

PART CHESTNUT STREET VACATION

LAURA
VILLAGE

65 & 66
LOT #'S

28
TAX MAP

MIAMI
COUNTY

PLAT BOOK 22, PAGE 1
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED MAY 25th, 2007 AT 8:30 A.M.
FILE NO. 0469210, FEE \$43.20

John S. Alexander BY: Carol Fleiman
MIAMI Co. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS
25 DAY OF May, 2007

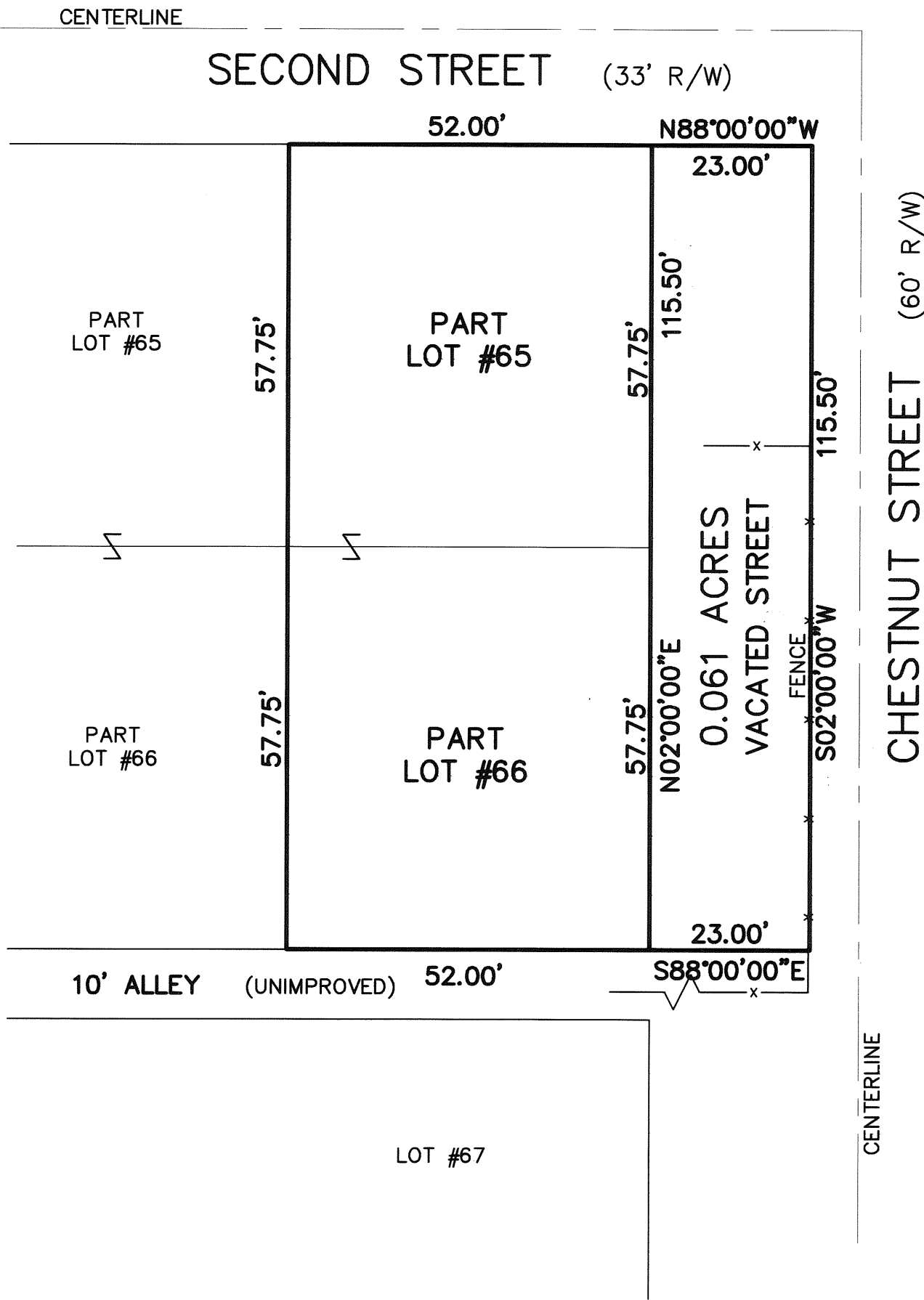
Chris A. Peoples BY: Linda J. Irwin
MIAMI Co. AUDITOR DEPUTY

APPROVALS

Accepted and Approved by Council
of the Village of Laura, Ohio, this
14 day of MAY, 2007.

ORDINANCE No. 5-07

Paul Lee Debbie Slagle
MAYOR CLERK



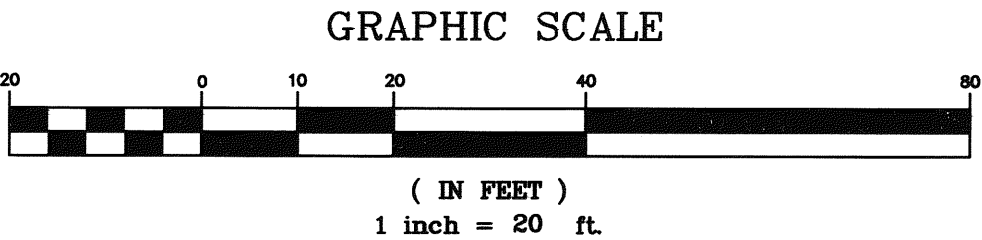
BASIS OF BEARINGS:
• ASSUMED. MEANT TO DENOTE ANGLE ONLY.

CERTIFICATION:

I hereby certify that this plat represents a true and complete survey made by me or under my supervision, that all measurements are correct as shown.



John P. Haley
John P. Haley, P.S.
OHIO LICENSE NO. 6819



SURVEY REFERENCES:
• OLWIN ADDITION
PLAT BOOK "1", PAGE 477 & 478



Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005

Scale: 1"=20'	Drawn: DEP	Checked: JPH
Date: 05-04-07	Job No. S2064	

Replat Inlots 6969-6972 and Pt. Vacated Electric Avenue

PLAT BOOK 22 PAGE 2
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED June 8, 2007 AT 11:53 A.M.
FILE NO. 0470095 FEE 43.20

John S. Alexander BY: Dona Swihart
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED
THIS 8th DAY OF June, 2007

Chris A. Peoples BY: Linda Pearson
MIAMI CO. AUDITOR DEPUTY



0 15 30 60
Graphic Scale in Feet
1"=30'

Legend

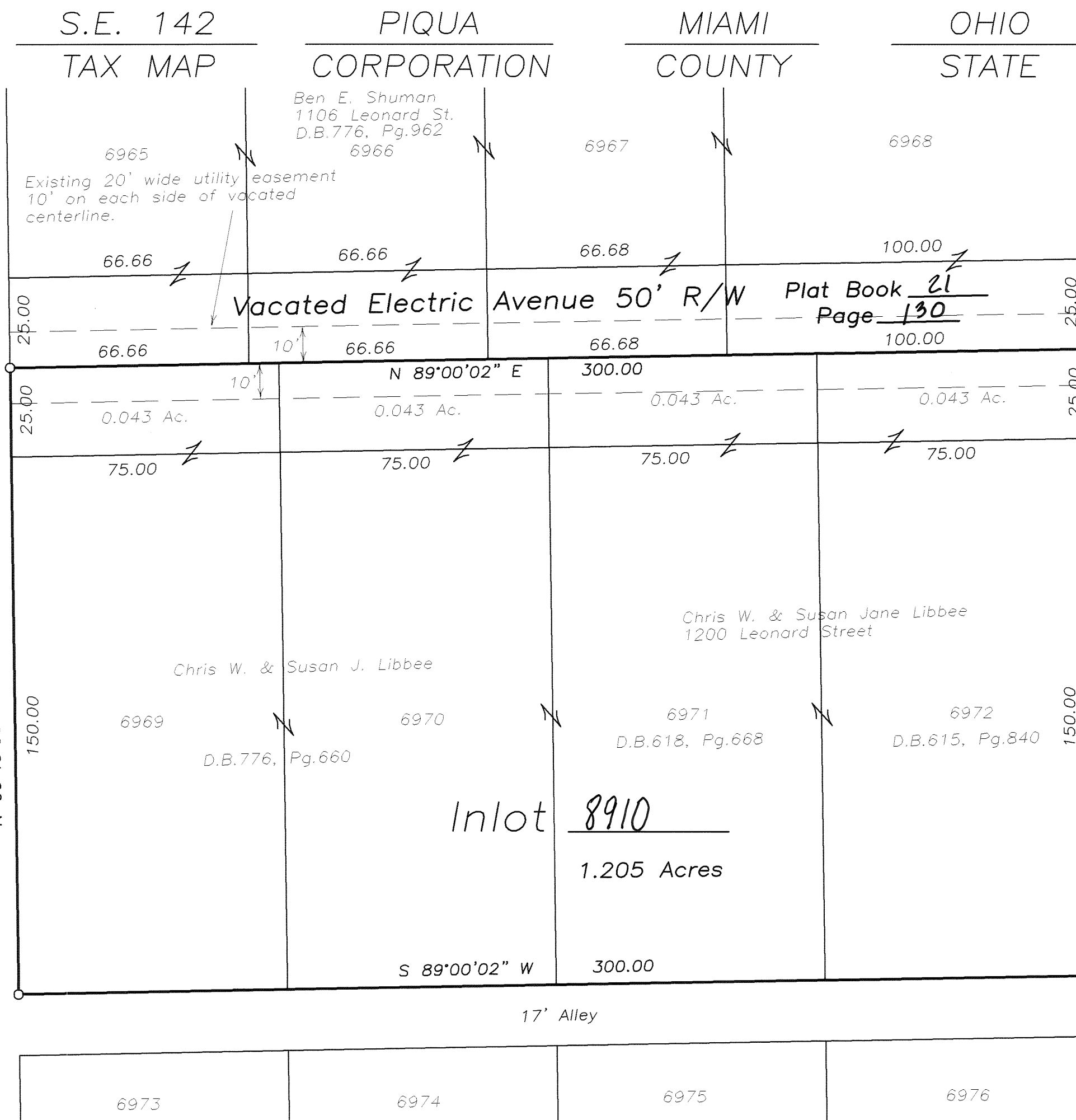
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ⊗ Gin Spindle Set
- Iron Pipe Found

References

Miami County Recorder's
Plat Records
Plat Book 10, Page 106
Miami County Engineer's
Record of Lot Surveys
Volume 23, Page 184
(Basis of Bearings)

Willard Street 50' R/W

Leonard Street 50' R/W



City of Piqua Planning Commission

This plat was reviewed and approved by the Planning Commission this 6th day of March, 2007.

Mark Spotts Chairperson
Chris Secretary

Planning and Zoning

This plat was reviewed and approved by the Planning and Zoning Supervisor this 10th day of April, 2007.

Christopher Schmiesing
Christopher Schmiesing

Piqua City Commission

This plat was reviewed and approved by the Piqua City Commission this 2nd day of April, 2007.

Shomus D. Maden Mayor
Andrew J. Cool Clerk

Description

Being a replat of Inlots 6969-6972 and vacated Electric Avenue in the City of Piqua, Miami County, Ohio, as acquired by Chris W. and Susan Jane Libbee by deeds recorded in Deed Book 615, Page 840, Deed Book 618, Page 668, and Deed Book 776, Page 660 of the Miami County Recorder's Deed Records.

Dedication

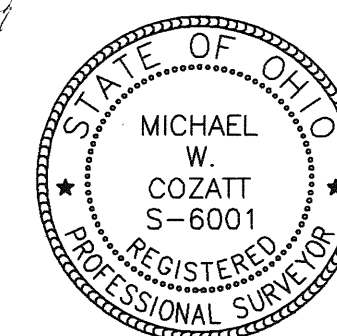
We, the undersigned, being all of the owners and lienholders of the land herein platted, do hereby accept and approve this plat and do hereby voluntarily consent to the execution of said replat.

Chris W. Libbee Title: RETAIL LOAN OFFICER -
Russell D. Day MAINSOURCE Bank (Peoples Savings Bank of Troy) (IL 6972)
Chris W. Libbee Title: Vice President
Andrew J. Cool Clerk

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

Be it remembered that on this 6 day of June, 2007, before me, the undersigned, a notary public in and for said County and State, personally appeared Chris W. and Susan Jane Libbee, who executed the foregoing plat, 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.

Sandra K. Reck
Notary Public in and for State of Ohio
My commission expires 3-22-2009



Surveyor's Certification

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, 5/8" capped iron pins set at all lot corners.

Michael W. Cozatt 3-06-07
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
476 Swailes Road Troy, OH 45373
Job No. 19306 (937)-339-2921
File Name: C:\Survey\2006\jobs\LibbeeReplat.dwg
Drawn by: DMC ~ Checked by: MWC

ANNEXATION TO THE CITY OF TROY

• SECTIONS 8 & 17 • TOWN 5 • RANGE 6 • CONCORD TOWNSHIP •
MIAMI COUNTY – OHIO

VOLUME 22 PAGE 3

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 26th DAY
OF June, 2007, AT 2:24 P.M.
FILE # 0411098 FEE \$ 43.20

John S. Alexander Dona Swihart
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN VOLUME 785, PAGE 589, MIAMI
COUNTY RECORDER'S DEED RECORDS.

DESCRIPTION

BEING A TOTAL OF 105.000 ACRES LOCATED IN SECTIONS 8 AND 17, TOWN
5, RANGE 6, IN CONCORD TOWNSHIP, MIAMI COUNTY, OHIO.

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED
THIS 7th DAY OF FEBRUARY, 2007.

Douglas L. Christian
DOUGLAS L. CHRISTIAN

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF
THIS AREA WAS APPROVED THIS 20th DAY OF FEBRUARY, 2007.
BY RESOLUTION NO. 07-02-289

John W. O'Brien Ron Widener John Evans
JOHN BAIRD RON WIDENER JOHN EVANS

CITY OF TROY

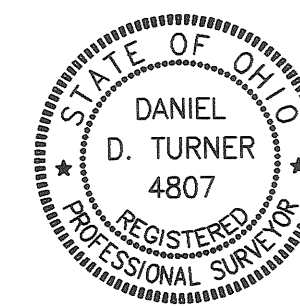
THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE
CITY OF TROY THIS 21st DAY OF May, 2007.
BY ORDINANCE # 0-31-2007

William L. Fisher Greg D. Knight Michael L. Bennett
PRESIDENT CLERK MAYOR

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 26 DAY OF June, 2007.

Chris A. Peoples
MIAMI COUNTY AUDITOR
Sinda L. Trimmer
BY DEPUTY AUDITOR



CERTIFICATION

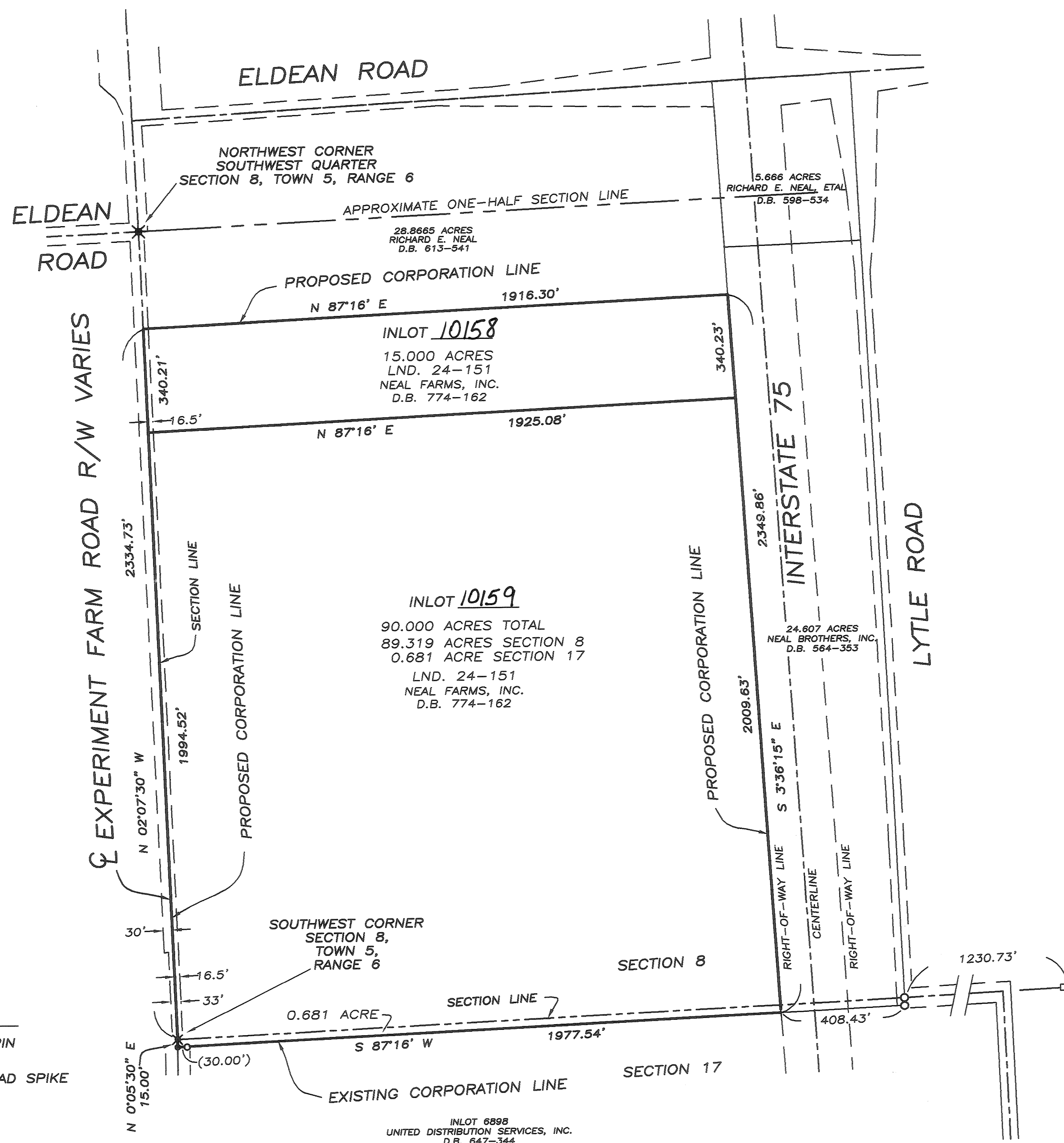
THIS ANNEXATION PLAT PREPARED
FROM MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS AND
FROM MIAMI COUNTY DEED RECORDS.
THIS PLAT IS HEREBY CERTIFIED TO
BE CORRECT IN ACCORDANCE WITH
THE ABOVE DATA.

Daniel D. Turner
REGISTERED SURVEYOR NO. 4807



0 150 300 600
GRAPHIC SCALE IN FEET
1" = 300'

LEGEND
○ IRON PIN
● NAIL
✕ RAILROAD SPIKE
□ STONE



ANNEXATION OF 105.000 ACRES
TO

CITY OF TROY, OHIO

DANIEL D. TURNER & ASSOC.
19 S. PLUM STREET – TROY, OHIO
• CIVIL ENGINEERING • LAND SURVEYING •

DATE: AUGUST 2006	DRAWN BY: DGS CHECKED BY: D.T.	SHEET: 1 OF 1
FILE NO.: 160706	SCALE: 1"=300'	

Replat Pt. Inlots 5443, 5444, Pt. Outlots 121 and 128

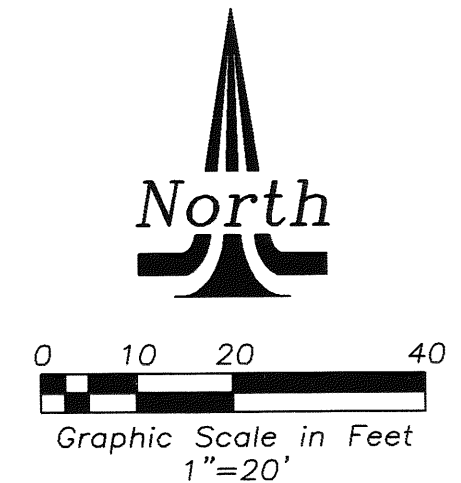
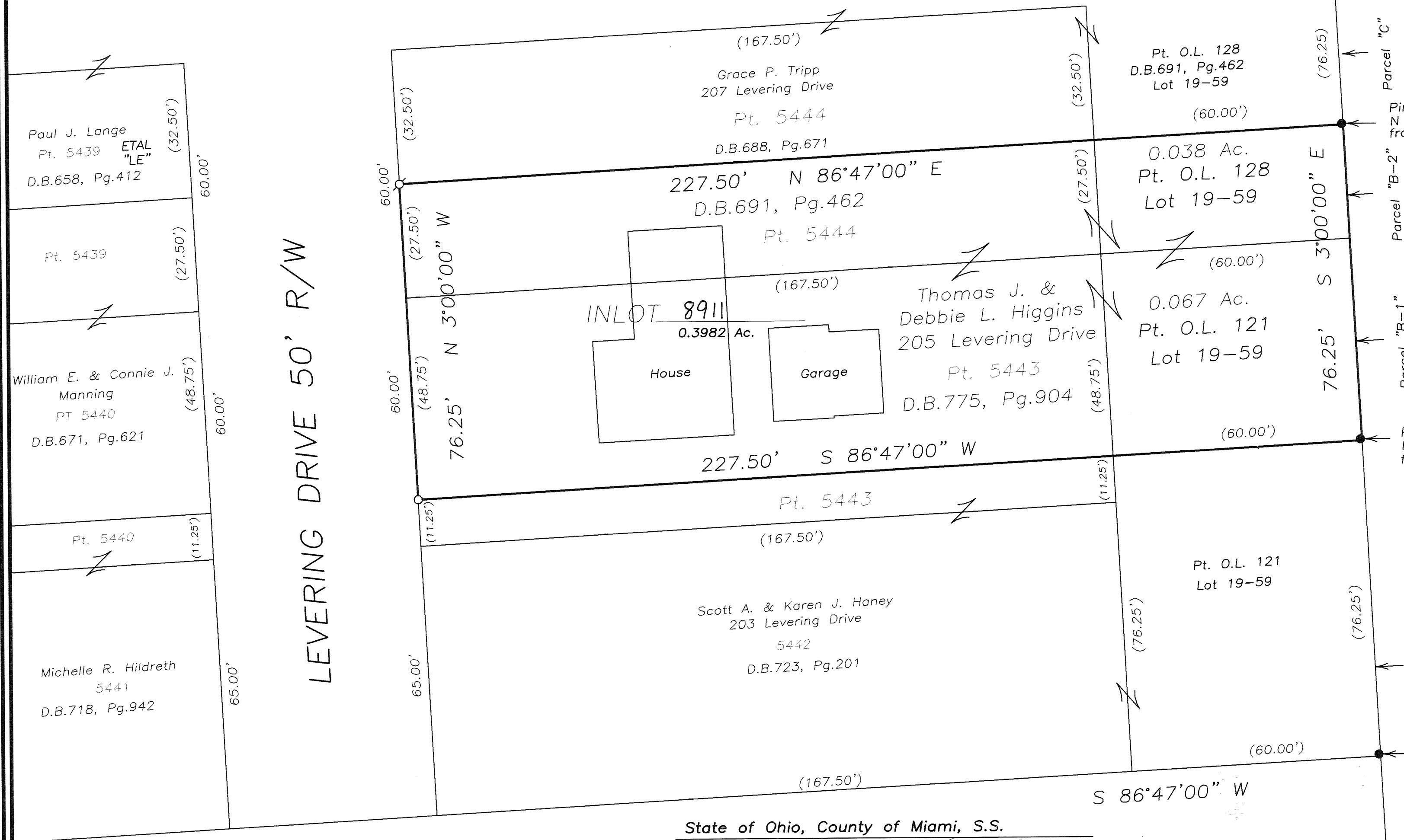
S.W. 126 & 131 PIQUA MIAMI OHIO
TAX MAP CORPORATION COUNTY STATE

PLAT BOOK 22 PAGE 4
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED June 27, 2007 AT 10:19 AM
FILE NO. 0471129 FEE \$43.20

John J. Alexander Carol Kleinman
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED
THIS 26 DAY OF June, 2007

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



Legend

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ⊗ Mag Nail Set

References

Miami County Recorder's
Plat Records
Plat Book 6, Page 28
(Basis of Bearings)
Miami County Engineer's
Record of Lot Surveys
Volume 19, Page 59

Planning and Zoning

This plat was reviewed and approved by the Planning and Zoning Supervisor this 25th day of JUNE, 2007.

Christopher Schmiesing
Christopher Schmiesing

Dedication

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

Thomas J. Higgins
Thomas J. Higgins

Debbie L. Higgins
Debbie L. Higgins

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

Be it remembered that on this 25th day of JUNE, 2007, before me, the undersigned, a notary public in and for said County and State, personally appeared Thomas J. and Debbie L. Higgins, who executed the foregoing plat, 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.

David S. Frey
Notary Public in and for State of Ohio

DAVID S. FREY, NOTARY PUBLIC
In and for the State of Ohio
My Commission Expires Oct. 28, 2011

Description

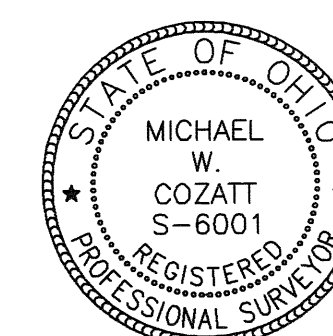
Being a replat of Pt. Inlots 5443, 5444, Pt. Outlots 121 and 128 in the City of Piqua, Miami County, Ohio, as acquired by Thomas J. and Debbie L. Higgins by deeds recorded in Deed Book 775, Page 904, of the Miami County Recorder's Deed Records.

Surveyor's Certification

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, 5/8" capped iron pins set at all lot corners.

Michael W. Cozatt
MICHAEL W. COZATT

P.S. #6001



COZATT ENGINEERING COMPANY

Civil Engineer
476 Swales Road
Job No. 12707
File Name: C:\Survey\2007\12707Replat.dwg
Drawn by: JMH ~ Checked by: MWC
Land Surveyor
Troy, OH 45373
(937)-339-2921

ANNEXATION OF TERRITORY TO THE CITY OF TROY

ANNEXATION PROCEEDINGS
RECORDED IN D.B. 785-811 FILE No. 0471470 FEE: \$43.20

TRANSFERRED THIS 5 DAY OF July, 2007
Chris A. Peoples BY: Linda Timmerman
 CHRIS A. PEOPLES DEPUTY AUDITOR

SCALE: 1" = 100'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 50, 100, and 200 at regular intervals.

- IRON PIN FOUND
- ♂ P.K. NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- △ POST FOUND

VOL. 5, PLAT 116
VOL. 28, PLAT 185
VOL. 31, PLAT 43
VOL. 36, PLAT 164
VOL. 41, PLAT 16

RECORDER'S PLATS
VOL. 19, PGS. 133

THE CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY HELD THIS
4th DAY OF June, 2007 THE ANNEXATION
OF THE TERRITORY SHOWN HEREON TO THE CITY OF TROY
WAS APPROVED AND ACCEPTED BY ORDINANCE No. 0-39-2007

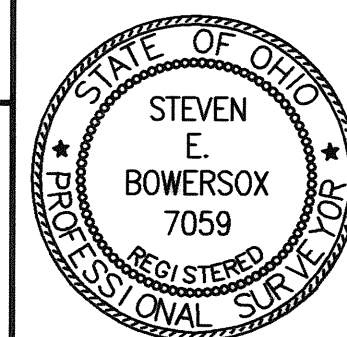
Sup. D. Knight
CLERK
Michael L. Beamish
MAYOR

DESCRIPTION: BEING THE ANNEXATION OF 5.838 ACRES
OUT TRACTS OF LAND OWNED BY TIPPECANOE LAND
COMPANY, INC. AS RECORDED IN DEED BOOK 761, PAGE
521

THIS PLAT IS BASED ON ACTUAL FIELD WORK ALONG WITH PLATS AND DEEDS OF RECORD AND IS A TRUE AND ACCURATE REPRESENTATION OF THE BOUNDARY OF THE TERRITORY BEING ANNEXED.

STEVEN E. BOWERSOX, P.S. #7059

2-06-2005
DATE



CHOICE ONE ENGINEERING

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

DATE:	02-06-2007
DRAWN BY:	seb
JOB NUMBER:	MiaCon0605Anx
SHEET NUMBER	

OF 1

SEW-EURODRIVE REPLAT

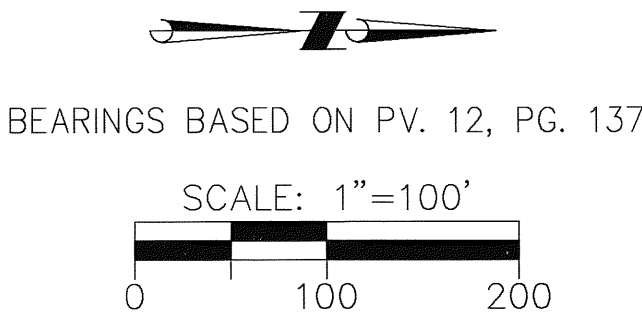
BEING A REPLAT OF INLOTS 6650, 10100, & 10116
IN THE CITY OF TROY, MIAMI COUNTY, OHIO

TRANSFERRED THIS 5 DAY
OF July, 2007

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
By: Linda Lineman
DEPUTY AUDITOR

PLAT BOOK 22 PAGE 6
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 5 DAY
OF July, 2007 AT 1:33 P.M.
FILE No. 0471507 FEE: \$86.40
John S. Alexander
JOHN S. ALEXANDER, RECORDER
Dona Swihart
DEPUTY

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	1212.70'	03°-15'-24"	68.93'	68.92'	S 02°-38'-12" E
2	330.00'	16°-18'-02"	93.88'	93.57'	S 07°-08'-31" W
3	330.00'	28°-41'-58"	165.30'	163.57'	S 29°-38'-31" W
4	1212.70'	13°-59'-30"	296.14'	295.41'	S 08°-00'-15" E
5	570.00'	43°-49'-30"	435.99'	425.44'	S 06°-54'-45" W
6	1212.70'	10°-44'-06"	227.21'	226.88'	S 09°-37'-57" E



DEED REFERENCE
DEED BOOK 660, PAGE 656

SURVEY REFERENCE
REC. PLAT 12, PAGE 48
REC. PLAT 12, PAGE 137
LOT SURVEY 13, PAGE 116
REC. PLAT 18, PAGE 149
REC. PLAT 19, PAGE 149
REC. PLAT 21, PAGE 96
REC. PLAT 21, PAGE 128

LEGEND

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

CITY OF TROY PUBLIC WORKS

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 30th DAY
OF JULY, 2007.

Stuart Duffel
PUBLIC WORKS DIRECTOR

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD
THIS 4TH DAY OF JUNE, 2007, THIS PLAT WAS
APPROVED BY ORDINANCE NO. 0-37-2007, EFFECTIVE JULY 4, 2007.

Michael Z. Brame
MAYOR
Sue Kuyat
PRESIDENT OF COUNCIL
CLERK OF COUNCIL

CONSENT TO REPLAT

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

OWNER: SEW-EURODRIVE, INC.

Gene Hart
AUTHORIZED SIGNATURE

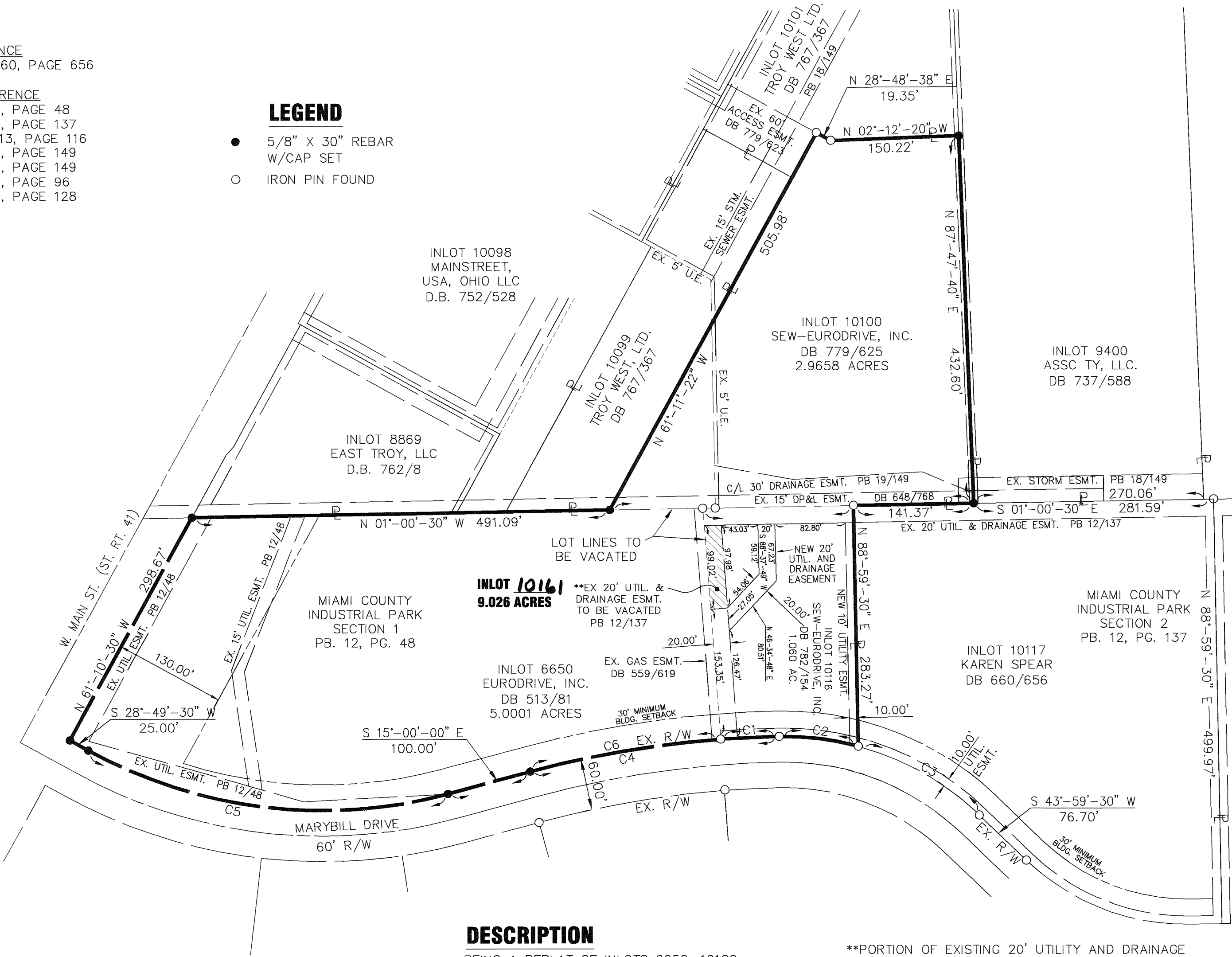
ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED _____, ON BEHALF OF THE OWNER,
SEW-EURODRIVE, INC., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED
THAT THEY DID SIGN SUCH INSTRUMENT ON BEHALF OF SUCH OWNER, AND THAT
SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT TROY, OHIO, THIS 2 DAY OF JULY, 2007.

NOTARY PUBLIC Jacqueline S. Duffel

MY COMMISSION EXPIRES: Feb 12, 2012

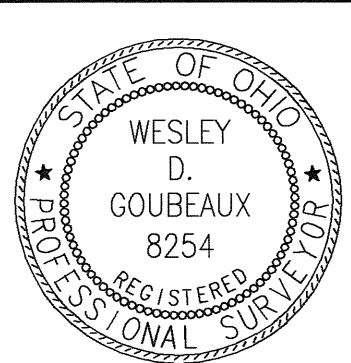


DESCRIPTION

BEING A REPLAT OF INLOTS 6650, 10100,
AND 10116 OWNED BY SEW-EURODRIVE,
INC. BY DEEDS RECORDED IN DEED BOOK
513, PAGE 081, DEED BOOK 779, PAGE
625 AND DEED BOOK 782, PAGE 154.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
BASED ON AN ACTUAL FIELD SURVEY.

**PORTION OF EXISTING 20' UTILITY AND DRAINAGE
EASEMENT TO BE VACATED HEREON PER LETTERS AND
NOTES AS SHOWN ON PAGE 2 OF 2 OF THIS SURVEY.



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

DATE:	06-11-2007
DRAWN BY:	AJB
JOB NUMBER:	MIATRO0703
SHEET NUMBER	1 OF 2

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

06-11-2007
DATE



Working For The Safety And Security

June 7th, 2007

Mr. Tom Coverstone
Choice One Engineering
440 East Hoewisher Road
Sidney, Ohio 45385

RE: Vacation of a twenty (20) foot utility easement.

Dear Mr. Coverstone:

The Dayton Power and Light Company has no objection to the vacation of a twenty (20) foot utility easement with the centerline at the following location:

Situated in the City of Troy, Miami County, Ohio, identified in Plat Book 12, Page 137, in the Miami County Records Office, beginning at southwest corner of In lot 10116, with the centerline of the (20) utility easement being ten (10) feet north of the south lot line, thence east and parallel with the south lot line to a point ten (10) feet north of the southeast corner of lot 10116.

This vacation applies in electric facilities only. If you have any questions, please contact Claudius Walker at (937) 331-4139.

Sincerely,

Scott J. Kelly
Scott J. Kelly
Vice President, Operations

The Dayton Power and Light Company • P.O. Box 1247 • Dayton, OH 45401-1247

Network Engineering
Planning & Design



16 May, 2007

Mr. Tom Coverstone
Choice One Engineering
440 E. Hoewisher Rd
Sidney, Ohio 45365

Re: Partial Vacation of a twenty foot utility easement.

Mr. Coverstone,

Time Warner Cable has no objection to the partial vacation of a twenty (20) foot utility easement with the centerline at the following location:

Situated in the City of Troy, Miami County, Ohio, identified in Plat Book 12, Page 137, in the Miami County Records Office, beginning at the southwest corner of Inlot 10116, with the centerline of the (20) utility easement being ten (10) feet north of the south lot line, thence east and parallel with the south lot line for 99.02 feet to a point. The remaining portion of the twenty (20) foot utility easement shall remain intact.

This vacation applies only to Time Warner Cable facilities only. If you have any questions, please feel free to contact me.

Sincerely,

Reuben LeMaster
Reuben LeMaster
Designer
Time Warner Cable
937-425-8871

3691 Turner Rd Dayton, Ohio 45415
Phone: (937) 294-6800 Fax: (937) 425-8860

SEW-EURODRIVE REPLAT

BEING A REPLAT OF INLOTS 6650, 10100, & 10116
IN THE CITY OF TROY, MIAMI COUNTY, OHIO



Vectren Energy Delivery
Centerline Operations
6500 Clay Road
Centerville, Ohio 45459

May 22, 2007

Choice One Engineering
Attention: Mr. Tom Coverstone
440 East Hoewisher Road
Sidney, Ohio 45365

RE: SEW-EURODRIVE REPLAT

Dear Mr. Coverstone:

Please accept this correspondence as the formal response and acceptance by Vectren Energy Delivery of Ohio, Inc. (Vectren) to your request for the approval to replat Sew-Eurodrive plat as identified in Plat Book 12, Page 137, in Miami County Recorder's Office and being a replat of inlot 6500, 10100 & 10116 in the City of Troy, Miami County, Ohio. Vectren has reviewed the record plan and does consent to the vacation of the existing utilities easement as described.

Should you have further questions, please contact me at (937) 312-2541.

Sincerely,

Robert Build
Robert Build
Vectren Land Services

PLAT BOOK 28, PAGE 6A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS



May 16, 2007

Mr. Tom Coverstone
Choice One Engineering
440 East Hoewisher Road
Sidney, OH 45365

Reference: Easement Release - Sew Eurodrive - 2100 W. Main Street, Troy, Ohio.

Dear Mr. Coverstone:

Verizon North Inc. releases the easements along the north property line of Inlot #6650 and the south property line of Inlot #10116, condition upon Verizon's existing fiber optic cable in the easement on Inlot #10116 will be relocated per agreement with Choice One Engineering & Bruns General Contracting. Billing is applicable for this relocation. Billing information will be sent to Dave Mason at Bruns General Contracting.

Bruns General Contracting will provide 1-4" conduit with pull string for the new fiber route in the 10' utility easement along Marybill Drive and the 10' utility easement along north property line Inlot #10116. See attached drawing indicating new fiber optic cable in conduit reroute.

Sincerely,

James P. P

JAMES PIPER
Verizon Engineering

C: Dave Mason - Bruns General Contracting

Enclosures

NOTE:
THE FULL-SIZED COPIES OR ORIGINALS FOR THE VARIOUS UTILITY RELEASES HAVE BEEN
SCANNED ONTO THIS PAGE 2 OF 2 FOR EASE OF REFERENCE ONCE THIS REPLAT IS FILED.

EASEMENT VACATION NOTE:
REFERENCE THE ** AS SHOWN ON PAGE 1 OF 1, THE TROY CITY COUNCIL MET AND
APPROVED THE VACATION OF THE UTILITY EASEMENT AS DEDICATED ON PB. 12, PAGE 5 ON
THIS 7TH DAY OF JUNE, 2007 AS SHOWN IN ORDINANCE NO. O-37-2007

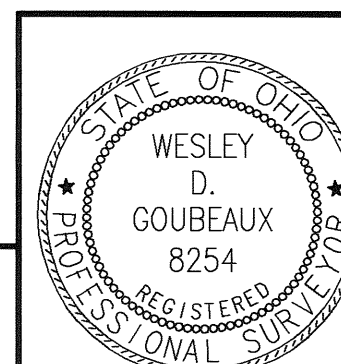
DESCRIPTION

BEING A REPLAT OF INLOTS 6650, 10100,
AND 10116 OWNED BY SEW-EURODRIVE,
INC. BY DEEDS RECORDED IN DEED BOOK
513, PAGE 081, DEED BOOK 779, PAGE
625 AND DEED BOOK 782, PAGE 154.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
BASED ON AN ACTUAL FIELD SURVEY.

Wesley D. Goubeaux
WESLEY D. GOUBEUX, P.S. #8254

06-11-2007
DATE



CHOICE
ONE
ENGINEERING

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

DATE:
06-11-2007
DRAWN BY:
AJB
JOB NUMBER:
MIATRO0703
SHEET NUMBER

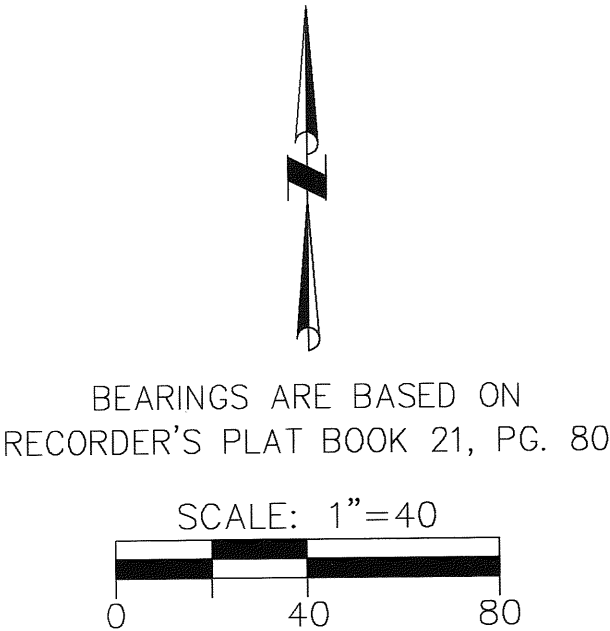
2 OF 2

REPLAT OF INLOT 9322 & INLOT 9323

BEING A REPLAT OF INLOTS 9322 & 9323
IN THE CITY OF TROY, MIAMI COUNTY, OHIO

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	510.00'	17°-27'-01"	155.33'	154.73'	N 16°-11'-21" W
2	904.93'	07°-06'-02"	112.15'	112.07'	N 03°-54'-51" W

- LEGEND**
- 5/8" x 30" REBAR WITH CAP SET
 - IRON PIN FOUND
 - IRON PIPE FOUND



DEED REFERENCE
DEED BOOK 772, PAGE 770

SURVEY REFERENCE
REC. PLAT 21, PAGE 80
REC. PLAT 19, PAGE 141
REC. PLAT 18, PAGE 73
REC. PLAT 12, PAGE 146

CITY OF TROY PUBLIC WORKS

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 12TH DAY OF JULY, 2007

Steven D. Huffel
PUBLIC WORKS DIRECTOR

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: HARVEY A. TOLSON

Harvey A. Tolson
HARVEY A. TOLSON

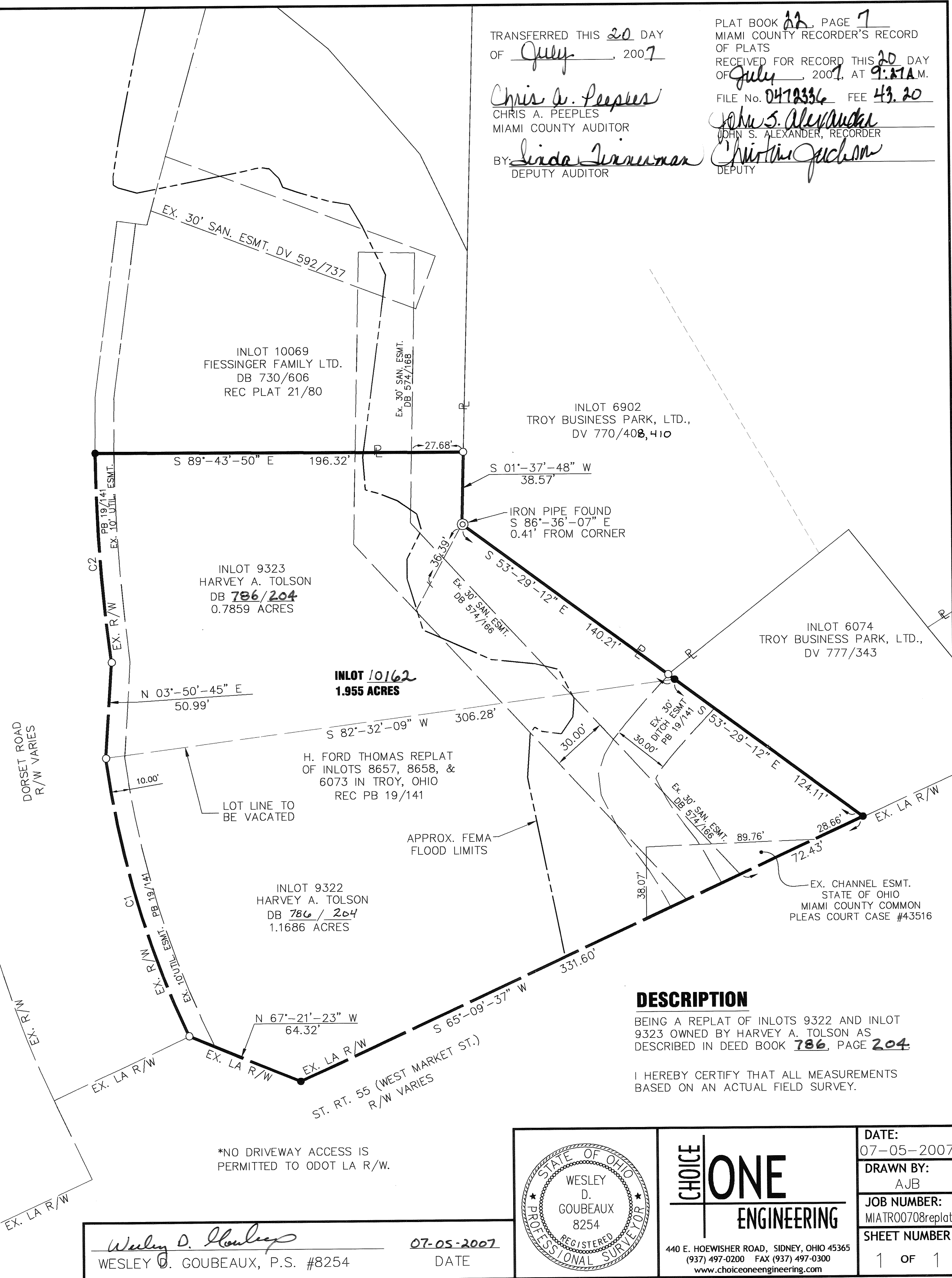
ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED HARVEY A. TOLSON, 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 Toledo, OHIO, THIS 9TH DAY OF July, 2007.

NOTARY PUBLIC *Marlene B. Rytting*

MY COMMISSION EXPIRES: NOVEMBER 30, 2010



TRANSFERRED THIS 20 DAY OF July, 2007

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY: *Linda Linneman*
DEPUTY AUDITOR

PLAT BOOK 22, PAGE 7
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20 DAY OF July, 2007 AT 9:51 A.M.
FILE No. 0412336 FEE 43.20
John S. Alexander
JOHN S. ALEXANDER, RECORDER
DEPUTY

DESCRIPTION

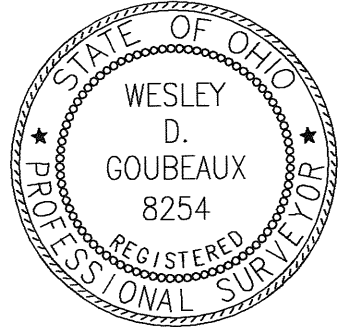
BEING A REPLAT OF INLOTS 9322 AND INLOT 9323 OWNED BY HARVEY A. TOLSON AS DESCRIBED IN DEED BOOK 786, PAGE 204.

I HEREBY CERTIFY THAT ALL MEASUREMENTS BASED ON AN ACTUAL FIELD SURVEY.

*NO DRIVEWAY ACCESS IS PERMITTED TO ODOT LA R/W.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

07-05-2007
DATE



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

DATE: 07-05-2007
DRAWN BY: AJB
JOB NUMBER: MIATRO0708replat
SHEET NUMBER 1 OF 1

SUBDIVISION OF INLOT 10101

BEING A SUBDIVISION OF INLOT 10101
IN THE CITY OF TROY, MIAMI COUNTY, OHIO

CITY OF TROY PUBLIC WORKS

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 24TH DAY
OF JULY, 2007.

Steven A. Tuffel
PUBLIC WORKS DIRECTOR

CONSENT TO REPLAT

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

OWNER: TROY WEST LTD.

Ken Bruns
AUTHORIZED SIGNATURE

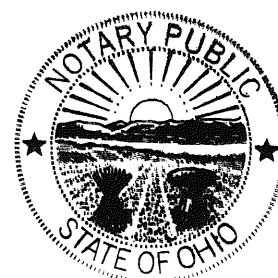
ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED Steve Bruns, ON BEHALF OF THE OWNER, TROY
WEST LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY
DID SIGN SUCH INSTRUMENT ON BEHALF OF SUCH OWNER, AND THAT SUCH
INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT Miami Co, OHIO, THIS 23RD DAY OF July, 2007.

NOTARY PUBLIC Julia E. Bruns

MY COMMISSION EXPIRES: Feb. 28, 2009



JULIA E. BRUNS, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 28, 2009

CONSENT TO REPLAT

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

MORTGAGEE: MINSTER BANK

Jerome A. Harbo
AUTHORIZED SIGNATURE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED Jerome A. Harbo, ON BEHALF OF THE MORTGAGEE,
MINSTER BANK, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT
THEY DID SIGN SUCH INSTRUMENT ON BEHALF OF SUCH MORTGAGEE, AND THAT
SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT Troy, OHIO, THIS 24TH DAY OF July, 2007.

NOTARY PUBLIC Karen S. Stollings

MY COMMISSION EXPIRES: June 10, 2008



KAREN S. STOLLINGS, Notary Public
State of Ohio
My Commission Expires June 10, 2008

NOTE:

*NO DRIVEWAY ACCESS IS PERMITTED
TO WEST MAIN STREET.

*THE 1.459 ACRE LOT IS PERMITTED
ONLY ONE DRIVEWAY CUT AND THE
CUT MUST BE WITHIN THE 25'
INGRESS/EGRESS EASEMENT ALONG
THE NORTHERLY PROPERTY LINE OR
AS APPROVED BY THE CITY OF TROY.

DESCRIPTION

BEING A SUBDIVISION OF INLOT
10101, OWNED BY TROY WEST
LTD. BY DEED RECORDED IN
DEED BOOK 767, PAGE 367.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
BASED ON AN ACTUAL FIELD SURVEY.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

07-23-2007
DATE

TRANSFERRED THIS 24TH DAY
OF July, 2007

Chris A. Peoples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY Sinda Pearson
DEPUTY AUDITOR

PLAT BOOK 22, PAGE 8
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 24TH DAY
OF JULY, 2007, AT 12:21 P.M.

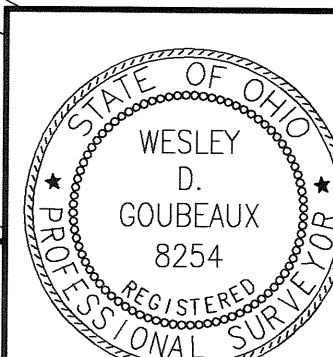
FILE No. 0472560 FEE: \$43.20
John S. Alexander
JOHN S. ALEXANDER, RECORDER
Christina Jackson
DEPUTY

LEGEND

O IRON PIN FOUND

SURVEY REFERENCE

REC. PLAT 18, PAGE 149
REC. PLAT 19, PAGE 149
REC. PLAT 21, PAGE 96
REC. PLAT 22, PAGE 6



CHOICE ONE ENGINEERING	DATE: 07-23-07
	DRAWN BY: WDG
	JOB NUMBER: MIATRO0718
	SHEET NUMBER 1 OF 1

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

Replat Lot 189, Outlot 38, Lot 564 & Un-Numbered Parcels

Auditors Replat of 1895

Bartmess Addn.

Covington

Miami

Ohio

PLAT BOOK 22 PAGE 9
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 8-1, 2007 AT 10:44A
FILE NO. 047297 FEE 43.20

John S. Alexander BY: L. McCoy
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED
THIS 1st DAY OF Aug, 20 07

Chris A. Peeples BY: Linda Pearson
MIAMI CO. AUDITOR DEPUTY

Legend

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ✕ Gin Spindle Set
- Iron Pipe Found
- Stone Found (0.4'x0.6')
- Mag Nail Set

References

Miami County Recorder's
Plat Records

- Plat Book 1, Page 148
Plat Book 1, Page 229
Plat Book 1, Page 475
Plat Book 1, Page 514
Plat Book 2, Page 107
Plat Book 2, Page 155

Miami County Engineer's
Record of Lot Surveys

- Volume 4, Page 12
Volume 5, Page 180
Volume 8, Page 89
Volume 10, Page 127
Volume 12, Page 198
Deeds as noted



0 20 40 80



Graphic Scale in Feet
1"=40'

Description

Being a replat of Lot 189, Outlot 38, Lot 564, and parts of un-numbered parcels in the Village of Covington, Miami County, Ohio, as acquired by the Board of Education by deeds recorded in Deed Book 46, Page 515-517, Deed Book 66, Page 159, Deed Book 184, Page 92, and Deed Book 184, Page 237 of the Miami County Recorder's Records.

Dedication

We, the undersigned, being all of the owners of the land herein platted, dedicate the cross hatched areas as street to the public use forever, and do hereby accept and approve this plat and do hereby voluntarily consent to the execution of said replat.

May D. McCullough Carol A. Forsythe
Board President Treasurer

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

Be it remembered that on this 21st day of June, 2007, before me, the undersigned, a notary public in and for said county and state, personally appeared the Covington School Board President and Treasurer who executed the foregoing plat, 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.

Mary Ann Conault

Notary Public in and for State of Ohio
My commission expires 9-11-2008

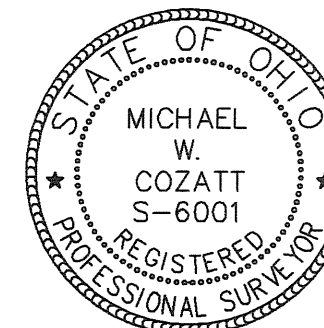
Village of Covington

This report reviewed and approved this
23rd day of July, 2007.)

Lowell Gingst Mayor Kay McInerney Clerk

This plat reviewed and approved by
the Village of Covington Planning
Commission, this 19th day of June, 2007.

Steve Placy R. Scott Tobias
Chairperson Secretary



Surveyor's Certification

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, 5/8"Ø capped iron pins set at all lot corners.

Michael W. Cozatt
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
476 Swailes Road Troy, OH 45373
Job No. 18406 (937) - 339 - 2921
File Name: C:\Survey\2006jobs\18406CBOE 2000i.dwg
Drawn by: DMC ~ Checked by: MWC

ALLEY VACATION - VILLAGE OF BRADFORD
MIAMI COUNTY, OHIO

VOLUME 22 PAGE 10
MIAMI COUNTY RECORDER'S
RECORD OF PLATS.
RECEIVED FOR RECORD THIS 6TH
DAY OF AUGUST, 2007, AT 1:32 P.M.
FILE NO. 0473310 FEE: \$43.25

John S. Alexander
MIAMI COUNTY RECORDER
Carol Fleiman
BY DEPUTY

110	111	112	113
53.0P 52.79M	53.0P 52.79M	53.0P 52.79M	53.0P 52.79M

DESCRIPTION

BEING AN ALLEY VACATION PLAT OF A 12 FOOT WIDE ALLEY BETWEEN INLOTS 86, 87, 88, 89, & 96, VILLAGE OF BRADFORD, AS SHOWN ON PLAT BOOK 1 PAGE 234.

APPROVALS

ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF BRADFORD, OHIO, THIS 26TH DAY OF JULY, 2007.
ORDINANCE NO. _____

Jeffrey L. Wising Brenda Delandus
MAYOR CLERK

ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF BRADFORD, OHIO, THIS _____ DAY OF _____, 2007.

Not Required
CHAIRMAN

APPROVED AND TRANSFERRED THIS 6 DAY OF Aug., 2007.
Chris A. Peoples Linda J. Janssen
MIAMI COUNTY AUDITOR BY DEPUTY

THIS ALLEY VACATION PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

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



WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS ADJACENT TO THE PROPOSED VACATED ALLEY TO HEREBY APPROVE THIS VACATION PLAT.

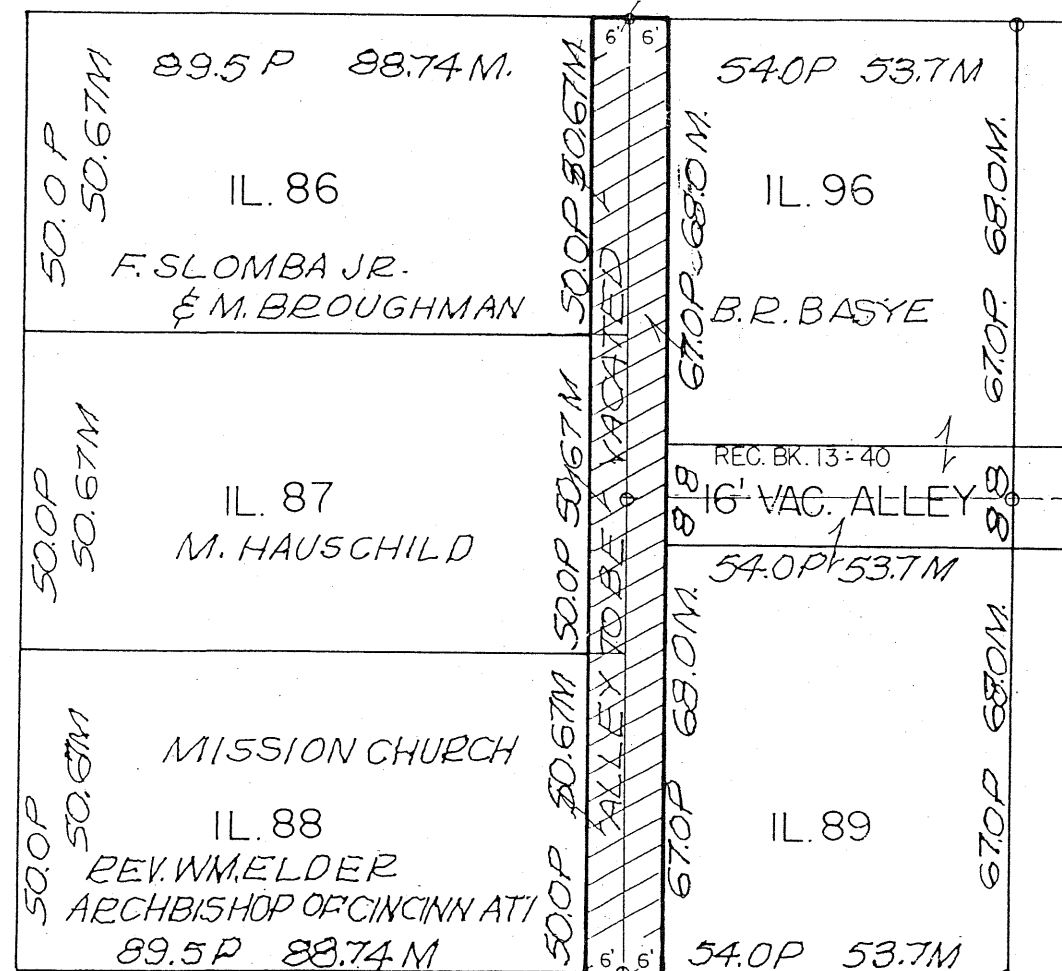
Fred J. Slomba, Jr. & Myra Broughman
FRED J. SLOMBA, JR. & MYRA BROUGHMAN

Michael T. Hauschild
MICHAEL T. HAUSCHILD

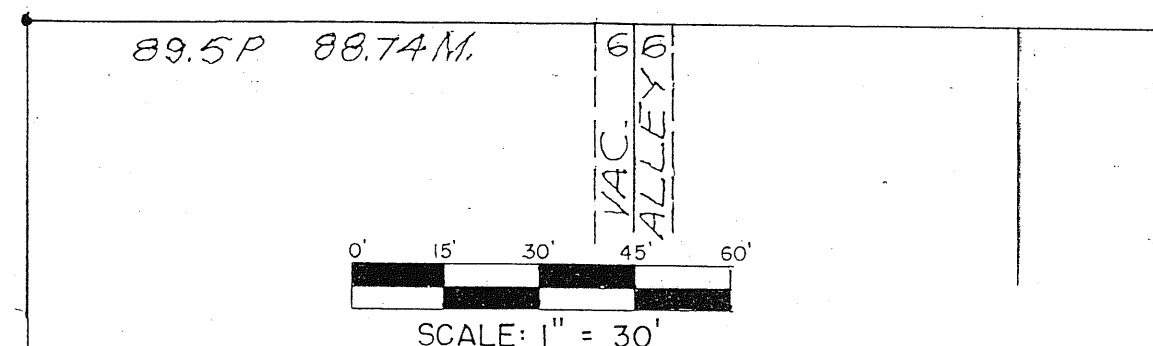
Rev James Simons, Pastor
MISSION CHURCH - REV. W. M. ELDER, ARCHBISHOP OF CINCINNATI

B. R. Basye
B. R. BASYE

CLAY STREET 55' R/W



OAKWOOD STREET 55' R/W



- LEGEND
- 5/8" IRON PIN FOUND
 - o IRON PIN SET 5/8"x30" CAPPED KLOCKNER 4370
 - MAG NAIL SET
 - P=PLATTED
 - M=MEASURE (ADJUSTED)

STONEBRIDGE ESTATES - PHASE 5

PTS. 7833, 7836 & 7837
INLOT
TROY CITY
MIAMI, OHIO
COUNTY

PLAT BOOK 22, PAGE 11
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 10 DAY
OF August, 2007, AT 1:58 P.M.
FILE No. 0473321 FEE: \$26.46
John S. Alexander
MIAMI COUNTY RECORDER
Carol Kleiman
DEPUTY

TRANSFERRED THIS 6 DAY OF Aug., 2007
Chris A. Peeples BY: Linda Lissman
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

BEARINGS BASED ON STONEBRIDGE ESTATES-PHASE 1
MIAMI CO. RECORDER'S PLAT BOOK 19, PLAT 50, A, B, C

SCALE 1" = 100'
0 50 100 200

LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- * GIN SPINDLE FOUND
- ⋈ P.K. NAIL FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- (NR) NONRADIAL LINE
- ⊗ CURVE NUMBER
(SEE SHEET 2 OF 2)
- BUILDING SETBACK LINE

AREA SUMMARY

28 BUILDING LOTS	13.502 AC.
DEDICATED STREET R/W	2.356 AC.
TOTAL	15.858 AC.

NOTES:

- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 3.) FRONT BUILDING SETBACKS ARE SHOWN AT 30.00'.

LINE CHART

LINE	BEARING	DIST.
L1	N 00°-18'-21" W	84.52'
L2	N 00°-31'-39" W	74.68'
L3	N 16°-14'-20" W	60.10'
L4	N 26°-23'-24" E	87.18'
L5	N 67°-15'-45" W	56.97'

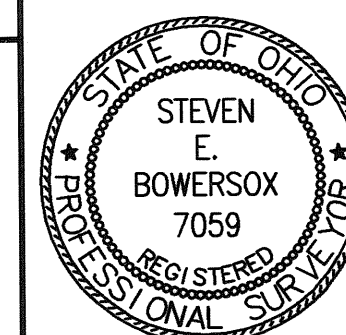
DESCRIPTION:

BEING A RESIDENTIAL SUBDIVISION INCLUDING 1.380 ACRES OUT OF PART OF INLOT 7833 AND 13.178 ACRES OUT OF INLOT 7836 OWNED BY STONEBRIDGE LAND DEVELOPMENT, INC. RECORDED IN DEED BOOK 713, PAGE 486 AND ALSO 1.300 ACRES OUT OF PART OF INLOTS 7836 AND 7837 OWNED BY STONEBRIDGE LAND DEVELOPMENT, INC. RECORDED IN DEED BOOK 786, PAGE 661 CONTAINING A TOTAL OF 15.858 ACRES.

