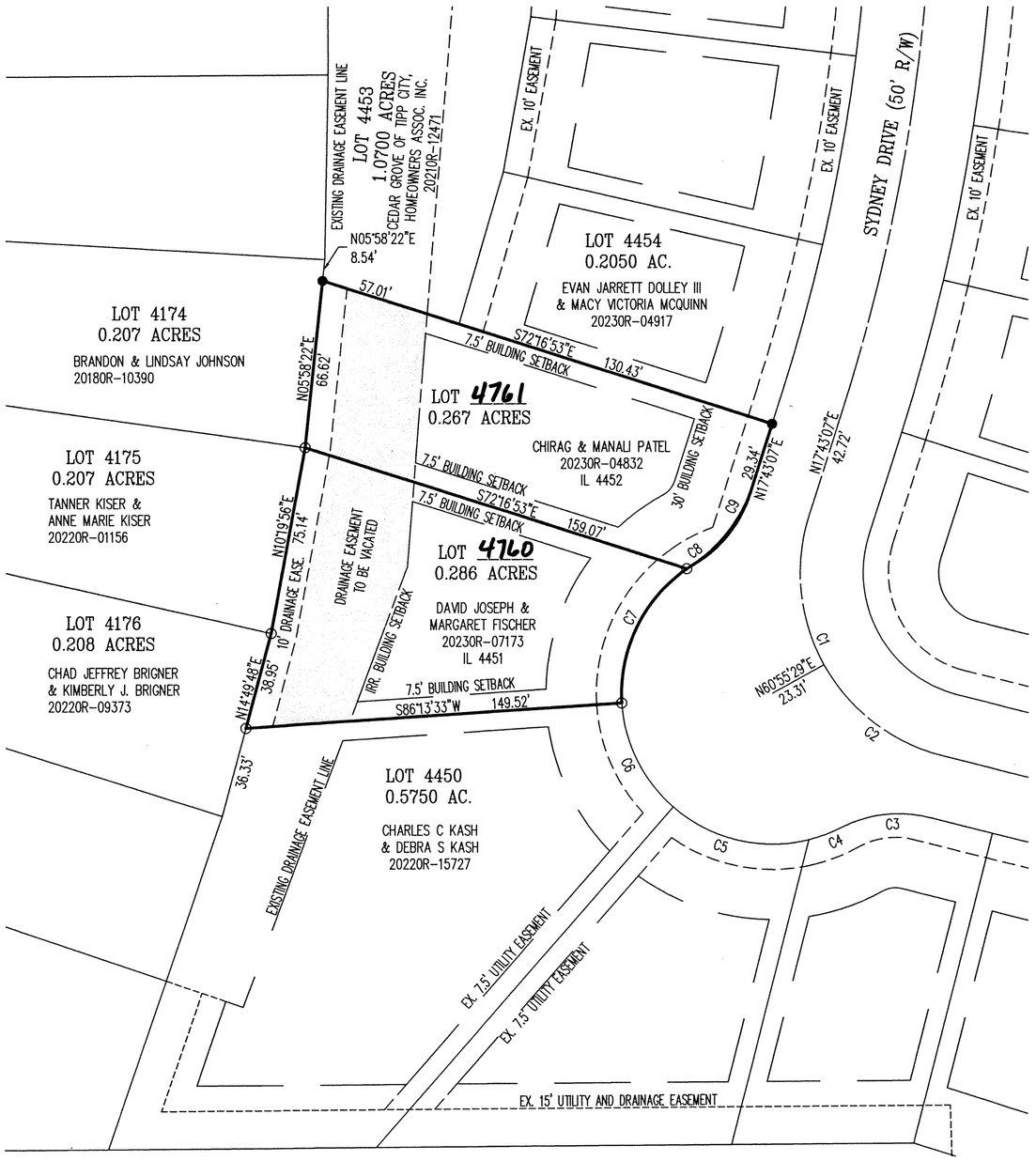
SARAH RAMIREZ
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires December 19, 2026
Acting in the County of WAYNE

1"=40'

20 0 20 40 60

BEARINGS BASED ON PLAT BOOK 28, PG. 99

LEGEND
- ● -5/8" IRON PIN SET
- ○ -5/8" IRON PIN FOUND (IPF) OR AS NOTED



APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 13th DAY OF May , 2025, THIS REPLAT WAS REVIEWED AND APPROVED.

Vice CHAIRMAN

SECRETARY

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00030
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/02/2025 09:59:49 AM
REFERENCES 0
RECORDING FEE
PAGES 1

THIS REPLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 2nd DAY OF June , 2025 BY ORDINANCE NO. 8-25

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

COUNTY AUDITOR

TRANSFERRED ON THIS 2ND DAY OF July , 2025

Matthew W. Gearhardt
COUNTY AUDITOR

DEPUTY

COUNTY RECORDER

FEE $43.20

David E. Norman
COUNTY RECORDER

DEPUTY

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DISTANCE
C1	61.25	75.00'	46°47'38"	S5° 40' 42"E	59.56
C2	61.25	75.00'	46°47'38"	S52° 28' 20"E	59.56
C3	36.00	50.00'	41°15'17"	S83° 30' 12"W	35.23
C4	13.77	60.00'	13°08'54"	N69° 27' 00"E	13.74
C5	57.60	60.00'	55°00'05"	S76° 28' 30"E	55.41
C6	47.33	60.00'	45°12'00"	S26° 22' 27"E	46.12
C7	61.94	60.00'	59°08'45"	S25° 47' 56"W	59.22
C8	3.77	60.00'	3°36'06"	S57° 10' 21"W	3.77
C9	36.00	50.00'	41°15'17"	N38° 20' 45"E	35.23

BEING A REPLAT OF INLOTS 4451 & 4452 (P.B 28, PG. 99)
INLOT 4451 AS CONVEYED TO DAVID JOSEPH & MARGARET FISCHER AS RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS 20230R-07173 AND INLOT 4452 AS CONVEYED TO CHIRAG & MANALI PATEL AS RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS 20230R-04832

COVENANTS, CONDITIONS, RESTRICTIONS & HOA

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CEDAR GROVE, OF TIPP CITY HOMEOWNER'S ASSOCIATION RECORDED IN 20150R-07931, FIRST AMENDMENT RECORDED IN 20150R-15560

CITY OF TIPP CITY

HEREBY APPROVED AND ACCEPTED BY TIPP CITY THIS 21 DAY OF April , 2025.

CITY ENGINEER

CITY PLANNER

NOTES

SEE P.B. 28, PG. 99 FOR ADDITIONAL SPECIFICATIONS, REQUIREMENTS, DETAILS, ETC.

BUILDING SETBACKS
FRONT=30'
REAR=25'
SIDE=7.5' EACH SIDE

ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. EACH SIDE OF ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.

SURVEYOR NOTES

1.) NO OCCUPATION NOTED.
2.) MONUMENTATION IN GOOD CONDITION.
3.) SOURCE DOCUMENTS AS NOTED.
4.) BEARINGS BASED ON PLAT BOOK 28, PG. 99
5.) DEED REFERENCE: AS NOTED
6.) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT PROVIDED TO APEX.
7.) SURVEY REFERENCE: P.B. 15, PG. 36 & P.B. 25, PG. 49
A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.

STATE OF OHIO
JUSTIN LEE SCHULZ
8653
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

12/12/24
JUSTIN LEE SCHULZ DATE
OHIO PROFESSIONAL SURVEYOR NO. 8653

PREPARED BY:

APEX ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

SCALE: 1"=40'
DATE: SEPT 2024
DRAWN: BAD
DESIGNED:
CHECKED: JLS

REVISIONS:
1.
2.
3.
4.

PROJECT: CEDAR GROVE
DRAWING: REPLAT PH4

SHEET 1 OF 1

I:\DATA\Land Projects\CEDAR GROVE\dwg\REPLAT PH4.dwg, 12/12/2024 10:48:10 AM

ANNEXATION TO THE CITY OF TROY

7 TOWN | 5 RANGE | 36 SECTION

57.679 ACRES | CONCORD TOWNSHIP | TROY CITY | MIAMI, OHIO COUNTY

VOLUME 31, PAGE 37
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00031
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/07/2025 02:49:52 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20
David E Norman P George
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 7, 2025
Matthew W Gearhardt Joyce Shilliet
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

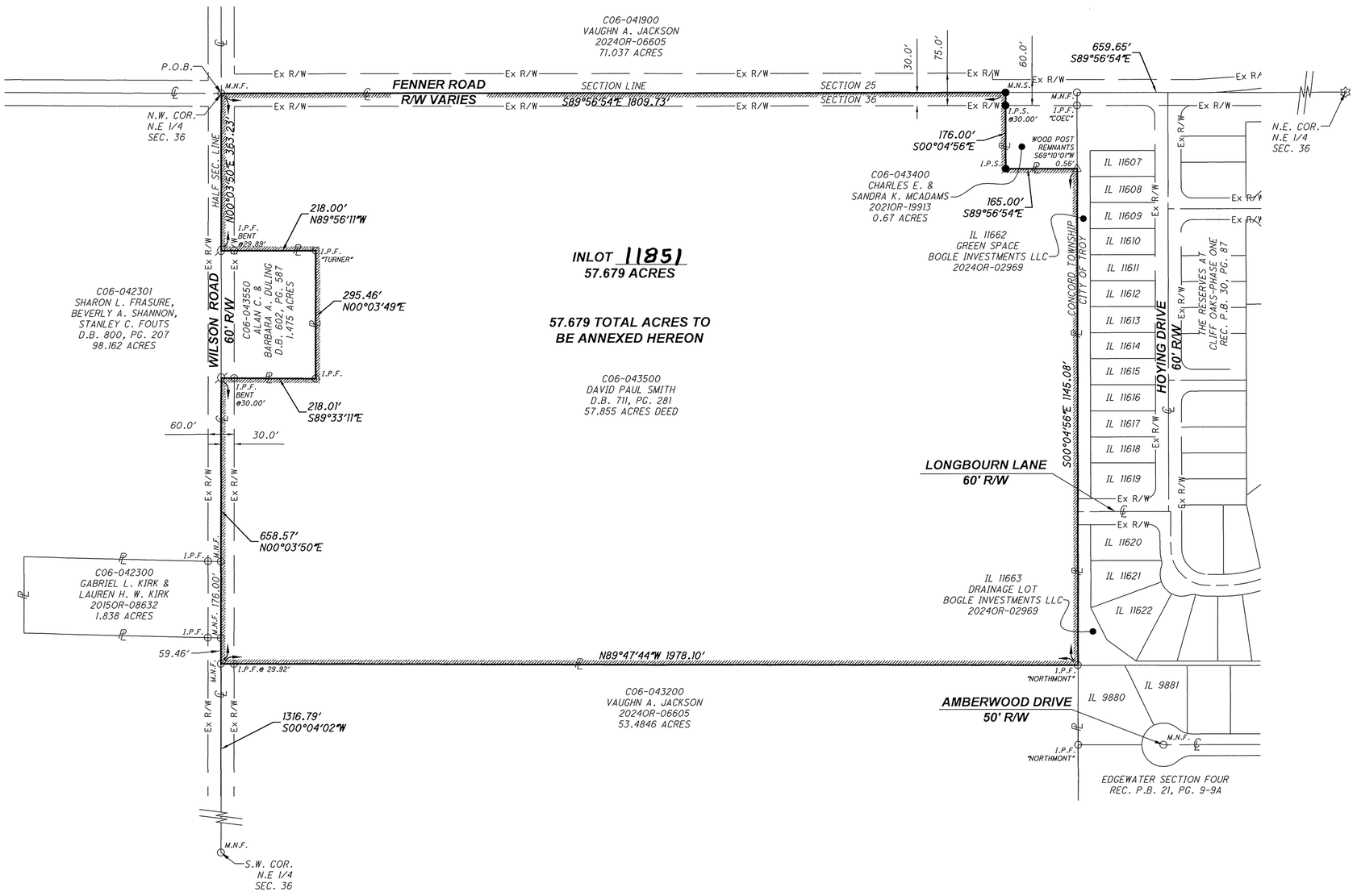
ANNEXATION PROCEEDINGS RECORDED IN
2025 OR- 07388

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, OHIO REAL TIME NETWORK (ORTN)

SCALE: 1"=200'
0 200 400

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- POST FOUND
- STONE FOUND
- EXISTING CORP. LIMITS
- NEW CORP. LIMITS



MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US THIS 6th DAY OF March, 2025.

Ted S. Mercer
TED S. MERCER, PRESIDENT

Wade H. Westfall (Absent)
WADE H. WESTFALL, VICE-PRESIDENT

Gregory A Simmons
GREGORY A. SIMMONS, MEMBER

MIAMI COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 7th DAY OF February, 2025

Paul C. Anderson
MIAMI COUNTY ENGINEER

CITY OF TROY COUNCIL

THIS PLAT WAS REVIEWED AND ACCEPTED BY THE CITY OF TROY COUNCIL THIS 18th DAY OF May, 2025, BY ORDINANCE NO. O-16-2025

Robin S. Oda — MAYOR
William C. Royal — PRESIDENT OF COUNCIL
Amy L. Knight — CLERK OF COUNCIL

SURVEY REFERENCE
LAND SURVEY 36, PAGE 6
LAND SURVEY 39, PG. 155
LAND SURVEY 51, PG. 191
LAND SURVEY 61, PG. 56
REC. P.B. 10, PG. 88
REC. P.B. 21, PG. 9-9A
REC. P.B. 23, PG. 74
REC. P.B. 30, PG. 29
REC. P.B. 30, PG. 87-87C

CONTIGUITY NOTE:

TOTAL PERIMETER OF THE ANNEXATION AREA IS 7027.18 FEET

TOTAL OF 1145.08 FEET CONTIGUOUS WITH THE EXISTING CITY OF TROY CORPORATION LINE OF RECORD.

16.295% CONTIGUITY OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF TROY CORPORATION LINE OF RECORD.

CERTIFICATION
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN JANUARY, 2025. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

Allen J Bertke — 2-6-25
ALLEN J. BERTKE, P.S. #8629 — DATE

STATE OF OHIO ★ ALLEN J. BERTKE 8629 ★ REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 02-03-2025
DRAWN BY: MBK
JOB NUMBER: MIATRO2501
SHEET NUMBER 1 OF 1

GORDON'S ADDITION TO CITY OF PIQUA SUBDIVISION REPLAT

REPLAT OF INLOT 860 AND PART INLOT 861
CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 31 PAGE 38

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00032
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/08/2025 09:11:16 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.20

David E Norman — Ruthann George
MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

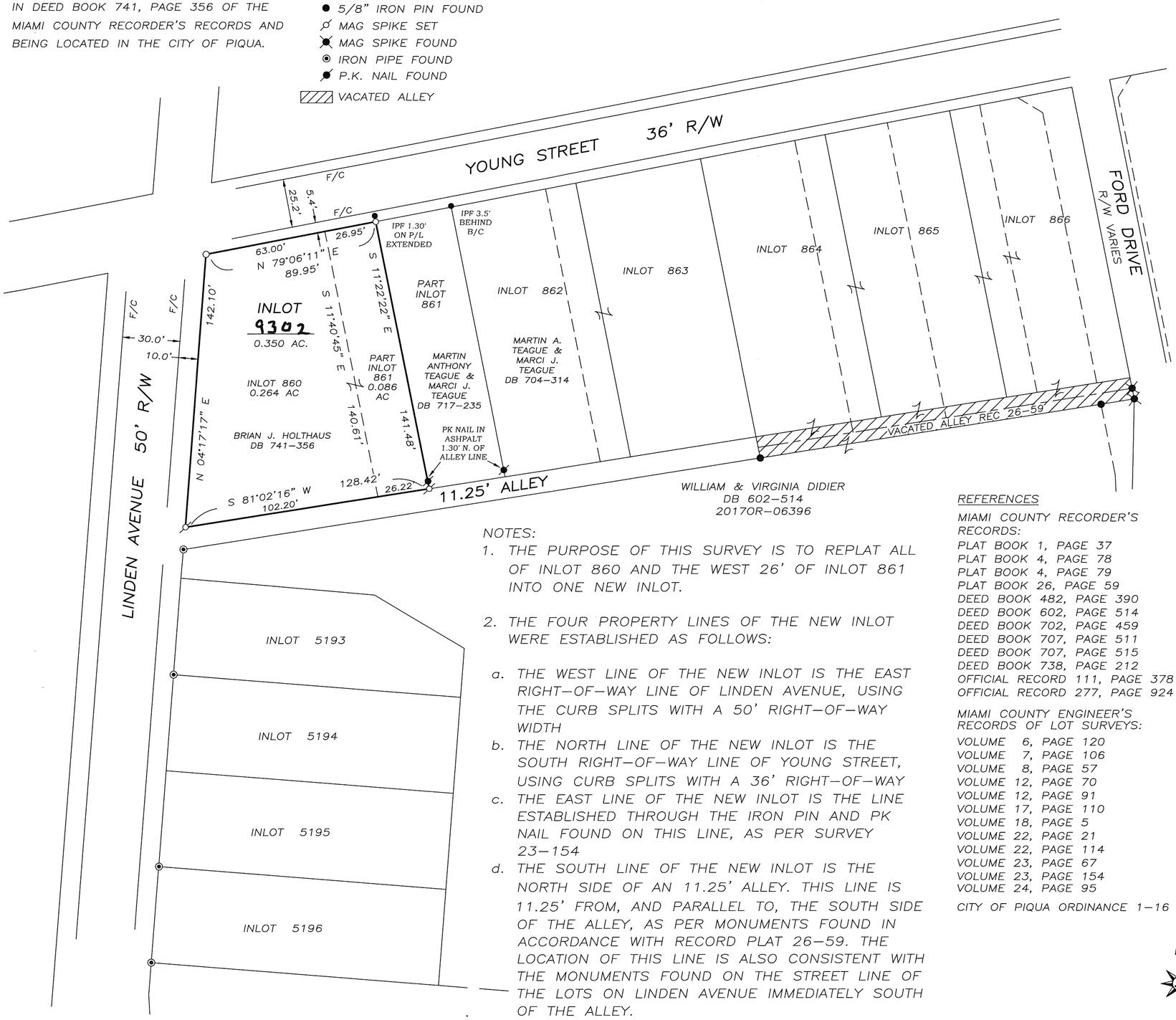
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 8, 2025

Matthew W Gearhardt — Joyce Gilliot
MIAMI COUNTY AUDITOR — BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOT 860 AND PART INLOT 861, AS CONVEYED TO BRIAN J. HOLTHAUS, MARRIED, BY DEED RECORDED IN DEED BOOK 741, PAGE 356 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN THE CITY OF PIQUA.

LEGEND
- ○ 5/8" CAPPED IRON PIN SET
- ● 5/8" IRON PIN FOUND
- ⌀ MAG SPIKE SET
- ⌀ MAG SPIKE FOUND
- ◉ IRON PIPE FOUND
- ⌀ P.K. NAIL FOUND
- ▨ VACATED ALLEY



NOTES:

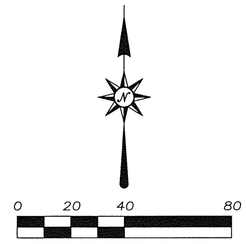
1. THE PURPOSE OF THIS SURVEY IS TO REPLAT ALL OF INLOT 860 AND THE WEST 26' OF INLOT 861 INTO ONE NEW INLOT.
2. THE FOUR PROPERTY LINES OF THE NEW INLOT WERE ESTABLISHED AS FOLLOWS:
   a. THE WEST LINE OF THE NEW INLOT IS THE EAST RIGHT-OF-WAY LINE OF LINDEN AVENUE, USING THE CURB SPLITS WITH A 50' RIGHT-OF-WAY WIDTH
   b. THE NORTH LINE OF THE NEW INLOT IS THE SOUTH RIGHT-OF-WAY LINE OF YOUNG STREET, USING CURB SPLITS WITH A 36' RIGHT-OF-WAY
   c. THE EAST LINE OF THE NEW INLOT IS THE LINE ESTABLISHED THROUGH THE IRON PIN AND PK NAIL FOUND ON THIS LINE, AS PER SURVEY 23-154
   d. THE SOUTH LINE OF THE NEW INLOT IS THE NORTH SIDE OF AN 11.25' ALLEY. THIS LINE IS 11.25' FROM, AND PARALLEL TO, THE SOUTH SIDE OF THE ALLEY, AS PER MONUMENTS FOUND IN ACCORDANCE WITH RECORD PLAT 26-59. THE LOCATION OF THIS LINE IS ALSO CONSISTENT WITH THE MONUMENTS FOUND ON THE STREET LINE OF THE LOTS ON LINDEN AVENUE IMMEDIATELY SOUTH OF THE ALLEY.
3. THE BASIS OF BEARING IS SOUTH 81 DEGREES 02 MINUTES 16 SECONDS WEST ON THE NORTH AND SOUTH ALLEY LINES, AS PER RECORD PLAT 26-59.

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
- PLAT BOOK 1, PAGE 37
- PLAT BOOK 4, PAGE 78
- PLAT BOOK 4, PAGE 79
- PLAT BOOK 26, PAGE 59
- DEED BOOK 482, PAGE 390
- DEED BOOK 602, PAGE 514
- DEED BOOK 702, PAGE 459
- DEED BOOK 707, PAGE 511
- DEED BOOK 707, PAGE 515
- DEED BOOK 738, PAGE 212
- OFFICIAL RECORD 111, PAGE 378
- OFFICIAL RECORD 277, PAGE 924

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
- VOLUME 6, PAGE 120
- VOLUME 7, PAGE 106
- VOLUME 8, PAGE 57
- VOLUME 12, PAGE 70
- VOLUME 12, PAGE 91
- VOLUME 17, PAGE 110
- VOLUME 18, PAGE 5
- VOLUME 22, PAGE 21
- VOLUME 22, PAGE 114
- VOLUME 23, PAGE 67
- VOLUME 23, PAGE 154
- VOLUME 24, PAGE 95

CITY OF PIQUA ORDINANCE 1-16



GRAPHIC SCALE IN FEET
1" = 40'

CONSENT

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

OWNER

Brian J. Holthaus — Dorothy Holthaus
BRIAN J. HOLTHAUS — DOROTHY HOLTHAUS

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 7TH DAY OF JULY, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BRIAN J. HOLTHAUS AND DOROTHY HOLTHAUS, SPOUSE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: JULY 19, 2029

CITY OF PIQUA APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 26TH DAY OF JUNE, 2025.

CHAD HENRY
CITY OF PIQUA PLANNER

NOTARY PUBLIC STATE OF OHIO
DAVID J WESTGERDES
Notary Public
State of Ohio
My Comm. Expires
July 19, 2029

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

REPLAT FOR BRIAN HOLTHAUS IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO ~ JUNE 17, 2025

STATE OF OHIO
THOMAS R. ZECHMAN
7077
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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

REPLAT PART INLOTS 353, 356, 1080 & ALL 1076
STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
CARRIAGE TRAILS

JUNE 2025

VOLUME 31 PAGE 39
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00033
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/17/2025 02:54:04 PM
REFERENCES 0
RECORDING FEE

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353, INLOT 356 AND INLOT 1080 AS CONVEYED TO DEC LAND CO. I LLC, BY DEEDS RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782 AND DEED BOOK 792, PAGE 922, ALL OF INLOT 1076 AS CONVEYED TO DEC LAND CO. I LLC BY DOCUMENT No. 2016OR-06008, THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, WILLIAM W. KEETHLER II ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

DEC LAND CO. I LLC
BY: CARRIAGE TRAILS
AT THE HEIGHTS LLC

BY: _____
WILLIAM W. KEETHLER II
PRESIDENT

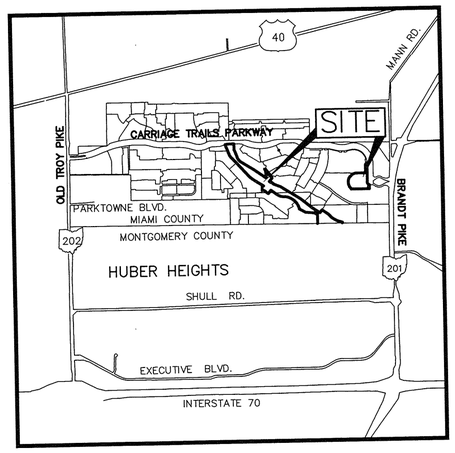
STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 23rd DAY OF June, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM W. KEETHLER II, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2030

_____
NOTARY PUBLIC



LOCATION MAP
NO SCALE

BEARING REFERENCE

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

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
O.R. 322, PG. 782, DOC No. 2020OR-02127
D.B. 792, PG. 922, DOC NO. 2022OR-07526
DOC NO. 2017OR-02686, DOC 2016OR-06008
DOC NO. 2019OR-13262, DOC NO. 2014OR-13432

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 25, PG. 75	P.B. 24, PG. 16	P.B. 27, PG. 72
P.B. 25, PG. 100	P.B. 27, PG. 5	P.B. 29, PG. 7
P.B. 22, PG. 25	P.B. 27, PG. 35	P.B. 29, PG. 72
P.B. 25, PG. 46	P.B. 24, PG. 39	P.B. 28, PG. 56
P.B. 26, PG. 29	P.B. 27, PG. 88	P.B. 22, PG. 37
P.B. 30, PG. 7	P.B. 24, PG. 68	P.B. 30, PG. 6

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

FEE $ 172.80

David E. Norman
MIAMI COUNTY RECORDER

Amy Dillon
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 17th, 2025.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Kindra Osi
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON July 15, 2025

_____
CITY OF HUBER HEIGHTS PLANNING DIRECTOR

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 26.326 ACRES AS CONVEYED TO DEC LAND CO. I LLC, BY DEEDS RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND DEED BOOK 792, PAGE 922, 0.223 ACRES AS CONVEYED TO DEC LAND CO. I LLC BY DOCUMENT No. 2016OR-06008 AND 7.317 ACRES AS CONVEYED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

STATE OF OHIO
DAVID L. CHIESA
7740
REGISTERED
SURVEYOR

ARCADIS

BY David L Chiesa 06/19/25
David L. Chiesa P.S.
Registered Surveyor No. 7740

PREPARED BY

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

DEVELOPER
DEC LAND CO. I LLC
5131 POST ROAD, SUITE 101
DUBLIN, OHIO 43017

Z:\Cincinnati\143350_CT_II-PH17.0_Production\7.03_Design\02_Survey-Mapping\GREEN SPACE PLAT 2025.dwg by:chiesad5246 on 06/19/2025 @ 11:05:45 am ~ © M+E Companies, Inc.

VOLUME 31 PAGE 39 -A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

REPLAT PART INLOTS 353, 356, 1080 & ALL 1076 CARRIAGE TRAILS

NORTH

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

LEGEND

◎ IRON PIN FOUND
PREVIOUSLY SET BY IBI GROUP
UNLESS OTHERWISE NOTED

CARRIAGE TRAILS PARKWAY
P.B. 22, PG. 25 (WIDTH VARIES)

R/W

C1 S84°54'54"E 167.55'

S5°05'06"W 174.01'

S16°14'59"E 213.89'

N15°49'48"W 374.48'

EX. DRAINAGE EASEMENT P.B. 27, PGS. 5-5B

CARRIAGE TRAILS SECTION 8-PHASE I P.B. 27, PGS. 5-5B

LOT 1301 GREENSPACE

LOT 750 GREENSPACE

GREENSPACE LOT 676

CARRIAGE TRAILS SECTION 5-PHASE I P.B. 24, PGS. 16-16A

SUNSET MAPLE DRIVE

GREENSPACE LOT 667

CARRIAGE TRAILS SECTION 5-PHASE II P.B. 24, PGS. 39-39A

SCARLET OAK DRIVE 50'

FORESTEDGE STREET 60'

SCARLET OAK DRIVE

N33°03'14"W 70.10'

S12°42'09"E 120.24'

S34°38'52"E 117.47'

S52°33'09"E 569.20'

N36°07'58"W

CARRIAGE TRAILS SECTION 8-PHASE IV P.B. 27, PGS. 35-35A

SILVER LINDEN DRIVE 50'

778.04'

CARRIAGE TRAILS SECTION 8-PHASE VII P.B. 27, PGS. 88-88B

INLOT 2054
26.326 ACRES
GREENSPACE

C4

N53°00'09"W 348.77'

N85°39'15"E 51.25'

N7°34'31"E 137.87'

C5 109.07' S36°59'51"W 130.00'

N51°30'09"W

LAKESIDE STREET 60'

N53°00'09"W 215.71'

S49°34'44"E 440.10'

N13°17'33"W 54.98'

S31°41'05"E 221.05'

N0°57'36"W 194.03'

GREENSPACE LOT 766

CARRIAGE TRAILS P.B. 22, PG. 25 PART INLOT 353

DEC LAND CO. I LLC
D.B. 792, PG. 922
O.R. 322, PG. 782
P.N. P48-000945
LND. 55-159
LND. 54-136
LND. 51-23
LOT 24-80

EX. DRAINAGE EASEMENT P.B. 22, PGS. 25-25E

EX. DRAINAGE EASEMENT P.B. 24, PGS. 39-39A

N45°23'37"E 34.55'

C2 C3

EX. 20' SANITARY SEWER EASEMENT P.B. 24, PG. 3

EX. UTILITY EASEMENT P.B. 24, PGS. 68-68A

S45°06'14"W 128.98'

DRY RUN STREET 60'

S44°53'46"E 60.00'

N45°06'14"E 23.96'

S44°53'46"E 96.95'

S56°14'23"E 84.89'

S65°51'31"E 174.51'

FORESTEDGE STREET 60'

CARRIAGE TRAILS SECTION 2-PHASE I P.B. 24, PGS. 68-68A

15' DRAINAGE EASEMENT P.B. 27, PG. 89-89B

EX. 15' STORM SEWER EASEMENT P.B. 25, PG. 19-19B

1401 1400 1399 1398 1397 1396 1395 1394 1393 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1533 1532 1531 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 668 669 775 1701 1702 778 803 802 801 800 799 798 797

SHEET 3

2/4

© M•E Companies, Inc.

Z:\Cincinnati\143350_CT_IT-Ph17.0_Production\7.03_Design\02_Survey-Mapping\GREEN SPACE PLAT 2025.dwg by:chiesad5246 on 06/19/2025 @ 11:05:45 am ~ © M•E Companies, Inc.

SHEET 2

VOLUME 31 PAGE 39 -B

MIAMI COUNTY RECORDER'S RECORD OF PLATS

NORTH

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

LEGEND

◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	135.98'	445.00'	17°30'31"	S86°19'51"W	135.46'
C2	118.58'	530.00'	12°49'08"	S38°05'39"E	118.33'
C3	39.10'	25.00'	89°36'27"	N0°18'00"E	35.23'
C4	248.79'	845.00'	16°52'11"	S44°34'04"E	247.90'
C5	105.80'	185.00'	32°46'04"	S67°53'11"E	104.37'
C6	190.33'	345.00'	31°36'35"	S68°48'26"E	187.93'
C7	628.37'	455.00'	79°07'38"	N45°02'54"W	579.61'
C10	84.62'	100.00'	48°28'55"	N20°52'41"W	82.12'
C11	193.55'	275.00'	40°19'33"	S30°58'07"E	189.58'
C12	431.85'	300.00'	82°28'40"	S53°59'21"W	395.52'
C13	103.92'	102.00'	58°22'19"	S15°56'00"E	99.48'
C14	14.29'	102.00'	8°01'46"	N9°14'17"E	14.28'
C15	78.54'	25.00'	180°00'00"	N84°46'37"W	50.00'

REPLAT PART INLOTS 353, 356, 1080 & ALL 1076
CARRIAGE TRAILS

3/4

Z:\Cincinnati\143350_CT_II-Ph1\7.0_Production\7.03_Design\02_Survey-Mapping\GREEN SPACE PLAT 2025.dwg by:chiesad5246 on 06/19/2025 @ 11:07:20 am ~ © M+E Companies, Inc.

