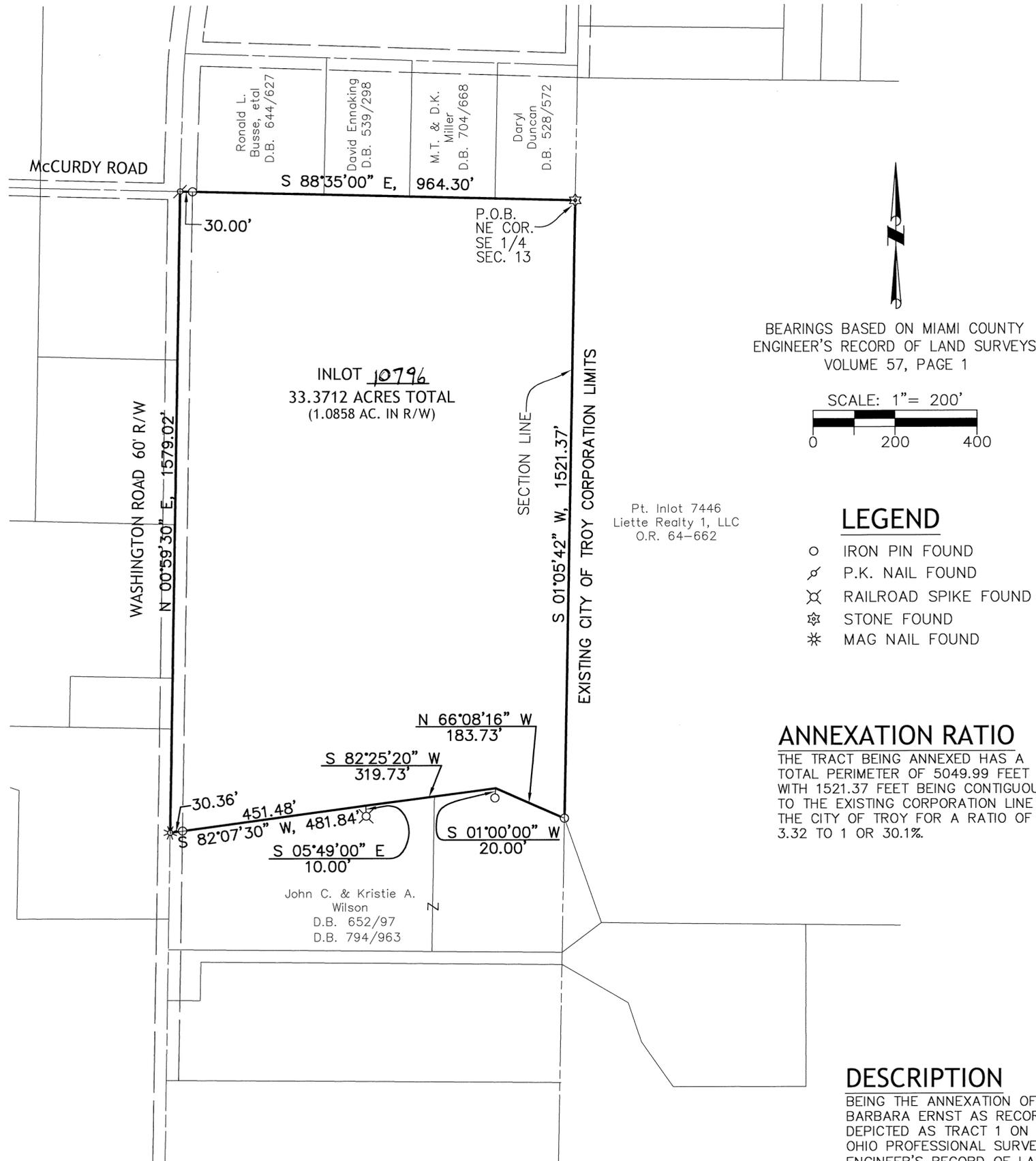


ANNEXATION OF TERRITORY TO THE CITY OF TROY

PLAT BOOK 27, PAGE 1
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS

33.3712 ACREAGE 13 SECTION 7 N TOWNSHIP 5 E RANGE CONCORD TOWNSHIP MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00016
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 05/25/2018 03:04:00 PM
 REFERENCES
 RECORDING FEE
 PAGES: 1



ANNEXATION PROCEEDINGS
 RECORDED IN _____

FEE \$ 43.20

SURVEY REFERENCE
 REC. P.B. 15, Pg. 69
 LND. SUR. Vol. 3, PG. 101
 LND. SUR. Vol. 19, PG. 74
 LND. SUR. Vol. 25, PG. 10
 LND. SUR. Vol. 27, PG. 1
 LND. SUR. Vol. 39, PG. 185
 LND. SUR. Vol. 51, PG. 106
 LND. SUR. Vol. 57, PG. 1
 LND. SUR. Vol. 57, PG. 24

JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
 DEPUTY

TRANSFERRED THIS 25th DAY
 OF May, 2018

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR

Joyce Grillist
 DEPUTY AUDITOR

DEED REFERENCE
 BARBARA ERNST
 D.B. 560, PAGES 990-992

APPROVAL OF MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED THIS 10 DAY OF October, 2017.

Paul P. Thudshorp
 MIAMI COUNTY ENGINEER

CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF TERRITORY AS SHOWN HEREON TO THE CITY OF TROY.

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0- 3 -2018

Michael Besant MAYOR Martha Baker PRESIDENT OF COUNCIL Sue G. King CLERK OF COUNCIL

APPROVAL OF MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF TERRITORY AS SHOWN HEREON TO THE CITY OF TROY WAS APPROVED BY US THIS 14th DAY OF October, 2017, BY RESOLUTION NUMBER 17-10-1342

Steve Wilson
 MIAMI COUNTY COMMISSIONER

John W. O'Brien
 MIAMI COUNTY COMMISSIONER

Gregory A. Simon
 MIAMI COUNTY COMMISSIONER

LEGEND

- IRON PIN FOUND
- ⌘ P.K. NAIL FOUND
- ⌘ RAILROAD SPIKE FOUND
- ⌘ STONE FOUND
- * MAG NAIL FOUND

ANNEXATION RATIO

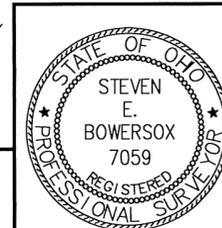
THE TRACT BEING ANNEXED HAS A TOTAL PERIMETER OF 5049.99 FEET WITH 1521.37 FEET BEING CONTIGUOUS TO THE EXISTING CORPORATION LINE OF THE CITY OF TROY FOR A RATIO OF 3.32 TO 1 OR 30.1%.

DESCRIPTION

BEING THE ANNEXATION OF A 33.3712 ACRE TRACT OF LAND OWNED BY BARBARA ERNST AS RECORDED IN DEED VOLUME 560, PAGE 990 AND DEPICTED AS TRACT 1 ON A PLAT OF SURVEY BY NEIL E. TEAFORD, OHIO PROFESSIONAL SURVEYOR #7724, FILED IN THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 57, PAGE 1.

STEVEN E. BOWERSOX, P.S. #7059

8/30/2017
 DATE



ChoiceOne
 Engineering

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:
 08-30-2017
 DRAWN BY:
 seb
 JOB NUMBER:
 MIATRO0328WASH
 SHEET NUMBER
 1 OF 1

FIFTH THIRD BANK REPLAT – PIQUA, OHIO

REPLAT OF PARTS OF INLOTS 26, 27, 28 AND 31 LOCATED IN PIQUA, MIAMI COUNTY,
OHIO – AS ACQUIRED DIRECTLY AND THROUGH MERGERS OF BANKING
ORGANIZATIONS AND NOW KNOWN AS "FIFTH THIRD BANK"

VOLUME 27 PAGE 2
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00017
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/21/2018 10:44:17 AM
REFERENCES
RECORDING FEE
PAGES: 3

CONSENT TO REPLAT

WE, THE UNDERSIGNED, HEREBY AGREE TO AND REQUEST THE DEDICATION OF RIGHT-OF-WAY AND CONSENT TO REPLATTING OF VARIOUS PARCELS BY FIFTH THIRD BANK, AND WE HEREBY CERTIFY THAT WE ARE PROPERLY AUTHORIZED TO ACT FOR AND ON THE BEHALF OF FIFTH THIRD BANK AS REPRESENTATIVES, OFFICERS OR AGENTS AS SHOWN BELOW:

CHAD PENOLAY
NAME PRINTED
Chad Penolay
SIGNATURE
AVP
TITLE PRINTED

Randall L Morrissey
NAME PRINTED
Randall L Morrissey
SIGNATURE
VP
TITLE PRINTED

WITNESSED IN THE PRESENCE OF:

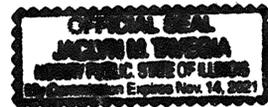
[Signature]
SIGNATURE
[Signature]
SIGNATURE

PETE COURLAS
NAME PRINTED
Tracy Torello
NAME PRINTED

STATE OF ~~OHIO~~ Illinois)
COUNTY OF Cook) SS

I HEREBY CERTIFY THAT ON THE 14th DAY OF June, 2018, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE INDIVIDUALS REPRESENTING FIFTH THIRD BANK AS SHOWN HEREON AND WHO ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED AND FOR THE PURPOSES SHOWN ON THIS REPLAT. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Rolling Meadows ~~OHIO, Illinois~~.

SEAL



Jaclyn M. Tavegia
NOTARY PUBLIC SIGNATURE
Jaclyn M. Tavegia
NAME PRINTED

MY COMMISSION EXPIRES ON: 11/14/2021

NOTES:

AT THE NORTHWEST CORNER OF THE ASH AND SPRING STREETS ADDITIONAL AREA IS HEREBY BEING DEDICATED AS PUBLIC USE AND STREET RIGHT-OF-WAY (R/W), INCLUDING UTILITIES WITH THIS REPLAT. ASH STREET WAS PREVIOUSLY REALIGNED WITH THE SIDEWALK LYING PARTIALLY ON INLOT 26 AT THIS LOCATION. THIS DEDICATED RIGHT-OF-WAY AREA SUPERCEDES AN EASEMENT GRANTED TO THE CITY AS SHOWN IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS, DB 639-555.

THE 8 FOOT ALLEY SEGMENT BEING DEDICATED FOR PUBLIC USE AND UTILITIES AS LOCATED BEHIND, AND EAST OF, THE OLD BANK BUILDING EXISTING ON PARTS OF INLOT (NKA) 31 IS PRESENTLY AN ASPHALT ALLEYWAY BEING USED BY THE ADJOINING OWNERS IN THIS BLOCK AND THE PUBLIC, AND CONTAINS UNDERGROUND AND OVERHEAD UTILITIES. THE 8 FOOT WIDE STRIP BEING DEDICATED FOR ALLEY PURPOSES LEAVES APPROXIMATELY ONE FOOT OF SPACE ALONG THE BACK (EAST) WALL OF THE BANK AND ON THE NEW INLOT LINE AS SHOWN HEREON FOR ELECTRICAL OR OTHER CONDUITS, DOWNSPOUTS, EAVES, VENTS OR HOODS OR THE PLACEMENT OF BOLLARDS TO PROTECT THE REAR WALL OF THE BUILDING OR OTHER ASSOCIATED FEATURES.

AN 1838 PRIVATE AGREEMENT BETWEEN THREE PROPERTY OWNERS OF PART OF THE LOTS FRONTING MAIN STREET WAS MADE TO DEVELOP A DOCK AND ACCESS WAY ALONG THE M&E CANAL AS SHOWN IN DB 16, PAGE 38 & SAID AGREEMENT RETAINED THE UNDERLYING FEE TO THE CANAL (PREATING THE 1913-17 CANAL BASELINE SURVEY AND R/W MAPS) AND REVERTED TO THOSE OWNERS OF THE LOTS FACING MAIN WHEN THE CANAL CEASED OPERATION. THE ACCESS AREA WAS DESCRIBED AS 30' AND APPARENTLY BEGAN AT THE REAR LINE CREATED ALONG THE PRESENT BANK BUILDING AND THE ADJACENT 4-STORY BRICK BUILDING WHICH APPEARS ON THE 1913-17 BASELINE SURVEY MAPS, AND EXTENDED TO THE CANAL'S WESTERN WATER LINE WHERE THEY CREATED A DOCK AREA BY WIDENING THE CANAL BY 12 FEET.

DEEDS AND ACQUISITIONS ARE SHOWN ON SHEETS 2 OF 3 AND 3 OF 3.

STATE OF OHIO, SECRETARY OF STATE CERTIFICATE OF MERGER – CHARTER NUMBER 877750, DATED 2000, COMBINING VARIOUS PRIOR BANK NAMES AND VARIANTS TO: FIFTH THIRD BANK.

ALSO REFER TO PIQUA RESOLUTIONS RECORDED IN MIAMI COUNTY RECORDER'S OFFICE:
2018 OR - 7357 RESOLUTION NO. R-77-18
" 7358 " R-75-18
" 7359 " R-76-18

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ✦ MAG NAIL FOUND
- ✧ MAG NAIL SET
- ⊙ IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ▲ CALCULATED POINT
- ▲ LOCATED SPIKE/NAIL/PIN

REFERENCES AS SHOWN ON VARIOUS SHEETS AND DETAILS.

FEE \$ 129.60

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
[Signature]
DEPUTY

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED THIS
June 21 DAY OF 2018.
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
[Signature]
BY: DEPUTY AUDITOR

CITY OF PIQUA, OHIO APPROVAL AND ACCEPTANCE:

THIS REPLAT AND THE ACCEPTANCE OF THE DEDICATION OF PUBLIC R/W AS SHOWN HEREON REVIEWED AND APPROVED BY THE PIQUA PLANNING COMMISSION THIS 8th DATE OF May, 2018 AS SHOWN IN RESOLUTION NO. PC 21-18

[Signature] CHAIRPERSON
Rebecca J. Cool CLERK

THIS REPLAT AND THE ACCEPTANCE OF THE DEDICATION OF PUBLIC R/W AS SHOWN HEREON REVIEWED AND APPROVED BY THE PIQUA CITY COMMISSION THIS 15th DATE OF May, 2018 AS SHOWN IN RESOLUTION NO. R-75-18

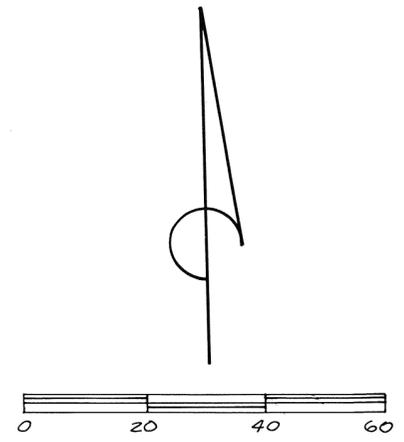
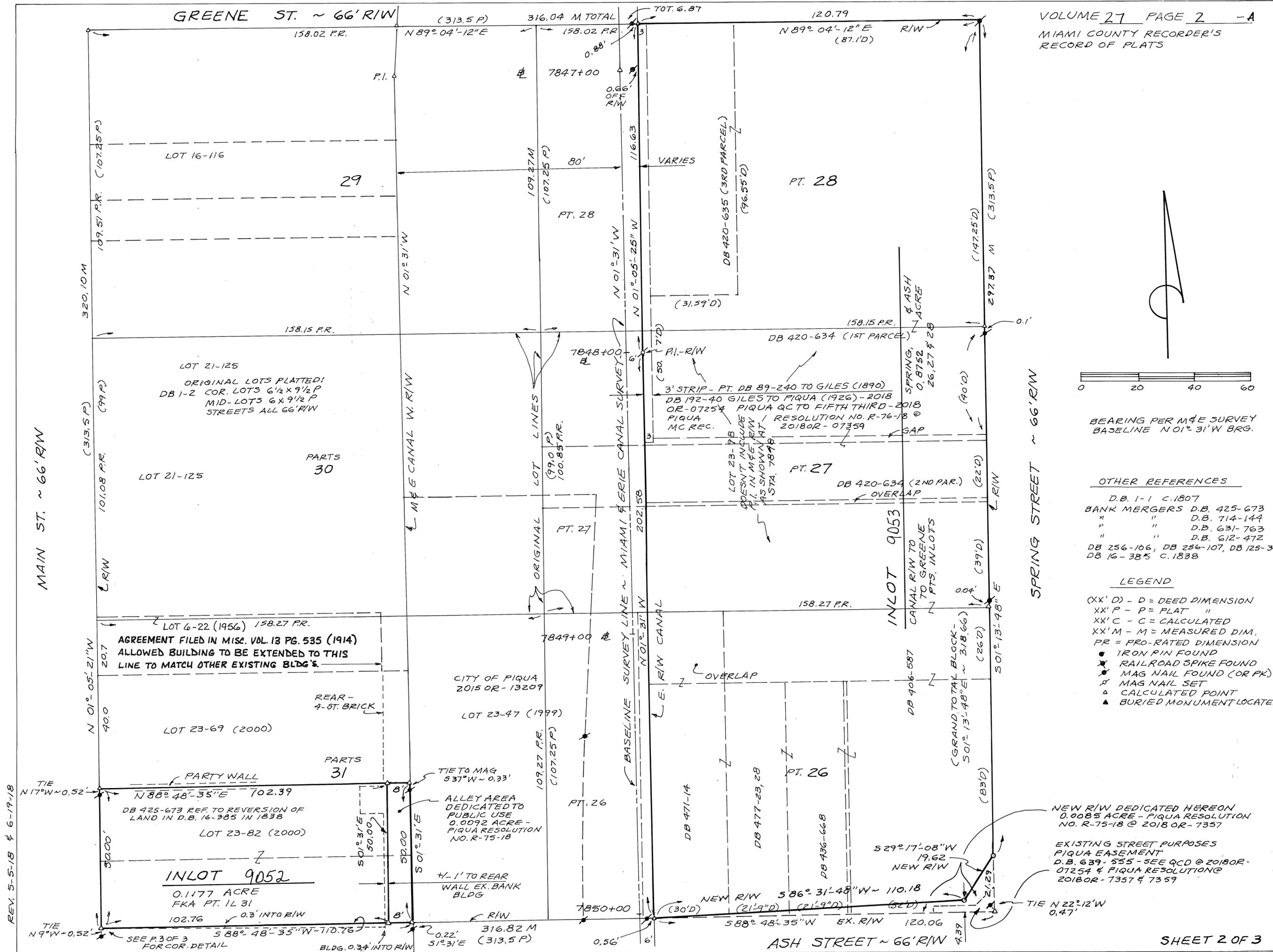
Kat B. Strick MAYOR
Rebecca J. Cool CLERK

FIELD SURVEY AND PLATS PREPARED FOR FIFTH THIRD BANK.

Steven D. Leffel 5-2-18
STEVEN D. LEFFEL DATE

STEVEN D. LEFFEL, PE, PS, LLC
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
937-339-9573 / 937-875-0583





BEARING PER M&E SURVEY
BASELINE N 01° 31' W BRG.

OTHER REFERENCES

- D.B. 1-1 C. 1807
- BANK MERGERS D.B. 425-673
- " " D.B. 714-144
- " " D.B. 631-763
- " " D.B. 612-472
- DB 256-106, DB 256-107, DB 125-372
- DB 16-385 C. 1838

LEGEND

- (XX' D) - D = DEED DIMENSION
- XX' P - P = PLAT "
- XX' C - C = CALCULATED
- XX' M - M = MEASURED DIM.
- PR = PRO-RATED DIMENSION
- IRON PIN FOUND
- ✱ RAILROAD SPIKE FOUND
- ✱ MAG NAIL FOUND (OR PK)
- ✱ MAG NAIL SET
- △ CALCULATED POINT
- ▲ BURIED MONUMENT LOCATED

NEW R/W DEDICATED HEREON
0.0085 ACRE - PIQUA RESOLUTION
NO. R-75-18 @ 2018 OR-7357

EXISTING STREET PURPOSES
PIQUA EASEMENT
D.B. 639-555 - SEE QCD @ 2018OR-
07254 & PIQUA RESOLUTIONS
2018OR-7357 & 7359

REV. 5-5-18 § 6-19-18

STONEBRIDGE MEADOWS, SECTION SIX

City of Troy, Miami County, Ohio

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00018
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 06/21/2018 12:01:21 PM
 REFERENCES
 RECORDING FEE
 PAGES: 3

Jessica A Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Matthew W Gearhardt
 DEPUTY

TRANSFERRED THIS 21st DAY
 OF June, 2018

Matthew W Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR

Joyce Grilliet
 BY: DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 7.156 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS STONEBRIDGE MEADOWS, SECTION SIX 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 2018OR-07604.

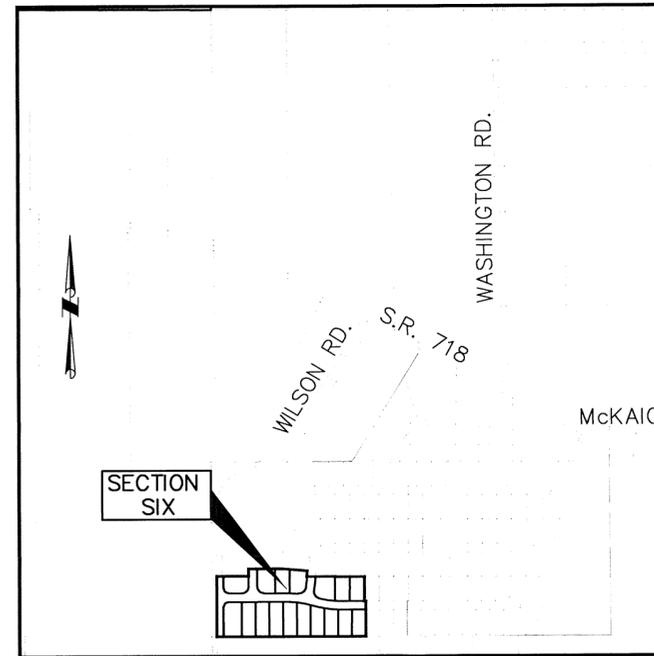
EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION 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:
 STONEBRIDGE MEADOWS, LLC.

Judith L Tomb
 JUDITH L. TOMB, GENERAL MANAGER



VICINITY MAP

N.T.S.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
 BE IT REMEMBERED THAT ON THIS 20th DAY OF June, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STONEBRIDGE MEADOWS, LLC., BY JUDITH L. TOMB, ITS GENERAL MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

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

Elizabeth A Dahlinghaus
 ELIZABETH A. DAHLINGHAUS
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 8-20-18



ELIZABETH A. DAHLINGHAUS
 Notary Public - State Of Ohio
 My Commission Expires 8-20-18

MORTGAGEE:
 MINSTER STATE BANK

Daniel F. Heitmyer
 DANIEL F. HEITMEYER
 COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
 BE IT REMEMBERED THAT ON THIS 20th DAY OF June, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK., DANIEL F. HEITMEYER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Elizabeth A Dahlinghaus
 ELIZABETH A. DAHLINGHAUS
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 8-20-18



ELIZABETH A. DAHLINGHAUS
 Notary Public - State Of Ohio
 My Commission Expires 8-20-18

DATE: June 20, 2018

STATE OF OHIO, COUNTY OF MIAMI, S.S.
 JUDITH L. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Judith L Tomb, GM
 JUDITH L. TOMB

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

Elizabeth A Dahlinghaus
 ELIZABETH A. DAHLINGHAUS
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 8-20-18



ELIZABETH A. DAHLINGHAUS
 Notary Public - State Of Ohio
 My Commission Expires 8-20-18

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 28th DAY OF February, 2018, THIS PLAT WAS REVIEWED AND APPROVED.

Alan M Koppers CHAIRMAN *Sup J. Knight* 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 STONEBRIDGE MEADOWS, SECTION SIX, SECTION , BOOK , THIS DAY OF , 20 .

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-18-2018 EFFECTIVE June 20, 2018

Michael L Beavil MAYOR *Martha A Baker* PRESIDENT OF COUNCIL *Sup J. Knight* CLERK OF COUNCIL

CITY OF TROY CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 20th DAY OF JUNE, 2018

Julian A Rhoades
 JULIAN A. RHOADES, P.E.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 7.156 ACRES AND BEING OUT OF PART OF INLOT NUMBER 9304 AND OWNED BY STONEBRIDGE MEADOWS, LLC. AS RECORDED IN 2018OR-07604.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 317, PAGE 556, OF THE MIAMI COUNTY RECORDER'S RECORDS.

EASEMENTS

EASEMENTS LOCATED OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY STONEBRIDGE MEADOWS, LLC AND ARE TO BE USED FOR UTILITIES FOR FUTURE DEVELOPMENT.

<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 04-18-2018
	DRAWN BY: seb
	JOB NUMBER: MiaTro1708app
	SHEET NUMBER 1 OF 3

STONEBRIDGE MEADOWS, SECTION SIX

City of Troy, Miami County, Ohio

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.

THE MAINTENANCE OF THE DETENTION BASIN OUTLET STRUCTURE IS THE HOMEOWNER'S ASSOCIATION RESPONSIBILITY.

TRANSFER OF LOTS

(1) 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.

(2) 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

(1) 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.

(2) 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.

WATER AND SEWER

(3) 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.

(4) 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.

(5) 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.

(6) ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER MAINS.

PUBLIC ACCESS EASEMENT

IN THE EVENT THAT THE CITY ENGINEER HAS REQUIRED OR APPROVED ONE OR MORE PUBLIC ACCESS EASEMENTS WITHIN THE SUBDIVISION, THESE AREAS OF THE FINAL PLAT SHALL BE CIRCUMSCRIBED AND LABELED AS PUBLIC ACCESS EASEMENTS ON THE FINAL PLAT, AND THE FOLLOWING NOTATION SHALL BE PROVIDED ON THE FINAL PLAT:

(1) ALL AREAS DESIGNATED AS PUBLIC ACCESS EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING COVENANTS:

(2) PUBLIC ACCESS EASEMENTS ARE DEDICATED TO THE PUBLIC ACCESS AND USE. THIS GRANT SHALL RUN WITH THE LAND IN PERPETUITY.

(3) TO ENSURE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE, PRIVATE DRIVES CONSTRUCTED WITHIN DESIGNATED PUBLIC ACCESS EASEMENTS SHALL BE OPEN AND ACCESSIBLE TO FIRE, POLICE, AND OTHER EMERGENCY AND MAINTENANCE VEHICLES AT ALL TIMES. THE PAVEMENT, CURB, AND GUTTER OF PRIVATE DRIVES WITHIN PUBLIC ACCESS EASEMENTS SHALL BE CONTINUOUSLY MAINTAINED BY THE PROPERTY OWNER IN GOOD REPAIR AND KEPT FREE OF ALL OBSTRUCTIONS WHICH WOULD IMPEDE THE FREE AND SAFE MOVEMENT OF TRAFFIC, INCLUDING BUT NOT LIMITED TO ICE, SNOW AND PARKED VEHICLES. IF REQUIRED BY THE CITY, THE OWNER SHALL PREPARE A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL. TRAFFIC CONTROL DEVICES SHALL BE PROVIDED AND INSTALLED IN ACCORD WITH THE APPROVED PLAN AND BY THE OWNER. THE CITY OF TROY SHALL HAVE FULL POWER AND AUTHORITY TO ENFORCE SUCH CONTROLS AND TO PROSECUTE VIOLATIONS IN ACCORD WITH THE LAWS OF THE CITY AND STATE AS IT WOULD IN ANY OTHER PUBLIC RIGHT-OF-WAY.

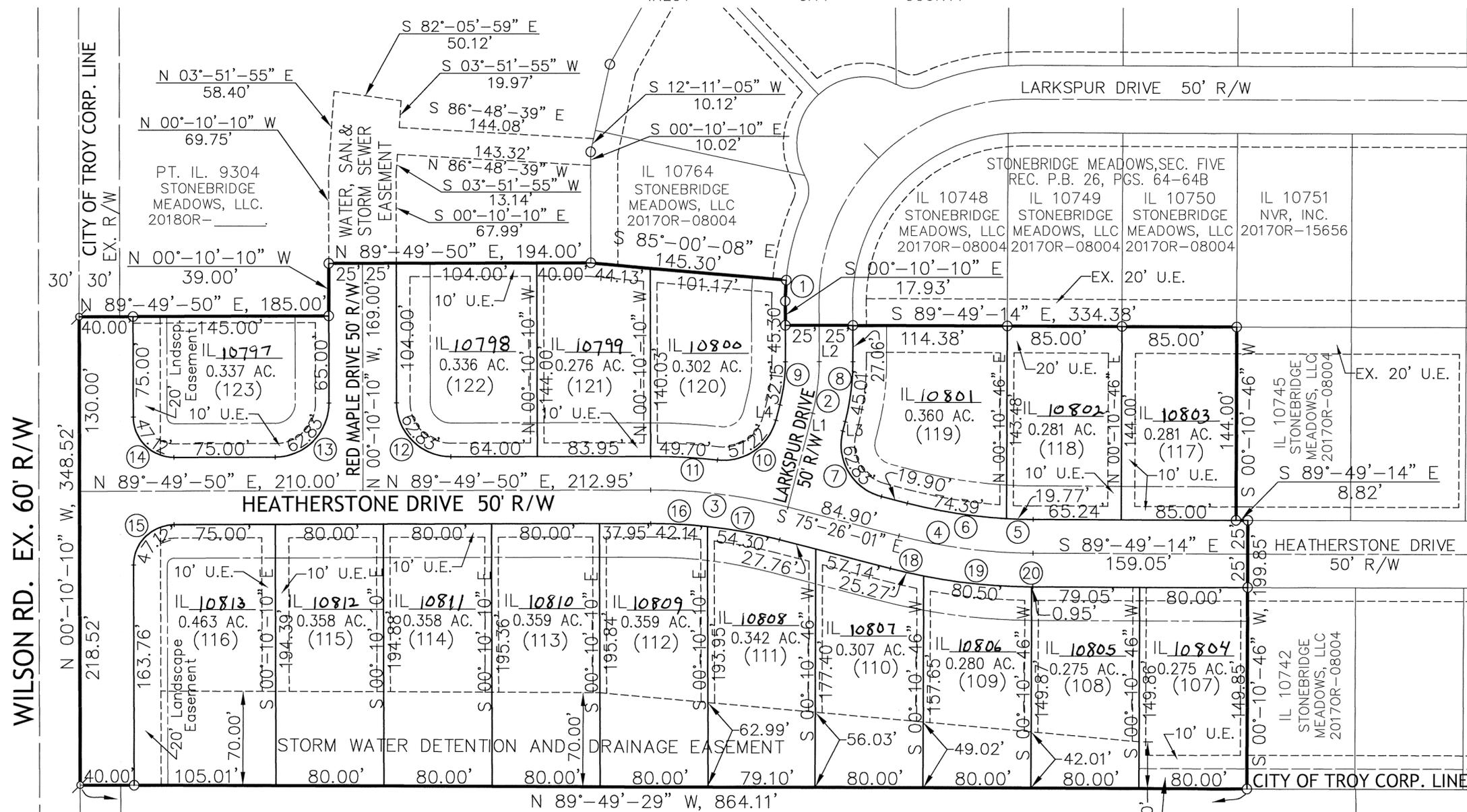
(4) NO PUBLIC ACCESS EASEMENT MAY BE BLOCKED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF TROY.

(5) IN THE EVENT THAT THE OWNER OF ANY PUBLIC ACCESS EASEMENT FAILS TO FULFILL THE OBLIGATIONS SET FORTH IN THESE COVENANTS, THE CITY OF TROY IS HEREBY AUTHORIZED, AFTER PROVIDING REASONABLE OPPORTUNITY FOR NOTICE AND HEARING TO THE PROPERTY OWNER, TO TAKE SUCH CORRECTIVE ACTION AS IT DEEMS NECESSARY, TO CHARGE THE OWNER FOR THE ENTIRE COST THEREOF, AND IN THE EVENT OF FAILURE OF PAYMENT FOR MORE THAN THIRTY DAYS, TO COLLECT SUCH COSTS AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY WITHOUT FURTHER NOTICE TO OR APPROVAL BY THE OWNER.

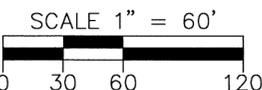
 Choice One Engineering <small>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</small>	DATE: 04-18-2018
	DRAWN BY: seb
	JOB NUMBER: MiaTro1708notes
	SHEET NUMBER 2 OF 3

STONEBRIDGE MEADOWS, SECTION SIX

PT. 9304
INLOT
TROY
CITY
MIAMI, OHIO
COUNTY



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



LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ MAG NAIL FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE
FRONT=25'
REAR=25'
SIDE=5'(UNLESS OTHERWISE SHOWN)
- (XX) PRELIMINARY LOT NUMBER

AREA SUMMARY

17 BUILDING LOTS	5.549 AC.
DEDICATED STREET R/W	1.607 AC.
TOTAL	7.156 AC.

NOTES:

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT, UNLESS OTHERWISE NOTED. SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ON EACH SIDE, UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION
CONTAINING 7.156 ACRES AND BEING OUT
OF PART OF INLOT NUMBER 9304 AND
OWNED BY STONEBRIDGE MEADOWS, LLC. AS
RECORDED IN 20180R-07604

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	175.00'	05°-10'-02"	15.78'	15.78'	S 02°-24'-51" W
2	150.00'	14°-44'-09"	38.58'	38.47'	N 07°-11'-54" E
3	400.00'	14°-44'-09"	102.88'	102.59'	S 82°-48'-06" E
4	400.00'	14°-23'-12"	100.44'	100.17'	S 82°-37'-37" E
5	375.00'	03°-01'-16"	19.77'	19.77'	N 88°-18'-35" W
6	375.00'	11°-21'-56"	74.39'	74.27'	N 81°-06'-59" W
7	40.00'	90°-00'-00"	62.83'	56.57'	N 30°-26'-01" W
8	175.00'	14°-44'-09"	45.01'	44.88'	N 07°-11'-54" E
9	125.00'	14°-44'-09"	32.15'	32.06'	S 07°-11'-54" W
10	40.00'	81°-57'-53"	57.22'	52.47'	S 55°-32'-55" W
11	425.00'	06°-42'-02"	49.70'	49.67'	N 86°-49'-10" W
12	40.00'	90°-00'-00"	62.83'	56.57'	N 45°-10'-10" W
13	40.00'	90°-00'-00"	62.83'	56.57'	S 44°-49'-50" W
14	30.00'	90°-00'-00"	47.12'	42.43'	N 45°-10'-10" W
15	30.00'	90°-00'-00"	47.12'	42.43'	S 44°-49'-50" W
16	375.00'	06°-26'-19"	42.14'	42.12'	S 86°-57'-01" E
17	375.00'	08°-17'-50"	54.30'	54.26'	S 79°-34'-56" E
18	425.00'	03°-24'-24"	25.27'	25.27'	S 77°-08'-13" E
19	425.00'	10°-51'-08"	80.50'	80.38'	S 84°-15'-59" E
20	425.00'	00°-07'-40"	0.95'	0.95'	S 89°-45'-23" E

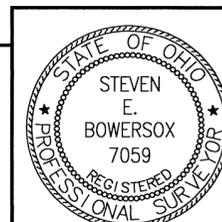
CASEY & KYLE
WEBSTER
20160R-06099

LINE NUMBER	BEARING	LENGTH
1	N 14°-33'-59" E	72.23'
2	N 00°-10'-10" W	27.21'
3	N 14°-33'-59" E	7.23'
4	S 14°-33'-59" W	11.80'

SURVEY REFERENCES

- REC. VOL. 19, PG. 133
- REC. VOL. 26, PGS. 30-30B
- REC. VOL. 26, PGS. 64-64B
- LND. SUR. 28, PG. 185
- LND. SUR. 56, PG. 139
- LND. SUR. 57, PG. 114
- LND. SUR. 58, PG. 11
- LND. SUR. 58, PG. 87

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.
St E Bowersox
STEVEN E. BOWERSOX, P.S. #7059
5/23/2018
DATE



ChoiceOne
Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:	04-18-2018
DRAWN BY:	seb
JOB NUMBER:	MiaTro1708fin
SHEET NUMBER	3 OF 3

ALLEY VACATION PLAT

Piqua
Corporation

S.E.
Section

Miami
County

Ohio
State

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00019
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 06/27/2018 01:42:28 PM
 REFERENCES
 RECORDING FEE
 PAGES: 1

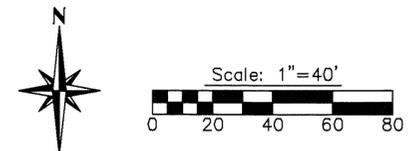
Jwendel
BY DEPUTY RECORDER

FEE 43.20

Jessica H. Lopez BY: *Amber Neal*
MIAMI COUNTY RECORDER DEPUTY AUDITOR

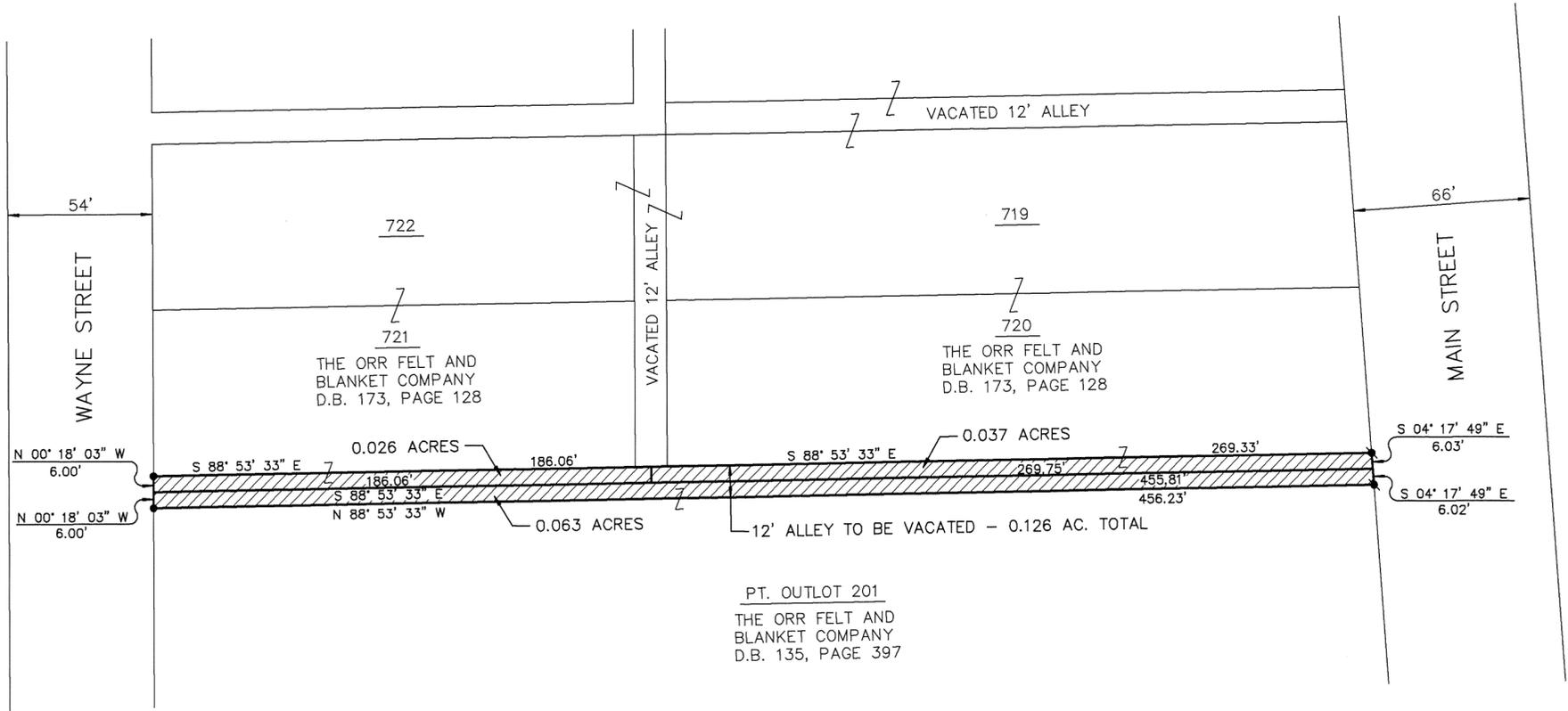
APPROVED AND TRANSFERRED THIS 27 DAY OF JUNE, 2018.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR



- Legend**
- Mag nail found
 - 5/8" dia. capped iron pin found

- References**
- Vol. 58, Pg. 80 { Miami County Engineer's Record of Land Surveys



Alley vacation plat for the Orr Felt and Blanket Company.

APPROVALS
REVIEWED AND APPROVED BY THE CITY OF PIQUA PLANNING AND ZONING DEPARTMENT THIS 20th DAY OF JUNE, 2018.

Chris Schmiesing
CHRIS SCHMIESING
CITY PLANNER

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO HELD THIS 19th DAY OF JUNE, 2018, THIS PLAT WAS APPROVED BY ORDINANCE 11-18.

Robert L. ... MAYOR *Kimberly J. Helbo* ACTING CLERK



Michael W. Cozatt 4/09/18
Michael W. Cozatt, P.E. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 29917VAC Ph. (937) 339-2921

CARRIAGE TRAILS

VOLUME 27 PAGE 5
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SECTION 8 - PHASE I PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
JUNE 2018

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00020
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/28/2018 02:56:07 PM
REFERENCES
RECORDING FEE
PAGES: 3

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

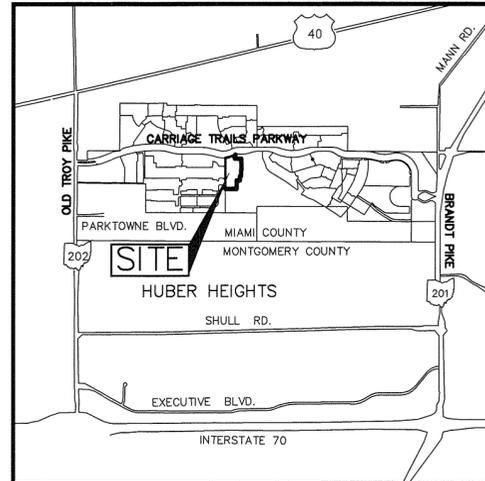
PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: [Signature]
Diana K. Colyer,
Assistant Secretary
and Treasurer



LOCATION MAP
NO SCALE

FEE \$ 129.00

[Signature]
MIAMI COUNTY RECORDER

[Signature]
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED June 28, 2018.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliot
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 24th DAY OF May, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Aug 16, 2020

[Signature]
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 8, Phase I, 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. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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

BUILDING SETBACKS

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

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

GREEN SPACE

LOTS 1301 & 1328 IS A NON-BUILDABLE, GREEN SPACE LOT AND WILL BE OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782
DOCUMENT No. 20140R-07326

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 22, PG. 91
P.B. 25, PG. 19 P.B. 23, PG. 27
P.B. 24, PG. 3

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS

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

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 6/26/18, 2018

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 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.

IBI GROUP



BY [Signature] 05/23/18
David L. Chiesa P.S.
Registered Surveyor No. 7740

CONSENT OF LIENHOLDER WESBANCO BANK, INC.

BY: [Signature]
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 25 DAY OF May, 2018, 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.

[Signature]
NOTARY PUBLIC

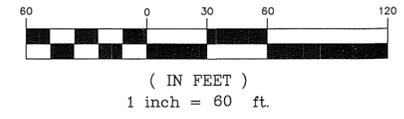
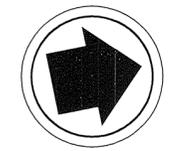


Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-08-2020

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



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



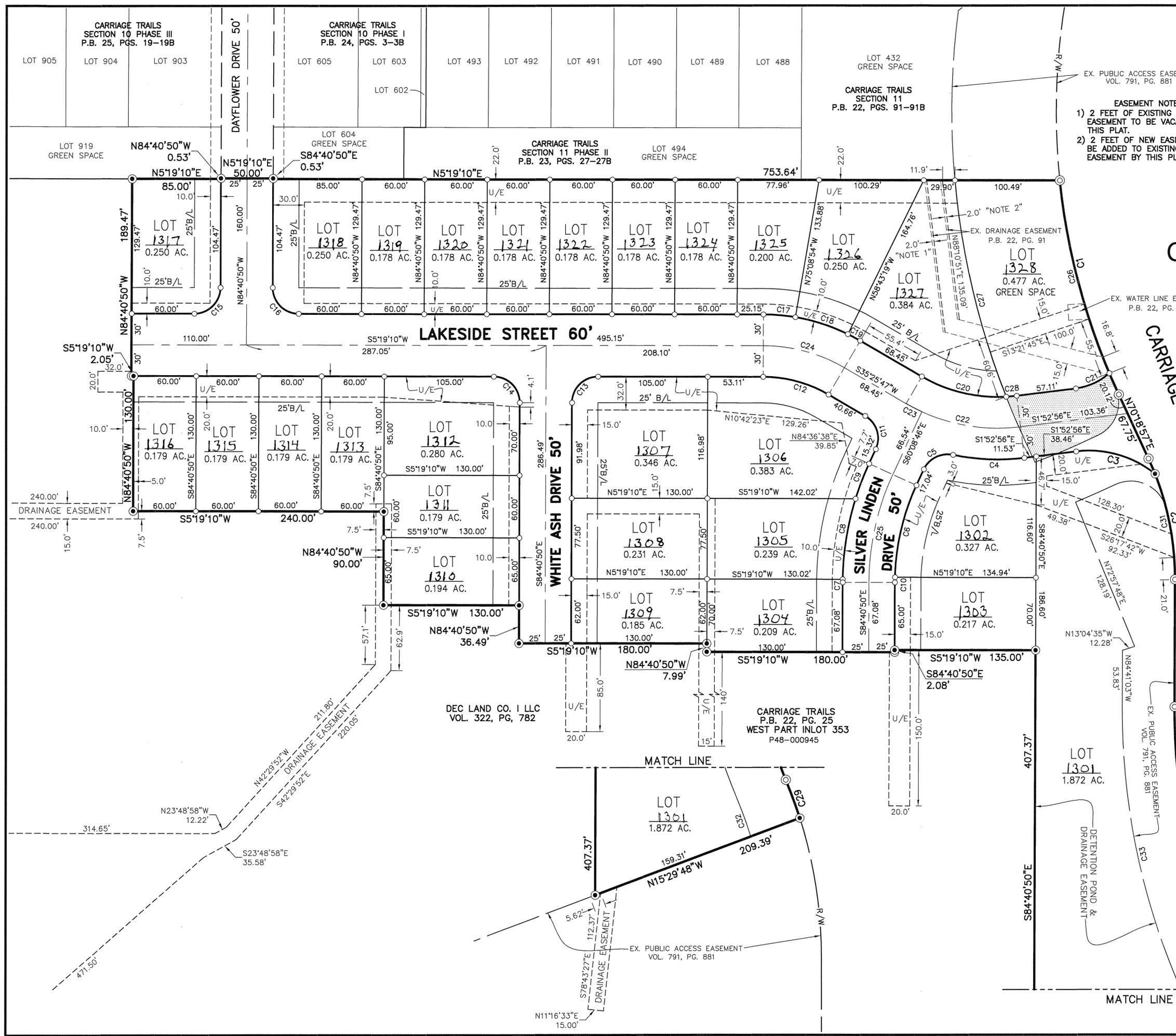
- EASEMENT NOTES**
- 2 FEET OF EXISTING DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT.
 - 2 FEET OF NEW EASEMENT TO BE ADDED TO EXISTING DRAINAGE EASEMENT BY THIS PLAT.

CARRIAGE TRAILS SECTION 8 PHASE I

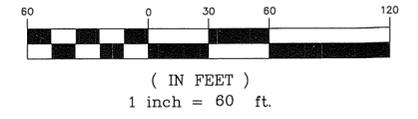
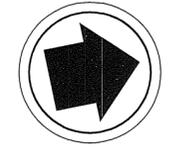
- LEGEND**
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
 - ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
 - U/E UTILITY EASEMENT
 - B/L BUILDING SETBACK LINE
 - [Hatched Area] = AREA OF PUBLIC ACCESS EASEMENT TO BE RELEASED BY THIS PLAT (0.121 ACRE TOTAL)

CARRIAGE TRAILS SECTION 8 PHASE I
 8.257 ACRES LOTS
 +2.058 ACRE RIGHT-OF-WAY
 10.315 ACRES TOTAL

WEST PART INLOT 353 (P48-000945)
 68.623 ACRES
 -10.315 ACRES (SECTION 8 PHASE I)
 58.308 ACRES REMAINING



J:\112499_CT_8-115.9 Drawings\baseline\survey\CT8-1 PLAT.dwg by:david.chiesa on 05/23/2018 @ 07:33:10 am ~ © M-E Companies, Inc.

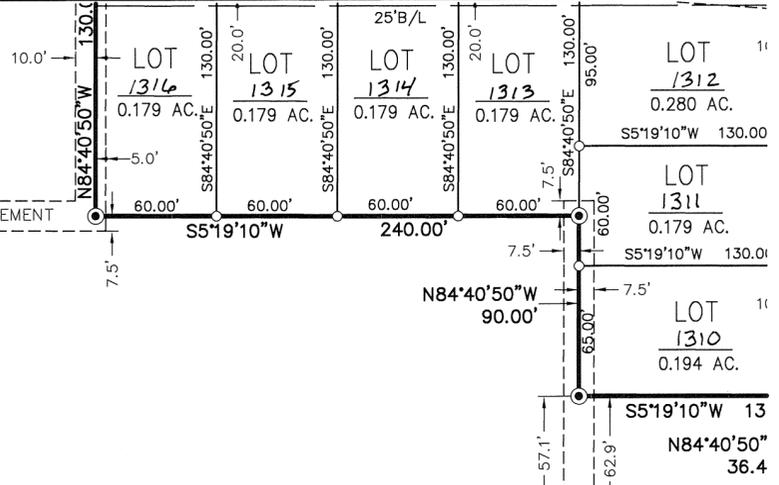


CARRIAGE TRAILS SECTION 8 PHASE I

DEC LAI VOL. 3.

LEGEND

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



CARRIAGE TRAILS
 P.B. 22, PG. 25
 WEST PART INLOT 353
 P48-000945

DEC LAND CO. I LLC
 VOL. 322, PG. 782

EX. 20' SANITARY SEWER EASEMENT
 P.B. 24, PG. 3

EX. 15' STORM SEWER EASEMENT
 P.B. 25, PG. 19-19B

DETENTION POND &
 DRAINAGE EASEMENT

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	214.56'	650.00'	18°54'47"	N79°46'20"E	213.59'
C2	119.99'	275.00'	25°00'00"	S82°48'57"W	119.04'
C3	80.83'	100.50'	46°04'56"	S21°09'33"W	78.67'
C4	68.62'	205.00'	19°10'48"	N7°42'29"E	68.30'
C5	33.79'	25.00'	77°26'39"	S21°25'27"E	31.28'
C6	91.35'	225.00'	23°15'39"	S71°46'36"E	90.72'
C7	2.92'	275.00'	0°36'31"	S84°22'34"E	2.92'
C8	78.69'	275.00'	16°23'44"	S75°52'27"E	78.42'
C9	36.14'	275.00'	7°31'49"	S63°54'41"E	36.12'
C10	5.00'	225.00'	1°16'24"	S84°02'38"E	5.00'
C11	36.84'	25.00'	84°25'26"	S77°38'32"W	33.59'
C12	65.69'	125.00'	30°06'37"	S20°22'29"W	64.94'
C13	39.27'	25.00'	90°00'00"	S39°40'50"E	35.36'
C14	39.27'	25.00'	90°00'00"	S50°19'10"W	35.36'
C15	39.27'	25.00'	90°00'00"	N39°40'50"W	35.36'
C16	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36'
C17	30.78'	185.00'	9°31'55"	S10°05'08"W	30.74'

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C18	53.04'	185.00'	16°25'35"	S23°03'53"W	52.86'
C19	13.41'	185.00'	4°09'07"	S33°21'14"W	13.40'
C20	84.32'	145.00'	33°19'12"	N18°46'11"E	83.14'
C21	35.80'	58.50'	35°03'53"	N19°24'52"W	35.25'
C22	113.96'	175.00'	37°18'43"	N16°46'26"E	111.96'
C23	17.03'	175.00'	5°34'34"	N32°38'31"E	17.02'
C24	81.46'	155.00'	30°06'41"	S20°22'27"W	80.52'
C25	107.05'	250.00'	24°32'04"	S72°24'48"E	106.24'
C26	192.14'	650.00'	16°56'11"	N80°45'38"E	191.44'
C27	214.74'	750.00'	16°24'18"	N81°50'27"E	214.01'
C28	10.10'	145.00'	3°59'31"	N0°06'50"E	10.10'
C29	39.30'	445.00'	5°03'37"	S75°02'47"W	39.29'
C30	248.71'	625.00'	22°47'59"	N83°54'57"E	247.07'
C31	103.92'	275.00'	21°39'06"	S84°29'24"W	103.30'
C32	37.57'	395.00'	5°26'59"	S75°14'28"W	37.56'
C33	268.60'	675.00'	22°47'59"	N83°54'57"E	266.83'

STONEBRIDGE MEADOWS, SECTION SEVEN

City of Troy, Miami County, Ohio

PLAT BOOK 27, PAGE 6
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 7.076 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS STONEBRIDGE MEADOWS, SECTION SEVEN 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, ADDITIONAL RIGHT OF WAY AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2018OR-07604.

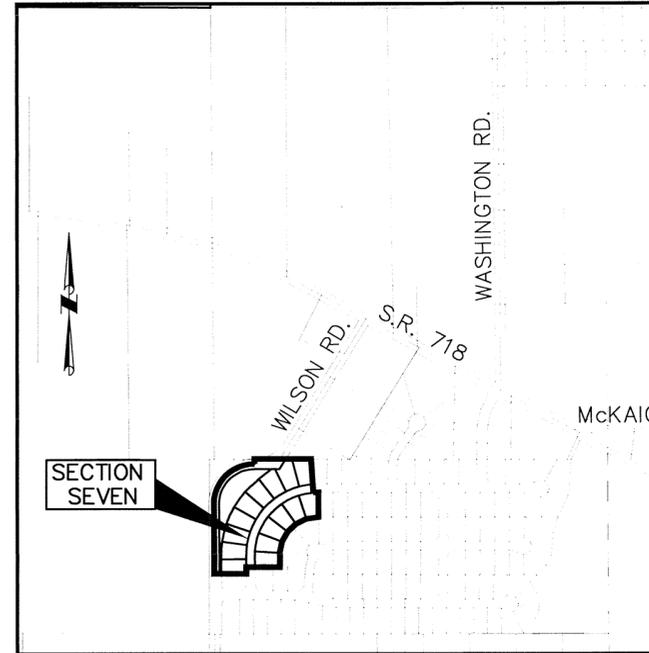
EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION 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:
 STONEBRIDGE MEADOWS, LLC.

Judith L. Tomb
 JUDITH L. TOMB, GENERAL MANAGER



VICINITY MAP

N.T.S.

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00021
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 07/03/2018 10:58:07 AM
 REFERENCES
 RECORDING FEE
 PAGES: 3

Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Matthew W. Gearhardt
 DEPUTY

TRANSFERRED THIS 3rd DAY
 OF July, 2018

Matthew W. Gearhardt
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR

Joyce Bulliet
 BY: DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 28th DAY OF Feb, 2018, THIS PLAT WAS REVIEWED AND APPROVED.

Alan M. Kopp CHAIRMAN *Steve Knight* 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 STONEBRIDGE MEADOWS, SECTION SEVEN, SECTION , BOOK , THIS 21st DAY OF May, 2018.

THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-18-2018, EFFECTIVE 6-20, 2018

Michael Z. Beavis MAYOR *Martha A. Baker* PRESIDENT OF COUNCIL *Steve G. Knight* CLERK OF COUNCIL

CITY OF TROY CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 25th DAY OF JUNE, 2018.

Jill A. Rhoades
 JILLIAN A. RHOADES, P.E.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 7.076 ACRES AND BEING OUT OF PART OF INLOT NUMBER 9304 AND OWNED BY STONEBRIDGE MEADOWS, LLC. AS RECORDED IN 2018OR-07604.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 317, PAGE 556, OF THE MIAMI COUNTY RECORDER'S RECORDS.

STATE OF OHIO, COUNTY OF Auglaize, S.S.
 BE IT REMEMBERED THAT ON THIS 25th DAY OF June, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STONEBRIDGE MEADOWS, LLC., BY JUDITH L. TOMB, ITS GENERAL MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

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

Elaine M. Evers
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 7-6-20



ELAINE M. EVERS
 Notary Public - State of Ohio
 My Commission Expires 7-6-20

MORTGAGEE:
 MINSTER STATE BANK

Daniel F. Heitmeyer
 DANIEL F. HEITMEYER
 COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF Auglaize, S.S.
 BE IT REMEMBERED THAT ON THIS 25th DAY OF JUNE, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK., DANIEL F. HEITMEYER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Elaine M. Evers
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 7-6-20



ELAINE M. EVERS
 Notary Public - State of Ohio
 My Commission Expires 7-6-20

DATE: June 25, 2018
 STATE OF OHIO, COUNTY OF Auglaize, S.S.
 JUDITH L. TOMB BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Judith L. Tomb
 JUDITH L. TOMB

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

Elaine M. Evers
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 7-6-20



ELAINE M. EVERS
 Notary Public - State of Ohio
 My Commission Expires 7-6-20

 ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	DATE: 06-25-2018
	DRAWN BY: seb
	JOB NUMBER: MiaTro1709app
	SHEET NUMBER 1 OF 3

STONEBRIDGE MEADOWS, SECTION SEVEN

City of Troy, Miami County, Ohio

PLAT BOOK 27, PAGE 6 -A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

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.

TRANSFER OF LOTS

(1) 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.

(2) 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

(1) 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.

(2) 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.

(3) 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.

WATER AND SEWER

(4) 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.

(5) 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.

(6) ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER MAINS.

PUBLIC ACCESS EASEMENT

IN THE EVENT THAT THE CITY ENGINEER HAS REQUIRED OR APPROVED ONE OR MORE PUBLIC ACCESS EASEMENTS WITHIN THE SUBDIVISION, THESE AREAS OF THE FINAL PLAT SHALL BE CIRCUMSCRIBED AND LABELED AS PUBLIC ACCESS EASEMENTS ON THE FINAL PLAT, AND THE FOLLOWING NOTATION SHALL BE PROVIDED ON THE FINAL PLAT:

(1) ALL AREAS DESIGNATED AS PUBLIC ACCESS EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING COVENANTS:

(2) PUBLIC ACCESS EASEMENTS ARE DEDICATED TO THE PUBLIC ACCESS AND USE. THIS GRANT SHALL RUN WITH THE LAND IN PERPETUITY.

(3) TO ENSURE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE, PRIVATE DRIVES CONSTRUCTED WITHIN DESIGNATED PUBLIC ACCESS EASEMENTS SHALL BE OPEN AND ACCESSIBLE TO FIRE, POLICE, AND OTHER EMERGENCY AND MAINTENANCE VEHICLES AT ALL TIMES. THE PAVEMENT, CURB, AND GUTTER OF PRIVATE DRIVES WITHIN PUBLIC ACCESS EASEMENTS SHALL BE CONTINUOUSLY MAINTAINED BY THE PROPERTY OWNER IN GOOD REPAIR AND KEPT FREE OF ALL OBSTRUCTIONS WHICH WOULD IMPEDE THE FREE AND SAFE MOVEMENT OF TRAFFIC, INCLUDING BUT NOT LIMITED TO ICE, SNOW AND PARKED VEHICLES. IF REQUIRED BY THE CITY, THE OWNER SHALL PREPARE A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL. TRAFFIC CONTROL DEVICES SHALL BE PROVIDED AND INSTALLED IN ACCORD WITH THE APPROVED PLAN AND BY THE OWNER. THE CITY OF TROY SHALL HAVE FULL POWER AND AUTHORITY TO ENFORCE SUCH CONTROLS AND TO PROSECUTE VIOLATIONS IN ACCORD WITH THE LAWS OF THE CITY AND STATE AS IT WOULD IN ANY OTHER PUBLIC RIGHT-OF-WAY.

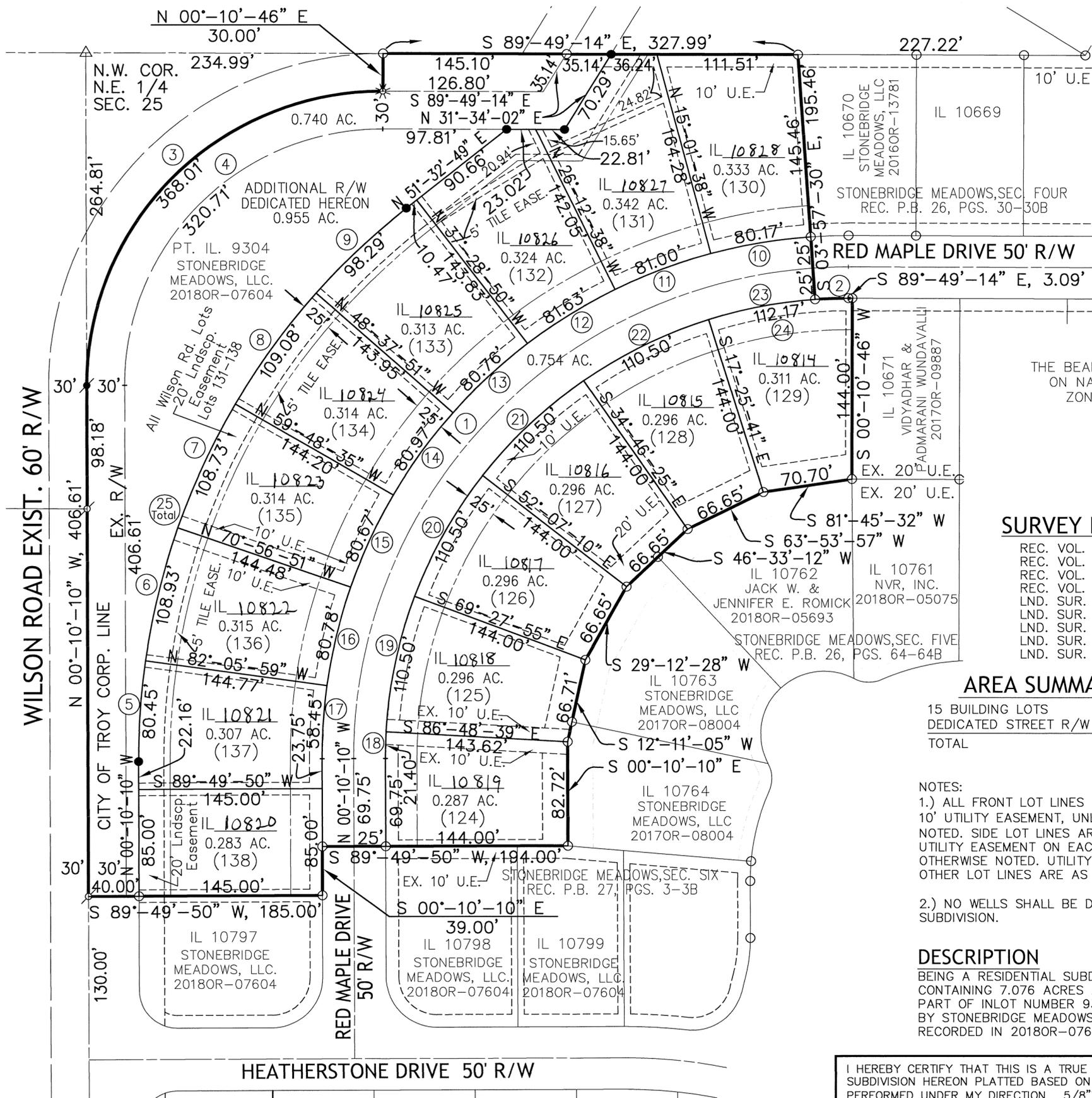
(4) NO PUBLIC ACCESS EASEMENT MAY BE BLOCKED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF TROY.

(5) IN THE EVENT THAT THE OWNER OF ANY PUBLIC ACCESS EASEMENT FAILS TO FULFILL THE OBLIGATIONS SET FORTH IN THESE COVENANTS, THE CITY OF TROY IS HEREBY AUTHORIZED, AFTER PROVIDING REASONABLE OPPORTUNITY FOR NOTICE AND HEARING TO THE PROPERTY OWNER, TO TAKE SUCH CORRECTIVE ACTION AS IT DEEMS NECESSARY, TO CHARGE THE OWNER FOR THE ENTIRE COST THEREOF, AND IN THE EVENT OF FAILURE OF PAYMENT FOR MORE THAN THIRTY DAYS, TO COLLECT SUCH COSTS AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY WITHOUT FURTHER NOTICE TO OR APPROVAL BY THE OWNER.

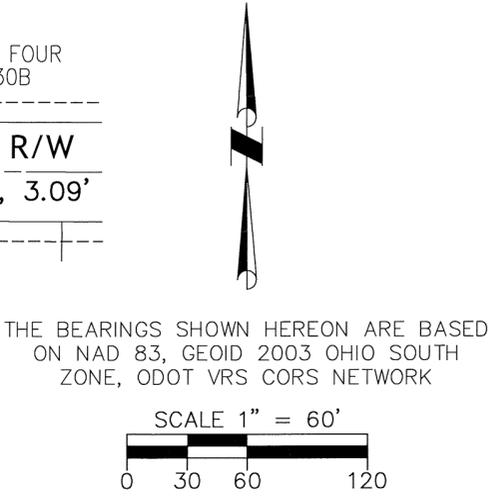
 ChoiceOne Engineering <small>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</small>	DATE: 06-25-2018
	DRAWN BY: seb
	JOB NUMBER: MiaTro1709notes
	SHEET NUMBER 2 OF 3

STONEBRIDGE MEADOWS, SECTION SEVEN

PT. 9304
INLOT TROY CITY MIAMI, OHIO
COUNTY



- ### LEGEND
- 5/8" X 30" REBAR W/CAP TO BE SET
 - IRON PIN FOUND
 - * GIN SPINDLE FOUND
 - MAG NAIL FOUND
 - MAG NAIL FOUND
 - △ CONC. POST FOUND
 - UTILITY EASEMENT LINE (SEE NOTE)
 - ⊗ CURVE NUMBER
 - BUILDING SETBACK LINE FRONT=25' REAR=25' SIDE=5'(UNLESS OTHERWISE SHOWN)
 - (XX) PRELIMINARY LOT NUMBER



SURVEY REFERENCES

- REC. VOL. 19, PG. 133
- REC. VOL. 26, PGS. 30-30B
- REC. VOL. 26, PGS. 64-64B
- REC. VOL. 27, PGS. 3-3B
- LND. SUR. 28, PG. 185
- LND. SUR. 56, PG. 139
- LND. SUR. 57, PG. 114
- LND. SUR. 58, PG. 11
- LND. SUR. 58, PG. 87

AREA SUMMARY

15 BUILDING LOTS	4.627 AC.
DEDICATED STREET R/W	2.449 AC.
TOTAL	7.076 AC.

- NOTES:
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT, UNLESS OTHERWISE NOTED. SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ON EACH SIDE, UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.
 - 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 7.076 ACRES AND BEING OUT OF PART OF INLOT NUMBER 9304 AND OWNED BY STONEBRIDGE MEADOWS, LLC. AS RECORDED IN 20180R-07604.

CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	390.00	86°-12'-41"	586.82'	533.01'	N 42°-56'-10" E
2	365.00'	04°-08'-16"	26.36'	26.35'	N 88°-06'-38" E
3	233.38'	90°-20'-57"	368.01'	331.05'	N 45°-00'-18" E
4	203.38'	90°-20'-57"	320.71'	288.50'	N 45°-00'-18" E
5	560.00'	08°-13'-50"	80.45'	80.38'	N 03°-56'-45" E
6	560.00'	11°-08'-42"	108.93'	108.76'	N 13°-38'-01" E
7	560.00'	11°-07'-28"	108.73'	108.56'	N 24°-46'-06" E
8	560.00'	11°-09'-37"	109.08'	108.91'	N 35°-54'-39" E
9	560.00'	10°-03'-22"	98.29'	98.16'	N 46°-31'-08" E
10	415.00'	11°-04'-08"	80.17'	80.05'	S 80°-30'-26" W
11	415.00'	11°-11'-00"	81.00'	80.87'	S 69°-22'-52" W
12	415.00'	11°-16'-12"	81.63'	81.50'	S 58°-09'-16" W
13	415.00'	11°-09'-01"	80.76'	80.64'	S 46°-56'-40" W
14	415.00'	11°-10'-44"	80.97'	80.84'	S 35°-46'-47" W
15	415.00'	11°-08'-16"	80.67'	80.55'	S 24°-37'-17" W
16	415.00'	11°-09'-09"	80.78'	80.65'	S 13°-28'-35" W
17	415.00'	08°-04'-11"	58.45'	58.40'	S 03°-51'-55" W
18	365.00'	03°-21'-31"	21.40'	21.39'	N 01°-30'-35" E
19	365.00'	17°-20'-45"	110.50'	110.08'	N 11°-51'-43" E
20	365.00'	17°-20'-45"	110.50'	110.08'	N 29°-12'-28" E
21	365.00'	17°-20'-45"	110.50'	110.08'	N 46°-33'-12" E
22	365.00'	17°-20'-45"	110.50'	110.08'	N 63°-53'-57" E
23	365.00'	13°-28'-11"	85.81'	85.61'	N 79°-18'-25" E
24	365.00'	17°-36'-27"	112.17'	111.73'	N 81°-22'-33" E
25	560.00'	51°-43'-00"	505.47'	488.48'	N 25°-41'-20" E

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

St E Bowersox 6/25/2018
STEVEN E. BOWERSOX, P.S. #7059 DATE

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
06-25-2018

DRAWN BY:
seb

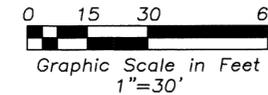
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MiaTro1709fin

SHEET NUMBER
3 OF 3

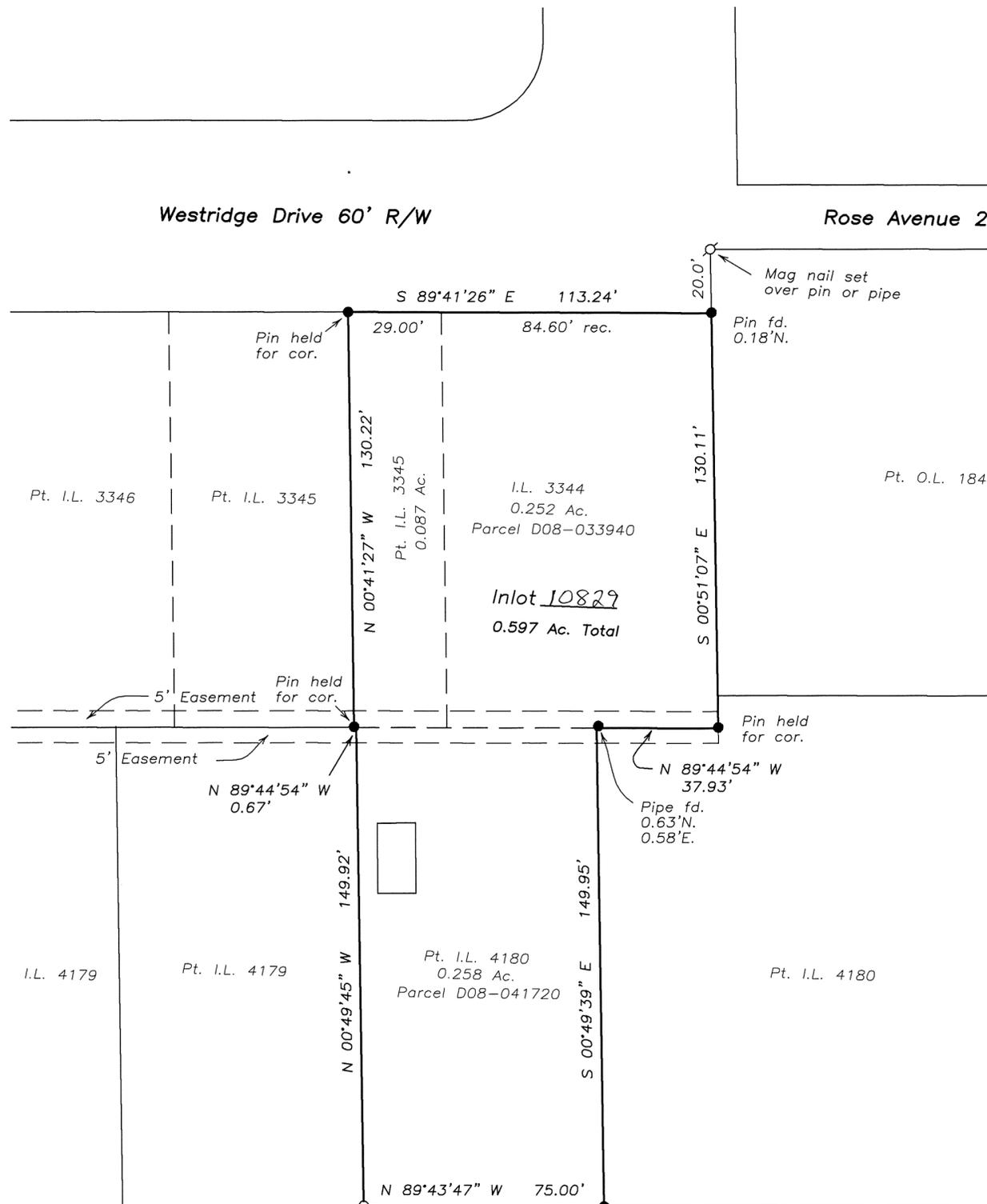
Replat of Inlot 3344, Pt. Inlot 3345 and Pt. Inlot 4180
City of Troy, Miami County, Ohio

PLAT BOOK 27 PAGE 7
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00022
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/03/2018 02:50:01 PM
REFERENCES
RECORDING FEE
PAGES: 1



FEE 43.20
Jessica A Lopez BY: Yana Peme
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 3rd DAY OF July, 2018
Matthew W Gearhardt BY: Joyce Driscoll
MIAMI CO. AUDITOR DEPUTY



Description

Being a replat of Inlot 3344, Pt. Inlot 3345 and Pt. Inlot 4180 in the City of Troy, Miami County, Ohio, as filed in P.B. 6, Page 82 of the Miami County Recorder's Plat Records and Lot Survey Vol. 7, Page 125 of the Miami County Engineer's Record of Lot Surveys. Being the lots acquired by Douglas and Teresa Saul by 2017OR-14106 of the Miami County Recorder's Official Records.

Replat Authorization

We, the undersigned, being all owners of the land shown hereon replatted, do hereby voluntarily consent to the execution of said replat this 3rd day of July, 2018.

Douglas Saul Teresa Saul
Douglas Saul Teresa Saul

Legend

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

References

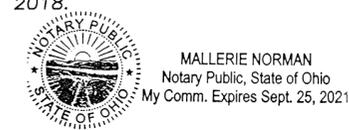
- Miami County Recorder's Plat Records
- Plat Book 5, Page 23
- Plat Book 6, Page 82
- Miami County Engineer's Record of Lot Surveys
- Volume 3, Page 42
- Volume 7, Page 33
- Volume 7, Page 125
- Volume 21, Page 114
- Basis of Bearings:
- GPS State Plane Coordinate System, NAD 83 (2011)
- Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network

Replat of Inlots in Troy for Doug & Teresa Saul

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

Before me, a notary public in and for the the aforesaid state and county, personally appeared the above signed parties, who acknowledged that they did sign such instrument and that said instrument is their free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Ohio this 3rd day of July, 2018.

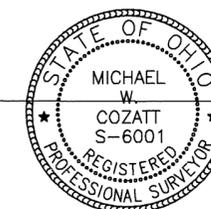
Mallorie Norman
Notary Public



Approval by the City of Troy

Approved by the City of Troy, Ohio this 3rd day of July, 2018

[Signature]
City Engineer



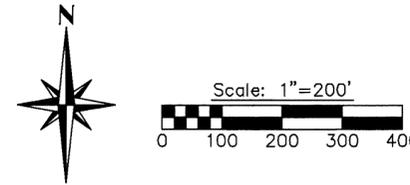
Michael W. Cozatt 7/02/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 17718 (937) 339-2921
File Name: C:\JOBS\2018\17718.dwg
Drawn by: DMC ~ Checked by: MWC

Pt. O.L. 181

W & R DENLINGER PLAT SECTION 2

2 Town 9BTMRS Range NW 1/4 - 9 Section Bethel Township Miami County Ohio State

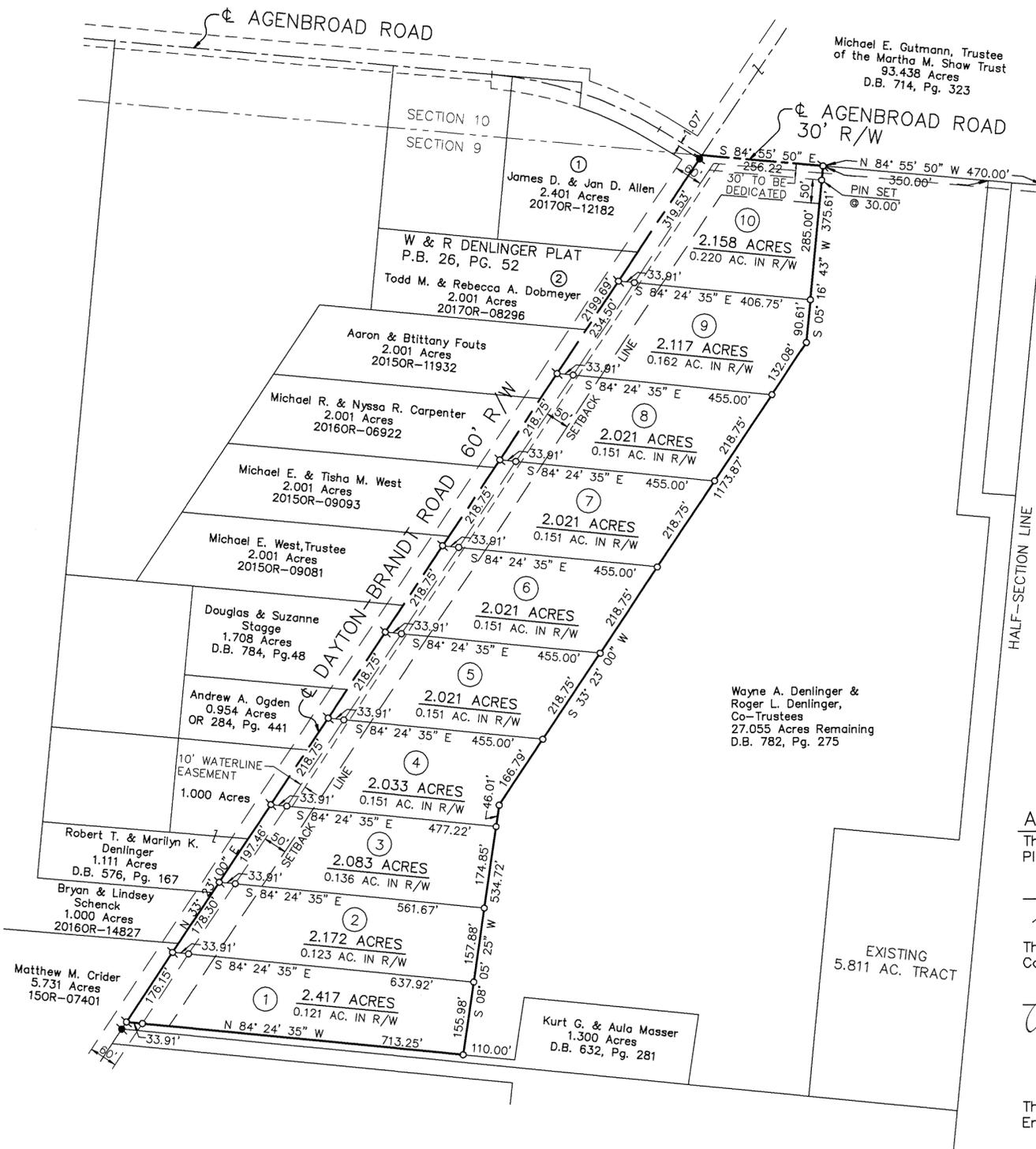


MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00023
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/19/2018 02:15:19 PM
REFERENCES
RECORDING FEE
PAGES: 1

FEE 43.20
JESSICA A LOPEZ BY: JESSICA A LOPEZ
MIAMI COUNTY RECORDER BY: JESSICA A LOPEZ
DEPUTY

APPROVED AND TRANSFERRED THIS 19 DAY OF July, 2018

Matthew W. Gearhardt BY: Amber Neal
MIAMI COUNTY AUDITOR DEPUTY



DESCRIPTION

Being a subdivision of 21.064 acres located in the northwest quarter of Section 9, Town 2, Range 9BTMRS, Bethel Township, Miami County, Ohio and part of the land acquired by Wayne A. Denlinger and Roger L. Denlinger, Co-Trustees by D.B. 782, Page 275 of the Miami County Recorder's Deed Records.

DEDICATION

We, the undersigned, being all the owners of the land herein platted, do hereby accept and approve this plat, and voluntarily consent to the execution of said plat, and do dedicate the portion of Agenbroad Road to the public use forever. THIS PLAT IS DEDICATING AN EASEMENT.

Wayne A. Denlinger Co-Trustee
Roger L. Denlinger Co-Trustee

Easement Note

There shall be 10' waterline easement along east side of the east right-of-way line of Dayton-Brandt Road on Lots 4-10.

YARD SETBACKS

FRONT YARD=50 FEET
SIDE YARD=20 FEET
REAR YARD=50 FT.

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

Be it remembered that on this 19th day of July, 2018, before me, a Notary Public in and for said County and State, personally appeared Wayne A. Denlinger and Roger L. Denlinger, Co Trustees of the land shown hereon, to me known, who 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 name and affixed my official seal on the day and date written above.

Kathleen D. Boggs My Commission Expires 11-24-2021
Notary Public
KATHLEEN D. BOGGS
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 11-24-2021

APPROVALS

This plat was reviewed and approved by the Miami County, Ohio Planning Commission this 20th day of MARCH, 2018.

Chairperson Secretary

This plat was reviewed and approved by the Miami County, Ohio Commissioners this 19th day of July, 2018.

John F. Evans (Absent) John W. O'Brien

Gregory A. Simmons

This plat was reviewed and approved by the Miami County, Ohio Engineer this 10th day of July, 2018.

Paul E. Hunsicker
Miami County Engineer

This plat was reviewed and approved by the Miami County, Ohio Health Department this 16th day of June, 2018.

Mary Ellen R.S.
Miami County General Health Department

- Legend
- Mag nail set over existing monument
 - Mag nail set
 - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References
- Vol. 09, Pg. 162
 - Vol. 19, Pg. 10
 - Vol. 46, Pg. 198
 - Vol. 46, Pg. 199
 - Vol. 52, Pg. 108
 - Vol. 52, Pg. 134
- Miami County Engineer's Record of Land Surveys

Michael W. Cozatt, P.E. #6001 Date 6/12/18
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 35917PLAT Ph. (937) 339-2921

PLEASANT VIEW ESTATES, SECTION 3
 REPLAT OF INLOTS 10477 & 10478
 CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 27 PAGE 9
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00024
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 08/09/2018 02:01:58 PM
 REFERENCES
 RECORDING FEE
 PAGES: 1

FEE \$ 43⁰⁰
 JESSICA LOPEZ
 MIAMI COUNTY RECORDER
 JAMI MOCCHI
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED
Aug. 9, 2018

Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR
 Linda Jirassavan
 BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOT 10477 AND INLOT 10478, AS SHOWN IN VOLUME 24, PAGE 41, MIAMI COUNTY PLAT RECORDS AS CONVEYED TO KEVIN J. & KATHLEEN M. KIRSCH, HUSBAND & WIFE, IN DOCUMENT 2017OR-04139 AND 2018OR-09659 AND MICHEAL R. WATKINS, UNMARRIED, IN DOCUMENT 2017OR-09095 AND 2018OR-09660, OF THE MIAMI COUNTY RECORDER'S RECORDS.

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 AND DO HEREBY DEDICATE THE EASEMENT AS SHOWN HEREON.

OWNERS

Kevin J. Kirsch
 KATHLEEN M. KIRSCH
 KATHLEEN M. KIRSCH

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 20th DAY OF July, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KEVIN J. & KATHLEEN M. KIRSCH, OWNERS, 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 HEREBY WRITTEN.

MY COMMISSION EXPIRES: 11/5/2022
 DATE NOTARY PUBLIC

CITY OF TROY

Jill Rhoades, PE
 CITY ENGINEER
 7/30/2018



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

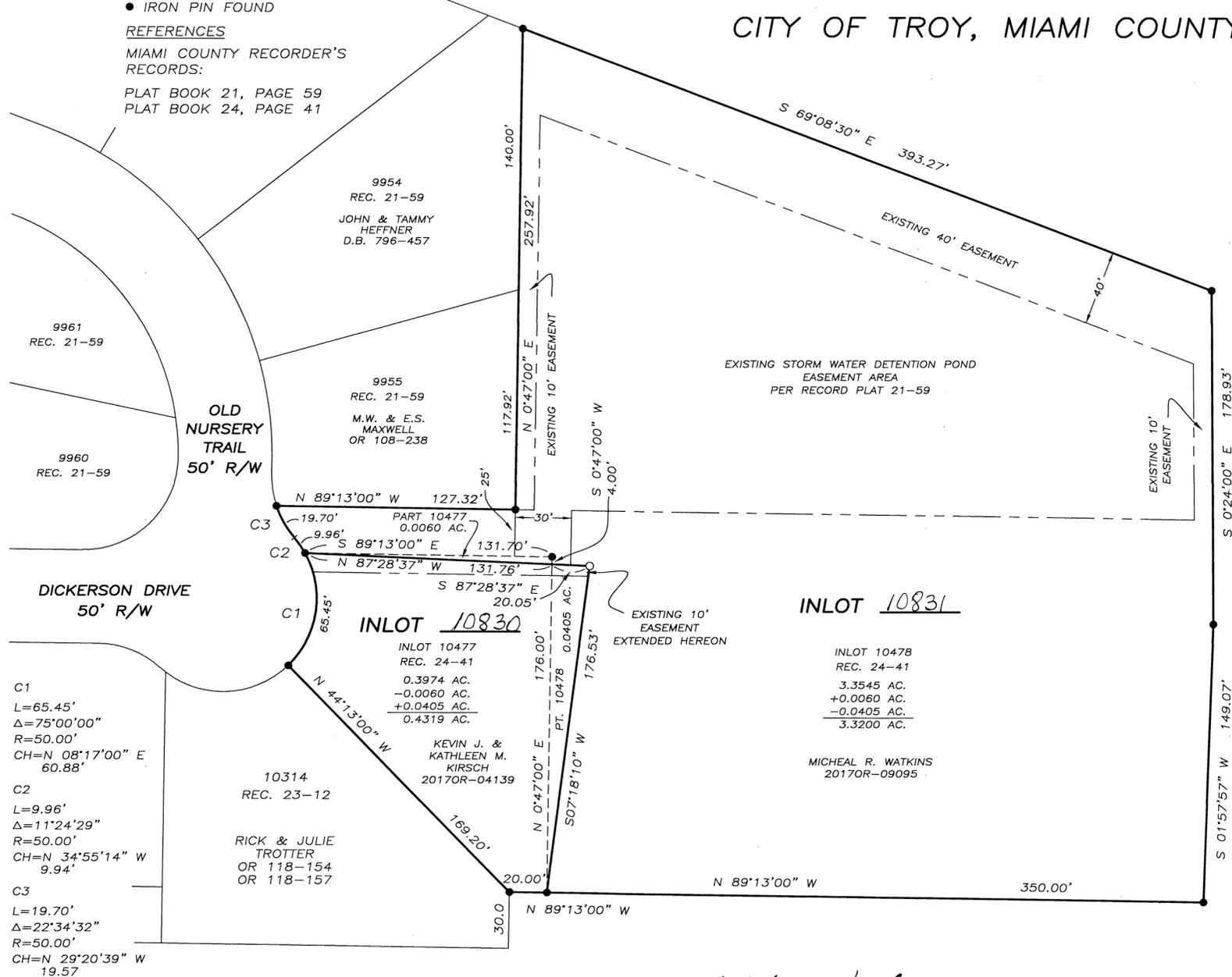
JUNE 16, 2018	REPLAT OF INLOTS 10477 & INLOT 10478 IN THE CITY OF TROY, MIAMI COUNTY, OHIO
NEIL E. TEAFORD 7724 REGISTERED PROFESSIONAL SURVEYOR	Neil E. Teaford, P.S. # 7724 NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
 PLAT BOOK 21, PAGE 59
 PLAT BOOK 24, PAGE 41



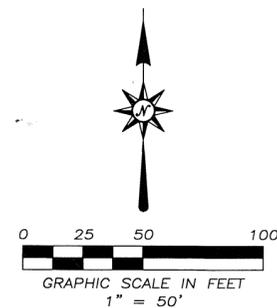
OWNER Micheal R. Watkins
 MICHEAL R. WATKINS

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 20th DAY OF July, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHEAL R. WATKINS, OWNER, 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 HEREBY WRITTEN.

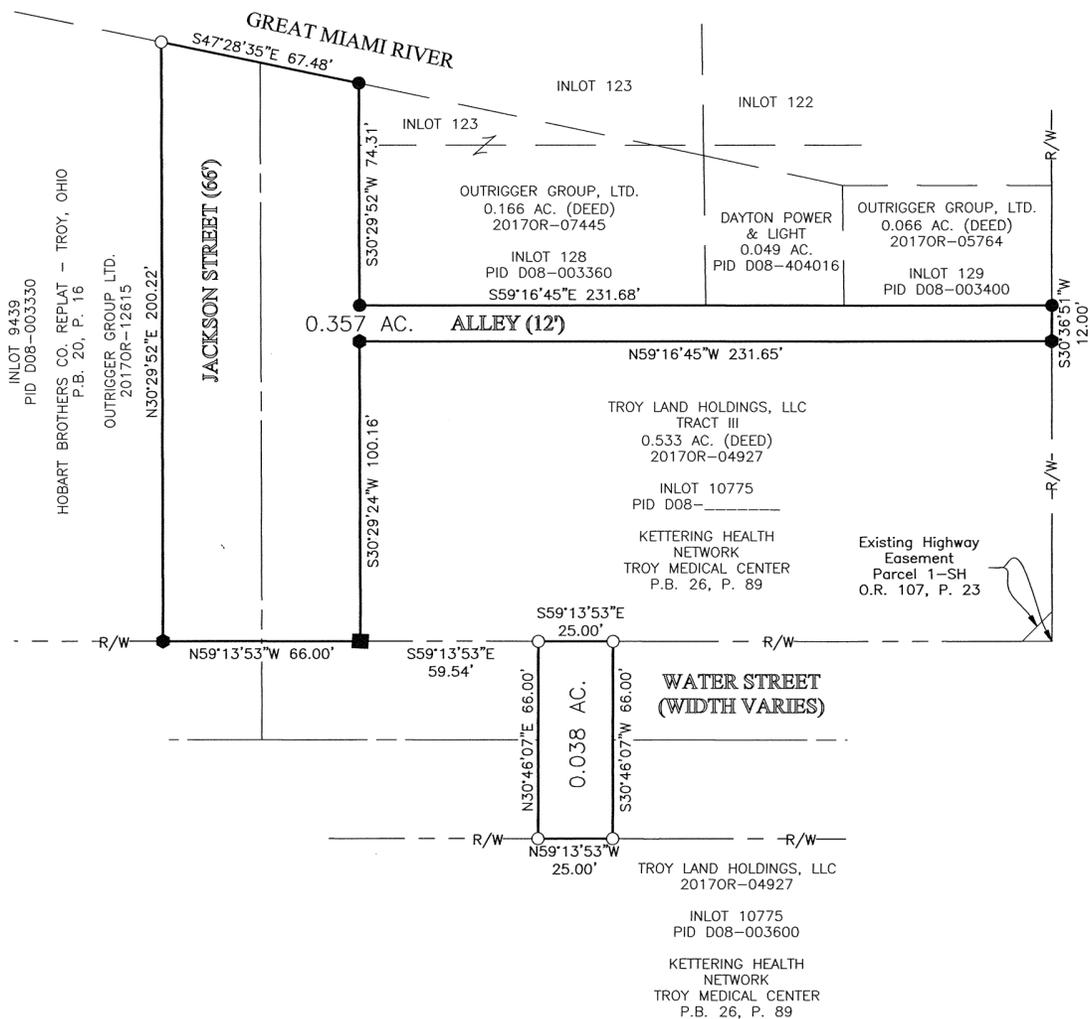
MY COMMISSION EXPIRES:

Sept. 3rd, 2019
 DATE
Albrey Less
 NOTARY PUBLIC

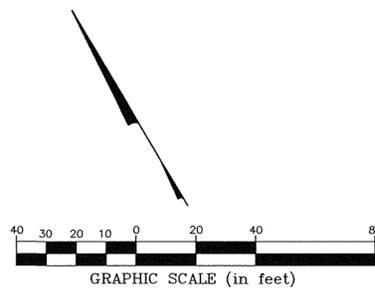


RIGHT OF WAY VACATION
SECTION 21, TOWNSHIP 5, RANGE 6
MIAMI RIVER SURVEY
CITY OF TROY, COUNTY OF MIAMI, STATE OF OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00025
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/14/2018 03:37:56 PM
REFERENCES
RECORDING FEE
PAGES: 1



ADAMS STREET (66')



SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived from RTK GPS observations using the Ohio Department of Transportation Virtual Reference System Equipment and software. A bearing of North 59°15'35" West, assigned to the northerly right-of-way line of Main Street, is designated the basis of bearings for this plat.

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.

- = STONE FND.
- = CHISELED "X" FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

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



Fee \$ 43.20
Jessica A. Lopez Rola McCoy
Miami County Recorder By Deputy Recorder

MIAMI COUNTY AUDITOR
Approved and Transferred Aug 14, 2018.
Matthew W Gearhardt
Miami County Auditor
Joyce Gaudet
By Deputy Auditor

CITY OF TROY PLANNING COMMISSION
At a meeting of the Planning Commission of the City of Troy, Ohio, held this 25 day of July, 2018, this plat was reviewed and approved.
Chad M. Kyrus Sean J. Knight
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 Kettering Health Network Troy Medical Center this 6 day of Aug, 2018.

This plat was approved by Ordinance No. 0- 36-2018 effective Aug 6, 2018.
Michael R. Basilio Martha A. Baker Sean J. Knight
Mayor President of Council Clerk of Council

Being a vacation of all of Jackson Street and the unnamed alley located south of the Great Miami River, north of Water Street, east of Elm Street, and west of Adams Street, and part of Water Street located south of the Great Miami River, east of Elm Street, and west of Adams Street

NOTE "A" - ACREAGE BREAKDOWN:

- ROW Vacation Acreages:**
- 0.019 Ac. vacated to D08-003600
 - 0.191 Ac. vacated to D08-
 - 0.010 Ac. vacated to D08-003400
 - 0.006 Ac. vacated to D08-404016
 - 0.079 Ac. vacated to D08-003360
 - 0.149 Ac. vacated to D08-003330

SURVEYED & PLATTED BY



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 6 Aug 18
Professional Surveyor No. 7865 Date

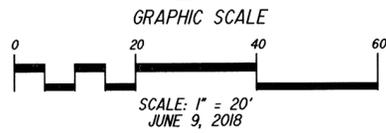
J:\20170726\DWG\04SHEETS\PLAT\20170726-VS-PLAT-VACT.DWG plotted by MASTON, JOHN on 8/1/2018 11:27:18 AM last saved by JMASTON on 7/23/2018 3:36:36 PM Xrefs: 20170726-VS-BCRD-MCDUGALL-MARSH.DWG

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00026
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 08/15/2018 11:46:13 AM
 REFERENCES
 RECORDING FEE
 PAGES: 1

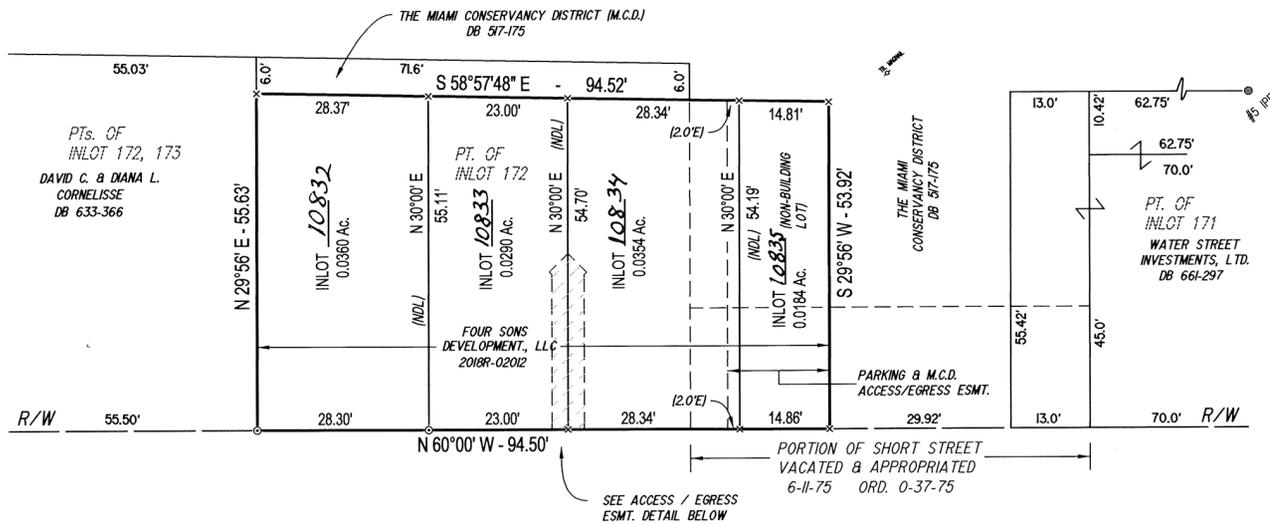
REPLAT OF PT. INLOT 172 AND A PORTION OF VACATED SHORT ST. CITY OF TROY, MIAMI COUNTY, OHIO



- LEGEND:**
- IRON PIN FOUND - SIZE INDICATED
 - ⊙ IRON PIN SET W/LD. CAP - 5/8"
 - ⊕ MAG NAIL FOUND
 - × = "CROSS-CUT" IN PAVEMENT
 - INDL = NEW DIVISION LINE



SURVEY REF:
 LOT SUR. 13 PAGE 159
 DB 633 PG. 366
 DB 661 PG. 297
 DB 517 PG. 175
 OR 2018-02012
 CITY OF TROY TAX MAPS

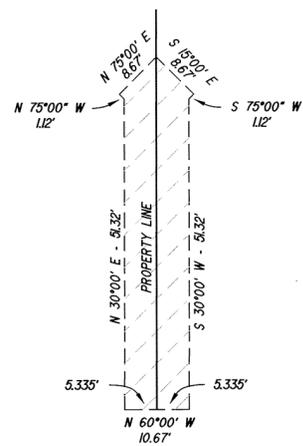
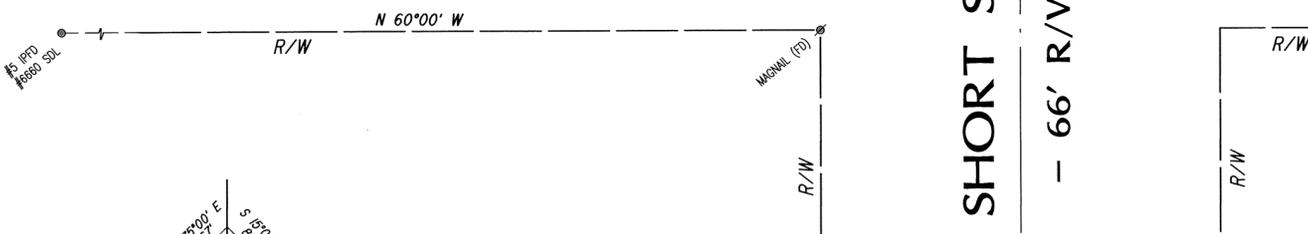


W. WATER STREET

- 66' R/W

SHORT ST.

- 66' R/W



NOTE:
 ACCESS / EGRESS EASEMENT SHALL ENCOMPASS THE AREA DELINEATED BY THIS DETAIL AND EXTEND VERTICALLY TO A POINT 15.0 FEET ABOVE THE SIDEWALK GRADE AT THE FRONT OF THE UNIT AT THE BUILDING LINE EXTENDED.

THIS EASEMENT SHALL BENEFIT AND ACCRUE EQUALLY TO THE ADJOINING RESIDENCES AND SHALL NOT BE RESTRICTED NOR ABRIDGED IN ANY MANNER.

ACCESS / EGRESS ESMT. DETAIL

FEE: 43.20

Jessica A Lopez BY: Jwendel
 MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
 ASSIGNED THIS 15TH DAY OF August, 2018

Matthew W. Mearns BY: Joyce Grullert
 MIAMI CO. AUDITOR DEPUTY

DESCRIPTION:

BEING A REPLAT OF PT. INLOT 172 AND A PORTION OF VACATED SHORT STREET IN THE CITY OF TROY, MIAMI COUNTY, OHIO AND BEING ALL OF THE LAND ACQUIRED BY FOUR SONS DEVELOPMENT, LLC - A DOMESTIC LIMITED LIABILITY COMPANY BY DEED RECORDED IN 2018OR-02012 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

REPLAT AUTHORIZATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREON REPLATTED, TO HEREBY VOLUNTARILY CONSENT THE EXECUTION OF SAID REPLAT THIS 15 DAY OF August, 2018.

FOUR SONS DEVELOPMENT, LLC
 A DOMESTIC LIMITED LIABILITY CO.
 BY: Waide Westfall
 WAIDE WESTFALL, MEMBER

STATE OF OHIO
 COUNTY OF MIAMI, s.s.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT OHIO THIS 15TH DAY OF August, 2018.

Jicki L. Moore
 NOTARY PUBLIC
 My Commission Expires: 4-4-2020



APPROVAL BY THE CITY OF TROY, OH.
 APPROVED BY THE CITY OF TROY, OHIO THIS 14TH DAY OF AUGUST, 2018.

BY: [Signature]
 CITY ENGINEER

CERTIFICATION: I CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTS ARE TO BE SET AS SHOWN.



M.L. Oxner
 M.L. OXNER - REG. SURVEYOR NO. 6209
 JUNE 9, 2018

PROFESSIONAL ASSOCIATES INC.
 CIVIL ENGINEER / SURVEYOR
 516 PATRICIA FAYE CT., BROOKVILLE, OH 45309
 M.L. OXNER P.E., P.S. PH. 937-238-1677 (C)

JOB No. 201807

REPLAT OF PART OF INLOT 431

18 SECTION 6 TOWN 6E RANGE PIQUA CITY MIAMI COUNTY

VOLUME 27, PAGE 12
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00027
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/20/2018 09:30:16 AM
REFERENCES
RECORDING FEE
PAGES: 2

FEE \$86.40

Jessica Lopez
MIAMI COUNTY RECORDER

Matthew W. Gearhardt
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Aug 20, 2018

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grullist
BY DEPUTY AUDITOR

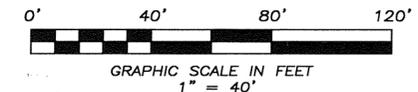
LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- RRS FOUND
- IRON PIN FOUND
- ⊕ PK NAIL SET
- x - EXISTING FENCE LINE
- () REFERENCED DISTANCE OF RECORD

REFERENCES

- LAND SURVEYS:
AS REFERENCED HEREON
- RECORD PLATS:
DEED BOOK 19, PAGE 401
AND AS REFERENCED HEREON
- LOT SURVEYS:
VOLUME 15, PAGE 33
VOLUME 19, PAGE 84
VOLUME 24, PAGE 191
AND AS REFERENCED HEREON

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) WITH DOWNING STREET BEARING S 00°04'06" W.

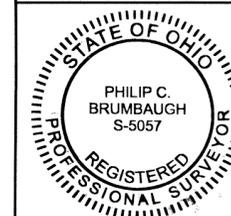


CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPLAT 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 APRIL, 2018. 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.

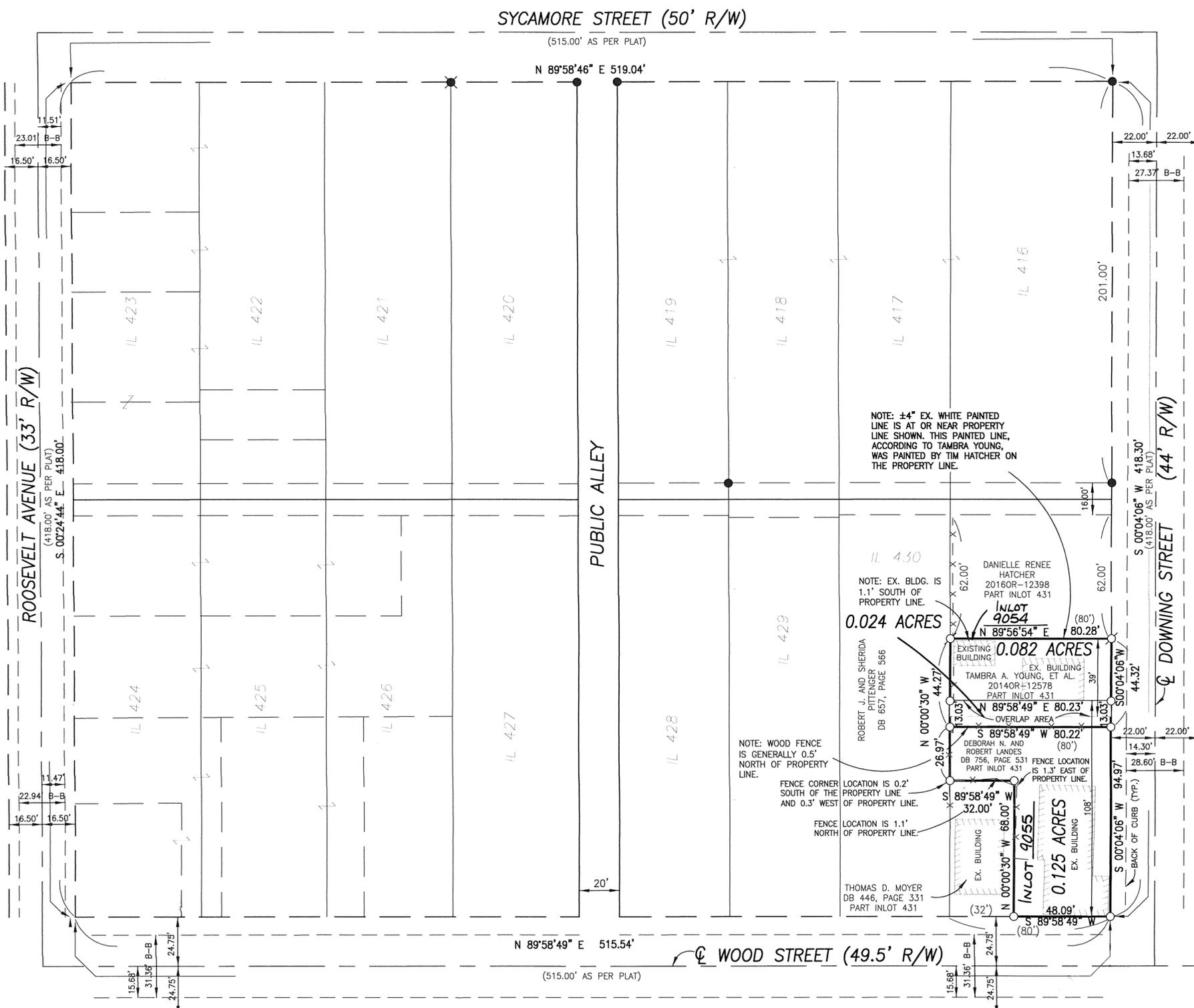
Philip C. Brumbaugh
PHILIP C. BRUMBAUGH 713015
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

REPLAT OF PT INLOT 431 FOR TAMBRA YOUNG
LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY DATE: 7-30-2018



**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



REPLAT OF PART OF INLOT 431

SECTION 18 TOWN 6 RANGE 6E CITY PIQUA COUNTY MIAMI

VOLUME 27, PAGE 12A MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION:

BEING A REPLAT OF PART OF INLOT 431 AS ACQUIRED BY TAMBRA A. YOUNG, ET AL. BY 2014OR-07929 AND BY TAMBRA A. YOUNG BY 2018OR-... AND PART OF INLOT 431 AS ACQUIRED BY AND ROBERT AND DEBORAH N. LANDES BY DEED BOOK 756, PAGE 531, LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

FEE \$86.40

Signature of Recorder

Signature of Deputy

MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED, 20

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF PIQUA:

THIS RECORD PLAT WAS REVIEWED AND APPROVED THIS 14th DAY OF AUGUST, 2018.

Signature of City Planner

CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPLAT 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 APRIL, 2018. 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.

Signature of Surveyor

Professional Surveyor Seal and Brumbaugh Engineering & Surveying, LLC contact information.

PLAT AUTHORIZATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS DAY OF 2018.

Signature of Tamara A. Young

TAMBRA A. YOUNG (UNMARRIED) OWNER OF 2014OR-12578 & 2018OR-10138

Signature of Timothy L. Hatcher

TIMOTHY L. HATCHER (MARRIED) OWNER OF 2014OR-12578

Signature of Nancy M. Hatcher

NANCY M. HATCHER SPOUSE



KRISTA M. PHILLIPS, Notary Public In and for the State of Ohio My Commission Expires Nov. 9, 2019 Recorded in Miami County

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED TAMBRA A. YOUNG, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 8th DAY OF August, 2018.

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED TIMOTHY L. HATCHER & NANCY M. HATCHER, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 10th DAY OF August, 2018.

Signature of Deanna L. Roe



Deanna L. Roe Notary Public, State of Ohio My Commission Expires June 8, 2021

Signature of Krista M. Phillips

NOTARY PUBLIC

Signature of Terri A. Riffell

TERRI A. RIFFELL (MARRIED) OWNER OF 2014OR-12578

Signature of Stephen A. Riffell

STEPHEN A. RIFFELL SPOUSE

Signature of Robert Landes

ROBERT LANDES (MARRIED) OWNER OF D.B. 756, PG. 531

Signature of Deborah N. Landes

DEBORAH N. LANDES OWNER OF D.B. 756, PG. 531

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED TERRI A. RIFFELL & STEPHEN A. RIFFELL, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 8th DAY OF August, 2018.

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ROBERT LANDES & DEBORAH N. LANDES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 13th DAY OF August, 2018.

Signature of Deanna L. Roe



Deanna L. Roe Notary Public, State of Ohio My Commission Expires June 8, 2021

Signature of Deanna L. Roe

NOTARY PUBLIC



Deanna L. Roe Notary Public, State of Ohio My Commission Expires June 8, 2021

Signature of Danielle R. Starnett, Executor

ESTATE of THOMAS L. HATCHER (DECEASED, UNMARRIED) OWNER OF 2014OR-12578

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DANIELLE R. STARNETT WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPPICITY, OHIO, THIS 8th DAY OF August, 2018.

STATE OF OHIO, S.S.: TAMBRA A. YOUNG, BEING DULY SWORN, SAYS THAT ALL PERSONS TO THE BEST OF HER KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS HAVE UNITED IN ITS EXECUTION.

Signature of Tamara A. Young

TAMBRA A. YOUNG

Signature of Bryan K. Stewart (SEAL)

BRYAN K. STEWART, ATTORNEY AT LAW NOTARY PUBLIC, STATE OF OHIO My Commission has No EXPIRATION DATE Section 147.03 O.R.C

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED TAMBRA A. YOUNG, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 8th DAY OF August, 2018.

BRYAN K. STEWART, ATTORNEY AT LAW NOTARY PUBLIC, STATE OF OHIO My Commission has no expiration date Section 147.03 O.R.C

Signature of Deanna L. Roe

NOTARY PUBLIC



Deanna L. Roe Notary Public, State of Ohio My Commission Expires June 8, 2021

WOODED HEIGHTS REPLAT PART LOT 8 & 2.918 ACRES

BETHEL TOWNSHIP, SECTION 7, TOWN 2, RANGE 9
MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00028
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/22/2018 11:17:19 AM
REFERENCES
RECORDING FEE
PAGES: 1

FEE \$ 43.20 Jessica A. Lopez MIAMI COUNTY RECORDER
William M. Pen BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 22ND DAY OF AUGUST, 2018.
Matthew W. Geashardt MIAMI COUNTY AUDITOR
Joyce Gillard BY DEPUTY AUDITOR

MIAMI COUNTY ENGINEER
REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 17TH DAY OF JULY, 2018.
Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.

MIAMI COUNTY COMMISSIONERS
APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS
THIS 19TH DAY OF JULY, 2018.
John W. O'Brien, Absent John F. Pous

MIAMI COUNTY PLANNING COMMISSION
REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING
COMMISSION THIS 21ST DAY OF AUGUST, 2018.
Gregory S. Simmons
CHAIRMAN David A. [Signature] SECRETARY

REFERENCES
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 10, PAGE 130
VOLUME 14, PAGE 89
VOLUME 34, PAGE 84
MIAMI COUNTY RECORDER'S
RECORDS:
PLAT BOOK 5, PAGE 52
DOCUMENT 20170R-05999

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

JUNE 19, 2018 SURVEY OF LOT 51, WOODED HEIGHTS PLAT
IN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO
Neil E. Teaford, P.S. #7724
NEIL E. TEAFORD
5260 TROY-URBANA ROAD
CASSTOWN, OHIO 45312
OHIO REGISTERED
PROFESSIONAL SURVEYOR # 7724

DESCRIPTION:
BEING A REPLAT SITUATED IN SECTION 7, TOWN 2, RANGE 9, BETHEL TOWNSHIP, MIAMI COUNTY,
OHIO, CONTAINING A TOTAL OF 3.326 ACRES, PART LOT 8, 0.408 ACRE, WOODED HEIGHTS, AS
SHOWN IN PLAT BOOK 5, PAGE 52, MIAMI COUNTY PLAT RECORDS, AND 2.918 ACRES IN BETHEL
TOWNSHIP, SECTION 7, TOWN 2, RANGE 9, AS CONVEYED TO DENNIS M. LAWSON, GREGORY S.
LAWSON AND SHERRI L. POTEET, IN DOCUMENT 20170R-05999 MIAMI COUNTY DEED RECORDS.

OWNER'S CONSENT

I, DENNIS M. LAWSON, MARRIED, OWNER OF THE LAND SHOWN HEREON,
DO HEREBY CONSENT TO THE REPLAT AS SHOWN BY THIS PLAT.

Dennis M. Lawson Juditha Lawson
DENNIS M. LAWSON WIFE

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 30 DAY OF June, 2018,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE, PERSONALLY CAME DENNIS M. LAWSON
AND WIFE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF
THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN
TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON
THE DAY AND DATE SHOWN HEREON.

MY COMMISSION EXPIRES: 7/31/19 Maria [Signature]
DATE NOTARY PUBLIC



OWNER'S CONSENT

I, GREGORY S. LAWSON, MARRIED, OWNER OF THE LAND SHOWN HEREON,
DO HEREBY CONSENT TO THE REPLAT AS SHOWN BY THIS PLAT.

Gregory S. Lawson Julie Lawson
GREGORY S. LAWSON WIFE

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 30 DAY OF June, 2018,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE, PERSONALLY CAME GREGORY S. LAWSON,
AND WIFE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF
THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN
TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON
THE DAY AND DATE SHOWN HEREON.

MY COMMISSION EXPIRES: 7/31/19 Maria [Signature]
DATE NOTARY PUBLIC



OWNER'S CONSENT

I, SHERRI L. POTEET, MARRIED, OWNER OF THE LAND SHOWN
HEREON, DO HEREBY CONSENT TO THE REPLAT AS SHOWN BY
THIS PLAT.