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

STEVEN E. BOWERSOX, P.S. #7059

DATE



CHOICE **ONE** ENGINEERING

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

DATE:
08-27-2006
DRAWN BY:
seb
JOB NUMBER:
MiaTro0617fin
SHEET NUMBER
1 OF 2

STONEBRIDGE ESTATES - PHASE 5

City of Troy, Miami County, Ohio

PLAT BOOK 21, PAGE 11 - A
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 STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER:
STONEBRIDGE LAND DEVELOPMENT, INC.

Jessica A. Minesinger
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 22 DAY OF July, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STONEBRIDGE 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.

Diana M. Asher
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 05-16-2010



DIANA M. ASHER, Notary Public
In and for the State of Ohio
My Commission Expires May 16, 2010

MORTGAGEE:
MINSTER STATE BANK

Dan Heitmeier
DAN HEITMEIER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 25 DAY OF July, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN HEITMEIER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Diana M. Asher
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 05-16-2010



DIANA M. ASHER, Notary Public
In and for the State of Ohio
My Commission Expires May 16, 2010

DATE: July 23, 2007

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

Jessica A. Minesinger
JESSICA A. MINESINGER

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

Diana M. Asher
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 05-16-2010



DIANA M. ASHER, Notary Public
In and for the State of Ohio
My Commission Expires May 16, 2010

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 20TH DAY OF JUNE, 2006, THIS PLAT WAS REVIEWED AND APPROVED.

Jan M. Waters CHAIRMAN *Sue D. Knight* SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2ND DAY OF JULY, 2007, ~~2006~~, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-49 -2008, EFFECTIVE _____, 2006

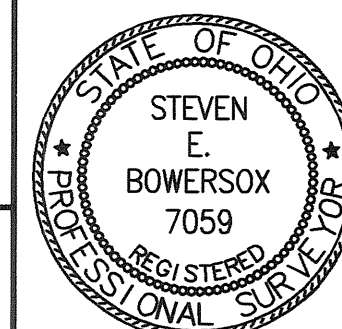
Michael H. Beaman MAYOR *William L. Johnson* PRESIDENT OF COUNCIL *Sue D. Knight* CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION STONEBRIDGE OWNERS ASSOCIATION" RECORDED IN DEED BOOK 713, PAGE 545 AND AMENDED IN MISC. BOOK 31, PAGE 146, DEED BOOK 743, PAGE 732 AND DEED BOOK 750, PAGE 190 OF THE MIAMI COUNTY RECORDERS RECORDS.

CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	600.00'	12°-19'-15"	129.02'	128.78'	S 05°-26'-08" E
2	600.00'	07°-48'-27"	81.76'	81.70'	N 07°-41'-32" E
3	600.00'	04°-05'-40"	42.88'	42.87'	N 01°-44'-29" E
4	250.00'	41°-12'-05"	179.78'	175.93'	S 65°-36'-38" E
5	250.00'	07°-02'-17"	30.71'	30.69'	S 41°-29'-27" E
6	35.00'	89°-46'-35"	54.84'	49.40'	N 45°-36'-46" W
7	575.00'	07°-30'-24"	75.33'	75.28'	N 03°-01'-43" E
8	575.00'	04°-48'-51"	48.31'	48.30'	N 09°-11'-20" E
9	625.00'	84°-23'-27"	23.98'	23.98'	N 10°-29'-49" E
10	40.00'	84°-23'-27"	58.92'	53.73'	N 51°-35'-36" E
11	225.00'	11°-45'-18"	46.16'	46.08'	S 80°-20'-02" E
12	225.00'	29°-26'-47"	115.64'	114.37'	S 59°-43'-59" E
13	225.00'	07°-02'-17"	27.64'	27.62'	S 41°-29'-27" E
14	40.00'	43°-45'-42"	30.55'	29.81'	S 16°-05'-28" E
15	50.00'	25°-31'-44"	22.28'	22.09'	S 06°-58'-29" E
16	50.00'	65°-24'-11"	57.07'	54.03'	S 52°-26'-26" E
17	50.00'	52°-48'-54"	46.09'	44.48'	N 68°-27'-02" E
18	50.00'	49°-27'-15"	43.16'	41.83'	N 17°-18'-57" E
19	50.00'	74°-19'-21"	64.86'	60.41'	N 44°-34'-21" W
20	40.00'	23°-41'-13"	16.54'	16.42'	N 69°-53'-25" W
21	40.00'	20°-04'-29"	14.01'	13.94'	N 48°-00'-34" W
22	275.00'	07°-02'-17"	33.78'	33.76'	N 41°-29'-27" W
23	275.00'	14°-29'-28"	69.55'	69.37'	N 52°-15'-20" W
24	275.00'	19°-34'-44"	93.97'	93.52'	N 69°-17'-26" W
25	275.00'	07°-07'-53"	34.23'	34.21'	N 82°-38'-45" W
26	40.00'	85°-54'-20"	59.97'	54.51'	N 43°-15'-31" W
27	575.00'	03°-34'-26"	35.87'	35.86'	S 01°-28'-52" W
28	575.00'	08°-19'-41"	83.58'	83.50'	S 07°-25'-56" W
29	625.00'	07°-17'-03"	79.46'	79.41'	N 07°-57'-14" E
30	625.00'	05°-02'-12"	54.94'	54.92'	S 01°-47'-37" W
31	35.00'	90°-13'-25"	55.11'	49.59'	S 44°-23'-14" W
32	575.00'	01°-32'-35"	15.48'	15.48'	N 00°-27'-56" E



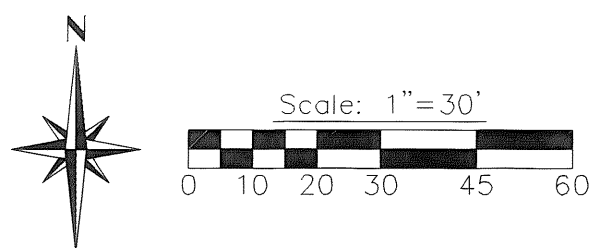
Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

3/27/2006
DATE

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

DATE:
08-24-2006
DRAWN BY:
seb
JOB NUMBER:
MiaTro0617FinApp
SHEET NUMBER
2 OF 2

Replat of Inlots 2177 & 2178, and Part of Outlot 236, in the City of Troy, Miami County, Ohio



Plat Book 22 Page 12
Miami County Recorder's Plat Records
Received August 9th 2007, at 9:10:12 AM
File No. 2413550 Fee \$43.20
John Alexander By: H. Schuster
Miami County Recorder Deputy

Approved and transferred with Lot numbers
assigned this 9th day of August, 2007.
Chris A. Peoples By: Sandra Pearson
Miami County Auditor Deputy

Description

Being a replat of Inlot 2177, Inlot 2178 and part of Outlot 236 in the City of Troy, Ohio, as acquired by R & D Machine, Inc. by deeds recorded in Deed Book 706, Page 229 and Deed Book **784**, Page **188** of the Miami County Recorder's Deed Recorder's

Dedication

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.

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 replat, who acknowledged that they did sign this instrument and that it is their free act and deed individually.

In testimony whereof, I have hereunto set my name and affixed my official seal this 7 day of May, 2007.

Stacy J. Stogdely 4-06-08
Notary Public My Commission Expires

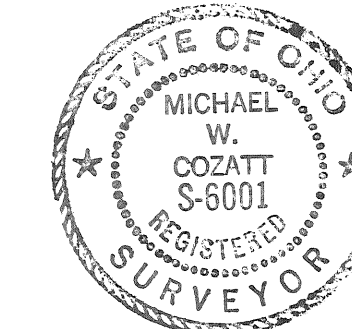
Approval by the City of Troy, Ohio

This replat was reviewed and approved by the City of Troy, Ohio this 10th day of JULY, 2007.

Steven Schuffel
City of Troy
Director of Public Works

Surveyor's Certification

I hereby certify this replat to be a true and correct survey with monumentation found or set as shown, in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio.



Michael W. Cozatt 10/10/06
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
476 Swailes Road Troy, Ohio
Job No. 16806 Ph. (937) 339-2921

RACER STREET 50' R/W

CRAWFORD STREET 60' R/W



Legend

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

References

Vol. 16, Pg. 32 } Miami County Engineer's
Vol. 17, Pg. 138 } Record of Lot Surveys
Vol. **50**, Pg. **98** } **LAND SURVEY**

REPLAT OF INLOTS 6786 & 6787

• CITY OF PIQUA • MIAMI COUNTY • OHIO •
PARK RIDGE SUBDIVISION - SEC. 3

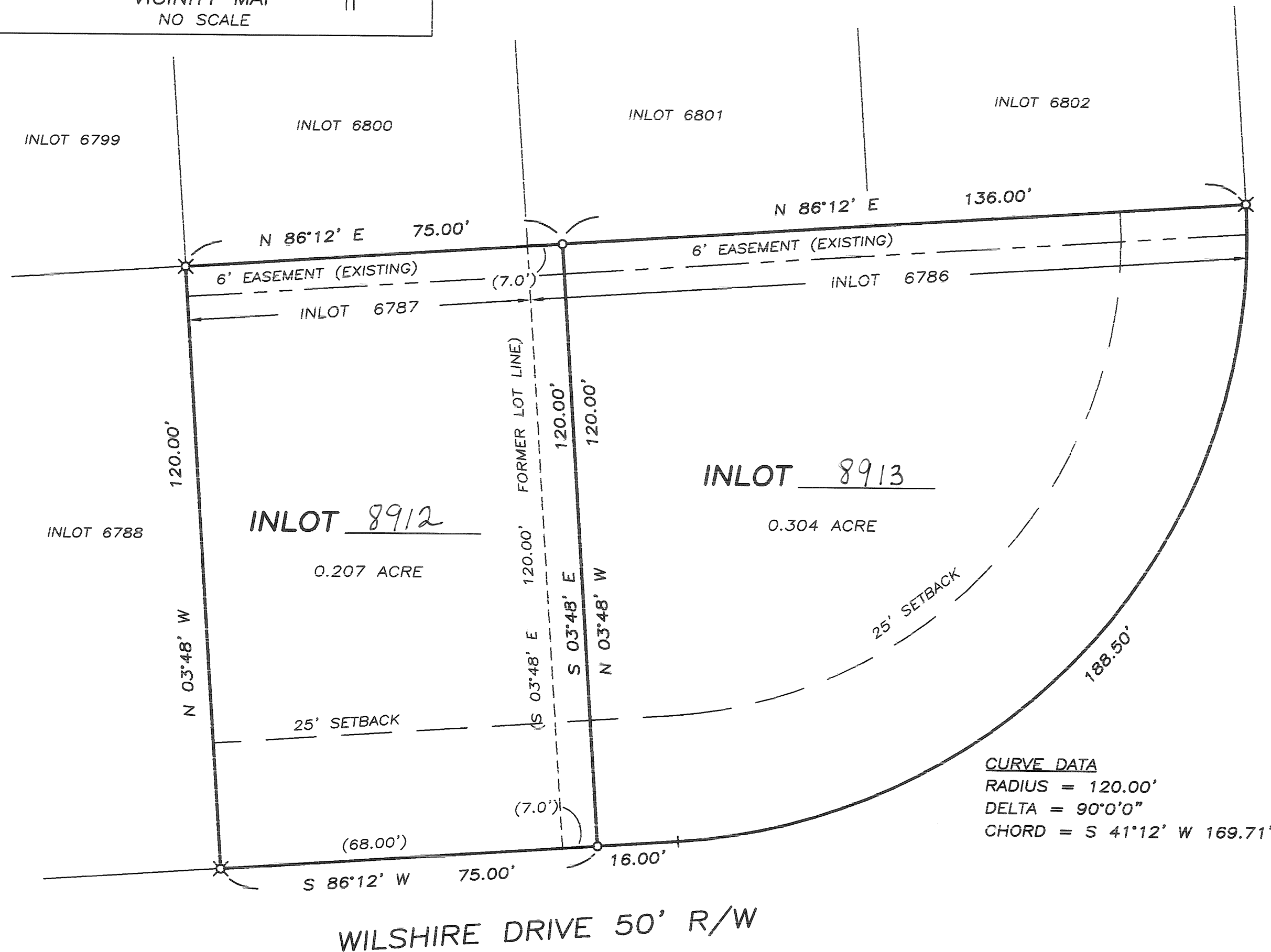
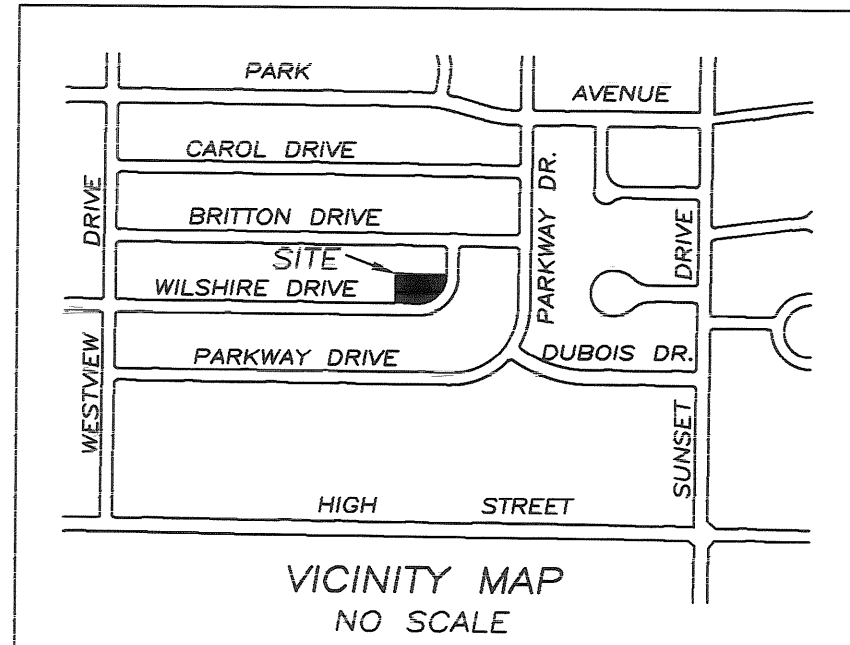
VOLUME 12 PAGE 13

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 16 DAY
OF August, 2007, AT 1:33 P.M.

FILE # 0413933 FEE \$ 43.20

John S. Alexander Christine Jackson
MIAMI COUNTY RECORDER BY DEPUTY RECORDER



DESCRIPTION

BEING A REPLAT OF INLOTS 6786 & 6787 (PLAT BOOK 10, PAGE 45, MIAMI COUNTY PLAT RECORDS) AS CONVEYED TO RICHARD L. & ELSIE JEAN GRISSOM BY DEED RECORDED IN VOLUME 598, PAGE 81, OF THE MIAMI COUNTY DEED RECORDS, AND LARRY L. & JUDITH E. WILLIAMS BY DEED RECORDED IN VOLUME 720, PAGE 880 AND VOLUME 187, PAGE 152, OF THE MIAMI COUNTY DEED RECORDS.

CONSENT

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

OWNERS

Richard L. Grissom
RICHARD L. GRISSOM
Elsie Jean Grissom
ELSIE JEAN GRISSOM

Larry L. Williams
LARRY L. WILLIAMS
Judith E. Williams
JUDITH E. WILLIAMS

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RICHARD L. & ELSIE JEAN GRISSOM AND LARRY L. & JUDITH E. WILLIAMS AS OWNERS, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

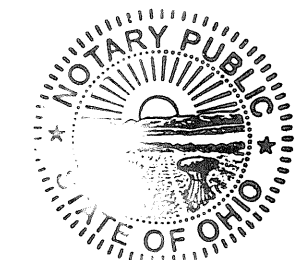
MY COMMISSION EXPIRES: 1-21-2008
DATE

Karen Sue Jenkins
NOTARY PUBLIC

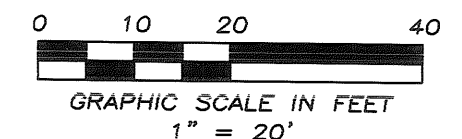
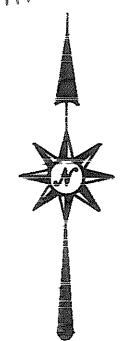
MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Aug. 16, 2007

Chris A. Peeples
MIAMI COUNTY AUDITOR
Linda L. Linneman
BY DEPUTY AUDITOR



KAREN SUE JENKINS
Notary Public, State of Ohio
My commission expires: 1-21-2008



LEGEND

○ IRON PIN SET
✗ IRON PIN FOUND

BASIS OF BEARINGS:
MIAMI COUNTY RECORD PLAT
VOLUME 10, PAGE 45

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED
THIS 13TH DAY OF AUGUST, 2007.

Christopher W. S.

CERTIFICATION

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

Daniel D. Turner
REGISTERED SURVEYOR NO. 4807

REPLAT OF INLOTS 6786 & 6787 FOR MR. & MRS. WILLIAMS & MR. & MRS. GRISSOM PIQUA, OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM STREET - TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE: AUG. 2007	DRAWN BY: DGS CHECKED BY: D.T.	SHEET NO.:
FILE NO.: 160807	SCALE: 1"=30'	1 OF 1

LEGAL DESCRIPTION

BEING A SUBDIVISION INCLUDING INLOTS 2135, 2136, 2138, 2148 AND 3243 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET IN THE SOUTHEAST CORNER OF INLOT 2136 AND THE OLD CENTERLINE OF STATE ROUTE 571;

THENCE, NORTH 73°-23'-00" WEST, 365.59 FEET, ALONG THE SOUTHERLY LINE OF INLOT 2136, TO A MAG NAIL SET IN THE SOUTHEAST CORNER OF INLOT 2137;

THENCE, NORTH 00°-57'-10" WEST, 295.08 FEET, ALONG THE EAST LINE OF INLOT 2137, TO AN IRON PIN SET IN THE NORTHEAST CORNER OF SAME;

THENCE, NORTH 84°-35'-58" WEST, 195.73 FEET, ALONG THE NORTH LINE OF INLOT 2137, TO AN IRON PIN SET IN THE NORTHWEST CORNER OF SAME;

THENCE, SOUTH 00°-05'-44" EAST, 253.97 FEET, ALONG THE WEST LINE OF INLOT 2137, TO A MAG NAIL SET IN THE SOUTHWEST CORNER OF SAME;

THENCE, NORTH 73°-23'-00" WEST, 289.54 FEET, ALONG THE SOUTHERLY LINE OF INLOT 2138 AND CENTERLINE OF STATE ROUTE 571, TO A MAG NAIL SET IN THE SOUTHWEST CORNER OF INLOT 2138;

THENCE, NORTH 00°-02'-28" WEST, 251.20 FEET, ALONG THE WEST LINE OF INLOT 2138, TO AN IRON PIN SET;

THENCE, NORTH 00°-05'-40" WEST, 1627.72 FEET, ALONG THE WEST LINE OF INLOT 2138, TO AN IRON PIN SET IN THE NORTHWEST CORNER OF SAME;

THENCE, NORTH 89°-34'-03" EAST, 918.70 FEET, ALONG THE NORTH LINE OF INLOTS 2138 AND 2135, TO AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF INLOT 2148;

THENCE, NORTH 01°-20'-07" WEST, 659.71 FEET, ALONG THE WEST LINE OF INLOT 2148, TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF SAME;

THENCE, NORTH 89°-34'-03" EAST, 660.00 FEET, ALONG THE NORTH LINE OF INLOT 2148 TO A POINT, PASSING FOR REFERENCE AN IRON PIN FOUND AT 619.24 FEET;

THENCE, SOUTH 01°-20'-07" EAST, 659.71 FEET, ALONG THE EAST LINE OF INLOT 2148, TO THE SOUTHEAST CORNER OF SAME;

THENCE, SOUTH 00°-34'-58" WEST, 881.28 FEET, ALONG THE EAST LINE OF INLOT 2135, TO A POINT;

THENCE, SOUTH 89°-58'-27" WEST, 450.96 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTHERLY, 4.62 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2030.00 FEET, AN INTERNAL ANGLE OF 00°-07'-50" AND A CHORD 4.62 FEET IN LENGTH BEARING SOUTH 00°-00'-15" EAST, TO AN IRON PIN SET;

THENCE, SOUTHWESTERLY, 27.70 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN INTERNAL ANGLE OF 45°-21'-01" AND A CHORD 26.99 FEET IN LENGTH BEARING SOUTH 22°-36'-21" WEST, TO AN IRON PIN SET;

THENCE, SOUTHEASTERLY, 27.70 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN INTERNAL ANGLE OF 45°-21'-08" AND A CHORD 26.99 FEET IN LENGTH BEARING SOUTH 24°-08'-38" EAST, TO AN IRON PIN FOUND;

THENCE, SOUTHERLY, 214.19 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2030.00 FEET, AN INTERNAL ANGLE OF 06°-02'-44" AND A CHORD 214.09 FEET IN LENGTH BEARING SOUTH 04°-29'-26" EAST, TO AN IRON PIN FOUND;

THENCE, SOUTHERLY, 401.16 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1970.00 FEET, AN INTERNAL ANGLE OF 11°-40'-03" AND A CHORD 400.47 FEET IN LENGTH BEARING SOUTH 01°-40'-47" EAST, TO AN IRON PIN FOUND;

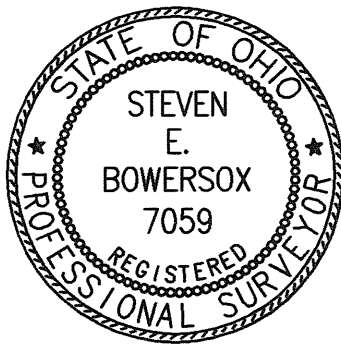
THENCE, NORTH 85°-50'-46" WEST, 317.57 FEET, ALONG THE SOUTH LINE OF INLOT 3243, TO AN IRON PIN FOUND;

THENCE, SOUTH 00°-06'-37" WEST, 611.36 FEET, ALONG THE EAST LINE OF INLOT 2136, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 66.5608 ACRES MORE OR LESS WITH 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.

STEVEN E. BOWERSOX, PS #7059 7/12/2007 DATE



MENARDS COMMERCIAL PARK

(FORMERLY KNOWN AS TIPP CITY INTERSTATE PARK)

Being Inlots 2135, 2136, 2138, 2148 and 3243 & PT. VACATED STREET

Sec. 22, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 22 , PAGE 14
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 16 DAY OF
Aug. , 2007 AT 1:58 PM
FILE NUMBER 041393 , FEE 172.80
John S. Alexander
RECORDER, MIAMI COUNTY
Christine Jackson
DEPUTY

TRANSFERRED THIS 16 DAY OF Aug. , 2007

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda L. Lissner
DEPUTY AUDITOR



VICINITY MAP
(N.T.S.)

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 12th DAY OF June , 2007, THIS PLAT WAS REVIEWED AND APPROVED

William D. Johnson
CHAIRMAN

Marilyn J. Fennell
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 16th DAY OF JULY , 2007.

Walter M. Meacham
PRESIDENT OF COUNCIL

Misty Cheshire
CLERK OF COUNCIL

OWNER AND DEVELOPER

MENARD, INC.
4777 MENARD DRIVE
EAU CLAIRE, WI 54703
PH: (715) 876-2828
FAX: (715) 876-5960
ATTN: MARK G. LEE

DESCRIPTION

BEING A SUBDIVISION OF 66.5608 ACRES AND BEING INLOTS 2135, 2136, 2138, 2148 AND 3243 OWNED BY MENARD, INC., D.B. 786, PG. 491, PAUL D. & KATHY LEE,* D.B. 726, PG. 317, AND THE CHURCH OF THE NAZARENE,** D.B. 550, PG. 866.

* AKA PAUL DANIEL LEE AND KATHY LYNN LEE BY D.B. 786-494 &
** AKA TIPP CITY CHURCH OF THE NAZARENE

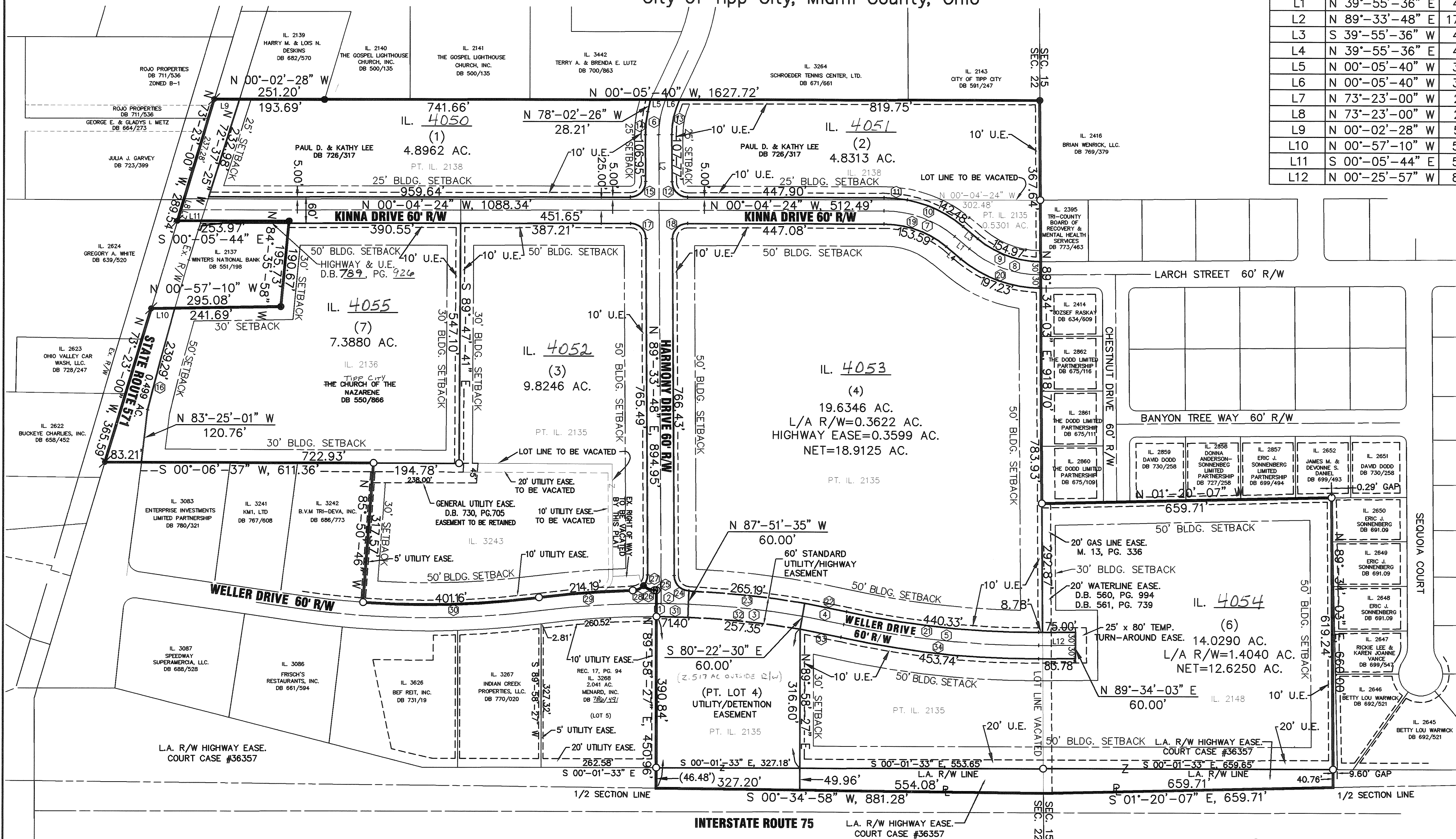
CHOICE ONE ENGINEERING	DATE: 06-11-2007
	DRAWN BY: seb
	JOB NUMBER: MiaTci0706FinApp
	SHEET NUMBER 1 OF 4

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

(FORMERLY KNOWN AS TIPP CITY INTERSTATE PARK)
Being Inlots 2135, 2136, 2138, 2148 and 3243
Sec. 22, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 22, PAGE 14A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

LINE CHART		
LINE NUMBER	BEARING	LENGTH
L1	N 39°-55'-36" E	43.42'
L2	N 89°-33'-48" E	172.35'
L3	S 39°-55'-36" W	43.42'
L4	N 39°-55'-36" E	43.42'
L5	N 00°-05'-40" W	33.65'
L6	N 00°-05'-40" W	32.66'
L7	N 73°-23'-00" W	26.16'
L8	N 73°-23'-00" W	26.10'
L9	N 00°-02'-28" W	57.51'
L10	N 00°-57'-10" W	53.39'
L11	S 00°-05'-44" E	53.50'
L12	N 00°-25'-57" W	83.78'



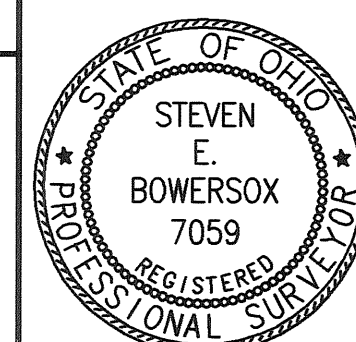
6 BUILDING LOTS	58.4776	NET AC.
LIMITED ACCESS R/W	1.7662	AC.
HIGHWAY EASEMENT	0.3599	AC.
DEDICATED STREET R/W	5.9571	AC.
TOTAL	66.5608	AC.

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 _____

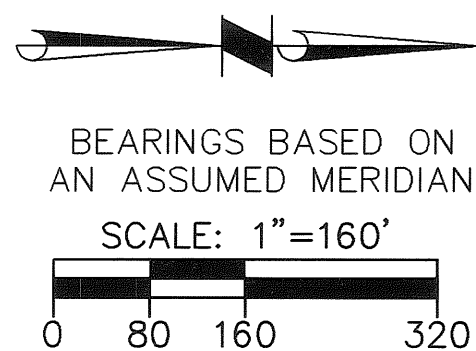
REC. P.B. 13, PG. 79
REC. P.B. 17, PG. 7
REC. P.B. 17, PG. 65
REC. P.B. 17, PG. 94



CHOICE ONE
ENGINEERING

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

DATE:	06-11-2007
DRAWN BY:	seb
JOB NUMBER:	MiaTci0706fin
SHEET NUMBER	2 OF 4



- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⚡ MAG NAIL SET
- UTILITY EASEMENT LINE
- (NR.) NONRADIAL LINE
- (00) PREL. LOT NUMBER

MENARD, INC.
4777 MENARD DRIVE
EAU CLAIRE, WI 54703
PH: (715) 876-2828
FAX: (715) 876-5960
ATTN: MARK G. LEE

AREA SUMMARY

MENARDS COMMERCIAL PARK
(FORMERLY KNOWN AS TIPP CITY INTERSTATE PARK)
Being Inlots 2135, 2136, 2138, 2148 and 3243
Sec. 22, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 22, PAGE 14B
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

PROTECTIVE COVENANTS & RESTRICTIONS

PURPOSE

It is the intent of these provisions that the Menards Commercial Park be developed and maintained as an attractive setting for business and industry, with ample landscaped open areas, attractive high quality structures, proper and desirable uses and appropriate development of all property. The following covenants and restrictions, Items 1 through 10 below, shall be in full force and binding upon Lots 3, 4, and 6, but shall not affect Lots 1, 2, and 7, nor be deemed to benefit Lots 1, 2, and 7.

1. All loading docks shall be placed so that trucks, vehicles, or machinery using such loading docks shall at no time project into any dedicated public street while in the process of loading or unloading.
2. Landscaping (such as lawns, trees, shrubs, etc.) will be required on all non-paved grounds and maintained so as not to create traffic hazards and must be approved by the City of Tipp City and shall meet or exceed the City of Tipp City standard requirements.
3. Easements shown on this plat, unless otherwise specifically designated, are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sanitary sewer, storm sewer and drainage, electric, telephone, or other utility line or services, and for the express privilege of removing any obstruction for the use of said utilities and for providing of ingress and egress over the property for such purpose.
4. All utility lines such as telephone and power services, outside of public street right of way, shall be installed underground. All service drops and exterior lighting feeder lines shall be installed underground. All transformers shall be pad mounted or mounted below grade.
5. If lot line adjustments are made within the subdivision, a ten (10) foot wide utility easement shall be established and centered along new side and rear lot lines. A twenty (20) foot building setback line shall be established on both sides of said new side and rear lot lines.
6. Easements and building set back requirements are established along all interior lot lines. However, if all or parts of one or more lots are used to form a single building lot, the easement and building set back requirements shall apply to the new lot lines. At such time, the existing easement and building set back requirements pertaining to the existing lot lines shall be automatically vacated if said line no longer is used as a lot line. However, if a utility has been constructed along said existing easement, it shall remain and the easement continue unless the property owner chooses, within the approval of the utilities involved, to have said utility relocated to a new lot line at the property owner's expense.
7. The goal of the developer, Menard, Inc., is to complete a commercial park which is pleasing in appearance consistent with its intended usage. In order to facilitate this goal, the following minimum standards shall apply. Review and approval of the building exterior design by the owner of the majority of the area upon Lot 4 (referred to herein as the "Anchor") shall be a part of the application procedure.

* Exterior Wall Coverings on Buildings Constructed in the Menards Commercial Park.
50% of the exterior wall surface facing public right of way will be clad with concrete, masonry, glass, dryvit, wood, or other cementious materials unless approved in writing by the Anchor and the City of Tipp City Planning Board.
8. The covenants and restrictions shall run with the land and shall be binding until January 1, 2017, at which time said covenants and restrictions shall be automatically renewed for successive ten (10) year periods. The covenants and restrictions herein may be changed or discontinued at any time after January 1, 2017, by the majority of the owners of this plat. Notwithstanding anything to the contrary herein, the covenants and restrictions herein may not be changed or discontinued without the written approval of the Anchor.
9. Invalidation of any one of these covenants and restrictions by judgment or court shall in no way affect any of the other provisions which shall remain in full force and effect.
10. If any provisions of these protective covenants and restrictions are determined to be in conflict with any City of Tipp City ordinance, said ordinance shall govern.

STORM WATER DRAINAGE RESTRICTIONS

1. No fixed structure or improvements of any kind, excluding grass or approved bank protection shall be erected or planted within any part of a storm water drainage easement area. This includes accessory buildings, fences, shrubs and trees.
2. The owners of lots 3 and 4, which contain open storm water drainage channels and storm water detention, identified as "utility/detention easement," shall be responsible for maintaining these water courses in the operable manner to which they were designed.
3. Any site development or building construction on lots 1, 2, and 7 in this subdivision shall include construction of a separate on-site storm water detention basin, designed as follows, and subject to review by the Tipp City Engineer:
 - a. The detention basins shall have their outlet at the approximate location as shown in the schematic plan of the approved subdivision improvement drawings.
 - b. Detention basins shall be designed in accordance with Tipp City Design Standards.
 - c. The area to be used in these calculations shall include the entire platted lot acreage.
 - d. Said detention basins shall be subject to restriction 1, above.
 - e. The lot owner shall maintain said basins in the operable manner to which they were designed.
 - f. Regional storm water detention has been provided for lots 3, 4, I.L. 3268 (lot 5) and 6 in the detention basin located on lot 4. The basin assumes a 90% hard surface coverage factor.
4. The City of Tipp City shall have the right, but not the responsibility, to enter upon any lot in this subdivision for maintenance purposes in the stream easement areas described in restriction 2, above, or for maintenance purposes in any storm water detention basin area constructed pursuant to restriction 3, above. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the owner of said lot.
5. 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.

CHOICEONEENGINEERING

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

DATE: 06-11-2007
DRAWN BY: seb
JOB NUMBER: MiaTci0706FinApp
SHEET NUMBER 3 OF 4

MENARDS COMMERCIAL PARK

(FORMERLY KNOWN AS TIPP CITY INTERSTATE PARK)

Being Inlots 2135, 2136, 2138, 2148 and 3243
Sec. 22, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 22, PAGE 14C
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

DEDICATION

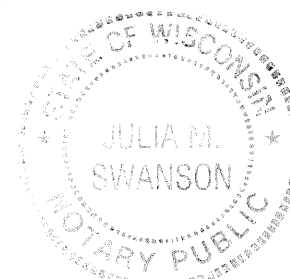
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF INLOTS 2135, 2148 AND 3243, THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS TO THE PUBLIC USE FOREVER.

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

OWNER: MENARD, INC.

BY: Julia M. Swanson AS: Vice President

STATE OF WISCONSIN - COUNTY OF EAU CLAIRE S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25
DAY OF July, 2007
BY MENARD, INC. BY Mary Prochaska AND
AS OWNER.



Julia M. Swanson
NOTARY PUBLIC
MY COMMISSION EXPIRES: October 8, 2007

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF INLOT 2136, THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS TO THE PUBLIC USE FOREVER.

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

OWNER: TIPP CITY CHURCH OF THE NAZARENE AKA
THE CHURCH OF THE NAZARENE

BY: Bradley Workentine AS: Kirsten Deskins
AS: President AS: Secretary

STATE OF OHIO - COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th
DAY OF July, 2007 BY THE CHURCH OF THE NAZARENE,
BY Bradley Workentine AND Kirsten Deskins AS OWNER.

Chad A. Musser
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/10/2010



CHAD A. MUSSER, Notary Public
In and for the State of Ohio
My Comm. Expires July 10, 2010

DEDICATION

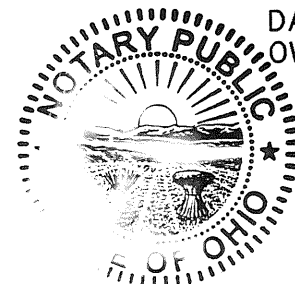
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF PART INLOT 2135 AND THE WHOLE OF INLOT 2138, THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS TO THE PUBLIC USE FOREVER.

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

OWNER: PAUL D. AND KATHY LEE

BY: Paul D. Lee AS: Paul D. Lee
BY: Kathy L. Lee AS: Kathy Lynn Lee

STATE OF OHIO - COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th
DAY OF July, 2007 BY PAUL D. LEE AND KATHY LEE, AS
OWNER.



CHAD A. MUSSER, Notary Public
In and for the State of Ohio
My Comm. Expires July 10, 2010

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/10/2010

JPMORGAN CHASE BANK, NA FKA

LIEN HOLDER: BANK ONE, N.A.

BY: J. K. Washburn AS: V.P.
VICE PRESIDENT

AS: _____

STATE OF OHIO - COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th
DAY OF July, 2007 BY J. K. Washburn AS
LIEN HOLDER.

Joanne E. Jackson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/31/2009



JOANNE E. JACKSON, Notary Public
In and for the State of Ohio
My Comm. Expires Oct. 31, 2009

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	2000.00'	00°-17'-55"	10.42'	10.42'	N 00°-12'-42" E
2	2000.00'	01°-46'-45"	62.11'	62.10'	N 01°-15'-02" E
3	2000.00'	07°-29'-05"	261.27'	261.08'	N 05°-52'-57" E
4	2000.00'	02°-44'-57"	95.96'	95.95'	N 10°-59'-58" E
5	2000.00'	12°-48'-24"	447.04'	446.11'	N 05°-58'-15" E
6	215.17'	21°-49'-20"	81.95'	81.46'	N 79°-31'-32" W
7	250.00'	40°-00'-00"	174.53'	171.01'	N 19°-55'-36" E
8	250.00'	40°-21'-33"	176.10'	172.48'	N 19°-44'-50" E
9	220.00'	40°-21'-33"	154.97'	151.78'	S 19°-44'-50" W
10	280.00'	29°-09'-21"	142.48'	140.95'	S 25°-20'-56" W
11	280.00'	10°-50'-39"	52.99'	52.92'	S 05°-20'-56" W
12	35.00'	89°-38'-12"	54.76'	49.34'	S 44°-44'-42" W
13	185.17'	25°-31'-30"	82.49'	81.81'	N 77°-40'-27" W
14	245.17'	12°-23'-46"	53.04'	52.94'	S 84°-14'-19" E
15	35.00'	90°-21'-48"	55.20'	49.65'	S 45°-15'-18" E
16	7111.97'	01°-55'-40"	239.29'	239.28'	N 75°-15'-37" W
17	35.00'	89°-38'-12"	54.76'	49.34'	N 44°-44'-42" E
18	35.00'	90°-21'-48"	55.20'	49.65'	N 45°-15'-18" W
19	220.00'	40°-00'-00"	153.59'	150.49'	N 19°-55'-36" E
20	280.00'	40°-21'-33"	197.23'	193.18'	N 19°-44'-50" E
21	1970.00'	12°-48'-24"	440.33'	439.42'	S 05°-58'-15" W
22	2030.00'	02°-44'-57"	97.40'	97.39'	S 10°-59'-58" W
23	2030.00'	07°-29'-05"	265.19'	265.00'	S 05°-52'-57" W
24	35.00'	87°-25'-23"	53.40'	48.37'	S 45°-51'-06" W
25	2030.00'	00°-07'-50"	4.62'	4.62'	S 00°-00'-15" E
26	35.00'	45°-21'-01"	27.70'	26.99'	S 22°-36'-21" W
27	35.00'	43°-37'-30"	26.64'	26.01'	S 68°-37'-42" E
28	35.00'	45°-21'-08"	27.70'	26.99'	S 24°-08'-38" E
29	2030.00'	06°-02'-44"	214.19'	214.09'	S 04°-29'-26" E
30	1970.00'	11°-40'-03"	401.16'	400.47'	S 01°-40'-47" E
31	1970.00'	02°-04'-35"	71.40'	71.39'	N 01°-06'-07" E
32	1970.00'	07°-29'-05"	257.35'	257.17'	N 05°-52'-57" E
33	1970.00'	02°-44'-57"	94.52'	94.51'	N 10°-59'-58" E
34	2030.00'	12°-48'-24"	453.74'	452.80'	N 05°-58'-15" E

CHOICE
ONE
ENGINEERING

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

DATE:
06-11-2007
DRAWN BY:
seb
JOB NUMBER:
MigTci0706FinApp
SHEET NUMBER
4 OF 4

REPLAT OF INLOT 8413, PIQUA, OHIO

DESCRIPTION
BEING A REPLAT OF INLOT 8413 INCLUDING A PART OF U.S. ROUTE 36, PIQUA, OHIO,, AS ACQUIRED BY JEB LTD., BY DEED BOOK 691, PAGE 429 AND AS SHOWN ON MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 45, PAGE 18, ANNEXED - REC. BK. 19-30

PLAT BOOK 22 PAGE 15
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22 DAY OF

August, 2007, AT 10:00 A.M.
FILE NO. 0474237 FEE: \$43.20

James E. Alexander
MIAMI COUNTY RECORDER
BY: [Signature]
DEPUTY

THE UNDERSIGNED, BEING THE SOLE OWNER OF THE LANDS HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: JEB, LTD.

James E. Bausman
JAMES BAUSMAN VPRESIDENT

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO
OHIO, THIS 21ST DAY OF AUGUST, 2007.

Richard W. Klockner
NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires Sept. 21, 2011

THIS REPLAT WAS REVIEWED AND APPROVED THIS 21st DAY OF August, 2007.

Chris W. Schmiesing, PLANNING AND ZONING SUPERVISOR

APPROVED AND TRANSFERRED THIS 22nd DAY OF August, 2007.

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

BY: Linda Pearson
DEPUTY AUDITOR

SEVER & SONS
84771 ACRES
NE 1/4 - SEC. 23 - T. 9 - R. - 5
WASHINGTON TWP.
CORR. LINE

INLOT 8914
4.706 AC.

(5.000 ACRES
INCLUDING N. 1/2 R/W)
0.294 AC DEDICATED
NET AREA =
4.706 ACRES

INLOT 8915
11.1912 AC.

11.1912 ACRES NET
1.6177 ACRES R/W DEDICATED
(12.8089 ACRES TOTAL)

INLOT 8810
JEB LTD
57.3585 AC

LEGEND
○ = IRON PIN SET 5/8" CAPPED
● = IRON PIN FOUND
x = MAG NAIL SET
□ = PIPE FOUND

GRAPHIC SCALE
SCALE: 1" = 100'
BEARINGS PER LAND SUR
VOL. 45; PG. 18

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN HEREON.
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



REPLAT OF INLOT 8413 (AND PART OF U.S. ROUTE 36), PIQUA, OHIO		
JEB, LTD.		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATED	DRAWN BY: TRACED BY: [Signature] CHECKED BY:	SHEET NO. 1 OF 1
21 AUG 07	SCALE: 1" = 100'	

Alley Vacation

N.E. 38
TAX MAP

PIQUA
CORPORATION

MIAMI
COUNTY

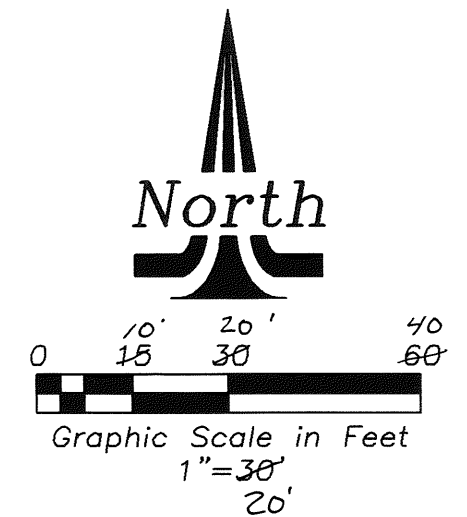
OHIO
STATE

PLAT BOOK 28 PAGE 16
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 8/28, 2007 AT 3:33 PM
FILE NO. 0474625 FEE 43.20

John S. Alexander BY: Christine Archon
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED
THIS 28th DAY OF August, 2007

Chris A. Peoples BY: Jinda Pearson
MIAMI CO. AUDITOR DEPUTY



References

Miami County Engineer's
Record of Lot Surveys
Volume 6, Page 7
Volume 7, Page 185
(Basis of Bearings Assumed)
Miami County Recorder's
Plat Records
Volume 1, Page 16
Miami County Recorder's
Deed Records
D.B. 20, Page 370

Alley vacation for St. Mary Church

Surveyor's Certification

I hereby certify this vacation plat to be correct as shown. Existing survey records were used for this map. No field measurements were taken.

Greene Street 66'R/W

Planning and Zoning

This plat was reviewed and approved by the Planning and Zoning Supervisor this 21st day of August, 2007.

Christopher Schmiesing
Christopher Schmiesing

City of Piqua Planning Commission

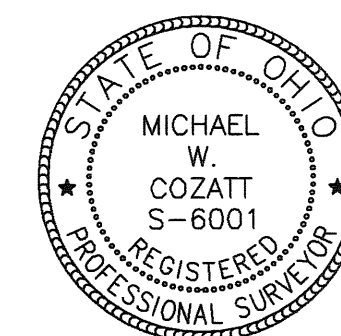
This vacation was reviewed and approved by the Planning Commission this 13th day of July, 2007.

Michael W. Cozatt Christopher Schmiesing
Chairperson Secretary

Piqua City Commission

The alley shown vacated hereon was vacated by Ordinance No. 13-07 enacted by the City Commission of Piqua, Ohio.
8-28-07

Sharon D. Hudson Rebecca J. Loe 8-20-07
Mayor Clerk Date



Michael W. Cozatt 5-21-07
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
476 Swailes Road Troy, OH 45373
Job No. 19306 (937)-339-2921
File Name: C:\Survey\2006\jobs\19306Libbee.dwg
Drawn by: DMC ~ Checked by: MWC

LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- 5/8" DIA. CAPPED IRON PIN SET (COZATT, S6001)
- ✕ GIN SPINDLE SET
- ⌵ MAG NAIL SET
- ✕ R.R. SPIKE FOUND

REFERENCES

P.B. 05, PAGE 79 } MIAMI COUNTY RECORDER'S
P.B. 11, PAGE 92 } PLAT RECORDS
P.B. 20, PAGE 98 }
VOL. 07, PAGE 158 } MIAMI COUNTY ENGINEER'S
VOL. 08, PAGE 3 } RECORD OF LOT SURVEYS
VOL. 15, PAGE 55 }

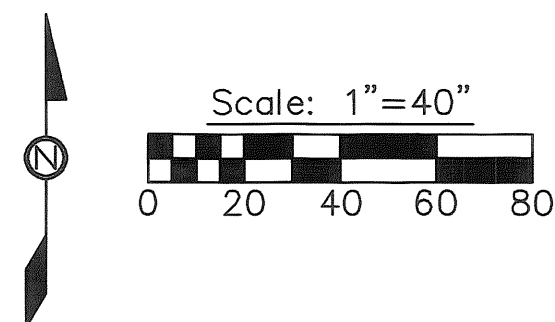
REPLAT OF INLOT 7129, 7130, PART O.L. 152 AND PART VACATED LAKE STREET

CITY OF PIQUA, MIAMI COUNTY, OHIO

DESCRIPTION

BEING A REPLAT OF INLOT 7129, 7130, PART OUTLOT 152 AND PART OF THE VACATED PORTION OF LAKE STREET AS ACQUIRED BY JAMES RONALD CHALMERS* BY DEED BOOK 591, PAGE 638 AND DEED BOOK 745, PAGE 718 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS, AND REC. BK. 20 PG. 98.

* AKA JAMES R. CHALMERS



PLAT BOOK 22 PAGE 17

MAIMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED 8/19/07, 2007 AT 4:30 PM
FILE NO. 8494627 FEE 43.20

John S. Alexander BY: Christina Jackson
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 28th DAY OF August, 2007.

Chris A. Peoples BY: Synda Pearson
MIAMI AUDITOR DEPUTY
RECORDER

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

James Ronald Chalmers
JAMES RONALD CHALMERS
AKA JAMES R. CHALMERS

Dianna Wenger
WITNESS

Rebecca J. Cool
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES RONALD CHALMERS,* TO ME KNOWN, WHICH EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED. * AKA JAMES R. CHALMERS

IN TESTIMONY WHEREOF, I HAVE SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 24 DAY OF August, 2007.

Rebecca J. Cool
NOTARY PUBLIC

July 12, 2009
MY COMMISSION EXPIRES

APPROVALS

THIS REPLAT WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING SUPERVISOR OF THE CITY OF PIQUA, OHIO THIS 24th DAY OF August, 2007.

Christopher W. Schmiesing
CHRISTOPHER W. SCHMIESING

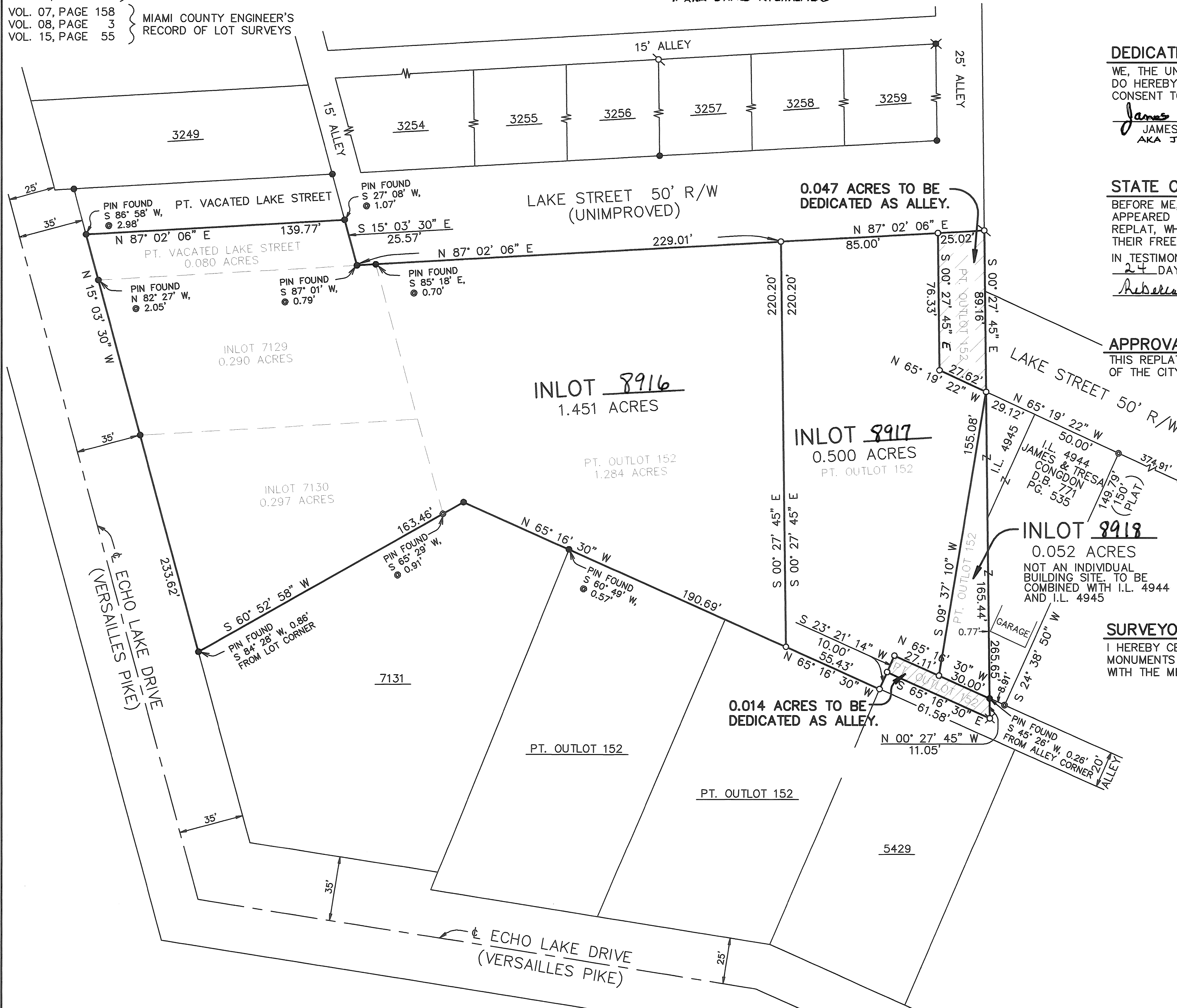
SURVEYOR'S STATEMENT

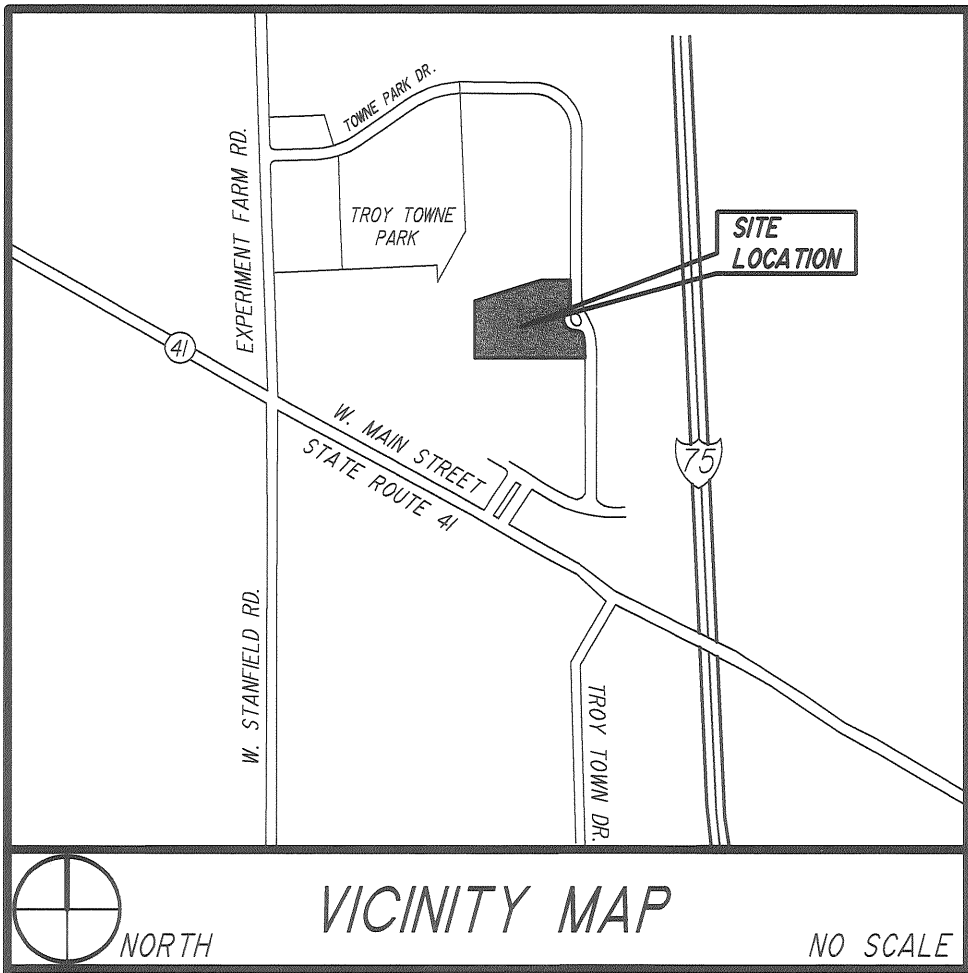
I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH MONUMENTS SET OR SHOWN CORRECT AS TO MATERIAL AND LOCATION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.



Michael W. Cozatt 8-22-07
Michael W. Cozatt, P.S. #6001 Date

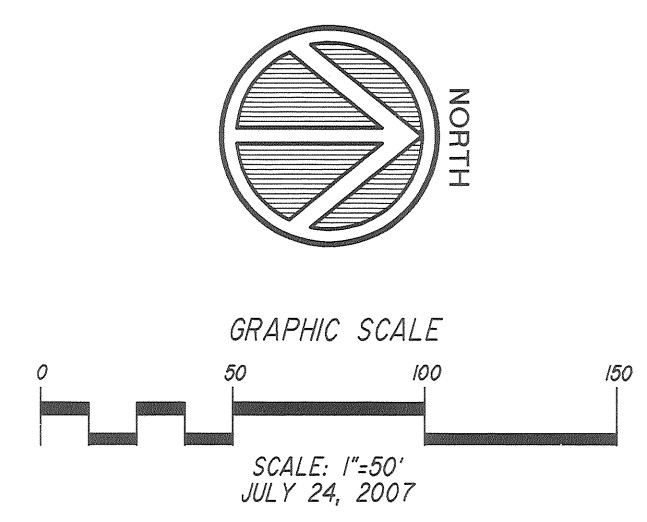
Cozatt Engineering Company
Civil Engineer Land Surveyor
476 Swailes Road Troy, Ohio
Job No. 15507 Ph. (937) 339-2921





REPLAT OF PT INLOT 6047 & PT INLOT 7996

LOCATED IN:
SECTION 17, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING:
1.918 ACRES



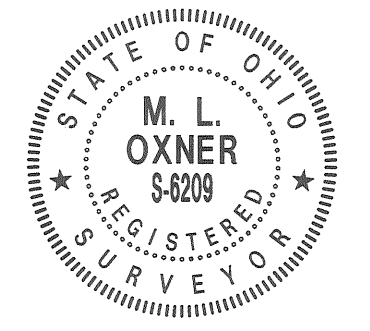
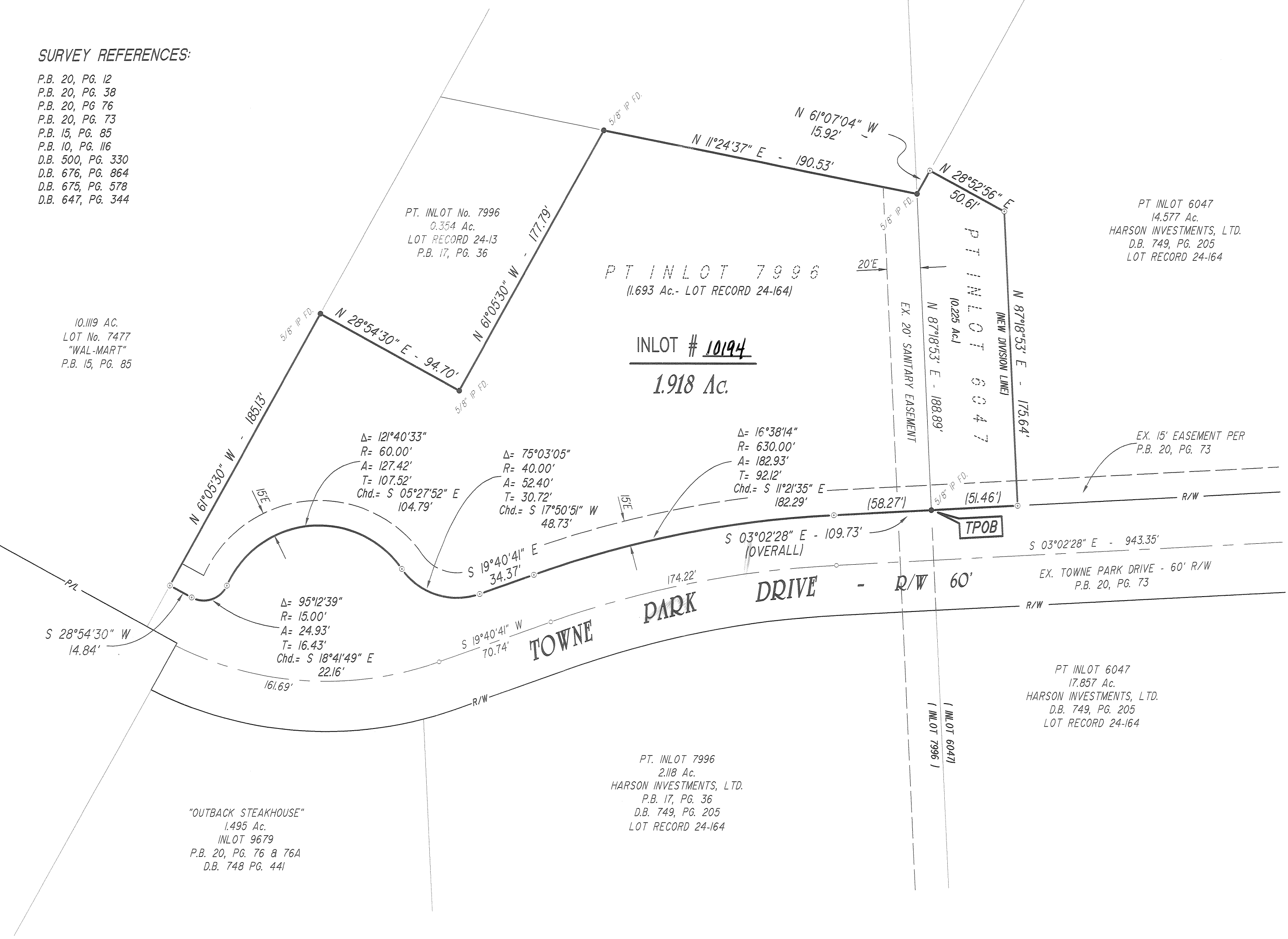
BEARING BASIS: CORRELATED TO THE SECTION LINE
AND CENTERLINE OF EXPERIMENT FARM ROAD AS
NORTH 02°21'00" W PER SV 12 PLAT 107

PLAT BOOK 22 PAGE 18 & 18A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 14 DAY
OF Sept, 2007 AT 3:45P M.
FILE NUMBER 6475466
FEE 26.40
John S. Alexander
MIAMI COUNTY RECORDER
BY: L. McCoy
DEPUTY COUNTY RECORDER
MIAMI COUNTY AUDITOR
I HEREBY APPROVE THIS PLAT AS SHOWN ON
THIS PLAN ON THIS 14 DAY OF
September, 2007.
Chris A. Peoples
MIAMI COUNTY AUDITOR
BY: Linda Pearson
DEPUTY COUNTY AUDITOR

- LEGEND:
- IRON PIN FOUND - SIZE INDICATED
 - IRON PIN SET W/LD. CAP - 5/8"
 - IRON PIPE FOUND - SIZE INDICATED
 - ✕ R/R SPIKE FOUND
 - ✕ R/R SPIKE SET
 - MAG NAIL SET
 - MAG NAIL FOUND
 - ▲ STONE FOUND
 - MONUMENT FOUND
 - MONUMENT SET
 - ▣ MONUMENT BOX FD.
 - ▣ STONE IN MONUMENT BOX FD.
 - CORNER NOT MONUMENTED
 - * AXLE OR GIN SPINDLE
 - (INDL) = NEW DIVISION LINE

- SURVEY REFERENCES:
- P.B. 20, PG. 12
 - P.B. 20, PG. 38
 - P.B. 20, PG. 76
 - P.B. 20, PG. 73
 - P.B. 15, PG. 85
 - P.B. 10, PG. 116
 - D.B. 500, PG. 330
 - D.B. 676, PG. 864
 - D.B. 675, PG. 578
 - D.B. 647, PG. 344

10.119 AC.
LOT No. 7477
"WAL-MART"
P.B. 15, PG. 85



M.L. Oxner
M.L. OXNER, REGISTERED SURVEYOR NO. 6209

PROFESSIONAL ASSOCIATES INC.
ENGINEERS, PLANNERS & SURVEYORS
217 MARKET ST. BROOKVILLE, OH 45309
PH. 937-833-2369 FAX 937-833-5626

2704/LOT SPLIT

DESCRIPTION

The within plat is a subdivision of 1.918 acres and being a replat of Pt. Inlot No. 6047 and Pt. Inlot No. 7996 of the consecutive lot numbers of the City of Troy, Miami County, Oh. and being 0.225 acres out of a tract of 14.577 acres (Pt. Inlot 6047), and 1.693 acres (Pt. Inlot 7996) as shown in Lot Record 24 Page 164, both of which being conveyed to Harson Investments, Ltd. by deed recorded in DB 749 Page 205 of the Deed Records of Miami County, Ohio.

DEDICATION:

We, the undersigned, being all the owners and lienholders of the land herein subdivided, do hereby acknowledge the making and signing of this plat and instrument to be our voluntary act and deed, and easements shown on this plat are herein reserved for the purposes hereafter stated.

Easements shown on this plat map are for the construction, operation, maintenance, repair, replacement, or removal, of water, sewer, electric, telephone, storm sewers, cable, or other utility lines or services, and for the express privilege of removing any or all trees, shrubs, or other obstructions to the free use of said utilities and for providing ingress to and egress from the premises for said purposes and are to be maintained as such forever.