VOLUME 31 PAGE 39 -C

MIAMI COUNTY RECORDER'S RECORD OF PLATS

THE HARRISON SUBDIVISION PLAT
INLOT 973
P.B. 25, PG. 46
8.422 ACRES

HARRISON THREE LLC
20190R-13262
INLOT 1968
P.B. 30, PG. 6
P.B. 25, PG. 100
LND 34-9
LND 56-43
LND 59-116

DEC LAND CO. I, LLC
O.R. 322, PG. 782
PT. INLOT 1080
P.B. 25-100
P.B. 22, PG. 25
LND 34-9
LND 56-43
P.N. P48-002489

INLOT 2055
7.531 ACRES
GREENSPACE

CARRIAGE TRAILS PARKWAY
P.B. 22, PG. 25
R/W VARIES

CARRIAGE
APARTMENTS LLC
DEED 20250R-01898
PART INLOT 160
PART INLOT 161
14.9604 ACRES
LOT 24-114
LND 63-52

DEC LAND CO. I LLC
D.B. 790, PG. 219
INLOT 354
1.915 ACRES
P.B. 22, PG. 25

DEC LAND CO. I LLC
20160R-06008
INLOT 1076
P.B. 25, PG. 75
P.N. P48-002482
0.223 ACRE

HARRISON FOUR LLC
20220R-07526
INLOT 1969
P.B. 30, PG. 7
LND 59-116
LND 56-43
LND 34-9
LND. 61-62

DANBURY AT CARRIAGE TRAILS, LLC
20170R-02686
INLOT 1196
P.B. 26, PG. 29
LND. 34-9
LND. 56-43

CARRIAGE PARK
APARTMENTS, LLC
DEED 20250R-05130
INLOT 2053
8.097 ACRES
LOT 24-114
P.B. 31, PG. 22

STATE ROUTE 201

BUCKTHORN WAY

RED BUCKEYE DRIVE
(R/W VARIES)
P.B. 25, PG 100

EX. DRAINAGE EASEMENT
P.B. 25, PGS. 100-100A

EX. UTILITY EASEMENT
P.B. 25, PGS. 75-75A

"8438" "ME COMPANIES"

C10 C11 C12 C13 C14 C15

N5°13'23"E 275.00'
S5°13'23"W 547.72'
S84°48'56"E 284.83'
N10°48'21"W 119.90'
N84°39'34"W 62.13'
N84°40'55"W (P.B. 25, PGS. 100-100A) 498.61'
S3°21'46"W 76.64'

R/W

NORTH

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

◎ IRON PIN FOUND
PREVIOUSLY SET BY IBI GROUP
UNLESS OTHERWISE NOTED

REPLAT PART INLOTS 353, 356, 1080 & ALL 1076
CARRIAGE TRAILS

4/4

Z:\Cincinnati\143350_CT_II-Ph17\17.0_Production\17.03_Design\02_Survey-Mapping\GREEN SPACE PLAT 2025.dwg by:chiesad5246 on 06/19/2025 @ 11:07:20 am ~ © M•E Companies, Inc.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS OF 2.7035 ACRES OF LAND, BEING INLOT NUMBER 2616 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS WAWA TIPP CITY AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY INSTRUMENT #2020OR-08520.

SIGNED AND ACKNOWLEDGE
IN THE PRESENCE OF:

WITNESS

WITNESS

OWNER:

BY: Benjamin Redick
PRINTED NAME:
TITLE: Authorized Member

CERTIFICATE OF NOTARY PUBLIC:

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 2nd DAY OF May, 2025, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED.

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

Kevin T. Blakeley
NOTARY PUBLIC STATE OF OHIO

December 9, 2025
MY COMMISSION EXPIRES

KEVIN T. BLAKELEY, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 9, 2025
Recorded in Darke County

CITY OF TIPP CITY COUNCIL APPROVAL

WE, THE CITY COUNCIL FOR THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF WAWA TIPP CITY,

BOOK_____,

THIS 16 DAY OF June, 2025.

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

PLANNING BOARD APPROVAL

AT A MEETING OF THE CITY OF TIPP CITY PLANNING COMMISSION HELD THIS 13th DAY OF May 2025, THIS PLAT AND RIGHT-OF-WAY WAS REVIEWED AND APPROVED.

Vice-CHAIRMAN

SECRETARY

DESCRIPTION

SITUATE IN THE CITY OF TIPP CITY, COUNTY OF MIAMI, STATE OF OHIO, AND KNOWN AS BEING INLOT 2616, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS VOLUME 15, PAGE 89.
BEING 2.703 ACRES CONVEYED TO 1001 25A LLC AS RECORDED IN 2020OR-08520.

NOTE

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.

VOLUME 31, PAGE 40
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00034
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/23/2025 09:34:37 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

David E. Norman
MIAMI COUNTY RECORDER

Amy Dillon
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 23rd, 2025.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Kinda Ogle
BY DEPUTY AUDITOR

SURVEYOR'S CERTIFICATION:

THIS FINAL PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. 711.01-40, AND IN ACCORDANCE WITH THE CITY OF TIPP CITY SUBDIVISION REGULATIONS. I CERTIFY THAT THIS RECORD PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED UPON ACTUAL FIELD LOCATIONS AND THAT ALL MONUMENTS INDICATED ON THE FINAL SUBDIVISION PLAT THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

5-1-2025
Sean T. Brooks, Ohio PS No. 8828 Date

STATE OF OHIO
SEAN BROOKS
PS-8828
REGISTERED
PROFESSIONAL SURVEYOR

SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 380-4564
CONTACT: SEAN BROOKS

WAWA:
WAWA INC.
260 W. BALTIMORE PIKE
WAWA, PA 9063
PHONE: (502) 667-2525
CONTACT: PATRICK WARNEMENT

PREPARED BY:
CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

Final Plat
Replat of Inlot 2616

Wawa Tipp City

S/E 1/4 SECTION 9, TOWN 4, RANGE 6
TIPP CITY, MIAMI COUNTY, OHIO 45371

Revisions / Submissions

ID	Description	Date
1	Remove lien holder info	5-1-25

© 2023 CESO, INC.

Project Number:	762782
Scale:	N/A
Drawn By:	DAS
Checked By:	CTT
Date:	4/28/2025
Issue:	

Drawing Title:
Final Plat

C:\DC\ACCDocs\CESO\Wawa 7216 Tipp City OH-\Project Files_CESO\04-SURVEY\Dwg\762782-01_Wawa_Tipp City_Record Plat.dwg - 5/1/2025 - Sean Brooks

VOLUME 31, PAGE 40 -A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

BASIS OF BEARINGS

NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations

30 0 30
GRAPHIC SCALE (IN FEET)
1" = 30'

N

SURVEY MONUMENT LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - Iron Pin Found as Described
- ▣ - Monument Found as Described
- ◪ - Mag Nail Set

SURVEY LINE LEGEND

- Boundary Property Line
- Adjoiner Property Line
- Township Line
- R/W Centerline
- Easement Line

Parcel G15-021122
Zachary P. Replogle
2024OR-03855
Inlot 2607
P.B. 15, Pg. 89
P.B. 9, Pg. 26

State of Ohio
Inlot 2617
P.B. 15, Pg. 89
D.B. 554, Pg. 327

l.o. r/w line

S 75° 46' 04" E 93.74'
l.o. r/w line

STA.13+20.00, -340.0' L

STA.13+20.00, -100.0' L

S 89° 24' 04" E 240.00'
l.o. r/w line

10' utility easement

l.o. r/w line

Parcel G15-021124
BREI Ventures LLC
2017OR-08184
Inlot 2608
P.B. 15, Pg. 89
P.B. 9, Pg. 26

INLOT 4762

TRACT 1
CONTAINING 2.306 ACRES
Parcel G15-021140

Inlot 2616
P.B. 15, Pg. 89
LND. 15-67

1001 25A LLC
2020OR-08520

2.703 Total Acres
-0.397 Acres
2.306 Net Acres

262.29'

C.R. 25A
public r/w (width varies)

14+00
13+00
centerline
12+00

5' utility easement

333.36'

Parcel G15-021134
Mark A. & Shaunna N.
Vonderhuevel
2014OR-05858
Inlot 2613
P.B. 15, Pg. 89
LND. 57-180

N 00° 14' 56" E 367.11'

10' utility easement

State of Ohio
Inlot 2617
P.B. 15, Pg. 89
D.B. 554, Pg. 327

PT: 11+61.20

S 00° 35' 57" W

Section 9
Section 10

11+00

N 68° 38' 50" E
43.83'

l.o. r/w line

l.o. r/w line

City of Tipp City
Monroe Township

10' utility easement

N 68° 38' 50" E 123.67'
r/w line

94.38'

ex. 10' gas easement
D.B. 396, Pg. 996
D.B. Vol 711, Pg. 203

new r/w line N 89° 51' 56" E 214.37'

old r/w line

old r/w line

10.0'

l.o. r/w line

S 00° 43' 45" E

10+00

r/w line

33.75'

centerline

W. Kessler Cowlesville Rd
public right-of-way (40' width)

S 89° 51' 56" W 371.73'

Section 9
Section 16

City of Tipp City
Monroe Township

57.16'

southeast corner
section 9

City of Tipp City
Monroe Township

R/W TO BE DEDICATED
CONTAINING 0.397 ACRES

SURVEY NOTES:

1. NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN AUGUST OF 2023. SCALED TO GROUND AT A LAT. N39°58'53.30423", LONG. W84°12'05.01887" AND A PROJECT HEIGHT OF 814.068 FEET AND A SCALE FACTOR OF 1.0000487747297. VERTICAL DATUM - NAVD88 COMPUTED USING GEOID 18 AND GPS OBSERVATIONS WITH THE ODOT VRS NETWORK.
2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE MIAMI COUNTY RECORDER'S OFFICE LOCATED IN THE CITY OF TROY, OHIO, UNLESS NOTED OTHERWISE.
3. SURVEY PREPARED FROM FIELDWORK PERFORMED IN SEPTEMBER OF 2023. ALL MONUMENTATION SHOWN HERON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ACCESS TO THE SUBJECT PARCELS IS AVAILABLE VIA W. KESSLER COWLESVILLE ROAD. BEING A PUBLIC RIGHT-OF-WAY.
5. OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

AREA CALCULATIONS

Lot Area -	2.306 Acres
R/W Area -	0.397 Acres
Total Acreage =	2.703

PREPARED BY:
CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 380-4564
CONTACT: SEAN BROOKS

WAWA:
WAWA INC.
260 W. BALTIMORE PIKE
WAWA, PA 9063
PHONE: (502) 667-2525
CONTACT: PATRICK WARNEMENT

Final Plat
Replat of Inlot 2616

Wawa Tipp City

S/E 1/4 SECTION 9, TOWN 4, RANGE 6
TIPP CITY, MIAMI COUNTY, OHIO 45371

Revisions / Submissions

ID	Description	Date
1	Remove lien holder info	5-1-25

© 2023 CESO, INC.

Project Number:	762782
Scale:	1" = 30'
Drawn By:	DAS
Checked By:	CTT
Date:	4/28/2025
Issue:	

Drawing Title:
Final Plat

C:\DC\ACCDocs\CESO\Wawa 7216 Tipp City OH-\Project Files_CESO\04-SURVEY\Dwg\762782-01_Wawa_Tipp City_Record Plat.dwg - 5/1/2025 - Sean Brooks

6	5E	35	UNION	WEST FREDERICK	MIAMI	OHIO
TOWN	RANGE	SECTION	TOWNSHIP	UNINCORPORATED VILLAGE	COUNTY	STATE

VILLAGE OF WEST FREDERICK, OHIO
WEST STREET VACATION

PLAT BOOK 31 PAGE 41
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00035
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/30/2025 08:56:56 AM
REFERENCES 0
RECORDING FEE 0.00
PAGES 1

FEE $ 43.70
David E Norman — Ginger P. Pence
MIAMI COUNTY RECORDER — BY DEPUTY RECORDER

NOTE: THE INTENT OF THIS VACATION PLAT IS TO VACATE ALL PORTIONS OF WEST STREET FROM THE SOUTH LINE OF INLOT 55 TO THE SOUTH LINE OF INLOT 56 IN THE UNINCORPORATED VILLAGE OF WEST FREDERICK.

THE CROSS-HATCHED AREA OF WEST STREET SHOWN HEREON VACATED BY THE BOARD OF MIAMI COUNTY COMMISSIONER THIS 17th DAY OF July, 2025. BY RESOLUTION NO. 25-07-878 SEE 2025OR-08363

Ted S. Mercer
TED S. MERCER PRESIDENT

WADE H. WESTFALL VICE PRESIDENT

Gregory G. Simmons
GREGORY G. SIMMONS MEMBER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED THIS 30th DAY OF July, 2025.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Kindra Orja
BY DEPUTY AUDITOR

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 16 DAY OF JULY, 2025.

Paul P. Huelskamp
MIAMI COUNTY ENGINEER by Britt Havenar Chief Deputy

APPROVED AND AUTHORIZED BY THE BOARD OF TRUSTEES OF UNION TOWNSHIP THIS 9TH DAY OF JUNE, 2025
BY RESOLUTION NO. 25-04

Dennis L. Albaugh 7-28-25
DENNIS L. ALBAUGH DATE

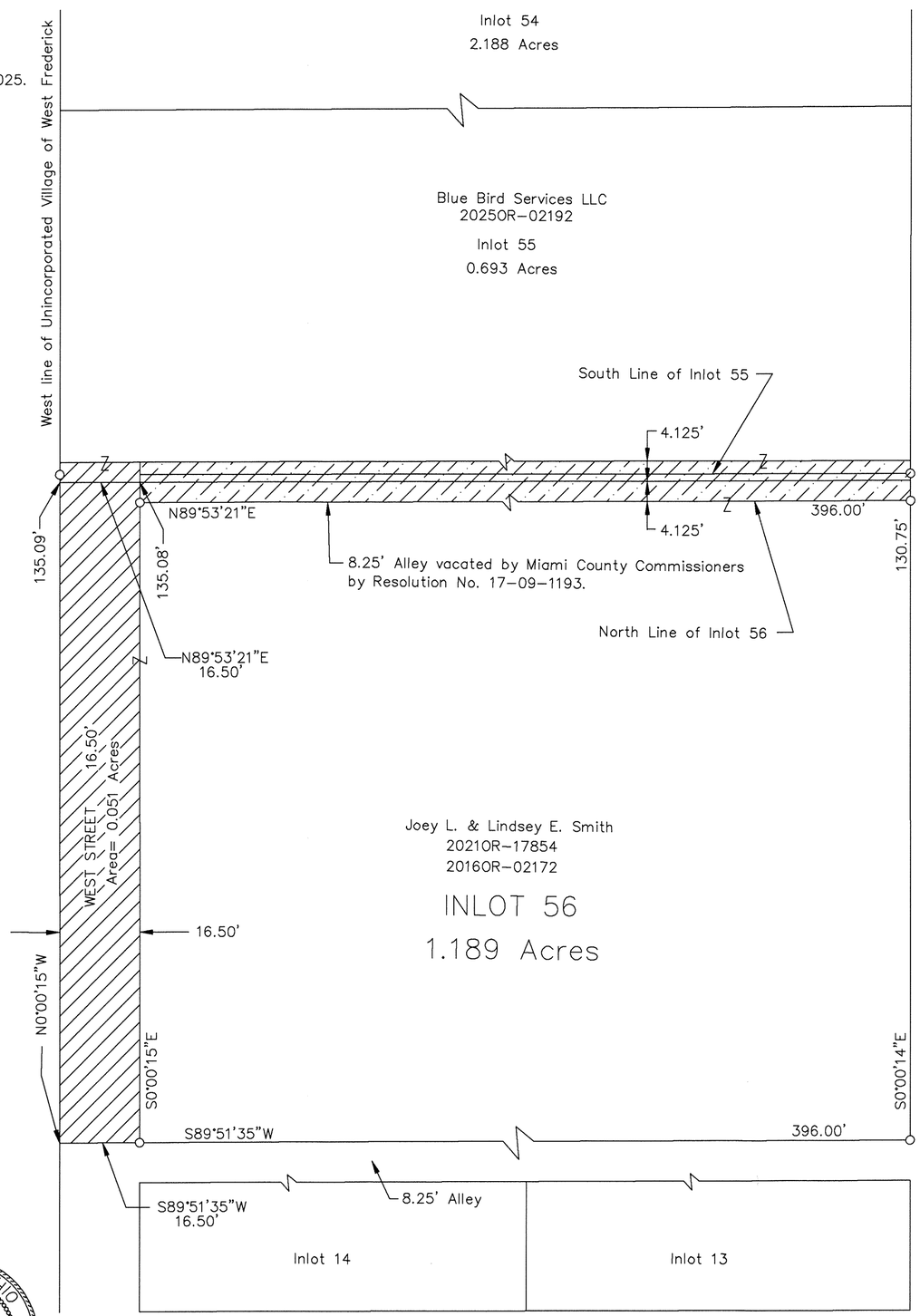
Tony C. Hughes 7-28-25
TONY C. HUGHES DATE

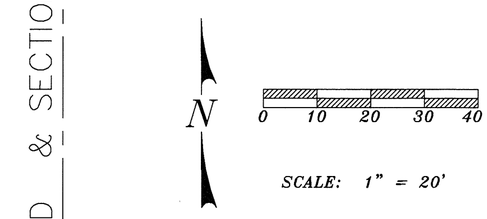
Philip S. Mote 7/28/25
PHILIP S. MOTE DATE

Certification
I hereby certify that I have supervised the survey of this street vacation and that this plat is a correct representation of the same.

Larry J. Bill July 16, 2025
LARRY J. BILL, P.S. #7557 DATE

STATE OF OHIO
LARRY J. BILL
S-7557
REGISTERED
PROFESSIONAL SURVEYOR





BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY.

LEGEND

- IRON PIPE FOUND
- PK NAIL FOUND
- MAG NAIL SET
- RAILROAD SPIKE FOUND
- REBAR FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PLS 7557"
- FENCE
- ALLEY VACATED
- STREET TO BE VACATED

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys
Survey Volume 46 Page 98

Miami County Recorder's Record Plat Book
Plat Book 1 Page 388
Plat Book 17 Page 28
Plat Book 18 Page 67
Plat Book 28 Page 96

Miami County Deeds
Volume 7 Page 14

UNION TOWNSHIP — MONROE TOWNSHIP
℄ KESSLER-FREDERICK ROAD & SECTION LINE
60' R/W

ALLEY VACATION PLAT PREPARED IN ACCORDANCE WITH O.R.C. 5553.045 IN THE UNINCORPORATED VILLAGE OF WEST FREDERICK, MIAMI COUNTY, OHIO.

PREPARED BY:

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

Replat of Part Outlot 142 & Part Inlot 5679

Pt. 5679	Pt. 142	N.W.	PIQUA	MIAMI	OHIO
INLOT	OUTLOT	SECTION	CORPORATION	COUNTY	STATE

PLAT BOOK 31 PAGE 42
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00036
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/30/2025 09:48:44 AM
REFERENCES 0
RECORDING FEE
PAGES 1

RECEIVED 7-30, 20 25 AT 9:46 am
FILE NO. ____ FEE 43.20
DAVID E NORMAN MIAMI CO. RECORDER BY: DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 30th DAY OF July, 2025
Matthew W. Gearhardt MIAMI CO. AUDITOR BY: DEPUTY

Lienholder Acknowledgement:

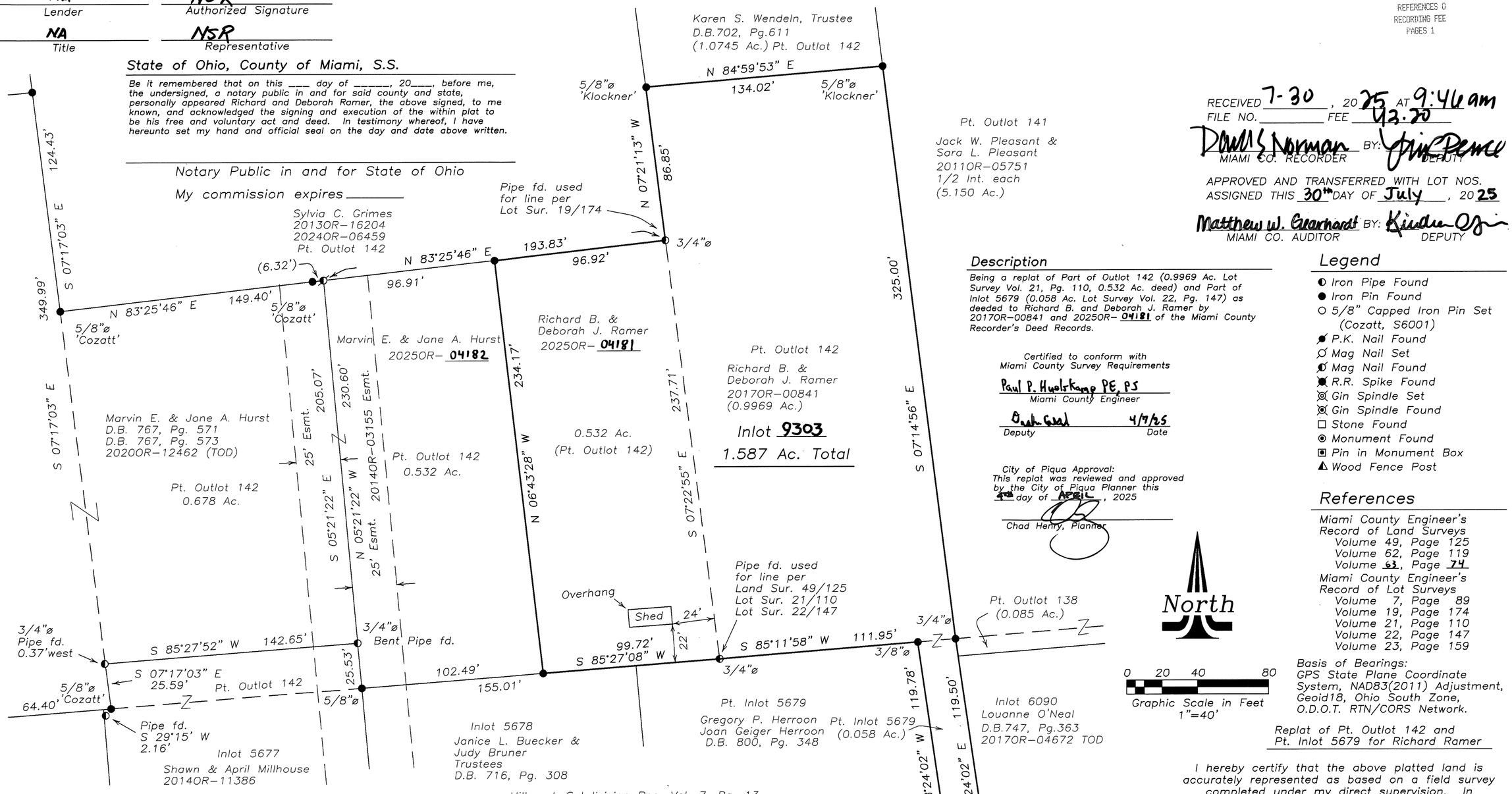
NA — Lender
NSR — Authorized Signature
NA — Title
NSR — Representative

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

Be it remembered that on this ___ day of _____, 20___, before me, the undersigned, a notary public in and for said county and state, personally appeared Richard and Deborah Ramer, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public in and for State of Ohio

My commission expires _____



Description

Being a replat of Part of Outlot 142 (0.9969 Ac. Lot Survey Vol. 21, Pg. 110, 0.532 Ac. deed) and Part of Inlot 5679 (0.058 Ac. Lot Survey Vol. 22, Pg. 147) as deeded to Richard B. and Deborah J. Ramer by 20170R-00841 and 20250R- 04181 of the Miami County Recorder's Deed Records.

Certified to conform with Miami County Survey Requirements

Paul P. Huelskamp PE, PS
Miami County Engineer

Deputy — 4/7/25 Date

City of Piqua Approval:
This replat was reviewed and approved by the City of Piqua Planner this 4th day of April, 2025

Chad Henry, Planner

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- R.R. Spike Found
- Gin Spindle Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box
- Wood Fence Post

References

Miami County Engineer's Record of Land Surveys
- Volume 49, Page 125
- Volume 62, Page 119
- Volume 63, Page 74

Miami County Engineer's Record of Lot Surveys
- Volume 7, Page 89
- Volume 19, Page 174
- Volume 21, Page 110
- Volume 22, Page 147
- Volume 23, Page 159

North

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

Basis of Bearings:
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid18, Ohio South Zone, O.D.O.T. RTN/CORS Network.

Replat of Pt. Outlot 142 and Pt. Inlot 5679 for Richard Ramer

Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land herein replatted, do hereby accept and approve this replat, and do hereby voluntarily consent to the execution of said replat.

Richard Ramer — Deborah Ramer

DAVID J WESTGERDES
Notary Public
State of Ohio
My Comm. Expires
July 19, 2029

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

Be it remembered that on this ___ day of _____, 20___, before me, the undersigned, a notary public in and for said county and state, personally appeared Richard and Deborah Ramer, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public in and for State of Ohio

My commission expires July 19, 2029

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

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

Prepared By: Michael W. Cozatt — 12/20/24 Date
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer — Land Surveyor
1100 Wayne St. Suite1140 — Troy, OH 45373
Job No. 23524 — (937) 339-2921
File Name: C:\Jobs\2024\23524\23524plat.dwg
Drawn by: DMC ~ Checked by: MWC

SUMMIT LANDING SECTION 3 SUBDIVISION RECORD PLAT

STATE OF OHIO, COUNTY OF MIAMI, CITY OF TIPP CITY
NW QUARTER SECTION 9, TOWNSHIP 4 NORTH, RANGE 6 EAST
& PART OF INLOT 3604
CONGRESS LANDS WEST OF THE MIAMIS

VOLUME 31 PAGE 43

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00037
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/20/2025 08:24:18 AM
REFERENCES 0
RECORDING FEE
PAGES 3

FEE $ 129.60 David E Norman MIAMI COUNTY RECORDER BY DEPUTY RECORDER

SITUATED IN THE CITY OF TIPP CITY, COUNTY OF MIAMI, STATE OF OHIO, BEING PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 6 EAST CONGRESS LANDS WEST OF THE MIAMIS, AND PART OF INLOT 3604 OF RECORD IN PLAT VOLUME 19, PAGE 120, SAID LOT DESCRIBED IN A DEED TO DOMAIN TIMBERLAKE MULTISTATE 2, LLC, OF RECORD IN INSTRUMENT NUMBER 2024OR-10117, RECORDER'S OFFICE, MIAMI COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 17.388 ACRES (MEASURED).

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLOTTED HEREIN, CERTIFY THAT THE ATTACHED FINAL PLAT CORRECTLY REPRESENTS OUR "**SUMMIT LANDING SECTION 3**" A SUBDIVISION OF LOTS ___ THRU ___ AND RESERVES "D-2", "E-2" AND "G", AND THE DEDICATION OF THE PUBLIC RIGHTS-OF-WAY FOR HONEYDEW DRIVE, CHEVINGTON CHASE, SPRING STREET, AND REDSTONE COURT, SHOWN HEREON AND NOT HERETOFORE DEDICATED, DO HEREBY ACCEPT THIS FINAL PLAT OF THE SAME, AND DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID FINAL PLAT. ALL STREETS SHOWN HEREON WILL NOT BE ACCEPTED FOR PUBLIC USE UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND SAID STREETS ARE FORMALLY ACCEPTED AS SUCH BY THE CITY OF TIPP CITY.

STORM WATER DRAINAGE RESTRICTIONS

1. NO FIXED STRUCTURE, FILLING, OR IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERECTED, INSTALLED, OR PLANTED WITHIN ANY PART OF A STORM WATER DRAINAGE OR DETENTION EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS, AND TREES.

2. THE CITY OF TIPP CITY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THIS SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREAS, STORM WATER RETENTION POND AREAS, OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER OR THE ASSOCIATION TO TAKE CORRECTION ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE A RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASIN AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER THAT THE DEVELOPER AND/OR THE ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE DEVELOPER OR THE ASSOCIATION OR, IF THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOTS IN ACCORDANCE WITH THIS DECLARATION.

3. THESE STORM WATER DRAINAGE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, ND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF CITY OF TIPP CITY.

IN WITNESS THEREOF, HOUDIN HONARVAR, AUTHORIZED SIGNATORY, OF DOMAIN TIMBERLAKE MULTISTATE 2, LLC, HAS HEREUNTO SET HIS HAND THIS 21st DAY OF May, 2025.

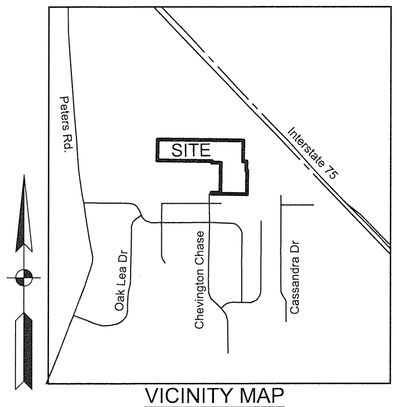
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGN: _____
PRINT: Gabriella Centrella

SIGN: _____
PRINT: Deborah Braziel

DOMAIN TIMBERLAKE MULTISTATE 2, LLC

BY: _____
HOUDIN HONARVAR
AUTHORIZED SIGNATORY



VICINITY MAP
NTS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 10th DAY OF May, 2025, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN _____ SECRETARY _____

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 21 DAY OF July, 2025.

PRESIDENT OF COUNCIL _____ CLERK OF COUNCIL _____

APPROVED AND ACCEPTED THIS 21 DAY OF July, 2025, BY ORDINANCE NO. 10-25 WHEREIN THE PLAT OF SUMMIT LANDING SECTION 3 SUBDIVISION AND THE DEDICATION OF THE PUBLIC RIGHTS-OF-WAY FOR HONEYDEW DRIVE, CHEVINGTON CHASE, SPRING STREET AND REDSTONE COURT, AND THOSE AREAS DESIGNATED "UTILITY & DRAINAGE EASEMENT" , IS ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF TIPP CITY, OHIO.

MIAMI COUNTY AUDITOR
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 20th DAY OF August, 20 25

Matthew W. Gearhardt MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

BASIS FOR BEARINGS

BEARINGS DESCRIBED HEREON ARE BASED ON NORTH 89 DEGREES 07 MINUTES 54 SECONDS WEST OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 9 OF TOWNSHIP 4 NORTH, RANGE 6 EAST OF THE CONGRESS LANDS WEST OF THE MIAMI'S, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, MIAMI COUNTY, OHIO.

PERMANENT MARKERS

PERMANENT MARKERS, WHERE INDICATED HEREON, ARE SOLID REBAR, 1 INCH DIAMETER, 30 INCHES LONG

PLAT MONUMENTS

ALL OTHER MONUMENTS INDICATED HEREON ARE SOLID REBAR 5/8 INCH IN DIAMETER, 30 INCHES LONG, WITH CAPS DESIGNATED "ASI FIRM 1648"

LEGEND

- ● IRON PIN FOUND (SEE NOTES ON PLAT)
- ◎ 1" IRON PIN SET (PERMANENT MARKERS)
- ○ 5/8" IRON PIN SET WITH CAP DESIGNATED "ASI FIRM 1648"
- ● MAG SPIKE SET
- ▲ MAG NAIL/SPIKE FOUND

EASEMENTS

1. AS SHOWN ON THE PLAT, ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10-FOOT WIDE "UTILITY & DRAINAGE EASEMENT". SIDE LOT LINES ARE SUBJECT TO A 5-FOOT WIDE "UTILITY & DRAINAGE EASEMENT" UNLESS OTHERWISE NOTED.

2. ALL AREAS DESIGNATED HEREON AS "OPEN SPACE" OR "RESERVE" ARE DEDICATED AS UTILITY & DRAINAGE EASEMENTS.

3. EASEMENTS SHOWN OR NOTED ON THIS PLAT AS "UTILITY & DRAINAGE EASEMENT" ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OF 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.

4. FOR THE PURPOSES OF THIS PLAT, THE TERM "EASEMENT" AND THE ABBREVIATION "EASE." AS LABELED HEREON ARE SYNONYMOUS.

SETBACKS

FRONT YARD SETBACKS: 35 FEET
REAR YARD SETBACKS: 40 FEET
SIDE YARD SETBACKS: 7 FEET

LOTS: 44 SINGLE FAMILY LOTS
3 OPEN SPACE LOTS

ACREAGE SUMMARY	
LOTS	13.436
RESERVES	0.890
DED. R/W	3.062
TOTAL	**17.388**

SURVEYOR'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT AND MEETS MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

BY: _____ 5/21/2025
BRIAN P. BINGHAM DATE
REGISTERED PROFESSIONAL SURVEYOR NO. 8438

PREPARED BY:

STATE OF OHIO
BRIAN P. BINGHAM
8438
REGISTERED PROFESSIONAL SURVEYOR

AMERICAN STRUCTUREPOINT INC.