Sherril L. Poteet Sherril Poteet
SHERRI L. POTEET HUSBAND

STATE OF OHIO, MIAMI COUNTY, SS:

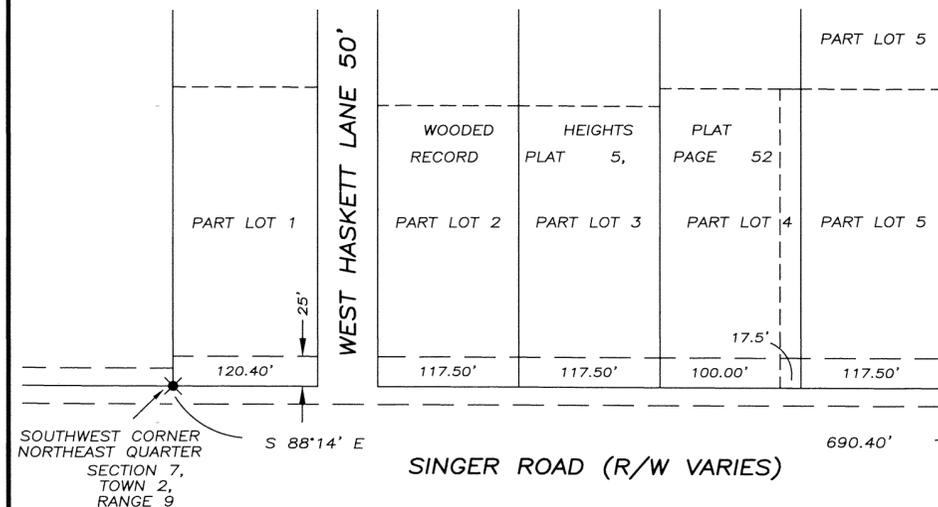
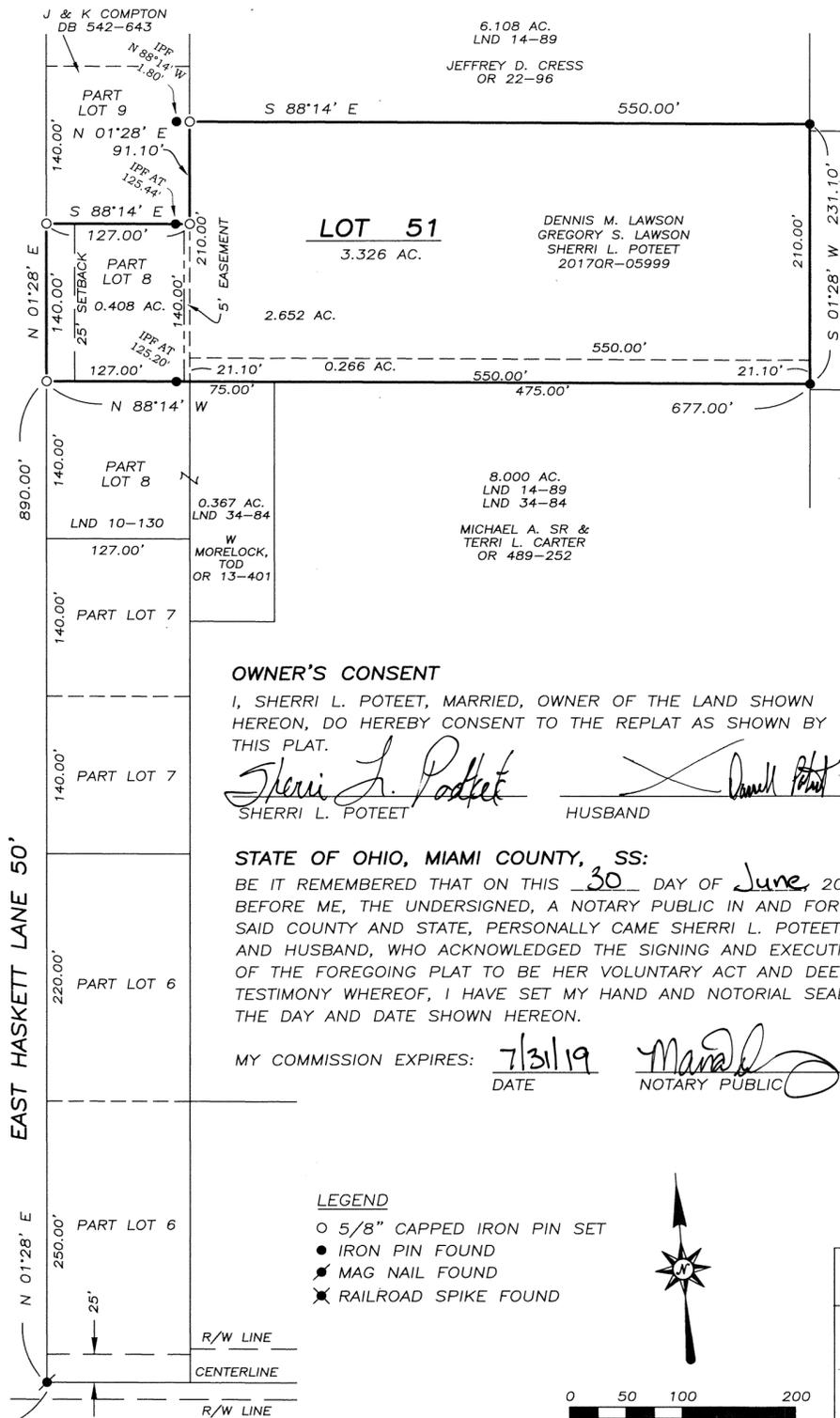
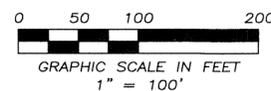
BE IT REMEMBERED THAT ON THIS 30 DAY OF June, 2018,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE, PERSONALLY CAME SHERRI L. POTEET
AND HUSBAND, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION
OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN
TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON
THE DAY AND DATE SHOWN HEREON.

MY COMMISSION EXPIRES: 7/31/19 Maria [Signature]
DATE NOTARY PUBLIC



LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ◆ MAG NAIL FOUND
- ✱ RAILROAD SPIKE FOUND



SOUTHWEST CORNER
NORTHEAST QUARTER
SECTION 7,
TOWN 2,
RANGE 9

PIQUA POWER REPLAT OF INLOT 9042 & 9043

VOLUME 27, PAGE 14

MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION
 BEING A REPLAT OF ALL OF INLOT 9042 AS ACQUIRED BY CITY OF PIQUA IN 2017OR-11588 AND ALL OF INLOT 9043 AS ACQUIRED BY CAP INDUSTRIES IN 2017OR-11589 AND 2018OR-10366 AS RECORDED IN PLAT BOOK VOLUME 26, PAGE 71 OF THE MIAMI COUNTY RECORDER'S OFFICE. LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

CITY OF PIQUA:

THIS RECORD PLAT WAS REVIEWED AND APPROVED THIS 2ND DAY OF AUGUST, 2018.


 CHRIS SCHMESING
 CITY PLANNER
 CITY OF PIQUA

PLAT AUTHORIZATION AND DEDICATION
 WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS 2ND DAY OF AUGUST, 2018.


 GARY A. HUFF
 CITY OF PIQUA, CITY MANAGER

GARY A. HUFF
 PRINTED NAME

STATE OF OHIO - COUNTY OF MIAMI, S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 2ND DAY OF AUGUST, 2018.


 DEBORAH ANN STEIN
 NOTARY PUBLIC

 DEBORAH ANN STEIN
 Notary Public, State of Ohio
 My Commission Expires 11/14/2019

PLAT AUTHORIZATION AND DEDICATION
 WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS 2ND DAY OF AUGUST, 2018.

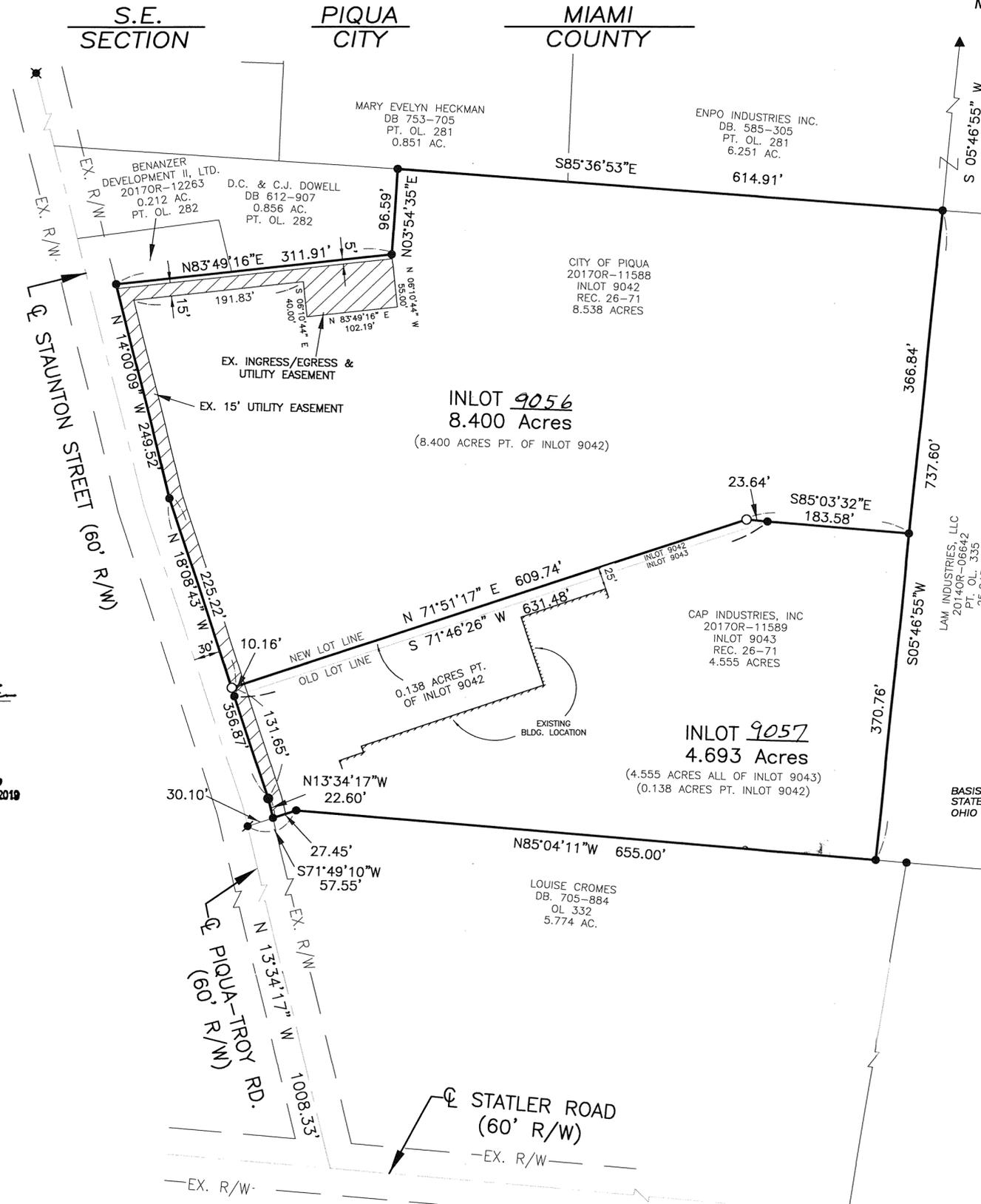
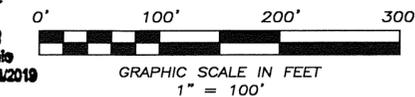

 CAP INDUSTRIES, INC.

ROBERT A HECKMAN
 PRINTED NAME

STATE OF OHIO - COUNTY OF MIAMI, S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 2ND DAY OF AUGUST, 2018.


 DEBORAH ANN STEIN
 NOTARY PUBLIC

 DEBORAH ANN STEIN
 Notary Public, State of Ohio
 My Commission Expires 11/14/2019



MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00029
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 08/23/2018 11:34:40 AM
 REFERENCES
 RECORDING FEE
 PAGES: 1

FEE \$ 43²⁰
 JESSICA A. LOPEZ
 MIAMI COUNTY RECORDER
 BRITTANY M. LAW
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Aug 23, 2018.
 MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR
 JOYCE GRULLERT
 BY DEPUTY AUDITOR

- REFERENCES**
- LAND SURVEYS:**
 VOLUME 18, PAGE 17
 AND AS REFERENCED HEREON
- RECORD PLATS:**
 BOOK 9, PAGE 101
 BOOK 26, PAGE 71
 AND AS REFERENCED HEREON
- LOT SURVEYS:**
 VOLUME 20, PAGE 175
 VOLUME 18, PAGE 157
 AND AS REFERENCED HEREON

- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - 5/8" IRON PIN FOUND
 - ✕ RAILROAD SPIKE FOUND
 - ◆ MAG NAIL FOUND
 - ▲ STONE FOUND
 - () REFERENCED DISTANCE OF RECORD

REPLAT OF ~~##~~ INLOT 9042 AND ALL INLOT 9043 FOR PIQUA POWER LOCATED IN MIAMI COUNTY ~ JUNE 6, 2018

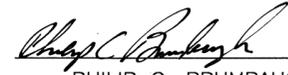


PHILIP C. BRUMBAUGH
 S-5057
 REGISTERED PROFESSIONAL SURVEYOR

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 #293.17-A DRAWN BY: MRH CHECKED BY: JJB


 PHILIP C. BRUMBAUGH
 OHIO REGISTERED PROFESSIONAL SURVEYOR #5057
 4/7/18

REPLAT OF PART OF INLOTS
434, 435, 581, 582, 583, & 584
IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

Volume 27 Page 15
Miami County Recorder's Plat Records

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00030
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/29/2018 10:08:46 AM
REFERENCES
RECORDING FEE
PAGES: 1

\$43.20
FEE

Jessica A. Lopez BY: Lola McCoy
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 29
DAY OF Aug., 2018.

Matthew W. Yearhardt BY: Linda Linneman
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

Being a replat of Part of Inlots 434 and 435 of the Subdivision of Outlot Number Three of Campbells Addition to the Town of Piqua filed in D.B. 19, Page 647 and part of Inlots 581, 582, 583, and 584 of the Subdivision of Outlot Number 2 in Campbells Addition to Piqua filed in D.B. 25, Page 317 of the Miami County Recorder's Deed Records. Acquired by Kyle Fincel by D.B. 699, Page 402 of the Miami County Recorder's Deed Records, Kyle W. Fincel by 2014OR-04851 of the Miami County Recorder's Official Records and by Kyle Fincel by 2018OR-09967 of the Miami County Recorder's Official Records.

Acknowledgement

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

Kyle W. Fincel
Kyle W. Fincel AKA Kyle Fincel

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

Be it remembered that on this 29th day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed, to me known, who 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 name and official seal on the day and date written above.

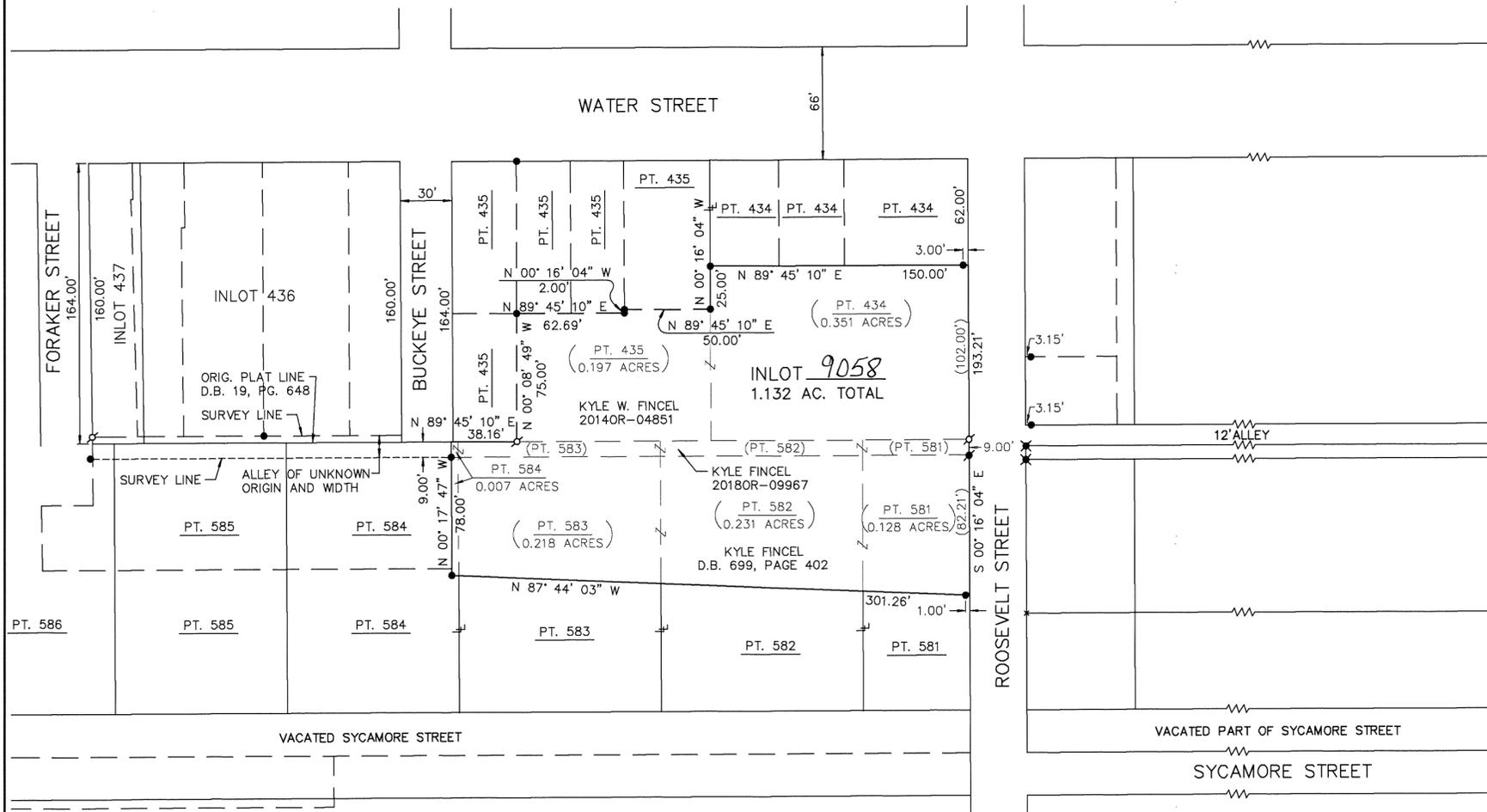
Catherine J. Oda My commission expires: 11-9-18
Notary Public

Replat of part Inlots 434, 435, 581, 582, 583, & 584
in the City of Piqua for Kyle Fincel.



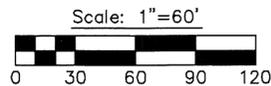
Michael W. Cozatt 8/29/18
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 15818R Ph. (937) 339-2921



Legend

- Iron pin found
- ✱ PK nail fd.
- ✱ Mag spike found
- ✱ Mag nail found
- 5/8" dia. capped iron pin set (Cozatt, S6001)



References

D.B. 17, Pg. 243	Vol. 01, Pg. 93		
D.B. 19, Pg. 648	Vol. 03, Pg. 176		
D.B. 25, Pg. 317	Vol. 12, Pg. 26		
D.B. 484, Pg. 756	Vol. 15, Pg. 21		
D.B. 562, Pg. 665	Vol. 16, Pg. 140	Miami County Engineer's Record of Lot Surveys	
D.B. 649, Pg. 687	Vol. 17, Pg. 128		
D.B. 714, Pg. 259	Vol. 22, Pg. 143		
D.B. 743, Pg. 534	Vol. 22, Pg. 173		
2017OR 03276	Vol. 23, Pg. 28		
	Vol. 23, Pg. 118		
	Vol. 58, Pg. 145		LAND SURVEY
P.B. 19, Pg. 122			Conrail Railroad Maps
P.B. 20, Pg. 97			
P.B. 22, Pg. 22			
P.B. 25, Pg. 22			

City of Piqua Planning and Zoning

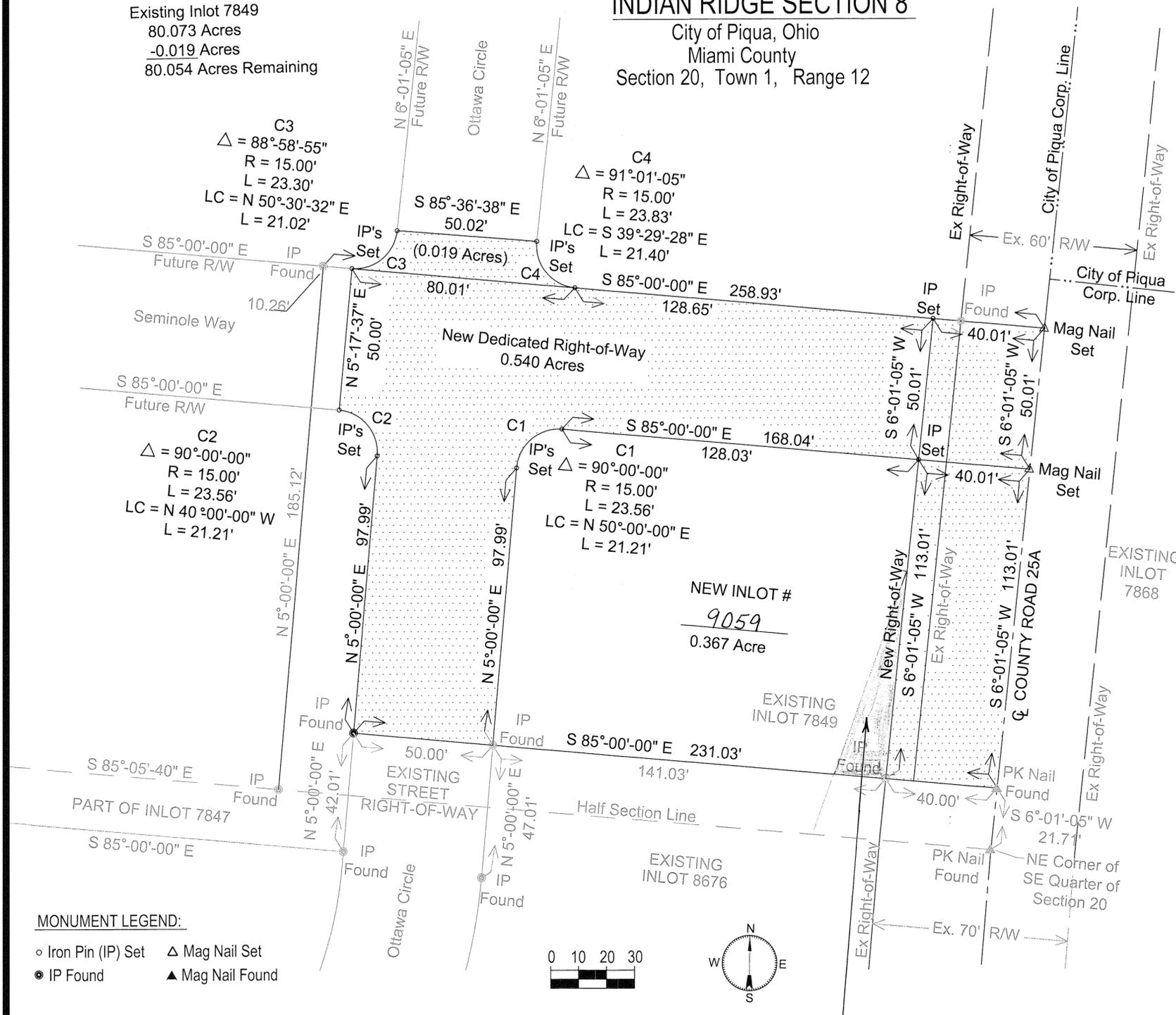
The within replat shown hereon was reviewed and approved by
the City of Piqua this 29, day of AUGUST, 2018.

Christopher W. Schmiesing
Christopher W. Schmiesing

Existing Inlot 7849
80.073 Acres
-0.019 Acres
80.054 Acres Remaining

INDIAN RIDGE SECTION 8

City of Piqua, Ohio
Miami County
Section 20, Town 1, Range 12



- MONUMENT LEGEND:**
- Iron Pin (IP) Set △ Mag Nail Set
 - IP Found ▲ Mag Nail Found



NOTE: SEE EASEMENT RECORDED IN 2018OR-10963.

Juni Mascari
DEPUTY
9.11.18
DATE

Survey Record Vol 24 Page 6
Plat Record Vol 19 Page 123
Survey Record Vol 24 Page 117

DESCRIPTION: Being a subdivision of a total of 0.907 Acres from Inlot 7849 Owned by Teeters Real Estate Investments, LLC with 0.888 acres being out of a tract of 1.814 acres as conveyed by OR Vol 319, Page 470, and 0.019 acres being out of a tract of 80.073 acres as conveyed by OR Vol 438, Page 816.

NOTE: Protective covenants and restrictions will apply as stated in Indian Ridge Section 5 as recorded in Miami County Plat Records in Vol 19, Page 57A and in document number 2015OR-01366 of Miami County Records. Ownership is currently Teeters Real Estate Investments, LLC.

NOTE: There is a six foot (6') utility easement along each side of all interior lot lines and a ten foot (10') utility easement along and adjacent to all street right-of-way lines, unless shown otherwise. All front yard setback lines are to be thirty feet (30') behind right-of-way lines.

FEE 43.20 VOLUME 27 PAGE 16

Jessica A. Lopez
MIAMI COUNTY RECORDER

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00031
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/31/2018 09:00:45 AM
REFERENCES
RECORDING FEE
PAGES: 1

Brittany M. Lewis
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 31 DAY
OF Aug, 2018

MIAMI COUNTY AUDITOR Matthew W. Dearhardt

BY DEPUTY AUDITOR Linda Turner

Sam C. Ochs 5/21/18
APPROVED BY PIQUA PLANNING COMMISSION CHAIRPERSON DATE

Rebecca J. Neal 5/24/18
APPROVED BY PIQUA PLANNING COMMISSION CLERK DATE

Kath B. Binko 5/23/18
APPROVED BY PIQUA CITY COMMISSION MAYOR DATE

Rebecca J. Neal 5/24/18
APPROVED BY PIQUA CITY COMMISSION CLERK DATE

CONSENT: WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON AND DO DEDICATE THE STREETS AND EASEMENTS TO PUBLIC USE FOREVER.

OWNER Julie A. Alexander
JULIE A. ALEXANDER, MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:
BE IT REMEMBERED THAT ON THIS 22ND DAY OF May, 2018
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MEMBER
OF TEETERS REAL ESTATE INVESTMENTS, LLC, WHO ACKNOWLEDGED THE
SIGNING AND EXECUTION OF THE FOREGOING
PLAT TO BE HER VOLUNTARY ACT AND DEED.
I HAVE SET MY HAND AND NOTORIAL SEAL
ON THE DAY AND DATE WRITTEN ABOVE.

Kathleen G. Bushnell
NOTARY PUBLIC



MY COMMISSION EXPIRES 10/14/2021

CERTIFICATION:
I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins are to be set at all lot corners, lot point of curvatures, and lot point of tangency. Bearings are made to agree with the Survey Plat Vol 24, Page 6.

Michael L. Heintz 5-21-18
Michael L. Heintz, PS #7149 Date



Michael L. Heintz, P.E., P.S.
231 Sandpiper Place
Sidney, Ohio 45365
Ph. 937-710-3310
mike@heintzengineering.com



Indian Ridge - Section 8
City of Piqua, Ohio
REVISION DATE: -----

Right-of-Way Plat
2017Indian/Design.dwg
REVISION DATE: -----

ISSUE DATE: May 21, 2018

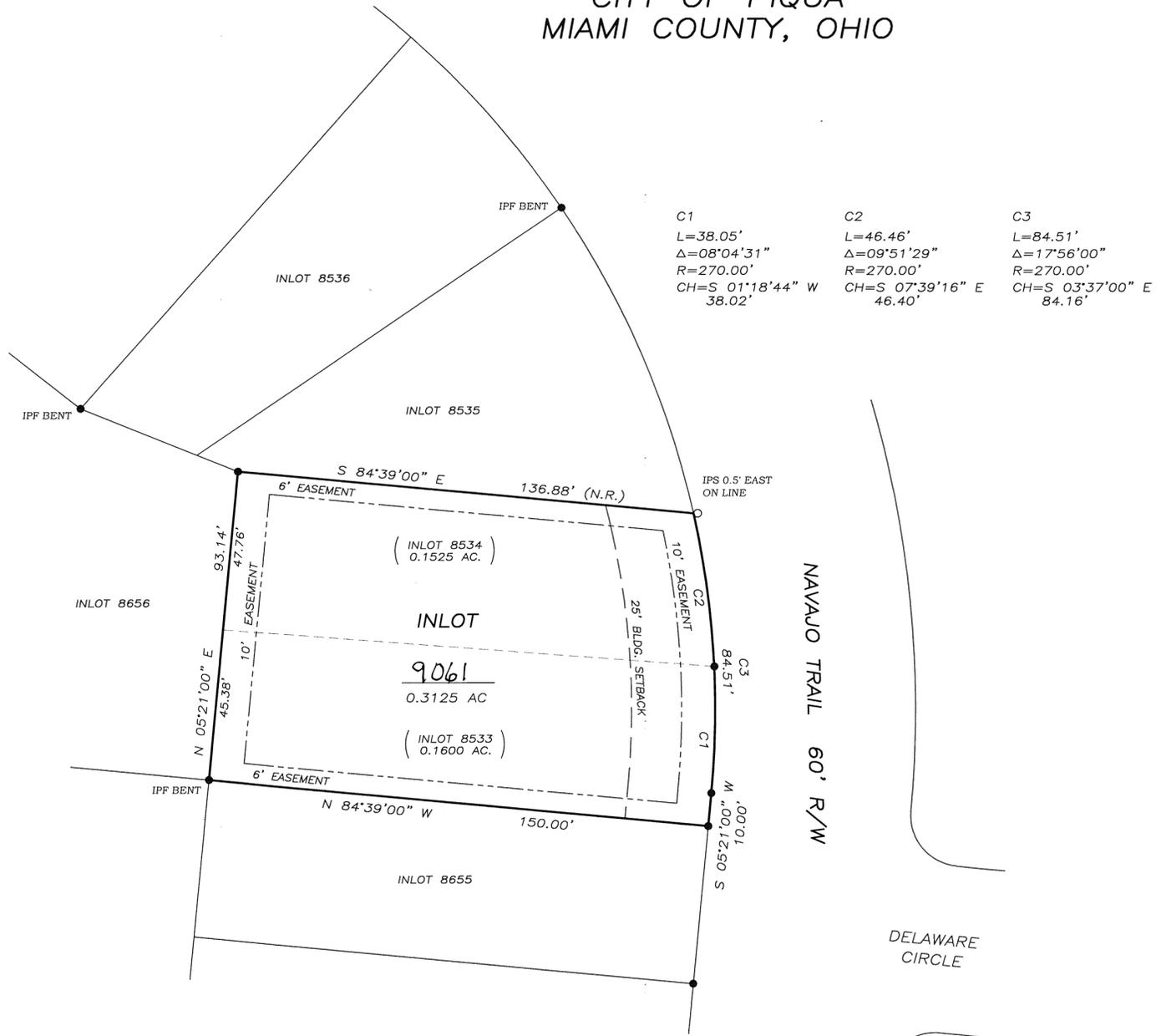
INDIAN RIDGE SUBDIVISION, SECTION 5 REPLAT

INLOTS 8533 & 8534
CITY OF PIQUA
MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00032
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/05/2018 12:25:19 PM
REFERENCES
RECORDING FEE
PAGES: 1

FEE \$43.20
Jessica A. Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept 5th, 2018.
Matthew W Gearhardt *Joyce Griggist*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOT 8533 AND INLOT 8534 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2016OR-15900 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN INDIAN RIDGE SUBDIVISION, REPLAT OF SECTION 5 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 101.

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

Julie A. Alexander, managing member
TEETERS REAL ESTATE INVESTMENTS, LLC
BY: JULIE A. ALEXANDER, MANAGING MEMBER

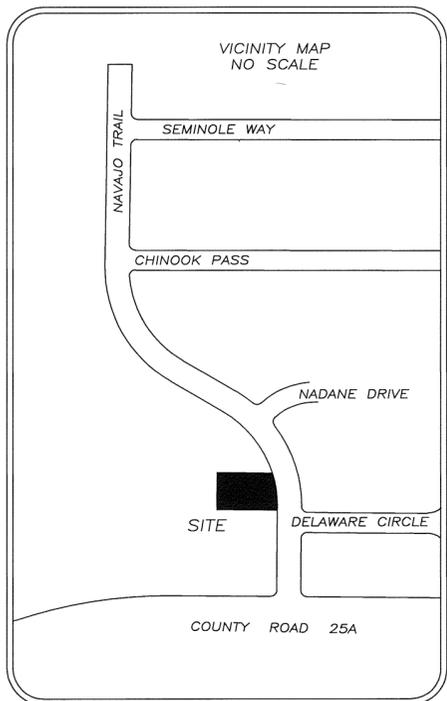
STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 4TH DAY OF Sept., 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kathleen J. Bushnell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/14/2021

KATHLEEN J. BUSHNELL
Notary Public, State of Ohio



CITY OF PIQUA
THIS RECORD PLAT REVIEWED AND APPROVED
THIS 4th DAY OF Sept., 2018.

[Signature]

NOTES:

PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 5, IN VOLUME 19, PAGE 101A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE INVESTMENTS, LLC"

IN ADDITION TO THE ABOVE, AMENDMENTS TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR INDIAN RIDGE SECTION FIVE WILL APPLY, AS RECORDED IN DOCUMENT NUMBER 2015OR-01366, MIAMI COUNTY RECORDS.

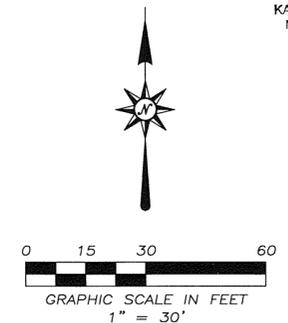
LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
VOLUME 19, PAGE 57, 57A
VOLUME 19, PAGE 101, 101A

MIAMI COUNTY RECORDER'S RECORDS:
DOCUMENT NUMBER 2016OR-15900



REPLAT OF INLOTS 8533 & 8534 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ AUGUST 25, 2018

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

CEDAR GROVE SUBDIVISION, PHASE 2

PLAT BOOK 27, PAGE 19
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREET RIGHTS OF WAY, AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER: TALISMANIC PROPERTIES, LLC.
BY: John Matthew Tomb
JOHN MATTHEW TOMB
SOLE MEMBER

STATE OF OHIO - COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF July, 2018 BY TALISMANIC PROPERTIES, LLC. BY JOHN MATTHEW TOMB, SOLE MEMBER, AS OWNER.

Dawn M. Gross
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 15, 2023



DAWN M. GROSS, Notary Public
In and for the State of Ohio
My Commission Expires April 15, 2023
Recorded in Miami County

OWNER: EIDEMILLER LAND CO.
BY: Elden Eidemiller
ELDEN EIDEMILLER
MEMBER

STATE OF OHIO - COUNTY OF Miami, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF July, 2018 BY EIDEMILLER LAND COMPANY BY ELDEN EIDEMILLER, MEMBER, AS OWNER.

Dawn M. Gross
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 15, 2023



DAWN M. GROSS, Notary Public
In and for the State of Ohio
My Commission Expires April 15, 2023
Recorded in Miami County

FURTHERMORE: WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND, PART INLOT 2392, ADJACENT TO THE EAST OF THE SUBDIVISION PLATTED HEREIN, GRANTS TO TALISMANIC PROPERTIES, LLC. AND THE CITY OF TIPP CITY, THE ADJACENT UTILITY AND DRAINAGE EASEMENTS AS SHOWN, AS WELL AS CONSTRUCTION AND EMERGENCY ACCESS ACROSS SAID LAND.

OWNER: EIDEMILLER LAND CO.
BY: Elden Eidemiller
ELDEN EIDEMILLER
MEMBER

STATE OF OHIO - COUNTY OF Miami, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF July, 2018 BY EIDEMILLER LAND COMPANY BY ELDEN EIDEMILLER, MEMBER, AS OWNER.

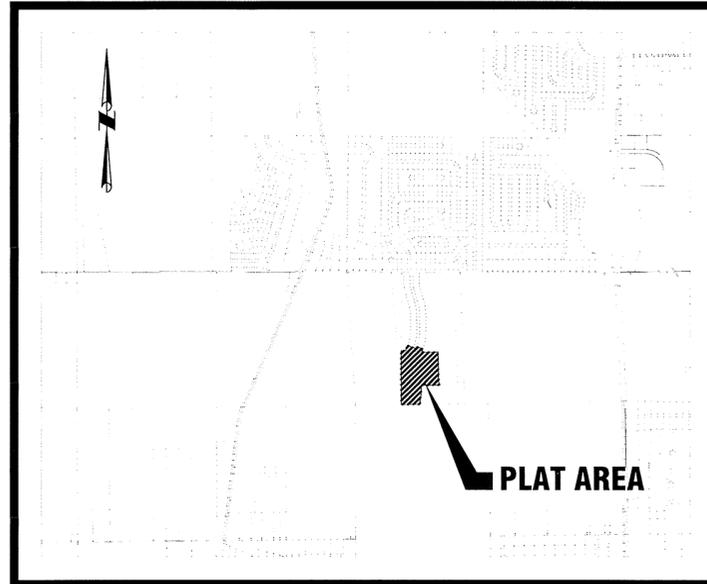
Dawn M. Gross
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 15, 2023



DAWN M. GROSS, Notary Public
In and for the State of Ohio
My Commission Expires April 15, 2023
Recorded in Miami County

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36 containing in all 15.342 acres, in Sec. 16, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio



VICINITY MAP

DESCRIPTION

Being a residential subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36 containing in all 15.342 acres, owned by TALISMANIC PROPERTIES, LLC. as recorded in 2018OR-08387.

SUMMARY OF ACREAGE

42 RESIDENTIAL INLOTS	10.326 AC.
1 COMMON INLOT	2.822 AC.
STREET RIGHT OF WAY	2.194 AC.
TOTAL THIS PLAT	15.342 AC.

SETBACKS AND BUILDING REQUIREMENTS

LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
22-36, 71-96 & 137	30	25	7.5 Ea. Side	35	1400

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00034
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/10/2018 11:07:52 AM
REFERENCES
RECORDING FEE
PAGES: 3

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Brittany P. Law
DEPUTY

TRANSFERRED THIS 10th DAY OF September, 2018
Matthew W. Gearhardt BY: Joyce G. Dill
MATTHEW W. GEARHARDT DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 20th DAY OF June, 2018, THIS PLAT WAS REVIEWED AND APPROVED.

Stacy M. Wall
CHAIRMAN

Dawn M. Gross
SECRETARY

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 16th DAY OF August, 2018, BY ORDINANCE No. 21-18.

John D. Brown
PRESIDENT OF COUNCIL

Janice M. Bates
CLERK OF COUNCIL

OWNER AND DEVELOPER

TALISMANIC PROPERTIES, LLC.
7 SOUTH PLUM STREET
TROY, OH 45373
937-339-3939

EIDEMILLER LAND CO.
3281 W. ST. RT. 571
TROY, OH 45373
937-750-3281

COVENANTS, CONDITIONS, RESTRICTIONS AND HOME OWNER'S ASSOCIATION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CEDAR GROVE OF TIPP CITY HOMEOWNER'S ASSOCIATION RECORDED IN 2015OR-07931. FIRST AMENDMENT RECORDED IN 2015OR-15560.

SEE SHEET 3 OF 3 FOR STORM WATER DRAINAGE RESTRICTIONS.

<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	REV. DATE: 06-04-2018
	DRAWN BY: seb
	JOB NUMBER: MiaTci1803FinApp
	SHEET NUMBER 1 OF 3

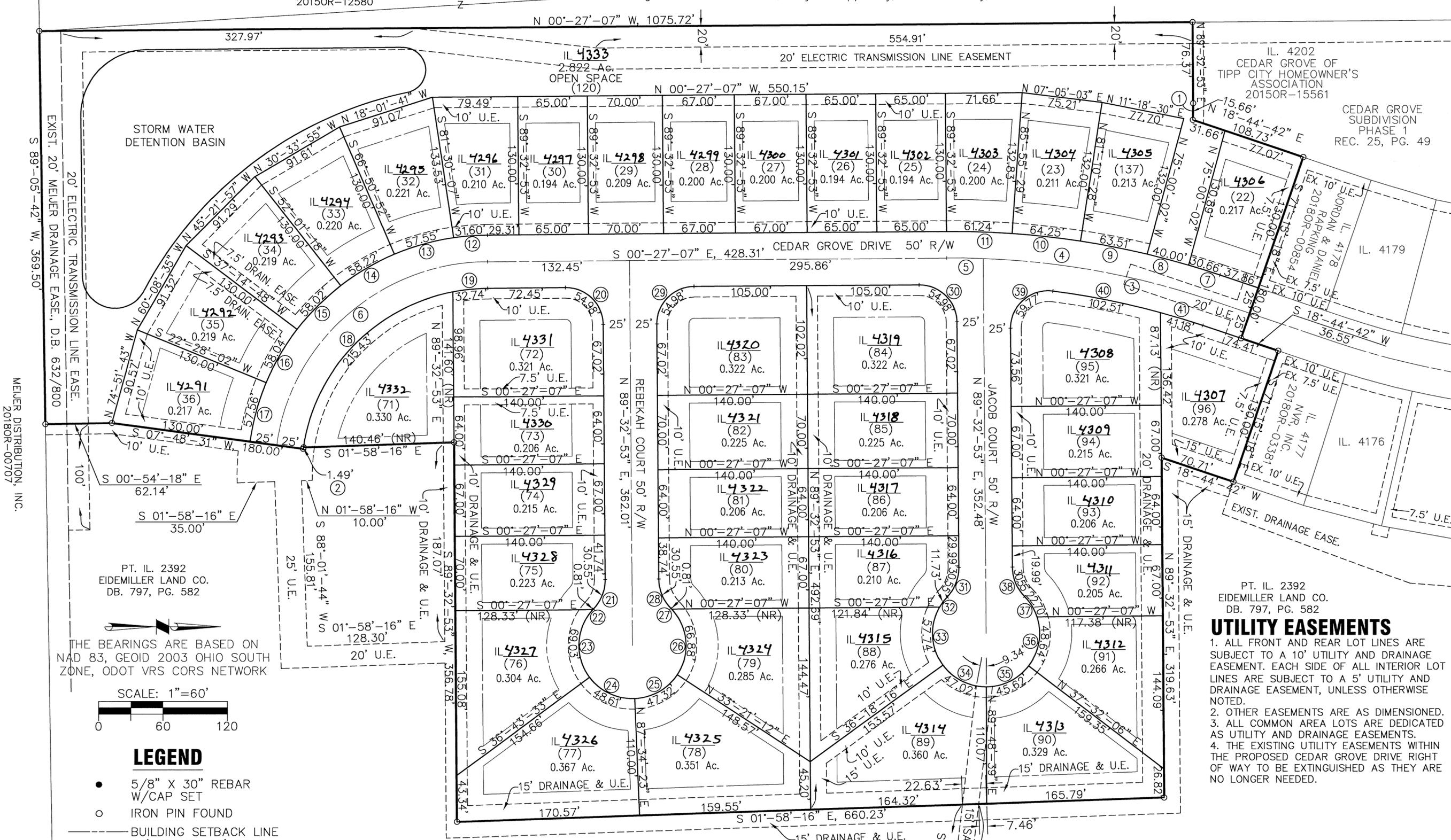
SETBACKS AND BUILDING REQUIREMENTS					
LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
22-36, 71-96 & 137	30	25	7.5 Ea. Side	35	1400

CEDAR GROVE SUBDIVISION, PHASE 2

PLAT BOOK 27, PAGE 19 - A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

DONALD L. STINE
DB. 555, PG. 449
20150R-12580

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36
containing in all 15.342 acres, City of Tipp City, Miami County, Ohio



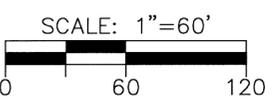
IL. 4202
CEDAR GROVE OF
TIPP CITY HOMEOWNER'S
ASSOCIATION
20150R-15561
CEDAR GROVE
SUBDIVISION
PHASE 1
REC. 25, PG. 49

PT. IL. 2392
EIDEMILLER LAND CO.
DB. 797, PG. 582

PT. IL. 2392
EIDEMILLER LAND CO.
DB. 797, PG. 582

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

UTILITY EASEMENTS
1. 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' UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
2. OTHER EASEMENTS ARE AS DIMENSIONED.
3. ALL COMMON AREA LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
4. THE EXISTING UTILITY EASEMENTS WITHIN THE PROPOSED CEDAR GROVE DRIVE RIGHT OF WAY TO BE EXTINGUISHED AS THEY ARE NO LONGER NEEDED.



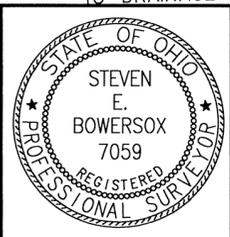
LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- BUILDING SETBACK LINE
30' FRONT; 25' REAR
7.5' EACH SIDE
- (NR) NOT RADIAL
- (X) CURVE NUMBER, SEE SHEET 3 OF 3
- (111) CONSTRUCTION LOT NUMBERS

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 AND POINTS OF CURVATURE, AFTER CONSTRUCTION OF STREETS AND UTILITIES.

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

6/20/2018
DATE



ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

REV. DATE: 06-04-2018
DRAWN BY: seb
JOB NUMBER: MiaTc1803Fin-1.DWG
SHEET NUMBER 2 OF 3

LEGAL DESCRIPTION

BEING A PART OF INLOT 2392, SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWN 4 NORTH, RANGE 6 EAST, CITY OF TIPP CITY, MONROE TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at an iron pin in a monument box found in the northeast corner of the northwest quarter of section 16 and being also the center of Kessler-Cowlesville Road;

thence, North 89°-51'-55" West, 1668.77 feet, along the north line of the quarter and center of Kessler-Cowlesville Road, to a PK Nail found;

thence, South 00°-27'-07" East, 1562.67 feet, along the west line of inlot number 4202 of Cedar Grove Subdivision, Phase 1 as recorded in Recorder's Plat Book 25, page 49, to an iron pin found in the southwest corner of same and being the principal place of beginning of the tract herein conveyed;

thence, North 89°-32'-53" East, 76.37 feet, along the south line of inlot number 4202, to an iron pin found;

thence, Easterly, 15.66 feet, along the southerly line of inlot number 4202 and the arc of a curve to the right having a radius of 325.00 feet, an internal angle of 02°-45'-39" and a chord 15.66 feet in length bearing South 89°-04'-17" East, to an iron pin found in the southeasterly corner of inlot number 4202;

thence, North 18°-44'-42" East, 108.73 feet, along the easterly line of inlot number 4202, to an iron pin found in the southwesterly corner of inlot number 4178;

thence, South 71°-15'-18" East, 180.00 feet, along the southerly line of inlot number 4178 and the southern right of way line of Cedar Grove Drive, to an iron pin found in the southeasterly corner of said right of way;

thence, North 18°-44'-42" East, 36.55 feet, along the easterly right of way line of Cedar Grove Drive, to an iron pin found in the southwesterly corner of inlot number 4177;

thence, South 71°-15'-18" East, 130.00 feet, along the southerly line of inlot number 4177, to an iron pin found in the southeasterly corner of same;

thence, South 18°-44'-42" West, 70.71 feet, to an iron pin found;

thence, North 89°-32'-53" East, 319.63 feet, to an iron pin found;

thence, South 01°-58'-16" East, 660.23 feet, to an iron pin found;

thence, South 89°-32'-53" West, 356.78 feet, to an iron pin found;

thence, South 01°-58'-16" East, 140.46 feet, to an iron pin found;

thence, Easterly, 1.49 feet, along the arc of a curve to the left having a radius of 175.00 feet, an internal angle of 00°-29'-17" and a chord 1.49 feet in length bearing South 81°-56'-50" East, to an iron pin found;

thence, South 07°-48'-31" West, 180.00 feet, to an iron pin found;

thence, South 00°-54'-18" East, 62.14 feet, to an iron pin found in the south line of inlot number 2392;

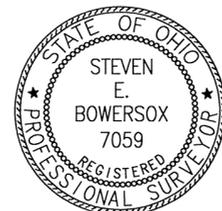
thence, South 89°-05'-42" West, 369.50 feet, along the south line of inlot number 2392 to an iron pin found in the southwest corner of same;

thence, North 00°-27'-07" West, 1075.72 feet, to the principal place of beginning

Containing 15.342 acres more or less and being subject to all legal highways and easements of record.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059, based on a survey performed under his direction with the bearings used for same being based on NAD 83, GEOID 2003 Ohio South Zone, ODOT VRS CORS Network.

St E Bowersox 6/20/2018
STEVEN E. BOWERSOX, PS #7059 DATE



CEDAR GROVE SUBDIVISION, PHASE 2

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36 containing in all 15.342 acres, City of Tipp City, Miami County, Ohio

PLAT BOOK 27, PAGE 19-B
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	325.00'	02°-45'-39"	15.66'	15.66'	S 89°-04'-17" E
2	175.00'	00°-29'-17"	1.49'	1.49'	S 81°-56'-50" E
3	750.00'	16°-35'-17"	217.14'	216.38'	S 10°-27'-04" W
4	750.00'	19°-11'-49"	251.29'	250.12'	S 09°-08'-48" W
5	750.00'	02°-36'-32"	34.15'	34.15'	S 00°-51'-09" W
6	200.00'	81°-44'-22"	285.32'	261.74'	S 41°-19'-18" E
7	775.00'	02°-16'-01"	30.66'	30.66'	S 17°-36'-42" W
8	775.00'	02°-57'-27"	40.00'	40.00'	S 14°-59'-58" W
9	775.00'	04°-41'-42"	63.51'	63.49'	S 11°-10'-23" W
10	775.00'	04°-45'-01"	64.25'	64.23'	S 06°-27'-02" W
11	775.00'	04°-31'-38"	61.24'	61.22'	S 01°-48'-42" W
12	225.00'	08°-02'-46"	31.60'	31.57'	S 04°-28'-30" E
13	225.00'	14°-39'-15"	57.55'	57.39'	S 15°-49'-31" E
14	225.00'	14°-49'-34"	58.22'	58.06'	S 30°-33'-55" E
15	225.00'	14°-46'-30"	58.02'	57.86'	S 45°-21'-57" E
16	225.00'	14°-46'-47"	58.04'	57.88'	S 60°-08'-35" E
17	225.00'	14°-39'-30"	57.56'	57.41'	S 74°-51'-43" E
18	175.00'	70°-31'-54"	215.43'	202.08'	N 46°-26'-15" W
19	175.00'	10°-43'-11"	32.74'	32.69'	N 05°-48'-42" W
20	35.00'	90°-00'-00"	54.98'	49.50'	N 44°-32'-53" E
21	40.00'	43°-45'-42"	30.55'	29.81'	S 68°-34'-16" E
22	50.00'	00°-55'-56"	0.81'	0.81'	S 47°-09'-23" E
23	50.00'	79°-06'-12"	69.03'	63.68'	S 87°-10'-27" E
24	50.00'	55°-42'-04"	48.61'	46.72'	N 25°-25'-25" E
25	50.00'	54°-13'-11"	47.32'	45.57'	N 29°-32'-12" W
26	50.00'	76°-38'-05"	66.88'	62.00'	S 85°-02'-10" W
27	50.00'	00°-55'-56"	0.81'	0.81'	S 46°-15'-09" W
28	40.00'	43°-45'-42"	30.55'	29.81'	S 67°-40'-02" W
29	35.00'	90°-00'-00"	54.98'	49.50'	N 45°-27'-07" W
30	35.00'	90°-00'-00"	54.98'	49.50'	N 44°-32'-53" E
31	40.00'	43°-45'-42"	30.55'	29.81'	S 68°-34'-16" E
32	50.00'	13°-26'-41"	11.73'	11.71'	S 53°-24'-45" E
33	50.00'	66°-10'-11"	57.74'	54.59'	N 86°-46'-49" E
34	50.00'	53°-53'-05"	47.02'	45.31'	N 26°-45'-11" E
35	50.00'	52°-16'-33"	45.62'	44.05'	N 26°-19'-37" W
36	50.00'	55°-43'-56"	48.64'	46.74'	N 80°-19'-52" W
37	50.00'	26°-00'-59"	22.70'	22.51'	S 58°-47'-40" W
38	40.00'	43°-45'-42"	30.55'	29.81'	S 67°-40'-02" W
39	35.00'	97°-50'-29"	59.77'	52.77'	N 41°-31'-52" W
40	725.00'	08°-06'-04"	102.51'	102.42'	N 11°-26'-24" E
41	725.00'	03°-15'-16"	41.18'	41.17'	N 17°-07'-04" E
42					
43					
44					
45					

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 easement area (flood plain line). This includes accessory buildings, fences, shrubs, and trees.

2. The Cedar Grove Subdivision Home Owner's Association, owners of lot 120 and the adjacent perimeter drainage easements along the north, east and south lines of this phase on part of inlot 2392 owned by Eidemiller Land Co., which contain storm water detention/retention ponds, shall be responsible for maintaining these detention/retention ponds below the normal water elevation and water courses in the operable manner to which they were designed.

3. The City of Tipp City shall have the right, but not the responsibility, to enter upon any Lot in this subdivision 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 the 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 Association or, if the Association has ceased to exist, against individual lots in accordance with the Declaration.

4. These storm water drainage restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	REV. DATE: 03-14-2018
	DRAWN BY: seb
	JOB NUMBER: MiaTci1803Fin-2
	SHEET NUMBER: 3 OF 3

FEE \$ 43²⁰

Jessica A Lopez
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00035
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 09/11/2018 09:18:56 AM
 REFERENCES
 RECORDING FEE
 PAGES: 1

MIA-TR84-0.37
 SECTION 26, T-9N, R-4E
 NEWBERRY TOWNSHIP
 MIAMI COUNTY

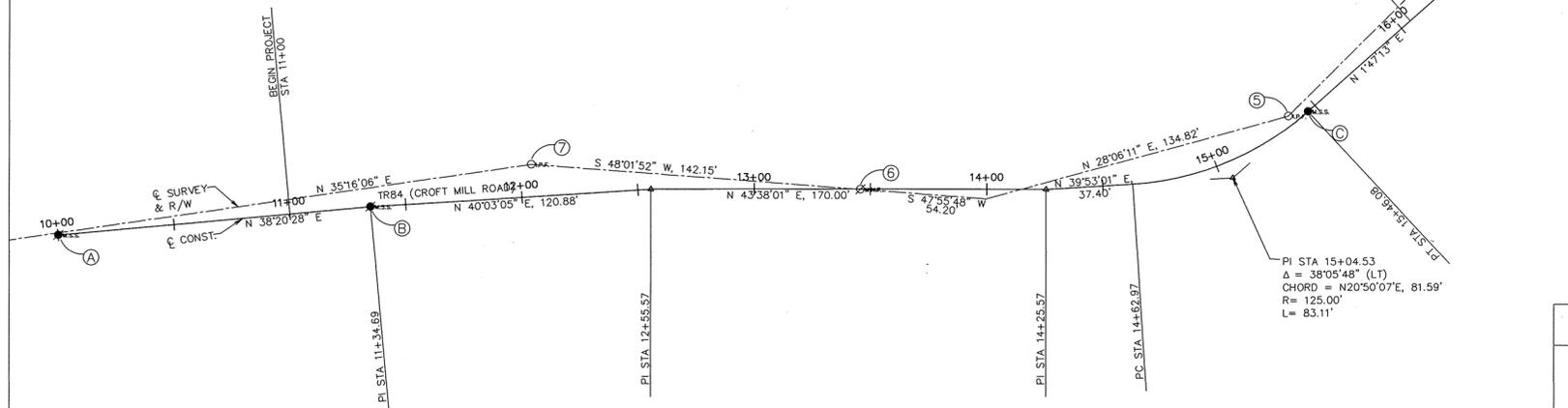
BASIS OF BEARINGS:
 BEARINGS BASED ON C OF SURVEY & R/W FROM
 TANGENT S03°53'00"W, 328.86' (TANGENT FROM MAG
 NAIL FOUND TO IRON PIPE FOUND.) PER MIAMI COUNTY
 ENGINEER'S RECORD OF LAND SURVEYS VOLUME 20,
 PAGE 163. PROJECT COORDINATES ARE BASED OFF AN
 ASSUMED COORDINATE SYSTEM.

EXISTING MONUMENTS FOUND

EXISTING MONUMENT	FOUND	C OF CONST.		PROJECT COORDINATES		MON. EXPECTED TO BE DISTURBED DURING CONST.
		STATION	OFFSET	NORTHING	EASTING	
①	IRON PIN	22+55.39	36.76' RT	10588.32	10583.82	
②	MAG NAIL	22+51.62	5.57' RT	10585.52	10552.53	
③	IRON PIPE	22+05.02	11.96' LT	10539.49	10533.55	
④	MAG NAIL	18+76.38	23.99' LT	10211.39	10511.28	
⑤	IRON PIN	15+38.17	3.81' LT	9872.97	10520.67	1
⑥	MAG NAIL	13+45.75	0.07' RT	9717.73	10416.93	1
⑦	IRON PIN	12+04.79	14.03' LT	9622.67	10311.23	1

MONUMENTS TO BE SET PRIOR TO CONSTRUCTION

MONUMENT	DESCRIPTION	C OF CONST.		PROJECT COORDINATES		MON. EXPECTED TO BE DISTURBED DURING CONST.
		STATION	OFFSET	NORTHING	EASTING	
A	MAG SPIKE	10+00.00	0.00'	9454.34	10193.31	
B	MAG SPIKE	11+34.69	0.00'	9559.98	10276.86	1
C	MAG SPIKE	15+46.80	0.00'	9880.50	10524.96	1
E	MAG SPIKE	16+50.00	0.00'	9984.37	10528.20	



MONUMENT LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- MAG NAIL FOUND
- MAG SPIKE SET

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE MIAMI COUNTY ENGINEER'S OFFICE IN 2016.

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

Britt R. Havenar
 BRITT R. HAVENAR, PE, PS No. 8266 DATE 8/30/18

SURVEYOR'S SEAL

STATE OF OHIO
 BRITT R. HAVENAR
 S 8266
 REGISTERED PROFESSIONAL SURVEYOR

Signed: *Britt R. Havenar*
 Date: 8/30/18

HORIZONTAL SCALE 50' IN FEET
 PID NO. 102037
 CALCULATED BY BRH
 CHECKED BY BRH
 CENTERLINE PLAT
 MIA-T.R.-84-0.37
 2/4
 26
 28

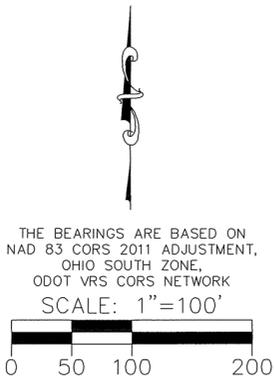
REVIEWED BY THE MIAMI COUNTY AUDITOR
 THIS 11th DAY OF Sept, 2018.

Matthew W. Gearhardt BY *Jayne Grillo*
 MATTHEW W. GEARHARDT DEPUTY AUDITOR
 MIAMI COUNTY AUDITOR

CRAYCON HOMES REPLAT

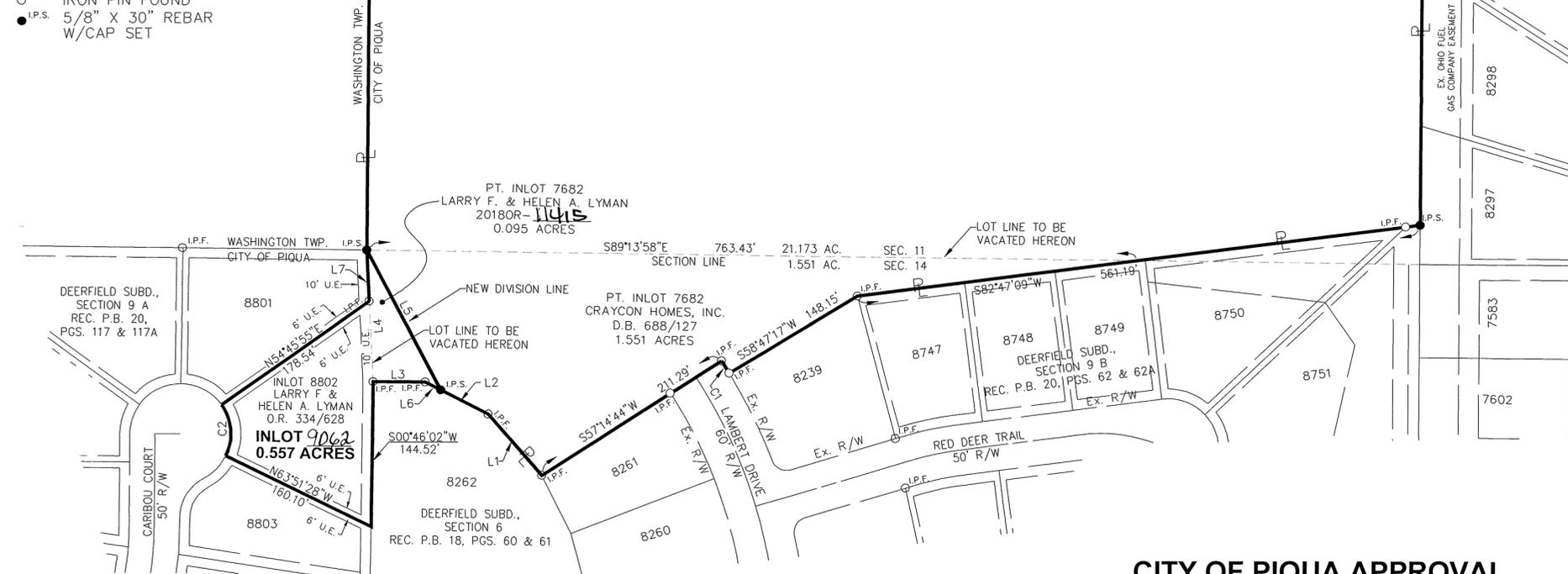
CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	530.00'	01°32'32"	14.27'	14.27'	N31°59'00"W
C2	50.00'	61°22'38"	53.56'	51.04'	N04°32'47"W

LINE	BEARING	DIST.
L1	N41°03'26"W	80.87'
L2	N62°45'41"W	52.62'
L3	N89°30'48"W	51.55'
L4	N02°46'23"W	131.15'
L5	S27°44'03"E	157.44'
L6	N62°45'41"W	17.30'
L7	N02°46'23"W	51.15'



LEGEND

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



SURVEY REFERENCE
 LOT SURVEY 18, PG. 138
 LOT SURVEY 22, PG. 111
 LAND SURVEY 37, PG. 66
 REC. P.B. 17, PG. 137
 REC. P.B. 18, PGS. 60 & 61
 REC. P.B. 18, PG. 103
 REC. P.B. 20, PGS. 62 & 62A
 REC. P.B. 20, PGS. 117 & 117A

NOTES

THE PURPOSE OF THIS REPLAT IS TO COMBINE PART OF PT. LOT 7682 AND INLOT 8802 AND GIVE THE REMAINING ACREAGE OF PT. INLOT 7682 AND PART INLOT 8137 A NEW LOT NUMBER.

INLOT 9063
22.724 ACRES

PART INLOT 8137
CRAYCON HOMES, INC.
AN OHIO CORPORATION
D.B. 670/511
21.173 ACRES

WILLIAM J. &
ERIN N. MEYER
O.R. 108/735
3.224 ACRES

WILLIAM J. &
ERIN N. MEYER
D.B. 556/302
5.749 ACRES

D.J. DAVIS
D.B. 506/838
26.182 ACRES

N.W. SECTION
PIQUA CITY
MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00036
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/17/2018 01:22:04 PM
REFERENCES
RECORDING FEE
PAGES - 1

FEE \$ 4320

Jessica A Lopez
MIAMI COUNTY RECORDER
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept. 17, 2018.
Matthew W. Hayward Linda Linsman
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

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: CRAYCON HOMES, INC.

David Crawford
AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED David Crawford, ON BEHALF OF CRAYCON HOMES, INC., 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 PIQUA, OHIO, THIS 18 DAY OF JULY, 2018.

NOTARY PUBLIC: *Brittney J DeVilbiss*
MY COMMISSION EXPIRES: 4/20/20



BRITNEY J DeVILBISS
Notary Public - State of Ohio
My Commission Expires April 20, 2020

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: LARRY F. & HELEN A LYMAN

Larry F. Lyman Helen A. Lyman
LARRY F. LYMAN HELEN A. LYMAN

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Larry F. Lyman Helen A. Lyman, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY 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 PIQUA, OHIO, THIS 29 DAY OF JUNE, 2018.

NOTARY PUBLIC: *Brittney J DeVilbiss*
MY COMMISSION EXPIRES: 4/20/20



BRITNEY J DeVILBISS
Notary Public - State of Ohio
My Commission Expires April 20, 2020

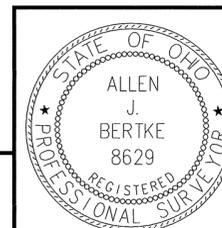
CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 13th DAY OF JUNE, 2018.

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

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

6-4-18
DATE



ChoiceOne
Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

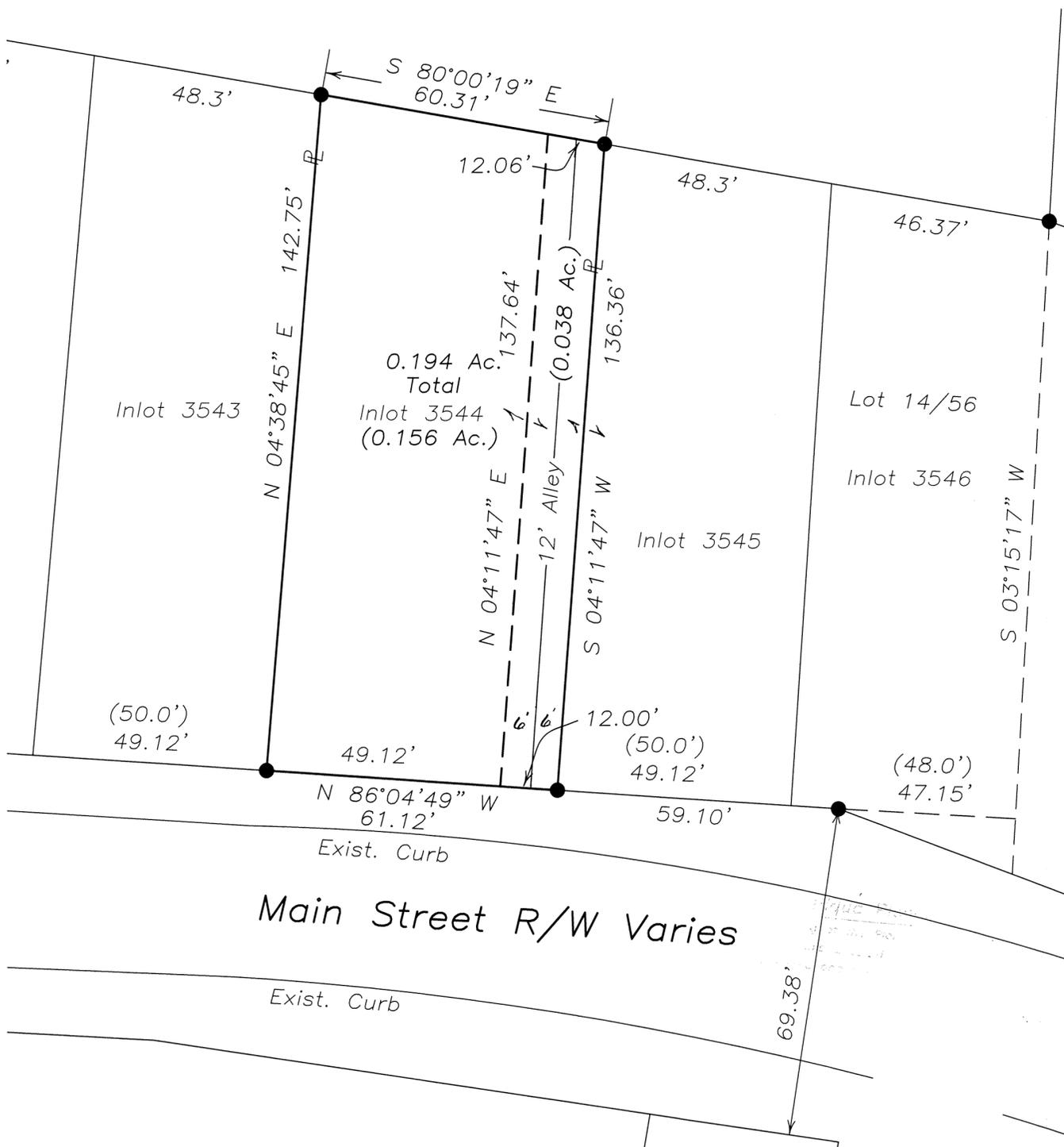
DATE: 04-27-2018
DRAWN BY: RMF
JOB NUMBER: MIAPIQ1702
SHEET NUMBER 1 OF 1

12' Alley Vacation Plat

PLAT BOOK 27 PAGE 22
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PIQUA CORPORATION ALLEY INLOT S.E. 9 TAX MAP MIAMI COUNTY OHIO STATE

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00037
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/19/2018 01:47:15 PM
REFERENCES
RECORDING FEE
PAGES: 1



Note:
No record of alley vacation
can be found, but has been
included in deed since 1918.

Matthew W. Gearhardt BY *Chris Schmiesing*
RECORDER # 4320 DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 19 DAY OF September, 2018

Matthew W. Gearhardt BY: *Chris Schmiesing*
MIAMI CO. AUDITOR DEPUTY

- 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

City of Piqua Planning and Zoning
Reviewed and approved by the City of Piqua Planning and Zoning Department this 1st day of August, 2018.

Chris Schmiesing
Chris Schmiesing
City Planner

City of Piqua Planning Commission
At a meeting of the Planning Commission of the City of Piqua, Ohio, held this 12 day of June, 2018, this plat was reviewed and approved.

Harold W. ... Mayor
Andrew J. ... Clerk

References
Miami County Engineer's Record of Land Surveys Volume 58, Page 107 (Basis of Bearings)

Alley Vacation for Nellie White Estate



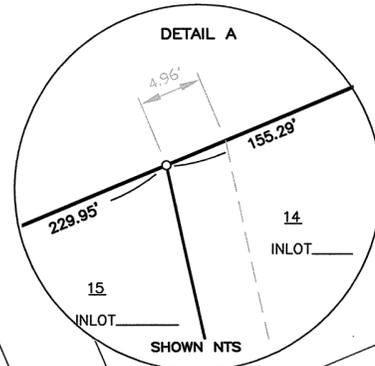
Michael W. Cozatt 8/06/18
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 20018 (937) 339-2921
File Name: C:\JOBS\2018\03818Alley.dwg
Drawn by: DMC ~ Checked by: MWC

HALIFAX ESTATES, SECTION 4
LOCATED IN
SECTION 7, TOWN 1, RANGE 11
SECTION 12, TOWN 1, RANGE 10
CITY OF TROY, MIAMI COUNTY, OHIO
15.261 ACRES
SEPTEMBER 6, 2018

ACREAGE BREAKDOWN

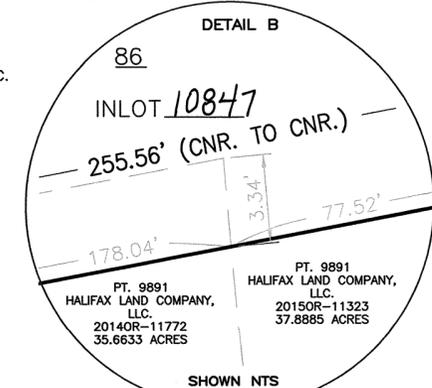
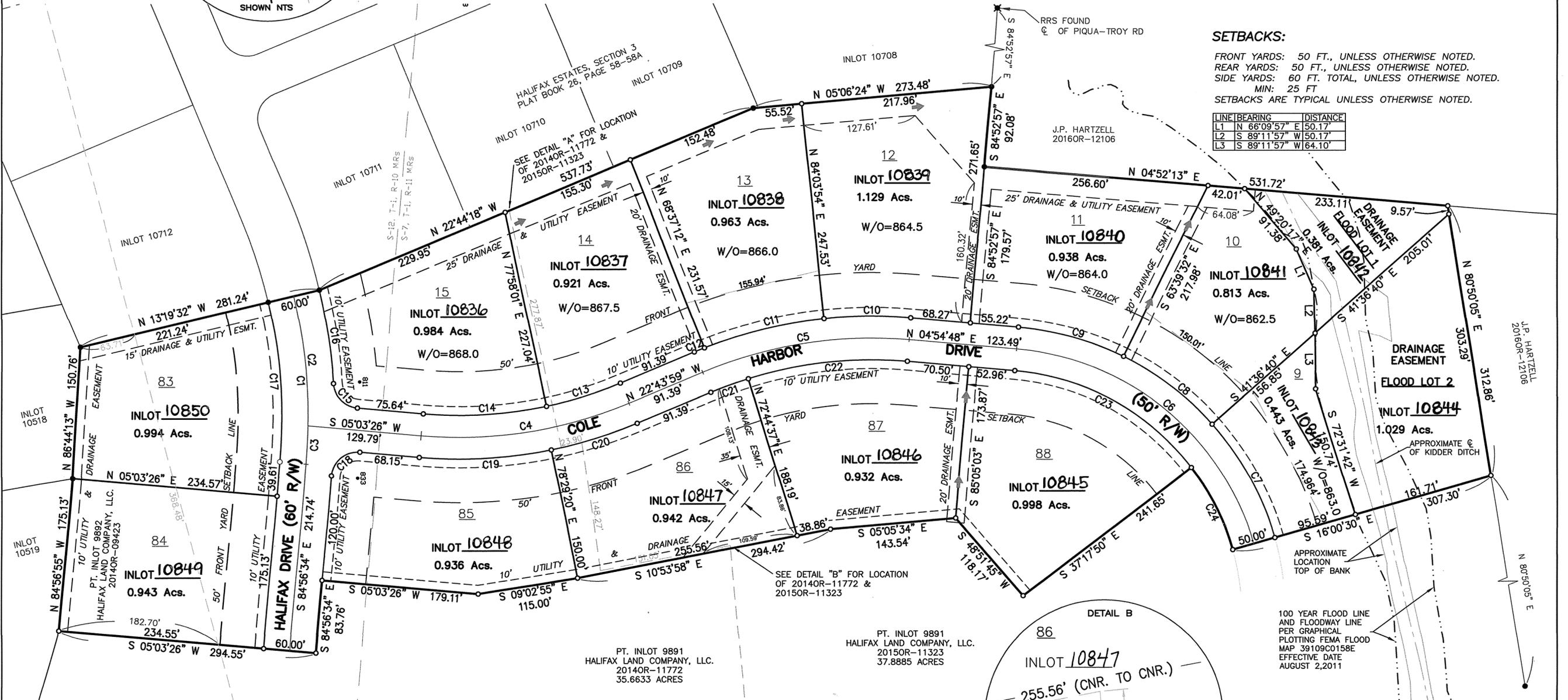
PART IL. 9891 2015OR-11323 (HALIFAX LAND CO., LLC)	10.389 Ac.
PART IL. 9891 2014OR-11772 (HALIFAX LAND CO., LLC)	3.929 Ac.
PART IL. 9892 2014OR-09423 (HALIFAX LAND CO., LLC)	0.943 Ac.
TOTAL	15.261 Ac.



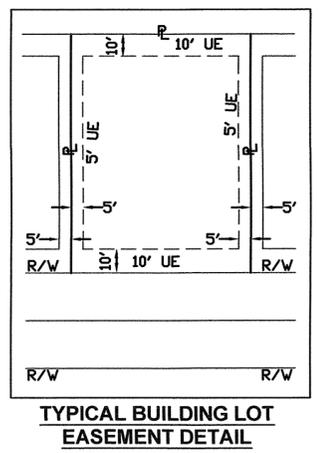
SETBACKS:

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.

LINE	BEARING	DISTANCE
L1	N 66°09'57\"	E 50.17'
L2	S 89°11'57\"	W 50.17'
L3	S 89°11'57\"	W 64.10'



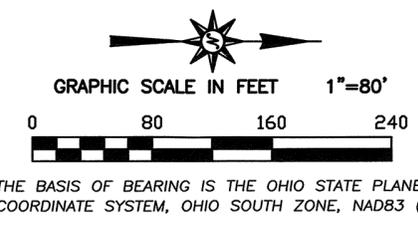
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	193.60'	605.00'	18°20'05"	N 85°50'31\"	E 192.78'
C2	149.57'	605.00'	14°09'52"	N 83°45'25\"	E 149.19'
C3	44.04'	605.00'	4°10'13"	S 87°04'33\"	E 44.03'
C4	242.52'	500.00'	27°47'25"	S 08°50'16\"	E 240.15'
C5	241.26'	500.00'	27°38'47"	S 08°54'35\"	E 238.93'
C6	373.75'	310.00'	69°04'42"	N 39°27'09\"	E 351.52'
C7	149.70'	335.00'	25°36'10"	S 61°11'25\"	W 148.45'
C8	128.91'	335.00'	22°02'52"	S 37°21'54\"	W 128.12'
C9	125.28'	335.00'	21°25'40"	S 15°37'38\"	W 124.56'
C10	99.40'	525.00'	10°50'55"	S 00°30'39\"	E 99.26'
C11	141.52'	525.00'	15°26'41"	S 13°39'27\"	E 141.09'
C12	12.40'	525.00'	1°21'11"	S 22°03'23\"	E 12.40'
C13	88.71'	475.00'	17°22'59"	S 17°22'59\"	E 88.58'
C14	141.68'	475.00'	17°05'25"	S 03°29'16\"	E 141.16'
C15	42.62'	30.00'	81°23'41"	S 45°45'17\"	W 39.12'
C16	108.36'	635.00'	9°46'39"	S 81°33'54\"	W 108.23'
C17	184.00'	575.00'	18°20'05"	N 85°50'34\"	E 183.22'
C18	47.12'	30.00'	90°00'00"	N 39°56'34\"	W 42.43'
C19	151.82'	525.00'	16°34'06"	N 03°13'37\"	W 151.29'
C20	102.83'	525.00'	11°13'19"	N 17°07'19\"	W 102.66'
C21	45.40'	475.00'	5°28'36"	N 19°59'45\"	W 45.39'
C22	183.82'	475.00'	22°10'23"	N 06°10'15\"	W 182.68'
C23	237.71'	285.00'	47°47'22"	N 28°48'29\"	E 230.88'
C24	105.90'	285.00'	21°17'20"	S 63°20'50\"	W 105.29'



NOTES:
THE FLOOD PLAIN LOTS ARE NON-BUILDABLE AND CANNOT BE SOLD SEPARATELY FROM THE INLOT SOUTHERLY OF AND CONTIGUOUS WITH EACH FLOOD PLAIN LOT. A DRAINAGE EASEMENT SHALL EXIST OVER THE ENTIRETY OF THE FLOOD LOT.

DETAIL A & B ARE REFERENCED FROM LAND SURVEY VOLUME 56, PAGE 155.

THERE IS A 5' UTILITY & DRAINAGE EASEMENT ON EACH INTERIOR LOT LINE, UNLESS OTHERWISE NOTED.



LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- IRON PIN FOUND
- ✕ RRS FOUND
- ➔ 100-YEAR STORM ROUTING
- 10 = CONSTRUCTION DRAWINGS LOT No.

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000
PAGE 2 OF 2

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 15.261 ACRES OF LAND, BEING LOT NUMBERS 10836 THROUGH 10850 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS HALIFAX ESTATES, SECTION 4, 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 HALIFAX 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:

Signature of Frank D. Harlow Jr., Managing Member of Halifax Land Company, LLC.

Lien Holder: Dan Heitmeyer, Minster Bank.

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 19 DAY OF September, 2018, 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, MINSTER BANK BY DAN 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.

Notary Public: Mary K. Lewis, Notary Public in and for the State of Ohio, My Commission Expires Aug. 24, 2021.

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HALIFAX LAND CO., LLC., BEING DULY SWORN THIS 19 DAY OF September, 2018 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Signature of Frank D. Harlow Jr., Managing Member of 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.

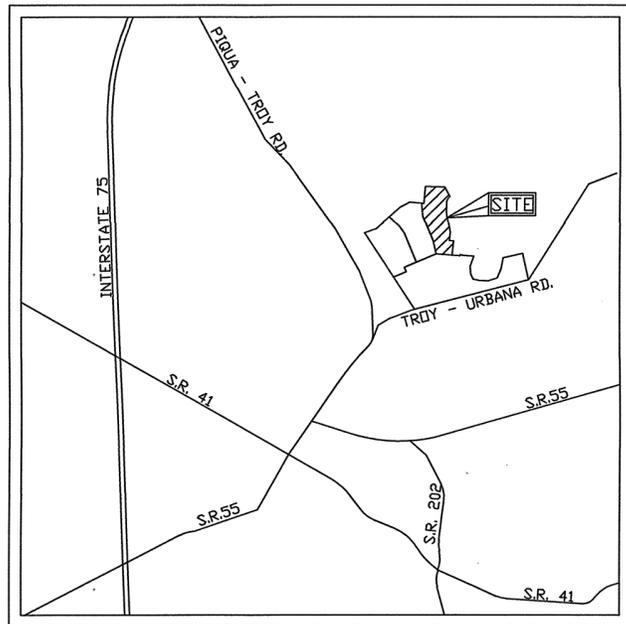
Notary Public: Mary K. Lewis, Notary Public in and for the State of Ohio, My Commission Expires Aug. 24, 2021.

HALIFAX ESTATES, SECTION 4

LOCATED IN

SECTION 7, TOWN 1, RANGE 11 M.Rs
SECTION 12, TOWN 1, RANGE 10 M.RS
PART OF INLOT 9891 & INLOT 9892
CITY OF TROY, MIAMI COUNTY, OHIO
15.261 ACRES

(13.346 ACRES - LOTS & 1.915 ACRES ROAD R/W)
SEPTEMBER 6, 2018



VICINITY MAP -NTS-

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 15.261 ACRES OF WHICH LIES WITHIN PART OF INLOT 9891 ACQUIRED BY HALIFAX LAND COMPANY, LLC BY 2015OR-11323, PART OF INLOT 9891 ACQUIRED BY HALIFAX LAND COMPANY, LLC BY 2014OR-11772 AND ALSO PART OF INLOT 9892 ACQUIRED BY HALIFAX LAND COMPANY, LLC BY 2014OR-09423. ALL DEEDS OF THE OFFICIAL RECORDS OF 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 2015OR-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.

DEVELOPER: HALIFAX LAND COMPANY, LLC, 701 NORTH MARKET STREET TROY, OHIO 45373

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 800-362-2764 OHIO UTILITIES PROTECTION SERVICE

PLAT BOOK 27 PAGE 23 MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER JESSICA A LOPEZ 2018P-00038 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 09/20/2018 01:44:53 PM REFERENCES RECORDING FEE PAGES: 2

Signature of Jessica A. Lopez, Miami County Recorder.

Signature of Jim Pence, Deputy Recorder.

FEE \$6.40

TRANSFERRED ON THE 20th DAY OF September 2018.

Signature of Matthew W. Gearhardt, Auditor, Miami County, Ohio.

Signature of Amber Deal, Deputy Auditor.

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 HALIFAX ESTATES SECTION 4, ON THE 18th DAY OF June 2018.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-25-2018

Signatures of Mayor Michael Z. Beonil, President of Council Martha A. Baker, and Clerk of Council Sue D. Kuyper.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 23rd DAY OF May, 2018, THIS PLAT WAS REVIEWED AND APPROVED.

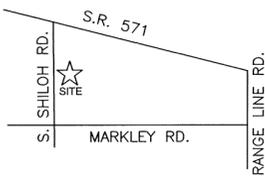
Signatures of Chairperson Alan McKays and Secretary Sue D. Kuyper.

CERTIFICATION: I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. CURVED DISTANCES ARE MEASURED ALONG THE ARC. CAPPED IRON PINS ARE SET PER OHIO ADMINISTRATIVE CODE AT ALL LOT CORNERS, LOT POINT OF TANGENCY, AND LOT POINT OF CURVATURE.

Signature of John J. Brumbaugh, Professional Surveyor #8218, dated 9-6-2018.

Professional Engineer seal for John J. Brumbaugh and logo for Brumbaugh Engineering & Surveying, LLC, 2270 South Miami Street, West Milton, Ohio 45383.

VICINITY MAP N.T.S.



DESCRIPTION:

BEING A REPLAT OF LOTS 10 AND 11 AS CONVEYED TO HEATHER M. HUGHES BY DEED RECORDED IN 2018OR-07277 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN SUNNY ACRES SUBDIVISION, SECTION NO. 2 AS RECORDED IN PLAT BOOK 9, PAGE 22.

CERTIFICATION:

THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH 4733-37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN AUGUST 2018. ALL MONUMENTATION IS SET WILL BE SET AS SHOWN.

OCCUPATION IN GENERAL FITS THE SURVEYED LINES.

SUNNY ACRES SUBDIVISION,
SECTION NO. 2 REPLAT
LOTS 10 AND 11
UNION TOWNSHIP
MIAMI COUNTY, OHIO
SOUTHWEST QUARTER
SECTION 12, TOWN 7, RANGE 4 EAST

VOLUME 27, PAGE 24
MIAMI COUNTY RECORDER
RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00039
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/25/2018 10:07:49 AM
REFERENCES
RECORDING FEE
PAGES: 1

REFERENCES:
AS SHOWN ON DRAWING.

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

OWNER:
Heather M. Hughes
HEATHER M. HUGHES

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 22nd DAY OF Aug, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY FOR SAID COUNTY AND STATE, PERSONALLY CAME HEATHER M. HUGHES WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Carol L. Boutwell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/2/2021

LIENHOLDER:

STATE OF _____ COUNTY, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY FOR SAID COUNTY AND STATE, PERSONALLY CAME _____, ON BEHALF OF _____,

WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGEND:

- = 5/8" Ø IRON PIN (FOUND) (NO CAP)
- ▲ = MAG NAIL (SET)



CAROL L. BOUTWELL
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Greene County
My Comm. Exp. 2/2/2021

APPROVALS:

THIS PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY, OHIO PLANNING COMMISSION THIS 18th DAY OF September, 2018.

John F. Evans CHAIRPERSON
John W. O'Brien SECRETARY

THIS PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY, OHIO COMMISSIONERS THIS 25th DAY OF September, 2018.

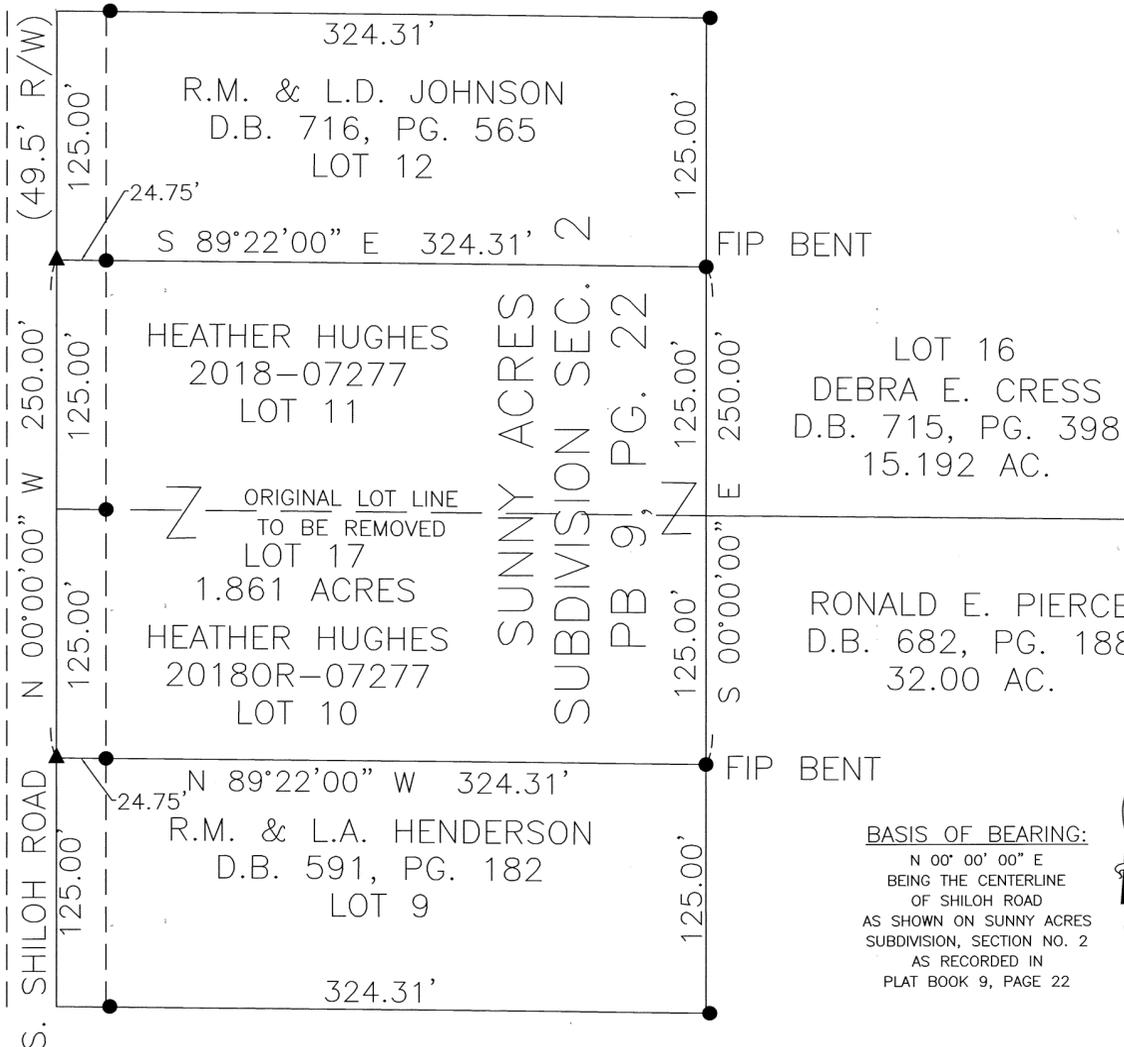
John F. Evans
JOHN F. EVANS
John W. O'Brien
JOHN W. O'BRIEN

Gregory A. Simmons
GREGORY A. SIMMONS

THIS PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY, OHIO ENGINEER THIS 23rd DAY OF August, 2018.

Burt L. Hamme
MIAMI COUNTY ENGINEER
(Chief Deputy Engineer)

NOTE: PROTECTIVE CONVENANTS AND RESTRICTIONS SHOWN IN SUNNY ACRES SUBDIVISION, SECTION NO. 2 AND RECORDED IN PLAT BOOK 9, PAGE 22 SHALL APPLY.



BASIS OF BEARING:
N 00° 00' 00" E
BEING THE CENTERLINE
OF SHILOH ROAD
AS SHOWN ON SUNNY ACRES
SUBDIVISION, SECTION NO. 2
AS RECORDED IN
PLAT BOOK 9, PAGE 22

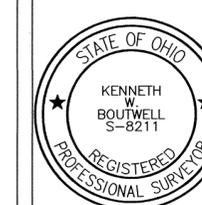


REVISIONS

NO.	DATE	DESCRIPTION	BY

3761 S. SHILOH ROAD

DRAWN KWB	DATE 08/19/18	REPLAT PREPARED FOR HEATHER M. HUGHES
APPROVED (K)	DATE 08/22/18	PROJECT NO. 18-0820
SCALE 1"=60'	SHEET 1 OF 1	



KWB
KENNETH W. BOUTWELL, STATE OF OHIO REGISTERED SURVEYOR #8211

PRISM SURVEYS, LLC.
1584 Fairground Road
Xenia, Ohio 45485
Tel: (937) 431-4755
Fax: (937) 431-4775

#4320
Jessica A. Lopez MIAMI COUNTY RECORDER
Rola McCoy BY: DEPUTY RECORDER
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Sept 19th, 2018.
Matthew W. Gearhardt MIAMI COUNTY AUDITOR
Loyce St. O'Leary BY: DEPUTY AUDITOR

MULLENBROCK REPLAT
 REPLAT OF PARTS INLOTS 88 & 89
 CITY OF PIQUA, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00040
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 09/27/2018 12:22:26 PM
 REFERENCES
 RECORDING FEE
 PAGES: 1

FEE \$ 43.20

Jessica A Lopez
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Sept 27, 2018

Matthew W Deershardt *Joyce Gilliot*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF PART INLOT 88 AND PART INLOT 89, AS CONVEYED TO NANCY E. MULLENBROCK, MARRIED, BY DEED RECORDED IN DOCUMENT 2017OR-10845 AND 2018OR-11338 OF THE MIAMI COUNTY RECORDER'S RECORDS.

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

Nancy E Mullenbrock
 NANCY E. MULLENBROCK
Craig W Mullenbrock
 CRAIG W. MULLENBROCK

STATE OF OHIO, MIAMI COUNTY, SS:

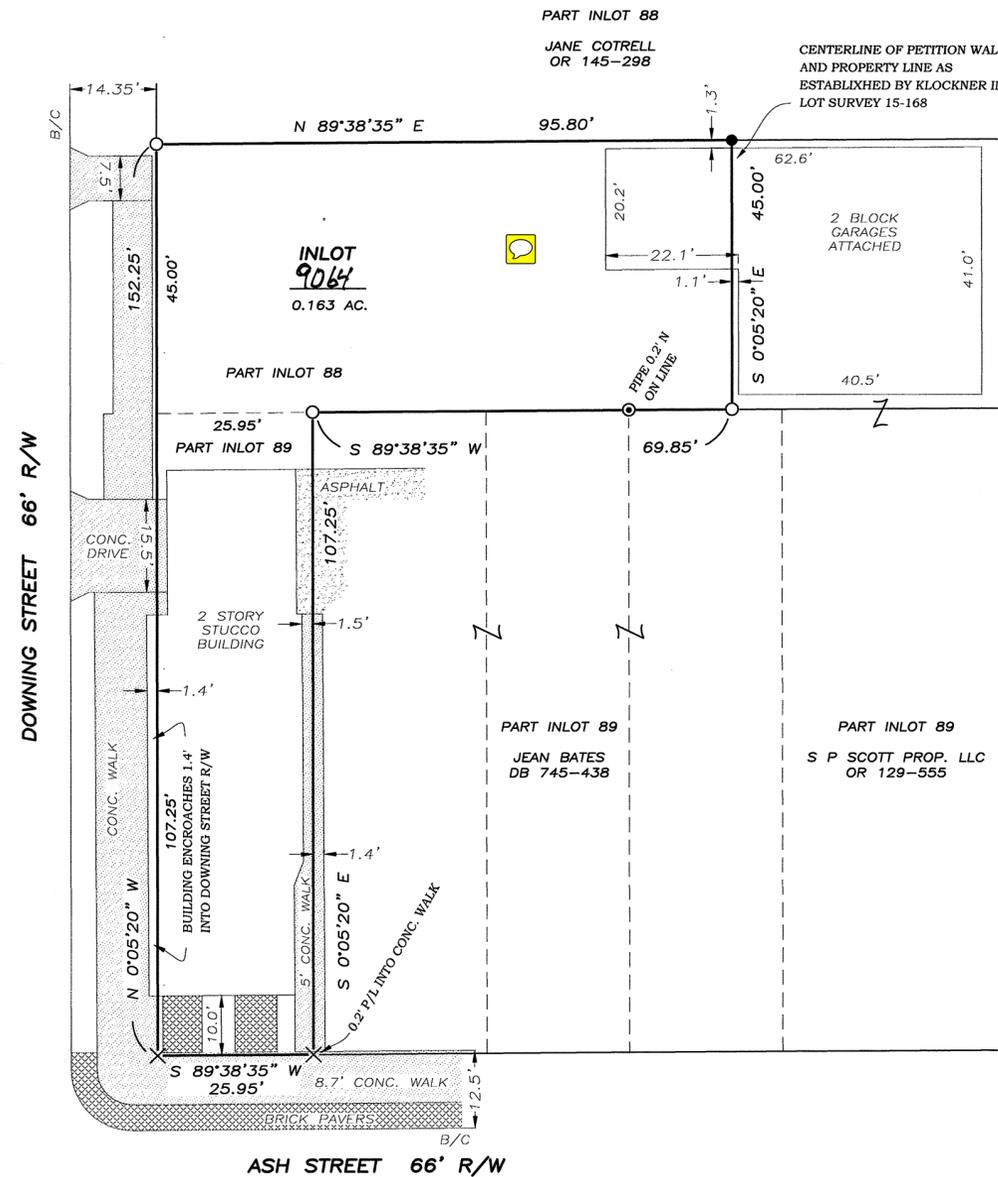
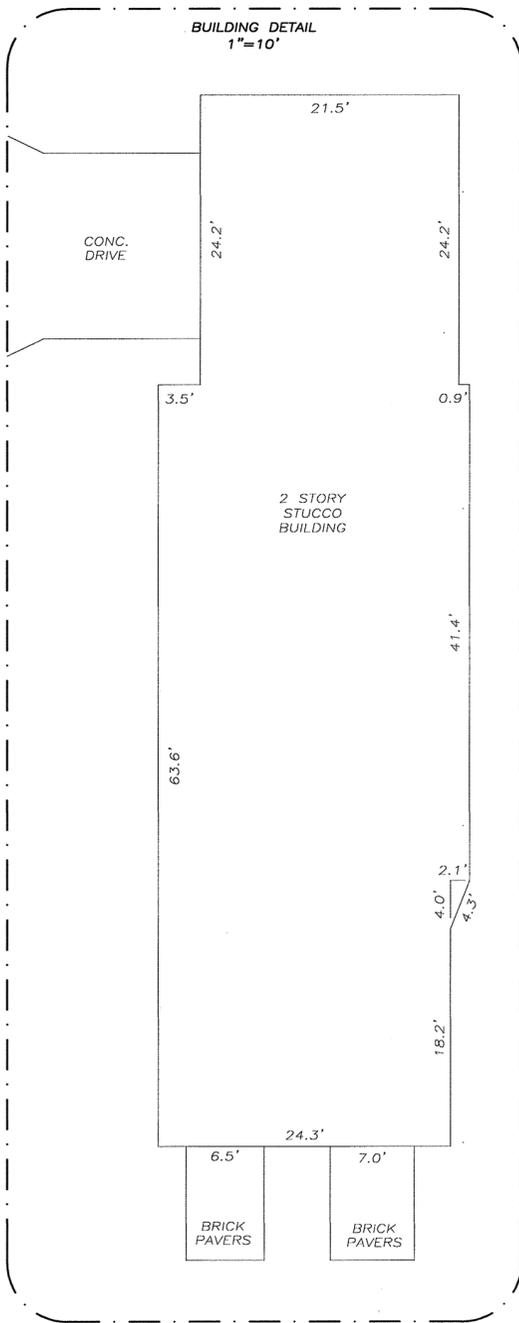
BE IT REMEMBERED THAT ON THIS 18 DAY OF July, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NANCY E. MULLENBROCK, MARRIED, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Angela K. Neiswander
 NOTARY PUBLIC
 ANGELA K. NEISWANDER, Notary Public
 In and for the State of Ohio
 My Commission Expires: 3-17-2021

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED
 THIS 27th DAY OF Sept, 2018.

[Signature]



LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊙ PIPE FOUND
- ✕ CROSS NOTCH SET IN CONCRETE

REFERENCES

- MIAMI COUNTY RECORDER'S RECORDS:
 DEED BOOK 716, PAGE 405
 DOCUMENT 2017OR-10845
- MIAMI COUNTY ENGINEER'S RECORDS:
 LOT SURVEY VOLUME 1, PAGE 62
 LOT SURVEY VOLUME 15, PAGE 168
 BASIS OF BEARING
 DOWNING STREET N 0°05'20" W

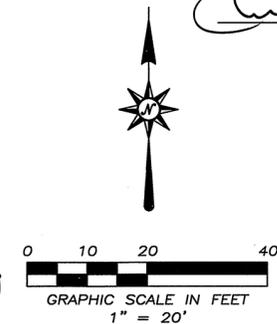
LIENHOLDER

UNITY NATIONAL BANK
Bryant Fox
 BRYANT FOX

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 21 DAY OF Aug, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BRYAN FOX, AGENT FOR UNITY NATIONAL BANK, 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.

Cathy J Morton
 CATHY J. MORTON
 Notary Public, State of Ohio
 My Commission Expires 4-16-19



REPLAT FOR CRAIG & NANCY MULLENBROCK
 IN THE CITY OF PIQUA,
 MIAMI COUNTY, OHIO ~ JULY 8, 2018

Thomas R Zechman

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

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00041
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 10/04/2018 11:12:35 AM
 REFERENCES
 RECORDING FEE
 PAGES: 4

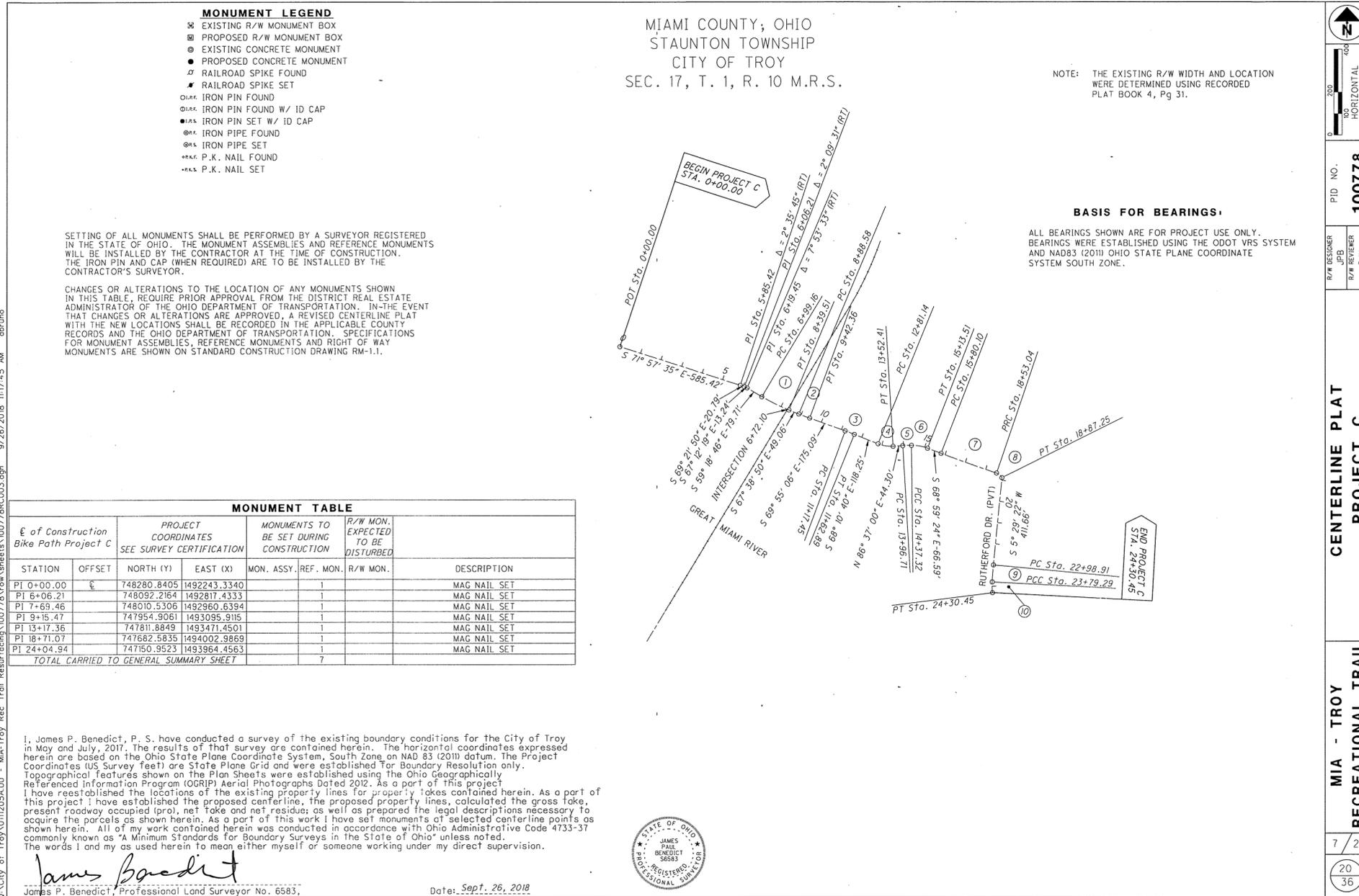
FEE \$ 172.80

Jessica A Lopez
 MIAMI COUNTY RECORDER
Tracy Pence
 BY DEPUTY RECORDER

REVIEWED BY
 MIAMI COUNTY AUDITOR October 1, 2018

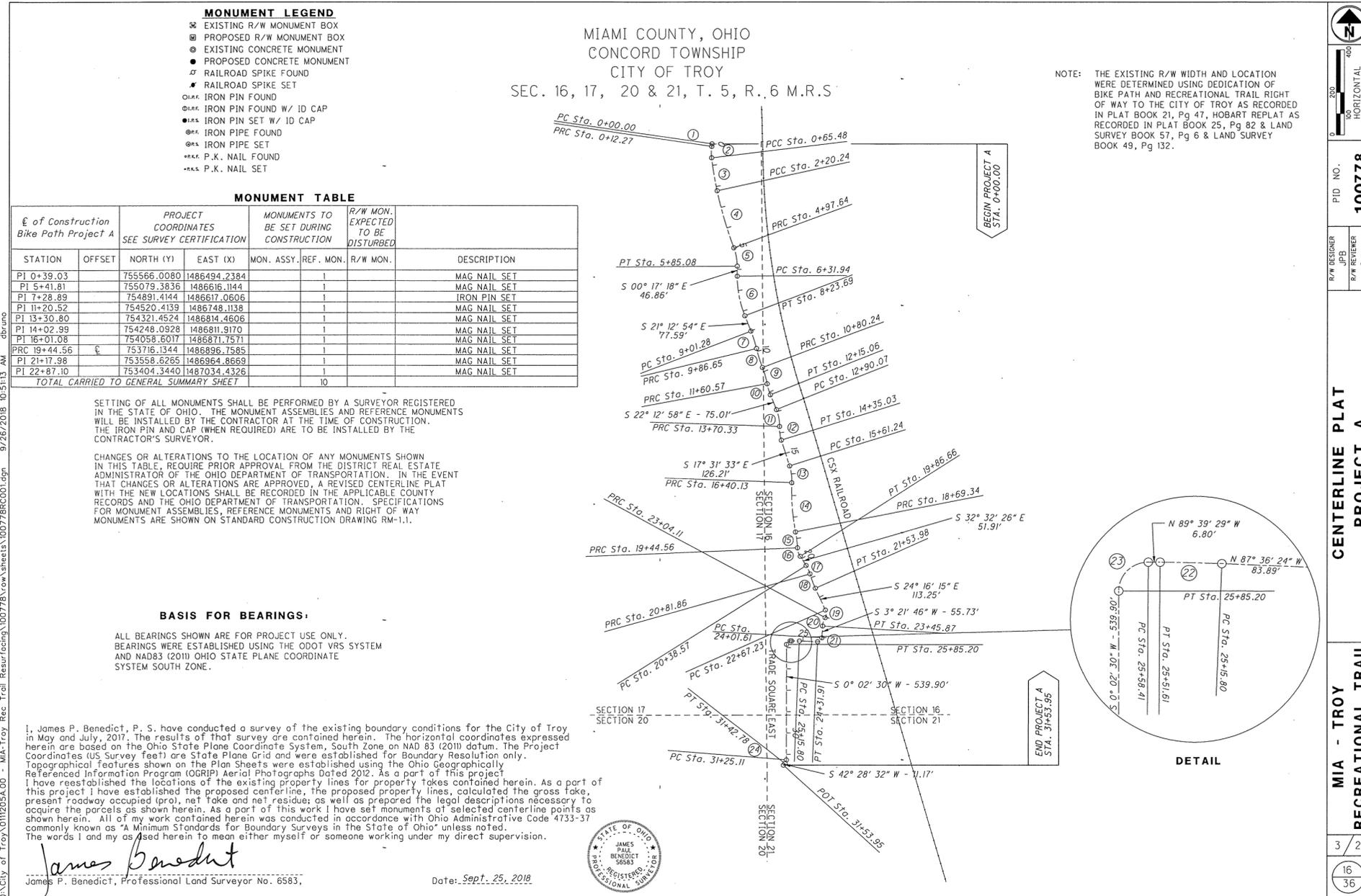
Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR

Amber Deal
 BY DEPUTY AUDITOR



REVIEWED AND APPROVED BY THE
 MIAMI COUNTY ENGINEER
 THIS 1st DAY OF October, 2018

Paul P. Huelskamp
 PAUL P. HUELSKAMP, P.E., P.S.
 MIAMI COUNTY ENGINEER



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

MONUMENT TABLE

Station	Offset	North (Y)	East (X)	Mon. Assy.	Ref. Mon.	R/W Mon.	Description
PI 0+39.03		755566.0080	1486494.2384				MAG NAIL SET
PI 5+41.81		755079.3836	1486616.1144				MAG NAIL SET
PI 7+28.89		754891.4144	1486617.0606				IRON PIN SET
PI 11+20.52		754520.4139	1486748.1138				MAG NAIL SET
PI 13+30.80		754321.4524	1486814.4606				MAG NAIL SET
PI 14+02.99		754248.0928	1486811.9170				MAG NAIL SET
PI 16+01.08		754058.6017	1486871.7571				MAG NAIL SET
PI 19+44.56		753716.1344	1486896.7585				MAG NAIL SET
PI 21+17.98		753558.5265	1486864.8669				MAG NAIL SET
PI 22+87.10		753404.3440	1487034.4326				MAG NAIL SET
TOTAL CARRIED TO GENERAL SUMMARY SHEET							

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-11.

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS WERE ESTABLISHED USING THE ODOT VRS SYSTEM AND NAD83 (2011) OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

I, James P. Benedict, P. S. have conducted a survey of the existing boundary conditions for the City of Troy in May and July, 2017. 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 (2011) datum. The Project Coordinates (US Survey Feet) are State Plane Grid and were established for Boundary Resolution only. Topographical features shown on the Plan Sheets were established using the Ohio Geographically Referenced Information Program (OGRIPI) Aerial Photographs Dated 2012. As a part of this project I have reestablished the locations of the existing property lines for property takes contained herein. As a part of this project I have established the proposed centerline, 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 have set monuments of selected centerline points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "A Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein to mean either myself or someone working under my direct supervision.

James Benedict
 James P. Benedict, Professional Land Surveyor No. 6583, Date: Sept. 25, 2018



NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING DEDICATION OF BIKE PATH AND RECREATIONAL TRAIL RIGHT OF WAY TO THE CITY OF TROY AS RECORDED IN PLAT BOOK 21, Pg 47, HOBART REPLAT AS RECORDED IN PLAT BOOK 25, Pg 82 & LAND SURVEY BOOK 57, Pg 6 & LAND SURVEY BOOK 49, Pg 132.