Signed and acknowledged in the presence of:

M. L. Oxner
Witness

M. L. Oxner
Name Printed

Brenda G. Heyns
Witness

BREND A G. Heyns
Name Printed

Owner: Harson Investments, LTD., an Ohio Limited Partnership, by the Dayton Co., an Ohio Corporation, its sole General Partner

Alex Kolodesh
By: Alex Kolodesh, Vice-President

**STATE OF OHIO
COUNTY OF MONTGOMERY, ss:**

Alex Kolodesh, as Vice-President of Dayton Co., an Ohio Corporation and sole general partner of Harson Investments, Ltd., an Ohio Limited Partnership, being duly sworn, says that all persons and corporations, to the best of her knowledge, interested in this dedication, either as owners or as lienholders, have united in its execution.

Alex Kolodesh
Alex Kolodesh
9/6/2007
Date

In testimony whereof, I have hereunto set my hand and official seal on the day and date written above.

Brenda G. Heyns
Notary Public in and for State of Ohio
My commission expires: 3/8/2012



CONSENT OF MORTGAGEE:

Signed and acknowledged in the presence of:

William M. Wallace
Witness

Brenda G. Heyns
Witness

Mortgagee:
Liberty Savings Bank, FSB
By: Glenn Tyra
Vice President
Title

STATE OF OHIO, s.s.:

Be it remembered that on this 6th day of September, 2007 before me, the undersigned, a Notary Public in and for said State of Ohio, personally came Liberty Savings Bank, FSB by Glenn Tyra, its Vice President, to me known, and acknowledged that 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 written above.

Brenda G. Heyns
Notary Public in and for State of Ohio
My commission expires: 3/8/2012



APPROVALS:

**TROY PUBLIC WORKS DIRECTOR
CITY OF TROY, OHIO**

This plat reviewed and approved by the Public Works Director and City Engineer on the 13th day of SEPT, 2007.

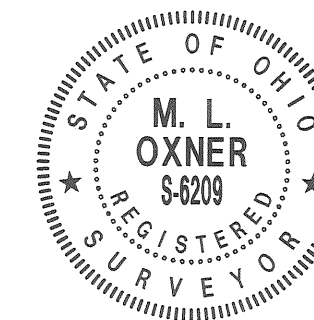
By: Steven D. Leffel
Public Works Director
Steven D. Leffel, P.E., P.S.

SURVEYOR'S CERTIFICATION

I, Michael L. Oxner, being a Registered Professional Land Surveyor, licensed in compliance with the State of Ohio, do hereby certify that this plat correctly represents a survey completed under my direction and control during Aug. 2007, and that all monuments shown hereon will be set as shown. Curved distances are measured on the arc.

PROFESSIONAL ASSOCIATES Inc.
217 Market Street - P.O. Box 238
Brookville, Ohio 45309
(937) 833-2369

By: M. L. Oxner
M.L. Oxner P.E., P.S.
Reg. Surveyor No. 6209

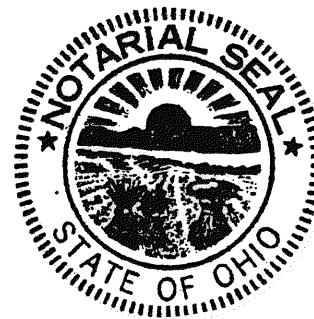


**STATE OF OHIO
COUNTY OF MONTGOMERY, ss:**

Be it remembered that on this 6th day of September, 2007 before me, the undersigned, a Notary Public in and for said County and State, personally came Harson Investments, Ltd., an Ohio Limited Partnership, by Alex Kolodesh as Vice-President of Dayton Co., an Ohio Corporation as sole general partner of Harson Investments, Ltd. to me known and acknowledged the signing and execution of the within plat to be their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal on the day and date written above.

Brenda G. Heyns
Notary Public in and for State of Ohio
My commission expires: 3/8/2012



INLOT 6906 REPLAT

CITY OF PIQUA, MIAMI COUNTY, OHIO
SPRINGCREEK TOWNSHIP, SECTION 24, TOWN 1, RANGE 11
AUGUST 29, 2007

DESCRIPTION

BEING A REPLAT OF 2.833 ACRES OF INLOT 6906 (RECORD PLAT 10, PAGE 92C) AS ACQUIRED BY ASH STREET CENTER, LLC IN VOLUME 765, PAGE 727, MIAMI COUNTY DEED RECORDS.

ASH STREET (U.S. ROUTE 36) ~ R/W VARIES
& SOUTH LINE SECTION 19
S 84°36'12" E 173.29'

DEDICATED RIGHT OF WAY
0.279 ACRES

INLOT 8920
1.255 ACRES

INLOT 6906

ASH STREET CENTER, LLC
D.B. 765-727

INLOT 8919
1.299 ACRES

PART INLOT 6907
CHUN SIANG
D.B. 687-400

PART INLOT 7265

PART INLOT 7265
CITY OF PIQUA
D.B. 520-175

PART INLOT 6916

BENT TREE APARTMENTS LIMITED PARTNERSHIP
D.B. 664-896

LEGEND

- IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET
- ⊙ IRON PIPE FOUND
- P.K. NAIL FOUND
- * GIN SPINDLE FOUND

VOLUME 765 PAGE 19

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 5th DAY

OF October, 2007 AT 1:19 P.M.

FILE # 2007-545 FEE \$ 43.20

John S. Alexander Dona Swihart
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 5 DAY OF Oct, 2007.

Chris A. Peoples
MIAMI COUNTY AUDITOR
Vinda L. Lerner
BY DEPUTY AUDITOR

CONSENT TO REPLAT

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

ASH STREET CENTER, LLC

By: TLL & V REAL ESTATE, LP ITS MANAGING MEMBER

ROBERT ROSCHMAN, GENERAL PARTNER

By: TLL & V REAL ESTATE ADVISORS, INC. ITS GENERAL PARTNER

By: PHMS ROBERT ROSCHMAN, PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.

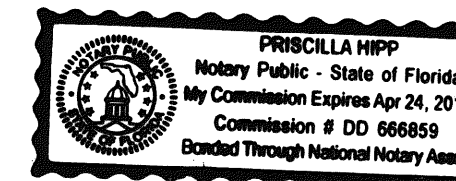
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ASH STREET CENTER, LLC BY ROBERT ROSCHMAN GENERAL PARTNER, WHOM ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT BROWARD OHIO, THIS 3 DAY OF October, 2007.

NOTARY PUBLIC Priscilla Hipp MY COMMISSION EXPIRES: 4-24-11

APPROVAL
THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 31st DAY OF August, 2007

Christopher W. Schmiesing
City of Piqua Planning and Zoning Supervisor



REFERENCES

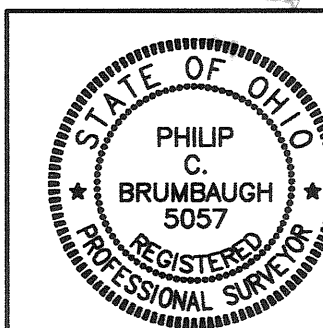
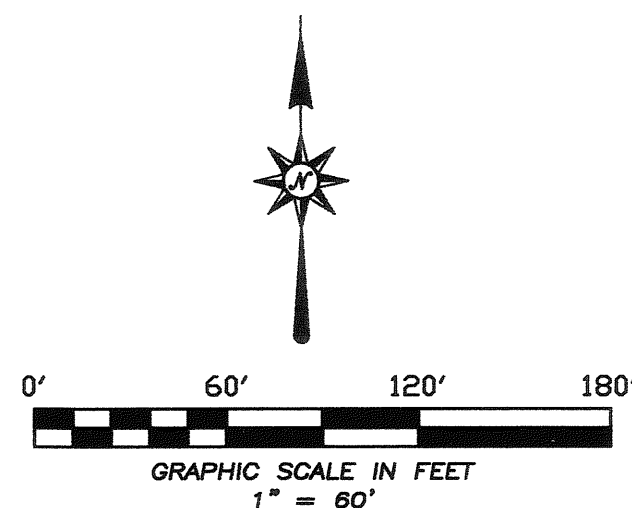
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEY:

VOLUME 49, PAGE 1
AND AS REFERENCED HEREON

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



BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PH (937) 698-3000
FAX (937) 698-3928
JOB # 148.07

REPLAT OF PART OUTLOT 252 &
INLOT 2004 PIQUA, OHIO

PLAT BOOK NO. 22 PAGE NO. 20
MIAMI COUNTY RECORDERS
RECORD OF PLATS.
RECEIVED OCT. 17, 2007 AT 8:23 A.M.

John S. Alexander BY Dona Suibant
MIAMI COUNTY RECORDER DEPUTY

FILE NO. 0477017 FEE \$43.20

APPROVED AND TRANSFERRED THIS
17th DAY OF OCTOBER 2007

Chris A. Peoples BY Syda Pearson
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF A PART OF OUTLOT NO. 252 AND INLOT 2004 IN THE CITY OF PIQUA, OHIO AS DEEDED TO KIRK DANIEL AND ROBIN LEA ZIESEMER IN DEED BOOK NO. 758 PAGE NO. 204, MIAMI COUNTY DEED RECORDS.

APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA THIS 16th DAY OF October 2007

Christopher W. Schumacher
CITY OF PIQUA - DIRECTOR OF PLANNING

OWNERS CONSENT

THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AS SHOWN HEREON AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

Kirk D. Ziesemer Robin Lea Ziesemer
OWNER SPOUSE
Robin Lea Ziesemer

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 16th DAY OF October 2007

Lora A. Smith June 4, 2012
NOTARY PUBLIC MY COMMISSION EXPIRES:

LIENHOLDER
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MATTHEW A. COX BRANCH MANAGER OF JPMORGAN CHASE BANK N.A. WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID COMPANY AND BY THE AUTHORITY OF THE COMPANY'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO, SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO THIS 16th DAY OF October 2007

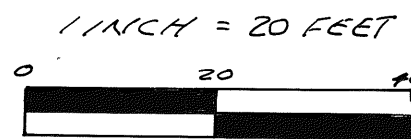
Lora A. Smith June 4, 2012
NOTARY PUBLIC MY COMMISSION EXPIRES:

NOTE: ON OCTOBER 17, 2007 THROUGH OCTOBER 19, 2007, THE MIAMI COUNTY RECORDER'S AUTOMATED DOCUMENT RECORDING SYSTEM WAS INOPERABLE. AS A RESULT, THE OFFICE WAS UNABLE TO DETERMINE ACCURATE TIMES OF RECORDATION. HOWEVER, DOCUMENTS WERE RECORDED ACCURATELY BY THE DATE AND ORDER IN WHICH THEY WERE FILED. THE TIME STAMP APPEARING ON THESE DOCUMENTS IS NOT ACCURATE AND THEIR PRIORITY OF FILING MUST BE DETERMINED BY THE INDEX NUMBER ON THE DOCUMENT, WHICH ACCURATELY REFLECTS THE ORDER IN WHICH SUCH DOCUMENTS WERE FILED AND RECORDED.

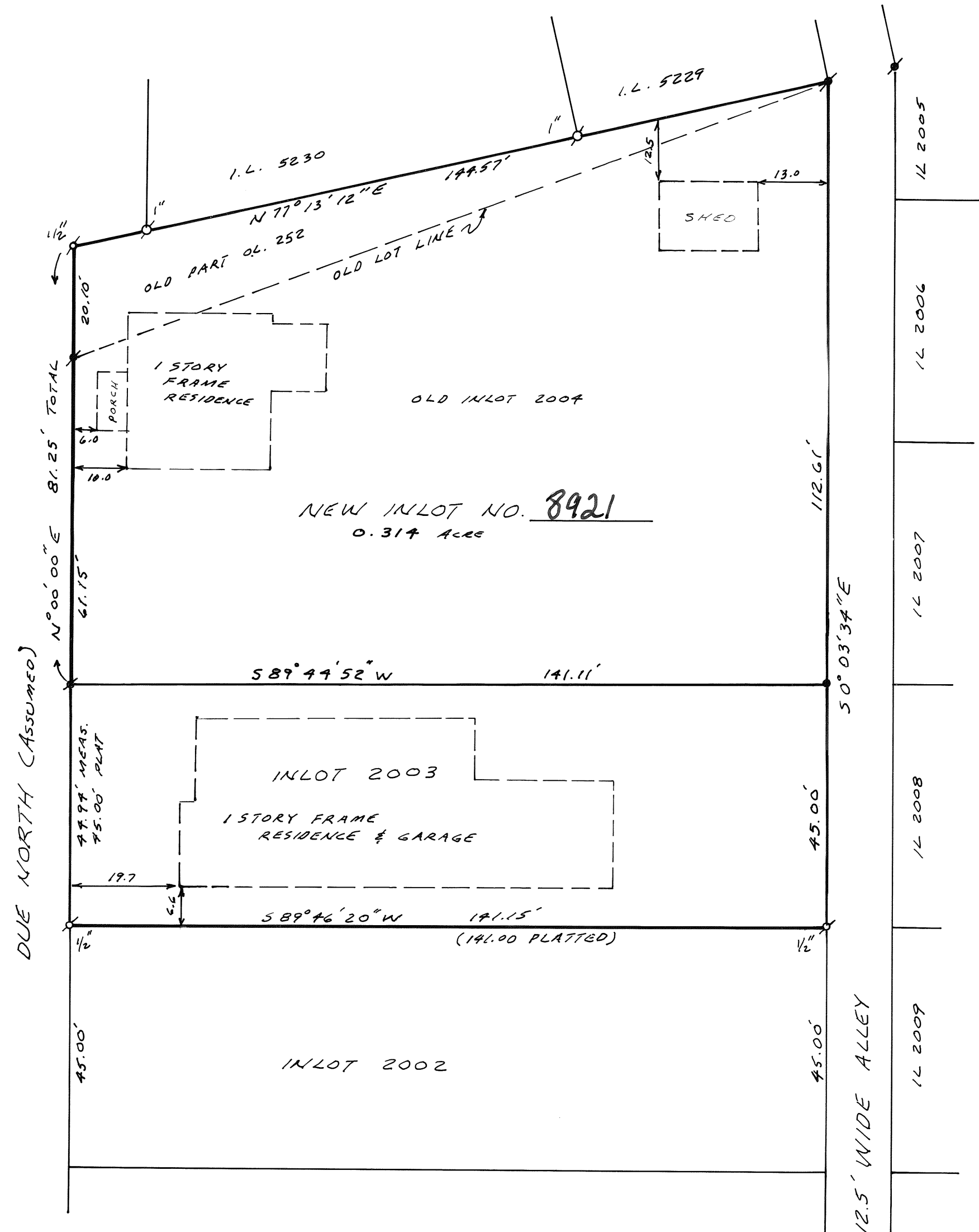
John S. Alexander
JOHN S. ALEXANDER
MIAMI COUNTY RECORDER

10-19-2007
DATE

SCALE:



FOREST AVENUE ~ 60' RIGHT OF WAY



REFERENCES

DEED BOOK NO. 758 PAGE 204
" " " " " "
RECORD PLAT BOOK 2 PAGE 44
LOT SURVEY BOOK 3 PAGE 184
" " " 15 " 83

LEGEND

- * IRON PIN FOUND
- * IRON PIPE FOUND
- IRON PIN SET & CAPPED

I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND ACCURATE SURVEY MADE BY ME DURING DECEMBER, 2004 AND THAT MONUMENTS ARE AS SHOWN.

Michael H. Treon
MICHAEL H. TREON
REGISTERED SURVEYOR NO. 5621
TROY, OHIO DECEMBER, 2004



REVISED & UPDATED
IN OCTOBER 2007

Michael H. Treon

REPLAT OF INLOT 421, PT INLOT 625, INLOT 626, INLOT 627, INLOT 628, INLOT 629, AND PT INLOT 630

0.863 23 4 N 6 E TIPP CITY MIAMI, OHIO
ACREAGE SECTION TOWNSHIP RANGE CITY COUNTY

TRANSFERRED THIS 23 DAY
OF Oct., 2007

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Linsner
DEPUTY AUDITOR

PLAT BOOK 22, PAGE 21
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 23 DAY
OF October, 2007 AT M.

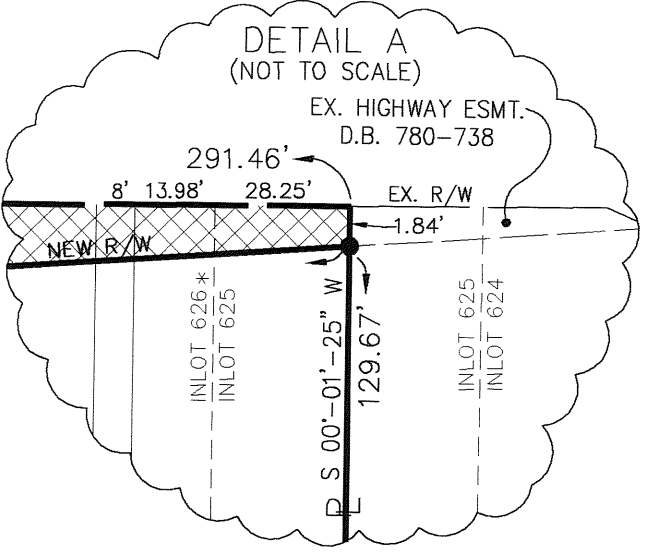
FILE No. 0477230 FEE: \$43.20
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
Deputy

LEGEND

- 5/8" X 30" REBAR
W/CAP SET
- IRON PIN FOUND
- P.K. NAIL FOUND
- HIGHWAY ESMT. DB 787/765
- HIGHWAY ESMT. DB 787/768
- HIGHWAY ESMT. DB 787/771

DEED REFERENCE
DEED BOOK 315, PAGE 181
DEED BOOK 315, PAGE 183
DEED BOOK 488, PAGE 800
DEED BOOK 537, PAGE 896
DEED BOOK 537, PAGE 897
DEED BOOK 758, PAGE 009
DEED BOOK 776, PAGE 271
DEED BOOK 787, PAGE 765
DEED BOOK 787, PAGE 768
DEED BOOK 787, PAGE 771

SURVEY REFERENCE
W.H. BRYANT'S SUBDIVISION
LOT SURVEY 23, PAGE 195
LOT SURVEY 18, PAGE 182
LOT SURVEY 10, PAGE 19
LOT SURVEY 2, PAGE 79
LOT SURVEY 2, PAGE 78
MIA-SR571-14.22



PLAT AUTHORIZATION AND DEDICATION

The City of Tipp City, Ohio, the owner of the land included within this plat has caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Inlot 421, Pt Inlot 625, Inlot 626, Inlot 627, Inlot 628, Inlot 629, and Pt Inlot 630. Furthermore, the City of Tipp City, Ohio, dedicates the right-of-way and easements as shown on this plat to the public use forever.

David A. Collinsworth, City Manager

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US
THIS 14th DAY OF August, 2007

CHAIRPERSON

SECRETARY

CITY OF TIPP CITY COUNCIL

THIS PLAT WAS INSPECTED AND ACCEPTED BY US THIS 20th DAY
OF August, 2007

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

DED. R/W AREA
BREAKDOWN

PARCEL NO.	ACRES
G15008010	0.007
G15008000	0.007
G15250019	0.006
G15250018	0.006
G15250025	0.002
G15250021	0.002
G15250024	0.003
TOTAL	0.033

INLOT AREA
BREAKDOWN

PARCEL NO.	ACRES
G15008010	0.114
G15008000	0.120
G15250019	0.118
G15250018	0.157
G15250025	0.079
G15250021	0.095
G15250024	0.146
TOTAL	0.830

BEING A REPLAT OF INLOT 421, PART INLOT 625, INLOT 626, INLOT 627, INLOT 628, INLOT 629, AND PART INLOT 630, OWNED BY THE CITY OF TIPP CITY, OHIO AS DESCRIBED IN DEED VOLUME 315, PAGE 181, DEED VOLUME 488, PAGE 800, DEED VOLUME 537, PAGE 896, DEED VOLUME 537, PAGE 897, DEED VOLUME 758, PAGE 009, DEED VOLUME 776, PAGE 271.

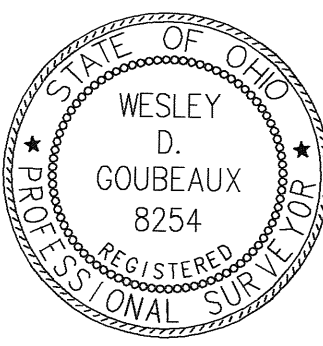
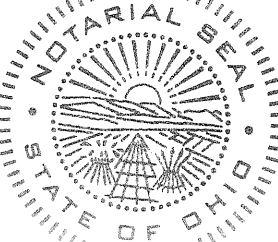
I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE BASED ON AN ACTUAL FIELD SURVEY.

State of Ohio
County of Miami

The forgoing instrument was acknowledged before me this 15 day
of OCTOBER, 2007, by David A. Collinsworth, City of
Manager, for the City of Tipp City, Ohio.

Notary Public

BRADLEY C. VATH, Notary Public
In and for the State of Ohio
My Commission Expires Jan. 22, 2009



CHOICE ONE
ENGINEERING

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

DATE:
10-01-2007
DRAWN BY:
WDG
JOB NUMBER:
MIATC10619
SHEET NUMBER
1 OF 1

Wesley D. Goubeaux, P.S. #8254

10-01-2007
DATE

CITY OF PIQUA

This Plat reviewed and approved by the Planning and Zoning Supervisor
this 29th day of October, 2007.

Chris Schmiesing
Chris Schmiesing
Planning and Zoning Supervisor

DEDICATION:

The undersigned, being the owner of Entire Inlot #442, part of Inlots #443, #437, #586, #587, #588, #590 & Entire Inlot #8783 and Part Vacated Covington & Piqua Turnpike, situated in Section 18, Town 6, Range 6 East, City of Piqua, Miami County, Ohio, do hereby assent to and adopt the accompanying replat, in accordance with the laws in such cases made.

Signed and acknowledged in the presence of:

OWNER:
Tim Donut U.S. Limited, Inc.
(Deed Book 775, Page 003)

James K. Kibler
Witness

Patricia A. Parks
Witness

Christos G. Laganos (name)
Christos G. Laganos (title)
SVP

STATE OF OHIO:

Before me, a notary public in and for the State of Ohio, Personally appeared Christos G. Laganos (name) of Tim Donut U.S. Limited, Inc., it's Senior Vice President (title) who acknowledged that they did sign such instrument and that such instrument is their act and Deed for the purposes therein expressed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Dublin Ohio this 16th day of October, 2007

Andrea M. McGeehan
Notary Public

My Commission Expires Jan. 30, 2011

Signed and acknowledged in the presence of:

DESCRIPTION:

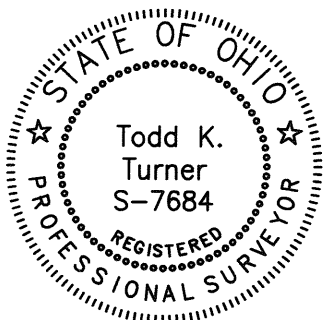
Being a Replat of Entire Inlot #442, part of Inlots #443, #437, #586, #587, #588, #590 & Entire Inlot #8783 and Part Vacated Covington & Piqua Turnpike, as recorded in Deed Book 775, Page 003 of the Miami County Ohio records, as conveyed to Tim Donut U.S. Limited, Inc.

NOTES:

1. Basis of Bearings: South line of Plat Book 20 Page 97 of the Miami County Ohio Records Office.
2. References: Plat Book 18, Page 95
Survey Volume 14, Page 194
Survey Volume 10, Page 136
Survey Volume 17, Page 128
Survey Volume 9, Page 105
Site Plan for Tom Hortons by Geo-Graphics, Inc.
Dated 3-23-06
Deeds of record as shown
3. Field survey performed by Bayer Becker was completed June 5, 2007 under the direction of Todd K. Turner, Registered Surveyor #7684 in the State of Ohio.
4. Lines of occupation where they exist generally agree with boundary lines unless otherwise shown on plat.

I hereby state to the best of my knowledge, information and belief that the accompanying plat is the correct return of a field survey made under my direction.

Todd K. Turner
Todd K. Turner, P.S.
Registered Surveyor #7684 in Ohio



MIAMI COUNTY AUDITOR

Approved and transferred this 29 day of Oct., 2007,

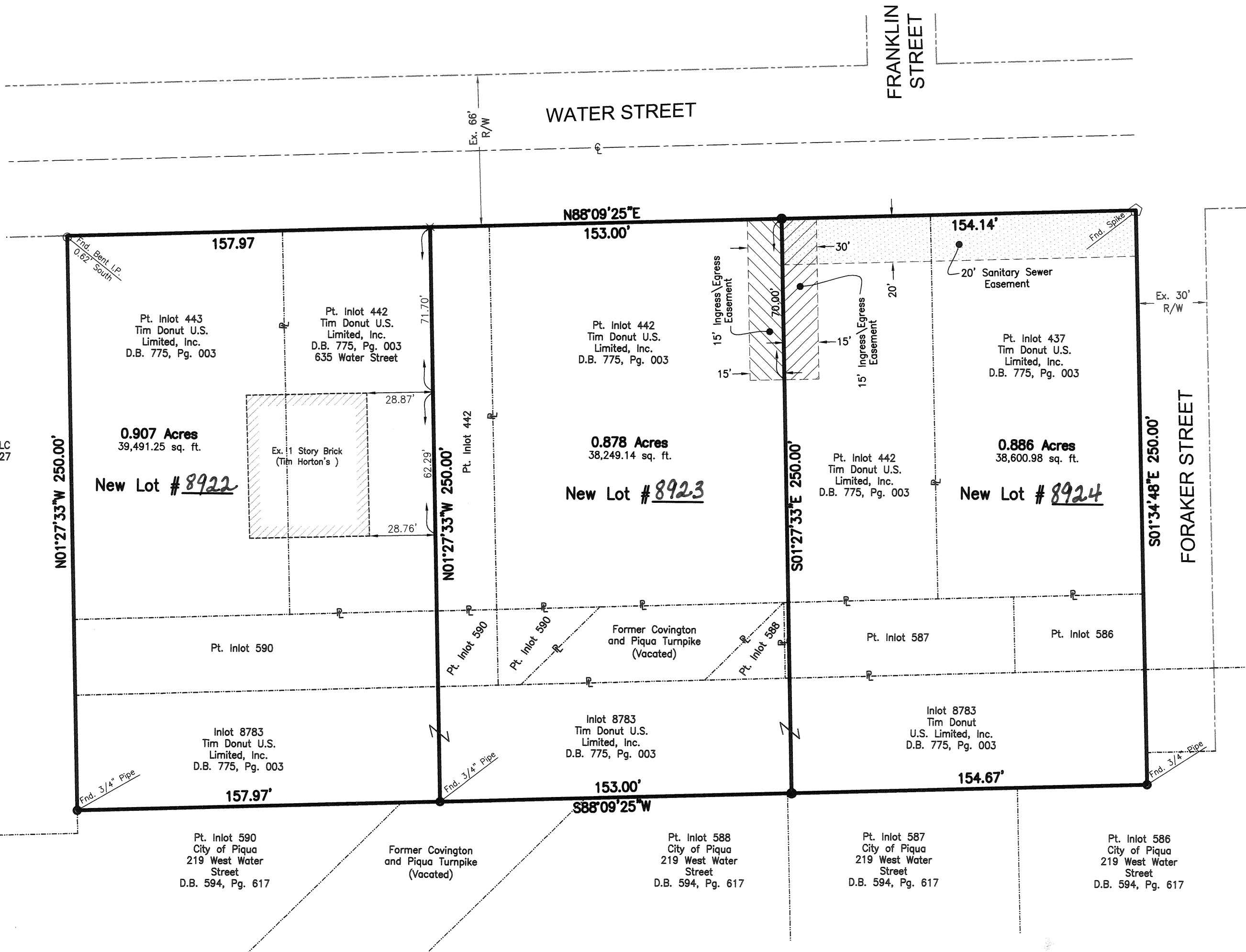
Chris L. Peeples
Chris L. Peeples
Miami County Auditor

By: Linda Liraunna
Deputy Auditor

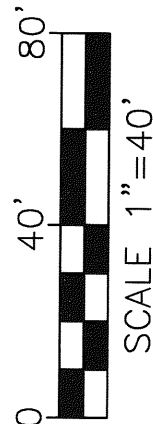
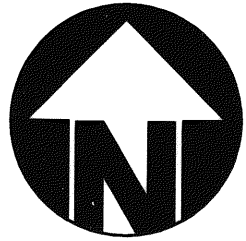
PLAT BOOK 22, PAGE 22
MIAMI COUNTY RECORDER'S RECORD OF PLATS
Received for Record this 29 day of October, 2007,
at 10:58 A.M.
File No.: 04771997 Fee: \$143.20

John S. Alexander
John Alexander
Miami County Recorder

By: Christine Jackson
Deputy Recorder



- LEGEND**
- Set Capped 5/8" Iron Pin
 - × Set Cross-notch in sidewalk
 - Found Iron Pipe
 - Found Iron Pin
 - Sanitary Sewer Easement
 - Ingress/Egress Easement



0.907, 0.878 & 0.886 ACRES

BEING A REPLAT OF ENTIRE INLOT 442, PART OF
INLOTS 437, 586, 587, 588, 590 & ENTIRE INLOT 8783
443 SECTION 18, TOWN 6, RANGE 6 EAST
CITY OF PIQUA, MIAMI COUNTY, OHIO

REPLAT OF LOTS

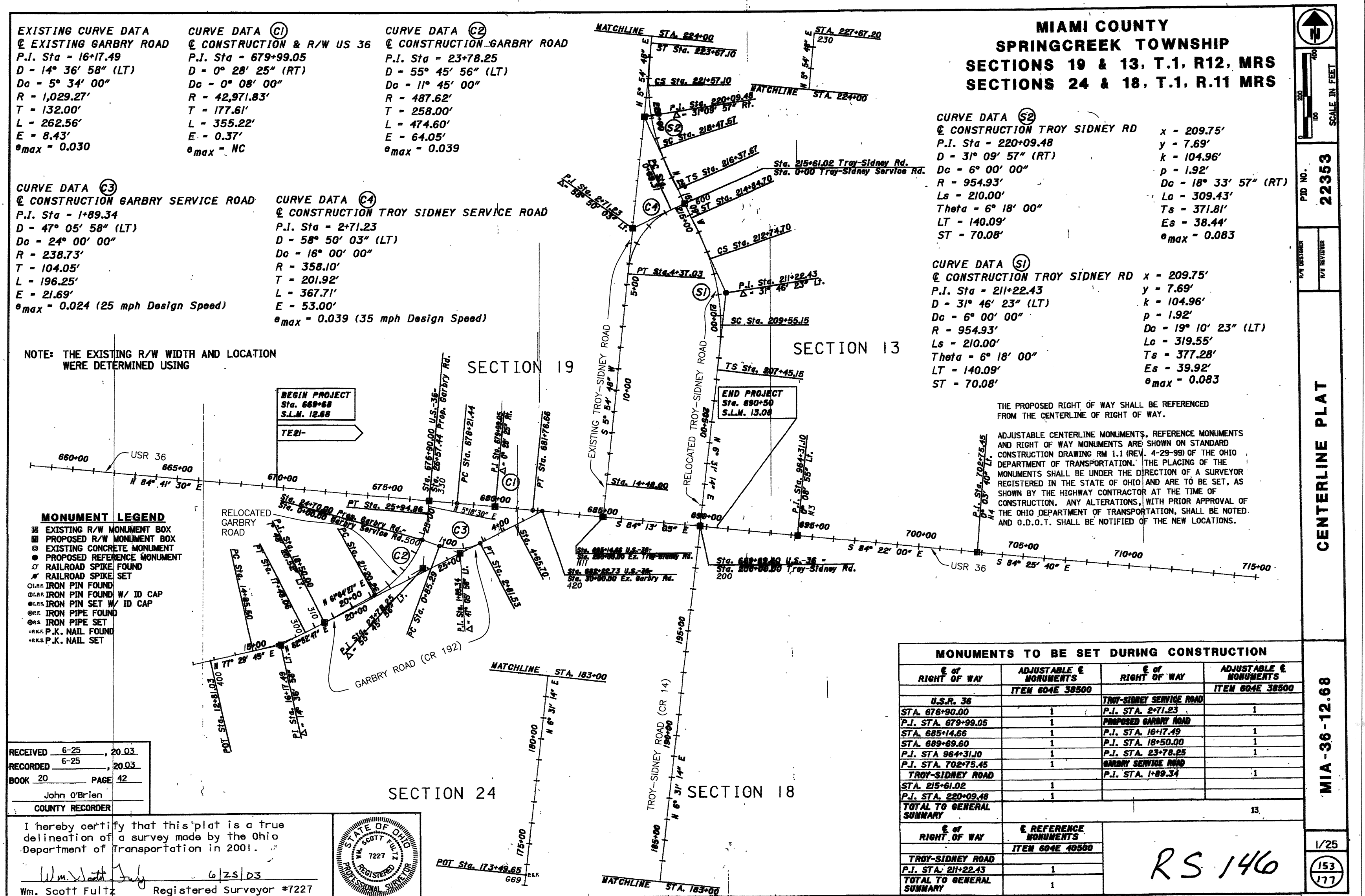


engineers • architects • planners
landscape architects • surveyors
www.bayerbecker.com
700 Niles Road
Fairfield, OH 45014 - 513.829.2149

Drawing: 07F068RP
Drawn by: B.R.J.
Checked By: T.K.T.
Issue Date: 10-11-07
Sheet:

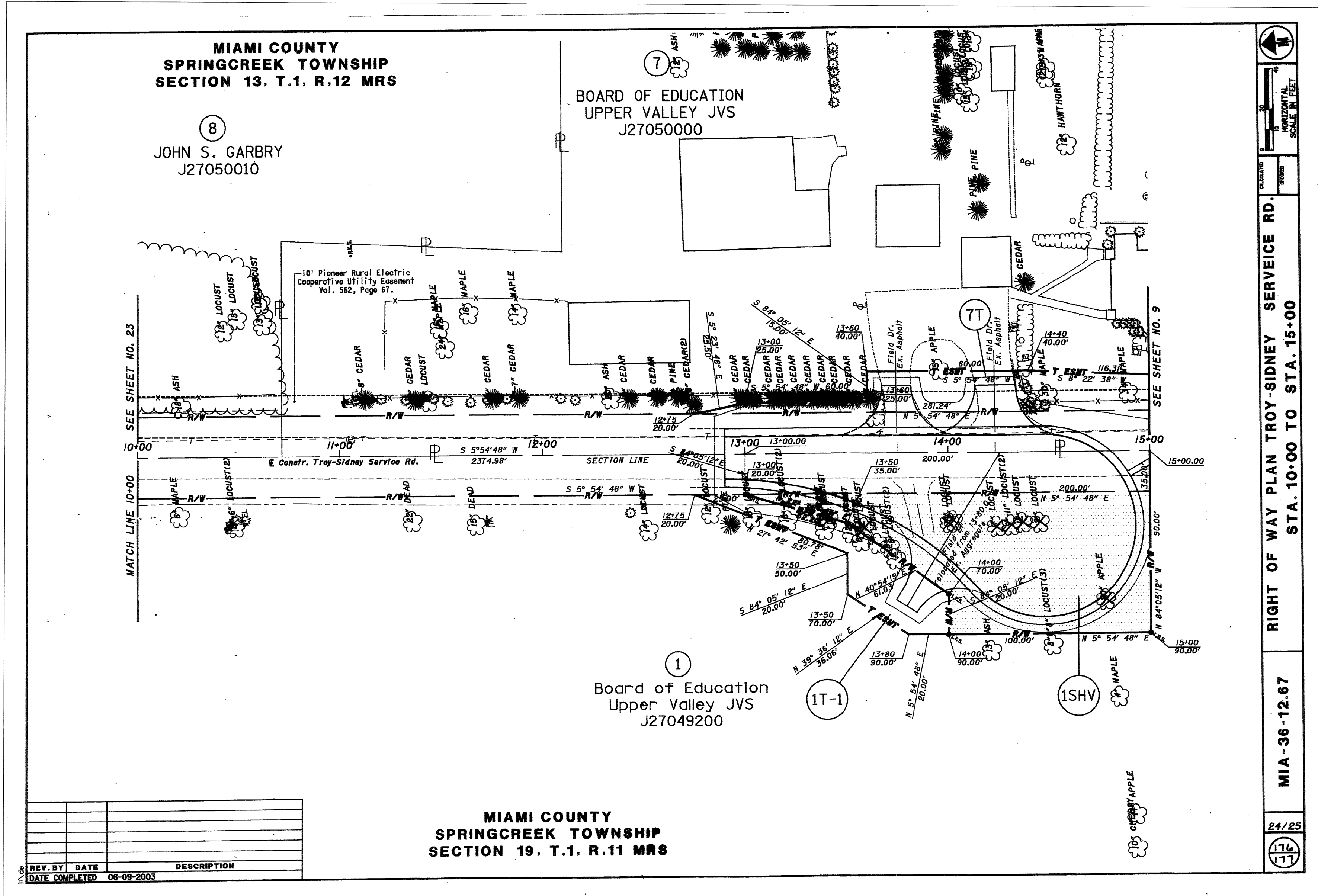
SP-1

PLAT BOOK 22 PAGE 23
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 20 DAY
OF November, 2007 AT 11:08 A.M.
FILE NO. 0478616 FEE
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY Andrew Shipman
DEPUTY RECORDER



CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
 DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
 VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
 ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

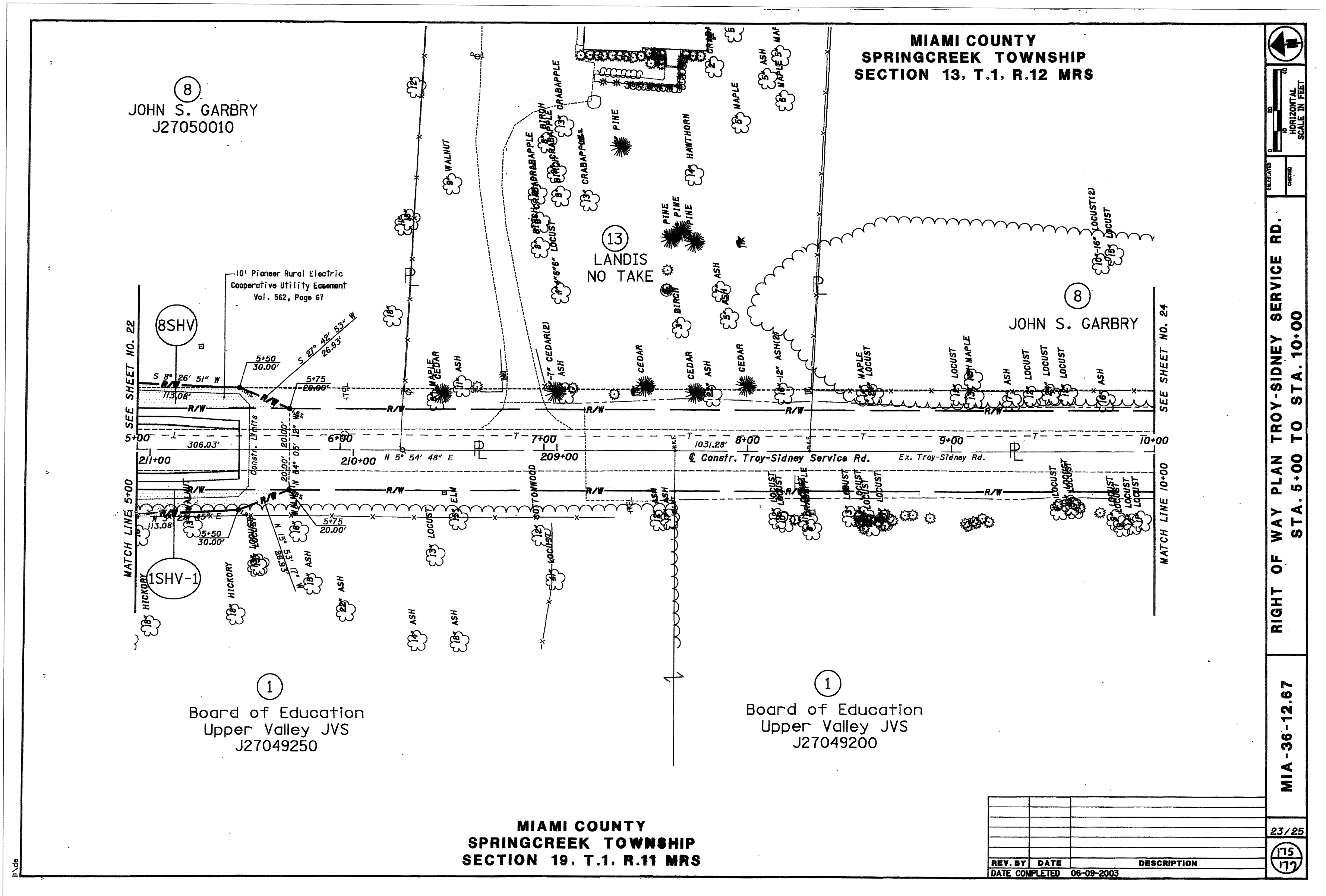
NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY



CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

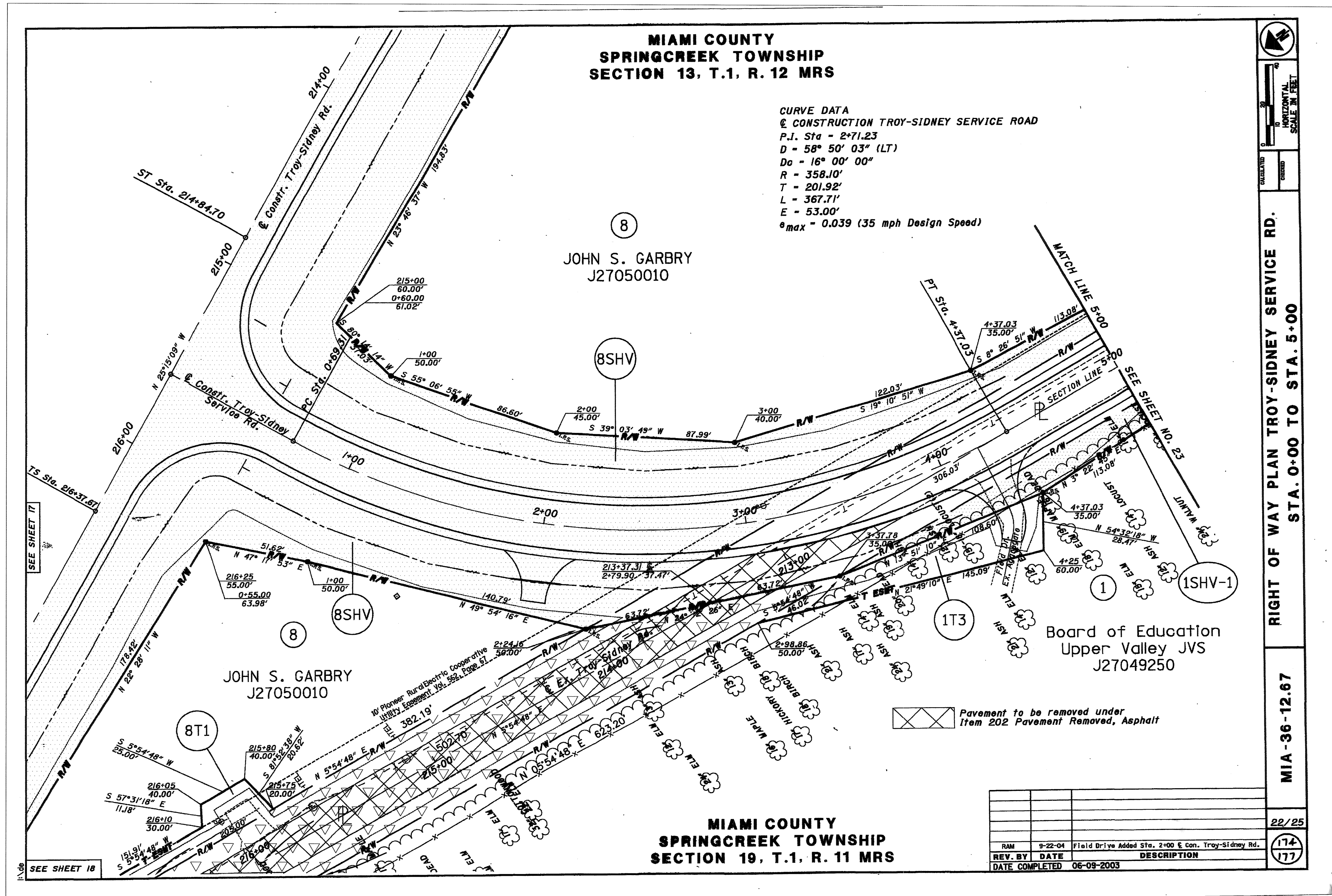
NEW RIGHT-OF-WAY

VACATION OF RIGHT-OF-WAY

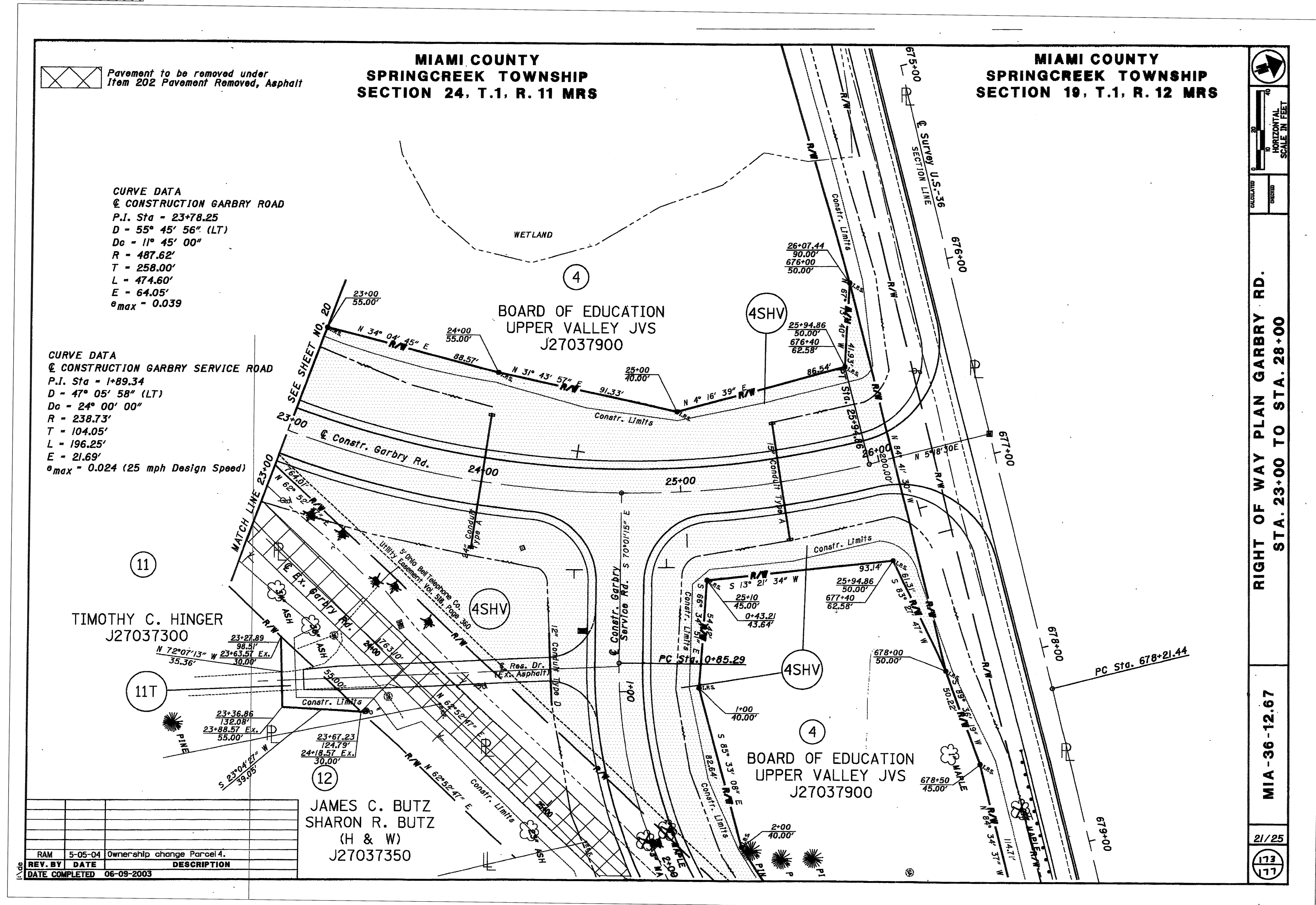


CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
 DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
 VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
 ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY

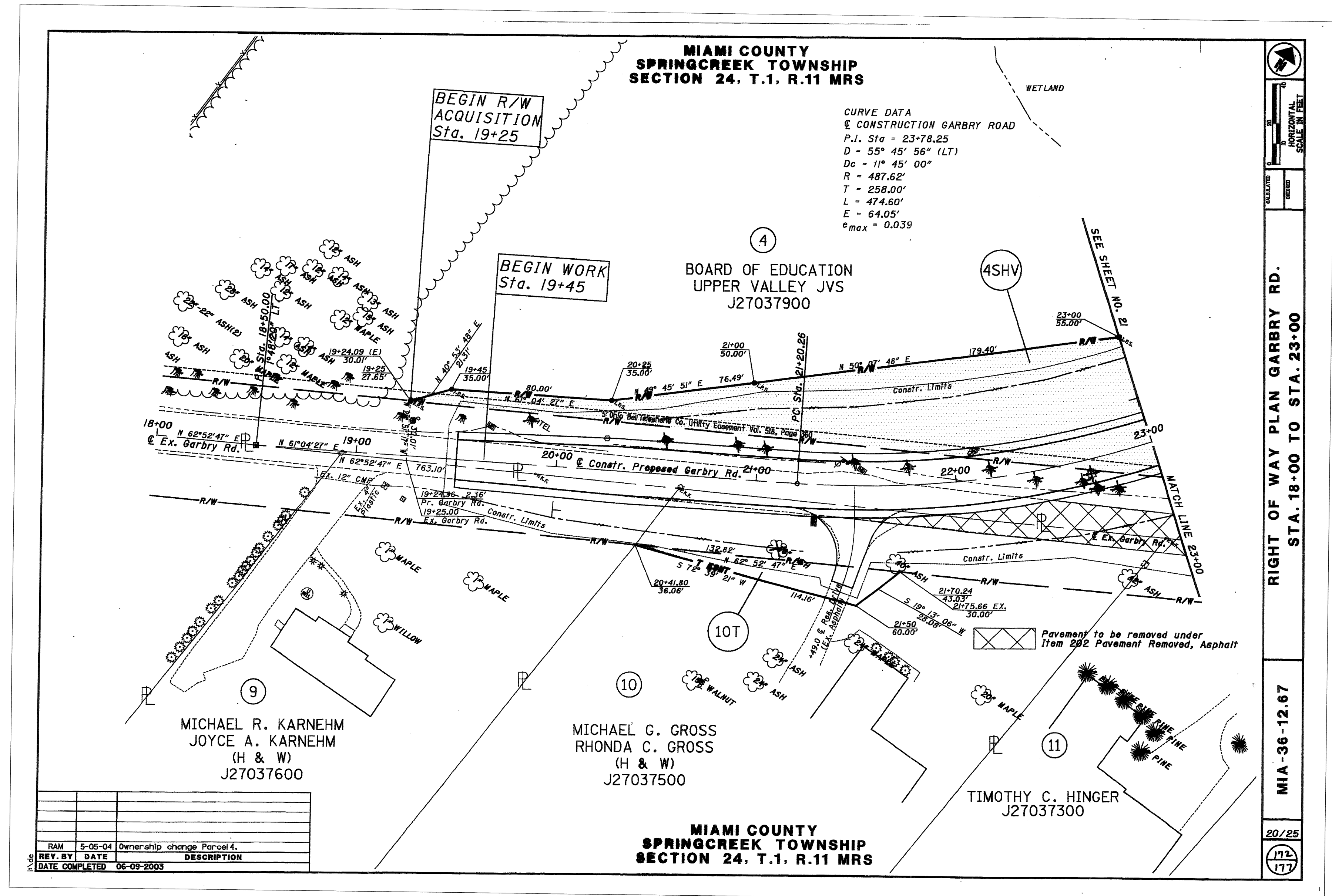


PLAT BOOK 22 PAGE 23 v
MIAMI COUNTY RECORDER'S PLAT RECORDS



PLAT BOOK 22 PAGE 234
MIAMI COUNTY RECORDER'S PLAT RECORDS

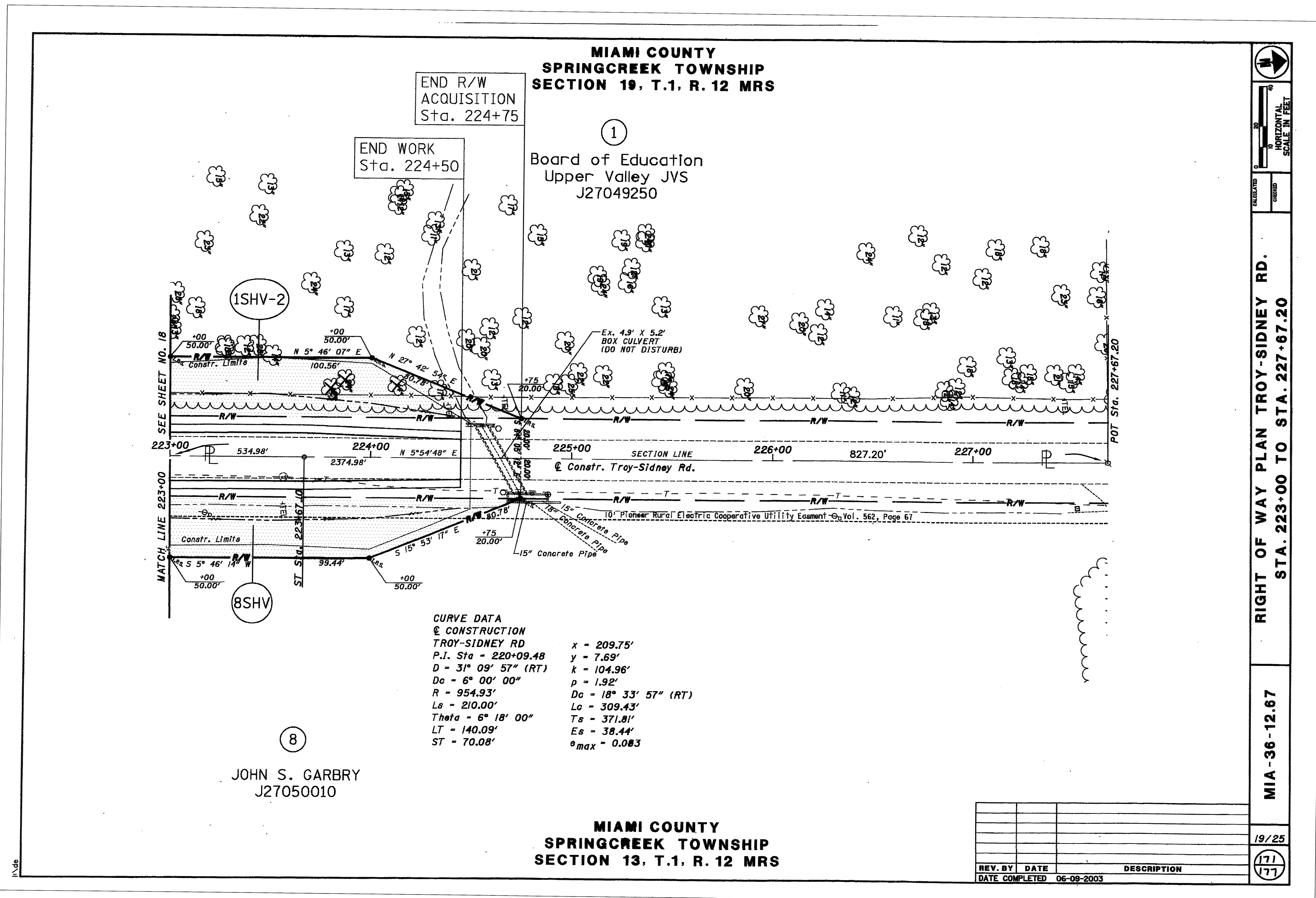
The diagram illustrates two types of boundary markers. The top section, labeled 'NEW RIGHT-OF-WAY', shows a rectangular area with a dashed line and a series of small, evenly spaced, upward-pointing triangles along its right edge. The bottom section, labeled 'VACATION OF RIGHT-OF-WAY', shows a rectangular area with a dashed line and a series of small, evenly spaced, downward-pointing triangles along its right edge.