2550 Corporate Exchange Drive, Suite 300, Columbus, Ohio 43231
TEL 614.901.2235 WEB www.structurepoint.com

Owner:
Domain Timberlake Multistate 2, LLC
9225 Harrison Park Court
Indianapolis, IN 46216
Developer:
Clayton Properties Group Inc.
dba Arbor Homes
9050 Centre Pointe Dr, Suite 210
West Chester, OH 45069

SUMMIT LANDING SECTION 3 SUBDIVISION RECORD PLAT

Original Drawn Date: December 2, 2024
Last Date Revised: May 21, 2025

ACKNOWLEDGMENT

STATE OF ~~OHIO~~ NY)
County of NY) SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF May, 2025, BY HOUDIN HONARVAR, AUTHORIZED SIGNATORY, OF DOMAIN TIMBERLAKE MULTISTATE 2, LLC, ON BEHALF OF THE COMPANY.

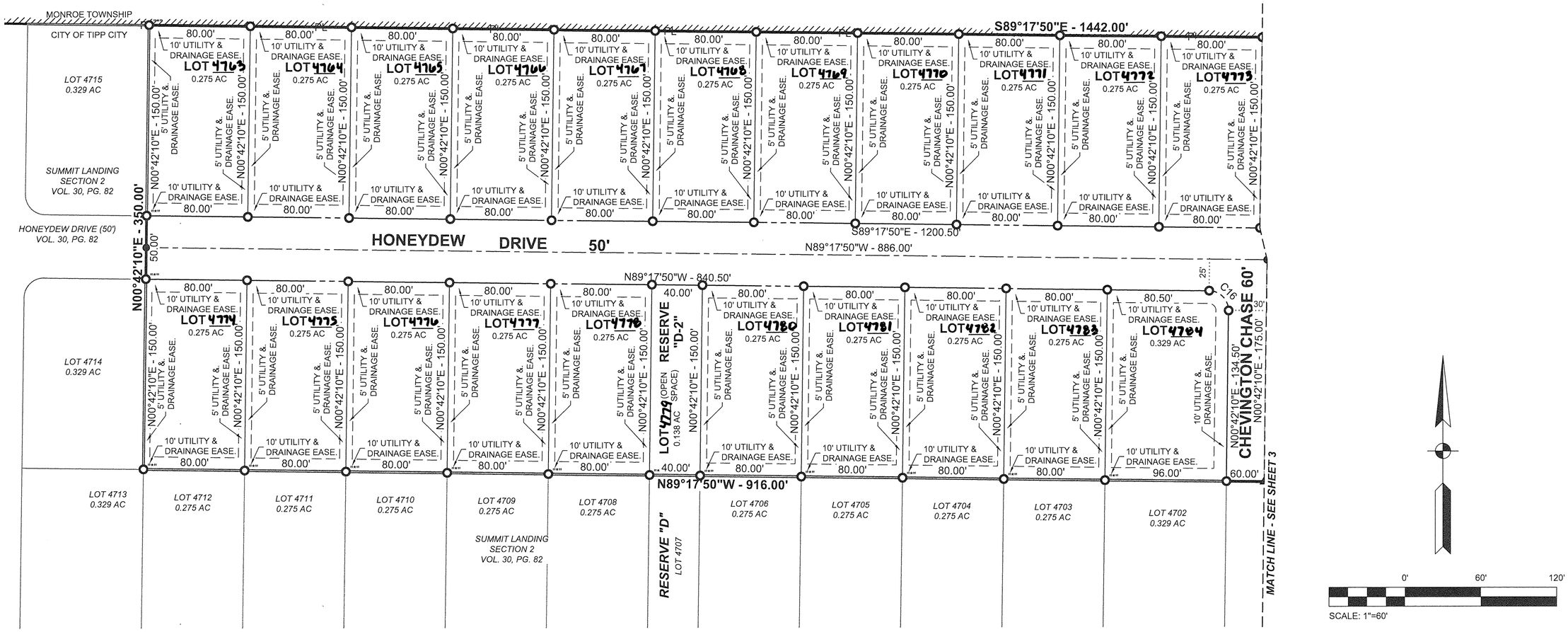
Josephine G. Cimino
NOTARY PUBLIC

JOSEPHINE G CIMINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CI0026551
Qualified in Nassau County
My Commission Expires 7-5-2028

PLOT SCALE: 1:1 EDIT DATE: 11/21/24 - 1:32 PM EDITED BY: CHENNINGS DRAWING FILE: O:\2021\016\15\D_DRAWINGS\SURVEY\PLAT\SIPHASE 3\2021016\15 SV 2024-11-21 PLAT-PHASE 3.DWG

VOLUME 31 PAGE 43 - A

MIAMI COUNTY RECORDER'S RECORD OF PLATS



Line Table		
Line #	Length	Direction
L1	57.66	S89° 17' 50"E
L2	16.00	S89° 17' 50"E
L3	19.89	N00° 42' 10"E
L4	26.00	N00° 42' 10"E
L5	74.66	S89° 17' 50"E
L6	74.66	N89° 17' 50"W
L7	4.40	S00° 42' 10"W
L8	4.40	N00° 42' 10"E
L9	5.67	N36° 55' 17"E
L10	74.66	N89° 17' 50"W
L11	57.85	N44° 49' 45"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	24.35'	15.50'	090°00'00"	21.92'	N45°42'10"E
C2	24.35'	15.50'	090°00'00"	21.92'	S44°17'50"E
C3	24.35'	15.50'	090°00'00"	21.92'	S45°42'10"W
C4	274.89'	175.00'	090°00'00"	247.49'	S44°17'50"E
C5	101.36'	225.00'	025°48'44"	100.51'	N76°23'28"W
C6	24.47'	15.38'	091°10'03"	21.97'	S71°07'11"W
C7	76.61'	175.00'	025°05'01"	76.00'	S13°14'40"W
C8	41.03'	50.00'	047°00'51"	39.89'	S22°48'16"E
C9	286.96'	60.00'	274°01'42"	81.82'	N89°17'50"W
C10	41.03'	50.00'	047°00'51"	39.89'	N24°12'35"E
C11	112.41'	225.00'	028°37'30"	111.25'	N15°00'55"E
C12	19.87'	15.61'	072°54'18"	18.55'	N07°17'24"W
C13	175.08'	225.00'	044°35'01"	170.70'	N21°35'21"W
C14	24.35'	15.50'	090°00'00"	21.92'	N44°17'50"W
C15	24.35'	15.50'	090°00'00"	21.92'	S45°42'10"W
C16	24.35'	15.50'	090°00'00"	21.92'	N44°17'50"W
C17	25.09'	175.00'	008°12'48"	25.06'	N03°24'14"W
C18	228.41'	175.00'	074°46'51"	212.54'	N44°54'04"W
C19	21.40'	175.00'	007°00'21"	21.38'	N85°47'40"W
C20	51.45'	225.00'	013°06'03"	51.34'	S05°50'52"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	88.38'	225.00'	022°30'22"	87.81'	S23°39'05"E
C22	35.25'	225.00'	008°58'35"	35.21'	S39°23'33"E
C23	48.45'	225.00'	012°20'14"	48.35'	S23°09'33"W
C24	63.96'	225.00'	016°17'16"	63.75'	S08°50'48"W
C25	23.34'	50.00'	026°44'40"	23.13'	S14°04'30"W
C26	17.69'	50.00'	020°16'11"	17.60'	S37°34'55"W
C27	56.25'	60.00'	053°42'48"	54.21'	S20°51'37"W
C28	40.78'	60.00'	038°56'33"	40.00'	S25°28'04"E
C29	40.78'	60.00'	038°56'33"	40.00'	S64°24'37"E
C30	52.12'	60.00'	049°46'27"	50.50'	N71°13'53"E
C31	40.78'	60.00'	038°56'33"	40.00'	N26°52'23"E
C32	56.25'	60.00'	053°42'48"	54.21'	N19°27'17"W
C33	12.36'	50.00'	014°09'34"	12.32'	N39°13'54"W
C34	28.67'	50.00'	032°51'17"	28.28'	N15°43'29"W
C35	314.16'	200.00'	090°00'00"	282.84'	N44°17'50"W
C36	314.16'	200.00'	090°00'00"	282.84'	N44°17'50"W
C37	126.43'	200.00'	036°13'07"	124.33'	N18°48'43"E

PLOT SCALE: 1:1 EDIT DATE: 11/21/24 - 1:32 PM EDITED BY: CHENNINGS DRAWING FILE: O:\2021\01615D. DRAWINGS\SURVEY\PLATS\PHASE 3\2021016l5D.SV.2024-11-21.PLAT-PHASE 3.DWG

VOLUME 31 PAGE 43 - B

MIAMI COUNTY RECORDER'S RECORD OF PLATS

"*" MONUMENT PREVIOUSLY SET

PID: G14-000900
DAVID B. JACKSON &
ESTHER K. JACKSON
D.B. 728, PG. 285 (1/2 INT.)
D.B. 730, PG. 735 (1/2 INT.)
110.396 AC

MONROE TOWNSHIP
CITY OF TIPP CITY

S89°17'50"E - 1442.00'
S89°17'50"E - 181.66'
S89°17'50"E - 1200.50'
S89°17'50"E - 160.50'
N89°17'50"W - 355.00'
N89°17'50"W - 201.00'
N89°17'50"W - 269.00'
N89°17'50"W - 160.50'
S00°42'10"W - 350.00'
N00°42'10"E - 175.00'
S00°42'10"W - 134.50'
N00°42'10"E - 134.50'
N00°42'10"E - 175.00'
S00°42'10"W - 134.50'
N00°42'10"E - 109.50'
S00°42'10"W - 109.50'
N00°42'10"E - 150.00'
S00°42'10"W - 150.00'
S00°42'10"W - 150.00'
S00°42'10"W - 902.94'
S00°42'10"W - 402.63'
N00°42'10"E - 331.01'
N00°42'10"E - 505.00'
S89°17'50"E - 150.00'
S89°17'50"E - 155.86'
N89°17'50"W - 150.00'
S89°17'50"E - 192.07'
S89°17'50"E - 198.86'
S89°17'50"E - 184.48'
N84°00'13"E - 156.30'
S89°17'50"E - 151.86'
N89°17'50"W - 181.83'
N82°35'53"W - 156.30'
N43°39'20"W - 201.59'
N45°03'40"E - 201.59'
N06°07'07"E - 127.87'
S89°17'50"E - 579.66'
N89°07'54"W - 599.66'
N89°07'54"W - 108.00'
N89°07'54"W - 148.69'
S89°17'50"E - 150.00'

HONEYDEW DRIVE 50'
SPRING STREET 50'
REDSTONE COURT 50'
CHEVINGTON CHASE 60'

LOT 4795 0.275 AC
LOT 4796 0.275 AC
LOT 4797 0.275 AC
LOT 4798 0.329 AC
LOT 4789 0.329 AC
LOT 4790 0.275 AC
LOT 4791 0.329 AC
LOT 4792 0.329 AC
LOT 4793 0.276 AC
LOT 4794 0.278 AC
LOT 4808 0.329 AC
LOT 4807 0.275 AC
LOT 4810 0.379 AC
LOT 4805 0.275 AC
LOT 4796 0.430 AC
LOT 4797 0.396 AC
LOT 4798 0.277 AC
LOT 4799 0.440 AC
LOT 4809 0.438 AC
LOT 4800 0.327 AC
LOT 4801 0.395 AC
LOT 4802 0.439 AC
LOT 4803 0.258 AC
LOT 4804 0.417 AC
RESERVE "E" LOT 4701 0.275 AC
RESERVE "E-2" (OPEN SPACE) LOT 4795 0.314 AC
RESERVE "G" (OPEN SPACE)

TEMPORARY GRADING & UTILITY EASE.

PID: G46-000200
DOMAIN TIMBERLAKE MULTISTATE 2, LLC
IN 2024OR-10117
PART OF INLOT 3604
PB 19, PG 120
81.201 ACRES (DEED)
81.160 ACRES (MEAS.)

81.160 ACRES (MEAS.)
- 18.681 ACRES (SEC. 1)
62.479 ACRES (REMAINING)
-21.914 ACRES (SEC. 2)
40.565 ACRES (REMAINING)
-17.388 ACRES (SEC.3)
23.177 ACRES (REMAINING)

MATCH LINE - SEE SHEET 2

CHEVINGTON CHASE (60' PUBLIC) PB 16, PG 65
CHEVINGTON CHASE (60') VOL. 30, PG. 82
SUMMIT LANDING SECTION 2 VOL. 30, PG. 82
LOT 4700 0.310 AC
LOT 4699 0.310 AC
LOT 4698 0.275 AC
LOT 4697 0.275 AC
LOT 4696 0.293 AC
LOT 2894 WINDMERE SUBDIVISION SECTION 6 PB 16, PG 65
LOT 3059 WINDMERE SUBDIVISION SECTION 7 PB 16, PG 118
LOT 4339 PB 27, PG 96
WINDMERE SUBDIVISION SECTION 7 PB 16, PG 118 LOT 3078
25' UTILITY EASE.
N.W. 1/4 SEC. 9
S.W. 1/4 SEC. 9

0' 60' 120'
SCALE: 1"=60'

3 of 3

PLOT SCALE: 1:1 EDIT DATE: 11/21/24 - 1:32 PM EDITED BY: CHENNINGS DRAWING FILE: O:\2021\01615\D. DRAWINGS\SURVEY\PLATS\PHASE 3\2021615.SV.2024-11-21.PLAT-PHASE 3.DWG

FOX HARBOR SECTION 11

LOCATED IN

CITY OF TROY, MIAMI COUNTY, OHIO

PART INLOT 7446

7.605 ACRES

AUGUST 21, 2025

PLAT BOOK 31 PAGE 44

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00038
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/02/2025 10:54:26 AM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

David E Norman
DAVID E. NORMAN, MIAMI COUNTY RECORDER

Jana R Perme
DEPUTY RECORDER

TRANSFERRED ON THE 2 DAY OF Sept., 2023.

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

Kelley L. Hegenier
BY: DEPUTY AUDITOR

DEDICATION

THE UNDERSIGNED, BEING THE OWNER OF 7.605 ACRES OF LAND, BEING PART OF INLOT NUMBER 7446 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOW AS FOX HARBOR, SECTION 11, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENT

UTILITY EASEMENT ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE FOX HARBOR HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HARBOR WEST LAND CO., LLC
FRANK D. HARLOW JR.
MANAGING MEMBER

LIEN HOLDER:

Annette Baker
ANNETTE BAKER
GREENVILLE FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 22 DAY OF August, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, GREENVILLE FEDERAL BY ANNETTE BAKER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 3-10-2030

MACY MILHEIM
Notary Public, State of Ohio
My Commission Expires
March 10, 2030

COUNTY OF MIAMI, STATE OF OHIO

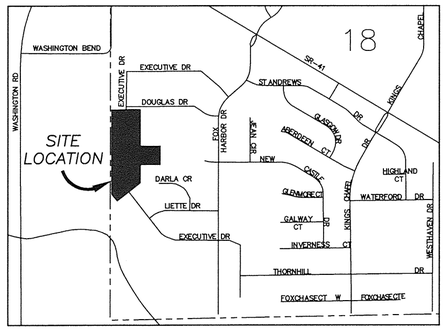
FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC., BEING DULY SWORN THIS 22 DAY OF August, 2025, SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW JR., MANAGING MEMBER
HARBOR WEST LAND CO., LLC.

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

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 3-10-2030

MACY MILHEIM
Notary Public, State of Ohio
My Commission Expires
March 10, 2030



VICINITY MAP

~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 7.605 ACRES COMPRISED OF PART OF THE 14.987 ACRE TRACT II AS DESCRIBED TO HARBOR WEST LAND COMPANY, LLC BY 2024OR-08567 OF THE MIAMI COUNTY RECORDER'S OFFICE.

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE FOX HARBOR HOME OWNERS ASSOCIATION, AS RECORDED IN 2018OR-10028 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF FOX HARBOR, SECTION 11, ON THE 4th DAY OF July 2025

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-19-2025

Mayor Robin S. Oda
MAYOR

William G. Rozell
PRESIDENT OF COUNCIL

Sue A. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 28th DAY OF May, 2025 THIS PLAT WAS REVIEWED AND APPROVED.

Nelson L. Wolfe
VICE CHAIRPERSON

Sue A. Knight
SECRETARY

STATE OF OHIO
JOHN J. BRUMBAUGH
PS.8218
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH NOVEMBER, 2024. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

8-21-2025
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

2 WORKING DAYS
BEFORE YOU DIG
CALL: 811
OHIO
Utilities Protection
SERVICE
Click, Call or Tap Before You Dig
CALL TOLL FREE 800-362-2764

DEVELOPER

HARBOR WEST LAND CO., LLC.
701 NORTH MARKET STREET
TROY, OHIO 45373

PREPARED BY

BRUMBAUGH ENGINEERING & SURVEYING, LLC

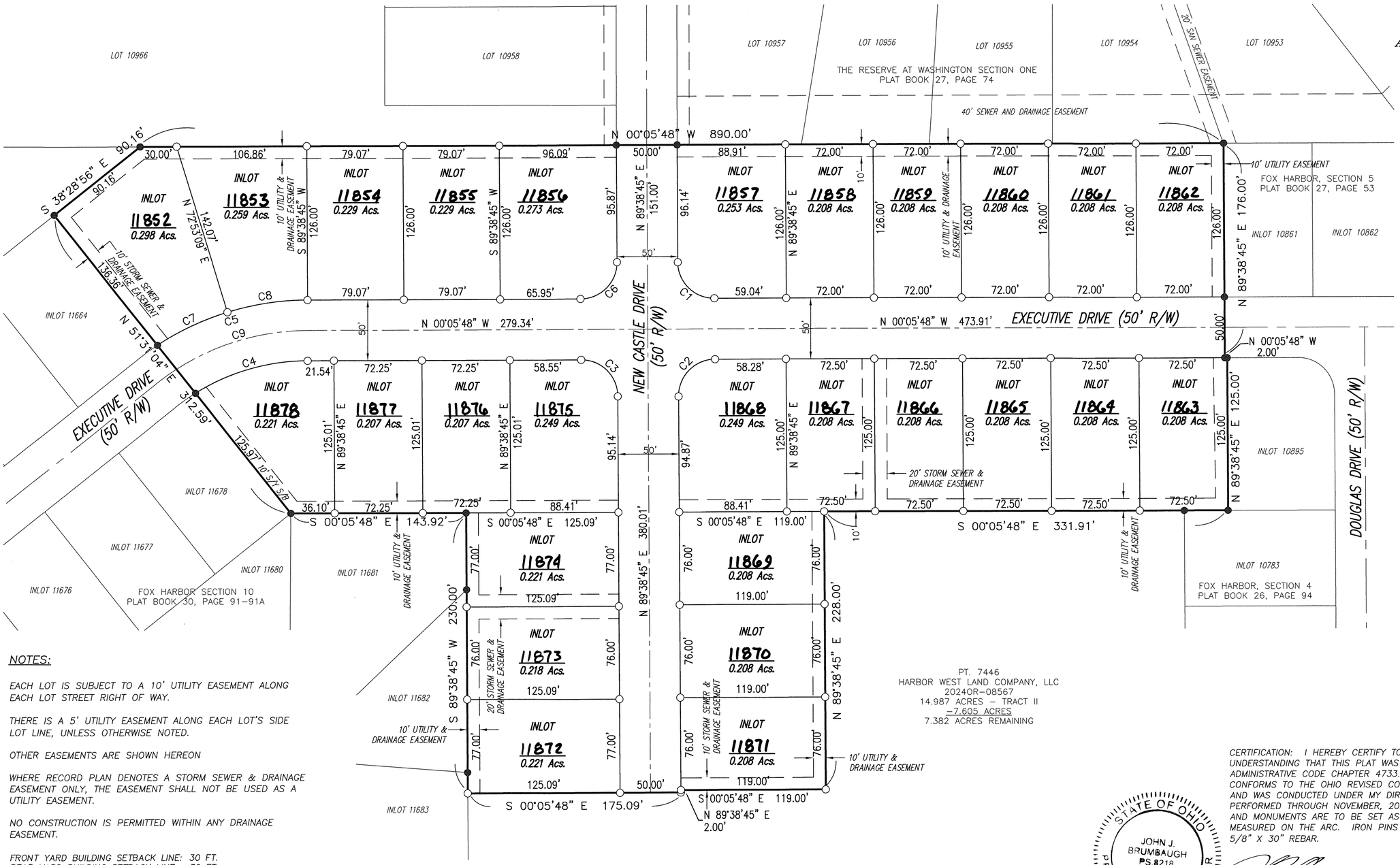
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

BES JOB #654.24 DRAWN BY: SES CHECKED BY: JJB

VOLUME 31 PAGE 44 –A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FOX HARBOR SECTION 11

LOCATED IN
CITY OF TROY, MIAMI COUNTY, OHIO
PT. INLOT 7446
7.605 ACRES
AUGUST 21, 2025



REFERENCES

LAND SURVEY VOL. 58, PAGE 37
LAND SURVEY VOL. 58, PAGE 72
LAND SURVEY VOL. 62, PAGE 175

RECORD PLAT BOOK 12, PAGE 115
RECORD PLAT BOOK 13, PAGE 20
RECORD PLAT BOOK 17, PAGE 57
RECORD PLAT BOOK 26, PAGE 94
RECORD PLAT BOOK 27, PAGE 53
RECORD PLAT BOOK 27, PAGE 74–74A
RECORD PLAT BOOK 27, PAGE 97–97A
RECORD PLAT BOOK 29, PAGE 13–13A
RECORD PLAT BOOK 29, PAGE 96–96A
RECORD PLAT BOOK 30, PAGE 91–91A

LEGEND

○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"

● 5/8" IRON PIN FOUND

ACREAGE SUMMARY

6.040 ACRES IN LOTS
1.565 ACRES IN RIGHT OF WAY

PARCEL D08–099868
14.987 AC.
– 7.605 AC.
7.382 AC. REMAINING

PARCEL D08–099869
0.006 AC.
– 0.006 AC.
0.000 AC. REMAINING

PT. 7446
HARBOR WEST LAND COMPANY, LLC
20240R–08567
14.987 ACRES – TRACT II
–7.605 ACRES
7.382 ACRES REMAINING

NOTES:

EACH LOT IS SUBJECT TO A 10' UTILITY EASEMENT ALONG EACH LOT STREET RIGHT OF WAY.

THERE IS A 5' UTILITY EASEMENT ALONG EACH LOT'S SIDE LOT LINE, UNLESS OTHERWISE NOTED.

OTHER EASEMENTS ARE SHOWN HEREON

WHERE RECORD PLAN DENOTES A STORM SEWER & DRAINAGE EASEMENT ONLY, THE EASEMENT SHALL NOT BE USED AS A UTILITY EASEMENT.

NO CONSTRUCTION IS PERMITTED WITHIN ANY DRAINAGE EASEMENT.

FRONT YARD BUILDING SETBACK LINE: 30 FT.
REAR YARD BUILDING SETBACK LINE: 30 FT.
SIDE YARD BUILDING SETBACK LINE: 7 FT. WITH A TOTAL MINIMUM COMBINED SIDE YARD DISTANCE OF 15 FEET.
SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED

MAXIMUM BUILDING COVERAGE: 40%

CURVE DATA:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.99'	30.00'	89°44'33"	N 44°46'29" E	42.33'
C2	47.26'	30.00'	90°15'27"	S 45°13'31" E	42.52'
C3	46.99'	30.00'	89°44'33"	S 44°46'29" W	42.33'
C4	97.13'	175.00'	31°48'01"	S 15°59'48" E	95.89'
C5	130.64'	225.00'	33°16'06"	N 16°43'51" W	128.82'
C6	47.26'	30.00'	90°15'27"	N 45°13'31" W	42.52'
C7	63.82'	225.00'	16°15'03"	S 25°14'22" E	63.60'
C8	66.83'	225.00'	17°01'03"	S 08°36'19" E	66.58'
C9	113.89'	200.00'	32°37'35"	N 16°24'35" W	112.36'

2 WORKING DAYS BEFORE YOU DIG
CALL: 811
OHIO Utilities Protection SERVICE
Click, Call or Tap Before You Dig
CALL TOLL FREE 800–362–2764

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH NOVEMBER, 2024. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

STATE OF OHIO
JOHN J. BRUMBAUGH
PS.8218
REGISTERED
PROFESSIONAL SURVEYOR

8-21-2025
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

0' 60' 120' 180'
GRAPHIC SCALE IN FEET 1"=60'

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

PREPARED BY
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698–3000

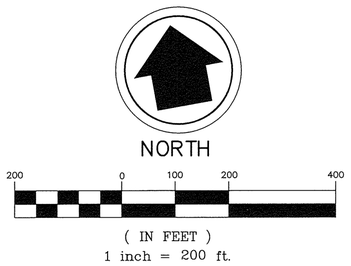
ANNEXATION TO THE CITY OF HUBER HEIGHTS

STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL
SECTION 13, TOWN 2, RANGE 9, MRS

VOLUME 31 PAGE 45

MIAMI COUNTY RECORDER'S RECORD OF PLATS
SEE ANNEXATION PROCEEDINGS RECORDED
IN DOCUMENT No. 2025OR-10009
MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00039
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/04/2025 11:22:45 AM
REFERENCES 0
RECORDING FEE
PAGES 1



NORTH

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

FEE 43.20

David Norman
MIAMI COUNTY RECORDER

Jan Mascari
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept. 4, 2025

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Kelly L. Hagemier
DEPUTY AUDITOR

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED
THIS 14th DAY OF August, 2025.
BY RESOLUTION No. 25-08-975

Ted S. Mercer
TED S. MERCER, PRESIDENT

WADE H. WESTFALL, VICE-PRESIDENT

Gregory A. Simmons
GREGORY A. SIMMONS, MEMBER

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED
THIS 18th DAY OF Aug, 2025.

Paul P. Wahlstrom
MIAMI COUNTY ENGINEER

CITY OF HUBER HEIGHTS

AT A MEETING OF THE COUNCIL OF THE CITY OF HUBER HEIGHTS, OHIO, HELD THIS 9TH DAY OF JUNE, 2025, THIS PLAT WAS APPROVED BY ORDINANCE No. 2025-R-7573 RESOLUTION EFFECTIVE JUNE 9, 2025

Jeffrey A. Hoke
MAYOR

N/A
PRESIDENT OF COUNCIL

Anthony C. Rendon
CLERK OF COUNCIL

LINE LEGEND

PROPOSED CORPORATION LINE (FROM RECORDS ONLY)
EXISTING CORPORATION LINE (FROM FIELD SURVEY)

LEGEND

- IRON PIN FOUND (AS NOTED)
- MONUMENT BOX FOUND WITH 1" REBAR
- MAG NAIL SET
- IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
- 6" DIA. CONCRETE MONUMENT FOUND
- MAG NAIL FOUND
- CENTERLINE OF RIGHT OF WAY
- PROPERTY LINE
- MAG NAIL SET OVER RAILROAD SPIKE

Total perimeter of this annexation area is 4,200.88 feet of which 1,989.43 feet is contiguous with the existing City of Huber Heights corporation line, producing a 47.36% perimeter contiguity.

BASIS OF BEARINGS

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

CERTIFICATION

This annexation plat was prepared from a field survey along with land surveys from Miami County deed records and plat records. This plat is hereby certified to be correct in accordance with the above data.

ARCADIS SURVEY

PREPARED BY David L. Chiesa 06/24/25
David L. Chiesa P.S. DATE
Registered Surveyor No. 7740

STATE OF OHIO · DAVID L. CHIESA 7740 · REGISTERED SURVEYOR

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

C:\Users\chiesad5246\DC\ACCDocs\Arcadis ACC US\AUS-00147867-State Route 201 DEC_ROW\Project Files\7.0_Production\7.03_Design\02_Survey-Mapping\ANNEX PLAT.dwg by:chiesad5246 on 06/24/2025 @ 11:56:03 am ~ © M•E Companies, Inc.

ADDITIONAL RIGHT-OF-WAY
JONES ROAD NO. 65
SECTION 34, TOWN 8N, RANGE 4E
NEWTON TOWNSHIP, MIAMI COUNTY, OHIO

ROAD RECORD VOLUME 9 PAGE 49

VOLUME 31 PAGE 46
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00040
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/16/2025 12:57:36 PM
REFERENCES 0
RECORDING FEE 0.00
PAGES 1

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
WAYNE & WILMA LAVY	2020OR-06961	2025OR-10261
	2020OR-06961	2025OR-10261
CHASE & ASHLEY LAVY	2024OR-11059	2025OR-10262

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

FEE $ 0

David G Norman
MIAMI COUNTY RECORDER

Yria R Pame
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept. 16, 2025

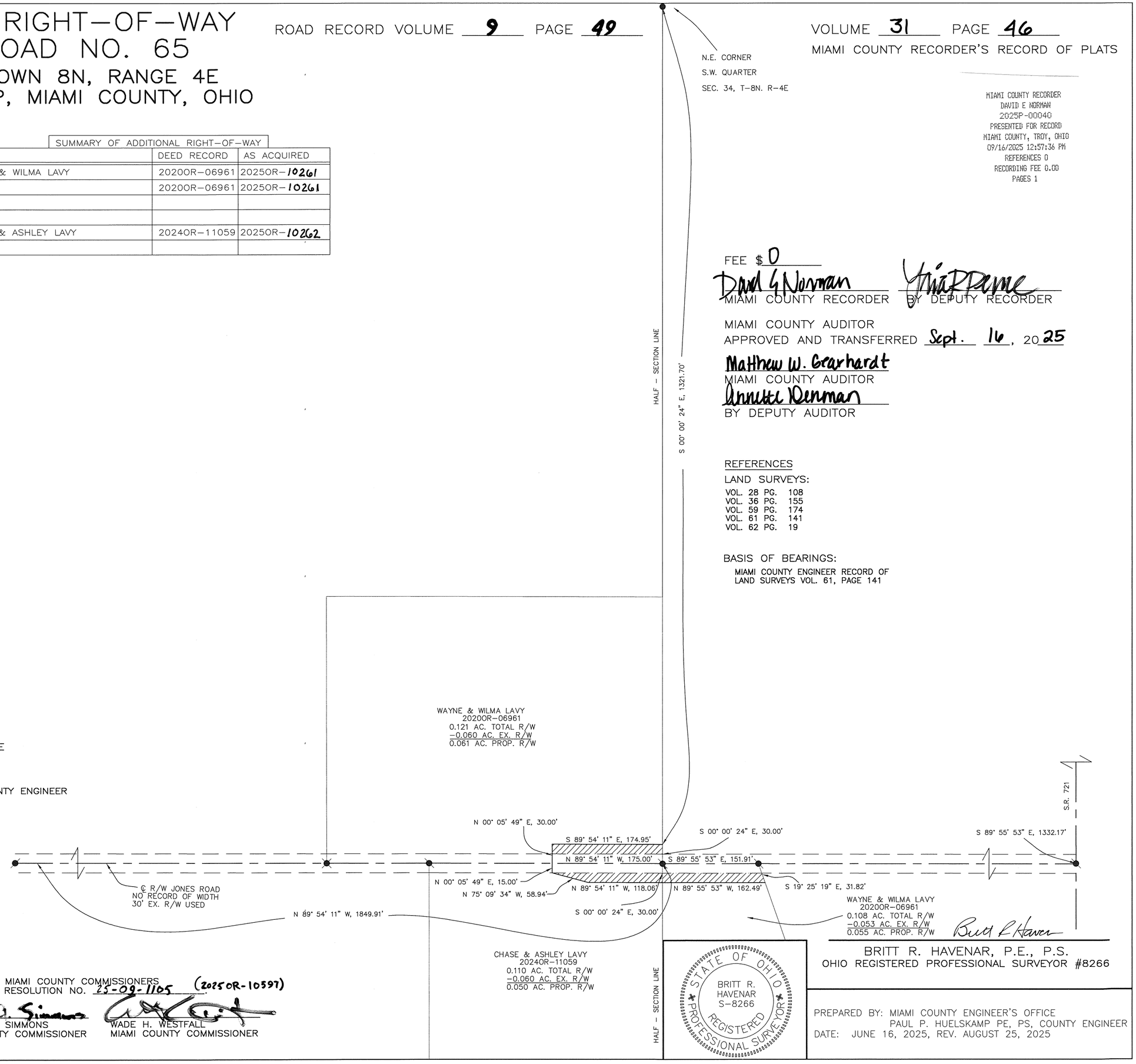
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Annette Denman
BY DEPUTY AUDITOR

REFERENCES
LAND SURVEYS:
VOL. 28 PG. 108
VOL. 36 PG. 155
VOL. 59 PG. 174
VOL. 61 PG. 141
VOL. 62 PG. 19

BASIS OF BEARINGS:
MIAMI COUNTY ENGINEER RECORD OF LAND SURVEYS VOL. 61, PAGE 141

LEGEND
- MAG SPIKE FOUND
- MAG SPIKE SET
- MAG NAIL FOUND
- RR SPIKE FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- STONE FOUND
- AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 4th DAY OF September, 2025.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 16 DAY OF SEPT., 2025, BY RESOLUTION NO. 25-09-1105 (2025OR-10597)

Ted S. Mercer
TED S. MERCER
MIAMI COUNTY COMMISSIONER

Gregory A. Simmons
GREGORY A. SIMMONS
MIAMI COUNTY COMMISSIONER

WADE H. WESTFALL
MIAMI COUNTY COMMISSIONER

STATE OF OHIO
BRITT R. HAVENAR
S-8266
REGISTERED
PROFESSIONAL SURVEYOR

Britt R Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP PE, PS, COUNTY ENGINEER
DATE: JUNE 16, 2025, REV. AUGUST 25, 2025

CARRIAGE TRAILS

SECTION 20 PHASE 1

PART INLOTS 1976, 1977 & 160

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

AUGUST 2025

VOLUME 31 PAGE 47
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00041
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/26/2025 12:31:50 PM
REFERENCES 0
RECORDING FEE
PAGES 8

DESCRIPTION

BEING A REPLAT OF PART OF INLOTS 1976, 1977 AND 160 IN THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO AS CONVEYED TO CARRIAGE TRAILS CO., LLC BY DEEDS DOCUMENT No. 2025OR-07501 AND DOCUMENT No. 2025OR-08083 OF THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, WILLIAM W. KEETHLER II, PRESIDENT ON BEHALF OF CARRIAGE TRAILS CO, LLC , BEING THE OWNER OF THE PARCELS HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

WITNESS

By: CARRIAGE TRAILS CO., LLC

By: _____
William W. Keethler II
President

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 29th DAY OF August, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM W. KEEHTLER II, PRESIDENT CARRIAGE TRAILS CO., LLC, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CARRIAGE TRAILS CO., LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 08-16-2030

CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Commission Expires 08-16-2030

NOTARY PUBLIC

CONSENT OF LIENHOLDER

WESBANCO BANK, INC.