FEE \$ 172.80

Matthew W. Gearhardt
 MIAMI COUNTY RECORDER
Trippence
 BY DEPUTY RECORDER

REVIEWED BY
 MIAMI COUNTY AUDITOR October 1, 2018

Matthew W. Gearhardt
 MIAMI COUNTY AUDITOR

James Deal
 BY DEPUTY AUDITOR

CENTERLINE PLAT PROJECT A
 MIA - TROY RECREATIONAL TRAIL
 PID NO. 100778
 R/W DESIGNER JPB
 R/W REVIEWER DJH
 3/23
 16/36

REVIEWED AND APPROVED BY THE
 MIAMI COUNTY ENGINEER
 THIS 1st DAY OF October, 2018

Paul P. Huelskamp
 PAUL P. HUELSKAMP, P.E., P.S.
 MIAMI COUNTY ENGINEER

MIAMI COUNTY, OHIO
 CONCORD TOWNSHIP
 CITY OF TROY
 SEC. 16, 17, 20 & 21, T. 5, R. 6 M.R.S

CURVE DATA
& RIGHT OF WAY

<p>① P.I. Sta. 0+06.14 $\Delta = 6^\circ 53' 39''$ (RT) $Dc = 56' 11' 27''$ $R = 101.97'$ $T = 6.14'$ $L = 12.27'$ $E = 0.18'$ $C = 12.26'$ C.B. = S 4° 54' 04" W</p>	<p>② P.I. Sta. 0+39.03 $\Delta = 15^\circ 14' 35''$ (LT) $Dc = 28' 38' 52''$ $R = 200.00'$ $T = 26.76'$ $L = 53.21'$ $E = 1.78'$ $C = 53.05'$ C.B. = S 0° 43' 36" W</p>	<p>③ P.I. Sta. 1+42.91 $\Delta = 5^\circ 18' 52''$ (LT) $Dc = 3' 26' 02''$ $R = 1,668.53'$ $T = 77.44'$ $L = 154.76'$ $E = 1.80'$ $C = 154.71'$ C.B. = S 9° 33' 07" E</p>	<p>④ P.I. Sta. 3+59.17 $\Delta = 8^\circ 07' 07''$ (LT) $Dc = 2' 55' 36''$ $R = 1,957.77'$ $T = 138.94'$ $L = 277.41'$ $E = 4.92'$ $C = 277.17'$ C.B. = S 16° 16' 06" E</p>	<p>⑤ P.I. Sta. 5+41.81 $\Delta = 20^\circ 02' 21''$ (RT) $Dc = 22' 55' 06''$ $R = 250.00'$ $T = 44.17'$ $L = 87.44'$ $E = 8.88'$ $C = 86.99'$ C.B. = S 10° 18' 29" E</p>	<p>⑥ P.I. Sta. 7+28.89 $\Delta = 20^\circ 55' 36''$ (LT) $Dc = 10' 54' 49''$ $R = 525.00'$ $T = 96.95'$ $L = 191.75'$ $E = 8.88'$ $C = 190.69'$ C.B. = S 10° 45' 06" E</p>	<p>⑦ P.I. Sta. 9+44.03 $\Delta = 7^\circ 26' 01''$ (RT) $Dc = 8' 42' 27''$ $R = 658.00'$ $T = 42.74'$ $L = 85.37'$ $E = 1.39'$ $C = 85.31'$ C.B. = S 17° 29' 53" E</p>	<p>⑧ P.I. Sta. 10+33.51 $\Delta = 7^\circ 06' 51''$ (LT) $Dc = 7' 36' 05''$ $R = 753.76'$ $T = 46.86'$ $L = 93.59'$ $E = 1.45'$ $C = 93.53'$ C.B. = S 17° 20' 18" E</p>	<p>⑨ P.I. Sta. 11+20.52 $\Delta = 10^\circ 27' 38''$ (RT) $Dc = 13' 01' 18''$ $R = 440.00'$ $T = 40.28'$ $L = 80.33'$ $E = 1.84'$ $C = 80.22'$ C.B. = S 15° 39' 55" E</p>
<p>⑩ P.I. Sta. 11+87.91 $\Delta = 11^\circ 46' 51''$ (LT) $Dc = 21' 37' 16''$ $R = 265.00'$ $T = 27.34'$ $L = 54.49'$ $E = 1.41'$ $C = 54.39'$ C.B. = S 16° 19' 32" E</p>	<p>⑪ P.I. Sta. 13+30.80 $\Delta = 24^\circ 12' 07''$ (RT) $Dc = 30' 09' 20''$ $R = 190.00'$ $T = 40.74'$ $L = 80.26'$ $E = 4.32'$ $C = 79.66'$ C.B. = S 10° 06' 54" E</p>	<p>⑫ P.I. Sta. 14+02.99 $\Delta = 19^\circ 30' 42''$ (LT) $Dc = 30' 09' 20''$ $R = 190.00'$ $T = 32.67'$ $L = 64.70'$ $E = 2.79'$ $C = 64.39'$ C.B. = S 7° 46' 12" E</p>	<p>⑬ P.I. Sta. 16+01.08 $\Delta = 19^\circ 39' 02''$ (RT) $Dc = 24' 54' 40''$ $R = 230.00'$ $T = 39.83'$ $L = 78.88'$ $E = 3.42'$ $C = 78.50'$ C.B. = S 7° 42' 02" E</p>	<p>⑭ P.I. Sta. 17+55.24 $\Delta = 13^\circ 07' 59''$ (LT) $Dc = 5' 43' 46''$ $R = 1,000.00'$ $T = 115.11'$ $L = 229.22'$ $E = 6.60'$ $C = 228.71'$ C.B. = S 4° 26' 30" E</p>	<p>⑮ P.I. Sta. 19+07.02 $\Delta = 8^\circ 37' 10''$ (RT) $Dc = 11' 27' 33''$ $R = 500.00'$ $T = 37.68'$ $L = 75.22'$ $E = 1.42'$ $C = 75.15'$ C.B. = S 6° 41' 55" E</p>	<p>⑯ P.I. Sta. 19+66.11 $\Delta = 30^\circ 09' 06''$ (LT) $Dc = 71' 37' 11''$ $R = 80.00'$ $T = 21.55'$ $L = 42.10'$ $E = 2.85'$ $C = 41.62'$ C.B. = S 17° 27' 53" E</p>	<p>⑰ P.I. Sta. 20+60.37 $\Delta = 16^\circ 32' 03''$ (RT) $Dc = 38' 11' 50''$ $R = 150.00'$ $T = 21.79'$ $L = 43.29'$ $E = 1.58'$ $C = 43.14'$ C.B. = S 24° 16' 24" E</p>	<p>⑱ P.I. Sta. 21+17.98 $\Delta = 8^\circ 15' 52''$ (LT) $Dc = 11' 27' 33''$ $R = 500.00'$ $T = 36.12'$ $L = 72.12'$ $E = 1.30'$ $C = 72.06'$ C.B. = S 20° 08' 19" E</p>
<p>⑲ P.I. Sta. 22+87.10 $\Delta = 52^\circ 49' 22''$ (RT) $Dc = 143' 14' 22''$ $R = 40.00'$ $T = 19.87'$ $L = 36.88'$ $E = 4.66'$ $C = 35.59'$ C.B. = S 2° 08' 26" W</p>	<p>⑳ P.I. Sta. 23+25.34 $\Delta = 25^\circ 11' 21''$ (LT) $Dc = 60' 18' 41''$ $R = 95.00'$ $T = 21.23'$ $L = 41.77'$ $E = 2.34'$ $C = 41.43'$ C.B. = S 15° 57' 27" W</p>	<p>㉑ P.I. Sta. 24+20.78 $\Delta = 89^\circ 01' 50''$ (RT) $Dc = 293' 49' 28''$ $R = 19.50'$ $T = 19.17'$ $L = 30.30'$ $E = 7.85'$ $C = 27.34'$ C.B. = S 47° 52' 41" W</p>	<p>㉒ P.I. Sta. 25+33.71 $\Delta = 2^\circ 08' 05''$ (LT) $Dc = 5' 43' 46''$ $R = 1,000.00'$ $T = 17.90'$ $L = 35.80'$ $E = 0.16'$ $C = 35.80'$ C.B. = N 88° 37' 57" W</p>	<p>㉓ P.I. Sta. 25+75.50 $\Delta = 90^\circ 18' 01''$ (LT) $Dc = 337' 02' 02''$ $R = 19.50'$ $T = 17.09'$ $L = 26.79'$ $E = 7.10'$ $C = 24.10'$ C.B. = S 45° 11' 30" W</p>	<p>㉔ P.I. Sta. 31+34.20 $\Delta = 33^\circ 16' 04''$ (RT) $Dc = 188' 15' 22''$ $R = 30.43'$ $T = 9.09'$ $L = 17.67'$ $E = 1.33'$ $C = 17.42'$ C.B. = S 21° 14' 33" W</p>			



PID NO.
100778

R/W DESIGNER
JPB
R/W REVIEWER
DJH

CENTERLINE PLAT
PROJECT A

MIA - TROY
RECREATIONAL TRAIL

4 / 23

17
36

REV. BY	DATE	DESCRIPTION

Q:\City of Troy\011205A00 - MIA-Troy Rec. Trail Resurfacing\100778\Drawings\100778RCD04.dgn 9/26/2018 10:06:27 AM dbruno

REPLAT OF PT. OUTLOT 91 & OUTLOT 92

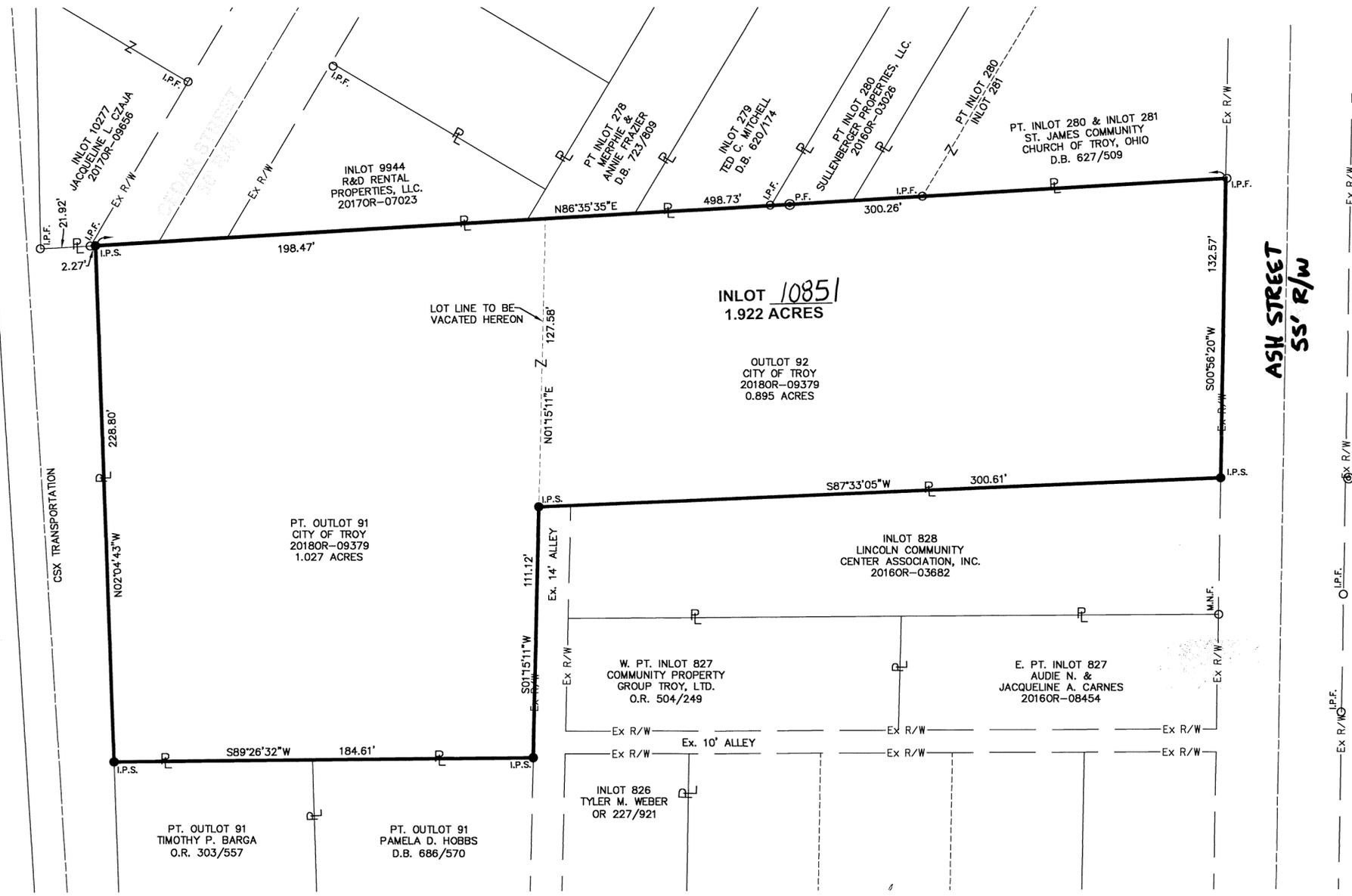
VOLUME 27, PAGE 27
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PT. 91 & 92
OUTLOT TROY MIAMI, OHIO
CITY COUNTY COUNTY

MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2018P-00042
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/11/2018 03:14:29 PM
REFERENCES
RECORDING FEE
PAGES: 1

FEE \$ 43.20
Jessica A. Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct. 11, 2018
Matthew W. Kearney
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR
Linda Swanson



CITY OF TROY ENGINEER
THIS PLAT WAS INSPECTED AND APPROVED BY
US THIS 9th DAY OF October, 2018
Juan A. Rhoades
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: CITY OF TROY
Patrick E. J. Titterton
AUTHORIZED SIGNATURE
DIRECTOR OF PUBLIC SERVICE
AND SAFETY

ACKNOWLEDGMENT
STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED Patrick E. J. Titterton, ON BEHALF OF CITY OF TROY, 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 10th DAY OF October, 2018.
NOTARY PUBLIC *Jules Morrison*
MY COMMISSION EXPIRES: 12/6/2021

SURVEY REFERENCE
REC. P.B. 1, PG. 343 & 344
REC. P.B. 21, PG. 57
REC. P.B. 22, PG. 81
LOT SURVEY 2, PG. 68
LOT SURVEY 10, PG. 188
LOT SURVEY 17, PAGE 16
LOT SURVEY 19, PG. 49

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
OHIO SOUTH ZONE,
ODOT VRS CORS NETWORK
SCALE: 1"=40'
0 20 40 80

LEGEND
● I.P.S. 5/8" X 30" REBAR
W/CAP SET
○ I.P.F. IRON PIN FOUND
○ M.N.F. MAG NAIL FOUND
⊙ P.F. IRON PIPE FOUND

BEING A REPLAT OF PT. OUTLOT 91 AND
OUTLOT 92 AND BEING OWNED BY THE CITY
OF TROY AS CONVEYED IN 2018OR-09379.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254
10/3/2018
DATE

		DATE: 09-14-2018
		DRAWN BY: RMF
SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	JOB NUMBER: MIATRO1826 SHEET NUMBER 1 OF 1	

KETTERING HEALTH NETWORK TROY MEDICAL CENTER 2



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

Situated in the State of Ohio, County of Miami, City of Troy, and in Section 21, Township 5, Range 6, Miami River Survey, containing 11.960 acres of land, more or less, said 11.960 acres being comprised of a Replat of all of Inlots 10773, 10774 and 10775 of the subdivision entitled "Kettering Health Network Troy Medical Center", of record in Plat Book 26, Page 89, part of Inlot 9439 of the subdivision entitled "Hobart Brothers Co. Replat-Troy, Ohio", of record in Plat Book 20, Page 16, part of an un-numbered Lot, Outlot 67, Inlots 123, 128 and 129, Vacated Jackson Street (Ord. Book# 0-36-2018), Vacated Water Street (Ord. Book# 0-36-2018), Vacated Alley (Ord. Book# 0.36-2018), and those tracts of land conveyed to **KETTERING MEDICAL CENTER** by deeds of record in 2018OR-11385, 2018OR-11386, 2018OR-11844 and 2018OR11845, Recorder's Office, Miami County, Ohio.

The undersigned, **KETTERING MEDICAL CENTER** an Ohio corporation for non-profit, by **EDWARD MANN**, Treasurer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**KETTERING HEALTH NETWORK TROY MEDICAL CENTER 2**", a subdivision containing Inlot number 10852, does hereby accept this plat of same and dedicates to public use, as such, all of Water Street shown hereon and not heretofore dedicated.

In Witness Whereof, **EDWARD MANN**, Treasurer of **KETTERING MEDICAL CENTER**, has hereunto set his hand this 11th day of Oct., 2018.

Signed and Acknowledged
In the presence of:

KETTERING MEDICAL CENTER

Daisy O. Carlson
Ladonna Salvestro

By Edward Mann
EDWARD MANN, Treasurer

STATE OF OHIO
COUNTY OF MONTGOMERY ss:

Before me, a Notary Public in and for said State, personally appeared **EDWARD MANN**, Treasurer of **KETTERING MEDICAL CENTER**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **KETTERING MEDICAL CENTER**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 11th day of October, 2018.

My commission expires Aug. 31, 2021

Berna Engelman
Notary Public, State of Ohio

TERRA ENGELMAN, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 31, 2021



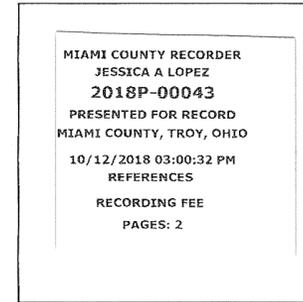
SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived from RTK GPS observations using the Ohio Department of Transportation Virtual Reference System Equipment and software. A bearing of North 59°15'35" West, assigned to the northerly right-of-way line of Main Street, is designated the basis of bearings for this plat.

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.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.



Fee \$ 86.40

Jessica A. Lopez Rola McCoy
Miami County Recorder By Deputy Recorder

MIAMI COUNTY AUDITOR

Approved and Transferred Oct 12, 2018.

Matthew W Gearhardt
Miami County Auditor

Joyce Snellist
By Deputy Auditor

CITY OF TROY PLANNING COMMISSION

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 25th day of Aug, 2018 this plat was reviewed and approved.

Alan M. Jensen Sue G. Knight
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 Kettering Health Network Troy Medical Center 2 this 1st day of Oct, 2018.

This plat was approved by Ordinance No. 0-43-2018 effective 10-1-18, 2018.

Michael Bevin Martha A. Baker Sue G. Knight
Mayor President of Council Clerk of Council

CITY OF TROY CITY ENGINEER

This plat was inspected and approved by me this 8th day of October, 2018.

Jillian Rhoades
Jillian Rhoades, P.E.

SURVEYED & PLATTED
BY



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.

- ⊗ = Chiseled "X" found
- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)



By Matthew A. Kirk
Professional Surveyor No. 7865

2 Oct 18
Date

J:\20170726\DWG\04SHEETS\PLAT\20170726-VS-PLAT-02.DWG plotted by MASTON, JOHN on 9/28/2018 2:28:42 PM last saved by JMASTON on 9/28/2018 2:19:39 PM Xrefs:

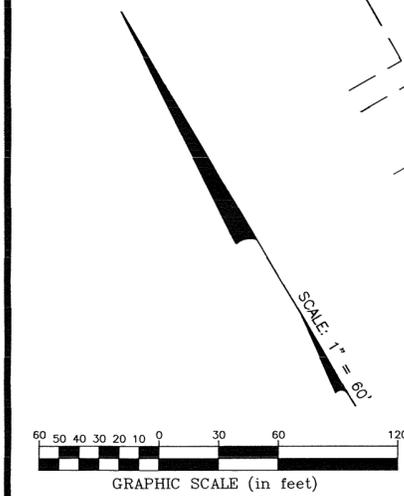
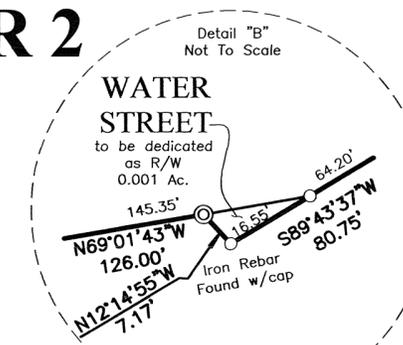
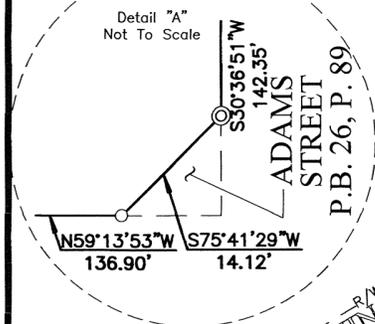
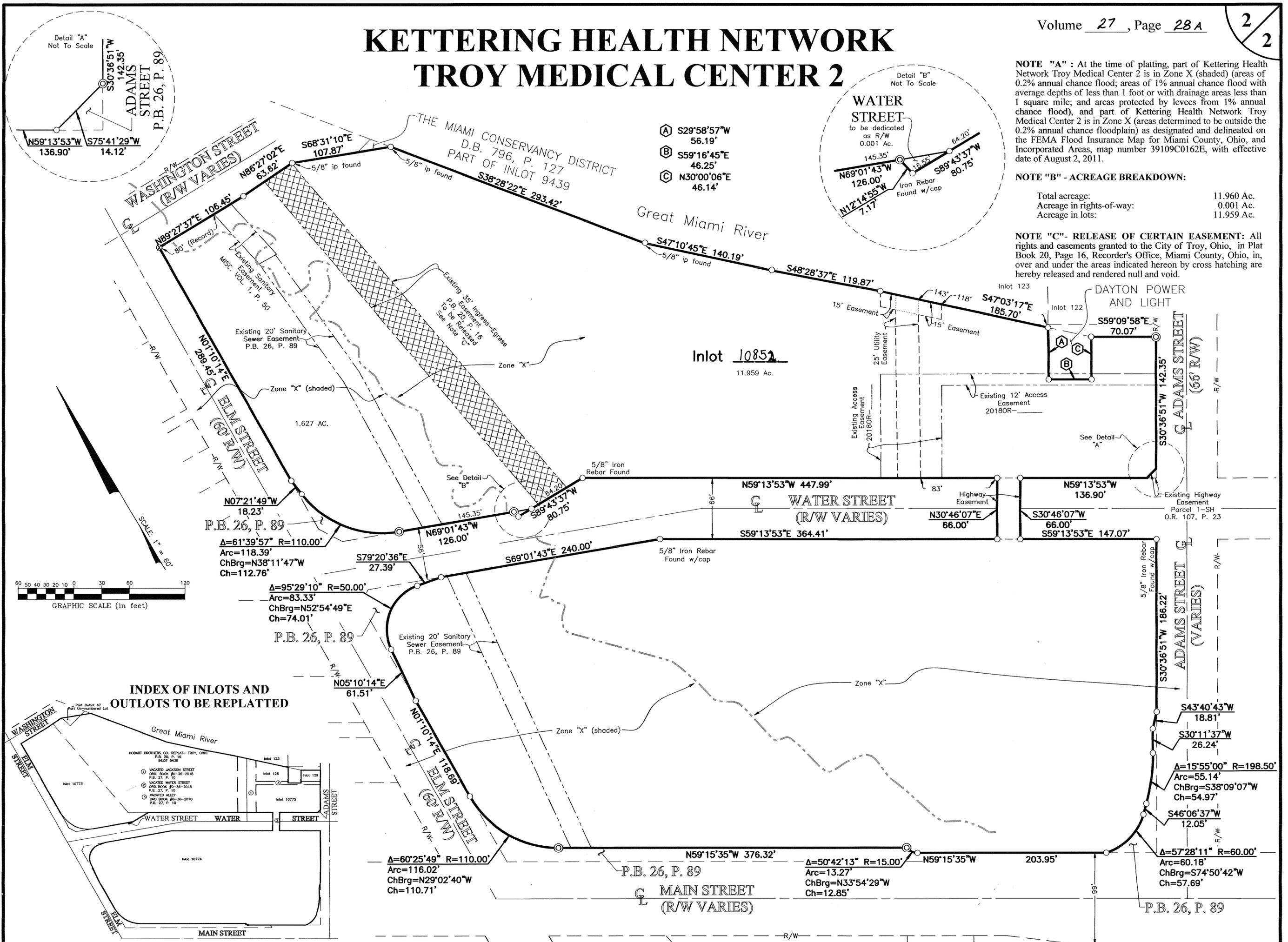
KETTERING HEALTH NETWORK TROY MEDICAL CENTER 2

NOTE "A" : At the time of platting, part of Kettering Health Network Troy Medical Center 2 is in Zone X (shaded) (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), and part of Kettering Health Network Troy Medical Center 2 is in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as designated and delineated on the FEMA Flood Insurance Map for Miami County, Ohio, and Incorporated Areas, map number 39109C0162E, with effective date of August 2, 2011.

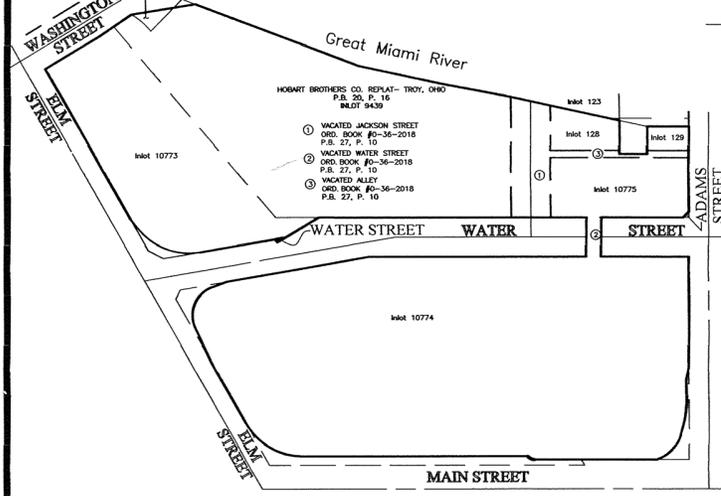
NOTE "B" - ACREAGE BREAKDOWN:

Total acreage:	11.960 Ac.
Acreage in rights-of-way:	0.001 Ac.
Acreage in lots:	11.959 Ac.

NOTE "C"- RELEASE OF CERTAIN EASEMENT: All rights and easements granted to the City of Troy, Ohio, in Plat Book 20, Page 16, Recorder's Office, Miami County, Ohio, in, over and under the areas indicated hereon by cross hatching are hereby released and rendered null and void.



INDEX OF INLOTS AND OUTLOTS TO BE REPLATTED



J:\20170726.DWG\04SHEET1.PLAT\20170726-VS-PLAT-02.DWG plotted by MASTON, JOHN on 9/28/2018 2:18:10 PM last saved by JMASTON on 9/28/2018 2:03:23 PM

VALLEYBROOK FARMS SUBDIVISION NO. 1 REPLAT LOT 4 & 0.300 ACRE

VOLUME 27 PAGE 29
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00044
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/23/2018 10:57:20 AM
REFERENCES
RECORDING FEE
PAGES: 1

LOST CREEK TOWNSHIP, SECTION 36, TOWN 2, RANGE 10
MIAMI COUNTY, OHIO

DESCRIPTION:
BEING A REPLAT SITUATED IN SECTION 36, TOWN 2, RANGE 10, LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 1.150 ACRE, LOT 4, 0.850 ACRE, VALLEYBROOK FARMS SUBD. AS SHOWN IN PLAT BOOK 8, PAGE 142, MIAMI COUNTY PLAT RECORDS, AND 0.300 ACRE IN LOST CREEK TOWNSHIP, SECTION 36, TOWN 2, RANGE 10, AS CONVEYED TO KRISTINE R. HARSHBARGER, IN DEED BOOK 711, PAGE 930, AND DOCUMENT 2018OR-12943 MIAMI COUNTY DEED RECORDS.

FEE \$ 43.20 Jessica A Lopez Brittany M Law
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 23 DAY OF Oct., 2018.

Matthew W. Deane Linda Jinneman
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

MIAMI COUNTY ENGINEER
REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 9th DAY OF August, 2018.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.

MIAMI COUNTY COMMISSIONERS
APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS
THIS 23rd DAY OF October, 2018.

John W. O'Brien Greg Simmons
John F. Lewis

OWNER'S CONSENT
I, KRISTINE R. HARSHBARGER, OWNER OF THE LAND SHOWN HEREON, DO HEREBY CONSENT TO THE REPLAT AS SHOWN BY THIS PLAT.

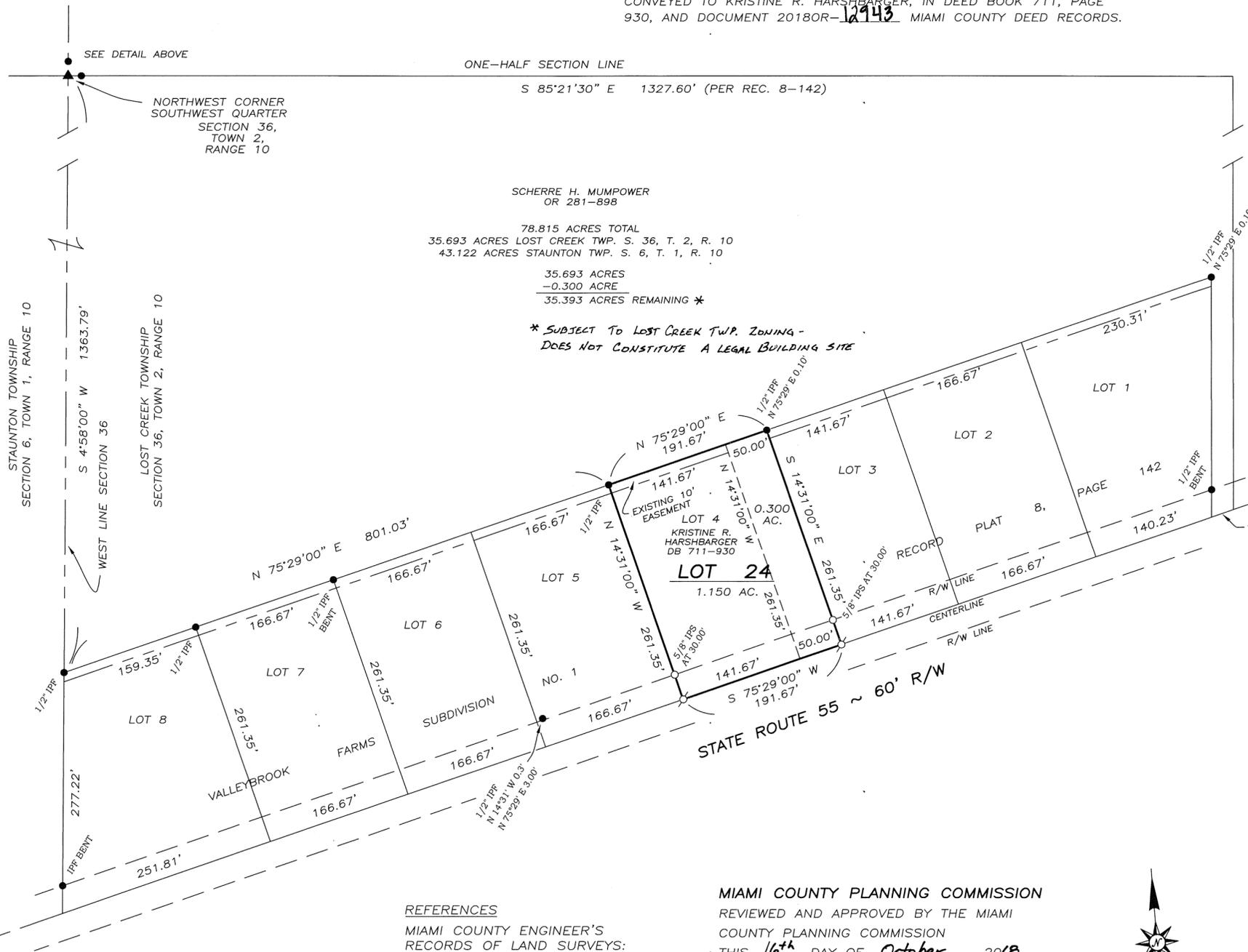
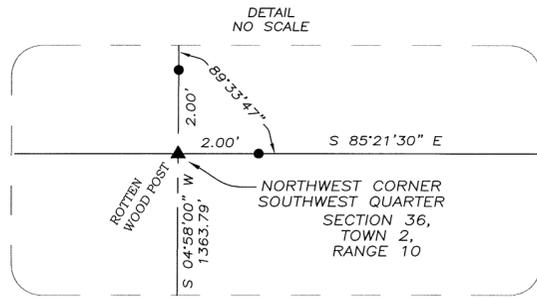
Kristine R. Harshbarger
KRISTINE R. HARSHBARGER

STATE OF OHIO, MIAMI COUNTY, SS:
BE IT REMEMBERED THAT ON THIS 3rd DAY OF August, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KRISTINE R. HARSHBARGER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE SHOWN HEREON.

MY COMMISSION EXPIRES: _____ DATE _____
David L. Mikel NOTARY PUBLIC
DAVID L. MIKEL, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O.R.C.

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

JUNE 16, 2018	SURVEY OF LOT 24, VALLEYBROOK FARMS SUBD. IN LOST CREEK TOWNSHIP, MIAMI COUNTY, OHIO
	<u>Neil E. Teaford, P.S. #7724</u> NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724



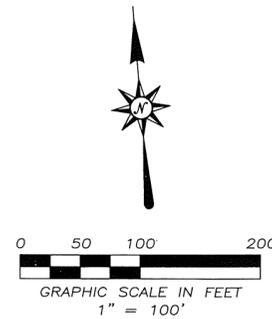
REFERENCES
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 15, PAGE 103
VOLUME 42, PAGE 133

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 8, PAGE 142
DEED BOOK 711, PAGE 930
OFFICIAL RECORD 281, PAGE 898

LEGEND
○ 5/8" CAPPED IRON PIN SET
● IRON PIN FOUND
⊗ MAG NAIL SET
▲ WOOD POST FOUND

MIAMI COUNTY PLANNING COMMISSION
REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION
THIS 16th DAY OF October, 2018.

J. C. O'Dea CHAIRMAN
D. B. ... SECRETARY



This Plat was Inspected and Approved by me this day of October, 2018.

JILLIAN A. RHOADES, P.E.

REPLAT OF HARMONY INDUSTRIAL PARK - PART OF SECTION 3 AND REPLAT OF THE REMAINING PART OF INLOT 7173

BEING A CONSOLIDATION OF LOT 8811 OF THE HARMONY INDUSTRIAL PARK, SECTION THREE PLAT & REPLAT OF REMAINING INLOT 7173 CITY OF TROY, MIAMI COUNTY, OHIO TOTAL AREA = 18.304 ACRES

MIAMI COUNTY RECORDER JESSICA A LOPEZ 2018P-00045 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 10/26/2018 03:13:27 PM REFERENCES RECORDING FEE PAGES: 1

FENNER ROAD (60' R/W)

BASIS OF BEARING: BEARINGS ARE BASED ON CENTERLINE OF BARNHART STREET, TAKEN FROM STATE PLANE COORDINATE SYSTEM, NAD83(2011) ADJUSTMENT, GEOID12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK. (BEARING S 00°15'04" E)

Table with 3 columns: NO., BEARING, LENGTH. Rows L1 through L8.

HARMONY INDUSTRIAL PARK COVENANTS EXISTING RESTRICTIVE COVENANTS AND DEVELOPMENT PLAN FOR HARMONY INDUSTRIAL PARK SECTION THREE AS RECORDED IN MISC. VOLUME 30, PAGE 547 ARE ONLY APPLICABLE TO THE 3.480 ACRE LOT THAT IS HEREBY CREATED WITH THIS PLAT.

ERIC P. ZIMMERMAN O.R. 2012-10216 19.88 ACRES LND. 21-63

INLOT 7173 DANIEL E. PILARCZYK ARCHBISHOP OF CINCINNATI D.B. 577, PG. 567 15.431 ACRES LND. 22-7

LOT 10853 14.365 ACRES

P.O.B.

FEE \$ 43.20

Jessica A. Lopez MIAMI COUNTY RECORDER, Lola McCoy BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED Oct 26, 2018.

Matthew W Gearhardt MIAMI COUNTY AUDITOR, Jayce Grillett BY DEPUTY AUDITOR

DESCRIPTION: BEING A REPLAT LOT 8811 HARMONY INDUSTRIAL PARK SECTION THREE PLAT, & REPLAT OF REMAINDER OF INLOT 7173 OF THE CITY OF TROY, OHIO. BEING THE SAME LANDS AS CONVEYED TO 45 CHERRY HILL COURT II BY 2018OR-05718, AND 2018OR-13175 AND DANIEL E. PILARCZYK, ARCHBISHOP OF CINCINNATI BY D.B. 577, PG. 567 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO CONTAINING 18.304 ACRES, OF WHICH 18.304 ACRES ARE IN LOTS.

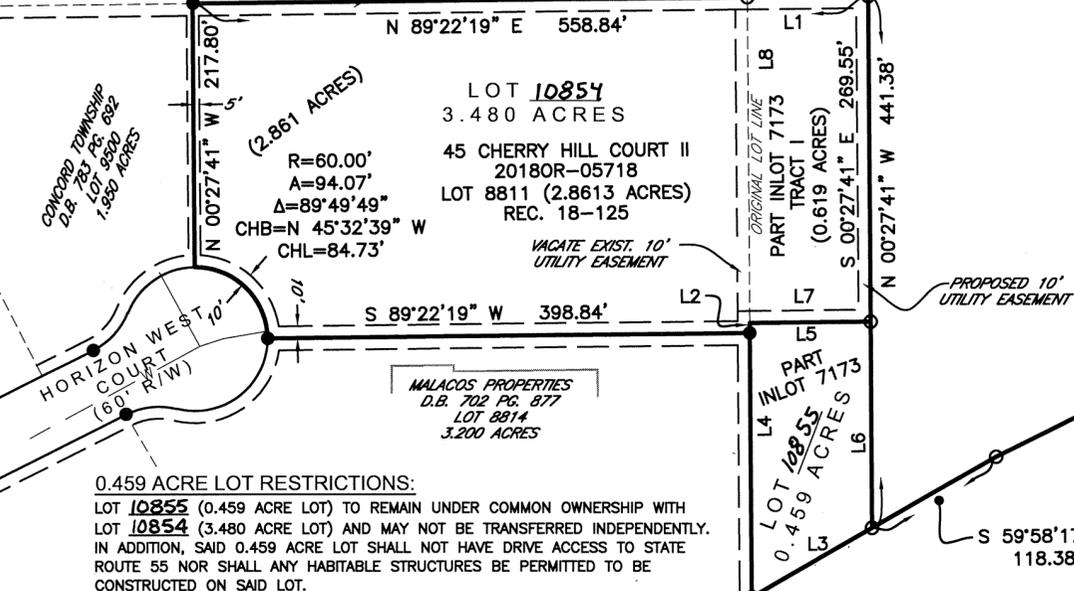
REFERENCES MIAMI COUNTY RECORDER'S RECORDS: DOCUMENT 2018OR-05718 DEED BOOK 577, PG. 567 MIAMI COUNTY ENGINEER'S RECORDS: LND. 21-63 LND. 22-7 PLAT BOOK 18 PG 125 AND AS NOTED

SURVEY NOTES: 1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES. 2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE. 3. IRON PINS SET ARE 30" x 5/8" REBAR, CAPPED "BURKHARDT ENGINEERING". 4. MAG NAILS SET ARE 1 1/2" x 1/4" MAG NAILS. 5. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

LEGEND table with symbols for IRON PIN FOUND, RAILROAD SPIKE FOUND, MAGNAIL SET, 5/8" IRON PIN SET.

EXISTING 10' UTILITY EASEMENT

T.P.O.B.



0.459 ACRE LOT RESTRICTIONS: LOT 10855 (0.459 ACRE LOT) TO REMAIN UNDER COMMON OWNERSHIP WITH LOT 10854 (3.480 ACRE LOT) AND MAY NOT BE TRANSFERRED INDEPENDENTLY. IN ADDITION, SAID 0.459 ACRE LOT SHALL NOT HAVE DRIVE ACCESS TO STATE ROUTE 55 NOR SHALL ANY HABITABLE STRUCTURES BE PERMITTED TO BE CONSTRUCTED ON SAID LOT.

CONSENT: WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE PARCEL HEREIN REPLATED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT.

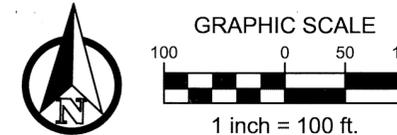
Dennis M. Schnurr, OWNER: DENNIS M. SCHNURR, ARCHBISHOP ARCHDIOCESE OF CINCINNATI

STATE OF OHIO, COUNTY OF MIAMI, S.S. BE IT REMEMBERED THAT ON THIS 11 DAY OF October, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Tom Fleming, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET FORTH MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Debra Nuff, NOTARY PUBLIC, MY COMMISSION EXPIRES: 2/13/20

STATE OF OHIO, COUNTY OF MIAMI, S.S. BE IT REMEMBERED THAT ON THIS 15th DAY OF October, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Dennis Schnurr, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET FORTH MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Jeanine M. Frank, NOTARY PUBLIC, MY COMMISSION EXPIRES: 8/08/2021



CERTIFICATION: I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN. Michael A. Novéan, OHIO PROFESSIONAL SURVEYOR NO.8101, DATE 10/13/2018

BURKHARDT ENGINEERS & SURVEYORS logo and contact info. Includes table with Design, Proj, Draw, Dwg, Check, Tab, Scale, Date, Sheet, and Sheet No. (RP-1).

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00046
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 10/30/2018 10:19:15 AM
 REFERENCES
 RECORDING FEE
 PAGES: 1

- LEGEND:**
- ⊙ 1 INCH IRON PIPE FOUND
 - ⊗ RAILROAD SPIKE FOUND IN CONCRETE
 - ⊙ FENCE POST FOUND IN CONCRETE
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH X 30" IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
 - R/W = RIGHT-OF-WAY
 - C/L = CENTER-LINE
 - N.T.S. = NOT TO SCALE
 - = TOE OF SLOPE
 - = TOP OF SLOPE
 - = FENCE
 - ▒ = CONCRETE
 - x xxx.xx = SPOT ELEVATION
 - GAS — GAS LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND SANITARY

BASIS FOR BEARINGS:
 THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE WEST LINE OF LOTS 6554 AND 6555 OF SUNNYSIDE ADDITION, BEING S 01°32'34" W.

DEED & SURVEY REFERENCES:
 INSTRUMENT NO. 2018OR-00915
 SUNNYSIDE ADDITION
 PLAT NO. 144
 PLAT BOOK 9, PAGE 100
 PLAT BOOK 15, PAGE 114

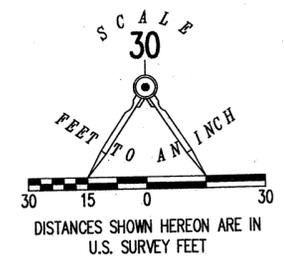
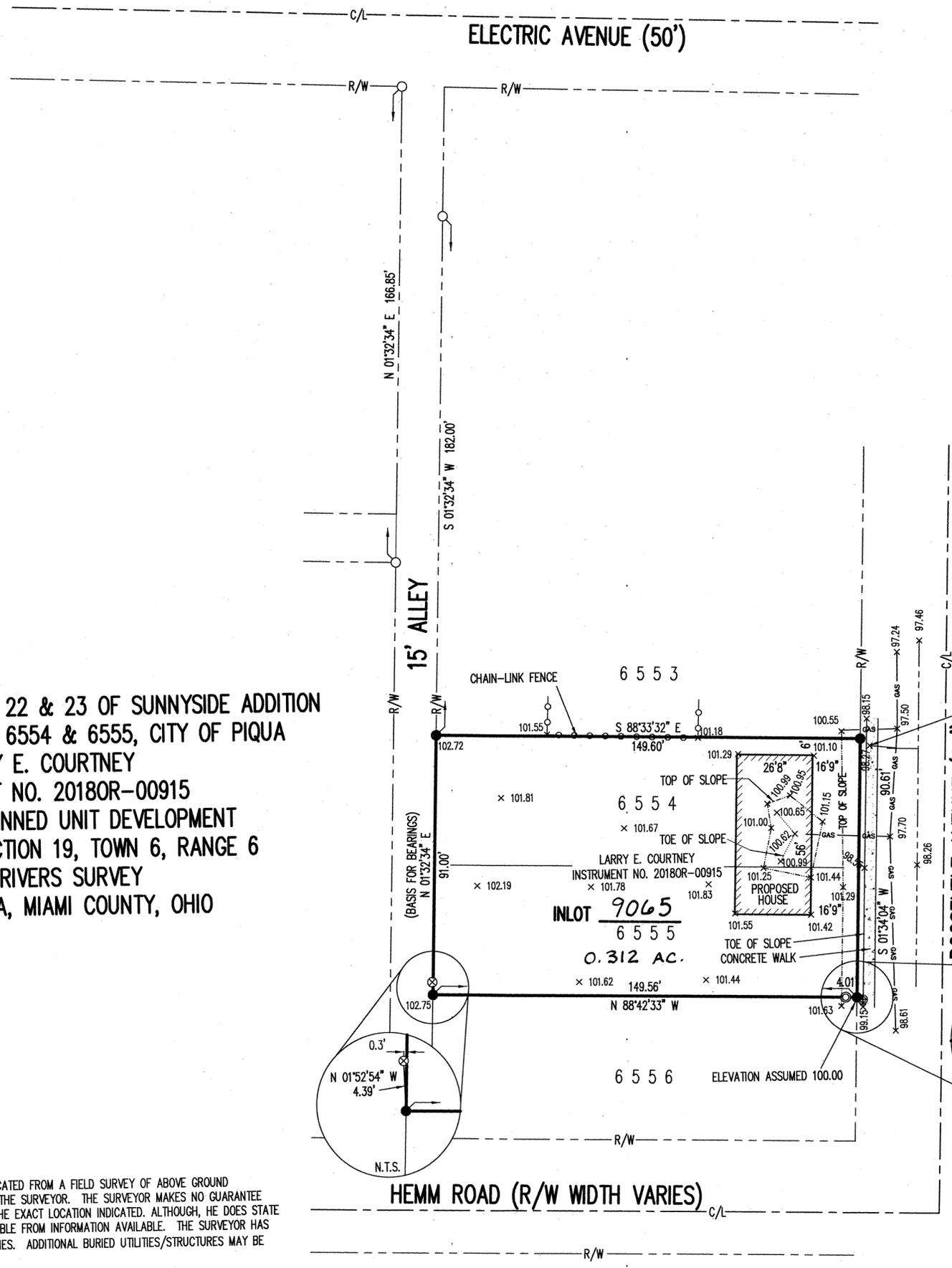
**REPLAT OF FORMER LOTS 22 & 23 OF SUNNYSIDE ADDITION
 NOW KNOWN AS LOTS 6554 & 6555, CITY OF PIQA
 LARRY E. COURTNEY
 INSTRUMENT NO. 2018OR-00915
 RESIDENTIAL PLANNED UNIT DEVELOPMENT
 SOUTHEAST 1/4, SECTION 19, TOWN 6, RANGE 6
 MIAMI RIVERS SURVEY
 CITY OF PIQA, MIAMI COUNTY, OHIO**

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH TITLE COMMITMENT NO. K18-32672, WITH AN EFFECTIVE DATE OF JULY 19, 2018 AT 7:00 AM, ISSUED BY ACS TITLE AND CLOSING SERVICES.

O.U.P.S. TICKET # A828902629 EXCAVATION
 # A828902639 DESIGN

NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY OF ABOVE GROUND STRUCTURES AND EXISTING DRAWINGS PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH, HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE.



FEE \$ 43.20

Jessica A. Lopez
 MIAMI COUNTY RECORDER

Kola M. Meoy
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Oct. 30, 2018

Matthew W. Bearhardt
 MIAMI COUNTY AUDITOR

Mindy S. Dosek
 BY DEPUTY AUDITOR

DESCRIPTION
 BEING A REPLAT OF LOTS 6554 AND 6555, CITY OF PIQA, AS CONVEYED TO LARRY E. COURTNEY BY DEED RECORDED IN INSTRUMENT NUMBER 2018OR-00915 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN SUNNYSIDE ADDITION (FORMER LOT NUMBERS 22 AND 23).

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

OWNER
Larry E. Courtney
 LARRY E. COURTNEY

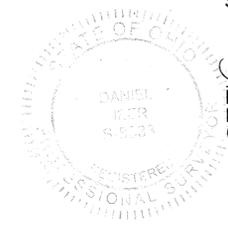
STATE OF OHIO, MIAMI COUNTY, SS:
 BE IT REMEMBERED THAT ON THIS 30 DAY OF Oct., 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LARRY E. COURTNEY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Linda S. Irwin
 NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan. 16, 2021

CITY OF PIQA
 THIS PLAT REVIEWED AND APPROVED THIS 30 DAY OF Oct, 2018

Chris S. [Signature]

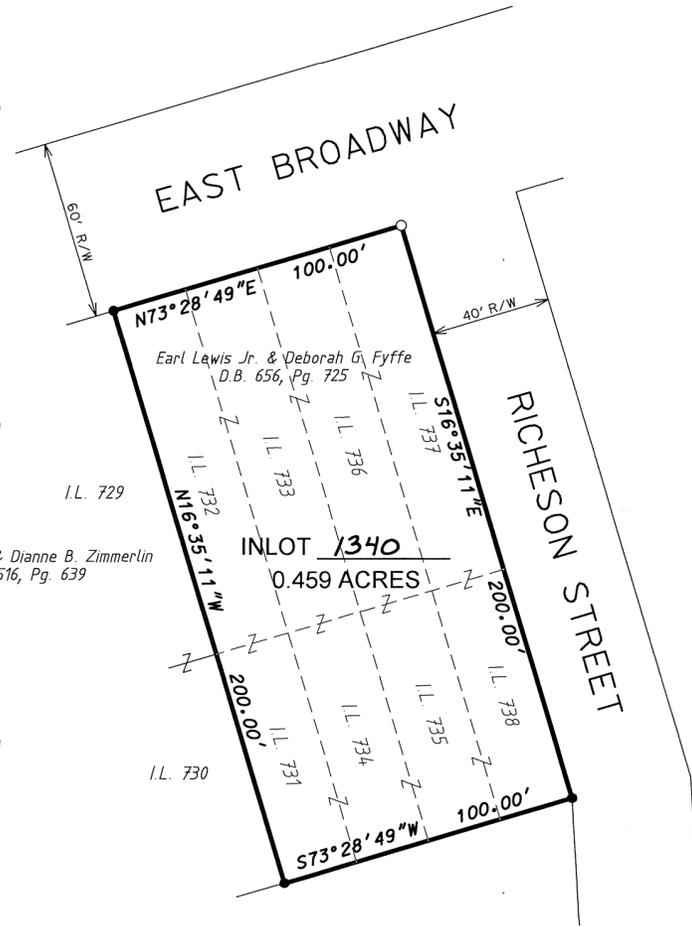
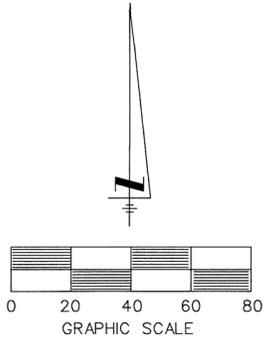


SURVEYED BY:
D. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 OCTOBER 19, 2018

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LEE SURVEYING & MAPPING CO.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 WWW.LEE-SURVEYING.COM
 surveys@lee-surveying.com
 ADW D1018 64280818 L-6428-2

REPLAT OF INLOTS 731-738
COVINGTON, OHIO

VILLAGE OF COVINGTON CORPORATION 731, 732, 733, 734, 735, 736, 737, 738 INLOT MIAMI COUNTY



Ralph W. Jr. & Dianne B. Zimmerlin
D.B. 516, Pg. 639

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00047
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/08/2018 11:24:51 AM
REFERENCES
RECORDING FEE
PAGES: 1

FEE \$ 43.00
 [Signature] MIAMI COUNTY RECORDER
 [Signature] BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED NOVEMBER 8, 2018
MATTHEW W. GEARHARDT
 MIAMI COUNTY AUDITOR
 [Signature] BY DEPUTY AUDITOR

DESCRIPTION
BEING A REPLAT OF INLOTS 731, 732, 733, 734, 735, 736, 737 & 738 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO AS OWNED BY EARL LEWIS JR. & DEBORAH G. FYFFE BY D.B. 656, PAGE 725.

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

BY: Earl Lewis Fyffe Jr. EARL LEWIS FYFFE JR.
Deborah G. Fyffe DEBORAH G. FYFFE
Brian Fiehn WITNESS
Pam Schaffner WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT COVINGTON, OHIO, THIS 9th DAY OF OCTOBER, 2018.

- LEGEND -
- IRON PIPE FOUND
 - 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

BASIS OF BEARINGS: E. BROADWAY RIGHT-OF-WAY PER LOT SURVEY VOL. 23, PG. 175

REFERENCES
RECORD PLAT VOL. 3, PG. 100
COVINGTON TAX MAP PLAT NO. 72
VOL. 23, PG. 175 - MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO HELD THIS 5th DAY OF November, 2018, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE _____
Edward L. McConnell
MAYOR
Brenda Carroll
CLERK/FISCAL OFFICER
R. Scott Tolson
PRESIDENT OF COUNCIL

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

Robert L. Cron Oct. 8, 2018
ROBERT L. CRON, P.S. *8140 DATE



Mary E. Benedict
NOTARY



[Signature]
CHAIRMAN
[Signature]
SECRETARY

THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 10th DAY OF October, 2018.

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373 CELL: 937-418-0017

CARRIAGE TRAILS

VOLUME 27 PAGE 33
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

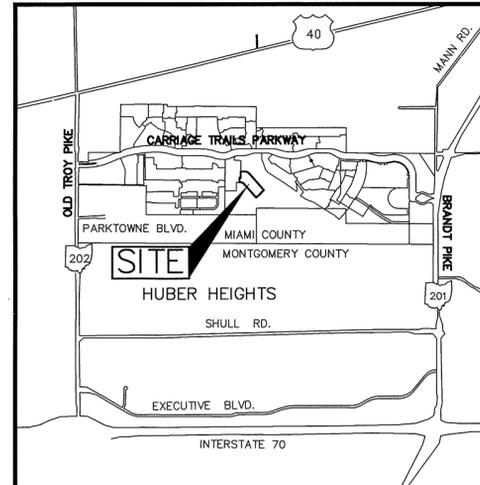
THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: [Signature]
Diana K. Colyer,
Assistant Secretary
and Treasurer

SECTION 8 - PHASE II PART INLOT 353 STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, SEPTEMBER 2018



LOCATION MAP
NO SCALE

FEE \$ 86.40

[Signature] MIAMI COUNTY RECORDER
[Signature] BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Nov 8, 2018.

[Signature]
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

[Signature]
JAYE G. GULLERT
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 30th DAY OF August, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8.16.2020



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

[Signature]
NOTARY PUBLIC

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 8, Phase II, 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. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782
DOCUMENT No. 20140R-07326

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 22, PG. 91
P.B. 25, PG. 19 P.B. 23, PG. 27
P.B. 24, PG. 3 P.B. 27, PG. 5

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS

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

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 SEPTEMBER 25, 2018

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 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.

IBI GROUP



BY [Signature] 08/28/18
David L. Chiesa P.S.
Registered Surveyor No. 7740

CONSENT OF LIENHOLDER WESBANCO BANK, INC.

BY: [Signature]
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 31st DAY OF August, 2018, 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 HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.



Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-08-2020

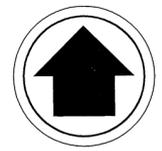
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



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



NORTH



(IN FEET)
 1 inch = 60 ft.

CARRIAGE TRAILS SECTION 8 PHASE II

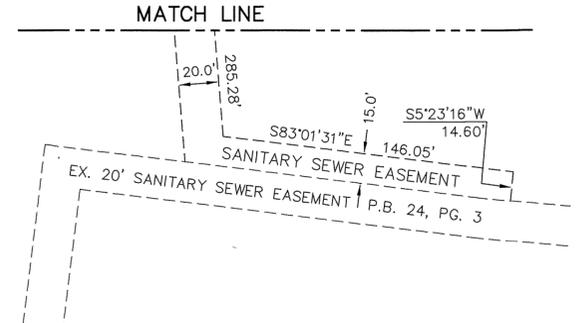
LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
- ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

CARRIAGE TRAILS SECTION 8 PHASE II
 4.761 ACRES LOTS
 +0.888 ACRE RIGHT-OF-WAY
 5.649 ACRES TOTAL

WEST PART INLOT 353 (P48-000945)
 58.308 ACRES
 -5.649 ACRES (SECTION 8 PHASE II)
 52.659 ACRES REMAINING

Curve #	Length	Radius	Delta	C.B.	CHORD
C1	169.46'	200.00'	48°32'52"	N60°24'24"W	164.44'
C2	84.48'	175.00'	27°39'28"	N70°51'06"W	83.66'
C3	63.80'	175.00'	20°53'24"	N46°34'40"W	63.45'
C4	45.41'	225.00'	11°33'45"	N41°54'51"W	45.33'
C5	60.18'	225.00'	15°19'28"	N55°21'27"W	60.00'
C6	60.18'	225.00'	15°19'28"	N70°40'56"W	60.00'
C7	24.88'	225.00'	6°20'10"	N81°30'45"W	24.87'



J:\115359_CT_8-215-9 Drawings\baseline\survey\CT8-2 PLAT.dwg by:devic.chiesa on 08/28/2018 @ 02:43:10 pm © M+E Companies, Inc.

CARRIAGE TRAILS

VOLUME 27 PAGE 34
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SECTION 8 - PHASE III PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SEPTEMBER 2018

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00049
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/08/2018 12:09:18 PM
REFERENCES
RECORDING FEE
PAGES: 2

DESCRIPTION

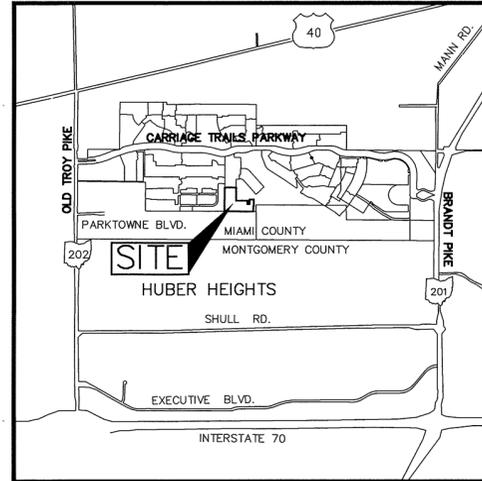
BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC
[Signature]
By: Diana K. Colyer,
Assistant Secretary
and Treasurer



LOCATION MAP
NO SCALE

FEE \$ 86.40

[Signature]
MIAMI COUNTY RECORDER
[Signature]
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Nov 8, 2018.

[Signature]
MIAMI COUNTY AUDITOR

[Signature]
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 30th DAY OF August, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8.16.2020

[Signature]
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 8, Phase III, 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. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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BUILDING SETBACKS

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

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

GREEN SPACE

Lots 1373 & 1376 are non-buildable Green Space lots and will be owned and maintained by the Master Owners Association.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782
DOCUMENT No. 20140R-07326

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VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS

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

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 SEPTEMBER 25, 2018

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

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IBI GROUP



BY *[Signature]* 08/28/18
David L. Chiesa P.S.
Registered Surveyor No. 7740

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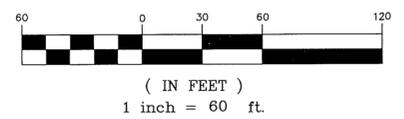
[Signature]
NOTARY PUBLIC



Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-06-2020

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017

IBI GROUP
635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
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CARRIAGE TRAILS SECTION 8 PHASE III

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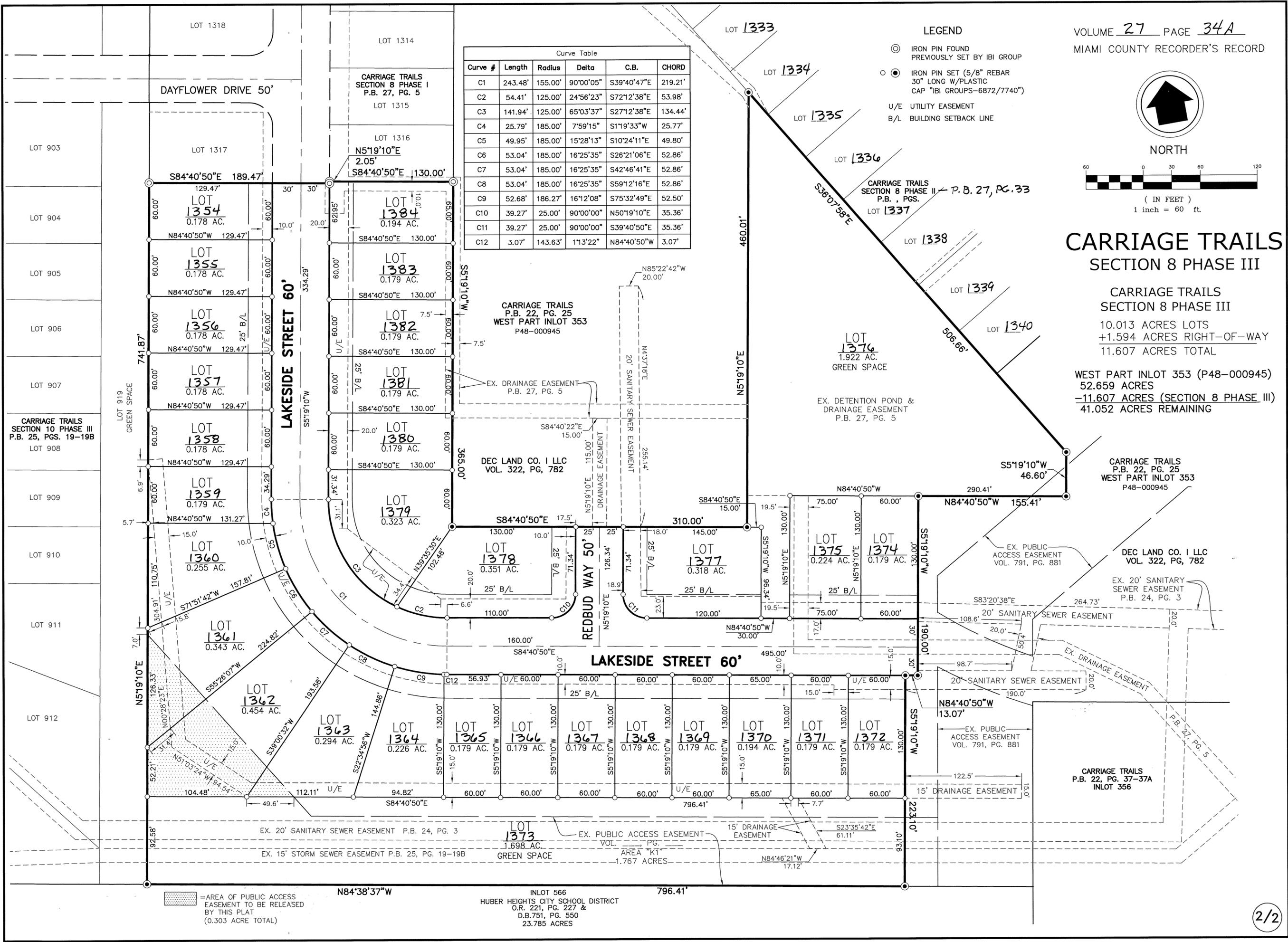
10.013 ACRES LOTS
 +1.594 ACRES RIGHT-OF-WAY
 11.607 ACRES TOTAL

WEST PART INLOT 353 (P48-000945)
 52.659 ACRES
 -11.607 ACRES (SECTION 8 PHASE III)
 41.052 ACRES REMAINING

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
- ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	243.48'	155.00'	90°00'05"	S39°40'47"E	219.21'
C2	54.41'	125.00'	24°56'23"	S72°12'38"E	53.98'
C3	141.94'	125.00'	65°03'37"	S27°12'38"E	134.44'
C4	25.79'	185.00'	7°59'15"	S119°33'W	25.77'
C5	49.95'	185.00'	15°28'13"	S10°24'11"E	49.80'
C6	53.04'	185.00'	16°25'35"	S26°21'06"E	52.86'
C7	53.04'	185.00'	16°25'35"	S42°46'41"E	52.86'
C8	53.04'	185.00'	16°25'35"	S59°12'16"E	52.86'
C9	52.68'	186.27'	16°12'08"	S75°32'49"E	52.50'
C10	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36'
C11	39.27'	25.00'	90°00'00"	S39°40'50"E	35.36'
C12	3.07'	143.63'	1°13'22"	N84°40'50"W	3.07'



AREA OF PUBLIC ACCESS EASEMENT TO BE RELEASED BY THIS PLAT (0.303 ACRE TOTAL)

INLOT 566
 HUBER HEIGHTS CITY SCHOOL DISTRICT
 O.R. 221, PG. 227 &
 D.B.751, PG. 550
 23.785 ACRES

J:\115359_CT_8-2\5.9 Drawings\baseline\survey\CT8-3 PLAT.dwg by: david.chessa on 08/28/2018 @ 03:05:41 pm ~ M+E Companies, Inc.

CARRIAGE TRAILS

VOLUME 27 PAGE 35
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

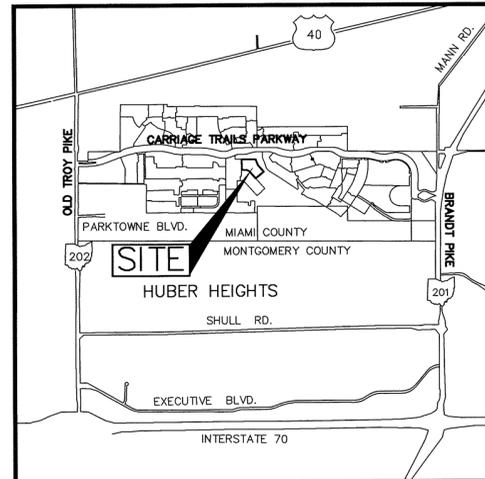
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DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, SEPTEMBER 2018



LOCATION MAP
NO SCALE

FEE \$ 86.40

Jessica Lopez
MIAMI COUNTY RECORDER

Joni Muscari
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Nov 8, 2018.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Gullett
BY DEPUTY AUDITOR

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MY COMMISSION EXPIRES 8.16.2020

Cassandra L. Riehle
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

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ON SEPTEMBER 25, 2018

John P. Fell
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

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IBI GROUP



BY David L. Chiesa 08/28/18
David L. Chiesa P.S.
Registered Surveyor No. 7740

CONSENT OF LIENHOLDER WESBANCO BANK, INC.

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

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Mariene D. O'Brien
NOTARY PUBLIC



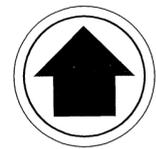
Mariene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-08-2020

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017

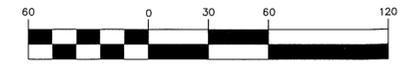


635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

CARRIAGE TRAILS PARKWAY



NORTH



(IN FEET)
1 inch = 60 ft.

CARRIAGE TRAILS
SECTION 8 PHASE IV

CARRIAGE TRAILS
SECTION 8 PHASE IV

4.233 ACRES LOTS
+0.753 ACRE RIGHT-OF-WAY
4.986 ACRES TOTAL

WEST PART INLOT 353 (P48-000945)
41.052 ACRES
-4.986 ACRES (SECTION 8 PHASE IV)
36.066 ACRES REMAINING

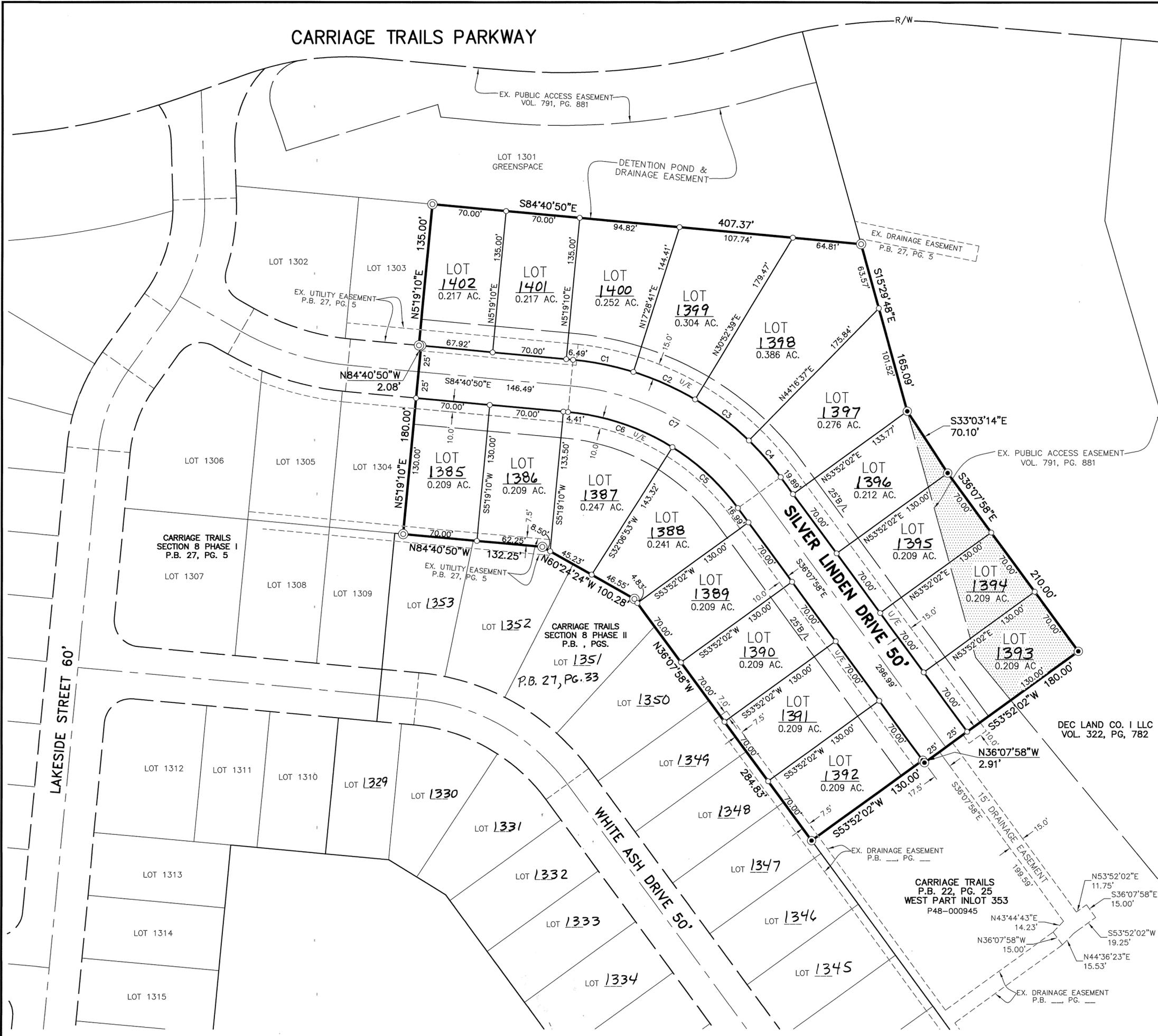
Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	58.36'	275.00'	12°09'30"	N78°36'05"W	58.25'
C2	64.31'	275.00'	13°23'58"	N65°49'20"W	64.17'
C3	64.31'	275.00'	13°23'58"	N52°25'22"W	64.17'
C4	46.03'	275.00'	9°35'25"	N40°55'40"W	45.98'
C5	85.42'	225.00'	21°45'09"	N47°00'32"W	84.91'
C6	105.22'	225.00'	26°47'43"	N71°16'58"W	104.27'
C7	211.83'	250.00'	48°32'52"	N60°24'24"W	205.55'

LEGEND

- ⊙ IRON PIN FOUND
PREVIOUSLY SET BY IBI GROUP
- IRON PIN SET (5/8" REBAR
30" LONG W/PLASTIC
CAP "IBI GROUPS-6872/7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

▨ = AREA OF PUBLIC ACCESS
EASEMENT TO BE RELEASED
BY THIS PLAT
(0.304 ACRE TOTAL)

201808-13802



J:\115359_CT_L8-2\5.9 Drawings\baseline\survey\CTB-4 PLAT.dwg by:devils.chiesa on 08/28/2018 @ 03:17:25 pm ~ © M+E Companies, Inc.

REPLAT OF INLOT 4925, PART INLOT 4926, PART OUTLOT 152
CITY OF PIQUA, MIAMI COUNTY, OHIO

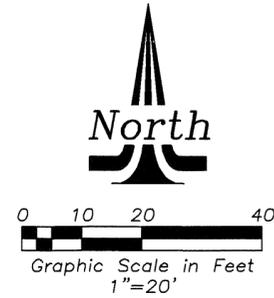
PLAT BOOK 27 PAGE 36
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PIQUA CORPORATION

Part 152 OUTLOT

4925, Part 4926 INLOT

N.W. 120 TAX MAP



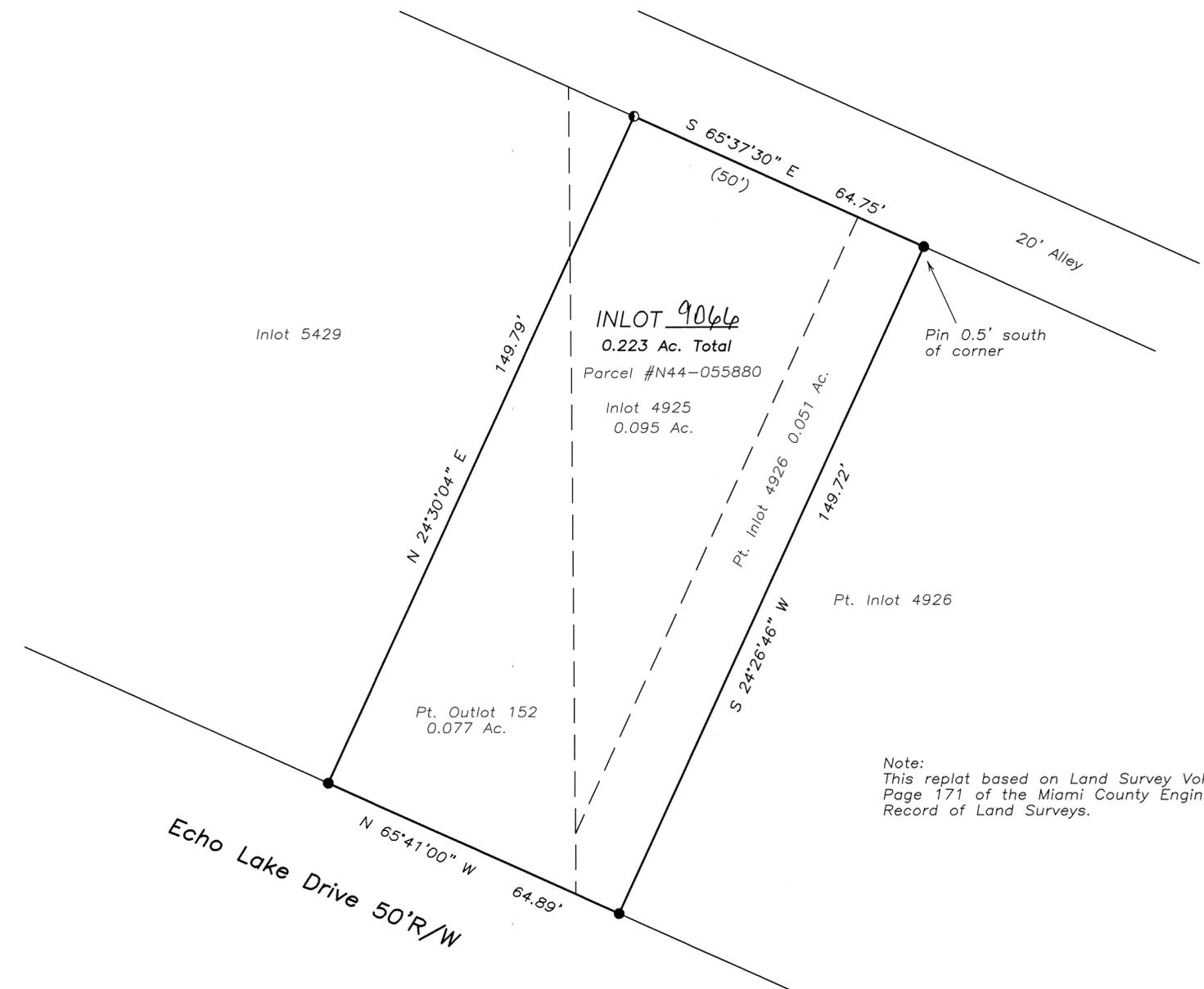
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00051
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/13/2018 03:49:58 PM
REFERENCES
RECORDING FEE
PAGES: 1

FEE 43.20

Jessica A. Lopez BY: Lola McCoy
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 13 DAY OF Nov, 2018

Matthew W. Neargard BY: Linda Linneman
MIAMI CO. AUDITOR DEPUTY



Note:
This replat based on Land Survey Vol. 56,
Page 171 of the Miami County Engineer's
Record of Land Surveys.

Legend

- Iron Pipe Found
- Iron Pin Found

References

Miami County Recorder's
Plat Records
Plat Book 5, Page 79

Miami County Engineer's
Record of Land Surveys
Volume 56, Page 171
(Basis of Bearings)

Description

Being Inlot 4925, part of Inlot 4926, and part of Outlot 152, in the City of Piqua, Miami County, Ohio as shown on Land Survey Vol. 56, Pg. 171, of the Miami County Engineer's Record of Land Surveys, as acquired by Gerald D. Gray, by 2015 OR-14423 of the Miami County Recorder's Deed Records.

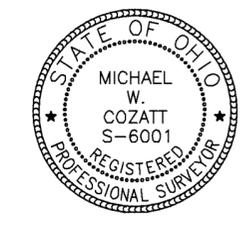
City of Piqua Planning and Zoning

This replat was reviewed and approved
this 27 day of Oct, 2018.

Chris Schmiessing
Chris Schmiessing

Replat of Inlot 4925, Pt. Inlot 4926
and Pt. Outlot 152 for Gerald D. Gray

Michael W. Cozatt 10/22/18
MICHAEL W. COZATT
P.S. #6001



COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 04218 (937) 339-2921
File Name: C:\JOBS\2018\04218.dwg
Drawn by: DMC ~ Checked by: MWC

Acknowledgment

We, the undersigned, being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat, and do hereby voluntarily consent to the execution of said plat.

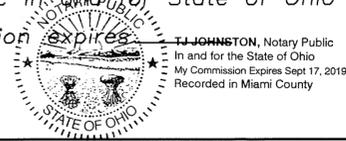
Gerald D. Gray
Gerald D. Gray

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

Be it remembered that on this 1st day of Nov, 2018, before me, the undersigned, a notary public in and for said county and state, personally appeared Gerald D. Gray, 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.

T.J. Johnston
Notary Public in and for State of Ohio

My commission expires



T.J. JOHNSTON, Notary Public
In and for the State of Ohio
My Commission Expires Sept 17, 2019
Recorded in Miami County

MOODIE AVENUE RIGHT-OF-WAY EXTENSION DEDICATION PART OUTLOT 1

MIAMI COUNTY RECORDER'S RECORD OF PLATS- RECEIVED FOR RECORDING THIS DAY OF 2011 FILE NO. FEE 43.20

MIAMI COUNTY RECORDER JESSICA A LOPEZ 2018P-00052 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 11/15/2018 03:06:07 PM REFERENCES RECORDING FEE PAGES: 1

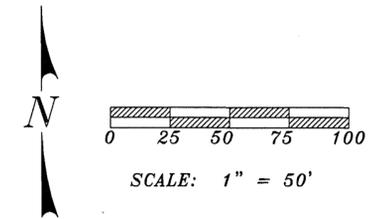
John S. Alexander Jessica A. Lopez MIAMI COUNTY RECORDER BY: Brittany M. Mason DEPUTY

PLANNING AND ZONING BOARD RATIFICATION Brenda Selandus 6-7-11 Secretary, Village of Bradford Planning Commission Date Scott Kellen 6-7-11 Chairman, Village of Bradford Planning Commission Date

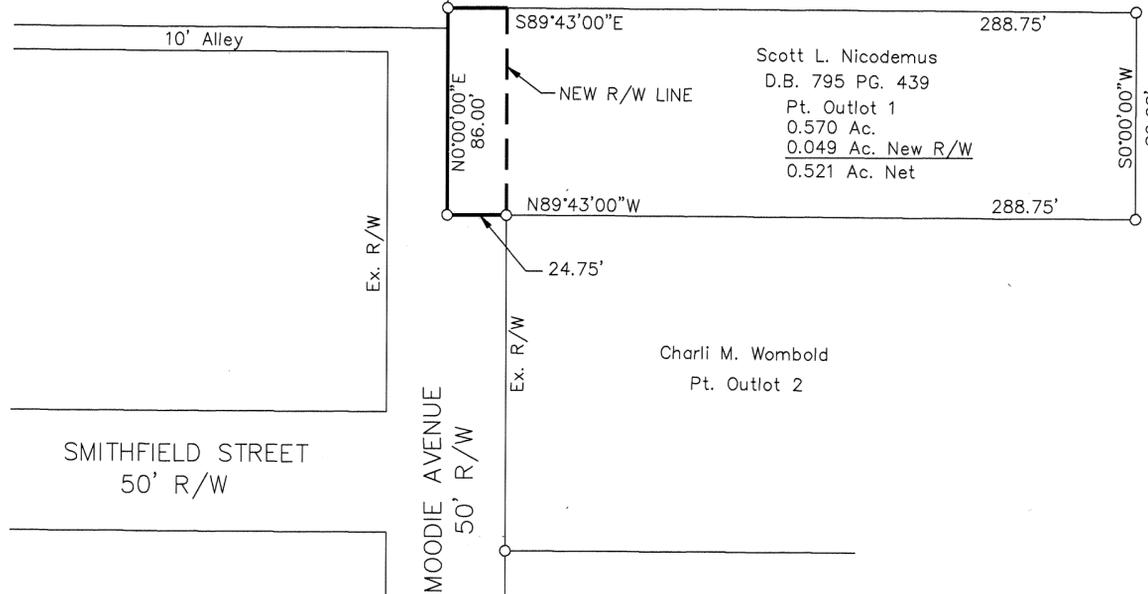
BRADFORD VILLAGE COUNCIL RATIFICATION John D. Hayes 6-9-11 President, Bradford Village Council Date Brenda Selandus 6-9-11 Secretary, Bradford Village Council Date

The Village of Bradford D.B. 799 PG. 361 Pt. Outlot 19

The Village of Bradford D.B. 799 PG. 361 Pt. Outlot 1



BASIS OF BEARING IS LOT SURVEY VOLUME 19 PAGE 198 OF MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS



LEGEND

- STONE
- PK NAIL
- RAILROAD SPIKE
- REBAR OR PIN

SURVEY REFERENCES

Miami County Engineer's Record of Land Surveys Survey Volume 19 Page 57 Survey Volume 19 Page 198 Survey Volume 23 Page 191

Miami County Recorder's Record Plat Book Plat Book 2 Page 178

This street dedication plat was created from the above surveys and deeds and is NOT intended to represent a field survey.

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREET EXTENSION SHOWN HEREON TO THE PUBLIC USE FOREVER.

Signatures of Scott L. Nicodemus and a witness.

MIAMI COUNTY AUDITOR TRANSFERRED THIS 15 DAY OF Nov, 2011.

Matthew W. Hearhardt MIAMI COUNTY AUDITOR

BY: Linda Eisenman DEPUTY

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

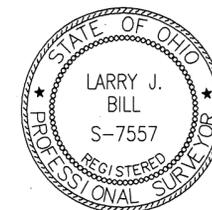
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 7th DAY OF June, 2011.

Linda M. Smith NOTARY PUBLIC

February 6, 2013 MY COMMISSION EXPIRES

Larry J. Bill May 11, 2011 DATE LARRY J. BILL, P.S. #7557



Larry J. Bill Professional Surveyor 9826 New Harrison-Bradford Road Bradford, Ohio 45308 Phone (937) 448-6320 Fax (937) 448-6323

BAYMAN AND CITY OF PIQUA REPLAT - PIQUA, OHIO

Volume 27 Page 38
Miami County Recorder's Records of Plats

SURVEY REFERENCE

- 1) PLAT OF WASHINGTON (PIQUA)
D.B. 1 PG. 1
- 1) BAYMAN REPLAT
PLAT BOOK 24 PG. 85

BEING A REPLAT OF INLOTS 9001 & 9002
CONTAINING 0.444 AND 0.383 ACRES

MIAMI COUNTY	PIQUA CITY	9001 & 9002 INTLOTS
--------------	------------	---------------------

BEING A REPLAT OF ALL OF INLOTS 9001 & 9002, RECORDED IN PLAT BOOK 24, PAGE 85 OF THE MIAMI COUNTY RECORDERS OFFICE AND AS ACQUIRED BY ANTHONY BAYMAN AND JULIE HARKER IN 2015OR-04330 AND AS ACQUIRED BY CITY OF PIQUA IN 2017OR-14885 AND BY 2018OR-14642

LEGEND

- IRON PIN SET ±30" LONG W/ SURVEYOR CAP
- ✦ IRON SPIKE SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊘ IRON SPIKE FOUND
- CONCRETE POST FOUND
- △ CORNER STONE FOUND
- ⊗ P.K. NAIL FOUND
- () CALLED DIMENSION

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00053
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/27/2018 11:29:31 AM
REFERENCES
RECORDING FEE
PAGES: 1

Fee 43.20

Jessica Lopez
Miami County Recorder

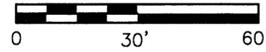
Joni Mascari
By Deputy Recorder

Miami County Auditor
Approved and Transferred Nov 27, 2018

Matthew W Gearhardt
Miami County Auditor

Joyce Brindley
By Deputy Auditor

Mote & Associates, Inc.
ENGINEERING, LAND SURVEYING
E-MAIL: info@moteassociates.com
214 WEST 4th STREET
GREENVILLE, OHIO 45331
PHONE: (937) 548-7511
FAX: (937) 548-7484
WEBSITE: www.moteassociates.com

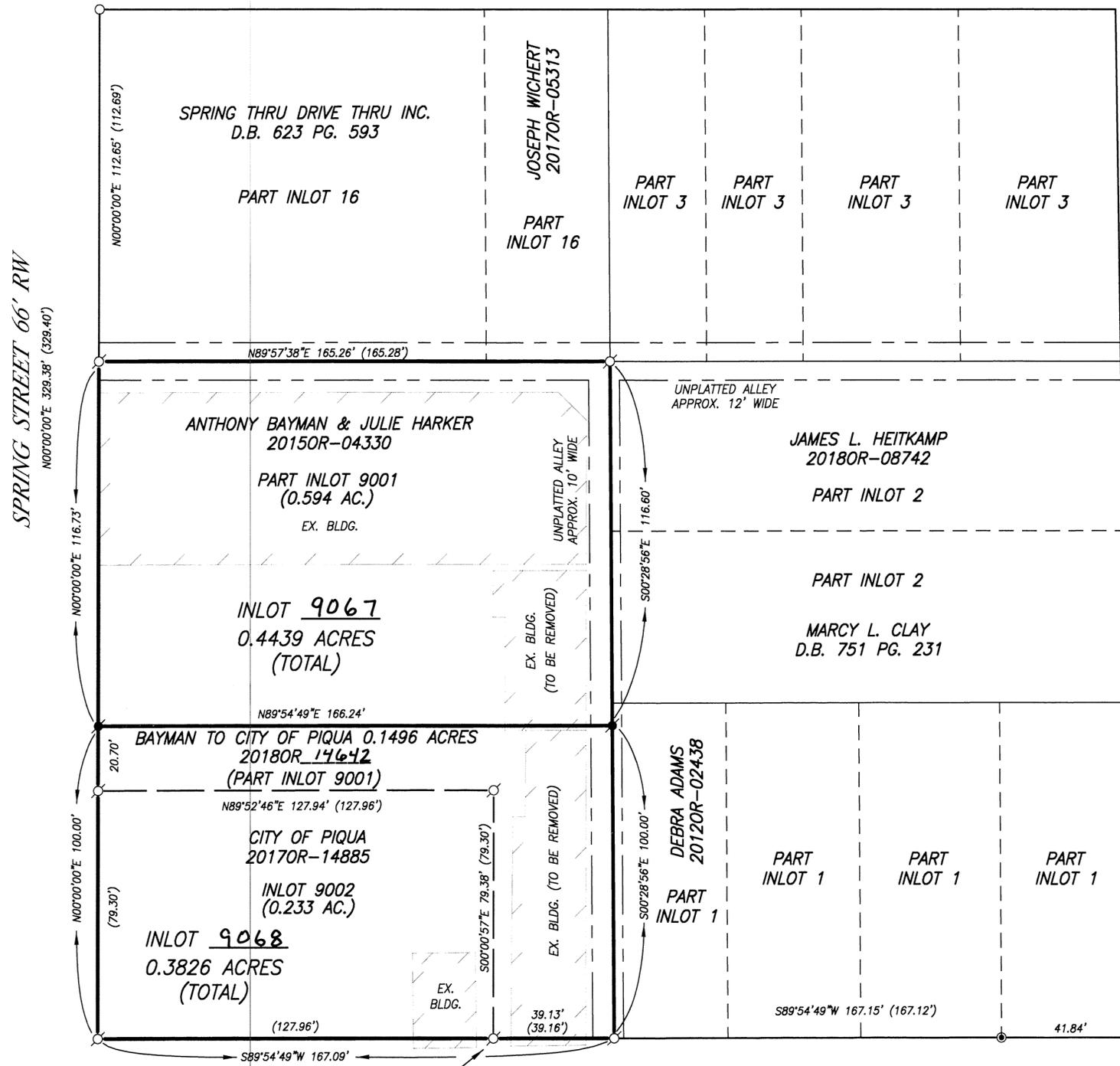


SCALE 1"=30'

HIGH STREET 66' RW

N89°57'56"E 328.55' (328.64')

IRON PIN FOUND
N89°57'56"E 0.40'
FROM CORNER



HARRISON STREET 40' RW (AS OCCUPIED)

DEDICATION

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

Anthony Bayman
ANTHONY BAYMAN
Julie Harker
JULIE HARKER
Gary Huff
GARY HUFF, CITY MANAGER

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Anthony Bayman (THE ABOVE SIGNED) WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE BELOW WRITTEN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAT AT Miami County, OHIO, THIS 2nd DAY OF November, 20 18

Stacy m Wall
NOTARY PUBLIC

No Expiration Ohio Atty No.
MY COMMISSION EXPIRES 0070114

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Julie Harker (THE ABOVE SIGNED) WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE BELOW WRITTEN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAT AT Miami County, OHIO, THIS 2nd DAY OF November, 20 18

Stacy m Wall
NOTARY PUBLIC

No Expiration Ohio Atty No.
MY COMMISSION EXPIRES 0070114

THIS REPLAT REVIEWED AND APPROVED THIS 2nd DAY OF Nov, 20 18.

Chris Schmiesing
CHRIS SCHMIESING, PIQUA CITY PLANNER



I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN HEREIN.
Louis J. Bergman 7-17-18
LOUIS J. BERGMAN, PROFESSIONAL SURVEYOR #7177

BEARINGS BASED ON EAST LINE OF
SPRING STREET N00°00'00"E

REPLAT SURVEY OF TWO TRACTS
CITY OF PIQUA
OHIO

REVISIONS:
DATE: 7-17-18
DRAWN: L.J.B.
CHECKED: J.L.M.
JOB NO.
PQ16051318
DRAWING NO.
1C2667



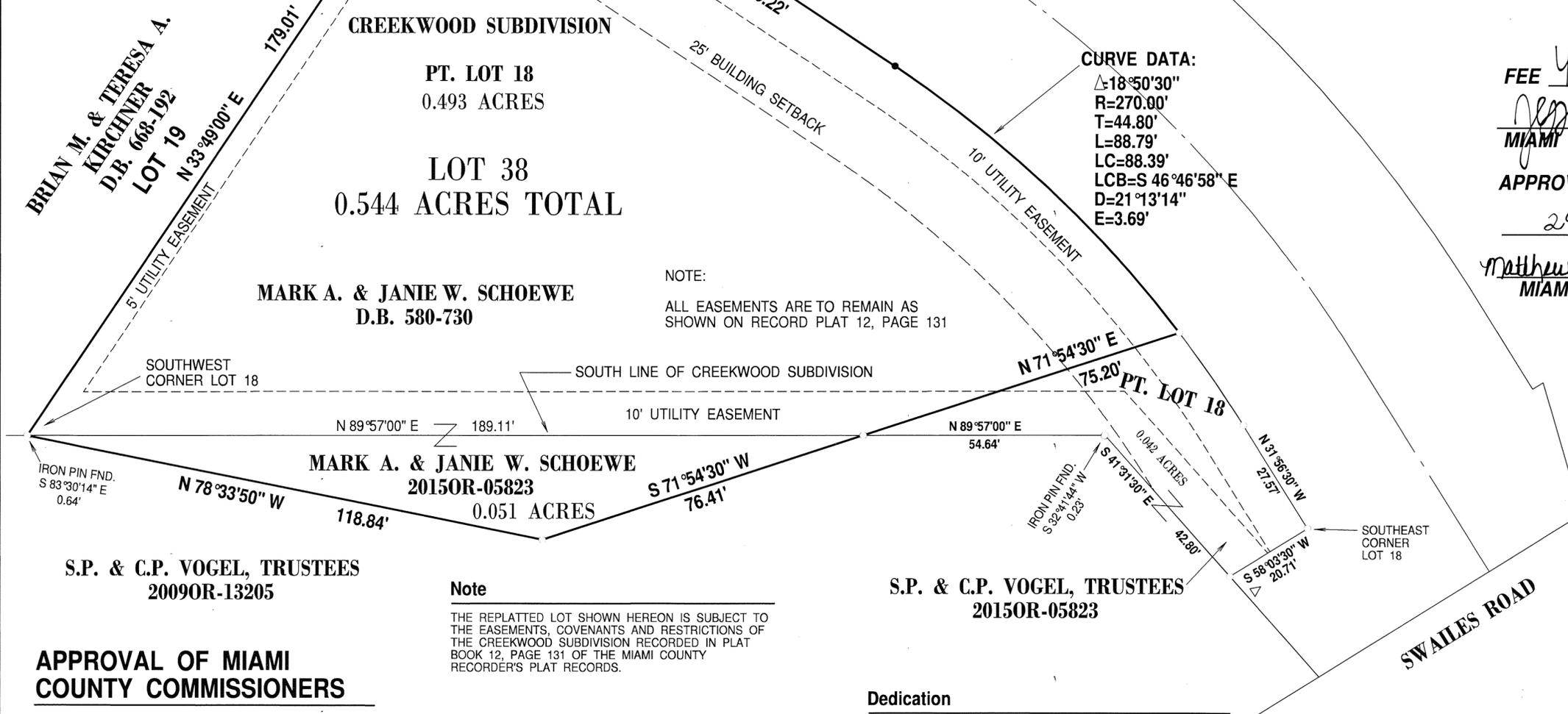
SCALE 1" = 20'
BASIS OF BEARING:

MIAMI CO. ENGINEER'S RECORD OF LAND SURVEY
VOLUME 30, PAGE 76

CONCORD TOWNSHIP,
MIAMI COUNTY, OHIO
REPLAT OF PART LOT 18
CREEKWOOD SUBDIVISION
PLAT BOOK 12, PAGE 131
AND A 0.051 ACRE TRACT
TOWN 5, RANGE 6E,
SECTION 33

PLAT BOOK 27 PAGE 39
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00054
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/29/2018 02:05:58 PM
REFERENCES
RECORDING FEE
PAGES: 1



CURVE DATA:
Δ=18°50'30"
R=270.00'
T=44.80'
L=88.79'
LC=88.39'
LCB=S 46°46'58" E
D=21°13'14"
E=3.69'

NOTE:
ALL EASEMENTS ARE TO REMAIN AS
SHOWN ON RECORD PLAT 12, PAGE 131

FEE 43.20
Jessica A Lopez BY: Jessica A Lopez
MIAMI COUNTY RECORDER DEPUTY
APPROVED AND TRANSFERRED
29 DAY OF November, 2018
Matthew W. Deary BY: Linda Jinneman
MIAMI COUNTY AUDITOR DEPUTY

- LEGEND
- PK NAIL FOUND
- STONE FOUND
- IRON PIN FOUND
- POINT ONLY
- GIN SPINDLE FND
- PK NAIL SET
- IRON PIN SET
- RRS SET

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
VOLUME 30, PAGE 76
VOLUME 25, PAGE 192
VOLUME 55, PAGE 25
VOLUME 56, PAGE 4
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
PLAT BOOK 12, PAGE 131

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.

APPROVAL OF MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS, HELD THIS 18th DAY OF May, 2017. THIS REPLAT WAS ACCEPTED AND APPROVED.

Gregory A. Simmons
GREGORY A. SIMMONS
John E. Evans
JOHN E. EVANS
John W. O'Brien
JOHN W. OBRIEN

APPROVAL OF MIAMI COUNTY ENGINEER

THIS REPLAT REVIEWED AND APPROVED THIS 9th DAY OF March, 2017.
Paul P. Hudskamp
MIAMI COUNTY ENGINEER

APPROVAL OF MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE MIAMI COUNTY PLANNING COMMISSION, HELD THIS 18th DAY OF APRIL, 2017. THIS REPLAT WAS REVIEWED AND APPROVED.

[Signature]
CHAIRMAN
[Signature]
SECRETARY

Note
THE REPLATTED LOT SHOWN HEREON IS SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF THE CREEKWOOD SUBDIVISION RECORDED IN PLAT BOOK 12, PAGE 131 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.

S.P. & C.P. VOGEL, TRUSTEES
2015OR-05823

Dedication

We, the undersigned being the owners of Part Lot 18 (0.493 acres) and a 0.051 acre tract herein shown, do hereby accept and approve this plat as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

Mark A. Schoewe
Mark A. Schoewe
Janie W. Schoewe
Janie W. Schoewe

State of Ohio, County of Miami S.S.

Be it remembered that on this 12th day of May, 2017, before me, the undersigned, a notary public in and for said county and state, personally appeared Mark A. and Janie W. Schoewe, the above signed, to me known, and acknowledged the signing and execution of 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.

Vicki L. Moore 4-4-2020
Notary Public MY COMMISSION EXPIRES



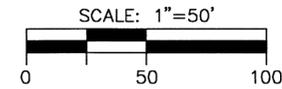
DESCRIPTION:
RE-PLAT OF A 0.051 ACRE TRACT AND A PART OF LOT 18 OF THE CREEKWOOD SUBDIVISION FOR MARK & JANIE SCHOEWE
Neil E. Teaford, P.S. #7724
NEIL E. TEAFORD, P.S.
5260 TROY URBANA ROAD
CASSTOWN, OHIO 45312
nteaford@frontier.com
OHIO REGISTERED PROFESSIONAL SURVEYOR #7724

DRURY LANE VACATION

SW 102-105 TAX MAP TROY CITY MIAMI, OHIO COUNTY

SURVEY REFERENCE
 REC. P.B. 2, PG. 168
 REC. P.B. 18, PG. 131
 LOT SURVEY 5, PG. 175
 LOT SURVEY 6, PG. 118
 LOT SURVEY 7, PG. 148
 LOT SURVEY 9, PG. 111
 LOT SURVEY 11, PG. 196
 LOT SURVEY 12, PG. 36
 LOT SURVEY 24, PG. 118
 LAND SURVEY 17, PG. 24

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

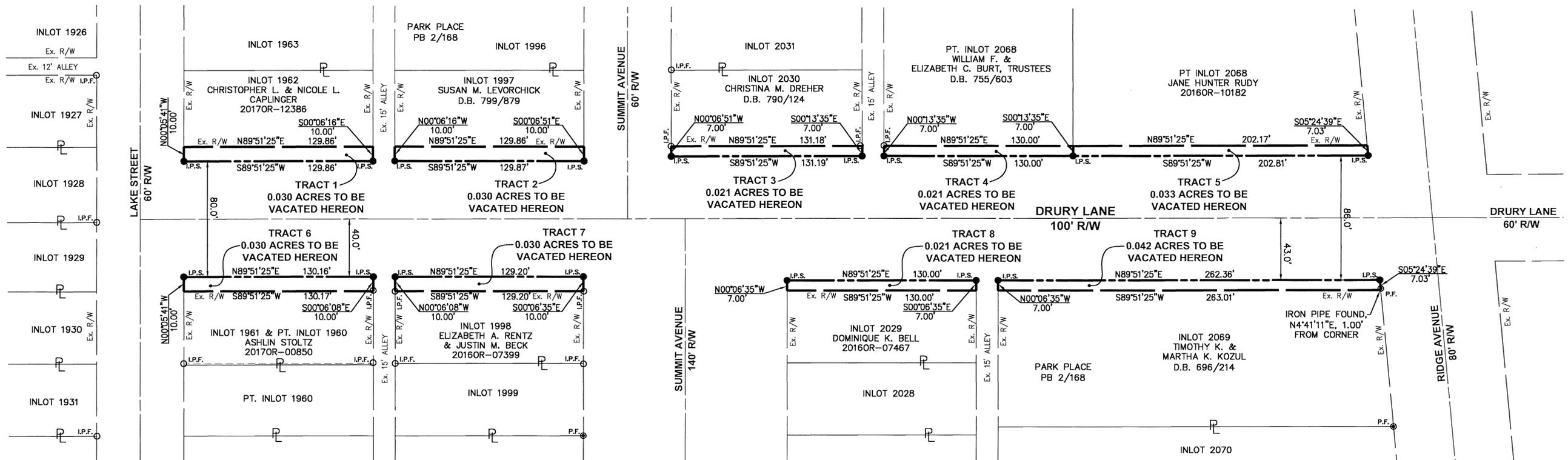


MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00055
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 12/05/2018 02:29:31 PM
 REFERENCES
 RECORDING FEE
 PAGES: 1

FEE \$43.20
Jessica A. Lopez *Rola McCoy*
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Dec 5, 2018

Matthew W. Gearhart *Joyce Brillat*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 24th DAY OF Oct, 2018 THIS PLAT WAS REVIEWED AND APPROVED.

Alan M. Kappens *Sue G. Knight*
 CHAIRMAN SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF November, 2018, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-47-2018, EFFECTIVE Dec 5, 2018

Michael L. Berman *Martha A. Baker* *Sue G. Knight*
 MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

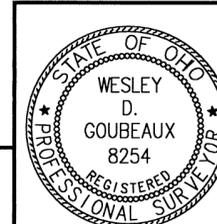
LEGEND

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

BEING THE VACATION OF A PORTION OF DRURY LANE DEDICATED BY REC. P.B. 2, PG. 168 AND LOCATED BETWEEN LAKE STREET AND RIDGE AVENUE.

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

10/3/2018
 DATE



ChoiceOne
 Engineering

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:
 09-27-2018
 DRAWN BY:
 RMF
 JOB NUMBER:
 MIAT01808
 SHEET NUMBER:
 1 OF 1

CARRIAGE TRAILS

VOLUME 27 PAGE 41
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782 AND DOCUMENT NUMBER 2014OR-07326, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

WITNESS
DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

Cassandra Riehle
Diana K. Colyer
By: *Diana K. Colyer*
Diana K. Colyer,
Assistant Secretary
and Treasurer

[Signature]

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 23rd DAY OF October, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8.16.2020

Cassandra Riehle
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: *D.P. Duncan*
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 24th DAY OF October, 2018, 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.

Mariane D. O'Brien
NOTARY PUBLIC

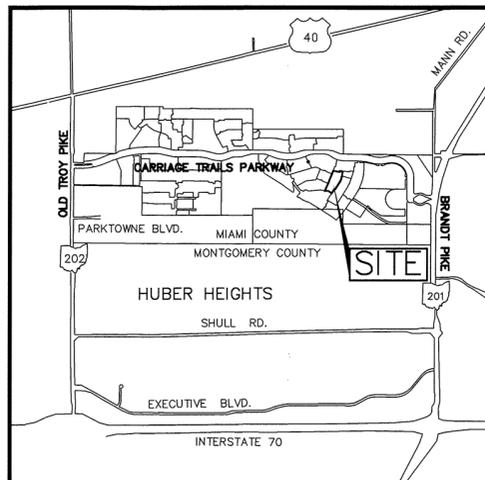


Mariane D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-08-2020

MY COMMISSION EXPIRES:

SECTION 3 - PHASE V PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
OCTOBER 2018



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 3, Phase V, 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. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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

BUILDING SETBACKS

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

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782
DOCUMENT No. 2014OR-07326

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 24, PG. 68 P.B. 26, PG. 22
P.B. 24, PG. 16 P.B. 25, PG. 54 P.B. 26, PG. 23
P.B. 24, PG. 15 P.B. 25, PG. 55 P.B. 26, PG. 78
P.B. 24, PG. 39 P.B. 25, PG. 64

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 137
VOLUME 55, PAGE 164

BASIS OF BEARINGS

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

FEE \$ 86.40

Jessica A. Lopez
MIAMI COUNTY RECORDER

Jessica A. Lopez
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Dec 06, 2018.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Gilliot
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 NOVEMBER 14, 2018

John P. Fell P.E.
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND REPLAT OF LAND CONTAINING 25.000 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DOCUMENT NUMBER 2014OR-07326 AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP



BY: *David L. Chiesa* 10/23/18
David L. Chiesa P.S.
Registered Surveyor No. 7740

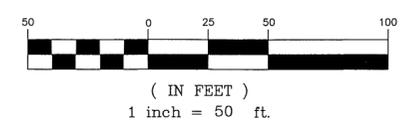
DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



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

LEGEND

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



CARRIAGE TRAILS SECTION 3 PHASE V
 3.711 ACRES LOTS
 +0.630 ACRE RIGHT-OF-WAY
 4.341 ACRES TOTAL

CARRIAGE TRAILS SECTION 3 PHASE V

INLOT 777 2.285 ACRES
 -0.042 (SECTION 3 PHASE V)
 2.243 ACRE REMAINING

EAST PART INLOT 353 (P48-000424)
 11.400 ACRES B
 -3.255 ACRE (SECTION 3 PHASE V)
 8.145 ACRES REMAINING B

PART INLOT 353 (P48-000950)
 4.351 ACRES
 -1.044 ACRES (SECTION 3 PHASE V)
 3.307 ACRES REMAINING

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	22.05'	605.00'	2°05'19"	N12°32'31"E	22.05'
C2	20.17'	125.00'	9°14'40"	S45°52'51"E	20.15'
C4	325.28'	725.00'	25°42'24"	N24°21'04"E	322.56'
C5	171.18'	125.00'	78°27'47"	S02°01'38"E	158.11'
C7	31.30'	605.00'	2°57'52"	N35°43'20"E	31.30'
C8	48.02'	605.00'	4°32'50"	N31°57'59"E	48.00'
C9	48.04'	605.00'	4°32'59"	N27°25'04"E	48.03'
C10	48.03'	605.00'	4°32'55"	N22°52'08"E	48.02'
C11	48.03'	605.00'	4°32'55"	N18°19'13"E	48.02'
C12	25.97'	605.00'	2°27'35"	N14°48'58"E	25.97'
C13	59.04'	555.00'	6°05'43"	N16°38'02"E	59.01'
C14	61.99'	555.00'	6°24'00"	N22°52'54"E	61.96'
C15	61.99'	555.00'	6°24'00"	N29°16'54"E	61.96'
C16	45.75'	555.00'	4°43'21"	N34°50'35"E	45.73'
C17	12.80'	175.00'	4°11'29"	S35°06'31"W	12.80'
C18	45.94'	175.00'	15°02'25"	S25°29'34"W	45.81'
C19	43.75'	175.00'	14°19'26"	S10°48'39"W	43.64'
C20	43.75'	175.00'	14°19'26"	S03°30'47"E	43.64'
C21	43.75'	175.00'	14°19'26"	S17°50'13"E	43.64'
C22	49.66'	175.00'	16°15'35"	S33°07'44"E	49.50'
C23	57.55'	725.00'	4°32'55"	N13°46'19"E	57.54'
C24	57.55'	725.00'	4°32'55"	N18°19'13"E	57.54'
C25	57.55'	725.00'	4°32'55"	N22°52'08"E	57.54'
C26	57.57'	725.00'	4°32'59"	N27°25'04"E	57.55'
C27	57.54'	725.00'	4°32'50"	N31°57'59"E	57.52'
C28	37.51'	725.00'	2°57'52"	N35°43'20"E	37.51'
C29	239.08'	580.00'	23°37'05"	N25°23'43"E	237.39'
C30	205.42'	150.00'	78°27'47"	S02°01'38"E	189.74'



J:\115359_C1_8-215.9 Drawings\baseline\survey\CT-3-5 PLAT.dwg by:david.chiesa on 10/23/2018 @ 10:24:19 am - © M-E Companies, Inc.

WALE REPLAT
REPLAT OF PARTS INLOT 1063
CITY OF PIQUA, MIAMI COUNTY, OHIO

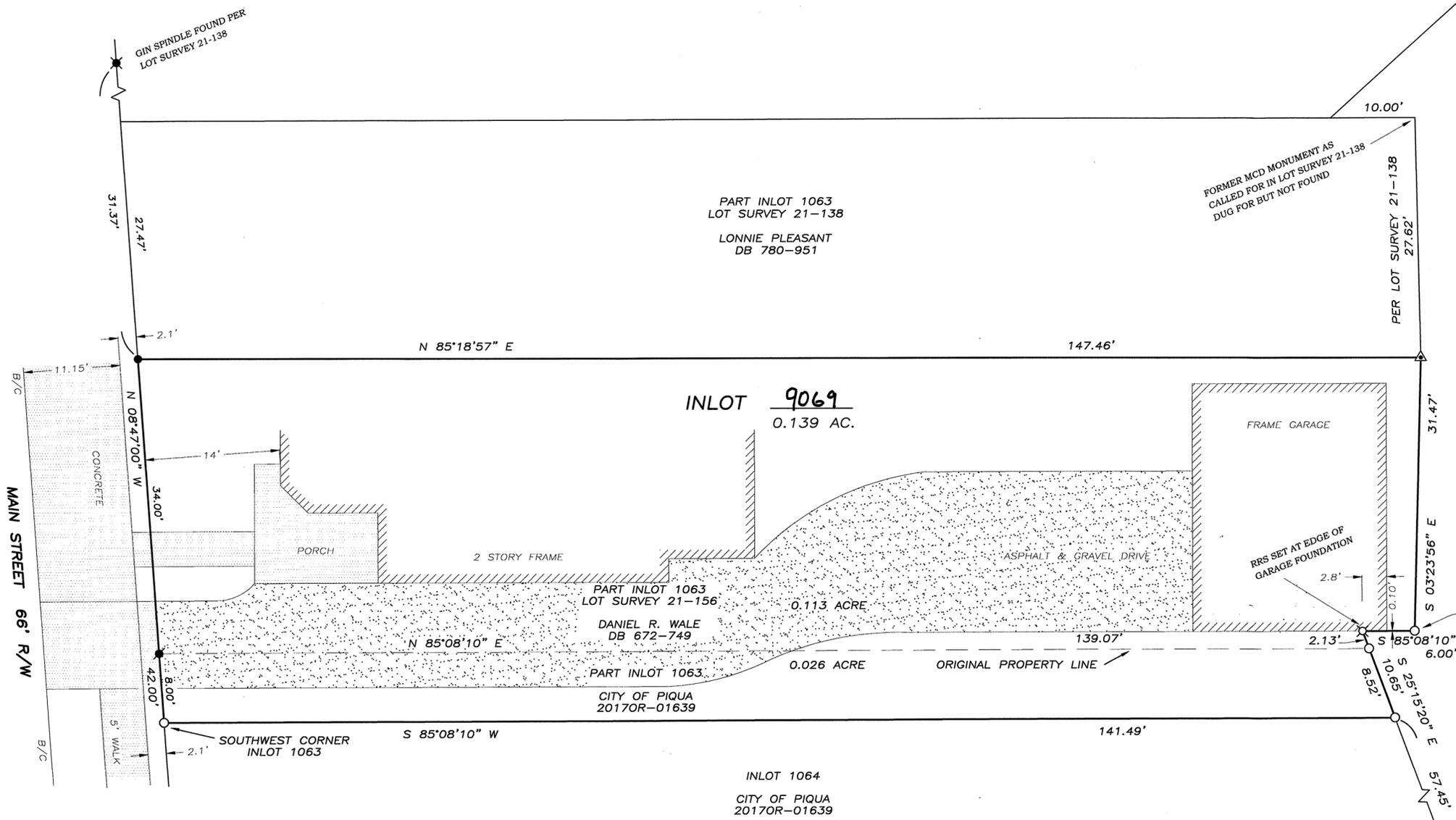
MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2018P-00057
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 12/13/2018 03:08:04 PM
 REFERENCES
 RECORDING FEE
 PAGES: 1

FEE \$ 43.20

Jessica A Lopez Matthew W
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Dec 13, 2018

Matthew W Gearhart Joyce D'Alit
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



DESCRIPTION
 BEING A REPLAT OF PARTS INLOT 1063, AS CONVEYED TO DANIEL R. WALE, MARRIED BY DEED RECORDED IN DEED BOOK 672, PAGE 749 AND 2018OR-15354 OF THE MIAMI COUNTY RECORDER'S RECORDS.

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
Daniel R. Wale Angela Wale
 DANIEL R. WALE ANGELA WALE



STATE OF OHIO, MIAMI COUNTY, SS:
 BE IT REMEMBERED THAT ON THIS 10th DAY OF August, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DANIEL R. WALE, MARRIED, 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.
Margo L. Booser
 NOTARY PUBLIC

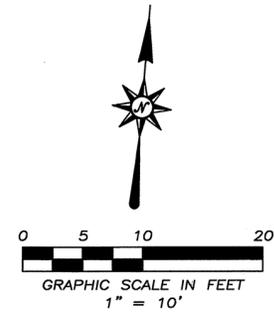
MY COMMISSION EXPIRES: 2/20/19

- REFERENCES**
- MIAMI COUNTY RECORDER'S RECORDS:
 - DEED BOOK 672, PAGE 749
 - DOCUMENT 2017OR-01639
 - PLAT BOOK 2, PAGE 2
 - MIAMI COUNTY ENGINEER'S RECORDS:
 - LOT SURVEY VOLUME 21, PAGE 118
 - LOT SURVEY VOLUME 21, PAGE 138
 - LOT SURVEY VOLUME 21, PAGE 156
 - (BASIS OF BEARINGS)
 - MCD FIELD NOTES 28531-28533
 - MCD PROPERTY MAPS

- LEGEND**
- 5/8" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ▲ MCD MONUMENT FOUND
 - ⊗ RAILROAD SPIKE SET
 - P.K. NAIL FOUND
 - ✱ GIN SPINDLE FOUND

CITY OF PIQUA
 THIS RECORD PLAT REVIEWED AND APPROVED
 THIS 30th DAY OF Nov, 2018.

[Signature]



REPLAT FOR DANIEL WALE
 IN THE CITY OF PIQUA,
 MIAMI COUNTY, OHIO ~ JULY 16, 2018

Gregg S. Brookhart
GREGG S. BROOKHART
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #6348
 1009 WESTVIEW DRIVE
 PIQUA, OHIO 45356
 (937) 778-3607

RE-PLAT OF INLOTS 7996 & 6047

SECTION 17, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO

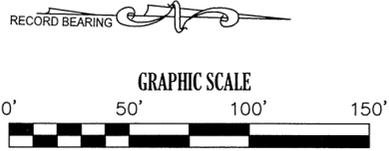
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00058
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/18/2018 09:34:45 AM
REFERENCES
RECORDING FEE
PAGES: 1

MIAMI COUNTY RECORD OF PLATS

NOVEMBER 19, 2018 SCALE: 1"=100'

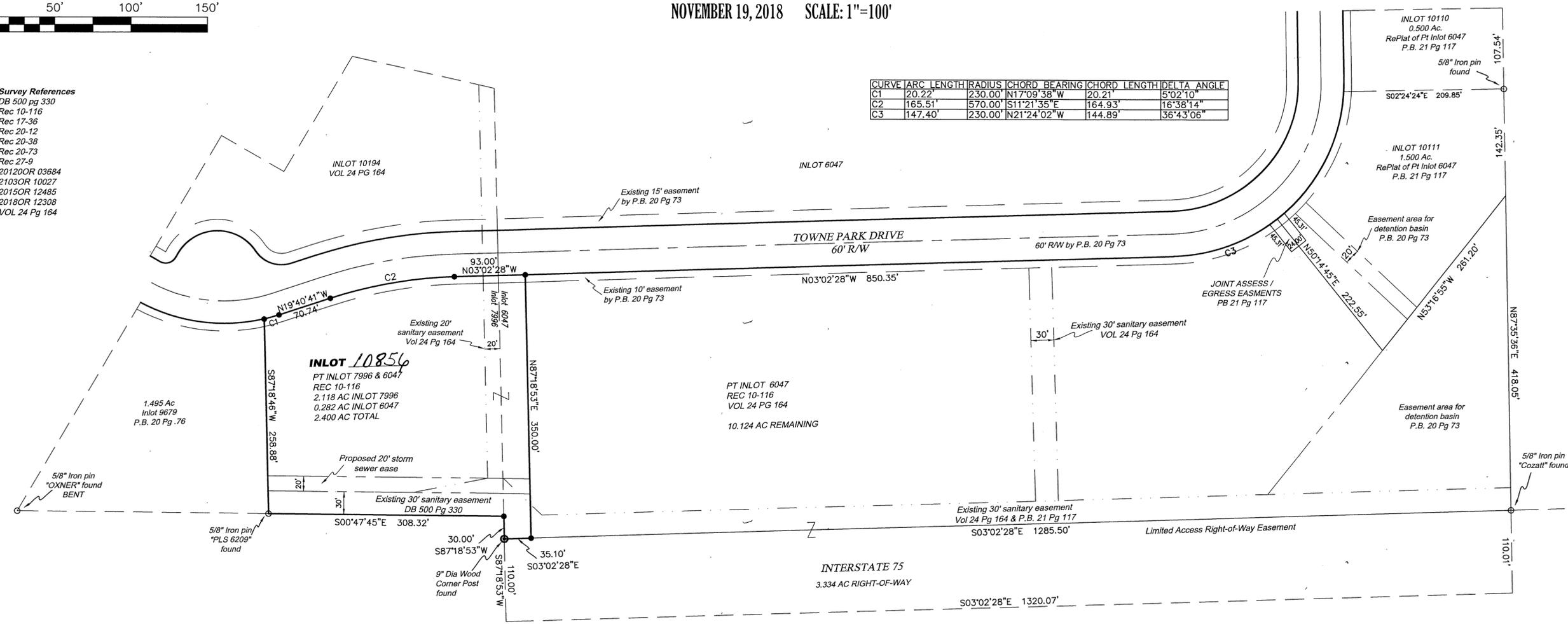
LEGEND

- SET 5/8"x30" rebar and cap stamped "BARKER PLS 8656"
- Existing Iron Pin



- Survey References
DB 500 pg 330
Rec 10-116
Rec 17-36
Rec 20-12
Rec 20-38
Rec 20-73
Rec 27-9
20120OR 03684
2103OR 10027
2015OR 12485
2018OR 12308
VOL 24 Pg 164

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	20.22'	230.00'	N17°09'38" W	20.21'	5°02'10"
C2	165.51'	570.00'	S11°21'35" E	164.93'	16°38'14"
C3	147.40'	230.00'	N21°24'02" W	144.89'	36°43'06"



OWNER HARSON INVESTMENTS, LTD.

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THE 10TH DAY OF DECEMBER, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ALEXANDER KOLODESH, V.P. OF DAYTON CO., SALE GEN. PARTNER OWNERS, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY THEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.

MY COMMISSION EXPIRES: FEBRUARY 5, 2020 Zanetta M. Carlson
DATE NOTARY PUBLIC

CITY OF TROY
Jill Rhoades
JILL RHOADES, PE
CITY ENGINEER

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 AND DE HEREBY DEDICATE THE EASEMENT SHOWN HEREON.

OWNERS

HARSON INVESTMENTS, LTD.
BY: Alexandra M Kolodosh V.P. DAYTON CO.

FEE \$ 43.20 Jessica A. Lopez J. McCoy
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED
Dec. 18 2018 (DATE)
Matthew W. Heatyard
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR
Jada Turner

DESCRIPTION

BEING A REPLAT OF INLOTS 7996 AND 6047, AS SHOWN IN VOLUME 24 PAGE 164, MIAMI COUNTY PLAT RECORDS AS CONVEYED TO HARSON INVESTMENTS, LTD., AN OHIO LIMITED PARTNERSHIP BY DEED IN VOL 749 PAGE 205 OF THE MIAMI COUNTY RECORDS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.
Gregory B. Barker 11/29/2018
GREGORY B. BARKER, PLS 8656



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects
466 Erlanger Road • Erlanger, Kentucky 41018
215B Main Street • Milford, Ohio 45150
Ph Erlanger (859)727-3293 • Ph Milford (513)576-1000
www.vioxinc.com

HARDY REPLAT UNINCORPORATED VILLAGE OF BRANDT

BETHEL TOWNSHIP, SECTION 14, TOWN 2, RANGE 9
SOUTHEAST QUARTER
MIAMI COUNTY, OHIO

DESCRIPTION:

BEING A REPLAT SITUATED IN THE UNINCORPORATED VILLAGE OF BRANDT, SECTION 14, TOWN 2, RANGE 9, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 0.675 ACRE, ALL OF LOTS 122, 123 & 124, AS PLATTED IN DEED BOOK 17, PAGE 229 & 230, MIAMI COUNTY RECORDER'S DEED RECORDS, AS CONVEYED TO BEVERLEY A. HARDY IN OFFICIAL RECORD 499, PAGE 835, MIAMI COUNTY DEED RECORDS.

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00059
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/19/2018 02:44:01 PM
REFERENCES
RECORDING FEE
PAGES: 1

FEE \$ 43.20

Jessica Lopez
MIAMI COUNTY RECORDER
Van Mascari
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

REVIEWED AND TRANSFERRED BY THE MIAMI COUNTY AUDITOR
THIS 19th DAY OF December, 2018.

Matthew W Gearhardt Joyce Grillist
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

MIAMI COUNTY ENGINEER

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 20th DAY OF September, 2018.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.

MIAMI COUNTY COMMISSIONERS

APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS
THIS 19th DAY OF December, 2018.

John W. O'Brien Gregory A. Simon John J. Hous

MIAMI COUNTY PLANNING COMMISSION

REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING
COMMISSION THIS 16th DAY OF October, 2018.