PLAT BOOK 22 PAGE 231
MIAMI COUNTY RECORDER'S PLAT RECORDS

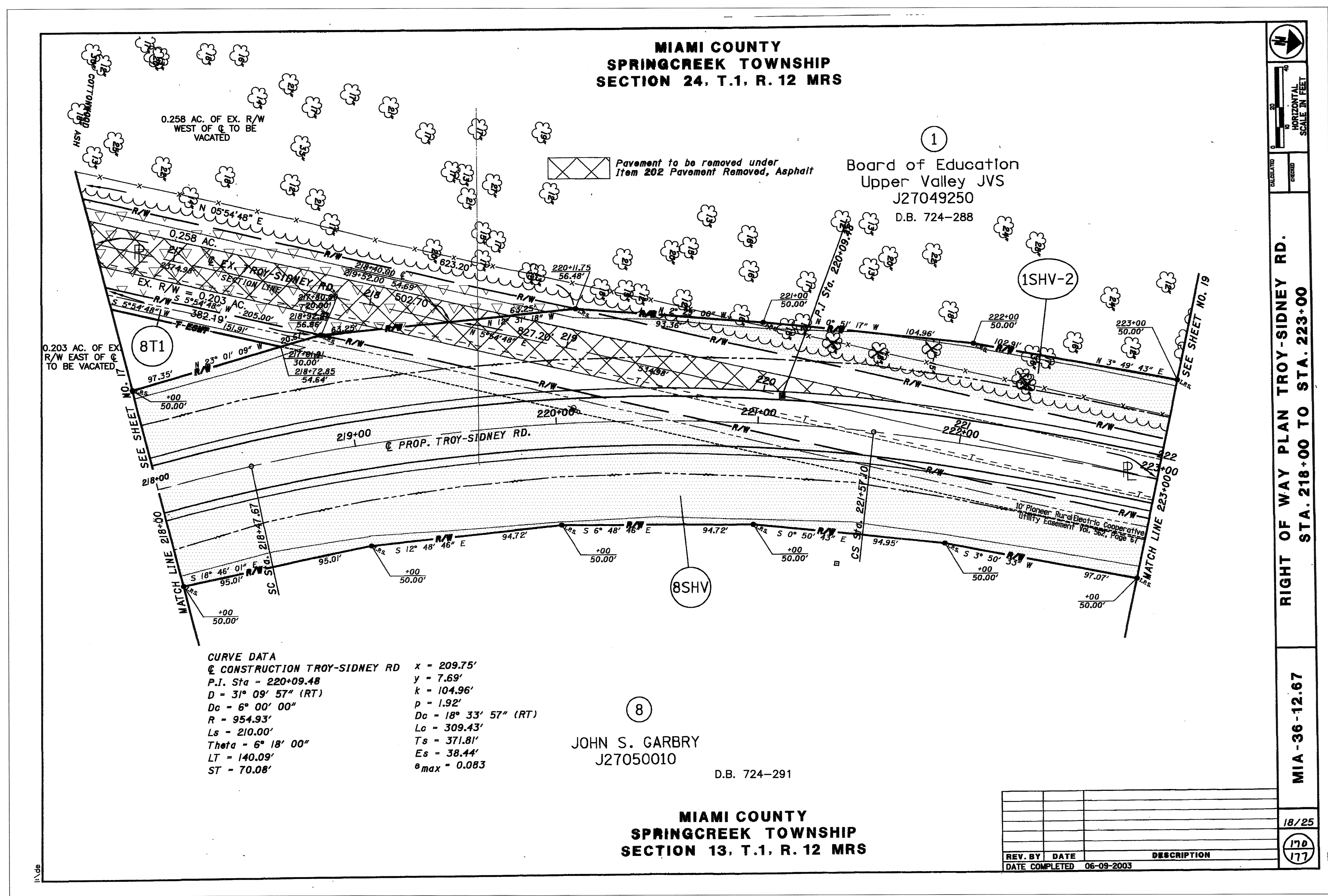
 NEW RIGHT-OF-WAY

 VACATION OF RIGHT-OF-WAY



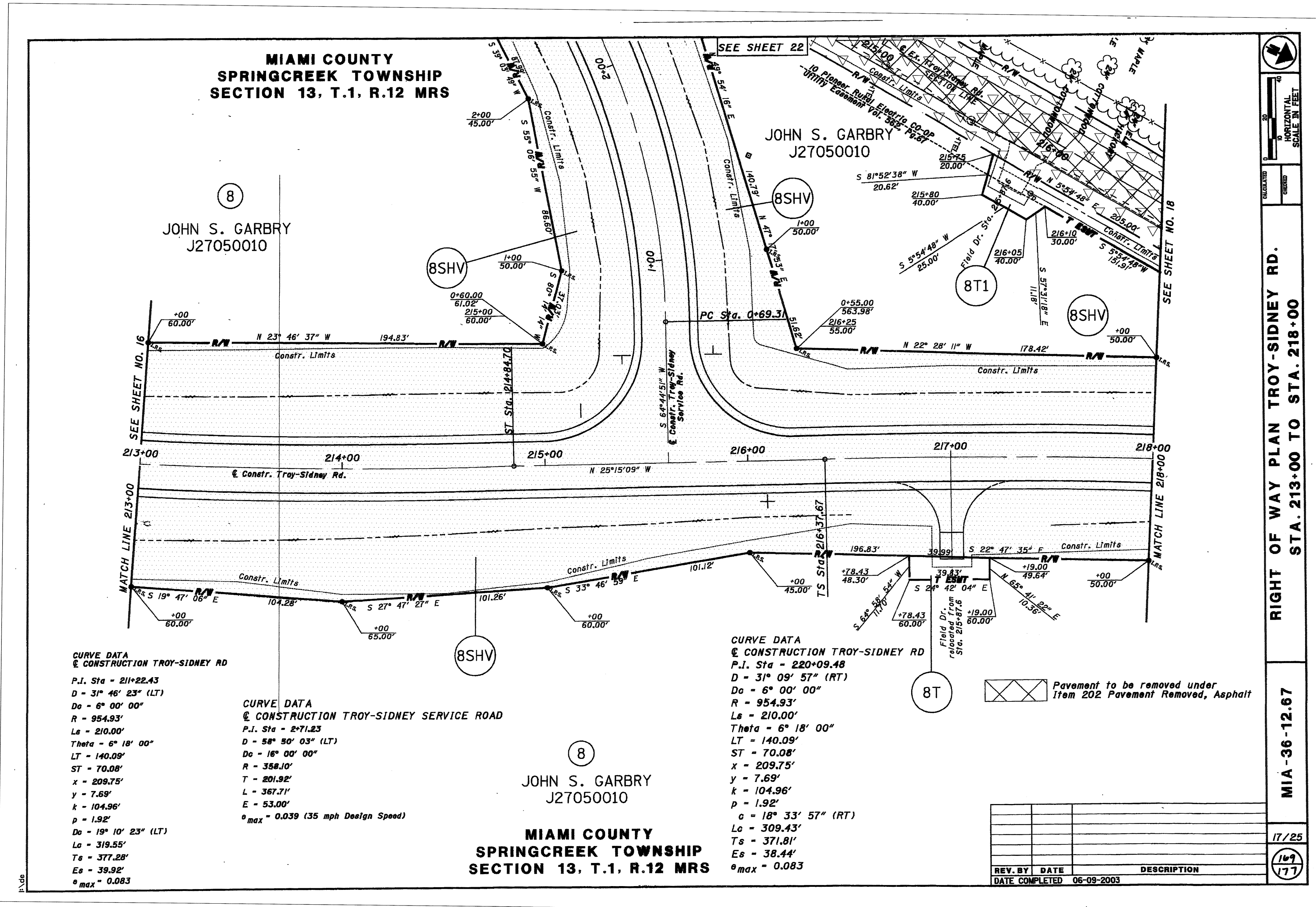
CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
 DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
 VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
 ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY



CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

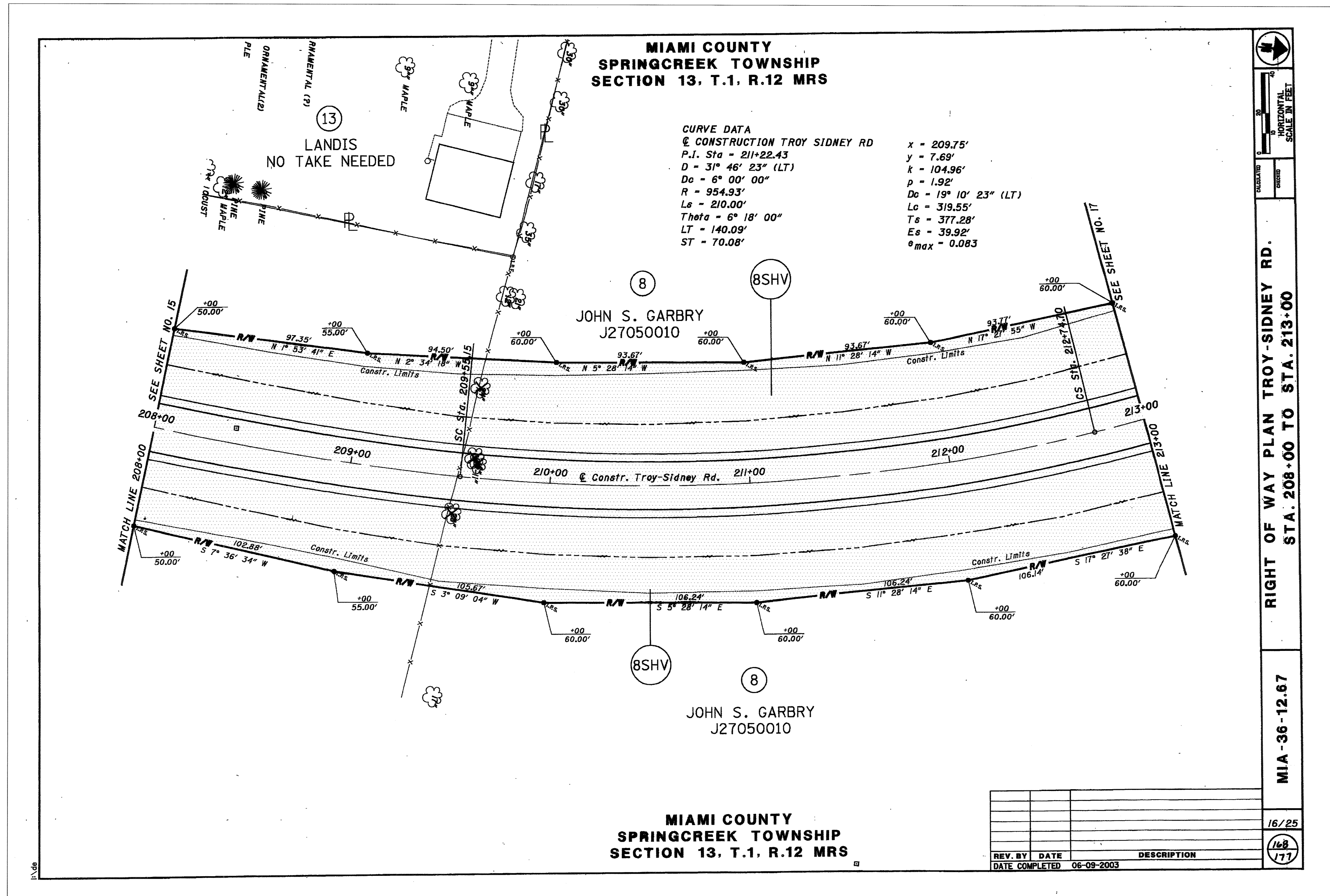
NEW RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY



CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
 DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
 VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
 ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

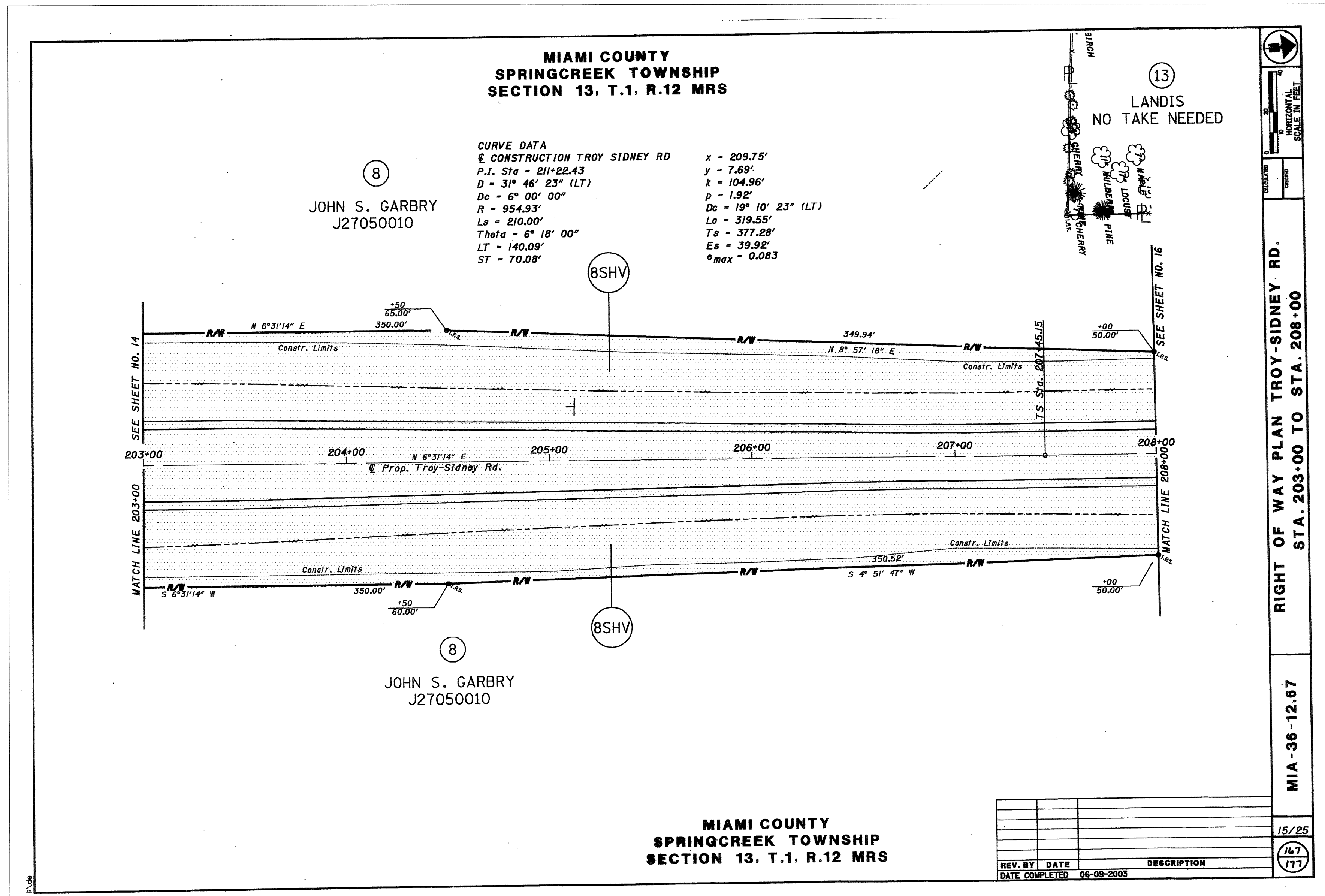
ROAD RECORD BOOK 9 PAGE 90

NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY



CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
 DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
 VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
 ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY

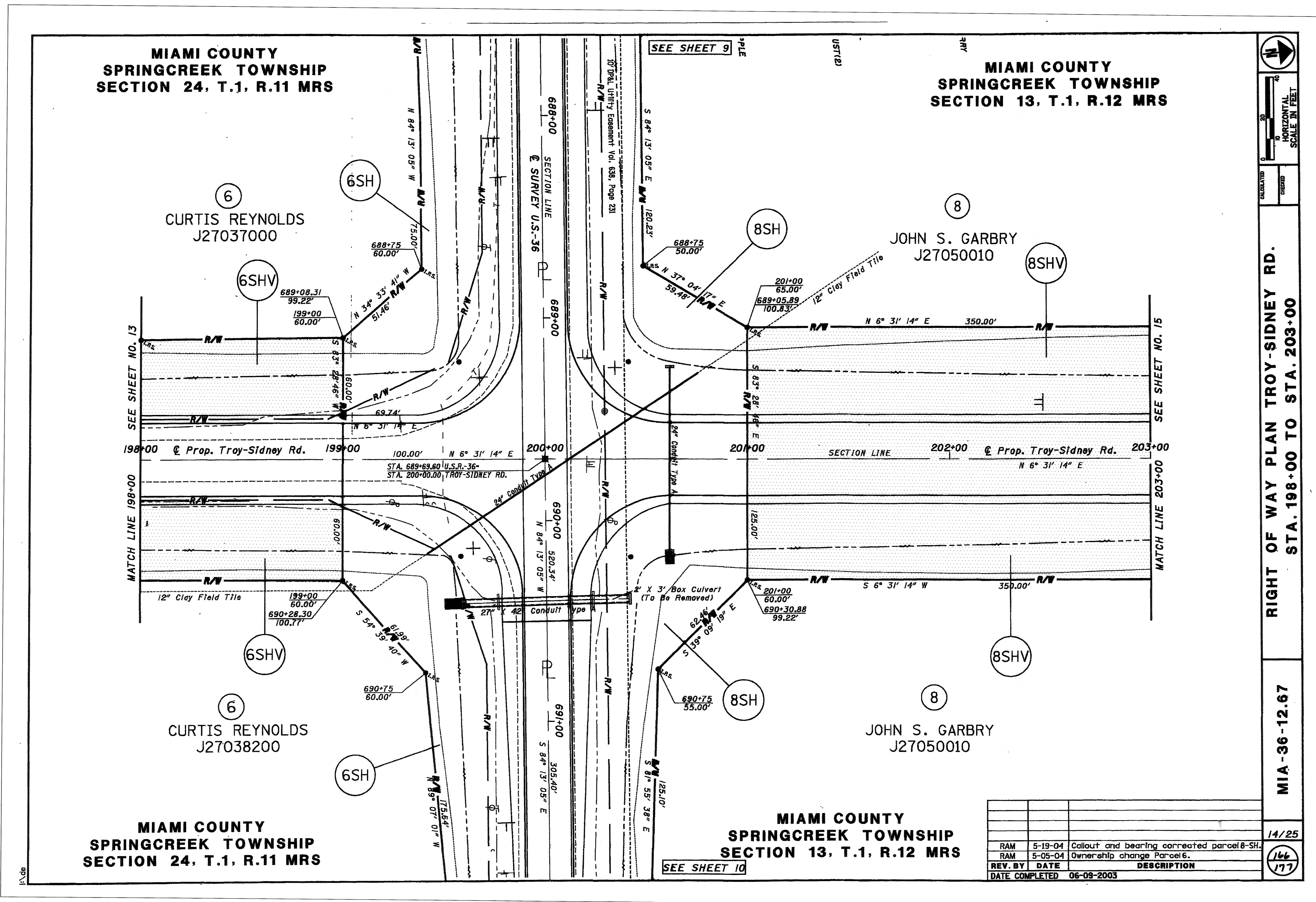


CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
 DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
 VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
 ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

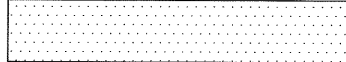
PLAT BOOK 22 PAGE 230
 MIAMI COUNTY RECORDER'S PLAT RECORDS

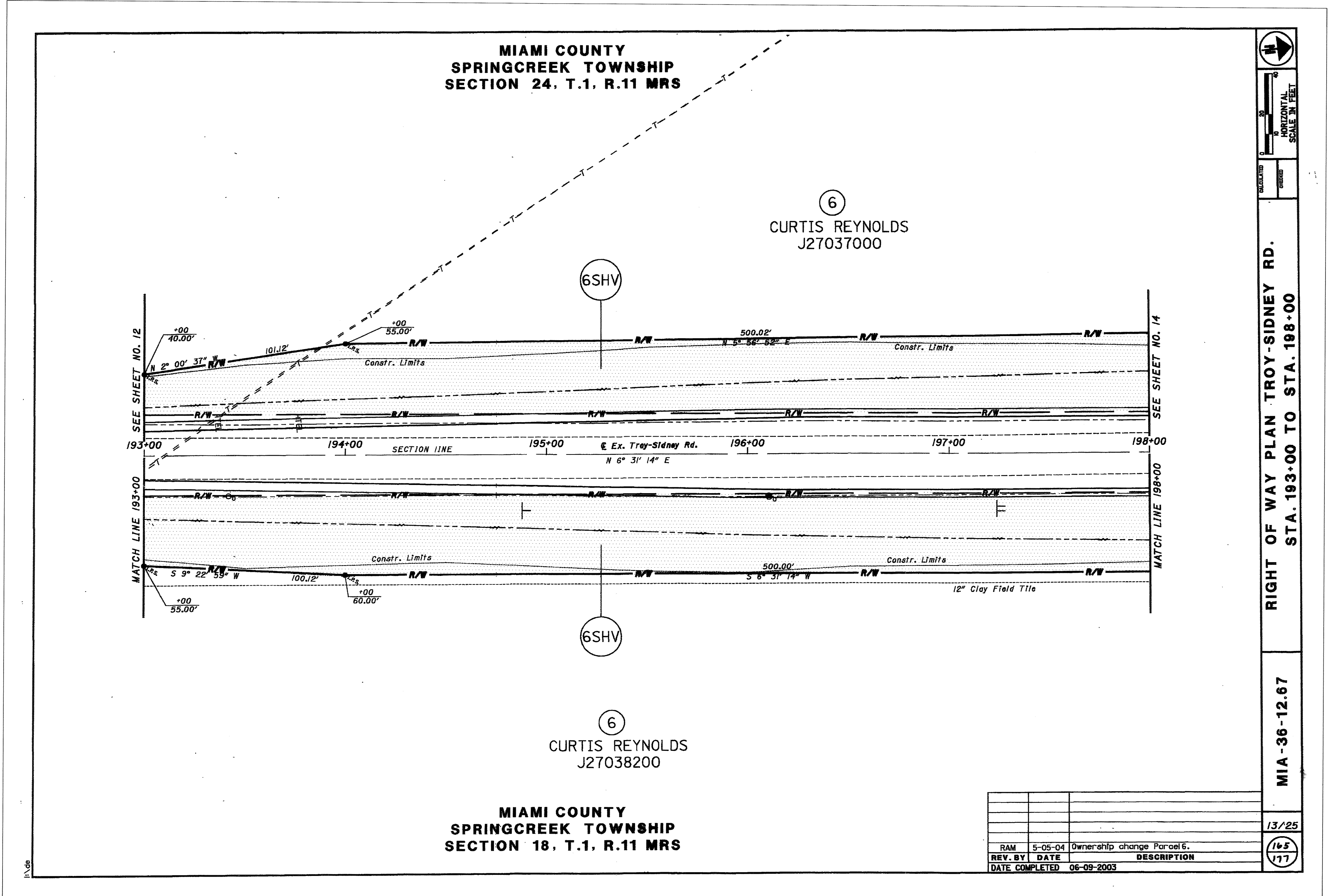
ROAD RECORD BOOK 9 PAGE 9-0

NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY



CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
 DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
 VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
 ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

 NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY

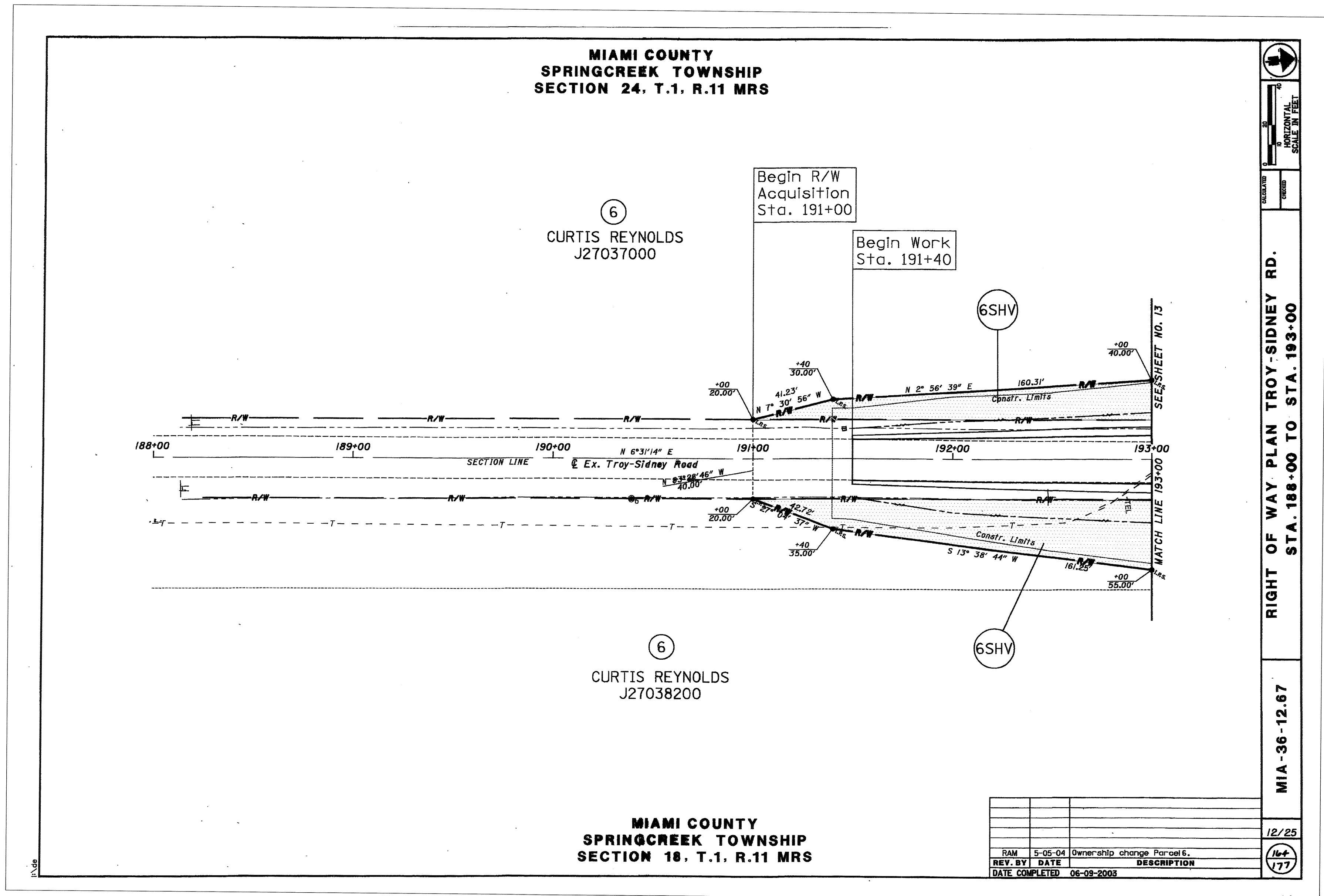


CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
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PLAT BOOK 22 PAGE 23m
 MIAMI COUNTY RECORDER'S PLAT RECORDS

ROAD RECORD BOOK 9 PAGE 9M

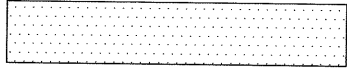
NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY

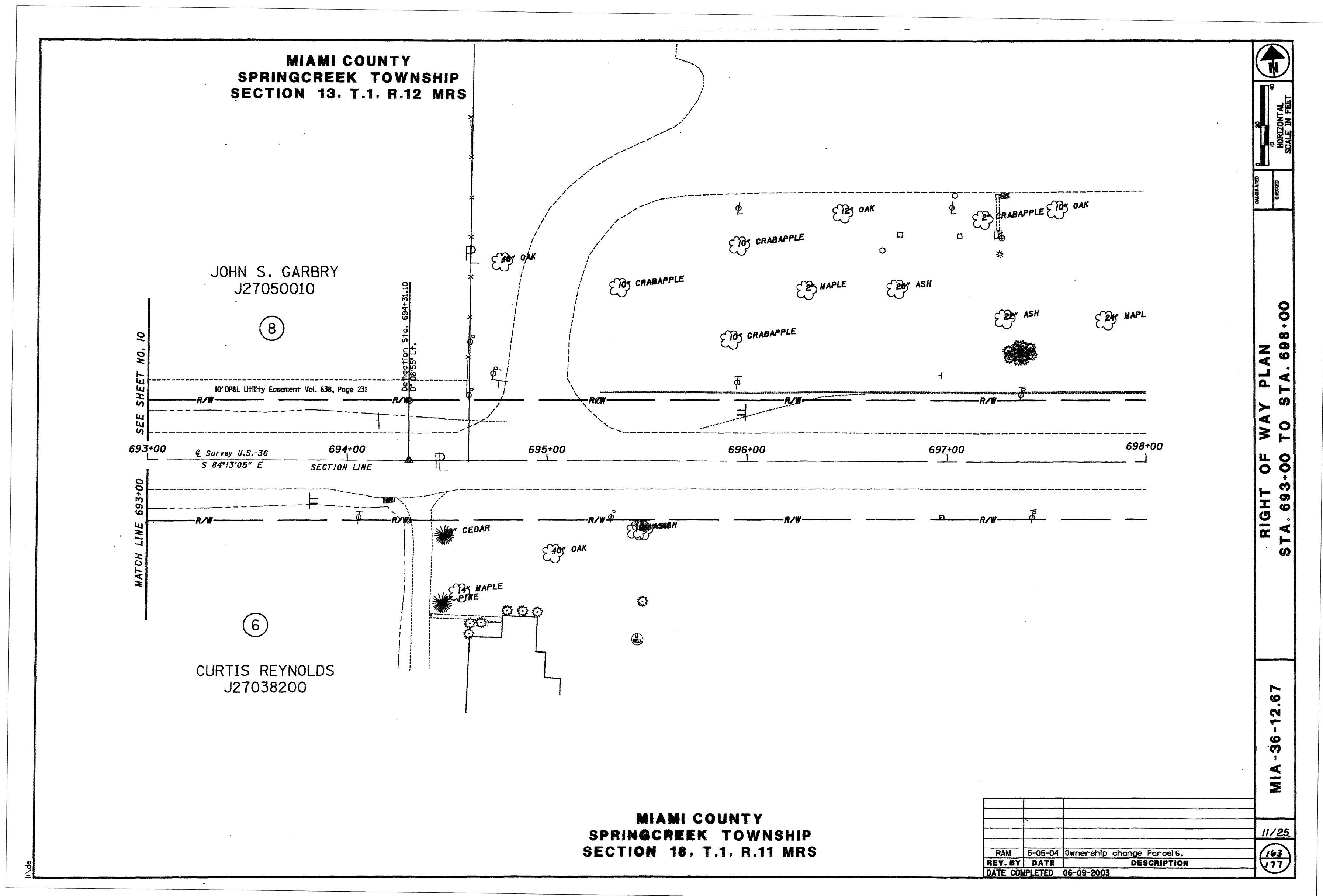


CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
 DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
 VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
 ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

PLAT BOOK 22 PAGE 23L
 MIAMI COUNTY RECORDER'S PLAT RECORDS

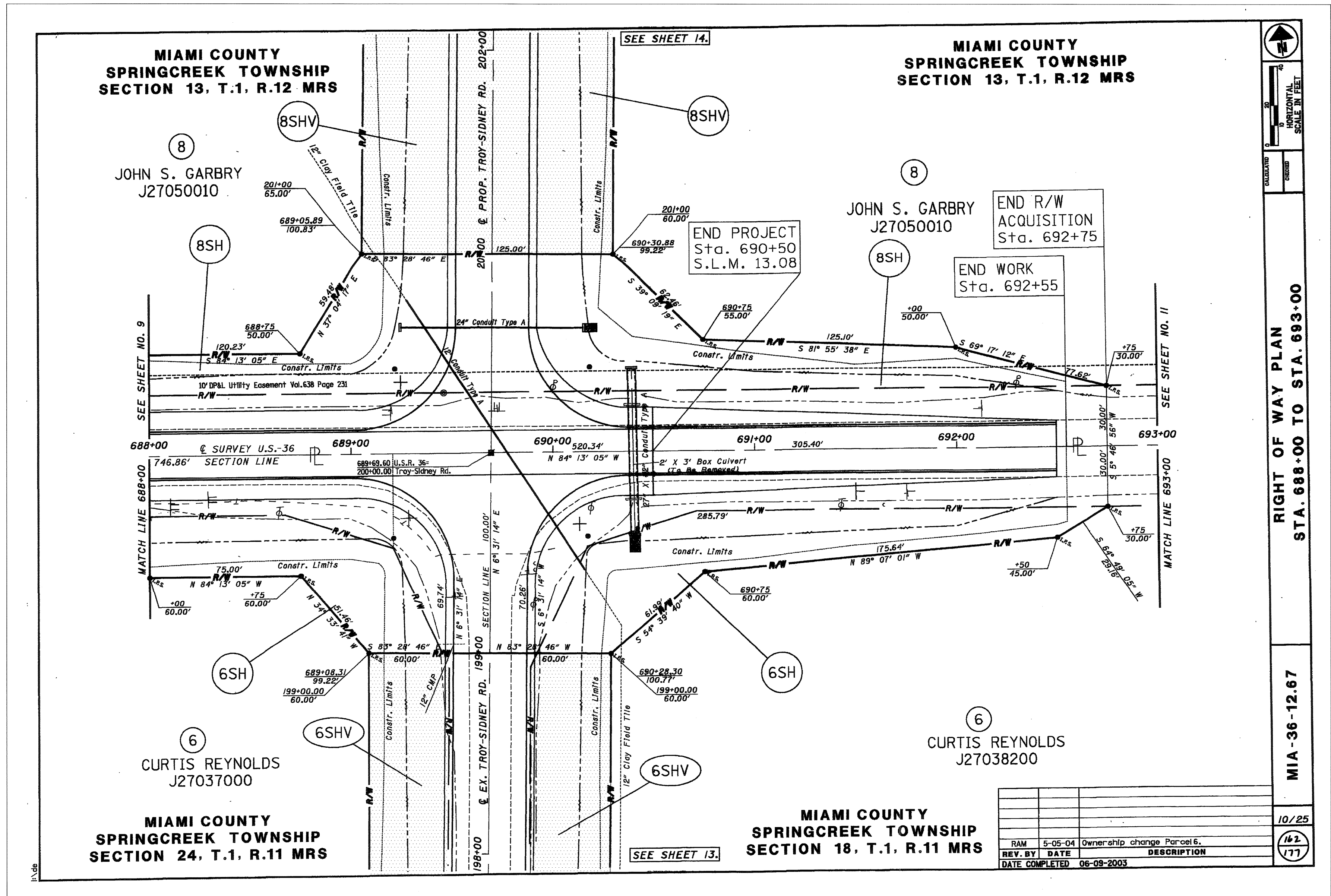
ROAD RECORD BOOK 9 PAGE 9L

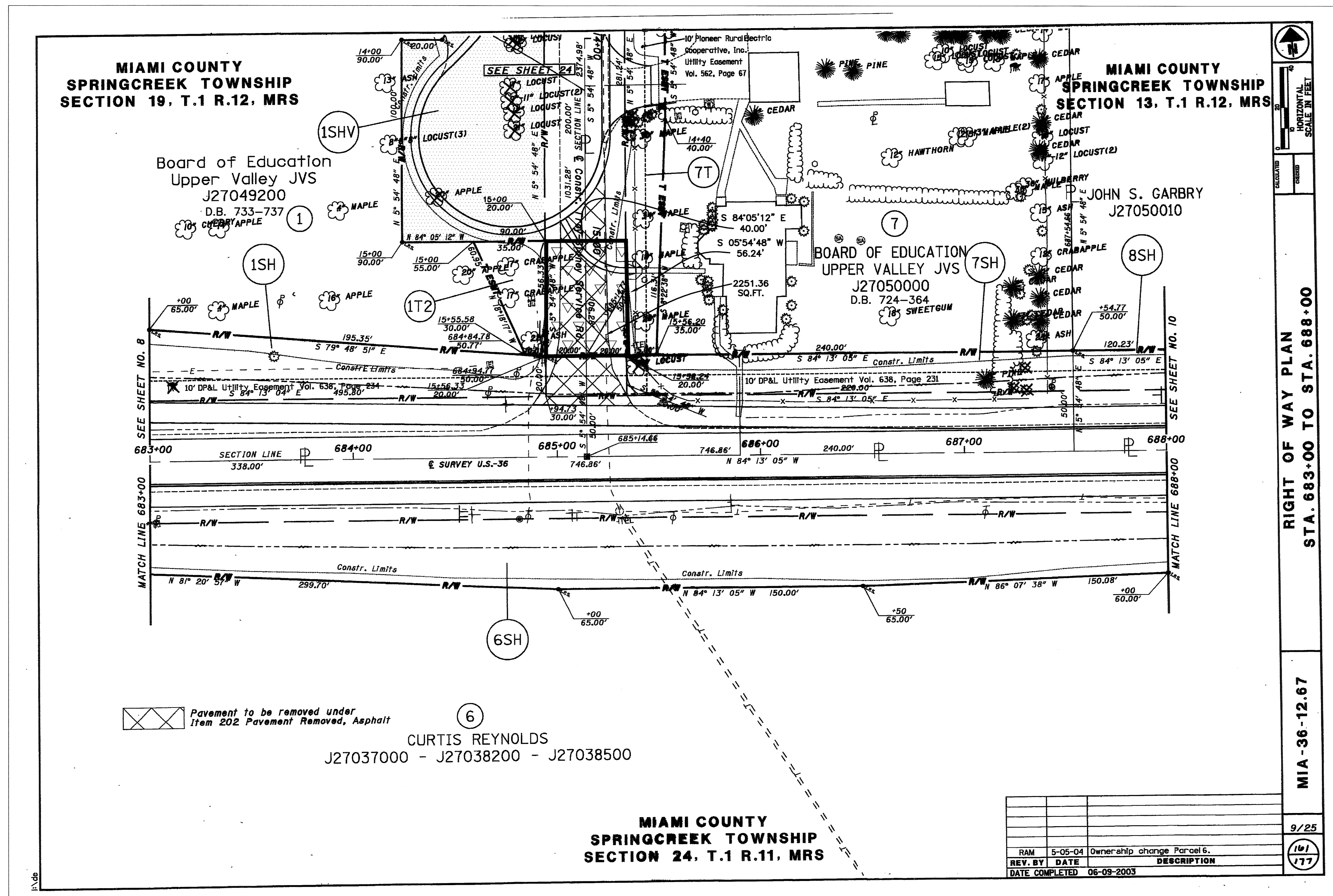
 NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY



CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

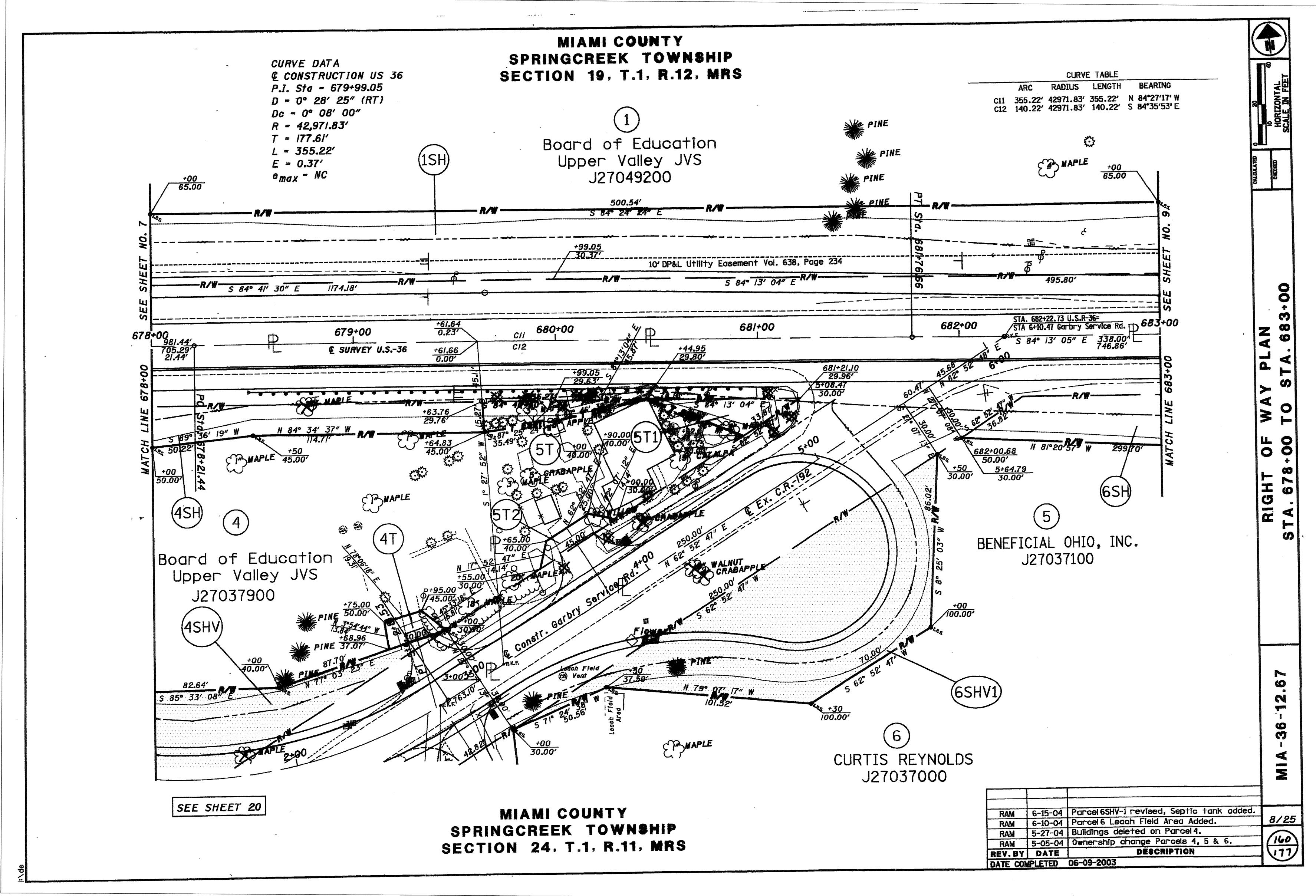
NEW RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY





CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
 DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
 VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
 ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY

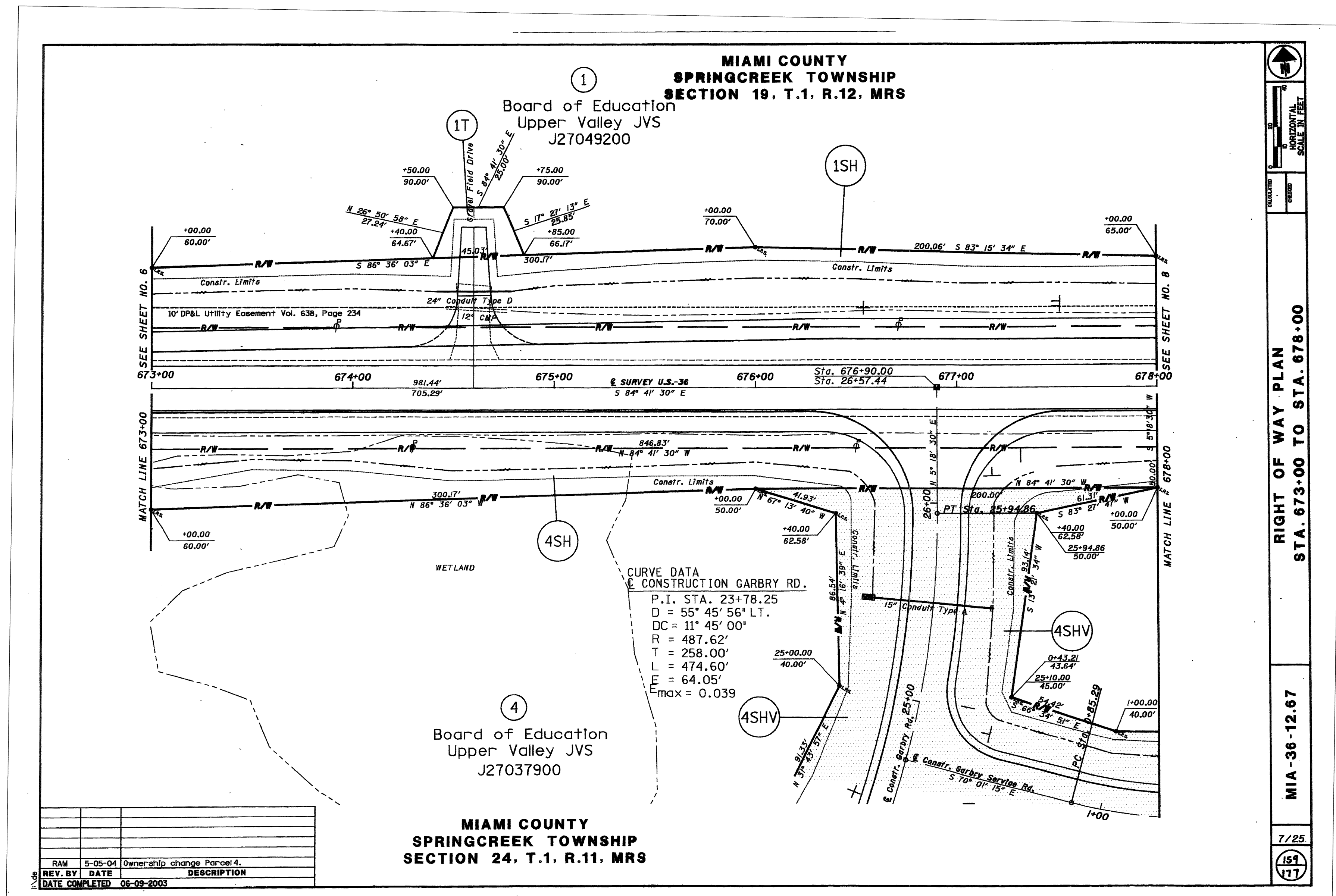


CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
 DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
 VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
 ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

PLAT BOOK 22 PAGE 234
 MIAMI COUNTY RECORDER'S PLAT RECORDS

ROAD RECORD BOOK 9 PAGE 94

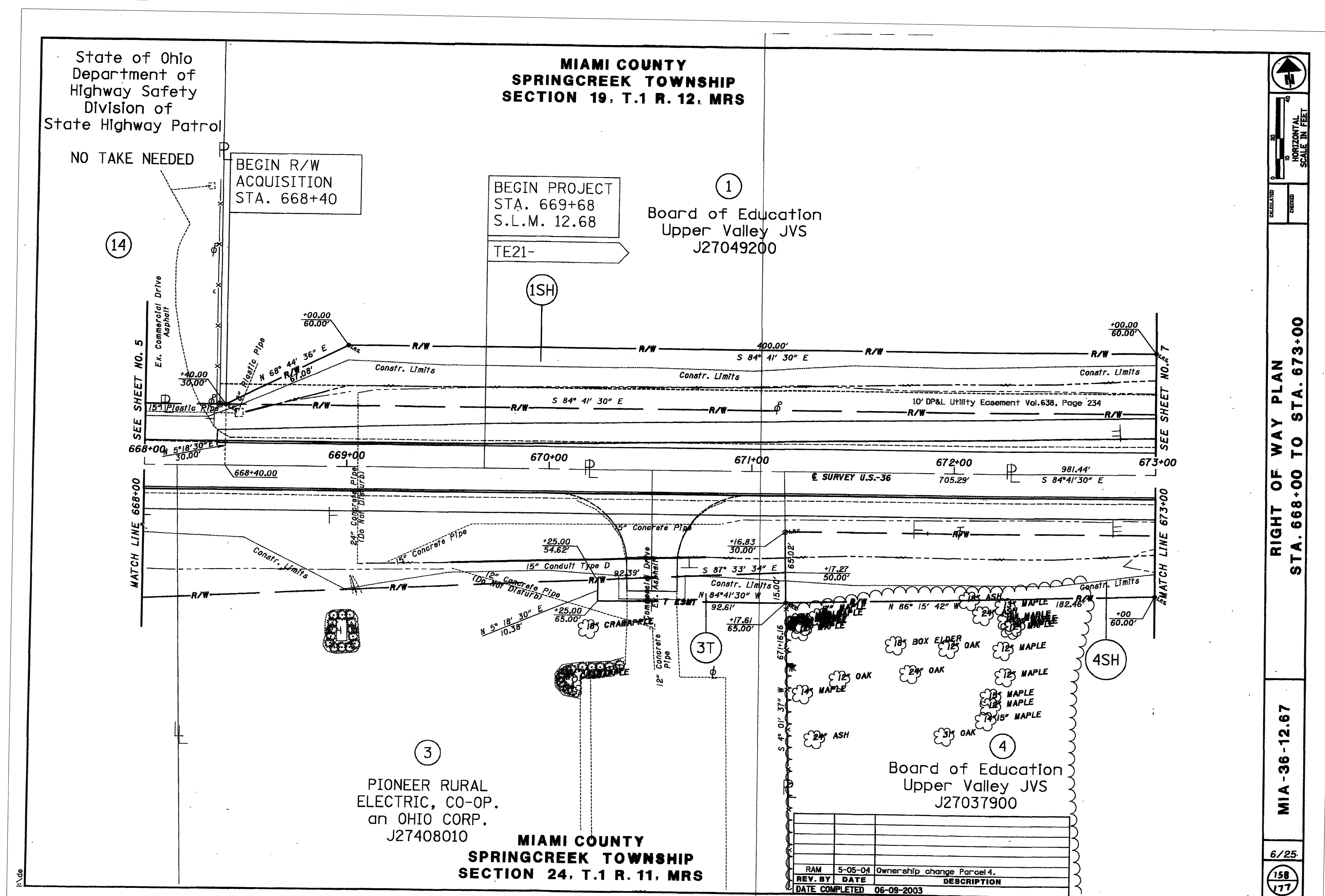
NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY



PLAT BOOK 12 PAGE 236
MIAMI COUNTY RECORDER'S PLAT RECORDS

 NEW RIGHT-OF-WAY

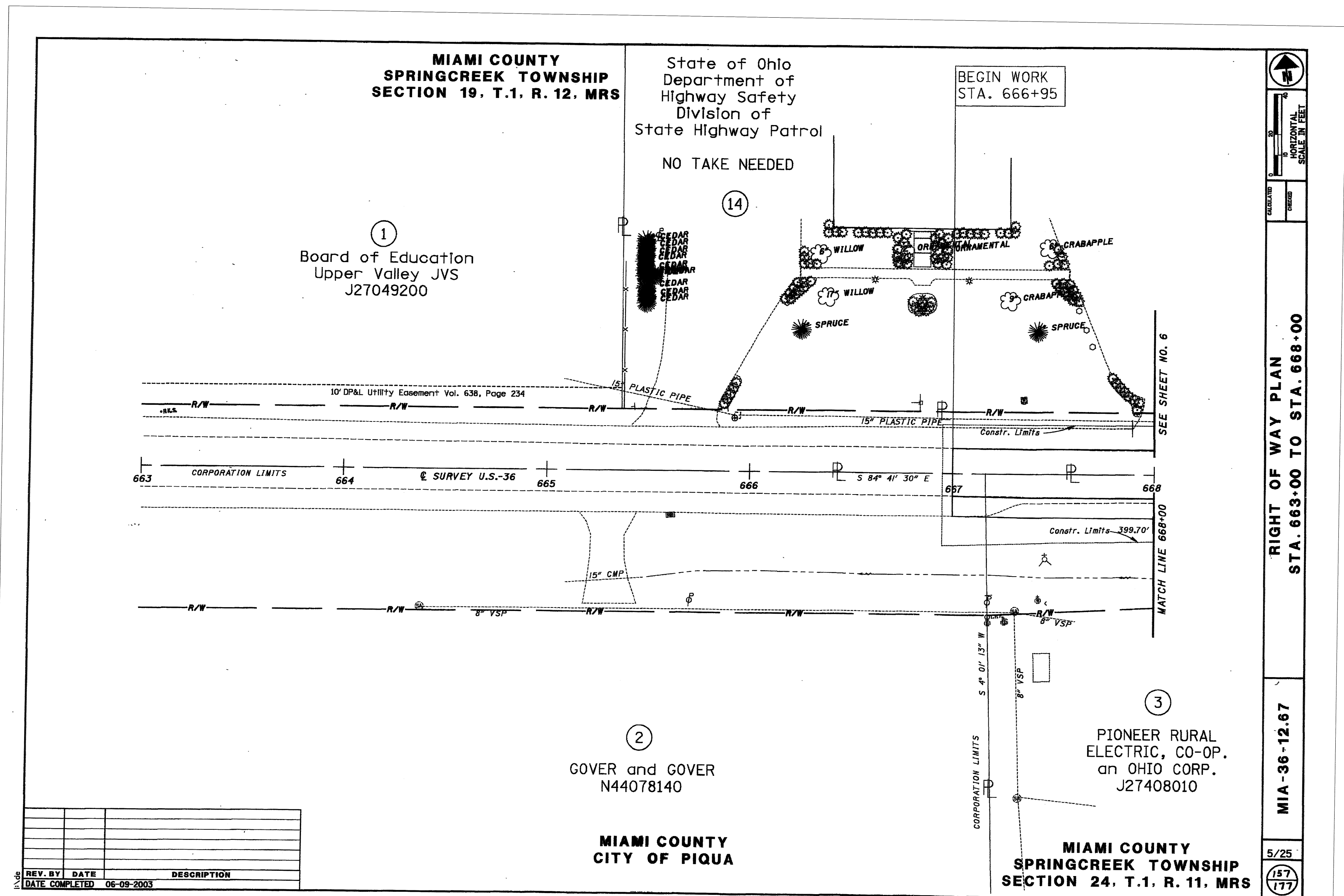
 VACATION OF RIGHT-OF-WAY



PLAT BOOK 22 PAGE 23F
MIAMI COUNTY RECORDER'S PLAT RECORDS

 NEW RIGHT-OF-WAY

 VACATION OF RIGHT-OF-WAY



CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

NEW RIGHT-OF-WAY

VACATION OF RIGHT-OF-WAY

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE															* DENOTES RIGHT OF WAY ENCROACHMENT		
ALL AREAS IN ACRES.																	
PARCEL NO.	OWNER	SHEET NO.	OWNERS BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALITY	AS ACQUIRED	
												LEFT	RIGHT			BOOK	PAGE
7-SH	BOARD OF EDUCATION, UPPER VALLEY JOINT VOCATION SCHOOL DISTRICT	9	724	364	J27050000	2.511	0.397	0.275	0.174	0.101	N	2.013		STATE	0.050 AC. ENCUMBERED BY DP&L UTILITY EASEMENT VOL. 636, PAGE 231.		
7T		9,24						0.092	0.000	0.092	N				CONSTRUCT DRIVES, GRADING.		
8-SH	JOHN S. GARBRY	9,10,14	724	291	J27050010	69.949	1.373	0.776	0.358	0.418	N				0.115 AC. ENCUMBERED BY DP&L UTILITY EASEMENT VOL. 636, PAGE 231.		
8-SHV		10,14-19,22-23						6.371	0.413	5.958	N				0.218 AC. ENCUMB. BY PIONEER RURAL ELEC. CO-OP UTIL. EASE. VOL. 562, PG. 67		
	GRAND TOTAL					69.949	1.373	7.147	0.771	6.376		7.836	54.364		Residue Left 2 Tracts, 0.584 Ac. and 7.252 Ac.		
8-T		17						0.010	0.000	0.010	N				CONSTRUCT DRIVE		
8-T1		17,18,22						0.051	0.000	0.051	N				REMOVE EXISTING DRIVE, GRADING.		
9	MICHAEL R. & JOYCE A. KARNEHM (H & W)		666	778	J27037600	1.200									NO TAKE NEEDED.		
10-T	MICHAEL G. & RHONDA C. GROSS (H & W)	20	706	66	J27037500	2.187		0.030	0.000	0.030	N				CONSTRUCT DRIVE, GRADING.		
11-T	TIMOTHY C. HINGER	21,25	677	429	J27037300	1.080		0.016	0.000	0.016	N				CONSTRUCT DRIVE		
12-T	JAMES C. JR. & SHARON R. BUTZ (H & W)	25	668 685	37 938	J27037200 J27037350	1.299 1.062		0.015	0.000	0.015	N			STATE	CONSTRUCT DRIVE		
13	JEFF L. and SANDRA A. LANDIS		691	253		1.582									NO TAKE NEEDED.		
14	STATE OF OHIO, DEPARTMENT OF HIGHWAY SAFETY, DIVISION OF STATE HIGHWAY PATROL		319	43		2.5									NO TAKE NEEDED.		
NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION.																	
NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.																	
GRANTEE: SH TAKES - STATE OF OHIO SHV TAKES - MIAMI COUNTY																	
DATE COMPLETED 06-08-2003																	
REV. BY DATE DESCRIPTION																	
RAM 5-19-04 Purpose for 8T-1 corrected.																	
RAM 9-26-03 Residue Corrected Par. 8.																	
DATE COMPLETED 06-08-2003																	

FEDERAL PROJECT NO.

PID NO.

STATE JOB NO.

DATE ISSUED

DATE REVIEWED

SUMMARY OF ADDITIONAL RIGHT OF WAY

MIA -36 -12.67

4 / 25

156

177

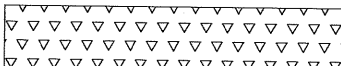
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CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

PLAT BOOK 22 PAGE 231
MIAMI COUNTY RECORDER'S PLAT RECORDS

ROAD RECORD BOOK 9 PAGE 92

 NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY

TOTAL NUMBER OF :															NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE															* DENOTES RIGHT OF WAY ENCROACHMENT														
10 OWNERSHIPS 0 OWNERSHIPS WITH STRUCTURES INVOLVED																																												
28 PARCELS 0 OWNERSHIPS WITH "P" ITEMS																																												
0 TOTAL TAKES																																												
ALL AREAS IN ACRES.																																												
PARCEL NO.	OWNER	SHEET NO.	OWNERS BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE LEFT	RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	PAGE																											
1-SH	BOARD OF EDUCATION, UPPER VALLEY JOINT	6-9	733	737	J27049200	50.957	1.95	2.392	1.154	1.238	N				1.238 AC. IN AUDITOR'S PARCEL NO. J27049200.																													
	VOCATION SCHOOL DISTRICT														0.383 AC. ENCUMBERED BY DP&L UTILITY EASEMENT VOL.638, PAGE 234.																													
1-SHV		9,24	724	288	J27049250	36.292	0.849	0.298	0.092	0.206	N				0.206 AC. IN AUDITOR'S PARCEL NO. J27049200.																													
1-SHV-1		22,23	661	705	J27250042	51.251	0.221	0.180	0.127	0.053	N				0.053 AC. IN AUDITOR'S PARCEL NO. J27049250.																													
1-SHV-2		18,19						0.454	0.232	0.222	N				0.222 AC. IN AUDITOR'S PARCEL NO. J27049250.																													
	GRAND TOTAL					138.5	3.020	3.324	1.605	1.719		133.761																																
1-T		7						0.020	0.000	0.020	N				CONSTRUCT DRIVE.																													
1-T1		24						0.053	0.000	0.053	N				CONSTRUCT DRIVE, GRADING.																													
1-T2		9						0.029	0.000	0.029	N				GRADING.																													
1-T3		22						0.054	0.000	0.054	N				CONSTRUCT DRIVE, GRADING.																													
2	GOVER and GOVER, LIMITED	5	705	661	N44078140	12.4323									NO TAKE NEEDED.																													
				659																																								
				657																																								
3-T	PIONEER RURAL ELECTRIC COOPERATIVE, INC.	6	353	92	J27408010	7.163		0.027	0.000	0.027	N				CONSTRUCT DRIVE, GRADING.																													
	an OHIO CORPORATION		354	317																																								
4-SH	BOARD OF EDUCATION, UPPER VALLEY JOINT	6-8	741	369	J27037900	8.362	1.266	1.043	0.582	0.461	N				0.461 AC. IN AUDITOR'S PARCEL NO. J27037900.																													
	VOCATIONAL SCHOOL DISTRICT																																											
4-SHV		7,8,20,21,25						1.769	0.526	1.243	N				1.243 AC. IN AUDITOR'S PARCEL NO. J27037900.																													
	GRAND TOTAL					8.362	1.266	2.812	1.108	1.704	N	4.789	0.603		0.087 AC. ENCUMB. BY OHIO BELL TELE. CO. UTIL. EASE. VOL.516, PAGE 360.																													
4-T		8,25						0.008	0.000	0.008					CONSTRUCT DRIVE.																													
5-T	BENEFICIALOHIO, INC.	8,25	746	486	J27037100	0.550		0.016	0.000	0.016	N				GRADING.																													
															* HOUSE																													
5-T1		8,25						0.016	0.000	0.016	N				GRADING.																													
5-T2		8,25						0.008	0.000	0.008	N				CONSTRUCT DRIVE, GRADING.																													
6-SH	CURTIS REYNOLDS	8-10,14	741	181	J27037000	53.224	1.542	1.595	0.974	0.621	N				0.455 AC. IN AUDITOR'S PARCEL NO. J27038200.																													
					J27038200	55.000	1.404								1.140 AC. IN AUDITOR'S PARCEL NO. J27037000.																													
6-SHV		10,12-14			J27038500	54.710	0.395	1.932	0.735	1.197	N				1.011 AC. IN AUDITOR'S PARCEL NO. J27038200.																													
															0.921 AC. IN AUDITOR'S PARCEL NO. J27037000.																													
6-SHV-1		8,25						0.400	0.172	0.228	N				0.412 AC. IN AUDITOR'S PARCEL NO. J27037000.																													
	GRAND TOTAL					162.934	3.341	3.927	1.881	2.046				157.547																														
6-T		25						0.022	0.000	0.022	N				CONSTRUCT DRIVE, GRADING.																													

NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTH DURATION.

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

GRANTEE: SH TAKES - STATE OF OHIO
SHV TAKES - MIAMI COUNTY

RAM	6-15-04	Parcel 6SHV-1 area revised.
RAM	5-13-04	Auditor's Parcel split corrected.
RAM	5-05-04	Ownership changes parcels 4, 5 & 6.
RAM	9-26-03	Residue Corrected Par. 4.
REV. BY	DATE	DESCRIPTION
	06-09-2003	

3/25

155

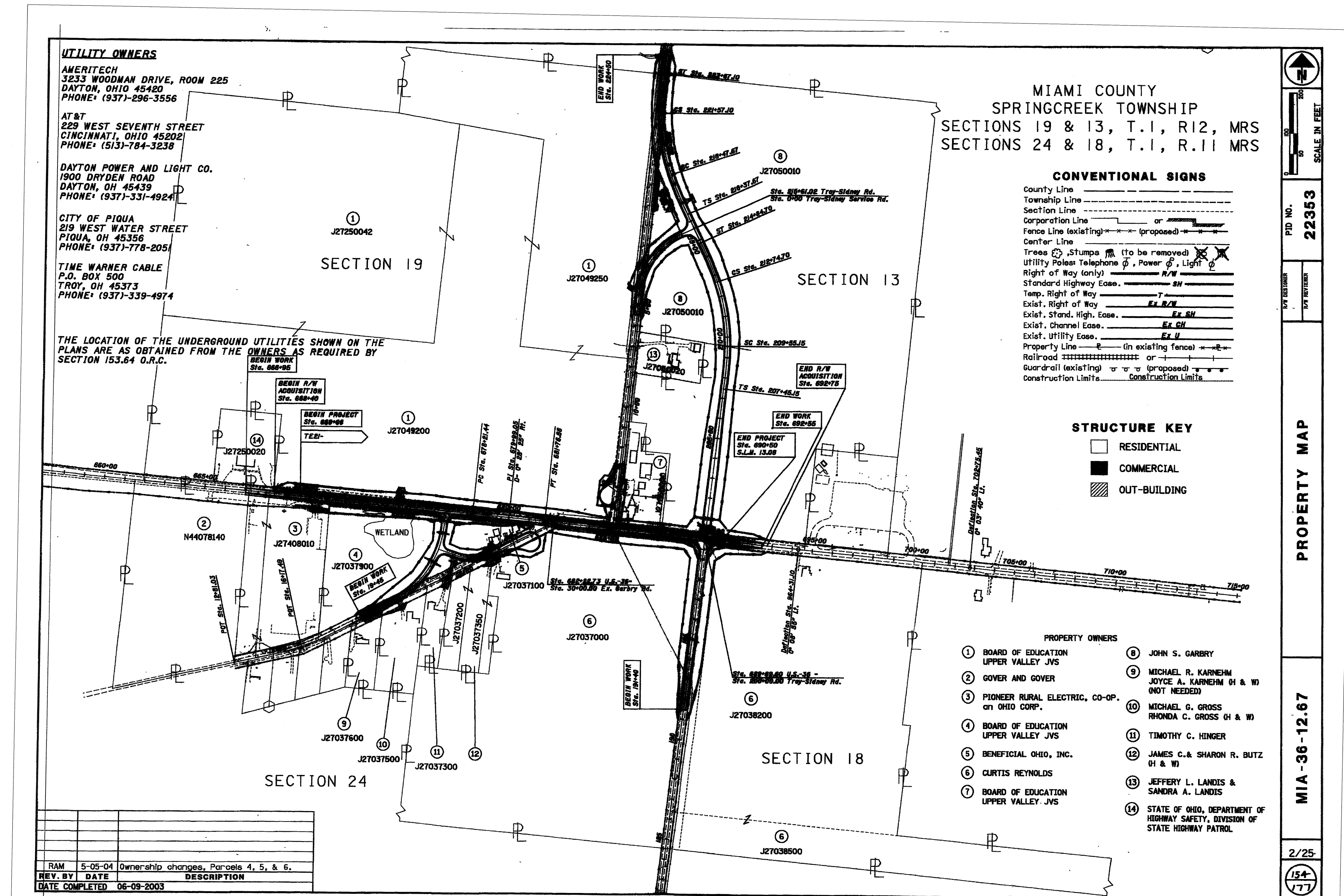
177

CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

PLAT BOOK 22 PAGE 230
MIAMI COUNTY RECORDER'S PLAT RECORDS

ROAD RECORD BOOK 9 PAGE 9C

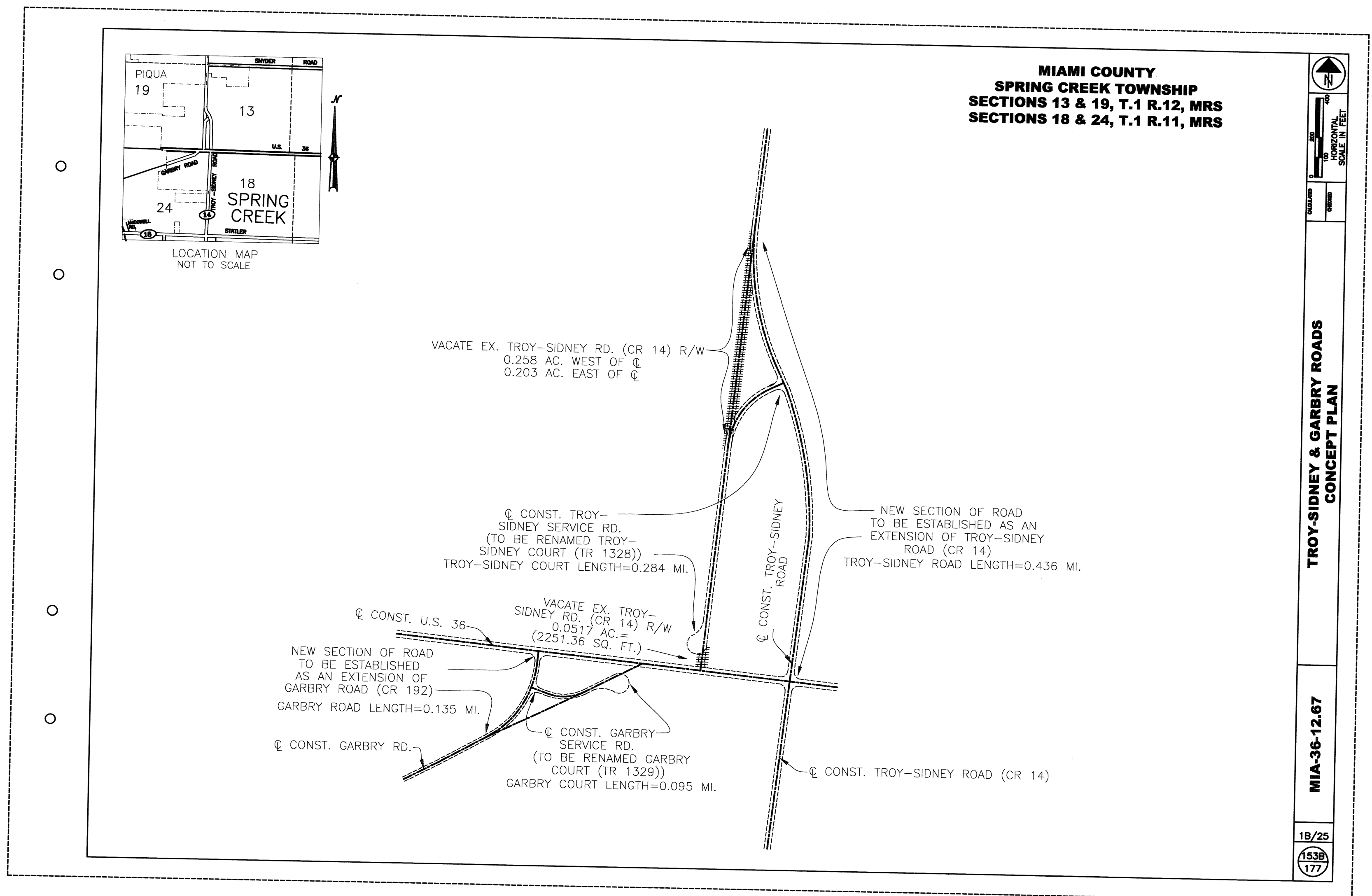
NEW RIGHT-OF-WAY
VACATION OF RIGHT-OF-WAY



CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
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PLAT BOOK 22 PAGE 23B
MIAMI COUNTY RECORDER'S PLAT RECORDS

ROAD RECORD BOOK 9 PAGE 9B



PLAT BOOK 22 PAGE 23A
MIAMI COUNTY RECORDER'S PLAT RECORDS

CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
DEDICATION OF ADDITIONAL RIGHT-OF-WAY CR 14 (TROY SIDNEY RD.) & CR 192 (GARBRY RD.)
VACATION OF PORTIONS OF CR 14 (TROY SIDNEY RD.)
ROAD NAME CHANGE TROY SIDNEY COURT (TR 1328) & GARBRY COURT (TR 1329)

ROAD RECORD BOOK 9 PAGE 9A

MIAMI COUNTY

SPRINGCREEK TOWNSHIP
SECTIONS 19 & 13, T.1, R.12 MRS
SECTIONS 24 & 18, T.1, R.11 MRS

BASIS FOR BEARINGS:

THEY ARE BASED ON GPS OBSERVATIONS.

The coordinates on this plan are English Ground and were established from GPS observations based on the Ohio H.A.R.N., WGS 1984, Geoid 99, and in the Ohio South Zone. To convert to English State Plane Coordinates, you need to multiply the average combined scale factor of 0.99998352 times each coordinate.

RECEIVED 6-25, 2003
RECORDED 6-25, 2003
BOOK 20 PAGE 42A
John O'Brien
COUNTY RECORDER

CONTROL POINTS

CONTROL POINTS						
PT. #	CODE	STATION	OFFSET	NORTH COORDINATE	EAST COORDINATE	DESCRIPTION
61	PK	652+38.05	E USR-36	787,849.2853	1,490,689.2954	
661	RSPK	126+67.19	E Trey Sidney	790,194.8963	1,494,226.2280	
669	PK	173+49.65	E Trey Sidney	784,862.8607	1,494,103.0882	
N3		694+31.10	E USR-36	787,449.5733	1,494,863.2224	
N4		702+75.45	E USR-36	787,366.6930	1,495,703.4877	
N5		716+16.27	E USR-36	787,236.5015	1,497,037.9758	
N11		685+14.66	E USR-36	787,541.9002	1,493,951.4418	
200		200+00.00	E Trey Sidney	787,496.0677	1,494,404.0640	
230		227+67.20	E Trey Sidney	788,661.7098	1,494,537.2972	
300		17+48.06	E Prop. Garby	787,001.2571	1,492,547.9865	
310		18+50.00	E Prop. Garby	787,047.7273	1,492,638.7184	
330		26+57.44	E Prop. Garby	787,622.4378	1,493,130.7293	
400		12+81.03	E Ex. Garby	786,868.2366	1,492,102.0170	
420		30+00.00	E Ex. Garby	787,571.3101	1,493,661.0020	
500		0+00.00	E Con. Garby	787,438.6238	1,493,097.6834	
600		0+00.00	E Con. Trey-Sid	789,021.4883	1,494,338.0184	
		CURVE CONT.				
CI						
PC		678+21.44	E USR-36	787,575.9519	1,493,615.1611	
PI		679+99.05	E USR-36	787,593.8453	1,493,438.4545	
PT		681+76.66	E USR-36	787,610.2773	1,493,261.6059	
C2						
PC		21+20.26	E Prop. Garby	787,178.4446	1,492,875.2596	
PI		23+78.25	E Prop. Garby	787,303.2318	1,493,101.0701	
PT		25+94.86	E Prop. Garby	787,605.2354	1,492,639.4067	
C3						
PC		0+85.29	E Con. Garby	787,409.4833	1,493,177.8365	
PI		1+89.34	E Con. Garby	787,373.9314	1,493,275.6246	
PT		2+81.53	E Con. Garby	787,421.3636	1,493,368.2348	

CONTROL POINTS

[illegible]

PTD NO. 22353

CENTERLINE PLAT

MLA-36-12.68

IA / 25

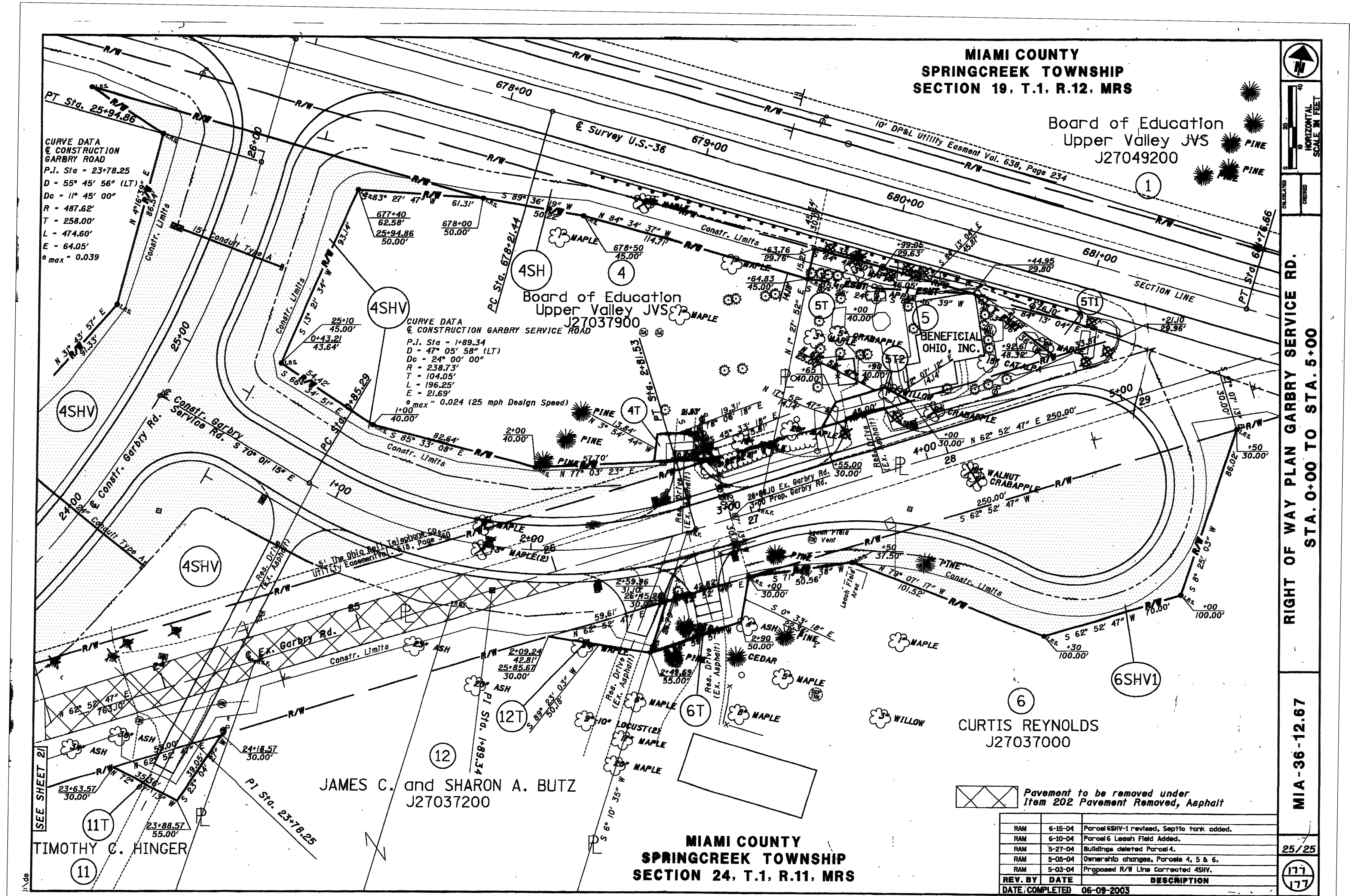
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177

CENTERLINE PLAT U.S. ROUTE 36, CR 14 (TROY SIDNEY RD.), CR 192 (GARBRY RD.)
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PLAT BOOK 22 PAGE 237
 MIAMI COUNTY RECORDER'S PLAT RECORDS

ROAD RECORD BOOK 9 PAGE 92

NEW RIGHT-OF-WAY
 VACATION OF RIGHT-OF-WAY

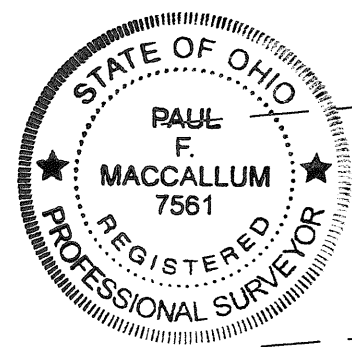


REPLAT OF INLOTS 101 THROUGH 106 AND VACATED ALLEYS

1.336 ACREAGE 23 SECTION 4 NORTH TOWNSHIP 6 EAST RANGE TIPP CITY CITY MIAMI, OHIO COUNTY

REFERENCES

DEED BOOK 759, PAGE 565
DEED BOOK 724, PAGE 72
DEED BOOK 599, PAGE 225
DEED BOOK 736, PAGE 838
DEED BOOK 673, PAGE 367
DEED BOOK 740, PAGE 828
LOT BOOK 16, PAGE 93
LAND SURVEY BOOK 50, PAGE 39
PLAT BOOK 9, PAGE 103
PLAT BOOK 15, PAGE 79



CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. DIMENSIONS ARE SUBSTANTIALLY CORRECT AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. IRON PINS WILL BE SET AS SHOWN.