BY: _____
PRINT: KYLE DUNCAN
TITLE: AUTHORIZED SIGNER

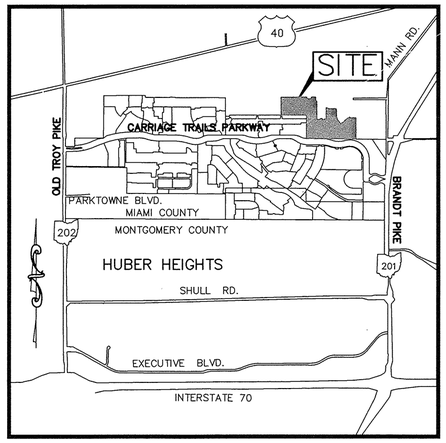
STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 27 DAY OF August 2025, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KYLE DUNCAN, AUTHORIZED SIGNER OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

LAURA FULLER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOV. 11, 2027

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/11/2027



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 20, Phase 1 are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office as amended. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement. There will not be a drainage easement along the Tax District Line between the north and south lots.

BUILDING SETBACKS

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

EASEMENTS

Easements outside of the platted area are on lands owned by Carriage Trails Co., LLC and are to be used for utilities for future development.

GREEN SPACE

LOTS _____, _____, _____, _____, _____, _____ & _____ ARE NON-BUILDABLE, GREEN SPACE LOTS AND WILL BE OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:

DOC. No. 2025OR-07501 DOC. No. 2022OR-09378
DOC. No. 2025OR-08083 DOC. No. 2022OR-09379
DOC. No. 2023OR-09633 DOC. No. 2015OR-05509

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 31, PG.8 P.B. 26, PG.8
P.B. 29, PG.91

MIAMI COUNTY COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

LND. 63-118 LND. 63-103

BASIS OF BEARINGS

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

CERTIFIED TO CONFORM WITH
MIAMI COUNTY SURVEY REQUIREMENTS

Paul P. Huelskamp P.E.P.S.
MIAMI COUNTY ENGINEER

_____ 9/26/25
DEPUTY DATE

FEE $345.60

David E Norman
MIAMI COUNTY RECORDER

Tina R Deniso
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED September 26th, 2025.

Matthew W. Eberhardt
MIAMI COUNTY AUDITOR

Mindy Dreeb
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107 OF THE CITY'S SUBDIVISION REGULATIONS

ON Aug. 12, 2025

_____
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 103.010 ACRES AS DESCRIBED IN A DEED TO CARRIAGE TRAILS CO., LLC OF RECORD IN DOC. No. 2025OR-07501, AND ALL THAT 0.057 ACRE AS DESCRIBED IN A DEED TO CARRIAGE TRAILS CO., LLC OF RECORD IN DOCUMENT No. 2025OR-08083 AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

STATE OF OHIO
DAVID L. CHIESA
7740
REGISTERED SURVEYOR

ARCADIS
BY _____ 08/26/25
David L. Chiesa P.S.
Registered Surveyor No. 7740

PREPARED BY

ARCADIS
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

DEVELOPER
CARRIAGE TRAILS CO., LLC
5131 POST ROAD, SUITE 101
DUBLIN, OHIO 43017

Z:\Cincinnati\143350_CT_II-Ph1\7-0_Production\7-03_Design\02_Survey-Mapping\CT II PH1 PLAT.dwg by:chiesad5246 on 08/26/2025 @ 10:08:06 am ~ © M+E Companies, Inc.

SHEET 3 VOLUME 31 PAGE 47 -A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

WOOD STREET 50'

ARROWWOOD STREET 50'

CARRIAGE TRAILS SECTION 7 PHASE V P.B. 29, PGS. 91–91C

INLOT 1937

INLOT 1097

INLOT 1096

INLOT 1095

INLOT 1094

SECTION 19 / SECTION 13

787.60'

602.60'

EX. 25' ELECTRIC LINE EASEMENT D.B. 437, PG. 692

INLOT 2182 2.383 AC. GREEN SPACE

CARRIAGE TRAILS SECTION 7 PHASE III P.B. 26, PGS. 8–8A

CARRIAGE TRAILS CO, LLC DOC. No. 20250R–07501 103.010 ACRES–TOTAL PART INLOT 1976

N5°13'29"E

LOT 1107

INLOT 2184 0.048 AC. GREEN SPACE

INLOT 2185 0.002 AC. GREEN SPACE

INLOT 2183 0.558 AC. GREEN SPACE

INLOT 2060 0.385 AC.

INLOT 2061 0.220 AC.

INLOT 2062 0.202 AC.

INLOT 2063 0.194 AC.

INLOT 2064 0.194 AC.

INLOT 2065 0.198 AC.

INLOT 2066 0.201 AC.

INLOT 2067 0.200 AC.

INLOT 2075 0.347 AC.

INLOT 2076 0.305 AC.

INLOT 2074 0.194 AC.

INLOT 2077 0.194 AC.

INLOT 2073 0.194 AC.

INLOT 2078 0.194 AC.

INLOT 2072 0.194 AC.

INLOT 2079 0.194 AC.

INLOT 2071 0.208 AC.

INLOT 2080 0.199 AC.

INLOT 2070 0.216 AC.

INLOT 2081 0.211 AC.

INLOT 2069 0.230 AC.

INLOT 2082 0.223 AC.

INLOT 2068 0.321 AC.

INLOT 2083 0.273 AC.

INLOT 2084 0.237 AC.

INLOT 2085 0.227 AC.

INLOT 2086 0.232 AC.

INLOT 2049 0.252 AC.

INLOT 2088 0.206 AC.

INLOT 2087 0.194 AC.

INLOT 2115 0.194 AC.

INLOT 2116 0.194 AC.

INLOT 2117 0.194 AC.

INLOT 2118 0.340 AC.

INLOT 2181 6.142 AC. GREEN SPACE DRAINAGE/UTILITY EASEMENT

INLOT 1976 / INLOT 1977

RIVER BIRCH STREET 60'

WATERLEAF DRIVE 50'

SHEET 4

R/W

"IBI GROUP"

N84°20'09"W 499.03' (TOTAL)

PT. INLOT 160 CARRIAGE TRAILS CO, LLC DOC. No. 20250R–08083 0.057 ACRE

N84°20'09"W 1181.70'

PT INLOTS 160 & 161 CARRIAGE APARTMENTS LLC 20250R–01898 14.9034 ACRES

INLOT 160 / INLOT 161

CARRIAGE TRAILS PARKWAY P.B. 22, PG. 25

LEGEND

- ◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED
- ◉ ○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "ARCADIS U.S. S–7740"
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

NORTH

50 0 25 50 100

(IN FEET) 1 inch = 50 ft.

CARRIAGE TRAILS 20

PHASE 1

2/8

VOLUME 31 PAGE 47 -B

MIAMI COUNTY RECORDER'S RECORD OF PLATS

CARRIAGE TRAILS 20
PHASE 1

CARRIAGE TRAILS CO, LLC
DOC. No. 2025OR-07501
103.010 ACRES-TOTAL
PART INLOT 1976

NORTH

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND

- ◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED
- ◉ ○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "ARCADIS U.S. INC. S-7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

SHEET 6

SHEET 7

SHEET 5

SHEET 2

SHOOTING STAR STREET 50'

RIVER BIRCH STREET 60'

ARROWWOOD STREET 50'

WOODMINT DRIVE 50'

INLOT 2090 0.179 AC.
INLOT 2091 0.167 AC.
INLOT 2092 0.167 AC.
INLOT 2093 0.259 AC.
INLOT 2094 0.178 AC.
INLOT 2095 0.178 AC.
INLOT 2096 0.259 AC.
INLOT 2097 0.167 AC.
INLOT 2098 0.167 AC.
INLOT 2099 0.179 AC.
INLOT 2100 0.179 AC.
INLOT 2101 0.228 AC.
INLOT 2102 0.259 AC.
INLOT 2103 0.178 AC.
INLOT 2104 0.178 AC.
INLOT 2105 0.259 AC.
INLOT 2106 0.263 AC.
INLOT 2107 0.167 AC.
INLOT 2108 0.167 AC.
INLOT 2109 0.167 AC.
INLOT 2110 0.167 AC.
INLOT 2111 0.167 AC.
INLOT 2112 0.167 AC.
INLOT 2113 0.167 AC.
INLOT 2114 0.263 AC.
INLOT 2186 0.299 AC. GREEN SPACE
INLOT 2187 0.219 AC. GREEN SPACE
INLOT 2181 6.142 AC. GREEN SPACE DRAINAGE/UTILITY EASEMENT
INLOT 2088 0.206 AC.
INLOT 2089 0.252 AC.
INLOT 2075 0.347 AC.
INLOT 2076 0.305 AC.
INLOT 2077 0.194 AC.
INLOT 2060 0.385 AC.
INLOT 2074
INLOT 2087
INLOT 1976
INLOT 1977
INLOT 2018
INLOT 2017
INLOT 2016
INLOT 2015
INLOT 1937
INLOT 1097

CARRIAGE TRAILS SECTION 7 PHASE V-A P.B. 31, PGS. 8-8C

CARRIAGE TRAILS SECTION 7 PHASE V P.B. 29, PGS. 91-91C

EXISTING 25' ELECTRIC LINE EASEMENT D.B. 437, PG. 694 & D.B. 438, PG. 97

"IBI GROUP 6872/7740"

SECTION 19 SECTION 13

15' DRAINAGE EASEMENT

UTILITY EASEMENT

3/8

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VOLUME 31 PAGE 47 -C
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SHEET 5

SHEET 2

SHEET 2

INLOT 1976

INLOT 1977

LOT 06 AC.

INLOT 2087 0.194 AC.

INLOT 2115 0.194 AC.

INLOT 2116 0.194 AC.

INLOT 2117 0.194 AC.

INLOT 2118 0.340 AC.

INLOT 2119 0.206 AC.

INLOT 2120 0.194 AC.

INLOT 2121 0.194 AC.

INLOT 2122 0.194 AC.

INLOT 2123 0.194 AC.

INLOT 2124 0.266 AC.

INLOT 2125 0.194 AC.

INLOT 2126 0.240 AC.

INLOT 2127 0.195 AC.

INLOT 2128 0.194 AC.

INLOT 2129 0.194 AC.

INLOT 2130 0.194 AC.

INLOT 2131 0.267 AC.

INLOT 2132 0.320 AC.

INLOT 2133 0.297 AC.

INLOT 2134 0.253 AC.

INLOT 2135 0.250 AC.

INLOT 2136 0.512 AC.

INLOT 2137 0.340 AC.

INLOT 2138 0.208 AC.

INLOT 2139 0.212 AC.

INLOT 2140 0.211 AC.

INLOT 2141 0.210 AC.

INLOT 2142 0.210 AC.

INLOT 2143 0.210 AC.

INLOT 2144 0.220 AC.

INLOT 2146 0.194 AC.

INLOT 2181 6.142 AC. DRAINAGE/UTILITY EASEMENT GREEN SPACE

INLOT 2188 1.580 AC. GREEN SPACE

INLOT 2083 0.273 AC.

INLOT 2084 0.237 AC.

INLOT 2085 0.227 AC.

INLOT 2086 0.232 AC.

SHOOTING STAR STREET 50'

WATERLEAF DRIVE 50'

E DRIVE 50'

WATERLEAF DRIVE 50'

S84°54'54"E 477.33'

S4°52'03"W 723.34'

CITY OF HUBER HEIGHTS

BETHEL TOWNSHIP

KERRY J. PAHAL
20150R-05509
10.140 ACRES
LND 25-29

PT. INLOTS 160 & 161
CARRIAGE APARTMENTS LLC
20250R-01898
14.9034 ACRES

INLOT 160
INLOT 161

R/W

N84°20'09"W 1181.70'

BETHEL TOWNSHIP
HALF SECTION LINE
NW QTR. SEC. 13
HALF SECTION LINE
SW QTR. SEC. 13
CITY OF HUBER HEIGHTS

5/8"REBAR

SHEET 2

NORTH

50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

CARRIAGE TRAILS PARKWAY
P.B. 22, PG. 25
R/W VARIES

LEGEND

- IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED
- IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "ARCADIS U.S. INC. S-7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

CARRIAGE TRAILS 20
PHASE 1

4/8

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MIAMI COUNTY RECORDER'S RECORD OF PLATS

SHEET 6

SHEET 3

S65°36'05"E
28.40'

C6

147.50'

29.5'

S84°54'54"E 150.01'

C7

S5°05'06"W

190.75'

C8

369.60'

N5°05'06"E

3.78'

INLOT 1976

INLOT 1977

INLOT
2181
6.142 AC.
DRAINAGE/UTILITY EASEMENT
GREEN SPACE

LEGEND

- ◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED
- ◉ ○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "ARCADIS U.S. INC. S-7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

NORTH

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

CARRIAGE TRAILS CO, LLC
DOC. No. 2025OR-07501
103.010 ACRES-TOTAL
PART INLOT 1977

BETHEL TOWNSHIP
CITY OF HUBER HEIGHTS

KERRY J. PAHAL
2015OR-05509
10.140 ACRES
LND 25-29

S85°07'57"E 279.23'

S4°52'03"W

S27°40'51"E
15.41'

N62°19'09"E
15.00'

N60°05'06"E
27.13'

S29°54'54"E

118.94'

N27°40'51"W

UTILITY EASEMENT

124.02'

N60°05'06"E
28.65'

N29°54'54"W
7.15'

S29°54'54"E
14.67'

110.00'

N60°04'31"E

DRAINAGE EASEMENT

N60°05'06"E
10.00'

S29°54'54"E

111.46'

44.4'

N60°05'06"E
130.00'

S29°54'54"E
15.00'

N60°05'06"E 109.26'

15' DRAINAGE EASEMENT

10.9'

64.57'

S29°54'54"E

130.00'

310.00'

25.00' 25.00'

INLOT
2145
0.193 AC.

INLOT
2146
0.194 AC.

INLOT
2130
0.194 AC.

INLOT
2131
0.267 AC.

INLOT
2132
0.320 AC.

INLOT
2133
0.297 AC.

INLOT
2188
1.580 AC.
GREEN
SPACE

INLOT
2129
0.194 AC.

INLOT
2128
0.194 AC.

INLOT
2127
0.195 AC.

INLOT
2126
0.240 AC.

SHOOTING STAR STREET 50'

65.00'

64.57'

15.0' U/E

194.57'

S60°05'06"W
33.00'

N29°19'12"W 80.91'

163.00'

N19°25'15"W 111.04'

N66°38'41"E
164.41'

N84°51'04"E
174.55'

91.57'

10.0' U/E

S60°05'06"W
130.00'

65.37'

236.13'

40.76'

41.56'

25.0'

C80

C82

C78

C79

N84°54'54"W
130.00'

SHEET 2

NLOT
2089
.252 AC.

NLOT
2088
0.206 AC.

INLOT
2087
0.194 AC.

INLOT
2115
0.194 AC.

INLOT
2116
0.194 AC.

69.00'

7.5' U/E

S29°54'54"E

N60°05'06"E
130.00'

25'B/L

65.00'

WATERLEAF DRIVE 50'

410.88'

SHEET 4

CARRIAGE TRAILS 20

PHASE 1

5/8

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VOLUME 31 PAGE 47 -E

MIAMI COUNTY RECORDER'S RECORD OF PLATS

GLJ HOLDING COMPANY, LLC
DOC. No. 2023OR-09633
50.000 ACRES TOTAL
INLOT 1975

WILLIAM L. THAYER III &
BOBBIE J. CANTRELL
2016OR-14842
2.811 ACRES
LND. 11-198

CARRIAGE TRAILS CO, LLC
DOC. No. 2025OR-07501
103.010 ACRES-TOTAL
PART INLOT 1976

INLOT 1975
INLOT 1976

BETHEL TOWNSHIP
CITY OF HUBER HEIGHTS

5/8"REBAR

32' ELECTRIC LINE EASEMENT
MISC. VOLUME 7, PG. 59
(TO BE RELEASED)

15' SANITARY SEWER EASEMENT

15' DRAINAGE EASEMENT

SHOOTING STAR STREET 50'

RIVER BIRCH STREET 60'

WINDFLOWER DRIVE 50'

INLOT 2147 0.259 AC.
INLOT 2148 0.266 AC.
INLOT 2149 0.194 AC.
INLOT 2093 0.259 AC.
INLOT 2094 0.178 AC.
INLOT 2095 0.178 AC.
INLOT 2096 0.259 AC.
INLOT 2114 0.263 AC.
INLOT 2113 0.167 AC.
INLOT 2112 0.167 AC.
INLOT 2111 0.167 AC.
INLOT 2110 0.167 AC.
INLOT 2109 0.167 AC.
INLOT 2108 0.167 AC.
INLOT 2107 0.167 AC.
INLOT 2102 0.259 AC.
INLOT 2103 0.178 AC.
INLOT 2104 0.178 AC.
INLOT 2181 6.142 AC.
GREEN SPACE
DRAINAGE/UTILITY EASEMENT

NORTH

50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND

- ◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED
- ◉ ○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "ARCADIS U.S. S-7740"
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

SHEET 7
SHEET 3
SHEET 5
SHEET 7

CARRIAGE TRAILS 20
PHASE 1

6/8

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NORTH

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND

- ◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED
- ◉ ○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "ARCADIS U.S. S-7740"
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

INLOT 1975
INLOT 1976

GLJ HOLDING COMPANY, LLC
DOC. No. 20230R-09633
50.000 ACRES TOTAL
INLOT 1975

CARRIAGE TRAILS CO, LLC
DOC. No. 20250R-07501
103.010 ACRES-TOTAL
PART INLOT 1976

SHOOTING STAR STREET 50'

WINDFLOWER DRIVE 50'

BLACKHAW WAY 50'

TAX DISTRICT LINE

CARRIAGE TRAILS
SECTION 7 PHASE V-A
P.B. 31, PGS. 8-8C

EXISTING
25' ELECTRIC LINE EASEMENT
D.B. 437, PG. 694 &
D.B. 438, PG. 97

"IBI GROUP 6872/7740"

SHEET 6
SHEET 8
SHEET 6

CARRIAGE TRAILS 20
PHASE 1

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MIAMI COUNTY RECORDER'S RECORD OF PLATS

CARRIAGE TRAILS SECTION 20
PHASE 1

25.512 ACRES–INLOTS
11.380 ACRES–GREEN SPACE
+7.017 ACRES DEDICATED STREET R/W
43.909 ACRES TOTAL

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	39.29	25.00'	90°02'15"	N39°53'47"W	35.37'
C2	39.25	25.00'	89°57'45"	N50°06'13"E	35.34'
C3	58.90	225.00'	15°00'00"	N87°35'06"E	58.74'
C4	32.72	25.00'	75°00'00"	N42°35'06"E	30.44'
C5	8.31	130.00'	3°39'44"	S3°15'14"W	8.31'
C6	153.37	455.00'	19°18'49"	S75°15'30"E	152.65'
C7	39.27	25.00'	90°00'00"	N39°54'54"W	35.36'
C8	189.37	310.00'	35°00'00"	S12°24'54"E	186.44'
C9	56.52	345.00'	9°23'09"	N10°26'21"W	56.45'
C10	56.63	345.00'	9°24'20"	N19°50'06"W	56.57'
C33	32.38	345.00'	5°22'39"	N27°13'35"W	32.37'
C34	28.18	405.00'	3°59'13"	S27°55'18"E	28.18'
C35	87.92	405.00'	12°26'19"	S19°42'32"E	87.75'
C36	151.22	405.00'	21°23'36"	S2°47'35"E	150.34'
C37	38.85	25.00'	89°01'45"	N40°24'02"W	35.05'
C38	84.49	275.00'	17°36'13"	S4°41'16"E	84.16'
C39	59.70	275.00'	12°26'19"	S19°42'32"E	59.58'
C40	149.66	245.00'	35°00'00"	S12°24'54"E	147.35'
C41	305.08	505.00'	34°36'48"	N12°36'30"W	300.46'
C42	44.58	475.00'	5°22'39"	N27°13'35"W	44.56'
C43	77.97	475.00'	9°24'20"	N19°50'06"W	77.89'
C44	77.81	475.00'	9°23'09"	N10°26'21"W	77.72'
C45	18.16	475.00'	2°11'25"	N4°39'05"W	18.16'
C46	5.00	466.25'	0°36'53"	N4°18'39"E	5.00'
C47	73.37	535.00'	7°51'29"	N0°17'16"E	73.32'
C48	65.99	535.00'	7°04'00"	N7°10'28"W	65.94'

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C49	62.13	535.00'	6°39'15"	N14°02'06"W	62.10'
C50	62.13	535.00'	6°39'15"	N20°41'21"W	62.10'
C51	55.08	535.00'	5°53'56"	N26°57'56"W	55.06'
C52	125.24	215.00'	33°22'31"	S13°08'08"E	123.48'
C53	39.94	25.00'	91°31'58"	S49°19'06"W	35.83'
C54	71.99	275.00'	15°00'00"	N87°35'06"E	71.79'
C55	37.77	25.00'	86°34'17"	N56°37'46"W	34.28'
C56	52.06	180.00'	16°34'17"	S21°37'46"E	51.88'
C57	94.68	155.00'	35°00'00"	S12°24'54"E	93.22'
C58	65.45	250.00'	15°00'00"	N87°35'06"E	65.26'
C59	267.33	405.00'	37°49'08"	S11°00'21"E	262.50'
C60	145.53	345.00'	24°10'07"	N17°49'51"W	144.45'
C61	19.14	275.00'	3°59'13"	S27°55'18"E	19.13'
C62	138.23	144.00'	55°00'00"	S57°24'54"E	132.98'
C63	24.63	169.00'	8°21'03"	S34°05'26"E	24.61'
C64	57.90	169.00'	19°37'51"	S48°04'53"E	57.62'
C65	57.89	169.00'	19°37'40"	S67°42'38"E	57.61'
C66	21.80	169.00'	7°23'27"	S81°13'11"E	21.78'
C67	114.23	119.00'	55°00'00"	S57°24'54"E	109.90'
C68	36.14	50.00'	41°24'35"	N64°12'37"W	35.36'
C69	9.96	50.00'	11°24'35"	S49°12'37"E	9.94'
C70	62.41	50.00'	71°31'09"	N89°19'31"E	58.44'
C71	50.57	50.00'	57°57'07"	N24°35'23"E	48.44'
C72	27.87	50.00'	31°56'18"	N20°21'20"W	27.51'
C73	36.14	50.00'	41°24'35"	S15°37'12"E	35.36'
C74	78.54	50.00'	90°00'00"	N50°05'06"E	70.71'

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C75	39.27	50.00'	45°00'00"	N72°35'06"E	38.27'
C76	39.27	50.00'	45°00'00"	N27°35'06"E	38.27'
C77	150.81	50.00'	172°49'09"	N50°05'06"E	99.80'
C78	79.41	130.00'	35°00'00"	N12°24'54"W	78.18'
C79	94.68	155.00'	35°00'00"	N12°24'54"W	93.22'
C80	20.61	180.00'	6°33'35"	N26°38'07"W	20.60'
C81	57.20	180.00'	18°12'23"	N14°15'07"W	56.96'
C82	32.15	180.00'	10°14'01"	N0°01'55"W	32.11'
C83	39.27	25.00'	90°00'00"	S39°54'54"E	35.36'
C84	39.27	25.00'	90°00'00"	N50°05'06"E	35.36'
C85	39.27	25.00'	90°00'00"	N39°54'54"W	35.36'
C86	39.27	25.00'	90°00'00"	N50°05'06"E	35.36'
C87	39.27	25.00'	90°00'00"	S50°05'06"W	35.36'
C88	39.27	25.00'	90°00'00"	S39°54'54"E	35.36'
C89	39.27	25.00'	90°00'00"	N50°05'06"E	35.36'
C90	39.27	25.00'	90°00'00"	N39°54'54"W	35.36'
C91	39.25	25.00'	89°57'45"	S50°06'13"W	35.34'
C92	39.29	25.00'	90°02'15"	S39°53'47"E	35.37'
C93	2.46	155.00'	0°54'28"	S4°37'52"W	2.46'
C94	0.34	215.00'	0°05'31"	S29°52'09"E	0.34'
C95	39.27	25.00'	90°00'00"	N50°05'06"E	35.36'
C96	21.10	130.00'	9°18'04"	S25°15'53"E	21.08'
C97	50.00	130.00'	22°02'13"	S9°35'45"E	49.69'
C98	13.51	466.25'	1°39'37"	N3°10'24"E	13.51'
C99	5.00	535.00'	0°32'08"	N4°29'05"E	5.00'

ACREAGE SUMMARY PER INLOT

PART INLOT 160

0.050 ACRES–GREEN SPACE
0.007 ACRES–DEDICATED STREET R/W
0.057 ACRES–CARRIAGE TRAILS SECT. 20, PHASE 1

PART INLOT 1976

17.969 ACRES–INLOTS
5.192 ACRES–GREEN SPACE
5.626 ACRES–DEDICATED STREET R/W
28.787 ACRES–CARRIAGE TRAILS SECT. 20, PHASE 1
28.020 ACRES–REMAINING
56.807 ACRES TOTAL

PART INLOT 1977

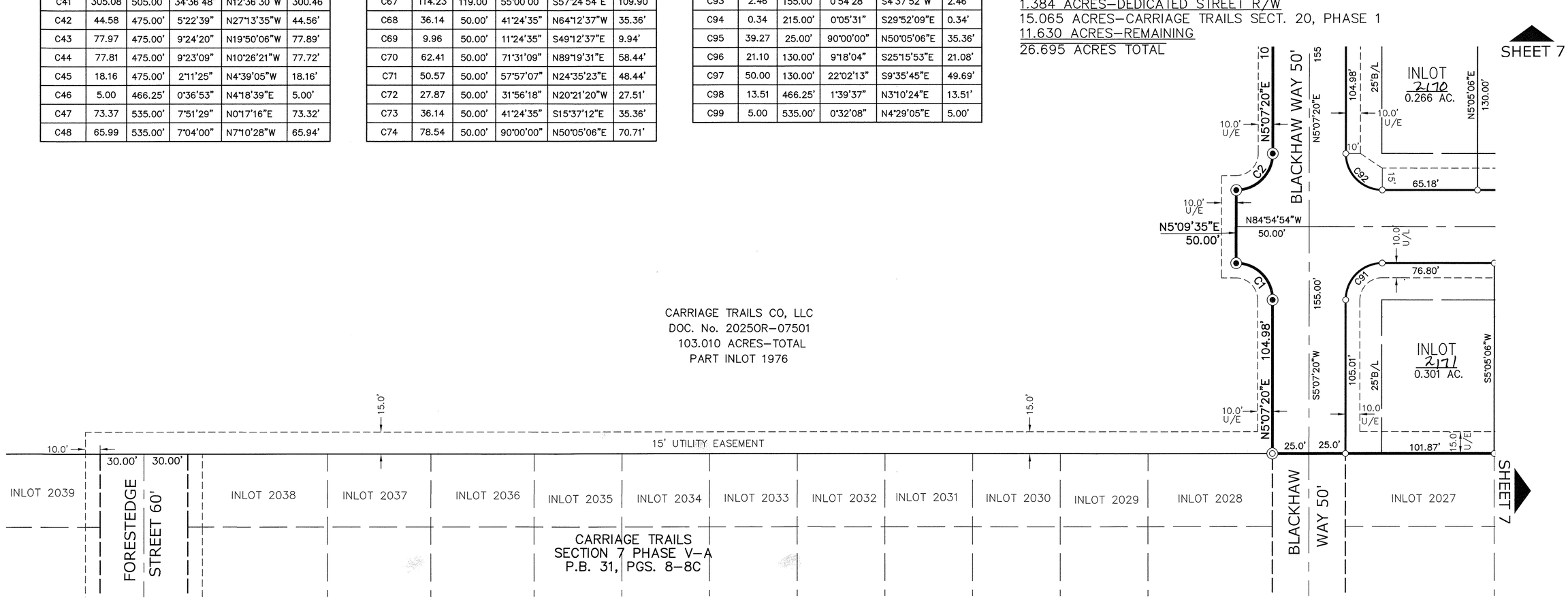
7.543 ACRES–INLOTS
6.138 ACRES–GREEN SPACE
1.384 ACRES–DEDICATED STREET R/W
15.065 ACRES–CARRIAGE TRAILS SECT. 20, PHASE 1
11.630 ACRES–REMAINING
26.695 ACRES TOTAL

NORTH

50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND

◎ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP UNLESS OTHERWISE NOTED
◉ ○ IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "ARCADIS U.S. S–7740"
U/E UTILITY EASEMENT
B/L BUILDING SETBACK LINE



CARRIAGE TRAILS 20
PHASE 1

8/8

S:\143350_CT_II-Ph1\7.0_Production\7.03_Design\02_Survey-Mapping\CT II PH1 PLAT.dwg by:elkinsj1997 on 09/25/2025 @ 09:19:38 am ~ © M•E Companies, Inc.