J. C. Old D. B. Old
CHAIRMAN SECRETARY

OWNER'S CONSENT

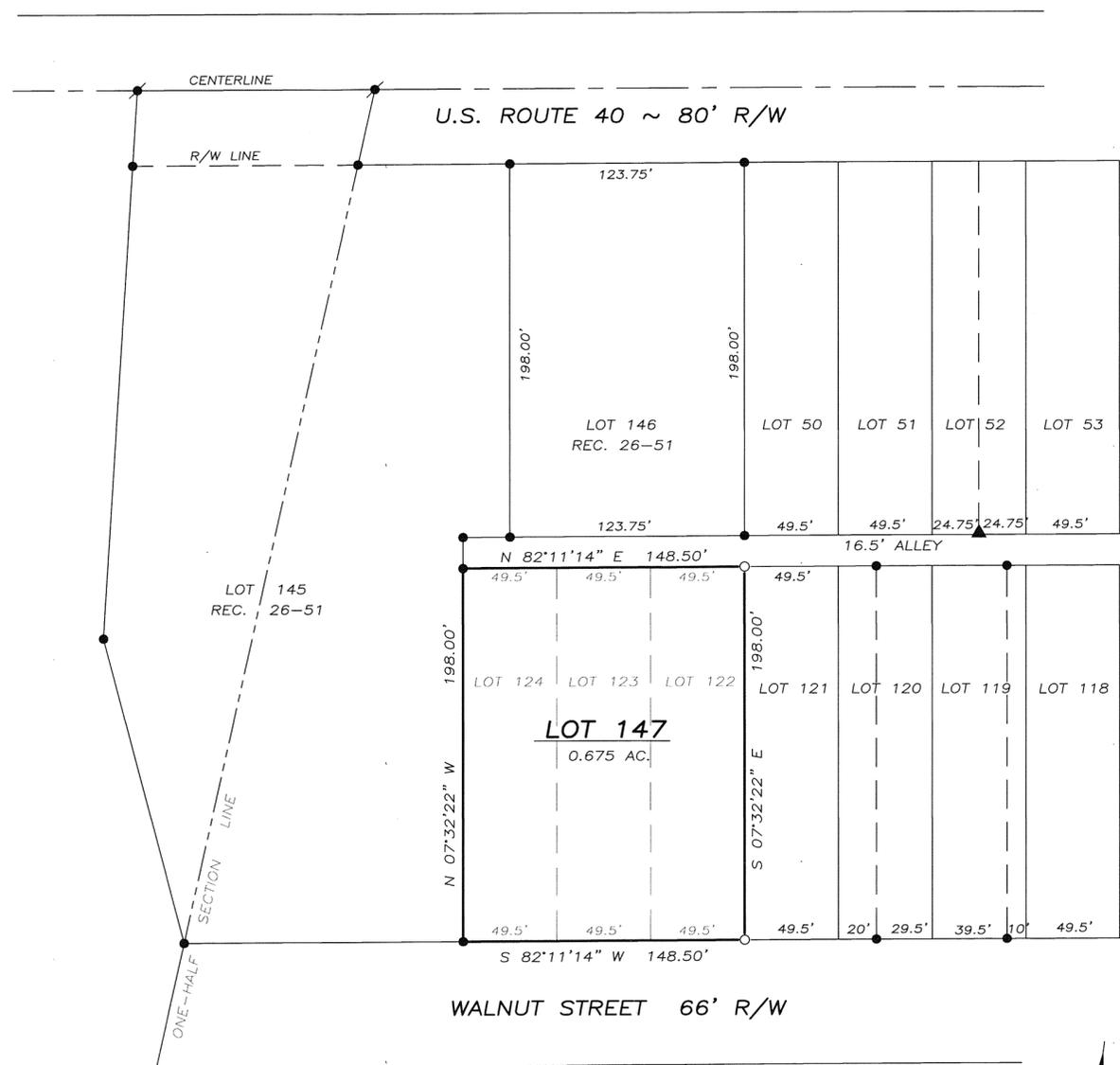
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN
HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT
TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

Beverley A. Hardy George Hardy
BEVERLEY A. HARDY GEORGE HARDY

STATE OF OHIO, MIAMI COUNTY, SS:

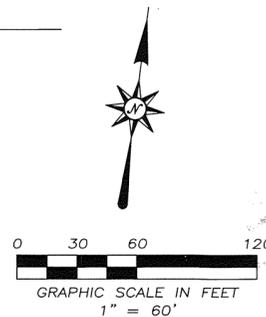
BE IT REMEMBERED THAT ON THIS 17th DAY OF Sept, 2018
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE, PERSONALLY CAME BEVERLEY A. HARDY,
AND HUSBAND, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION
OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL
ON THE DAY AND DATE SHOWN HEREON.

MY COMMISSION EXPIRES: 9-21-18 Anthony L. Holbrook
DATE NOTARY PUBLIC



- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS: VOLUME 43, PAGE 12; VOLUME 44, PAGE 181
 - MIAMI COUNTY RECORDER'S RECORDS: PLAT BOOK 26, PAGE 51 (BASIS OF BEARINGS); DEED BOOK 17, PAGE 229, 230; OFFICIAL RECORD 499, PAGE 835

- LEGEND**
- 5/8" CAPPED IRON PIN SET
 - IRON PIN FOUND
 - ▲ MAG NAIL FOUND
 - ▲ WOOD POST FOUND



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

AUGUST 22, 2018	REPLAT OF LOTS 122, 123 & 124 IN BRANDT, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO
	<p style="text-align: right;"><u>Neil E. Teaford, P.S. # 7724</u></p> <p style="text-align: center;">NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

DEERFIELD SUBDIVISION REPLAT

REPLAT OF PART SECTION 10 AND PART INLOT 7682

CITY OF PIQUA, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018P-00060
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
12/20/2018 01:50:58 PM
REFERENCES
RECORDING FEE
PAGES: 2

FEE \$ 86.40

Jessica Lopez
MIAMI COUNTY RECORDER
Joni Mascari
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Dec 20, 2018

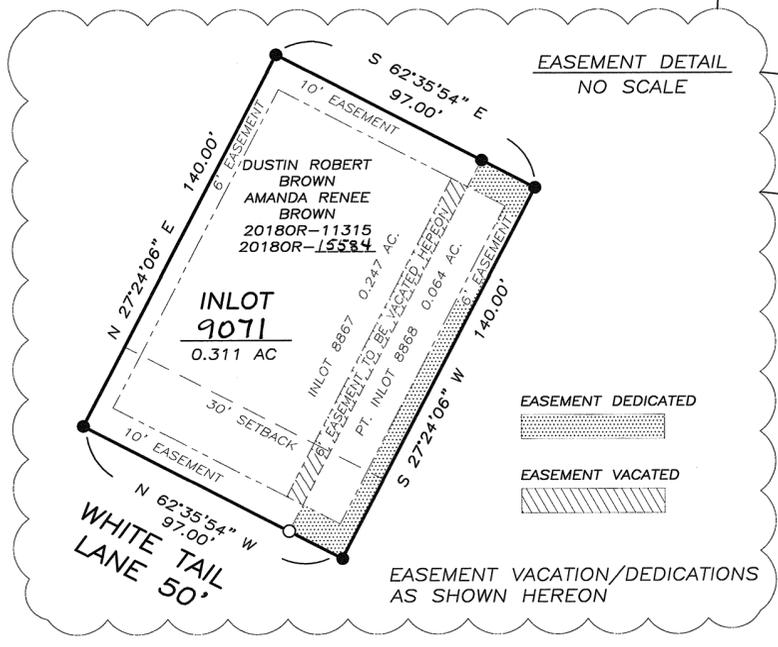
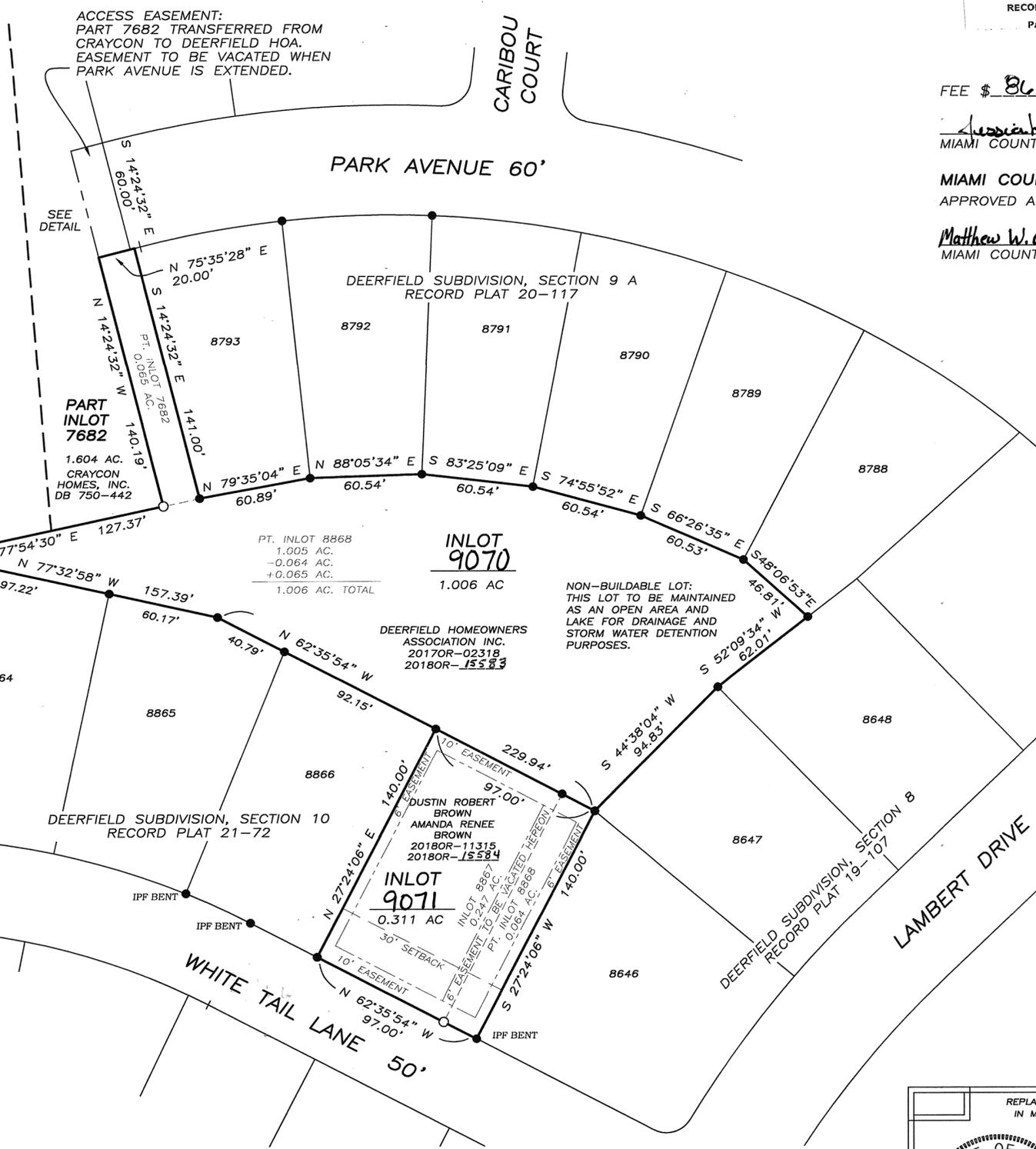
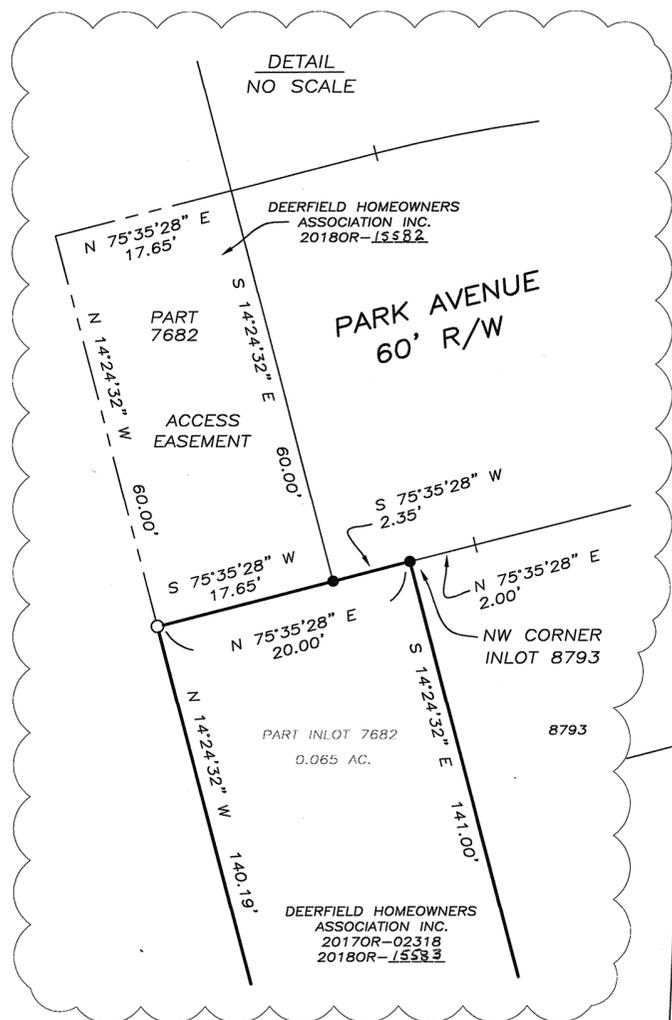
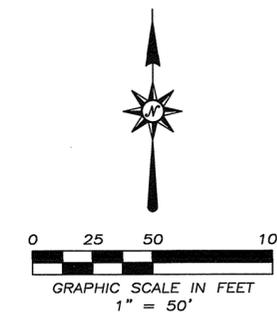
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Wendy Dorset
BY DEPUTY AUDITOR

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS:
PLAT BOOK 20, PAGE 117
PLAT BOOK 21, PAGE 72
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 58, PAGE 188



NOTE:
PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN DEERFIELD SUBDIVISION SECTION 10, IN VOLUME 21, PAGE 72A; MIAMI COUNTY RECORDER'S RECORDS OF PLATS.

REPLAT FOR DEERFIELD HOMEOWNERS ASSOCIATION IN MIAMI COUNTY, OHIO ~ SEPTEMBER 8, 2018

Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

DEERFIELD SUBDIVISION REPLAT

REPLAT OF PART SECTION 10 AND PART INLOT 7682 CITY OF PIQUA, MIAMI COUNTY, OHIO

APPROVAL BY THE PIQUA CITY COMMISSION

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 16 DAY OF October, 2018 BY RESOLUTION NO. R-134-18

Handwritten signatures of Mayor and Clerk with printed names: MAYOR, CLERK

APPROVAL BY THE PIQUA PLANNING COMMISSION

THIS PLAT REVIEWED AND APPROVED THIS 9 DAY OF October, 2018

Handwritten signatures of Chairman and Secretary with printed names: CHAIRMAN, SECRETARY

DESCRIPTION

BEING A REPLAT OF PART INLOT 7682, PARTS INLOT 8868, AND ALL INLOT 8867 AS CONVEYED TO DEERFIELD HOMEOWNERS ASSOCIATION BY DEEDS RECORDED IN DOCUMENT NUMBER 2017OR-02318 AND 2018OR-15583 AND DUSTIN ROBERT BROWN AND AMANDA RENEE BROWN BY DEEDS RECORDED IN DOCUMENT 2018OR-11315 AND 2018OR-15584 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN DEERFIELD SUBDIVISION, PART OF SECTION 10 AS RECORDED IN RECORD PLAT BOOK 21, PAGE 72, AND 0.065 ACRE OF PART INLOT 7682 AS SHOWN IN LOT SURVEY 24, PAGE 143, MIAMI COUNTY ENGINEER'S SURVEY RECORDS.

CONSENT

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

DEERFIELD HOMEOWNERS ASSOCIATION, INC.

Handwritten signatures of Robert Kramer and Holly Trombley with printed names: ROBERT KRAMER, PRESIDENT; HOLLY TROMBLEY, SECRETARY

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 23rd DAY OF October, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT KRAMER, PRESIDENT AND HOLLY TROMBLEY, SECRETARY FOR DEERFIELD HOMEOWNERS ASSOCIATION, INC. WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Handwritten signature of Susan Wehrman with printed name: NOTARY PUBLIC

MY COMMISSION EXPIRES: SUSAN WEHRMAN Notary Public, State of Ohio My Commission Expires March 3, 2019

CONSENT & EASEMENT VACATION/DEDICATION

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, INCLUDING THE VACATION/DEDICATION OF EASEMENTS AS SHOWN HEREON.

OWNERS

Handwritten signatures of Dustin Robert Brown and Amanda Renee Brown with printed names: DUSTIN ROBERT BROWN, AMANDA RENEE BROWN

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 23rd DAY OF October, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DUSTIN ROBERT BROWN & AMANDA RENEE BROWN, OWNERS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Handwritten signature of Susan Wehrman with printed name: NOTARY PUBLIC

MY COMMISSION EXPIRES: SUSAN WEHRMAN Notary Public, State of Ohio My Commission Expires March 3, 2019

LOAN DEPOT TROY

Handwritten signature of Teresa Tubbs with printed name: TERESA TUBBS, BRANCH MANAGER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF October, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TERESA TUBBS, BRANCH MANAGER FOR LOAN DEPOT TROY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Handwritten signature of John D. Slaidins with printed name: NOTARY PUBLIC - John D. Slaidins

MY COMMISSION EXPIRES: May 31, 2019



JOHN D. SLAIDINS NOTARY PUBLIC STATE OF OHIO

REPLAT FOR DEERFIELD HOMEOWNERS ASSOCIATION IN MIAMI COUNTY, OHIO ~ SEPTEMBER 8, 2018. Includes notary seal for Gregg S. Brookhart, Registered Professional Surveyor #6348, and contact information for his office in Piqua, Ohio.

VILLAGE OF PLEASANT HILL, OHIO
RE-PLAT OF INLOTS 299, 298, 297, 296, 295, & PART 294

BEING A REPLAT OF INLOTS 299,298,297,296,295, & PART 294, PLEASANT HILL, OHIO
ACQUIRED BY RICHARD L. ROLF BY DEED 2016OR-07995 OF THE
MIAMI COUNTY RECORDER'S RECORD OF DEEDS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00001
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
01/23/2019 10:14:29 AM
REFERENCES
RECORDING FEE
PAGES: 1

RICHARD L. ROLF BEING THE OWNER OF INLOTS 299,298,297,296,295, & PT. 294
PLEASANT HILL OHIO DOES HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF
THIS PARCEL INTO ONE NEW LOT CREATED BY THIS REPLAT.

Richard L. Rolf 1-17-19
OWNER DATE

STATE OF OHIO - COUNTY OF MIAMI S.S.

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

Cash J. B. 1-17-19
NOTARY PUBLIC DATE

July 28, 2022
MY COMMISSION EXPIRES



CASSANDRA L. RINGO
Notary Public, State of Ohio
My Comm. Expires 07/28/2022

APPROVAL BY THE VILLAGE OF PLEASANT HILL, OHIO

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF PLEASANT HILL,
OHIO, HELD THIS 22ND DAY OF *January*, 2019, THIS REPLAT
WAS APPROVED AND ACCEPTED BY RESOLUTION NUMBER *2019-01*

Samuel C. W.
MAYOR

Mark J. B.
PRESIDENT OF COUNCIL

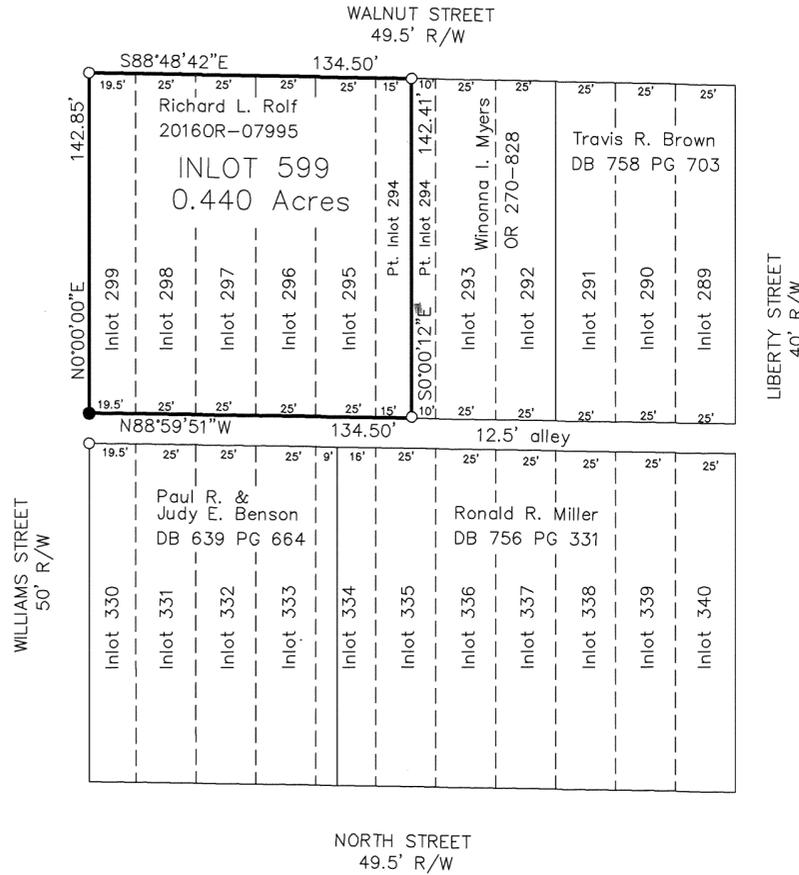
Karl M.
FISCAL OFFICER

MIAMI COUNTY AUDITOR

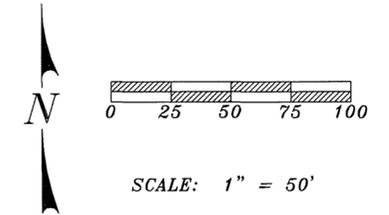
APPROVED AND TRANSFERRED THIS *23*
DAY OF *Jan.*, 2019.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Linda J.
BY DEPUTY AUDITOR



FEE \$*43.00*
Jessica A. Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER



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"
- X—X— FENCE

SURVEY REFERENCES

- Miami County Engineer's Record of Lot Surveys
 - Survey Volume 4 Page 33
 - Survey Volume 6 Page 188
 - Survey Volume 16 Page 53
- Miami County Engineer's Record of Land Surveys
 - Survey Volume 8 Page 105
 - Survey Volume 54 Page 51



Larry J. Bill Jan 16, 2019
LARRY J. BILL, P.S. #7557 DATE

Larry J. Bill
Professional Surveyor
9826 New Harrison-Bradford Road
Bradford, Ohio 45308
Phone (937) 448-6320
Fax (937) 448-6323

ADDITIONAL RIGHT-OF-WAY
EMERICK ROAD NO. 47
SECTION 29, TOWN 6 N., RANGE 5 E.
UNION TOWNSHIP, MIAMI COUNTY, OHIO

REFERENCES

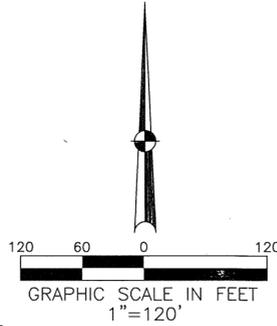
LAND SURVEYS: RECORD PLATS:
VOL. 8 PG. 165 VOL. 8 PG. 65
VOL. 9 PG. 36 VOL. 9 PG. 75
VOL. 9 PG. 55
VOL. 9 PG. 80
VOL. 17 PG. 85
VOL. 23 PG. 138
VOL. 23 PG. 165
VOL. 29 PG. 53

ROAD RECORD:
VOL. 8 PG. 169

BASIS OF BEARINGS:
LND. SUR. VOL. 29 PG. 53

LEGEND

- MAG NAIL FOUND
- ⊗ RR SPIKE FOUND
- IRON PIN FOUND
- STONE FOUND
- ▨ AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING R/W LINE



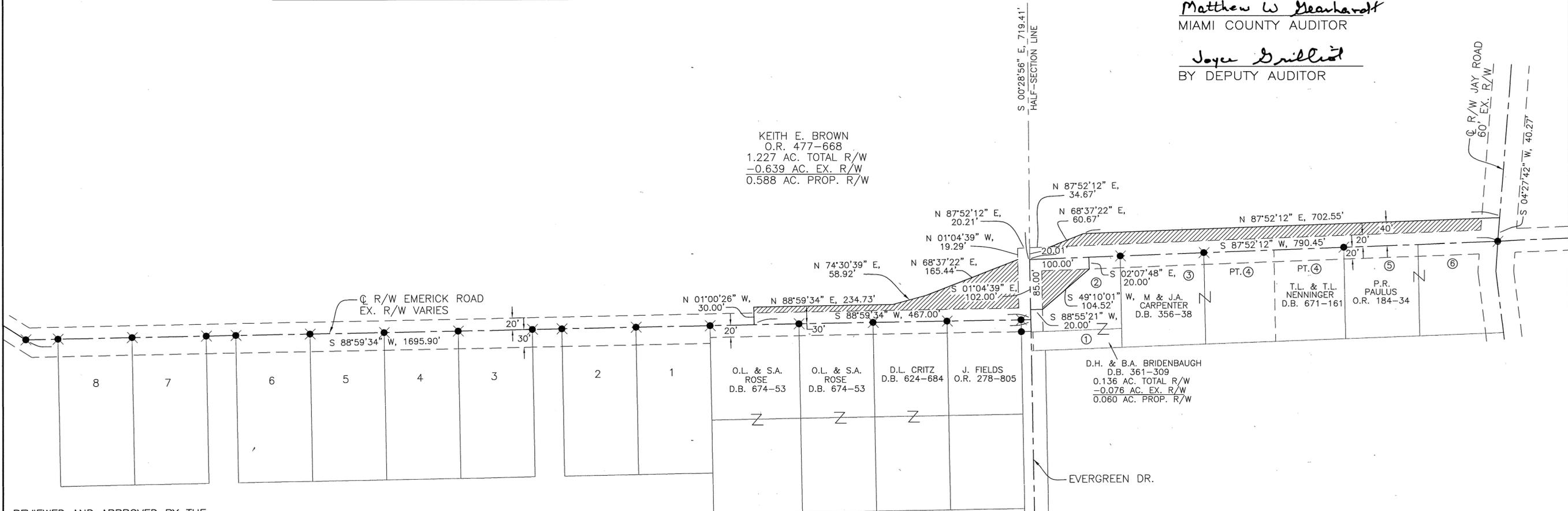
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00002
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/05/2019 12:14:26 PM
REFERENCES
RECORDING FEE
PAGES: 1

N.E. CORNER, N.W. QUARTER, SEC. 29, T-6, R-5E. FEE \$ 43.20
N.W. CORNER, N.E. QUARTER, SEC. 29, T-6, R-5E.

Jessica A. Lopez Brittany M. Pao
MIAMI COUNTY RECORDER BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Feb 5, 2019
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Joyce Brilliot
BY DEPUTY AUDITOR

SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
OWNER	DEED RECORD	AS ACQUIRED
KEITH E. BROWN	O.R. 477, P. 668	V. 201808 P. 09618
D.H. & B.A. BRIDENBAUGH	V. 361, P. 309	V. 201908 P. 00773

KEITH E. BROWN
O.R. 477-668
1.227 AC. TOTAL R/W
-0.639 AC. EX. R/W
0.588 AC. PROP. R/W



REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER
THIS 30th DAY OF July, 2018.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS _____ DAY OF _____, 2018.

SEE TOP RIGHT

MATTHEW W. GEARHARDT BY _____
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 24th DAY OF January, 2019, BY RESOLUTION NO. 19-01-136

Third Seat, Vacant
MIAMI COUNTY COMMISSIONER
Gregory A. Simmons
MIAMI COUNTY COMMISSIONER
John F. Evans
MIAMI COUNTY COMMISSIONER

Britt R. Havenar 7/30/18

BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266



PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
PAUL P. HUELSKAMP, COUNTY ENGINEER
DATE: JULY 26, 2018

MERRIMONT HILLS, PHASE ONE

PLAT BOOK 27, PAGE 48
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

4 4 6
SECTION TOWN RANGE
33 5 6
SECTION TOWN RANGE

CONCORD TOWNSHIP MIAMI, OHIO
COUNTY

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 28.432 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS MERRIMONT HILLS, PHASE ONE 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. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2018OR-_____.

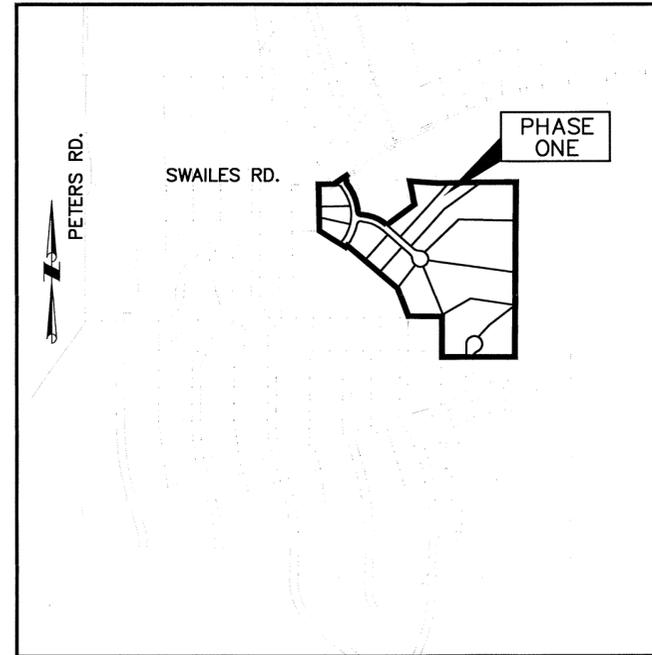
EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION 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:

3 GEN D, LLC.
Bart Denlinger member
BART DENLINGER, MEMBER



VICINITY MAP

N.T.S.

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

BE IT REMEMBERED THAT ON THIS 24 DAY OF October, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME 3 GEN D, LLC, BY BART DENLINGER, ITS 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.

Elise Franzen
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN
Notary Public
In and For the State of Ohio
My Commission Expires
9-12-2023

LIEN HOLDER:
MERRIMONT DEVELOPMENT CORPORATION
AN OHIO CORPORATION

Mary Louise Boss
MARY LOUISE BOSS
PRESIDENT

Irving H. Shroyer
IRVING H. SHROYER
SECRETARY

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

BE IT REMEMBERED THAT ON THIS 13 DAY OF January, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MERRIMONT DEVELOPMENT CORPORATION, AN OHIO CORPORATION, BY MARY LOUISE BOSS, ITS PRESIDENT, AND BY IRVING H. SHROYER, ITS SECRETARY, 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.

William J. Fulker
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____



WILLIAM J. FULKER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.
Recorded in Miami County

DATE: 10-24, 2018

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

BART DENLINGER, 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.

Bart Denlinger
BART DENLINGER

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

Elise Franzen
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN
Notary Public
In and For the State of Ohio
My Commission Expires
9-12-2023

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 17 DAY OF January, 2019.

Paul E. Hulsham
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 18th DAY OF September, 2018. THIS PLAT WAS REVIEWED AND APPROVED.

J.C. Ah CHAIRMAN D. Dulch SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 5th DAY OF February, 2019. 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.

D. Simmons COMMISSIONER John J. Lewis COMMISSIONER Ted S. Mercer COMMISSIONER

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 28.432 ACRES OUT OF A PART OF THE SOUTHWEST QUARTER OF SECTION 33, T5, R6, AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 4, T4, R6, AS SHOWN ON LND. SUR. 58, PG. 180 AND OWNED BY 3 GEN D, LLC, AS RECORDED IN 2018OR-00589, 2019OR

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2018OR-01326, OF THE MIAMI COUNTY RECORDER'S RECORDS.

FEE \$ 43.20 x 3

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Brittany Evans
DEPUTY

TRANSFERRED THIS 5th DAY OF Feb, 2019

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Joyce Grullist
BY: DEPUTY AUDITOR

MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2019P-00003
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/05/2019 12:56:30 PM
REFERENCES
RECORDING FEE
PAGES: 3

DEED REFERENCE
D.B. 374, PG. 497
D.B. 412, PG. 598
D.B. 620, PG. 58
2018OR-_____

SURVEY REFERENCE
LND. SUR. Vol. 1, PG. 95
LND. SUR. Vol. 13, PG. 178
LND. SUR. Vol. 37, PG. 58
LND. SUR. Vol. 37, PG. 59
LND. SUR. Vol. 52, PG. 76
LND. SUR. Vol. 58, PG. 152
LND. SUR. Vol. 58, PG. 180
REC. P.B. Vol. 7, PG. 7
REC. P.B. Vol. 10, PG. 1
REC. P.B. Vol. 21, PG. 106
REC. P.B. Vol. 22, PG. 34

<p>Choice One Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 09-06-2018
	DRAWN BY: seb
	JOB NUMBER: MiaCon1701-fin_app
	SHEET NUMBER 1 OF 3

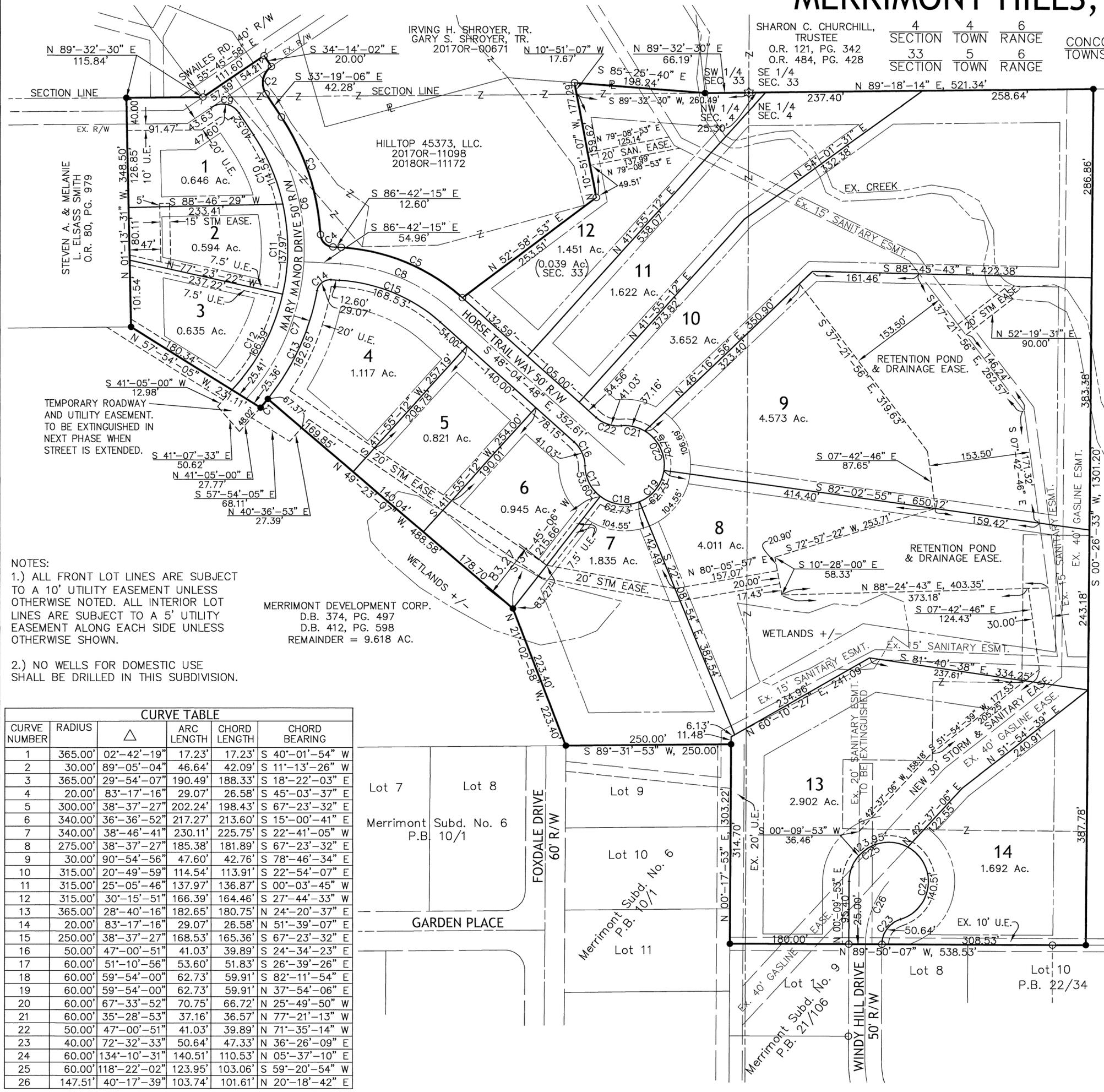
MERRIMONT HILLS, PHASE ONE

PLAT BOOK 21, PAGE 48 - A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

SHARON C. CHURCHILL, TRUSTEE
O.R. 121, PG. 342
O.R. 484, PG. 428

4	4	6
SECTION	TOWN	RANGE
33	5	6
SECTION	TOWN	RANGE

CONCORD TOWNSHIP MIAMI, OHIO COUNTY



NE COR NE 1/4 SEC. 4

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

SCALE 1" = 80'

ROBERT E. & KERRY H. CONRAD
O.R. 466, PG. 111
O.R. 201, PG. 913
O.R. 198, PG. 347

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ☆ STONE FOUND
- - - UTILITY EASEMENT LINE (SEE NOTE)
- CX CURVE NUMBER
- - - BUILDING SETBACK LINE
FRONT=40'
REAR=50'
SIDE=15'(UNLESS OTHERWISE SHOWN)

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

MERRIMONT DEVELOPMENT CORP.
D.B. 374, PG. 497
D.B. 412, PG. 598
REMAINDER = 9.618 AC.

AREA SUMMARY

14 BUILDING LOTS	26.496 AC.
DEDICATED EX. ROAD R/W	0.156 AC.
DEDICATED NEW STREET R/W	1.780 AC.
TOTAL	28.432 AC.
(SECTION 4: 28.324 AC.)	
(SECTION 33: 0.108 AC.)	

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	365.00'	02°-42'-19"	17.23'	17.23'	S 40°-01'-54" W
2	30.00'	89°-05'-04"	46.64'	42.09'	S 11°-13'-26" W
3	365.00'	29°-54'-07"	190.49'	188.33'	S 18°-22'-03" E
4	20.00'	83°-17'-16"	29.07'	26.58'	S 45°-03'-37" E
5	300.00'	38°-37'-27"	202.24'	198.43'	S 67°-23'-32" E
6	340.00'	36°-36'-52"	217.27'	213.60'	S 15°-00'-41" E
7	340.00'	38°-46'-41"	230.11'	225.75'	S 22°-41'-05" W
8	275.00'	38°-37'-27"	185.38'	181.89'	S 67°-23'-32" E
9	30.00'	90°-54'-56"	47.60'	42.76'	S 78°-46'-34" E
10	315.00'	20°-49'-59"	114.54'	113.91'	S 22°-54'-07" E
11	315.00'	25°-05'-46"	137.97'	136.87'	S 00°-03'-45" W
12	315.00'	30°-15'-51"	166.39'	164.46'	S 27°-44'-33" W
13	365.00'	28°-40'-16"	182.65'	180.75'	N 24°-20'-37" E
14	20.00'	83°-17'-16"	29.07'	26.58'	N 51°-39'-07" E
15	250.00'	38°-37'-27"	168.53'	165.36'	S 67°-23'-32" E
16	50.00'	47°-00'-51"	41.03'	39.89'	S 24°-34'-23" E
17	60.00'	51°-10'-56"	53.60'	51.83'	S 26°-39'-26" E
18	60.00'	59°-54'-00"	62.73'	59.91'	S 82°-11'-54" E
19	60.00'	59°-54'-00"	62.73'	59.91'	N 37°-54'-06" E
20	60.00'	67°-33'-52"	70.75'	66.72'	N 25°-49'-50" W
21	60.00'	35°-28'-53"	37.16'	36.57'	N 77°-21'-13" W
22	50.00'	47°-00'-51"	41.03'	39.89'	N 71°-35'-14" W
23	40.00'	72°-32'-33"	50.64'	47.33'	N 36°-26'-09" E
24	60.00'	134°-10'-31"	140.51'	110.53'	N 05°-37'-10" E
25	60.00'	118°-22'-02"	123.95'	103.06'	S 59°-20'-54" W
26	147.51'	40°-17'-39"	103.74'	101.61'	N 20°-18'-42" E

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 28.432 ACRES OUT OF A PART OF THE SOUTHWEST QUARTER OF SECTION 33, T5, R6, AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 4, T4, R6, AS SHOWN ON LND. SUR. 58, PG. 180 AND OWNED BY 3 GEN D, LLC, AS RECORDED IN 201808-20190R-00589

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

Steven E. Bowersox 9/06/2018
STEVEN E. BOWERSOX, P.S. #7059 DATE

	DATE: 09-06-2018
	DRAWN BY: seb
	JOB NUMBER: MiaCon1701fin
	SHEET NUMBER 2 OF 3

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

MERRIMONT HILLS, PHASE ONE

4 4 6
SECTION TOWN RANGE
33 5 6
SECTION TOWN RANGE
CONCORD MIAMI, OHIO
TOWNSHIP COUNTY

LEGAL DESCRIPTION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 33, T5, R6, AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 4, T4, R6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a stone found in the northwest corner of the northeast quarter of the aforesaid section 4;

thence, North 89°-18'-14" East, 521.34 feet, along the north line of the northeast quarter of section 4, to an iron pin set in the northwest corner of a tract of land owned by Robert E. and Kerry H. Conrad as recorded in Official Record 466, page 111, Official Record 201, page 913 and Official Record 198, page 347 of the Miami County Recorder's Deed Records;

thence, South 00°-26'-33" West, 1301.20 feet, along the west line of the Conrad tract, to an iron pin set in the north line of Lot number 10 of Merrimont Subdivision as shown in Plat Book 22, page 34;

thence, North 89°-50'-07" West, 538.53 feet, along the north line of Lot number 10 and the north line of Merrimont Subdivision Number 9 as shown in Plat Book 21, page 106, to an iron pin set in the east line of Merrimont Subdivision Number 6 as shown in Plat Book 10, page 1;

thence, North 00°-17'-53" East, 303.22 feet, along the east line of Merrimont Subdivision Number 6, to an iron pin set in the northeast corner of same;

thence, South 89°-31'-53" West, 250.00 feet, along the north line of Merrimont Subdivision Number 6, to an iron pin set in the northeast corner of the right of way for Foxdale Drive;

thence, North 21°-02'-58" West, 223.40 feet, to an iron pin set;

thence, North 49°-23'-07" West, 488.58 feet, to an iron pin set;

thence, Southwesterly, 17.23 feet along the arc of a curve to the right having a radius of 365.00 feet, an internal angle of 02°-42'-19" and a chord 17.23 feet in length bearing South 40°-01'-54" West, to an iron pin set;

thence, North 57°-54'-05" West, 231.11 feet, to an iron pin set in the southeast corner of a tract of land owned by Steven A. Smith and Melanie L. Elsass-Smith as recorded in Official Record 80, page 979;

thence, North 01°-13'-31" West, 348.50 feet, along the east line of the Smith tract, to an iron pin set in the north line of the northwest quarter of section 4;

thence, North 89°-32'-30" East, 115.84 feet, along the north line of the quarter, to a mag nail found at the intersection of same with the centerline of Swailes Road;

thence, North 55°-45'-58" East, 111.60 feet, along the centerline of Swailes Road, to a mag nail found;

thence, South 34°-14'-02" East, 20.00 feet, to an iron pin found in the southeasterly right of way line of Swailes Road;

thence, Southerly, 46.64 feet, along the easterly proposed right of way line of Mary Manor Drive and the arc of a curve to the left having a radius of 30.00 feet, an internal angle of 89°-05'-04" and a chord 42.09 feet in length bearing South 11°-13'-26" West, to an iron pin found;

thence, South 33°-19'-06" East, 42.28 feet, along said proposed right of way line, to an iron pin found;

thence, Southerly, 190.49 feet, along said proposed right of way line and the arc of a curve to the right having a radius of 365.00 feet, an internal angle of 29°-54'-07" and a chord 188.33 feet in length bearing South 18°-22'-03" East, to an iron pin set;

thence, Southeasterly, 29.07 feet, along said proposed right of way line and the arc of a curve to the left having a radius of 20.00 feet, an internal angle of 83°-17'-16" and a chord 26.58 feet in length bearing South 45°-03'-37" East, to an iron pin found in the northerly proposed right of way line of Horse Tail Way;

thence, South 86°-42'-15" East, 12.60 feet, along said proposed right of way line, to an iron pin found;

thence, Southeasterly, 202.24 feet, along said proposed right of way line and the arc of a curve to the right having a radius of 300.00 feet, an internal angle of 38°-37'-27" and a chord 198.43 feet in length bearing South 67°-23'-32" East, to an iron pin found;

thence, North 52°-58'-53" East, 253.51 feet, to an iron pin found;

thence, North 10°-51'-07" West, 177.29 feet, to an iron pin found in the southerly line of a tract of land owned by Irving H. Shroyer, Trustee and Gary S. Shroyer, Trustee as recorded in 20170R-00671;

thence, South 85°-25'-40" East, 198.24 feet, along the southerly line of the Shroyer tract, to an iron pin set in the north line of the northwest quarter of section 4;

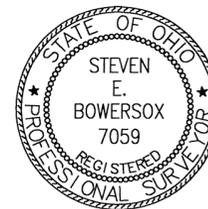
thence, North 89°-32'-30" East, 66.19 feet, along the north line of the quarter, to the principal place of beginning.

Containing 28.432 acres more or less and being subject to all easements and legal highways of record.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059 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.


STEVEN E. BOWERSOX, P.S. #7059

9/06/2018
DATE



DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

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

1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, 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 GRANTEE FAILS TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEE AGREES TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. 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. 3 GEN D, 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 HOMEOWNERS ASSOCIATION.

 Choice One Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	DATE: 09-06-2018
	DRAWN BY: seb
	JOB NUMBER: MiaCon1701-fin_notes
	SHEET NUMBER 3 OF 3

REPLAT OF INLOT 10243 & PART INLOT 6502 CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 27 PAGE 49
MIAMI COUNTY RECORDER'S RECORD OF PLATS



NORTH



(IN FEET)
1 inch = 60 ft.

DESCRIPTION

BEING A REPLAT OF INLOT 10243 AND PART INLOT 6502 AS CONVEYED TO SPEEDWAY SUPERAMERICA LLC n.k.a. SPEEDWAY LLC BY DEED RECORDED IN VOLUME 718, PAGE 7, OF THE MIAMI COUNTY DEED RECORDS

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, TOMMY LeFEVERS, SENIOR DIRECTOR OF REAL ESTATE ON BEHALF OF SPEEDWAY SUPERAMERICA LLC, n.k.a. SPEEDWAY LLC, BEING THE OWNER AND LIEN HOLDER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON, AND DEDICATE THE STREET SHOWN TO PUBLIC USE FOREVER.

WITNESS

Tommy LeFevers
TOMMY LeFEVERS,
SENIOR DIRECTOR OF
REAL ESTATE
SPEEDWAY LLC

Lorinda Lutz



STATE OF OHIO, COUNTY OF Clark, SS:

BE IT REMEMBERED THAT ON THIS 20 DAY OF December 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TOMMY LeFEVERS, SENIOR DIRECTOR OF REAL ESTATE, 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 SPEEDWAY SUPERAMERICA LLC. n.k.a. SPEEDWAY LLC IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 08/22/23

Jana R. Crosby

JANA R. CROSBY
NOTARY PUBLIC - STATE OF OHIO
Recorded in Clark County
My commission expires Aug. 22, 2023



CERTIFICATION

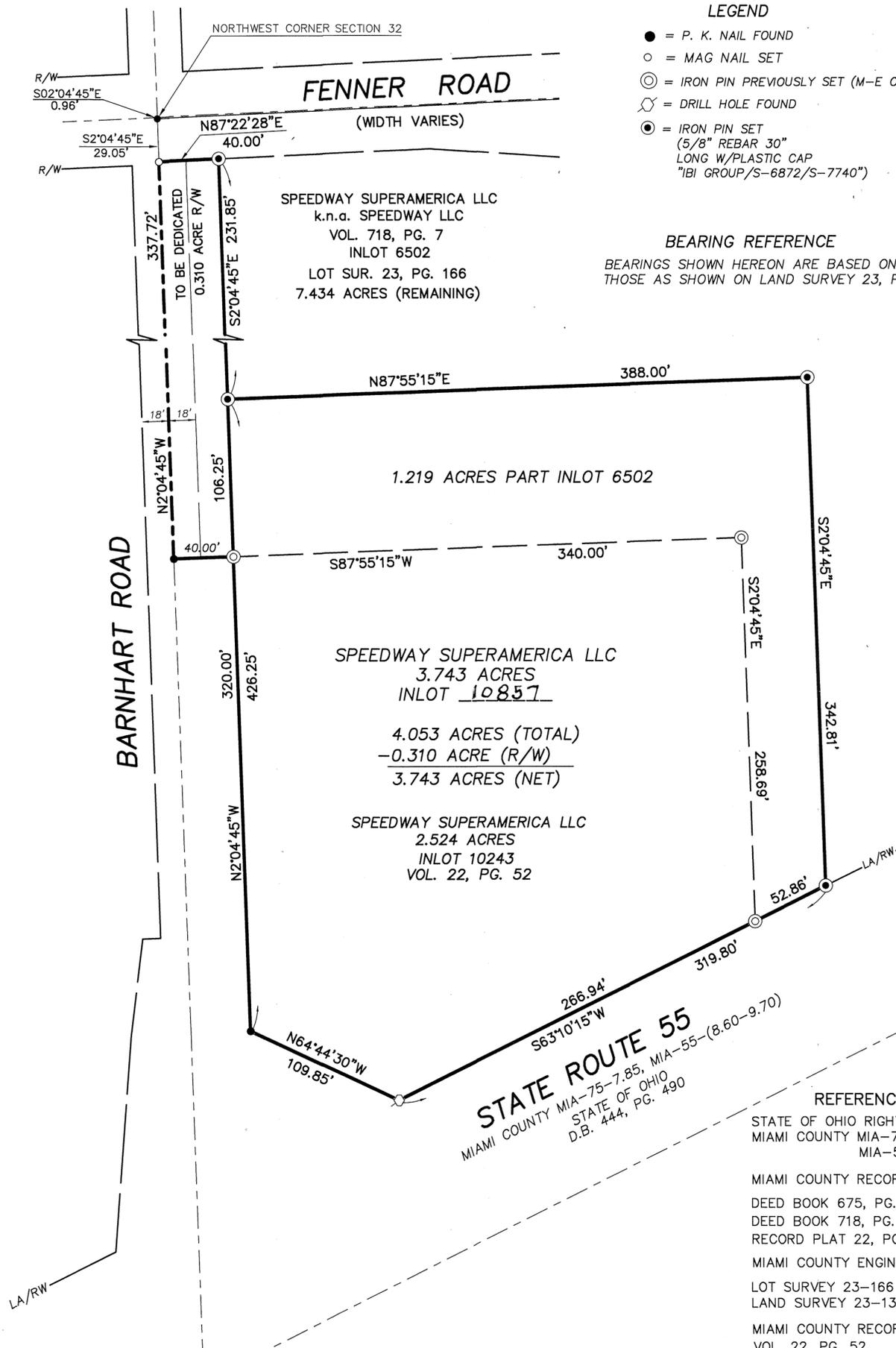
THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 4.053 ACRES AS DESCRIBED IN A DEED SPEEDWAY SUPERAMERICA LLC n.k.a. SPEEDWAY LLC, OF RECORD IN VOLUME 718, PAGE 7, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP



BY *David L. Chiesa* 11/14/18
David L. Chiesa P.S.
Registered Surveyor No. 7740



ANNEXATION OF TERRITORY TO THE CITY OF TROY

VOLUME 27, PAGE 50
MIAMI COUNTY RECORDER'S RECORD OF PLATS

5 TOWN 6 RANGE 33 SECTION
10.284 ACRES CONCORD TOWNSHIP TROY CITY MIAMI, OHIO COUNTY

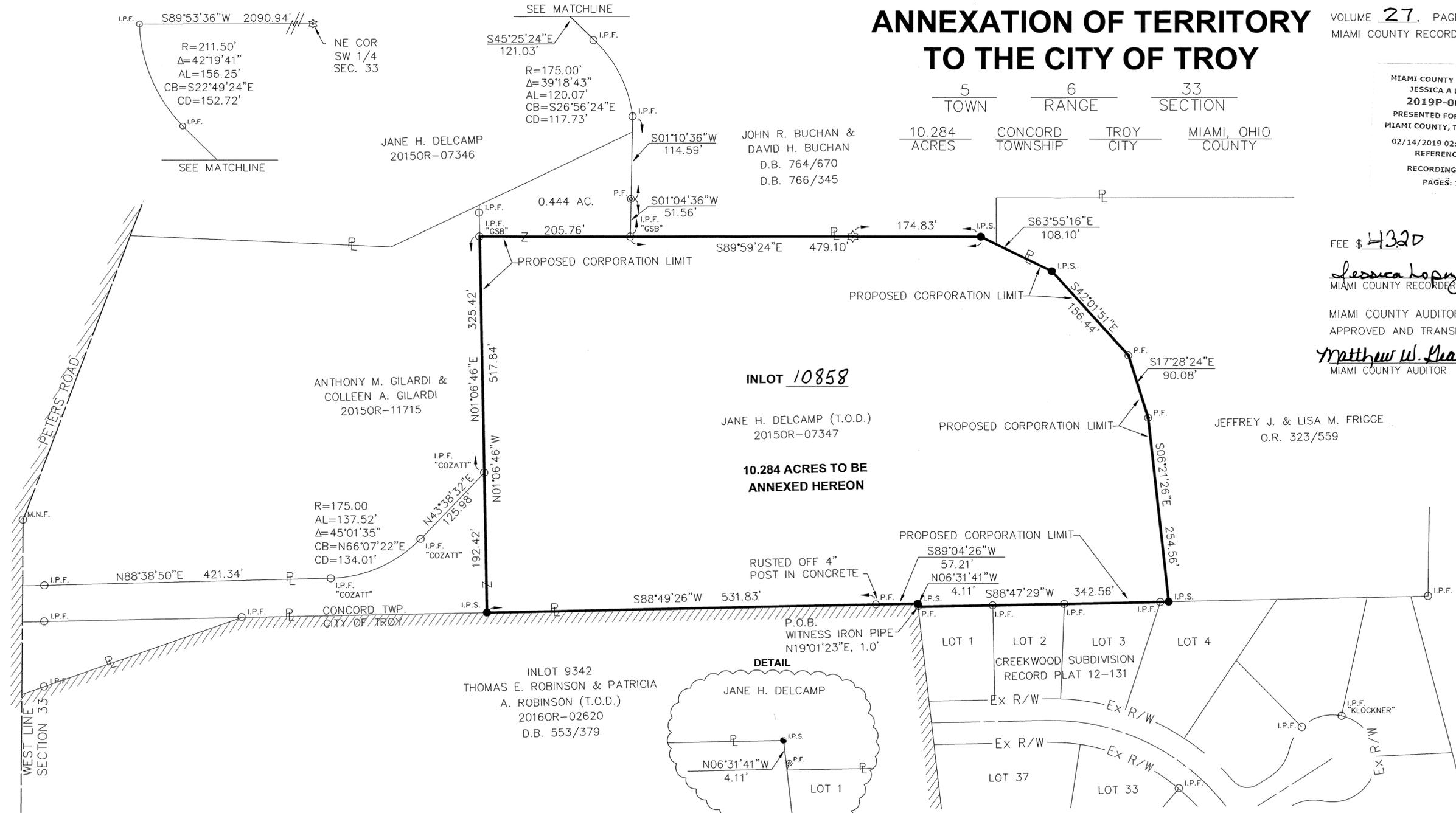
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00005
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/14/2019 02:40:28 PM
REFERENCES
RECORDING FEE
PAGES: 1

FEE \$ 4320

Jessica Lopez MIAMI COUNTY RECORDER
Joni Mascari BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Feb. 14, 2019

Matthew W. Deanhardt MIAMI COUNTY AUDITOR
Linda BY DEPUTY AUDITOR



MIAMI COUNTY ENGINEER
THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS 26 DAY OF JUNE, 2018.
Paul P. Huebelkamp
MIAMI COUNTY ENGINEER

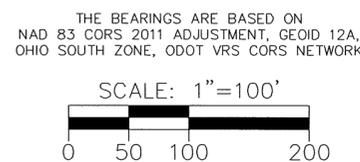
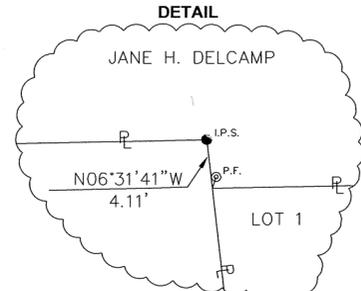
MIAMI COUNTY COMMISSIONERS
THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS 31st DAY OF JULY, 2018.
John W. O'Brien
Gregory P. Simmons
John Williams

CITY OF TROY PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, 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 15th DAY OF Oct, 2018, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-45-2018, EFFECTIVE 02-14, 2018.
Michael L. Beames MAYOR
Martha A. Baker PRESIDENT OF COUNCIL
Scott J. Fryff CLERK OF COUNCIL

NOTES
THE SOUTH LINE OF THE 10.284-ACRE DELCAMP PARCEL CONTAINS A JOG OF 4.11 FEET. CREEKWOOD SUBDIVISION WAS ESTABLISHED USING NUMEROUS IRON PINS FOUND THROUGHOUT THE SUBDIVISION. THE SOUTH LINE BEING 531.83 IN LENGTH WAS ESTABLISHED BY HOLDING A LINE BETWEEN IRON PINS FOUND TO THE WEST AND REMNANTS OF A 4" POST IN CONCRETE FOUND.



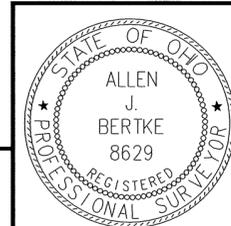
- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
 - I.P.F. IRON PIN FOUND
 - M.N.F. MAG NAIL FOUND
 - ⊙ P.F. IRON PIPE FOUND
 - ★ STONE FOUND
 - ▨ EX. CORP. LIMIT

OWNERS CHART		
LOT 1	T.J. COOL & E.A. COOL T.O.D.	20170R-00993
LOT 2	M.G. & J.L. KLINT	20180R-04452
LOT 3	JEFFREY D. NANCY M. QUILLEN	D.B. 692-125
LOT 4	U. & B.E. PATEL TRUSTEES	D.B. 732-350

SURVEY REFERENCE
LAND SURVEY 18, PAGE 43
LAND SURVEY 24, PAGE 117
LAND SURVEY 27, PAGE 43
LAND SURVEY 27, PAGE 44
LAND SURVEY 30, PAGE 116
LAND SURVEY 58, PAGE 102
REC. P.B. 12, PG. 131

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 APRIL, 2018. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629
5-10-18
DATE

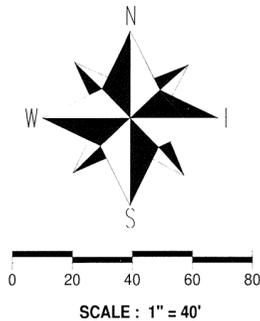


ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:	04-20-2018
DRAWN BY:	AJB
JOB NUMBER:	MIATRO1804
SHEET NUMBER:	1 OF 1

REPLAT OF INLOT 9429
 NOTTINGHAM SUBDIVISION SECTION ONE
 CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 27, PAGE 51
 MIAMI COUNTY RECORDER'S RECORD OF PLATS



MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2019P-00006
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 02/14/2019 03:47:57 PM
 REFERENCES
 RECORDING FEE
 PAGES: 1

BASIS OF BEARING:
 NOTTINGHAM SUBDIVISION, SECTION ONE
 MIAMI CO. RECORDER'S PLAT BOOK 20, PAGE 9

RADIUS = 230.00'
 ARC LENGTH = 40.20'
 DELTA ANGLE = 10°00'56"
 CHORD BEARING = S 79°32'30" W
 CHORD LENGTH = 40.15'

OWNER

THE CITY OF TROY, OHIO
 DEED BK. 790, PAGE 481

DESCRIPTION

REPLAT OF INLOT 9429 AS OWNED
 BY THE CITY OF TROY, DEED BOOK 790, PAGE 481.

NOTES FOR 0.2413 AC. INLOT

- 1.) REAR LOT LINE IS SUBJECT TO A 10' EASEMENT. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE.
- 2.) NO WELLS SHALL BE DRILLED ON THIS LOT.
- 3.) THIS IS NOT A BUILDABLE LOT

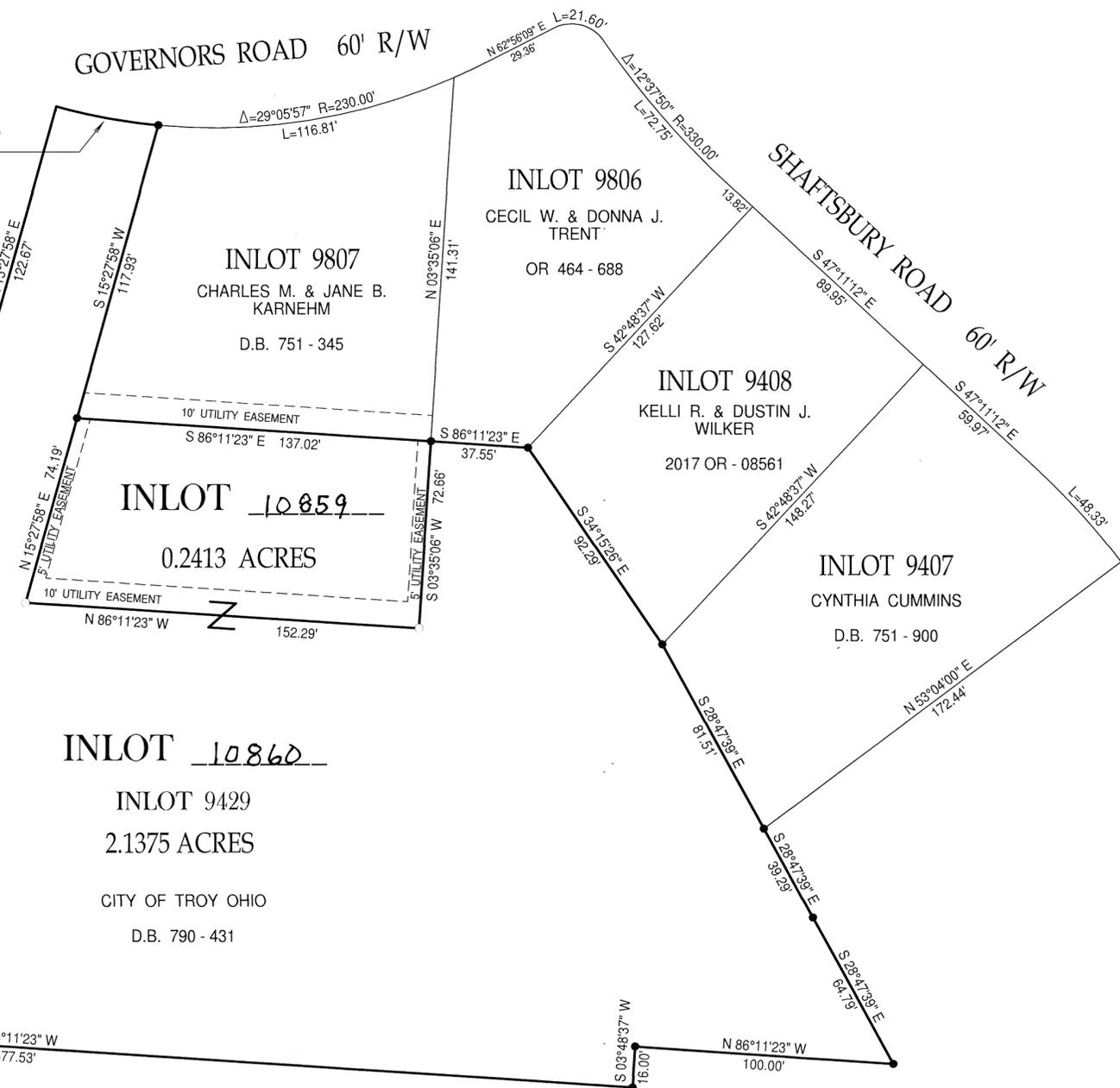
FEE \$ 43.20

Jessica A. Lopez
 MIAMI COUNTY RECORDER
Jola McCoy
 BY DEPUTY RECORDER

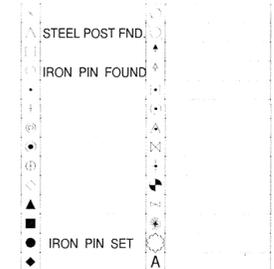
MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED
Feb 14, 2019.

Matthew W Gearhardt
 MIAMI COUNTY AUDITOR

Joyce Grilliot
 BY DEPUTY AUDITOR



LEGEND



REFERENCES:

REC. VOL. 20, PLAT 9
 REC. VOL. 20, PLAT 109

PLAT AUTHORIZATION

THE CITY OF TROY, OHIO, THE OWNER 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 SUBDIVISION OF INLOT 9429, NOTTINGHAM SUBDIVISION, SECTION ONE.

Patrick E. J. Titterton
 AUTHORIZED SIGNATURE

DIRECTOR OF PUBLIC SERVICE
 TITLE AND SAFETY

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF February, 2019 BY *Patrick E. J. Titterton*, ON BEHALF OF THE CITY OF TROY, OHIO.

Curt Morrison
 NOTARY PUBLIC IN AND FOR STATE OF OHIO
 MY COMMISSION EXPIRES: 12/6/2021

CITY OF TROY ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED
 THIS 16th DAY OF FEBRUARY, 2019.

Jillian Rhoades
 JILLIAN RHOADES, P.E.

JANUARY 31, 2019	REPLAT OF INLOT 9429 FOR THE CITY OF TROY
	<p><i>Neil E. Teaford, P.S. #7724</i> NEIL E. TEAFORD, PS CITY OF TROY, OHIO ENGINEERING DIVISION 100 SOUTH MARKET STREET TROY, OHIO 45373 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 10.469 ACRES OF LAND, BEING LOT NUMBERS 10861 THROUGH 10895 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FOX HARBOR, SECTION 5, 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:

Frank D. Harlow MANAGER
HARBOR WEST LAND CO., LLC
FRANK D. HARLOW JR.
MANAGING MEMBER

Lien Holder:
Annette Rynn Baker
ANNETTE BAKER
GREENVILLE FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 8th DAY OF February, 2019, 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, MINSTER BANK 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.

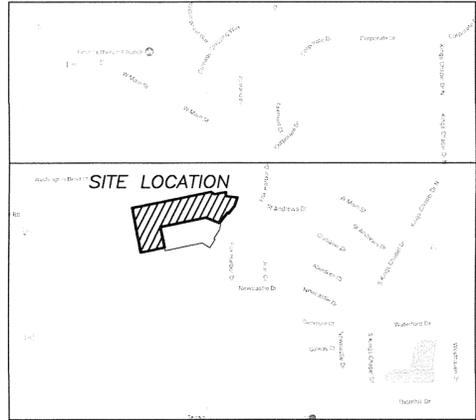
Mary K Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2021
MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 24, 2021
Recorded in Miami County

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC., BEING DULY SWORN THIS 8th DAY OF February, 2019, SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Frank D. Harlow MANAGER
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.
Mary K Lewis
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 8/24/2021
MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 24, 2021
Recorded in Miami County

FOX HARBOR SECTION 5
LOCATED IN
CITY OF TROY, MIAMI COUNTY, OHIO
10.469 ACRES
NOVEMBER 29, 2018



VICINITY MAP
~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 10.469 ACRES COMPRISED OF PART INLOT 7446 ACQUIRED BY HARBOR WEST LAND CO., LLC BY 2017OR-11539 AND RECORDED IN VOLUME 58, PAGE 37 OF THE MIAMI COUNTY RECORDER'S OFFICE AND THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

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.

CURVE DATA

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains 39 rows of curve data for the subdivision.

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00008
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/20/2019 01:47:08 PM
REFERENCES
RECORDING FEE
PAGES: 2

PLAT BOOK 27 PAGE 53
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Jessica Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Dini Muscarelli
DEPUTY
TRANSFERRED ON THE 20 DAY OF Feb., 2019.
Matthew W. Gearhardt
MATTHEW W. GEARHARDT
AUDITOR, MIAMI COUNTY, OHIO
Linda Sinnerman
BY: DEPUTY AUDITOR

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 5, ON THE 15th DAY OF Oct 2018.

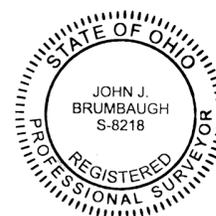
THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-44-208

Michael L. Basinski
MAYOR
Martha A. Baker
PRESIDENT OF COUNCIL
Sue G. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 26th DAY OF Sept, 2018, THIS PLAT WAS REVIEWED AND APPROVED.

Alan M. Kypson
CHAIRPERSON
Sue G. Knight
SECRETARY

CERTIFICATION: I HEREBY CERTIFY 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 AUGUST, 2017. 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.

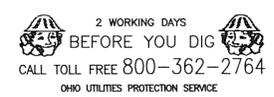


John J. Brumbaugh
OHIO REGISTERED PROFESSIONAL SURVEYOR #8218
11-28-2018

DEVELOPER
HARBOR WEST LAND CO., LLC.
701 NORTH MARKET STREET
TROY, OHIO 45373

FOX HARBOR, SECTION 5, RECORD PLAN LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OH.

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000
PAGE 1 OF 2



FOX HARBOR SECTION 5

LOCATED IN
CITY OF TROY, MIAMI COUNTY, OHIO

10.469 ACRES

NOVEMBER 29, 2018

REVISED: FEBRUARY 14, 2019

VOLUME 27 PAGE 53A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ACREAGE SUMMARY

FOX HARBOR SECTION 5
8.314 ACRES
+ 2.155 ACRES IN RIGHT OF WAY
10.469 ACRES TOTAL

PART II. 7446 D08-099869

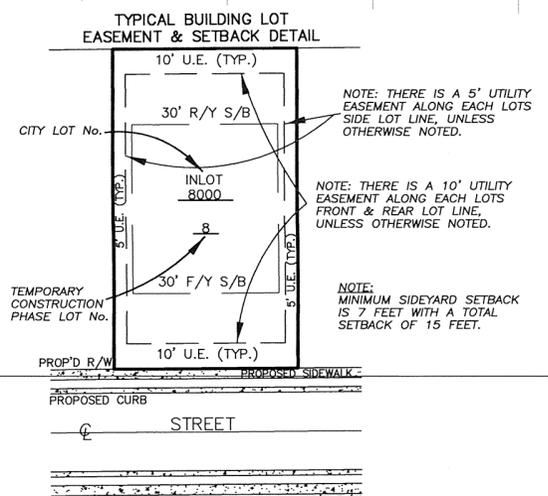
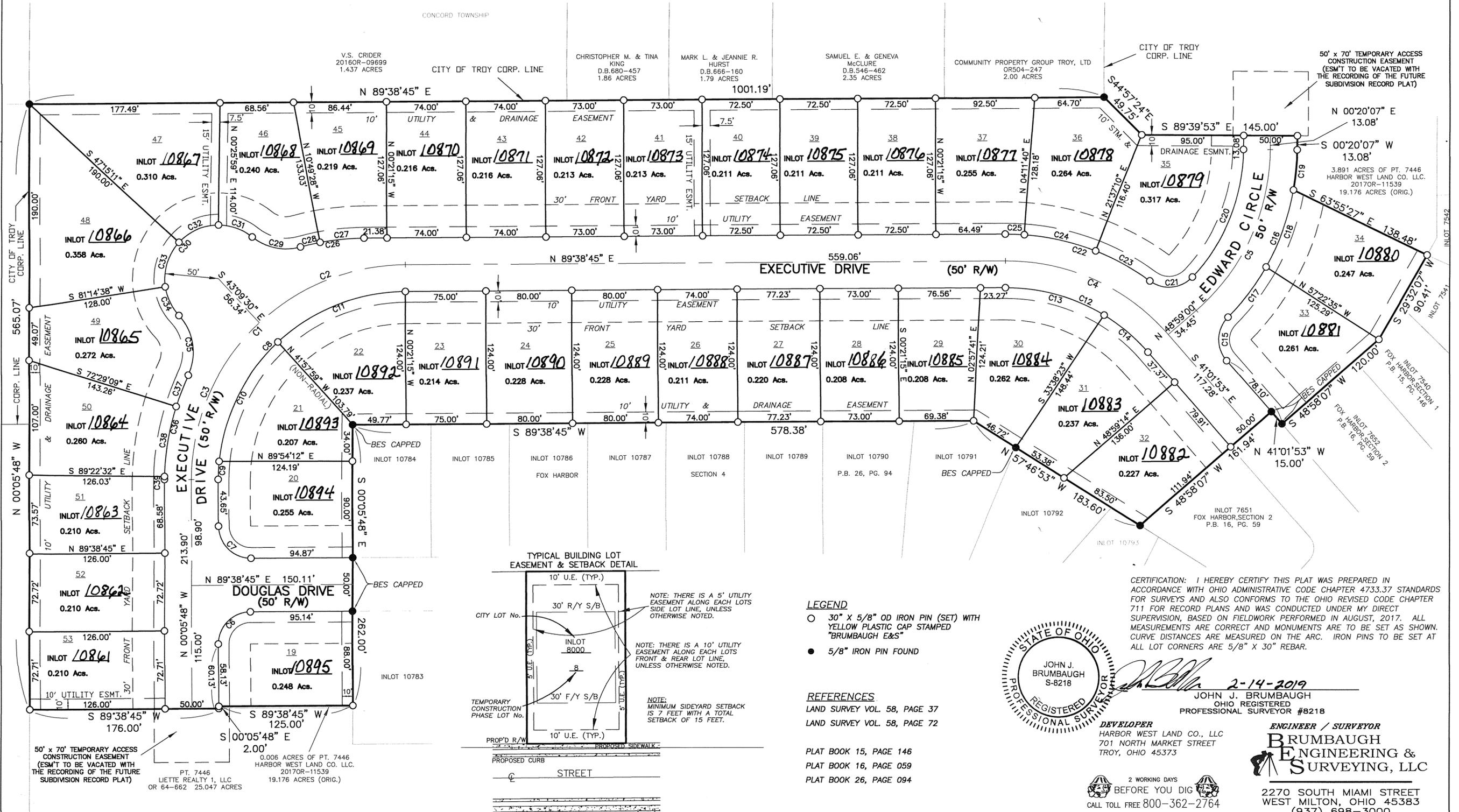
19.176 ACRE ORIGINAL
- 4.810 ACRES FOX HARBOR SECTION 4
- 10.469 ACRES FOX HARBOR SECTION 5
3.897 ACRE REMAINING
(0.006 ACRES SOUTH)
(3.891 ACRES NORTH)



GRAPHIC SCALE IN FEET 1"=60'



THE BASIS OF BEARING IS THE OHIO STATE PLANE
COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS).



- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 - 5/8" IRON PIN FOUND

- REFERENCES**
- LAND SURVEY VOL. 58, PAGE 37
 - LAND SURVEY VOL. 58, PAGE 72
 - PLAT BOOK 15, PAGE 146
 - PLAT BOOK 16, PAGE 059
 - PLAT BOOK 26, PAGE 094

CERTIFICATION: I HEREBY CERTIFY 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 AUGUST, 2017. 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.



JOHN J. BRUMBAUGH
S-8218
2-14-2019
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

DEVELOPER
HARBOR WEST LAND CO., LLC
701 NORTH MARKET STREET
TROY, OHIO 45373

ENGINEER / SURVEYOR
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

LEGAL DESCRIPTION

BEING A PART OF INLOT 4117 IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHEASTERLY CORNER OF INLOT NUMBER 4117 AS RECORDED IN REC. P.B. 23, PGS. 79-79C;

THENCE, NORTH 89°-33'-50" WEST, 583.22 FEET, ALONG THE SOUTHERLY LINE OF INLOT NUMBER 4117 AND THE NORTHERLY RIGHT OF WAY LINE OF EVANSTON ROAD, TO AN IRON PIN SET;

THENCE, NORTHERLY, 31.42 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN INTERIOR ANGLE OF 90°-00'-00" AND A CHORD 28.28 FEET IN LENGTH BEARING NORTH 45°-26'-10" EAST, TO AN IRON PIN SET;

THENCE, NORTH 00°-26'-10" EAST, 162.38 FEET, TO AN IRON PIN SET;

THENCE, NORTH 89°-33'-50" WEST, 251.75 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°-26'-10" EAST, 180.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°-33'-50" EAST, 33.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°-26'-10" EAST, 199.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°-33'-50" EAST, 505.32 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 00°-26'-10" WEST, 21.14 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°-33'-50" EAST, 234.15 FEET, TO AN IRON PIN SET;

THENCE, NORTH 00°-26'-10" EAST, 503.78 FEET, TO AN IRON PIN SET IN A NORTH LINE OF INLOT NUMBER 4117;

THENCE, SOUTH 89°-03'-36" EAST, 40.00 FEET, TO AN IRON PIN FOUND IN THE NORTHEASTERLY CORNER OF INLOT NUMBER 4117 AND BEING ALSO THE NORTHWESTERLY CORNER OF INLOT NUMBER 4116;

THENCE, SOUTH 00°-37'-26" WEST, 693.11 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 4117 AND THE WESTERLY LINE OF INLOT NUMBER 4116, TO AN IRON PIN SET;

THENCE, SOUTH 89°-21'-15" EAST, 5.93 FEET, ALONG A NORTHERLY LINE OF INLOT NUMBER 4117 AND A SOUTHERLY LINE OF INLOT NUMBER 4116, TO AN IRON PIN SET;

THENCE, SOUTH 00°-37'-26" WEST, 350.55 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 4117 AND THE WESTERLY LINE OF INLOT NUMBER 4116, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 9.604 ACRES MORE OR LESS, AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY STEVEN E. BOWERSOX, OHIO PROFESSIONAL SURVEYOR NUMBER 7059 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.

St E Bowersox 01/28/2019
STEVEN E. BOWERSOX, PS #7059 DATE



APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 12th DAY OF February, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Andrew Thayer
CHAIRMAN

Dawn M. Green
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 10 DAY OF November, 2017.

David B...
PRESIDENT OF COUNCIL

Janice M. Bates
CLERK OF COUNCIL

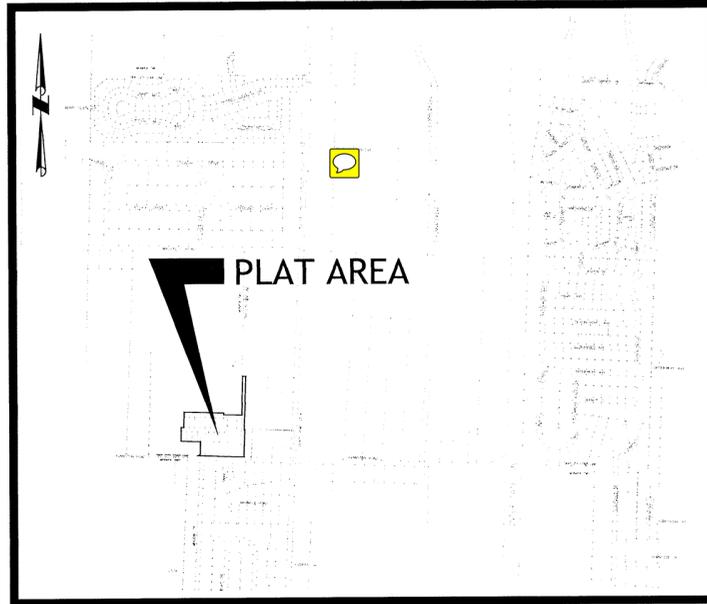
OWNER AND DEVELOPER

FIELDSTONE PARTNERS, LLC
3637 SUNSET BLUFF DRIVE
BEAVERCREEK, OHIO 45430
(937) 427-4788

FIELDSTONE PLACE, PHASE ONE

PT. 4117 INLOT TIPP CITY MIAMI, OHIO
CITY COUNTY

BEING A RESIDENTIAL SUBDIVISION CONTAINING 9.604 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 20170R-08729, 08730.



VICINITY MAP

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

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

OWNER: FIELDSTONE PARTNERS, LLC.

BY: *Michael Dungan*
MICHAEL DUNGAN
MANAGING MEMBER



TAYLOR OSTENDORF
Notary Public, State of Ohio
My Comm. Expires 08/24/2022

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5th DAY OF Feb, 2019 BY FIELDSTONE PARTNERS, LLC. MICHAEL DUNGAN, MANAGING MEMBER, AS OWNER.

Jayce Ostuf
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08/24/2022

LIEN HOLDER: GREENVILLE FEDERAL

BY: *Annette Ryan-Baker*
ANNETTE RYAN-BAKER
VICE PRESIDENT



TAYLOR OSTENDORF
Notary Public, State of Ohio
My Comm. Expires 08/24/2022

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5th DAY OF Feb, 2019 BY GREENVILLE FEDERAL, ANNETTE RYAN-BAKER, VICE PRESIDENT, AS LIEN HOLDER.

Jayce Ostuf
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08/24/2022

BEING RERECORDED TO ADD LIEN HOLDER'S CONSENT
PLAT BOOK 27, PAGE 54
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-0009
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/28/2019 10:01:18 AM
REFERENCES
RECORDING FEE
PAGES: 2

Jessica A Lopez
JESSICA A LOPEZ, MIAMI COUNTY RECORDER
Matthew W Gearhardt
DEPUTY

TRANSFER NOT REQUIRED February 28, 2019
DATE

Matthew W. Gearhardt BY: *Mindy Doseck*
MATTHEW W. GEARHARDT DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

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 the 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 the Declaration.

3. These storm water drainage restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

COVENANTS AND RESTRICTIONS

THE COVENANTS & RESTRICTIONS AND THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN 20170R-15661.

ORIGINAL DOCUMENT RECORDED IN 2017P-00046

<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	REV. DATE: 01-28-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTci1703_App
	SHEET NUMBER: 1 of 2

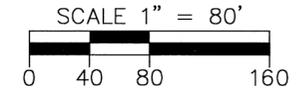
FIELDSTONE PLACE, PHASE ONE

PT. 4117
INLOT
TIPP CITY
CITY
MIAMI, OHIO
COUNTY

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	95.00'	90°-00'-00"	149.23'	134.35'	N 45°-26'-10" E
2	70.00'	90°-00'-00"	109.96'	98.99'	S 45°-26'-10" W
3	25.00'	90°-00'-00"	39.27'	35.36'	S 44°-33'-50" E
4	20.00'	90°-00'-00"	31.42'	28.28'	N 45°-26'-10" E
5	20.00'	90°-00'-00"	31.42'	28.28'	N 44°-33'-49" W
6	25.00'	90°-00'-00"	39.27'	35.36'	N 45°-26'-10" E
7	120.00'	10°-39'-15"	22.31'	22.28'	N 85°-06'-33" E
8	50.00'	01°-26'-56"	1.26'	1.26'	N 80°-30'-24" E
9	50.00'	24°-53'-19"	21.72'	21.55'	S 86°-19'-29" E
10	60.00'	40°-33'-32"	42.47'	41.59'	N 85°-50'-25" E
11	60.00'	28°-07'-24"	29.45'	29.16'	N 51°-29'-57" E
12	60.00'	52°-41'-05"	55.17'	53.25'	N 11°-05'-43" E
13	50.00'	19°-14'-42"	16.79'	16.72'	N 05°-37'-29" W
14	50.00'	07°-05'-33"	6.19'	6.19'	N 07°-32'-38" E
15	120.00'	10°-39'-15"	22.31'	22.28'	N 05°-45'-48" E

LINE CHART		
LINE NUMBER	BEARING	LENGTH
1	N 45°-26'-10" E	37.32'
2		
3		

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



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE
- (XX) PRELIMINARY LOT NUMBER

NOTES:

- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT AND INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ALONG EACH SIDE, UNLESS OTHERWISE NOTED.
- 2.) ALL COMMON AREA LOTS ARE ALSO DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

AREA SUMMARY

16 BUILDING LOTS	3.560 AC.
1 LOT FOR TRANSFER	0.816 AC.
3 COMMON AREA LOTS	3.902 AC.
DEDICATED STREET R/W	1.326 AC.
TOTAL	9.604 AC.

SETBACKS AND BUILDING REQUIREMENTS

LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
1-16	25	30	7.5	35	1650

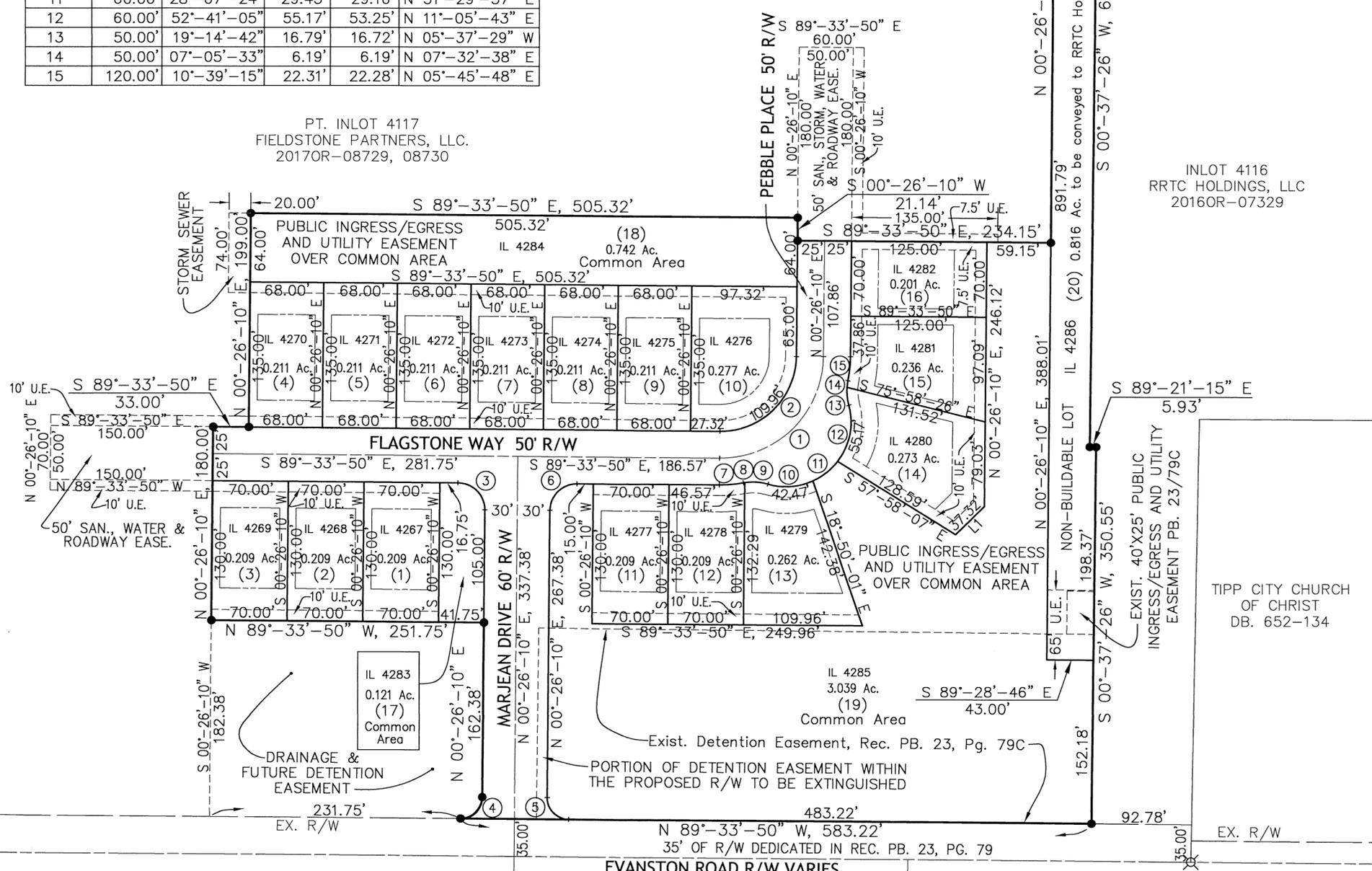
DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 9.604 ACRES AND BEING OUT OF PART OF INLOT NUMBER 4117 AND OWNED BY FIELDSTONE PARTNERS, LLC. AS RECORDED IN 2017OR-08729, 08730.

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

STEVEN E. BOWERSOX, P.S. #7059
DATE 01/28/2019

		REV. DATE: 01-28-2019
	SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	DRAWN BY: seb
		JOB NUMBER: MiaTci1703_fin
		SHEET NUMBER 2 OF 2



SHARON A. WILHELM 1/2 INT. MARGARET A. & JOSEPH J. MATOSKY 1/2 INT. DB. 639-142	MARGARET A. MATOSKY DB. 754-294	LOT 1 DEBORAH K. & MARTIN L. NELSON 2016OR-13840	MARJEAN DR. 50' R/W	LOT 2 JAMES R. & DENISE M. HOOPER DB. 756-721	LOT 3 RICHARD A. & JUDITH A. SIRUCEK DB. 663-194	SHANE CT. 50' R/W	LOT 8 GEORGE H. & JENNY L. ADKINS DB. 704-503	LOT 9 ROBERT J. & DIANA C. LINGG DB. 725-920	LOT 10 TODD M. & ANDREA M. CASEY 14OR-07851
--	---------------------------------------	---	------------------------	--	---	----------------------	--	---	--

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.

31 SECTION 5 TOWN 6 M.R.S RANGE CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00010
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/12/2019 11:04:19 AM
REFERENCES
RECORDING FEE
PAGES: 2

Concord Woods Replat

BEING A REPLAT OF LOT 22 AND PART LOT 24 OF CONCORD WOODS - SECTION 4 OF PLAT BOOK VOL. 10, PAGE 125 & LOT 4 OF CONCORD WOODS - SECTION 1 OF PLAT BOOK VOL. 9, PAGE 39 AND A 1.365 ACRE PARCEL

3.6526 ACRES

SIGNED AND ACKNOWLEDGED:

OWNERS OF LOT 22

Barbara B. Jirka
WITNESS

Matthew R. Siefring
MATTHEW R. SIEFRING

Barbara B. Jirka
WITNESS

Courtney A. Firks
COURTNEY A. FIRKS
AKA COURTNEY F. SIEFRING

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 8th DAY OF November, 2018 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, MATTHEW R. SIEFRING AND COURTNEY A. FIRKS, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

Michele Powell
NOTARY PUBLIC

My commission expires
August 9, 2020

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

FEE \$ 86.40

Jessica Lopez
MIAMI COUNTY RECORDER'S

Lola McCoy
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED ON THIS 11 DAY OF March, 2019

Matthew W. Hearhardt
MIAMI COUNTY AUDITOR

Linda Linneman
BY DEPUTY AUDITOR

LIENHOLDER ACKNOWLEDGEMENT:

LOT 22 LIENHOLDER:

WITNESS

SIGNATURE

WITNESS

PRINTED NAME

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2018 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, _____ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LIENHOLDERS.

NOTARY PUBLIC

MIAMI COUNTY ENGINEER

REVIEWED AND APPROVED BY ENGINEER ON THIS 23 DAY OF January, 2019

Paul P. Lushan
MIAMI COUNTY ENGINEER

SIGNED AND ACKNOWLEDGED:

OWNERS OF LOT 4, PART 24 & 1.365 ACRE PARCEL

Lisa J. Bauer
WITNESS

Donovan E. Karnes
DONOVAN E. KARNES

Lisa J. Bauer
WITNESS

Linda L. Karnes
LINDA L. KARNES

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 8th DAY OF November, 2018 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, DONOVAN E. KARNES & LINDA L. KARNES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

Michele Powell
NOTARY PUBLIC

My commission expires
August 9, 2020

RESTRICTIONS FOR CONCORD WOODS, SECTION 1 AND SECTION 4 ARE STILL IN EFFECT.

MIAMI COUNTY PLANNING COMMISSION

REVIEWED AND APPROVED BY PLANNING COMMISSION ON THIS 19th DAY OF February, 2019

[Signature]
CHAIRMAN

[Signature]
SECRETARY

MIAMI COUNTY COMMISSIONERS

REVIEWED AND APPROVED BY THE COMMISSIONERS ON THIS 20th DAY OF February, 2019

(APPROVAL OF THE PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE PUBLIC STREET, ROAD, OR HIGHWAY DEDICATION ON SUCH PLAT, SECTION 711.041. (OHIO REVISED CODE))

Gregory A. Simmons
Absent

[Signature]

Ted S. Menard

LIENHOLDER ACKNOWLEDGEMENT:

LIENHOLDER: LOT 4, PART 24 & 1.365 ACRE PARCEL

Elizabeth E. Peters
WITNESS

[Signature]
SIGNATURE

[Signature]
WITNESS

Scott A. Neth VT of Retail
PRINTED NAME

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 8th DAY OF November, 2018 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, Scott Neth WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LIENHOLDERS.

Michele Powell
NOTARY PUBLIC

My commission expires
August 9, 2020

DESCRIPTION

BEING A SUBDIVISION OF 3.6526 ACRE AND BEING A REPLAT OF LOT 22 OF CONCORD WOODS - SECTION 4, CONVEYED TO MATTHEW R. SIEFRING AND COURTNEY A. FIRKS BY D.B. 799, PG. 582 AND 201908-02524 AND LOT 4 OF CONCORD WOODS, SECTION 1, PART LOT 24 OF CONCORD WOODS, SECTION 4 AND A 1.365 ACRE PARCEL LOCATED IN CONCORD TOWNSHIP, SECTION 31, TOWN 5, RANGE 6 AS CONVEYED TO DONOVAN E. KARNES & LINDA L. KARNES BY DEED BOOK 487, PG. 611 & DEED BOOK 419, PAGE 467 OF THE PLAT AND DEED RECORDS OF MIAMI COUNTY, OHIO.

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.

McDougall - Marsh Land Surveyors

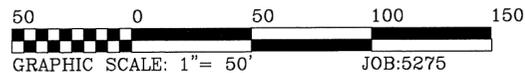
BY: Thomas K. Marsh
THOMAS K. MARSH, P.S. No. 7735

DATE: 10/31/18





BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF CONWOOD DRIVE
(N 02°10'00"W) AS RECORDED IN CONCORD WOODS, SECTION 4, PLAT BOOK
VOL. 10, PAGE 125 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO.



31
SECTION

5
TOWN

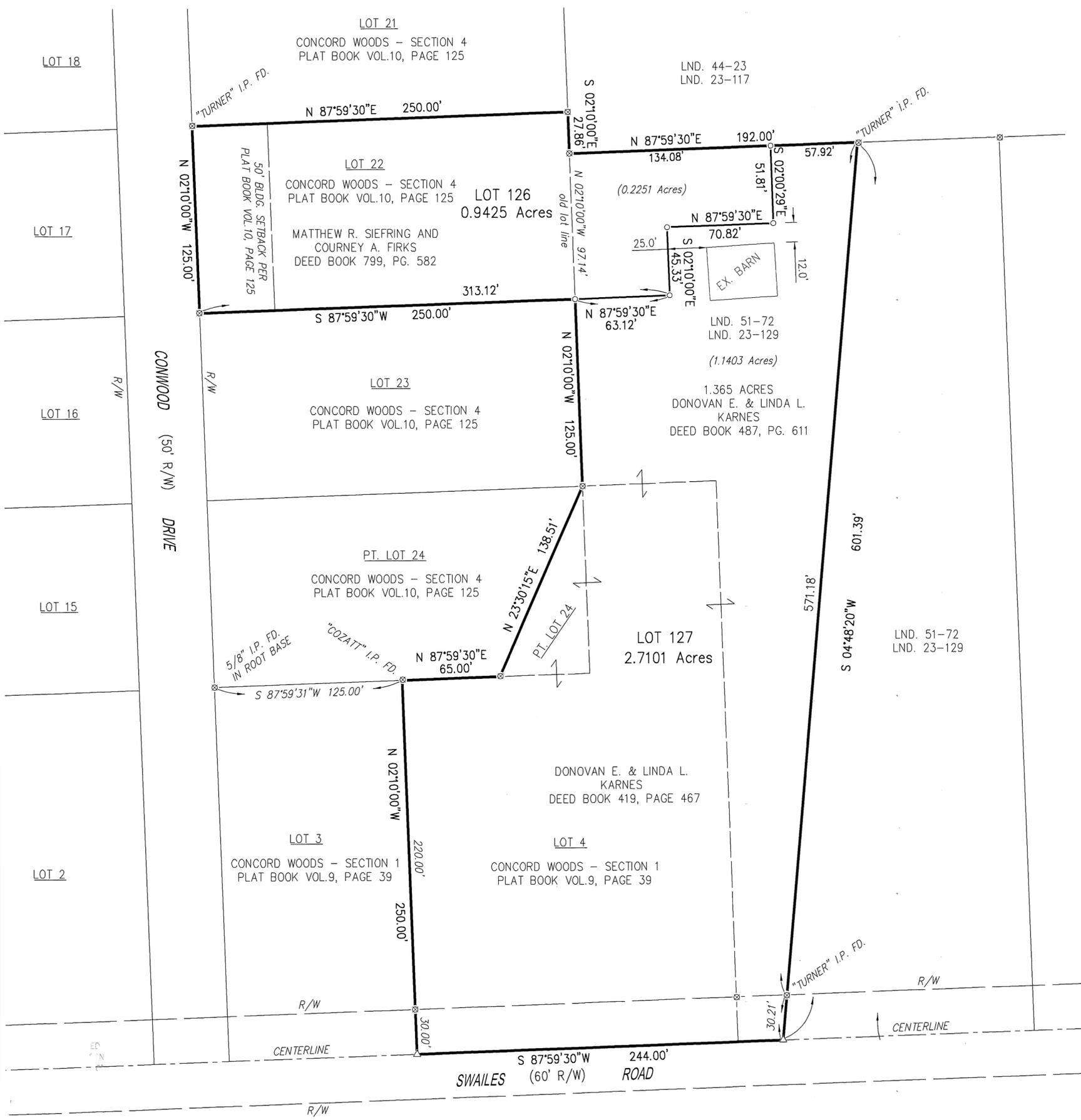
6 M.R.S
RANGE

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

VOLUME 27, PAGE 55A
MIAMI COUNTY RECORDER'S RECORD OF PLATS



Concord Woods Replat

BEING A REPLAT OF LOT 22 AND PART LOT 24 OF CONCORD WOODS - SECTION 4 OF PLAT BOOK VOL. 10, PAGE 125 & LOT 4 OF CONCORD WOODS - SECTION 1 OF PLAT BOOK VOL. 9, PAGE 39 AND A 1.365 ACRE PARCEL

3.6526 ACRES

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

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

REFERENCES:

DEED: 2.935 ACRE PARCEL - DONAVAN E. & LINDA L. KARNES / DEED BOOK 487, PAGE 611 & DEED BOOK 419, PAGE 467
MATTHEW R. SIEFRING AND COURTNEY A. FIRKS - D.B. 799, PG. 582

PLATS: CONCORD WOODS, SECTION 1 - PLAT BOOK 9, PAGE 39
CONCORD WOODS, SECTION 4 - PLAT BOOK 10, PAGE 125

UTILITY EASEMENT NOTE PER CONCORD WOODS - SECTION 1, PLAT BOOK 9, PAGE 39:
5' ON BOTH SIDES OF ALL INTERIOR LOT LINES AND 10' ON ALL REAR AND OUTSIDE LINES SHALL BE RESERVED FOR UTILITY EASEMENT.

UTILITY EASEMENT NOTE PER CONCORD WOODS - SECTION 4, PLAT BOOK 10, PAGE 125:
5' UTILITY AND DRAINAGE EASEMENTS ARE HEREBY RESERVED ADJACENT TO ALL SIDE LOT LINES AND 10' EASEMENTS ARE RESERVED ADJACENT TO ALL REAR PROPERTY LINES IN THIS SUBDIVISION.

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 "7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

FISHER REPLAT

VOLUME 27, PAGE 56
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PT. 6886
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00011
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/13/2019 12:20:53 PM
REFERENCES
RECORDING FEE
PAGES: 1

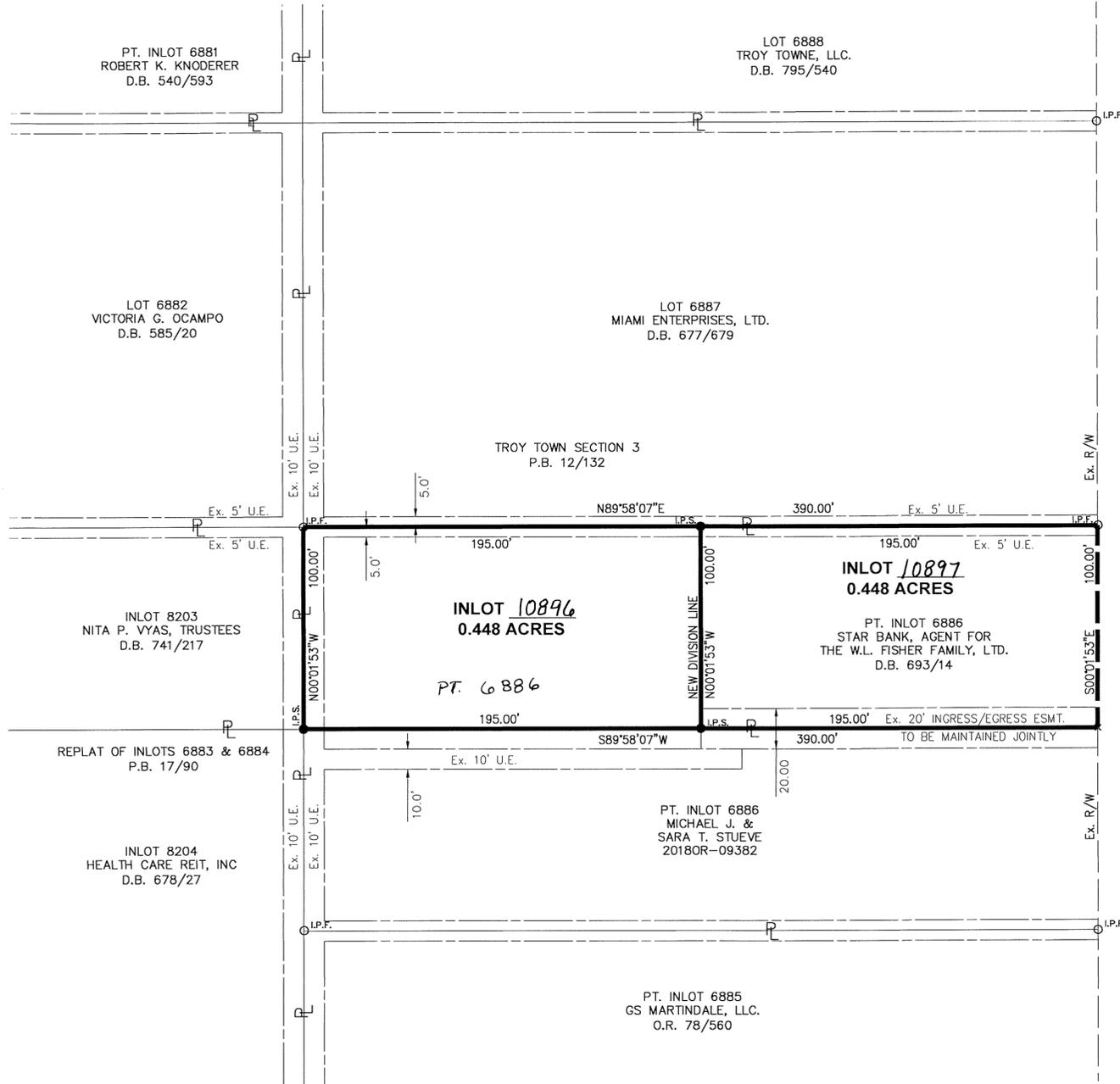
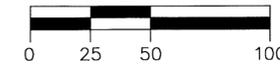
FEE \$ 4320

Jessica A Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED March 13 2019

Matthew W Gearhardt *Joyce Grubert*
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"=50'



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: THE W.L. FISHER FAMILY, LTD. (STAR BANK, AGENT)

[Signature] Vice President + Regional Managing Director
AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED CHAD MORGAN, ON BEHALF OF THE W.L. FISHER FAMILY, LTD. (STAR BANK, AGENT), 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 6th DAY OF MARCH, 2019.

NOTARY PUBLIC *[Signature]*

MY COMMISSION EXPIRES: June 13, 2020



DEBORAH L. DURAND, Notary Public
In and For the State of Ohio
My Commission Expires June 13, 2020
Recorded in Miami County

NOTE

APPROVAL OF THIS SPLIT IS CONTINGENT UPON THE TRANSFER TO THE ADJOINING OWNER.

BEING A REPLAT PART INLOT 6886 AND BEING OWNED BY STAR BANK, AGENT FOR THE W.L. FISHER FAMILY, LTD. CONVEYED IN DEED BOOK 693, PAGE 14.

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- x CUT "X" FOUND

SURVEY REFERENCE
LOT SURVEY 18, PG. 164
LOT SURVEY 18, PG. 177
LOT SURVEY 21, PG. 164
REC. P.B. 12, PG. 132
REC. P.B. 17, PG. 90

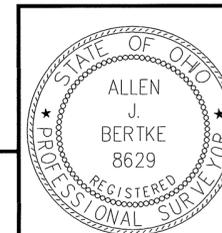
CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 11th DAY OF MARCH, 2019.

[Signature]
JILLIAN A. RHOADES, P.E.

[Signature]
ALLEN J. BERTKE, P.S. #8629

2-13-19
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

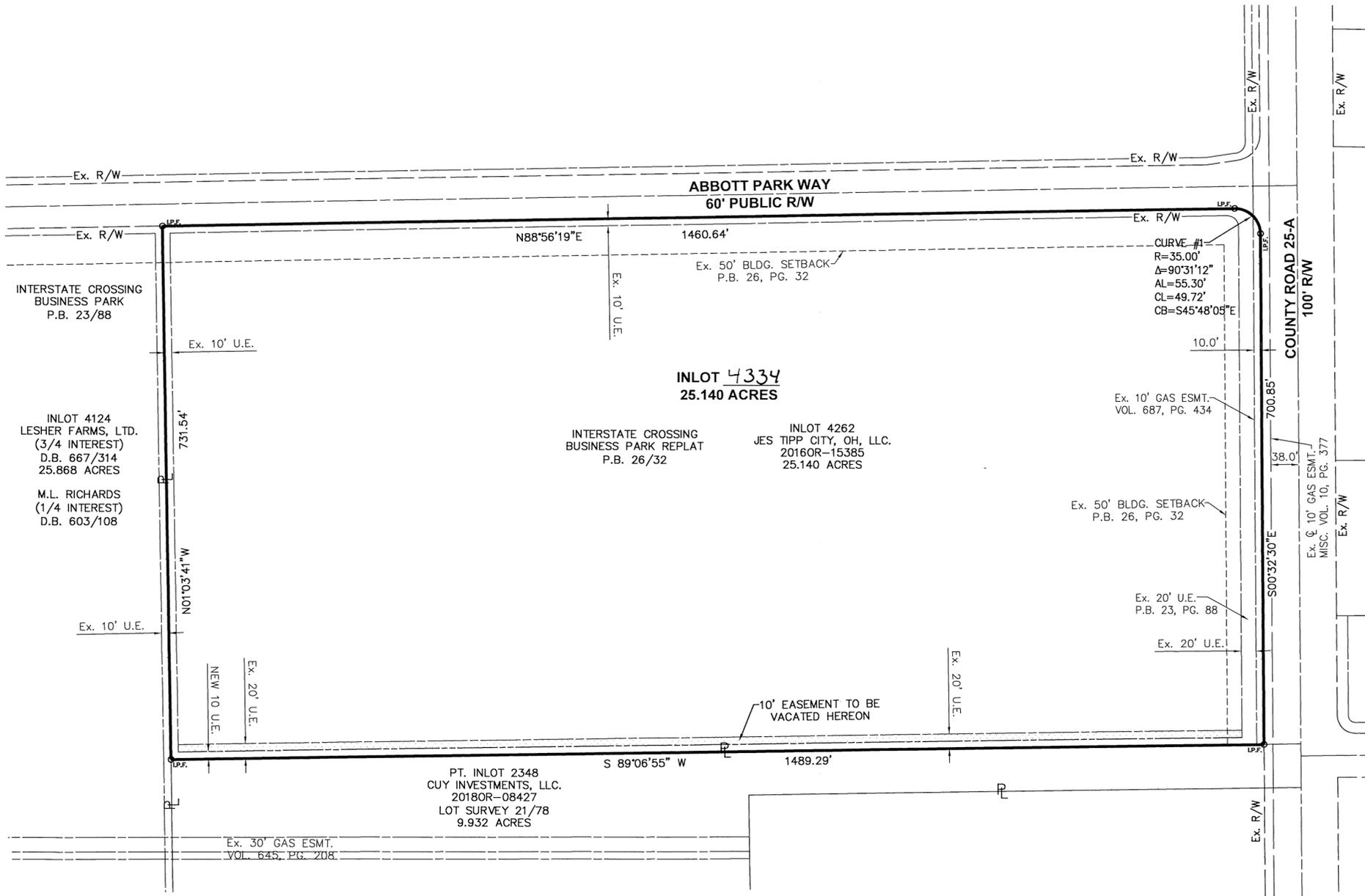
DATE:
01-24-2019
DRAWN BY:
RMF
JOB NUMBER:
MIATRO1902
SHEET NUMBER
1 OF 1

INTERSTATE CROSSINGS BUSINESS PARK REPLAT

4262 INLOT TIPP CITY MIAMI, OHIO
 INLOT CITY COUNTY

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2019P-00012
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 03/15/2019 09:56:48 AM
 REFERENCES
 RECORDING FEE
 PAGES: 1

FEE \$ 4320
Jessica A. Lopez *Jola McCoy*
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED Mar 15, 2019
Matthew W Gearhart *Joyce Grulliet*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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

OWNER: JES TIPP CITY, OH, LLC.

BY: *Douglas K. Jones* ITS: *Authorized Agent*
 AUTHORIZED SIGNATURE TITLE

STATE OF OHIO - COUNTY OF MIAMI, S.S.
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 28th DAY OF Feb., 2019, BY *Douglas K. Jones* ON BEHALF OF JES TIPP CITY, OH, LLC.

Dawn M. Gross
 NOTARY PUBLIC

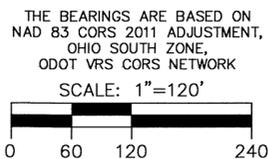
MY COMMISSION EXPIRES: 4-15-2023



CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 28th DAY OF February, 2019.

[Signature] CITY ENGINEER
[Signature] CITY PLANNER



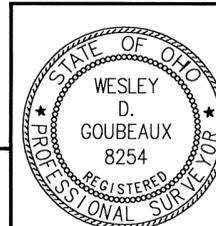
LEGEND

- I.P.F. IRON PIN FOUND
- EASEMENT TO BE VACATED

SURVEY REFERENCE
 REC. P.B. 23, PG. 88
 REC. P.B. 26, PG. 32

BEING A REPLAT OF INLOT 4262 AND BEING OWNED BY JES TIPP CITY, OH, LLC. IN INSTRUMENT NUMBER 2016OR-15385.

Wesley D. Goubeaux 2/28/2019
 WESLEY D. GOUBEAUX, P.S. #8254 DATE



ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:	01-28-2019
DRAWN BY:	RMF
JOB NUMBER:	MIATCI1816
SHEET NUMBER	1 OF 1

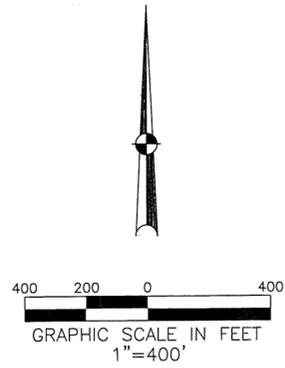
CALDWELL DITCH NO. 851 PERMANENT EASEMENTS

SECTION 23, TOWN 8N., RANGE 5E.
SECTION 25, TOWN 8N., RANGE 5E.
SECTION 26, TOWN 8N., RANGE 5E.
SECTION 36, TOWN 8N., RANGE 5E.
WASHINGTON TWP., MIAMI COUNTY, OHIO

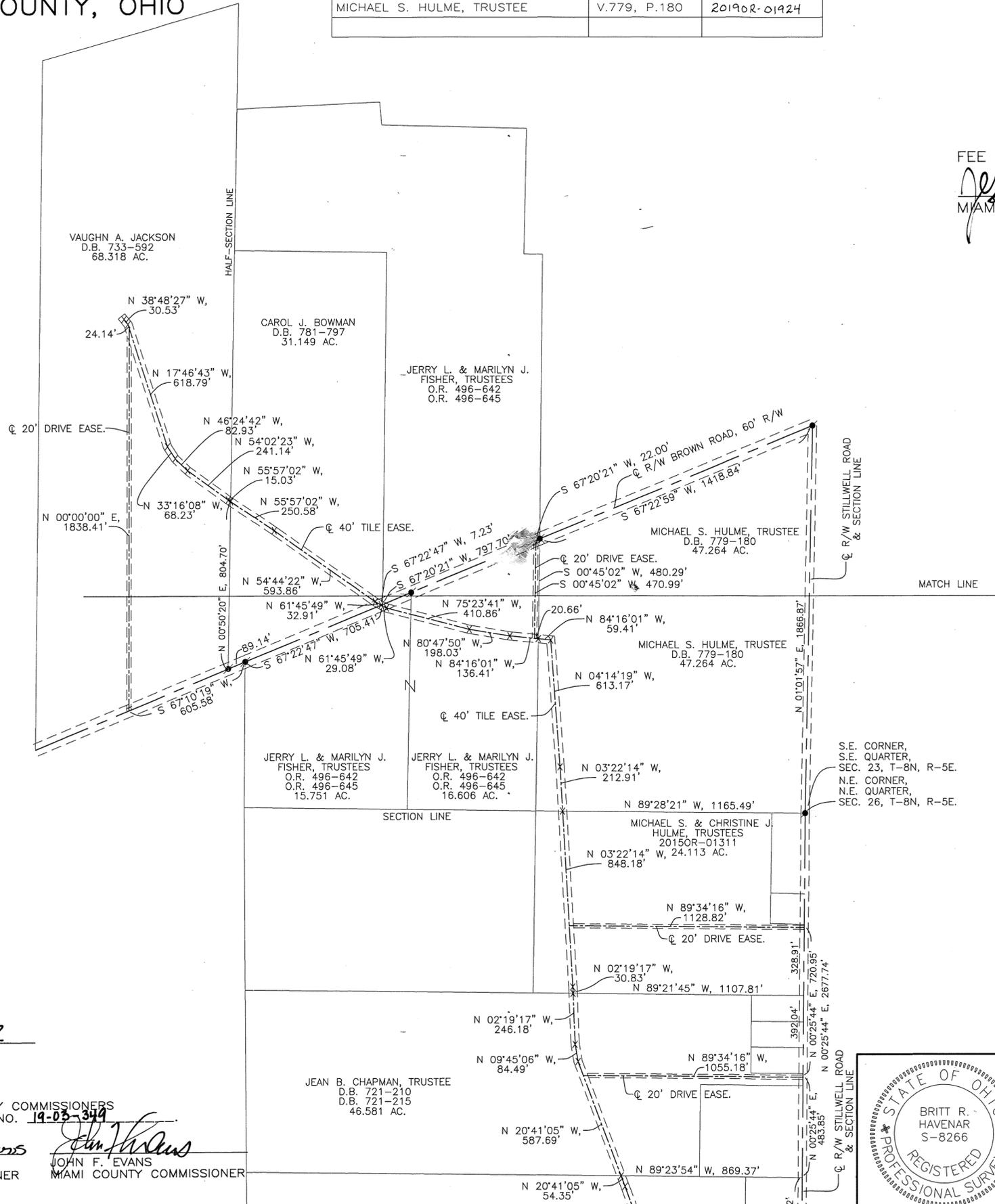
SUMMARY OF EASEMENTS		
OWNER	DEED RECORD	AS ACQUIRED
VAUGHN A. JACKSON	V.733, P.592	20190R-01928
CAROL J. BOWMAN	V.781, P.797	20190R-01925
JERRY L. & MARILYN J. FISHER, TRUSTEES	OR.496, P.642	20190R-01926
MICHAEL S. HULME, TRUSTEE	V.779, P.180	20190R-01924

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00013
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/22/2019 11:05:04 AM
REFERENCES
RECORDING FEE
PAGES: 3

FEE \$ 129.60
Jessica Lopez
MIAMI COUNTY RECORDER BY DEPUTY RECORDER



- LEGEND**
- RR SPIKE
 - PK NAIL
 - IRON PIN
 - MONUMENT BOX



REFERENCES

LAND SURVEYS:

VOL. 20 PG. 134	VOL. 42 PG. 107
VOL. 20 PG. 167	VOL. 43 PG. 36
VOL. 21 PG. 133	VOL. 43 PG. 81
VOL. 24 PG. 61	VOL. 44 PG. 151
VOL. 29 PG. 125	VOL. 51 PG. 153
VOL. 36 PG. 59	VOL. 54 PG. 161
VOL. 37 PG. 81	VOL. 55 PG. 111
VOL. 39 PG. 19	VOL. 56 PG. 60
VOL. 40 PG. 39	VOL. 58 PG. 26

RECORDER'S PLATS:
VOL. 6 PG. 123

BASIS OF BEARINGS:
BEARINGS ARE BASED ON STILLWELL ROAD AS BEARING N 00°38'17" E.

NOTE:

IT IS INTENDED THAT THE EASEMENTS OVER THE TILE BE 40 FEET IN WIDTH CENTERED OVER THE TILE CONSTRUCTED AS PART OF THE CALDWELL GROUP DRAINAGE PROJECT. EASEMENTS ARE INTENDED TO EXTEND FROM PROPERTY LINE TO PROPERTY LINE.

IT IS ALSO INTENDED THAT THE OPEN DITCH EASEMENTS BE 20 FEET OUTWARD FROM THE TOP OF BANK ON EACH SIDE. EASEMENTS SHALL ALSO INCLUDE THE AREA OF THE ACTUAL OPEN DITCH THAT WAS IMPROVED AS PART OF THE CALDWELL GROUP DRAINAGE PROJECT. EASEMENTS ARE INTENDED TO EXTEND FROM PROPERTY LINE TO PROPERTY LINE.

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 17th DAY OF January, 2019.

Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 22nd DAY OF March, 2019.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY *Mindy Doseck*
MINDY DOSECK
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 12th DAY OF March, 2019, BY RESOLUTION NO. 19-03-349

Gregory G. Simmons
GREGORY G. SIMMONS
MIAMI COUNTY COMMISSIONER

John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

Tom S. Mauer
TOM S. MAUER
MIAMI COUNTY COMMISSIONER



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, COUNTY ENGINEER
DATE: JANUARY 16, 2019

CALDWELL DITCH NO. 851 PERMANENT EASEMENTS

SECTION 23, TOWN 8N., RANGE 5E.
 SECTION 25, TOWN 8N., RANGE 5E.
 SECTION 26, TOWN 8N., RANGE 5E.
 SECTION 36, TOWN 8N., RANGE 5E.
 WASHINGTON TWP., MIAMI COUNTY, OHIO

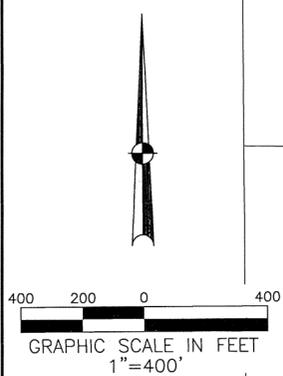
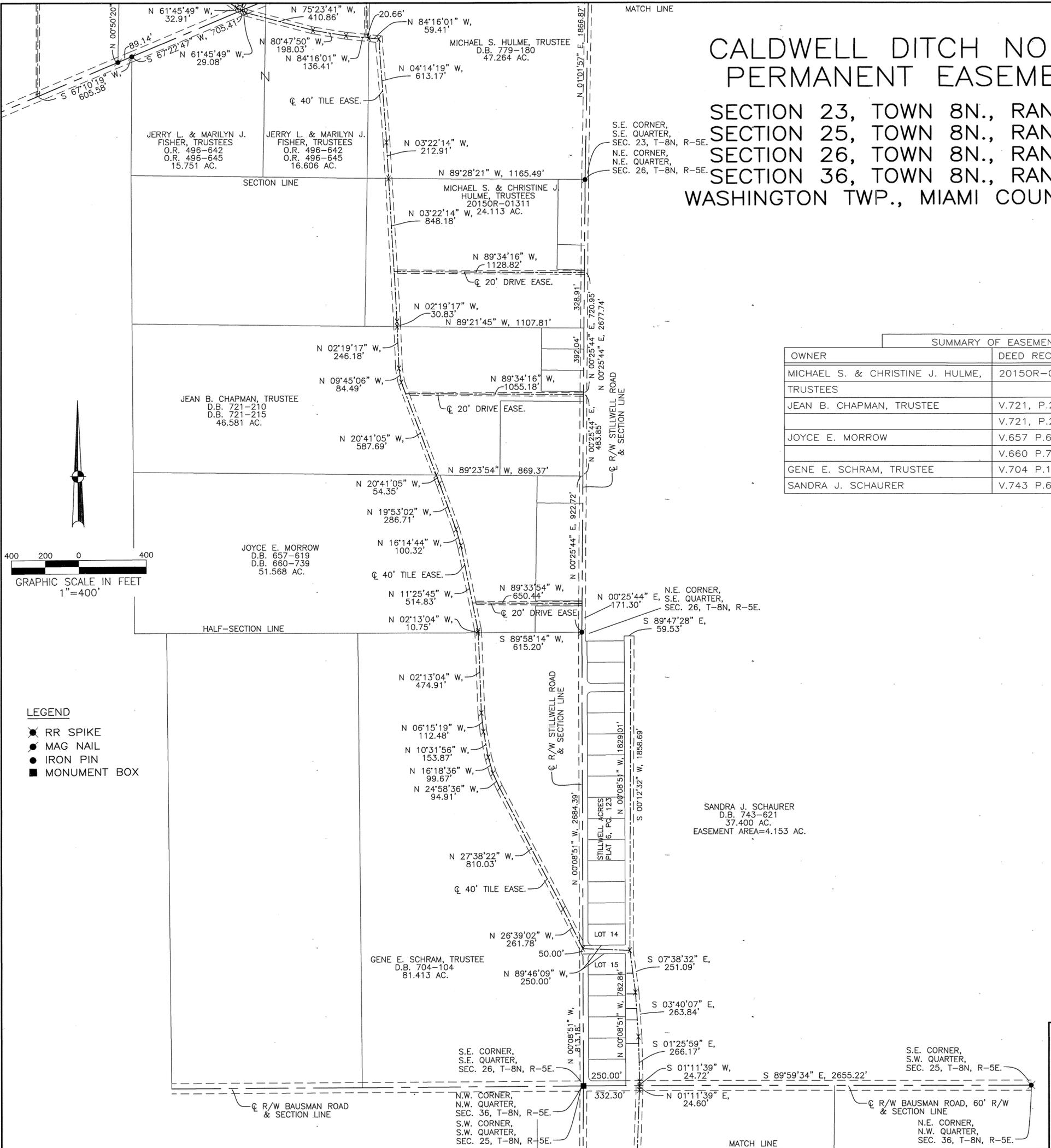
SUMMARY OF EASEMENTS		
OWNER	DEED RECORD	AS ACQUIRED
MICHAEL S. & CHRISTINE J. HULME, TRUSTEES	20150R-01311	20190R-01924
JEAN B. CHAPMAN, TRUSTEE	V.721, P.210	20190R-01921
	V.721, P.215	
JOYCE E. MORROW	V.657 P.619	20190R-01922
	V.660 P.739	
GENE E. SCHRAM, TRUSTEE	V.704 P.104	20190R-01920
SANDRA J. SCHAUERER	V.743 P.621	20190R-01930, 31

- REFERENCES**
- LAND SURVEYS:**
- | | |
|-----------------|-----------------|
| VOL. 20 PG. 134 | VOL. 42 PG. 107 |
| VOL. 20 PG. 167 | VOL. 43 PG. 36 |
| VOL. 21 PG. 133 | VOL. 43 PG. 81 |
| VOL. 24 PG. 61 | VOL. 44 PG. 151 |
| VOL. 29 PG. 125 | VOL. 51 PG. 153 |
| VOL. 36 PG. 59 | VOL. 54 PG. 161 |
| VOL. 37 PG. 81 | VOL. 55 PG. 111 |
| VOL. 39 PG. 19 | VOL. 56 PG. 60 |
| VOL. 40 PG. 39 | VOL. 58 PG. 26 |
- RECORDER'S PLATS:**
- VOL. 6 PG. 123
- BASIS OF BEARINGS:**
- BEARINGS ARE BASED ON STILLWELL ROAD AS BEARING N 00°38'17" E.

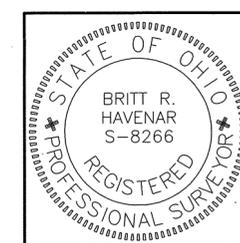
NOTE:

IT IS INTENDED THAT THE EASEMENTS OVER THE TILE BE 40 FEET IN WIDTH CENTERED OVER THE TILE CONSTRUCTED AS PART OF THE CALDWELL GROUP DRAINAGE PROJECT. EASEMENTS ARE INTENDED TO EXTEND FROM PROPERTY LINE TO PROPERTY LINE.

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- LEGEND**
- RR SPIKE
 - MAG NAIL
 - IRON PIN
 - MONUMENT BOX



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, COUNTY ENGINEER
 DATE: JANUARY 16, 2019

CALDWELL DITCH NO. 851 PERMANENT EASEMENTS

SECTION 23, TOWN 8N., RANGE 5E.
 SECTION 25, TOWN 8N., RANGE 5E.
 SECTION 26, TOWN 8N., RANGE 5E.
 SECTION 36, TOWN 8N., RANGE 5E.
 WASHINGTON TWP., MIAMI COUNTY, OHIO

SUMMARY OF EASEMENTS		
OWNER	DEED RECORD	AS ACQUIRED
JOHN H. SUBER	V.612, P.402	20190R-01918
	V.725, P.562	
HOLFINGER FAMILY FARMS, LLC	OR.423, P.495	20190R-01927
JEFFREY D. BLAIR, TRUSTEE	V.746, P.224	20190R-01919
THOMAS C. & PATRICIA L. POLING	V.754, P.373	20190R-01923
LARRY E. & CASSANDRA E. MORROW	20160R-00806	20190R-01929
LARRY E. MORROW, TRUSTEE	V.683, P.785	20190R-01929
	V.683, P.787	
	OR.404, P.360	

REFERENCES

LAND SURVEYS:

VOL. 20 PG. 134	VOL. 42 PG. 107
VOL. 20 PG. 167	VOL. 43 PG. 36
VOL. 21 PG. 133	VOL. 43 PG. 81
VOL. 24 PG. 61	VOL. 44 PG. 151
VOL. 29 PG. 125	VOL. 51 PG. 153
VOL. 36 PG. 59	VOL. 54 PG. 161
VOL. 37 PG. 81	VOL. 55 PG. 111
VOL. 39 PG. 19	VOL. 56 PG. 60
VOL. 40 PG. 39	VOL. 58 PG. 26

RECORDER'S PLATS:

VOL. 6 PG. 123

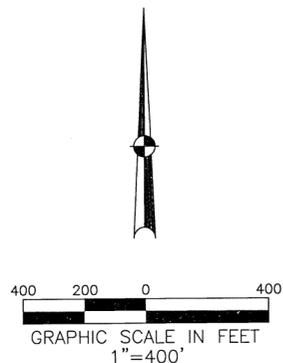
BASIS OF BEARINGS:

BEARINGS ARE BASED ON STILLWELL ROAD AS BEARING N 00°38'17" E.

NOTE:

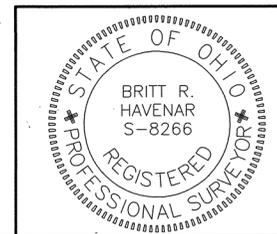
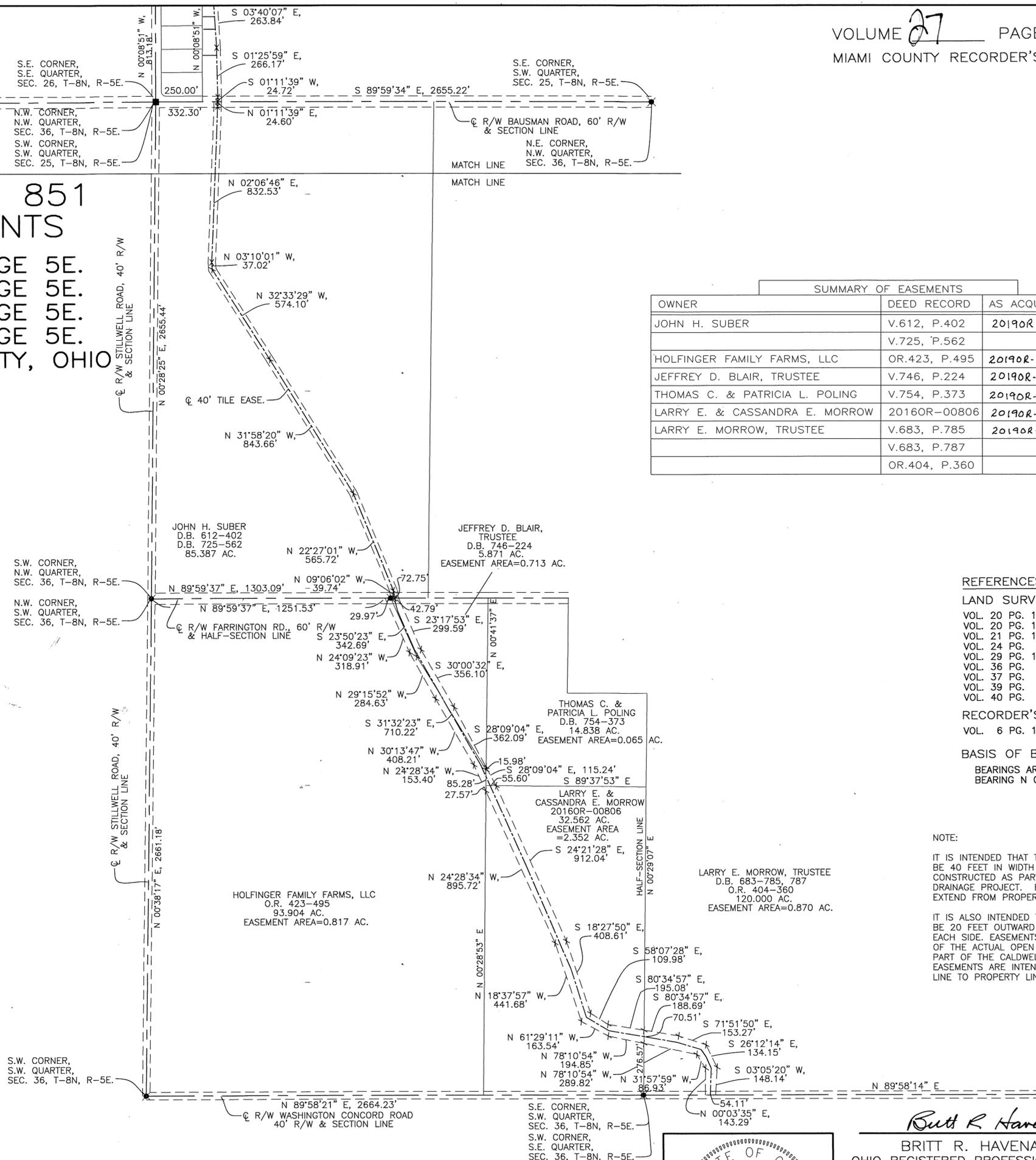
IT IS INTENDED THAT THE EASEMENTS OVER THE TILE BE 40 FEET IN WIDTH CENTERED OVER THE TILE CONSTRUCTED AS PART OF THE CALDWELL GROUP DRAINAGE PROJECT. EASEMENTS ARE INTENDED TO EXTEND FROM PROPERTY LINE TO PROPERTY LINE.

IT IS ALSO INTENDED THAT THE OPEN DITCH EASEMENTS BE 20 FEET OUTWARD FROM THE TOP OF BANK ON EACH SIDE. EASEMENTS SHALL ALSO INCLUDE THE AREA OF THE ACTUAL OPEN DITCH THAT WAS IMPROVED AS PART OF THE CALDWELL GROUP DRAINAGE PROJECT. EASEMENTS ARE INTENDED TO EXTEND FROM PROPERTY LINE TO PROPERTY LINE.



LEGEND

- RR SPIKE
- MAG NAIL
- IRON PIN
- MONUMENT BOX



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, COUNTY ENGINEER
 DATE: JANUARY 16, 2019

VILLAGE OF COVINGTON PLANNING COMMISSION

THIS REPLAT WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, THIS 19TH DAY OF September, 2018.

Richard J. ...
CHAIRMAN
Sam R. ...
SECRETARY

VILLAGE OF COVINGTON COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 15TH DAY OF October, 2018, THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 13-18.

Edward L. Mc Cord
MAYOR
Brenda Canoll
CLERK OF COUNCIL
Richard J. ...
PRESIDENT OF COUNCIL

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.

Jay Kurtz OWNER
Jay Kurtz J&L Rental Properties LLC PRINTED NAME:
OWNER
PRINTED NAME:

STATE OF OHIO, SS
COUNTY OF Miami

BE IT REMEMBERED THAT ON THIS 25th DAY OF September, 2018, A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Jay Kurtz, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS/HER VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Lee Harmon
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/08/2019



LEE HARMON
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES
09/08/2019

SURVEYOR'S NOTES

- NORTH BEARING SYSTEM BASED UPON THE OHIO STATE PLANE SOUTH COORDINATE SYSTEM NAD83 AND SCALED TO GROUND AT LAT 40°07'20", LONG 84°21'12" @ A HEIGHT OF 798.75 FEET WITH A GROUND SCALE FACTOR OF 1.0001932011699.
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE AT THE MIAMI COUNTY RECORDER'S OFFICE LOCATED IN TROY, OHIO.
- ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.01-40 AND IS BASED ON ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION.

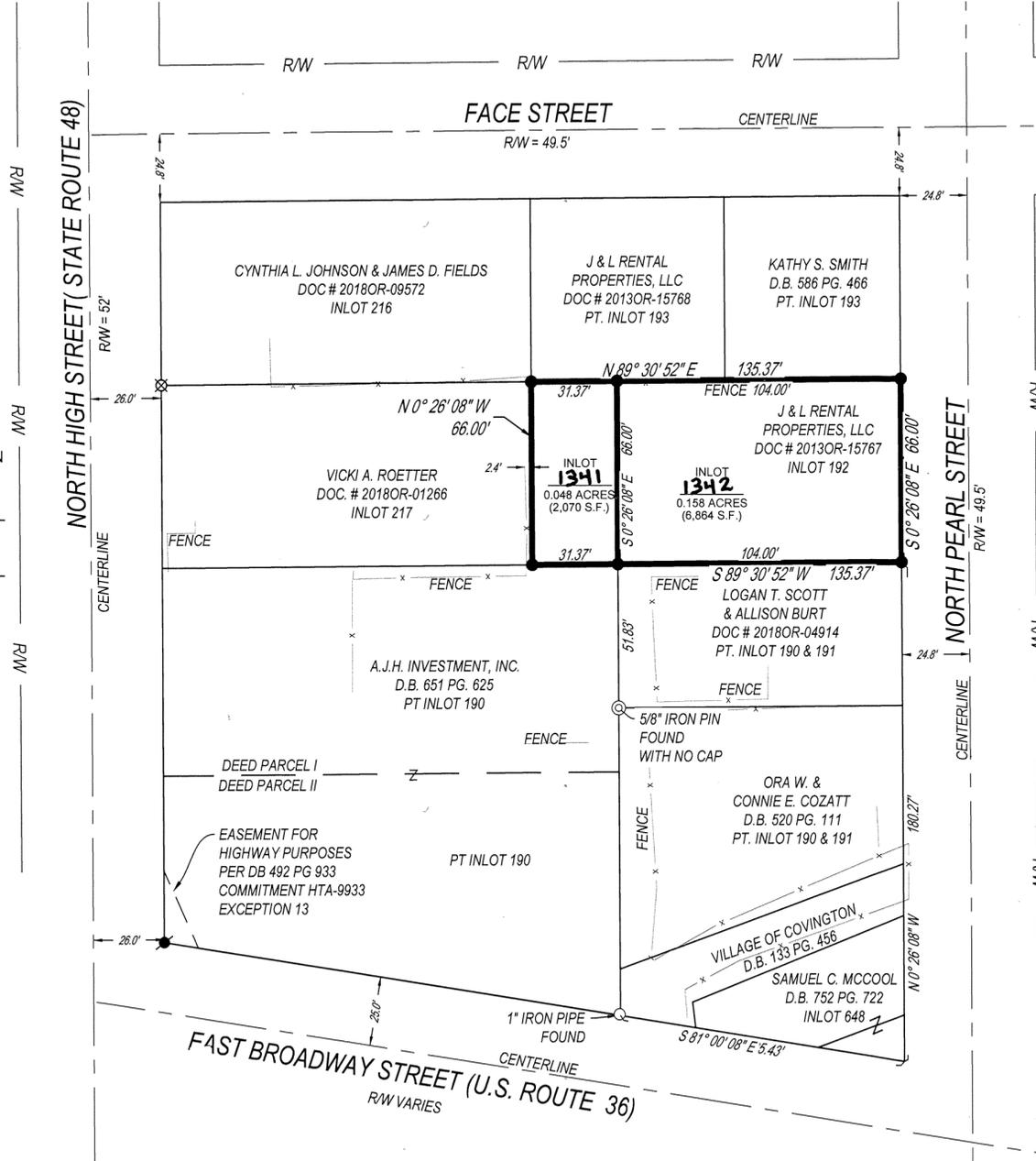
Michael J. Wilson 9/14/2018
SIGNED DATE
MICHAEL J. WILSON
OHIO PS #8281



J & L RENTAL
PROPERTIES REPLAT

REPLAT OF INLOT 192
SECTION 29, TOWN 8 NORTH, RANGE 5 EAST
VILLAGE OF COVINGTON, NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

NAD83
BASED ON THE OHIO
STATE PLAN SOUTH ZONE



LEGEND:

●	5/8" x 30" IRON REBAR SET WITH YELLOW CESO CAP
○	MAG NAIL SET
⊗	CROSS NOTCH SET
⊙	IRON PIN FOUND
○	IRON PIPE FOUND
—	BOUNDARY LINE
—	ADJONER LINE
—	RIGHT-OF-WAY LINE
—	CENTERLINE
—	EASEMENT LINE
—	FENCELINE

PERTINENT DOCUMENTS

2013OR-15767	D.B. 586, PG. 466
2013OR-15768	D.B. 667, PG. 670
2018OR-01266	D.B. 752, PG. 722
2018OR-04914	D.B. 133, PG. 456
D.B. 651, PG. 625	D.B. 520, PG. 111
	SURVEY VOL. 4, PG. 175

SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, STE 300
MIAMISBURG, OHIO
45342 937-435-8584

REVISIONS		
NO.	DATE	DESCRIPTION

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00015
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/25/2019 08:45:56 AM
REFERENCES
RECORDING FEE
PAGES: 1

OCCUPATION STATEMENT

THERE IS CURRENTLY A FENCE LINE THAT RUNS GENERALLY WITH THE NORTH LINE AND A FENCE LINE THAT RUNS GENERALLY PARALLEL AND 2.4± WEST OF THE WEST LINE. THERE IS NO OCCUPATION ALONG THE EAST & SOUTH LINE.

DESCRIPTION

BEING A REPLAT OF INLOT 192 AS CONVEYED TO J & L RENTAL PROPERTIES, LLC, AS RECORDED DOCUMENT #2013OR-15767 OF THE MIAMI COUNTY RECORDER'S RECORDS.

MIAMI COUNTY RECORDER

FEE: 43.20

Suzanne ... MIAMI COUNTY RECORDER
Janie ... BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED March 25, 2019.

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



REPLAT OF INLOT 192

J & L RENTAL PROPERTIES, LLC

221 N. PEARL STREET VILLAGE OF COVINGTON SEC 29, T8N, R5E NEWBERRY TWP., MIAMI COUNTY, OHIO

SCALE: 1" = 40' DATE: 9-14-2018

DESIGN: N/A	JOB NO.: 755418
DRAWN: JKH	SHEET NO.: 1 OF 1
CHECKED: MJW	

WWW.CESOINC.COM

VILLAGE OF COVINGTON PLANNING COMMISSION

THIS REPLAT WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, THIS 19TH DAY OF September 2018

B. Scott Tobias
CHAIRMAN
Daniel D. Hall
SECRETARY

VILLAGE OF COVINGTON COUNCIL

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 15TH DAY OF October 2018, THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 14-18.

Edmund L. McCarl
MAYOR
Brenda Carroll
CLERK OF COUNCIL
B. Scott Tobias
PRESIDENT OF COUNCIL

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.

Casey's Marketing Company
OWNER
Michael R. Bell
PRINTED NAME: Michael R. Richardson
PRESIDENT
STATE OF Ohio, SS
COUNTY OF Paulk

BE IT REMEMBERED THAT ON THIS 19TH DAY OF September 2018, A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Michael R. Richardson, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS/HER VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Patty A. Gronowald
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/16/19



SURVEYOR'S NOTES

- NORTH BEARING SYSTEM BASED UPON THE OHIO STATE PLANE SOUTH COORDINATE SYSTEM NAD83 AND SCALED TO GROUND AT LAT 40°07'20", LONG 84°21'12" @ A HEIGHT OF 798.75 FEET WITH A GROUND SCALE FACTOR OF 1.0001932011699.
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE AT THE MIAMI COUNTY RECORDER'S OFFICE LOCATED IN TROY, OHIO.
- ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.01-40 AND IS BASED ON ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION.

Michael J. Wilson 9/14/2018
SIGNED DATE
MICHAEL J. WILSON
OHIO PS #8281



CASEY'S GENERAL STORE REPLAT

REPLAT OF INLOT 190, INLOT 217, AND INLOT 1341
SECTION 29, TOWN 8 NORTH, RANGE 5 EAST
VILLAGE OF COVINGTON, NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO

NAD83
BASED ON THE OHIO
STATE PLAN SOUTH ZONE

VOLUME 87, PAGE 61

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A. LOPEZ
2019P-00016
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
03/25/2019 08:54:42 AM
REFERENCES
RECORDING FEE
PAGES: 1

OCCUPATION STATEMENT

THERE IS CURRENTLY A FENCE LINE THAT RUNS GENERALLY WITH THE NORTH LINE AND A THE BACK OF A PUBLIC CONCRETE WALK RUNS GENERALLY WITH THE WEST LINE AND PART OF THE SOUTHERLY LINE. THERE IS NO OCCUPATION ALONG THE EAST LINE.

DESCRIPTION

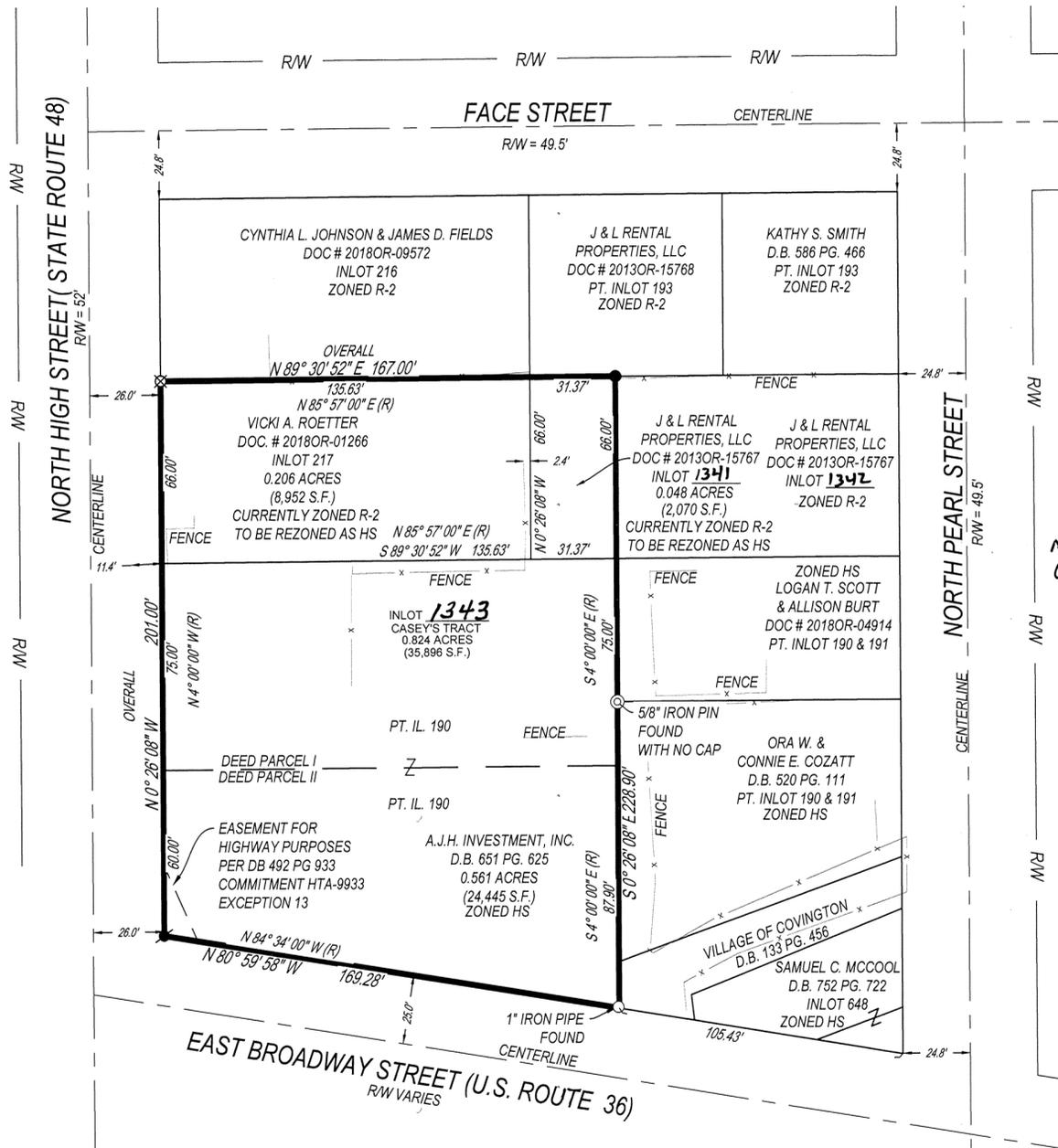
BEING A REPLAT OF INLOTS 190, 217 & 1341 AS CONVEYED TO CASEY'S GENERAL STORE, AS RECORDED DOCUMENTS 201902-02992, 201902-022-02993, AND 201902-02994 OF THE MIAMI COUNTY RECORDER'S RECORDS.

MIAMI COUNTY RECORDER

FEE: 43.20
Jessica Lopez
MIAMI COUNTY RECORDER
Jim Marzetti
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED March 25, 2019
Matthew W. Yearhardt Linda Vinnerman
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



LEGEND:

●	5/8" x 3/4" IRON REBAR SET WITH YELLOW CESO CAP
○	MAG NAIL SET
⊗	CROSS NOTCH SET
○	IRON PIN FOUND
○	IRON PIPE FOUND
---	BOUNDARY LINE
---	ADJOINER LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	EASEMENT LINE
---	FENCE LINE

PERTINENT DOCUMENTS

2013OR-15767	D.B. 586, PG. 466
2013OR-15768	D.B. 667, PG. 670
2018OR-01266	D.B. 752, PG. 722
2018OR-04914	D.B. 133, PG. 456
D.B. 651, PG. 625	D.B. 520, PG. 111
	SURVEY VOL. 4, PG. 175

SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, STE 300
MIAMISBURG, OHIO
45342 937-435-8584

REVISIONS		
NO.	DATE	DESCRIPTION



REPLAT OF INLOTS 190, 217, & 1341

CASEY'S GENERAL STORE

6 E. BROADWAY STREET
VILLAGE OF COVINGTON
SCALE: 1" = 40'
DATE: 9-14-2018

DESIGN:	N/A	JOB NO.:	755418
DRAWN:	JKH	SHEET NO.:	1 OF 1
CHECKED:	MJW		



ANNEXATION TO THE CITY OF TROY, OHIO
 TOWN 5, RANGE 6E, NW 1/4 SECTION 30,
 CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 27 PAGE 62
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2019P-00017
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 03/29/2019 03:57:29 PM
 REFERENCES
 RECORDING FEE
 PAGES: 1

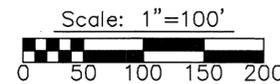
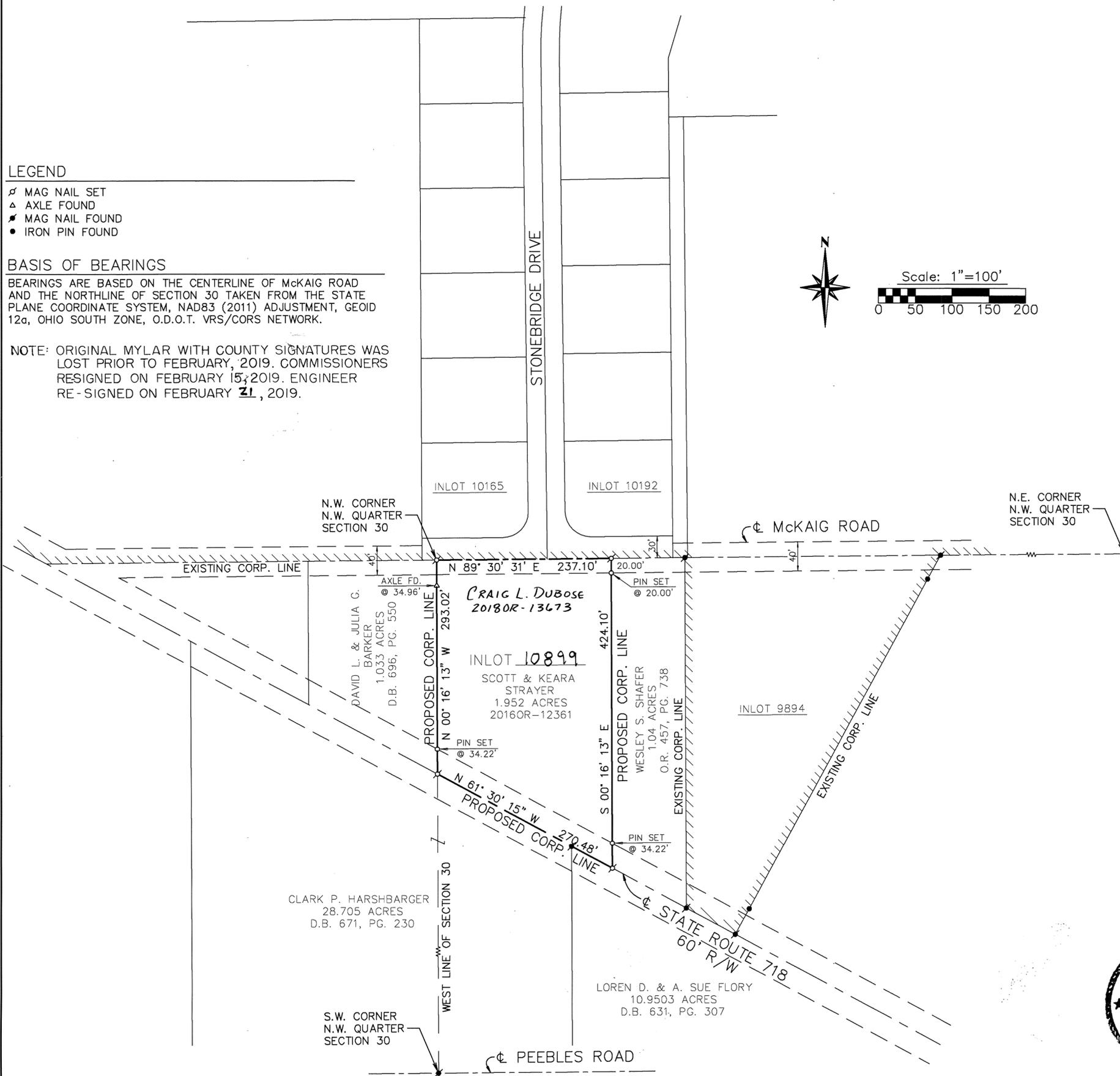
LEGEND

- ⊕ MAG NAIL SET
- △ AXLE FOUND
- ⊙ MAG NAIL FOUND
- IRON PIN FOUND

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF MCKAIG ROAD AND THE NORTHLINE OF SECTION 30 TAKEN FROM THE STATE PLANE COORDINATE SYSTEM, NAD83 (2011) ADJUSTMENT, GEOID 12a, OHIO SOUTH ZONE, O.D.O.T. VRS/CORS NETWORK.

NOTE: ORIGINAL MYLAR WITH COUNTY SIGNATURES WAS LOST PRIOR TO FEBRUARY, 2019. COMMISSIONERS RESIGNED ON FEBRUARY 15, 2019. ENGINEER RE-SIGNED ON FEBRUARY 21, 2019.



FEE 43.20

Jessica Lopez BY: *Jan Mascei*
 MIAMI COUNTY RECORDER DEPUTY

SEE ANNEXATION PROCEEDINGS RECORDED IN OFFICIAL RECORD 2019OR-03232

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 29 DAY OF March, 2019.

Matthew W Gearhardt BY: *Joyce Grilliot*
 MIAMI COUNTY AUDITOR DEPUTY

APPROVAL BY THE MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 17th DAY OF July, 2017.

Paul P Huelskamp
 PAUL P. HUELSKAMP
 MIAMI COUNTY ENGINEER

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 5th DAY OF September, 2017.

John F Evans *John W O'Brien*
 JOHN F. EVANS JOHN W. O'BRIEN
 MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER

Gregory A Simmons
 GREGORY A. SIMMONS
 MIAMI COUNTY COMMISSIONER

APPROVAL BY THE CITY COUNCIL OF TROY, OHIO

THIS ANNEXATION WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY, OHIO THIS 18th DAY OF Dec, 2017, BY ORDINANCE NUMBER 0-34-2017.

North A Baker *Michael Z Beaulieu*
 PRESIDENT OF COUNCIL MAYOR

Sue J Kyro
 CLERK OF COUNCIL

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, WITH ALL CORNERS FOUND OR SET AS SHOWN.

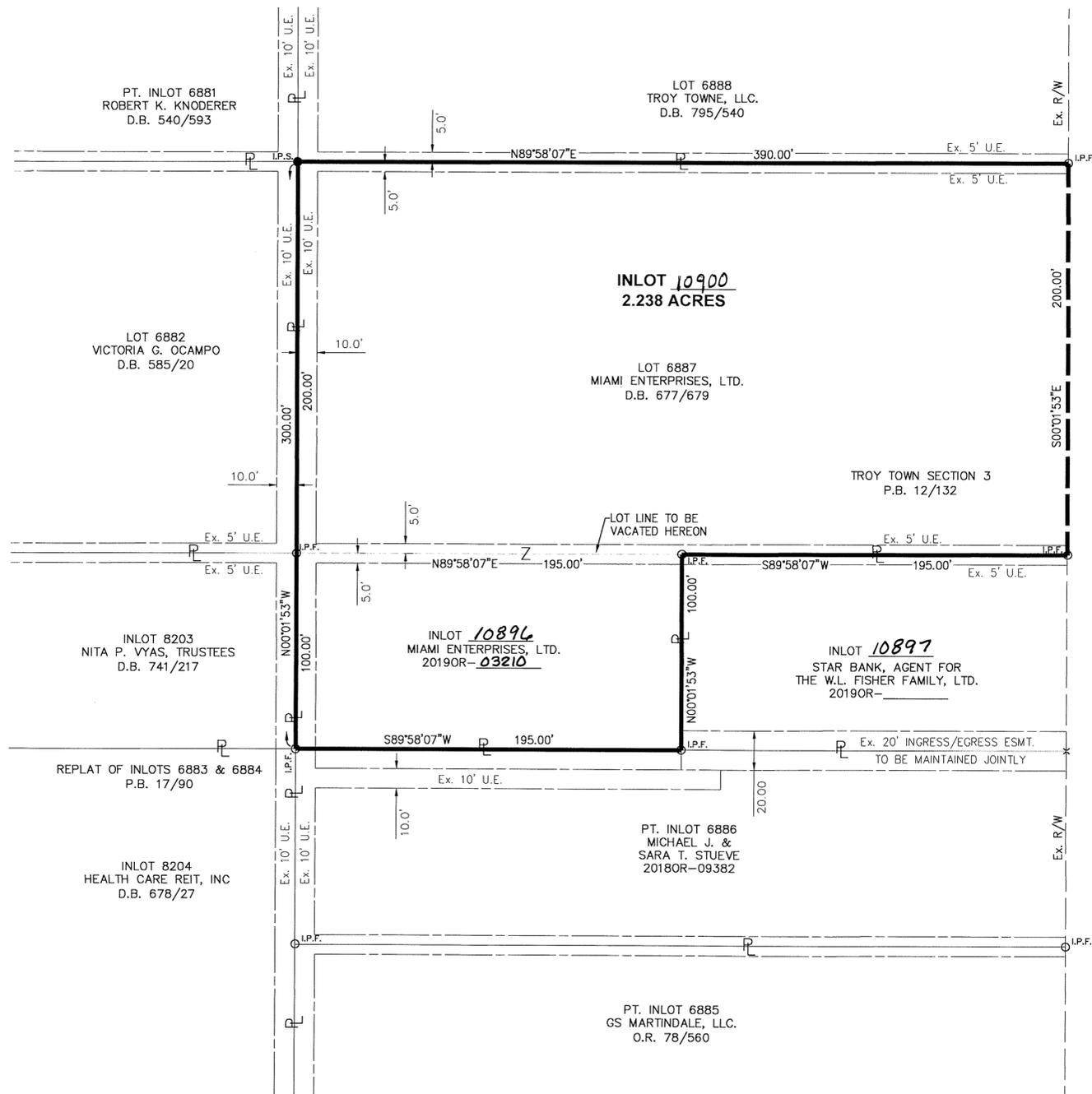


Michael W Cozatt 2/13/17
 Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
 Civil Engineer Land Surveyor
 534 N. Elm Street, Suite C Troy, Ohio
 Job No. 14817 Ph. (937) 339-2921

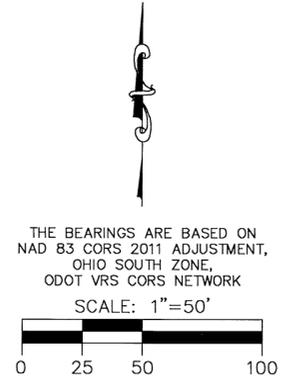
MIAMI ENTERPRISES REPLAT

VOLUME 27 PAGE 63
 MIAMI COUNTY RECORDER'S RECORD OF PLATS



6887 & INLOT TROY CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2019P-00018
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 04/01/2019 09:59:25 AM
 REFERENCES
 RECORDING FEE
 PAGES: 1



FEE \$ 43.70
Jessica A Lopez BY DEPUTY RECORDER
 MIAMI COUNTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED April 1, 2019
Matthew W Gearhardt BY DEPUTY AUDITOR
 MIAMI COUNTY AUDITOR

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: MIAMI ENTERPRISES, LTD.
Thomas E. Shoemaker MEMBER
 AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

STATE OF OHIO, Shelby COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Thomas E. Shoemaker, ON BEHALF OF MIAMI ENTERPRISES, LTD., 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 Sidney, OHIO, THIS 6th DAY OF MARCH, 2019.
 NOTARY PUBLIC Brittany Clinehens
 MY COMMISSION EXPIRES: 1-14-21



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- x CUT "X" FOUND

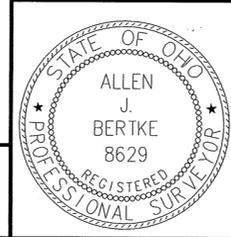
SURVEY REFERENCE
 LOT SURVEY 18, PG. 164
 LOT SURVEY 18, PG. 177
 LOT SURVEY 21, PG. 164
 REC. P.B. 12, PG. 132
 REC. P.B. 17, PG. 90
 REC. P.B. 27, PG. 54

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 11th DAY OF MARCH, 2019.
Julian A. Rhoades
 JULIAN A. RHOADES, P.E.

BEING A REPLAT OF INLOT 6887 AND INLOT 10896 BEING OWNED BY MIAMI ENTERPRISES, LTD. AS CONVEYED IN DEED BOOK 677, PAGE 679 AND 2019OR- 03210.

Allen J. Bertke 2-13-19
 ALLEN J. BERTKE, P.S. #8629 DATE



ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:	01-30-2019
DRAWN BY:	RMF
JOB NUMBER:	MIATRO1902
SHEET NUMBER	1 OF 1

WEISER LANE AND JORDAN LANE

MIAMI COUNTY POTSDAM VILLAGE

PLAT SHOWING LOCATION OF PROPOSED WEISER LANE AND JORDAN LANE, BEING EXISTING 16.50 FOOT PLATTED ALLEYS

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF POTSDAM, OHIO, HELD THIS 4TH DAY OF MARCH, 2019 WEISNER LANE AND JORDAN LANE IS HEREBY ACCEPTED BY ORDINANCE NUMBER _____

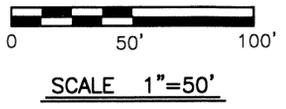
Steve Post
MAYOR
Nicole M. Dillen
CLERK OF COUNCIL

Volume 27 Page 64
Miami County Recorder's Records of Plats

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00019
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/02/2019 01:43:02 PM
REFERENCES
RECORDING FEE
PAGES: 1

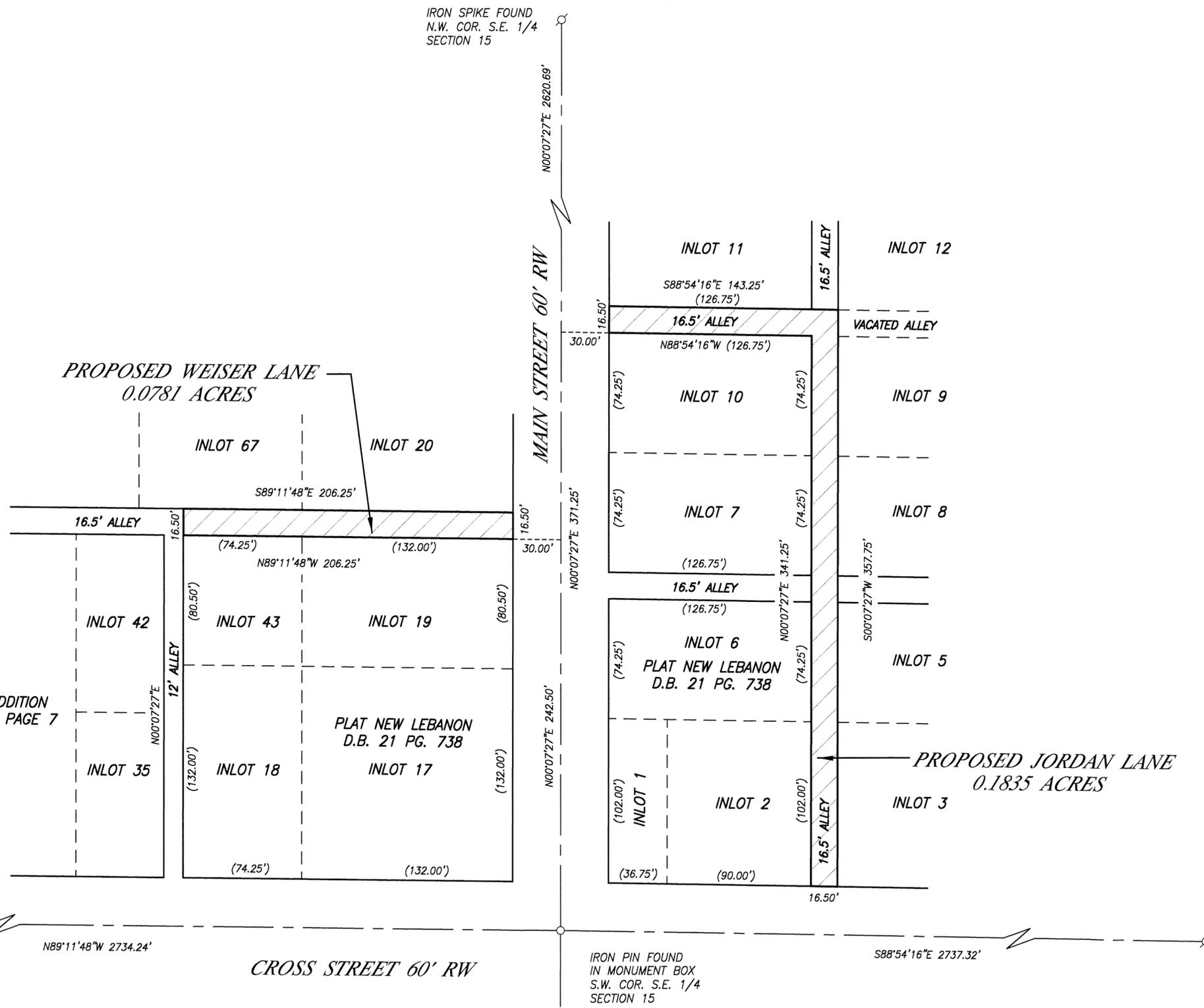
Fee 43.20
Jessica A. Lopez
Miami County Recorder
By Deputy Recorder
Matthew W. Gearhardt
Miami County Auditor
Approved and Transferred April 2, 2019
Joyce Grillist
By Deputy Auditor

Mote & Associates, Inc.
ENGINEERING, LAND SURVEYING
214 WEST 4th STREET
GREENVILLE, OHIO 45331
PHONE: (937) 548-7511
FAX: (937) 548-7484
E-MAIL: info@moteassociates.com
WEBSITE: www.moteassociates.com



- SURVEY REFERENCE**
- 1) PLAT OF NEW LEBANON
D.B. 21 PG. 738
 - 2) HATFIELDS ADDITION
PLAT BOOK 1 PG. 7

IRON SPIKE FOUND
N.W. COR. S.E. 1/4
SECTION 15



I HEREBY CERTIFY THIS LOCATION PLAT TO BE TRUE AND CORRECT AS SHOWN HEREIN.
Louis J. Bergman 2-12-19
LOUIS J. BERGMAN, PROFESSIONAL SURVEYOR #7177

BEARINGS BASED ON NAD83, OHIO STATE PLANE COORDINATES, SOUTH ZONE.

IRON PIN FOUND
S.W. COR. S.W. 1/4
SECTION 15

IRON PIN FOUND
IN MONUMENT BOX
S.W. COR. S.E. 1/4
SECTION 15

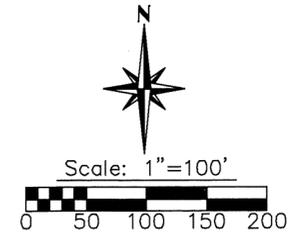
IRON SPIKE FOUND
S.E. COR. S.E. 1/4
SECTION 15

WEISNER LANE AND JORDAN LANE
VILLAGE OF POTSDAM
OHIO

REVISIONS:

DATE:	2-12-19
DRAWN:	L.J.B.
CHECKED:	J.L.M.
JOB NO.	PO15020119
DRAWING NO.	1C2675

REPLAT OF INLOT 8949 IN THE
CITY OF TROY, MIAMI COUNTY, OHIO



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00020
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/12/2019 11:26:02 AM
REFERENCES
RECORDING FEE
PAGES: 1

FEE 43.20
Jessica Lopez BY: Sibyl Kerno
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT
NUMBERS ASSIGNED THIS 12TH DAY OF
April, 2019.
Matthew W. Seasholtz BY: Mindy Doseck
MIAMI COUNTY AUDITOR DEPUTY

Description
Being a replat of Inlot 8949 in the City of Troy, Miami County, Ohio as filed in
P.B. 19, Page 36 of the Miami County Recorder's Plat Records. Acquired by The
First Lutheran Church of Troy, Ohio by deed recorded in D.B. 679, Page 606, and
D.B. 686, Page 201.

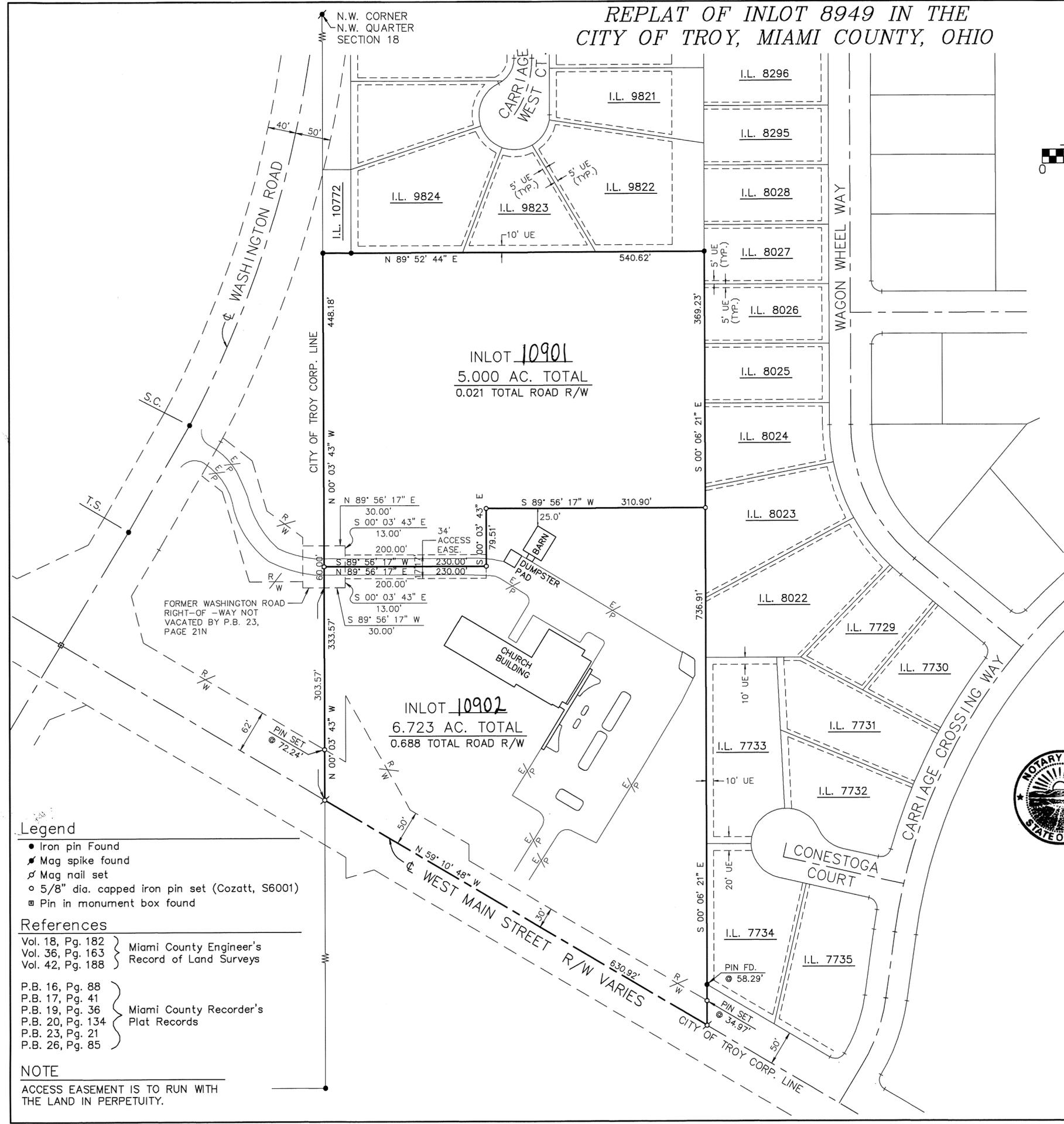
Acknowledgement
We, the undersigned, being duly elected representatives of The First Lutheran
Church of Troy, Ohio, owner of the land shown hereon replatted, do hereby
voluntarily consent to the execution of said replat this 11 day of April, 2019.
Mark Daffner Steven Piel
CHURCH COUNCIL PRESIDENT CHURCH COUNCIL VICE-PRESIDENT

State of Ohio, Miami County, S.S.
Before me, a Notary Public in and for said state and county, personally appeared
the above signed, to me known, who acknowledged the signing this instrument,
and that it is their free act and deed. In testimony whereof, I have hereunto
set
signed my name and affixed my official seal this 11 day of April, 2019.
Carrie Ullery
Notary Public

Approval by the City of Troy, Ohio
This replat was reviewed and approved by the City of Troy, Ohio
this 8TH day of April, 2019.
Jillian Rhoades
City of Troy Engineer



Michael W. Cozatt 4/01/19
Michael W. Cozatt, P.S. #6001 Date
Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 02419 Ph. (937) 339-2921



- Legend**
- Iron pin Found
 - ♣ Mag spike found
 - ♠ Mag nail set
 - 5/8" dia. capped iron pin set (Cozatt, S6001)
 - Pin in monument box found
- References**
- Vol. 18, Pg. 182 } Miami County Engineer's
 - Vol. 36, Pg. 163 } Record of Land Surveys
 - Vol. 42, Pg. 188 }
 - P.B. 16, Pg. 88 } Miami County Recorder's
 - P.B. 17, Pg. 41 } Plat Records
 - P.B. 19, Pg. 36 }
 - P.B. 20, Pg. 134 }
 - P.B. 23, Pg. 21 }
 - P.B. 26, Pg. 85 }

NOTE
ACCESS EASEMENT IS TO RUN WITH
THE LAND IN PERPETUITY.

THE HERITAGE AT TROY COUNTRY CLUB

9342 TROY MIAMI, OHIO
INLOT CITY COUNTY

PLAT BOOK 27, PAGE 606
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 24.926 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE HERITAGE AT TROY COUNTRY CLUB 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, ADDITIONAL RIGHT OF WAY AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2018OR-06890.

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

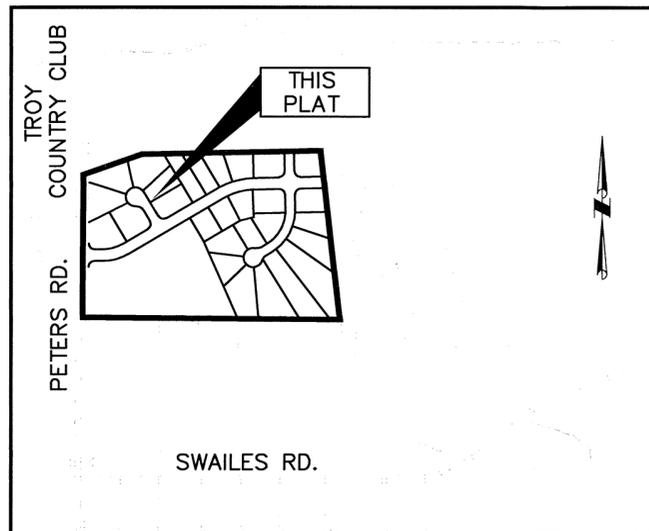
- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

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:

3 GEN D, LLC.

Bart Denlinger, Member
BART DENLINGER, MEMBER



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.

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00021
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/25/2019 03:23:18 PM
REFERENCES
RECORDING FEE
PAGES: 2

FEE \$86.40

Jessica Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Libby Kinno
DEPUTY

TRANSFERRED THIS 25th DAY
OF April, 2019

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
Mindy Doreck
BY: DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF Miami, S.S.

BE IT REMEMBERED THAT ON THIS 11th DAY OF April, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME 3 GEN D, LLC., BY BART DENLINGER, ITS 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.

Elise M Franzen
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN
Notary Public
In and For the State of Ohio
My Commission Expires
9-12-2023

MORTGAGEE:
GREENVILLE NATIONAL BANK

ISO ISR SUP
X Brad Bixler
X SUP

STATE OF OHIO, COUNTY OF Miami, S.S.

BE IT REMEMBERED THAT ON THIS 11th DAY OF April, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Brad Bixler, OF GREENVILLE NATIONAL BANK, BEING ITS Senior 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.

Elise M Franzen
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN
Notary Public
In and For the State of Ohio
My Commission Expires
9-12-2023

DATE: April 11th, 2019

STATE OF OHIO, COUNTY OF Miami, S.S.

BART DENLINGER 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.

Bart Denlinger
BART DENLINGER

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

Elise M Franzen
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9-12-2023



ELISE M. FRANZEN
Notary Public
In and For the State of Ohio
My Commission Expires
9-12-2023

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF March, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Alan McGowan, CHAIRMAN Sue J. Knight, 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 HERITAGE AT TROY COUNTRY CLUB, SECTION , BOOK , THIS DAY OF March 18, 2019. THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-8-2019, EFFECTIVE April 17, 2019.

Michael L. Bonnich, MAYOR Martha LeBaker, PRESIDENT OF COUNCIL Sue J. Knight, CLERK OF COUNCIL

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 24.926 ACRES AND BEING OUT OF INLOT NUMBER 9342 AND OWNED BY 3 GEN D, LLC. AS RECORDED IN 2018OR-06890.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2018OR- , OF THE MIAMI COUNTY RECORDER'S RECORDS.

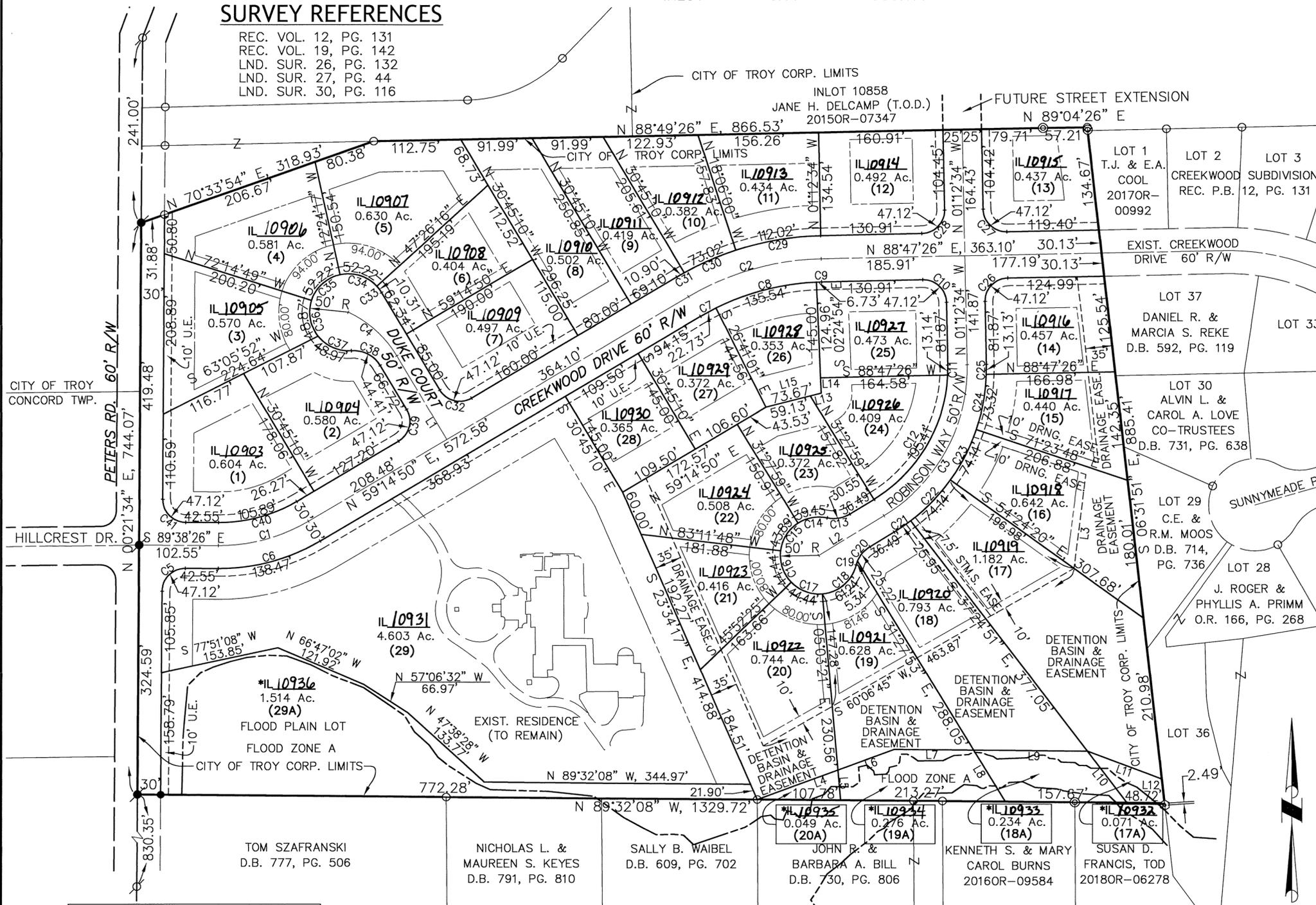
<p>Choice One Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 03-05-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTro1804app
	SHEET NUMBER: 1 OF 2

THE HERITAGE AT TROY COUNTRY CLUB

9342 INLOT TROY CITY MIAMI, OHIO COUNTY

SURVEY REFERENCES

- REC. VOL. 12, PG. 131
- REC. VOL. 19, PG. 142
- LND. SUR. 26, PG. 132
- LND. SUR. 27, PG. 44
- LND. SUR. 30, PG. 116



CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	225.00'	31°-06'-44"	122.18'	120.68'	N 74°-48'-12" E
2	350.00'	29°-32'-35"	180.47'	178.48'	N 74°-01'-08" E
3	225.00'	59°-44'-35"	234.16'	224.13'	S 28°-39'-43" W
4	142.50'	34°-27'-21"	85.70'	84.41'	N 47°-58'-51" W
5	30.00'	90°-00'-00"	47.12'	42.43'	N 45°-21'-34" E
6	255.00'	31°-06'-44"	138.47'	136.77'	N 74°-48'-12" E
7	320.00'	04°-04'-09"	22.73'	22.72'	N 61°-56'-55" E
8	320.00'	24°-16'-07"	135.54'	134.53'	N 75°-27'-03" E
9	320.00'	01°-12'-19"	6.73'	6.73'	N 88°-11'-16" E
10	30.00'	90°-00'-00"	47.12'	42.43'	S 46°-12'-34" E
11	200.00'	03°-45'-49"	13.14'	13.14'	S 00°-40'-20" W
12	200.00'	55°-58'-46"	195.41'	187.73'	S 30°-32'-38" W
13	40.00'	43°-45'-42"	30.55'	29.81'	S 80°-24'-52" W
14	50.00'	45°-12'-11"	39.45'	38.43'	S 79°-41'-38" W
15	50.00'	50°-17'-20"	43.89'	42.49'	S 31°-56'-55" E
16	50.00'	50°-55'-46"	44.44'	43.00'	S 18°-39'-41" E
17	50.00'	50°-55'-46"	44.44'	43.00'	S 69°-35'-28" E
18	50.00'	70°-10'-20"	61.24'	57.48'	N 49°-51'-29" E
19	40.00'	07°-38'-33"	5.34'	5.33'	N 18°-35'-35" E
20	40.00'	36°-07'-10"	25.22'	24.80'	N 40°-28'-26" E
21	250.00'	05°-58'-52"	25.95'	25.94'	N 55°-33'-35" E
22	250.00'	16°-59'-28"	74.14'	73.87'	N 44°-05'-24" E
23	250.00'	16°-59'-28"	74.14'	73.87'	N 27°-05'-56" E
24	250.00'	16°-48'-10"	73.32'	73.05'	N 10°-12'-07" E
25	250.00'	03°-00'-36"	13.13'	13.13'	N 00°-17'-44" E
26	30.00'	90°-00'-00"	47.12'	42.43'	N 43°-47'-26" E
27	30.00'	90°-00'-00"	47.12'	42.43'	N 46°-12'-34" W
28	30.00'	90°-00'-00"	47.12'	42.43'	S 43°-47'-26" W
29	380.00'	16°-53'-26"	112.02'	111.63'	S 80°-20'-43" W
30	380.00'	11°-00'-34"	73.02'	72.90'	S 66°-23'-43" W
31	380.00'	01°-38'-35"	10.90'	10.90'	S 60°-04'-08" W
32	30.00'	90°-00'-00"	47.12'	42.43'	N 75°-45'-10" W
33	50.00'	11°-48'-35"	10.31'	10.29'	N 36°-39'-27" W
34	50.00'	59°-50'-32"	52.22'	49.88'	N 72°-29'-01" W
35	50.00'	59°-50'-32"	52.22'	49.88'	S 47°-40'-27" W
36	50.00'	56°-00'-01"	48.87'	46.95'	S 10°-14'-49" E
37	50.00'	56°-07'-04"	48.97'	47.04'	S 66°-18'-22" E
38	40.00'	63°-36'-44"	44.41'	42.16'	S 62°-33'-32" E
39	30.00'	90°-00'-00"	47.12'	42.43'	S 14°-14'-50" W
40	195.00'	31°-06'-44"	105.89'	104.59'	S 74°-48'-12" W
41	30.00'	90°-00'-00"	47.12'	42.43'	N 44°-38'-26" W
42					

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ MAG NAIL FOUND
- ⊘ MAG NAIL FOUND
- ⊙ STONE FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- CX CURVE NUMBER
- BUILDING SETBACK LINE FRONT=40' REAR=40' (UNLESS OTHERWISE SHOWN) SIDE=10'
- (XX) PRELIMINARY LOT NUMBER
- *L FLOOD PLAIN LOT (SEE NOTE 3)

LINE CHART		
LINE NUMBER	LINE BEARING	LINE LENGTH
1	N 30°-45'-10" W	126.72'
2	S 58°-32'-01" W	98.74'
3	N 07°-06'-29" E	123.09'
4	N 69°-47'-07" E	111.15'
5	S 05°-03'-21" E	39.43'
6	N 69°-47'-07" E	77.88'
7	S 89°-32'-08" E	102.61'
8	S 31°-27'-53" E	78.65'
9	S 89°-32'-08" E	147.34'
10	S 37°-24'-51" E	84.57'
11	S 69°-27'-20" E	103.06'
12	S 06°-31'-51" E	31.60'
13	N 75°-47'-13" E	14.54'
14	N 02°-24'-54" W	20.04'
15	S 75°-47'-13" W	73.67'

NOTES:

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT, UNLESS OTHERWISE NOTED. SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ON EACH SIDE, UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 3.) THE FLOOD PLAIN LOTS ARE NON-BUILDABLE AND CANNOT BE SOLD SEPARATELY FROM THE INLOT NORTHERLY OF AND CONTIGUOUS WITH EACH FLOOD PLAIN LOT. A DRAINAGE EASEMENT SHALL EXIST OVER THE ENTIRETY OF THE FLOOD PLAIN LOT.
- 4.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PETERS ROAD.

AREA SUMMARY

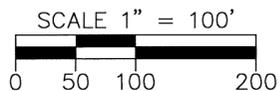
29 BUILDING LOTS	19.287 AC.
5 FLOOD PLAIN LOTS	2.147 AC.
EXIST. STREET R/W	0.516 AC.
NEW DEDICATED STREET R/W	2.976 AC.
TOTAL	24.926 AC.

DESCRIPTION

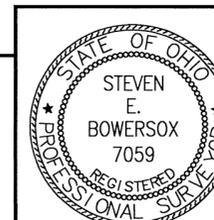
BEING A RESIDENTIAL SUBDIVISION CONTAINING 24.926 ACRES AND BEING OUT OF INLOT NUMBER 9342 AND OWNED BY 3 GEN D, LLC. AS RECORDED IN 20180R-06890.

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

STEVEN E. BOWSOX, P.S. #7059



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



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

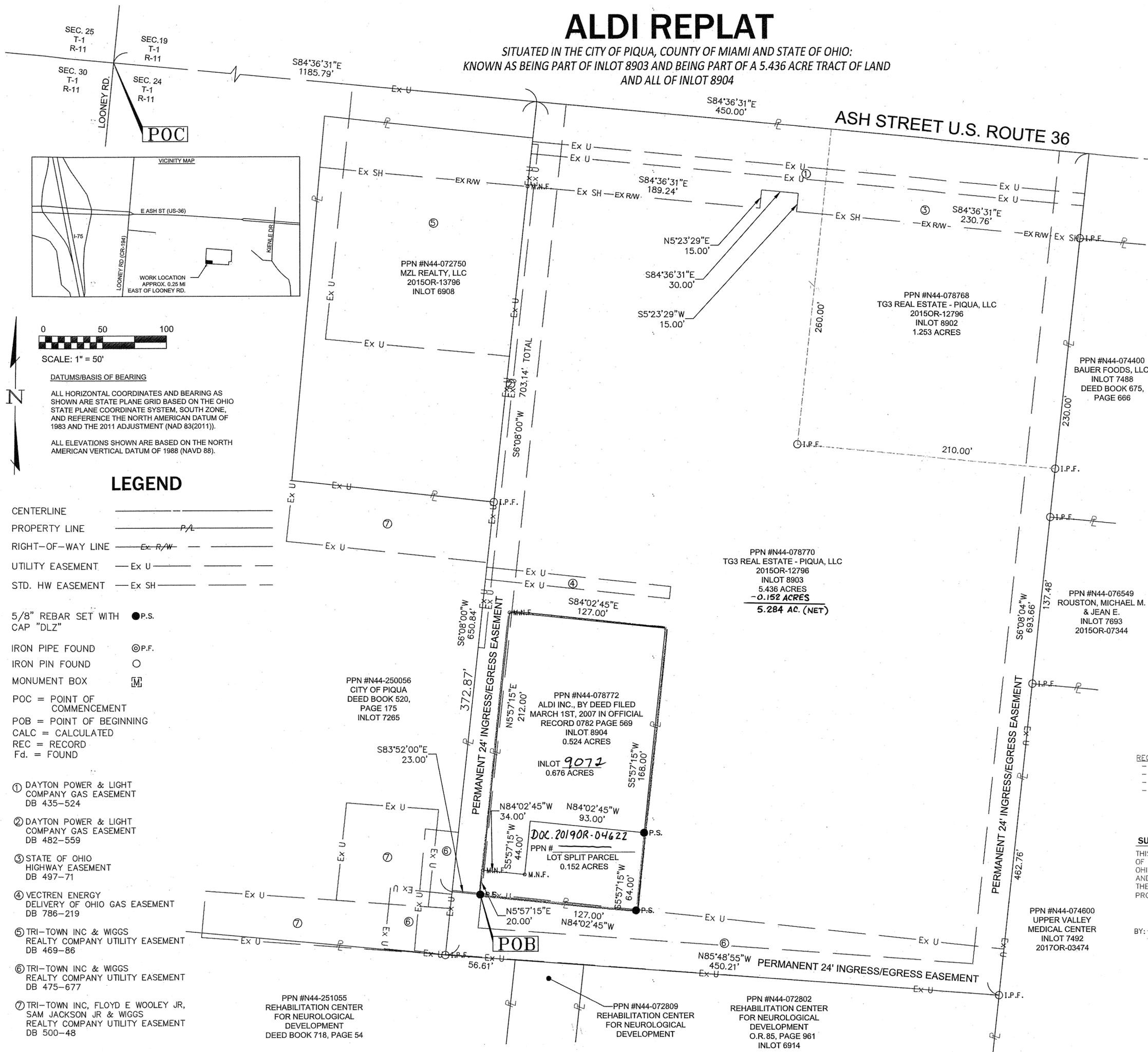
DATE: 03-05-2019
DRAWN BY: seb
JOB NUMBER: MiaTro1804fin
SHEET NUMBER

2 OF 2

ALDI REPLAT

SITUATED IN THE CITY OF PIQUA, COUNTY OF MIAMI AND STATE OF OHIO:
 KNOWN AS BEING PART OF INLOT 8903 AND BEING PART OF A 5.436 ACRE TRACT OF LAND
 AND ALL OF INLOT 8904

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2019P-00022
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 05/06/2019 01:40:30 PM
 REFERENCES
 RECORDING FEE
 PAGES: 1



FEE \$ 4320
 Jessica A Lopez
 MIAMI COUNTY RECORDER
 DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED May 6 2019
 Matthew W Gearhardt Joyce Grillo
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

OWNER ACCEPTANCE
 ALDI INC., BEING THE OWNER OF INLOT 8904 AND PART INLOT 8903, PIQUA OHIO DOES HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF THIS PARCEL INTO ONE NEW LOT CREATED BY THIS REPLAT. BY DOC 5: 2019OR-12796 2019OR-04622

OWNER: CLARK DATE: 4-30-19
 STATE OF OHIO - COUNTY OF MIAMI S.S.
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTY, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS FREE ACT AND DEED.

TERESA L. KAVENEY 4/30/19
 NOTARY PUBLIC DATE MY COMMISSION EXPIRES

TERESA L. KAVENEY
 Notary Public, State of Ohio
 My Commission Expires May 22, 2021

APPROVALS
 THIS REPLAT IS APPROVED BY THE CITY PLANNER OF THE CITY OF PIQUA, OHIO
 THIS 19th DAY OF April 2019
Chris D
 CITY PLANNER

RECORDS USED FOR THIS SURVEY:
 - DEEDS AS SHOWN
 - PLAT BOOK 21, PG. 131
 - PLAT NO. 153
 - PLAT S.E. 155

STATE OF OHIO
 MICHAEL J. HUDIK
 REGISTERED SURVEYOR
 6788

SURVEY CERTIFICATION
 THIS MAP WAS PREPARED FROM A FIELD SURVEY BASED ON, AND ANALYSIS OF SURVEY RECORDS. BEARING SHOWN ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. MONUMENTATION WAS FOUND OR SET AT ALL PROPERTY CORNERS. 5/8" REBAR 30" LONG SET WERE CAPPED WITH "DLZ".

BY: Michael J. Hudik, P.S. 4-15-19
 MICHAEL J. HUDIK, P.S. Ohio Surveyor S-6788 DATE:

DLZ
 6121 HUNTLEY RD, COLUMBUS, OHIO 43229-1003
 TELEPHONE (614) 888-0040 FAX (614) 436-0161
 DLZ PROJECT NO. 1821-6017-00
 SHEET 1 OF 1

- LEGEND**
- CENTERLINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - UTILITY EASEMENT
 - STD. HW EASEMENT
 - 5/8" REBAR SET WITH CAP "DLZ"
 - IRON PIPE FOUND
 - IRON PIN FOUND
 - MONUMENT BOX
 - POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - CALC = CALCULATED
 - REC = RECORD
 - Fd. = FOUND
- DAYTON POWER & LIGHT COMPANY GAS EASEMENT DB 435-524
 - DAYTON POWER & LIGHT COMPANY GAS EASEMENT DB 482-559
 - STATE OF OHIO HIGHWAY EASEMENT DB 497-71
 - VECTREN ENERGY DELIVERY OF OHIO GAS EASEMENT DB 786-219
 - TRI-TOWN INC & WIGGS REALTY COMPANY UTILITY EASEMENT DB 469-86
 - TRI-TOWN INC & WIGGS REALTY COMPANY UTILITY EASEMENT DB 475-677
 - TRI-TOWN INC, FLOYD E WOOLEY JR, SAM JACKSON JR & WIGGS REALTY COMPANY UTILITY EASEMENT DB 500-48

RIGHT-OF-WAY VACATION PLAT

PART OF LUDLOW STREET
VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO

DESCRIPTION

PART OF LUDLOW STREET
RIGHT-OF-WAY VACATION
VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO
0.006 ACRES

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00023
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/07/2019 02:10:21 PM
REFERENCES
RECORDING FEE
PAGES: 1

MIAMI COUNTY RECORDER
RECEIVED FOR RECORD THIS 7 DAY OF May, 2019, AT 2:10 PM
FILE NO: 2019P-00023 FEE: \$ 43.20

Jessica A Lopez
MIAMI COUNTY RECORDER
Jim R Neer
DEPUTY RECORDER

MIAMI COUNTY AUDITOR
THIS PLAT TRANSFERRED THIS 7th DAY OF May, 2019.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Mindy Dosech
BY DEPUTY AUDITOR

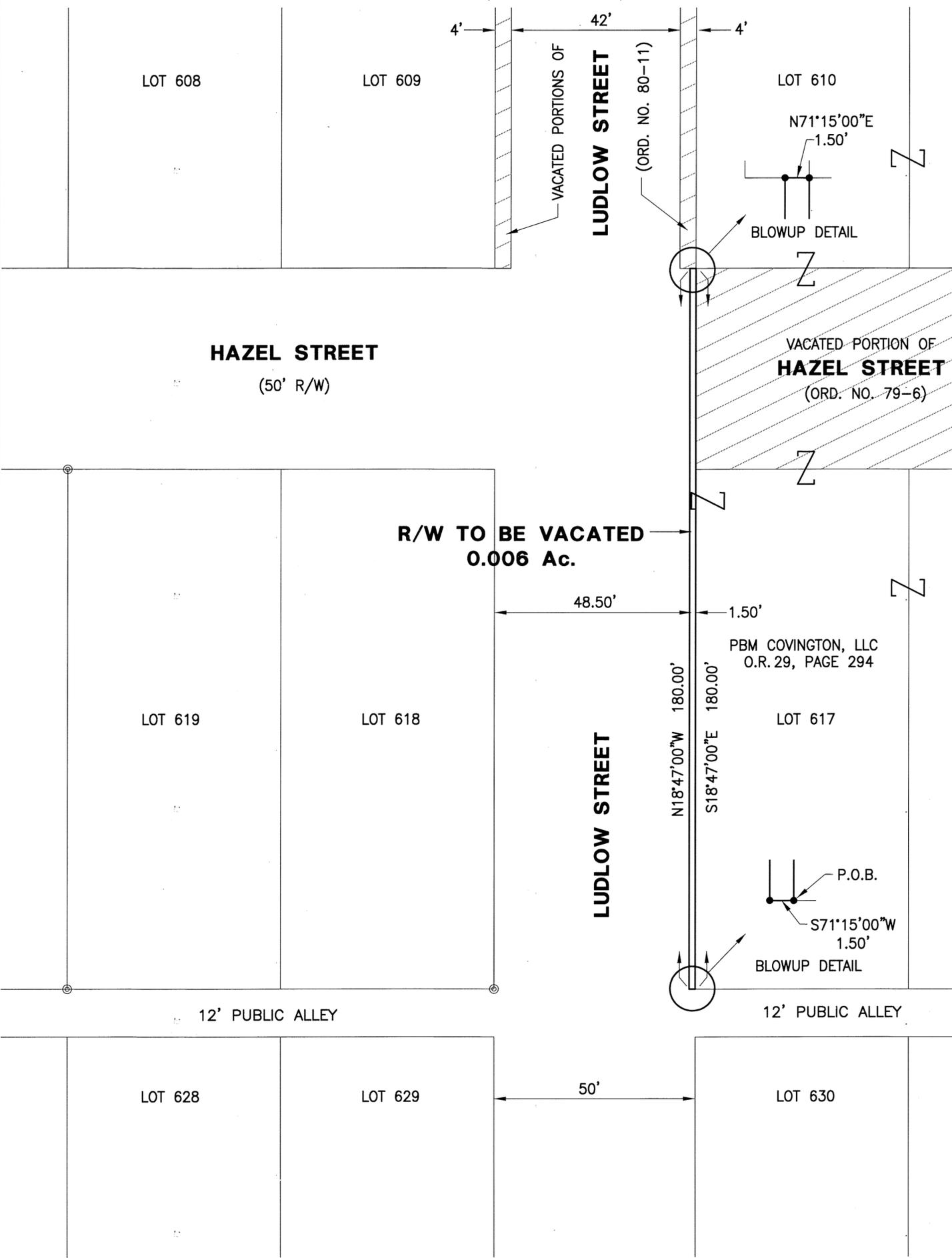
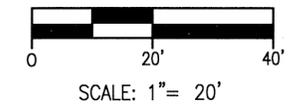
REFERENCES

RECORD PLATS VOLUME~PAGE	LOT SURVEYS VOLUME~PAGE
2~48	18~85 19~156

BEARINGS ARE BASED FROM LOT SURVEY
VOLUME 18 PAGE 85

LEGEND

- = IRON PIN SET
- ⊙ = IRON PIPE FOUND



SITUATE IN THE JOSEPH MURPHY'S ADDITION TO COVINGTON OHIO AS RECORDED IN RECORD PLAT VOLUME 2, PAGE 48, VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8"x30" CAPPED IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 617, THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY LINE OF LUDLOW STREET AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF A TWELVE FOOT ALLEY AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 71°15'00" WEST A DISTANCE OF ONE AND FIFTY HUNDREDTHS FEET (1.50') TO A 5/8"x30" CAPPED IRON PIN SET;

THENCE NORTH 18°47'00" WEST A DISTANCE OF ONE HUNDRED EIGHTY AND ZERO HUNDREDTHS FEET (180.00') TO A 5/8"x30" CAPPED IRON PIN SET ON THE SOUTH LINE OF A VACATED PORTION OF LUDLOW STREET AS RECORDED IN ORDINANCE NUMBER 80-11;

THENCE NORTH 71°15'00" EAST ALONG THE SOUTH LINE OF A VACATED PORTION OF LUDLOW STREET, A DISTANCE OF ONE AND FIFTY HUNDREDTHS FEET (1.50') TO A 5/8"x30" CAPPED IRON PIN SET AT SOUTHWEST CORNER OF LOT 610 AND THE NORTHWEST CORNER OF A VACATED PORTION OF HAZEL STREET AS RECORDED IN ORDINANCE NUMBER 79-6;

THENCE SOUTH 18°47'00" EAST ALONG THE WEST LINE OF A VACATED PORTION OF HAZEL STREET, THE WEST LINE OF LOT 617 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF LUDLOW STREET, A DISTANCE OF ONE HUNDRED EIGHTY AND ZERO HUNDREDTHS FEET (180.00') TO THE TRUE POINT OF BEGINNING, CONTAINING 0.006 ACRES OF LAND MORE OR LESS.

SAID TRACT BEING SUBJECT TO ALL HIGHWAYS AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

DESCRIPTION BASED ON A SURVEY BY CRAIG W. MESCHER REGISTERED SURVEYOR NO. 8237 IN MARCH OF 2019.

APPROVAL BY THE VILLAGE OF COVINGTON PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, HELD THIS 4th DAY OF April, 2019, THIS RIGHT-OF-WAY VACATION PLAT WAS REVIEWED AND APPROVED.

B. V. ...
CHAIRMAN
...
SECRETARY

APPROVAL BY THE VILLAGE OF COVINGTON

AT A MEETING OF THE VILLAGE OF COVINGTON COUNCIL, HELD THIS 6th DAY OF May, 2019, THE VACATION OF RIGHT-OF-WAY SHOWN HEREON, WAS APPROVED AND ACCEPTED BY ORDINANCE No. 17-19

Brenda Canoll
CLERK OF COUNCIL
Edward M. ...
MAYOR

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION.

Craig W. Mescher
CRAIG W. MESCHER, P.S. #8237



PROJECT NO.: 218824.02	DRAWN BY: THK
DATE: MARCH 2019	CHECKED BY: CWM

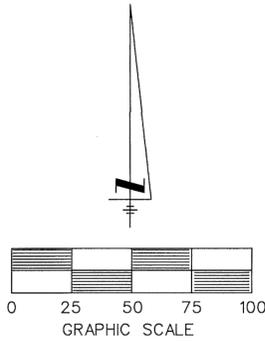
REPLAT OF INLOTS 487 & 488 COVINGTON, OHIO

VILLAGE OF COVINGTON
CORPORATION

487 & 488
INLOT

MIAMI
COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00024
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/08/2019 08:12:39 AM
REFERENCES
RECORDING FEE
PAGES: 1



AT A MEETING OF THE COUNCIL OF THE
VILLAGE OF COVINGTON, OHIO HELD THIS
1st DAY OF April,
2019, THIS PLAT WAS APPROVED AND
ACCEPTED BY ORDINANCE 12-19.

Edward L. McCard
MAYOR
Brenda Canoll
CLERK/FISCAL OFFICER
R. Scott Tolain
PRESIDENT OF COUNCIL

FEE \$ 43.20
Jessica A Lopez
MIAMI COUNTY RECORDER
Matthew W Gearhardt
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED May 8, 2019
Joyce Drilliat
BY DEPUTY AUDITOR

DESCRIPTION
BEING A REPLAT OF INLOTS 487 & 488 IN THE VILLAGE OF COVINGTON,
MIAMI COUNTY, OHIO AS OWNED BY RALPH E. & THERESA M. SWOB BY
D.B. 631, PAGE 95.

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

BY: Ralph E Swob WITNESS
RALPH E. SWOB
Theresa M Swob WITNESS
THERESA M. SWOB

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY
DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT
AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED
MY OFFICIAL SEAL AT Miami County, OHIO,
THIS 17th DAY OF March, 2019.



Lee Harmon
NOTARY

THIS SUBDIVISION PLAT WAS REVIEWED AND
APPROVED BY THE VILLAGE OF COVINGTON
PLANNING COMMISSION THIS 20th DAY
OF March, 2019.

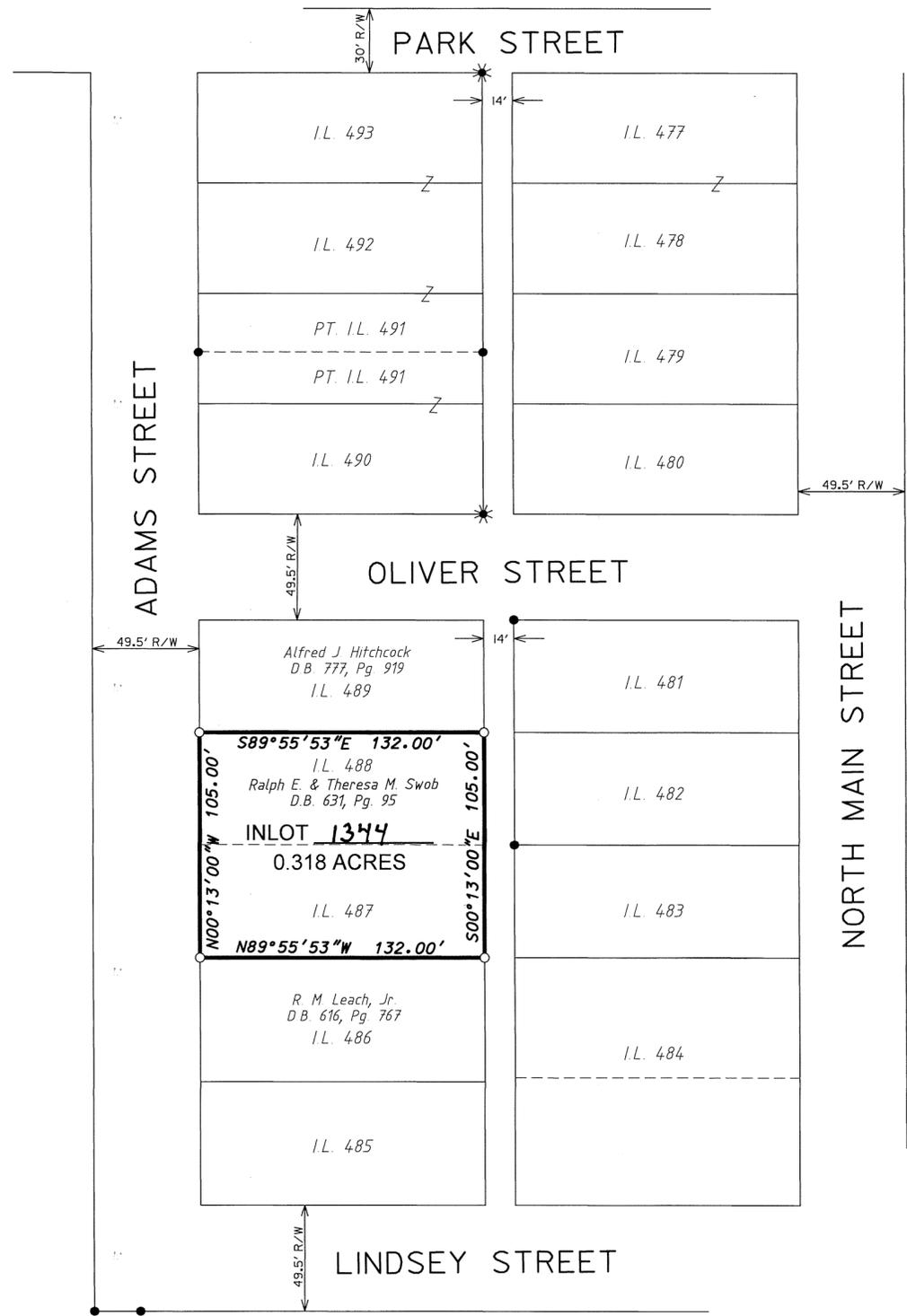
R. Scott Tolain
CHAIRMAN

Robert Cron
SECRETARY



I HEREBY CERTIFY THIS REPLAT TO BE A
TRUE AND CORRECT SURVEY AS SHOWN HEREON
Robert L. Cron 3/9/2019
ROBERT L. CRON, P.S. #8140 DATE

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING
35 CARRIAGE CROSSING WAY
TROY, OH 45373 CELL: 937-418-0017



- LEGEND -
* AXLE FOUND
● IRON PIPE FOUND
○ 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

REFERENCES
COVINGTON TAX MAP PLAT NO. 33
VOL. 24, PG. 33 } MIAMI COUNTY ENGINEER'S
VOL. 14, PG. 12 } RECORD OF LOT SURVEYS
VOL. 14, PG. 141 }
VOL. 13, PG. 137 }

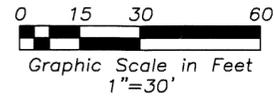
REPLAT OF INLOTS 3309, Pt. 3271, Pt. 3308
CITY OF TROY, MIAMI COUNTY, OHIO

Volume 27 Page 70
Miami County Recorder's
Plat Records

TROY
CORPORATION

Pt. 3271 3309 Pt. 3308
INLOTS

N.W. 31, 32
TAX MAP



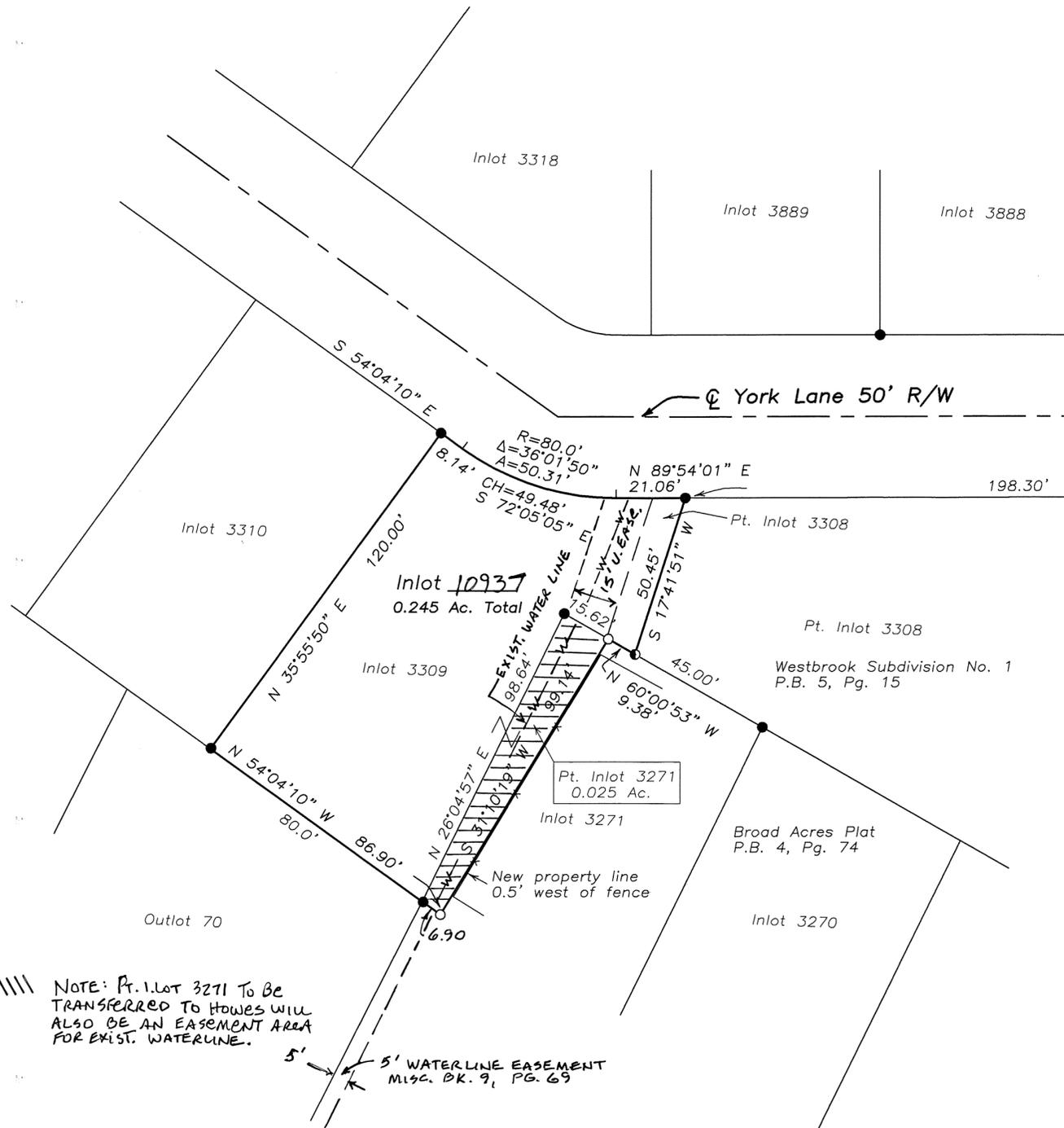
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00025
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/13/2019 02:35:57 PM
REFERENCES
RECORDING FEE
PAGES: 1

FEE: \$ 43²⁰

Jessie W. Lopen BY: Bobby Kums
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 13th DAY OF MAY, 2019

Matthew W. Gearhart BY: Joyce G. O'Leary
MIAMI CO. AUDITOR DEPUTY



Description

Being a replat of Inlot 3309, Pt. Inlot 3271, and Pt. Inlot 3308 in the City of Troy, Miami County, Ohio, part of the Westbrook Subdivision No. 1, filed in P.B. 5, Page 15 and part of Broad Acres Plat as filed in P.B. 4, Page 74 of the Miami County Recorder's Plat Records. Being the lot acquired by Darlyne A. and Todd Howes by 20180R-05238 and 20190R-04932 of the Miami County Recorder's Official Records.

Replat Authorization

We, the undersigned, being all owners of the land shown hereon replatted, do hereby voluntarily consent to the execution of said replat this 9 day of April, 2019.

Darlyne A. Howes
Darlyne A. Howes
Todd Howes

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

Before me, a notary public in and for the the aforesaid state and county, personally appeared the above signed parties, who acknowledged that they did sign such instrument and that said instrument is their free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Ohio this 9 day of April, 2019.

Shanna Wallace
Notary Public

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
- Mag Spike Set
- Gin Spindle Found
- Stone Found
- Monument Found
- Pin in Monument Box

References

Miami County Recorder's
Plat Records
Plat Book 4, Page 74
Plat Book 5, Page 15
Plat Book 6, Page 40

Basis of Bearing:
GPS State Plane Coordinate
System, NAD83(2011) Adjustment,
Geoid 12a, Ohio South Zone,
O.D.O.T. VRS/CORS Network

Survey of Inlots 3309, Pt. 3271
and Pt. 3308 for Todd Howes

Approval by the City of Troy

Approved by the City of Troy, Ohio this 8th day of APRIL, 2019

City Engineer



SHANNA L. WALLACE
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Miami County
My Commission Expires
Oct. 2, 2020



Michael W. Cozatt 4/06/19
MICHAEL W. COZATT
P.S. #6001

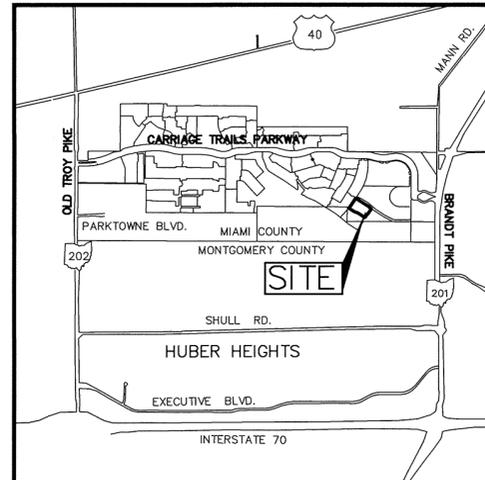
COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 01019 (937) 339-2921
File Name: C:\JOBS\2019\01019.dwg
Drawn by: DMC ~ Checked by: MWC

CARRIAGE TRAILS

VOLUME 27 PAGE 71
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SECTION 2 - PHASE III PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
APRIL 2019



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 2, Phase III, 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. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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

BUILDING SETBACKS

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

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

BASIS OF BEARINGS

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

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 24, PG. 68
P.B. 25, PG. 100 P.B. 25, PG. 54
P.B. 26, PG. 22 P.B. 25, PG. 55
P.B. 26, PG. 23

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 137
VOLUME 55, PAGE 164

DESCRIPTION

BEING A REPLAT OF PARTS OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782 AND DOCUMENT NUMBER 2014OR-07326, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

WITNESS
DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC
By: Diana K. Colyer
Assistant Secretary
and Treasurer

Michelle L. Davis

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF April, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2020

Cassandra L. Riehle
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

CONSENT OF LIENHOLDER WESBANCO BANK, INC.

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

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF April, 2019, 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.

Marlene D. O'Brien
NOTARY PUBLIC



Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-06-2020

FEE \$ 86.40

Jessica Lopez
MIAMI COUNTY RECORDER

Linda Kumo
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED May 14, 2019.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Loyce Grilloit
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 4-23, 2019

Jan Vargo
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND REPLAT OF LAND CONTAINING 25.000 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DOCUMENT NUMBER 2014OR-07326 AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

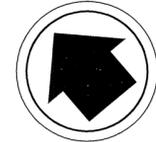


IBI GROUP
BY: David L. Chiesa 04/03/19
David L. Chiesa P.S.
Registered Surveyor No. 7740

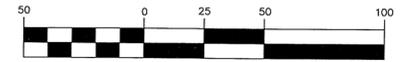
DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.IBIGroup.com



NORTH



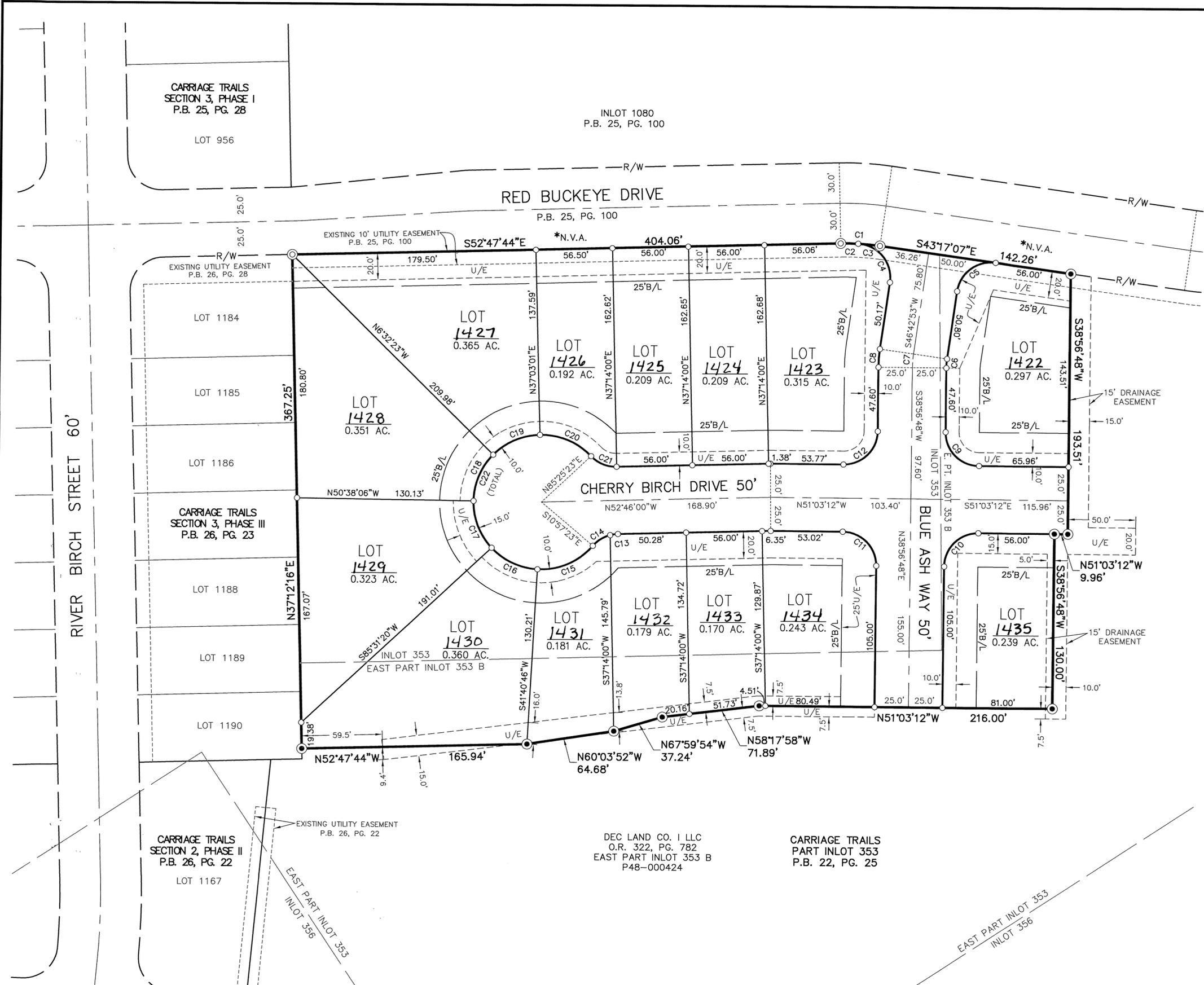
(IN FEET)
 1 inch = 50 ft.

CARRIAGE TRAILS SECTION 2 PHASE III

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
- ⊙ IRON PIN SET-5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUP 6872/7740"
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE
- *N.V.A. NO VEHICULAR ACCESS TO ANY LOT ADJACENT TO RED BUCKEYE DRIVE.

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	29.05'	175.00'	9°30'37"	N48°02'26"W	29.01'
C2	13.00'	175.00'	4°15'21"	N50°40'04"W	13.00'
C3	16.05'	175.00'	5°15'16"	N45°54'45"W	16.04'
C4	41.56'	25.00'	95°15'16"	N0°54'45"W	36.94'
C5	39.27'	25.00'	90°00'00"	N88°17'07"W	35.36'
C6	6.78'	50.00'	7°46'04"	S42°49'50"W	6.77'
C7	10.17'	75.00'	7°46'04"	S42°49'50"W	10.16'
C8	13.56'	100.00'	7°46'04"	S42°49'50"W	13.55'
C9	39.27'	25.00'	90°00'00"	S6°03'12"E	35.36'
C10	39.27'	25.00'	90°00'00"	S83°56'48"W	35.36'
C11	39.27'	25.00'	90°00'00"	N6°03'12"W	35.36'
C12	39.27'	25.00'	90°00'00"	N83°56'48"E	35.36'
C13	5.77'	25.00'	13°13'00"	N59°22'30"W	5.75'
C14	15.26'	25.00'	34°58'23"	N83°28'12"W	15.02'
C15	45.93'	50.00'	52°38'09"	S74°38'18"E	44.34'
C16	38.26'	50.00'	43°50'34"	S26°23'57"E	37.33'
C17	38.26'	50.00'	43°50'34"	S17°26'37"W	37.33'
C18	38.15'	50.00'	43°42'59"	S61°13'23"W	37.23'
C19	38.37'	50.00'	43°58'09"	N74°56'03"W	37.44'
C20	42.21'	50.00'	48°22'22"	N28°45'48"W	40.97'
C21	21.03'	25.00'	48°11'23"	S28°40'19"E	20.41'
C22	241.19'	50.00'	276°22'46"	S37°14'00"W	66.67'



PART INLOT 353 (25.000 ACRES P48-000950)
 3.306 ACRES
 -3.306 ACRES (SECTION 2 PHASE III)
 0.000 ACRES REMAINING

EAST PART INLOT 353 B (P48-000424)
 8.145 ACRES
 -1.248 ACRES (SECTION 2 PHASE III)
 6.897 ACRES REMAINING B

CARRIAGE TRAILS SECTION 2 PHASE III
 3.633 ACRES LOTS
 +0.922 ACRE RIGHT-OF-WAY
 4.555 ACRES TOTAL

J:\117634_CT_2-32-415.9 Drawings\baseline\survey\CT PLAT 2-3.dwg by: david.chiesa on 04/03/2019 @ 10:19:53 am ~ M-E Companies, Inc.

CARRIAGE TRAILS

VOLUME 27 PAGE 72
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

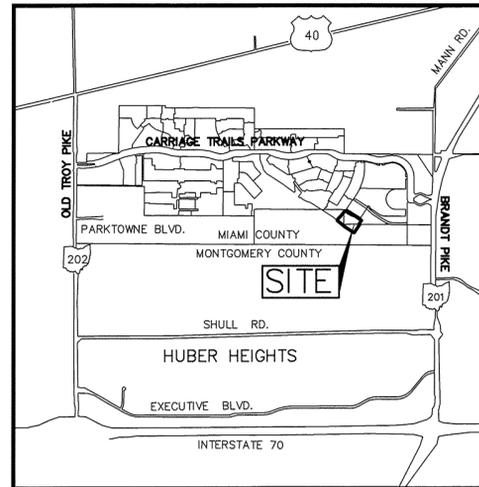
BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

SECTION 2 - PHASE IV

PART INLOTS 353 & 356

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

APRIL 2019



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 2, Phase IV, 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. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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

BUILDING SETBACKS

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

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

GREEN SPACE

LOT 1455 IS A NON-BUILDABLE, GREEN SPACE LOT AND WILL BE OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION.

BASIS OF BEARINGS

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

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 24, PG. 68
P.B. 25, PG. 100 P.B. 25, PG. 54
P.B. 26, PG. 22 P.B. 25, PG. 55
P.B. 26, PG. 23

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 137
VOLUME 55, PAGE 164

FEE \$ 86.40

Jessica Lopez
MIAMI COUNTY RECORDER

Libby Kimo
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED May 14, 2019.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Guillot
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 4-23, 2019

Jan Vargo
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND REPLAT OF LAND CONTAINING 100.029 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP



BY David L. Chiesa 04/03/19
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.IBIGroup.com

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

WITNESS

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

Cassandra Riehle

By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer

Michelle L. Davis

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF April, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2020

Cassandra Riehle
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

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

STATE OF Ohio, COUNTY OF Franklin, SS:

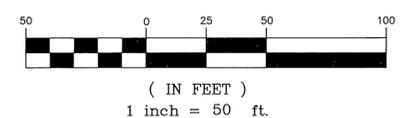
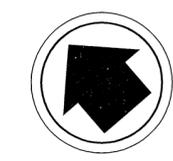
BE IT REMEMBERED THAT ON THIS 5th DAY OF April, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Mariene D. O'Brien
NOTARY PUBLIC



Mariene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-08-2020

MY COMMISSION EXPIRES:



CARRIAGE TRAILS SECTION 2 PHASE IV

LEGEND

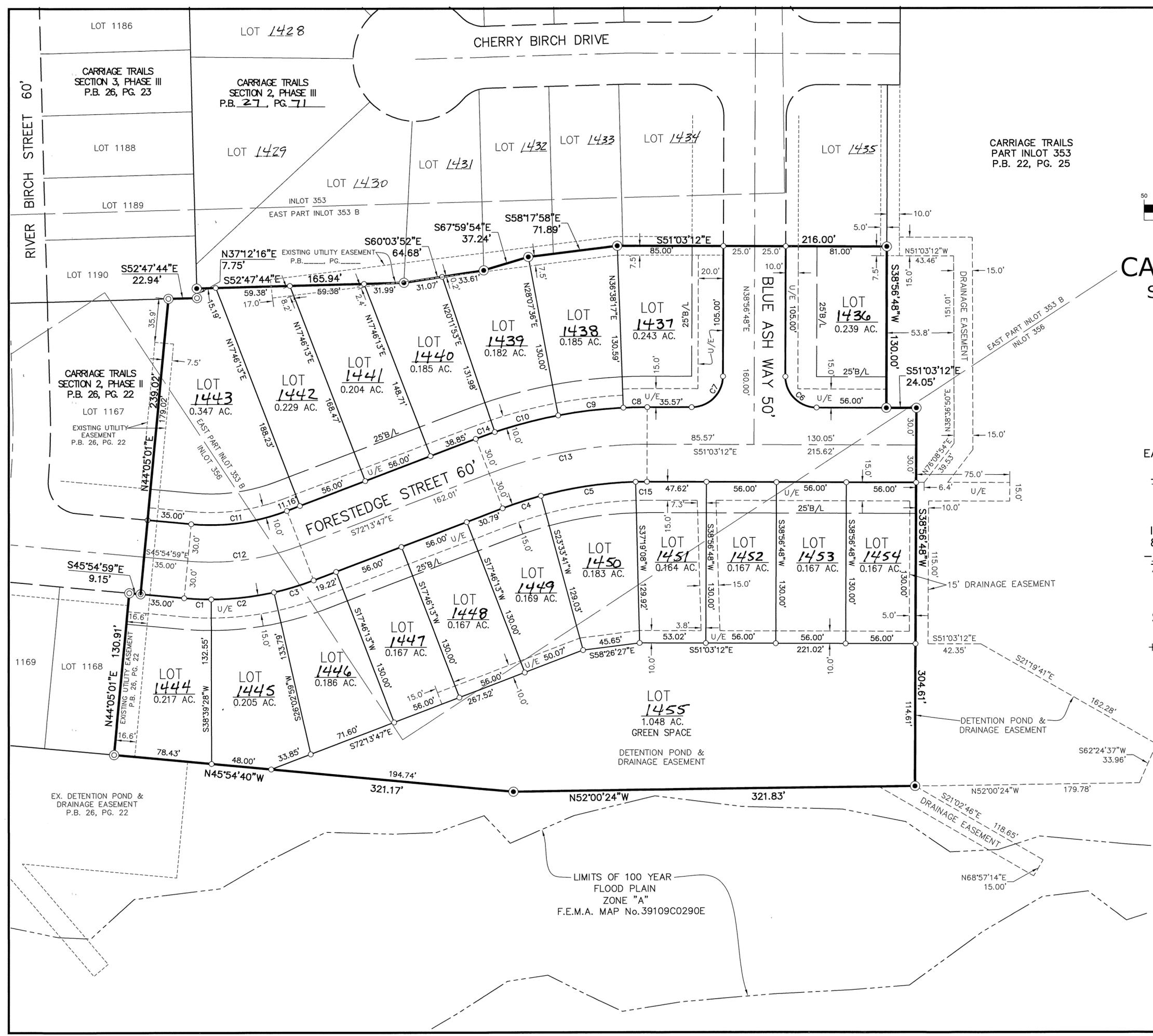
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
- IRON PIN SET-5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUP 6872/7740"
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

EAST PART INLOT 353 B (P48-000424)
 6.898 ACRES
 -3.315 ACRES (SECTION 2 PHASE IV)
 3.583 ACRES REMAINING B

INLOT 356 (P48-000951)
 82.126 ACRES
 -2.535 ACRES (SECTION 2 PHASE IV)
 79.591 ACRES REMAINING

CARRIAGE TRAILS SECTION 2 PHASE IV
 4.821 ACRES LOTS
 +1.029 ACRES RIGHT-OF-WAY
 5.850 ACRES TOTAL

Curve Table					
Curve #	Length	Radius	Delta	CB	CHORD
C1	21.78'	230.00'	5°25'32"	N48°37'46"W	21.77'
C2	50.61'	230.00'	12°36'29"	N57°38'46"W	50.51'
C3	33.24'	230.00'	8°16'46"	N68°05'24"W	33.21'
C4	32.34'	320.00'	5°47'28"	N69°20'03"W	32.33'
C5	76.84'	320.00'	13°45'27"	N59°33'36"W	76.65'
C6	39.27'	25.00'	90°00'00"	S6°03'12"E	35.36'
C7	39.27'	25.00'	90°00'00"	N83°56'48"E	35.36'
C8	19.18'	380.00'	2°53'29"	N52°29'56"W	19.17'
C9	52.59'	380.00'	7°55'43"	N57°54'32"W	52.54'
C10	52.59'	380.00'	7°55'43"	N65°50'16"W	52.54'
C11	78.07'	170.00'	26°18'47"	S59°04'23"E	77.39'
C12	91.85'	200.00'	26°18'47"	S59°04'23"E	91.04'
C13	129.36'	350.00'	21°10'35"	N61°38'29"W	128.62'
C14	16.10'	380.00'	2°25'39"	N71°00'57"W	16.10'
C15	9.09'	320.00'	1°37'41"	N51°52'02"W	9.09'



J:\117634_C2_2-32-4\5-9 Drawings\basemap\survey\CT PLAT 2-4.dwg by: david.chessa on 04/03/2019 @ 09:50:29 am ~ © M+E Companies, Inc.

INDIAN RIDGE SUBDIVISION, SECTION 5 REPLAT

INLOTS 8543 & 8544
CITY OF PIQUA
MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00028
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/15/2019 10:10:55 AM
REFERENCES
RECORDING FEE
PAGES: 1

FEE \$ 43.20

Jessica Lopez
MIAMI COUNTY RECORDER
Maria M. Casner
BY DEPUTY RECORDER

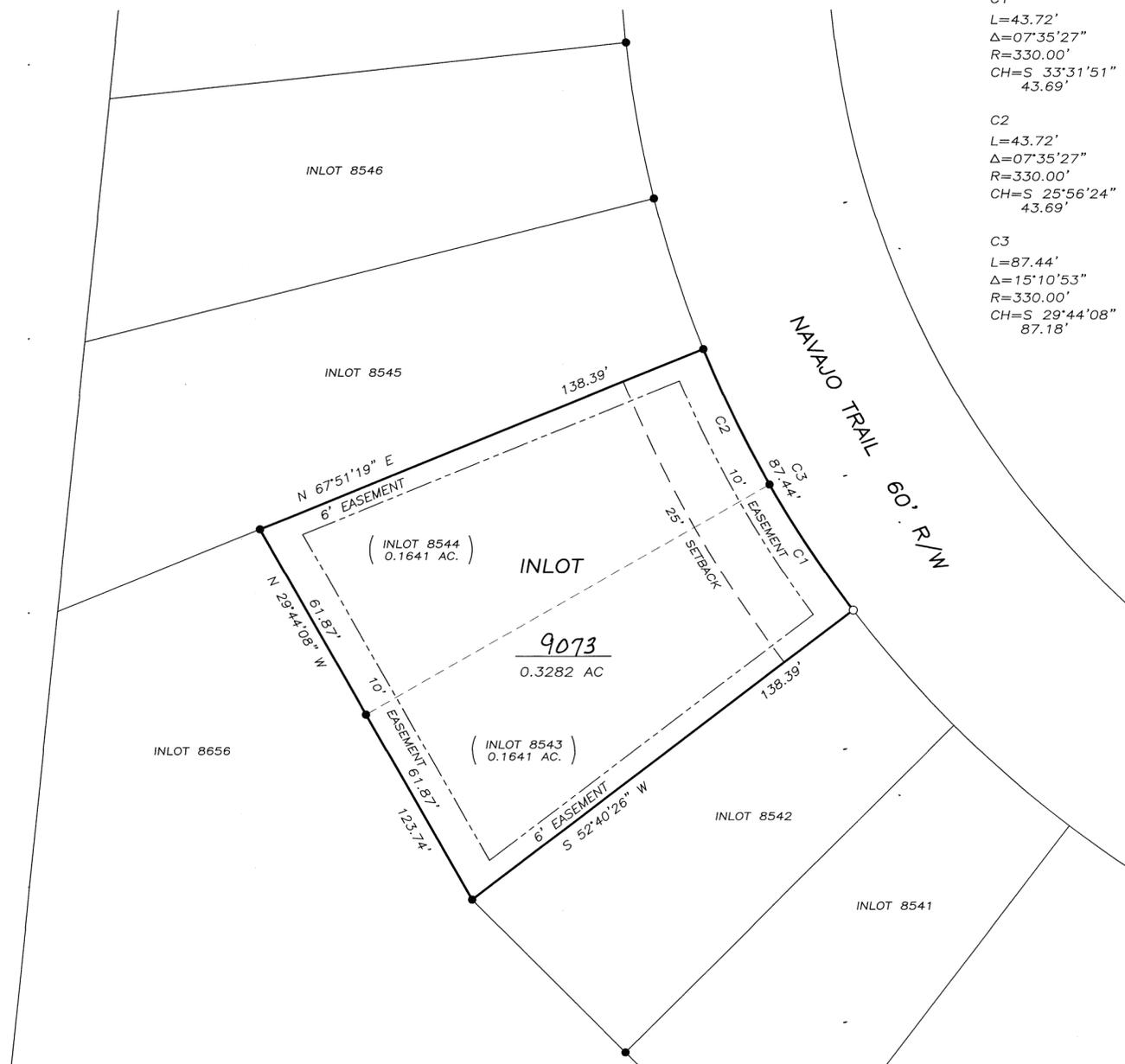
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED May 15, 2019.