HORIZON SURVEYING, INC.

Paul F. MacCallum
PAUL F. MACCALLUM
OHIO PROFESSIONAL SURVEYOR #7561

11/8/2007
DATE

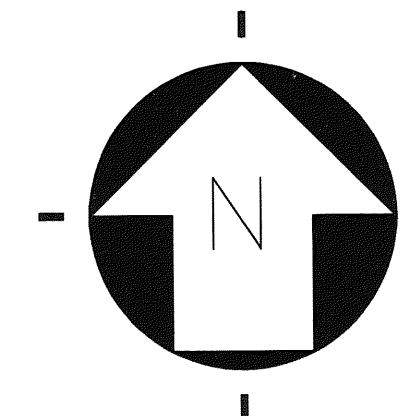
DEED REFERENCE

BEING A REPLAT OF INLOTS 101 THROUGH 106 OF McPHERSON AND FERGUS' ADDITION TO THE CITY OF TIPP CITY, OHIO TOGETHER WITH A VACATED ALLEY BETWEEN INLOTS 104 AND 105 AS SHOWN BY ALLEY VACATED RECORDED IN PLAT BOOK 9, PAGE 103 OF THE MIAMI COUNTY RECORDERS RECORDS OF PLATS, AND A VACATED ALLEY BETWEEN INLOTS 102 AND 103 AS SHOWN ON RECORDERS PLAT BOOK 15, PAGE 79, MIAMI COUNTY RECORDERS PLAT RECORDS AS CONVEYED TO TIPP MACHINE & TOOL, INC. AS RECORDED IN DEED VOLUME 740, PAGE 828.

TRANSFERRED THIS 30th DAY OF November 2007.

Chris A. Peebles
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Spide Pearson
DEPUTY AUDITOR



BEARINGS ARE BASED ON THE WEST LINE OF INLOTS 101 THROUGH 106 BEING N 4°47'39"W AS SHOWN IN SURVEY VOLUME 16, PAGE 93.

CONSENT TO REPLAT

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

OWNER: TIPP MACHINE AND TOOL, INC.

BY Spide Pearson, ITS Deputy Auditor

ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Spide Pearson, AS Deputy Auditor OF TIPP MACHINE AND TOOL, INC. WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH OWNER, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Montgomery County, OHIO, THIS November 9 DAY OF November, 2007.

NOTARY PUBLIC Steve B. Beason
MY COMMISSION EXPIRES: July 2, 2011

LIENHOLDER: KEY BANK, N.A.

BY Edward L. McGarry, ITS Senior Vice President

ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Edward L. McGarry, AS Senior Vice President OF KEY BANK, N.A., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH LIENHOLDER, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 9th DAY OF November, 2007.

NOTARY PUBLIC Veronica A. Liette Notary Public, State of Ohio
My Commission Expires May 1, 2011
MY COMMISSION EXPIRES: _____

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 13th DAY OF November, 2007.

Robert C. Housley CHAIRPERSON
Marilyn A. Fennell SECRETARY

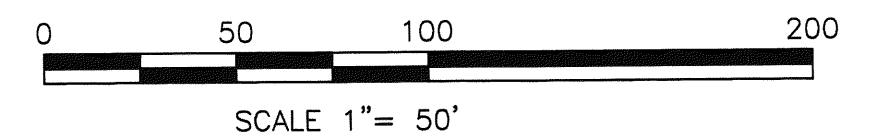
PLAT BOOK 22, PAGE 24.
MIAMI COUNTY RECORDERS OFFICE OF PLATS
RECEIVED FOR RECORD THIS 30 DAY OF November 2007, AT 2:26 P.M.
FILE No. 0479129 FEE: \$ 43.20

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER

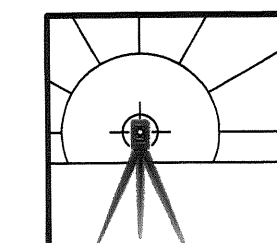
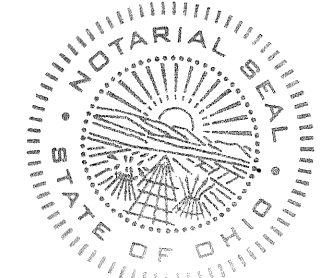
J. McCoy
DEPUTY

LEGEND

- IRON PIN FOUND (5/8") UNLESS INDICATED OTHERWISE
- IRON PIN SET (5/8" BY 30" W/7561 CAP) UNLESS INDICATED OTHERWISE
- ✱ MAG NAIL FOUND
- ▲ RAILROAD SPIKE FOUND



STEVEN B. BEASON, Notary Public
In and for the State of Ohio
My Commission Expires July 2, 2011

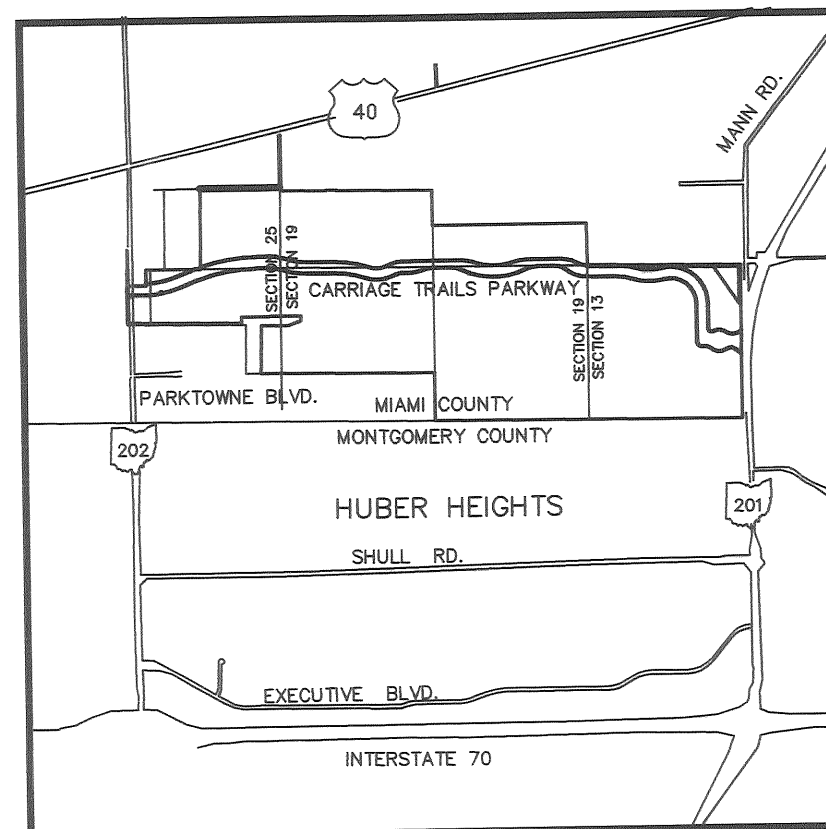


PREPARED BY:
HORIZON SURVEYING INC.
10534-B SUCCESS LANE
CENTERVILLE, OHIO 45458
VOICE: 937-885-9300
FAX: 937-885-9381
E-MAIL: horizon-surveying@woh.rr.com
JOB NO. 1232.10.07

RECORD PLAN CARRIAGE TRAILS

SECTIONS 13, 19, AND 25
RANGE 9, TOWNSHIP 2,
BETWEEN THE MIAMIS SURVEY
CITY OF HUBER HEIGHTS
MIAMI COUNTY, OHIO

PARTS INLOTS 160,161,164,166,167&168
ALL OF INLOT 165



LOCATION MAP
NO SCALE

RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 22 PAGE 25

FILE No. 0479201

RECEIVED 12/03/07

AT 3:21 PM FEE \$ 302.40

John S. Alexander
MIAMI COUNTY RECORDER

Andrew Shupman
DEPUTY

AUDITOR

TRANSFERRED ON THE 3 DAY OF Dec, 2007

Chris A. Peoples
MIAMI COUNTY AUDITOR

Linda L. Lerner
BY DEPUTY AUDITOR

APPROVED:

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

ON 27 Nov, 2007

Leif Halseth 27 Nov 07
CHAIRMAN, HUBER HEIGHTS PLANNING COMMISSION DATE

CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING
524.666 ACRES, BEING PARTS OF TRACTS OF LAND AS
DESCRIBED IN A DEED TO DEC LAND CO. I LLC, a.k.a. DEC
LAND CO. LLC, OF RECORD IN VOLUME 0787, PAGE 025, AS
RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



BY David L. Chiesa 11-26-07
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEDICATION

We the undersigned, being all the owners and lienholders of the land herein subdivided, do hereby acknowledge the signing dedication of this plat to be of our voluntary act and deed, and do hereby dedicate the right-of-ways and easements shown on the within plat to be to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair replace or removal of water, gas, sewer, electric, telephone or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of such utilities and for providing of ingress and egress to the property for such purposes, and are to be maintained as such forever.

Signed and acknowledged in
the presence of

DEC Land Co. I LLC
a.k.a. DEC Land Co. LLC
By: DEC/Benchrock LLC
Its: Managing Member

[Signature]
Quinn K. Valentin

By: Michael T. Radcliffe
Michael T. Radcliffe
Managing Member

STATE OF OHIO, COUNTY OF Franklin

Be it remembered that on this day 26 Day of November, 2007, before me a Notary Public personally appeared Michael T. Radcliffe, Managing Member of DEC/Benchrock LLC, an Ohio limited liability company, Managing Member of DEC Land Co. I LLC, an Ohio limited liability company, the authorized representative of DEC Land Co. I LLC and acknowledge the execution of the foregoing instrument, and that the same is his voluntary act and deed on behalf of DEC Land Co. I LLC and voluntary act and deed of DEC Land Co. I LLC.

In testimony whereof, I have set my hand and affixed my notary seal on the above day and date.

[Signature]
Notary Public in and for the State of Ohio
My Commission Expires 4/5/11

CONSENT OF LIENHOLDER
FIFTH THIRD BANK

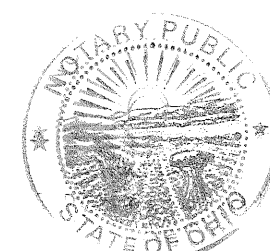
BY: [Signature]
PRINT: ERIC RIEDINGER
TITLE: VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 27TH DAY OF November, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BEFORE ME ERIC RIEDINGER, VICE PRESIDENT OF FIFTH THIRD BANK, 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 NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

[Signature]
NOTARY PUBLIC

June 26, 2010
MY COMMISSION EXPIRES:



DEVELOPER
DEC LAND CO. LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017

ELIZABETH M. HAUSBERGER
Notary Public, State of Ohio
My Commission Expires
June 26, 2010

SURVEYED AND PREPARED BY:

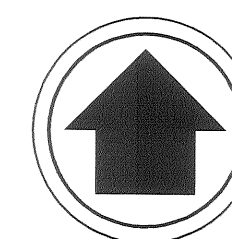
ME
COMPANIES

SURVEY Group
635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 Ext. 225
Fax 818-4902

RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 22, PAGE 25A



NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

MIAMI COUNTY RECORDER'S
DEED RECORDS

D.B. 592, PG. 487
D.B. 723, PG. 480
D.B. 608, PG. 434
D.B. 679, PG. 126
D.B. 427, PG. 142
D.B. 565, PG. 785
D.B. 505, PG. 921
D.B. 565, PG. 787
D.B. 565, PG. 782
D.B. 696, PG. 832
D.B. 563, PG. 959
D.B. 685, PG. 599
VOL. 0732, PG. 724
VOL. 0732, PG. 730
VOL. 0732, PG. 727
D.B. 732, PG. 724
D.B. 732, PG. 720

D.V. 697, PG. 133
D.B. 722, PG. 610
D.B. 658, PG. 160
D.B. 647, PG. 868
D.B. 616, PG. 414
D.B. 658, PG. 168
D.B. 631, PG. 592
D.B. 570 PG. 834
D.B. 675, PG. 30
D.B. 684, PG. 420
VOL. 0732, PG. 720
VOL. 0732, PG. 739
VOL. 0732, PG. 733
D.B. 732, PG. 733
D.B. 732, PG. 733
VOL. 0787, PG. 025

MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS

S.V. 20, P. 144
S.V. 34, P. 9
S.V. 25, P. 112
S.V. 18, P. 37
S.V. 25, P. 149
S.V. 43, P. 117
S.V. 33, P. 111
S.V. 32, P. 91
S.V. 32, P. 33
S.V. 44, P. 44
VOL. 51, PG. 23

MIAMI COUNTY ENGINEERS
RECORD OF LOT SURVEYS

VOL. 24, PG. 61
VOL. 24, PG. 62
VOL. 24, PG. 67
VOL. 24, PG. 80
VOL. 24, PG. 114
VOL. 24, PG. 120
VOL. 24, PG. 129

OHIO DEPARTMENT OF TRANSPORTATION RECORD
O.D.O.T. MIA-201-0.00-1.74

MIAMI COUNTY RECORDER'S
PLAT RECORDS
R.P. 19, P. 73

BASIS OF BEARINGS

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

LEGEND

- ⊙ IRON PIN FOUND
- ⊠ O.D.O.T. MONUMENT
- ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊙ RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- ⊙ FENCE POST FOUND
- ⊙ RAILROAD SPIKE SET
- ⊙ REBAR FOUND
- ⊙ CONCRETE FENCE POST FOUND
- ⊙ STONE FOUND
- MAG NAIL SET

RIGHT-OF-WAY
ACREAGE SUMMARY

INLOT 160 5.190 ACRES
INLOT 161 20.998 ACRES
INLOT 164 5.051 ACRES
INLOT 167 12.424 ACRES
INLOT 166 5.070 ACRES
INLOT 168 2.099 ACRES
50.832 ACRES TOTAL

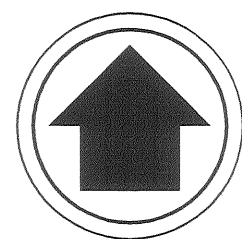
LOT 1
ACREAGE SUMMARY

INLOT 167 2.547 ACRES
INLOT 164 39.472 ACRES
INLOT 165 5.001 ACRES
INLOT 166 71.530 ACRES
INLOT 160 39.964 ACRES
INLOT 168 0.439 ACRES
158.953 ACRES TOTAL

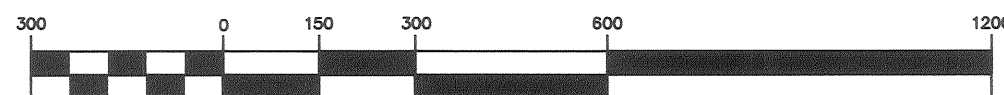
LOT 2
ACREAGE SUMMARY

INLOT 167 31.749 ACRES
INLOT 167 104.466 ACRES
INLOT 161 174.431 ACRES
310.646 ACRES TOTAL

0.486 ACRES LIES WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 202
2.320 ACRES LIES WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 201



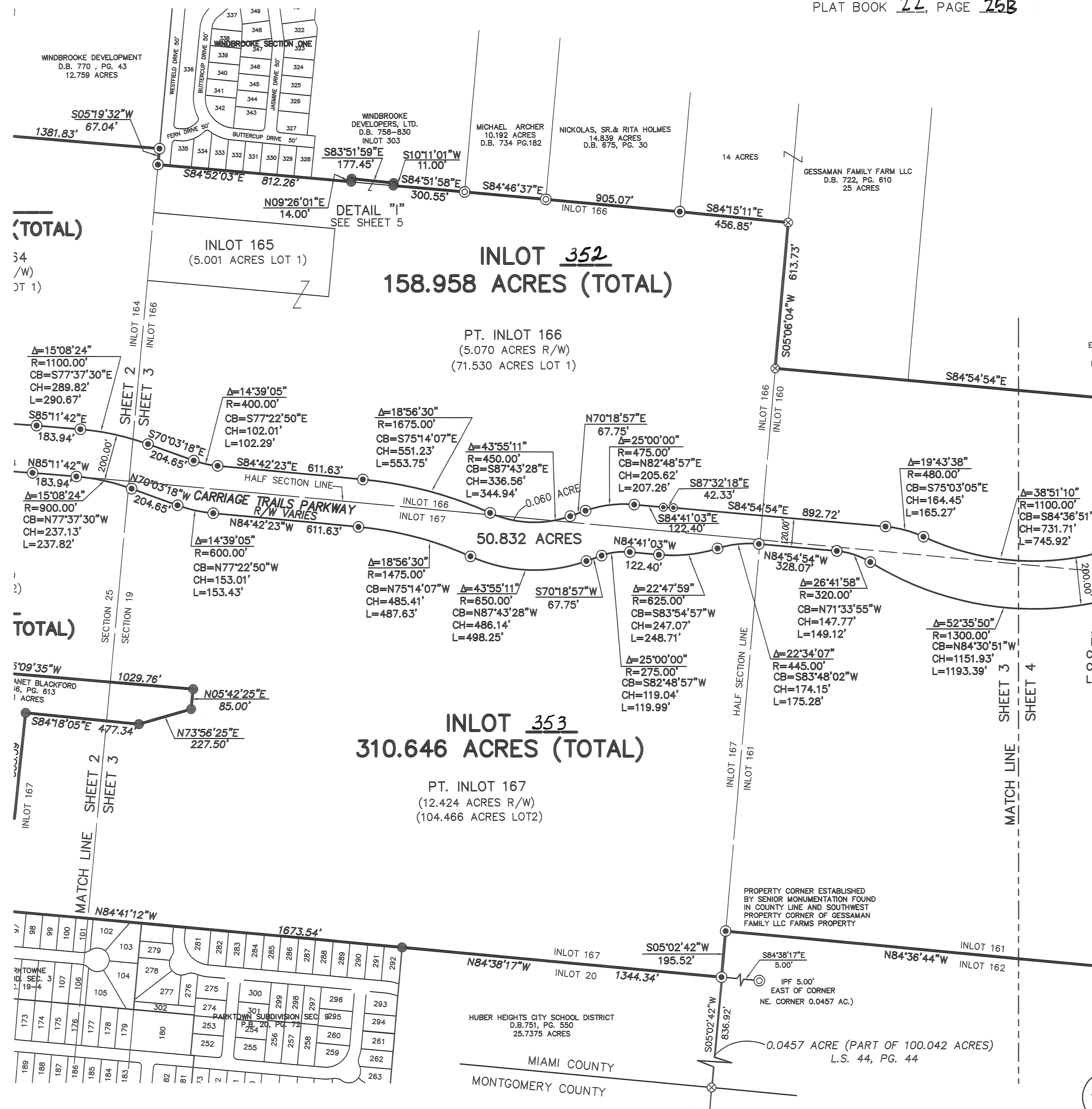
NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	C. B.	CHORD
C1	131.57'	188.00'	40°05'56"	N51°59'59"W	128.90'
C2	62.78'	88.00'	40°52'41"	S87°30'42"W	61.46'
C3	203.64'	187.00'	62°23'41"	N81°43'48"W	193.73'
C4	113.34'	138.00'	47°03'31"	N74°03'43"W	110.18'
C5	197.33'	102.00'	110°50'38"	N42°10'09"W	167.96'
C6	14.29'	102.00'	8°01'46"	N09°14'17"E	14.28'
C7	42.07'	25.00'	96°24'22"	S47°21'37"W	37.28'
C8	71.75'	50.00'	82°13'02"	S35°53'08"E	65.75'
C9	175.09'	187.00'	53°38'52"	S85°17'07"E	168.77'
C10	201.94'	188.00'	61°32'34"	S89°13'59"E	192.37'
C11	130.96'	302.00'	24°50'47"	S79°29'45"W	129.94'
C12	148.10'	136.00'	62°23'41"	N81°43'48"W	140.89'
C13	76.27'	189.00'	23°07'16"	N62°05'35"W	75.75'
C14	85.82'	102.00'	48°12'16"	N09°33'31"E	83.31'
C15	143.75'	136.00'	60°33'34"	S88°44'29"E	137.15'
C16	169.53'	677.00'	14°20'52"	S65°38'07"E	169.09'
C17	60.06'	98.00'	35°06'55"	N85°26'54"E	59.13'
C18	341.13'	1700.00'	11°29'49"	S89°48'53"W	340.55'
C19	315.16'	1700.00'	10°37'19"	S78°24'14"W	314.71'

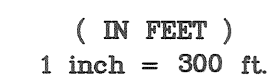
LINE TABLE		
LINE	LENGTH	BEARING
L1	77.72'	S67°04'22"W
L2	61.99'	N50°31'58"W
L3	44.02'	S00°50'34"E
L4	210.24'	S07°51'19"W
L5	206.14'	S05°07'45"W
L6	34.24'	N05°17'45"E
L7	79.17'	S58°27'42"E
L8	167.27'	S67°04'22"W
L9	61.99'	N50°31'58"W
L10	138.92'	N60°58'44"E
L11	131.12'	S58°27'42"E
L12	14.63'	S08°32'48"W
L13	25.00'	N05°04'21"W
L14	10.50'	S83°53'49"W
L15	25.00'	S05°14'10"E
L16	278.04'	N05°17'45"E
L17	30.00'	S84°20'09"E

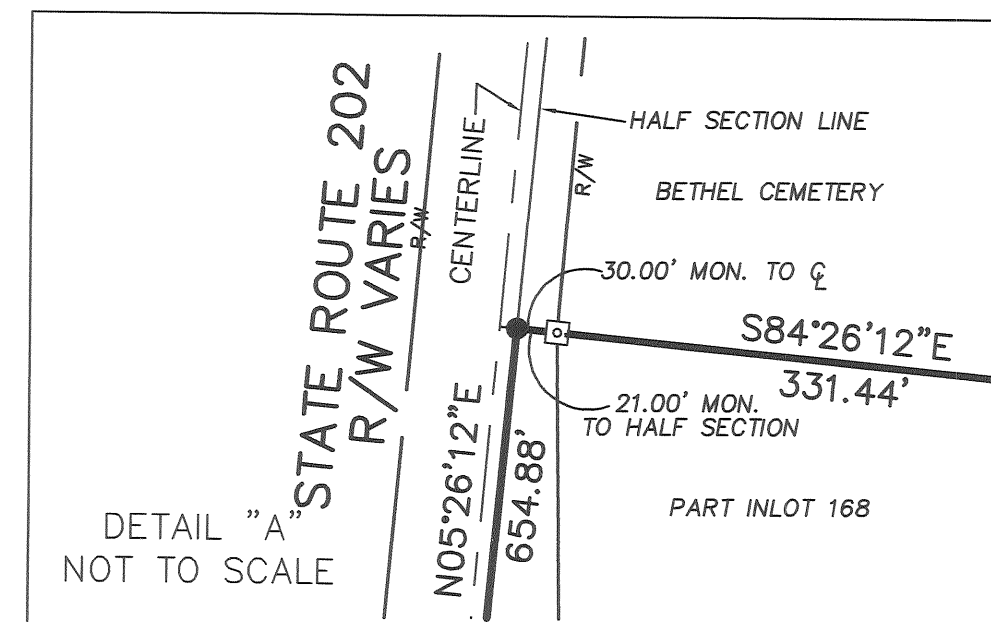
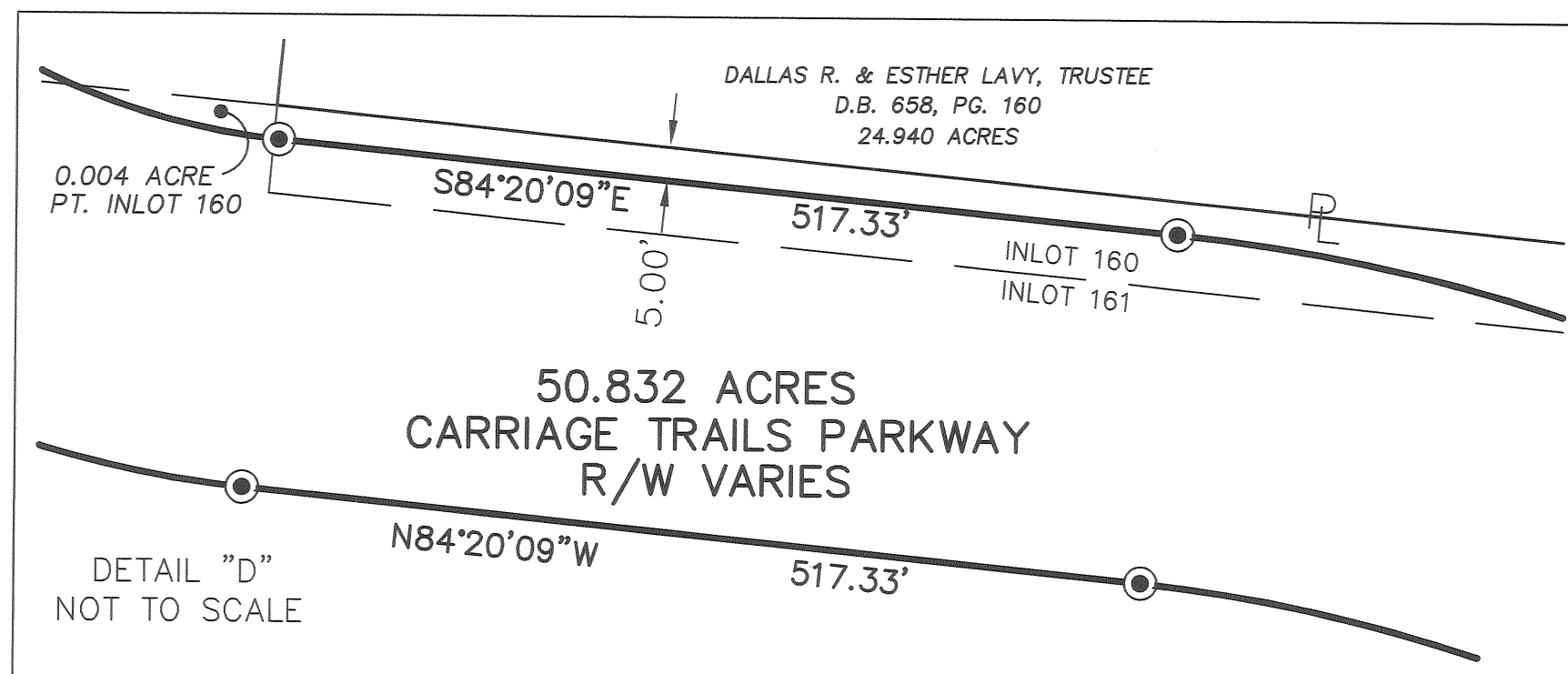


RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 22, PAGE 26B

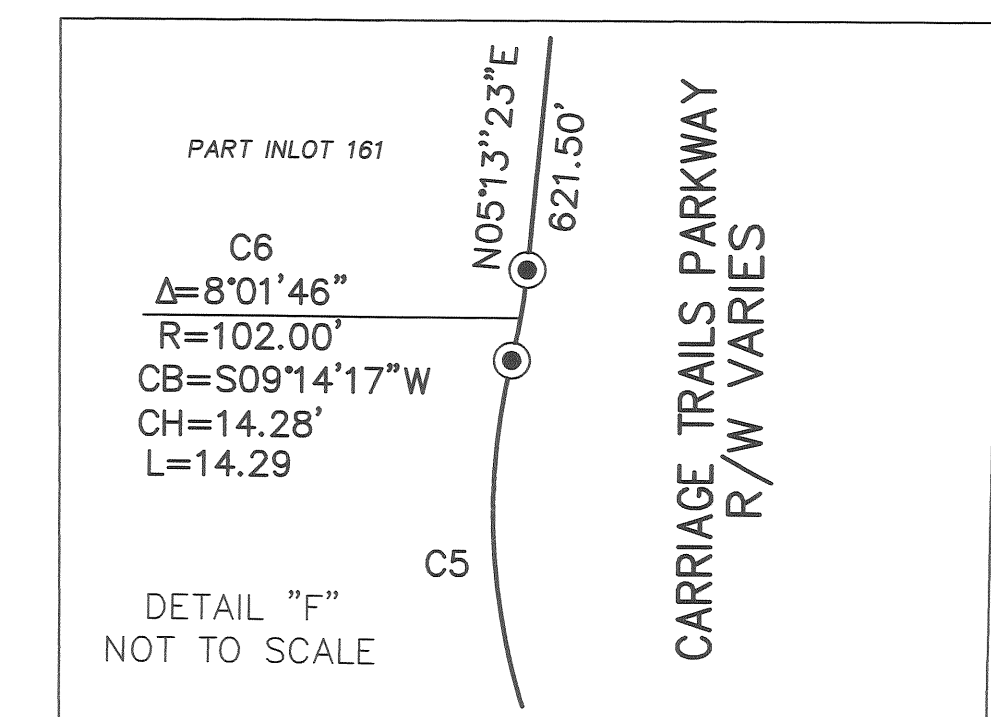
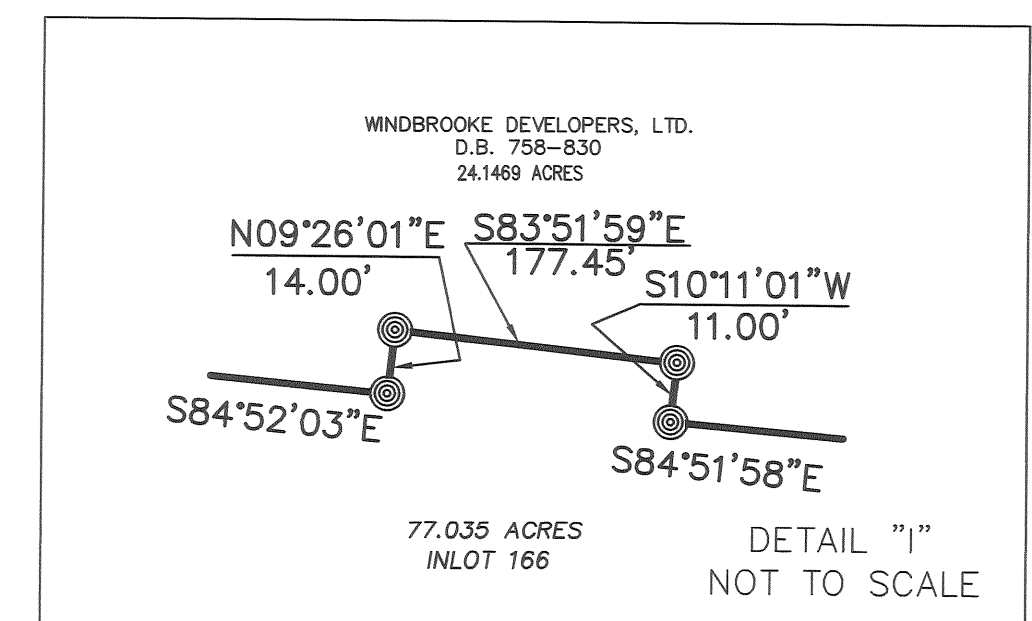
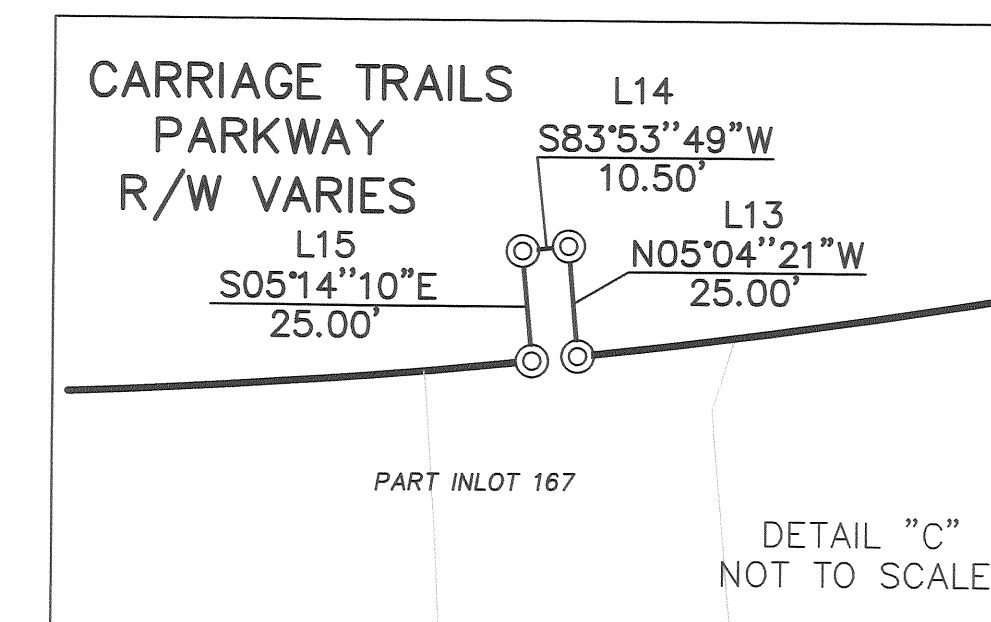
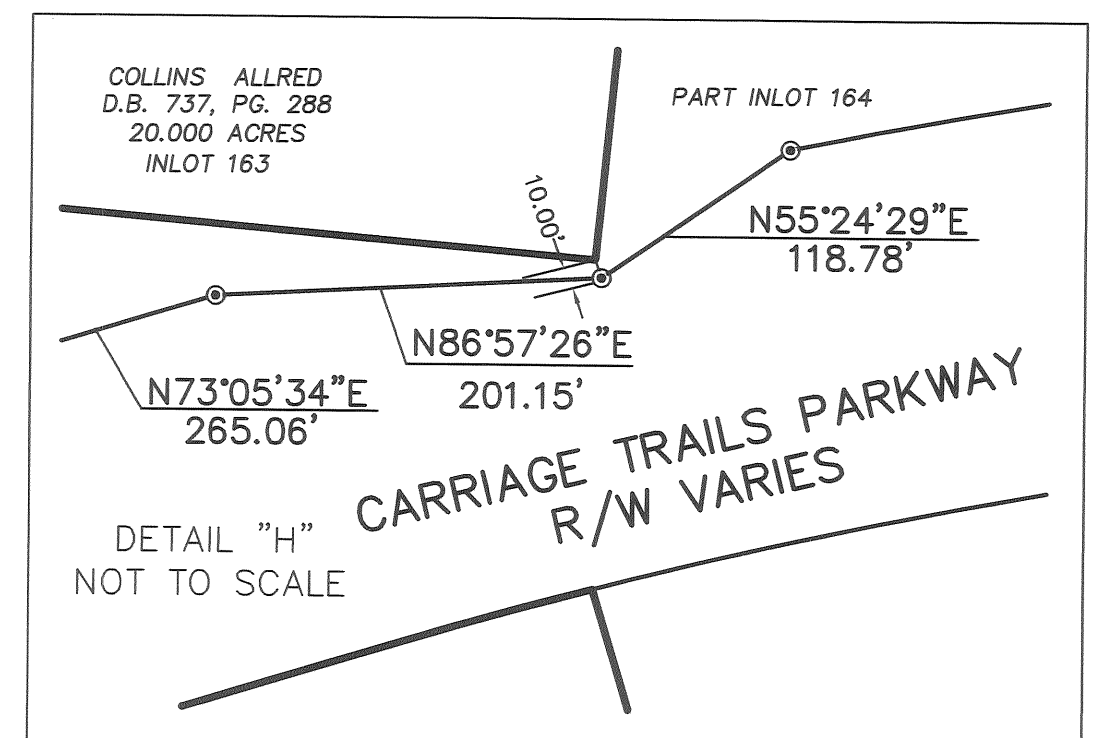
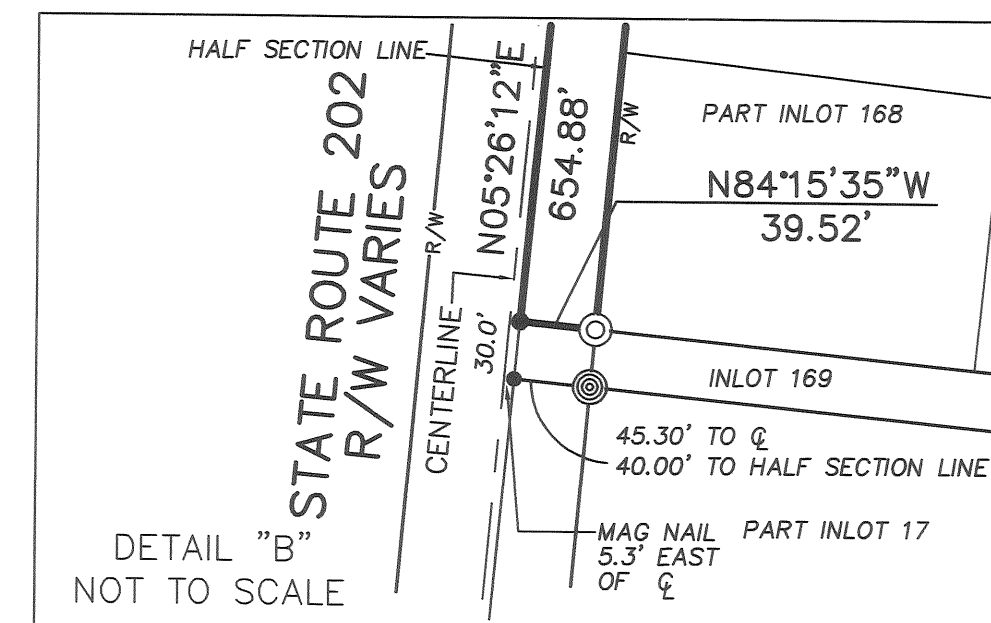
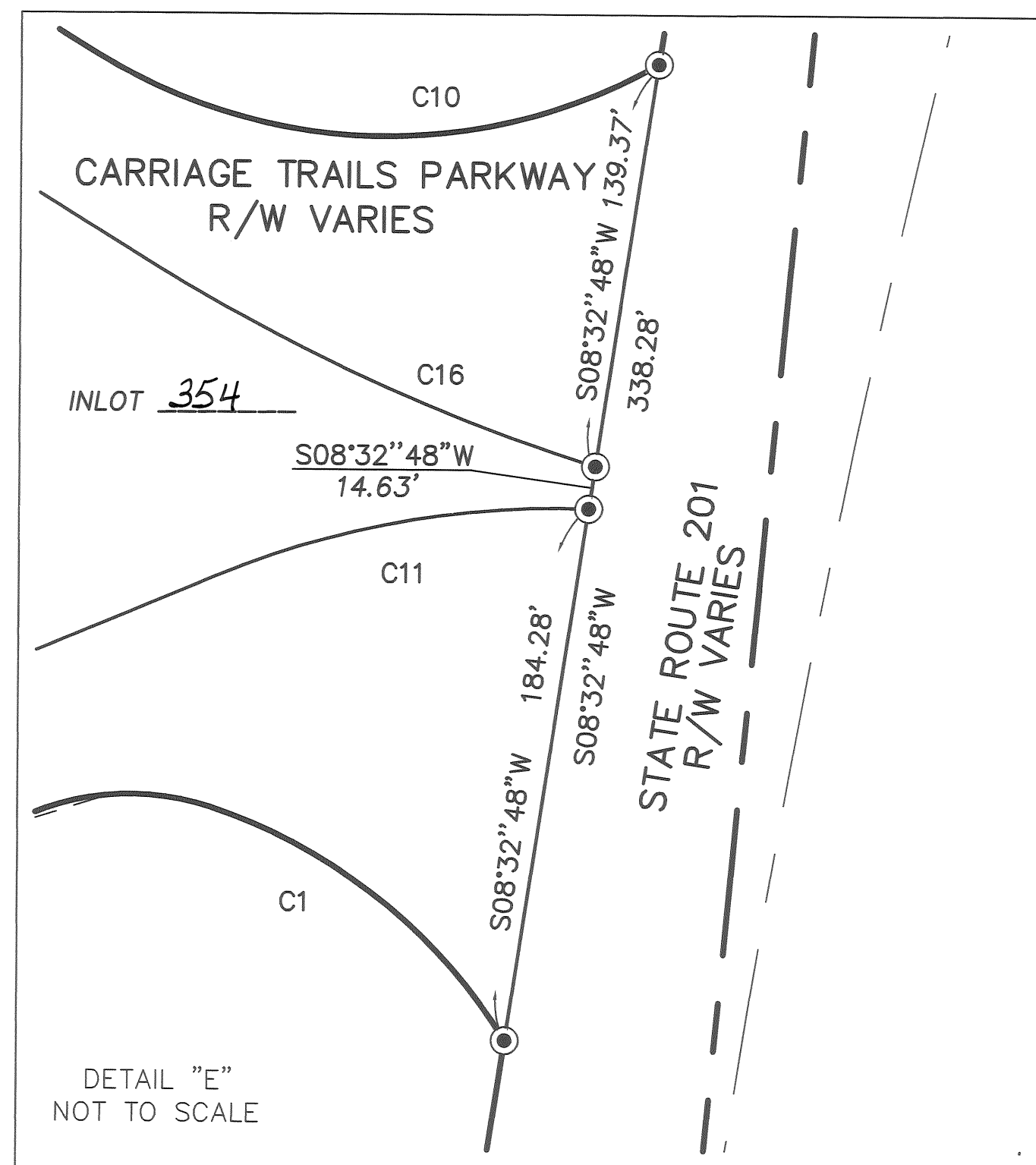
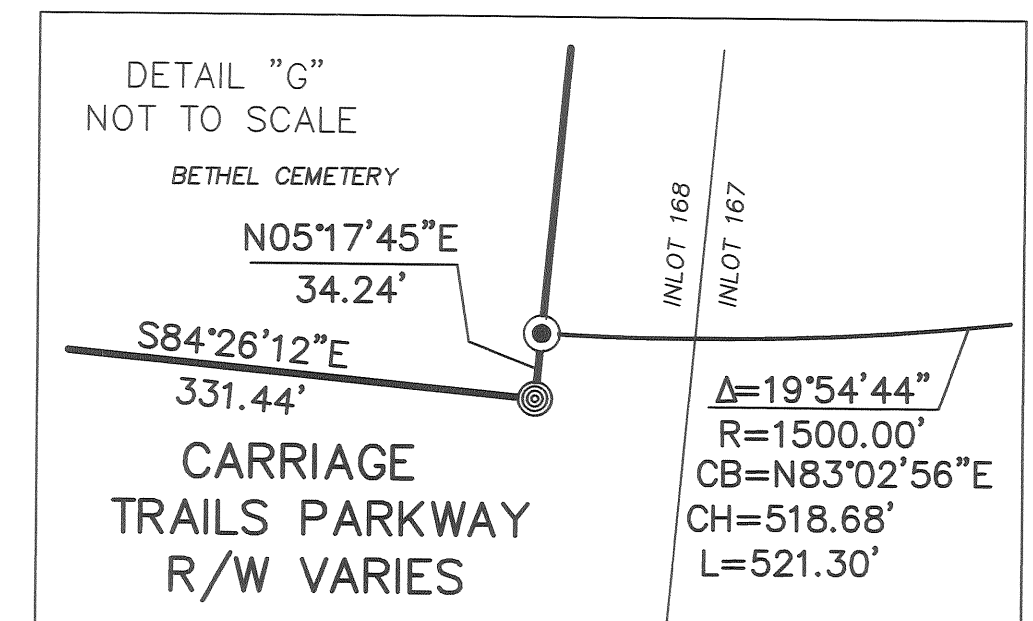




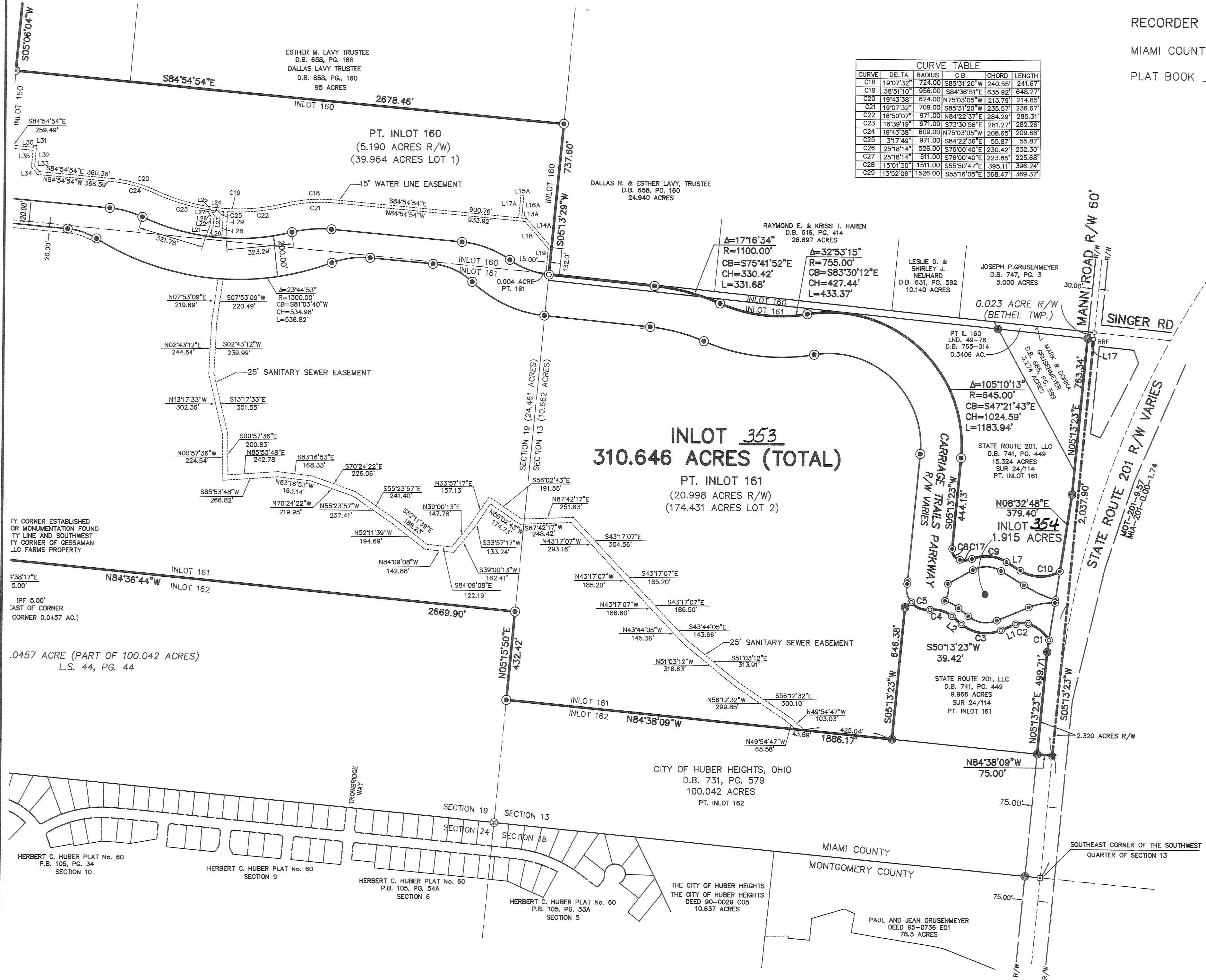
RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 22, PAGE 257







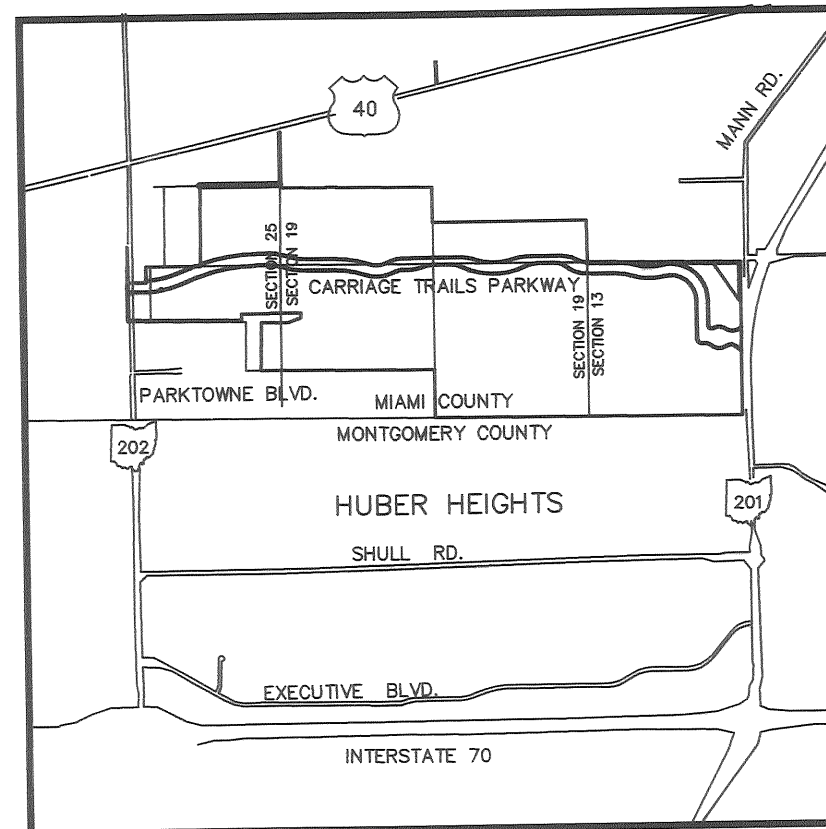
CURVE TABLE					
CURVE	DELTA	RADIUS	C.B.	CHORD	LENGTH
C18	19°07'32"	724.00	S85°31'20"W	240.55'	241.67'
C19	38°51'10"	956.00	S84°36'51"E	635.92'	648.27'
C20	19°43'38"	624.00	N75°03'05"W	213.79'	214.85'
C21	19°07'32"	709.00	S85°31'20"W	235.57'	236.67'
C22	16°50'07"	971.00	N84°22'37"E	284.29'	285.31'
C23	16°39'19"	971.00	S73°30'56"E	281.27'	282.26'
C24	19°43'38"	609.00	N75°03'05"W	208.65'	209.68'
C25	31°7'49"	971.00	S84°22'36"E	55.87'	55.87'
C26	25°18'14"	526.00	S76°00'40"E	230.42'	232.30'
C27	25°18'14"	511.00	S76°00'40"E	223.85'	225.68'
C28	15°01'30"	1511.00	S55°50'47"E	395.11'	396.24'
C29	13°52'06"	1526.00	S55°16'05"E	368.47'	369.37'

LINE TABLE		
LINE	LENGTH	BEARING
L13A	24.22	N84°54'54"W
L14A	186.44	N40°53'32"W
L15A	15.00	S84°54'54"E
L16A	111.20	S05°05'06"W
L17A	111.20	S05°05'06"W
L18	173.99	N40°53'32"W
L19	125.25	N05°13'29"E
L20	51.89	S22°19'01"W
L21	53.57	S22°19'01"W
L22	48.07	S05°09'48"W
L23	56.16	S05°09'48"W
L24	18.73	S37°17'08"E
L25	9.42	S07°42'52"W
L26	19.12	S37°17'08"E
L27	15.64	S07°42'52"W
L28	129.01	N03°20'58"E
L29	129.01	N03°20'58"E
L30	10.00	N05°05'06"E
L31	15.00	N84°54'54"W
L32	100.68	N05°05'06"E
L33	33.79	N39°54'54"W
L34	46.21	N39°54'54"W
L35	81.89	N05°05'06"E
L36	15.00	N89°54'54"W
L37	49.06	S00°05'06"W
L38	52.44	S00°05'06"W
L42	124.53	S83°23'18"W
L43	71.93	S85°53'18"W
L44	79.62	S00°05'06"W
L45	77.14	S00°05'06"W
L46	67.54	S65°53'18"W
L47	120.65	S83°23'18"W
L48	139.14	S07°13'14"W
L49	54.29	S42°02'00"W
L50	158.95	S07°13'14"W
L51	13.76	N84°41'03"W
L52	77.47	S42°02'00"W
L53	10.00	N05°18'57"E
L54	21.90	S48°20'02"E
L55	15.00	S41°39'58"W
L56	21.53	N48°20'02"W
L57	31.01	S40°14'10"W
L58	31.01	S48°20'02"E
L59	51.02	S40°14'10"W
L63	40.00	N49°45'50"W
L64	15.00	N40°14'10"E
L65	40.00	N49°45'50"W
L66	50.29	N32°37'59"E
L67	55.37	N32°37'59"E
L68	63.80	N02°13'13"E
L69	57.86	N02°13'13"E
L70	52.86	N84°42'23"W
L71	42.10	N73°57'03"W
L72	41.38	N52°26'24"W
L73	41.38	N30°55'45"W
L74	42.10	N09°25'06"W
L75	42.27	N01°20'13"E
L76	42.35	N13°39'47"W
L77	36.35	S58°15'02"W
L78	19.56	S13°15'02"W
L79	12.80	S44°49'04"W
L80	15.00	S45°10'56"E
L81	17.04	N44°49'04"E
L82	31.85	N58°15'02"E
L83	17.59	N13°15'02"E
L84	33.63	N43°39'47"W
L85	45.18	N73°39'47"W
L86	39.19	N73°39'47"W
L87	38.17	N43°39'47"W
L88	39.19	N13°39'47"W
L89	46.70	N01°20'13"E
L90	46.36	N09°25'06"W
L91	47.08	N30°55'45"W
L92	47.08	N52°26'24"W
L93	46.36	N73°57'03"W
L94	52.84	N84°42'23"W
L95	88.73	N73°49'51"W
L96	142.54	N31°40'26"W
L97	168.27	S01°20'13"W
L98	167.98	S01°20'13"W
L99	136.98	S03°34'59"W
L100	133.66	S03°34'59"W
L102	49.84	S23°30'41"E
L103	183.01	N88°39'47"W
L104	39.93	S26°49'17"W
L105	15.00	S63°10'43"E
L106	40.11	S26°49'17"W
L107	40.00	S01°20'13"W
L108	15.00	S88°39'47"E
L109	40.00	S01°20'13"W
L110	54.47	S23°30'41"E
L111	90.94	S05°17'37"W
L112	20.00	S84°42'23"E
L113	19.75	S02°02'00"W
L114	15.00	S87°58'00"E
L115	15.96	S02°02'00"W

RECORD PLAN CARRIAGE TRAILS

SECTIONS 13, 19, AND 25
RANGE 9, TOWNSHIP 2,
BETWEEN THE MIAMIS SURVEY
CITY OF HUBER HEIGHTS
MIAMI COUNTY, OHIO

PARTS INLOTS 160,161,164,166,167&168
ALL OF INLOT 165



LOCATION MAP
NO SCALE

DEDICATION

We the undersigned, being all the owners and lienholders of the land herein subdivided, do hereby acknowledge the signing dedication of this plat to be of our voluntary act and deed, and do hereby dedicate the right-of-ways and easements shown on the within plat to be to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair replace or removal of water, gas, sewer, electric, telephone or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of such utilities and for providing of ingress and egress to the property for such purposes, and are to be maintained as such forever.

Signed and acknowledged in
the presence of

DEC Land Co. I LLC
a.k.a. DEC Land Co. LLC
By: DEC/Benchrock LLC
Its: Managing Member

[Signature]
Quis K. Valentin

By: [Signature]
Michael T. Radcliffe
Managing Member

STATE OF OHIO, COUNTY OF Franklin

Be it remembered that on this day 26 Day of November, 2007, before me a Notary Public personally appeared Michael T. Radcliffe, Managing Member of DEC/Benchrock LLC, an Ohio limited liability company, Managing Member of DEC Land Co. I LLC, an Ohio limited liability company, the authorized representative of DEC Land Co. I LLC and acknowledge the execution of the foregoing instrument, and that the same is his voluntary act and deed on behalf of DEC Land Co. I LLC and voluntary act and deed of DEC Land Co. I LLC.

In testimony whereof, I have set my hand and affixed my notary seal on the above day and date.

[Signature]
Notary Public in and for the State of Ohio
My Commission Expires 4/5/11

CONSENT OF LIENHOLDER
FIFTH THIRD BANK

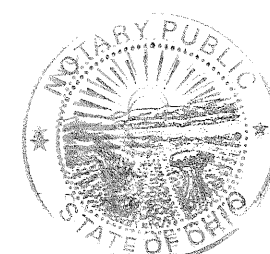
BY: [Signature]
PRINT: ERIC RIEDINGER
TITLE: VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 27TH DAY OF November, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BEFORE ME ERIC RIEDINGER, VICE PRESIDENT OF FIFTH THIRD BANK, 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 NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

[Signature]
NOTARY PUBLIC

June 26, 2010
MY COMMISSION EXPIRES:



DEVELOPER
DEC LAND CO. LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017

ELIZABETH M. HAUSBERGER
Notary Public, State of Ohio
My Commission Expires
June 26, 2010

SURVEYED AND PREPARED BY:



SURVEY Group
635 Brooksedge Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 Ext. 225
Fax 818-4902

RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 22 PAGE 25

FILE No. 0479201

RECEIVED 12/03/07

AT 3:21 PM FEE \$ 302.40

John S. Alexander
MIAMI COUNTY RECORDER

[Signature]
DEPUTY

AUDITOR

TRANSFERRED ON THE 3 DAY OF Dec, 2007

Chris A. Peoples
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.