REPLAT OF INLOTS 11701 AND 11702
HALIFAX ESTATES, SECTION 7

LOCATED IN
SECTION 12, TOWN 1, RANGE 10 M.Rs
CITY OF TROY, MIAMI COUNTY, OHIO
1.842 ACRES
AUGUST 21, 2025

VOLUME 31 PAGE 48
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00042
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/01/2025 01:01:34 PM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $ 43.70

David E Norman
DAVID NORMAN, MIAMI COUNTY RECORDER

Jaiar P. Pence
DEPUTY

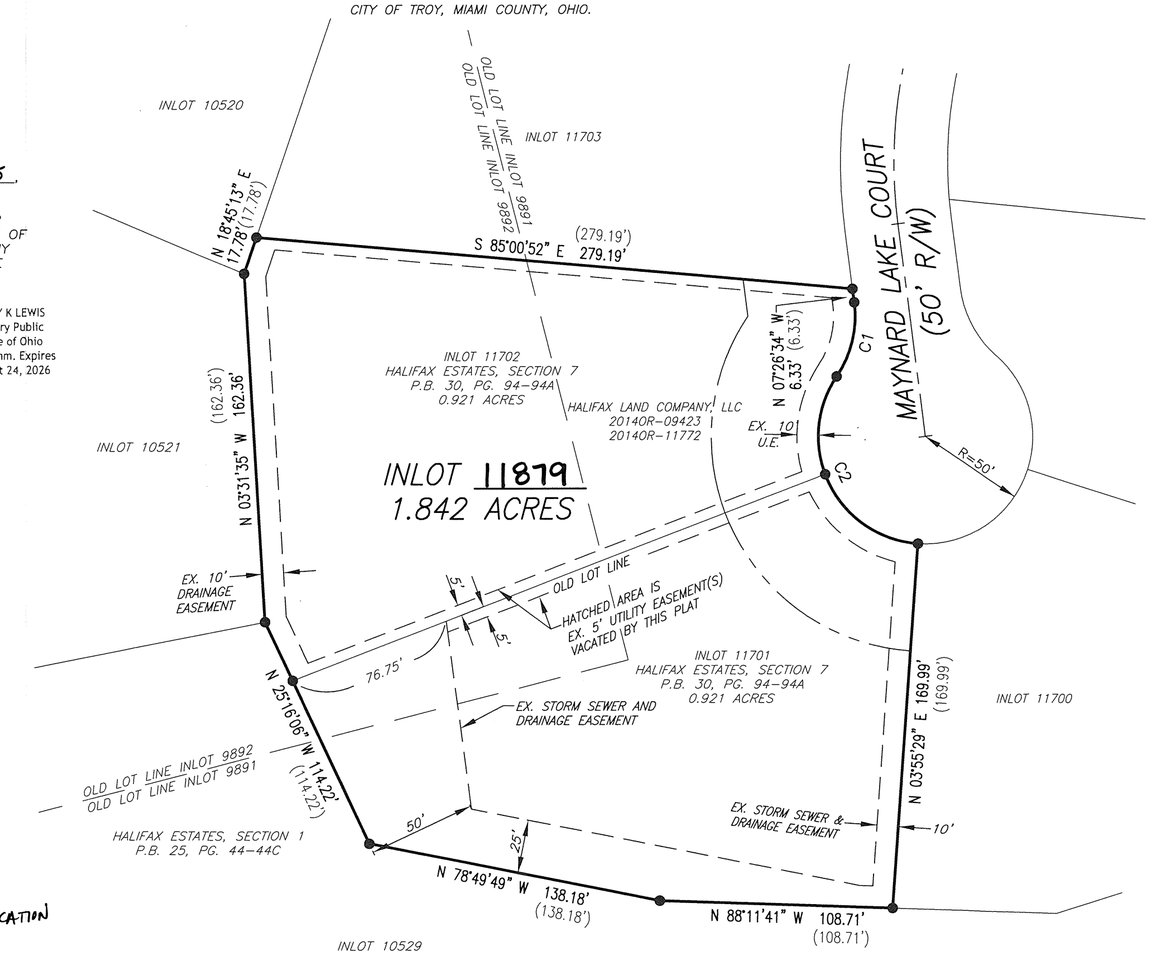
TRANSFERRED ON THE 1st DAY OF October, 2025.

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

Kindra Oji
BY: DEPUTY AUDITOR

DESCRIPTION:

BEING A REPLAT OF INLOTS 11701 AND 11702 OF HALIFAX ESTATES, SECTION 7 AS RECORDED IN PLAT BOOK 30, PAGE 94-94A, AS DESCRIBED TO HALIFAX LAND COMPANY, LLC IN DEED 20140R-11772 IN PT. INLOT 9891 AND AS DESCRIBED TO HALIFAX LAND COMPANY, LLC IN DEED 20140R-09423 IN PT. INLOT 9892 LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO.



HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE HALIFAX ESTATES HOME OWNERS ASSOCIATION, AS RECORDED IN 20150R-07618 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF INLOTS 11701 AND 11702 SHOWN HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HALIFAX LAND COMPANY, LLC
FRANK D. HARLOW JR.
MANAGING MEMBER

LIEN HOLDER:

David F. Hartz
MINSTER BANK

Daniel F. Heitmeyer
PRINTED NAME

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 1st DAY OF October, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HALIFAX LAND CO., LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, MINSTER BANK BY Daniel F. Heitmeyer AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2026

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HALIFAX LAND CO., LLC., BEING DULY SWORN THIS 1st DAY OF October, 2025 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW JR., MANAGING MEMBER
HALIFAX LAND COMPANY, LLC.

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

Mary K Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2026

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THIS ~~REPLAT IN PART OF HALIFAX ESTATES SECTION 7~~ EASEMENT VACATION AS SHOWN ON THIS PLAT ON THE 2ND DAY OF SEPTEMBER 20 25.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. ~~#~~O-24-2025

Mayor Robin A. Oda
MAYOR

William G. Rozell
PRESIDENT OF COUNCIL

Sue L Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE ____ DAY OF ____, 20__, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRPERSON

SECRETARY

CITY ENGINEER'S APPROVAL:

THE REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE CITY OF TROY CITY ENGINEER THIS 2ND DAY OF SEPTEMBER, 2025

JILLIAN RHOADES
CITY ENGINEER

NOTES:

EXISTING EASEMENTS SHOWN ON THIS PLAT ARE PER PLAT BOOK 30, PAGE 94.

PER PLAT BOOK 30, PAGE 94, WHERE RECORD PLAN DENOTES AN ACCESS EASEMENT AND/OR A STORM SEWER & DRAINAGE EASEMENT ONLY, THE EASEMENT SHALL NOT BE USED AS A UTILITY EASEMENT.

PER PLAT BOOK 30, PAGE 94, NO FENCES OR ACCESSORY STRUCTURES ARE PERMITTED IN ANY ACCESS & DRAINAGE EASEMENT.

REFERENCES

PLAT BOOK 30, PAGE 94-94A
PLAT BOOK 25, PAGE 44-44C

BASIS OF BEARING:

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

SETBACKS:

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

LEGEND:

● 5/8" IRON PIN FOUND
( ) REFERENCED BEARING / DISTANCE OF RECORD

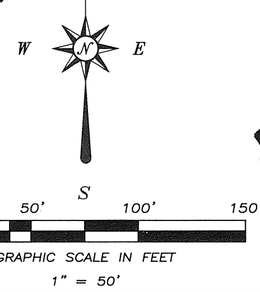
CURVE DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.14'	50.00'	41°24'35"	S 13°15'43" W	35.36'
C2	104.76'	50.00'	120°02'32"	S 26°03'15" E	86.62'

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN JULY, 2025. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

STATE OF OHIO
JOHN J. BRUMBAUGH
PS.8218
REGISTERED
PROFESSIONAL SURVEYOR

8-21-2025
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218



PREPARED BY:
BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com
BES JOB No. 469.25

LIBERTY MEADOWS-SECTION ONE

PT. 11387
PT. 10232
10235
INLOT

TROY
CITY

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 31, PAGE 49
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

FEE $ 179.60

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00043
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/01/2025 01:08:39 PM
REFERENCES 0
RECORDING FEE
PAGES 3

David E. Norman
DAVID, NORMAN, MIAMI COUNTY RECORDER

Jmar Pence
BY, DEPUTY RECORDER

TRANSFERRED THIS 1st DAY
OF October, 2025

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Kinda Ogier
BY, DEPUTY AUDITOR

DEDICATION AND EASEMENTS

THE UNDERSIGNED, BEING THE OWNERS OF 23.640 ACRES OF LAND, BEING PART OF INLOT NUMBERS 10232, ALL OF INLOT 10235, AND PART OF INLOT 11387 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE LIBERTY MEADOWS SECTION ONE AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 20250R-09186.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

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

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER/MANAGER:
DEWEESE LAND COMPANY, LLC

FRANK HARLOW — MANAGER
NAME — TITLE — SIGNATURE

STATE OF OHIO

COUNTY OF MIAMI

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF September, 2025 BY Frank Harlow OF DEWEESE LAND COMPANY, LLC AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC Mary K Lewis

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026

LENDER: MINSTER BANK — RECORD: 20250R-09187

Daniel F. Heitmeyer — VP Commercial Banking — David F. Heitmeyer
NAME — TITLE — SIGNATURE

STATE OF OHIO

COUNTY OF MIAMI

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF September, 2025 BY Daniel Heitmeyer, OF MINSTER BANK.

NOTARY PUBLIC Mary K Lewis

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026

CITY OF TROY-CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 12TH DAY OF SEPTEMBER 2025

JILLIAN A. RHOADES, P.E.

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 17th DAY OF June, 2025 THIS PLAT WAS APPROVED.

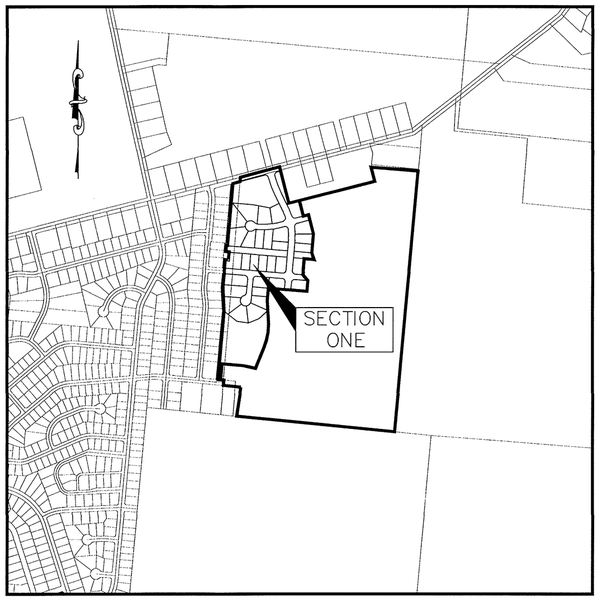
CHAIRMAN — SECRETARY

CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF THE LIBERTY MEADOWS-SECTION ONE.
SECTION ___, BOOK ___, THIS 7th DAY OF July, 2025

THIS PLAT WAS APPROVED BY ORDINANCE NO. O-18-2025, EFFECTIVE August 6, 2025

MAYOR — PRESIDENT OF COUNCIL — CLERK OF COUNCIL



VICINITY MAP

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 23.640 ACRES, BEING PART OF INLOT NUMBER 11387, PART OF INLOT NUMBER 10232, AND ALL OF INLOT NUMBER 10235 AND OWNED BY DEWEESE LAND COMPANY, LLC AS RECORDED IN 20250R-09186.

TRANSFER OF LOTS

ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND ONLY ONE (1) PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT. ANY FUTURE SPLITTING OF ANY LOT THAT RESULTS IN AN ADDITIONAL BUILDING SITE BEING CREATED SHALL BE DONE BY RE-PLAT ONLY.

STREET CONSTRUCTION

THE STREETS SHOWN IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE CITY ENGINEER FOR THE CITY OF TROY. THE STREETS SHALL BE CONSTRUCTED, WITH THE EXCEPTION OF TOP COURSE, WITHIN ONE (1) YEAR AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE CITY OF TROY.

WATER AND SEWER

IT IS UNDERSTOOD THAT THE CITY OF TROY WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR ZONING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION. ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE (1) FOOT ABOVE THE LOWEST POINT OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE CITY ENGINEER.

(1) PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES UNLESS PRE-APPROVED BY THE CITY ENGINEER. SHOULD THIS OCCUR, THE PROPERTY OWNER WILL BE HELD RESPONSIBLE FOR THE REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, MANHOLES, CLEAN-OUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

(2) EASEMENTS ON SAID PLAT DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN, AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREFOR.

(3) THE CITY OF TROY DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITIES INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

(4) ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER MAINS.

DRAINAGE

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

COVENANTS, CONDITIONS, AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 20250R-11270, OF THE MIAMI COUNTY RECORDER'S RECORDS.

OWNER'S STATEMENT

DATE: September 10, 2025

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

SIGNATURE

STATE OF OHIO

COUNTY OF MIAMI

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF September, 2025 BY Frank Harlow OF DEWEESE LAND COMPANY, LLC AND OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC Mary K Lewis

MARY K LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026

AREA SUMMARY

31 BUILDING LOTS	12.146 ACRES
4 DRAINAGE LOTS	7.326 ACRES
1 LANDSCAPE/BUFFER	0.346 ACRES
DEDICATED STREET R/W	3.822 ACRES
TOTAL	23.640 ACRES

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY THE SURVEYOR AND THAT ALL MONUMENTS INDICATED FINAL SUBDIVISION PLAT REQUIREMENTS THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN AND THAT ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

WESLEY D. GOUBEAUX, P.S. #8254 — 8/26/2025 DATE

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 08-26-2025
DRAWN BY: MPL
JOB NUMBER: MIATR01827
SHEET NUMBER 1 OF 3

PLAT BOOK 31, PAGE 49-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

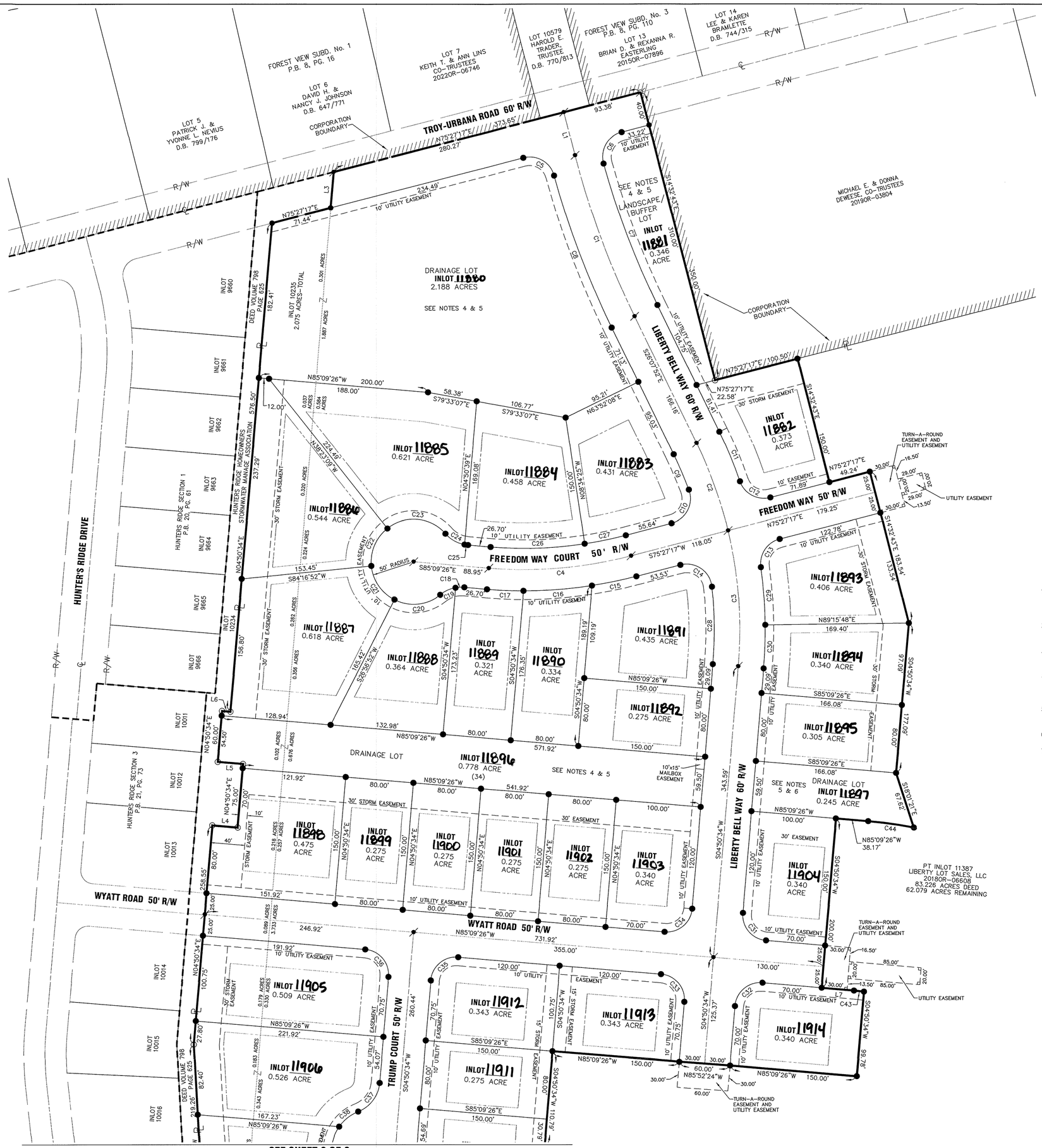
LIBERTY MEADOWS-SECTION ONE

PT. 11387
PT. 10232
10235
INLOT

TROY CITY

MIAMI COUNTY

OHIO STATE

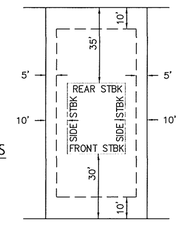


SETBACKS

FRONT=30'
REAR=35'
SIDE=10'

UTILITY EASEMENTS

FRONT=10'
REAR=10'
SIDE=5'



TYPICAL LOT

SURVEY REFERENCE

LAND SURVEY 41, PG. 34
LAND SURVEY 42, PG. 180
LAND SURVEY 51, PG. 40
LAND SURVEY 58, PG. 122
LAND SURVEY 58, PG. 135
LAND SURVEY 59, PG. 185
LAND SURVEY 63, PG. 102
REC. P.B. 8, PG. 16
REC. P.B. 8, PG. 110
REC. P.B. 8, PG. 111
REC. P.B. 22, PG. 43
REC. P.B. 25, PG. 80
REC. P.B. 28, PG. 76

DEED REFERENCE

20250R-09186

EXISTING LOT ACREAGE

LOT	EX. ACRES	SECTION ONE AC.	REMAINING ACRES
11387	83.226	21.147	62.079
10232	0.506	0.419	0.087
10235	2.075	2.075	0.000

NOTES

1.) ALL INLOTS SHALL BE SUBJECT TO A PUBLICLY AVAILABLE UTILITY EASEMENT TEN (10) FEET IN WIDTH ALONG THE FRONT INLOT LINES, FIVE (5) FEET IN WIDTH ALONG THE SIDE INLOT LINES AND TEN (10) FEET IN WIDTH ALONG THE REAR INLOT LINES, UNLESS OTHERWISE NOTED.

2.) ALL INLOTS SHALL BE SUBJECT TO A PRIVATELY AVAILABLE STORM EASEMENT FIVE (5) FEET IN WIDTH ALONG THE SIDE INLOT LINES AND TEN (10) FEET IN WIDTH ALONG THE REAR INLOT LINES, UNLESS OTHERWISE NOTED.

3.) ALL STORM EASEMENTS ARE FOR THE CONSTRUCTION AND MAINTENANCE OF STORM SEWER PIPING AND DRAINAGE WAYS, BEING MAINTAINED BY THE OWNERS' ASSOCIATION.

4.) THE DRAINAGE LOTS ARE FOR THE CONSTRUCTION OF STORM WATER RETENTION & DETENTION BASINS, STORM SEWERS AND DRAINAGE WAYS. ALL ARE NOT TO BE USED AS A UTILITY EASEMENT, EXCEPT WHERE SHOWN ON THIS FINAL PLAT.

5.) NOTHING SHALL BE BUILT OR PLANTED IN THE DRAINAGE LOTS OR LANDSCAPE/BUFFER LOT, WITHOUT APPROVAL FROM THE OWNERS' ASSOCIATION.

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

7.) NO DRIVEWAYS SHALL BE PERMITTED ONTO TROY-URBANA ROAD.

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING SUBDIVISION LINE
- CXX CURVE NUMBER (REF. CURVE TABLE)
- LXX LINE NUMBER (REF. LINE TABLE)

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

SCALE 1" = 80'

0 40 80 160

SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLES

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

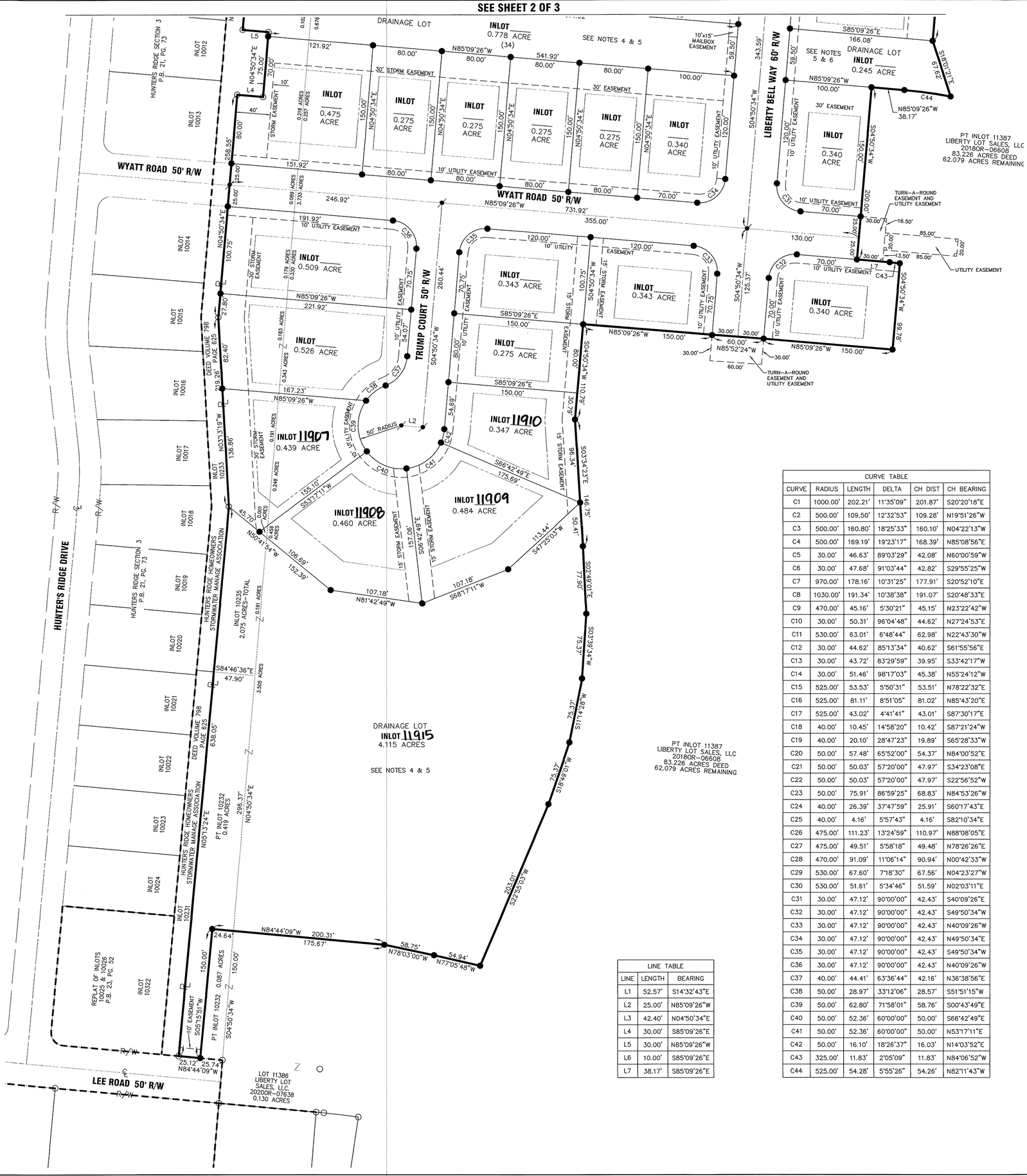
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 08-26-2025
DRAWN BY: MPL
JOB NUMBER: MIATRO1827
SHEET NUMBER 2 OF 3

PLAT BOOK 31, PAGE 49-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

LIBERTY MEADOWS-SECTION ONE

PT. 11387 PT. 10232 10235 INLOT	TROY CITY	MIAMI COUNTY	OHIO STATE

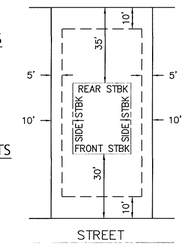


SETBACKS

FRONT=30'
REAR=35'
SIDE=10'

UTILITY EASEMENTS

FRONT=10'
REAR=10'
SIDE=5'



TYPICAL LOT

SURVEY REFERENCE

LAND SURVEY 41, PG. 34
LAND SURVEY 42, PG. 180
LAND SURVEY 51, PG. 40
LAND SURVEY 58, PG. 122
LAND SURVEY 58, PG. 135
LAND SURVEY 59, PG. 185
LAND SURVEY 63, PG. 102
REC. P.B. 8, PG. 16
REC. P.B. 8, PG. 110
REC. P.B. 8, PG. 111
REC. P.B. 22, PG. 43
REC. P.B. 25, PG. 80
REC. P.B. 28, PG. 76

DEED REFERENCE

20250R-09186

EXISTING LOT ACREAGE

LOT	EX. ACRES	SECTION ONE AC.	REMAINING ACRES
11387	83.226	21.147	62.079
10232	0.506	0.419	0.087
10235	2.075	2.075	0.000

NOTES

1.) ALL INLOTS SHALL BE SUBJECT TO A PUBLICLY AVAILABLE UTILITY EASEMENT TEN (10) FEET IN WIDTH ALONG THE FRONT INLOT LINES, FIVE (5) FEET IN WIDTH ALONG THE SIDE INLOT LINES AND TEN (10) FEET IN WIDTH ALONG THE REAR INLOT LINES, UNLESS OTHERWISE NOTED.

2.) ALL INLOTS SHALL BE SUBJECT TO A PRIVATELY AVAILABLE STORM EASEMENT FIVE (5) FEET IN WIDTH ALONG THE SIDE INLOT LINES AND TEN (10) FEET IN WIDTH ALONG THE REAR INLOT LINES, UNLESS OTHERWISE NOTED.

3.) ALL STORM EASEMENTS ARE FOR THE CONSTRUCTION AND MAINTENANCE OF STORM SEWER PIPING AND DRAINAGE WAYS, BEING MAINTAINED BY THE OWNERS' ASSOCIATION.

4.) THE DRAINAGE LOTS ARE FOR THE CONSTRUCTION OF STORM WATER RETENTION & DETENTION BASINS, STORM SEWERS AND DRAINAGE WAYS. ALL ARE NOT TO BE USED AS A UTILITY EASEMENT, EXCEPT WHERE SHOWN ON THIS FINAL PLAT.

5.) NOTHING SHALL BE BUILT OR PLANTED IN THE DRAINAGE LOTS OR LANDSCAPE/BUFFER LOT, WITHOUT APPROVAL FROM THE OWNERS' ASSOCIATION.

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

7.) NO DRIVEWAYS SHALL BE PERMITTED ONTO TROY-URBANA ROAD.

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ✓ MAG NAIL SET
- ⊘ MAG NAIL FOUND
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING SUBDIVISION LINE
- CXX CURVE NUMBER (REF. CURVE TABLE)
- LXX LINE NUMBER (REF. LINE TABLE)

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

SCALE 1" = 80'

0 40 80 160

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	1000.00'	202.21'	11°35'09"	201.87'	S20°20'18"E
C2	500.00'	109.50'	12°32'53"	109.28'	N19°51'26"W
C3	500.00'	160.80'	18°25'33"	160.10'	N04°22'13"W
C4	500.00'	169.19'	19°23'17"	168.39'	N85°08'56"E
C5	30.00'	46.63'	89°03'29"	42.08'	N60°00'59"W
C6	30.00'	47.68'	91°03'44"	42.82'	S29°55'25"W
C7	970.00'	178.16'	10°31'25"	177.91'	S20°52'10"E
C8	1030.00'	191.34'	10°38'38"	191.07'	S20°48'33"E
C9	470.00'	45.16'	5°30'21"	45.15'	N23°22'42"W
C10	30.00'	50.31'	96°04'48"	44.62'	N27°24'53"E
C11	530.00'	63.01'	6°48'44"	62.98'	N22°43'30"W
C12	30.00'	44.62'	85°13'34"	40.62'	S61°55'56"E
C13	30.00'	43.72'	83°29'59"	39.95'	S33°42'17"W
C14	30.00'	51.46'	98°17'03"	45.38'	N55°24'12"W
C15	525.00'	53.53'	5°50'31"	53.51'	N78°22'32"E
C16	525.00'	81.11'	8°51'05"	81.02'	N85°43'20"E
C17	525.00'	43.02'	4°41'41"	43.01'	S87°30'17"E
C18	40.00'	10.45'	14°58'20"	10.42'	S87°21'24"W
C19	40.00'	20.10'	28°47'23"	19.89'	S65°28'33"W
C20	50.00'	57.48'	65°52'00"	54.37'	N84°00'52"E
C21	50.00'	50.03'	57°20'00"	47.97'	S34°23'08"E
C22	50.00'	50.03'	57°20'00"	47.97'	S22°56'52"W
C23	50.00'	75.91'	86°59'25"	68.83'	N84°53'26"W
C24	40.00'	26.39'	37°47'59"	25.91'	S60°17'43"E
C25	40.00'	4.16'	5°57'43"	4.16'	S82°10'34"E
C26	475.00'	111.23'	13°24'59"	110.97'	N88°08'05"E
C27	475.00'	49.51'	5°58'18"	49.48'	N78°26'26"E
C28	470.00'	91.09'	11°06'14"	90.94'	N00°42'33"W
C29	530.00'	67.60'	7°18'30"	67.56'	N04°23'27"W
C30	530.00'	51.61'	5°34'46"	51.59'	N02°03'11"E
C31	30.00'	47.12'	90°00'00"	42.43'	S40°09'26"E
C32	30.00'	47.12'	90°00'00"	42.43'	S49°50'34"W
C33	30.00'	47.12'	90°00'00"	42.43'	N40°09'26"W
C34	30.00'	47.12'	90°00'00"	42.43'	N49°50'34"E
C35	30.00'	47.12'	90°00'00"	42.43'	S49°50'34"W
C36	30.00'	47.12'	90°00'00"	42.43'	N40°09'26"W
C37	40.00'	44.41'	63°36'44"	42.16'	N36°38'56"E
C38	50.00'	28.97'	33°12'06"	28.57'	S51°51'15"W
C39	50.00'	62.80'	71°58'01"	58.76'	S00°43'49"E
C40	50.00'	52.36'	60°00'00"	50.00'	S66°42'49"E
C41	50.00'	52.36'	60°00'00"	50.00'	N53°17'11"E
C42	50.00'	16.10'	18°26'37"	16.03'	N14°03'52"E
C43	325.00'	11.83'	2°05'09"	11.83'	N84°06'52"W
C44	525.00'	54.28'	5°55'26"	54.26'	N82°11'43"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.57'	S14°32'43"E
L2	25.00'	N85°09'26"W
L3	42.40'	N04°50'34"E
L4	30.00'	S85°09'26"E
L5	30.00'	N85°09'26"W
L6	10.00'	S85°09'26"E
L7	38.17'	S85°09'26"E

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 08-26-2025
DRAWN BY: MPL
JOB NUMBER: MIATRO1827
SHEET NUMBER: 3 OF 3

ROSSVILLE ALLEY VACATION PLAT OF KNOWLES AND SMILEYS ADDITIONS TO UNICORPORATED ROSSVILE

SECTION 31, TOWN 1, RANGE 12
SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 31 PAGE 50
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00044
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/22/2025 08:02:35 AM
REFERENCES 0
RECORDING FEE 0.00
PAGES 1

FEE $ 0

David Norman
MIAMI COUNTY RECORDER

Dawn Mascari
BY DEPUTY RECORDER

STATEMENT OF INTENT

THE INTENT OF THIS VACACTION PLAT IS TO VACATE THE ENTIRETY OF THE NORTH – SOUTH ALLEY BETWEEN LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND SOUTH OF LOT 61; THE ENTIRETY OF THE EAST – WEST ALLEY BETWEEN LOTS 21, 55, 61; THE ENTIRETY OF THE EAST – WEST ALLEY BETWEEN LOTS 21, 55, 56, 57, 58, 59, 60.