Matthew W. Measford
MIAMI COUNTY AUDITOR
Linda Lissner
BY DEPUTY AUDITOR

C1
L=43.72'
Δ=07°35'27"
R=330.00'
CH=S 33°31'51" W
43.69'

C2
L=43.72'
Δ=07°35'27"
R=330.00'
CH=S 25°56'24" W
43.69'

C3
L=87.44'
Δ=15°10'53"
R=330.00'
CH=S 29°44'08" E
87.18'



DESCRIPTION

BEING A REPLAT OF INLOT 8543 AND INLOT 8544 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2016OR-15900 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN INDIAN RIDGE SUBDIVISION, REPLAT OF SECTION 5 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 101.

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

Julie A. Alexander, Managing Member
TEETERS REAL ESTATE INVESTMENTS, LLC
BY: JULIE A. ALEXANDER, MANAGING MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 10TH DAY OF May, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kathleen J. Bushnell
NOTARY PUBLIC

KATHLEEN J. BUSHNELL
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2021

MY COMMISSION EXPIRES: _____

CITY OF PIQUA
THIS RECORD PLAT REVIEWED AND APPROVED
THIS 14th DAY OF May, 2019.

Kyrtin Furch, City Planner

NOTES:

PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 5, IN VOLUME 19, PAGE 101A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE INVESTMENTS, LLC"

IN ADDITION TO THE ABOVE, AMENDMENTS TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR INDIAN RIDGE SECTION FIVE WILL APPLY, AS RECORDED IN DOCUMENT NUMBER 2015OR-01366, MIAMI COUNTY RECORDS.

LEGEND

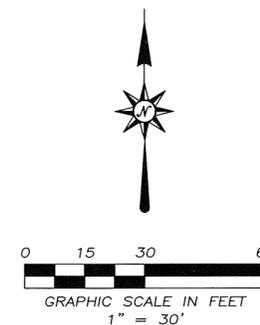
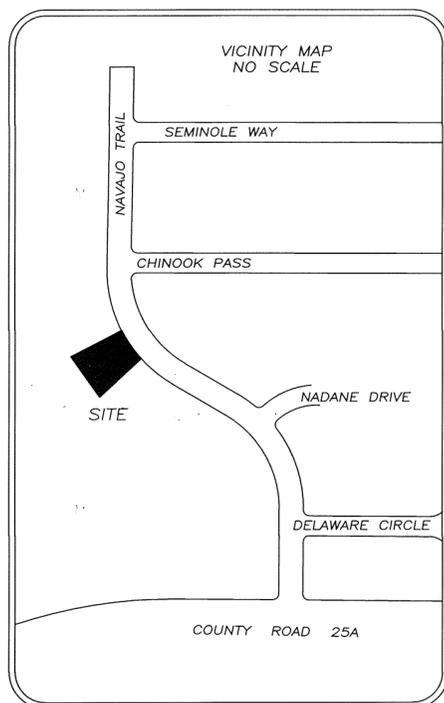
- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
VOLUME 19, PAGE 57, 57A
VOLUME 19, PAGE 101, 101A

MIAMI COUNTY RECORDER'S RECORDS:

DOCUMENT NUMBER 2016OR-15900



REPLAT OF INLOTS 8543 & 8544 IN THE CITY OF PIQUA
IN MIAMI COUNTY, OHIO ~ APRIL 28, 2019

Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

THE RESERVE AT WASHINGTON, SECTION ONE

PLAT BOOK 27, PAGE 74
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

PT. 10796 TROY MIAMI, OHIO
INLOT CITY COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00029
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/16/2019 01:50:52 PM
REFERENCES
RECORDING FEE
PAGES: 3

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 19.0208 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE RESERVE AT WASHINGTON, 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 2018OR-15684.

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:
TROY LAND DEVELOPMENT, INC.

Jessica A. Minesinger
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 9th DAY OF May, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TROY LAND DEVELOPMENT, INC., BY JESSICA A. MINESINGER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Karen Boone
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9-18-19

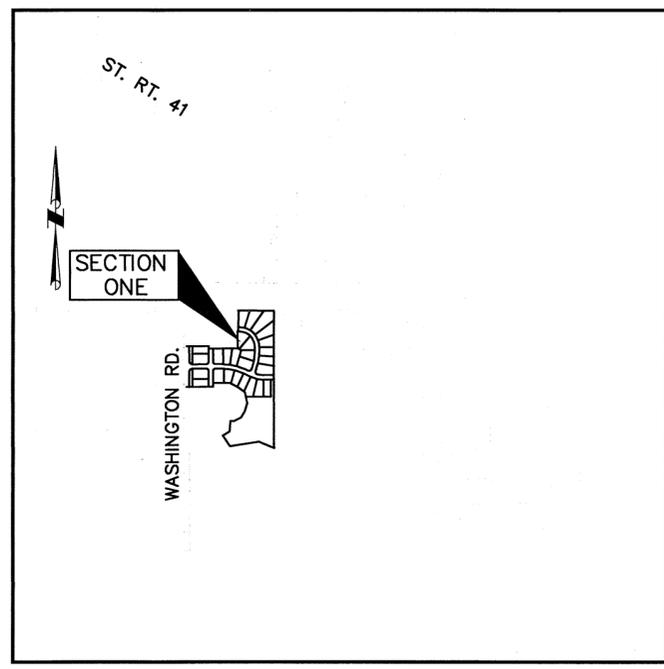


DATE: May 9, 2019
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JESSICA A. MINESINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Jessica A. Minesinger
JESSICA A. MINESINGER

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

Karen Boone
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9-18-19



VICINITY MAP
N.T.S.

DEDICATION OF ADJACENT EASEMENTS

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE REMAINDER OF INLOT NUMBER 10796 ADJACENT TO THE HEREIN PLATTED SUBDIVISION, DO HEREBY DEDICATE THE ROADWAY, DRAINAGE, AND UTILITY EASEMENTS AS SHOWN OUTSIDE OF THE SUBDIVISION PERIMETER FOR THE CONSTRUCTION AND MAINTENANCE OF ROADWAY, WATER LINES, SANITARY SEWER LINES, STORMWATER DRAINS, OPEN CHANNELS, AND UNDERGROUND STORMWATER PIPING, 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 FUNCTIONALITY OF UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

OWNER:
BARBARA E. WILSON (FKA BARBARA ERNST)

Barbara E. Wilson
BARBARA E. WILSON, OWNER

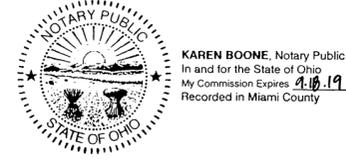
OWNER:
JOHN A. WILSON

John A. Wilson
JOHN A. WILSON, OWNER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 13th DAY OF May, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BARBARA E. WILSON AND JOHN A. WILSON, TO ME KNOWN AND ACKNOWLEDGED THEIR 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.

Karen Boone
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9-18-19



CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF March, 2019, THIS PLAT WAS

Alan M. Kopyan CHAIRMAN Scott J. Knight 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 RESERVE AT WASHINGTON, SECTION ONE.

SECTION , BOOK , THIS DAY OF March 19, 2019.
THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-9-2019,
EFFECTIVE April 17, 2019

Michael J. Scrima MAYOR Martha A. Baker PRESIDENT OF COUNCIL Scott J. Knight CLERK OF COUNCIL

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 19.0208 ACRES OUT OF PART OF INLOT NUMBER 10796, AND OWNED BY TROY LAND DEVELOPMENT, INC. AS RECORDED IN 2018OR-15684.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2019OR-05148, OF THE MIAMI COUNTY RECORDER'S RECORDS.

<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 04-08-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTro1815_app
	SHEET NUMBER 1 OF 3

THE RESERVE AT WASHINGTON, SECTION ONE

PT. 10796 TROY MIAMI, OHIO
INLOT CITY COUNTY

PLAT BOOK 27, PAGE 74-A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

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.

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	500.00'	25°-36'-22"	223.46'	221.60'	S 77°-24'-20" E
2	300.00'	00°-16'-37"	1.45'	1.45'	S 64°-44'-28" E
3	300.00'	25°-14'-21"	132.15'	131.09'	S 77°-29'-57" E
4	500.00'	20°-25'-33"	178.25'	177.31'	N 10°-06'-27" E
5	200.00'	89°-40'-42"	313.04'	282.05'	N 44°-56'-40" W
6	175.00'	44°-58'-55"	137.39'	133.89'	S 67°-17'-34" E
7	175.00'	44°-41'-47"	136.52'	133.08'	S 22°-27'-13" E
8	475.00'	11°-23'-44"	94.47'	94.32'	S 05°-35'-33" W
9	475.00'	09°-01'-48"	74.86'	74.78'	S 15°-48'-20" W
10	30.00'	95°-04'-38"	49.78'	44.26'	S 67°-51'-32" W
11	525.00'	09°-43'-11"	89.06'	88.95'	N 69°-27'-44" W
12	525.00'	08°-06'-46"	74.34'	74.27'	N 78°-22'-43" W
13	525.00'	07°-46'-26"	71.23'	71.18'	N 86°-19'-18" W
14	30.00'	90°-00'-00"	47.12'	42.43'	N 45°-12'-31" W
15	30.00'	90°-00'-00"	47.12'	42.43'	S 44°-47'-29" W
16	30.00'	90°-00'-00"	47.12'	42.43'	N 45°-12'-31" W
17	30.00'	90°-00'-00"	47.12'	42.43'	N 44°-47'-29" E
18	30.00'	90°-00'-00"	47.12'	42.43'	S 45°-12'-31" E
19	30.00'	90°-00'-00"	47.12'	42.43'	N 44°-47'-29" E
20	475.00'	00°-43'-40"	6.03'	6.03'	S 89°-50'-41" E
21	475.00'	14°-07'-10"	117.05'	116.76'	S 82°-25'-16" E
22	475.00'	10°-45'-32"	89.19'	89.06'	S 69°-58'-55" E
23	325.00'	00°-30'-04"	2.84'	2.84'	S 64°-51'-11" E
24	325.00'	12°-33'-29"	71.23'	71.09'	S 71°-22'-57" E
25	325.00'	12°-27'-25"	70.66'	70.52'	S 83°-53'-24" E
26	275.00'	13°-25'-48"	64.46'	64.31'	N 83°-24'-13" W
27	30.00'	97°-00'-33"	50.79'	44.94'	N 28°-11'-03" W
28	525.00'	07°-21'-23"	67.41'	67.36'	N 16°-38'-32" E
29	525.00'	09°-35'-00"	87.81'	87.71'	N 08°-10'-20" E
30	525.00'	03°-29'-09"	31.94'	31.94'	N 01°-38'-16" E
31	225.00'	19°-28'-34"	76.48'	76.11'	N 09°-50'-36" W
32	225.00'	18°-12'-02"	71.47'	71.17'	N 28°-40'-54" W
33	225.00'	18°-04'-48"	71.00'	70.71'	N 46°-49'-19" W
34	225.00'	18°-04'-48"	71.00'	70.71'	N 64°-54'-07" W
35	225.00'	15°-50'-30"	62.21'	62.01'	N 81°-51'-46" W

 <p>Choice One Engineering</p> <p><small>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</small></p>	DATE: 04-08-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTro1815_fin_notes
	SHEET NUMBER 2 OF 3

THE RESERVE AT WASHINGTON, SECTION ONE

PT. 10796
INLOT TROY CITY MIAMI, OHIO
CITY COUNTY

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



LEGEND

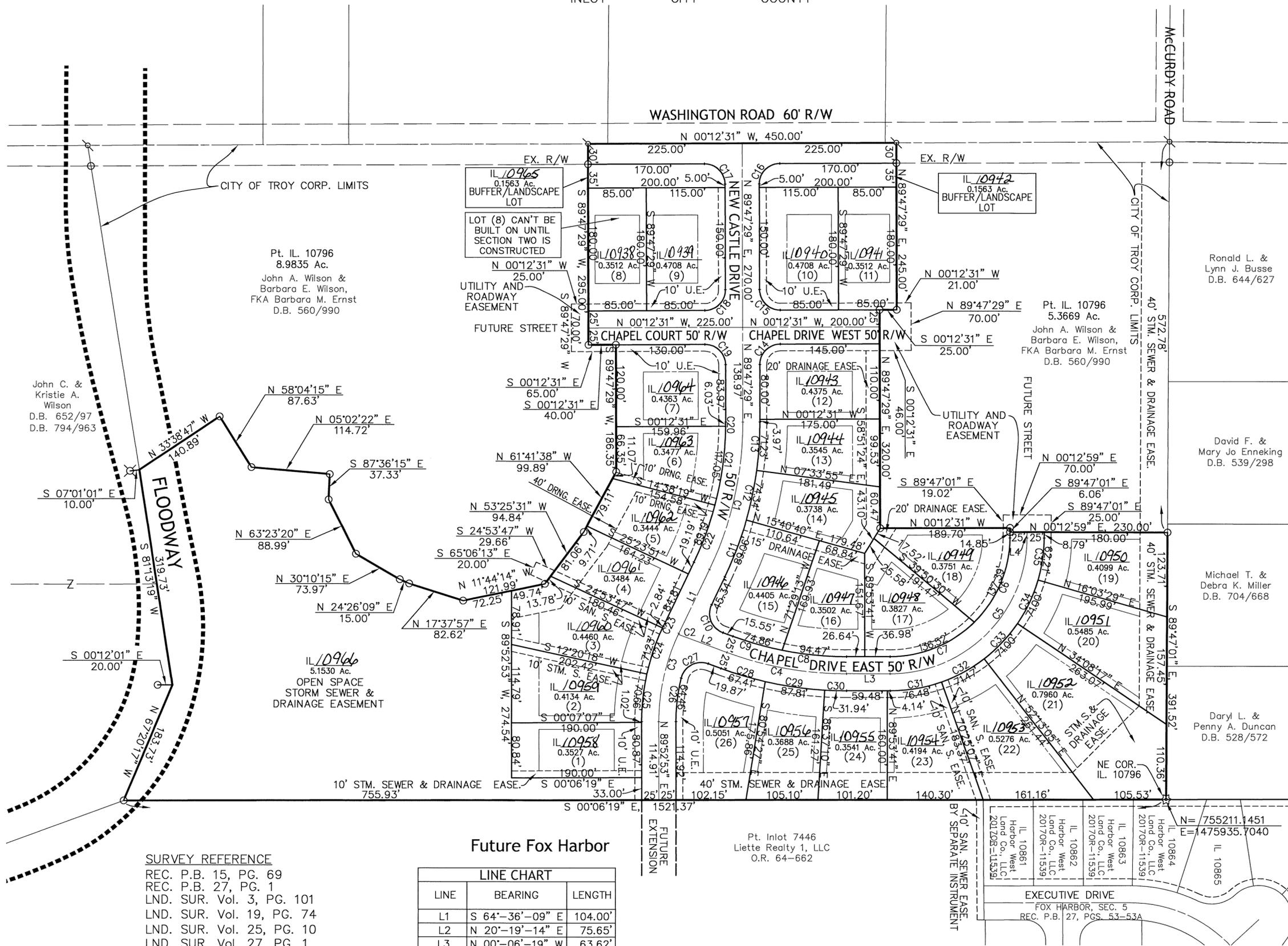
- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ✱ MAG NAIL SET
- ✱ MAG NAIL FOUND
- ✱ RAILROAD SPIKE FOUND
- ✱ STONE FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- CXX CURVE NUMBER (SEE SHT. 2 OF 3)
- BUILDING SETBACK LINE
FRONT=40'
REAR=40'
SIDE=10'
- (XX) PRELIMINARY LOT NUMBER

AREA SUMMARY

3 OPEN SPACE LOTS	5.4656 AC.
26 BUILDING LOTS	10.9766 AC.
DEDICATED STREET R/W	2.5786 AC.
TOTAL	19.0208 AC.

NOTES:

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. THERE SHALL BE A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF THE INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 3.) NO DRIVEWAYS SHALL BE PERMITTED ONTO WASHINGTON ROAD.
- 4.) THE DRIVEWAY FOR LOT (9) SHALL ONLY ACCESS CHAPEL COURT & THE DRIVEWAY FOR LOT (10) SHALL ONLY ACCESS CHAPEL DRIVE WEST.
- 5.) NOTHING SHALL BE BUILT OR PLANTED IN THE 40' DRAINAGE EASEMENT ALONG THE NORTH AND EAST SIDES OF THE SUBDIVISION NOR IN THE BUFFER/LANDSCAPE LOTS ALONG WASHINGTON ROAD, UNLESS BY THE DEVELOPER OR HOA.
- 6.) NO FENCING SHALL BE INSTALLED IN THE REAR YARDS OF LOTS (8), (9), (10) & (11) ABUTTING THE BUFFER/LANDSCAPE LOTS ALONG WASHINGTON ROAD.



SURVEY REFERENCE

- REC. P.B. 15, PG. 69
- REC. P.B. 27, PG. 1
- LND. SUR. Vol. 3, PG. 101
- LND. SUR. Vol. 19, PG. 74
- LND. SUR. Vol. 25, PG. 10
- LND. SUR. Vol. 27, PG. 1
- LND. SUR. Vol. 39, PG. 185
- LND. SUR. Vol. 51, PG. 106
- LND. SUR. Vol. 57, PG. 1
- LND. SUR. Vol. 57, PG. 24
- LND. SUR. Vol. 59, PG. 2

DEED REFERENCE

D.B. 560, PAGES 990-992
2018OR-15684

Future Fox Harbor

LINE	BEARING	LENGTH
L1	S 64°-36'-09" E	104.00'
L2	N 20°-19'-14" E	75.65'
L3	N 00°-06'-19" W	63.62'
L4	N 89°-47'-01" W	8.79'

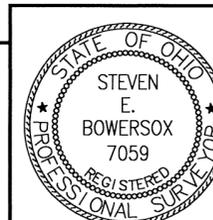
DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 19.0208 ACRES OUT OF PART OF INLOT NUMBER 10796, AND OWNED BY TROY LAND DEVELOPMENT, INC. AS RECORDED IN 2018OR-15684.

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

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

4/08/2019
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
04-08-2019
DRAWN BY:
seb
JOB NUMBER:
MiaTro1815_Fin
SHEET NUMBER
3 OF 3

ROSEWOOD CREEK SUBDIVISION REPLAT OF INLOTS 4219 & 4220

Being a replat of inlots 4219 and 4220, Rec. P.B. 26, Pgs. 6-6C,
containing in all 0.5167 acres, in the City of Tipp City, Miami County, Ohio

PLAT BOOK 27, PAGE 75
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00030
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/22/2019 03:04:47 PM
REFERENCES
RECORDING FEE
PAGES: 2

LEGAL DESCRIPTION

BEING THE WHOLE OF INLOTS 4219 AND 4220 OF ROSEWOOD CREEK SUBDIVISION, PHASE 5 AS RECORDED IN RECORDER'S PLAT BOOK 26, PAGES 6-6C, IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHEASTERLY CORNER OF INLOT NUMBER 4218 AND BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE;

THENCE, SOUTH 86°-30'-52" WEST, 110.01 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 4218, TO AN IRON PIN FOUND IN THE NORTHWESTERLY CORNER OF SAME AND BEING ALSO IN THE EAST LINE OF INLOT NUMBER 4222;

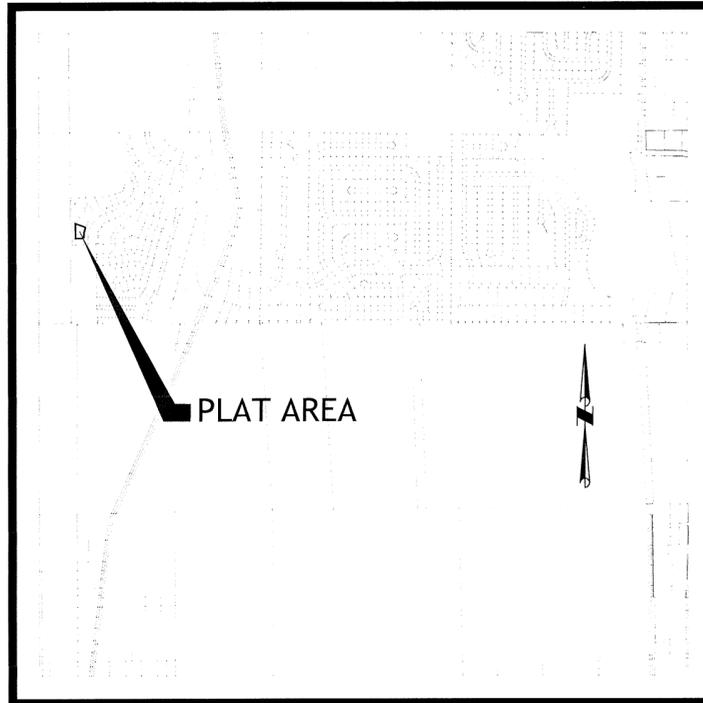
THENCE, NORTH 03°-29'-08" WEST, 210.49 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 4218, TO AN IRON PIN FOUND IN THE SOUTHWESTERLY CORNER OF INLOT NUMBER 4221;

THENCE, SOUTH 71°-54'-20" EAST, 150.70 FEET, ALONG THE SOUTHERLY LINE OF INLOT NUMBER 4221, TO AN IRON PIN FOUND IN THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE;

THENCE, SOUTHWESTERLY, 158.87 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET, AN INTERNAL ANGLE OF 21°-10'-08" AND A CHORD 157.97 FEET IN LENGTH BEARING SOUTH 07°-30'-36" WEST, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 0.5167 ACRES MORE OR LESS ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY STEVEN E. BOWERSOX, OHIO PROFESSIONAL SURVEYOR NUMBER 7059 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.



VICINITY MAP

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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

OWNER: HARLOW BUILDERS, INC.

BY: Frank D. Harlow, Jr.
FRANK D. HARLOW, JR.
PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15 DAY OF May, 2019, BY HARLOW BUILDERS, INC. BY FRANK D. HARLOW, JR., AS OWNER.

Mary K. Lewis
NOTARY PUBLIC

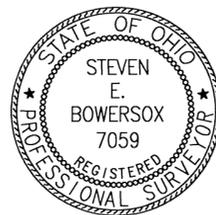
HARLOW BUILDERS, INC.
701 N. MARKET STREET
TROY, OH 45373
sales@harlowbuilders.com

MARY K. LEWIS, Notary Public
in and for the State of Ohio
My Commission Expires Aug. ~~24, 2021~~
Recorded in Miami County
MY COMMISSION EXPIRES: 08/24/2021



Steven E. Bowersox
STEVEN E. BOWERSOX, PS #7059

4/19/2019
DATE



FEE \$ 86.40

Jessica A. Lopez
JESSICA LOPEZ, MIAMI COUNTY RECORDER
Matthew W. Gearhardt
MATTHEW W. GEARHARDT, DEPUTY
MIAMI COUNTY AUDITOR

TRANSFERRED THIS 22nd DAY OF May, 2019
BY: Matthew W. Gearhardt BY: Joyce Guillot
MATTHEW W. GEARHARDT DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

APPROVALS

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 17 DAY OF May, 2019.

Matthew W. Gearhardt
CITY ENGINEER

Matthew S.
CITY PLANNER

OWNER AND DEVELOPER

HARLOW BUILDERS, INC.
701 N. MARKET STREET
TROY, OHIO 45373
(937) 339-9944

COVENANTS AND RESTRICTIONS

SEE SHEETS 3 OF 4 AND 4 OF 4 OF ROSEWOOD CREEK SUBDIVISION, PHASE 5, RECORDER'S P.B. 26, PAGES 6B AND 6C FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754, PAGE 489 TO 527.

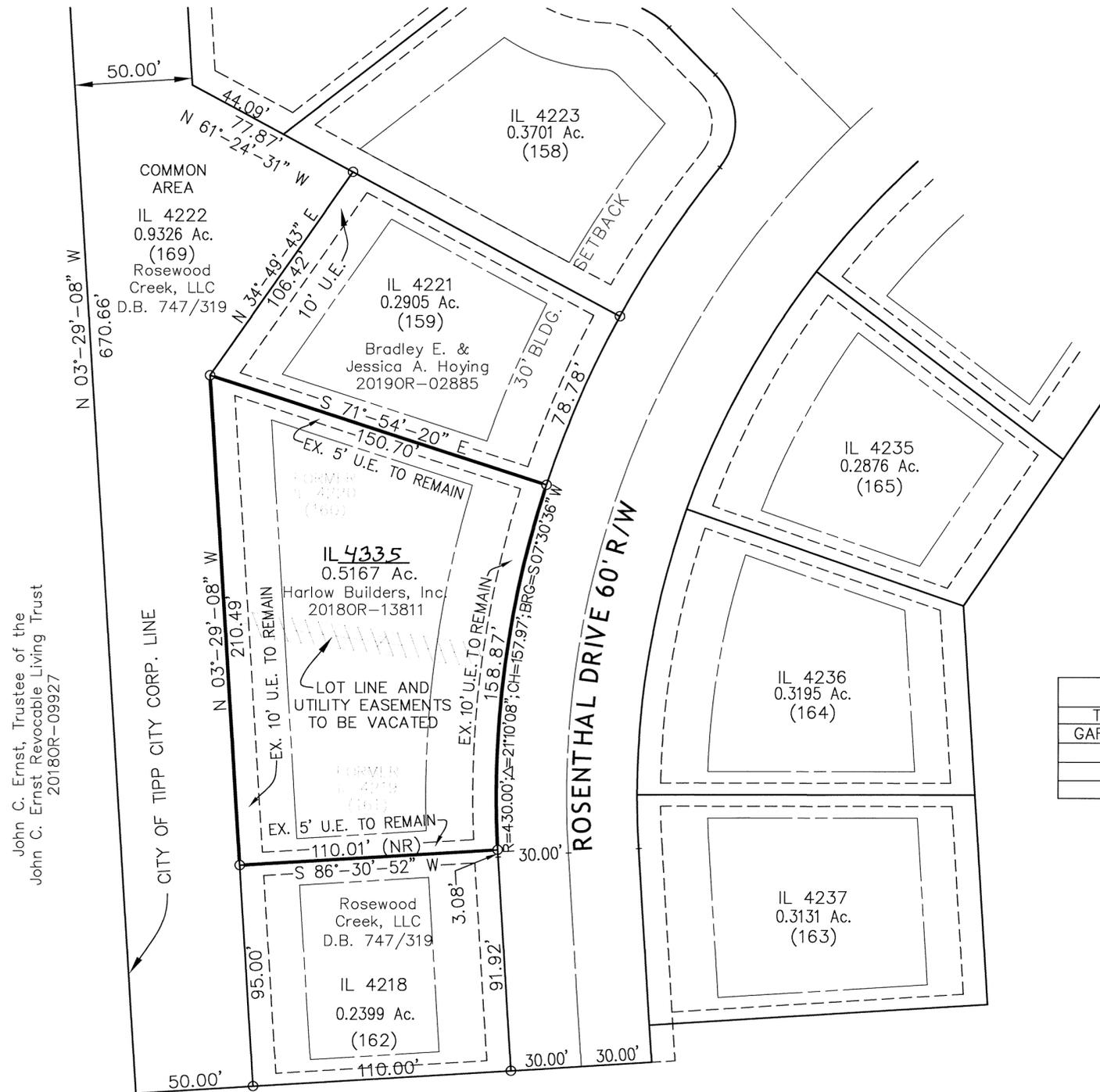
DESCRIPTION

Being a Vacation/Replat of the whole of Inlots 4219 and 4220, Rec. P.B. 26, Pgs. 6-6C containing in all 0.5167 acres, owned by Harlow Builders, Inc. as recorded in 2018OR-13811.

<p>Choice One Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 04-19-2019
	DRAWN BY: seb
	JOB NUMBER: MIATC1910_App
	SHEET NUMBER 1 OF 2

ROSEWOOD CREEK SUBDIVISION REPLAT OF INLOTS 4219 & 4220

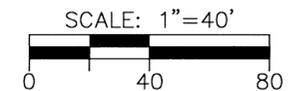
Being a replat of inlots 4219 and 4220, Rec. P.B. 26, Pgs. 6-6C,
containing in all 0.5167 acres, in the City of Tipp City, Miami County, Ohio



John C. Ernst, Trustee of the
John C. Ernst Revocable Living Trust
2018OR-09927



BEARINGS BASED ON PV. 26, PG. 6



LEGEND

○ IRON PIN FOUND

SETBACK CHART

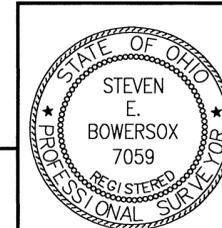
TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
GARDEN	IL 4218-4221 & IL 4223-4237	30	25	10	35	1400

DESCRIPTION

Being a Vacation/Replat of the whole of Inlots 4219 and 4220, Rec. P.B. 26, Pgs. 6-6C containing in all 0.5167 acres, owned by Harlow Builders, Inc. as recorded in 2018OR-13811.

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

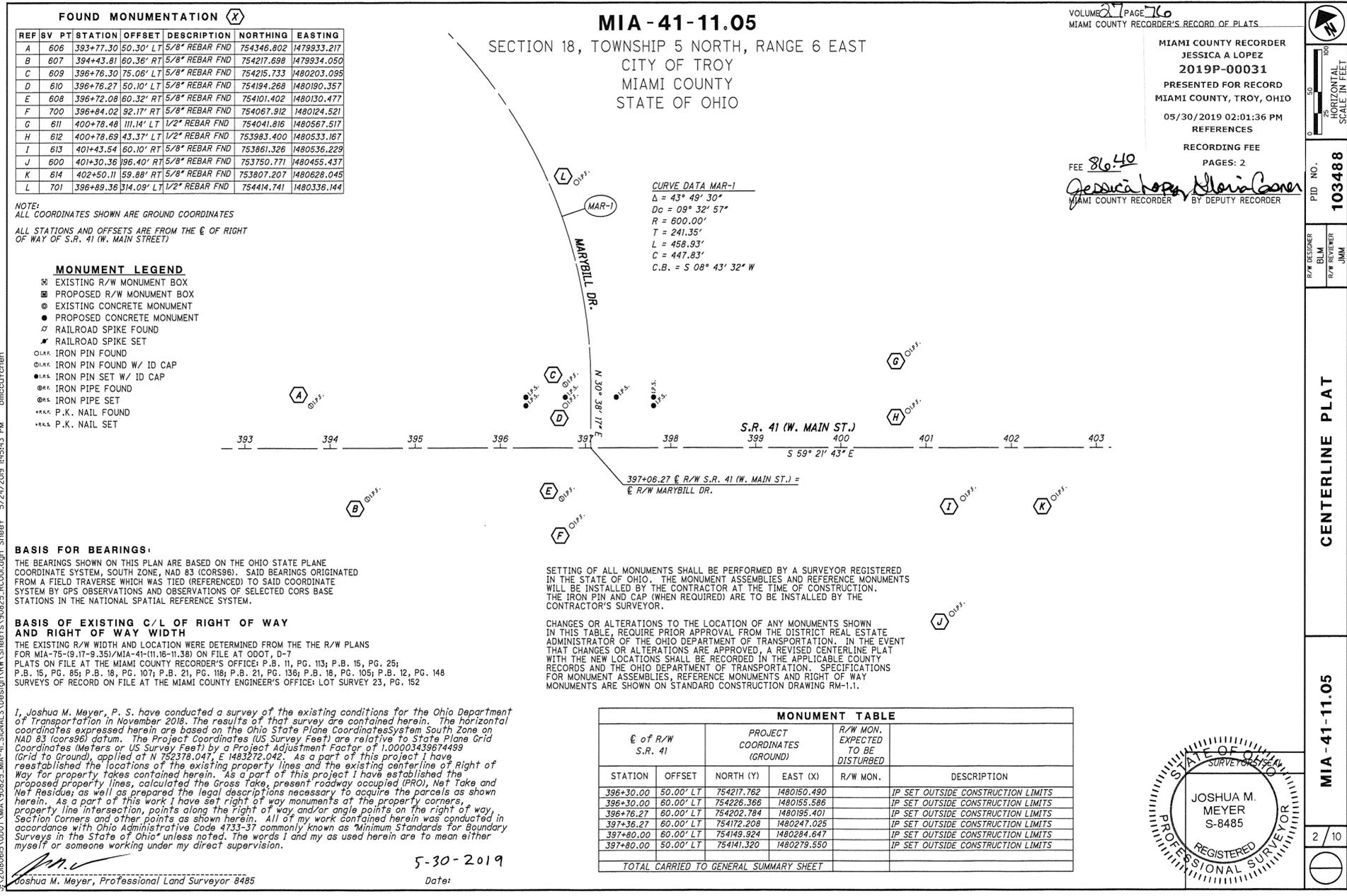
5/21/2019
DATE



ChoiceOne Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
04-19-2019
DRAWN BY:
seb
JOB NUMBER:
MIATC1910_base
SHEET NUMBER
2 OF 2



FOUND MONUMENTATION

REF	BY	PT	STATION	OFFSET	DESCRIPTION	NORTHING	EASTING
A	606	393+77.30	50.30' LT	5/8" REBAR FND	754346.802	1479933.217	
B	607	394+43.81	60.36' RT	5/8" REBAR FND	754217.698	1479934.050	
C	609	396+76.30	75.06' LT	5/8" REBAR FND	754215.733	1480203.095	
D	610	396+76.27	50.10' LT	5/8" REBAR FND	754194.268	1480190.357	
E	608	396+72.08	60.32' RT	5/8" REBAR FND	754101.402	1480130.477	
F	700	396+84.02	92.17' RT	5/8" REBAR FND	754067.912	1480124.521	
G	611	400+78.48	111.14' LT	1/2" REBAR FND	754041.816	1480567.517	
H	612	400+78.69	43.37' LT	1/2" REBAR FND	753983.400	1480533.167	
I	613	401+43.54	60.10' RT	5/8" REBAR FND	753861.326	1480536.229	
J	600	401+30.36	196.40' RT	5/8" REBAR FND	753750.771	1480455.437	
K	614	402+50.11	59.88' RT	5/8" REBAR FND	753807.207	1480628.045	
L	701	396+89.36	114.09' LT	1/2" REBAR FND	754414.741	1480336.144	

NOTE:
ALL COORDINATES SHOWN ARE GROUND COORDINATES
ALL STATIONS AND OFFSETS ARE FROM THE E OF RIGHT OF WAY OF S.R. 41 (W. MAIN STREET)

- 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

BASIS FOR BEARINGS:
THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (CORS96). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED CORS BASE STATIONS IN THE NATIONAL SPATIAL REFERENCE SYSTEM.

BASIS OF EXISTING C/L OF RIGHT OF WAY AND RIGHT OF WAY WIDTH
THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM THE R/W PLANS FOR MIA-75-(9.17-9.35)/MIA-41-(11.16-11.38) ON FILE AT ODOT, D-7 PLATS ON FILE AT THE MIAMI COUNTY RECORDER'S OFFICE: P.B. 11, PG. 113; P.B. 15, PG. 25; P.B. 15, PG. 85; P.B. 18, PG. 107; P.B. 21, PG. 118; P.B. 21, PG. 138; P.B. 18, PG. 105; P.B. 12, PG. 148 SURVEYS OF RECORD ON FILE AT THE MIAMI COUNTY ENGINEER'S OFFICE: LOT SURVEY 23, PG. 152

I, Joshua M. Meyer, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in November 2018. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System South Zone on NAD 83 (CORS96) datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (Meters or US Survey Feet) by a Project Adjustment Factor of 1.00003439674499 (Grid to Ground), applied at N 752378.047, E 1483272.042. 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 have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, Section Corners 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 M. Meyer, Professional Land Surveyor 8485
Date: 5-30-2019

MIA-41-11.05
SECTION 18, TOWNSHIP 5 NORTH, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY
STATE OF OHIO

CURVE DATA MAR-1
Δ = 43° 49' 30"
Dc = 09° 32' 57"
R = 600.00'
T = 241.35'
L = 458.93'
C = 447.83'
C.B. = S 08° 43' 32" W

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.

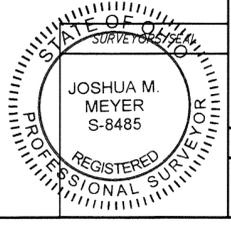
MONUMENT TABLE

STATION	OFFSET	PROJECT COORDINATES (GROUND)		R/W MON. EXPECTED TO BE DISTURBED	DESCRIPTION
		NORTH (Y)	EAST (X)		
396+30.00	50.00' LT	754217.762	1480150.490		IP SET OUTSIDE CONSTRUCTION LIMITS
396+30.00	60.00' LT	754226.366	1480155.586		IP SET OUTSIDE CONSTRUCTION LIMITS
396+76.27	60.00' LT	754202.784	1480195.401		IP SET OUTSIDE CONSTRUCTION LIMITS
397+36.27	60.00' LT	754172.208	1480247.025		IP SET OUTSIDE CONSTRUCTION LIMITS
397+80.00	60.00' LT	754149.924	1480284.647		IP SET OUTSIDE CONSTRUCTION LIMITS
397+80.00	50.00' LT	754141.320	1480279.550		IP SET OUTSIDE CONSTRUCTION LIMITS
TOTAL CARRIED TO GENERAL SUMMARY SHEET					

VOLUME 21 PAGE 76
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00031
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
05/30/2019 02:01:36 PM
REFERENCES
RECORDING FEE
PAGES: 2

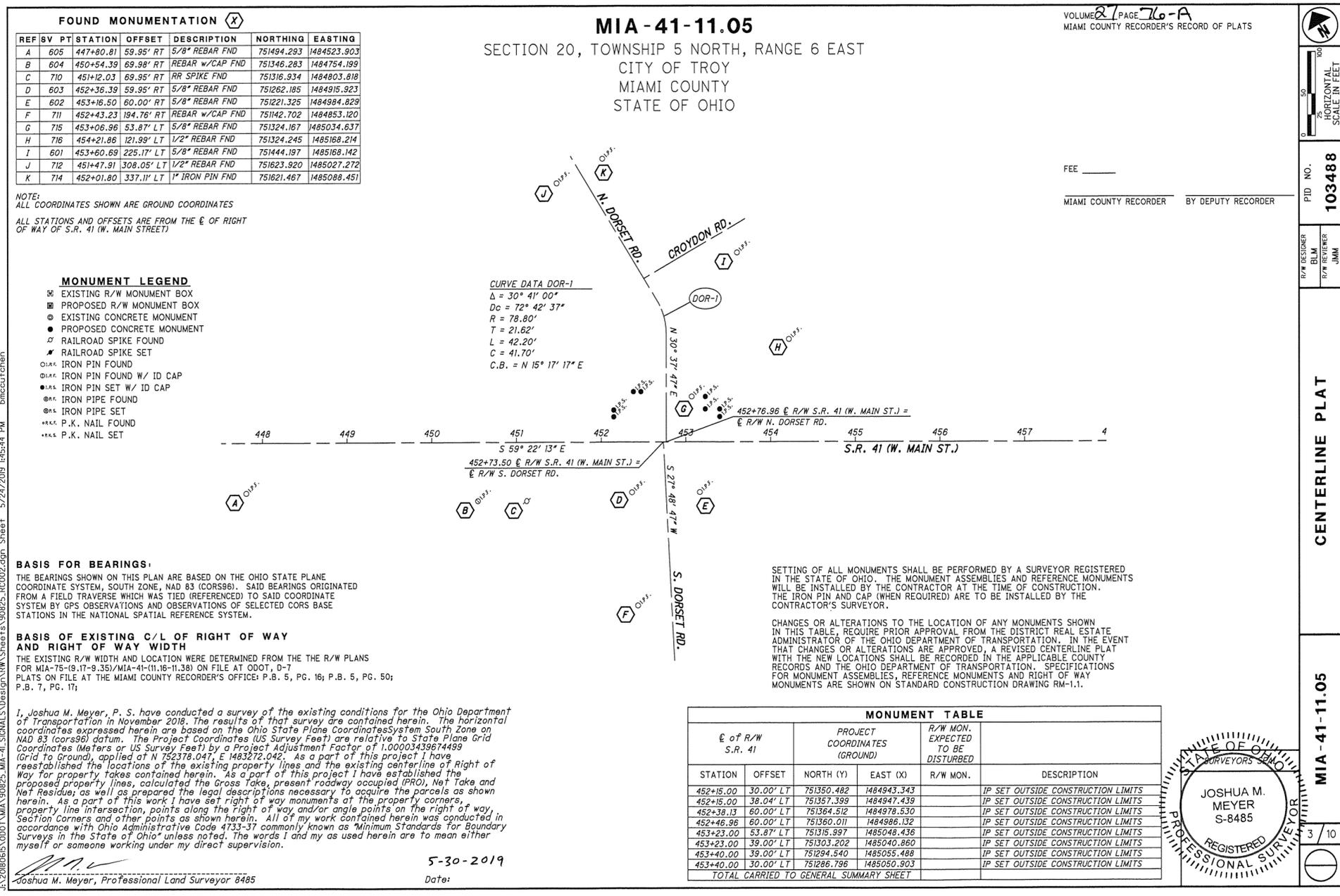
FEE 86.40
Jessica Lopez
MIAMI COUNTY RECORDER
Blair Conner
BY DEPUTY RECORDER



PID NO. 103488
R/W DESIGNER BLM
R/W REVIEWER JMM

CENTERLINE PLAT

MIA - 41 - 11.05
2 / 10



FOUND MONUMENTATION

REF	SY	PT	STATION	OFFSET	DESCRIPTION	NORTHING	EASTING
A	605		447+80.81	59.95' RT	5/8" REBAR FND	751494.283	1484523.903
B	604		450+54.39	69.98' RT	REBAR w/CAP FND	751346.283	1484754.199
C	710		451+12.03	69.95' RT	RR SPIKE FND	751316.934	1484803.818
D	603		452+36.39	59.95' RT	5/8" REBAR FND	751262.185	1484915.923
E	602		453+16.50	60.00' RT	5/8" REBAR FND	751221.325	1484984.829
F	711		452+43.23	194.76' RT	REBAR w/CAP FND	751142.702	1484853.120
G	715		453+06.96	53.87' LT	5/8" REBAR FND	751324.167	1485034.637
H	716		454+21.86	121.99' LT	1/2" REBAR FND	751324.245	1485168.214
I	601		453+60.69	225.17' LT	5/8" REBAR FND	751444.197	1485168.142
J	712		451+47.91	308.05' LT	1/2" REBAR FND	751623.920	1485027.272
K	714		452+01.80	337.11' LT	1" IRON PIN FND	751621.467	1485088.451

NOTE:
ALL COORDINATES SHOWN ARE GROUND COORDINATES
ALL STATIONS AND OFFSETS ARE FROM THE ϵ OF RIGHT OF WAY OF S.R. 41 (W. MAIN STREET)

- 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

BASIS FOR BEARINGS:
THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (CORS86). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED CORS BASE STATIONS IN THE NATIONAL SPATIAL REFERENCE SYSTEM.

BASIS OF EXISTING C/L OF RIGHT OF WAY AND RIGHT OF WAY WIDTH
THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM THE R/W PLANS FOR MIA-75-(9.17-9.35)/MIA-41-(11.16-11.38) ON FILE AT ODOT, D-7 PLATS ON FILE AT THE MIAMI COUNTY RECORDER'S OFFICE: P.B. 5, PG. 16; P.B. 5, PG. 50; P.B. 7, PG. 17;

I, Joshua M. Meyer, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in November 2018. 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 (CORS86) datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (Meters or US Survey Feet) by a Project Adjustment Factor of 1.00003439674499 (Grid to Ground), applied at N 752378.047, E 1483272.042. 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 have set right of way monuments at the property corners, property line intersection points along the right of way and/or angle points on the right of way, section corners 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 M. Meyer, Professional Land Surveyor 8485

5-30-2019
Date:

MIA-41-11.05
SECTION 20, TOWNSHIP 5 NORTH, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY
STATE OF OHIO

VOLUME 27 PAGE 76-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE _____
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

CENTERLINE PLAT

MIA - 41 - 11.05

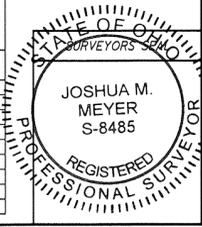
3 / 10

PID NO. 103488

BLM JMM

MONUMENT TABLE

STATION	OFFSET	PROJECT COORDINATES (GROUND)		R/W MON. EXPECTED TO BE DISTURBED	DESCRIPTION
		NORTH (Y)	EAST (X)		
452+15.00	30.00' LT	751350.482	1484943.343		IP SET OUTSIDE CONSTRUCTION LIMITS
452+16.00	38.04' LT	751357.399	1484947.439		IP SET OUTSIDE CONSTRUCTION LIMITS
452+38.13	60.00' LT	751364.512	1484978.530		IP SET OUTSIDE CONSTRUCTION LIMITS
452+46.96	60.00' LT	751360.011	1484986.132		IP SET OUTSIDE CONSTRUCTION LIMITS
453+23.00	53.87' LT	751315.987	1485048.436		IP SET OUTSIDE CONSTRUCTION LIMITS
453+23.00	39.00' LT	751303.202	1485040.860		IP SET OUTSIDE CONSTRUCTION LIMITS
453+40.00	39.00' LT	751294.540	1485055.488		IP SET OUTSIDE CONSTRUCTION LIMITS
453+40.00	30.00' LT	751286.796	1485050.903		IP SET OUTSIDE CONSTRUCTION LIMITS
TOTAL CARRIED TO GENERAL SUMMARY SHEET					



J:\2018\06\15\ODOT\MIA-41-11.05\Design\KRM\Sheets\90825-RC002.dgn Sheet 5/24/2018 1:54:44 PM dmccutchen

DONALD L. STINE
PARCEL ID: G12-018300
DB 555 PG 449
98.943 ACRES

DONALD L. STINE
PARCEL ID: G12-015600
DB555 PG 449
52.500 ACRES

PART INLOT 2392
EIDEMILLER LAND COMPANY, LLC
PARCEL ID: G15-020661
DB 797 PG 582
O.R.481 PG 137

PART INLOT 2392
MEIJER DISTRIBUTION, INC.
PARCEL ID: G15-020663

INLOT 3214
MEIJER DISTRIBUTION, INC.
PARCEL ID: G15-022640
DB 663 PG 765
DB 711 PG 494

CONTAINING 160.304 ACRES
DECEMBER 2018

FEE \$43.70
MICHAEL LOPEZ
MIAMI COUNTY RECORDER
JANIS NEEN
BY DEPUTY RECORDER
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
JAYNE GRILLIOT
BY DEPUTY AUDITOR
APPROVED AND TRANSFERRED
JUNE 6, 2019

BASIS OF BEARINGS:
BEARINGS ARE 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.

AREA SUMMARY:
ANNEXATION AREA:
6,982,846.09 SQ.FT.
160.304 ACRES

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00032
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/06/2019 08:26:01 AM
REFERENCES
RECORDING FEE
PAGES: 1

APPROVAL BY MIAMI COUNTY ENGINEER:
THIS PLAT WAS REVIEWED AND APPROVED
THIS 27th DAY OF December, 2018.
Paul P. Huelshamp
MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS:
THE ANNEXATION OF THIS AREA WAS APPROVED
THIS 30th DAY OF January, 2019.
BY RESOLUTION NO. 19-01-143
Gregory G. Simions
MIAMI COUNTY COMMISSIONER
John Thomas
MIAMI COUNTY COMMISSIONER
Third Seat, vacant
MIAMI COUNTY COMMISSIONER

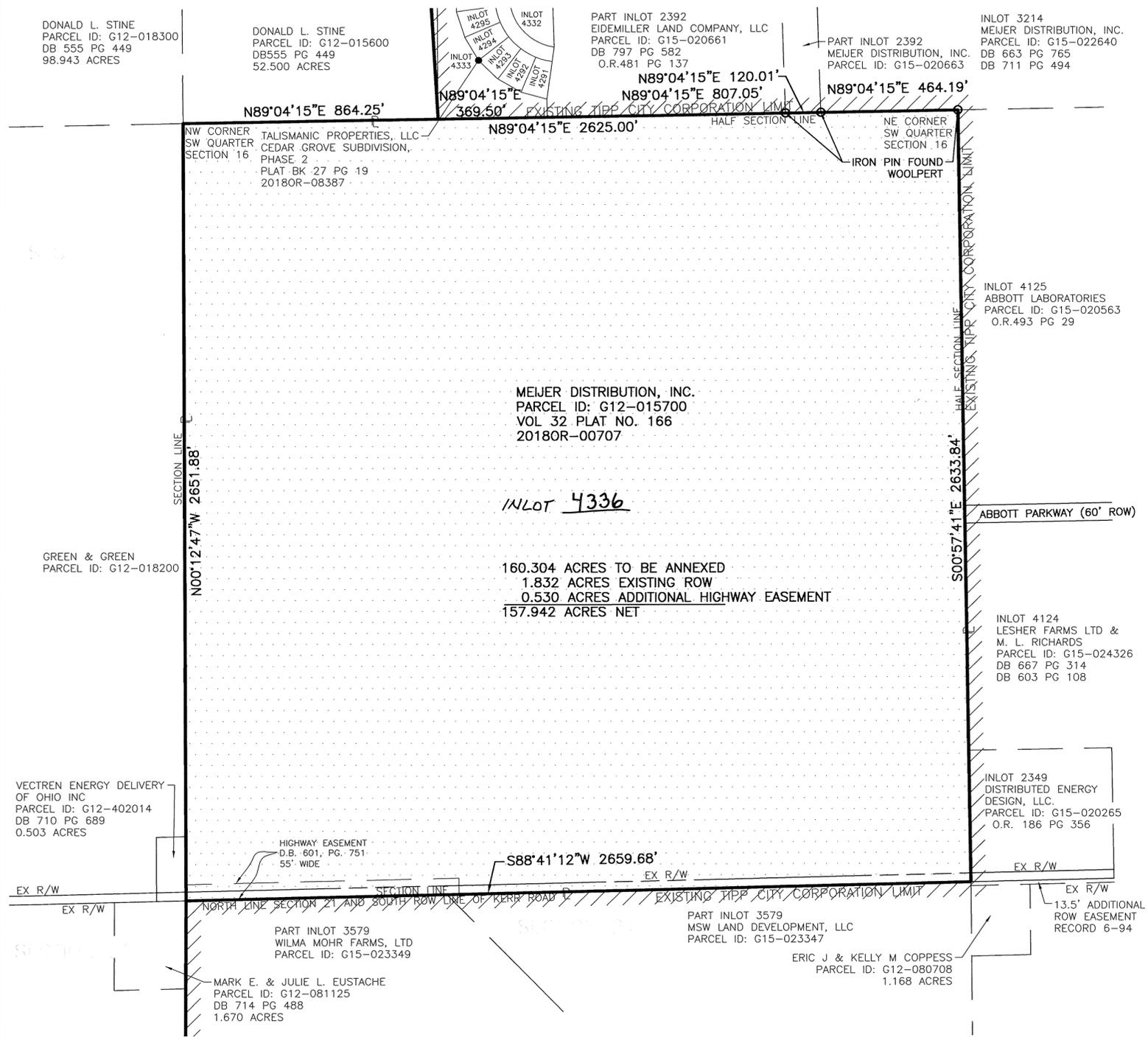
APPROVED BY THE CITY OF TIPP CITY:
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY HELD
THIS 6th DAY OF May, 2019
THE ANNEXATION OF THE TERRITORY SHOWN HEREON TO THE CITY OF TIPP
CITY WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 10-19

James M. Bate
CLERK
May 7, 2019
Gary S. Swierz
MAYOR

CERTIFICATION:
THIS DRAWING WAS PREPARED UNDER MY DIRECT SUPERVISION
FROM RECORD INFORMATION AND IS NOT THE RESULT OF AN
ACTUAL FIELD SURVEY.
Gary Swierz
OHIO REGISTERED SURVEYOR NO. 7776
21 DEC 18
DATE



SURVEY REFERENCE
VOL. 32 PLAT NO. 166



MEIJER DISTRIBUTION, INC.
PARCEL ID: G12-015700
VOL 32 PLAT NO. 166
2018OR-00707
INLOT 4336
160.304 ACRES TO BE ANNEXED
1.832 ACRES EXISTING ROW
0.530 ACRES ADDITIONAL HIGHWAY EASEMENT
157.942 ACRES NET

LEGEND
PERIMETER OF PROPOSED ANNEXATION AREA: 10,570.40 FEET
CONTINUOUS, CONTIGUOUS BOUNDARY WITH CITY OF TIPP CITY: 7054.27 FEET
CONTIGUITY WITH CITY OF TIPP CITY: 66.74%

DESCRIPTION
BEING THE ANNEXATION OF 160.304 ACRES
OF LAND TO THE CITY OF TIPP CITY, OHIO
AND BEING 160.304 ACRES OWNED BY
MEIJER DISTRIBUTION, INC., PARCEL ID:
G12-015700.

- PROPOSED ANNEXATION AREA
- EXISTING CORPORATION LINE
- PROPOSED CITY OF TIPP CITY CORPORATION LINE
- 5/8" IRON PIN FOUND

REVISION	
DATE	
No.	
PROJECT No:	77911
	DATE 12/21/2018
SCALE	1" = 300'
	DES. GS
DR.	GS
	CKD. TC
4454 Idea Center Blvd Dayton, OH 45430-1500 937.461.5660 FAX: 937.461.0743	
WOOLPERT	
160.304 ACRES OF LAND TO THE CITY OF TIPP CITY	
SITUATE IN SECTION 16, TOWNSHIP 4, RANGE 6 MONROE TOWNSHIP, MIAMI COUNTY, OHIO	
ANNEXATION MAP	
SHEET NO.	
1 OF 1	

INDIAN RIDGE SUBDIVISION, SECTION 5 REPLAT

INLOTS 8545 & 8546
CITY OF PIQUA
MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00033
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/17/2019 01:00:31 PM
REFERENCES
RECORDING FEE
PAGES: 1

FEE \$43.20

Jessica Lopez
MIAMI COUNTY RECORDER
Joni Maxce
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED *June 17, 2019.*

Matthew W. Gearhart
MIAMI COUNTY AUDITOR
Sandra J. Janssen
BY DEPUTY AUDITOR

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
VOLUME 19, PAGE 57, 57A
VOLUME 19, PAGE 101, 101A

MIAMI COUNTY RECORDER'S RECORDS:

DOCUMENT NUMBER 2016OR-15900

NOTES:

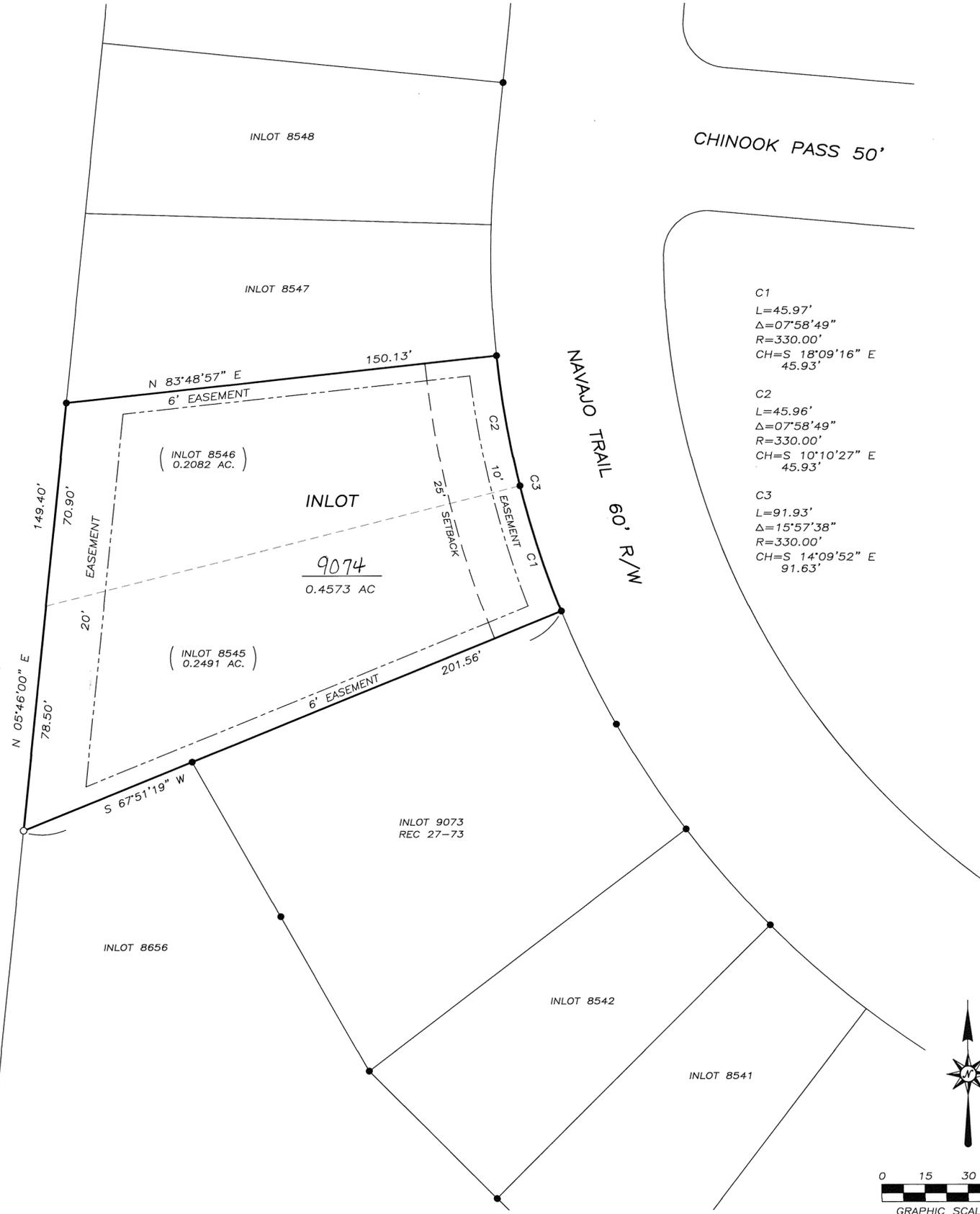
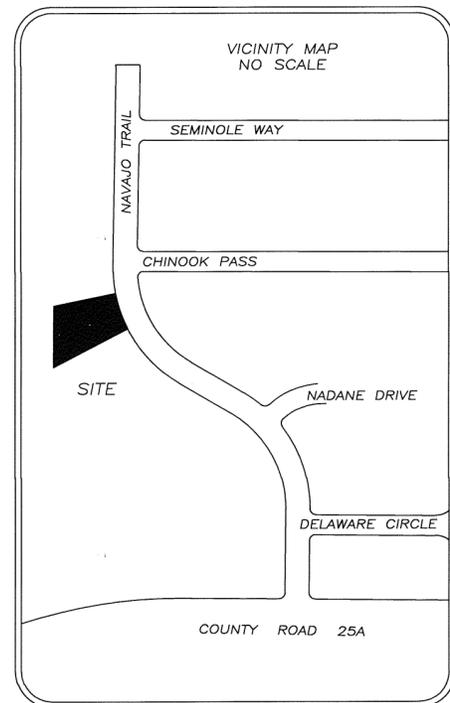
PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 5, IN VOLUME 19, PAGE 101A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE INVESTMENTS, LLC"

IN ADDITION TO THE ABOVE, AMENDMENTS TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR INDIAN RIDGE SECTION FIVE WILL APPLY, AS RECORDED IN DOCUMENT NUMBER 2015OR-01366, MIAMI COUNTY RECORDS.

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED THIS 13th DAY OF June, 2019.

Kyrsten French
Kyrsten French, City Planner



C1
L=45.97'
Δ=07°58'49"
R=330.00'
CH=S 18°09'16" E
45.93'

C2
L=45.96'
Δ=07°58'49"
R=330.00'
CH=S 10°10'27" E
45.93'

C3
L=91.93'
Δ=15°57'38"
R=330.00'
CH=S 14°09'52" E
91.63'

DESCRIPTION

BEING A REPLAT OF INLOT 8545 AND INLOT 8546 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2016OR-15900 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN INDIAN RIDGE SUBDIVISION, REPLAT OF SECTION 5 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 101.

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

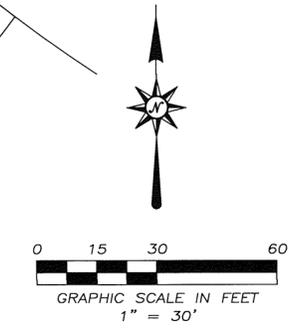
Julie A. Alexander, Managing Member
TEETERS REAL ESTATE INVESTMENTS, LLC
BY: JULIE A. ALEXANDER, MANAGING MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:
BE IT REMEMBERED THAT ON THIS 13th DAY OF JUNE, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kathleen J. Bushnell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/14/21

KATHLEEN J. BUSHNELL
Notary Public, State of Ohio



REPLAT OF INLOTS 8545 & 8546 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ JUNE 3, 2019

Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348
1009 WESTVIEW DRIVE
PIQUA, OHIO 45356
(937) 778-3607

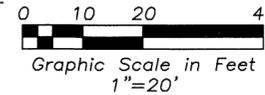
REPLAT OF INLOTS 255 and 256
VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO

Volume 21 Page 79
Miami County Recorder's
Plat Records

COVINGTON
CORPORATION

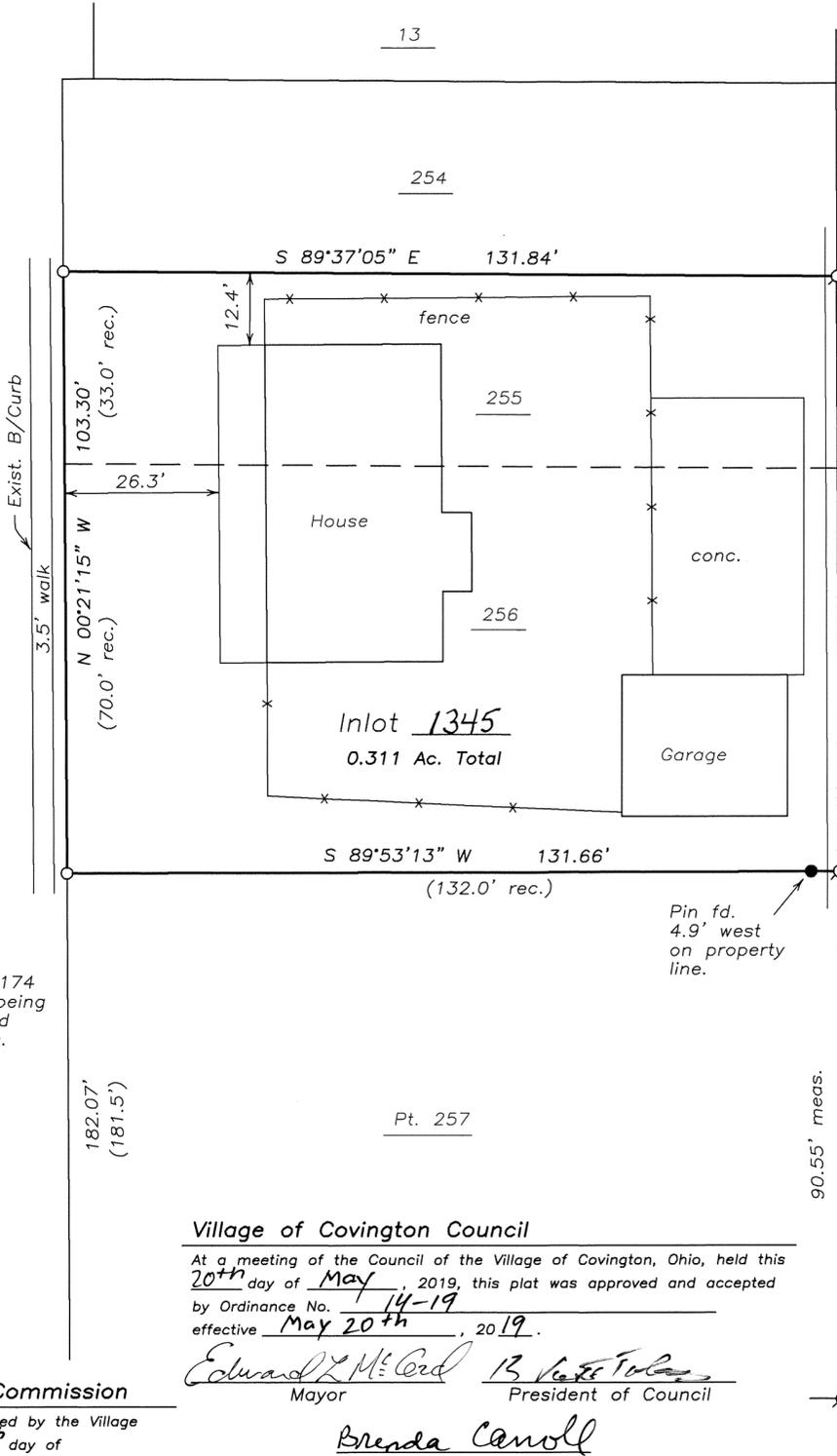
255 & 256
INLOTS

4
TAX MAP



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00034
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/09/2019 08:46:52 AM
REFERENCES
RECORDING FEE
PAGES: 1

Main Street 49.5' R/W



Note:
Lot Survey Volume 13, Page 174
shows the lots in this block being
prorated. That survey was held
and used as proration of lots.

FEE: 43.20

Jessica Loom BY: Liddy Krims
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS.
ASSIGNED THIS 9th DAY OF July, 2019

Matthew W. Gearhardt BY: Mindy Dasek
MIAMI CO. AUDITOR DEPUTY

Description

Being a replat of Inlots 255 and 256 in the Village of Covington, Ohio, as recorded in Plat Book 1, Page 201 of the Miami County Recorder's Plat Records, as owned by Mike and Heidi Hedges by Deed Book 796, Page 523 of the Miami County Recorder's Deed Records.

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

Michael R. Hedges

Michael R. Hedges Witness

Heidi B. Hedges

Heidi B. Hedges Witness

Lisa Boyer

Fifth Third Bank (Officer) Witness

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 (000.00) Record Distance

References

- Miami County Recorder's Plat Records Plat Book 1, Page 201
- Miami County Engineer's Record of Lot Surveys Volume 13, Page 174 Volume 21, Page 194

Basis of Bearing:
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network

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

Be it remembered that on this 24 day of June, 2019, before me, the undersigned, a notary public in and for said county and state, personally appeared Michael R. Hedges and Heidi B. Hedges, 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.

Lisa Boyer

Notary Public in and for State of Ohio

My commission expires May 18 2021

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 Fifth Third Bank (Officer), 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.

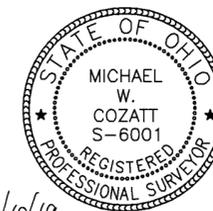
NOTE: ERICA M. BOYER FOR FIFTH THIRD BANK AND NOTARY PUBLIC

Notary Public in and for State of Ohio

My commission expires _____



ERICA M. BOYER
Notary Public, State of Ohio
My Commission Expires
May 18, 2021



Michael W. Cozatt 5/10/19
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY

Civil Engineer Land Surveyor
534 N. Elm St. Suite C Troy, OH 45373
Job No. 07819 (937) 339-2921
File Name: C:\JOBS\2019\07819\07819ms.dwg
Drawn by: DMC ~ Checked by: MWC

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.

Village of Covington Council

At a meeting of the Council of the Village of Covington, Ohio, held this 20th day of May, 2019, this plat was approved and accepted by Ordinance No. 14-19 effective May 20th, 2019.

Edward J. McCard Mayor
B. K. Tolson President of Council

Brenda Canoll
Clerk of Council

Village of Covington Planning Commission

This subdivision plat was reviewed and approved by the Village of Covington Planning Commission this 15th day of May, 2019.

R. Cozatt Chairman
Don Ruff Secretary

BRUMBAUGH ENGINEERING & SURVEYING, L.L.C.
2270 SOUTH MIAMI ST.
WEST MILTON, OHIO 45383
937-698-3000

July 2, 2019

0.278 Acre Ingress Egress Easement

Situate in the State of Ohio, County of Miami, City of Troy, part of Inlot 6900 and being part of the lands conveyed to Troy Business Park, LTD. in Deed Book 770 Page 402, 410, and 414 (all references to Deed Books, Survey Records and/or Plats refer to the Miami County Recorder's Office, Miami County, Ohio) and being more specifically described as follows:

Beginning at the southwest corner of said Inlot 10248, and said point also being on the northerly right-of-way of former State of Ohio Easement also known as Link Circle (R/W variable), thence leaving said right-of-way of Link Circle, along the west line of said Inlot 12048, N 65°27'58" W for a distance of 44.83 feet to the **TRUE POINT of BEGINNING** of the following easement description;

Thence making a new easement through said Troy Business Park, LTD. land and said PT. Inlot 6900 S 54°22'52" W for a distance of 195.87 feet to a point on the new lot line thru Inlot 6900 by the below referenced re-plat;

Thence along said new lot line N 31°54'37" W for a distance of 127.28 feet to a point;

Thence continuing along a new lot line thru Inlot 6900, S 58°05'23" W for a distance of 188.12 feet to the west line of Inlot 6900;

Thence with the said easement and the western line of Inlot 6900, N 32°28'15" W for a distance of 24.00 feet to a point;

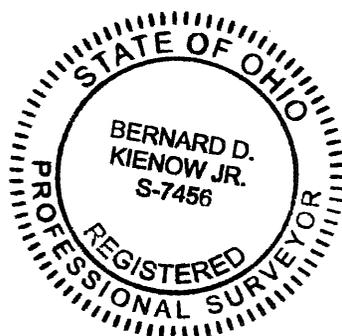
Thence making a new easement line through said Inlot 6900 and said Troy Business Park, LTD. Lands, N 58°05'23" E for a distance of 212.34 feet to a point, passing a point on the new lot line at 209.34 feet;

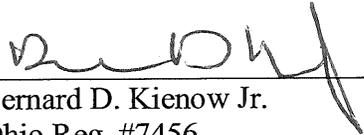
Thence making a new easement line through said Inlot 6900 parallel and 3.0 feet east of the new lot line, S 32°07'24" E for a distance of 125.64 feet to a point;

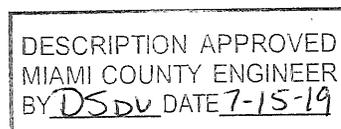
Thence making a new easement line through said Inlot 6900 N 54°22'52" E for a distance of 156.04 feet to the west line of said Inlot 10248;

Thence with the west line of said Inlot 10248 S 65°27'58" E for a distance of 27.67 feet to the **TRUE POINT of BEGINNING**. The above easement contains a total of 0.278 Acres more or less.

The Description was prepared by Bernard D. Kienow Jr. dated June 17, 2019 according to the Troy Business Park, LTD. Replat of Inlot 6074 & PT. Inlot 6900 as recorded in Miami County Recorder's Record of Plats in Volume 27, Page 80.




Bernard D. Kienow Jr.
Ohio Reg. #7456



BRUMBAUGH ENGINEERING & SURVEYING, L.L.C.
2270 SOUTH MIAMI ST.
WEST MILTON, OHIO 45383
937-698-3000

July 2, 2019

0.110 Acre Ingress Egress Easement

Situate in the State of Ohio, County of Miami, City of Troy, part of Inlot 10248 and being part of the lands as conveyed to J.B. & D.A. Blackmore Family Investments, LLC in Deed Book 778 Page 862 (all references to Deed Books, Survey Records and/or Plats refer to the Miami County Recorder's Office, Miami County, Ohio) and being more specifically described as follows:

Beginning at the southwest corner of said Inlot 10248, and said point also being on the northerly right-of-way of former State of Ohio Easement also known as Link Circle (R/W variable) and marking the **TRUE POINT of BEGINNING** of the following easement description;

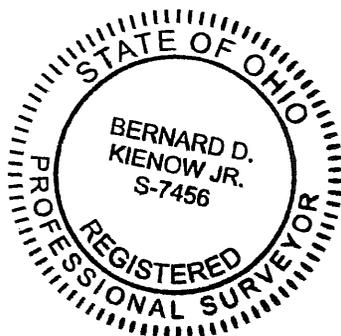
Thence leaving said northern right-of-way of Link Circle with the west line of said Inlot 10248, N 65°27'58" W for a distance of 72.50 feet to a point;

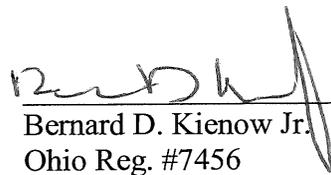
Thence making a new easement line through said Blackmore Family Investment lands N 54°22'52" E for a distance of 97.24 feet to a point;

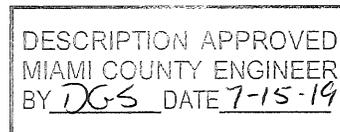
Thence making a new easement line through Blackmore Family Investments lands S 32°06'49" E for a distance of 60.37 feet to a point on the south line of said Inlot 10248 and the northerly right-of-way of Link Circle;

Thence along said south line of said of Inlot 10248 and the northerly right-of-way of Link Circle, S 51°46'18" W for a distance of 57.53 feet to the **TRUE POINT of BEGINNING**. The above easement contains a total of 0.110 Acres more or less.

The Description was prepared by Bernard D. Kienow Jr. dated June 17, 2019 according to the Troy Business Park, LTD. Replat of Inlot 6074 & PT. Inlot 6900 as recorded in Miami County Recorder's Record of Plats in Volume 27, Page 80.




Bernard D. Kienow Jr.
Ohio Reg. #7456



TROY BUSINESS PARK, LTD REPLAT
CITY OF TROY, MIAMI COUNTY, OHIO

LOT 6074 AND PT LOT 6900
 JULY 2, 2019

DESCRIPTION

BEING A REPLAT OF 2.376 ACRES OF LAND INTO TWO LOTS WHICH WAS ACQUIRED BY TROY BUSINESS PARK, LTD IN D.B. 770 PAGE 402 AND D.B. 777 PAGE 343 BEING ALL OF INLOT 6074 AND PART OF PT. INLOT 6900.

REFERENCES
 MIAMI COUNTY RECORDER'S RECORDS OF PLATS:

VOLUME 10, PAGE 121B
 VOLUME 12, PAGE 146
 VOLUME 21, PAGE 80
 VOLUME 22, PAGE 7
 VOLUME 22, PAGE 68
 AND AS REFERENCED HEREON

MIAMI COUNTY RECORDER
 JESSICA A LOPEZ
 2019P-00035
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 07/15/2019 03:36:55 PM
 REFERENCES
 RECORDING FEE
 PAGES: 1

FEE \$ 43.20
Jessica A Lopez MIAMI COUNTY RECORDER
Yvonne New BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED July 15, 20 19

Matthew W Gearhardt *Loyce Grindelot*
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY ENGINEER'S APPROVAL:

THE REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE CITY OF TROY CITY ENGINEER THIS DAY OF , 2019.

Christy J Butera
 JULIAN RHOADES *Christy J Butera, P.E.*
 CITY ENGINEER

REPLAT REQUEST

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 9 DAY OF JULY, 2019.

Alan Burns
 OWNER

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy City, OHIO, THIS 9th DAY OF July, 2019.

Kevin T. Blakeley
 NOTARY PUBLIC



KEVIN T. BLAKELEY, Notary Public
 In and for the State of Ohio
 My Commission Expires Dec. 9, 2020
 Recorded in Darke County

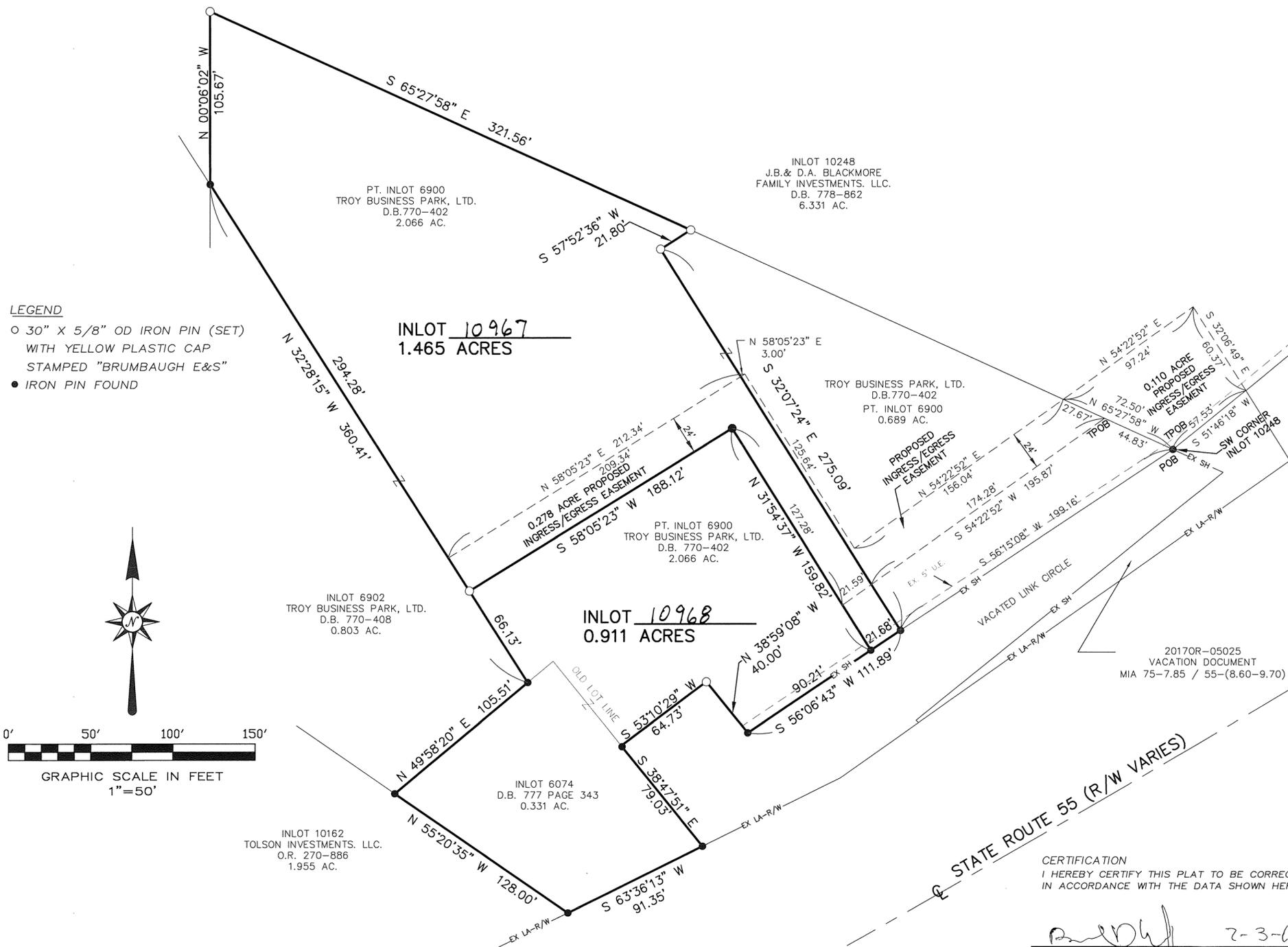
JOB# 195.19

CERTIFICATION
 I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND IN ACCORDANCE WITH THE DATA SHOWN HEREIN.

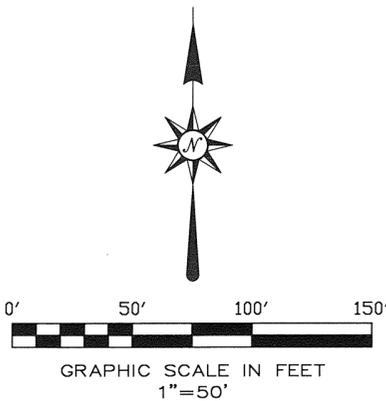
Bernard D. Kienow 7-3-19
 BERNARD D. KIENOW DATE
 OHIO REGISTERED PROFESSIONAL SURVEYOR #7456



BRUMBAUGH ENGINEERING & SURVEYING, LLC
 2270 SOUTH MIAMI STREET
 WEST MILTON, OHIO 45383
 (937) 698-3000 ~ OFFICE
 (937) 698-3928 ~ FAX



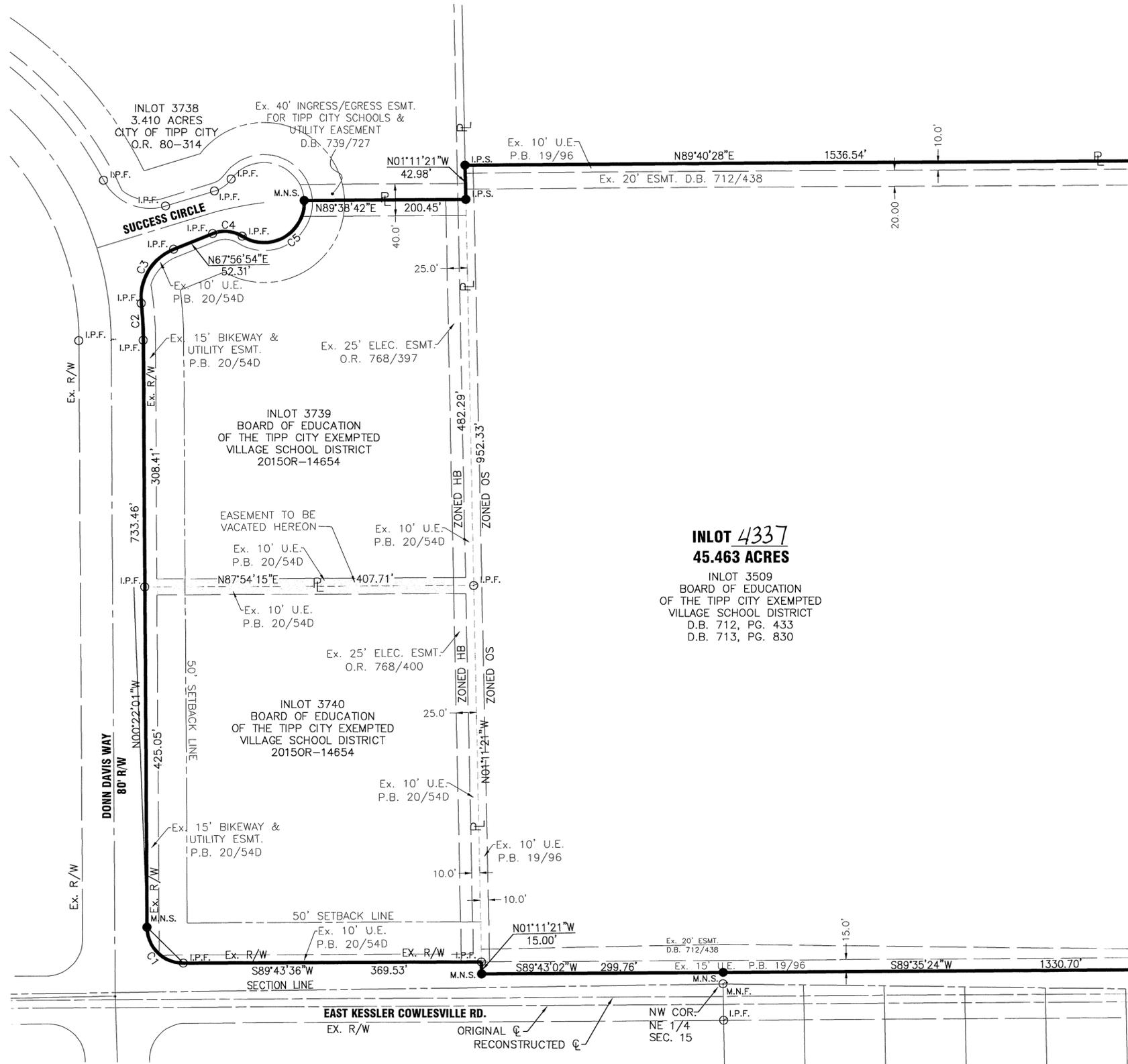
LEGEND
 O 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
 ● IRON PIN FOUND



REPLAT OF 3509, 3739 AND 3740

3509, 3739 & 3740 INLOTS TIPP CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00036
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/16/2019 08:37:11 AM
REFERENCES
RECORDING FEE
PAGES: 2



INLOT 4337
45.463 ACRES

INLOT 3509
BOARD OF EDUCATION
OF THE TIPP CITY EXEMPTED
VILLAGE SCHOOL DISTRICT
D.B. 712, PG. 433
D.B. 713, PG. 830

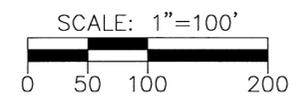
INLOT 3739
BOARD OF EDUCATION
OF THE TIPP CITY EXEMPTED
VILLAGE SCHOOL DISTRICT
2015OR-14654

INLOT 3740
BOARD OF EDUCATION
OF THE TIPP CITY EXEMPTED
VILLAGE SCHOOL DISTRICT
2015OR-14654

MATCHLINE PG. 2

FEE \$ 86.40
Jessica Lopez MIAMI COUNTY RECORDER
Jim Neer BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED July 16, 2019.
Matthew W. Sherkardt MIAMI COUNTY AUDITOR
Mindy Dorek BY DEPUTY AUDITOR

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

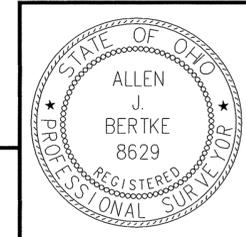


LEGEND

- 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
- ▭ EASEMENT TO BE VACATE HEREON

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	45.00'	89°54'22"	70.61'	63.59'	N 45°19'12" W
C2	440.00'	05°59'06"	45.96'	45.94'	N 03°21'34" W
C3	65.00'	74°18'02"	84.29'	78.51'	N 30°47'53" E
C4	40.00'	54°30'02"	38.05'	36.63'	S 84°48'04" E
C5	50.00'	125°29'43"	109.52'	88.90'	N 59°42'05" E



ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

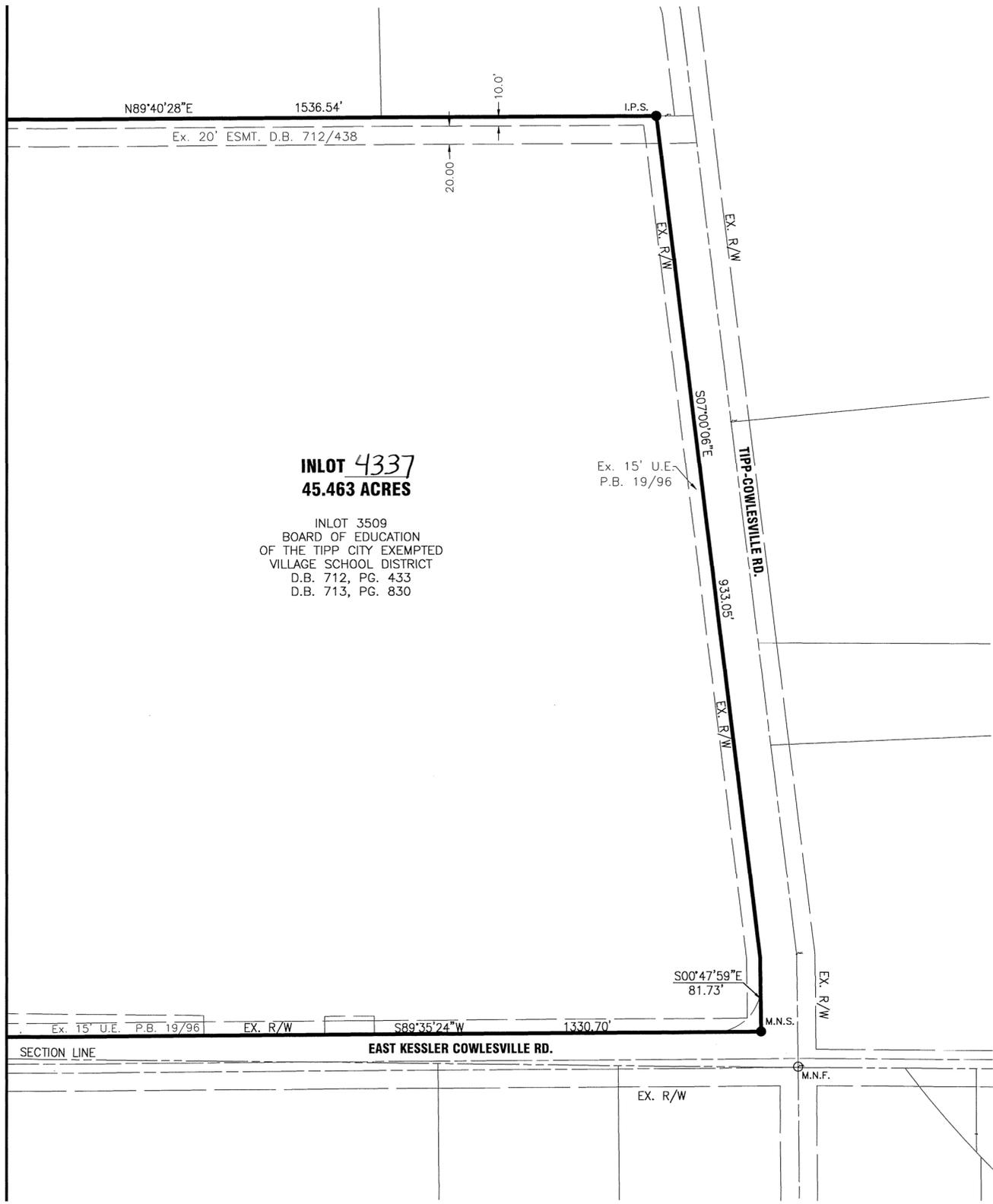
DATE: 03-04-2019
DRAWN BY: RMF
JOB NUMBER: MIATCI1903
SHEET NUMBER: 1 OF 2

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629
5-15-19
DATE

REPLAT OF 3509, 3739 AND 3740

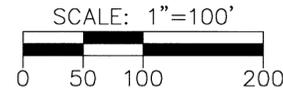
VOLUME 27, PAGE 81-A
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

3509, 3739 & 3740 TIPP CITY MIAMI, OHIO
 INLOTS CITY COUNTY



INLOT 4337
45.463 ACRES
 INLOT 3509
 BOARD OF EDUCATION
 OF THE TIPP CITY EXEMPTED
 VILLAGE SCHOOL DISTRICT
 D.B. 712, PG. 433
 D.B. 713, PG. 830

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



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

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 OF THE TIPP CITY EXEMPTED VILLAGE SCHOOL DISTRICT

David Stevens Treasurer
 AUTHORIZED SIGNATURE TITLE

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED David Stevens, Treasurer, ON BEHALF OF OWNER: BOARD OF EDUCATION OF THE TIPP CITY EXEMPTED VILLAGE 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 Tipp City, OHIO, THIS 20th DAY OF May, 2019.

NOTARY PUBLIC Amy L. Lignet

MY COMMISSION EXPIRES: February 24, 2023



AMY L. LIGNET
 NOTARY PUBLIC
 STATE OF OHIO
 My Commission Expires February 24, 2023

MATCHLINE PG. 1

CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 26th DAY OF June, 2019.

[Signature]
 CITY ENGINEER

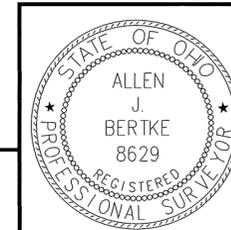
[Signature]
 CITY PLANNER

SURVEY REFERENCE
 LAND SURVEY 45, PAGE 197
 LAND SURVEY 46, PAGE 43
 REC. P.B. 19, PG. 81
 REC. P.B. 19, PG. 86
 REC. P.B. 20, PG. 54D
 REC. P.B. 20, PG. 93

BEING A REPLAT INLOTS 3509, INLOT 3739, AND 3740, OWNED BY THE BOARD OF EDUCATION OF THE TIPP CITY EXEMPTED VILLAGE SCHOOL DISTRICT IN OFFICIAL RECORD 20150R-14654, DEED BOOK 712, PG 433 AND DEED BOOK 713, PG 830.

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

5-15-19
 DATE



ChoiceOne
 Engineering

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:	03-04-2019
DRAWN BY:	RMF
JOB NUMBER:	MIATC1903
SHEET NUMBER	2 OF 2

FIELDSTONE PLACE, PHASE ONE REPLAT OF INLOT 4276

PLAT BOOK 27, PAGE 82
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Being a replat of inlot 4276, Rec. P.B. 27, Pgs. 54-54A, containing in all 0.277 acres, in the City of Tipp City, Miami County, Ohio

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00037
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/18/2019 10:01:11 AM
REFERENCES
RECORDING FEE
PAGES: 2

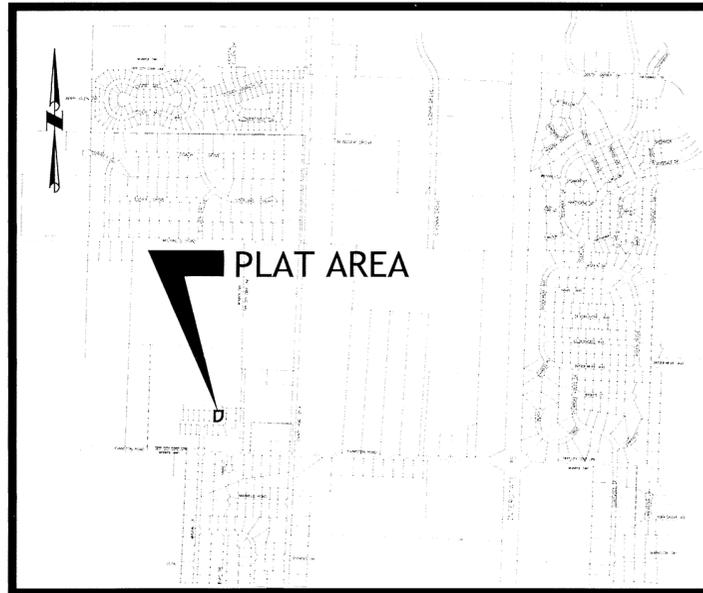
DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS VACATION/REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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

OWNER: JAMES A. & JUDITH A. KASTER

BY: James A. Kaster BY: Judith A. Kaster
JAMES A. KASTER JUDITH A. KASTER



VICINITY MAP

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF July, 2019 BY JAMES A. KASTER AND JUDITH A. KASTER, AS OWNERS.

Dawn M. Gross
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/15/2023



DAWN M. GROSS, Notary Public
In and for the State of Ohio
My Commission Expires April 15, 2023
Recorded in Miami County

LIEN HOLDER: GREENVILLE FEDERAL

BY: Annette Ryan-Baker
ANNETTE RYAN-BAKER
VICE PRESIDENT

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 8th DAY OF July, 2019 BY GREENVILLE FEDERAL, ANNETTE RYAN-BAKER, VICE PRESIDENT, AS LIEN HOLDER.

Michelle A. Weston
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/4/23



MICHELLE A. WESTON, Notary Public
In and for the State of Ohio
My Commission Expires May 4, 2023

LEGAL DESCRIPTION

BEING THE WHOLE OF INLOT 4276 OF FIELDSTONE PLACE, PHASE ONE AS RECORDED IN RECORDER'S PLAT BOOK 27, PAGES 54-54A, IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHEASTERLY CORNER OF INLOT NUMBER 4276 AND BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF PEBBLE PLACE;

THENCE, SOUTH 00°-26'-10" WEST, 65.00 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 4276 AND WESTERLY RIGHT OF WAY LINE OF PEBBLE PLACE, TO AN IRON PIN FOUND;

THENCE, SOUTHWESTERLY, 109.96 FEET, ALONG THE SOUTHEASTERLY LINE OF INLOT NUMBER 4276, THE SOUTHWESTERLY RIGHT OF WAY LINE OF PEBBLE PLACE AND THE ARC OF A CURVE TO RIGHT HAVING A RADIUS OF 70.00 FEET, AN INTERNAL ANGLE OF 90°-00'-00" AND A CHORD 98.99 FEET IN LENGTH BEARING SOUTH 45°-26'-10" WEST, TO AN IRON PIN FOUND IN THE SOUTHERLY LINE OF INLOT NUMBER 4276 AND THE NORTHERLY RIGHT OF WAY LINE OF FLAGSTONE WAY;

THENCE, NORTH 89°-33'-50" WEST, 27.32 FEET, ALONG THE SOUTHERLY LINE OF INLOT NUMBER 4276 AND NORTHERLY RIGHT OF WAY LINE OF FLAGSTONE WAY, TO AN IRON PIN FOUND IN THE SOUTHWESTERLY CORNER OF INLOT NUMBER 4276;

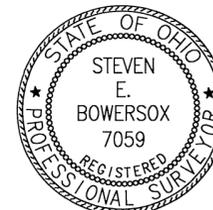
THENCE, NORTH 00°-26'-10" EAST, 135.00 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 4275 AND THE WESTERLY LINE OF INLOT NUMBER 4276, TO AN IRON PIN FOUND IN THE NORTHWESTERLY CORNER OF THE LATTER;

THENCE, SOUTH 89°-33'-50" EAST, 97.32 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 4276 AND SOUTHERLY LINE OF INLOT NUMBER 4284, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 0.277 ACRES MORE OR LESS ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY STEVEN E. BOWERSOX, OHIO PROFESSIONAL SURVEYOR NUMBER 7059 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.

St E Bowersox 6/25/2019
STEVEN E. BOWERSOX, PS #7059 DATE



FEE \$ 86.40

Jessica Lopez
JESSICA LOPEZ, MIAMI COUNTY RECORDER
Liddy Kums
DEPUTY

TRANSFERRED THIS 18th DAY OF July, 2019

Matthew W. Gearhardt BY: Mindy Doseck
MATTHEW W. GEARHARDT DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

APPROVALS

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 17th DAY OF July, 2019.

Eric Mack
CITY ENGINEER
ERIC MACK

Matthew Spring
CITY PLANNER
MATTHEW SPRING

OWNER

JAMES & JUDITH KASTER
501 FLAGSTONE WAY
TIPP CITY, OHIO 45371

COVENANTS AND RESTRICTIONS

THE COVENANTS, RESTRICTIONS AND THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN 20170R-15661.

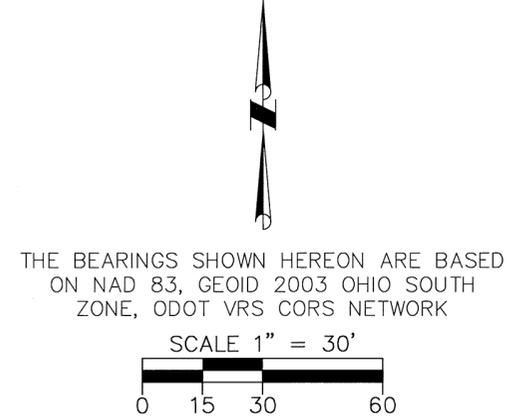
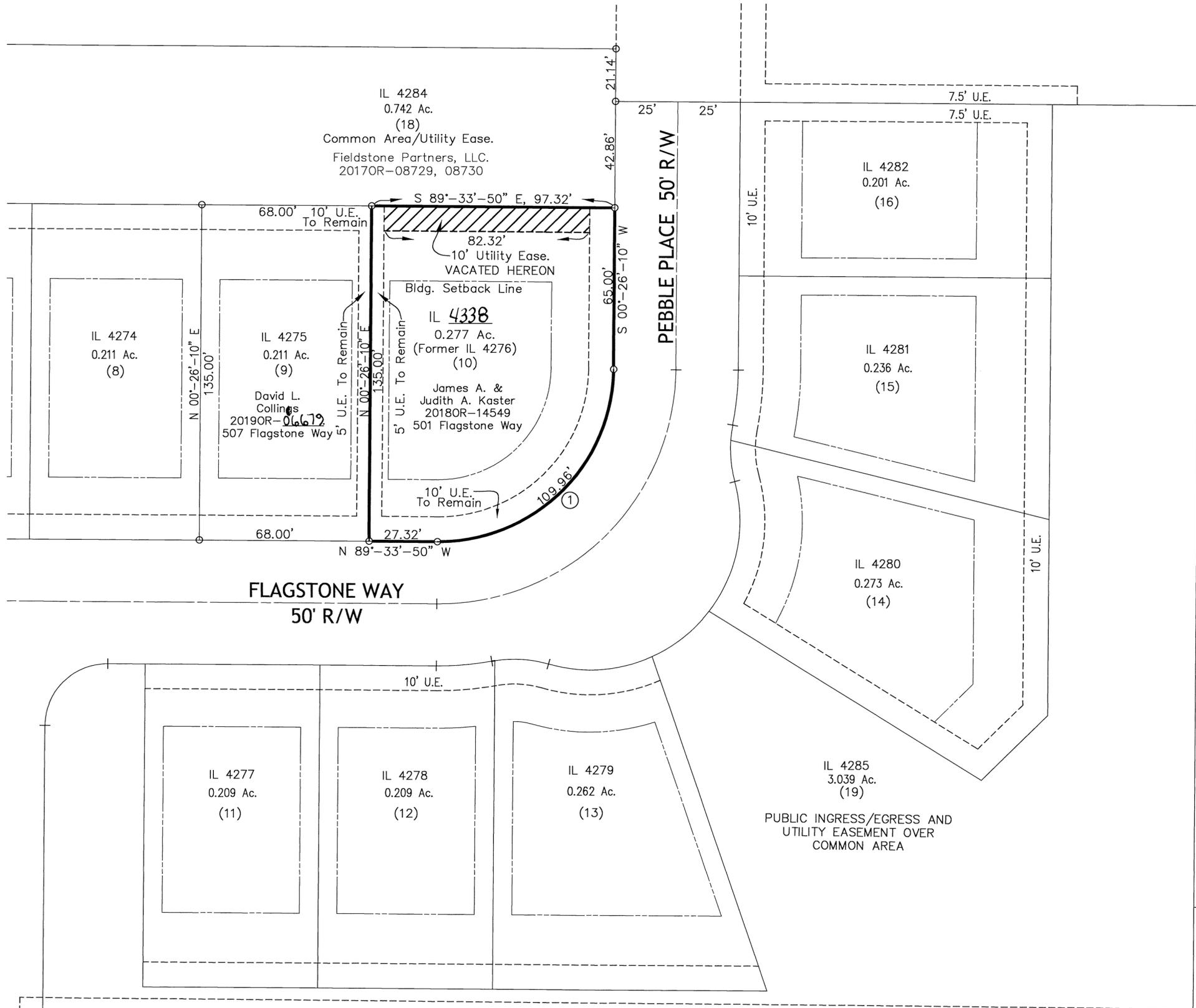
DESCRIPTION

Being a Vacation/Replat of the whole of Inlot 4276, Rec. P.B. 27, Pgs. 54-54A containing in all 0.277 acres, owned by James A. & Judith A. Kaster as recorded in 20180R-14549 for the purpose of vacating the 10' utility easement along the north line of said inlot as shown.

<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 06-25-2019
	DRAWN BY: seb
	JOB NUMBER: MIATC1909_App
	SHEET NUMBER 1 OF 2

FIELDSTONE PLACE, PHASE ONE REPLAT OF INLOT 4276

Being a replat of inlot 4276, Rec. P.B. 27, Pgs. 54-54A, containing in all 0.277 acres, in the City of Tipp City, Miami County, Ohio



LEGEND

- IRON PIN FOUND
- UTILITY EASEMENT LINE
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE
- (XX) PRELIMINARY LOT NUMBER

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	70.00'	90°-00'-00"	109.96'	98.99'	S 45°-26'-10" W

SETBACKS AND BUILDING REQUIREMENTS					
LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
1-16	25	30	7.5	35	1650

DESCRIPTION

Being a Vacation/Replat of the whole of Inlot 4276, Rec. P.B. 27, Pgs. 54-54A containing in all 0.277 acres, owned by James A. & Judith A. Kaster as recorded in 2018OR-14549 for the purpose of vacating the 10' utility easement along the north line of said inlot as shown.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

St E Bowersox
STEVEN E. BOWERSOX, P.S. #7059 6/25/2019
DATE

	 ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	REV. DATE: 06-25-2019
		DRAWN BY: seb
		JOB NUMBER: MiaTci1909-Replat
		SHEET NUMBER 2 OF 2

STONY BROOK ESTATES, SECTION 2

PLAT BOOK 27, PAGE 83
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

4 4 6 CONCORD MIAMI, OHIO
SECTION TOWN RANGE TOWNSHIP COUNTY

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 11.984 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS STONY BROOK ESTATES, SECTION 2 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 2016OR-07685.

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:
STONY BROOKS ESTATES, LLC

Frank Harlow, Manager
FRANK HARLOW, MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 19th DAY OF June, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STONY BROOK ESTATES, LLC, BY FRANK HARLOW ITS MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

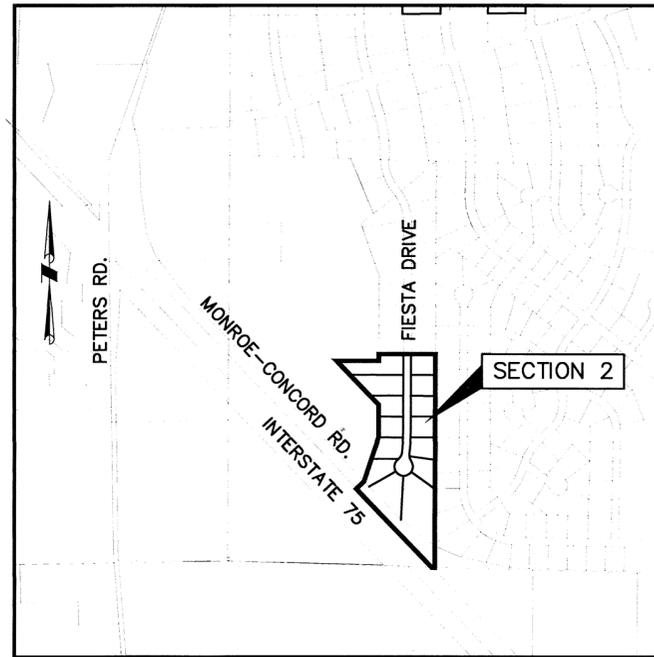
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mary K Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8/24/2021

MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 24, 2021
Recorded in Miami County

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 2016OR-05193 OF THE MIAMI COUNTY RECORDER'S RECORDS.



VICINITY MAP

N.T.S.

DEDICATION OF ADJACENT EASEMENTS

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF LAND WEST OF AND ADJACENT TO THE HEREIN PLATTED SUBDIVISION, DO HEREBY DEDICATE THE DRAINAGE, STORM WATER DETENTION BASIN AND STORM SEWER EASEMENTS AS SHOWN WEST OF AND OUTSIDE OF THE SUBDIVISION PERIMETER FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER DRAINS, OPEN CHANNELS, AND UNDERGROUND STORMWATER PIPING, 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 FUNCTIONALITY OF UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

OWNERS:
JOHN R. UPDIKE AND
MARILYN K. UPDIKE

John R. Updike
JOHN R. UPDIKE, OWNER

Marilyn K. Updike
MARILYN K. UPDIKE, OWNER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 19th DAY OF June, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN R. UPDIKE AND MARILYN K. UPDIKE, TO ME KNOWN AND ACKNOWLEDGED THEIR SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

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

Mary K Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8/24/2021

MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 24, 2021
Recorded in Miami County

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00038
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/18/2019 03:04:16 PM
REFERENCES
RECORDING FEE
PAGES: 3

FEE \$ 129.60

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Libby Rums
DEPUTY

TRANSFERRED THIS 18th DAY
OF July, 2019

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Maidey Joseph
BY: DEPUTY/AUDITOR

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 29th DAY
OF June, 2019.

Paul P. Thelshamp
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO, HELD THIS 18th DAY OF December, 2018, THIS PLAT WAS REVIEWED AND APPROVED.

J. C. O'Neil, CHAIRMAN D. B. Hill, SECRETARY

MIAMI COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 2nd DAY
OF July, 2019. 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.

Doreen A. Sumner, COMMISSIONER John Williams, COMMISSIONER Paul S. Mercer, COMMISSIONER

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 11.984 ACRES OUT OF A PART OF THE SOUTHWEST QUARTER OF SECTION 4, T4, R6, AS SHOWN ON LND. SUR. 51/76 AND OWNED BY STONY BROOK ESTATES, LLC, AS RECORDED IN 2019OR-07685.

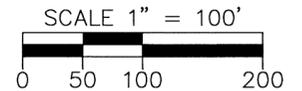
<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 06-03-2019
	DRAWN BY: seb
	JOB NUMBER: MiaCon1706-fin_app
	SHEET NUMBER 1 OF 3

STONY BROOK ESTATES, SECTION 2

SECTION 4 TOWN 4 RANGE 6 CONCORD TOWNSHIP MIAMI, OHIO COUNTY



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



LEGEND

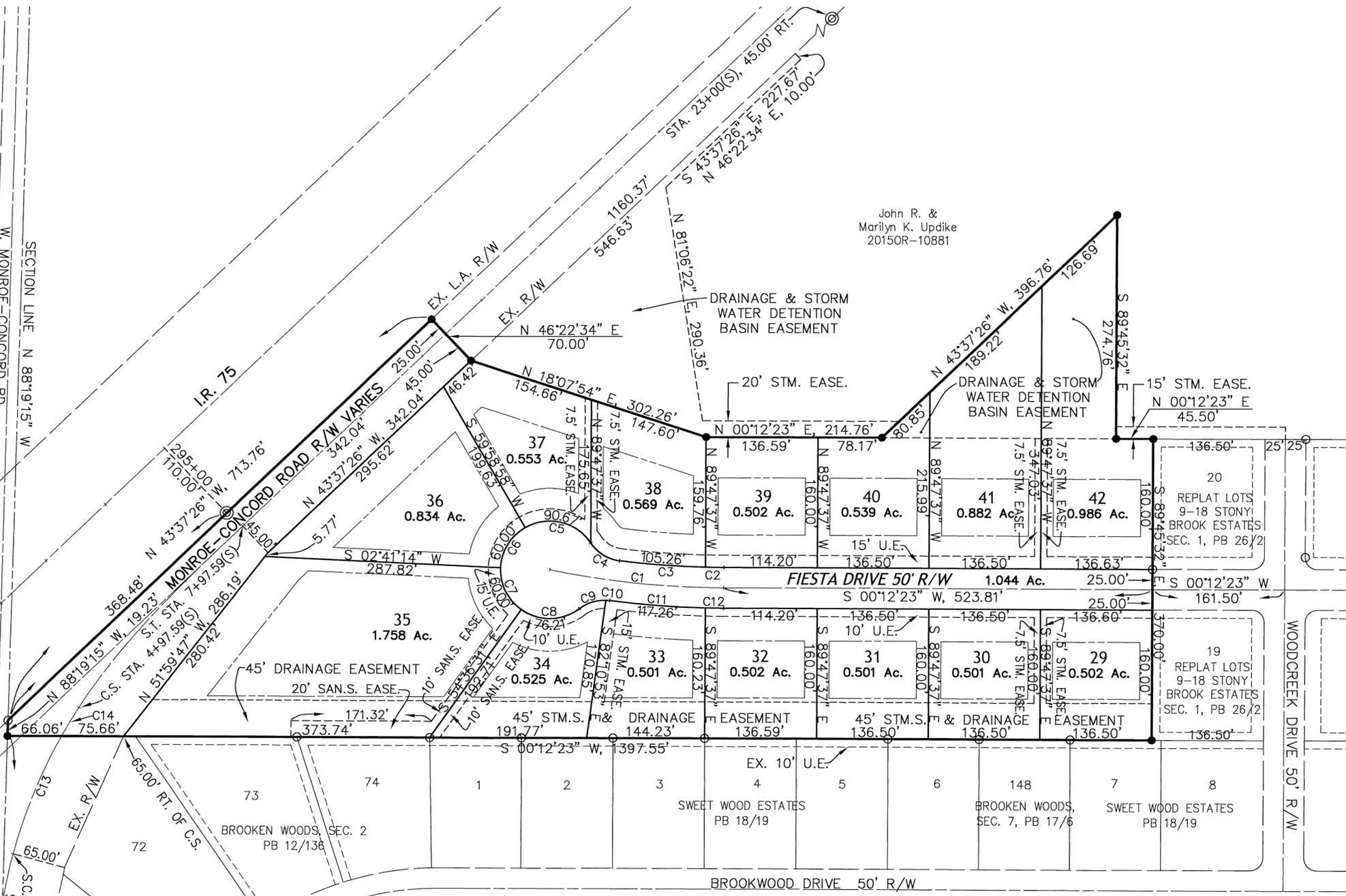
- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊕ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊗ CONC. MONUMENT FOUND
- - - UTILITY EASEMENT LINE
(SEE NOTE)
- CX CURVE NUMBER
- - - BUILDING SETBACK LINE
FRONT=40'
REAR=50'
SIDE=15'(UNLESS OTHERWISE SHOWN)

DEED REFERENCE
20150R-10881
20190R-07685

SURVEY REFERENCE
LND. SUR. Vol. 47, PG. 21
LND. SUR. Vol. 56, PG. 65
REC. P.B. Vol. 12, PG. 136
REC. P.B. Vol. 17, PG. 6
REC. P.B. Vol. 18, PG. 19
REC. P.B. Vol. 26, PG. 2

AREA SUMMARY

14 BUILDING LOTS	9.655 AC.
DEDICATED EX. ROAD R/W	1.285 AC.
DEDICATED NEW STREET R/W	1.044 AC.
TOTAL	11.984 AC.



SPIRAL DATA
MONROE-CONCORD RD.
P.I.=STA. 4+14.44 (S)
Δ= 44'-47'
D= 9'-00'
Ls= 300.00'
Ts= 414.44'
Es= 58.26'
Os= 13'-30'
P= 5.88'
K= 149.72'
Xc= 298.34'
Yc= 23.47'
L.T.= 200.58'
S.T.= 100.53'
L.C.= 299.26'
Lc= 197.59'
Rc= 636.62'

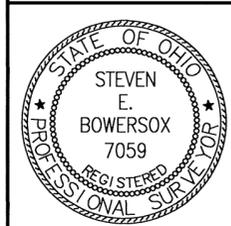
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	1061.74'	11'-33'-38"	214.23'	213.86'	S 05°-59'-12" W
2	1036.74'	01'-14'-15"	22.39'	22.39'	S 00°-49'-31" W
3	1036.74'	05°-49'-03"	105.26'	105.22'	S 04°-21'-10" W
4	50.00'	49°-18'-29"	43.03'	41.71'	S 31°-54'-56" W
5	60.00'	86°-35'-12"	90.67'	82.29'	S 13°-16'-34" W
6	60.00'	57°-17'-45"	60.00'	57.53'	S 58°-39'-54" E
7	60.00'	57°-17'-45"	60.00'	57.53'	N 64°-02'-21" E
8	60.00'	72°-46'-23"	76.21'	71.19'	N 00°-59'-43" W
9	50.00'	39°-31'-24"	34.49'	33.81'	N 17°-37'-13" W
10	50.00'	05°-25'-40"	4.74'	4.74'	N 04°-51'-19" E
11	1086.74'	06°-10'-56"	117.26'	117.20'	N 04°-28'-41" E
12	1086.74'	01°-10'-50"	22.39'	22.39'	N 00°-47'-48" E
13	636.62'	14°-06'-22"	156.73'	156.34'	N 67°-51'-15" W
14	636.62'	03°-40'-38"	40.86'	40.85'	N 58°-57'-45" W

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

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 11.984 ACRES OUT OF A PART OF THE SOUTHWEST QUARTER OF SECTION 4, T4, R6, AS SHOWN ON LND. SUR. 57/76 AND OWNED BY STONY BROOK ESTATES, LLC, AS RECORDED IN 20190R-07685.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.
Steven E. Bowersox 6/3/2019
STEVEN E. BOWERSOX, P.S. #7059 DATE



ChoiceOne
Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:	06-03-2019
DRAWN BY:	seb
JOB NUMBER:	MiaCon1706fin
SHEET NUMBER	2 OF 3

STONY BROOK ESTATES, SECTION 2

4 4 6 CONCORD MIAMI, OHIO
SECTION TOWN RANGE TOWNSHIP COUNTY

LEGAL DESCRIPTION

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

Beginning at an iron pin set in the southeast corner of lot number 19 of the Replat of Lots 9-18 Stony Brook Estates, Section 1 as recorded in Plat Book 26, Page 2 of the Miami County Recorder's Plat Records;

thence, South 00°-12'-23" West, 1397.55 feet, along the west lines of Sweet Wood Estates, Plat Book 18, page 19, Broken Woods, Section 7, Plat Book 17, page 6 and Broken Woods, Section 2, Plat Book 12, page 136, to an iron pin set in the south line of the southwest quarter of the aforesaid section 4;

thence, North 88°-19'-15" West, 19.23 feet, along the south line of the quarter, to an iron pin found in the northeasterly limited access right of way of Interstate Route 75;

thence, North 43°-37'-26" West, 713.76 feet, along the northeasterly limited access right of way line of Interstate Route 75, to an iron pin set;

thence, North 46°-22'-34" East, 70.00 feet, to an iron pin set in the northeasterly right of way line of Monroe-Concord Road;

thence, North 18°-07'-54" East, 302.26 feet, to an iron pin set;

thence, North 00°-12'-23" West, 214.76 feet, to an iron pin set;

thence, North 43°-37'-26" West, 396.76 feet, to an iron pin set;

thence, South 89°-45'-32" East, 274.76 feet, to an iron pin set;

thence, North 00°-12'-23" East, 45.50 feet, to an iron pin set in the southwest corner of lot number 20 of the Replat of Lots 9-18 Stony Brook Estates, Section 1;

thence, South 89°-45'-32" East, 370.00 feet, along the south line of the aforesaid replat, to the principal place of beginning;

Containing 11.984 acres more or less and being subject to all easements and legal highways of record.