ON 27 Nov, 2007

[Signature] 27 Nov 07
CHAIRMAN, HUBER HEIGHTS PLANNING COMMISSION DATE

CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING
524.666 ACRES, BEING PARTS OF TRACTS OF LAND AS
DESCRIBED IN A DEED TO DEC LAND CO. I LLC, a.k.a. DEC
LAND CO. LLC, OF RECORD IN VOLUME 0787, PAGE 025, AS
RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP

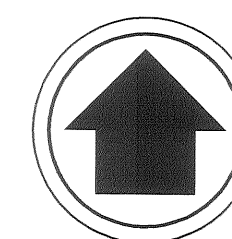


BY: [Signature] 11-26-07
David L. Chiesa P.S.
Registered Surveyor No. 7740

RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 22, PAGE 25A



NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

MIAMI COUNTY RECORDER'S
DEED RECORDS

D.B. 592, PG. 487
D.B. 723, PG. 480
D.B. 608, PG. 434
D.B. 679, PG. 126
D.B. 427, PG. 142
D.B. 565, PG. 785
D.B. 505, PG. 921
D.B. 565, PG. 787
D.B. 565, PG. 782
D.B. 696, PG. 832
D.B. 563, PG. 959
D.B. 685, PG. 599
VOL. 0732, PG. 724
VOL. 0732, PG. 730
VOL. 0732, PG. 727
D.B. 732, PG. 724
D.B. 732, PG. 720

D.V. 697, PG. 133
D.B. 722, PG. 610
D.B. 658, PG. 160
D.B. 647, PG. 868
D.B. 616, PG. 414
D.B. 658, PG. 168
D.B. 631, PG. 592
D.B. 570 PG. 834
D.B. 675, PG. 30
D.B. 684, PG. 420
VOL. 0732, PG. 720
VOL. 0732, PG. 739
VOL. 0732, PG. 733
D.B. 732, PG. 733
D.B. 732, PG. 733
VOL. 0787, PG. 025

MIAMI COUNTY ENGINEERS
RECORD OF LAND SURVEYS

S.V. 20, P. 144
S.V. 34, P. 9
S.V. 25, P. 112
S.V. 18, P. 37
S.V. 25, P. 149
S.V. 43, P. 117
S.V. 33, P. 111
S.V. 32, P. 91
S.V. 32, P. 33
S.V. 44, P. 44
VOL. 51, PG. 23

MIAMI COUNTY ENGINEERS
RECORD OF LOT SURVEYS

VOL. 24, PG. 61
VOL. 24, PG. 62
VOL. 24, PG. 67
VOL. 24, PG. 80
VOL. 24, PG. 114
VOL. 24, PG. 120
VOL. 24, PG. 129

OHIO DEPARTMENT OF TRANSPORTATION RECORD
O.D.O.T. MIA-201-0.00-1.74

MIAMI COUNTY RECORDER'S
PLAT RECORDS
R.P. 19, P. 73

BASIS OF BEARINGS

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

LEGEND

- ⊙ IRON PIN FOUND
- ⊠ O.D.O.T. MONUMENT
- ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊙ RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- ⊙ FENCE POST FOUND
- ⊙ RAILROAD SPIKE SET
- ⊙ REBAR FOUND
- ⊙ CONCRETE FENCE POST FOUND
- ⊙ STONE FOUND
- MAG NAIL SET

RIGHT-OF-WAY
ACREAGE SUMMARY

INLOT 160 5.190 ACRES
INLOT 161 20.998 ACRES
INLOT 164 5.051 ACRES
INLOT 167 12.424 ACRES
INLOT 166 5.070 ACRES
INLOT 168 2.099 ACRES
50.832 ACRES TOTAL

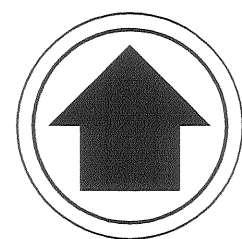
LOT 1
ACREAGE SUMMARY

INLOT 167 2.547 ACRES
INLOT 164 39.472 ACRES
INLOT 165 5.001 ACRES
INLOT 166 71.530 ACRES
INLOT 160 39.964 ACRES
INLOT 168 0.439 ACRES
158.953 ACRES TOTAL

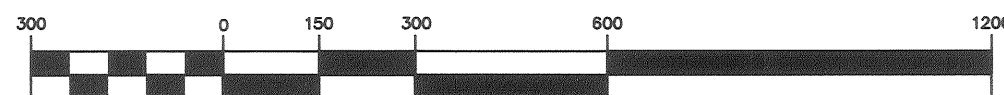
LOT 2
ACREAGE SUMMARY

INLOT 167 31.749 ACRES
INLOT 167 104.466 ACRES
INLOT 161 174.431 ACRES
310.646 ACRES TOTAL

0.486 ACRES LIES WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 202
2.320 ACRES LIES WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 201



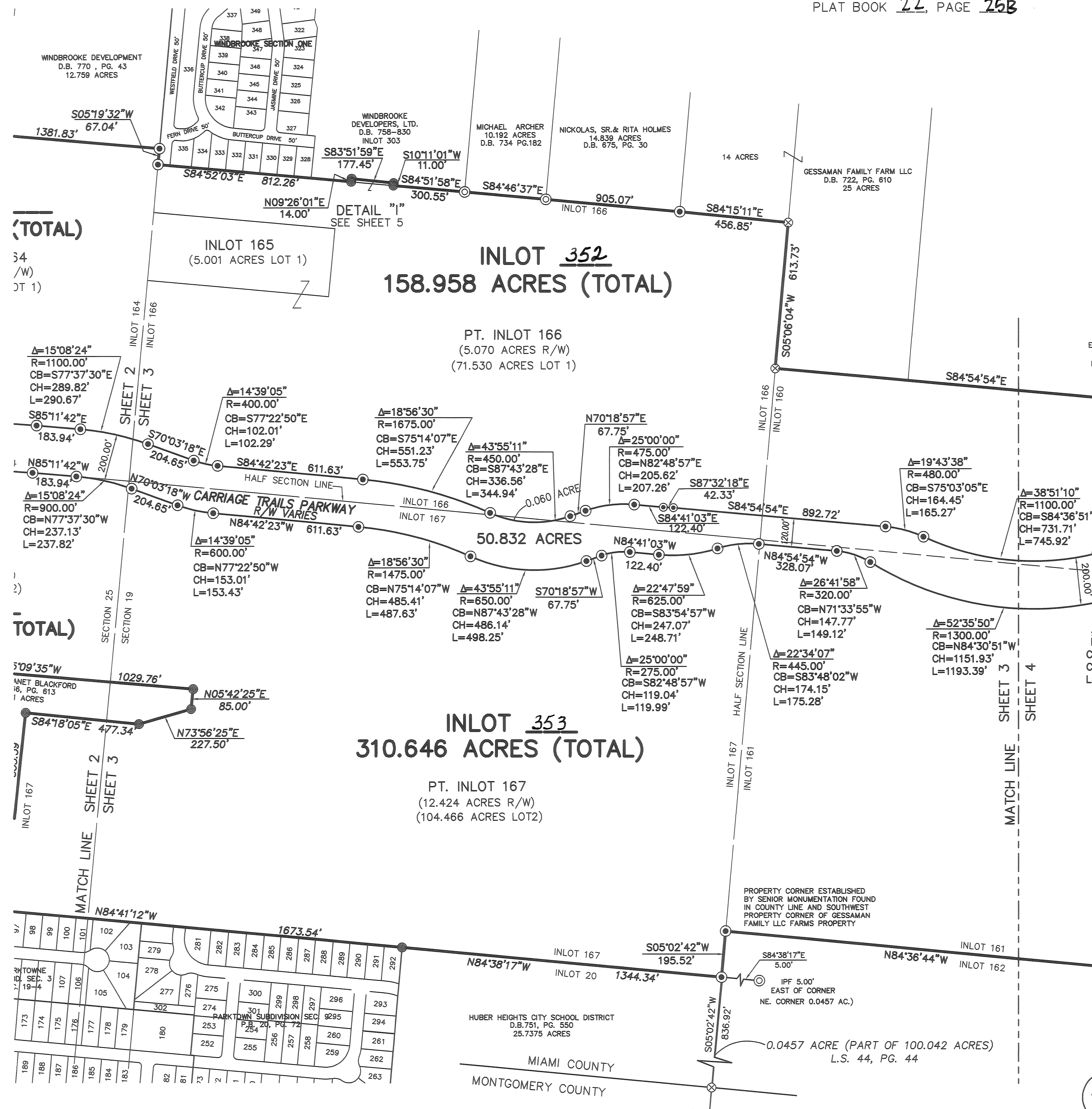
NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	C. B.	CHORD
C1	131.57'	188.00'	40°05'56"	N51°59'59"W	128.90'
C2	62.78'	88.00'	40°52'41"	S87°30'42"W	61.46'
C3	203.64'	187.00'	62°23'41"	N81°43'48"W	193.73'
C4	113.34'	138.00'	47°03'31"	N74°03'43"W	110.18'
C5	197.33'	102.00'	110°50'38"	N42°10'09"W	167.96'
C6	14.29'	102.00'	8°01'46"	N09°14'17"E	14.28'
C7	42.07'	25.00'	96°24'22"	S47°21'37"W	37.28'
C8	71.75'	50.00'	82°13'02"	S35°53'08"E	65.75'
C9	175.09'	187.00'	53°38'52"	S85°17'07"E	168.77'
C10	201.94'	188.00'	61°32'34"	S89°13'59"E	192.37'
C11	130.96'	302.00'	24°50'47"	S79°29'45"W	129.94'
C12	148.10'	136.00'	62°23'41"	N81°43'48"W	140.89'
C13	76.27'	189.00'	23°07'16"	N62°05'35"W	75.75'
C14	85.82'	102.00'	48°12'16"	N09°33'31"E	83.31'
C15	143.75'	136.00'	60°33'34"	S88°44'29"E	137.15'
C16	169.53'	677.00'	14°20'52"	S65°38'07"E	169.09'
C17	60.06'	98.00'	35°06'55"	N85°26'54"E	59.13'
C18	341.13'	1700.00'	11°29'49"	S89°48'53"W	340.55'
C19	315.16'	1700.00'	10°37'19"	S78°24'14"W	314.71'

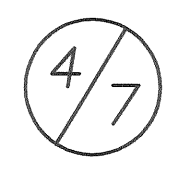
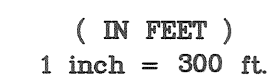
LINE TABLE		
LINE	LENGTH	BEARING
L1	77.72'	S67°04'22"W
L2	61.99'	N50°31'58"W
L3	44.02'	S00°50'34"E
L4	210.24'	S07°51'19"W
L5	206.14'	S05°07'45"W
L6	34.24'	N05°17'45"E
L7	79.17'	S58°27'42"E
L8	167.27'	S67°04'22"W
L9	61.99'	N50°31'58"W
L10	138.92'	N60°58'44"E
L11	131.12'	S58°27'42"E
L12	14.63'	S08°32'48"W
L13	25.00'	N05°04'21"W
L14	10.50'	S83°53'49"W
L15	25.00'	S05°14'10"E
L16	278.04'	N05°17'45"E
L17	30.00'	S84°20'09"E

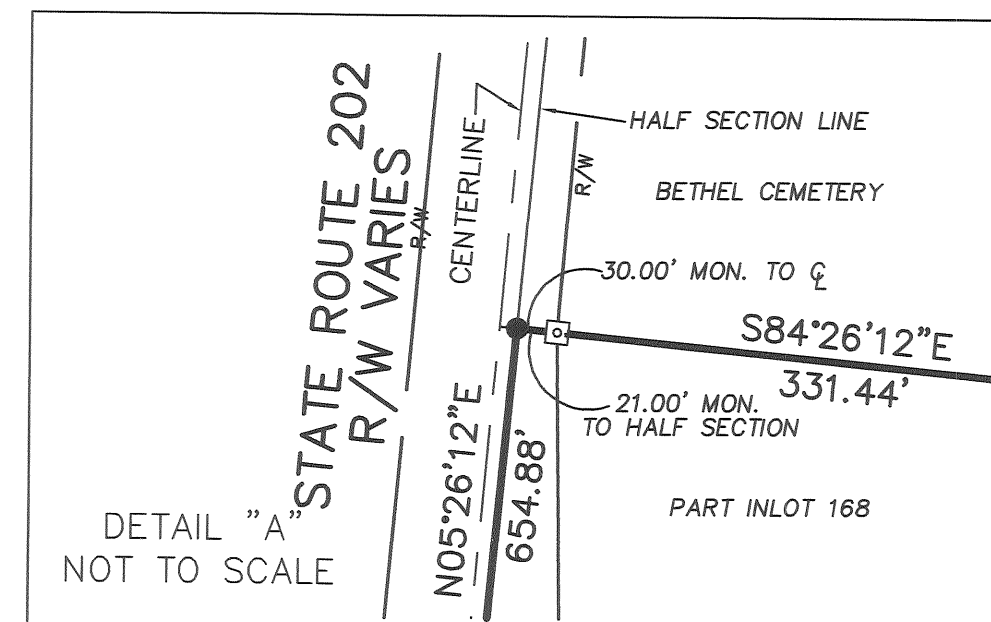
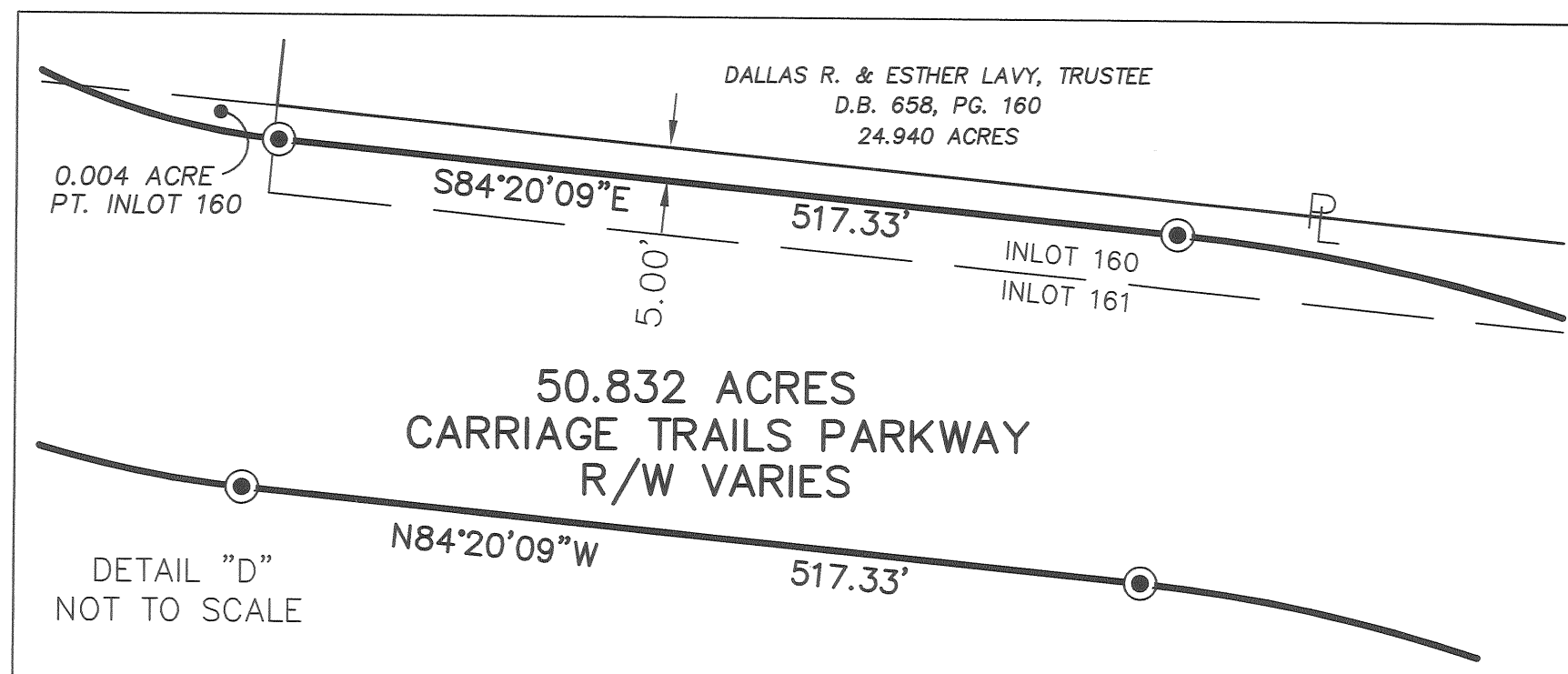


RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 22, PAGE 26B

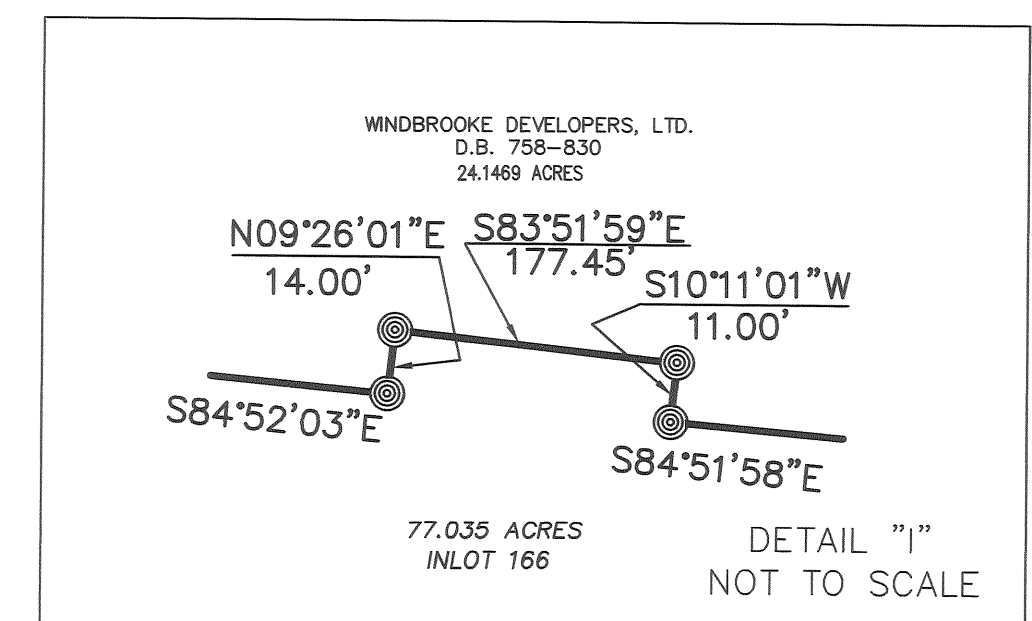
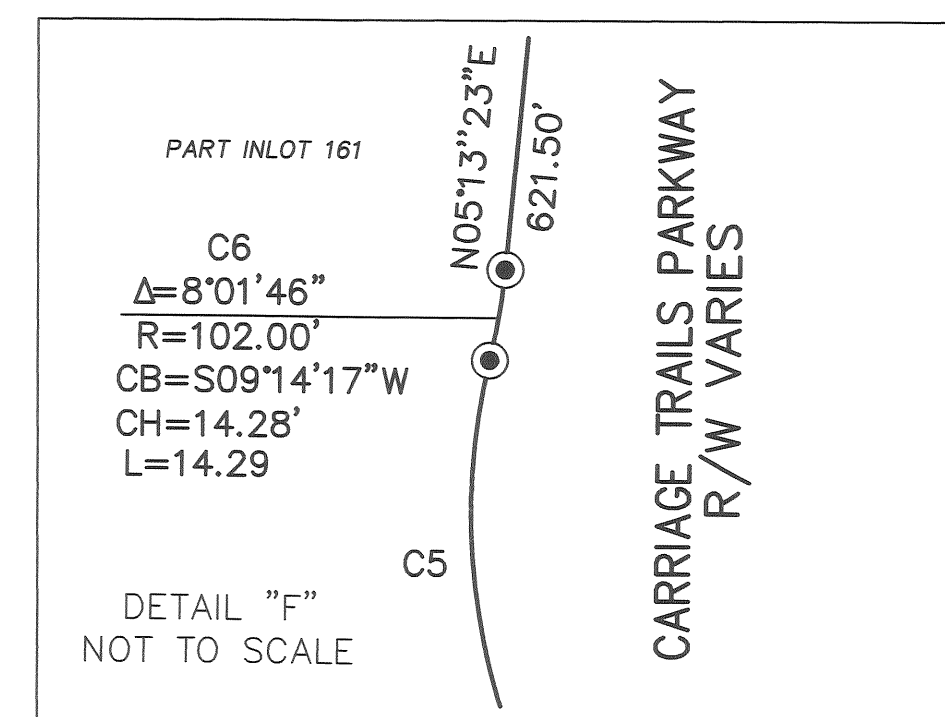
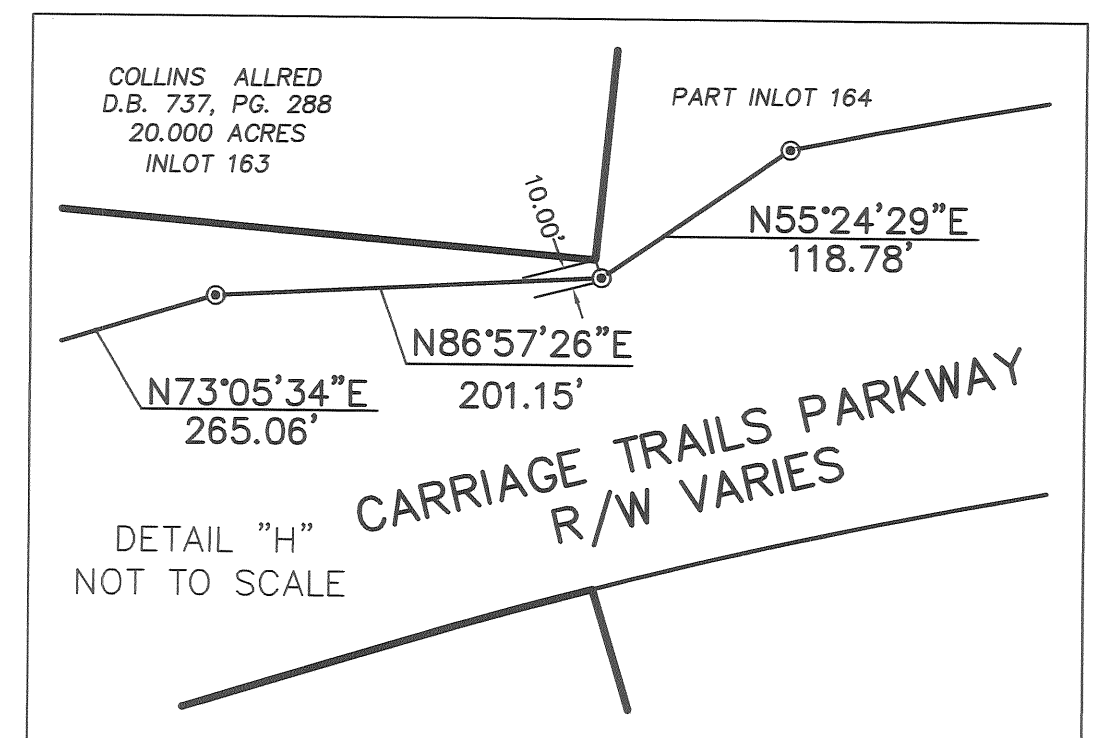
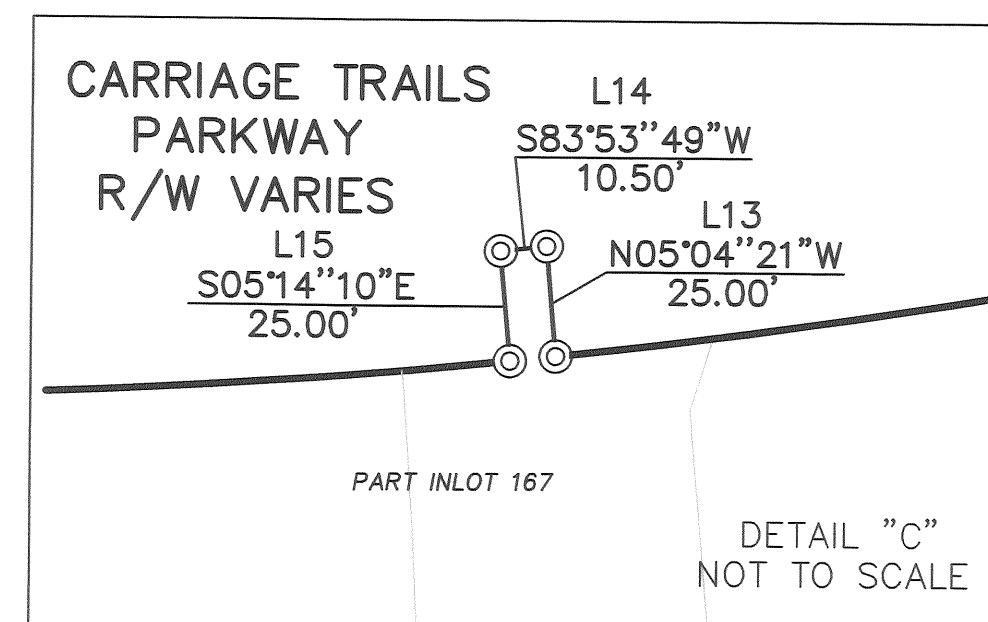
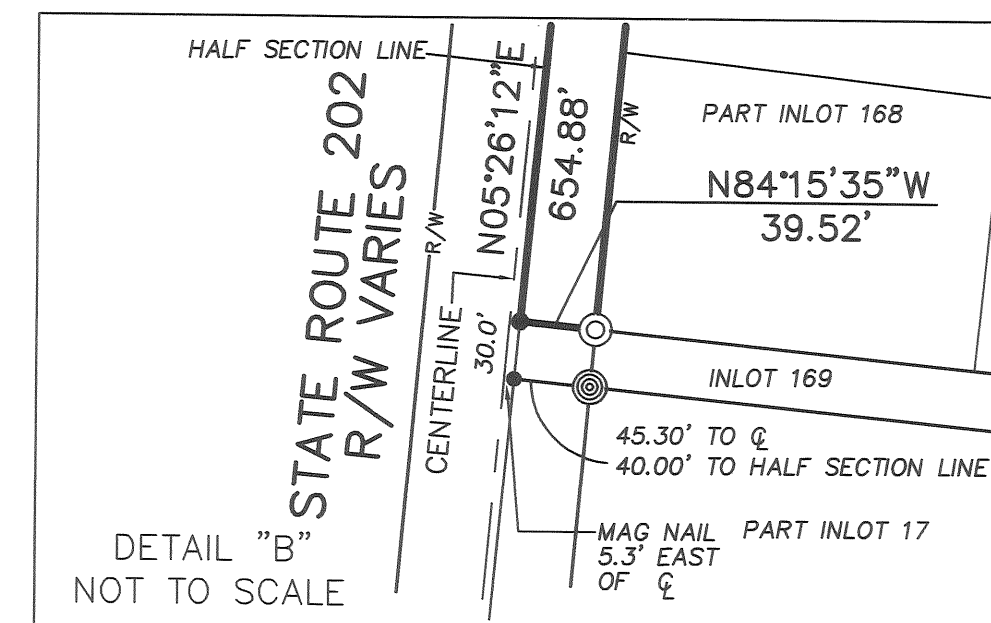
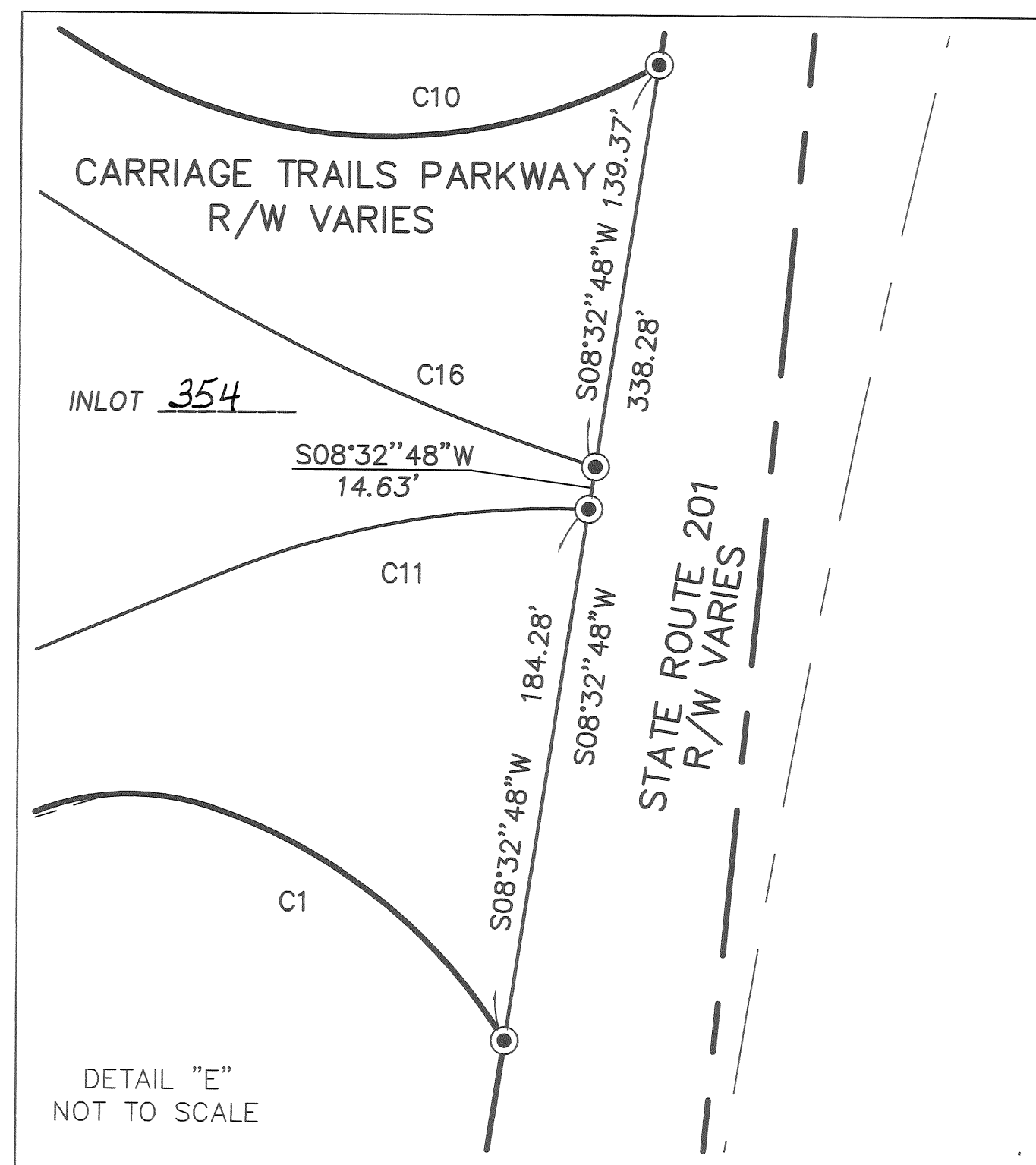
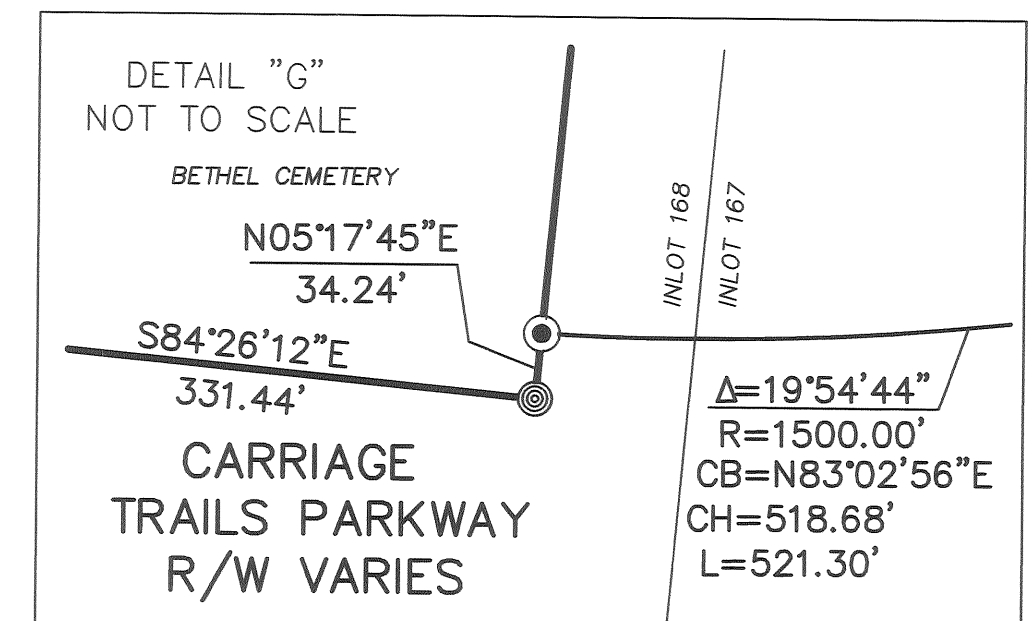




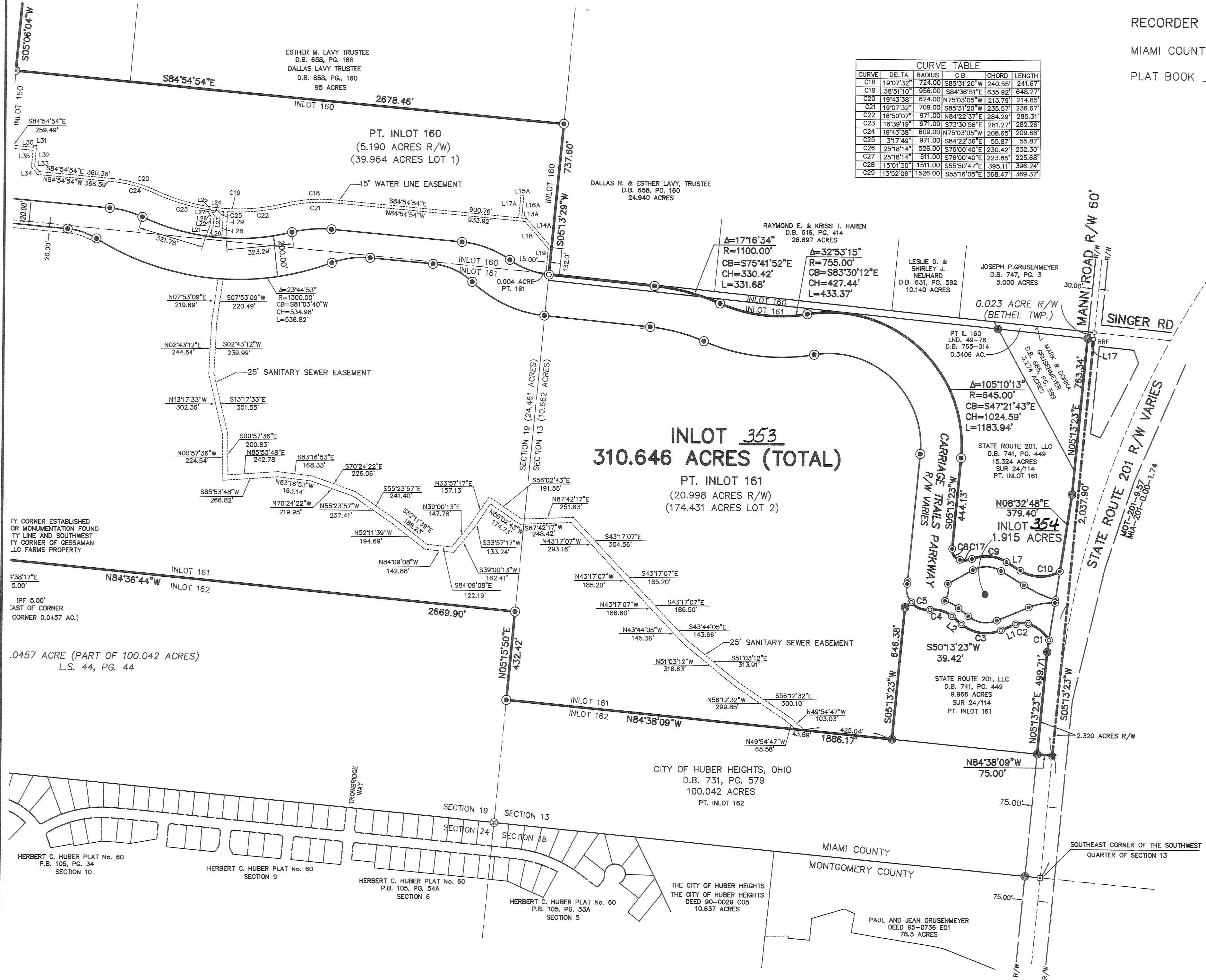
RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 22, PAGE 257







CURVE TABLE					
CURVE	DELTA	RADIUS	C.B.	CHORD	LENGTH
C18	19°07'32"	724.00	S85°31'20"W	240.55'	241.67'
C19	38°51'10"	956.00	S84°36'51"E	635.92'	648.27'
C20	19°43'38"	624.00	N75°03'05"W	213.79'	214.85'
C21	19°07'32"	709.00	S85°31'20"W	235.57'	236.67'
C22	16°50'07"	971.00	N84°22'37"E	284.29'	285.31'
C23	16°39'19"	971.00	S73°30'56"E	281.27'	282.26'
C24	19°43'38"	609.00	N75°03'05"W	208.65'	209.68'
C25	31°7'49"	971.00	S84°22'36"E	55.87'	55.87'
C26	25°18'14"	526.00	S76°00'40"E	230.42'	232.30'
C27	25°18'14"	511.00	S76°00'40"E	223.85'	225.68'
C28	15°01'30"	1511.00	S55°50'47"E	395.11'	396.24'
C29	13°52'06"	1526.00	S55°16'05"E	368.47'	369.37'

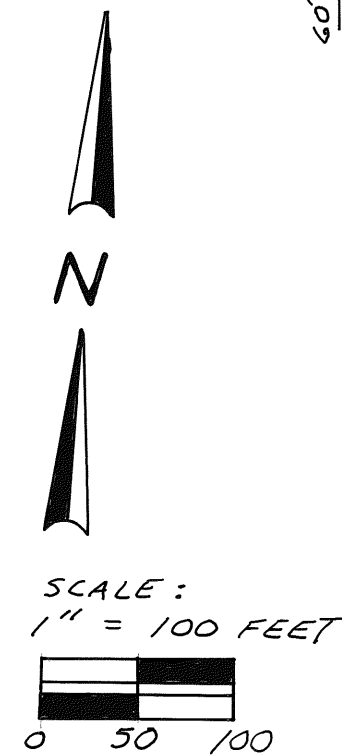
LINE TABLE		
LINE	LENGTH	BEARING
L13A	24.22	N84°54'54"W
L14A	186.44	N40°53'32"W
L15A	15.00	S84°54'54"E
L16A	111.20	S05°05'06"W
L17A	111.20	S05°05'06"W
L18	173.99	N40°53'32"W
L19	125.25	N05°13'29"E
L20	51.89	S22°19'01"W
L21	53.57	S22°19'01"W
L22	48.07	S05°09'48"W
L23	56.16	S05°09'48"W
L24	18.73	S37°17'08"E
L25	9.42	S07°42'52"W
L26	19.12	S37°17'08"E
L27	15.64	S07°42'52"W
L28	129.01	N03°20'58"E
L29	129.01	N03°20'58"E
L30	10.00	N05°05'06"E
L31	15.00	N84°54'54"W
L32	100.68	N05°05'06"E
L33	33.79	N39°54'54"W
L34	46.21	N39°54'54"W
L35	81.89	N05°05'06"E
L36	15.00	N89°54'54"W
L37	49.06	S00°05'06"W
L38	52.44	S00°05'06"W
L42	124.53	S83°23'18"W
L43	71.93	S85°53'18"W
L44	79.62	S00°05'06"W
L45	77.14	S00°05'06"W
L46	67.54	S65°53'18"W
L47	120.65	S83°23'18"W
L48	139.14	S07°13'14"W
L49	54.29	S42°02'00"W
L50	158.95	S07°13'14"W
L51	13.76	N84°41'03"W
L52	77.47	S42°02'00"W
L53	10.00	N05°18'57"E
L54	21.90	S48°20'02"E
L55	15.00	S41°39'58"W
L56	21.53	N48°20'02"W
L57	31.01	S40°14'10"W
L58	31.01	S48°20'02"E
L59	51.02	S40°14'10"W
L63	40.00	N49°45'50"W
L64	15.00	N40°14'10"E
L65	40.00	N49°45'50"W
L66	50.29	N32°37'59"E
L67	55.37	N32°37'59"E
L68	63.80	N02°13'13"E
L69	57.86	N02°13'13"E
L70	52.86	N84°42'23"W
L71	42.10	N73°57'03"W
L72	41.38	N52°26'24"W
L73	41.38	N30°55'45"W
L74	42.10	N09°25'06"W
L75	42.27	N01°20'13"E
L76	42.35	N13°39'47"W
L77	36.35	S58°15'02"W
L78	19.56	S13°15'02"W
L79	12.80	S44°49'04"W
L80	15.00	S45°10'56"E
L81	17.04	N44°49'04"E
L82	31.85	N58°15'02"E
L83	17.59	N13°15'02"E
L84	33.63	N43°39'47"W
L85	45.18	N73°39'47"W
L86	39.19	N73°39'47"W
L87	38.17	N43°39'47"W
L88	39.19	N13°39'47"W
L89	46.70	N01°20'13"E
L90	46.36	N09°25'06"W
L91	47.08	N30°55'45"W
L92	47.08	N52°26'24"W
L93	46.36	N73°57'03"W
L94	52.84	N84°42'23"W
L95	88.73	N73°49'51"W
L96	142.54	N31°40'26"W
L97	168.27	S01°20'13"W
L98	167.98	S01°20'13"W
L99	136.98	S03°34'59"W
L100	133.66	S03°34'59"W
L102	49.84	S23°30'41"E
L103	183.01	N88°39'47"W
L104	39.93	S26°49'17"W
L105	15.00	S63°10'43"E
L106	40.11	S26°49'17"W
L107	40.00	S01°20'13"W
L108	15.00	S88°39'47"E
L109	40.00	S01°20'13"W
L110	54.47	S23°30'41"E
L111	90.94	S05°17'37"W
L112	20.00	S84°42'23"E
L113	19.75	S02°02'00"W
L114	15.00	S87°58'00"E
L115	15.96	S02°02'00"W

6 5-EAST 10 UNION MIAMI OHIO RECORD PLAT BOOK 22 PAGE 26
TOWN RANGE SECTION TOWNSHIP COUNTY MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 5 DAY OF
12 2007 AT 8:39 A.M.
FILE # 0479288 FEE # 43.20

John A. Hernandez
MIAMI COUNTY RECORDER
B. Schreyer
BHV- DEPUTY RECORDER

MIAMI COUNTY AUDITOR
TRANSFERRED AND REVIEWED
THIS 5 DAY OF Dec. 2007
Chris A. Peeples
MIAMI COUNTY AUDITOR
Linda Lirreman
BY - DEPUTY AUDITOR



BEING A REPLAT OF LOTS 12 & 13 MONROE SUBDIVISION AS SHOWN IN VOLUME 8
PAGE 89 MIAMI COUNTY PLAT RECORDS AND AS DEEDED TO LARRY E. PERKINS
IN MIAMI COUNTY DEED BOOK NO. 185 PAGE NO. 370, SAID LOTS LOCATED IN
UNION TOWNSHIP, NORTHEAST QUARTER SECTION 10, TOWN 6, RANGE
5 EAST, MIAMI COUNTY, OHIO

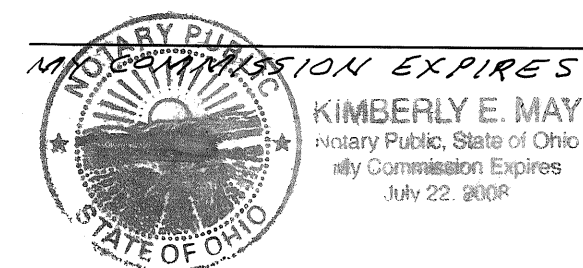
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PARCELS HEREIN RELATED,
DO HEREBY CONSENT TO THE EXECUTION OF SAID REPEAT AS SHOWN HEREON.

Larry E. Perkins
LARRY E. PERKINS ~ UNMARRIED

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

Kimberly E May
NOTARY PUBLIC

~ NO LIENHOLDERS ~



- 5/8" IRON PIN FOUND
- RAILROAD SPIKE FOUND
4" DEEP ~ 1" MON. SPIKE SET
- MAG. NAIL SET OVER
RAILROAD SPIKE (NOT DUG)

REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER THIS
31 DAY OF OCTOBER 2007

Dany Chint
MIAMI COUNTY ENGINEER

THIS REPLAT IS SUBJECT TO THE RESTRICTIVE COVENANTS
AS SET FORTH IN THE ORIGINAL REFERENCED PLAT.

REVIEWED AND APPROVED BY THE MIAMI COUNTY
PLANNING COMMISSION THIS 20 DAY OF
November 2007

CHAIRMAN

Paul Hower
SECRETARY

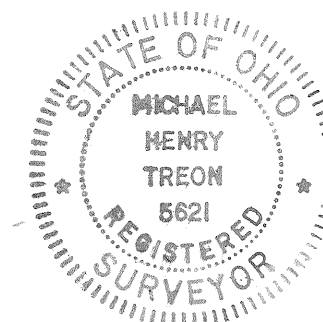
APPROVED AND ACCEPTED BY THE MIAMI COUNTY
COMMISSIONERS THIS 27th DAY OF November 2007

Jon W. Salmer John F. Kline John W. O'Brien

BEARINGS AND DISTANCES ARE FROM
ORIGINAL PLAT.

PREPARED FOR
LARRY E. PERKINS

MICHAEL H. TREON TROY, OHIO
937-339-4963
Michael H. Treon
REGISTERED SURVEYOR NO. 5621



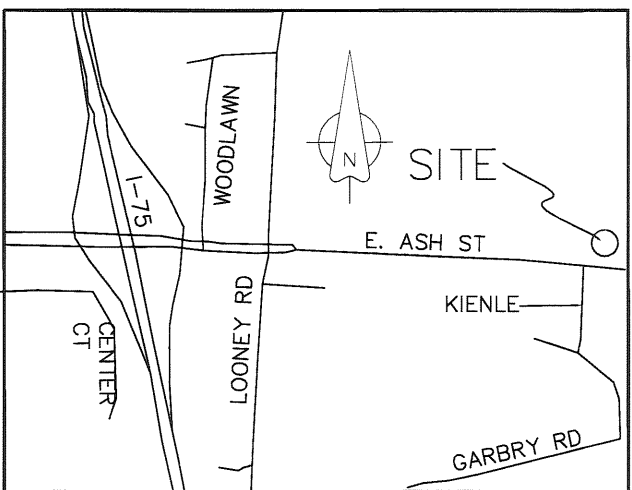
LEGAL DESCRIPTION
WAL-MART REAL ESTATE BUSINESS TRUST
RECORDED IN VOL. 758, PAGE 455

Situated in the City of Piqua, county of Miami, State of Ohio and being all of Lot 8826 as filed in Plat Book 21, Page 6 of the Plat Records of Miami County, Ohio.

Plat Area = 23.203 Acres.

LEGEND:

●	IRON PIN FOUND, AS NOTED
○	5/8" IPS, IRON PIN SET
△	PK NAIL SET
▲	PK NAIL OR SPINDLE FOUND
(R)	RECORDED
(M)	FIELD MEASUREMENT
---	NEW LOT LINES
---	ADJ. PROPERTY LINES



LOCATION MAP NTS

THE UNDERSIGNED, WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, BEING DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS DEDICATION OF A SUBDIVISION PLAT OF WAL-MART SUBDIVISION, CONTAINING LOTS NUMBERED 1 AND 2 BOTH INCLUSIVE.

IN WITNESS:

WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust

BY: [Signature]
NAME: Prof. [Name]
TITLE: Duke

STATE OF Arkansas SS: Benton County

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Prof. [Name] WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 5 DAY OF Dec, 2007.

MY COMMISSION EXPIRES 8/1/2017
Melvin Emerson
NOTARY PUBLIC



APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 17 DAY OF DECEMBER, 2007

Christopher W. Schmitz
City of Piqua Planning and Zoning Supervisor

TRANSFERRED THIS 21st DAY OF December, 2007
Chris A. Peoples
MIAMI COUNTY AUDITOR

BY: [Signature]
DEPUTY AUDITOR

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

RECEIVED FOR RECORD THIS 21st DAY OF DECEMBER, 2007 AT 8:24 A.M.

FILE NO. 0480122
FEE: \$ 43.30

John S. Alexander
MIAMI COUNTY RECORDER
[Signature]
DEPUTY

WAL-MART STORE # 3765
MURPHY OIL U.S.A. # 7268

SURVEY NOTES:

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS A "IRON PIN SET" IS A SET 5/8" DIAMETER, REBAR 30" IN LENGTH, WITH A RED PLASTIC CAP STAMPED "D.N. YOUNG S-8179".

I DO HEREBY STATE THAT THIS IS A TRUE, COMPLETE AND CORRECT SURVEY OF THE DESCRIBED REAL PROPERTY SITUATED IN MIAMI COUNTY, OHIO AND THAT THE MINIMUM LATITUDE AND DEPARTURE CLOSURE ERROR OF 1:20,000 HAS BEEN COMPLIED WITH.

[Signature] 11-29-07
DAVID N. YOUNG, OHIO PLS #8179



CERTIFICATION:

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN MARCH 2007.

[Signature] 11-29-07
DAVID N. YOUNG
OHIO REGISTERED PROFESSIONAL SURVEYOR NO. S-8179

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (M)	49.00'	76.97'	69.30'	S 42°35'45" E	90°00'21"
C1 (R)	49.00'	76.97'	69.30'	S 42°37'35" E	90°00'00"
C2 (M)	30.00'	47.13'	42.43'	N 47°24'15" E	90°00'35"
C2 (R)	30.00'	47.12'	42.43'	N 47°22'25" E	90°00'00"
C3 (M)	49.00'	32.34'	31.75'	N 68°43'54" W	37°48'49"
C3 (R)	49.00'	32.29'	31.71'	S 68°45'01" E	37°45'07"
C4 (M)	30.00'	47.16'	42.45'	S 47°31'28" W	90°03'42"
C4 (R)	30.00'	47.12'	42.43'	N 47°22'25" E	90°00'00"
C5 (M)	50.00'	78.54'	70.71'	N 47°22'25" E	89°59'56"
C6 (M)	50.00'	9.84'	9.82'	N 03°15'34" W	11°16'16"
C7 (M)	49.00'	9.80'	9.78'	S 08°45'03" W	11°27'15"
C7 (R)	49.00'	9.94'	9.93'	S 08°11'11" W	11°37'31"



BASIS OF BEARING
P.B. 21, PG. 6A

RE-PLAT OF WAL-MART SUBDIVISION

**YOUNG - HOBBS
AND ASSOCIATES**

1200 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524 * FAX
931-645-2768

**CITY OF PIQUA
MIAMI COUNTY, OHIO**

FIELD DATE: SEPTEMBER 6, 2007

JOB#06407

OFFICE DATE: SEPTEMBER 13, 2007

0' 100' 200' 300'

GRAPHIC SCALE 1 inch = 100 ft (in feet)

Plat Book 22 Page 28
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED 1-3-08, 2008 AT 3:15
 FILE NO. 0420914 FEE 43.20

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 3 DAY OF Jan., 2008

Description
Being a subdivision of 6.941 Ac. of Pt. Inlot 1771, Tipp City, Miami County, Ohio, as conveyed to John F. & Janet H. Caine and Catherine C. Shepherd, Trustee by D.B. 721, Pg. 70¹ of the Miami County Recorder's Deed Records. <i>Ex D.B. 415 Pg. 161</i>

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 herein, and do hereby voluntarily consent to the execution of said plat and to the dedication of the streets as shown hereon, to the public use forever.

Easements shown or noted on this plat are for construction, maintenance, repair, replacement, or removal of open ditch surface water, electric, telephone, or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions and 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.

John F. Caine *SEE NOTE* Catherine C. Shepherd
John F. Caine Janet H. Caine, Catherine C. Shepherd, TRUSTEE
Estate

Be it remembered that on this 24 day of Oct, 2007, before me, the undersigned, a notary public in and for said county and state, personally appeared, the above signed, 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.

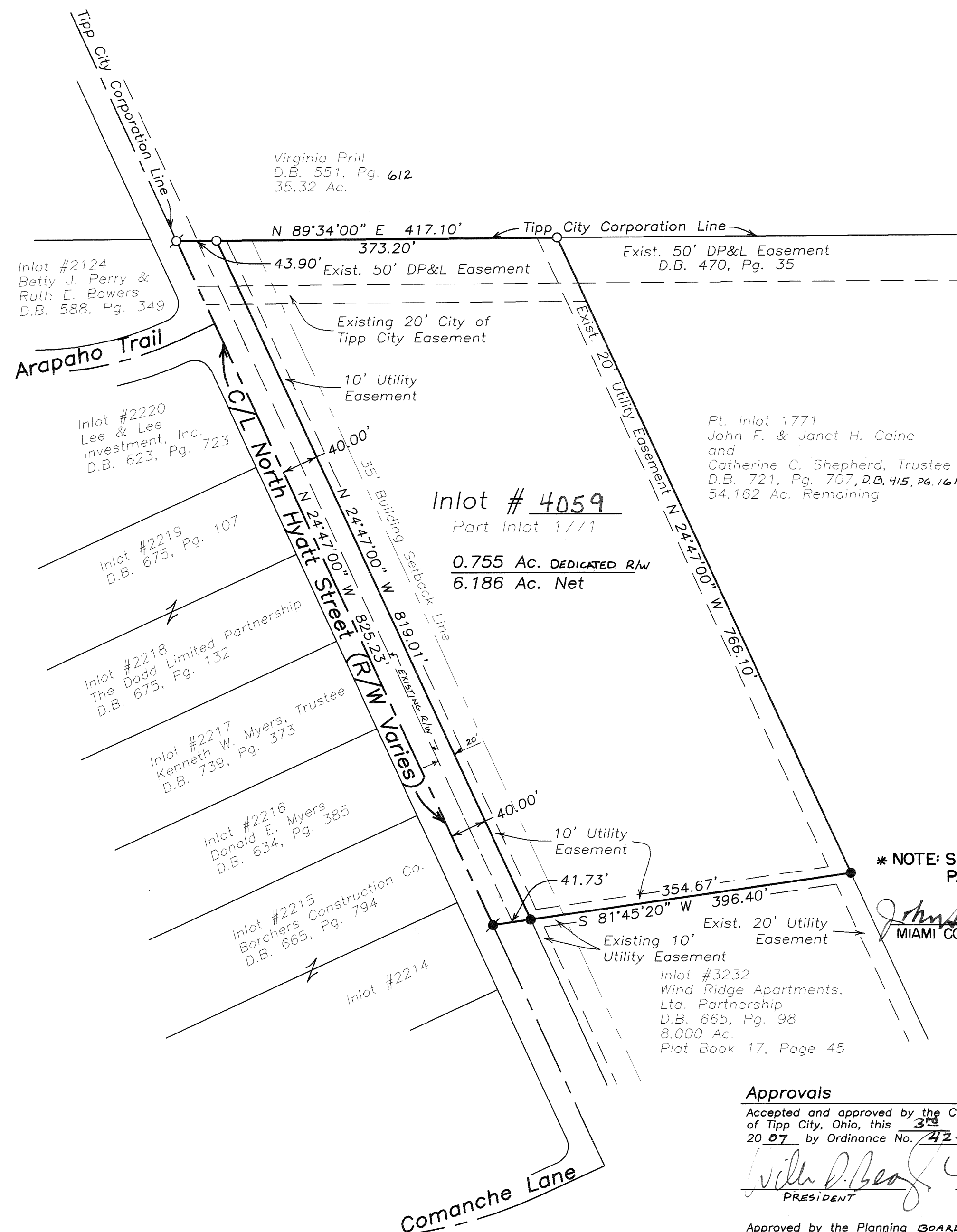
Kenneth D. Patterson
Notary Public in and for State of Ohio
My commission expires 5/31/2010

I hereby certify this plat to be a true and correct survey as shown, with monuments set as shown, in accordance with the minimum standards for boundary surveys in the state of Ohio.

Richard W. Klakow Date: 10-11-2007

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373 (937) 339-5331

File Name: C:\RW Klockner\22507\Record Plat.dwg
 Drawn by: RES ~ Checked by: RWK



0 50 100 200
Graphic Scale in Feet
1"=100'

- IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET
- ✱ PK NAIL FOUND
- ♂ MAG NAIL SET

Miami County Engineer's
Record of Lot Surveys
Volume 23, Page 30
Miami County Recorder's
Plat Records
Plat Book 17, Page 45

* NOTE: SEE AFFIDAVIT RECORDED IN DEED BOOK 791
PAGE 568 FOR SIGNATURE.

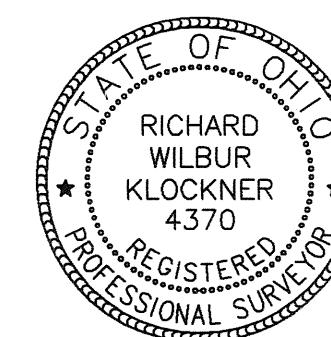
John L. Alexander *[Signature]* Jan 30, 2018
MIAMI COUNTY RECORDER BY DEPUTY DATE

Accepted and approved by the City Council of the City
of Tipp City, Ohio, this 3rd day of DECEMBER
20 07 by Ordinance No. 42-07

Will D. Beal Christy Cheshire
PRESIDENT CLERK OF COUNCIL

Approved by the Planning BOARD of the City of Tipp
City, Ohio, this 12th day of November, 2007

William M. Jahn Maileigh A. Jamell
Chairman Secretary



REPLAT OF PT INLOT 2629 AND INLOT 2631

INLOT 2627
CHARLES J. BLAUSER,
AND GEORGE M.
BLAUSER, TRUSTEES
DB 554/63

58.331 ACREAGE 27 SECTION 4 TOWNSHIP 6 RANGE TIPP CITY CITY MIAMI, OHIO COUNTY

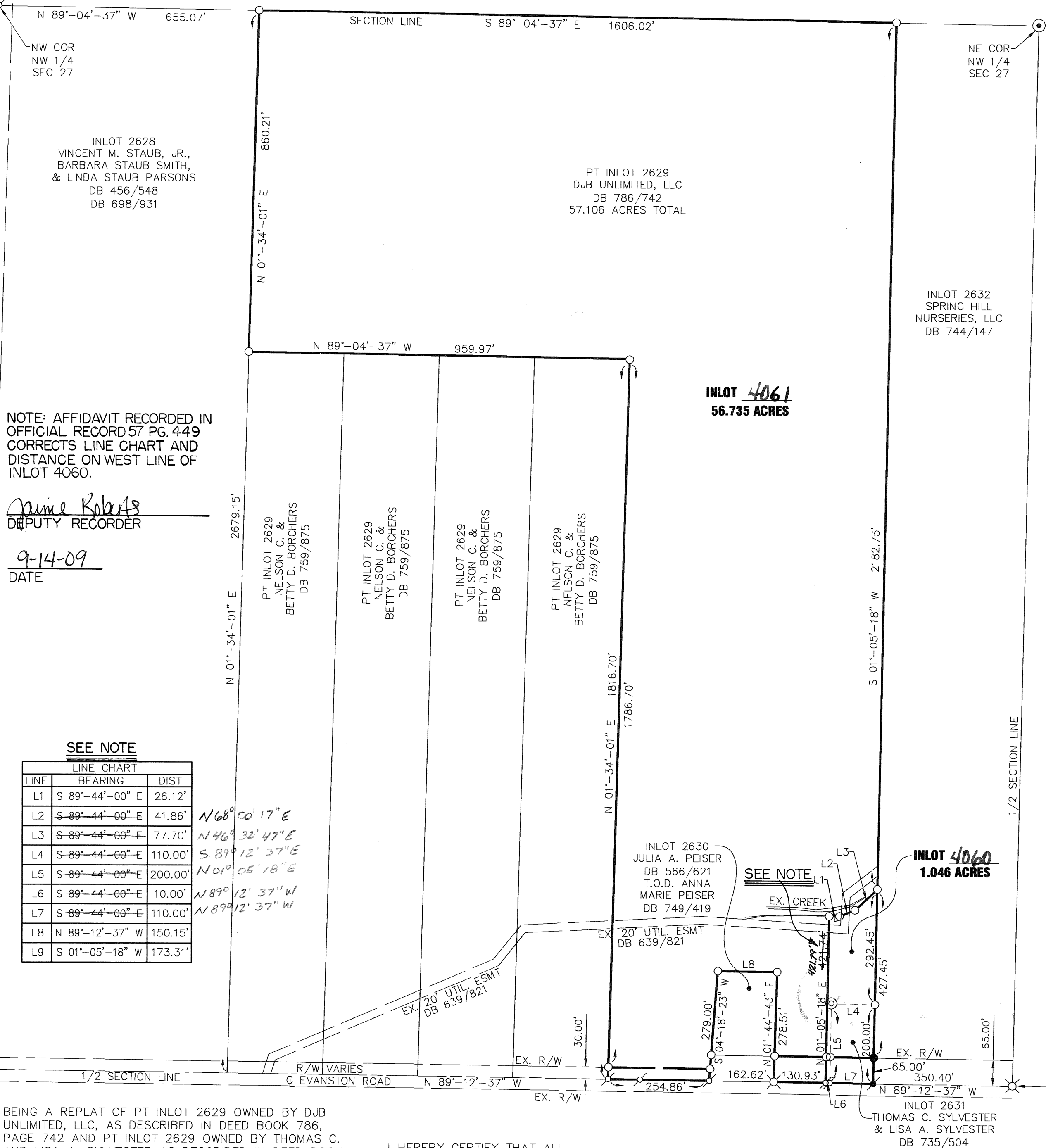
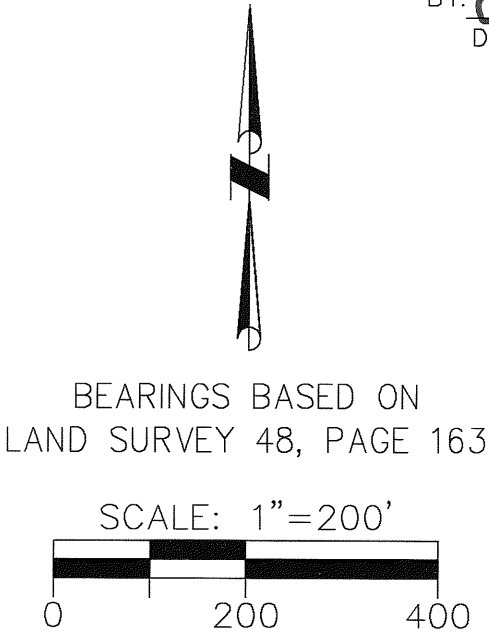
TRANSFERRED THIS 10th DAY OF January, 2008

Chris A. Peebles
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY AUDITOR

PLAT BOOK 12, PAGE 29
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 10 DAY
OF January, 2008 AT 10:44A.M.
FILE No. 0490975 FEE: \$86.40

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY DEPUTY
Ashyman



NOTE: AFFIDAVIT RECORDED IN
OFFICIAL RECORD 57 PG. 449
CORRECTS LINE CHART AND
DISTANCE ON WEST LINE OF
INLOT 4060.

Quinn Roberts
DEPUTY RECORDER
9-14-09
DATE

SEE NOTE

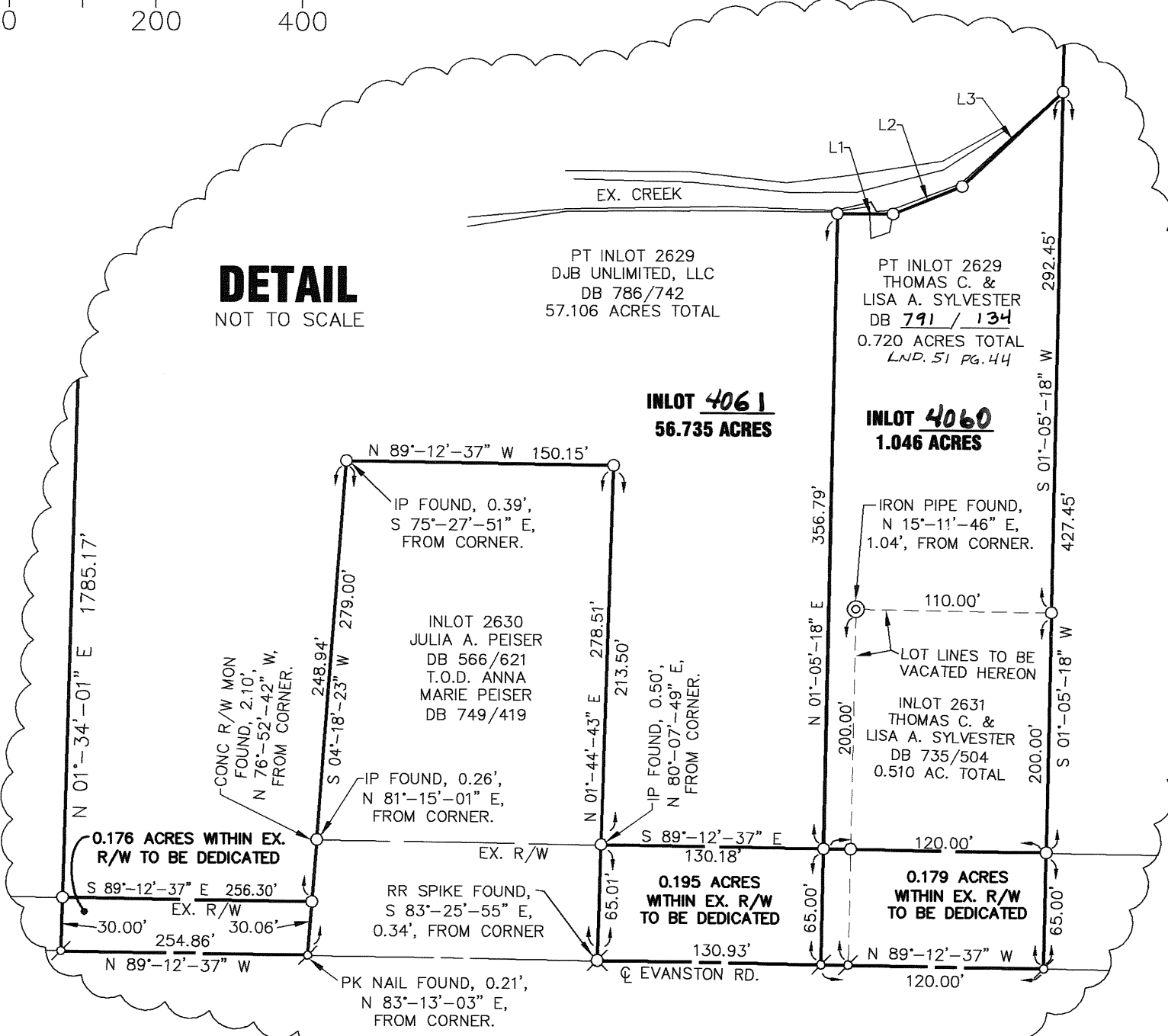
LINE	BEARING	DIST.
L1	S 89°-44'-00" E	26.12'
L2	S 89°-44'-00" E	41.86'
L3	S 89°-44'-00" E	77.70'
L4	S 89°-44'-00" E	110.00'
L5	S 89°-44'-00" E	200.00'
L6	S 89°-44'-00" E	10.00'
L7	S 89°-44'-00" E	110.00'
L8	N 89°-12'-37" W	150.15'
L9	S 01°-05'-18" W	173.31'

BEING A REPLAT OF PT INLOT 2629 OWNED BY DJB
UNLIMITED, LLC, AS DESCRIBED IN DEED BOOK 786,
PAGE 742 AND PT INLOT 2629 OWNED BY THOMAS C.
AND LISA A. SYLVESTER AS DESCRIBED IN DEED BOOK 791,
PAGE 134 AND INLOT 2631 OWNED BY THOMAS C.
AND LISA A. SYLVESTER AS DESCRIBED IN DEED BOOK
735, PAGE 504.

I HEREBY CERTIFY THAT ALL
MEASUREMENTS ARE BASED
ON AN ACTUAL FIELD SURVEY.

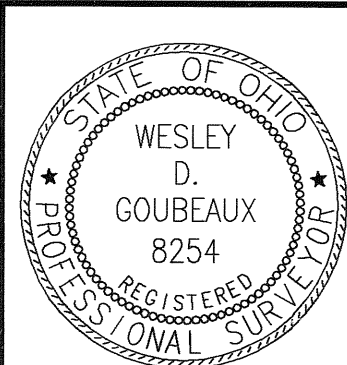
Wesley D. Goubeaux, P.S. #8254

06-04-2007
DATE



- LEGEND
- 5/8" X 30" REBAR W/CAP SET
 - IRON PIN FOUND
 - MAG NAIL SET
 - P.K. NAIL FOUND
 - IRON PIPE FOUND
 - RAILROAD SPIKE FOUND
 - CONCRETE MONUMENT FOUND

DEED REFERENCE
DEED BOOK 759, PAGE 867
DEED BOOK 735, PAGE 504
791 134
SURVEY REFERENCE
LAND SUR. VOL. 6, PLAT 8
LAND SUR. VOL. 20, PLAT 164
LAND SUR. VOL. 37, PLAT 28
LAND SUR. VOL. 48, PLAT 163



CHOICE ONE
ENGINEERING

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

DATE: 06-04-2007
DRAWN BY: WDG
JOB NUMBER: MIATC10710replat2
SHEET NUMBER: 1 OF 2

PLAT AUTHORIZATION AND DEDICATION

DJB Unlimited, LLC, the owner of the land included within this plat have caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Part Inlot 2629 and Inlot 2631. Furthermore, DJB Unlimited, LLC, dedicates the right-of-way as shown on this plat to the public use forever.


Authorized Signature

State of Ohio
County of Buwer

The forgoing instrument was acknowledged before me this 8 day of November, 2007,
by Jay Dee Blair on behalf of DJB Unlimited, LLC.



KRISTI DAVIS
Notary Public, State of Ohio
My Commission Expires
June 5, 2010


Notary Public
6-5-2010
My commission expires

MORTGAGEE:

JULIA A. PEISER


JULIA A. PEISER

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

BE IT REMEMBERED THAT ON THIS 17th DAY OF December, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Julia A. Peiser 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.


NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES: January 20, 2009

MORTGAGEE:

FIFTH THIRD BANK


AUTHORIZED SIGNATURE

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

BE IT REMEMBERED THAT ON THIS 9 DAY OF Nov, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Thomas Dodd 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.


NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES: 6-5-2010



KRISTI DAVIS
Notary Public, State of Ohio
My Commission Expires
June 5, 2010

REPLAT OF PT INLOT 2629 AND INLOT 2631

58.389
ACREAGE

27
SECTION

4
TOWNSHIP

6
RANGE

TIPP CITY
CITY

MIAMI, OHIO
COUNTY

PLAT AUTHORIZATION AND DEDICATION

Thomas C. and Lisa A. Sylvester, the owners of the land included within this plat have caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Part Inlot 2629 and Inlot 2631. Furthermore, Thomas C. and Lisa A. Sylvester dedicate the right-of-way as shown on this plat to the public use forever.