LOTS 8 THROUGH 21 ORIGINALLY PLATTED AS PART OF KNOWLES ADDITION TO ROSSVILLE, DB. 19, PG. 98

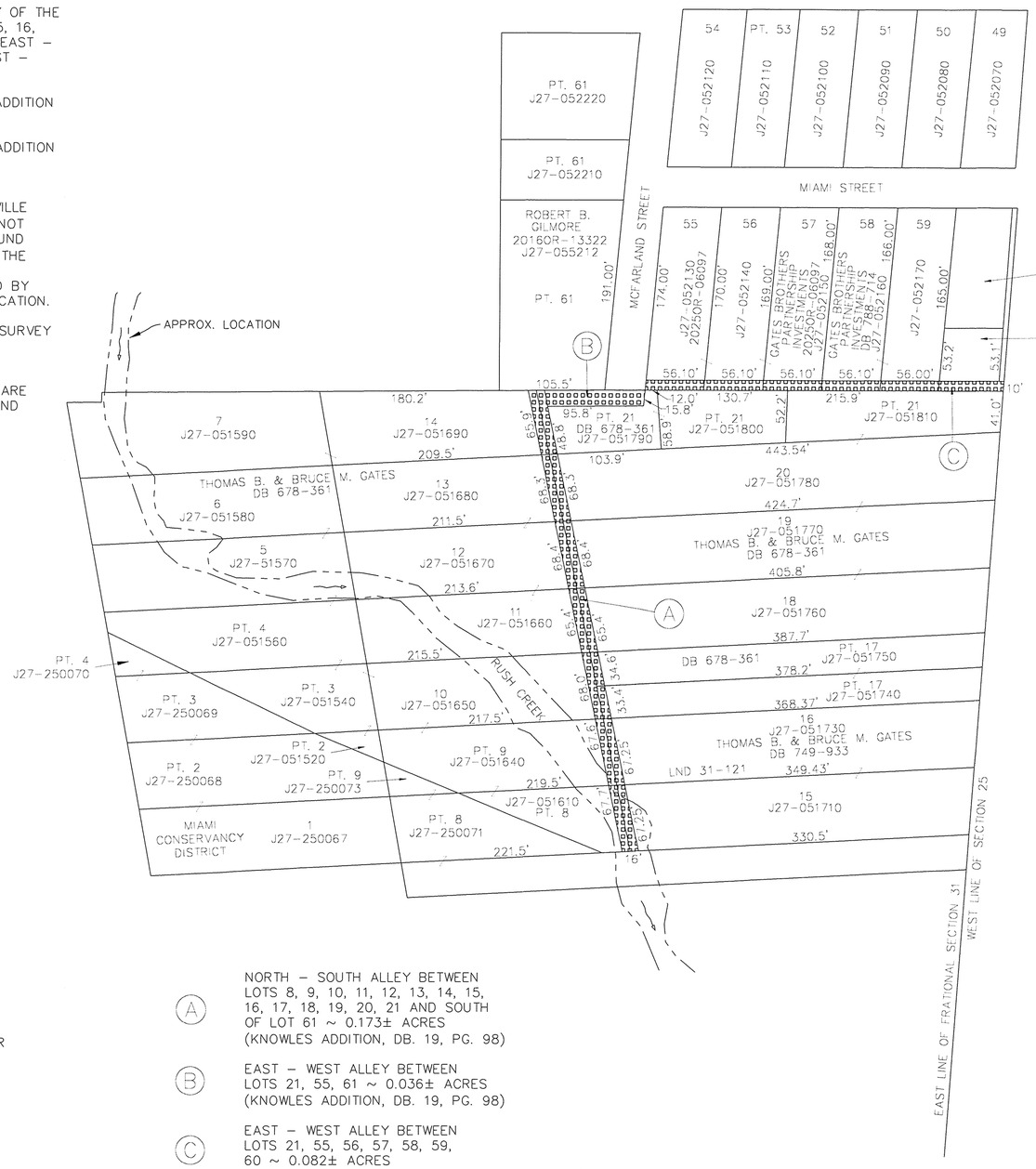
LOTS 55 THROUGH 61 ORIGINALLY PLATTED AS PART OF SMILEYS ADDITION TO ROSSVILLE, RECORD. PLAT 1, PG. 205, 206.

ALL OTHER ALLEYS AND STREETS OF KNOWLES ADDITION TO ROSSVILLE (LOTS 1 THROUGH 21) AS RECORDED IN DEED BOOK 19, PAGE 98 NOT USED TO CALCULATE DISTRIBUTIONS OF THE AUTO REGISTRATION FUND PURSUANT TO ORC 4501.01(E) AND NOT CURRENTLY CERTIFIED BY THE BOARD OF TRUSTEES OR MIAMI COUNTY TO THE DIRECTOR OF TRANSPORTATION AS MILEAGE IN THE TOWNSHIP AND COUNTY USED BY AND MAINTAINED FOR PUBLIC USE ARE ALSO INCLUDED IN THIS VACATION.

ALL DIMENSIONS SHOWN BASED ON LISTED REFERENCES, NO FIELD SURVEY PERFORMED IN PREPARATION OF THIS PLAT.

OWNERS OF THE SUBJECT TRACTS ADJACENT TO VACATED ALLEYS ARE RESPONSIBLE FOR ANY FUTURE SURVEY-REPLAT OF THE TRACTS AND VACATED AREAS.

ADJACENT VACATED ALLEY AREAS (ACRES)			
PARCEL NO.	A	B	C
J27-051610	0.0124	–	–
J27-051640	0.0124	–	–
J27-051650	0.0125	–	–
J27-051660	0.0120	–	–
J27-051670	0.0126	–	–
J27-051680	0.0125	–	–
J27-051690	0.0121	–	–
J27-051710	0.0124	–	–
J27-051730	0.0124	–	–
J27-051740	0.00612	–	–
J27-051750	0.00634	–	–
J27-051760	0.0120	–	–
J27-051770	0.0126	–	–
J27-051780	0.0125	–	–
J27-051790	0.0120	0.0358	–
J27-052130	–	–	0.0135
J27-052140	–	–	0.0135
J27-052150	–	–	0.0134
J27-052160	–	–	0.0134
J27-052170	–	–	0.0133
J27-052190	–	–	0.0147



LEGEND

AREA TO BE VACATED

NORTH

100 50 0 100

GRAPHIC SCALE IN FEET
1"=100'

(A) NORTH – SOUTH ALLEY BETWEEN LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND SOUTH OF LOT 61 ~ 0.173± ACRES (KNOWLES ADDITION, DB. 19, PG. 98)

(B) EAST – WEST ALLEY BETWEEN LOTS 21, 55, 61 ~ 0.036± ACRES (KNOWLES ADDITION, DB. 19, PG. 98)

(C) EAST – WEST ALLEY BETWEEN LOTS 21, 55, 56, 57, 58, 59, 60 ~ 0.082± ACRES (SMILEYS ADDITION, REC. PLAT 1, PG. 205, 206)

REFERENCES

DEED BOOK 19, PG. 98
LAND SURV. 31, PG. 121
RECORD PLAT 1, PG. 205, 206
RECORD PLAT 1, PG. 226
RECORD PLAT 1, PG. 440
ROSSVILLE TAX MAP 1, 2, 3

APPROVED AND AUTHORIZED BY THE BOARD OF TRUSTEES OF SPRINGCREEK TOWNSHIP THIS 25th DAY OF AUGUST, 2025 BY RESOLUTION NO. 21-2025.

Thomas Hill — 9/5/2025
TOM HILL, TRUSTEE
SPRINGCREEK TWP. TRUSTEES — DATE

Mike Havenar — 9/5/2025
MIKE HAVENAR, TRUSTEE
SPRINGCREEK TWP. TRUSTEES — DATE

Dennis Ingle — 9/5/2025
DENNIS INGLE, TRUSTEE
SPRINGCREEK TWP. TRUSTEES — DATE

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 9th DAY OF September 2025.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 22 DAY OF October, 2025.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY Annette Denman
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 21ST DAY OF October, 2025, BY RESOLUTION NO. 25-10-1291 (2025OR-12165)

Ted S. Mercer
TED S. MERCER PRES.
MIAMI COUNTY COMMISSIONER

Wade H. Westfall
WADE H. WESTFALL, V.PRES.
MIAMI COUNTY COMMISSIONER

Gregory A. Simmons
GREGORY A. SIMMONS, MEMBER
MIAMI COUNTY COMMISSIONER

PREPARED BY:

STATE OF OHIO
DANIEL E. BAKER
S-8918
REGISTERED
PROFESSIONAL SURVEYOR

Daniel E. Baker
DANIEL E. BAKER, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8918

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP PE, PS, COUNTY ENGINEER
DATE: AUGUST 27, 2025

THE RESERVES AT CLIFF OAKS-PHASE TWO

10.736	PT 11560 & PT 11561	TROY	MIAMI	OHIO
ACRES	INLOTS	CITY	COUNTY	STATE

PLAT BOOK 31, PAGE 51
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00045
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/21/2025 09:41:09 AM
REFERENCES 0
RECORDING FEE
PAGES 3

FEE $ 129.60

David E Norman
DAVID E. NORMAN
MIAMI COUNTY RECORDER

Melissa Barker
DEPUTY

TRANSFERRED THIS 21st DAY
OF November, 2025

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Kindra Osborne
BY: DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 10.736 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE RESERVES AT CLIFF OAKS–PHASE TWO AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2024OR–02969.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, PIPES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, SANITARY SEWER, HEAT AND OTHER PUBLIC OR QUASI–PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

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

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI–PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

EASEMENTS ON SAID PLAT, DESIGNATED AS ROADWAY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION AND MAINTENANCE OF THE STREET AND ROADWAY IMPROVEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER.

OWNER: BOGLE INVESTMENTS, LLC
DOUG ERNST, SOLE MEMBER

Doug M Ext
SIGNATURE

STATE OF Ohio, COUNTY OF Miami, S.S.

BE IT REMEMBERED THAT ON THIS 22nd DAY OF September, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DOUG ERNST, SOLE MEMBER OF BOGLE INVESTMENTS, LLC, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Julie Lynn Morrison
NOTARY PUBLIC IN AND FOR STATE OF OHIO

JULIE LYNN MORRISON
Notary Public
State of Ohio
My Comm. Expires
December 19, 2026

OWNER'S STATEMENT

DOUG ERNST, SOLE MEMBER OF BOGLE INVESTMENTS, LLC, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Doug M Ext, SOLE MEMBER
DOUG ERNST, SOLE MEMBER

STATE OF OHIO, COUNTY OF Miami, S.S.

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

Julie Lynn Morrison
NOTARY PUBLIC IN AND FOR STATE OF OHIO

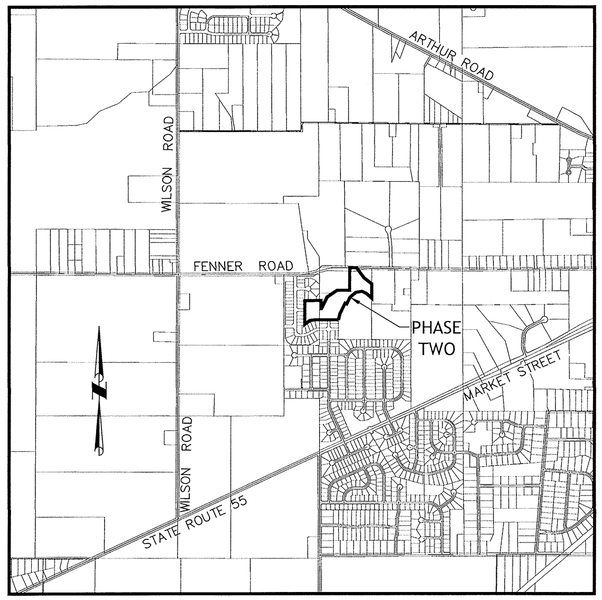
JULIE LYNN MORRISON
Notary Public
State of Ohio
My Comm. Expires
December 19, 2026

SURVEY REFERENCES

LAND SURVEY 12 PAGE 175
LAND SURVEY 27 PAGE 173
LAND SURVEY 42 PAGE 26
LAND SURVEY 43 PAGE 149
LAND SURVEY 43 PAGE 150
LAND SURVEY 45 PAGE 144
LAND SURVEY 61 PAGE 56
RECORD PLAT 10 PAGE 88
RECORD PLAT 14 PAGE 68
RECORD PLAT 20 PAGE 135
RECORD PLAT 21 PAGE 9
RECORD PLAT 22 PAGE 72
RECORD PLAT 23 PAGE 74
RECORD PLAT 24 PAGE 38
RECORD PLAT 30 PAGE 29
RECORD PLAT 30 PAGE 45
RECORD PLAT 30 PAGE 87

LOT ACREAGE

PRELIM. LOT	LOT	SECTION 36	SECTION 31	TOTAL ACRES
72	11920	0.103	0.104	0.207
R/W	NA	0.310	0.894	1.204
58	11934	0.237	0.010	0.247



VICINITY MAP
N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

MINIMUM STORMWATER PIPE SIZE IS 12", ANY PIPE SMALLER THAN 12" SHALL BE PRIVATELY OWNED.

PARCEL SUMMARY

D08–107396
PT INLOT 11560
2.334 ACRES
–2.334 ACRES PHASE 2
0.000 ACRES REMAINING

D08–107410
PT INLOT 11561
22.931 ACRES
–3.618 ACRES PHASE 1 (REC 30–87)
–8.402 ACRES PHASE 2
10.911 ACRES REMAINING

PHASE TWO AREA SUMMARY

22 BUILDING LOTS	5.897 ACRES
1 DRAINAGE LOT	3.427 ACRES
EXISTING STREET R/W	0.208 ACRES
NEW STREET R/W	1.204 ACRES
TOTAL	10.736 ACRES

DEED

INLOT 11560–20.017 ACRES
INLOT 11561–22.931 ACRES
BOGLE INVESTMENTS, LLC
2024OR–02969

NOTES

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

2.) FENCES AND STRUCTURES ARE NOT PERMITTED IN THE DRAINAGE AND UTILITY EASEMENTS.

3.) ALL COMMON LOT LINES ARE SUBJECT TO A 5' DRAINAGE EASEMENT ON EACH SIDE, BEING 10' TOTAL.

4.) ALL DRAINAGE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS AND MAINTAINED BY THE DEVELOPER/HOMEOWNER'S ASSOCIATION.

5.) STORMWATER DETENTION BASIN AND DRYWELLS ARE THE RESPONSIBILITY OF THE DEVELOPER, ASSOCIATION, AND/OR PROPERTY OWNER.

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

7.) MAILBOX EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CITY OF TROY-CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 20TH DAY OF NOVEMBER 2025

JILLIAN A. RHOADES, P.E.

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS DAY OF July 28, 2025 THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20th DAY OF Oct., 2025, THIS PLAT WAS APPROVED BY ORDINANCE NO. O–27–2025
EFFECTIVE 11–19, 2025

Mayor Robin Oda
MAYOR

William G. Rigell
PRESIDENT OF COUNCIL

Sue G. Knight
CLERK OF COUNCIL

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS 2025 OR-06620, OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 10.736 ACRES BEING 2.334 ACRES BEING PART OF INLOT NUMBER 11560 AND BEING 8.402 ACRES BEING PART OF INLOT NUMBER 11561, OWNED BY BOGLE INVESTMENTS, LLC, RECORDED IN 2024OR–02969.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

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

9-18-2025
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 09–18–2025
DRAWN BY: MPL
JOB NUMBER: MIATRO2513
SHEET NUMBER 1 OF 3

THE RESERVES AT CLIFF OAKS-PHASE TWO

PLAT BOOK 31, PAGE 51-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

10.736	PT 11560 & PT 11561	TROY	MIAMI	OHIO
ACRES	INLOTS	CITY	COUNTY	STATE

SEE SHEET 3 OF 3

SEE SHEET 3 OF 3

INLOT 11659
INLOT 11658
INLOT 11657
INLOT 11656
INLOT 11655
INLOT 11652
INLOT 11651
INLOT 11643
INLOT 11642
INLOT 11637
INLOT 11634

NETHERFIELD CIRCLE (50' R/W)
CLIFF TRAIL (50' R/W)
HOYING DRIVE (60' R/W)
HOYING DRIVE (50' R/W)
PARKVIEW DRIVE (50' R/W)

SECTION 36
SECTION 31

D08–107398
INLOT 11582
MONTE W. SWANK
D.B. 705–455
5.009 ACRES
RECORD PLAT BOOK 30 PAGE 45

D08–107506
INLOT 11653
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107508
INLOT 11654
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107522
INLOT 11661
DRAINAGE LOT
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107500
INLOT 11650
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107498
INLOT 11649
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107496
INLOT 11648
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107494
INLOT 11647
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107492
INLOT 11646
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107490
INLOT 11645
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107488
INLOT 11644
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107482
INLOT 11641
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107480
INLOT 11640
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107478
INLOT 11639
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107476
INLOT 11638
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107472
INLOT 11636
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107470
INLOT 11635
BOGLE INVESTMENTS, LLC
20240R–02969

D08–107410
PT INLOT 11561
BOGLE INVESTMENTS, LLC
20240R–02969
22.931 ACRES DEED

22.931 ACRES DEED
– 3.618 ACRES PHASE 1 (REC 30–87)
– 8.402 ACRES PHASE 2
10.911 ACRES REMAINING

(76) INLOT 11916 0.207 AC.
(75) INLOT 11917 0.207 AC.
(74) INLOT 11918 0.207 AC.
(73) INLOT 11919 0.207 AC.
(72) INLOT 11920 0.207 AC.
(71) INLOT 11921 0.324 AC.
(70) INLOT 11922 0.227 AC.
(69) INLOT 11923 0.266 AC.
(68) INLOT 11924 0.253 AC.
(67) INLOT 11925 0.289 AC.
(66) INLOT 11926 0.294 AC.
(65) INLOT 11927 0.326 AC.
(64) INLOT 11928 0.465 AC.
(63) INLOT 11929 0.217 AC.
(62) INLOT 11930 0.262 AC.
(61) INLOT 11931 0.277 AC.
(60) INLOT 11932 0.211 AC.
(59) INLOT 11933 0.347 AC.
(58) INLOT 11934 0.246 AC.
(57) INLOT 11935 0.250 AC.
(56) INLOT 11936 0.269 AC.
(55) INLOT 11937 0.339 AC.
(140) INLOT 11938 3.427 AC. DRAINAGE LOT

N89°55'04"E 300.00'
60.00' 60.00' 60.00' 60.00' 60.00'
EX. 15" STORM EASEMENT PER PB 30 PG 87
150.00' N00°04'56"W
440.55'
10' UTILITY EASEMENT
30'
S00°04'56"E 150.00'
N89°55'04"E 180.00'
N89°55'04"E 330.51'
25.00'
68.73' 68.00' 68.00' 68.00' 57.78'
EX. 10' UTILITY EASEMENT PER PB 30 PG 87
EX. 15' STORM EASEMENT PER PB 30 PG 87
EX. STORM
240.55' EASEMENT PER PB 30 PG 87
189.26' S00°04'56"E
164.49' S00°04'56"E
158.04' S00°04'56"E
158.04' S00°01'56"E
97.32'
60.72'
EX. 15' STORM EASEMENT PER CLIFF OAKS PHASE ONE
N89°26'52"W 150.01'
S89°58'04"W 201.99'
151.99'
25.00'
10' UTILITY EASEMENT
154.36'
N89°26'52"W
43.83' 44.33' 24.14' 67.86'
92.00' S89°55'04"W
88.16' S81°33'15"W
30.75'
85.76' S53°10'49"W 116.51'
S00°01'56"E 174.44'
N89°54'03"E 255.57'
N55°46'30"E 89.89'
70.75'
33.70'
S89°40'38"E 233.16'
102.00'
97.46'
N00°19'22"E 421.42'
135.36'
77.44'
19.14'
N55°46'30"E 57.92'
41.93'
238.29' N25°29'18"E
75.13'
121.23'
N25°29'18"E 141.30' MAILBOX EASEMENT
19.84'
S00°04'56"E 14'
L1
N64°30'42"W 150.00'
34.67'
57.41'
113.65'
32.50'
74.47' 150.00' S64°30'42"E
30' SETBACK 53.79' N70°29'18"E
63.00'
15'
S25°29'18"W 220.50'
81.97'
157.50'
N25°29'18"E 63.00'
S64°30'42"E 150.00'
18.15'
63.00'
59.44'
116.67'
S13°44'40"W 57.23'
S75°09'45"E 158.36'
N23°22'38"W 153.06'
N06°21'31"W 167.84'
N10°39'36"E 171.13'
N25°29'18"E 183.58'
7.83'
53.25'
S25°29'18"W 90.00'
140.00'
142.46' S51°20'20"W
N00°19'22"E
L2
L3
L4
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20
N40°23'45"W 149.07'
N57°24'53"W 152.51'
10' UTILITY EASEMENT
S64°30'42"E 230.00'
50' UTILITY EASEMENT (SHALL BE EXTINGUISHED WHEN THE FUTURE STREET IS DEDICATED)
50.00' N25°29'18"E
10' UTILITY EASEMENT

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 (CORS 2011 ADJUSTMENT), OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE 1" = 60'
0 30 60 120

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ✎ MAG NAIL SET
- ✎ MAG NAIL FOUND
- UTILITY EASEMENT LINE — FRONT=10' — ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE — FRONT=30' – UNLESS OTHERWISE SHOWN — REAR=30' — SIDE=7.5'
- SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- EXISTING CORPORATION LINE
- EXISTING UTILITY EASEMENT PER PB 30 PG 87 TO BE EXTINGUISHED PER THIS PLAT
- CXX CURVE NUMBER
- LXX LINE NUMBER

SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLES

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

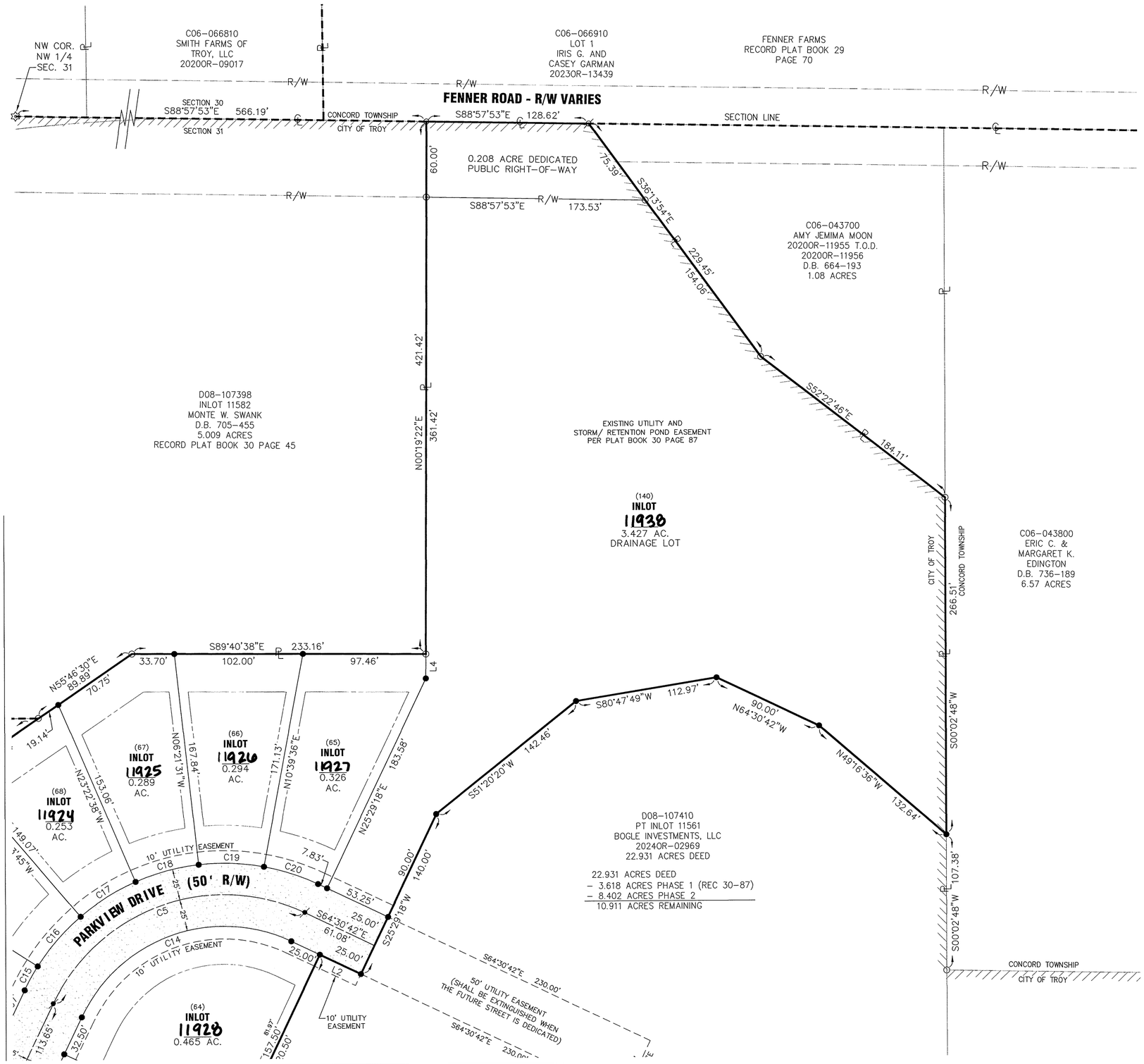
PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 09–18–2025
DRAWN BY: MPL
JOB NUMBER: MIATRO2513
SHEET NUMBER: 2 OF 3

THE RESERVES AT CLIFF OAKS-PHASE TWO

PLAT BOOK 31, PAGE 51-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

10.736 ACRES	PT 11560 & PT 11561 INLOTS	TROY CITY	MIAMI COUNTY	OHIO STATE



THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 (CORS 2011 ADJUSTMENT), OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE 1" = 60'

0 30 60 120

LEGEND

- ● 5/8" X 30" REBAR W/CAP TO BE SET
- ○ IRON PIN FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- UTILITY EASEMENT LINE
  FRONT=10'
  ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE
  FRONT=30' – UNLESS OTHERWISE SHOWN
  REAR=30'
  SIDE=7.5'
- SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- EXISTING CORPORATION LINE
- EXISTING UTILITY EASEMENT PER PB 30 PG 87 TO BE EXTINGUISHED PER THIS PLAT
- CXX CURVE NUMBER
- LXX LINE NUMBER

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	300.00'	115.01'	21°57'57"	114.31'	S79°05'58"E
C2	400.00'	153.00'	21°54'57"	152.07'	S10°55'32"W
C3	400.00'	25.17'	03°36'18"	25.16'	N23°41'09"E
C4	400.00'	178.17'	25°31'14"	176.70'	N12°43'41"E
C5	150.00'	235.62'	90°00'00"	212.13'	N70°29'18"E
C6	325.00'	114.20'	20°07'56"	113.61'	S80°00'58"E
C7	25.00'	36.90'	84°33'41"	33.64'	N67°46'09"E
C8	275.00'	93.73'	19°31'41"	93.27'	S80°19'06"E
C9	25.00'	37.54'	86°01'46"	34.11'	S27°32'22"E
C10	425.00'	54.14'	07°17'56"	54.10'	S11°49'32"W
C11	425.00'	60.89'	08°12'30"	60.84'	S04°04'19"W
C12	375.00'	97.31'	14°52'07"	97.04'	N07°24'07"E
C13	375.00'	69.72'	10°39'08"	69.62'	N20°09'45"E
C14	125.00'	196.35'	90°00'00"	176.78'	N70°29'18"E
C15	175.00'	21.68'	07°05'49"	21.66'	N29°02'13"E
C16	175.00'	51.98'	17°01'07"	51.79'	N41°05'41"E
C17	175.00'	51.98'	17°01'07"	51.79'	N58°06'48"E
C18	175.00'	51.98'	17°01'07"	51.79'	N75°07'55"E
C19	175.00'	51.98'	17°01'07"	51.79'	S87°50'58"E
C20	175.00'	45.29'	14°49'42"	45.16'	S71°55'33"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.67'	N89°55'04"E
L2	36.08'	N64°30'42"W
L3	36.55'	S68°06'59"E
L4	19.30'	N00°19'22"E

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 09-18-2025
DRAWN BY: MPL
JOB NUMBER: MIATRO2513
SHEET NUMBER 3 OF 3

MIA/DAR-36/721

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

SURVEY PARAMETERS

PROJECT CONTROL
POSITIONING METHOD: ODOT VRS
MONUMENT TYPE: TYPE B

VERTICAL POSITIONING
ORTHOMETRIC HEIGHT DATUM: NAVD 88
GEOID: 18

HORIZONTAL POSITIONING
REFERENCE FRAME: NAD83 (2011)
ELLIPSOID: GRS 80
MAP PROJECTION: LAMBERT CONFORMAL CONIC
COORDINATE SYSTEM: OHIO STATE PLANE SOUTH ZONE
COMBINED SCALE FACTOR: 1.00002533 (GRID TO GROUND)
ORIGIN OF COORDINATE SYSTEM: 0,0,0

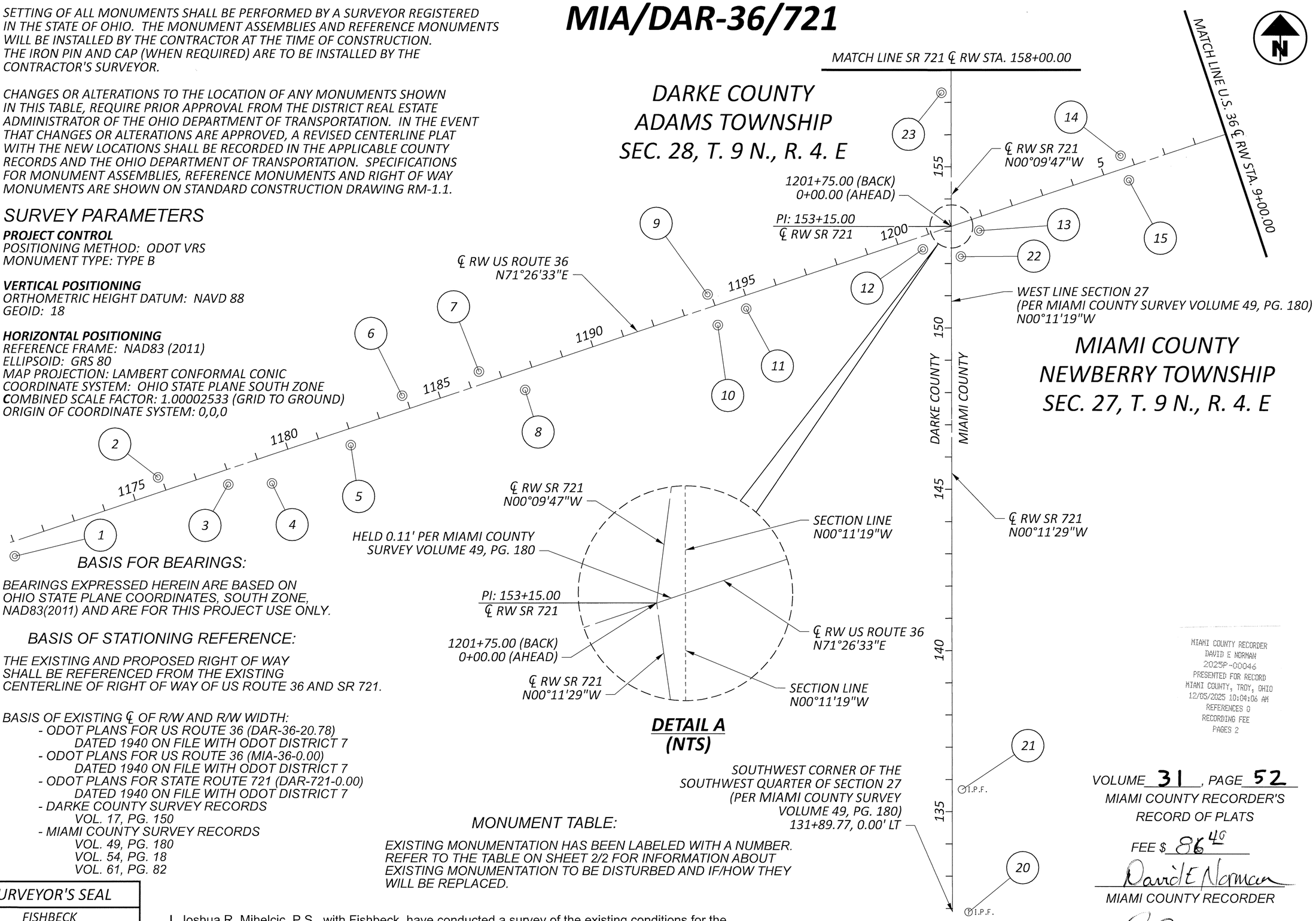
BASIS FOR BEARINGS:

BEARINGS EXPRESSED HEREIN ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD83(2011) AND ARE FOR THIS PROJECT USE ONLY.

BASIS OF STATIONING REFERENCE:

THE EXISTING AND PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE EXISTING CENTERLINE OF RIGHT OF WAY OF US ROUTE 36 AND SR 721.