The above description was prepared by Steven E. Bowersox, Ohio Professional Surveyor number 7059 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.


STEVEN E. BOWERSOX, P.S. #7059

6/3/2019
DATE



DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS

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

1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, 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. STONY BROOK ESTATES, 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.

 ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	DATE: 06-03-2019
	DRAWN BY: seb
	JOB NUMBER: MiaCon1706-fin_notes
	SHEET NUMBER 3 OF 3

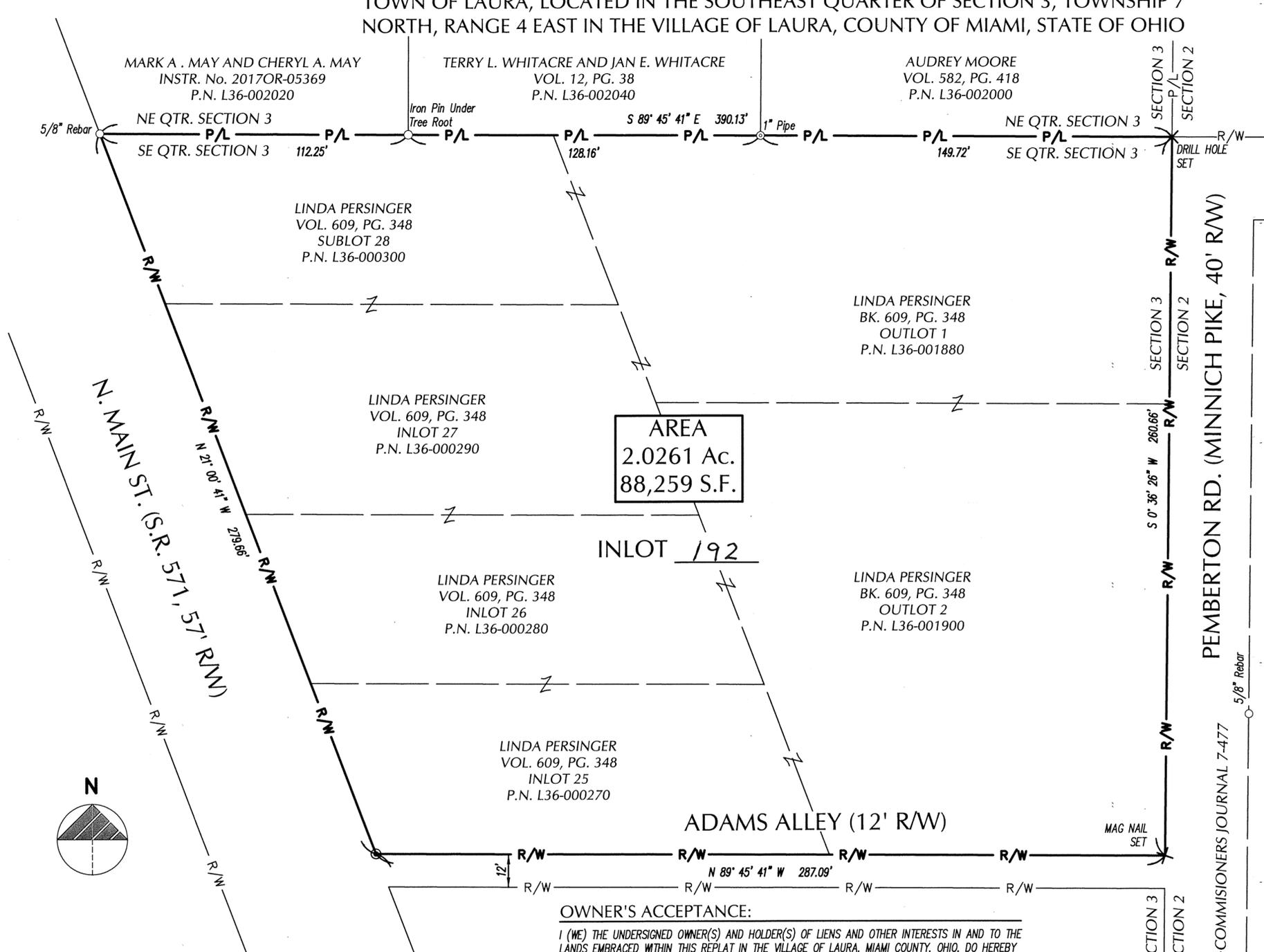
REPLAT OF OUTLOT 1 & 2 AND INLOTS 25, 26, 27, & 28

VOLUME 27 PAGE 84
MIAMI COUNTY RECORDER'S RECORD OF PLATS

BEING ALL OF OUTLOTS 1 & 2, AND INLOTS 25, 26, 27, & 28 OF THE PLAT OF THE TOWN OF LAURA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 4 EAST IN THE VILLAGE OF LAURA, COUNTY OF MIAMI, STATE OF OHIO



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00039
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/30/2019 09:39:13 AM
REFERENCES
RECORDING FEE
PAGES: 1



R/W
FEE \$43.20
Jessica Lopez
MIAMI COUNTY RECORDER
Jim New
BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED 30 DAY OF July, 2019.
Matthew W Gearhardt
MIAMI COUNTY AUDITOR
Joyce Mulliet
BY DEPUTY AUDITOR

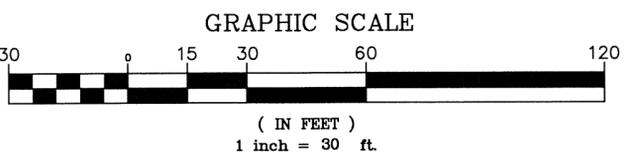
BASIS OF BEARING:
STATE PLANE GRID NORTH, NAD 83 (2011),
GEOID 12B, OHIO SOUTH ZONE.
TIED BY GPS TO THE O.D.O.T. VRS.

- REFERENCES:
- COUNTY TAX MAP.
 - DEEDS AS REFERENCED ON SURVEY.
 - R/W PLANS
SH 209 SEC B LAURA (PL.)
SH 209 SEC A (NO DATE)
 - SURVEYS
LND 9-6 & 42-11
LOT 5-112, 12-182, 15-81

- LEGEND:
- EXISTING IRON PIN FOUND AS NOTED
 - × CROSS CUT OR MAG SPIKE SET
 - 5/8" x 30" REBAR WITH CAP "GPD" SET
 - P/L- EXISTING PROPERTY LINE
 - R/W- EXISTING RIGHT OF WAY LINE

OWNER'S ACCEPTANCE:
I (WE) THE UNDERSIGNED OWNER(S) AND HOLDER(S) OF LIENS AND OTHER INTERESTS IN AND TO THE LANDS EMBRACED WITHIN THIS REPLAT IN THE VILLAGE OF LAURA, MIAMI COUNTY, OHIO, DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED.

Linda S. Maggart
LINDA PERSINGER nka Linda S. Maggart
STATE OF Ohio COUNTY OF Miami
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS last DAY OF July, 2019.
Steven L. Mullaney * by Linda S. Maggart fka Linda Persinger
NOTARY PUBLIC Steven L. Mullaney
MY COMMISSION EXPIRES 1-2-2020



APPROVALS:
THIS REPLAT IS APPROVED BY THE VILLAGE OF LAURA, OHIO THIS 30 DAY OF July, 2019.

Karen M. Genna
VILLAGE OF LAURA MAYOR



Steven L. Mullaney 6/24/2019
STEVEN L. MULLANEY, OHIO P.S. NO. 7900 DATE

5/8" Rebar Found at NW Corner of Lot 22

REPLAT
VILLAGE OF LAURA, OHIO

PROJECT MANAGER	DESIGNER
SLM	JEK

JOB NO.
2019066.09

1 of 1

MIAMI COUNTY

CITY OF TIPP CITY, OHIO

MONROE TOWNSHIP

SEC. 9, 10, 15, & 16 T. 4 N, R. 6 E

VOLUME 27 PAGE 85
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

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, WHERE REQUIRED, ARE TO BE INSTALLED BY CARPENTER MARTY TRANSPORTATION INC.

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.

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00040
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/01/2019 12:24:41 PM
REFERENCES
RECORDING FEE
PAGES: 1

N

600
HORIZONTAL
SCALE IN FEET

300
150
0

PID NO.
103159

R/W DESIGNER
AWN
R/W REVIEWER
KPC

CENTERLINE PLAT

MIA - C.R. 25A - 3.54

2 / 10

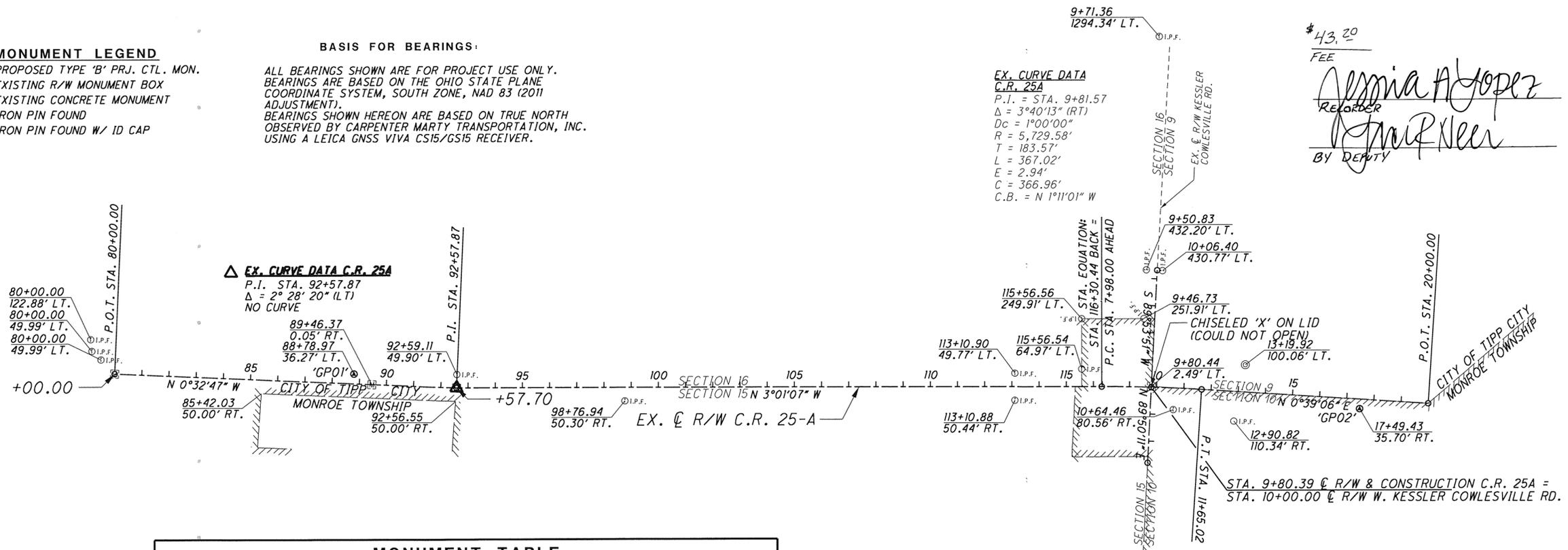
57
65

MONUMENT LEGEND

- ⊙ PROPOSED TYPE 'B' PRJ. CTL. MON.
- ⊙ EXISTING R/W MONUMENT BOX
- ⊙ EXISTING CONCRETE MONUMENT
- ⊙ IRON PIN FOUND
- ⊙ IRON PIN FOUND W/ ID CAP

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011 ADJUSTMENT). BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH OBSERVED BY CARPENTER MARTY TRANSPORTATION, INC. USING A LEICA GNSS VIVA CS15/GS15 RECEIVER.



\$43.20
FEE
Jessica A Lopez
RECORDER
Kevin P. Carpenter
BY DEPUTY

MONUMENT TABLE

C OF EX. RIGHT-OF-WAY C.R. 25A		PROJECT GROUND COORDINATES SEE SURVEY CERTIFICATION		ADJUSTABLE MONUMENTS	ADJUSTABLE TO GRADE	MONUMENT ASSEMBLY REMOVED AND RESET	
POINT NUMBER	STATION	OFFSET	NORTH (Y) U.S. FT.	EAST (X) U.S. FT.	ITEM 623E 38500	ITEM 623E 39500	ITEM 623E 40000
PROPOSED C R/W STATION/OFFSETS TO EXISTING C R/W							
SV1000	9+80.47	2.49' LT.	726108.8631	1492110.8532			
TOTAL CARRIED TO GENERAL SUMMARY SHEET							
PROJECT CONTROL/REFERENCE MONUMENTS (SET BY CARPENTER MARTY TRANSPORTATION INC.)							
DESCRIPTION							
GP01	88+78.97	36.27' LT.	723178.0896	1492213.0618	TYPE 'B' PROJECT CONTROL		
GP02	17+49.43	35.70' RT.	726877.4235	1492155.5295	TYPE 'B' AZIMUTH CONTROL		
3WDV01	102+95.00	50.00' RT.	724595.6280	1492240.3064	3/4" IRON PIN SET WITH CAP		
3WDV02	102+95.00	65.00' RT.	724596.4180	1492255.2856	3/4" IRON PIN SET WITH CAP		
3WDV03	105+30.00	50.00' RT.	724830.3019	1492227.9309	3/4" IRON PIN SET WITH CAP		
3WDV04	105+30.00	65.00' RT.	724831.0919	1492242.9100	3/4" IRON PIN SET WITH CAP		
5SHV01	115+30.55	50.00' RT.	725829.4673	1492175.2396	3/4" IRON PIN SET WITH CAP		
5SHV02	9+00.07	49.73' RT.	726030.2819	1492165.2851	3/4" IRON PIN SET WITH CAP		
EXISTING C R/W STATION/OFFSETS TO EXISTING C R/W							
PP11	80+00.00	122.88' LT.	722205.1678	1492135.0022	IPID "C.O.E.C. #8254"		
PP10	80+00.00	49.99' LT.	722211.6568	1492177.7474	IPID "C.O.E.C. #8254"		
PP09	80+00.00	49.99' LT.	722246.6171	1492207.4965	IPID "C.O.E.C. #8254"		
PP08	80+00.00	⊙	722299.4913	1492256.9885	MONUMENT BOX W/ IPIN		
PP02	89+46.37	0.05' RT	723245.8200	1492248.0087	MONUMENT BOX W/ IPIN		
PP01	92+57.70	⊙	723557.1309	1492244.9948	MONUMENT BOX W/ IPIN		
PP12	92+59.11	49.90' LT.	723555.9161	1492195.1016	3/4" IPIN		
PP03	98+76.94	50.30' RT.	724178.1685	1492262.6181	IPID "CHOICE ONE ENG. #7100"		
PP19	113+10.88	50.44' RT.	725610.1229	1492187.2432	IPID (UNABLE TO READ)		
PP13	113+10.90	49.77' LT	725604.8607	1492087.1736	IPID "WOOLPERT"		
PP04	115+56.54	64.97' LT.	725849.3615	1492059.0645	IPID "WOOLPERT"		
PP14	115+56.56	249.91' LT	725839.6444	1491874.3752	IPID "WOOLPERT"		
PP05	9+46.73	251.91' LT	726068.4584	1491862.3208	IPID "WOOLPERT"		
PP15	9+50.83	432.20' LT	726068.0429	1491681.9794	IPID "WOOLPERT"		
PP16	10+06.40	430.77' LT.	726127.8160	1491682.1491	IPID "WOOLPERT"		
PP06	10+64.46	80.56' RT	726193.3927	1492192.7628	IPID "COZATT #6001"		
PP07	12+90.82	110.34' RT	726417.9988	1492224.2287	3/4" IPIN		
PP18	13+19.92	100.06' LT	726449.4804	1492014.1747	CONCRETE MONUMENT		

BASIS OF EXISTING C OF R/W AND R/W WIDTH:
THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM ODOT R/W PLANS MIA-25-4.29 AND MIA-75-3.95/4.30 ON FILE FROM THE ODOT DEPARTMENT OF TRANSPORTATION, DISTRICT 7 OFFICE SIDNEY, OHIO. A CENTERLINE PLAT FOR C.R. 25A, PB. 21, PG. 5A, A DEDICATION OF RIGHT-OF-WAY PLAT, PB. 22, PG. 70B, A 2.819 AC. PLAT OF SURVEY, VOL. 15, PG. 67, A 2.706 AC. PLAT OF SURVEY, VOL. 34, PG. 174, A 2.426 AC. PLAT OF SURVEY, VOL. 31, PG. 180, A 5.276 AC. SURVEY, VOL. 13, PG. 170, A 84.549 AC. PLAT OF SURVEY, VOL. 15, PG. 143, A 1.028 AC. PLAT OF SURVEY, VOL. 10, PG. 139, A MULTIPLE AC. PLAT OF SURVEY, VOL. 12, PG. 181, A RECORD PLAN 'MEIJER - D.C. 800', PB. 17, PG. 29., A PLAT OF SURVEY 'INTERSTATE CROSSINGS BUSINESS PARK', PB. 23, PG. 88A, A REPLAT OF P.T. INLOT 2348, PB. 23, PG. 78, A PLAT OF SURVEY 'FLORAL ACRES SUBDIVISION', VOL. 6, PG. 111, AND A PLAT OF SURVEY 'THE HOMESTEAD OF UPPER VALLEY', PB. 15, PG. 147, AND ALSO DEEDS OF RECORD AVAILABLE FROM THE MIAMI COUNTY TAX MAP AND RECORDS OFFICE, MIAMI COUNTY, OHIO.

I, KEVIN P. CARPENTER, P.S., HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF TIPP CITY IN SEPTEMBER, 2017. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

UNDERGROUND UTILITY LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THOUGH THEY ARE BELIEVED TO BE ACCURATE, THEIR LOCATION IS AS MARKED ON THE GROUND BY THE UTILITY COMPANY PER OUPS AND OGPUPS CONFIRMATION NUMBERS A724803757-00A AND B728300993-00B AND THOSE MARKINGS SUBSEQUENTLY BEING SURVEYED AS A PART OF THIS PROJECT.

THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) ON NAD 83 (2011) DATUM. THE PROJECT COORDINATES (US SURVEY FOOT) ARE RELATIVE TO STATE PLANE GRID COORDINATES BY A PROJECT ADJUSTMENT FACTOR OF 1.000050953.

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.

Kevin P. Carpenter
KEVIN P. CARPENTER, PROFESSIONAL LAND SURVEYOR NO. 8124

7/31/19
DATE



PLAN PREPARED BY:

CARPENTER MARTY transportation
6612 SINGLETREE DR. COLUMBUS, OH 43229
614.656.2424 • CMTRAN.COM

WINDBROOKE

SECTION 2

INLOT 314

VOLUME 27 PAGE 86
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF INLOT 314 AS CONVEYED TO CORRIDOR DEVELOPMENT COMPANY, LTD., BY DEED RECORDED IN DOCUMENT No. 2019OR-07756, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF CORRIDOR DEVELOPMENT COMPANY, Ltd., BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

WITNESS

By: Corridor Development Company, Ltd.

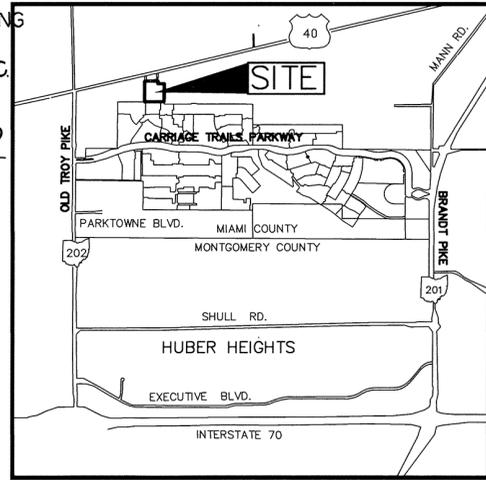
[Signature]
Cassandra L. Riehle
NOTARY PUBLIC

By: *[Signature]*
Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
AUGUST 2019

NOTE: SEE AFFIDAVIT RECORDED IN 2019OR-10594 CORRECTING OWNERSHIP TO CORRIDOR DEVELOPMENT COMPANY LLC.

[Signature] Deputy
[Signature] 9/16/19 DATE



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Windbrooke Section 2, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 765, Page 181 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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

BUILDING SETBACKS

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

GREEN SPACE

LOTS 1456, 1465, 1473 & 1488 ARE NON-BUILDABLE, GREEN SPACE LOTS AND WILL BE OWNED AND MAINTAINED BY THE MASTER OWNERS ASSOCIATION.

BASIS OF BEARINGS

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

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
DOCUMENT No. 2019OR-05174

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 24, PG. 20 P.B. 21, PG. 41
P.B. 25, PG. 7
P.B. 25, PG. 8

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 59, PAGE 18
VOLUME 49, PAGE 75

FEE \$ 86.40

[Signature]
MIAMI COUNTY RECORDER

[Signature]
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED August 15th, 2019.

[Signature]
MIAMI COUNTY AUDITOR

[Signature]
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 AUGUST 13 2019

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 10.085 ACRES AS DESCRIBED IN A DEED TO CORRIDOR DEVELOPMENT COMPANY, Ltd., OF RECORD IN DOCUMENT No. 2019OR-07756, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

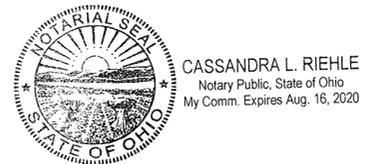


IBI GROUP
BY *[Signature]* 08/08/19
David L. Chiesa P.S.
Registered Surveyor No. 7740

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 9th DAY OF August, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF CORRIDOR DEVELOPMENT COMPANY, Ltd. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/16/2020



[Signature]
NOTARY PUBLIC

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: *[Signature]*
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 09th DAY OF August, 2019, 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.

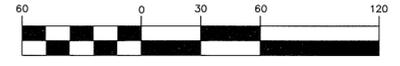
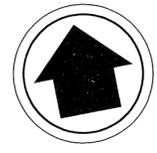


[Signature]
NOTARY PUBLIC

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017

IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.IBIGroup.com

J:\118956_CT_Wind-3\5.9 Drawings\baseline\survey\118956 WIN 2 PLAT.dwg by: david.chiesa on 08/08/2019 @ 12:41:35 pm ~ © M+E Companies, Inc.



(IN FEET)
 1 inch = 60 ft.

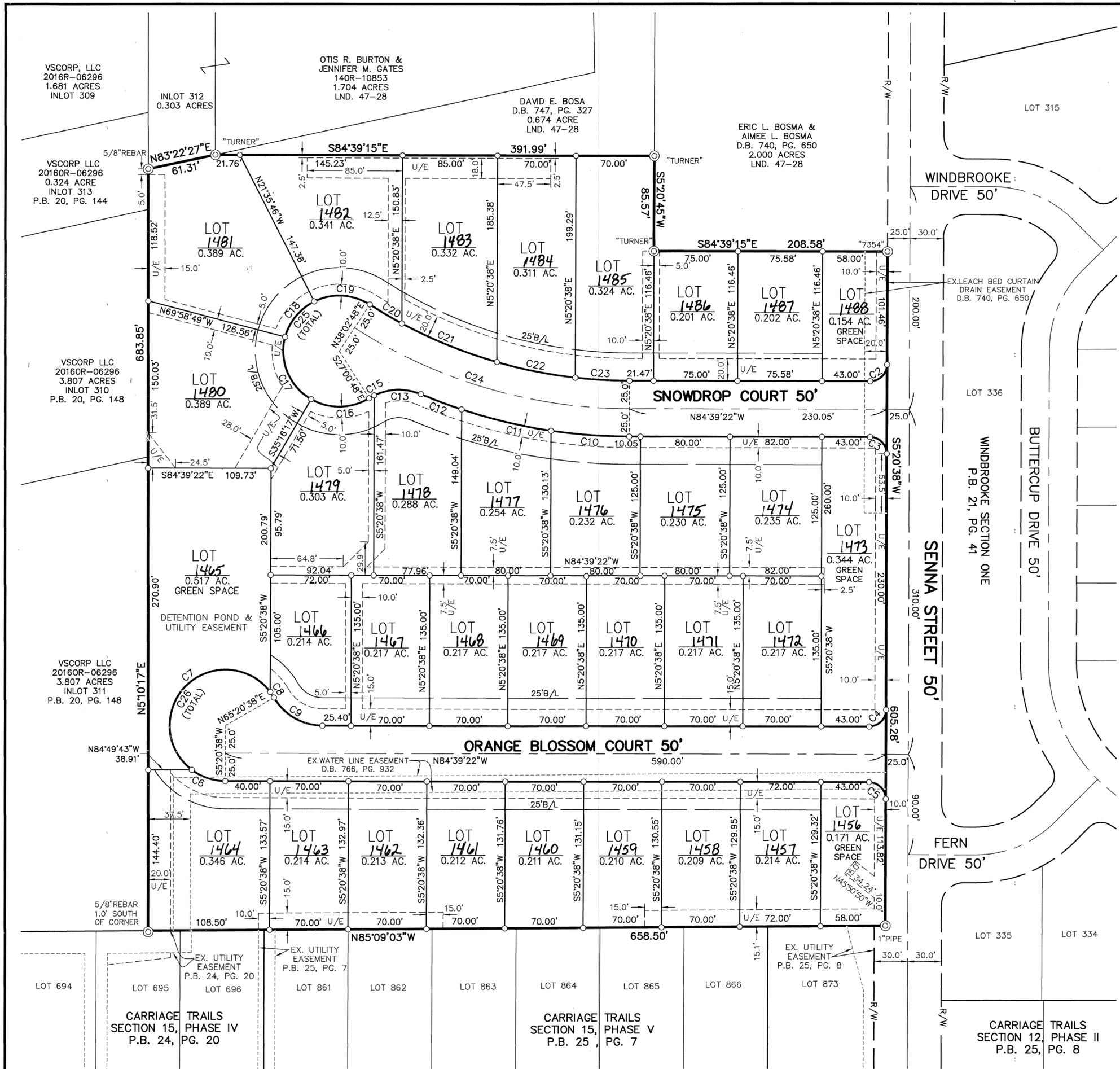
WINDBROOKE SECTION 2

- LEGEND**
- ⊙ IRON PIN FOUND (AS NOTED)
 - IRON PIN SET-5/8" REBAR
 30" LONG W/PLASTIC CAP
 "BI GROUP 6872/7740"
 - U/E UTILITY EASEMENT
 - B/L BUILDING SETBACK LINE

BUILDING SETBACKS
 25 FOOT FRONT YARD
 5 FOOT SIDE YARD
 30 FOOT REAR YARD

WINDBROOKE SECTION 2
 8.562 ACRES LOTS
 +1.523 ACRES RIGHT-OF-WAY
 10.085 ACRES TOTAL

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD DISTANCE
C2	23.56'	15.00'	90°00'00"	N5°20'38"E	21.21'
C3	23.56'	15.00'	90°00'00"	N39°39'22"W	21.21'
C4	23.56'	15.00'	90°00'00"	N5°20'38"E	21.21'
C5	23.56'	15.00'	90°00'00"	N39°39'22"W	21.21'
C6	32.18'	50.00'	36°52'32"	S66°13'06"E	31.63'
C7	171.26'	50.00'	196°15'16"	S50°20'48"W	99.00'
C8	6.00'	50.00'	6°52'12"	N28°05'28"W	5.99'
C9	52.36'	50.00'	60°00'00"	S54°39'22"E	50.00'
C10	70.20'	480.00'	8°22'47"	S80°27'38"E	70.14'
C11	82.30'	480.00'	9°49'28"	S71°21'30"E	82.20'
C12	38.93'	480.00'	4°38'47"	S64°07'23"E	38.91'
C13	42.83'	50.00'	49°05'00"	N86°20'29"W	41.54'
C15	5.35'	50.00'	6°07'49"	S66°03'06"W	5.35'
C16	54.35'	50.00'	62°17'05"	S85°52'16"E	51.72'
C17	65.23'	50.00'	74°44'54"	S17°21'16"E	60.70'
C18	42.22'	50.00'	48°23'04"	S44°12'42"W	40.98'
C19	52.05'	50.00'	59°38'34"	N81°46'29"W	49.73'
C20	33.42'	430.00'	4°27'09"	S54°10'47"E	33.41'
C21	91.93'	430.00'	12°14'58"	S62°31'50"E	91.76'
C22	71.45'	430.00'	9°31'14"	S73°24'57"E	71.37'
C23	48.63'	430.00'	6°28'48"	S81°24'58"E	48.61'
C24	259.70'	455.00'	32°42'10"	S68°18'17"E	256.19'
C25	213.86'	50.00'	245°03'36"	S5°31'00"W	84.31'
C26	209.44'	50.00'	240°00'00"	N35°20'38"E	86.60'



J:\118956_CT_Win2-3\5.9 Drawings\baseline\survey\118956 WIN 2 PLAT.dwg by david.chiesa on 08/07/2019 @ 02:27:15 pm ~ © M+E Companies, Inc.

CARRIAGE TRAILS

VOLUME 27 PAGE 87
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SECTION 8 - PHASE VI PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
AUGUST 2019

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00042
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/15/2019 03:18:05 PM
REFERENCES
RECORDING FEE
PAGES: 2

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

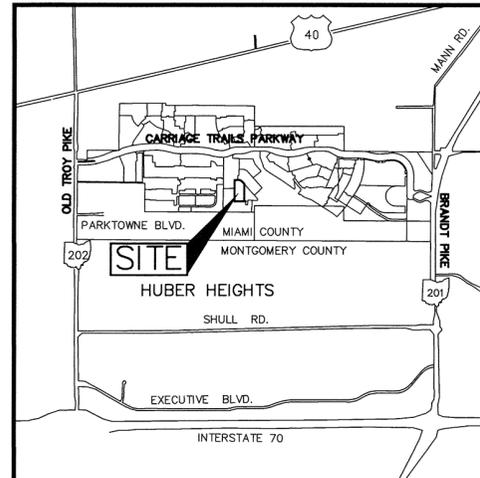
PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer



LOCATION MAP
NO SCALE

FEE \$ 86.40

Jessica Lopez
MIAMI COUNTY RECORDER

Libby Kerms
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED August 15th, 2019.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Mindy Donck
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 8th DAY OF August, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 8, Phase VI, 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. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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

BUILDING SETBACKS

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

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782
DOCUMENT No. 20140R-07326

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 27, PG. 34
P.B. 25, PG. 19 P.B. 27, PG. 33
P.B. 24, PG. 3 P.B. 27, PG. 5

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS

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

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 AUGUST 13, 2019

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 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.

IBI GROUP



BY David L. Chiesa 08/08/19
David L. Chiesa P.S.
Registered Surveyor No. 7740

MY COMMISSION EXPIRES 8/16/2020

Ann Riehle
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

CONSENT OF LIENHOLDER WESBANCO BANK, INC.

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

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 9th DAY OF August, 2019, 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 HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Marlene D. O'Brien
NOTARY PUBLIC



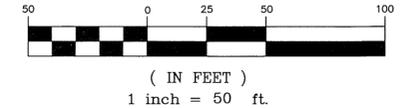
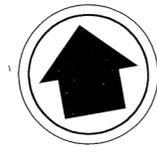
MARLENE D. O'BRIEN
Notary Public, State of Ohio
My Commission Expires 12-06-2020

MY COMMISSION EXPIRES:

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



CARRIAGE TRAILS

SECTION 8 PHASE VI

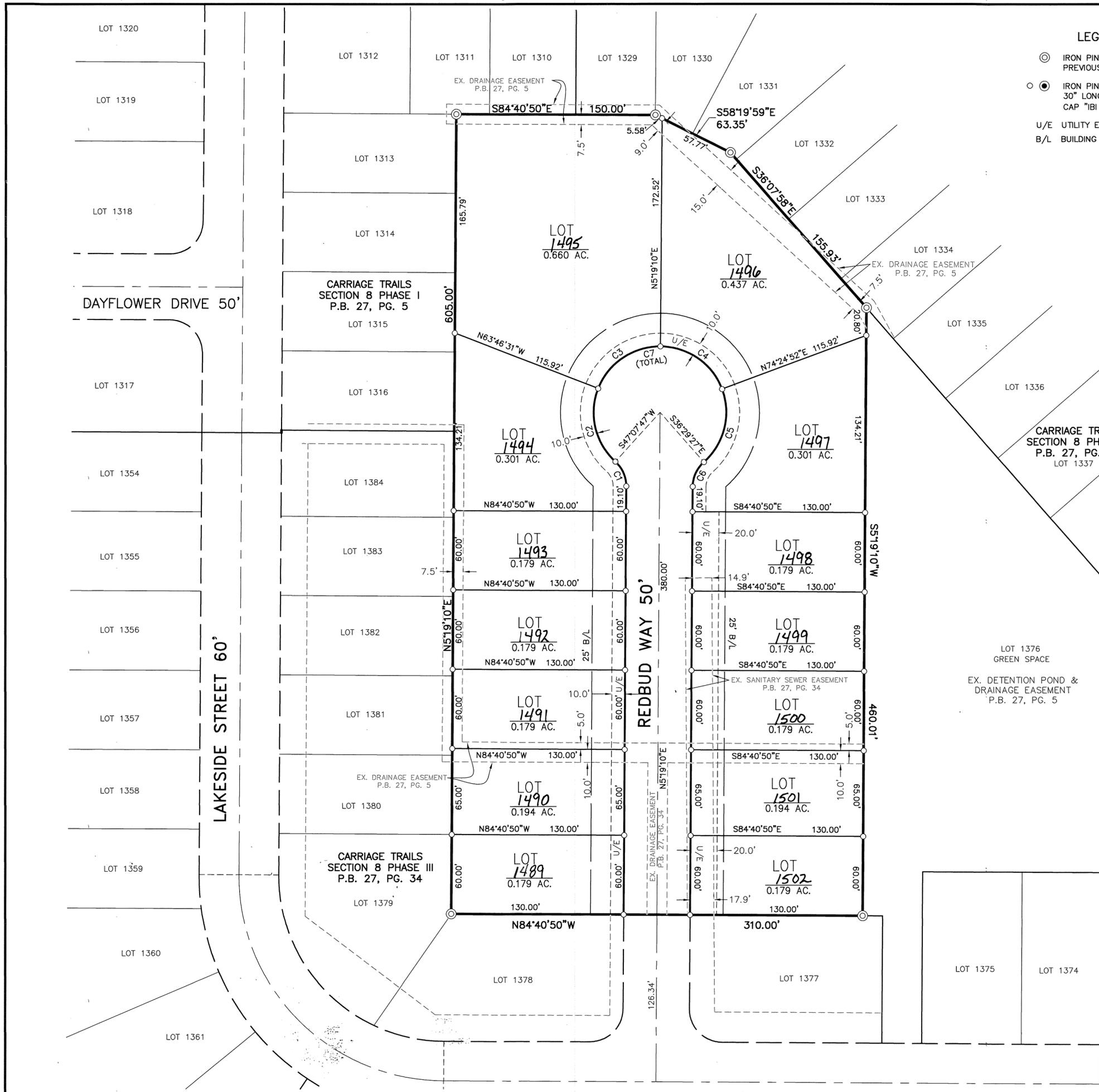
CARRIAGE TRAILS
 SECTION 8 PHASE VI

3.519 ACRES LOTS
 +0.563 ACRE RIGHT-OF-WAY
 4.082 ACRES TOTAL

WEST PART INLOT 353 (P48-000945)
 30.804 ACRES
 -4.082 ACRES (SECTION 8 PHASE VI)
 26.722 ACRES REMAINING

CARRIAGE TRAILS
 P.B. 22, PG. 25
 WEST PART INLOT 353
 P48-000945

- LEGEND**
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
 - IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
 - U/E UTILITY EASEMENT
 - B/L BUILDING SETBACK LINE



Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	21.03'	25.00'	48°11'23"	N18°46'31"W	20.41'
C2	60.30'	50.00'	69°05'41"	S8°19'22"E	56.71'
C3	60.30'	50.00'	69°05'41"	S60°46'20"W	56.71'
C4	60.30'	50.00'	69°05'41"	N50°07'59"W	56.71'
C5	60.30'	50.00'	69°05'41"	N18°57'42"E	56.71'
C6	21.03'	25.00'	48°11'23"	S29°24'52"W	20.41'
C7	241.19'	50.00'	276°22'46"	N84°40'50"W	66.67'

I:\115359_CT_B-2\5.9 Drawings\basinfo\survey\CT8-6 PLAT.dwg by:david.chiesa on 08/07/2019 @ 02:21:00 pm ~ © M+E Companies, Inc.

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: *[Signature]*
Diana K. Colyer,
Assistant Secretary
and Treasurer

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 8th DAY OF August, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/16/2020

[Signature]
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

BY: *[Signature]*
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 9th DAY OF August, 2019, 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.

[Signature]
NOTARY PUBLIC



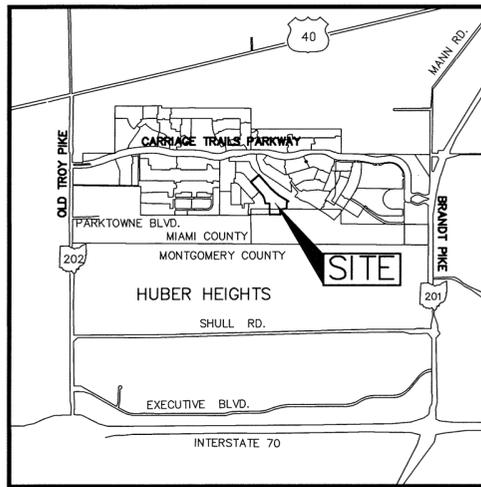
Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-06-2020

CARRIAGE TRAILS

SECTION 8 - PHASE VII

PART INLOTS 353 & 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
AUGUST 2019



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 8, Phase VII, 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. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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

BUILDING SETBACKS

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

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 792, PG. 922, O.R. 322, PG. 782
DOCUMENT No. 20140R-07326

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 27, PG. 34
P.B. 22, PG. 37 P.B. 27, PG. 35
P.B. 27, PG. 33 P.B. 27, PG. 5

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS

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

VOLUME 27 PAGE 88

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00043
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/15/2019 03:18:06 PM
REFERENCES
RECORDING FEE
PAGES: 3

FEE \$ 129.60

[Signature]
MIAMI COUNTY RECORDER

[Signature]
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED August 15th, 2019.

[Signature]
MIAMI COUNTY AUDITOR

[Signature]
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 AUGUST 13, 2019

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND REPLAT OF LAND CONTAINING 100.029 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP



BY: *[Signature]* 09/09/19
David L. Chiesa P.S.
Registered Surveyor No. 7740

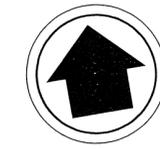
DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com

LEGEND

- ⊙ IRON PIN FOUND
PREVIOUSLY SET BY IBI GROUP
- IRON PIN SET (5/8" REBAR
30" LONG W/PLASTIC
CAP "IBI GROUPS-6872/7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



NORTH



(IN FEET)
 1 inch = 50 ft.

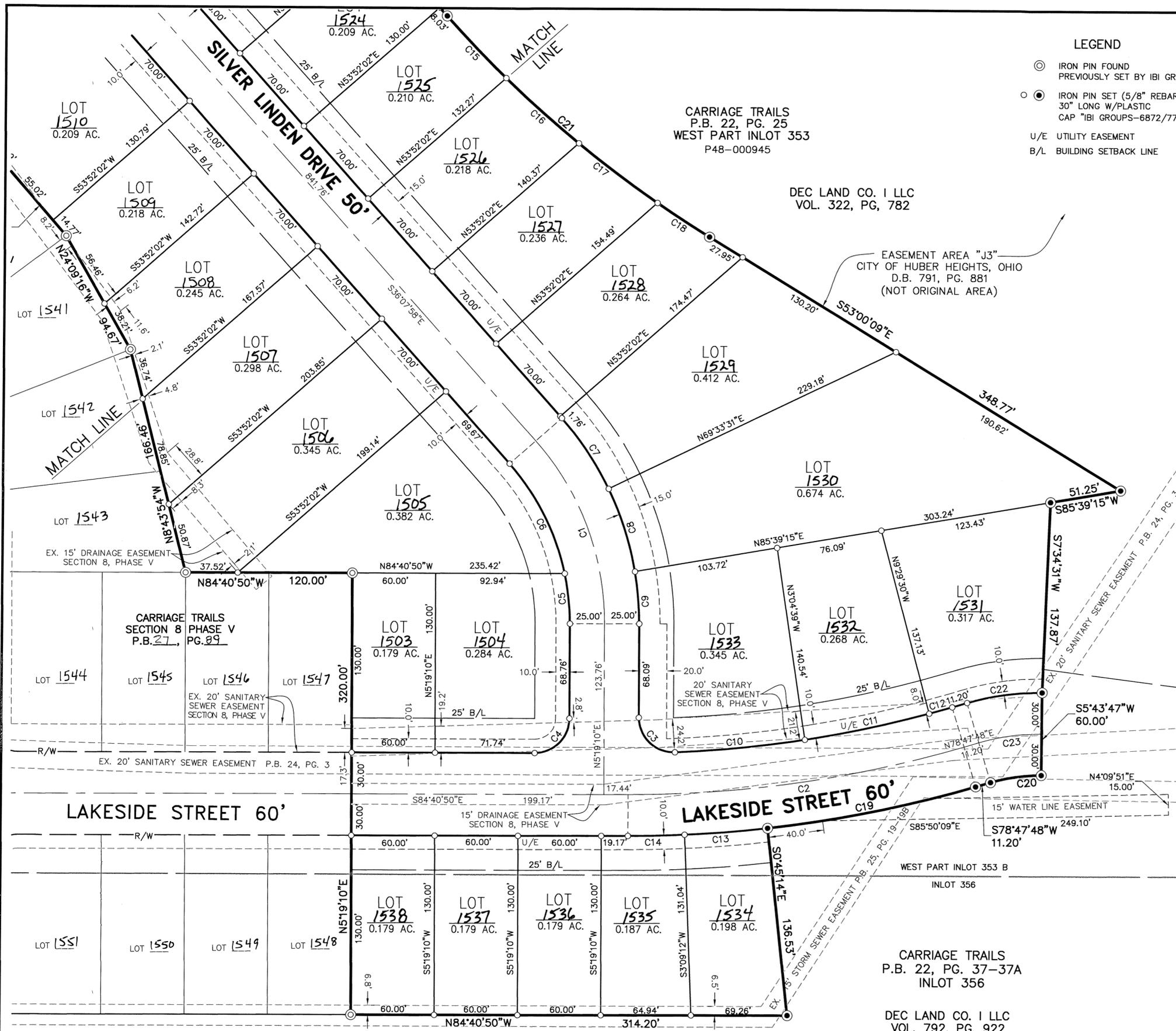
CARRIAGE TRAILS
 SECTION 8 PHASE VII

CARRIAGE TRAILS
 SECTION 8 PHASE VII

8.967 ACRES LOTS
 +1.937 ACRES RIGHT-OF-WAY
 10.904 ACRES TOTAL

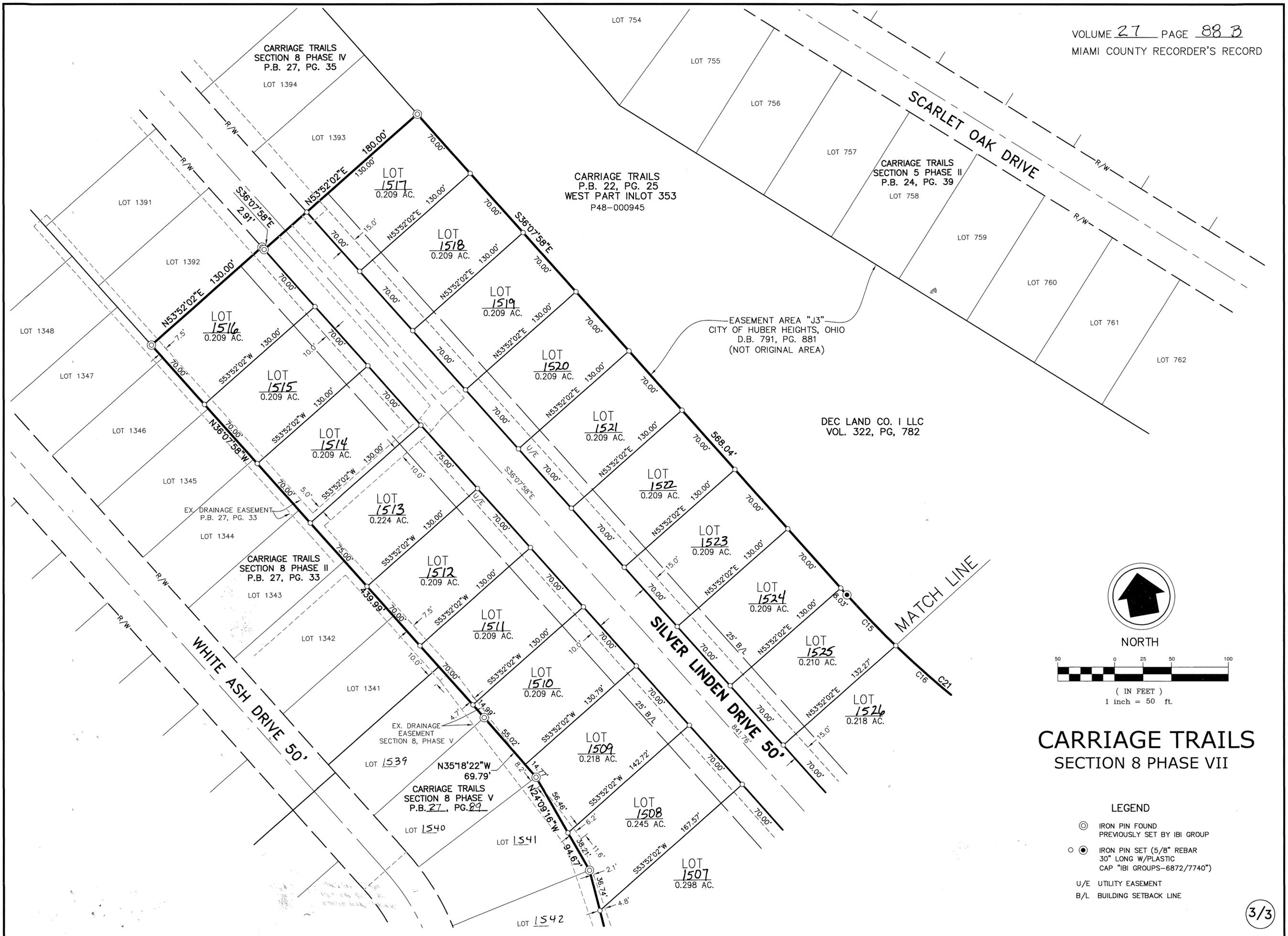
WEST PART INLOT 353 (P48-000945)
 26.722 ACRES
 -10.184 ACRES (SECTION 8 PHASE VI)
 16.538 ACRES REMAINING

INLOT 356 (P48-000951)
 78.468 ACRES
 -0.720 ACRE (SECTION 8 PHASE VI)
 77.748 ACRES REMAINING



Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	144.70'	200.00'	41°27'08"	N15°24'24"W	141.56'
C2	245.12'	850.00'	16°31'22"	N87°03'29"E	244.27'
C3	40.29'	25.00'	92°20'51"	S40°51'15"E	36.07'
C4	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36'
C5	36.50'	175.00'	11°57'06"	N0°39'23"W	36.44'
C6	90.10'	175.00'	29°30'03"	N21°22'57"W	89.11'
C7	61.62'	225.00'	15°41'29"	N28°17'14"W	61.43'
C8	63.21'	225.00'	16°05'44"	N12°23'37"W	63.00'
C9	37.96'	225.00'	9°39'55"	N0°29'13"E	37.91'
C10	94.06'	820.00'	6°34'20"	N89°41'09"E	94.01'
C11	91.63'	820.00'	6°24'08"	N83°11'55"E	91.58'
C12	17.18'	820.00'	1°12'02"	N79°23'49"E	17.18'
C13	59.97'	880.00'	3°54'18"	S89°17'28"E	59.96'
C14	40.83'	880.00'	2°39'30"	S86°00'35"E	40.82'
C15	62.02'	845.00'	4°12'19"	S38°14'07"E	62.00'
C16	70.49'	845.00'	4°46'46"	S42°43'39"E	70.47'
C17	71.43'	845.00'	4°50'36"	S47°32'21"E	71.41'
C18	44.86'	845.00'	3°02'30"	S51°28'54"E	44.85'
C19	152.97'	880.00'	9°57'35"	S83°46'35"W	152.78'
C20	36.94'	125.00'	16°55'59"	S87°15'48"W	36.81'
C21	248.79'	845.00'	16°52'11"	S44°34'04"E	247.90'
C22	54.67'	185.00'	16°55'59"	S87°15'48"W	54.48'
C23	45.81'	155.00'	16°55'59"	S87°15'48"W	45.64'

3:115359-CT_8-215-9 Drawings\baselinfo\survey\CT8-7 PLAT.dwg by:david.chiesa on 08/07/2019 @ 02:40:33 pm ~ © M+E Companies, Inc.



NORTH



(IN FEET)
 1 inch = 50 ft.

CARRIAGE TRAILS SECTION 8 PHASE VII

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
- ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

J:\115359_CT_8-215-9 Drawings\basin\survey\CT8-7 PLAT.dwg by:david.chiesa on 09/07/2019 @ 02:41:01 pm ~ © M+E Companies, Inc.

CARRIAGE TRAILS

VOLUME 27 PAGE 89
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND A REPLAT OF PART OF INLOT 356 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DEED BOOK VOLUME 792, PAGE 922 RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS.

SECTION 8 - PHASE V PARTS INLOTS 353 & 356

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
AUGUST 2019

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00044
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/16/2019 10:56:05 AM
REFERENCES
RECORDING FEE
PAGES: 3

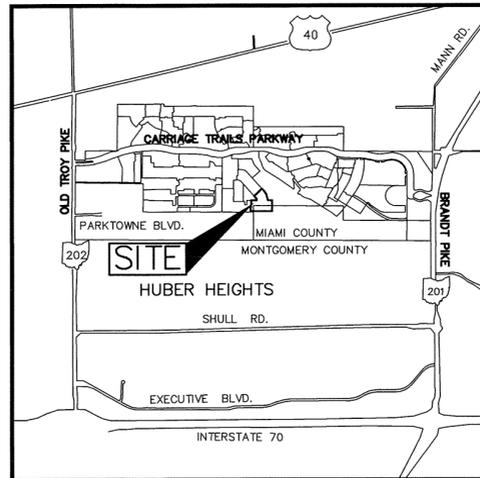
PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

By: Diana K. Colyer
Diana K. Colyer,
Assistant Secretary
and Treasurer



LOCATION MAP
NO SCALE

FEE \$ 129.00

Jessica A Lopez
MIAMI COUNTY RECORDER

Diana New
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED August 16, 2019.

Matthew W Gearhardt
MIAMI COUNTY AUDITOR

Joyce Guillot
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 9th DAY OF August, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/16/2020

Cassandra L. Riehle
NOTARY PUBLIC



CASSANDRA L. RIEHLE
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2020

CONSENT OF LIENHOLDER
WESBANCO BANK, INC.

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

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 9th DAY OF August, 2019, 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 HEREBY SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Marlene D. O'Brien
NOTARY PUBLIC



Marlene D. O'Brien
Notary Public, State of Ohio
My Commission Expires 12-06-2020

MY COMMISSION EXPIRES:

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 8, Phase V, 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. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

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

BUILDING SETBACKS

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

EASEMENTS

Easements outside of the platted area are on lands owned by DEC Land Co. I LLC and are to be used for utilities for future development.

GREEN SPACE

Lot N/A is a non-buildable Green Space lot and will be owned and maintained by the Master Owners Association.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 790, PG. 219, O.R. 322, PG. 782
DOCUMENT No. 20140R-07326

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25 P.B. 27, PG. 33
P.B. 22, PG. 37 P.B. 27, PG. 34
P.B. 24, PG. 3 P.B. 27, PG. 5

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 54, PAGE 136 VOLUME 51, PAGE 23
VOLUME 55, PAGE 159

BASIS OF BEARINGS

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

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 August 13, 2019

[Signature]
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND REPLAT OF LAND CONTAINING 100.029 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK VOLUME 792, PAGE 922, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP



BY: David L. Chiesa 09/09/19
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
6375 RIVERSIDE DRIVE SUITE 220
DUBLIN, OHIO 43017



8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.mecompanies.com



NORTH



(IN FEET)
 1 inch = 50 ft.

CARRIAGE TRAILS SECTION 8 PHASE V

CARRIAGE TRAILS
 SECTION 8 PHASE V

4.940 ACRES LOTS
 +1.445 ACRES RIGHT-OF-WAY
 6.385 ACRES TOTAL

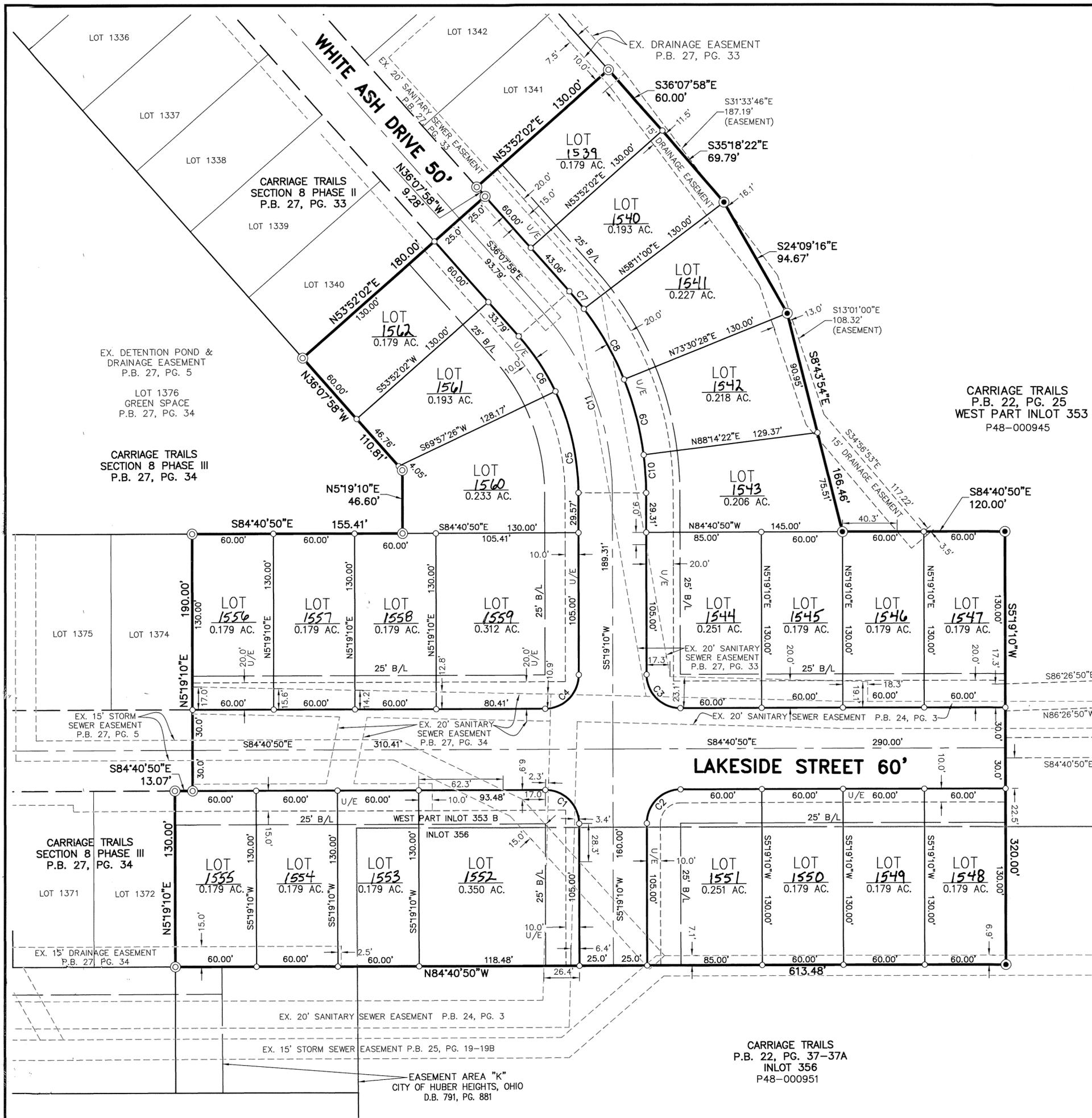
WEST PART INLOT 353 (P48-000945)
 36.066 ACRES
 -5.262 ACRES (SECTION 8 PHASE V)
 30.804 ACRES REMAINING

INLOT 356 (P48-000951)
 79.591 ACRES
 - 1.123 ACRES (SECTION 8 PHASE V)
 78.468 ACRES REMAINING

LEGEND

- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
- IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUPS-6872/7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	39.27'	25.00'	90°00'00"	N39°40'50"W	35.36'
C2	39.27'	25.00'	90°00'00"	S50°19'10"W	35.36'
C3	39.27'	25.00'	90°00'00"	S39°40'50"E	35.36'
C4	39.27'	25.00'	90°00'00"	N50°19'10"E	35.36'
C5	77.47'	175.00'	25°21'45"	S7°21'42"E	76.83'
C6	49.14'	175.00'	16°05'24"	S28°05'16"E	48.98'
C7	16.95'	225.00'	4°18'58"	N33°58'29"W	16.95'
C8	60.18'	225.00'	15°19'28"	N24°09'16"W	60.00'
C9	57.85'	225.00'	14°43'54"	N9°07'35"W	57.69'
C10	28.07'	225.00'	7°08'55"	N1°48'49"E	28.05'
C11	144.93'	200.00'	41°31'14"	N15°22'21"W	141.78'



CARRIAGE TRAILS
 P.B. 22, PG. 37-37A
 INLOT 356
 P48-000951

CARRIAGE TRAILS
SECTION 5 PH II
P.B. 24, PGS. 39-39A



NORTH



(IN FEET)
1 inch = 50 ft.

CARRIAGE TRAILS SECTION 8 PHASE V

LEGEND

- ⊙ IRON PIN FOUND
PREVIOUSLY SET BY IBI GROUP
- ● IRON PIN SET (5/8" REBAR
30" LONG W/PLASTIC
CAP "IBI GROUPS-6872/7740")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

CARRIAGE TRAILS
P.B. 22, PG. 25
WEST PART INLOT 353
P48-000945

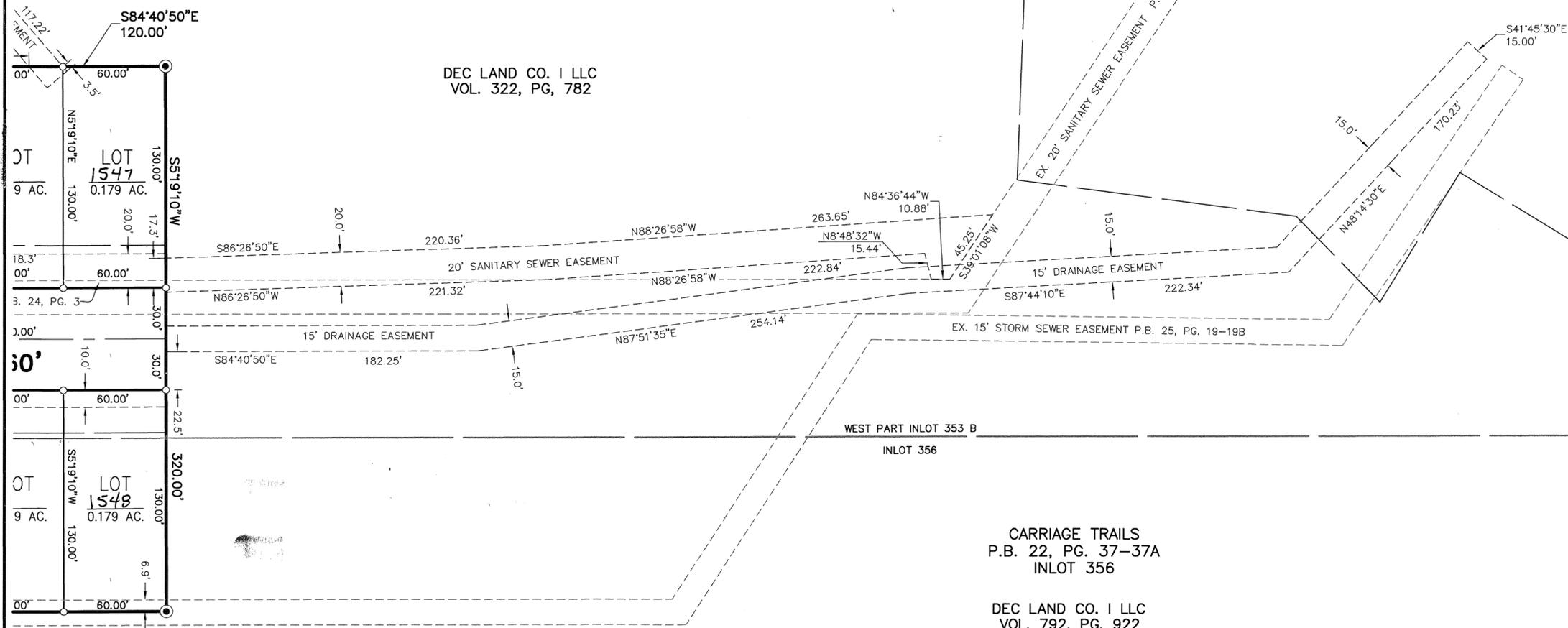
EASEMENT AREA "J3"
CITY OF HUBER HEIGHTS, OHIO
D.B. 791, PG. 881
(NOT ORIGINAL AREA)

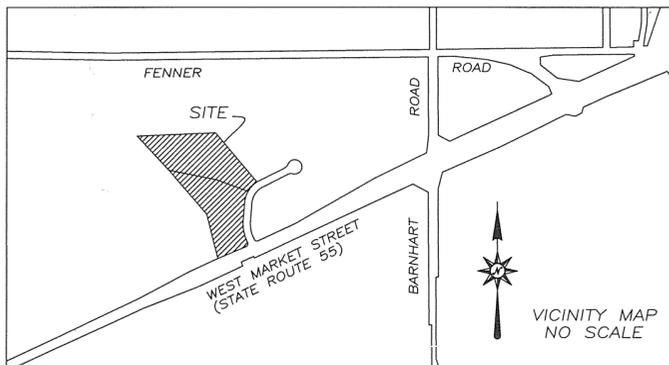
FORESTEDGE STREET

DRY RUN STREET

CARRIAGE TRAILS
SECTION 2 PH 1
P.B. 24, PG. 68

DEC LAND CO. I LLC
VOL. 322, PG. 782





HARMONY INDUSTRIAL PARK REPLAT

CITY OF TROY, MIAMI COUNTY, OHIO

CITY OF TROY, SECTION 31, TOWN 5, RANGE 6
MAY 16, 2019

DESCRIPTION

~~BEING A REPLAT OF 10.000 ACRES OF PART OF INLOT 10071 (RECORD PLAT 21, PAGE 86) AS ACQUIRED BY OPEREX PROPERTIES, LLC IN O.R. 482, PAGE 850, MIAMI COUNTY DEED RECORDS; INLOT 10070 (RECORD PLAT 21, PAGE 86) AS ACQUIRED BY OPEREX PROPERTIES, LLC IN D.B. 772, PAGE 519, MIAMI COUNTY DEED RECORDS.~~

BEING A REPLAT OF 10.668 ACRES OF ALL OF ⁸⁶ INLOTS 10070 & 10071 (PLAT BOOK 21, PAGE 86) AS ACQUIRED BY B & B RENTALS LTD IN DOCUMENT 2019OR-04469,

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00046
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/06/2019 10:53:31 AM
REFERENCES
RECORDING FEE
PAGES: 1

PLAT BOOK VOLUME 27, PAGE 91
MIAMI COUNTY RECORDER'S RECORD OF PLATS

TRANSFERRED THIS 6th DAY OF September, 2019 RECEIVED FOR RECORD THIS 6th DAY OF September, 2019 AT 10:53

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Mindy Douch
DEPUTY AUDITOR
FILE No. 2019OR-00046 FEE 43.20
Jocica Vopen
MIAMI COUNTY RECORDER
Lobby Kramo
DEPUTY

CITY ENGINEER'S APPROVAL:

THE REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE CITY OF TROY CITY ENGINEER THIS 23rd DAY OF August, 2019.

Jillian Rhoades
JILLIAN RHOADES
CITY ENGINEER

CONSENT TO REPLAT

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 28th DAY OF AUGUST, 2019.

LIENHOLDER NOT REQUIRED TO SIGN.

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ~~HARMONY PROPERTIES~~, BY JEFF BRUNS, MANAGING GENERAL PARTNER, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT St. Henry, OHIO, THIS 28th DAY OF AUGUST, 2019.

NOTARY PUBLIC Jean A. Siefring MY COMMISSION EXPIRES: 12-22-2021

B & B Rentals Jeff Bruns OWNER
Ryan Olum WITNESS

Tyler Subramanian WITNESS

ACKNOWLEDGEMENT:

STATE OF OHIO, MIAMI COUNTY, S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____ 201__.

CERTIFICATION
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND IN ACCORDANCE WITH THE DATA SHOWN HEREIN.

Philip C. Brumbaugh
PHILIP C. BRUMBAUGH
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057
DATE 8/20/19



BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000 ~ OFFICE
(937) 698-3928 ~ FAX

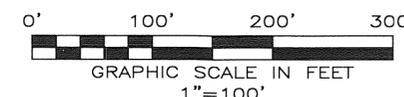
LEGEND

- IRON PIN SET
- IRON PIN FOUND

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	230.00'	191.11'	185.66'	S 26°03'08" W	47°36'31"	101.46'
C2	330.00'	168.47'	166.64'	S 12°22'30" E	29°15'00"	86.11'
C3	25.00'	40.10'	35.94'	S 18°57'17" W	91°54'33"	25.85'

REFERENCES

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEY:
VOLUME 50, PAGE 40
AND AS REFERENCED HEREON



BASIS OF BEARING IS RECORD PLAT 17 PAGE 82, MIAMI COUNTY RECORDS

Villas of Halifax Subdivision

PT. 9891 INLOT TROY CITY MIAMI, OHIO COUNTY

PLAT BOOK 27, PAGE 93
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE EASTERLY HALF OF PIQUA-TROY ROAD AND THE NORTHERLY PART OF TROY-URBANA ROAD AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER:
HALIFAX LAND COMPANY, LLC.

Frank D. Harlow, Jr.
FRANK D. HARLOW, JR.
MANAGING MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 31ST DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC., FRANK D. HARLOW, ITS 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.

Mary K Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 8/24/2021
Recorded in Miami County

LIEN HOLDER:
GREENVILLE NATIONAL BANK
TROY BANKING CENTER

Brad Bixler

BRAD BIXLER
SR. VICE PRESIDENT, CHIEF LOAN OFFICER, BRANCH MGR.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 31ST DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, BY BRAD BIXLER, IT'S SR. VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH 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.

Mary K Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 8/24/2021
Recorded in Miami County

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

DATE: July 31, 2019
FRANK D. HARLOW, MANAGING MEMBER OF HALIFAX LAND COMPANY, 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.

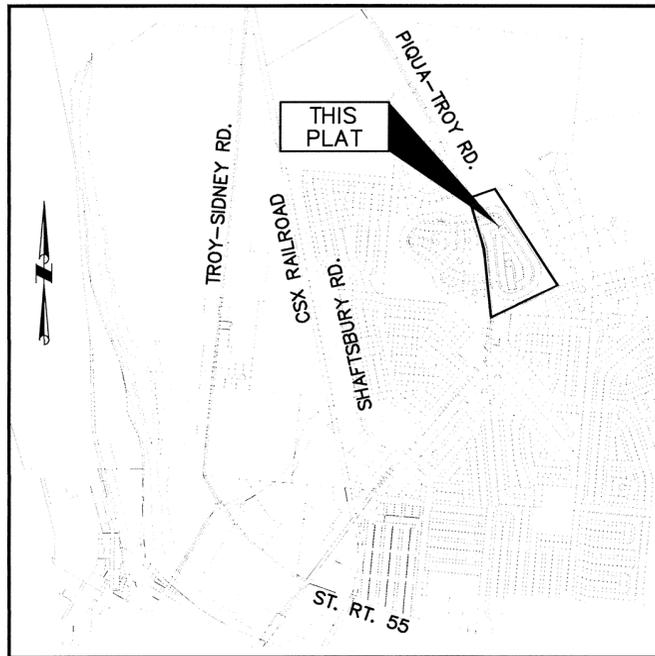
Frank D. Harlow
FRANK D. HARLOW

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

Mary K Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 8/24/2021
Recorded in Miami County



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 INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DEDICATED AS UTILITY EASEMENTS.
- 2.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.
- 3.) ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
- 4.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 5.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD OR TROY-URBANA ROAD.

FEE \$ 259.00

Jessica A Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Gloria M. Casner
GLORIA M. CASNER, DEPUTY

TRANSFERRED THIS 18 DAY OF September, 2019

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
Kindra Olinga
BY: DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF March, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Alan Kypson, CHAIRMAN *Sue J. Knight*, SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 18th DAY OF March, 2019, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-10-2019 EFFECTIVE 4-17, 2019

Michael R. Davis, MAYOR *Martha A. Baker*, PRESIDENT OF COUNCIL *Sue J. 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 INSTRUMENT 201902-10879, OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 35.123 ACRES OUT OF PART OF INLOT NUMBER 9891 OWNED BY HALIFAX LAND COMPANY, LLC., RECORDED AS INSTRUMENT 20160R-12214.

AREA SUMMARY

159 BUILDING LOTS	18.458 AC.
9 OPEN SPACE LOTS	10.696 AC.
PRIVATE STREETS	3.179 AC.
DEDICATED STREET R/W	2.790 AC.
TOTAL	35.123 AC.

<p>Choice One Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 07-10-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTroi721_e_app
	SHEET NUMBER 1 OF 6

Villas of Halifax Subdivision

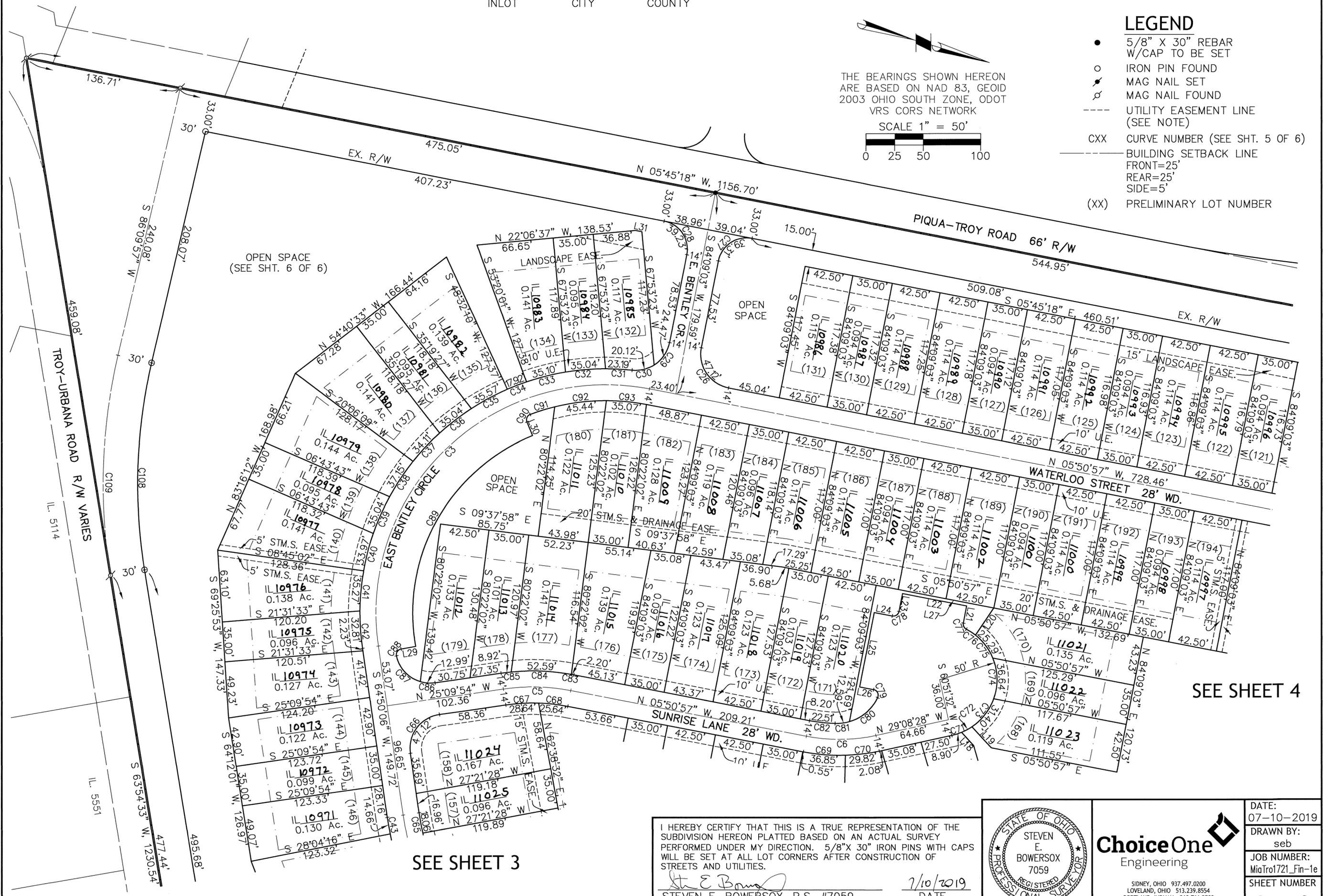
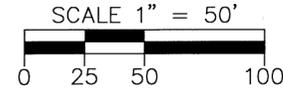
PT. 9891 TROY MIAMI, OHIO
INLOT CITY COUNTY

PLAT BOOK 27, PAGE 93-A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- CXX CURVE NUMBER (SEE SHT. 5 OF 6)
- BUILDING SETBACK LINE
FRONT=25'
REAR=25'
SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

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



OPEN SPACE
(SEE SHT. 6 OF 6)

OPEN SPACE

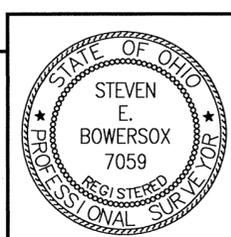
SEE SHEET 4

SEE SHEET 3

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

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

7/10/2019
DATE



ChoiceOne
Engineering

DATE: 07-10-2019
DRAWN BY: seb
JOB NUMBER: MiaTrol721_Fin-1e
SHEET NUMBER: 2 OF 6

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

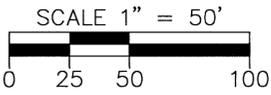
Villas of Halifax Subdivision

PT. 9891 TROY MIAMI, OHIO
INLOT CITY COUNTY

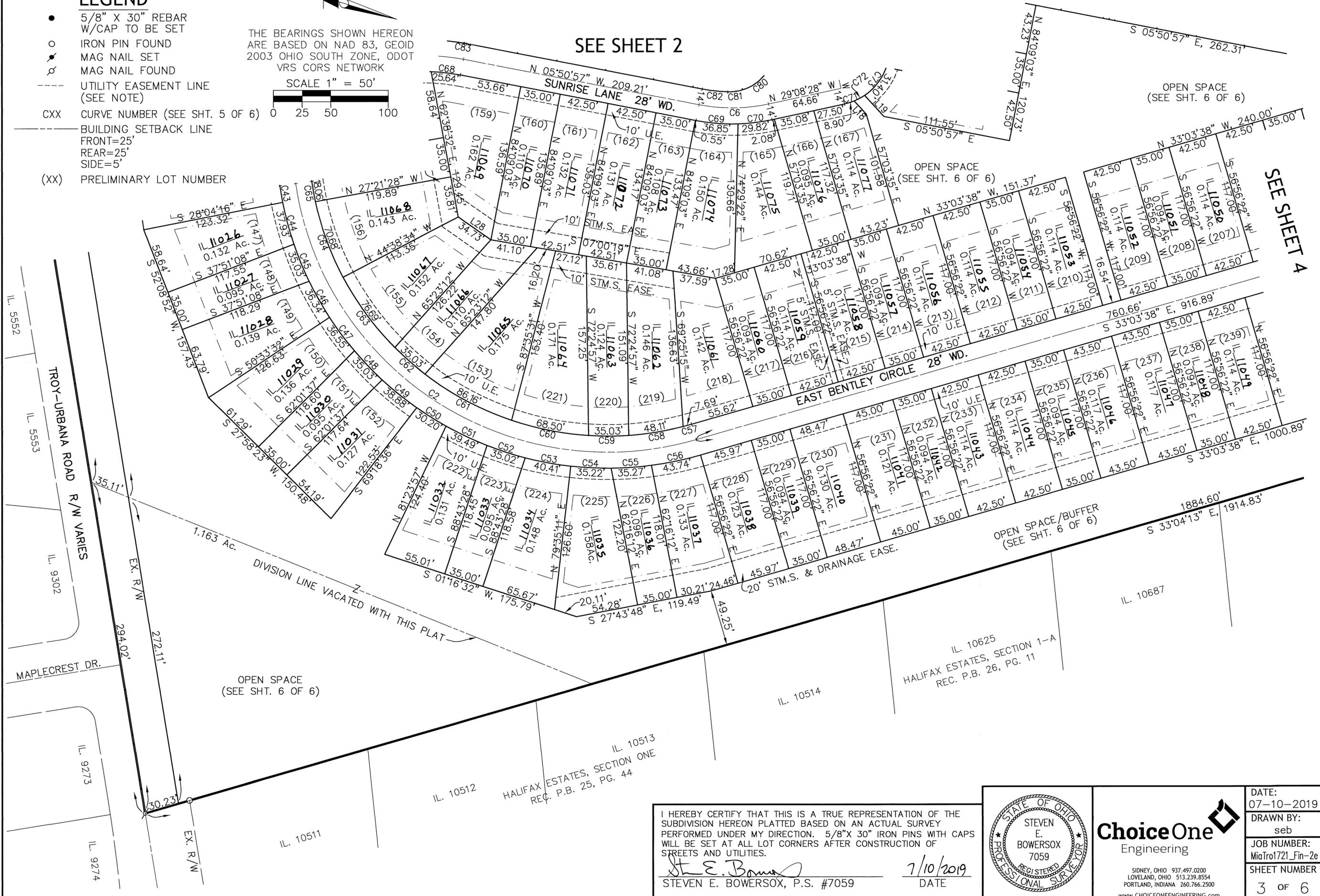
LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- ⊗ MAG NAIL FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- CXX CURVE NUMBER (SEE SHT. 5 OF 6)
- BUILDING SETBACK LINE
FRONT=25'
REAR=25'
SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

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



SEE SHEET 2

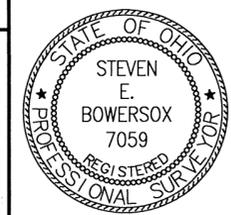


SEE SHEET 4

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.

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

7/10/2019
DATE



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:	07-10-2019
DRAWN BY:	seb
JOB NUMBER:	MiaTro1721_Fin-2e
SHEET NUMBER	3 OF 6

IL. 10512 HALIFAX ESTATES, SECTION ONE
REQ. P.B. 25, PG. 44

IL. 10625 HALIFAX ESTATES, SECTION 1-A
REC. P.B. 26, PG. 11

OPEN SPACE
(SEE SHT. 6 OF 6)

OPEN SPACE/BUFFER
(SEE SHT. 6 OF 6)

OPEN SPACE
(SEE SHT. 6 OF 6)

OPEN SPACE
(SEE SHT. 6 OF 6)

TROY-URBANA ROAD R/W VARIES
IL. 5552
IL. 5553
IL. 9302

MAPLECREST DR.
IL. 9273
IL. 9274

Villas of Halifax Subdivision

PT. 9891 TROY MIAMI, OHIO
INLOT CITY COUNTY

CURVE TABLE						CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	125.00'	73°-50'-19"	161.09'	150.17'	S 69°-58'-47" E	56	289.00'	08°-40'-18"	43.74'	43.70'	N 28°-43'-29" W
2	275.00'	97°-53'-44"	469.86'	414.76'	S 15°-53'-14" W	57	261.00'	01°-41'-15"	7.69'	7.69'	S 32°-13'-01" E
3	200.00'	109°-18'-57"	381.58'	326.29'	N 60°-30'-26" W	58	261.00'	10°-33'-44"	48.11'	48.05'	S 26°-05'-32" E
4	100.00'	62°-47'-19"	109.59'	104.18'	N 25°-32'-42" E	59	261.00'	07°-41'-25"	35.03'	35.00'	S 16°-57'-57" E
5	175.00'	19°-18'-57"	59.00'	58.72'	N 15°-30'-26" W	60	261.00'	15°-02'-11"	68.50'	68.30'	S 05°-36'-09" E
6	150.00'	23°-17'-31"	60.98'	60.56'	N 17°-29'-42" W	61	261.00'	18°-54'-51"	86.16'	85.77'	S 11°-22'-22" W
7	25.00'	90°-00'-00"	39.27'	35.36'	N 28°-06'-03" E	62	261.00'	07°-41'-21"	35.03'	35.00'	S 24°-40'-27" W
8	111.00'	05°-55'-32"	11.48'	11.47'	N 76°-03'-49" E	63	261.00'	16°-50'-09"	76.69'	76.42'	S 36°-56'-12" W
9	111.00'	08°-02'-21"	15.57'	15.56'	N 83°-02'-45" E	64	261.00'	15°-30'-57"	70.68'	70.46'	S 53°-06'-45" W
10	5.00'	113°-55'-50"	9.94'	8.38'	S 35°-58'-09" E	65	261.00'	03°-57'-52"	18.06'	18.06'	S 62°-51'-10" W
11	5.00'	113°-56'-04"	9.94'	8.38'	N 77°-57'-48" E	66	30.00'	90°-00'-00"	47.12'	42.43'	N 70°-09'-54" W
12	111.00'	07°-42'-55"	14.95'	14.94'	S 41°-12'-42" E	67	161.00'	10°-11'-29"	28.64'	28.60'	N 20°-04'-10" W
13	111.00'	04°-17'-37"	8.32'	8.32'	S 35°-12'-26" E	68	161.00'	09°-07'-29"	25.64'	25.61'	N 10°-24'-41" W
14	30.00'	90°-00'-00"	47.12'	42.43'	S 11°-56'-22" W	69	164.00'	12°-52'-29"	36.85'	36.77'	N 12°-17'-11" W
15	5.00'	90°-00'-00"	7.85'	7.07'	N 78°-03'-38" W	70	164.00'	10°-25'-02"	29.82'	29.78'	N 23°-55'-57" W
16	5.00'	90°-00'-00"	7.85'	7.07'	S 11°-56'-22" W	71	50.00'	10°-12'-06"	8.90'	8.89'	N 34°-14'-31" W
17	100.00'	35°-40'-30"	62.26'	61.26'	S 74°-46'-37" W	72	50.00'	11°-49'-30"	10.32'	10.30'	N 45°-15'-19" W
18	70.00'	04°-59'-21"	6.10'	6.09'	N 89°-52'-48" W	73	50.00'	35°-59'-03"	31.40'	30.89'	N 69°-09'-35" W
19	70.00'	28°-58'-52"	35.41'	35.03'	S 73°-08'-06" W	74	50.00'	41°-58'-52"	36.64'	35.82'	S 71°-51'-28" W
20	70.00'	26°-25'-54"	32.29'	32.01'	S 45°-25'-43" W	75	50.00'	28°-58'-58"	25.29'	25.02'	S 36°-22'-32" W
21	70.00'	26°-31'-34"	32.41'	32.12'	S 18°-56'-59" W	76	50.00'	11°-00'-12"	9.60'	9.59'	S 16°-22'-57" W
22	70.00'	29°-14'-36"	35.73'	35.34'	S 08°-56'-06" E	77	5.00'	73°-16'-12"	6.39'	5.97'	S 47°-30'-57" W
23	70.00'	20°-58'-16"	25.62'	25.48'	S 34°-02'-32" E	78	5.00'	90°-00'-00"	7.85'	7.07'	S 50°-50'-57" E
24	100.00'	16°-29'-50"	28.79'	28.69'	S 36°-16'-45" E	79	5.00'	104°-58'-35"	9.16'	7.93'	N 46°-38'-20" E
25	100.00'	22°-10'-53"	38.71'	38.47'	S 16°-56'-24" E	80	40.00'	47°-30'-28"	33.17'	32.22'	S 57°-07'-08" E
26	30.00'	90°-00'-00"	47.12'	42.43'	S 39°-09'-03" W	81	40.00'	18°-01'-56"	12.59'	12.54'	S 24°-20'-56" E
27	25.00'	90°-05'-39"	39.31'	35.38'	N 50°-48'-08" W	82	136.00'	09°-29'-01"	22.51'	22.49'	S 10°-35'-28" E
28	25.00'	89°-54'-21"	39.23'	35.33'	N 39°-11'-52" E	83	189.00'	00°-40'-03"	2.20'	2.20'	S 06°-10'-58" E
29	30.00'	46°-43'-58"	24.47'	23.80'	S 72°-28'-58" E	84	189.00'	15°-56'-35"	52.59'	52.42'	S 14°-29'-17" E
30	30.00'	38°-25'-30"	20.12'	19.74'	S 29°-54'-14" E	85	189.00'	02°-42'-20"	8.92'	8.92'	S 23°-48'-44" E
31	214.00'	06°-12'-35"	23.19'	23.18'	S 13°-47'-46" E	86	30.00'	24°-48'-53"	12.99'	12.89'	S 12°-45'-28" E
32	214.00'	09°-22'-54"	35.04'	35.00'	S 21°-35'-30" E	87	30.00'	61°-57'-39"	32.44'	30.88'	S 30°-37'-48" W
33	214.00'	09°-23'-55"	35.10'	35.06'	S 30°-58'-55" E	88	5.00'	91°-29'-23"	7.98'	7.16'	N 72°-38'-41" W
34	214.00'	04°-47'-51"	17.92'	17.91'	N 38°-04'-48" W	89	168.00'	77°-45'-31"	228.00'	210.90'	N 78°-01'-13" W
35	214.00'	09°-31'-28"	35.57'	35.53'	S 45°-14'-28" E	90	5.00'	91°-35'-00"	7.99'	7.17'	N 83°-20'-59" W
36	214.00'	09°-22'-53"	35.04'	35.00'	S 54°-41'-38" E	91	186.00'	06°-54'-32"	22.43'	22.42'	N 34°-06'-13" W
37	214.00'	09°-07'-53"	34.11'	34.07'	S 63°-57'-01" E	92	186.00'	13°-59'-54"	45.44'	45.33'	N 23°-39'-00" W
38	214.00'	09°-56'-51"	37.15'	37.11'	S 73°-29'-22" E	93	186.00'	10°-48'-06"	35.07'	35.01'	N 11°-15'-00" W
39	214.00'	09°-22'-53"	35.04'	35.00'	S 83°-09'-14" E	94	86.00'	11°-24'-04"	17.11'	17.08'	N 00°-08'-55" W
40	214.00'	09°-05'-42"	33.97'	33.93'	N 87°-36'-28" E	95	86.00'	51°-23'-15"	77.13'	74.57'	N 31°-14'-44" E
41	214.00'	09°-26'-32"	35.27'	35.23'	N 78°-20'-22" E	96	30.00'	16°-24'-15"	8.59'	8.56'	N 65°-08'-30" E
42	214.00'	08°-47'-00"	32.81'	32.77'	N 69°-13'-36" E	97	30.00'	73°-35'-45"	38.53'	35.94'	S 69°-51'-30" E
43	289.00'	02°-54'-22"	14.66'	14.66'	N 63°-22'-55" E	98	5.00'	90°-00'-00"	7.85'	7.07'	S 11°-56'-20" W
44	289.00'	07°-31'-10"	37.93'	37.90'	N 58°-10'-09" E	99	5.00'	90°-00'-00"	7.85'	7.07'	S 78°-03'-38" E
45	289.00'	06°-56'-41"	35.03'	35.01'	N 50°-56'-13" E	100	139.00'	06°-00'-46"	14.59'	14.58'	N 36°-04'-01" W
46	289.00'	07°-12'-16"	36.34'	36.32'	N 43°-51'-45" E	101	139.00'	13°-15'-50"	32.18'	32.11'	N 45°-42'-19" W
47	289.00'	07°-14'-48"	36.55'	36.53'	N 36°-38'-13" E	102	139.00'	13°-11'-14"	31.99'	31.92'	N 58°-55'-51" W
48	289.00'	06°-56'-45"	35.03'	35.01'	N 29°-32'-27" E	103	139.00'	14°-28'-07"	35.10'	35.01'	N 72°-45'-31" W
49	289.00'	07°-42'-30"	38.88'	38.85'	N 22°-12'-49" E	104	139.00'	12°-28'-43"	30.27'	30.21'	N 86°-13'-57" W
50	289.00'	05°-59'-17"	30.20'	30.19'	N 15°-21'-55" E	105	139.00'	09°-41'-55"	23.53'	23.50'	S 82°-40'-44" W
51	289.00'	07°-49'-47"	39.49'	39.46'	N 08°-27'-23" E	106	139.00'	04°-43'-44"	11.47'	11.47'	S 75°-27'-55" W
52	289.00'	06°-56'-36"	35.02'	35.00'	N 01°-04'-12" E	107	25.00'	90°-00'-00"	39.27'	35.36'	N 61°-53'-57" W
53	289.00'	08°-00'-43"	40.41'	40.38'	N 06°-24'-27" W	108	470.00'	22°-15'-23"	182.57'	181.42'	S 75°-02'-15" W
54	289.00'	06°-58'-57"	35.22'	35.20'	N 13°-54'-17" W	109	500.00'	22°-15'-23"	194.22'	193.00'	S 75°-02'-15" W
55	289.00'	06°-59'-35"	35.27'	35.25'	N 20°-53'-33" W						

LINE CHART		
LINE NUMBER	LINE BEARING	LINE LENGTH
1	S 20°-59'-45" W	17.02'
2	N 20°-59'-45" E	17.02'
3	S 24°-43'-09" W	24.04'
4	S 33°-03'-38" E	0.54'
5	S 56°-56'-22" W	1.00'
6	N 33°-03'-38" W	13.00'
7	S 56°-56'-22" W	76.00'
8	S 33°-03'-38" E	13.00'
9	N 33°-03'-38" W	30.54'
10	N 57°-47'-14" W	21.78'
11	S 33°-03'-38" E	1.00'
12	S 56°-56'-22" W	13.00'
13	S 33°-03'-38" E	76.00'
14	N 56°-56'-22" E	13.00'
15	S 56°-56'-22" W	21.53'
16	N 18°-10'-01" E	9.35'
17	N 56°-56'-22" E	24.53'
18	N 30°-51'-41" E	15.63'
19	S 30°-51'-41" W	24.93'
20	S 72°-59'-55" E	28.66'
21	S 84°-09'-03" W	15.24'
22	S 05°-50'-57" E	57.00'
23	N 84°-09'-03" E	16.00'
24	S 05°-50'-57" E	16.00'
25	N 84°-09'-03" E	66.50'
26	N 05°-50'-57" W	12.33'
27	N 05°-50'-57" W	104.57'
28	S 18°-08'-49" W	34.73'
29	N 26°-53'-59" W	12.93'
30	S 50°-51'-32" W	12.93'
31	N 05°-45'-18" W	5.86'



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DATE:
07-10-2019

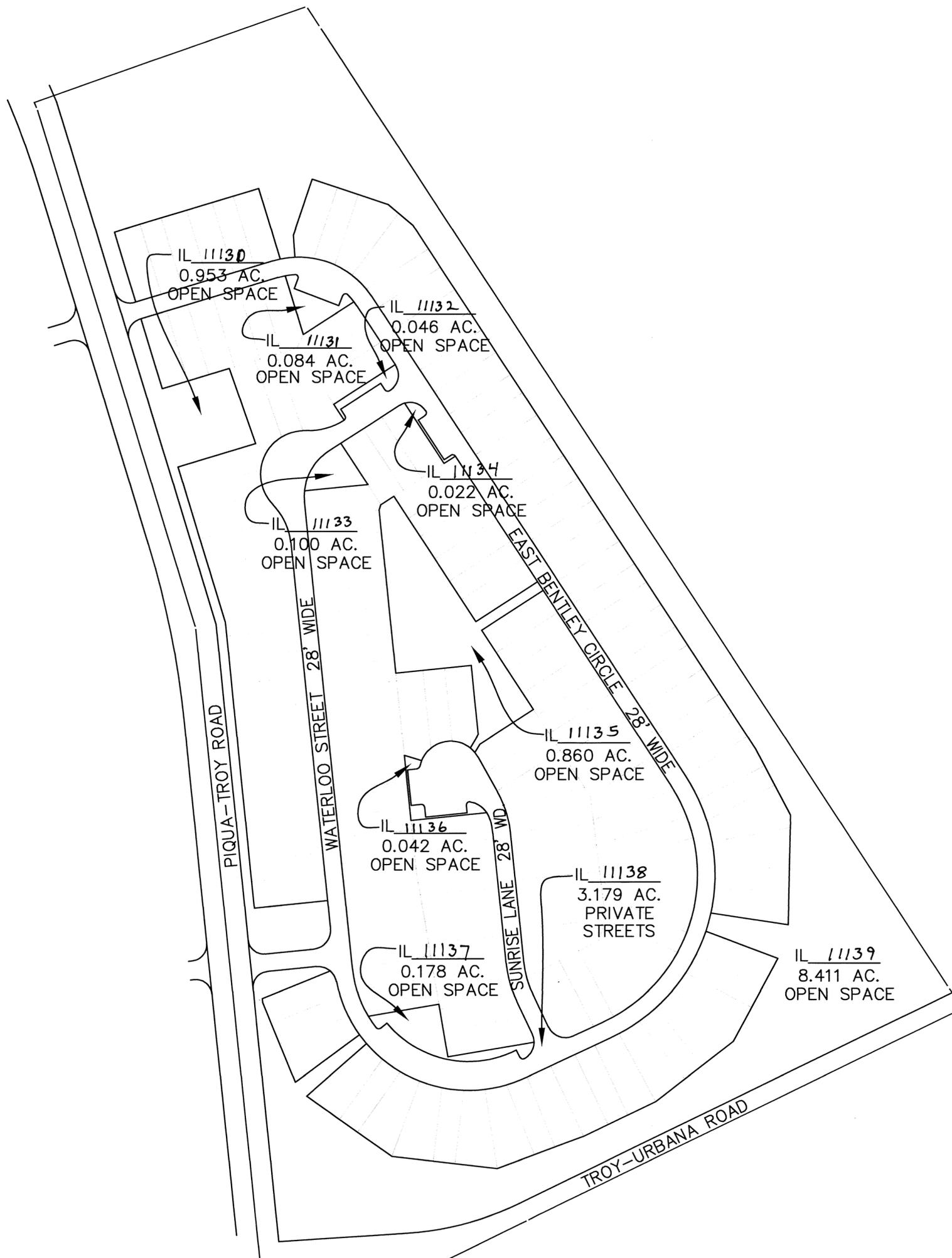
DRAWN BY:
seb

JOB NUMBER:
MiaTro1721curves-e

SHEET NUMBER
5 OF 6

Villas of Halifax Subdivision

PT. 9891 TROY MIAMI, OHIO
 INLOT CITY COUNTY



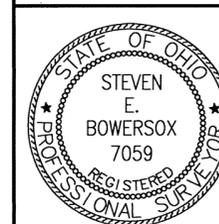
SCALE 1" = 120'
 0 60 120 240

OPEN SPACE AND PRIVATE STREETS

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

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

7/10/2019
 DATE



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DATE:
 07-10-2019
 DRAWN BY:
 seb
 JOB NUMBER:
 MioTrol721_Fin-open-w
 SHEET NUMBER
 6 OF 6

Villas of Halifax Subdivision

PT. 9891 INLOT TROY CITY MIAMI, OHIO COUNTY

PLAT BOOK 27, PAGE 93
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE EASTERLY HALF OF PIQUA-TROY ROAD AND THE NORTHERLY PART OF TROY-URBANA ROAD AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER:
HALIFAX LAND COMPANY, LLC.

Frank D. Harlow, Jr.
FRANK D. HARLOW, JR.
MANAGING MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 31ST DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC., FRANK D. HARLOW, ITS 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.

Mary K Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 8/24/2021
Recorded in Miami County

LIEN HOLDER:
GREENVILLE NATIONAL BANK
TROY BANKING CENTER

Brad Bixler

BRAD BIXLER
SR. VICE PRESIDENT, CHIEF LOAN OFFICER, BRANCH MGR.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 31ST DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, BY BRAD BIXLER, IT'S SR. VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH 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.

Mary K Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 8/24/2021
Recorded in Miami County

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

DATE: July 31, 2019

FRANK D. HARLOW, MANAGING MEMBER OF HALIFAX LAND COMPANY, 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.

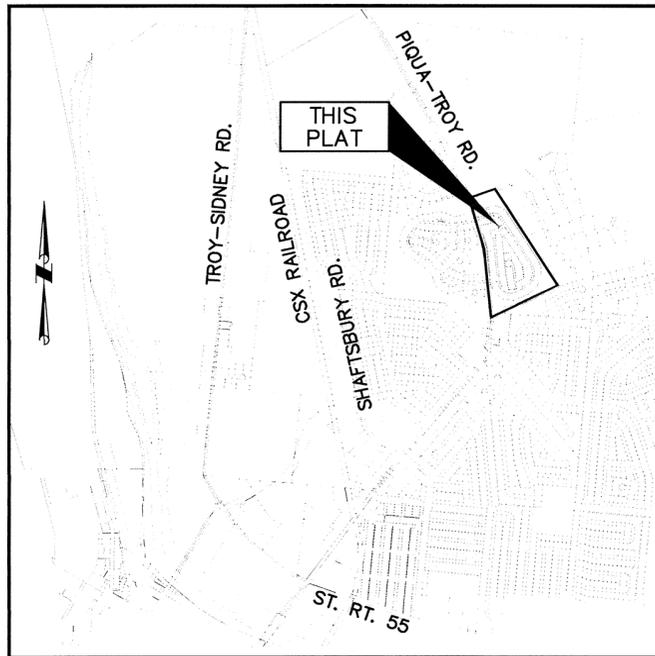
Frank D. Harlow
FRANK D. HARLOW

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

Mary K Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 8/24/2021
Recorded in Miami County



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 INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DEDICATED AS UTILITY EASEMENTS.

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

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

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

5.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD OR TROY-URBANA ROAD.

FEE \$ 259.00

Jessica A Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Gloria M. Casner
DEPUTY

TRANSFERRED THIS 18 DAY OF September, 2019

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
Kindra Olinga
BY: DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF March, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Alan Kypson, CHAIRMAN Sue J. Knight, SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 18th DAY OF March, 2019, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-10-2019 EFFECTIVE 4-17, 2019

Michael R. Davis, MAYOR Martha A. Baker, PRESIDENT OF COUNCIL Sue J. 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 INSTRUMENT 201902-10879, OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 35.123 ACRES OUT OF PART OF INLOT NUMBER 9891 OWNED BY HALIFAX LAND COMPANY, LLC., RECORDED AS INSTRUMENT 20160R-12214.

AREA SUMMARY

159 BUILDING LOTS	18.458 AC.
9 OPEN SPACE LOTS	10.696 AC.
PRIVATE STREETS	3.179 AC.
DEDICATED STREET R/W	2.790 AC.
TOTAL	35.123 AC.

<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 07-10-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTroi721_e_app
	SHEET NUMBER 1 OF 6

Villas of Halifax Subdivision

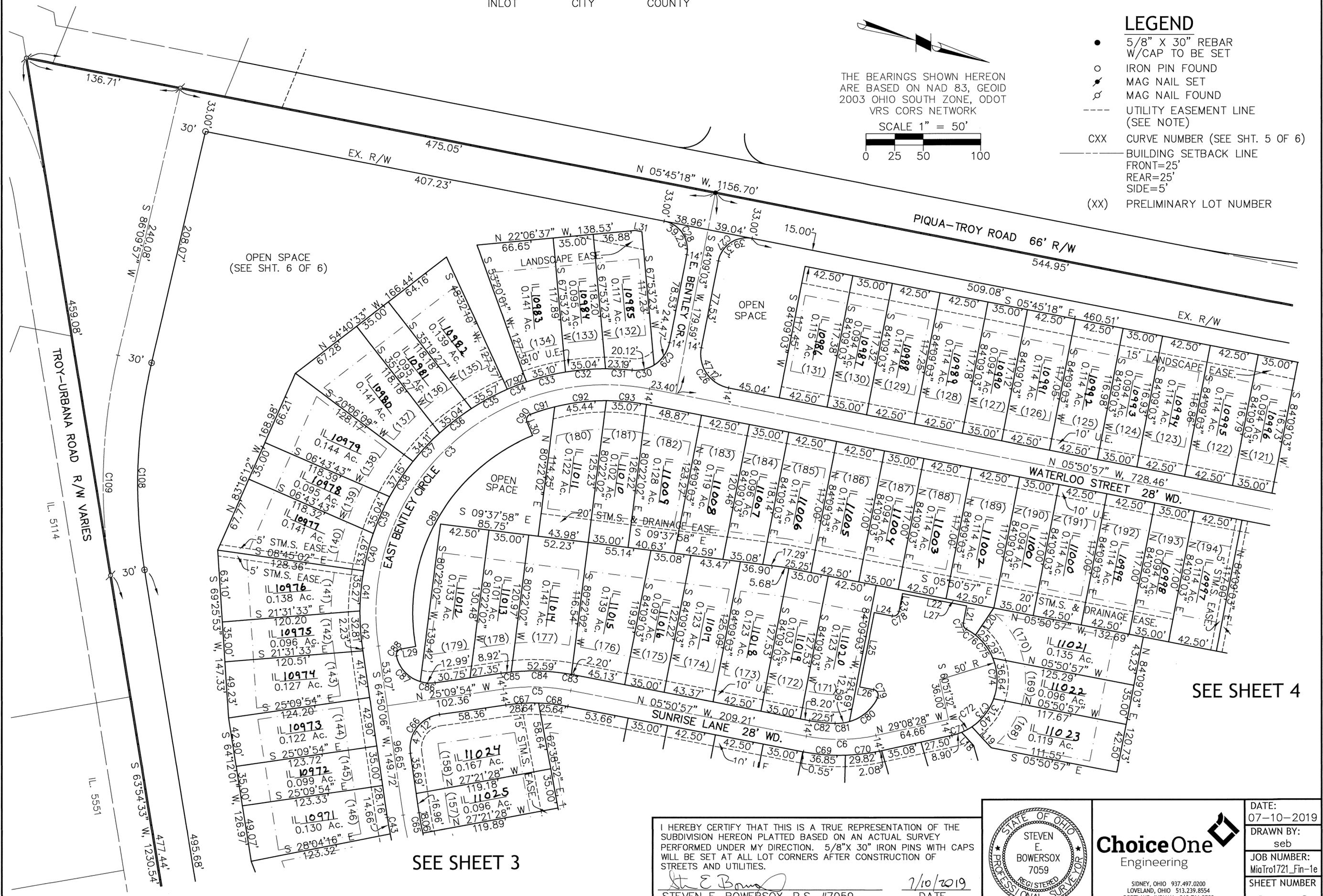
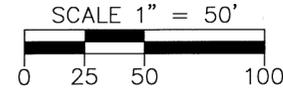
PT. 9891
INLOT
TROY
CITY
MIAMI, OHIO
COUNTY

PLAT BOOK 27, PAGE 93-A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- CXX CURVE NUMBER (SEE SHT. 5 OF 6)
- BUILDING SETBACK LINE
FRONT=25'
REAR=25'
SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

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



OPEN SPACE
(SEE SHT. 6 OF 6)

OPEN SPACE

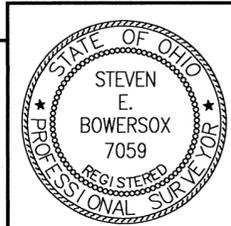
SEE SHEET 4

SEE SHEET 3

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

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

7/10/2019
DATE



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Engineering

DATE: 07-10-2019
DRAWN BY: seb
JOB NUMBER: MiaTrol721_Fin-1e
SHEET NUMBER: 2 OF 6

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Villas of Halifax Subdivision

PT. 9891 TROY MIAMI, OHIO
INLOT CITY COUNTY

LEGEND

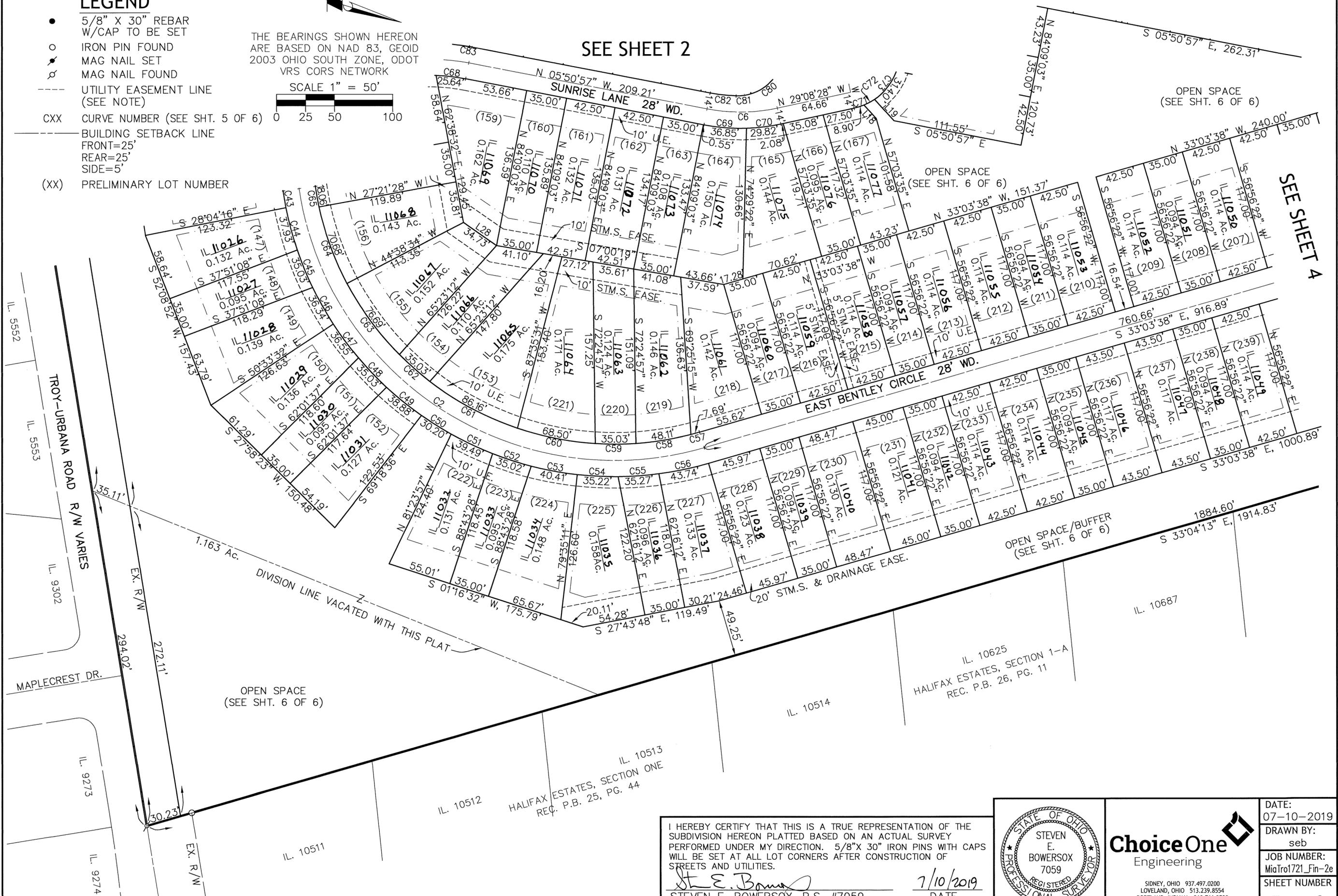
- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- ⊗ MAG NAIL FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- CXX CURVE NUMBER (SEE SHT. 5 OF 6)
- BUILDING SETBACK LINE
FRONT=25'
REAR=25'
SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

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

SCALE 1" = 50'



SEE SHEET 2

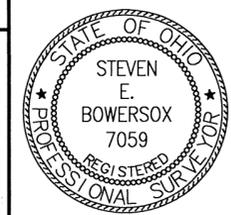


SEE SHEET 4

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE
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WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF
STREETS AND UTILITIES.