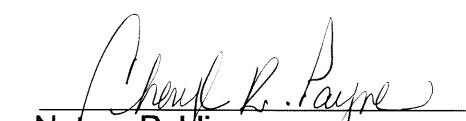

Thomas C. Sylvester


Lisa A. Sylvester

State of Ohio

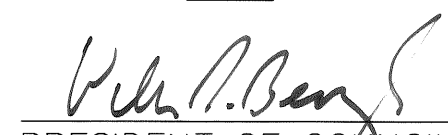
County of Montgomery

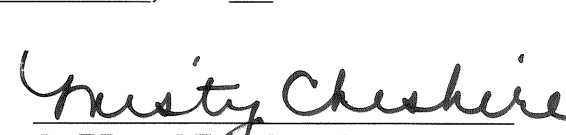
The forgoing instrument was acknowledged before me this 13th day of November, 2007,
by Thomas C. and Lisa A. Sylvester.


Notary Public
January 20, 2009
My commission expires

CITY OF TIPP CITY COUNCIL

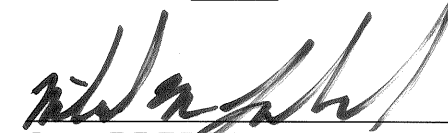
THIS PLAT WAS INSPECTED AND ACCEPTED BY
US THIS 17th DAY OF December, 2007

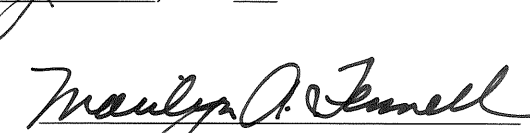

PRESIDENT OF COUNCIL


CLERK OF COUNCIL

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND ACCEPTED BY
US THIS 8th DAY OF May, 2007


CHAIRPERSON


SECRETARY

MORTGAGEE:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.


AUTHORIZED SIGNATURE

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

BE IT REMEMBERED THAT ON THIS 17th DAY OF December, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL F. MOORE TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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


NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES: 02/11/2008



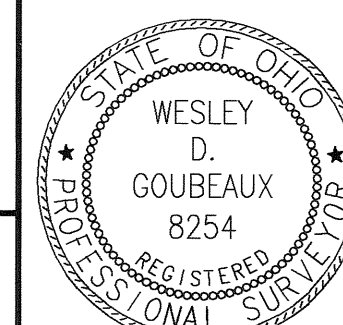
CAROL A. SIDLE
NOTARY PUBLIC, STATE OF OHIO
COUNTY OF VAN WERT
My Commission Expires 2/11/2008

BEING A REPLAT OF PT INLOT 2629 OWNED BY DJB UNLIMITED, LLC, AS DESCRIBED IN DEED BOOK 786, PAGE 742 AND PT INLOT 2629 OWNED BY THOMAS C. AND LISA A. SYLVESTER AS DESCRIBED IN DEED BOOK 791, PAGE 134 AND INLOT 2631 OWNED BY THOMAS C. AND LISA A. SYLVESTER AS DESCRIBED IN DEED BOOK 735, PAGE 504.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
ARE BASED ON AN ACTUAL FIELD SURVEY.


WESLEY D. GOUBEAUX, P.S. #8254

06-04-2007
DATE



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

DATE:
06-04-2007
DRAWN BY:
WDG
JOB NUMBER:
MIATC10710COV
SHEET NUMBER
2 OF 2



MIAMI COUNTY RECORDER
JOHN S ALEXANDER
20090R-12559
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
08/31/2009 02:24:42PM

REFERENCES 1
RECORDING FEE 32.00
PAGES: 1

Enr. *Choice One Engineering*
440 E. Shawisher Rd.
Sidney, OH 45365

AFFIDAVIT

STATE OF OHIO SS
SHELBY COUNTY

Wesley D. Goubeaux, P.S., being first duly sworn, says that he is a registered surveyor, and is making this Affidavit to point out and correct errors on the plat titled **Replat of Pt. Inlot 2629 and Inlot 2631** of record in Plat Book 22, Page 29, Miami County Recorder's Record of Plats, Miami County, Ohio. The error being in the distance of the west property line of Inlot 4060 and should be corrected to read as follows: **421.79 feet**. Also, the Line Chart should be corrected to read as follows:

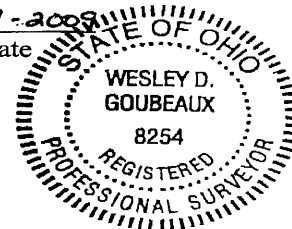
L1	S 89°-44'-00" E	26.12'
L2	N 68°-00'-17" E	41.86'
L3	N 46°-32'-47" E	77.70'
L4	S 89°-12'-37" E	110.00'
L5	N 01°-05'-18" E	200.00'
L6	N 89°-12'-37" W	10.00'
L7	N 89°-12'-37" W	110.00'
L8	N 89°-12'-37" W	150.15'

This affidavit is made in compliance with the Revised Code of Ohio Sec. 5301.252 and particularly to show affidavit of a registered surveyor to reconcile conflicts and ambiguities in description of land in recorded instruments as stated in paragraph B (5) of Sec. 5301.252 Under Sec. 5301.252 (C) the County Recorder shall receive and cause affidavit to be recorded.

Wesley D. Goubeaux
Wesley D. Goubeaux
Ohio Prof. Surveyor No. 8254

8-18-2009

Date



STATE OF OHIO SS
SHELBY COUNTY

BE IT REMEMBERED, that on this 18th day of August 2009 before me, the subscribed, a Notary Public in and for said County and State, personally came the above named Wesley D. Goubeaux the maker of the forgoing Affidavit, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal, on the day and aforesaid.

Cindy A. Naseman
Notary Public

March 2, 2010
My Commission Expires

THIS INSTRUMENT PREPARED BY
WESLEY D. GOUBEUX, P.S.

CINDY A. NASEMAN, Notary Public
In and for the State of Ohio
My Commission Expires Mar. 2, 2010

OR VOL 0057 PAGE 449

Trader Corner Development

5 TOWN 6E RANGE 34 SECTION CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE
TROY CORPORATION 9307, 10153, 10154 INLOT

PLAT BOOK 22 PAGE 30
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED Jan. 29, 2008 AT 3:18 p.m.
FILE NO. 0481860 FEE \$ 86.40

John J. Alexander BY: Dona Swihart
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED
29th DAY OF January, 2008

Chris A. Peoples BY: Gilda Pearson
MIAMI CO. AUDITOR DEPUTY
LOTS 10195 THRU 10201



0 30 60 120
Graphic Scale in Feet
1"=60'

Legend

○ 5/8" Capped Iron Pin
Set (Klockner, S4370)

References

Miami County Recorder's
Plat Records
Plat Book 21, Page 143
(Basis of Bearings)

Description

Being a subdivision of Inlots 9307(Plat Bk. 19, Pg.132), 10153, and 10154(Plat Bk. 21, Pg.143) in the City of Troy, Miami County, Ohio, conveyed to the Harold E. Trader, LLC. by deed recorded in Book 770, Page 819 of the Miami County Recorder's Deed Records. 8.0935 acres in lots and 2.1316 acres in streets.

Area Summary

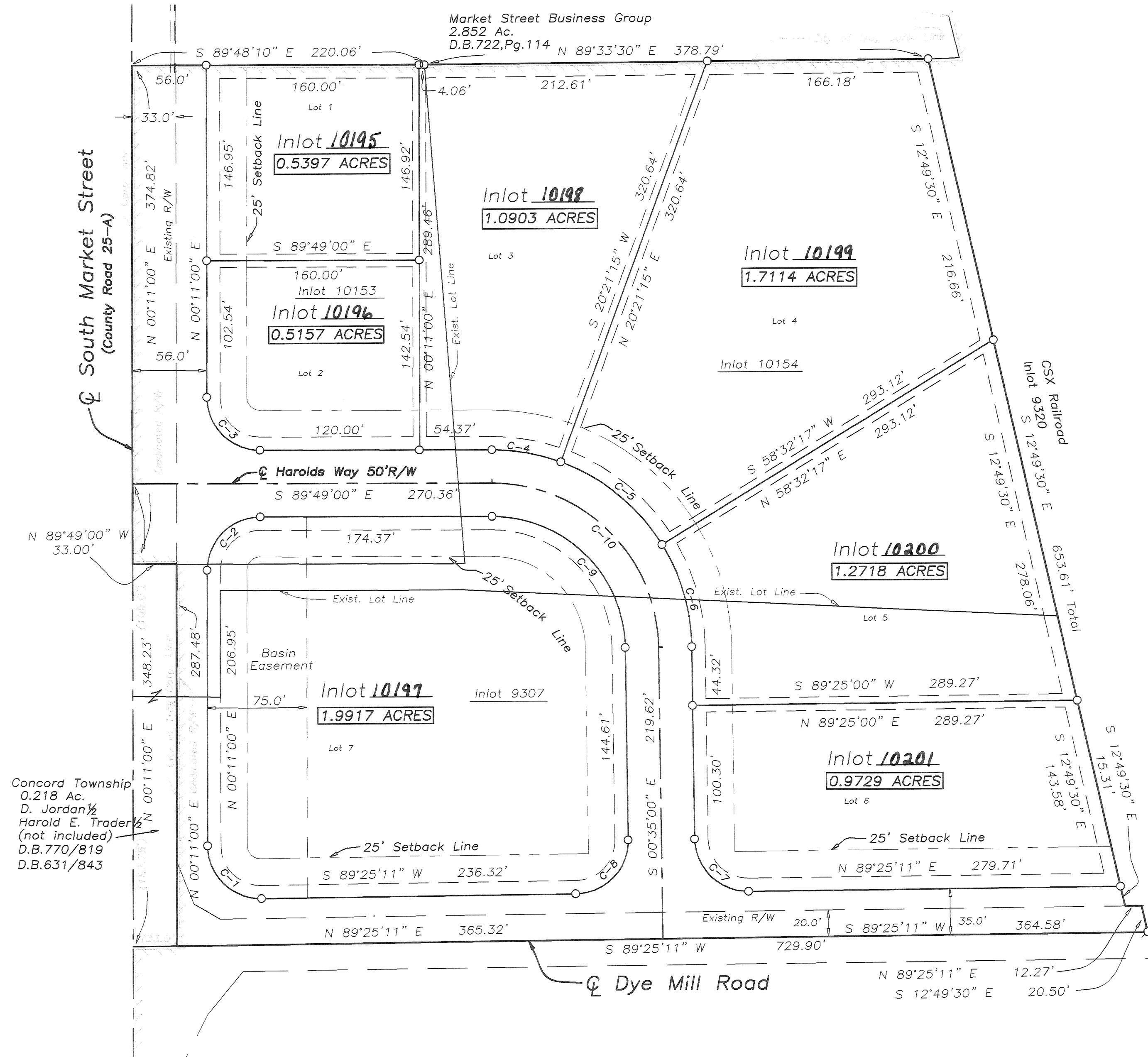
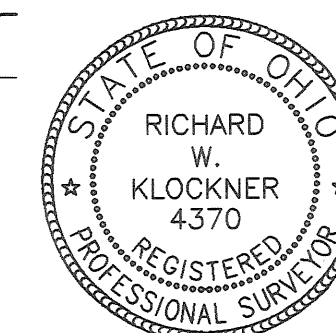
7 Building Lots	8.0935 Ac.
Dedicated Street R/W	1.9136 Ac.
Total	10.0071 Ac.
LOTS 10195 THRU 10201	

Easement Note:
5' Drainage & Utility Easement along all interior lot lines.
10' Utility Easement behind street R/W lines.
All other easements as shown.

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, 5/8" capped iron pins set at all lot corners.

Richard W. Klockner
RICHARD W. KLOCKNER
P.S. #4370

Richard W. Klockner & Assoc., Inc.
COZATT ENGINEERING COMPANY
Civil Engineering Land Surveying
(937) 339-5331 (937) 339-2921
File Name: C:\Plats and Construction\2007\RWKTRADER\16407.dwg
Drawn by: DMC ~ Checked by: RWK,MWC



Concord Township
0.218 Ac.
D. Jordan 1/2
Harold E. Trader 1/2
(not included)
D.B.770/819
D.B.631/843

Trader Corner Development

PLAT BOOK 22 PAGE 30A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

5
TOWN

6E
RANGE

34
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

TROY
CORPORATION

9307, 10153, 10154
INLOT

Restrictive Covenants

City of Troy Council

At a meeting of the Council of the City of Troy, Ohio, held this 1ST day of OCT., 2007, this plat was approved by Ordinance No. O-68-2007 effective Oct 31, 2007.

Michael L. Baum
Mayor

President of Council

Sue L. Knight
Clerk of Council

City of Troy Planning Commission

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 12TH day of SEPT., 2007, this plat was reviewed and approved.

Chairman

Sue L. Knight
Secretary

1.) All building plans, plot plans, grading, and landscaping plans must be approved by H.E. Trader, LLC, representative.

2.) The front and any side of buildings facing public right-of-way shall be either brick or decorative block.

3.) Waste containers shall be enclosed in a brick or decorative masonry wall at each commercial or industrial site.

4.) All parking lots planned for any commercial or industrial lot shall be constructed in accordance with City of Troy Standards.

5.) No access to South Market Street, shall be allowed except for Lots 1.

6.) The restrictive covenants and conditions imposed are for the benefit of all the lot owners and are to run with the land. They shall be binding on all parties and persons claiming under such lot owners until October 1, 2010, at which time these covenants shall be automatically extended for successive periods of 10 years unless they are terminated or amended by three-fourths of the majority vote of the landowners within this subdivision.

7.) Final interpretation of any restrictive covenant shall be determined by the majority of the lot owners.

8.) These conditions, limitations, and restrictions set forth herein shall be considered part of any contract, deed, lease, or instrument relating to any lot in the subdivision, without being incorporated therein. The acceptance of any contract, deed, lease, or instrument relating herein shall operate as a covenant to use the premises in conformity with the conditions, limitations, and restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of or have any title to any lot located in this subdivision.

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

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 herein, and do hereby voluntarily consent to the execution of said plat and to the dedication of the streets as shown hereon, to the public use forever.

Easements shown or noted on this plat are for construction, maintenance, repair, replacement, or removal of open ditch surface water, electric, telephone, or privilege of removing any and all trees or other obstructions and 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.

Authorized Representative

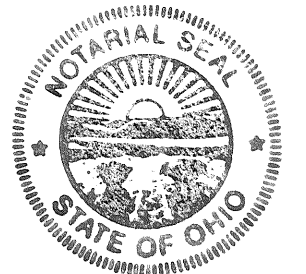
Harold E. Trader, LLC
Harold E. Trader, LLC
acknowledged by Harold E. Trader

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

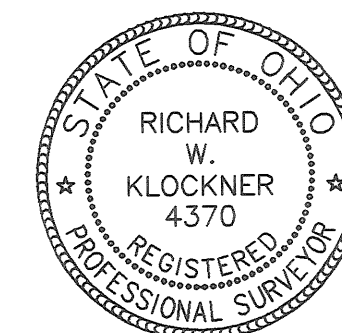
Be it remembered that on this 6 day of Dec., 2007, before me, the undersigned, a notary public in and for said county and state, personally appeared H.E. Trader, LLC, by Harold Trader, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Jo E. Klatka
Notary Public in and for State of Ohio

My commission expires Dec. 16, 2011



Curve Table				Long Chord	
No.	Delta	Arc Length	Radius	Bearing	Distance
C1	90°45'49"	63.36'	40.00'	N 45°11'54" W	56.94'
C2	90°00'00"	62.83'	40.00'	N 45°11'00" E	56.57'
C3	90°00'00"	62.83'	40.00'	N 44°49'00" W	56.57'
C4	20°10'15"	52.81'	150.00'	S 79°43'53" E	52.53'
C5	38°11'02"	99.96'	150.00'	S 50°33'14" E	98.12'
C6	30°52'43"	80.84'	150.00'	S 16°01'22" E	79.87'
C7	89°59'49"	62.83'	40.00'	N 45°34'54" W	56.57'
C8	90°00'11"	62.83'	40.00'	S 44°25'06" W	56.57'
C9	89°14'00"	155.74'	100.00'	S 45°12'00" E	140.47'
C10	89°14'00"	194.68'	125.00'	S 45°12'00" E	175.59'



Richard W. Klockner
RICHARD W. KLOCKNER
P.S. #4370

Richard W. Klockner & Assoc., Inc.
COZATT ENGINEERING COMPANY
Civil Engineering Land Surveying
(937) 339-5331 (937) 339-2921
File Name: C:\Plats and Construction\2007\RWKTRADER\16407.dwg
Drawn by: DMC ~ Checked by: RWK,MWC 2/2

ANNEXATION TO THE CITY OF PIQUA
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 25, TOWN 1, RANGE 12

VOLUME 22 PAGE 31

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 14 DAY
OF Feb, 2008 AT 3:21 M.
FILE # 0482604 FEE \$ 45.20

John J. Alexander Robin Schaefer
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN VOLUME 792, PAGE 158, MIAMI
COUNTY RECORDER'S DEED RECORDS.

DESCRIPTION

BEING A TOTAL OF 1.652 ACRE LOT 29, SPRINGBROOK SUBDIVISION SECTION
6, AS SHOWN IN VOLUME 21, PAGE 142, MIAMI COUNTY PLAT RECORDS, AS
ACQUIRED BY DONALD E. BLACK, VOLUME 772, PAGE 150 AND 152, MIAMI
COUNTY DEED RECORDS, LOCATED IN SECTION 25, TOWN 1, RANGE 12, IN
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO.

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED
THIS 24th DAY OF OCTOBER, 2008.

Douglas L. Christian
DOUGLAS L. CHRISTIAN

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF
THIS AREA WAS APPROVED THIS 25th DAY OF OCTOBER, 2008
BY RESOLUTION NO. 07-10-1007

For Mayor Jim Furens John W. O'Brien

CITY OF PIQUA

THIS ANNEXATION ACCEPTED AND APPROVED BY THE PIQUA CITY COMMISSION
THIS 22 DAY OF January, 2008,
BY ORDINANCE # 19-08

Thomas D. Hudson Rebecca J. Cool
MAYOR CLERK

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 14th DAY OF February, 2008.

Chris A. Peoples
MIAMI COUNTY AUDITOR
Dianna Pearson
BY DEPUTY AUDITOR

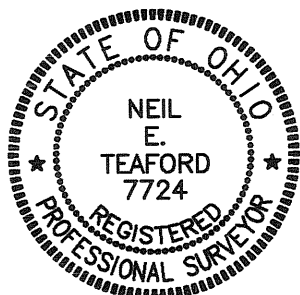
NOTE: ALL RAILROAD
SPIKES FOUND ARE 0.65'
SOUTH ON LINE OF
CORNERS, RESET AFTER
STREET RECONSTRUCTION.

NOTE: TIE FROM REC. BK.10 PG.38.

CERTIFICATION

THIS ANNEXATION PLAT PREPARED
FROM MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS, MIAMI
COUNTY PLAT RECORDS AND A FIELD
INSPECTION. I CERTIFY THIS PLAT TO
BE CORRECT AS SHOWN HEREON.

Neil E. Teaford, P.S.
NEIL E. TEAFORD, P.S. #7724

MAY 14, 2007	ANNEXATION PLAT FOR DONALD BLACK IN MIAMI COUNTY, OHIO
	NEIL E. TEAFORD 5620 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

REFERENCES

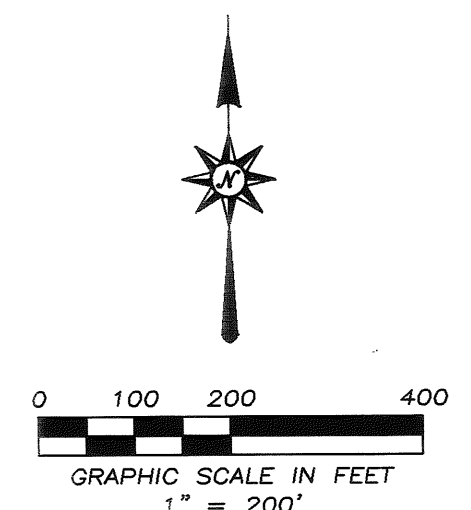
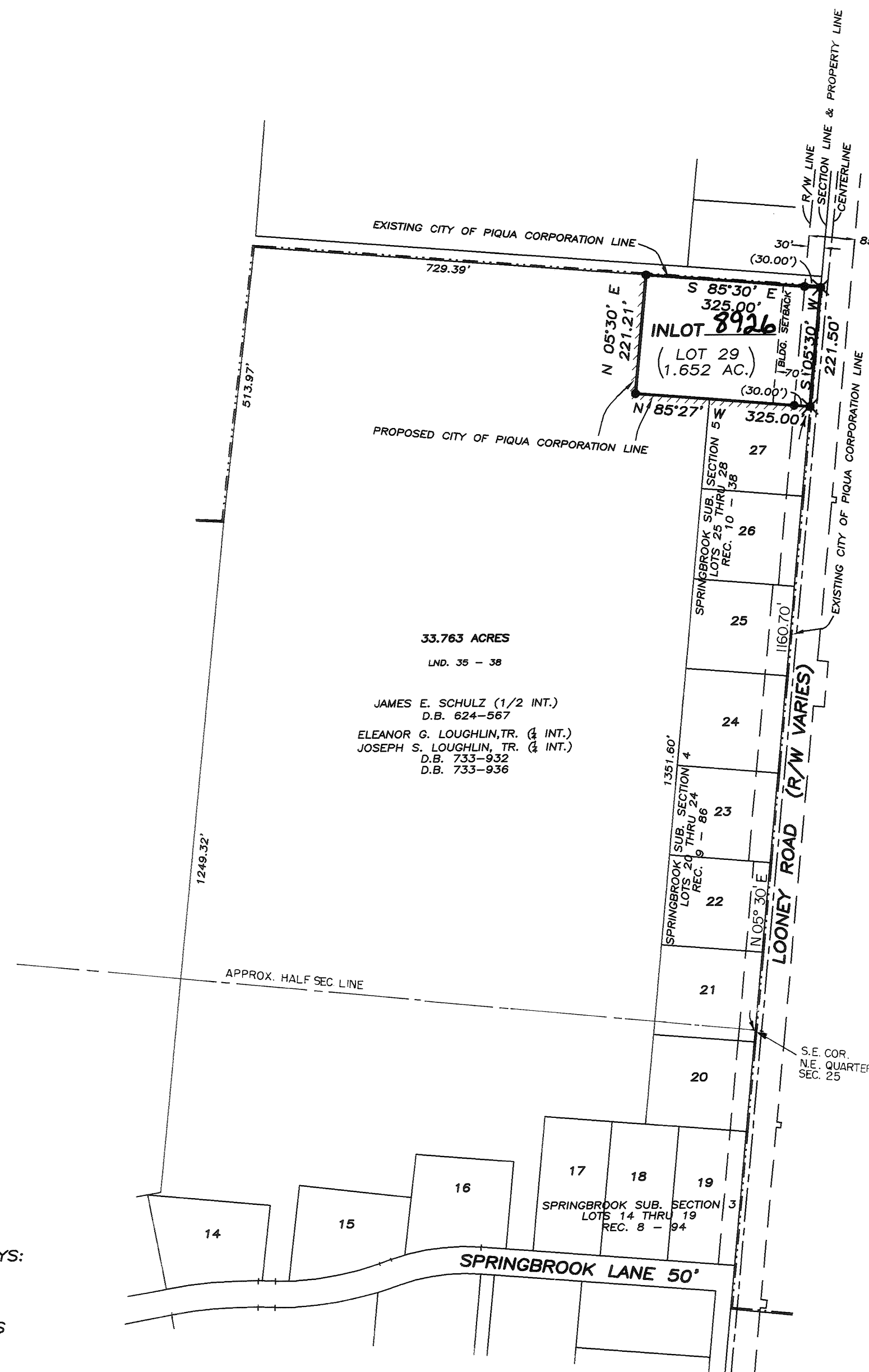
MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS:
VOLUME 35, PAGE 38
VOLUME 50, PAGE 29

MIAMI COUNTY RECORDER'S
PLAT RECORDS:

VOLUME 10, PAGE 38
VOLUME 18, PAGE 32
VOLUME 21, PAGE 142

LEGEND

- IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND



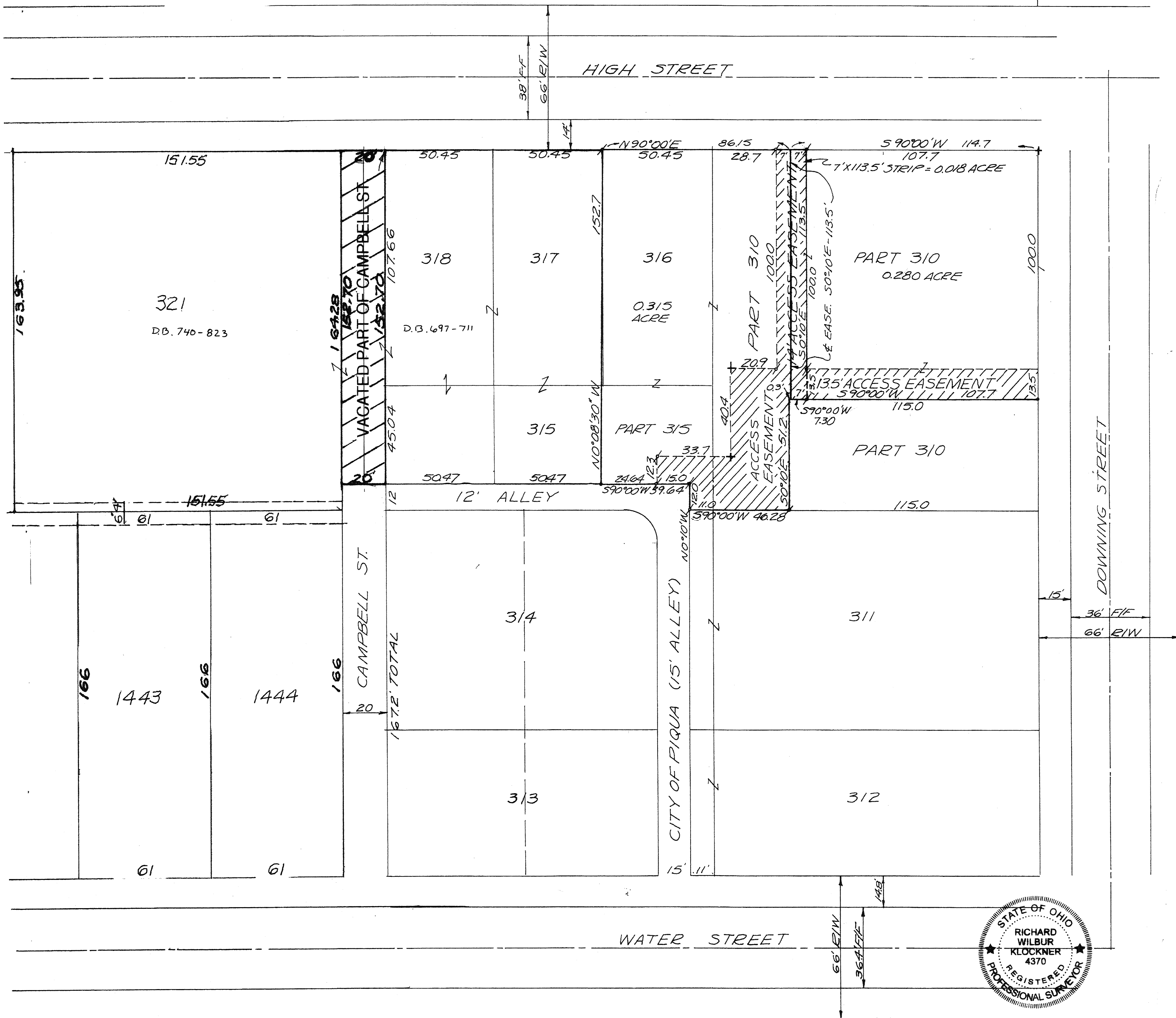
VACATION OF PART OF CAMPBELL STREET-PIQUA, OHIO

DESCRIPTION
BEING A PARTIAL VACATION OF CAMPBELL STREET IN THE CITY OF PIQUA, OHIO, AS SHOWN ON CAMPBELL'S ADDITION WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 17, PAGE 244. THIS VACATION EXTENDS FROM THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET TO 152.70 FEET SOUTH.

VOLUME 22 PAGE 32
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14 DAY OF
Feb, 2008, AT 3:21 P.M.

FILE NO. 0482606, FEE: 43.28

John L. Alexander
DEPUTY RECORDER
MIAMI COUNTY RECORDER



THIS VACATION PLAT WAS REVIEWED AND APPROVED
THIS 23RD DAY OF JANUARY, 2008.

Christopher W. Schuessing
CHRISTOPHER W. SCHUESSING
CITY PLANNER

THIS VACATION PLAT WAS REVIEWED AND APPROVED BY
THE CITY OF PIQUA PLANNING COMMISSION THIS
8TH DAY OF JANUARY, 2008.

Mark J. Polton
CHAIRMAN

Chris Schuessing
SECRETARY

THIS VACATION PLAT WAS REVIEWED AND APPROVED BY
THE CITY OF PIQUA COMMISSION THIS
DAY OF DECEMBER, 2008.

Thomas D. Wadner
MAYOR

Rebecca J. Cool
CLERK OF COMMISSION

APPROVED AND TRANSFERRED THIS 14TH DAY OF
February, 2008.

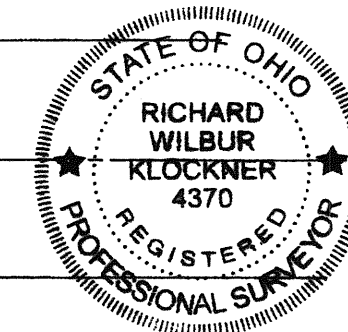
Chris A. Peoples
MIAMI COUNTY AUDITOR

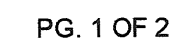
Sandra Pearson
DEPUTY AUDITOR

THIS STREET VACATION IS BASED ON EXISTING FIELD
SURVEYS.

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

REPLAT OF VACATION OF PART OF CAMPBELL STREET, PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATED <u>1-8-08</u>	DRAWN BY: TRACED BY: <u>RWK</u> CHECKED BY:	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 30'		





PLAT BOOK 22, PAGE 33A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 22 DAY
OF Feb, 2008, AT 10:35 A
FILE No. 0182945 FEE: 86.40
John S. Alexander
JOHN S. ALEXANDER MIAMI COUNTY RECORDER
J. McCoy
DEPUTY

DESCRIPTION

THE WITHIN PLAT IS LOCATED IN THE NORTHWEST QUARTER, SECTION 18, TOWN 1 NORTH, RANGE 10 M.R.s, CITY OF TROY, MIAMI COUNTY OHIO, BEING PART OF INLOT 8670 AS CONVEYED TO NOTTINGHAM DEVELOPMENT, INC., BY THE DEED OF RECORD IN DEED BOOK 791, PAGE 396 OF THE MIAMI COUNTY RECORDER'S OFFICE AND CONTAINS 8.992 ACRES. MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS WILL BE SET UPON COMPLETION OF CONSTRUCTION.



THOMAS WINEMILLER & ASSOCIATES, INC.

David R. Winemiller
DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO
THIS 20th DAY OF August, 2007, THIS PLAT WAS VIEWED AND APPROVED.

Jack M. Waters
PRESIDENT

Sam D. Knight
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO
THIS 4th DAY OF September, 2007, THIS PLAT WAS APPROVED BY
ORDINANCE No. 0-59-2007

Michael L. Beaudin
MAYOR

William F. Lohm
PRESIDENT OF COUNCIL

MIAMI COUNTY AUDITOR

TRANSFERRED THIS 22 DAY OF Feb, 2008
2008

Chris A. Peeples
CHRIS PEEPLES

2-22-08
DATE

LOTS 10202 THRU 10226

CLIENT:
JESSICA A. MINESINGER, PRESIDENT
NOTTINGHAM DEVELOPMENT, INC.

DEDICATION

THE UNDERSIGNED BEING ALL THE OWNERS OF THE LAND HEREIN SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REMOVAL OR REPLACEMENT OF WATER LINE, STORM SEWER, SANITARY SEWERS, GAS, ELECTRIC, CABLE TELEVISION, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES, ROOTS, BRUSH OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER. LOXLEY LANE, CROSSBOW LANE AND SHERWOOD DRIVE RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC'S USE FOREVER.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Anna M. Asher
WITNESS

OWNER:
NOTTINGHAM DEVELOPMENT, INC.

Jessica A. Minesinger
JESSICA A. MINESINGER
PRESIDENT

Jessica Minesinger
WITNESS

LIEN HOLDER: Daniel F. Heitmeyer
DANIEL F. HEITMEYER
V.P. COMMERCIAL BANKING
MINSTER BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 28th DAY OF January, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNERS, NOTTINGHAM DEVELOPMENT, INC. BY ITS PRESIDENT, JESSICA A. MINESINGER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HER 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.

Anna M. Asher
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 05-16-10

COUNTY OF MIAMI, STATE OF OHIO

JESSICA A. MINESINGER BEING DULY SWORN THIS 28th DAY OF January, 2008 SAY 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, PRESIDENT
NOTTINGHAM DEVELOPMENT, INC.

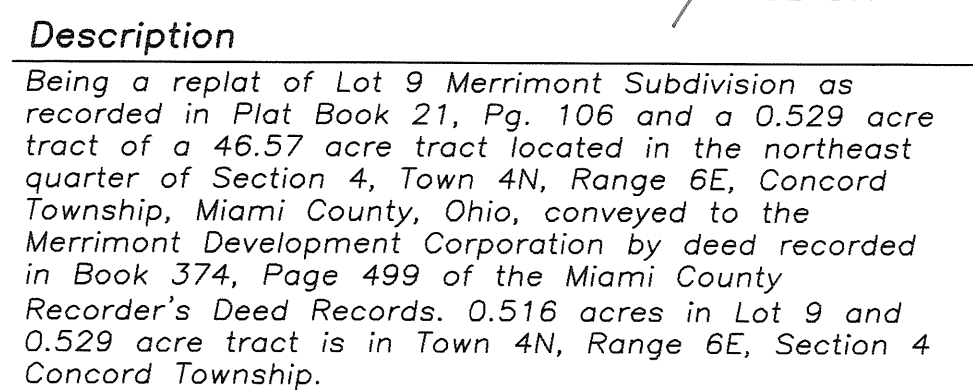
PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS
PLAT ARE RECORDED IN Misc. BOOK 32, PAGE 1
OF THE MIAMI COUNTY RECORDER'S DEED RECORDS

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

Anna M. Asher
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 05-16-10

THIS INSTRUMENT WAS PREPARED BY:
THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL ENGINEERS ~ STRUCTURAL ENGINEERS ~ LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OH 45377
937-898-5862
FAX: 937-898-5716
www.winemillerengineering.com

PLAT BOOK 22 PAGE 34
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 3-11, 2008 AT 12:08
FILE NO. 0483864 FEE \$ 43.20
John A. Alexander BY: Robert M. L...
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED
THIS 11th DAY OF March, 2008
Chris A. Peoples BY: Y. Linda Pearson
MIAMI CO. AUDITOR DEPUTY



We, the undersigned, being all of the owners of the land herein platted, do hereby accept and approve this plat and all of the protective covenants and restrictions as referenced in Merrimont Section 9, P.B.21, Pg.106 and do hereby voluntarily consent to the execution of said plat.

Merrimont Development Corporation
Officers


Louise Shroyer—President


Irving Shroyer—Secretary

Be it remembered that on this 27th day of FEBRUARY 2008, before me, the undersigned, a notary public in and for said county and state, personally appeared The Merrimont Development Corporation, by the above signed officers, 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.

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, 5/8" Ø capped iron pins set at all lot corners.

Area Summary	
1 Existing Lot	0.516 Ac.
1 Parcel	0.529 Ac.
Total	1.045 Ac.

This plat was reviewed and approved by the Commissioners this 11th day of March, 2001. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat, Section 711.041, Ohio Revised Code.)

This plan was reviewed and approved by the Engineer
this 5th day of MARCH, 2008

This plat was reviewed and approved by the Planning Commission this 12 day of February, 2006.

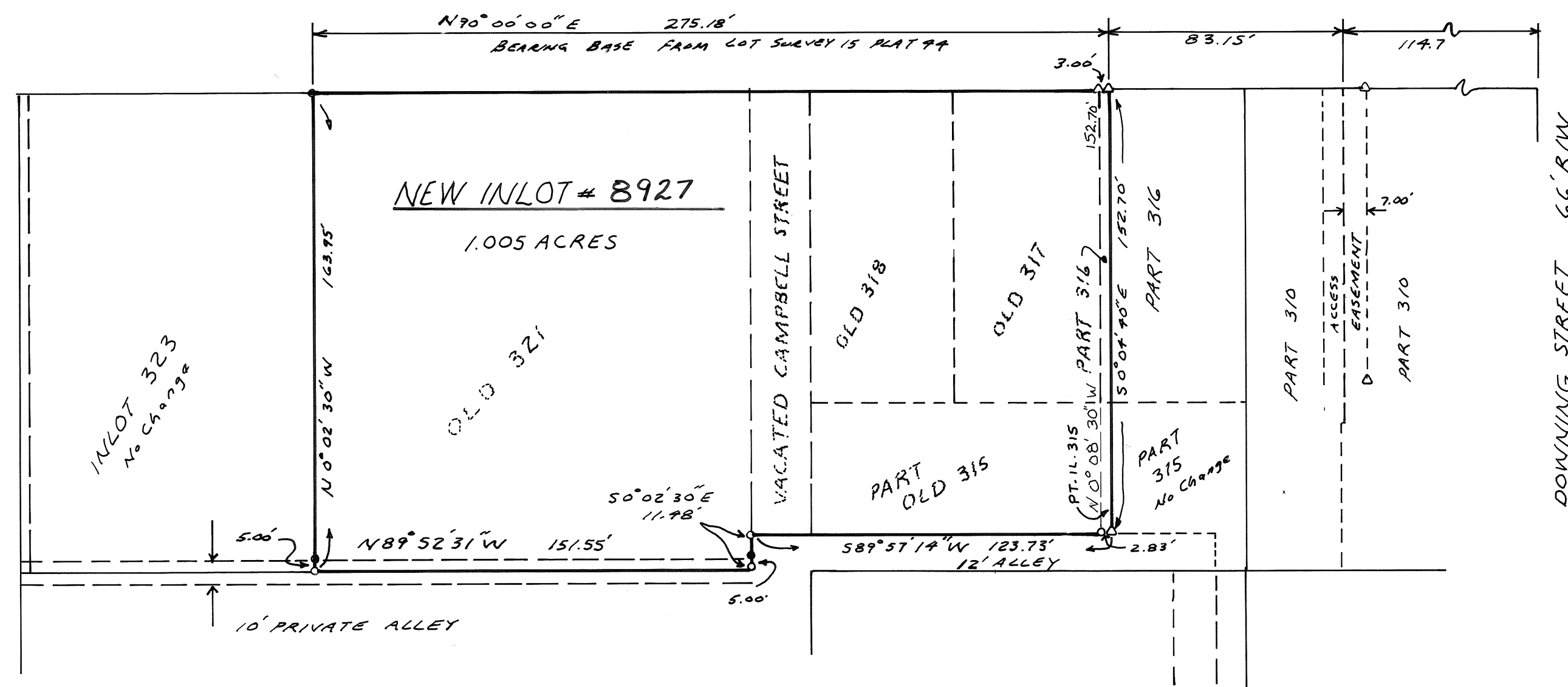
A circular professional seal for Michael W. Cozatt, a Registered Professional Surveyor in the State of Ohio. The seal features a double-lined circular border. Between the lines of the border, the words "STATE OF OHIO" are inscribed along the top arc and "REGISTERED PROFESSIONAL SURVEYOR" along the bottom arc, separated by two five-pointed stars. In the center of the seal, the text "MICHAEL W. COZATT" is written in a larger font, with "S-6001" below it.

Miami County Recorder's
Plat Records
Plat Book 13, Page 30
Plat Book 21, Page 106
(Basis of Bearings)

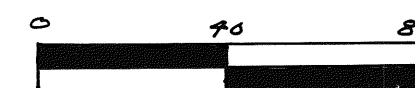
Sheet 1/1

REPLAT—CITY OF PIQUA INLOTS—PARTS 315 & 316 ALL 317, 318, 321, & VACATED PART OF CAMBELL STREET

HIGH STREET 66' R/W



SCALE:
1" = 40 FEET



PLAT BOOK 22 PAGE 35
MIAMI COUNTY RECORDERS PLAT RECORDS
RECEIVED MARCH 13 2008 AT 2:13 P.M.

FILE # 0483983 FEE \$43.20
John S. Alexander BY Dona Swihart
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS
13 DAY OF March 2008

Chris A. Peoples BY Linda Zimmerman
MIAMI COUNTY AUDITOR DEPUTY

THIS REPLAT REVIEWED AND APPROVED THIS
DAY OF 13th 2008

Christopher W. Schmiessing
CHRISTOPHER W. SCHMIESSING
PLANNING & ZONING SUPERVISOR
CITY OF PIQUA

OWNERS CONSENT

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

Michael P. Yannucci
MICHAEL P. YANNUCCI, TRUSTEE, MICHAEL P. YANNUCCI TRUST

John Helman
WITNESS

DESCRIPTION

BEING A REPLAT OF PARTS OF INLOTS 315 &
316 AND ALL OF INLOTS 317, 318, & 321
AND THE VACATED PORTION OF CAMP-
BELL STREET AS SHOWN HEREON
AS DEEDED TO THE MICHAEL P.
YANNUCCI TRUST AS RECORDED IN
MIAMI COUNTY RECORDER'S DEED
RECORDS.

DEED BOOK NO. 697 PAGE NO. 711
" " " 740 " " 823
" " " 792 " " 941

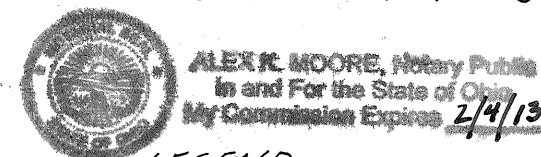
STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED THE ABOVE SIGNED WHICH EXECUTED THE FOREGOING REPLAT, WHO
ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR
FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY
OFFICIAL SEAL THIS 13th DAY OF March, 2008

Alex K. Moore
NOTARY PUBLIC

February 4, 2013
MY COMMISSION EXPIRES



REFERENCES

DEED BOOK 17 PAGE 244 (ORIGINAL PLAT)
LOT BOOK 17 PAGE 94
" " 15 " 44
" " 18 " 115
RECORD PLAT BOOK 22 PAGE 32
(CAMPBELL STREET VACATION)

LEGEND

- IRON PIN FOUND
- ◻ PK NAIL FOUND
- ◊ MONUMENT SPIKE SET



THIS REPLAT PREPARED FROM A FIELD
SURVEY AND DEEDS AND SURVEYS AS
NOTED HEREON.
MONUMENTS FOUND OR SET ARE
AS SHOWN HEREON
11 MARCH 2008

SURVEY FOR MICHAEL P. YANNUCCI TRUST	
MICHAEL H. TREON	TROY, OHIO 937-339-4963
<i>Michael H. Treon</i> REGISTERED SURVEYOR NO. 5621	

REPLAT OF INLOTS 8905 & 8906 PIQUA, OHIO

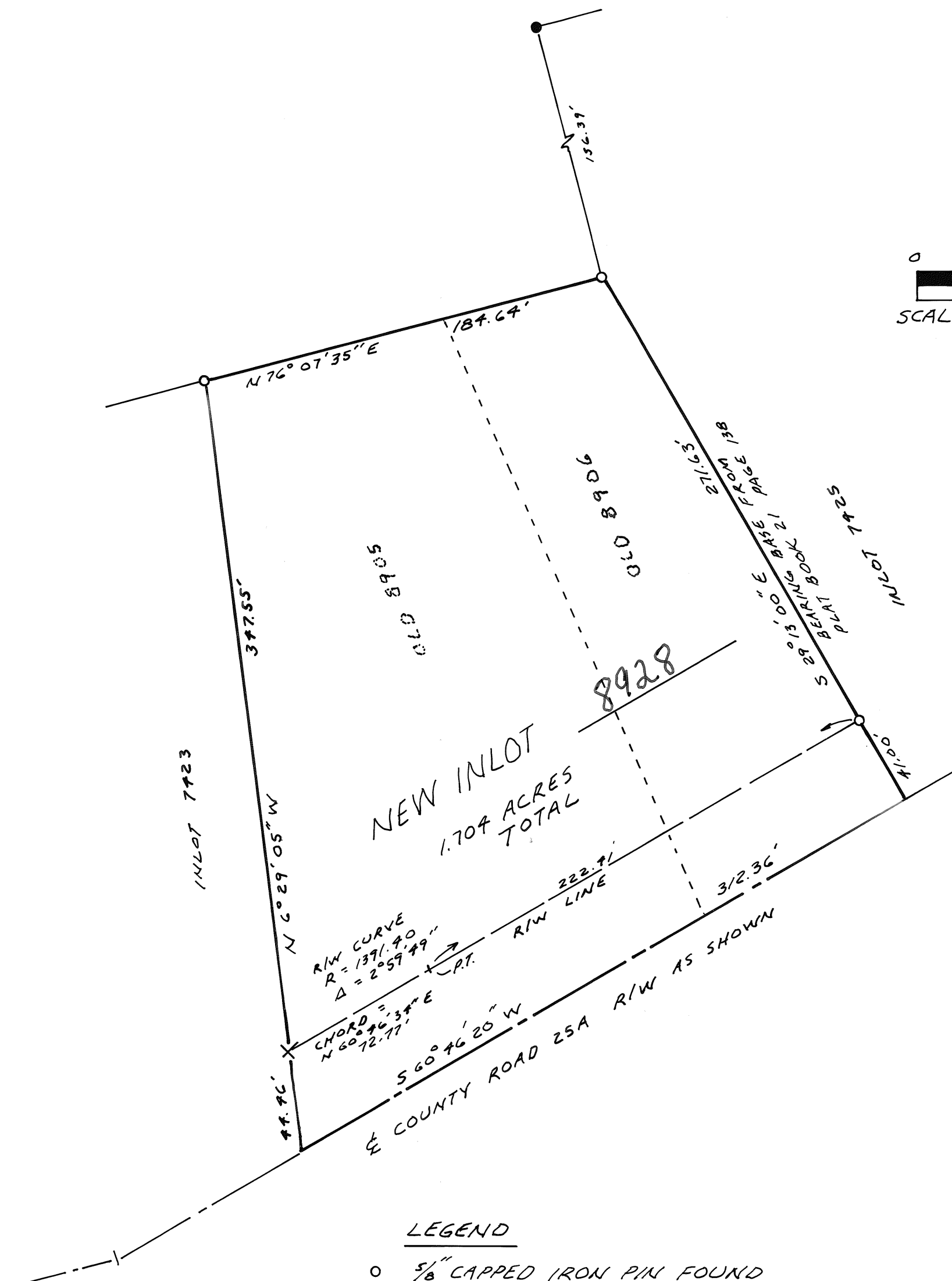
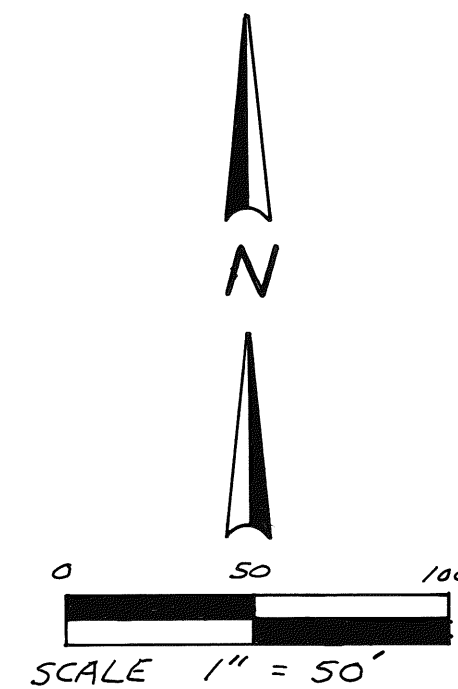
PLAT BOOK NO. 22 PAGE NO. 36
MIAMI COUNTY RECORDERS PLAT RECORDS

RECEIVED 4-7 2008 AT 12:39 P.M.
FILE NO. 0485301 FEE \$ 43.20

John S. Alexander BY L. McCoy
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS
7th DAY OF April 2008

Chris A. Peoples BY Linda D. Pearson
MIAMI COUNTY AUDITOR DEPUTY



DESCRIPTION

BEING A REPLAT OF ALL OF INLOTS 8905 AND 8906 IN THE CITY OF PIQUA, OHIO AS DEEDED TO KFLP PROPERTIES, LLC AN OHIO LIMITED LIABILITY COMPANY BY DEED BOOK 788 PAGE 413 AND DEED BOOK 790 PAGE 113 MIAMI COUNTY RECORDERS DEED RECORDS

OWNERS CONSENT

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

Richard Kenner
KFLP PROPERTIES, LLC
RICHARD KENNER

Carol L. Van Culin
UNITY NATIONAL BANK
CAROL L. VAN CULIN, A/P
UNITY NAT. BANK

Cathy J. Morton
WITNESS Cathy J. Morton

Cathy J. Morton
WITNESS Cathy J. Morton

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 WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND MY OFFICIAL SEAL THIS 4th DAY OF April 2008.

Frank W. Wagner II
NOTARY PUBLIC
FRANK W. WAGNER II

December 5, 2009
MY COMMISSION EXPIRES



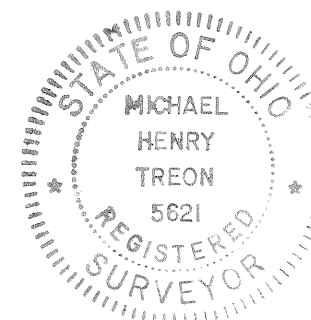
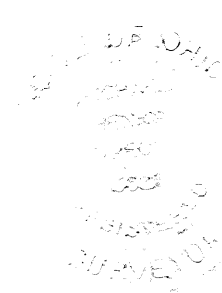
APPROVAL - CITY OF PIQUA

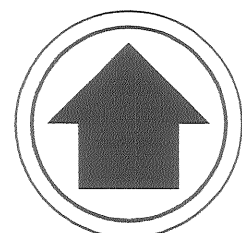
THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA, OHIO THIS 4th DAY OF April 2008

BY Chris Schmirring PLANNING & ZONING
CHRIS SCHMIRRING

I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE SURVEY MADE BY ME DURING APRIL, 2007 AND THAT MONUMENTS ARE AS SHOWN.

Michael H. Treon
REGISTERED SURVEYOR NO. 5621
TROY, OHIO APRIL 9, 2008





NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

DESCRIPTION

BEING A REPLAT OF INLOT 162 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 792, PAGE 922, OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, MICHAEL T. RADCLIFFE 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 DEDICATES TO THE PUBLIC USE FOREVER THE PORTION OF STATE ROUTE 201 SHOWN HEREON.

WITNESS

DEC Land Co. I LLC
By: DEC/Benchrock LLC

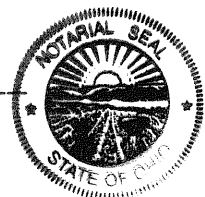
John Meaters
Michael T. Radcliffe
MICHAEL T. RADCLIFFE,
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 15th DAY OF April, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL T. RADCLIFFE, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 4/5/11

Jeanne Wills
NOTARY PUBLIC



JEANNE WILLS
Notary Public, State of Ohio
My Commission Expires 4/5/11

CONSENT OF LIENHOLDER
INTEGRA BANK N.A.

BY: *Roger W. Reeves*
PRINT: ROGER W. REEVES
TITLE: VICE PRESIDENT

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 17th DAY OF April, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BEFORE ME ROGER W. REEVES, VICE PRESIDENT OF INTEGRA BANK N.A., 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 NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

Christopher N. Swank
NOTARY PUBLIC

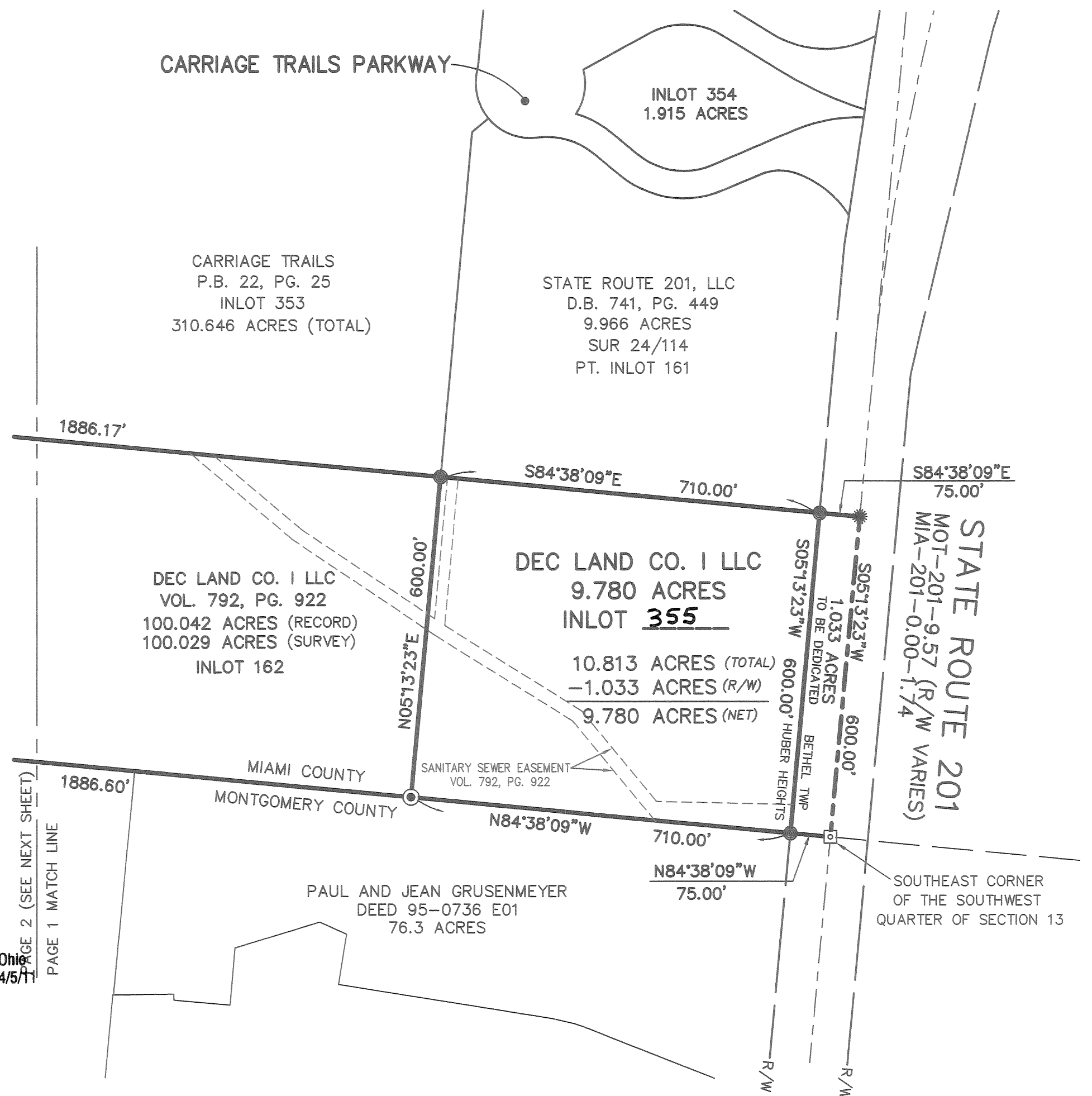


CHRISTOPHER N. SWANK
Notary Public, State of Ohio
My Commission Expires 147.03 R.C.

MY COMMISSION EXPIRES:

REPLAT OF INLOT 162

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, SECTIONS 13 & 19, RANGE 9, TOWNSHIP 2, BETWEEN THE MIAMIS SURVEY



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

REFERENCES:

STATE OF OHIO RIGHT-OF-WAY PLAN
MIAMI COUNTY MIA-201-0.00-1.74
MOT 201-9.57

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 792, PG. 922
VOL. 731, PG. 579

MIAMI COUNTY ENGINEER'S SURVEY RECORDS:
LOT SURVEY 24-114 LAND SURVEY 44-44
LAND SURVEY 34-9

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25

LEGEND

- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- MONUMENT FOUND
- ⊗ STONE FOUND
- ⊙ RAILROAD SPIKE FOUND
- REBAR FOUND

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017



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

VOLUME 22 PAGE 37
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 30th
DAY OF APRIL, 2008 FOR
FILING AT 10:43 A.M.
FILE NO. 0486505 FEE \$ 86.40

John S. Alexander
MIAMI COUNTY RECORDER
L. McCoy
BY DEPUTY RECORDER

TRANSFERRED THIS 30 DAY OF
April, 2008 BY THE MIAMI
COUNTY AUDITOR

Chris A. Peoples
MIAMI COUNTY AUDITOR
Linda Linneman
BY DEPUTY AUDITOR

AUDITOR

TRANSFERRED ON THE _____ DAY OF _____, 2008

MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

APPROVED:

MINOR SUBDIVISION
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 April 25th, 2008
Nathan E. Walsh, 4-25-2008
CHIEFMAN, HUBER HEIGHTS PLANNING COMMISSION DATE
AUTHORIZED REPRESENTATIVE,

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 100.042 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN 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.

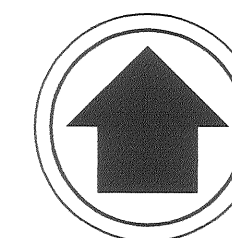
M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



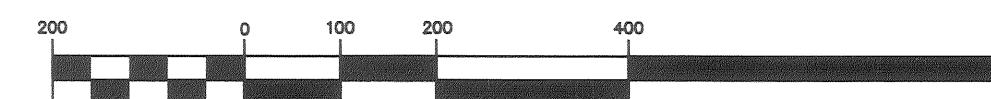
BY: *David L. Chiesa* 4/14/08
David L. Chiesa P.S.
Registered Surveyor No. 7740

REPLAT OF INLOT 162

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SECTIONS 13 & 19, RANGE 9, TOWNSHIP 2,
BETWEEN THE MIAMIS SURVEY



NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

CARRIAGE TRAILS
P.B. 22, PG. 25
INLOT 353
310.646 ACRES (TOTAL)

S84°38'17"E
5.00'
IPF 5.00'
EAST OF CORNER
NE. CORNER 0.0457 AC.

0.0456 ACRE (PART OF 100.042 ACRES)
L.S. 44, PG. 44

DEC LAND CO. I LLC
89.216 ACRES
INLOT 356

DEC LAND CO. I LLC
VOL. 792, PG. 922
100.042 ACRES (RECORD)
100.029 ACRES (SURVEY)
INLOT 162

HUBER HEIGHTS CITY SCHOOL DISTRICT
D.B. 751, PG. 550
25.7375 ACRES

MIAMI COUNTY
MONTGOMERY COUNTY

N05°02'42"E
1032.44'

836.92'

S84°36'44"E
INLOT 162

2669.90'

SECTION 19
SECTION 13

S05°15'50"W
432.42'

S84°38'09"E

INLOT 162

1886.17'

N84°36'44"W

2665.96'

SECTION 19
SECTION 24
SECTION 13
SECTION 18

N84°38'09"W

1886.60'

HERBERT C. HUBER PLAT No. 60
P.B. 105, PG. 34
SECTION 10

HERBERT C. HUBER PLAT No. 60
SECTION 9

HERBERT C. HUBER PLAT No. 60
P.B. 105, PG. 54A
SECTION 6

HERBERT C. HUBER PLAT No. 60
P.B. 105, PG. 53A
SECTION 5

THE CITY OF HUBER HEIGHTS
DED 90-0029 C05
10.637 ACRES

PAGE 2
PAGE 1 MATCH LINE

LEGEND

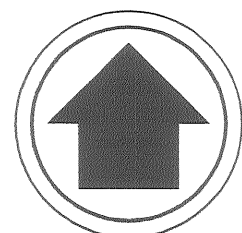
- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊠ MONUMENT FOUND
- ⊗ STONE FOUND
- ⊙ RAILROAD SPIKE FOUND
- ⊙ REBAR FOUND



LOCATION MAP
NO SCALE



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



NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

DESCRIPTION

BEING A REPLAT OF INLOT 162 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 792, PAGE 922, OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, MICHAEL T. RADCLIFFE 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 DEDICATES TO THE PUBLIC USE FOREVER THE PORTION OF STATE ROUTE 201 SHOWN HEREON.

WITNESS

DEC Land Co. I LLC
By: DEC/Benchrock LLC

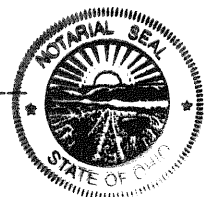
John Meaters
Michael T. Radcliffe
MICHAEL T. RADCLIFFE,
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 15th DAY OF April, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL T. RADCLIFFE, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 4/5/11

Jeanne Wills
NOTARY PUBLIC



JEANNE WILLS
Notary Public, State of Ohio
My Commission Expires 4/5/11

CONSENT OF LIENHOLDER
INTEGRA BANK N.A.

BY: *Roger W. Reeves*
PRINT: ROGER W. REEVES
TITLE: VICE PRESIDENT

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 17th DAY OF April, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BEFORE ME ROGER W. REEVES, VICE PRESIDENT OF INTEGRA BANK N.A., 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 NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

Christopher N. Swank
NOTARY PUBLIC

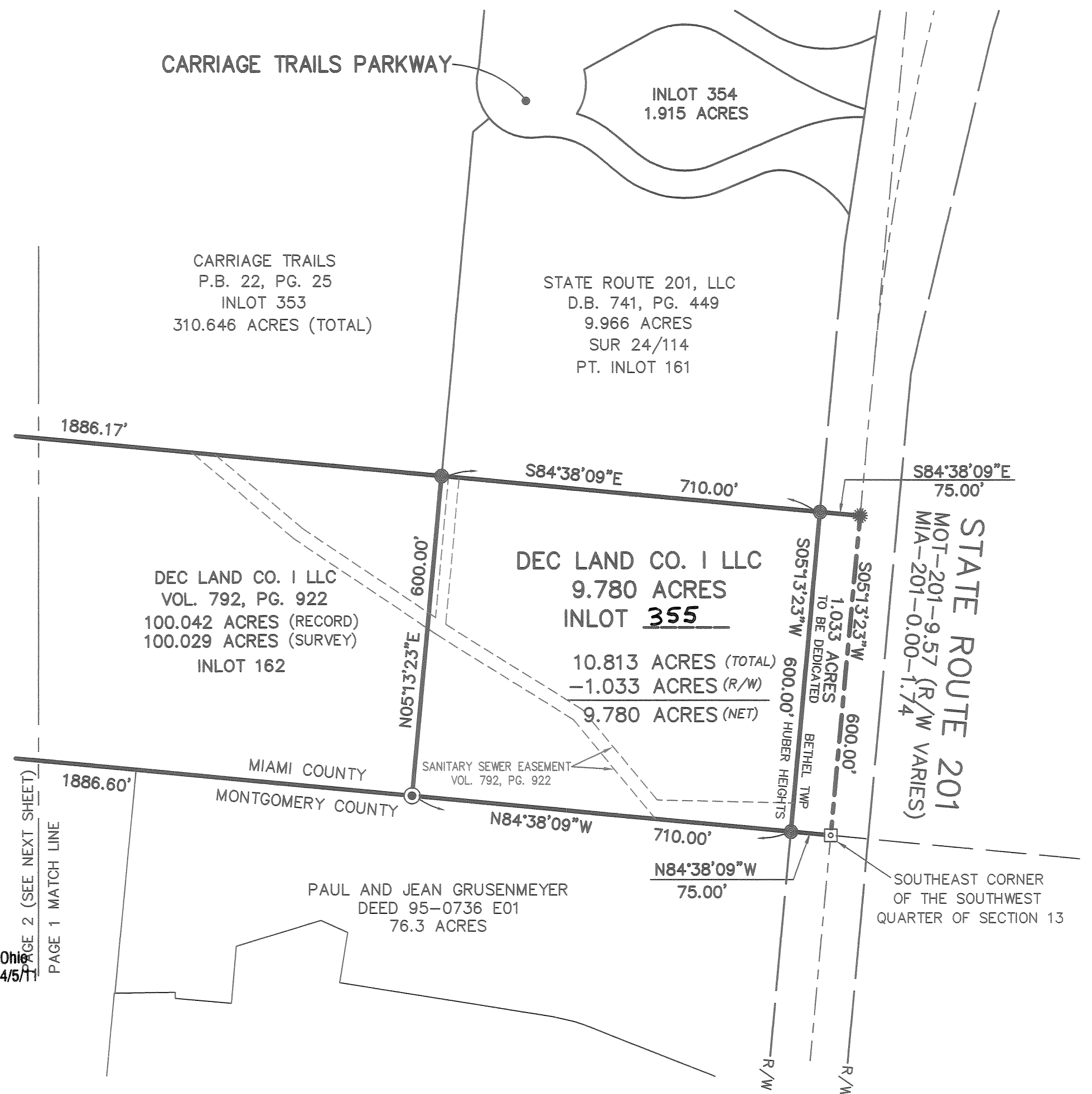


CHRISTOPHER N. SWANK
Notary Public, State of Ohio
My Commission Expires 147.03 R.C.

MY COMMISSION EXPIRES:

REPLAT OF INLOT 162

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, SECTIONS 13 & 19, RANGE 9, TOWNSHIP 2, BETWEEN THE MIAMIS SURVEY



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

REFERENCES:

STATE OF OHIO RIGHT-OF-WAY PLAN
MIAMI COUNTY MIA-201-0.00-1.74
MOT 201-9.57

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 792, PG. 922
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MIAMI COUNTY ENGINEER'S SURVEY RECORDS:
LOT SURVEY 24-114 LAND SURVEY 44-44
LAND SURVEY 34-9

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017



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

VOLUME 22 PAGE 37
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 30th
DAY OF APRIL, 2008 FOR
FILING AT 10:43 A.M.
FILE NO. 0486505 FEE \$ 86.40

John S. Alexander
MIAMI COUNTY RECORDER
L. McCoy
BY DEPUTY RECORDER

TRANSFERRED THIS 30 DAY OF
April, 2008 BY THE MIAMI
COUNTY AUDITOR

Chris A. Peoples
MIAMI COUNTY AUDITOR
Linda Zimmerman
BY DEPUTY AUDITOR

AUDITOR

TRANSFERRED ON THE _____ DAY OF _____, 2008

MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

APPROVED:

MINOR SUBDIVISION
THE ~~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.