BASIS OF EXISTING ℄ OF R/W AND R/W WIDTH:
- *ODOT PLANS FOR US ROUTE 36 (DAR-36-20.78) DATED 1940 ON FILE WITH ODOT DISTRICT 7*
- *ODOT PLANS FOR US ROUTE 36 (MIA-36-0.00) DATED 1940 ON FILE WITH ODOT DISTRICT 7*
- *ODOT PLANS FOR STATE ROUTE 721 (DAR-721-0.00) DATED 1940 ON FILE WITH ODOT DISTRICT 7*
- *DARKE COUNTY SURVEY RECORDS VOL. 17, PG. 150*
- *MIAMI COUNTY SURVEY RECORDS VOL. 49, PG. 180 VOL. 54, PG. 18 VOL. 61, PG. 82*



DETAIL A
(NTS)

SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27 (PER MIAMI COUNTY SURVEY VOLUME 49, PG. 180) 131+89.77, 0.00' LT

MONUMENT TABLE:

EXISTING MONUMENTATION HAS BEEN LABELED WITH A NUMBER. REFER TO THE TABLE ON SHEET 2/2 FOR INFORMATION ABOUT EXISTING MONUMENTATION TO BE DISTURBED AND IF/HOW THEY WILL BE REPLACED.

MONUMENT LEGEND

- ◎ EXISTING CONCRETE MONUMENT
- ○I.P.F. IRON PIN FOUND
- ⓘI.P.F. IRON PIN FOUND W/ ID CAP

SEE PAGE 2/2 FOR SIZES OF FOUND MONUMENTATION.

SURVEYOR'S SEAL

FISHBECK

STATE OF OHIO
JOSHUA
12-4-2025
MIHELCIC
8453
REGISTERED
PROFESSIONAL SURVEYOR

I, Joshua R. Mihelcic, P.S., with Fishbeck, have conducted a survey of the existing conditions for the Ohio Department of Transportation during the month of February 2023. The results of that survey are contained herein.

See the affixed Survey Parameters note for the horizontal and vertical survey parameters used for this project.

As a part of this project, I have set survey control points and located existing survey monuments necessary for reestablishing the locations of the centerline of existing Right of Way. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words "I" and "my" as used herein are to mean that either myself or someone working under my direct supervision.

HORIZONTAL SCALE IN FEET
0 100 200 400

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00046
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/05/2025 10:04:06 AM
REFERENCES 0
RECORDING FEE
PAGES 2

VOLUME 31, PAGE 52
MIAMI COUNTY RECORDER'S RECORD OF PLATS
FEE $ 86.40
David E Norman
MIAMI COUNTY RECORDER
K. George
BY DEPUTY RECORDER
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Kindra Ohlinger
DEPUTY AUDITOR

CENTERLINE PLAT

PLAT PREPARED BY
fishbeck

DESIGNER	CAS
REVIEWER	JRM 12-02-25
PROJECT ID	118070
SHEET	1
TOTAL	2

MIA/DAR-36/721

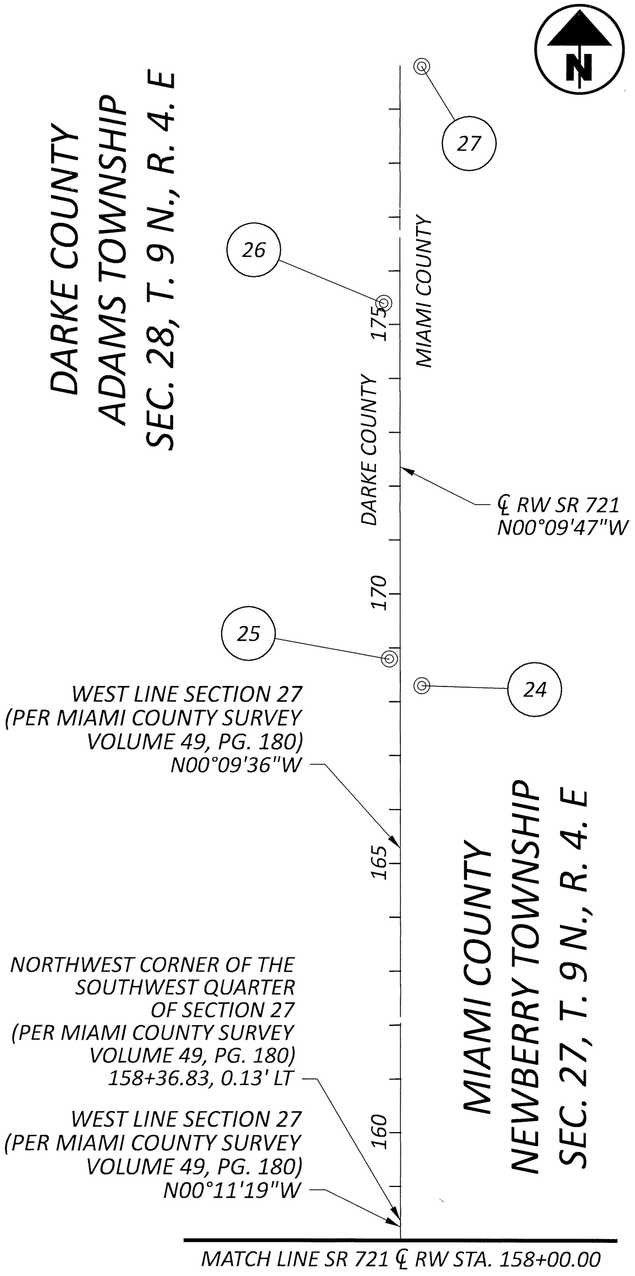
MONUMENT TABLE U.S. 36							
MONUMENT	CL OF RIGHT OF WAY US 36		PROJECT COORDINATES SEE SURVEY CERTIFICATION		R/W MON. EXPECTED TO BE DISTURBED	R/W MON. EXPECTED TO BE DISTURBED AND NOT REPLACED	
NAME	STATION	OFFSET	NORTH (Y)	EAST (X)	R/W MON. (623, TYPE A)	R/W MON. (623, TYPE A)	DESCRIPTION
MN 1	1170+89.80	45.08' RT	775054.2744	1425734.5289			CONCRETE MONUMENT FOUND
MN 2	1175+89.64	45.09' LT	775298.8367	1426179.6891			CONCRETE MONUMENT FOUND
MN 3	1177+89.84	46.57' RT	775276.9404	1426398.0630			CONCRETE MONUMENT FOUND
MN 4	1179+19.63	85.06' RT	775280.4800	1426533.9370			CONCRETE MONUMENT FOUND
MN 5	1181+89.46	50.06' RT	775399.5304	1426778.6022			CONCRETE MONUMENT FOUND
MN 6	1183+89.52	45.07' LT	775553.3868	1426937.9871			CONCRETE MONUMENT FOUND
MN 7	1186+39.03	38.26' LT	775628.1794	1427176.4726			CONCRETE MONUMENT FOUND
MN 8	1187+57.65	60.09' RT	775570.8556	1427320.4418			CONCRETE MONUMENT FOUND
MN 9	1193+89.21	40.13' LT	775866.8532	1427887.263			CONCRETE MONUMENT FOUND
MN 10	1193+89.36	59.95' RT	775772.0308	1427919.2572			CONCRETE MONUMENT FOUND
MN 11	1194+89.20	39.92' RT	775822.7907	1428007.5392			CONCRETE MONUMENT FOUND
MN 12	1200+68.63	39.02' RT	776008.0503	1428556.5553		1	CONCRETE MONUMENT FOUND - LAYING ON ITS SIDE
MN 13	00+78.19	39.92' RT	776065.9339	1428731.7924		1	CONCRETE MONUMENT FOUND
MN 14	05+67.79	38.47' LT	776298.0188	1429171.1155			CONCRETE MONUMENT FOUND
MN 15	05+68.20	41.55 RT	776221.9543	1429196.8429	1		CONCRETE MONUMENT FOUND
MN 16	9+52.06	39.90' RT	776344.0638	1429560.2208			1 INCH REBAR FOUND
MN 17	16+68.53	40.06' RT	776571.9355	1430239.4961			CONCRETE MONUMENT FOUND
MN 18	17+68.51	54.98' RT	776589.6125	1430339.0252			CONCRETE MONUMENT FOUND
MN 19	17+68.59	39.97' LT	776679.6456	1430308.8800			CONCRETE MONUMENT FOUND
QUANTITY CARRIED TO GENERAL SUMMARY					1	2	

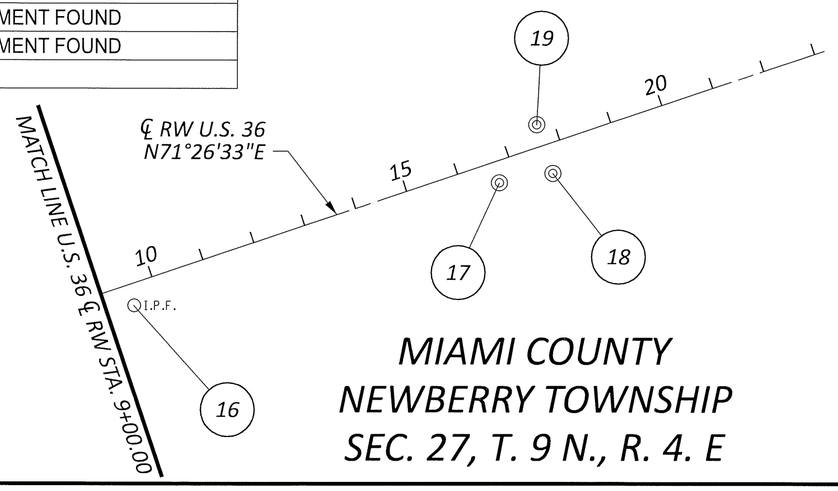
MONUMENT TABLE SR 721							
MONUMENT	CL OF RIGHT OF WAY SR 721		PROJECT COORDINATES SEE SURVEY CERTIFICATION		R/W MON. EXPECTED TO BE DISTURBED	R/W MON. EXPECTED TO BE DISTURBED AND NOT REPLACED	
NAME	STATION	OFFSET	NORTH (Y)	EAST (X)	R/W MON. (623, TYPE A)	R/W MON. (623, TYPE A)	DESCRIPTION
MN 20	131+89.77	50.85' RT	773953.2203	1428702.0200			CAPPED IRON PIN FOUND - CHOICE ONE ENGINEERING
MN 21	135+68.53	31.15' RT	774333.1914	1428680.9808			3/4 INCH IRON PIN FOUND
MN 22	152+20.64	28.65' RT	775985.9666	1428674.8113		1	CONCRETE MONUMENT FOUND
MN 23	157+29.87	30.00' LT	776493.6697	1428613.7873			CONCRETE MONUMENT FOUND
MN 24	168+29.63	40.12' RT	777593.6269	1428680.7826			CONCRETE MONUMENT FOUND - BROKEN
MN 25	168+79.54	20.06' LT	777643.3659	1428620.4592			CONCRETE MONUMENT FOUND
MN 26	175+39.15	28.65' LT	778303.4553	1428608.6474			CONCRETE MONUMENT FOUND
MN 27	179+79.28	40.35' RT	778743.2724	1428677.7441			CONCRETE MONUMENT FOUND
QUANTITY CARRIED TO GENERAL SUMMARY					0	1	

VOLUME 31, PAGE 52-A

MIAMI COUNTY RECORDER'S

RECORD OF PLATS





HORIZONTAL SCALE IN FEET
0 100 200 400

CENTERLINE PLAT

PLAT PREPARED BY
fishbeck

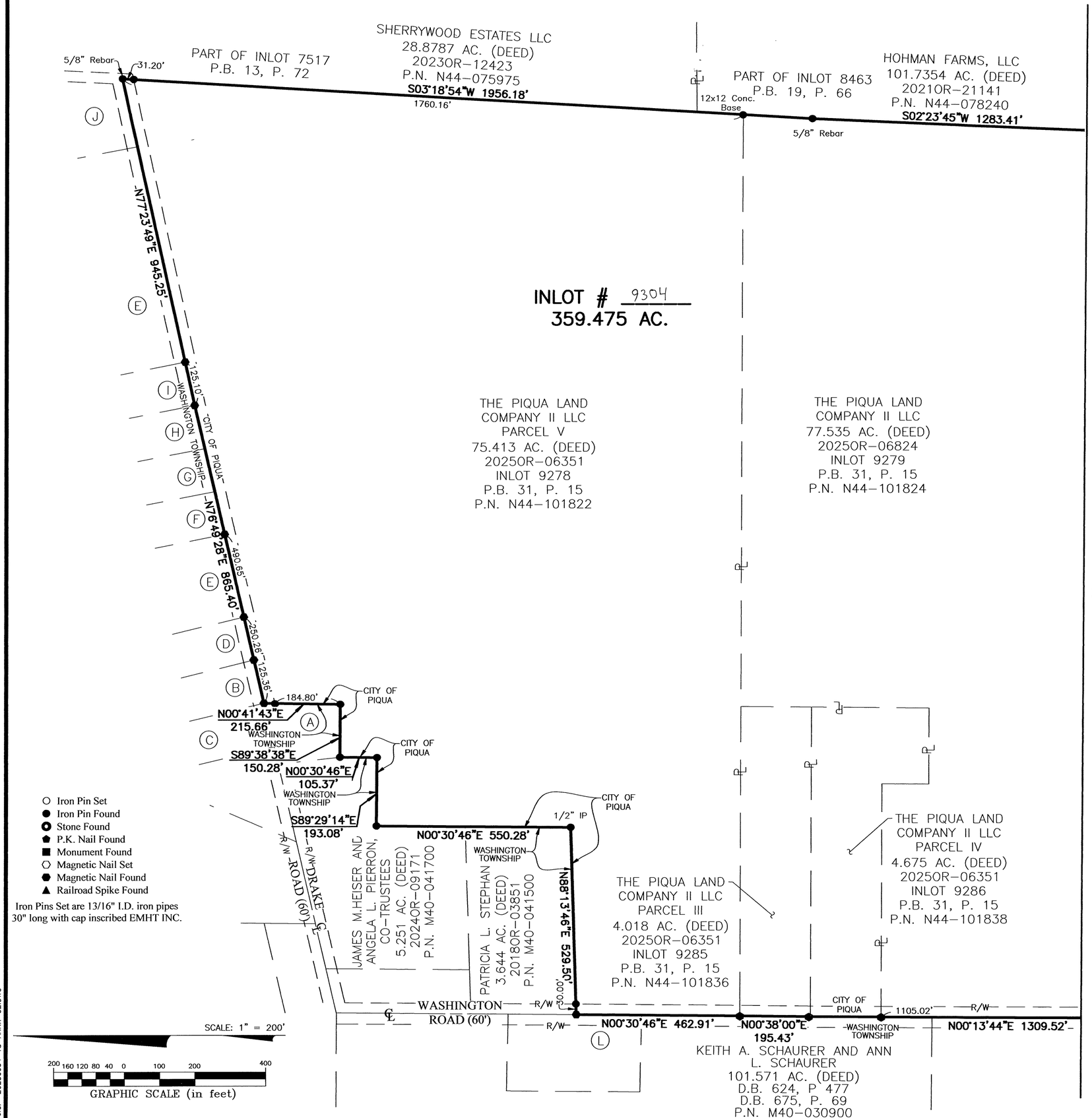
DESIGNER	CAS
REVIEWER	JRM 12-02-25
PROJECT ID	118070
SHEET	2
TOTAL	2

REPLAT OF INLOTS 9278, 9279, 9280, 9281, 9282, 9283, 9284, 9285, 9286, 9291, 9292, 9293 AND 9294
CITY OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO

PLAT BOOK 31, PAGE 53

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2025P-00047
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/19/2025 02:00:52 PM
REFERENCES 0
RECORDING FEE
PAGES 3



March Line (sheet 2)

Transferred this 19 day of December, 2025

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

Annette Denman
Deputy Auditor,
Miami County, Ohio

David Norman
David Norman, Recorder,
Miami County, Ohio

Melissa Beckett
Deputy Recorder,
Miami County, Ohio

Fee: $ 129.60

Situated in the State of Ohio, County of Miami, City of Piqua, and in Sections 30 and 31, Township 6, Range 6, Miami River Survey, containing 362.475 acres of land, more or less, said 362.475 acres being a replat of Inlots 9278 to 9286, both inclusive, of record in Plat Book 31, Page 15, and Inlots 9291 to 9293, both inclusive, of record in Plat Book 31, Page 27, and Inlot 9294, of record in Plat Book 31, Page 28, said Inlots being conveyed to **THE PIQUA LAND COMPANY II LLC** by deed of record in 2025OR-06824 and 2025OR-06351, Recorder's Office, Miami County, Ohio.

The undersigned, **THE PIQUA LAND COMPANY II LLC,** a Delaware limited liability company, by **BRENT B. BRADBURY,** Secretary, owner of the lands platted herein, duly authorized in the premises, does hereby voluntarily consent to the execution of this replat.

In Witness Whereof, **BRENT B. BRADBURY,** Secretary of **THE PIQUA LAND COMPANY II LLC**, has hereunto set his hand this 19th day of December 2025.

Signed and Acknowledged In the presence of:

THE PIQUA LAND COMPANY II LLC

By _____
BRENT B. BRADBURY,
Secretary

STATE OF OHIO
COUNTY OF FRANKLIN ss:

NOTARIAL SEAL STATE OF OHIO

Lucas Novembre
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

Before me, a Notary Public in and for said State, personally appeared **BRENT B. BRADBURY,** Secretary of **THE PIQUA LAND COMPANY II LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **THE PIQUA LAND COMPANY II LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 19th day of December, 2025.

My commission expires NONE

Lucas Novembre
Notary Public, State of Ohio

Reviewed and approved this 19TH day of DECEMBER, 2025

Chad Henry, City Planner, City of Piqua, Ohio

SURVEYED, PLATTED AND PREPARED BY

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

By Matthew A Kirk
Professional Surveyor No. 7865

19 Dec 25
Date

J:\20250034\DWG\04SHEETS\PLAT\20250034-VS-PLAT-01.DWG plotted by KIRK, MATTHEW on 12/18/2025 3:24:05 PM last saved by JMASTON on 12/18/2025 10:13:10
Xrefs: 20250034-VS-ANNX-02.DWG

REPLAT OF INLOTS 9278, 9279, 9280, 9281, 9282, 9283, 9284, 9285, 9286, 9291, 9292, 9293 AND 9294
CITY OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO

PLAT BOOK 31, PAGE 53-A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

HOHMAN FARMS, LLC
101.7354 AC. (DEED)
2021OR-21141
P.N. N44-078240

PIQUA MATERIALS, INC.
TRACT 1
161.466 AC. (DEED)
2020OR-15606
P.N. N44-101766

INLOT 9219
P.B. 29, P. 90

S02°23'45"W 1283.41'

Stone Found

176.97'

5/8" Rebar Capped

S03°45'21"W 1312.75'

5/8" Rebar

S88°53'06"W 370.96'

HOHMAN FARMS, LLC
142.643 AC. (PLAT)
2023OR-03942
P.N. N44-101770

INLOT 9221
P.B. 29, P. 90

S02°17'40"E 2473.32'

1346.98'

3/4" Rebar

Section 30
Section 31

INLOT # 9304
359.475 AC.

THE PIQUA LAND COMPANY II LLC
PARCEL X
54.225 AC. (DEED)
2025OR-06351
INLOT 9283
P.B. 31, P. 15
P.N. N44-101832

THE PIQUA LAND COMPANY II LLC
PARCEL VIII
64.611 AC. (DEED)
2025OR-06351
INLOT 9281
P.B. 31, P. 15
P.N. N44-101828

THE PIQUA LAND COMPANY II LLC
77.535 AC. (DEED)
2025OR-06824
INLOT 9279
P.B. 31, P. 15
P.N. N44-101824

March Line (sheet 1)

March Line (sheet 3)

THE PIQUA LAND COMPANY II LLC
PARCEL IX
8.501 AC. (DEED)
2025OR-06351
INLOT 9282
P.B. 31, P. 15
P.N. N44-101830

THE PIQUA LAND COMPANY II LLC
PARCEL VII
10.100 AC. (DEED)
2025OR-06351
INLOT 9280
P.B. 31, P. 15
P.N. N44-101826

THE PIQUA LAND COMPANY II LLC
PARCEL VI
1.500 AC. (DEED)
2025OR-06351
INLOT 9294
P.B. 31, P. 28
P.N. N44-101850

Section 30
Section 31

4.05'

108.90'

N00°27'10"E 1350.30'

N00°24'00"E 2000.74'

BAUSMAN ROAD (60')

1105.02'

CITY OF PIQUA

WASHINGTON TOWNSHIP

WASHINGTON ROAD (60')

R/W

N00°13'44"E 1309.52'

N00°27'10"E 1350.30'

SECTION 30, TOWNSHIP 6, RANGE 6
SECTION 25, TOWNSHIP 8, RANGE 5

108.90'

279.92'

950.46'

N00°24'00"E 2000.74'

CHAD ELEY AND SARAH ELEY
10.001 AC. (DEED)
2012OR-12556
P.N. M40-030800

MIKEL RIKE BROWN, TRUSTEE
59.85 AC. (DEED)
D.B. 789, P. 127
P.N. M40-030700

MILKEN FARMS LLC
60.662 AC. (DEED)
2011OR-04043
P.N. M40-011330

BAUSMAN ROAD (60')

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS:
Land Survey Volume 34, Page 159
Land Survey Volume 36, Page 75
Land Survey Volume 45, Page 196
Land Survey Volume 47, Page 155
Land Survey Volume 49, Page 10
Land Survey Volume 51, Page 196
Land Survey Volume 62, Page 197

Record Plat Volume 13, Page 72
Record Plat Volume 19, Page 66
Record Plat Volume 29, Page 90
Record Plat Volume 31, Page 15
Record Plat Volume 31, Page 27
Record Plat Volume 31, Page 28

MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

BASIS OF BEARINGS:
The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). The bearing of North 00° 24' 00" East, assigned to the centerline of Washington Road, is designated the "basis of bearings" for this survey.

- ○ Iron Pin Set
- ● Iron Pin Found
- ◎ Stone Found
- ⬟ P.K. Nail Found
- ■ Monument Found
- ⬡ Magnetic Nail Set
- ⬢ Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

SCALE: 1" = 200'

200 160 120 80 40 0 100 200 400

GRAPHIC SCALE (in feet)

J:\2025\2025034\DWG\04SHEETS\PLAT\20250034-VS-PLAT-01.DWG plotted by KIRK, MATTHEW on 12/18/2025 3:24:30 PM last saved by JMASTON on 12/18/2025 10:13:10 AM
Xrefs: 20250034-VS-ANNX-02.DWG

REPLAT OF INLOTS 9278, 9279, 9280, 9281, 9282, 9283, 9284, 9285, 9286, 9291, 9292, 9293 AND 9294
CITY OF PIQUA, COUNTY OF MIAMI, STATE OF OHIO

PLAT BOOK 31, PAGE 53-B

MIAMI COUNTY RECORDER'S RECORD OF PLATS

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF SURVEYS:
Land Survey Volume 34, Page 159
Land Survey Volume 36, Page 75
Land Survey Volume 45, Page 196
Land Survey Volume 47, Page 155
Land Survey Volume 49, Page 10
Land Survey Volume 51, Page 196
Land Survey Volume 62, Page 197

Record Plat Volume 13, Page 72
Record Plat Volume 19, Page 66
Record Plat Volume 29, Page 90
Record Plat Volume 31, Page 15
Record Plat Volume 31, Page 27
Record Plat Volume 31, Page 28

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DEEDS AS SHOWN HEREON

BASIS OF BEARINGS:
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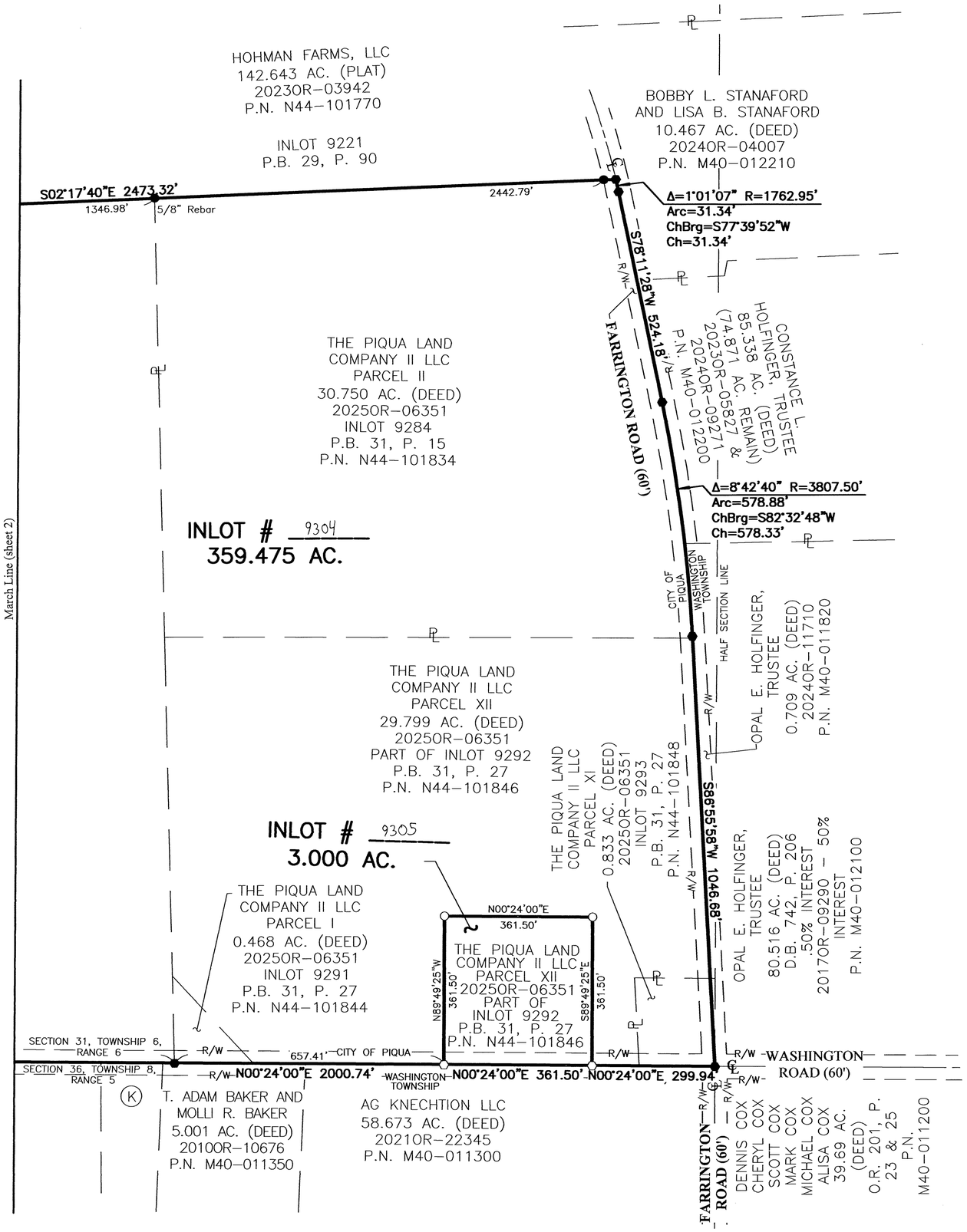


Ⓐ DANIEL PHILLIPS
0.720 AC. (DEED)
2021OR-01960
P.N. M40-041600

Ⓑ JEFFERY L. PELTIER AND DONNA J. PELTIER
0.411 AC. (DEED) &
0.717 AC. (DEED)
2017OR-15682
P.N. M40-041230

Ⓒ MICHAEL P. POLING AND TERESA A. POLING
0.383 AC. (DEED) &
0.717 AC. (DEED)
D.B. 673, P. 281
P.N. M40-041250

Ⓓ WILLIAM E. DIDIER, SR., TRUSTEE
1.000 AC. (DEED)
2020OR-10671
P.N. M40-041260

Ⓔ WILLIAM E. DIDIER AND JOETTA DIDIER
40.962 AC. (DEED)
2017OR-13916
2017OR-13917
P.N. M40-041200

Ⓕ KEVIN A. ANTHONY AND LORI E. ANTHONY
1.435 AC. & 0.717 AC. (DEED)
2022OR-07219
P.N. M40-040800

Ⓖ GREGORY K. LANE AND DOROTHY A. LANE
0.717 AC. (DEED)
D.B. 521, P. 685
P.N. M40-040900

Ⓗ MARK A. BROWN AND JENNIFER L. BROWN
0.717 AC. (DEED)
2009OR-07738
P.N. M40-041000

Ⓘ FREDERICK W. LANGSTON, JR. AND TAMMI L. LANGSTON
0.717 AC. (DEED)
D.B. 703, P. 617
P.N. M40-041100

Ⓙ VINCE MCGILLVARY
1.207 AC. (DEED)
2009OR-17513
P.N. M40-041220

Ⓚ MILKEN FARMS, LLC
1.949 AC. (DEED)
2020OR-05425
P.N. M40-011360

Ⓛ FLOYD JR. YOUNG, II AND CARRIE A. YOUNG
1.1306 AC. (DEED)
2013OR-01337
P.N. M40-040050

- ○ Iron Pin Set
- ● Iron Pin Found
- ◎ Stone Found
- ⬟ P.K. Nail Found
- ■ Monument Found
- ⬡ Magnetic Nail Set
- ⬢ Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

SCALE: 1" = 200'

200 160 120 80 40 0 100 200 400
GRAPHIC SCALE (in feet)

J:\2025\2025034\DWG\04SHEETS\PLAT\20250034-VS-PLAT-01.DWG plotted by KIRK, MATTHEW on 12/18/2025 3:24:57 PM last saved by JMASTON on 12/18/2025 10:13:10 AM
Xrefs: 20250034-VS-ANNX-02.DWG

CORPORATE PARKWAY VACATION

FRACTIONAL 5 SECTION | 5 N TOWN | 6 E RANGE | CONCORD TOWNSHIP | MIAMI COUNTY | OHIO STATE

PLAT BOOK 31 PAGE 54
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2026P-00001
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/16/2026 11:18:42 AM
REFERENCES 0
RECORDING FEE
PAGES 1

FEE $43.20

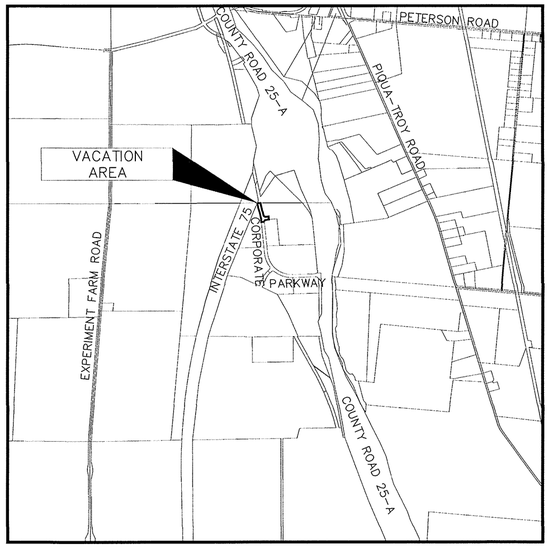
David E Norman
DAVID E. NORMAN, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS 5 DAY
OF August, 2025

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR



VICINITY MAP

SURVEY REFERENCES

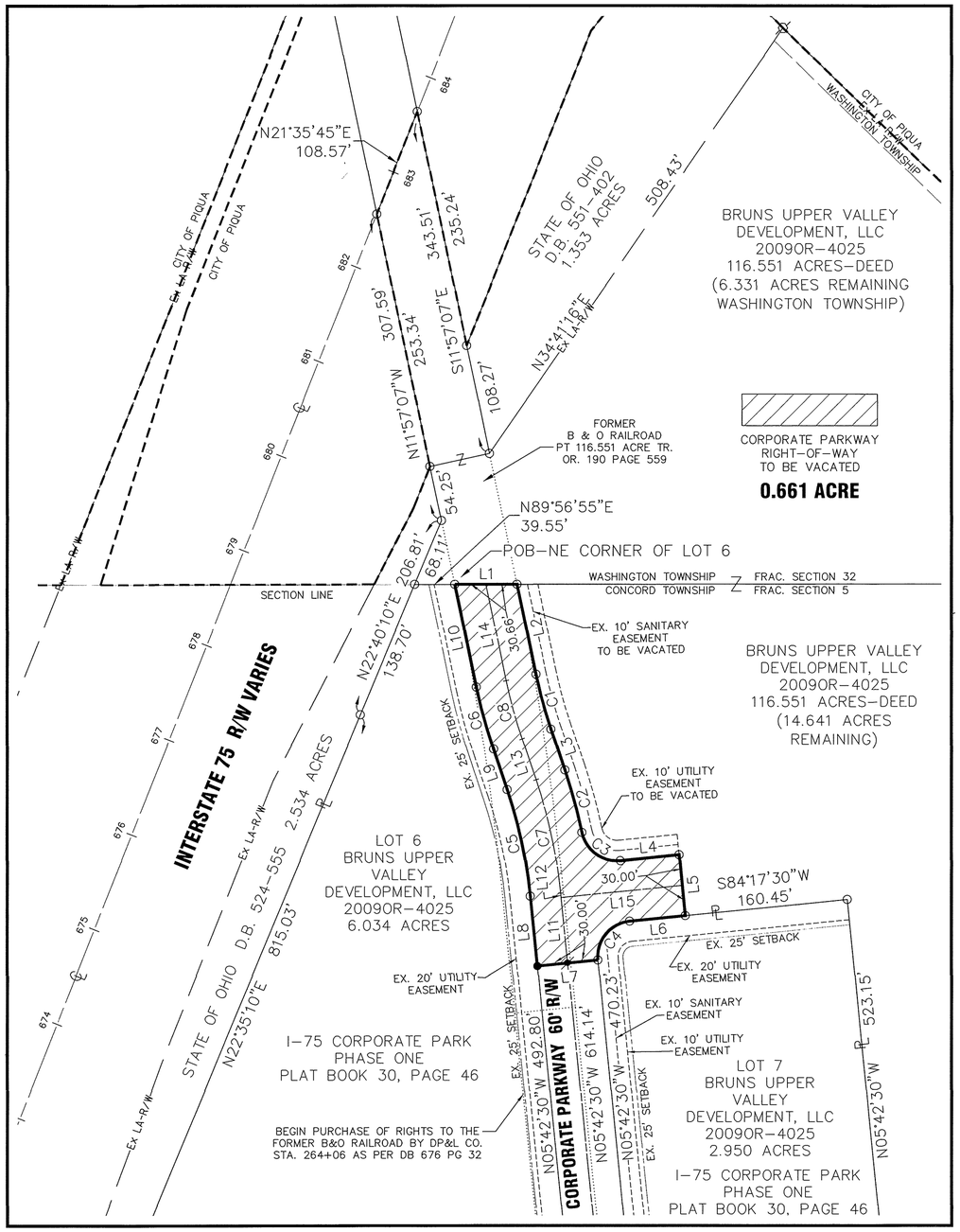
LAND SURVEY 3, PAGE 442
LAND SURVEY 21, PAGE 156
LAND SURVEY 27, PAGE 81
LAND SURVEY 29, PAGE 8
LAND SURVEY 32, PAGE 124
LAND SURVEY 36, PAGE 115
LAND SURVEY 45, PAGE 156
LAND SURVEY 42, PAGE 49
LAND SURVEY 48, PAGE 86-86E
LAND SURVEY 53, PAGE 31
PLAT BOOK 6, PAGE 56
PLAT BOOK 12, PAGE 79-A, 79-B
PLAT BOOK 14, PAGE 23
PLAT BOOK 29, PAGE 90
PLAT BOOK 30, PAGE 46

DEED REFERENCE

BRUNS UPPER VALLEY
DEVELOPMENT, LLC
20090R-4025

DEVELOPER

BRUNS GENERAL CONTRACTING
3050 TIPP-COWLESVILLE RD
TIPP CITY, OHIO 45371
937-339-2300



MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 31ST DAY OF July, 2025.