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

7/10/2019
DATE



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DATE:	07-10-2019
DRAWN BY:	seb
JOB NUMBER:	MiaTro1721_Fin-2e
SHEET NUMBER	3 OF 6

IL. 10512 HALIFAX ESTATES, SECTION ONE
REQ. P.B. 25, PG. 44

IL. 10625 HALIFAX ESTATES, SECTION 1-A
REC. P.B. 26, PG. 11

OPEN SPACE
(SEE SHT. 6 OF 6)

OPEN SPACE/BUFFER
(SEE SHT. 6 OF 6)

OPEN SPACE
(SEE SHT. 6 OF 6)

OPEN SPACE
(SEE SHT. 6 OF 6)

Villas of Halifax Subdivision

PT. 9891 TROY MIAMI, OHIO
INLOT CITY COUNTY

CURVE TABLE						CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	125.00'	73°-50'-19"	161.09'	150.17'	S 69°-58'-47" E	56	289.00'	08°-40'-18"	43.74'	43.70'	N 28°-43'-29" W
2	275.00'	97°-53'-44"	469.86'	414.76'	S 15°-53'-14" W	57	261.00'	01°-41'-15"	7.69'	7.69'	S 32°-13'-01" E
3	200.00'	109°-18'-57"	381.58'	326.29'	N 60°-30'-26" W	58	261.00'	10°-33'-44"	48.11'	48.05'	S 26°-05'-32" E
4	100.00'	62°-47'-19"	109.59'	104.18'	N 25°-32'-42" E	59	261.00'	07°-41'-25"	35.03'	35.00'	S 16°-57'-57" E
5	175.00'	19°-18'-57"	59.00'	58.72'	N 15°-30'-26" W	60	261.00'	15°-02'-11"	68.50'	68.30'	S 05°-36'-09" E
6	150.00'	23°-17'-31"	60.98'	60.56'	N 17°-29'-42" W	61	261.00'	18°-54'-51"	86.16'	85.77'	S 11°-22'-22" W
7	25.00'	90°-00'-00"	39.27'	35.36'	N 28°-06'-03" E	62	261.00'	07°-41'-21"	35.03'	35.00'	S 24°-40'-27" W
8	111.00'	05°-55'-32"	11.48'	11.47'	N 76°-03'-49" E	63	261.00'	16°-50'-09"	76.69'	76.42'	S 36°-56'-12" W
9	111.00'	08°-02'-21"	15.57'	15.56'	N 83°-02'-45" E	64	261.00'	15°-30'-57"	70.68'	70.46'	S 53°-06'-45" W
10	5.00'	113°-55'-50"	9.94'	8.38'	S 35°-58'-09" E	65	261.00'	03°-57'-52"	18.06'	18.06'	S 62°-51'-10" W
11	5.00'	113°-56'-04"	9.94'	8.38'	N 77°-57'-48" E	66	30.00'	90°-00'-00"	47.12'	42.43'	N 70°-09'-54" W
12	111.00'	07°-42'-55"	14.95'	14.94'	S 41°-12'-42" E	67	161.00'	10°-11'-29"	28.64'	28.60'	N 20°-04'-10" W
13	111.00'	04°-17'-37"	8.32'	8.32'	S 35°-12'-26" E	68	161.00'	09°-07'-29"	25.64'	25.61'	N 10°-24'-41" W
14	30.00'	90°-00'-00"	47.12'	42.43'	S 11°-56'-22" W	69	164.00'	12°-52'-29"	36.85'	36.77'	N 12°-17'-11" W
15	5.00'	90°-00'-00"	7.85'	7.07'	N 78°-03'-38" W	70	164.00'	10°-25'-02"	29.82'	29.78'	N 23°-55'-57" W
16	5.00'	90°-00'-00"	7.85'	7.07'	S 11°-56'-22" W	71	50.00'	10°-12'-06"	8.90'	8.89'	N 34°-14'-31" W
17	100.00'	35°-40'-30"	62.26'	61.26'	S 74°-46'-37" W	72	50.00'	11°-49'-30"	10.32'	10.30'	N 45°-15'-19" W
18	70.00'	04°-59'-21"	6.10'	6.09'	N 89°-52'-48" W	73	50.00'	35°-59'-03"	31.40'	30.89'	N 69°-09'-35" W
19	70.00'	28°-58'-52"	35.41'	35.03'	S 73°-08'-06" W	74	50.00'	41°-58'-52"	36.64'	35.82'	S 71°-51'-28" W
20	70.00'	26°-25'-54"	32.29'	32.01'	S 45°-25'-43" W	75	50.00'	28°-58'-58"	25.29'	25.02'	S 36°-22'-32" W
21	70.00'	26°-31'-34"	32.41'	32.12'	S 18°-56'-59" W	76	50.00'	11°-00'-12"	9.60'	9.59'	S 16°-22'-57" W
22	70.00'	29°-14'-36"	35.73'	35.34'	S 08°-56'-06" E	77	5.00'	73°-16'-12"	6.39'	5.97'	S 47°-30'-57" W
23	70.00'	20°-58'-16"	25.62'	25.48'	S 34°-02'-32" E	78	5.00'	90°-00'-00"	7.85'	7.07'	S 50°-50'-57" E
24	100.00'	16°-29'-50"	28.79'	28.69'	S 36°-16'-45" E	79	5.00'	104°-58'-35"	9.16'	7.93'	N 46°-38'-20" E
25	100.00'	22°-10'-53"	38.71'	38.47'	S 16°-56'-24" E	80	40.00'	47°-30'-28"	33.17'	32.22'	S 57°-07'-08" E
26	30.00'	90°-00'-00"	47.12'	42.43'	S 39°-09'-03" W	81	40.00'	18°-01'-56"	12.59'	12.54'	S 24°-20'-56" E
27	25.00'	90°-05'-39"	39.31'	35.38'	N 50°-48'-08" W	82	136.00'	09°-29'-01"	22.51'	22.49'	S 10°-35'-28" E
28	25.00'	89°-54'-21"	39.23'	35.33'	N 39°-11'-52" E	83	189.00'	00°-40'-03"	2.20'	2.20'	S 06°-10'-58" E
29	30.00'	46°-43'-58"	24.47'	23.80'	S 72°-28'-58" E	84	189.00'	15°-56'-35"	52.59'	52.42'	S 14°-29'-17" E
30	30.00'	38°-25'-30"	20.12'	19.74'	S 29°-54'-14" E	85	189.00'	02°-42'-20"	8.92'	8.92'	S 23°-48'-44" E
31	214.00'	06°-12'-35"	23.19'	23.18'	S 13°-47'-46" E	86	30.00'	24°-48'-53"	12.99'	12.89'	S 12°-45'-28" E
32	214.00'	09°-22'-54"	35.04'	35.00'	S 21°-35'-30" E	87	30.00'	61°-57'-39"	32.44'	30.88'	S 30°-37'-48" W
33	214.00'	09°-23'-55"	35.10'	35.06'	S 30°-58'-55" E	88	5.00'	91°-29'-23"	7.98'	7.16'	N 72°-38'-41" W
34	214.00'	04°-47'-51"	17.92'	17.91'	N 38°-04'-48" W	89	168.00'	77°-45'-31"	228.00'	210.90'	N 78°-01'-13" W
35	214.00'	09°-31'-28"	35.57'	35.53'	S 45°-14'-28" E	90	5.00'	91°-35'-00"	7.99'	7.17'	N 83°-20'-59" W
36	214.00'	09°-22'-53"	35.04'	35.00'	S 54°-41'-38" E	91	186.00'	06°-54'-32"	22.43'	22.42'	N 34°-06'-13" W
37	214.00'	09°-07'-53"	34.11'	34.07'	S 63°-57'-01" E	92	186.00'	13°-59'-54"	45.44'	45.33'	N 23°-39'-00" W
38	214.00'	09°-56'-51"	37.15'	37.11'	S 73°-29'-22" E	93	186.00'	10°-48'-06"	35.07'	35.01'	N 11°-15'-00" W
39	214.00'	09°-22'-53"	35.04'	35.00'	S 83°-09'-14" E	94	86.00'	11°-24'-04"	17.11'	17.08'	N 00°-08'-55" W
40	214.00'	09°-05'-42"	33.97'	33.93'	N 87°-36'-28" E	95	86.00'	51°-23'-15"	77.13'	74.57'	N 31°-14'-44" E
41	214.00'	09°-26'-32"	35.27'	35.23'	N 78°-20'-22" E	96	30.00'	16°-24'-15"	8.59'	8.56'	N 65°-08'-30" E
42	214.00'	08°-47'-00"	32.81'	32.77'	N 69°-13'-36" E	97	30.00'	73°-35'-45"	38.53'	35.94'	S 69°-51'-30" E
43	289.00'	02°-54'-22"	14.66'	14.66'	N 63°-22'-55" E	98	5.00'	90°-00'-00"	7.85'	7.07'	S 11°-56'-20" W
44	289.00'	07°-31'-10"	37.93'	37.90'	N 58°-10'-09" E	99	5.00'	90°-00'-00"	7.85'	7.07'	S 78°-03'-38" E
45	289.00'	06°-56'-41"	35.03'	35.01'	N 50°-56'-13" E	100	139.00'	06°-00'-46"	14.59'	14.58'	N 36°-04'-01" W
46	289.00'	07°-12'-16"	36.34'	36.32'	N 43°-51'-45" E	101	139.00'	13°-15'-50"	32.18'	32.11'	N 45°-42'-19" W
47	289.00'	07°-14'-48"	36.55'	36.53'	N 36°-38'-13" E	102	139.00'	13°-11'-14"	31.99'	31.92'	N 58°-55'-51" W
48	289.00'	06°-56'-45"	35.03'	35.01'	N 29°-32'-27" E	103	139.00'	14°-28'-07"	35.10'	35.01'	N 72°-45'-31" W
49	289.00'	07°-42'-30"	38.88'	38.85'	N 22°-12'-49" E	104	139.00'	12°-28'-43"	30.27'	30.21'	N 86°-13'-57" W
50	289.00'	05°-59'-17"	30.20'	30.19'	N 15°-21'-55" E	105	139.00'	09°-41'-55"	23.53'	23.50'	S 82°-40'-44" W
51	289.00'	07°-49'-47"	39.49'	39.46'	N 08°-27'-23" E	106	139.00'	04°-43'-44"	11.47'	11.47'	S 75°-27'-55" W
52	289.00'	06°-56'-36"	35.02'	35.00'	N 01°-04'-12" E	107	25.00'	90°-00'-00"	39.27'	35.36'	N 61°-53'-57" W
53	289.00'	08°-00'-43"	40.41'	40.38'	N 06°-24'-27" W	108	470.00'	22°-15'-23"	182.57'	181.42'	S 75°-02'-15" W
54	289.00'	06°-58'-57"	35.22'	35.20'	N 13°-54'-17" W	109	500.00'	22°-15'-23"	194.22'	193.00'	S 75°-02'-15" W
55	289.00'	06°-59'-35"	35.27'	35.25'	N 20°-53'-33" W						

LINE CHART		
LINE NUMBER	LINE BEARING	LINE LENGTH
1	S 20°-59'-45" W	17.02'
2	N 20°-59'-45" E	17.02'
3	S 24°-43'-09" W	24.04'
4	S 33°-03'-38" E	0.54'
5	S 56°-56'-22" W	1.00'
6	N 33°-03'-38" W	13.00'
7	S 56°-56'-22" W	76.00'
8	S 33°-03'-38" E	13.00'
9	N 33°-03'-38" W	30.54'
10	N 57°-47'-14" W	21.78'
11	S 33°-03'-38" E	1.00'
12	S 56°-56'-22" W	13.00'
13	S 33°-03'-38" E	76.00'
14	N 56°-56'-22" E	13.00'
15	S 56°-56'-22" W	21.53'
16	N 18°-10'-01" E	9.35'
17	N 56°-56'-22" E	24.53'
18	N 30°-51'-41" E	15.63'
19	S 30°-51'-41" W	24.93'
20	S 72°-59'-55" E	28.66'
21	S 84°-09'-03" W	15.24'
22	S 05°-50'-57" E	57.00'
23	N 84°-09'-03" E	16.00'
24	S 05°-50'-57" E	16.00'
25	N 84°-09'-03" E	66.50'
26	N 05°-50'-57" W	12.33'
27	N 05°-50'-57" W	104.57'
28	S 18°-08'-49" W	34.73'
29	N 26°-53'-59" W	12.93'
30	S 50°-51'-32" W	12.93'
31	N 05°-45'-18" W	5.86'



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.766.2500
www.CHOICEONEENGINEERING.com

DATE:
07-10-2019

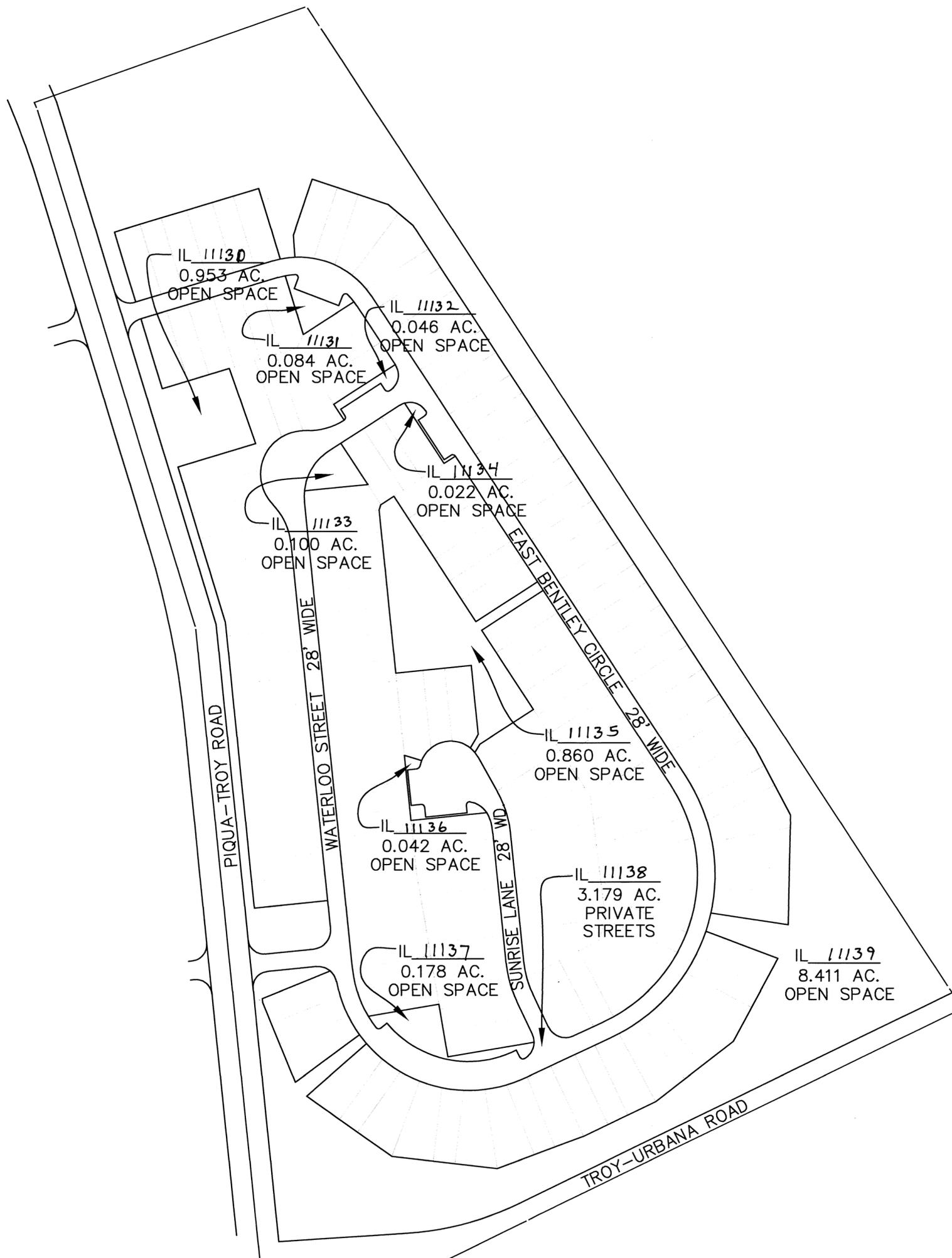
DRAWN BY:
seb

JOB NUMBER:
MiaTro1721curves-e

SHEET NUMBER
5 OF 6

Villas of Halifax Subdivision

PT. 9891 TROY MIAMI, OHIO
 INLOT CITY COUNTY



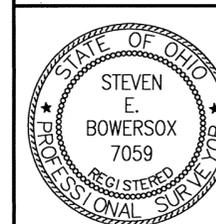
SCALE 1" = 120'
 0 60 120 240

OPEN SPACE AND PRIVATE STREETS

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

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

7/10/2019
 DATE



ChoiceOne 
 Engineering

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
 www.CHOICEONEENGINEERING.com

DATE:
 07-10-2019
 DRAWN BY:
 seb
 JOB NUMBER:
 MioTroi721_Fin-open-w
 SHEET NUMBER
 6 OF 6

Villas of Halifax Patio Home Subdivision

PLAT BOOK 27 PAGE 94
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

PT. 9891 TROY MIAMI, OHIO
INLOT CITY COUNTY

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE WESTERLY HALF OF PIQUA-TROY ROAD AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER:
HALIFAX LAND COMPANY, LLC.

Frank D. Harlow, Jr.
FRANK D. HARLOW, JR.
MANAGING MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 31st DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC., FRANK D. HARLOW, ITS 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.

Mary K. Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 8/24/2021
Recorded in Miami County

LIEN HOLDER:
GREENVILLE NATIONAL BANK
TROY BANKING CENTER

Brad Bixler
BRAD BIXLER
SR. VICE PRESIDENT, CHIEF LOAN OFFICER, BRANCH MGR.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 31st DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, BY BRAD BIXLER, IT'S SR. VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH 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.

Mary K. Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 8/24/2021
Recorded in Miami County

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

DATE: July 31, 2019
FRANK D. HARLOW, MANAGING MEMBER OF HALIFAX LAND COMPANY, 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.

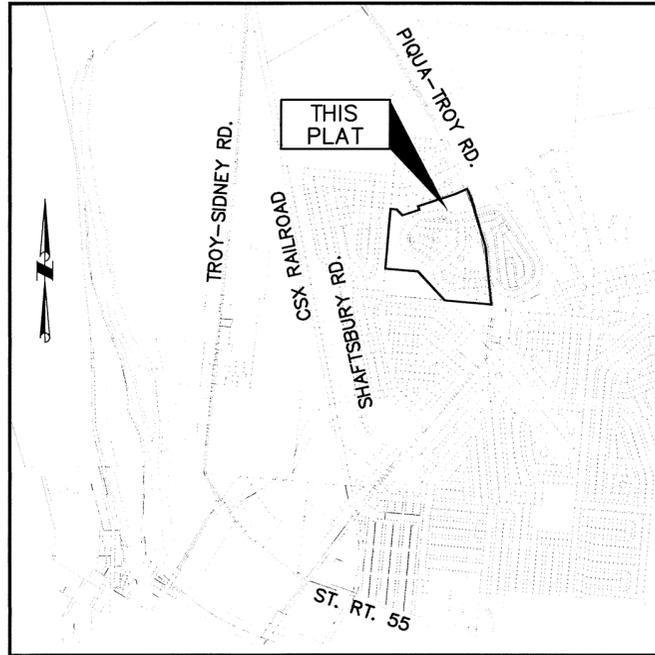
Frank D. Harlow
FRANK D. HARLOW

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

Mary K. Lewis
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 8/24/2021



MARY K. LEWIS, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 8/24/2021
Recorded in Miami County



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 INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DEDICATED AS UTILITY EASEMENTS.
- 2.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.
- 3.) ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
- 4.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 5.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD OR TROY-URBANA ROAD.

FEE \$ 302.40

Jessica A. Lopez
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER
Gloria M. Comer
DEPUTY

TRANSFERRED THIS 18 DAY
OF September, 2019

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
Kindra Olivas
BY: DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF March, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Alan M. Kypers CHAIRMAN Sup. G. Knight SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 18th DAY OF March, 2019 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-10-2019, EFFECTIVE 4-17, 2019

Michael L. Beavis MAYOR Martha R. Baker PRESIDENT OF COUNCIL Sup. 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 INSTRUMENT 2019OR-10880, OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 52.344 ACRES OUT OF PART OF INLOT NUMBER 9891 OWNED BY HALIFAX LAND COMPANY, LLC., RECORDED AS INSTRUMENT 2016OR-12214.

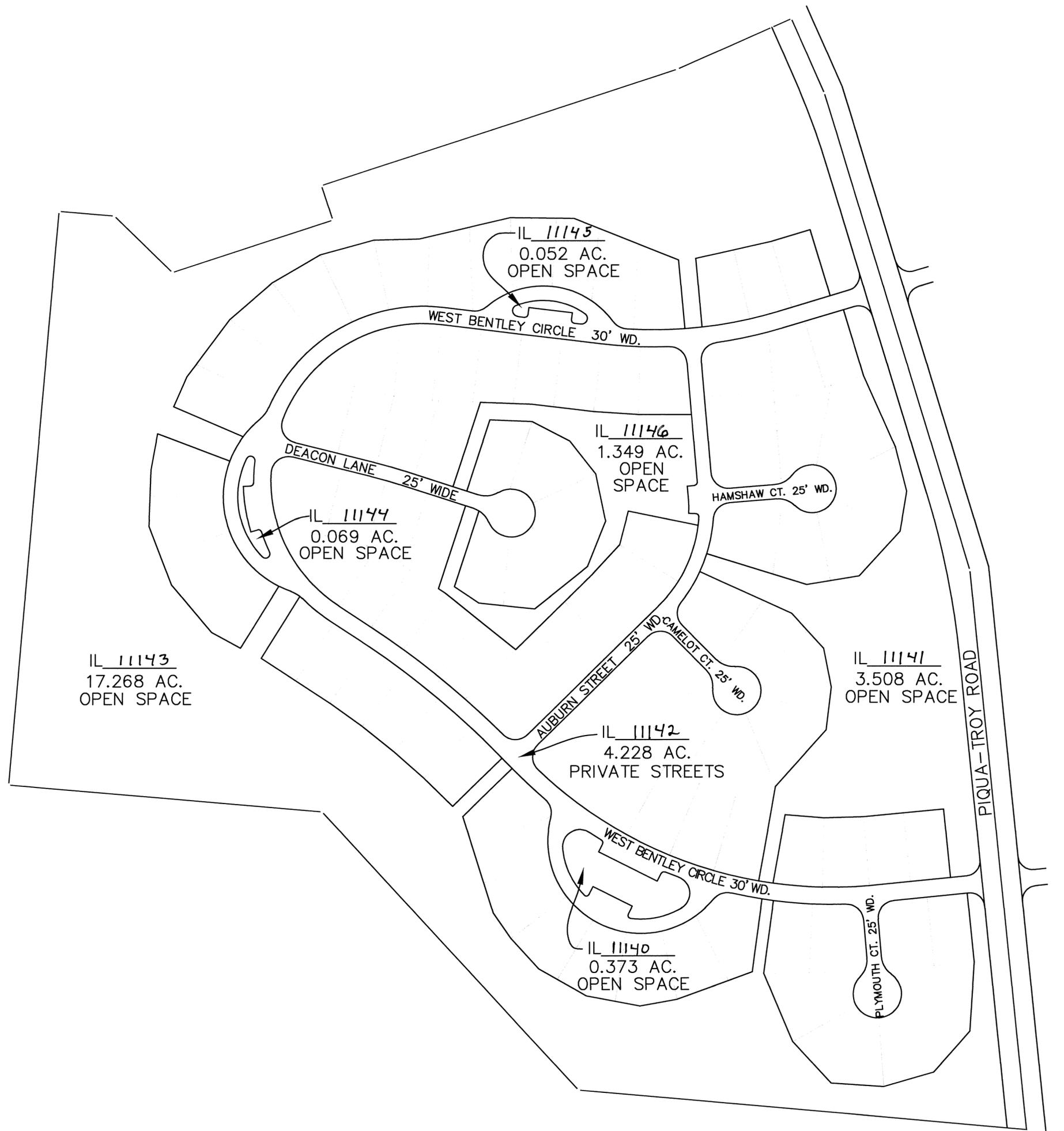
AREA SUMMARY

102 BUILDING LOTS	23.961 AC.
6 OPEN SPACE LOTS	22.619 AC.
PRIVATE STREETS	4.228 AC.
DEDICATED STREET R/W	1.536 AC.
TOTAL	52.344 AC.

<p>ChoiceOne Engineering</p> <p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 07-17-2019
	DRAWN BY: seb
	JOB NUMBER: MiaTroi721_w_app
	SHEET NUMBER 1 OF 7

Villas of Halifax Patio Home Subdivision

PT. 9891 INLOT TROY CITY MIAMI, OHIO COUNTY



OPEN SPACE AND PRIVATE STREETS

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

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

7/17/2019
 DATE

	 ChoiceOne Engineering SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	DATE: 07-17-2019
		DRAWN BY: seb
		JOB NUMBER: MioTroi721_Fin-open-w
		SHEET NUMBER 2 OF 7

Villas of Halifax Patio Home Subdivision

PT. 9891 INLOT TROY CITY MIAMI, OHIO COUNTY



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

SCALE 1" = 60'

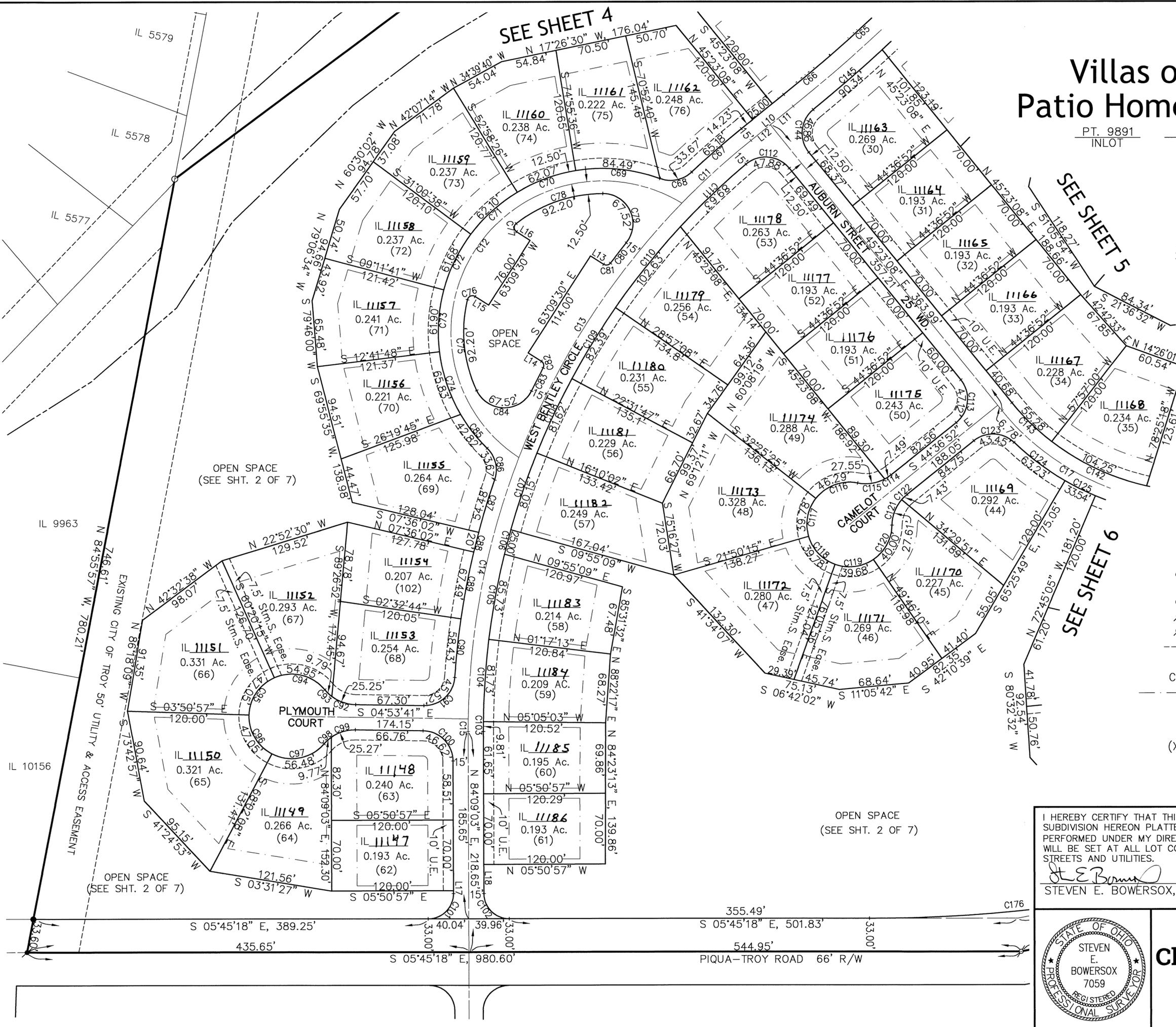


DEED REFERENCE
 HALIFAX LAND CO., LLC
 20160R-12214

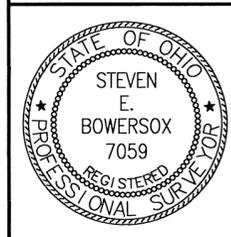
SURVEY REFERENCE
 REC. P.B. 9, Pg. 117
 REC. P.B. 21, Pg. 12
 REC. P.B. 23, Pg. 65
 REC. P.B. 24, Pg. 32
 REC. P.B. 25, Pg. 45
 REC. P.B. 25, Pg. 50
 REC. P.B. 25, Pg. 91
 REC. P.B. 26, Pg. 62
 LND. SUR. Vol. 56, PG. 155

LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊘ MAG NAIL FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- CXX CURVE NUMBER (SEE SHT. 7 OF 7)
- BUILDING SETBACK LINE
FRONT=25'
REAR=25'
SIDE=5'
- (XX) PRELIMINARY LOT NUMBER



I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE
 SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY
 PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS
 WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF
 STREETS AND UTILITIES.
Steven E. Bowersox 1/17/2019
 STEVEN E. BOWERSOX, P.S. #7059 DATE



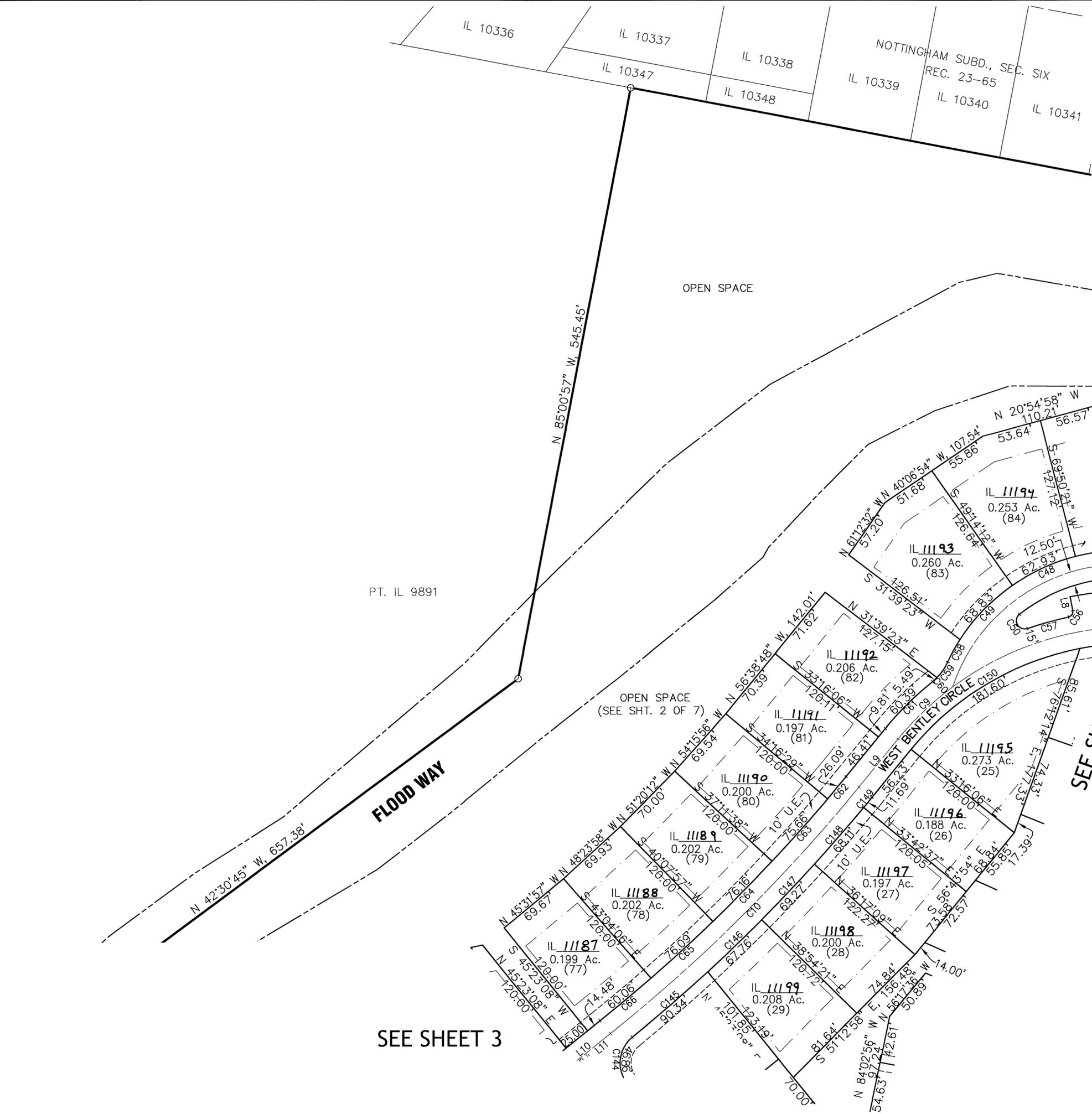
ChoiceOne Engineering

DATE: 07-17-2019
 DRAWN BY: seb
 JOB NUMBER: MiaTroi721_Fin-Iw
 SHEET NUMBER: 3 OF 7

SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 PORTLAND, INDIANA 260.766.2500
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Villas of Halifax Patio Home Subdivision

PT. 9891 TROY MIAMI, OHIO
 INLOT CITY COUNTY



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

SCALE 1" = 60'

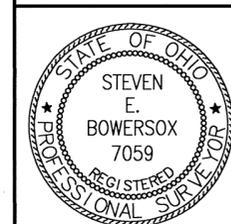


LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ✱ MAG NAIL SET
- ✱ MAG NAIL FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- CXX CURVE NUMBER (SEE SHT. 7 OF 7)
- BUILDING SETBACK LINE
FRONT=25'
REAR=25'
SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

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.

St E Bowersox 1/17/2019
 STEVEN E. BOWERSOX, P.S. #7059 DATE



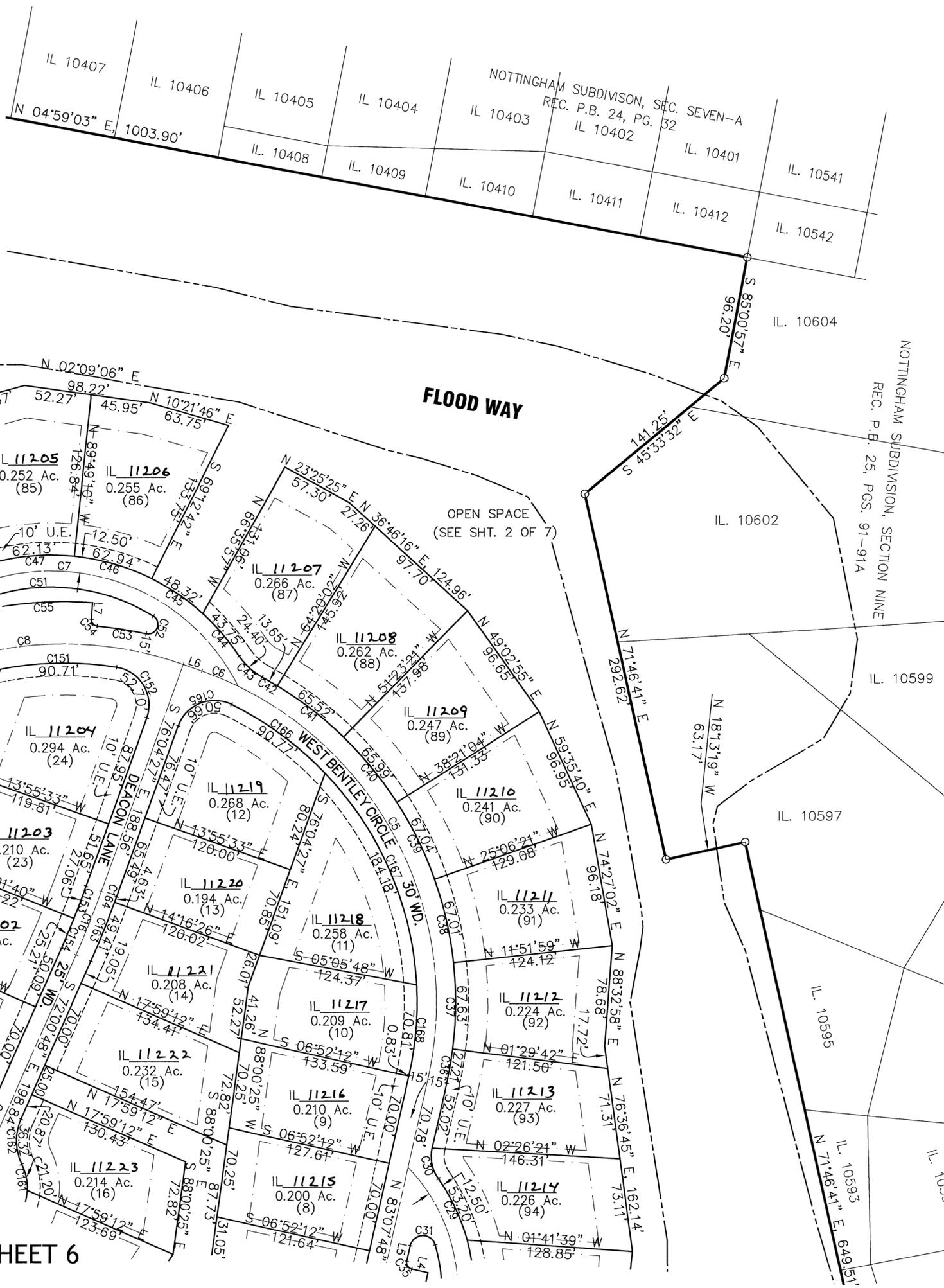
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DATE:	07-17-2019
DRAWN BY:	seb
JOB NUMBER:	MiaTrol721_Fin-2w
SHEET NUMBER	4 OF 7

Villas of Halifax Patio Home Subdivision

PT. 9891 INLOT TROY CITY MIAMI, OHIO COUNTY

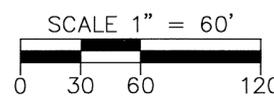


SEE SHEET 4

SEE SHEET 6



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

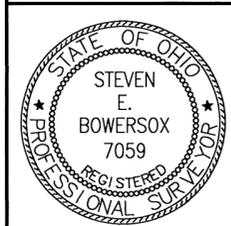


LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- CXX CURVE NUMBER (SEE SHT. 7 OF 7)
- BUILDING SETBACK LINE FRONT=25' REAR=25' SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

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

Steven E. Bowersox 7/17/2019
 STEVEN E. BOWERSOX, P.S. #7059 DATE



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DATE: 07-17-2019
DRAWN BY: seb
JOB NUMBER: MiaTrot1721_Fin-3w
SHEET NUMBER 5 OF 7

Villas of Halifax Patio Home Subdivision

PT. 9891
 INLOT TROY CITY MIAMI, OHIO
 COUNTY



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

SCALE 1" = 60'



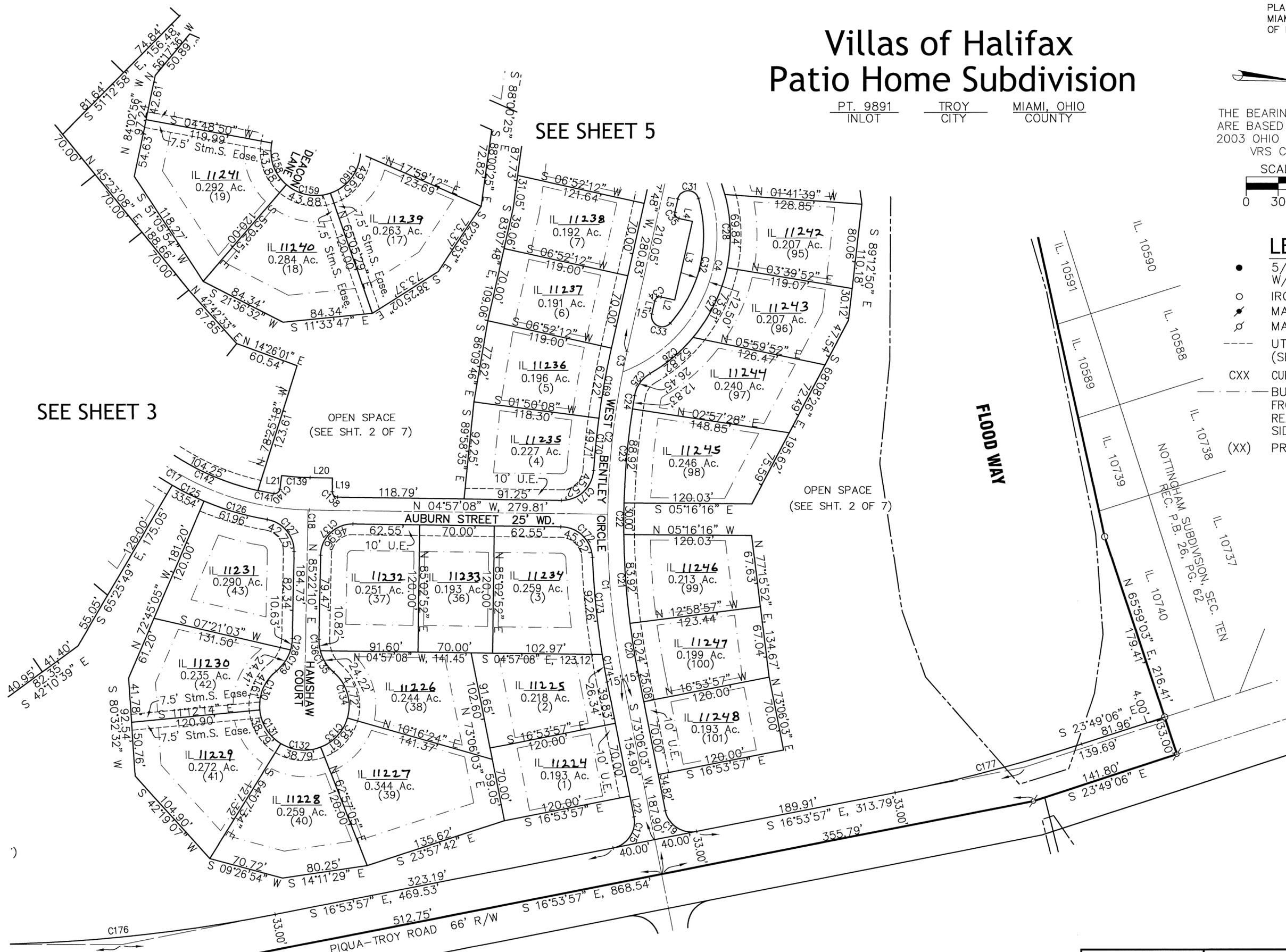
LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- ⊘ MAG NAIL FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- CXX CURVE NUMBER (SEE SHT. 7 OF 7)
- BUILDING SETBACK LINE
FRONT=25'
REAR=25'
SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

SEE SHEET 5

SEE SHEET 3

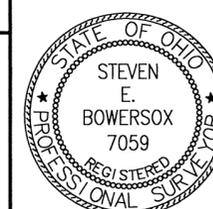
FLOOD WAY



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

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

1/17/2019
 DATE



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DATE:	07-17-2019
DRAWN BY:	seb
JOB NUMBER:	MiaTro1721_Fin-4w
SHEET NUMBER	6 OF 7

Villas of Halifax Patio Home Subdivision

PT. 9891 TROY MIAMI, OHIO
INLOT CITY COUNTY

PLAT BOOK 27, PAGE 94 -F
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	750.00'	11°-56'-49"	156.38'	156.10'	S 79°-04'-27" W	51	150.00'	70°-50'-59"	185.48'	173.89'	N 09°-09'-19" W	101	25.00'	90°-05'-39"	39.31'	35.38'	S 50°-48'-08" E	151	260.00'	19°-59'-23"	90.71'	90.25'	N 06°-43'-03" W
2	750.00'	10°-20'-30"	135.37'	135.19'	N 89°-46'-53" W	52	7.50'	160°-41'-40"	21.03'	14.79'	S 73°-22'-59" E	102	25.00'	89°-54'-21"	39.23'	35.33'	S 39°-11'-52" W	152	30.00'	100°-38'-54"	52.70'	46.18'	N 53°-36'-06" E
3	750.00'	01°-28'-51"	19.38'	19.38'	N 83°-52'-13" W	53	290.00'	07°-37'-08"	38.56'	38.53'	S 03°-09'-17" W	103	735.00'	00°-45'-54"	9.81'	9.81'	S 84°-32'-00" W	153	737.50'	02°-06'-07"	27.06'	27.05'	S 75°-01'-23" E
4	137.50'	113°-05'-10"	271.39'	229.43'	N 83°-11'-33" W	54	5.00'	89°-01'-44"	7.77'	7.01'	S 43°-51'-35" W	104	735.00'	06°-22'-16"	81.73'	81.69'	S 88°-06'-05" W	154	737.50'	01°-57'-31"	25.21'	25.21'	S 72°-59'-34" E
5	275.00'	76°-33'-39"	367.47'	340.73'	S 58°-35'-23" W	55	308.00'	15°-03'-32"	80.95'	80.72'	S 09°-09'-19" E	105	735.00'	06°-40'-58"	85.73'	85.68'	N 85°-22'-18" W	155	42.00'	14°-00'-38"	10.27'	10.24'	S 65°-00'-29" E
6	275.00'	06°-23'-00"	30.64'	30.62'	S 17°-07'-03" W	56	5.00'	89°-01'-44"	7.77'	7.01'	S 62°-10'-12" E	106	735.00'	01°-56'-57"	25.00'	25.00'	N 81°-03'-20" W	156	42.00'	35°-32'-15"	26.05'	25.63'	S 40°-14'-03" E
7	162.50'	135°-11'-17"	383.41'	300.46'	S 09°-49'-17" E	57	290.00'	07°-37'-08"	38.56'	38.53'	S 21°-27'-55" E	107	735.00'	06°-14'-54"	80.15'	80.11'	N 76°-57'-25" W	157	42.00'	62°-43'-15"	45.98'	43.72'	S 53°-49'-33" E
8	275.00'	56°-22'-17"	270.56'	259.78'	S 14°-15'-35" E	58	175.00'	07°-34'-20"	23.13'	23.11'	S 67°-05'-04" E	108	735.00'	06°-21'-45"	81.62'	81.58'	N 70°-39'-06" W	158	42.00'	59°-51'-41"	43.88'	41.91'	N 64°-53'-00" E
9	275.00'	14°-17'-11"	68.57'	68.39'	S 49°-35'-19" E	59	50.00'	19°-46'-48"	17.26'	17.18'	S 60°-58'-50" E	109	735.00'	06°-25'-21"	82.39'	82.34'	N 64°-15'-33" W	159	42.00'	59°-51'-41"	43.88'	41.91'	N 05°-01'-19" E
10	1500.00'	12°-07'-02"	317.23'	316.64'	S 50°-40'-23" E	60	50.00'	06°-17'-27"	5.49'	5.49'	S 47°-56'-42" E	110	735.00'	08°-00'-02"	102.63'	102.55'	N 57°-02'-52" W	160	42.00'	67°-43'-45"	49.65'	46.81'	N 58°-46'-24" W
11	750.00'	07°-02'-51"	92.25'	92.19'	S 48°-08'-18" E	61	290.00'	11°-55'-56"	60.39'	60.29'	S 50°-45'-56" E	111	735.00'	06°-59'-13"	89.63'	89.58'	N 49°-33'-14" W	161	42.00'	28°-55'-25"	21.20'	20.98'	S 72°-54'-01" W
12	149.50'	178°-05'-59"	464.71'	298.96'	S 63°-09'-30" E	62	1485.00'	01°-00'-24"	26.09'	26.09'	S 56°-13'-43" E	112	30.00'	91°-26'-45"	47.88'	42.96'	N 00°-20'-15" W	162	42.00'	49°-32'-53"	36.32'	35.20'	S 83°-12'-45" W
13	750.00'	22°-59'-34"	300.97'	298.96'	S 63°-09'-30" E	63	1485.00'	02°-55'-09"	75.66'	75.65'	S 54°-15'-56" E	113	30.00'	90°-00'-00"	47.12'	42.43'	S 89°-36'-52" E	163	762.50'	03°-42'-46"	49.41'	49.40'	N 73°-52'-11" W
14	750.00'	20°-14'-24"	264.94'	263.56'	S 84°-46'-29" E	64	1485.00'	02°-56'-19"	76.16'	76.16'	S 51°-20'-12" E	114	40.00'	10°-43'-29"	7.49'	7.48'	S 39°-15'-08" E	164	762.50'	00°-20'-53"	4.63'	4.63'	N 75°-54'-00" W
15	750.00'	00°-57'-16"	12.49'	12.49'	N 84°-37'-41" E	65	1485.00'	02°-56'-09"	76.09'	76.08'	S 48°-23'-58" E	115	40.00'	39°-27'-55"	27.55'	27.01'	S 14°-09'-26" E	165	30.00'	96°-44'-54"	50.66'	44.85'	N 27°-42'-00" W
16	750.00'	04°-03'-38"	53.15'	53.14'	S 74°-02'-37" E	66	1485.00'	02°-19'-02"	60.06'	60.05'	S 45°-46'-23" E	116	42.00'	63°-09'-06"	46.29'	43.98'	S 26°-00'-01" E	166	260.00'	20°-00'-07"	90.77'	90.31'	N 30°-40'-31" E
17	250.00'	50°-00'-57"	218.24'	211.37'	N 20°-22'-39" E	67	765.00'	04°-52'-53"	65.18'	65.16'	S 47°-03'-19" E	117	42.00'	54°-15'-41"	39.78'	38.31'	S 84°-42'-25" E	167	260.00'	40°-35'-19"	184.18'	180.36'	N 60°-58'-14" E
18	250.00'	00°-19'-19"	1.40'	1.40'	N 04°-47'-29" W	68	30.00'	64°-18'-12"	33.67'	31.93'	S 17°-20'-39" E	118	42.00'	54°-15'-41"	39.78'	38.31'	N 41°-01'-54" E	168	260.00'	15°-36'-19"	70.81'	70.60'	N 89°-04'-03" E
19	25.00'	90°-00'-00"	39.27'	35.36'	S 28°-06'-03" W	69	162.00'	29°-52'-51"	84.49'	83.53'	S 00°-07'-58" E	119	42.00'	54°-07'-54"	39.68'	38.22'	N 13°-09'-53" W	169	765.00'	05°-02'-04"	67.22'	67.20'	S 85°-38'-50" E
20	735.00'	03°-55'-00"	50.24'	50.24'	S 75°-03'-33" W	70	162.00'	21°-57'-10"	62.07'	61.69'	S 26°-02'-59" E	120	42.00'	54°-34'-26"	40.00'	38.51'	N 67°-31'-03" W	170	765.00'	03°-43'-24"	49.71'	49.70'	N 89°-58'-26" E
21	735.00'	06°-32'-31"	83.92'	83.87'	S 80°-17'-19" W	71	162.00'	21°-57'-48"	62.10'	61.72'	S 48°-00'-28" E	121	40.00'	39°-32'-37"	27.61'	27.06'	N 75°-01'-58" W	171	30.00'	86°-56'-08"	45.52'	41.28'	S 48°-25'-12" E
22	735.00'	02°-20'-20"	30.00'	30.00'	S 84°-43'-44" W	72	162.00'	21°-48'-57"	61.68'	61.31'	S 69°-53'-51" E	122	40.00'	10°-38'-47"	7.43'	7.42'	N 49°-56'-16" W	172	30.00'	86°-56'-08"	45.52'	41.28'	N 38°-30'-56" E
23	735.00'	06°-55'-53"	88.92'	88.86'	S 89°-21'-50" W	73	162.00'	21°-53'-29"	61.90'	61.52'	N 88°-14'-56" E	123	30.00'	82°-59'-06"	43.45'	39.75'	N 03°-07'-19" W	173	765.00'	06°-54'-35"	92.26'	92.20'	N 78°-31'-43" E
24	735.00'	00°-59'-59"	12.83'	12.83'	N 86°-40'-13" W	74	162.00'	23°-16'-59"	65.83'	65.38'	N 65°-39'-42" E	124	262.50'	13°-48'-02"	63.23'	63.07'	N 31°-28'-13" E	174	765.00'	01°-58'-22"	26.34'	26.34'	N 74°-05'-14" E
25	30.00'	50°-30'-43"	26.45'	25.60'	N 60°-54'-52" W	75	137.00'	38°-33'-33"	92.20'	90.47'	S 78°-33'-02" W	125	262.50'	07°-19'-17"	35.54'	33.52'	N 20°-54'-33" E	175	25.00'	90°-00'-00"	39.27'	35.36'	S 61°-53'-57" E
26	150.00'	20°-10'-38"	52.82'	52.55'	N 45°-44'-50" W	76	5.00'	109°-00'-41"	9.51'	8.14'	N 27°-39'-51" W	126	262.50'	13°-31'-28"	61.96'	61.82'	N 10°-29'-11" E	176	1500.00'	11°-08'-39"	291.75'	291.29'	S 11°-19'-38" E
27	150.00'	28°-11'-40"	73.81'	73.07'	N 69°-55'-59" W	77	5.00'	109°-00'-41"	9.51'	8.14'	S 81°-20'-51" W	127	30.00'	81°-38'-43"	42.75'	39.22'	N 44°-32'-49" E	177	1500.00'	06°-55'-09"	181.14'	181.03'	S 20°-21'-32" E
28	150.00'	26°-40'-33"	69.84'	69.21'	S 82°-37'-54" W	78	137.00'	38°-33'-33"	92.20'	90.47'	N 24°-52'-02" W	128	40.00'	15°-13'-56"	10.63'	10.60'	S 87°-00'-52" E						
29	150.00'	20°-19'-21"	53.20'	52.93'	S 59°-07'-58" W	79	30.00'	128°-57'-08"	67.52'	54.14'	S 05°-12'-19" E	129	40.00'	34°-57'-28"	24.41'	24.03'	S 61°-55'-10" E						
30	30.00'	47°-53'-55"	25.08'	24.36'	S 72°-55'-15" W	80	765.00'	01°-54'-17"	25.43'	25.43'	S 57°-35'-15" E	130	42.00'	56°-45'-48"	41.61'	39.93'	S 72°-49'-20" E						
31	10.00'	151°-06'-05"	26.37'	19.37'	N 07°-34'-45" W	81	5.00'	85°-22'-54"	7.45'	6.78'	S 15°-50'-57" E	131	42.00'	52°-55'-21"	38.79'	37.43'	N 52°-20'-06" E						
32	125.00'	57°-47'-49"	126.09'	120.81'	S 83°-07'-47" E	82	5.00'	85°-22'-54"	7.45'	6.78'	N 69°-31'-57" E	132	42.00'	52°-55'-21"	38.79'	37.43'	N 00°-35'-15" W						
33	10.00'	151°-06'-05"	26.37'	19.37'	S 21°-19'-10" W	83	765.00'	01°-54'-17"	25.43'	25.43'	S 68°-43'-45" E	133	42.00'	52°-40'-40"	38.61'	37.27'	N 53°-23'-16" W						
34	5.00'	90°-00'-00"	7.85'	7.07'	N 38°-07'-47" W	84	30.00'	128°-57'-08"	67.52'	54.14'	S 05°-12'-19" E	134	42.00'	65°-05'-38"	47.72'	45.19'	S 67°-43'-35" W						
35	5.00'	90°-00'-00"	7.85'	7.07'	S 51°-52'-13" W	85	162.00'	15°-08'-40"	42.82'	42.70'	N 46°-26'-53" E	135	40.00'	34°-41'-23"	24.22'	23.85'	S 52°-31'-28" W						
36	290.00'	05°-22'-30"	27.21'	27.20'	N 85°-49'-03" W	86	30.00'	64°-18'-12"	33.67'	31.93'	N 71°-01'-39" E	136	40.00'	15°-30'-01"	10.82'	10.79'	S 77°-37'-10" W						
37	290.00'	13°-21'-41"	67.63'	67.48'	S 84°-48'-51" W	87	765.00'	04°-04'-50"	54.48'	54.47'	S 78°-51'-40" E	137	30.00'	89°-40'-41"	46.96'	42.31'	N 49°-47'-29" W						
38	290.00'	13°-14'-22"	67.01'	66.86'	S 71°-30'-50" W	88	765.00'	01°-29'-53"	20.00'	20.00'	S 81°-39'-01" E	138	5.00'	90°-00'-00"	7.85'	7.07'	S 40°-02'-52" W						
39	290.00'	13°-14'-42"	67.04'	66.89'	S 58°-16'-18" W	89	765.00'	05°-03'-18"	67.49'	67.47'	S 84°-55'-37" E	139	219.50'	06°-58'-14"	26.70'	26.69'	S 01°-28'-01" E						
40	290.00'	13°-02'-18"	65.99'	65.85'	S 45°-07'-48" W	90	765.00'	04°-22'-33"	58.43'	58.41'	S 89°-38'-32" E	140	5.00'	91°-13'-56"	7.96'	7.15'	S 42°-21'-56" E						
41	290.00'	12°-56'-41"	65.52'	65.38'	S 32°-08'-18" W	91	30.00'	86°-56'-08"	45.52'	41.28'	S 48°-21'-45" E	141	237.50'	03°-39'-03"	15.13'	15.13'	S 05°-04'-33" W						
42	290.00'	02°-41'-50"	13.65'	13.65'	S 24°-19'-03" W	92	40.00'	36°-10'-18"	25.25'	24.84'	S 13°-11'-28" W	142	237.50'	25°-08'-55"	104.25'	103.41'	S 19°-28'-32" W						
43	50.00'	27°-57'-55"	24.40'	24.16'	S 36°-57'-06" W	93	40.00'	14°-01'-06"	9.79'	9.76'	S 38°-17'-10" W	143	237.50'	13°-20'-08"	55.28'	55.15'	S 38°-43'-04" W						
44	175.00'	14°-19'-30"	43.75'	43.64'	S 43°-46'-19" W	94	42.00'	74°-57'-28"	54.95'	51.11'	S 07°-48'-59" W	144	30.00'	89°-29'-58"	46.86'	42.24'	N 89°-51'-53" W						
45	175.00'	15°-49'-16"	48.32'	48.17'	S 28°-41'-56" W	95	42.00'	64°-11'-11"	47.05'	44.63'	S 61°-45'-21" E	145	1515.00'	03°-25'-00"	90.34'	90.33'	N 46°-49'-25" W						
46	175.00'	20°-36'-28"	62.94'	62.60'	S 10°-29'-04" W																		

CONSENT

P & C VENTURES LLC & ROOSTER LAND COMPANY, LLC

VOLUME 27 PAGE 95

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

REPLAT OF PARTS INLOT 40 & 41 CITY OF TROY, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER'S RECORD OF PLATS

OWNER: P & C VENTURES, LLC

Patricia A. Rose, Managing Member

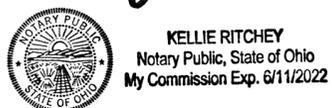
STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 3 DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME P & C VENTURES, LLC, OWNER, BY PATRICIA A. ROSE, MANAGING MEMBER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.

MY COMMISSION EXPIRES: 6-11-2022 Kellie Ritchey, Notary Public

WRIGHT PATT CREDIT UNION

Michael E. Dietz



STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS and DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Michael E. Dietz FOR WRIGHT PATT CREDIT UNION, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.

MY COMMISSION EXPIRES: 5/13/2020 Catina F. Charness, Notary Public, State of Ohio, My Commission Expires 05-13-2020

OWNER: ROOSTER LAND COMPANY, LLC

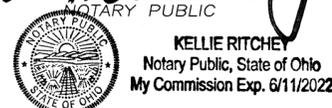
ANTHONY SCOTT, MANAGING MEMBER

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 24 DAY OF June, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROOSTER LAND COMPANY LLC, OWNER, BY ANTHONY SCOTT, MANAGING MEMBER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.

MY COMMISSION EXPIRES: 6/11/2022 Kellie Ritchey, Notary Public

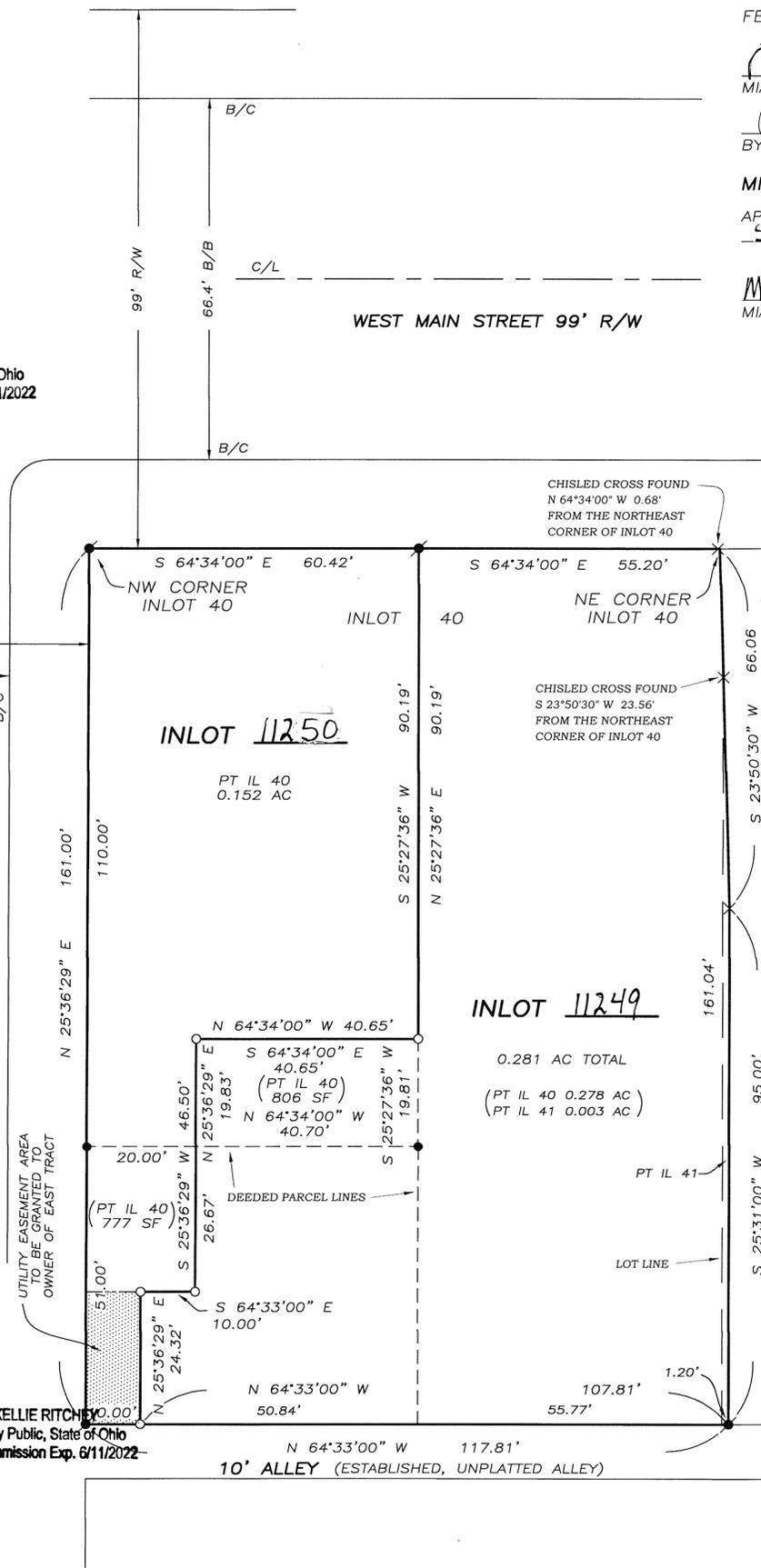
GREENVILLE FEDERAL BANK Annette Ryan Baker, Vice President



STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 20th DAY OF June, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Annette Ryan Baker FOR GREENVILLE FEDERAL BANK, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.

MY COMMISSION EXPIRES: 6/20/2022 Kellie Ritchey, Notary Public



FEE \$43.20
Jessica A. Lopez
MIAMI COUNTY RECORDER
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED
September 27, 2019
Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00050
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
09/27/2019 12:17:33 PM
REFERENCES
RECORDING FEE
PAGES: 1

LEGEND

- O CAPPED IRON PIN SET
- IRON PIN FOUND
- X CROSS NOTCH FOUND
- ♂ PK NAIL SET
- PK NAIL FOUND

REFERENCES

- MIAMI COUNTY RECORDER'S RECORDS OF DEEDS: OFFICIAL RECORD 217, PAGE 898 DOCUMENT 2019OR-04514
- MIAMI COUNTY ENGINEER'S LAND SURVEYS: VOLUME 53, PAGE 157 VOLUME 53, PAGE 170

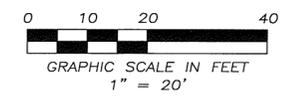
NOTE:

THE OBJECT OF THIS REPLAT IS TO TRANSFER THE 806 SQ. FT. FROM P & C VENTURES, LLC TO ROOSTER LAND COMPANY, LLC AND TO TRANSFER THE 777 SQ. FT. FROM ROOSTER LAND COMPANY, LLC TO P & C VENTURES, LLC; THEN TO COMBINE THE NEW BOUNDARIES AND CREATE A NEW LOT NUMBER FOR THE REMAINING/ADDITIONAL PARCELS.

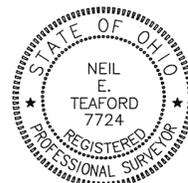
DESCRIPTION

BEING A REPLAT OF PARTS INLOT 40 AND PART INLOT 41, AS SHOWN IN VOLUME 53, PAGES 157 AND 170, MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS, AS CONVEYED TO P & C VENTURES, LLC, IN OFFICIAL RECORD 217, PAGE 898 AND DOCUMENT 2019OR-11334 (777 SF) AND ROOSTER LAND COMPANY, LLC, IN DOCUMENT 2019OR-04514 AND DOCUMENT 2019OR-11333 (806 SF), OF THE MIAMI COUNTY RECORDER'S RECORDS.

CITY OF TROY
Christy Butera
Assistant City Engineer

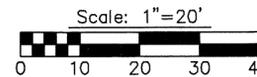


CERTIFICATION
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.

JUNE 6, 2019	REPLAT OF PARTS INLOT 40 & 41 IN THE CITY OF TROY, MIAMI COUNTY, OHIO
	<p>Neil E. Teaford, P.S. #7724</p> <p>NEIL E. TEAFORD 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

WINDMERE REPLAT OF INLOT 3058
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

M & D FARM HOLDINGS, LLC
81.201 ACRES
20180R-15592



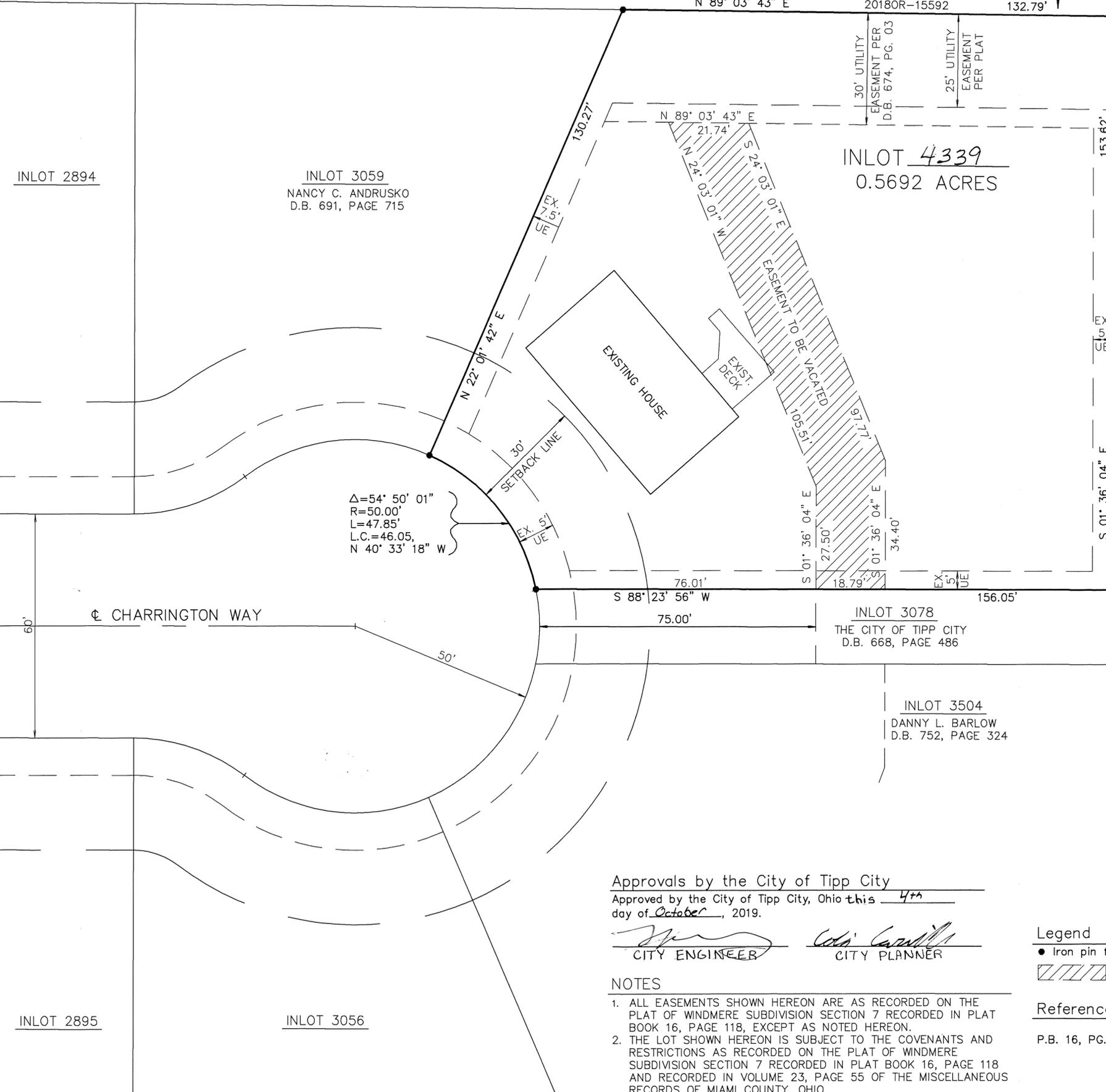
PLAT BOOK 27 PAGE 96
MIAMI COUNTY RECORDER'S PLAT RECORDS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00051
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/08/2019 09:18:51 AM
REFERENCES
RECORDING FEE
PAGES: 1

FEE: 43.20
Jessica A Lopez Miami County Recorder BY: Jodi Neer Deputy

Approved and transferred with lot numbers assigned this this 8 day of Oct., 2019.

Matthew W. Hearshen Miami County Auditor Jodi Neer Deputy



DESCRIPTION

Being a replat of Inlot 3058 in the City of Tipp City, Miami County, Ohio, as shown on the plat of Windmere Subdivision Section 7, filed in Plat Book 16, Page 118 of the Miami County Recorder's Plat Records, and acquired by Jack B. and Teresa A. Eichbaum by deed recorded in D.B. 723, Page 180 of the Miami County Recorder's Deed Records.

ACKNOWLEDGEMENT

We, the undersigned, being all the owners and leinholders of the land hereon replatted, do hereby consent to the execution of said replat as shown hereon.

Easements shown or noted hereon are for the construction, operation, repair, replacement or removal of surface water drainage, water, sewer, gas, electric cable television, telephone or other utilities or services, and are 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.

Jack B. Eichbaum Teresa A. Eichbaum

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

Before me, a notary public in and for said state and county, personally appeared Jack B. Eichbaum and Teresa A. Eichbaum, to me known, who acknowledged the signing, and execution of the within replat to be their free act and deed this 4 day of October, 2019. In testimony whereof, I hereunto set my hand and affixed my official seal on the day and date written above.

Janice M. Bates Notary Public My Commission Expires: April 1, 2022



JANICE M. BATES, Notary Public
in and for the State of Ohio
My Commission Expires April 1, 2022
Recorded in Miami County



Michael W. Cozatt, P.S. #6001 9/30/19 Date

Approvals by the City of Tipp City

Approved by the City of Tipp City, Ohio this 4th day of October, 2019.

[Signatures] CITY ENGINEER CITY PLANNER

NOTES

- ALL EASEMENTS SHOWN HEREON ARE AS RECORDED ON THE PLAT OF WINDMERE SUBDIVISION SECTION 7 RECORDED IN PLAT BOOK 16, PAGE 118, EXCEPT AS NOTED HEREON.
- THE LOT SHOWN HEREON IS SUBJECT TO THE COVENANTS AND RESTRICTIONS AS RECORDED ON THE PLAT OF WINDMERE SUBDIVISION SECTION 7 RECORDED IN PLAT BOOK 16, PAGE 118 AND RECORDED IN VOLUME 23, PAGE 55 OF THE MISCELLANEOUS RECORDS OF MIAMI COUNTY, OHIO

Legend

- Iron pin found
- ▨ Easement to be vacated

References

P.B. 16, PG. 118 {Miami County Recorder's Plat Records}

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 10119 Ph. (937) 339-2921

FOX HARBOR SECTION 6
 LOCATED IN
 CITY OF TROY, MIAMI COUNTY, OHIO
 6.964 ACRES
 SEPTEMBER 19, 2019



VICINITY MAP
 ~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 6.964 ACRES COMPRISED OF PART INLOT 7446 ACQUIRED BY HARBOR WEST LAND CO., LLC BY 2018OR-01012 AND RECORDED IN VOLUME 58, PAGE 72 OF THE MIAMI COUNTY RECORDER'S OFFICE AND THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

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.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	316.23'	284.30'	S 45°03'43" E	90°35'37"
C2	175.00'	276.71'	248.77'	S 45°03'44" E	90°35'40"
C3	225.00'	355.76'	319.84'	N 45°03'43" W	90°35'37"
C4	50.00'	229.36'	75.00'	N 89°52'20" W	262°49'38"
C5	50.00'	36.07'	35.29'	S 20°52'28" W	41°20'02"
C6	50.00'	36.13'	35.35'	S 20°34'09" E	41°24'06"
C7	30.00'	47.53'	42.72'	S 45°15'38" E	90°47'05"
C8	225.00'	20.67'	20.66'	S 02°23'49" E	5°15'50"
C9	225.00'	51.67'	51.56'	N 11°36'28" W	13°09'29"
C10	225.00'	51.67'	51.55'	N 24°45'53" W	13°09'21"
C11	225.00'	52.91'	52.79'	S 38°04'47" E	13°28'27"
C12	225.00'	52.91'	52.79'	N 51°33'14" W	13°28'27"
C13	225.00'	51.66'	51.55'	S 64°52'07" E	13°09'20"
C14	225.00'	51.66'	51.55'	S 78°01'27" E	13°09'19"
C15	225.00'	22.61'	22.60'	S 87°28'49" E	5°45'25"
C16	175.00'	28.48'	28.45'	S 85°41'46" E	9°19'34"
C17	175.00'	75.93'	75.33'	N 68°36'14" W	24°51'30"
C18	175.00'	79.67'	78.98'	N 43°07'58" W	26°05'02"
C19	175.00'	75.33'	74.75'	S 17°45'36" E	24°39'43"
C20	175.00'	17.30'	17.29'	S 02°35'49" E	5°39'50"
C21	50.00'	24.26'	24.02'	N 14°06'26" E	27°47'58"
C22	50.00'	11.81'	11.78'	N 34°46'27" E	13°32'04"
C23	50.00'	47.92'	46.11'	N 14°04'56" E	54°55'05"
C24	50.00'	36.35'	35.56'	N 34°12'21" W	41°39'31"
C25	50.00'	36.35'	35.55'	N 75°51'43" W	41°39'13"
C26	50.00'	36.35'	35.55'	S 62°29'03" W	41°39'14"
C27	50.00'	35.60'	34.85'	N 21°15'31" E	40°47'50"
C28	50.00'	36.78'	35.96'	N 20°12'47" W	42°08'46"
C29	50.00'	25.78'	25.49'	N 26°30'04" W	29°32'15"
C30	50.00'	10.35'	10.33'	N 05°48'01" W	11°51'51"
C31	30.00'	46.71'	42.13'	N 44°44'22" E	89°12'55"

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 6.964 ACRES OF LAND, BEING LOT NUMBERS _____ THROUGH _____ IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FOX HARBOR, SECTION 6, 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:

Frank D. Harlow Jr.
 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 15th DAY OF October, 2019, 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, MINSTER BANK 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.

Linda Pittenger
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES 9/17/2022



LINDA PITTENGER, Notary Public
 In and for the State of Ohio
 My Commission Expires Sept. 17, 2022
 Recorded in Miami County

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC., BEING DULY SWORN THIS 15th DAY OF October, 2019 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.
 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.

Linda Pittenger
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES 9/17/2022



LINDA PITTENGER, Notary Public
 In and for the State of Ohio
 My Commission Expires Sept. 17, 2022
 Recorded in Miami County

MIAMI COUNTY RECORDER
 JESSICA A. LOPEZ
 2019P-00052
 PRESENTED FOR RECORD
 MIAMI COUNTY, TROY, OHIO
 10/15/2019 12:21:40 PM
 REFERENCES
 RECORDING FEE
 PAGES: 2

Jessica A. Lopez
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

Shirley Neer
 DEPUTY

TRANSFERRED ON THE 15th DAY OF October, 2019.

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

Mindy Dorek
 BY: DEPUTY AUDITOR

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 6, ON THE 15th DAY OF July, 2017.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-27-2019

Michael L. Beonish
 MAYOR

Martha A. Baker
 PRESIDENT OF COUNCIL

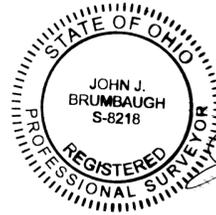
Sue M. Kuyt
 CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 31st DAY OF June, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Adam Kyzerski
 CHAIRPERSON

Sue Blum
 SECRETARY

CERTIFICATION: I HEREBY CERTIFY 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 AUGUST, 2017. 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.



John J. Brumbaugh
 JOHN J. BRUMBAUGH
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #8218

DEVELOPER
 HARBOR WEST LAND CO., LLC.
 701 NORTH MARKET STREET
 TROY, OHIO 45373

FOX HARBOR, SECTION 6, RECORD PLAN LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OH.

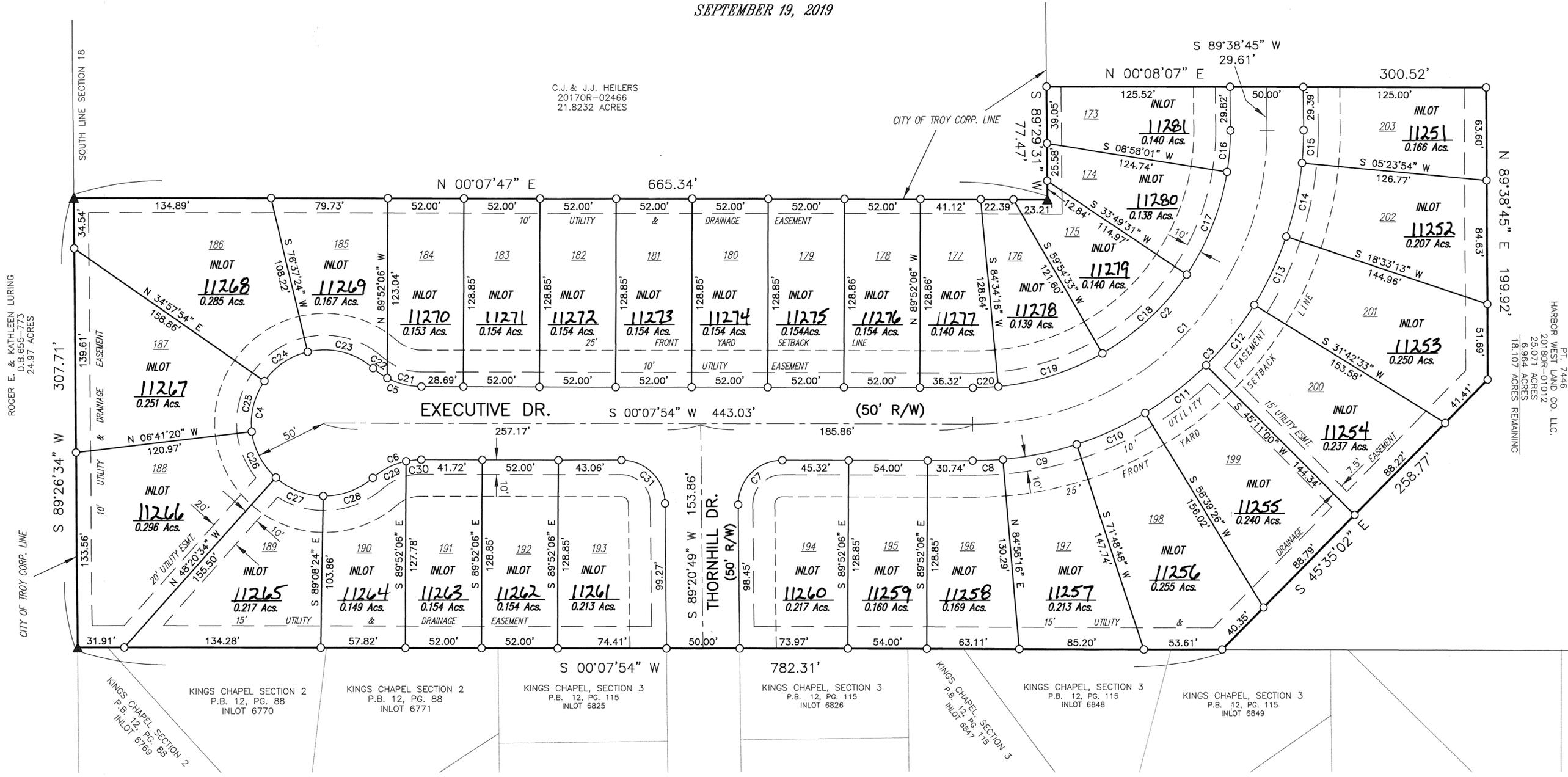
2 WORKING DAYS
 BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
 2270 SOUTH MIAMI STREET
 WEST MILTON, OHIO 45383
 (937) 698-3000
 PAGE 1 OF 2

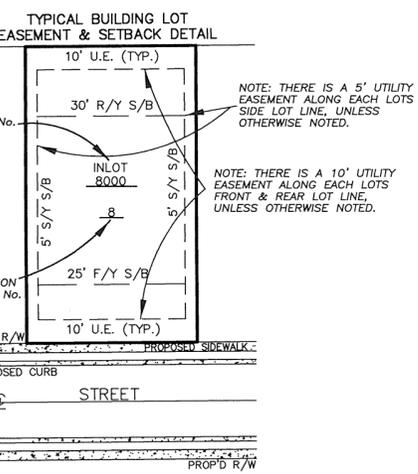
FOX HARBOR SECTION 6

LOCATED IN
CITY OF TROY, MIAMI COUNTY, OHIO
6.964 ACRES
SEPTEMBER 19, 2019

C.J. & J.J. HEILERS
20170R-02466
21.8232 ACRES



PT. 7446
HARBOR WEST LAND CO., LLC.
20180R-01012
25,071 ACRES
6.964 ACRES
18.107 ACRES REMAINING



ACREAGE SUMMARY

FOX HARBOR SECTION 6
5.774 ACRES
+1.190 ACRES IN RIGHT OF WAY
6.964 ACRES TOTAL
PART IL 7446 D08-099864
25,071 ACRE ORIGINAL
= 6.964 ACRES FOX HARBOR SECTION 6
18.107 ACRE REMAINING

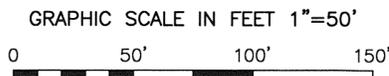
LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND
- ▲ STONE FOUND

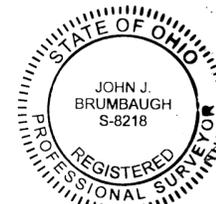
REFERENCES

LAND SURVEY VOL. 57, PAGE 24
LAND SURVEY VOL. 58, PAGE 37
LAND SURVEY VOL. 58, PAGE 72

RECORD PLAT BOOK 12, PAGE 88
RECORD PLAT BOOK 12, PAGE 115



THE BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS).



CERTIFICATION: I HEREBY CERTIFY 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 AUGUST, 2017. 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.

9-19-2019
JOHN J. BRUMBAUGH
OHIO REGISTERED PROFESSIONAL SURVEYOR #8218

DEVELOPER
HARBOR WEST LAND CO., LLC
701 NORTH MARKET STREET
TROY, OHIO 45373

ENGINEER / SURVEYOR
BRUMBAUGH
ENGINEERING & SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

OWNERSHIP:

BEING A VACATION OF THAT RIGHT OF WAY DEDICATED TO THE CITY OF TROY IN PLAT RECORD 18, PAGE 96

CLIENT:

TROY CHRISTIAN SCHOOLS, INC.

RESERVATION OF EASEMENT:

THE VACATED CUL-DE-SAC SHALL BECOME AN INGRESS AND EGRESS EASEMENT. THE EASEMENT SHALL BE FOR THE USE OF THE CITY OF TROY, VEHICLES, THEIR RESPECTIVE AGENTS, EMPLOYEES, INVITEES, SUCCESSORS AND ASSIGNS. THE RIGHTS GRANTED HEREIN SHALL NOT BE CONSTRUED TO INTERFERE WITH OR RESTRICT THE USE BY TROY CHRISTIAN SCHOOLS OF THE VACATED CUL-DE-SAC OR THE CONSTRUCTION AND MAINTENANCE OF PROPERTY IMPROVEMENTS ALONG AND OVER THE VACATED CUL-DE-SAC SO LONG AS SUCH USE BY THE TROY CHRISTIAN SCHOOLS OF SAID EASEMENT AREA FOR THE PURPOSES DESCRIBED HEREIN ALLOWS FOR INGRESS AND EGRESS BY THE CITY OF TROY.

LEGEND:

Legend box containing symbols for 'AREA TO BE VACATED' (hatched), 'REBAR FOUND' (circle), 'SET MAGNETIC NAIL' (triangle), and 'SET 5/8-INCH REBAR WITH "/>

BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE - SOUTH ZONE, ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE GPS SYSTEM A BEARING OF N00°08'33"W WAS MEASURED FOR THE CENTERLINE OF DORSET ROAD BASED ON FOUND MONUMENTATION OF ARLINGTON SUBDIVISION NO. 2, PLAT RECORD 8, PAGE 12, MIAMI COUNTY RECORDER'S RECORD OF PLATS.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR BOUNDARY SURVEYS, CHAPTER 4733, O.A.C. AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

Signature of Kenneth W. Boutwell, Registered Professional Surveyor S-8211.



VACATION OF A PORTION OF ARLINGTON AVENUE

SW 147 TROY MIAMI 29 5 6E
TAX MAP CORPORATION COUNTY SECTION TOWNSHIP RANGE

D08-250296

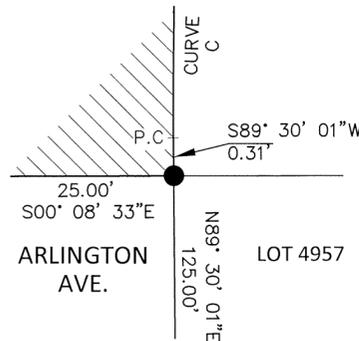
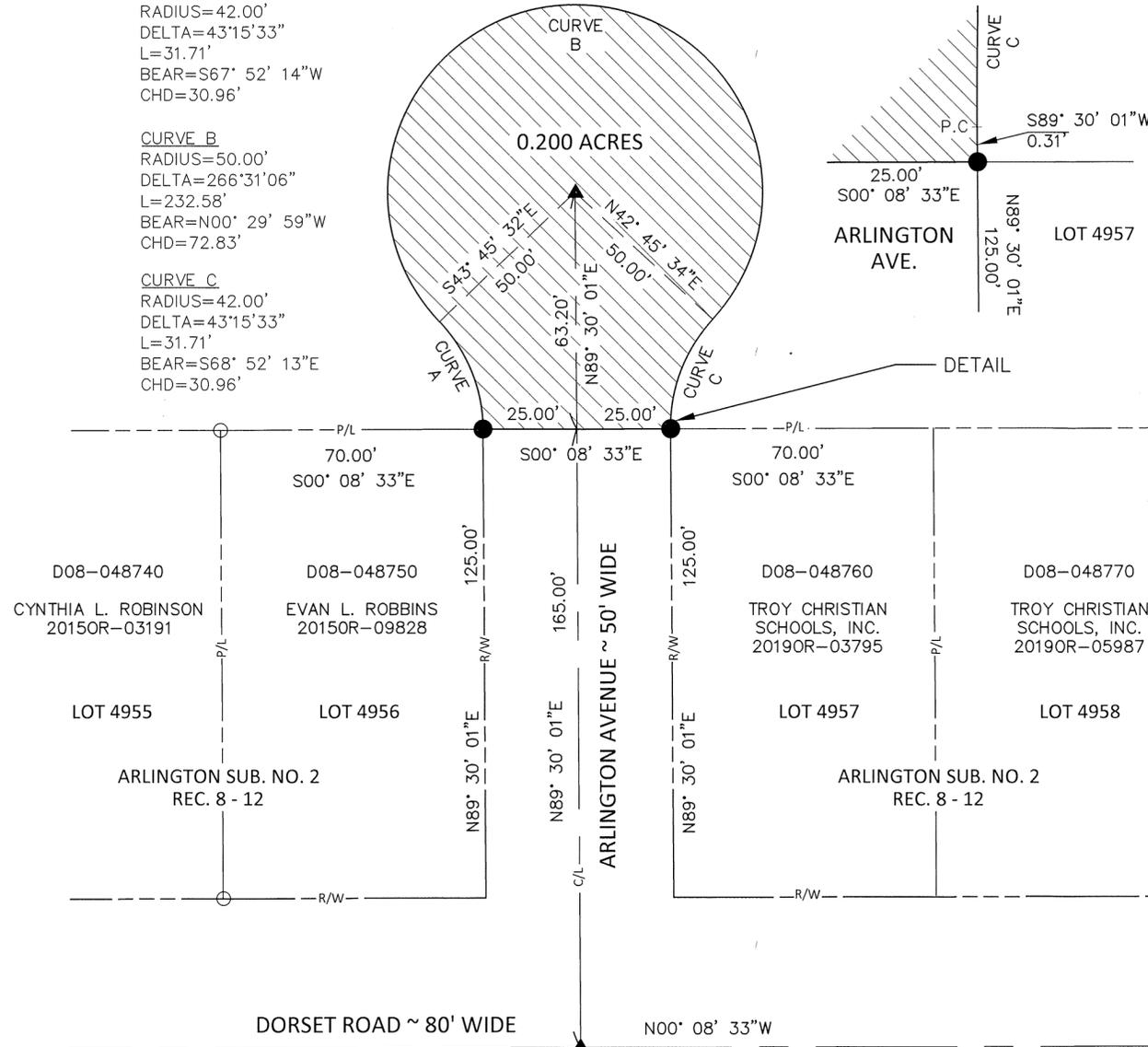
TROY CHRISTIAN SCHOOLS, INC.
23.773 ACRES
OR 452-856

INLOT 10480
REC. 24-53

CURVE A
RADIUS=42.00'
DELTA=43°15'33"
L=31.71'
BEAR=S67° 52' 14"W
CHD=30.96'

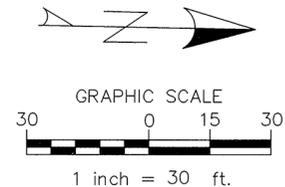
CURVE B
RADIUS=50.00'
DELTA=266°31'06"
L=232.58'
BEAR=N00° 29' 59"W
CHD=72.83'

CURVE C
RADIUS=42.00'
DELTA=43°15'33"
L=31.71'
BEAR=S68° 52' 13"E
CHD=30.96'



VOLUME 27, PAGE 98
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

Recorder's stamp for Jessica A. Lopez, 2019P-00053, dated 10/18/2019 01:09:14 PM. Recording fee is \$43.20.



FEE 43.20

Signature of Jessica A. Lopez, Miami County Recorder.

Signature of Abby Kerns, Deputy Recorder.

APPROVED AND TRANSFERRED:

Oct. 18, '19, 2019

Signatures of Matthew W. Gearhardt (Auditor) and Linda Truseman (Deputy Auditor).

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 26th DAY OF June, 2019, THIS PLAT WAS REVIEWED AND APPROVED.

Signatures of Chairman and Secretary of the Planning Commission.

CITY OF TROY COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 15th DAY OF July, 2019, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-26-2019, EFFECTIVE Aug 14, 2019.

Signatures of Mayor Michael L. Bevilacqua and President of Council Martha A. Baker.

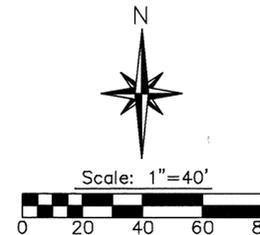
Signature of Clerk of Council Sue G. Knight.

PREPARED BY:

PRISM SURVEYS, LLC
1584 FAIRGROUND ROAD
XENIA, OH 45385
937-431-4755
INFO@OHIOSURVEYORS.COM

REPLAT OF OUTLOTS 137, 138, 139
AND PART OF OUTLOT 142 IN THE
VILLAGE OF WEST MILTON, OHIO

Volume 27 Page 99
Miami County Recorder's Plat Records



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00054
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/21/2019 11:06:30 AM
REFERENCES
RECORDING FEE
PAGES: 1

FEE 43.20

Jessica Lopez BY: Libby Kinns
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 21st
DAY OF October, 2019.

Matthew W Gearhardt BY: Joyce Grulliet
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF PART OF OUTLOT 137, OUTLOT 138, OUTLOT 139 AND PART OF OUTLOT 142 IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO ACQUIRED BY JAMES L. AND SHARON WHELOCK BY D.B. 649, PAGE 876 AND D.B. 690, PAGE 651 AND JAMES L. AND SHARON L. WHELOCK BY D.B. 695, PAGE 353 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS AND BY O.R. 701, PAGE 047 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.

DESCRIPTION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT. EASEMENTS SHOWN OR NOTED ON THIS REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, ELECTRIC, TELEPHONE 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.

James L. Wheelock
JAMES L. WHELOCK

Sharon L. Wheelock
SHARON L. WHELOCK

NOTARY PUBLIC

BE IT REMEMBERED THAT ON THIS 5 DAY OF October, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

[Signature]
NOTARY PUBLIC

3-30-2024
MY COMMISSION EXPIRES



WILLIAM J. OLIVER
Notary Public, State of Ohio
My Commission Expires
March 30, 2024

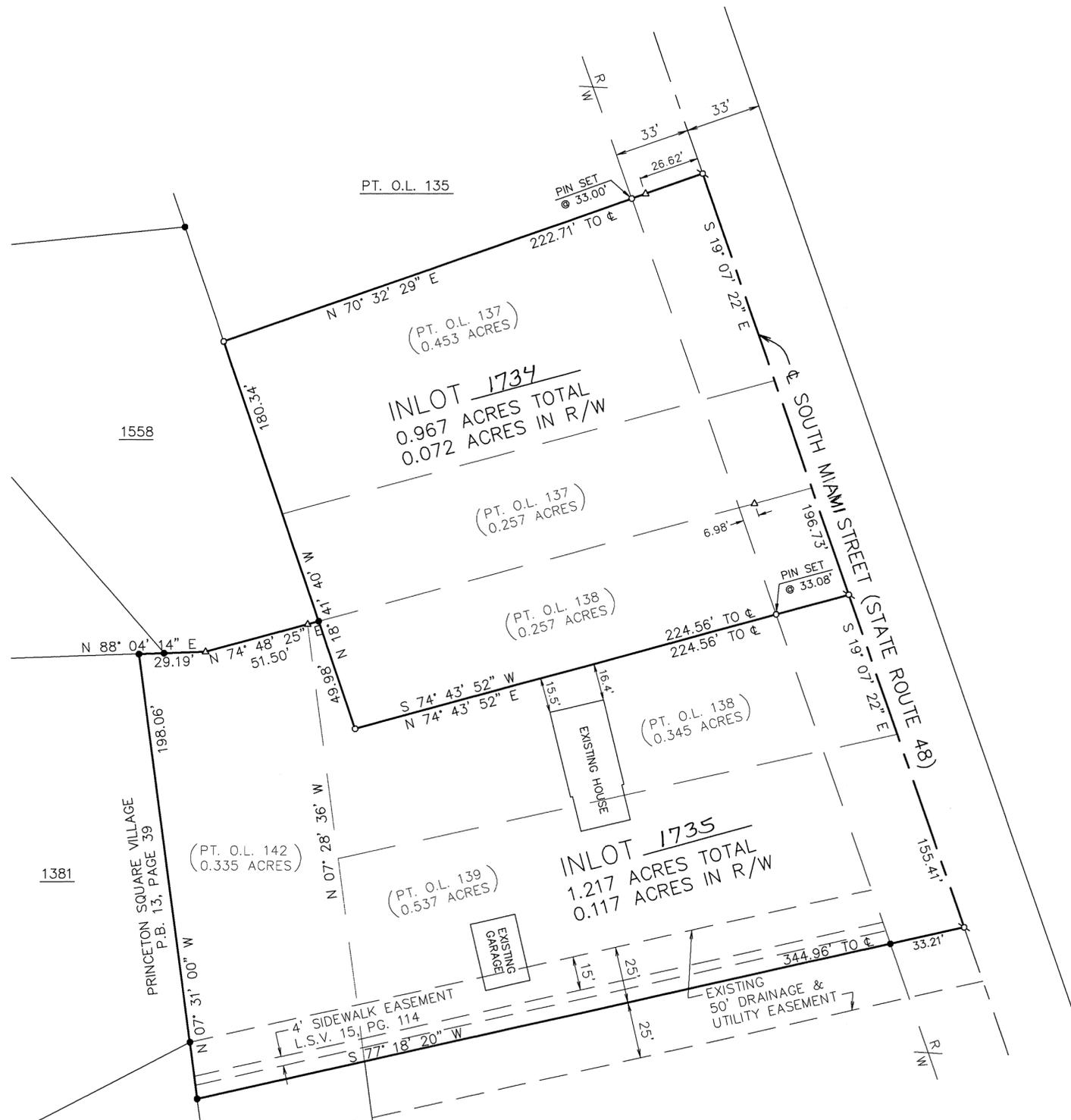
Surveyor's Certification

I HEREBY CERTIFY THAT THE REPLAT SHOWN HEREON IS AN ACCURATE REPRESENTATION AS BASED ON A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM STANDARDS FOR BUNDARY SURVEYS.



Michael W. Cozatt 10/03/19
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 21719 Ph. (937) 339-2921



References

- Vol. 11, Pg. 200
 - Vol. 13, Pg. 142
 - Vol. 15, Pg. 114
 - Vol. 16, Pg. 95
 - Vol. 17, Pg. 83
 - Vol. 20, Pg. 97
 - Vol. 21, Pg. 148
- Miami County Engineer's Record of Lot Surveys
- P.B. 06, Pg. 76A
 - P.B. 13, Pg. 39
 - P.B. 17, Pg. 101
- Miami County Recorder's Plat Records

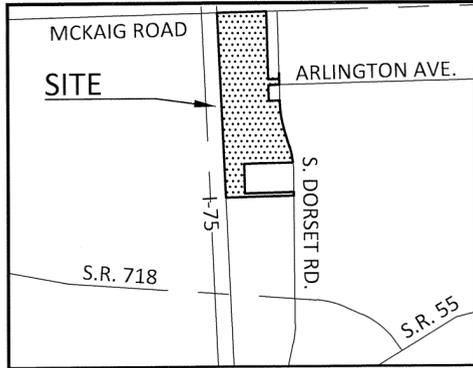
APPROVAL

THIS REPLAT WAS ACCEPTED AND APPROVED BY THE VILLAGE OF WEST MILTON, OHIO PLANNING COMMISSION THIS 3rd DAY OF October, 2019.

[Signature] PRESIDENT
[Signature] SECRETARY

Legend

- Iron pin found
- ⊠ Mag nail set
- △ Iron pipe found
- 5/8" dia. capped iron pin set (Cozatt, S6001)



RECORD PLAN OF INLOTS 11282 & 11283

BEING A REPLAT OF INLOT 4957, INLOT 10480, PART OF INLOT 9893, PART OF INLOT 7225, AND VACATED ARLINGTON AVENUE SECTION 29, TOWN 5, RANGE 6E, MIAMI COUNTY, CITY OF TROY, OHIO

VOLUME 27, PAGE 100
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019P-00055
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
10/21/2019 01:16:33 PM
REFERENCES
RECORDING FEE
PAGES: 3

FEE 129.60

Jessica Lopez
MIAMI COUNTY RECORDER

Storia Casner
BY DEPUTY RECORDER

APPROVED AND TRANSFERRED:

Oct. 18, 2019

Matthew W. Fearhardt
AUDITOR

Linda J. Jernigan
BY DEPUTY AUDITOR

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR BOUNDARY SURVEYS, CHAPTER 4733, O.A.C. AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

Kenneth W. Boutwell
KENNETH W. BOUTWELL
PROFESSIONAL SURVEYOR S-8211



PREPARED BY:

PRISM SURVEYS, LLC
1584 FAIRGROUND ROAD
XENIA, OH 45385
937-431-4755
INFO@OHIOSURVEYORS.COM

SHT. 1
OF 3

PROPERTY:

BEING A REPLAT OF THE TRACTS CONVEYED TO TROY CHRISTIAN SCHOOLS, INC. AS FOLLOWS:

ALL OF INLOT 4957 CONVEYED IN 2019OR-03795 AND BEING 0.201 ACRES BY SURVEY
PART OF INLOT 7225 CONVEYED IN DB 741-339 AND BEING 2.524 ACRES BY SURVEY
PART OF INLOT 9893 CONVEYED IN 2014OR-07745 AND BEING 0.502 ACRES BY SURVEY
ALL OF INLOT 10480 CONVEYED IN OR 452-856, DB 711-331, DB 698-777, DB 627-727,
AND BEING 23.780 ACRES BY SURVEY.
VACATED ARLINGTON AVENUE IN REC. _____ AND BEING 0.200 ACRES BY SURVEY

AND ALSO THE DEDICATION OF A 15' WIDE X 35' LONG WATERLINE EASEMENT SHOWN ON SHEET 2.

OWNERSHIP:

WE, THE UNDERSIGNED REPRESENTATIVES OF TROY CHRISTIAN SCHOOLS, INC. HEREBY APPROVE THIS REPLAT COMBINING OUR FIVE PARCELS INTO TWO NEW LOTS, AND THE DEDICATION OF A 15' WIDE X 35' LONG WATERLINE EASEMENT SHOWN ON SHEET 2.

GARY Wilber
NAME

Gary Wilber
SIGNATURE

S Victor Haddad
NAME

S Victor Haddad
SIGNATURE

NOTARY:

STATE OF OHIO, COUNTY OF MIAMI, S.S:
BE IT REMEMBERED THAT ON THIS 18 DAY OF October, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME Gary Wilber & S Victor Haddad AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE REPLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE WRITTEN.

Brenda K Allenbaugh
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 7-19-23



BRENDA K. ALLENBAUGH, Notary Public
In and for the State of Ohio
My Commission Expires July 19, 2023
Recorded in Miami County

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16th DAY OF Sept., 2019, THIS PLAT WAS APPROVED BY ORD. 0-31-2019.

Michael T. Diamond
MAYOR

Martha A. Baker
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 11th DAY OF Sept., 2019, THIS REPLAT AND THE COMBINING OF SIX PARCELS INTO TWO LOTS WAS REVIEWED AND APPROVED.

Ann M. Kyger
CHAIRMAN

Sue D. Knight
SECRETARY

RECORD PLAN OF INLOTS 11282 & 11283

VOLUME 27, PAGE 100-A
MIAMI CO. RECORDER'S
RECORD OF PLATS

BEING A REPLAT OF INLOT 4957, INLOT 10480, PART OF INLOT 9893, PART OF INLOT 7225, AND VACATED ARLINGTON AVENUE SECTION 29, TOWN 5, RANGE 6E, MIAMI COUNTY, CITY OF TROY, OHIO

INTERSTATE 75 AND MCKAIG ROAD LOCATION NOTE:

THE OHIO DEPARTMENT OF TRANSPORTATION PROVIDED FIELD NOTES, PLATS AND CENTERLINE REFERENCE MONUMENT REPORTS FOR INTERSTATE 75 AND MCKAIG ROAD. MONUMENTS WERE RECOVERED AND MEASURED. THE CENTERLINE OF EACH ROAD WAS SURVEYED INDEPENDENTLY. THE STATIONS, OFFSETS AND BEARINGS SHOWN HEREON ARE ACCORDING TO THE MEASUREMENTS OBSERVED DURING THIS SURVEY.

AN ODOT CENTERLINE BEARING OF NORTH 01°13'00" WEST IS SHOWN OF RECORD ON THE RIGHT OF WAY PLAN. A BEARING OF NORTH 01°13'15" WEST WAS MEASURED DURING THIS SURVEY BASED ON THE RECOVERED MONUMENTS.

A BEARING OF NORTH 89°33'40" EAST IS SHOWN OF RECORD ON THE ODOT RIGHT OF WAY PLAN. A BEARING OF NORTH 89°33'42" EAST WAS MEASURED DURING THIS SURVEY BASED ON THE RECOVERED MONUMENTS.

DORSET ROAD RIGHT OF WAY ALIGNMENT:

REBAR WERE SEARCHED FOR ALONG BOTH SIDES OF DORSET ROAD BETWEEN MCKAIG ROAD AND S.R. 718. REBAR FOUND AND MEASUREMENTS TO THE CENTERLINE ALIGNMENT OF DORSET ROAD ARE SHOWN. THESE MEASUREMENTS WERE CHECKED AGAINST CURB SPLIT MEASUREMENTS. THE FIELD ALIGNMENT OF DORSET ROAD DIFFERS FROM THE RECORD ALIGNMENT IN REC. 14-117.

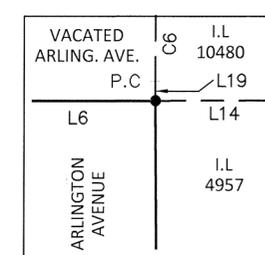
SURVEY INDEX:

Line #	Bearing	Length
REC 8-12		
REC 10-121D		
REC 14-116		
REC 14-117		
REC 14-136		
REC 15-32		
REC 15-43		
REC 15-68		
REC 15-92		
REC 15-115		
REC 15-127		
REC 16-7		
REC 16-96		
REC 18-96		
REC 19-62		
REC 21-13		
REC 24-53		
LND 17-192		
LND 29-146		
LND 55-40		
LOT 8-56		
LOT 11-139		
LOT 14-105		
LOT 18-73		
LOT 20-41		
LOT 21-119		

Line Table		Curve Table
Line #	Bearing	
L1	N00°11'18"W	CURVE 1 RADIUS=1240.00' DELTA=14°56'33" L=323.39' BEAR=S07°36'50"E CHD=322.47'
L2	N88°10'55"E	
L3	N88°10'55"E	CURVE 4 RADIUS=42.00 DELTA=43°15'33" L=31.71' BEAR=S67°52'14"W CHD=30.96'
L4	N89°30'01"E	
L5	S89°30'01"W	CURVE 5 RADIUS=50.00 DELTA=266°31'06" L=232.58' BEAR=N00°29'59"W CHD=72.83'
L6	S00°08'33"E	
L7	S00°08'33"E	
L8	S00°08'33"E	
L10	S00°11'18"E	
L11	N87°24'12"W	CURVE 6 RADIUS=42.00 DELTA=43°15'33" L=31.71' BEAR=S68°52'13"E CHD=30.96'
L12	N00°11'18"W	
L13	S00°08'33"E	
L14	S00°08'33"E	
L15	S89°30'01"W	
L16	S89°30'01"W	
L17	S43°45'32"E	
L18	N42°45'34"E	
L19	N89°30'01"E	
L20	N89°48'42"E	

SHT. 2
OF 3

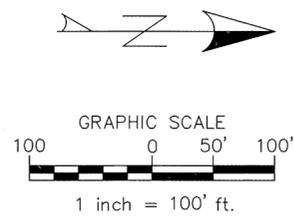
PREPARED BY:
PRISM SURVEYS, LLC
1584 FAIRGROUND ROAD
XENIA, OH 45385
937-431-4755
INFO@OHIOSURVEYORS.COM



DETAIL FOR L19

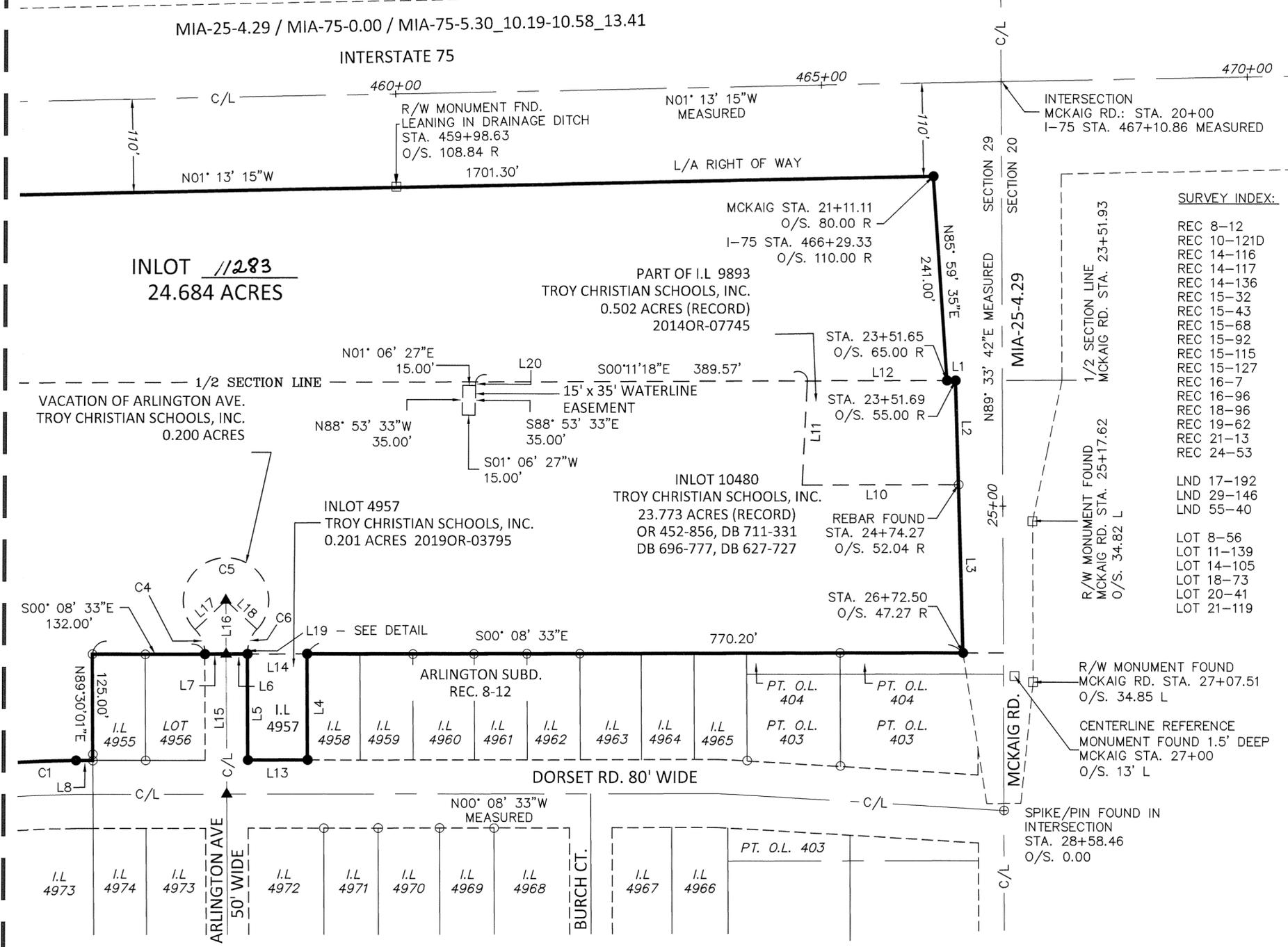
MATCHLINE - SEE SHEET 3

- REBAR FOUND
- ▲ MAGNETIC SURVEY NAIL SET
- SET 5/8-INCH REBAR WITH "PRISM SURVEYS LLC" CAP
- FOUND CONCRETE MONUMENT



BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE - SOUTH ZONE. ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE GPS SYSTEM, A BEARING OF N01°13'15"W WAS MEASURED FOR THE CENTERLINE OF INTERSTATE 75 ACCORDING TO RECOVERED MONUMENTS FOUND.



INLOT 11283
24.684 ACRES

PART OF I.L. 9893
TROY CHRISTIAN SCHOOLS, INC.
0.502 ACRES (RECORD)
2014OR-07745

INLOT 10480
TROY CHRISTIAN SCHOOLS, INC.
23.773 ACRES (RECORD)
OR 452-856, DB 711-331
DB 696-777, DB 627-727

VACATION OF ARLINGTON AVE.
TROY CHRISTIAN SCHOOLS, INC.
0.200 ACRES

INLOT 4957
TROY CHRISTIAN SCHOOLS, INC.
0.201 ACRES 2019OR-03795

ARLINGTON SUBD.
REC. 8-12

PT. O.L. 404
PT. O.L. 403

PT. O.L. 403

CENTERLINE REFERENCE MONUMENTS FOUND
1.5' DEEP
STA. 13+00
18.13' LT. & RT.
MCKAIG RD.
PI STA. 17+59.00

INTERSECTION MCKAIG RD.: STA. 20+00
I-75 STA. 467+10.86 MEASURED

1/2 SECTION LINE MCKAIG RD. STA. 23+51.93
R/W MONUMENT FOUND MCKAIG RD. STA. 25+17.62
O/S. 34.82 L

R/W MONUMENT FOUND MCKAIG RD. STA. 27+07.51
O/S. 34.85 L

CENTERLINE REFERENCE MONUMENT FOUND 1.5' DEEP MCKAIG STA. 27+00
O/S. 13' L

SPIKE/PIN FOUND IN INTERSECTION STA. 28+58.46
O/S. 0.00

MIA-25-4.29 / MIA-75-0.00 / MIA-75-5.30_10.19-10.58_13.41

INTERSTATE 75

N01° 13' 15"W

L/A RIGHT OF WAY

MCKAIG STA. 21+11.11
O/S. 80.00 R
I-75 STA. 466+29.33
O/S. 110.00 R

STA. 23+51.65
O/S. 65.00 R
L12
STA. 23+51.69
O/S. 55.00 R
L11

STA. 26+72.50
O/S. 47.27 R

S00° 08' 33"E
132.00'

N01° 06' 27"E
15.00'
N88° 53' 33"W
35.00'
S01° 06' 27"W
15.00'
S00°11'18"E
389.57'
15' x 35' WATERLINE EASEMENT
S88° 53' 33"E
35.00'

S00° 08' 33"E
770.20'

N00° 08' 33"W
MEASURED

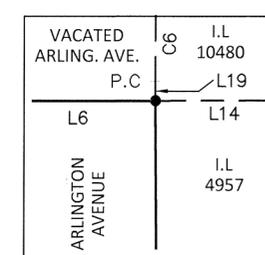
PT. O.L. 403

I.L. 4973

I.L. 4972

I.L. 4969

I.L. 4967

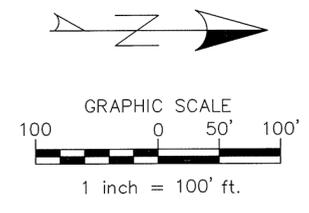


RECORD PLAN OF INLOTS 11282 & 11283

VOLUME 27, PAGE 100-B
MIAMI CO. RECORDER'S
RECORD OF PLATS

BEING A REPLAT OF INLOT 4957, INLOT 10480, PART OF INLOT 9893, PART OF INLOT 7225, AND VACATED ARLINGTON AVENUE SECTION 29, TOWN 5, RANGE 6E, MIAMI COUNTY, CITY OF TROY, OHIO

- REBAR FOUND
- ▲ MAGNETIC SURVEY NAIL SET
- SET 5/8-INCH REBAR WITH "PRISM SURVEYS LLC" CAP
- FOUND CONCRETE MONUMENT



BASIS OF BEARINGS:

NAD 83 (2011 ADJUSTMENT), OHIO STATE PLANE - SOUTH ZONE ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE GPS SYSTEM, A BEARING OF N01°13'15"W WAS MEASURED FOR THE CENTERLINE OF INTERSTATE 75 ACCORDING TO RECOVERED MONUMENTS FOUND.

INTERSTATE 75 AND MCKAIG ROAD LOCATION NOTE:

THE OHIO DEPARTMENT OF TRANSPORTATION PROVIDED FIELD NOTES, PLATS AND CENTERLINE REFERENCE MONUMENT REPORTS FOR INTERSTATE 75 AND MCKAIG ROAD. MONUMENTS WERE RECOVERED AND MEASURED. THE CENTERLINE OF EACH ROAD WAS SURVEYED INDEPENDENTLY. THE STATIONS, OFFSETS AND BEARINGS SHOWN HEREON ARE ACCORDING TO THE MEASUREMENTS OBSERVED DURING THIS SURVEY.

AN ODOT CENTERLINE BEARING OF NORTH 01°13'00" WEST IS SHOWN OF RECORD ON THE RIGHT OF WAY PLAN. A BEARING OF NORTH 01°13'15" WEST WAS MEASURED DURING THIS SURVEY BASED ON THE RECOVERED MONUMENTS.

A BEARING OF NORTH 89°33'40" EAST IS SHOWN OF RECORD ON THE ODOT RIGHT OF WAY PLAN. A BEARING OF NORTH 89°33'42" EAST WAS MEASURED DURING THIS SURVEY BASED ON THE RECOVERED MONUMENTS.

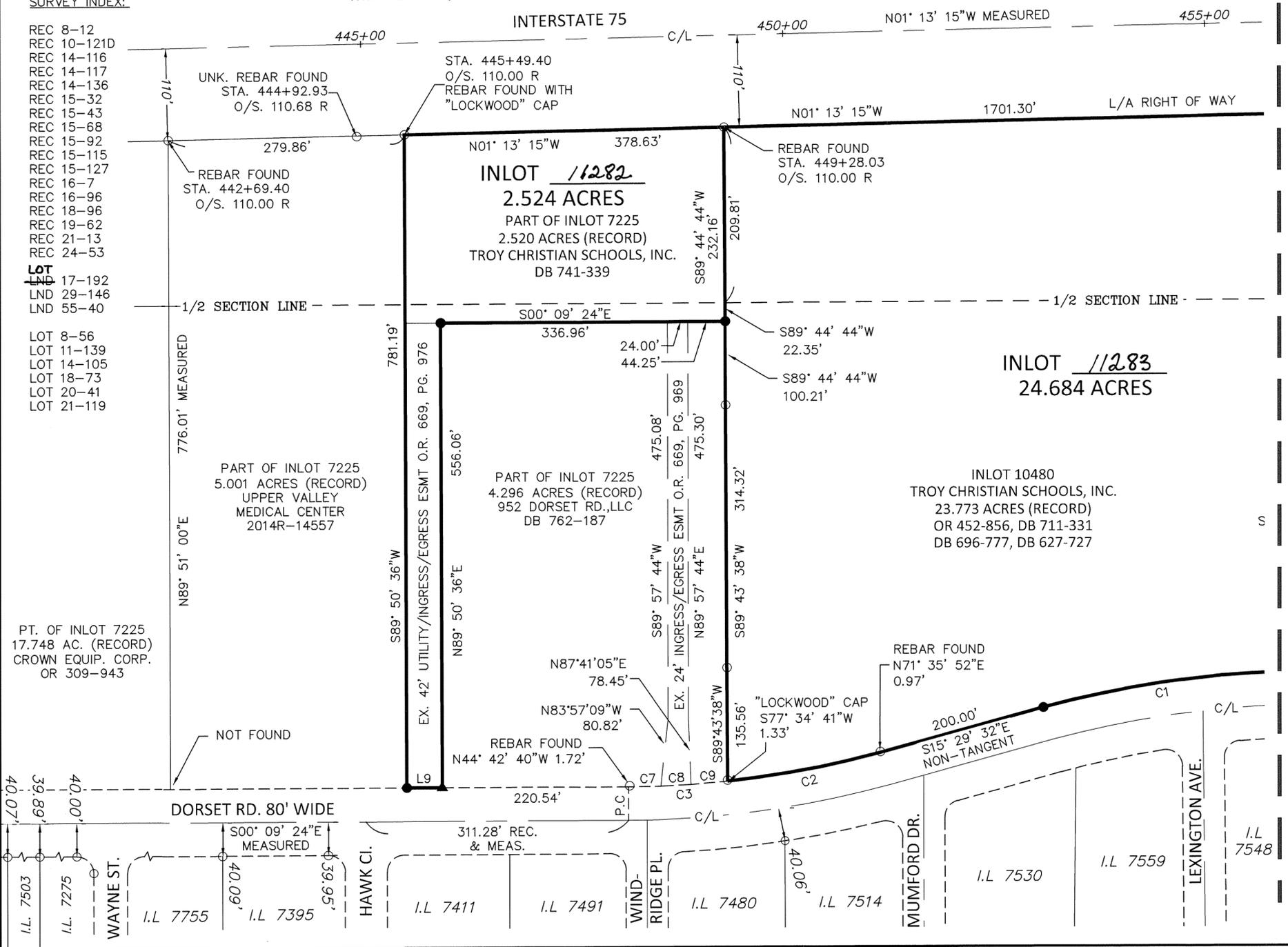
DORSET ROAD RIGHT OF WAY ALIGNMENT:

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SURVEY INDEX:

- REC 8-12
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- LOT 17-192
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- LND 55-40
- LOT 8-56
- LOT 11-139
- LOT 14-105
- LOT 18-73
- LOT 20-41
- LOT 21-119

MIA-25-4.29 / MIA-75-0.00 / MIA-75-5.30_10.19-10.58_13.41



MATCHLINE - SEE SHEET 2

Line Table		
Line #	Bearing	Length
L9	S00°09'24"E	42.00'

Curve Table		Curve Table	
CURVE 1	RADIUS=1240.00' DELTA=14°56'33" L=323.39' BEAR=S07° 36' 50"E CHD=322.47'	CURVE 7	RADIUS=1160.00' DELTA=01°53'57" L=38.45' BEAR=N01° 06' 23"W CHD=38.45'
CURVE 2	RADIUS=1160.00' DELTA=09°06'22" L=184.36' BEAR=S 10°31'24" E CHD=184.17'	CURVE 8	RADIUS=1160.00' DELTA=01°45'54" L=35.73' BEAR=N02° 56' 18"W CHD=35.73'
CURVE 3	RADIUS=1160.00' DELTA=05°48'49" L=117.70' BEAR=N03°03'49"W CHD=117.65'	CURVE 9	RADIUS=1160.00' DELTA=02°08'58" L=43.52' BEAR=N04° 53' 44"W CHD=43.52'

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