Paul P. Huelskamp
MIAMI COUNTY ENGINEER by Britt Havenar Chief Deputy

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 12th DAY OF AUGUST, 2025 BY RESOLUTION NO. 25-08-953
(2026OR-00676)

NOTE

THE AREA OF CORPORATE PARKWAY TO BE VACATED IS SHOWN ON PREVIOUSLY RECORDED I-75 CORPORATE PARK-PHASE ONE AS SHOWN ON PLAT BOOK 30 PAGE 46, HOWEVER THE ROADWAY WAS NEVER CONSTRUCTED OR ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS. THEREFORE, THE SECTION OF THE ROADWAY SHOWN ON THIS PLAT IS HEREBY VACATED BY THE RECORDING OF THIS PLAT.

CORPORATE PARKWAY VACATION ACREAGE

LOT 6	0.264 ACRE
LOT 7	0.113 ACRE
BRUNS UPPER VALLEY DEVEOPMENT, LLC	0.284 ACRE
TOTAL	0.661 ACRE

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.32'	N89°56'55"E
L2	90.25'	S11°57'07"E
L3	42.21'	S18°47'23"E
L4	58.28'	N84°17'30"E
L5	60.00'	S05°42'30"E
L6	55.00'	S84°17'30"W
L7	60.00'	S84°17'30"W
L8	69.19'	N05°42'30"W
L9	42.21'	N18°47'23"W
L10	102.90'	N11°57'07"W
L11	65.00'	N05°42'30"W
L12	4.19'	N05°42'30"W
L13	42.21'	N18°47'23"W
L14	96.57'	N11°57'07"W
L15	120.00'	N84°17'30"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	470.00'	56.09'	06°50'16"	56.06'	S15°22'15"E
C2	530.00'	63.85'	06°54'09"	63.81'	S15°20'18"E
C3	35.00'	51.20'	83°49'17"	46.76'	S53°47'52"E
C4	35.00'	54.98'	90°00'00"	49.50'	S39°17'30"W
C5	470.00'	107.31'	13°04'52"	107.07'	N12°14'57"W
C6	530.00'	63.25'	06°50'16"	63.21'	N15°22'15"W
C7	500.00'	114.16'	13°04'52"	113.91'	N12°14'57"W
C8	500.00'	59.67'	06°50'16"	59.64'	N15°22'15"W

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

SCALE 1" = 100'
0 50 100 200

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- CONCRETE MONUMENT FOUND
- MAG NAIL FD ON CROSS BRACE
- EX UTILITY EASEMENT LINE
- EX BUILDING SETBACK LINE
- EX CORPORATION LIMIT

LEGAL DESCRIPTION

BEING PART OF CORPORATE PARKWAY RIGHT-OF-WAY OF THE I-75 CORPORATE PARK-PHASE ONE AS SHOWN ON PLAT BOOK 30 PAGE 46, SITUATE IN FRACTIONAL SECTION 5, TOWN 5 NORTH, RANGE 6 EAST, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF SAID I-75 CORPORATE PARK-PHASE ONE, BEING ON THE NORTH LINE OF FRACTIONAL SECTION 5, THE NORTH LINE OF CONCORD TOWNSHIP, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY, BEING THE PRINCIPAL POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE, NORTH 89°56'55" EAST, 61.32 FEET, ALONG THE SAID SECTION AND TOWNSHIP LINE AND THE END LINE OF CORPORATE PARKWAY, TO AN IRON PIN FOUND ON THE EAST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY;
THENCE, SOUTH 11°57'07" EAST, 90.25 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY, TO AN IRON PIN FOUND;
THENCE, ALONG A CURVE TO THE LEFT, HAVING WITH A RADIUS OF 470.00 FEET, A CURVE LENGTH OF 56.09 FEET, A DELTA ANGLE OF 06°50'16", AND A CHORD BEARING SOUTH 15°22'15" EAST, 56.06 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY, TO AN IRON PIN FOUND;
THENCE, SOUTH 18°47'23" EAST, 42.21 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY, TO AN IRON PIN FOUND;
THENCE, ALONG A CURVE TO THE RIGHT, HAVING WITH A RADIUS OF 530.00 FEET, A CURVE LENGTH OF 63.85 FEET, A DELTA ANGLE OF 06°54'09", AND A CHORD BEARING SOUTH 15°20'18" EAST, 63.81 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY, TO AN IRON PIN FOUND;
THENCE, ALONG A CURVE TO THE LEFT, HAVING WITH A RADIUS OF 35.00 FEET, A CURVE LENGTH OF 51.20 FEET, A DELTA ANGLE OF 83°49'17", AND A CHORD BEARING SOUTH 53°47'52" EAST, 46.76 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY, TO AN IRON PIN FOUND;
THENCE, NORTH 84°17'30" EAST, 58.28 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY, TO AN IRON PIN FOUND;
THENCE, SOUTH 05°42'30" EAST, 60.00 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY, TO AN IRON PIN FOUND ON THE NORTH LINE OF LOT 7 OF THE SAID I-75 CORPORATE PARK-PHASE ONE;
THENCE, SOUTH 84°17'30" WEST, 55.00 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY AND THE NORTH LINE OF SAID LOT 7, TO AN IRON PIN FOUND;
THENCE, ALONG A CURVE TO THE LEFT, HAVING WITH A RADIUS OF 35.00 FEET, A CURVE LENGTH OF 54.98 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING SOUTH 39°17'30" WEST, 49.50 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY AND THE NORTH LINE OF SAID LOT 7, TO AN IRON PIN FOUND;
THENCE, SOUTH 84°17'30" WEST, 60.00 FEET, TO AN IRON PIN SET ON THE WEST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY AND THE EAST LINE OF SAID LOT 6, PASSING FOR REFERENCE AT 30.00 FEET A MAG NAIL SET;
THENCE, NORTH 05°42'30" WEST, 69.19 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY AND THE EAST LINE OF SAID LOT 6, TO AN IRON PIN FOUND;
THENCE, ALONG A CURVE TO THE LEFT, HAVING WITH A RADIUS OF 470.00 FEET, A CURVE LENGTH OF 107.31 FEET, A DELTA ANGLE OF 13°04'52", AND A CHORD BEARING NORTH 12°14'57" WEST, 107.07 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY AND THE EAST LINE OF SAID LOT 6, TO AN IRON PIN FOUND;
THENCE, NORTH 18°47'23" WEST, 42.21 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY AND THE EAST LINE OF SAID LOT 6, TO AN IRON PIN FOUND;
THENCE, ALONG A CURVE TO THE RIGHT, HAVING WITH A RADIUS OF 530.00 FEET, A CURVE LENGTH OF 63.25 FEET, A DELTA ANGLE OF 06°50'16", AND A CHORD BEARING NORTH 15°22'15" WEST, 63.21 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY AND THE EAST LINE OF SAID LOT 6, TO AN IRON PIN FOUND;
THENCE, NORTH 11°57'07" WEST, 102.90 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF CORPORATE PARKWAY AND THE EAST LINE OF SAID LOT 6, TO THE PLACE OF BEGINNING.
CONTAINING 0.661 ACRES MORE OR LESS, AND THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

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

7-30-2025
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 07-30-2025
DRAWN BY: MPL
JOB NUMBER: MIACON2202
SHEET NUMBER 1 OF 1

SHIVSAGAR RESIDENTS

8536 INLOT | TROY CITY | MIAMI COUNTY | OHIO STATE

PLAT BOOK 31, PAGE 55
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
DAVID E NORMAN
2026P-00002
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/16/2026 02:58:40 PM
REFERENCES 0
RECORDING FEE
PAGES 2

FEE $ 86.40

David Norman
DAVID NORMAN
MIAMI COUNTY RECORDER

Melissa Baker
DEPUTY

TRANSFERRED THIS 16 DAY OF January, 2026

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Annette Denman
BY: DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 3.000 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS SHIVSAGAR RESIDENTS, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS, EASEMENTS, AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN AND 2024OR-14176 AND 2025OR-14238.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, PIPES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, SANITARY SEWER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

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

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER: SHIV RENTALS, LTD.

B Patel
BHAVESH M. PATEL, MEMBER

STATE OF OHIO, COUNTY OF SHELBY, S.S.

BE IT REMEMBERED THAT ON THIS 8th DAY OF January, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME, BHAVESH M. PATEL, MEMBER OF SHIV RENTALS, LTD., TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Holly Fannon
NOTARY PUBLIC IN AND FOR STATE OF OHIO

HOLLY FANNON
Notary Public
State of Ohio
My Comm. Expires
March 24, 2030

OWNER: UGAM PROPERTIES, LLC

Dipti Shah
DIPTI SHAH, MEMBER

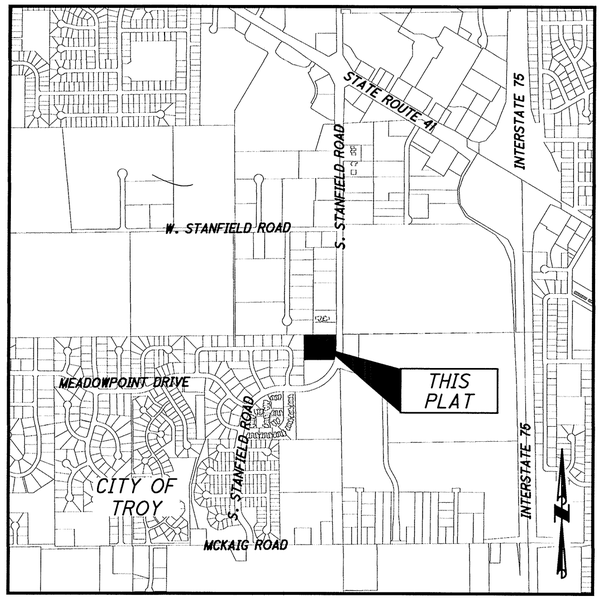
STATE OF OHIO, COUNTY OF SHELBY, S.S.

BE IT REMEMBERED THAT ON THIS 8th DAY OF January, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME, DIPTI SHAH, MEMBER OF UGAM PROPERTIES, LLC, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

Holly Fannon
NOTARY PUBLIC IN AND FOR STATE OF OHIO

HOLLY FANNON
Notary Public
State of Ohio
My Comm. Expires
March 24, 2030



VICINITY MAP
N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

NOTES

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

2.) FENCES AND STRUCTURES ARE NOT PERMITTED IN THE STORM AND UTILITY EASEMENTS.

3.) ALL COMMON LOT LINES ARE SUBJECT TO A 5' STORM EASEMENT ON EACH SIDE, BEING 10' TOTAL, UNLESS OTHERWISE NOTED.

4.) STORM WATER MANAGEMENT AREAS AND STORM WATER SYSTEMS OUTSIDE OF THE RIGHT-OF-WAY ARE PRIVATE AND THE RESPONSIBILITY OF THE DEVELOPER, ASSOCIATION, AND/OR PROPERTY OWNER.

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

6.) PATIOS MAY NOT BE BUILT WHEN ENCROACHING THE REAR YARD SETBACK.

7.) THE MAILBOX EASEMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, ASSOCIATION, AND/OR LOT OWNERS.

CITY OF TROY-CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 8th DAY OF ~~DECEMBER~~ JANUARY 2026

Jillian A. Rhoades
JILLIAN A. RHOADES, P.E.

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 8th DAY OF October, 2025. THIS PLAT WAS REVIEWED AND APPROVED.

John A. McGarry CHAIRMAN

Sue D. Knight SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20th DAY OF Oct., 2025 THIS PLAT WAS APPROVED BY ORDINANCE NO. O-28-2025
EFFECTIVE 11-19, 2025

Robin L. Oda
MAYOR

William G. Rydell
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING ALL OF INLOT NUMBER 8536 IN THE CITY OF TROY, OHIO, OWNED BY SHIV RENTALS, LTD. AS CONVEYED IN INSTRUMENT 2024OR-14176, AND AND UGAM PROPERTIES, LLC AS CONVEYED IN INSTRUMENT 2025OR-14238, TOTALING 3.000 ACRES.

ZONING

OR-1: OFFICE-RESIDENCE DISTRICT

MINIMUM LOT REQUIREMENTS
- SINGLE FAMILY - 6000 S.F.
- MULTI-FAMILY - 3000 S.F.
- LOT WIDTH - 60'
- LOT DEPTH - 100'

SETBACKS
- FRONT - 25'
- SIDE - ½ BUILDING HEIGHT OR 10' MINIMUM
- REAR - 30'

MINIMUM DWELLING UNIT
- 3000 S.F.

SURVEY REFERENCES

PLAT BOOK 12 PAGE 71
PLAT BOOK 14 PAGE 3
PLAT BOOK 14 PAGE 74
PLAT BOOK 15 PAGE 7-10
PLAT BOOK 18 PAGE 9
PLAT BOOK 20 PAGE 56
PLAT BOOK 22 PAGE 55
PLAT BOOK 28 PAGE 90
RECORD OF LOT SURVEYS
VOL. 21, PG. 127
VOL. 24, PG. 65

DEED

INLOT 8536
SHIV RENTALS, LTD (1/3 INTEREST)
2024OR-14176
UGAM PROPERTIES, LLC (2/3 INTEREST)
2025OR-14238
3.000 ACRES

AREA SUMMARY

6 BUILDING LOTS	2.569 ACRES
DEDICATED STREET R/W	0.431 ACRES
TOTAL	3.000 ACRES

OWNER'S STATEMENT

STATE OF OHIO, COUNTY OF SHELBY, S.S.

BE IT REMEMBERED THAT ON THIS 8th DAY OF January, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME, BHAVESH M. PATEL, MEMBER OF SHIV RENTALS, LTD., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

B Patel
BHAVESH M. PATEL, MEMBER

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

Holly Fannon
NOTARY PUBLIC IN AND FOR STATE OF OHIO

HOLLY FANNON
Notary Public
State of Ohio
My Comm. Expires
March 24, 2030

OWNER'S STATEMENT

STATE OF OHIO, COUNTY OF SHELBY, S.S.

BE IT REMEMBERED THAT ON THIS 8th DAY OF January, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME, DIPTI SHAH, MEMBER FOR UGAM PROPERTIES, LLC, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Dipti Shah
DIPTI SHAH, MEMBER

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

Holly Fannon
NOTARY PUBLIC IN AND FOR STATE OF OHIO

HOLLY FANNON
Notary Public
State of Ohio
My Comm. Expires
March 24, 2030

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

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

1-7-2026
DATE

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

THIS INSTRUMENT WAS PREPARED BY:

ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

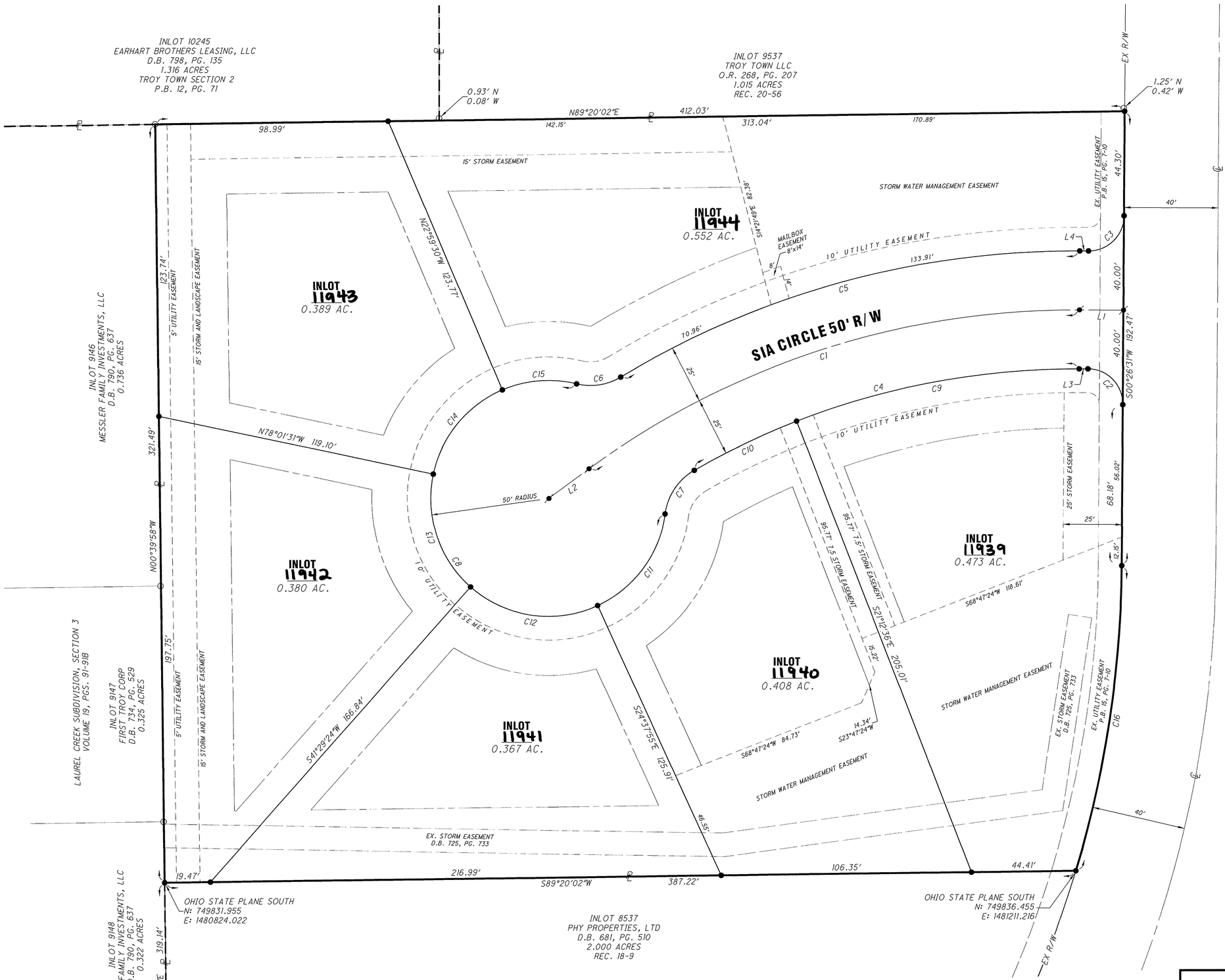
www.CHOICEONEENGINEERING.com

DATE:	01-07-2026
DRAWN BY:	RAP
JOB NUMBER:	MIATRO2502
SHEET NUMBER	1 OF 2

SHIVSAGAR RESIDENTS

8536 INLOT | TROY CITY | MIAMI COUNTY | OHIO STATE

PLAT BOOK 31, PAGE 55-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	350.00'	222.83'	36°28'39"	219.08'	S72°12'12"W
C2	15.00'	23.56'	90°00'00"	21.21'	N44°33'29"W
C3	15.00'	23.56'	90°00'00"	21.21'	S45°26'31"W
C4	325.00'	171.11'	30°09'57"	169.14'	S75°21'32"W
C5	375.00'	204.88'	31°18'10"	202.34'	S74°47'26"W
C6	25.00'	19.49'	44°39'53"	19.00'	S81°28'18"W
C7	25.00'	22.96'	52°36'33"	22.16'	S33°58'17"W
C8	50.00'	240.98'	276°08'15"	66.82'	N34°15'52"W
C9	325.00'	122.82'	21°39'07"	122.09'	S79°36'57"W
C10	325.00'	48.29'	8°30'50"	48.25'	S64°31'59"W
C11	50.00'	50.35'	57°42'04"	48.25'	S36°31'02"W
C12	50.00'	57.70'	66°07'19"	54.55'	N81°34'16"W
C13	50.00'	52.78'	60°29'04"	50.37'	S18°16'04"E
C14	50.00'	48.03'	55°02'02"	46.20'	S39°29'29"W
C15	50.00'	32.11'	36°47'45"	31.56'	S85°24'22"W
C16	460.00'	131.21'	16°20'35"	130.77'	S08°36'51"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.72'	N89°33'29"W
L2	21.24'	S53°57'52"W
L3	3.72'	N89°33'29"W
L4	3.72'	N89°33'29"W

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 (CORS 2011 ADJUSTMENT), OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE 1" = 30'

0 15 30 60

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
  - FRONT=25'
  - SIDE=11.75' (SHOWN)
  - REAR=30'
- L(XX) LINE NUMBER
- C(XX) CURVE NUMBER

STATE OF OHIO
ALLEN J. BERTKE
8629
REGISTERED PROFESSIONAL SURVEYOR

THIS INSTRUMENT WAS PREPARED BY:

ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 01-07-2026
DRAWN BY: RAP
JOB NUMBER: MIATRO2502
SHEET NUMBER: 2 OF 2

MODEL: Sheet PAPERSIZE: 24x18 (in.) DATE: 1/15/2026 TIME: 1:16:16 PM PLTDRV: OHDOT_PDF.pltcfg PENTBL: OHDOT_Pen.tbl USER: Dustin.Oneal@dot.ohio.gov WORKSPACE: OHDOTCEv02 WORKSET: 116931 PRODUCT: OpenRoadsDesigner 24.00.00.205
pw:\\ohiodot-pw.bentley.com:ohiodot-pw-02\Documents\01 Active Projects\District 07_D07116931\400-Engineering\RW\Sheets\116931_RC050.dgn

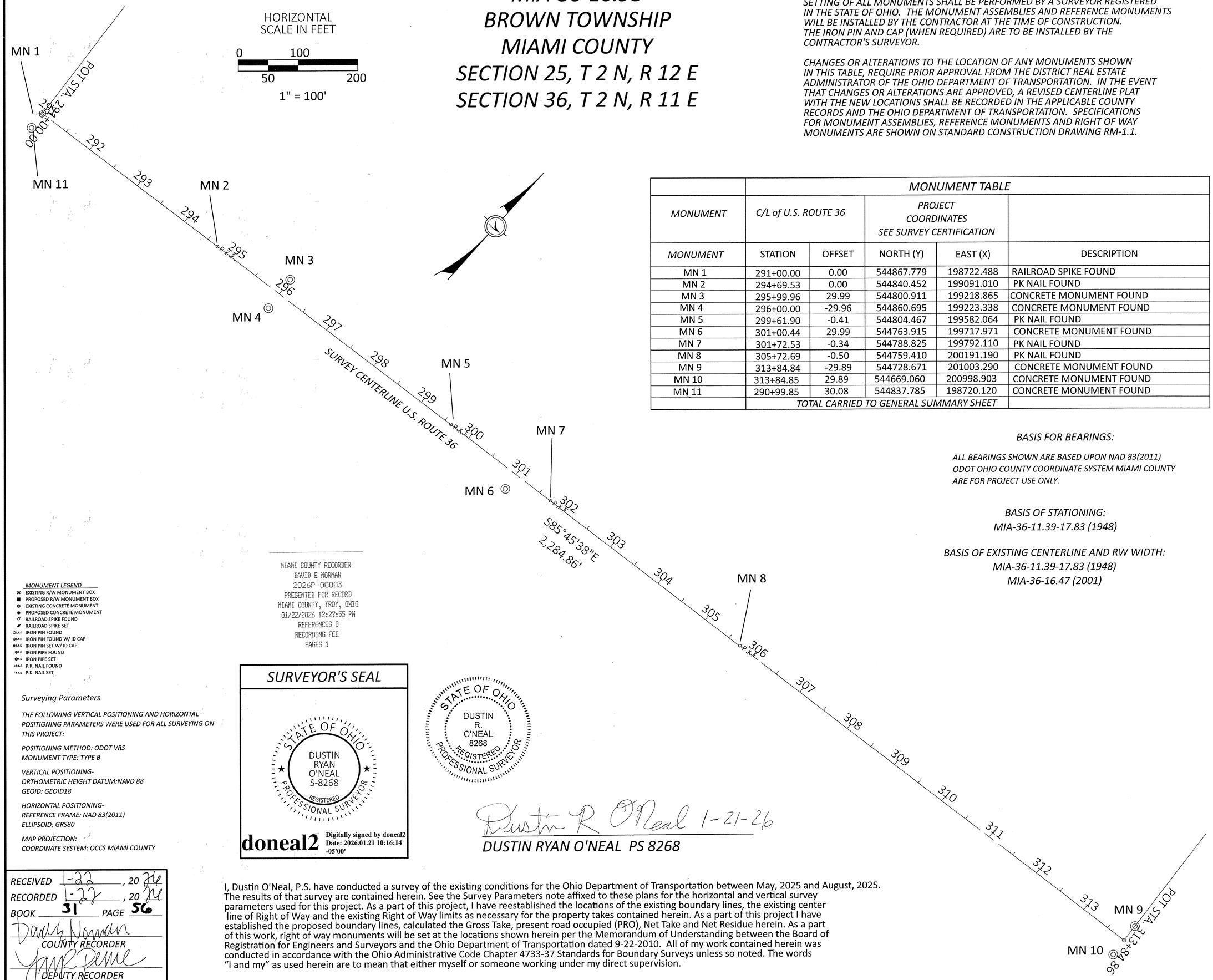
MIA-36-16.98

MIA-36-16.98
BROWN TOWNSHIP
MIAMI COUNTY
SECTION 25, T 2 N, R 12 E
SECTION 36, T 2 N, R 11 E

HORIZONTAL SCALE IN FEET

0 100 50 200

1" = 100'



SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

MONUMENT TABLE

MONUMENT	*C/L of U.S. ROUTE 36*		*PROJECT COORDINATES SEE SURVEY CERTIFICATION*		
MONUMENT	STATION	OFFSET	NORTH (Y)	EAST (X)	DESCRIPTION
MN 1	291+00.00	0.00	544867.779	198722.488	RAILROAD SPIKE FOUND
MN 2	294+69.53	0.00	544840.452	199091.010	PK NAIL FOUND
MN 3	295+99.96	29.99	544800.911	199218.865	CONCRETE MONUMENT FOUND
MN 4	296+00.00	-29.96	544860.695	199223.338	CONCRETE MONUMENT FOUND
MN 5	299+61.90	-0.41	544804.467	199582.064	PK NAIL FOUND
MN 6	301+00.44	29.99	544763.915	199717.971	CONCRETE MONUMENT FOUND
MN 7	301+72.53	-0.34	544788.825	199792.110	PK NAIL FOUND
MN 8	305+72.69	-0.50	544759.410	200191.190	PK NAIL FOUND
MN 9	313+84.84	-29.89	544728.671	201003.290	CONCRETE MONUMENT FOUND
MN 10	313+84.85	29.89	544669.060	200998.903	CONCRETE MONUMENT FOUND
MN 11	290+99.85	30.08	544837.785	198720.120	CONCRETE MONUMENT FOUND
	TOTAL CARRIED TO GENERAL SUMMARY SHEET				

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE BASED UPON NAD 83(2011) ODOT OHIO COUNTY COORDINATE SYSTEM MIAMI COUNTY ARE FOR PROJECT USE ONLY.

BASIS OF STATIONING:
MIA-36-11.39-17.83 (1948)

BASIS OF EXISTING CENTERLINE AND RW WIDTH:
MIA-36-11.39-17.83 (1948)
MIA-36-16.47 (2001)

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON PIN FOUND
- IRON PIN FOUND W/ ID CAP
- IRON PIN SET W/ ID CAP
- IRON PIPE FOUND
- IRON PIPE SET
- P.K. NAIL FOUND
- P.K. NAIL SET

Surveying Parameters

THE FOLLOWING VERTICAL POSITIONING AND HORIZONTAL POSITIONING PARAMETERS WERE USED FOR ALL SURVEYING ON THIS PROJECT:

POSITIONING METHOD: ODOT VRS
MONUMENT TYPE: TYPE B

VERTICAL POSITIONING-
ORTHOMETRIC HEIGHT DATUM:NAVD 88
GEOID: GEOID18

HORIZONTAL POSITIONING-
REFERENCE FRAME: NAD 83(2011)
ELLIPSOID: GRS80

MAP PROJECTION:
COORDINATE SYSTEM: OCCS MIAMI COUNTY

MIAMI COUNTY RECORDER
DAVID E NORMAN
2026P-00003
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/22/2026 12:27:55 PM
REFERENCES 0
RECORDING FEE
PAGES 1

SURVEYOR'S SEAL

STATE OF OHIO
DUSTIN RYAN O'NEAL
S-8268
REGISTERED PROFESSIONAL SURVEYOR

doneal2 Digitally signed by doneal2 Date: 2026.01.21 10:16:14 -05'00'

STATE OF OHIO
DUSTIN R. O'NEAL
8268
REGISTERED PROFESSIONAL SURVEYOR

Dustin R O'Neal 1-21-26

DUSTIN RYAN O'NEAL PS 8268

I, Dustin O'Neal, P.S. have conducted a survey of the existing conditions for the Ohio Department of Transportation between May, 2025 and August, 2025. The results of that survey are contained herein. See the Survey Parameters note affixed to these plans for the horizontal and vertical survey parameters used for this project. As a part of this project, I have reestablished the locations of the existing boundary lines, the existing center line of Right of Way and the existing Right of Way limits as necessary for the property takes contained herein. As a part of this project I have established the proposed boundary lines, calculated the Gross Take, present road occupied (PRO), Net Take and Net Residue herein. As a part of this work, right of way monuments will be set at the locations shown herein per the Memorandum of Understanding between the Board of Registration for Engineers and Surveyors and the Ohio Department of Transportation dated 9-22-2010. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words "I and my" as used herein are to mean that either myself or someone working under my direct supervision.

RECEIVED 1-22, 20 26
RECORDED 1-22, 20 26
BOOK 31 PAGE 56
David Norman
COUNTY RECORDER
DEPUTY RECORDER

CENTERLINE PLAT
MIA-36-16.98

PREPARED BY:
DESIGN AGENCY

DESIGNER DO
REVIEWER DO 12-29-25
PROJECT ID 116931
SUBSET 1 TOTAL 1