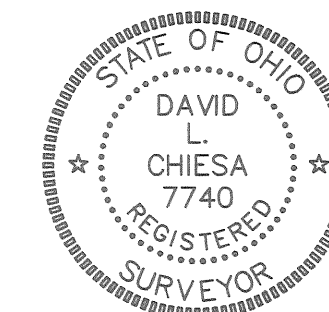
ON April 25th, 2008
Nathan E. Walsh, 4-25-2008
CHIEFMAN, HUBER HEIGHTS PLANNING COMMISSION DATE
AUTHORIZED
REPRESENTATIVE,

CERTIFICATION

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

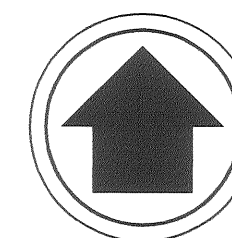
M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



BY: *David L. Chiesa* 4/14/08
David L. Chiesa P.S.
Registered Surveyor No. 7740

REPLAT OF INLOT 162

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, SECTIONS 13 & 19, RANGE 9, TOWNSHIP 2, BETWEEN THE MIAMIS SURVEY

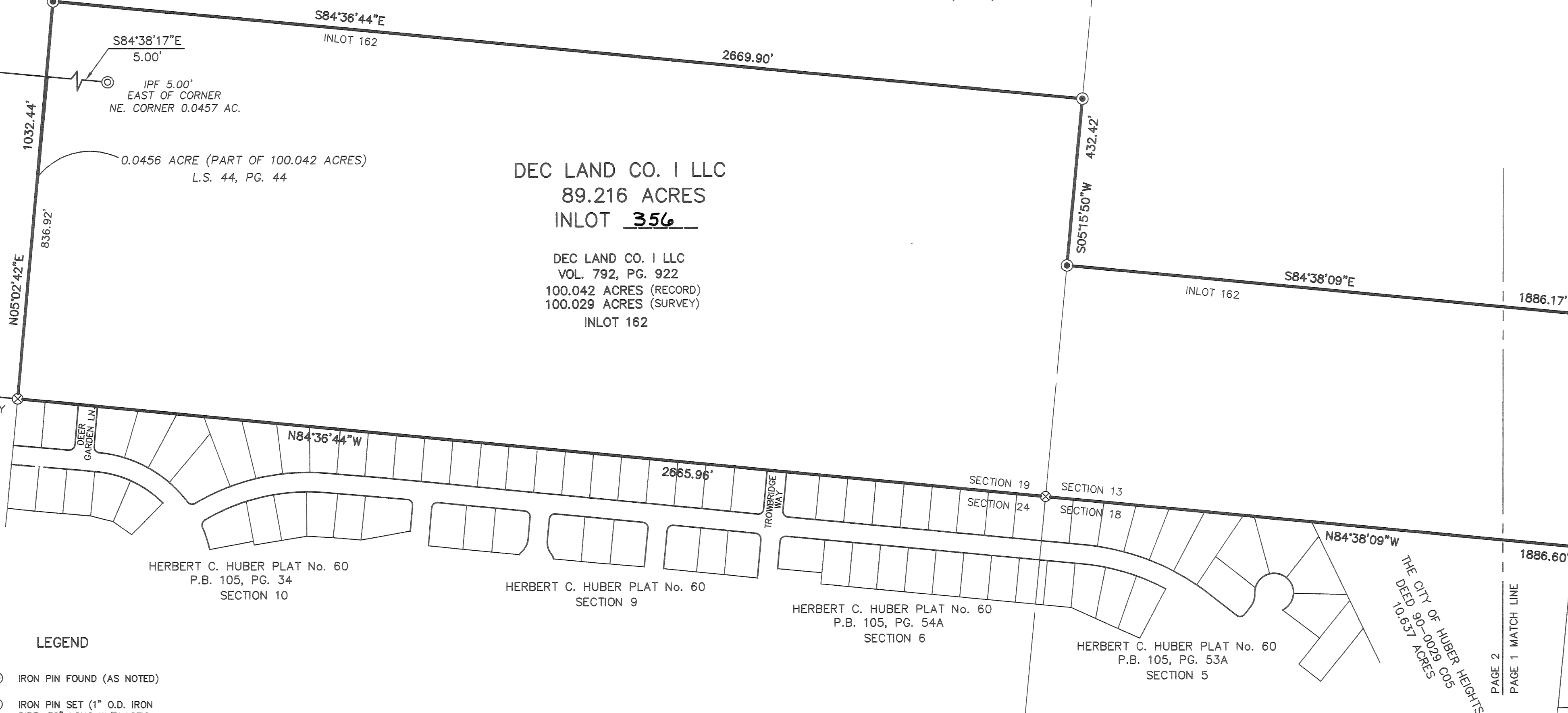


NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

CARRIAGE TRAILS
P.B. 22, PG. 25
INLOT 353
310.646 ACRES (TOTAL)



LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊠ MONUMENT FOUND
- ⊗ STONE FOUND
- ⊙ RAILROAD SPIKE FOUND
- ⊙ REBAR FOUND



LOCATION MAP
NO SCALE



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

PAGE 2
PAGE 1 MATCH LINE

SURVEY REFERENCES

VOLUME 22, PAGE 90
VOLUME 29, PAGE 133
MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

LEGEND

○ IRON PIN SET (5/8"x30")
○ IRON PIN FOUND (5/8"DIA)
✕ RR SPIKE FOUND
● PK NAIL FOUND
✕ MAG NAIL SET

RIVER RIDGE

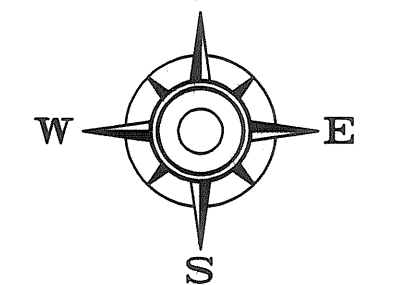
BEING A PLAT OF ALL OF INLOT 1442 AND ALL OF INLOT 1443
NE QUARTER, SECTION 33, TOWN 6, RANGE 5 EAST
MUNICIPALITY OF WEST MILTON, MIAMI COUNTY, OHIO
VILLAGE

12.454 ACRES

4 LOTS (11.935 ACRES) ~ R/W (0.519 ACRES)

MARCH 7, 2008

NORTH



GRAPHIC SCALE

1"=100'

APPROVED AND TRANSFERRED THIS
13 DAY OF May, 2008

Chris A. Peoples
MIAMI COUNTY AUDITOR

Jana Vireman
DEPUTY AUDITOR

PLAT BOOK 22 PAGE 38

MIAMI COUNTY RECORDER'S
RECORD OF PLATS

RECEIVED FOR RECORD THIS 13 DAY OF
May, 2008 AT 9:05 AM

FILE No. 0497134 FEE: 73.20

John S. Alexander
MIAMI COUNTY RECORDER

A. Shyman
DEPUTY RECORDER

BEARING OF THE EAST LINE OF THE NORTHEAST
QUARTER OF SAID SECTION 23. (S 1°37'40"W)
MADE TO AGREE WITH BEARING IN LAND SURVEY
VOLUME 29, PAGE 133

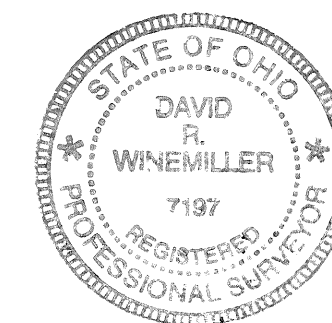
DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF 12.454 ACRES. BEING A PLAT OF ALL OF
INLOT 1442 AND INLOT 1443 AS CONVEYED TO DAVID R. & DENISE A. WINEMILLER
BY DEED RECORDED IN DEED BOOK 772, PAGE 883 OF THE MIAMI COUNTY DEED RECORDS

MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN IN
ACCORDANCE WITH THE MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVE
DISTANCES ARE MEASURED ON THE ARC.

THOMAS WINEMILLER & ASSOCIATES, INC.

David R. Winemiller
DAVID R. WINEMILLER
OHIO REGISTERED LAND SURVEYOR No. 7197

**DEDICATION**

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO
HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID PLAT AND
DEDICATE THE STATE ROUTE 48 RIGHT-OF-WAY AND DO HEREBY RESERVE THE EASEMENTS
SHOWN ON SAID PLAT TO THE PUBLIC'S USE FOREVER. THE EASEMENTS SHOWN ON THE
PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR
REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR
SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR
OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND PROVIDING INGRESS
TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED
AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Denise A. Winemiller
DENISE A. WINEMILLER, OWNER

Andrew Peyton
WITNESS

Mary A. Wright
WITNESS

David R. Winemiller
DAVID R. WINEMILLER, OWNER

Andrew Peyton
WITNESS

Mary A. Wright
WITNESS

Melissa F. Renner
MELISSA F. RENNER
FINANCIAL CENTER SALES MANAGER
LIBERTY SAVINGS BANK, LIEN HOLDER

Andrew Peyton
WITNESS

Mary A. Wright
WITNESS

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

BE IT REMEMBERED THAT ON THIS 12TH DAY OF MAY, 2008, BEFORE ME A NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNERS, DENISE A. WINEMILLER AND DAVID
R. WINEMILLER AND MELISSA F. RENNER, FINANCIAL CENTER SALES MANAGER, LIBERTY SAVINGS BANK,
LIEN HOLDER, TO ME KNOWN AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE
THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED
MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN

Karen M. Tate
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 11/6/11

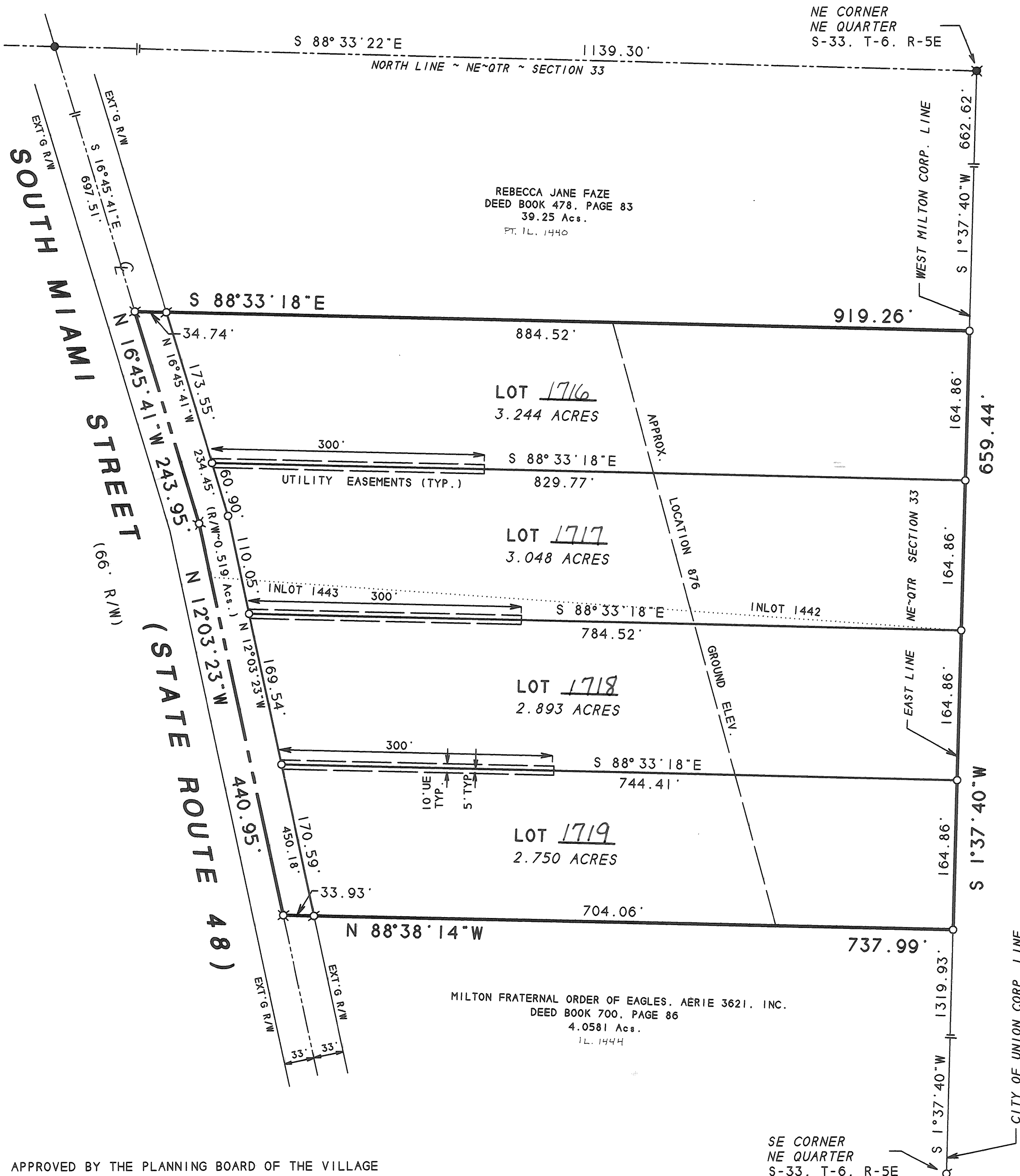
STATE OF OHIO, COUNTY OF MIAMI, S.S.

DENISE A. WINEMILLER, OWNER, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO
THE BEST OF HER KNOWLEDGE INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LIEN HOLDERS
HAVE UNITED IN ITS EXECUTION.

Denise A. Winemiller
DENISE A. WINEMILLER

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

Karen M. Tate
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES 11/6/11



APPROVED BY THE PLANNING BOARD OF THE VILLAGE
OF WEST MILTON, OHIO AT A MEETING HELD THIS
1 DAY OF May, 2008

Chairman Miller
CHAIRMAN

OWNER

DAVID R. & DENISE A. WINEMILLER
DEED BOOK 772, PAGE 883

CLIENT No. 0104
JOB No. 06067

THOMAS WINEMILLER & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
(937)-898-5862
FAX: 898-5716

REPLAT OF INLOTS 4584 & 4585 PIQUA, OHIO

PLAT BOOK 22 PAGE 39
MIAMI COUNTY RECORDERS PLAT RECORDS

RECEIVED May 19 2008 AT 8:23 M.
FILE NO. 0487430 FEE # 43.20

John J. Albano, Recorder BY Cheryl L. Lube
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS
19 DAY OF May 2008

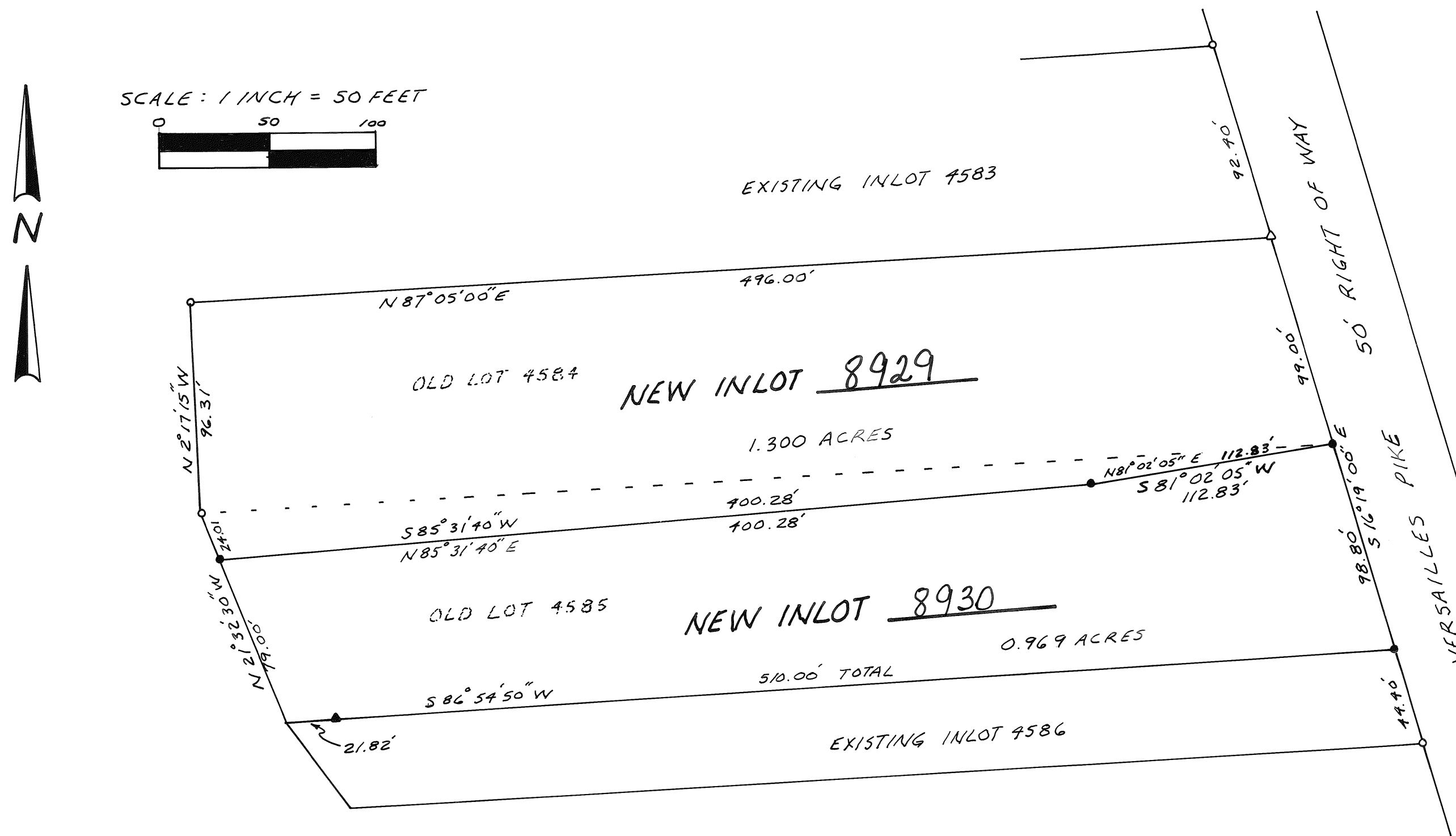
Chris A. Peoples BY Linda Linnerman
MIAMI COUNTY AUDITOR DEPUTY

REFERENCES

DEED BOOK NO. 589 PAGE NO. 101
" " " 794 " " 402, 404
PLAT BOOK NO. 3 PAGE NO. 32
LOT SURVEY BOOK 16 PAGE 77
" " " 9 " 125
LAND SURVEY BOOK 51 " 24

LEGEND

- 5/8" IRON PIN FOUND
- △ P.K. NAIL SET OVER IRON PIN FOUND
- ▲ P.K. NAIL SET IN TOP OF CORNER POST
- 5/8" CAPPED IRON PIN SET



DESCRIPTION

BEING A REPLAT OF ALL OF INLOTS 4584 AND 4585 IN THE CITY OF PIQUA, OHIO AS DEEDED TO JAMES R. & BEVERLY J. HARTZELL*AS RECORDED IN DEED BOOK 589 PAGE 101 AND DEED BOOK ~~794~~ PAGE ~~402~~ MIAMI COUNTY RECORDER'S DEED RECORDS. § 404

OWNERS CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS BEING REPLATTED SHOWN HEREON, DO HEREBY CONSENT TO THE EXECUTION OF THIS REPLAT. (NO LIENS)

James R. Hartzell
JAMES R. HARTZELL

Sharon L. Lyons
WITNESS

Beverly Jean Hartzell by James R. Hartzell P.O.A.
BEVERLY J. HARTZELL
*AKA BEVERLY JEAN HARTZELL

Sharon L. Lyons
WITNESS

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 REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND MY OFFICAL SEAL THIS 14th DAY OF MAY 2008.

Sharon L. Lyons
NOTARY PUBLIC

SHARON L. LYONS
Notary Public, State of Ohio
My Commission Expires 3-3-2009
MY COMMISSION EXPIRES

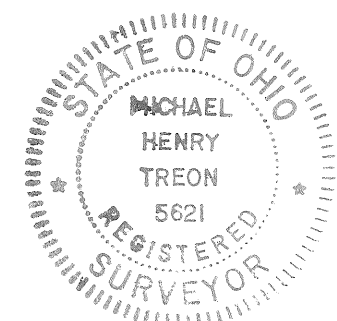
APPROVAL ~ CITY OF PIQUA

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA THIS 14th DAY OF MAY 2008

Christopher W. Schmiesing
PLANNING AND ZONING
CHRISTOPHER W. SCHMIESING
CITY PLANNER

I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND ACCURATE SURVEY MADE BY ME DURING MAY, 2008 AND THAT MONUMENTS ARE AS SHOWN.

Michael H. Treon
REGISTERED SURVEYOR NO. 5621
TROY, OHIO MAY 13, 2008



Replat Inlots 7592 and 7594

S.W. 144
TAX MAP

TROY
CORPORATION

MIAMI
COUNTY

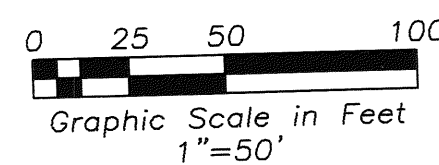
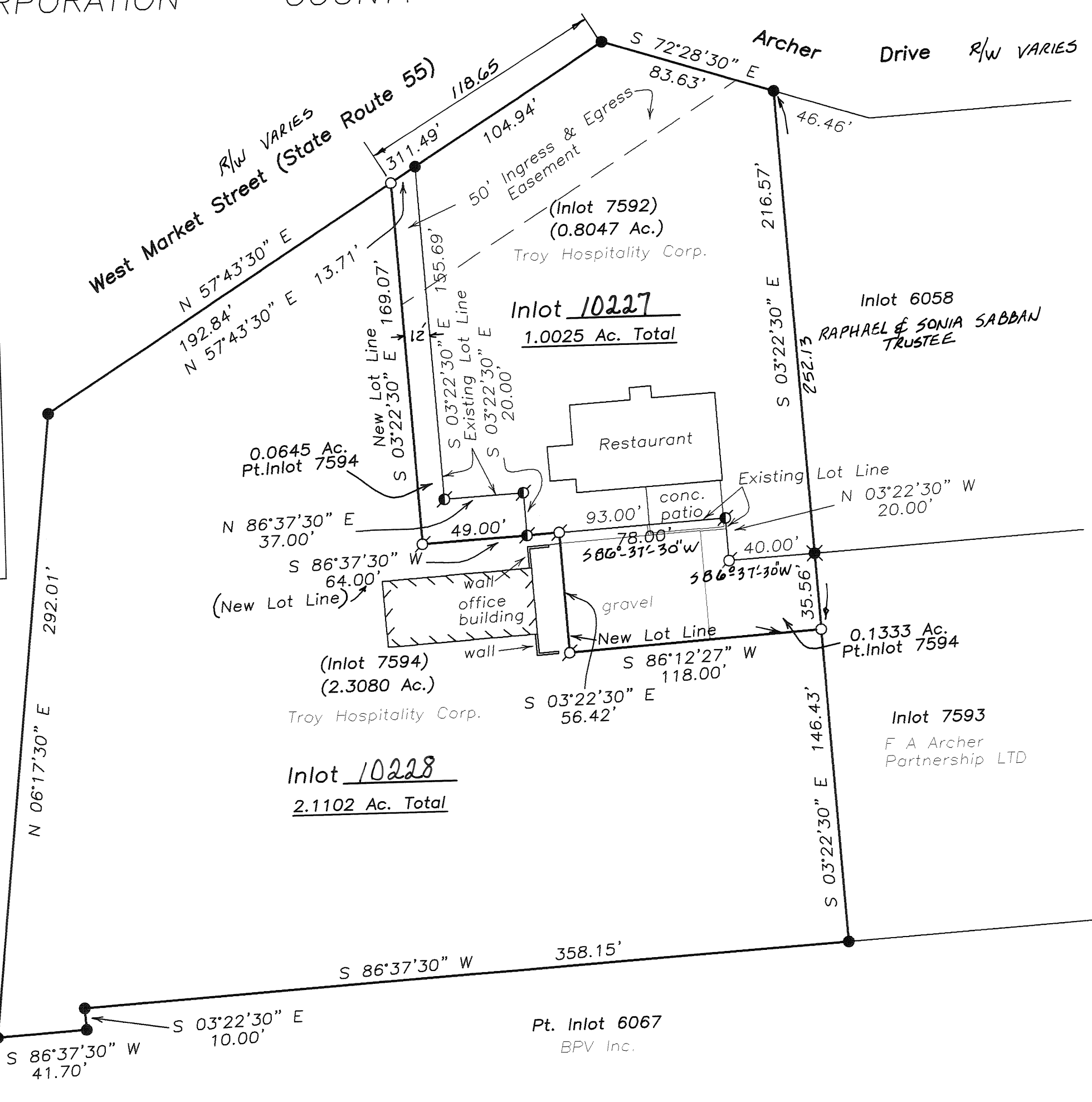
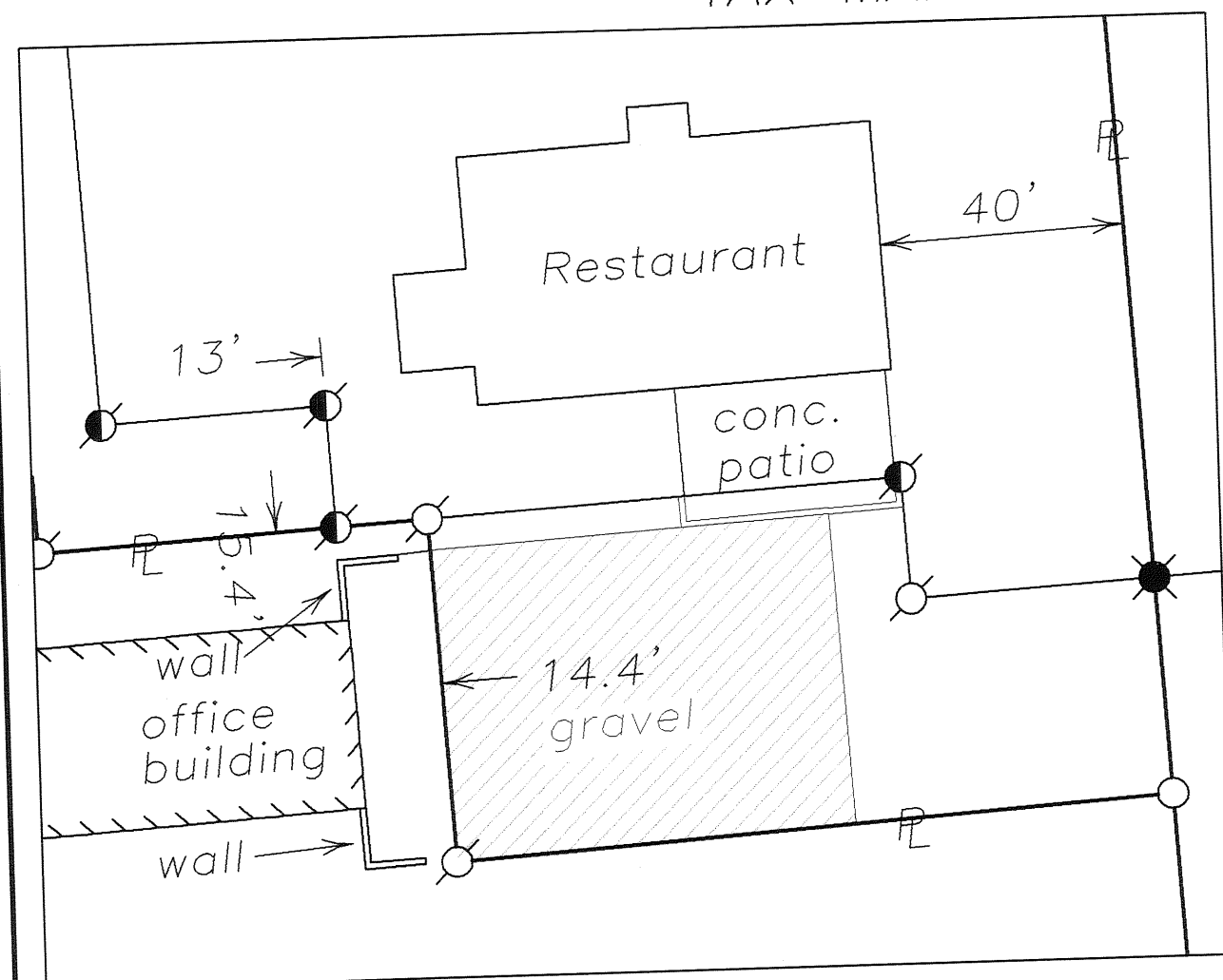
OHIO
STATE

PLAT BOOK 22 PAGE 40
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED June 3, 2008 AT 2:19:15pm
FILE NO. 0478521 \$ 43.20

John Alexander BY: [Signature]
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED
THIS 3 DAY OF June, 2008

Chris A. Peoples BY: [Signature]
MIAMI CO. AUDITOR DEPUTY



Legend

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- Mag Nail Set
- P.K. Nail Found
- ✕ Railroad Spike Found

References

Miami County Recorder's
Plat Records
Plat Book 16, Page 27A
(Basis of Bearings)

Miami County Engineer's
Record of Lot Surveys
Volume 18, Page 156

Replat 0.1978 acres from Inlot 7594
to Inlot 7592.

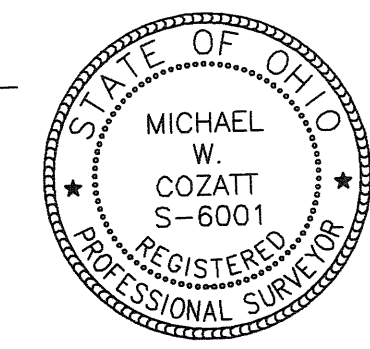
Surveyor's Certification

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.

[Signature]
MICHAEL W. COZATT
P.S. #6001

5-29-08

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
476 Swailes Road Troy, OH 45373
Job No. 02507 (937)-339-2921
File Name: C:\Survey\2007jobs\02507Patel.dwg
Drawn by: DMC ~ Checked by: MWC



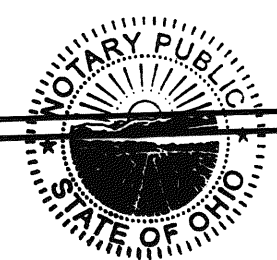
State of Ohio, County of _____, S.S.

Be it remembered that on this 2nd day of JUNE, 2007, before me, the undersigned, a notary public in and for said county and state, personally appeared The Troy Hospitality Corp. statutory agent, which executed the foregoing plat, 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.

[Signature]

Notary Public in and for State of Ohio

My commission expires _____



ROBERT N. SCHLEMMER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O.R.C.
Recorded in Miami County

City of Troy Public Works

This plat was reviewed and approved
this 2nd day of JUNE, 2008.

[Signature]

Description

Being a replat of Inlot 7592 and Inlot 7594 in the City of Troy, Miami County, Ohio, as acquired by Troy Hospitality Corp. by deeds recorded in Deed Book 685, Page 254 and Deed Book 676, Page 222 of the Miami County Recorder's Deed Records.

Dedication

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

[Signature]
Dhansukh Patel (Statutory Agent)
Troy Hospitality Corporation

REPLAT OF INLOT 10164

BEING A REPLAT OF INLOT 10164,
KINGS TOWER SHOPPING AND BUSINESS PARK SEC. 4
IN THE CITY OF TROY, MIAMI COUNTY, OHIO

CITY OF TROY PUBLIC WORKS

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 2ND DAY
OF JUNE, 2008

Deborah Juan

*NO DRIVEWAY ACCESS IS PERMITTED
TO WEST MAIN STREET.

*THE 0.602 ACRE LOT IS PERMITTED
ONLY ONE DRIVEWAY CUT AND THE
CUT MUST BE WITHIN THE 25'
INGRESS/EGRESS EASEMENT ALONG
THE NORTHERLY PROPERTY LINE OR
AS APPROVED BY THE CITY OF TROY.

CONSENT TO REPLAT

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

OWNER: AJ TROY, CORP.

Alice F. Murphy
AUTHORIZED SIGNATURE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED Alice F. Murphy, ON BEHALF OF THE OWNER, AJ
TROY CORP., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT
THEY DID SIGN SUCH INSTRUMENT ON BEHALF OF SUCH OWNER, AND THAT SUCH
INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT Troy, OHIO, THIS 23 DAY OF May, 2008.

NOTARY PUBLIC Laurie Moma-Johnson

MY COMMISSION EXPIRES: January 8, 2012

DESCRIPTION

BEING A REPLAT OF INLOT
10164, OWNED BY AJ TROY,
CORP. BY DEED RECORDED IN
DEED BOOK 786, PAGE 508.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
BASED ON AN ACTUAL FIELD SURVEY.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

05-06-2008
DATE

TRANSFERRED THIS 4 DAY
OF June, 2008

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: *Linda Lissner*
DEPUTY AUDITOR

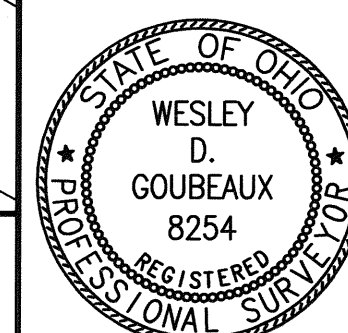
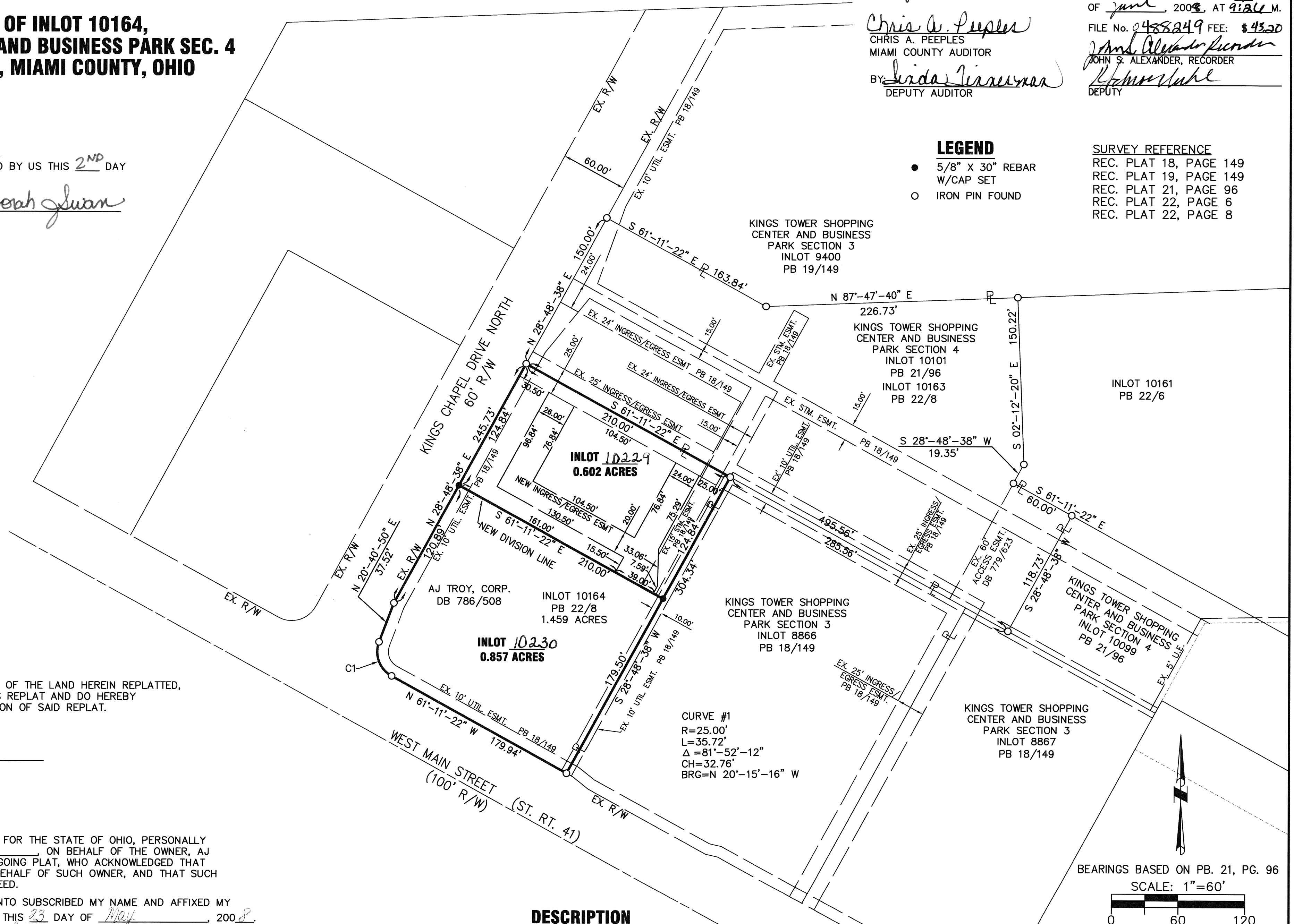
PLAT BOOK 22, PAGE 41
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 4 DAY
OF June, 2008, AT 9:16 A.M.
FILE No. 0488249 FEE: \$43.20
John S. Alexander
JOHN S. ALEXANDER, RECORDER
DEPUTY

LEGEND

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

SURVEY REFERENCE

REC. PLAT 18, PAGE 149
REC. PLAT 19, PAGE 149
REC. PLAT 21, PAGE 96
REC. PLAT 22, PAGE 6
REC. PLAT 22, PAGE 8

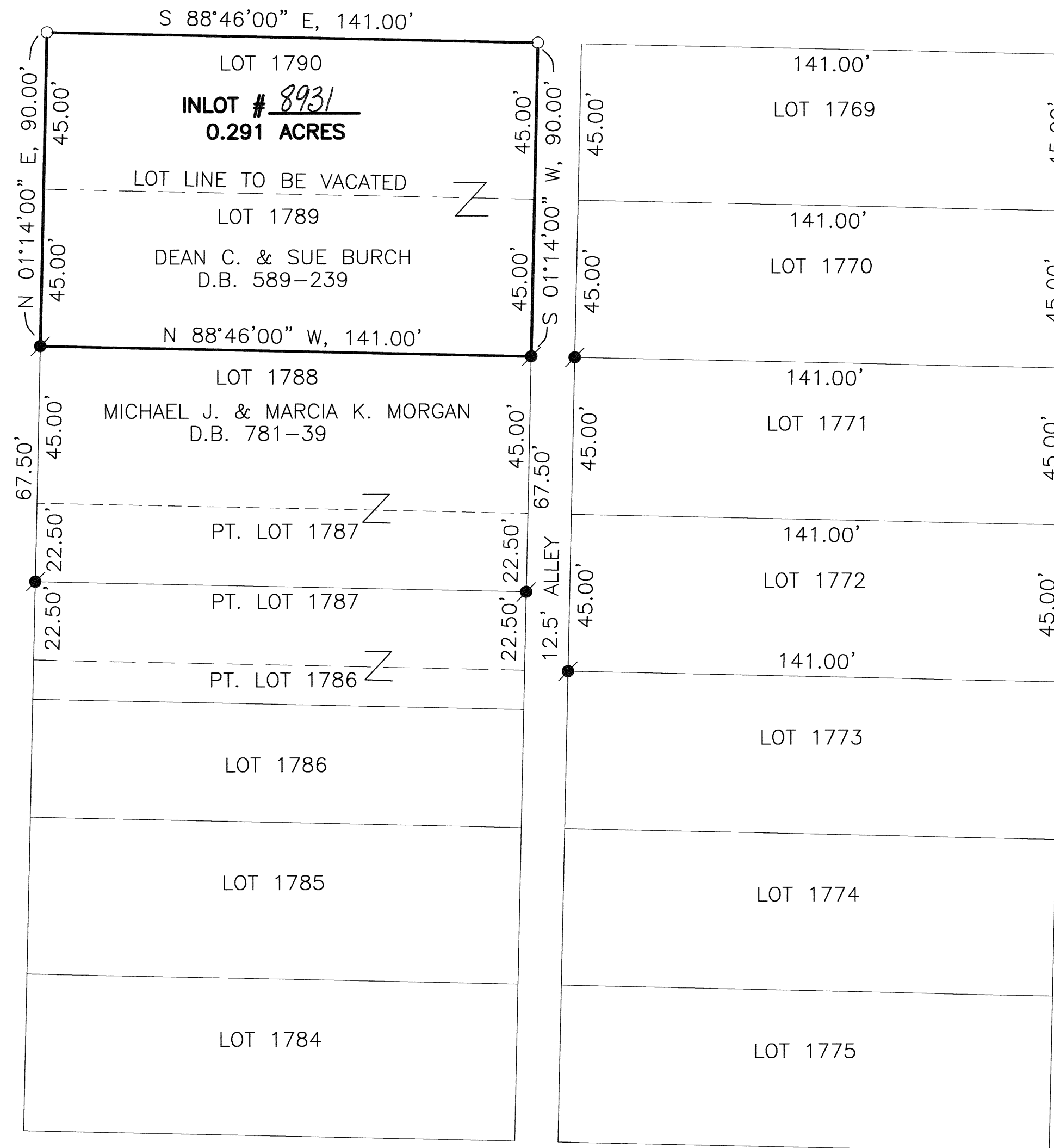


CHOICE **ONE**
ENGINEERING
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

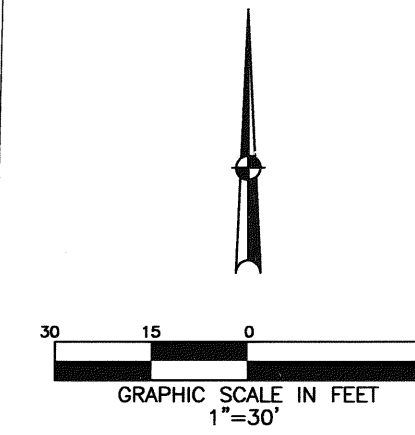
DATE:
05-06-2008
DRAWN BY:
WDG
JOB NUMBER:
MIATRO0808
SHEET NUMBER
1 OF 1

BURCH REPLAT — CITY OF PIQUA
REPLAT OF INLOTS 1789 & 1790

FOREST AVE. (60' R/W)



WASHINGTON AVE. (60' R/W)



PLAT BOOK 22 PAGE 42
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 9 DAY
OF June, 2008 AT 11:45 A.M.
FILE NO. 0488503 FEE 43.20

John S. Alexander
JOHN ALEXANDER, MIAMI COUNTY RECORDER
BY Gaine Roberts
DEPUTY RECORDER

APPROVED AND TRANSFERRED
THIS 9th DAY OF June, 2008.

Chris A. Peoples BY: Synda Pearson
MIAMI COUNTY AUDITOR DEPUTY

CITY OF PIQUA APPROVAL
THIS PLAT WAS INSPECTED & APPROVED
THIS 6th DAY OF JUNE, 2008.

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

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

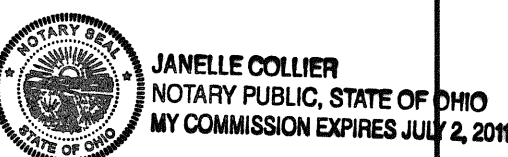
Dean C. Burch 6-6-08
DEAN C. BURCH DATE

Sue Burch 6-6-08
SUE BURCH DATE

ACKNOWLEDGEMENT
STATE OF OHIO, MIAMI COUNTY SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF
OHIO, PERSONALLY APPEARED, THE ABOVE SIGNED, 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 AT Piqua, OHIO, THIS 6 DAY OF June, 2008.

NOTARY PUBLIC Janelle Collier

MY COMMISSION EXPIRES 7-2-11



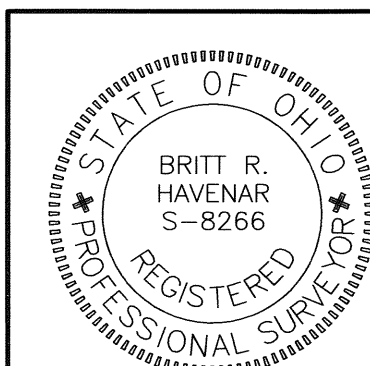
REFERENCES
MIAMI CO. ENGINEER'S
RECORD OF LAND SURVEYS:
VOLUME 50, PAGE 138
MIAMI CO. RECORDER'S
PLATS:
BOOK 2, PAGE 44
BASIS OF BEARINGS:
LAND SURVEY VOLUME 50, PAGE 138.

LEGEND
● IRON PIPE FOUND
● IRON PIN FOUND
○ 5/8" DIA. IRON PIN SET
CAPPED "BRH PE PS,
OHIO PS 8266"

DESCRIPTION
BEING A REPLAT OF INLOTS 1789 & 1790 AS SHOWN
HEREON AS DEEDED TO DEAN C. & SUE BURCH
AS RECORDED IN MIAMI COUNTY RECORDER'S
DEED RECORDS. DEED BOOK 589, PAGE 239.

THIS REPLAT PREPARED FROM A FIELD SURVEY
AND DEEDS AND SURVEYS AS NOTED HEREON.
MONUMENTS FOUND OR SET ARE AS
SHOWN HEREON.

REPLAT OF LOTS 1789 & 1790 IN THE CITY OF
PIQUA FOR DEAN BURCH. MAY 25, 2008



Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
BRITT R. HAVENAR, P.E., P.S.
10860 SIDNEY-FREYBURG ROAD
SIDNEY, OHIO 45365
(937) 492-7408
EMAIL: abhavenar@embarqmail.com

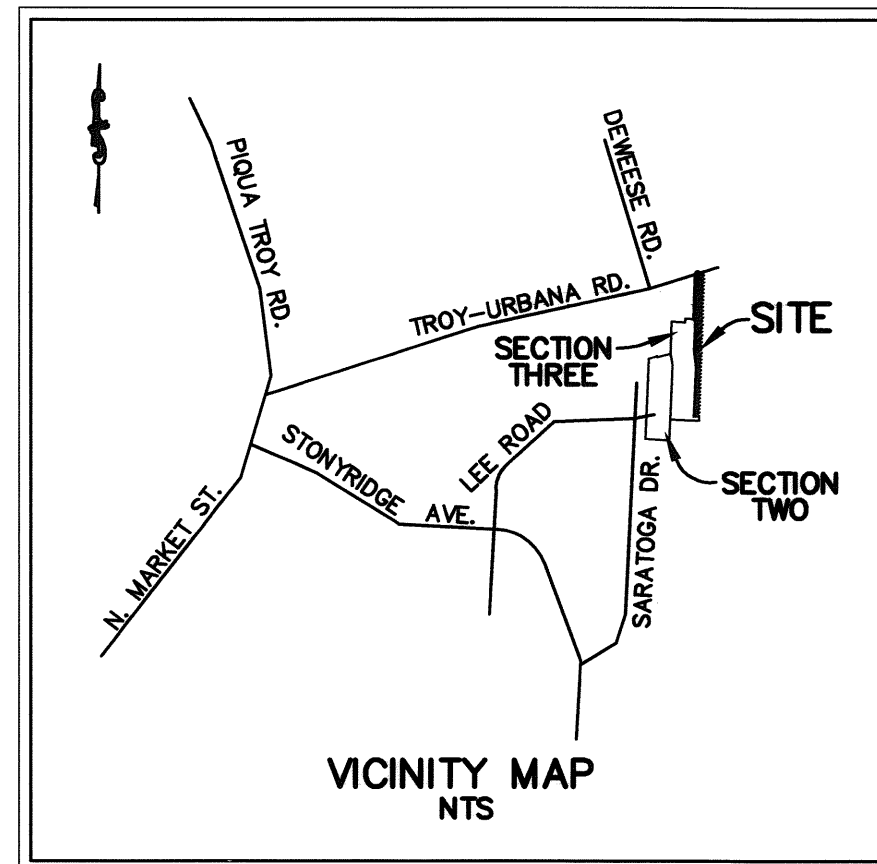
ALL LOTS ON THIS PLAT ARE SUBJECT TO
HOMEOWNERS DOCUMENTS, COVENANTS
AND RESTRICTIONS AS RECORDED IN THE
MIAMI COUNTY, OHIO RECORDS IN:

MISCELLANEOUS BOOK 31 PAGE 661

MISCELLANEOUS BOOK 31 PAGE 678

RECORD PLAN HUNTERS RIDGE SECTION THREE - A

LOCATED IN:
SECTION 12, TOWN 1, RANGE 10 MRS
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING: 3.5584 Acres
FEBRUARY, 2008



MIAMI COUNTY AUDITOR

TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS 20th
DAY OF June, 2008.

Chris A. Peeples

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Pearson
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 FEB., 2008, THIS PLAT WAS APPROVED.

Jack W. Walter

CHAIRMAN

SECRETARY

COUNCIL OF THE CITY OF TROY

AT A MEETING OF COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd
DAY OF MARCH, 2008, THIS PLAT WAS APPROVED BY ORDINANCE No. 0-3-2008.

Michael L. Beamish

MAYOR

Martha A. Baker

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

PREPARED BY:



VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

0.2047 ACRES (INLOT 10231)
0.5053 ACRES (INLOT 10232)
0.2477 ACRES (INLOT 10233)
0.4180 ACRES (INLOT 10234)
2.0747 ACRES (INLOT 10235)
0.0230 ACRES (WYATT RD. RIGHT OF WAY)
0.0850 ACRES (TROY-URBANA RD. RIGHT OF WAY)
3.5584 ACRES TOTAL

CERTIFICATION

THE WITHIN IS A 3.5584 ACRE PLAT OF LAND AS CONVEYED TO
TROY-URBANA DEVELOPMENT CO., LLC. AS RECORDED IN D.B. 738 PG. 524
OF THE MIAMI COUNTY RECORDER'S RECORDS.
BEING 3.5584 ACRES OF PART INLOT 9272; AND 0.7100 ACRES OF HUNTERS
RIDGE SECTION THREE INLOT 10044 AS RECORDED IN P.B. 21, PG 73

ALL MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS
SHOWN UPON COMPLETION OF THIS SUBDIVISION. CURVE DISTANCES ARE
MEASURED ON THE ARC.



Jeffrey A. Van Atta
JEFFREY A. VAN ATTA
OHIO REGISTERED SURVEYOR #7354

2/11/08
DATE

PLAT BOOK 22, PAGE 43
MIAMI COUNTY RECORDERS RECORD OF PLATS
RECEIVED FOR RECORD THIS 20 DAY OF
June, 2008 AT 11:45 A.M.
FILE No. 0489109 FEE \$129.60

John S. Alexander
JOHN S. ALEXANDER
MIAMI COUNTY RECORDER

J. Shupman
BY

DEPUTY

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED
DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THE SAME TO BE OUR VOLUNTARY ACT
AND DEED AND DO HEREBY DEDICATE THE STREETS, RIGHTS-OF-WAY AND RESERVE THE EASEMENTS SHOWN
ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

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

OWNER:

TROY-URBANA DEVELOPMENT CO., LLC.
BY HORIZON PROPERTIES, INC. (ITS MANAGER)

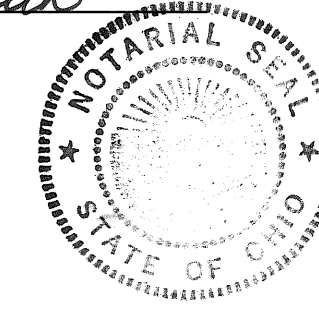
BY: Todd S. Deutsch
TODD S. DEUTSCH (ITS PRESIDENT)

STATE OF OHIO, SS:

BE IT REMEMBERED THAT ON THIS 28 DAY OF March, 2008, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME TROY-URBANA
DEVELOPMENT COMPANY, LLC BY TODD S. DEUTSCH, PRESIDENT OF HORIZON
PROPERTIES INC., 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 SET MY HAND AND NOTARY SEAL ON THE DAY AND
DATE ABOVE WRITTEN.

Carol G. Guffitt
NOTARY PUBLIC

June 11, 2009
MY COMMISSION EXPIRES ON DATE ABOVE



MORTGAGEE:
OAK HILL BANKS

Michael W. Lamber
IT'S Senior Vice President

STATE OF OHIO, SS:

BE IT REMEMBERED THAT ON THIS 28 DAY OF March, 2008,
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY CAME OAK HILL BANKS, BY Michael W. Lamber, IT'S SVP
TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE
VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY
AND DATE ABOVE WRITTEN.

Lucille Jones
NOTARY PUBLIC

Lucille Jones
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 07-28-08
MY COMMISSION EXPIRES ON DATE ABOVE.

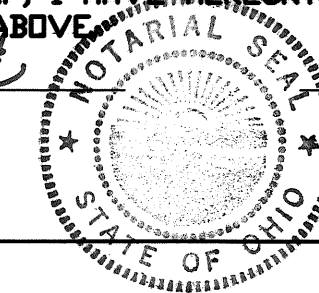
TODD S. DEUTSCH, BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS
OR PARTNERSHIPS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION,
EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

Todd S. Deutsch
TODD S. DEUTSCH

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

Carol G. Guffitt
NOTARY PUBLIC

June 11, 2009
MY COMMISSION EXPIRES ON DATE ABOVE



JOB No. 2111

B-129

SHEET No. 1 OF 3

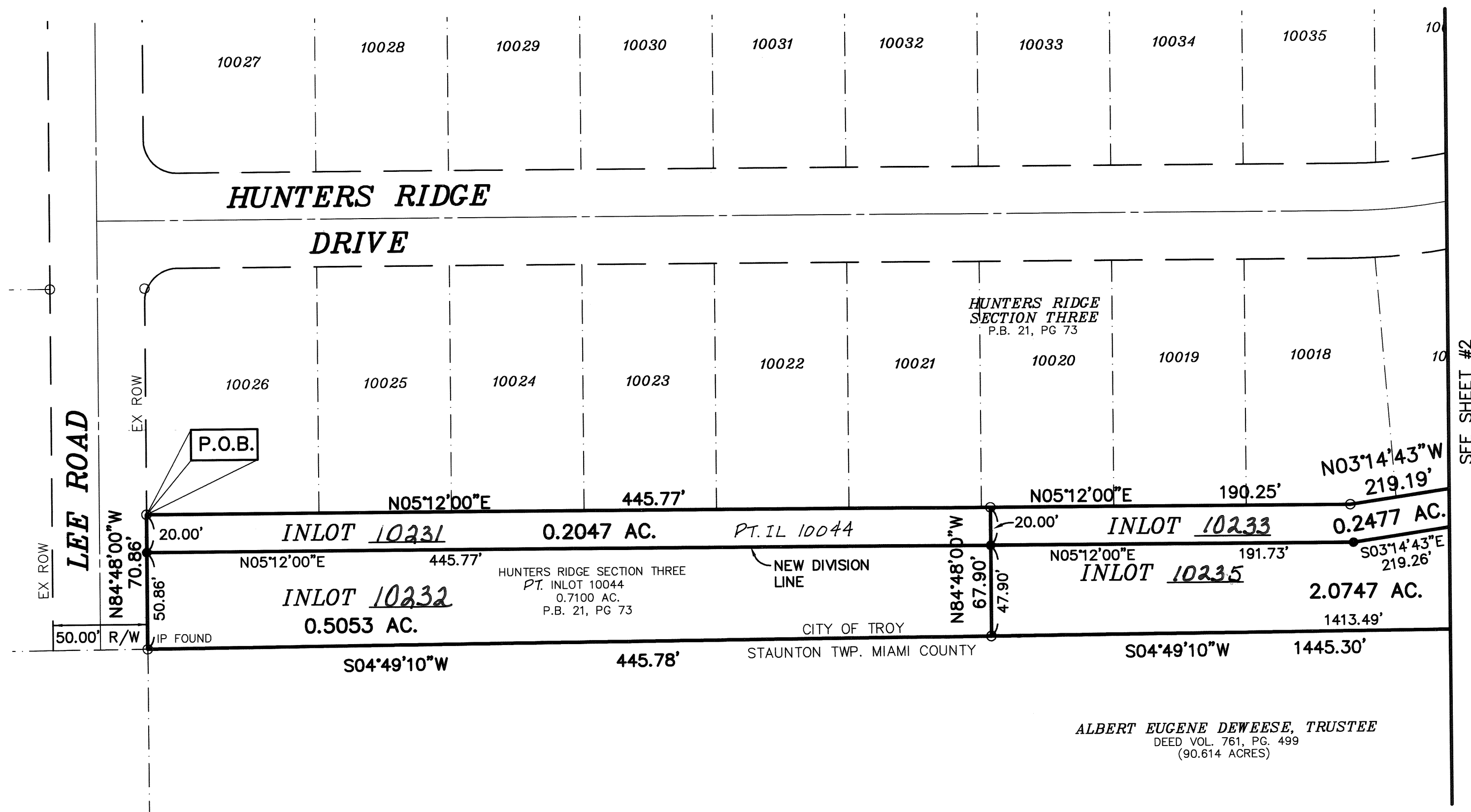
RECORD PLAN
**HUNTERS RIDGE
SECTION THREE - A**

LOCATED IN:
SECTION 12, TOWN 1, RANGE 10 MRS
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING: 3.5584 Acres
FEBRUARY, 2008

PREPARED BY:

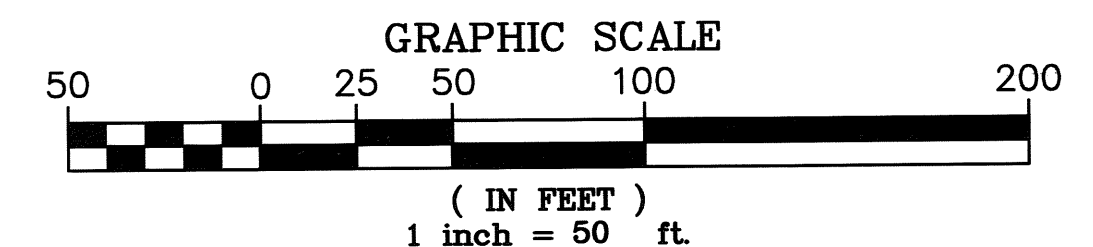
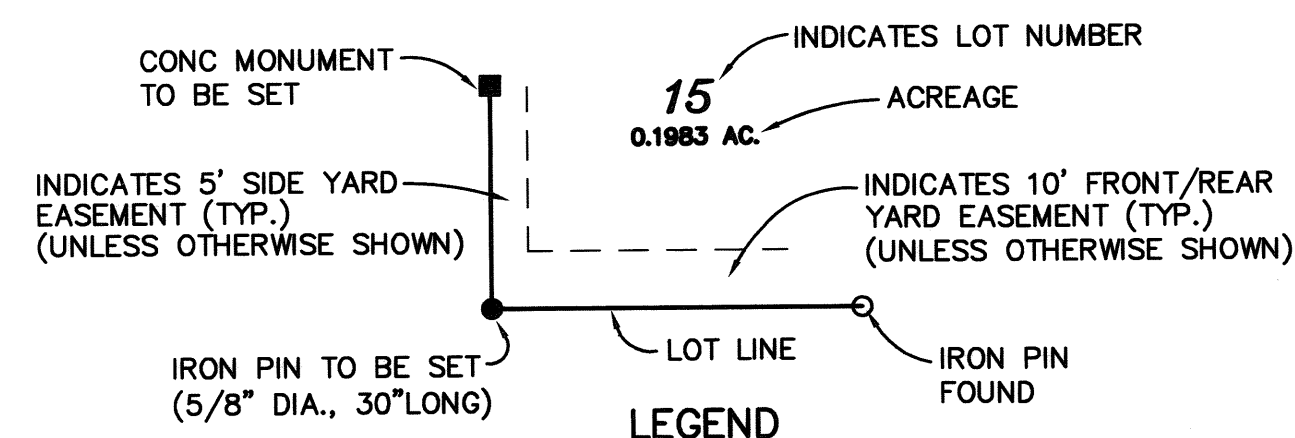
WE
VANATTA ENGINEERING INC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

PLAT BOOK 22, PAGE 43A
MIAMI COUNTY RECORDERS RECORD OF PLATS



ALBERT EUGENE DEWEESE, TRUSTEE
DEED VOL. 761, PG. 499
(90.614 ACRES)

BASIS OF BEARINGS:
EAST LINE OF INLOT 10044
AS RECORDED IN REC. P.B. 21, PG 73
(S 04°49'10" W)

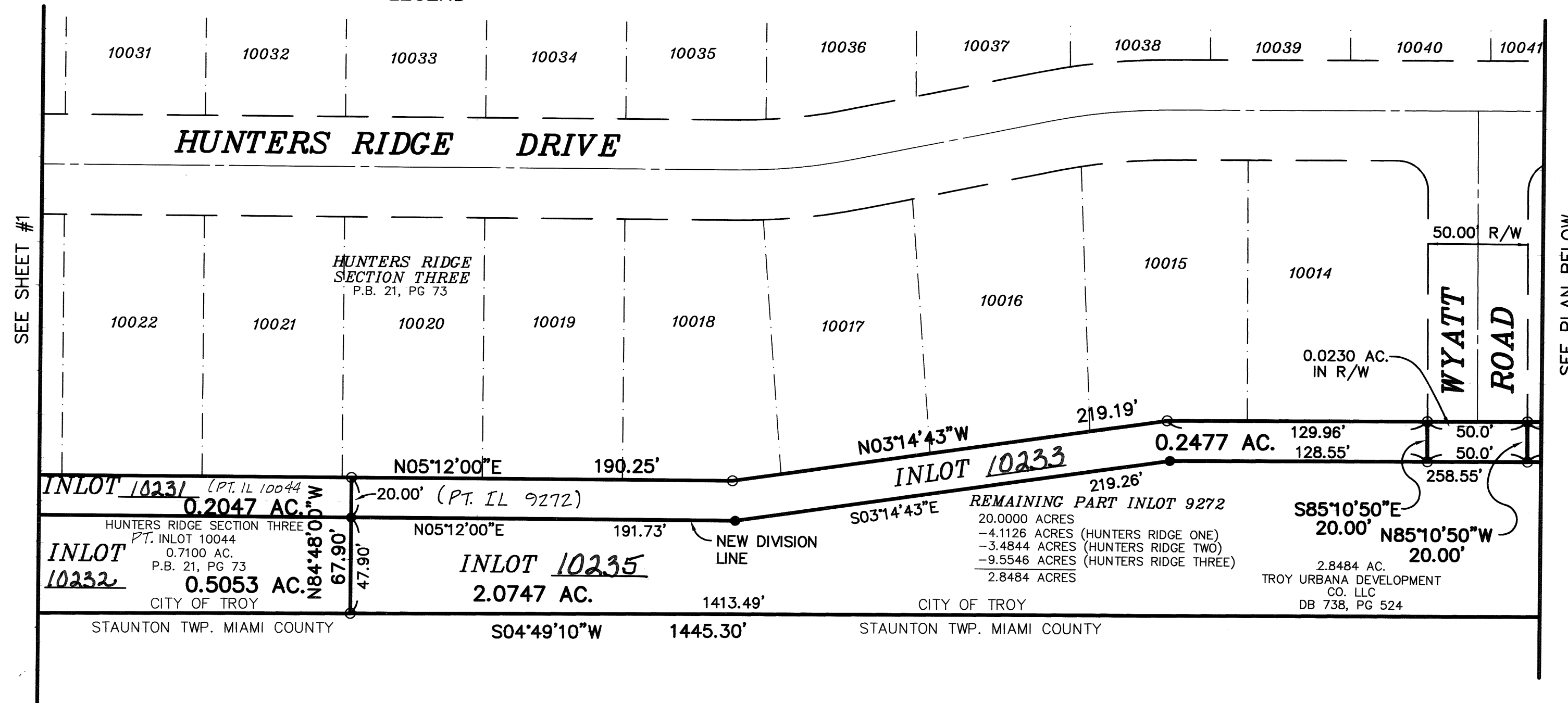
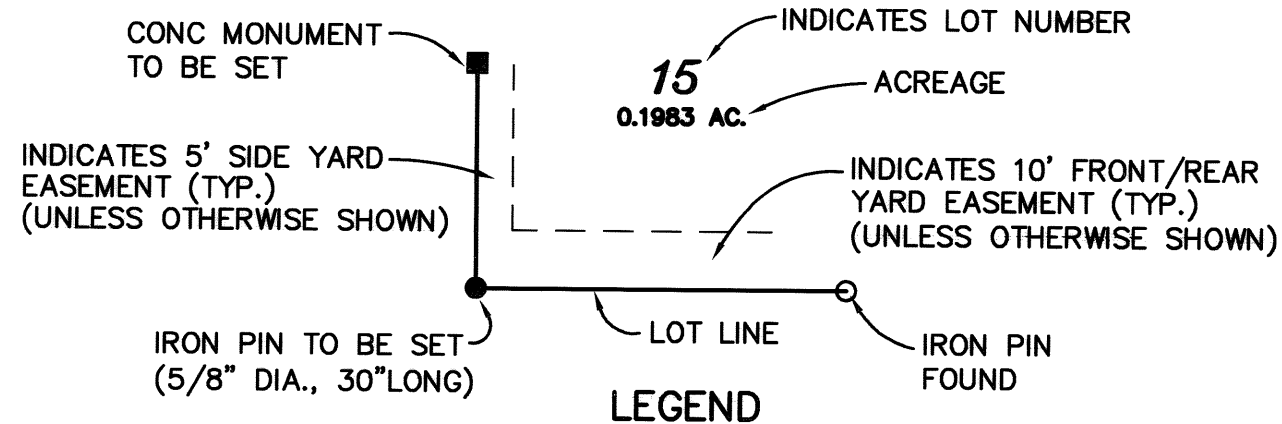


RECORD PLAN
**HUNTERS RIDGE
SECTION THREE - A**

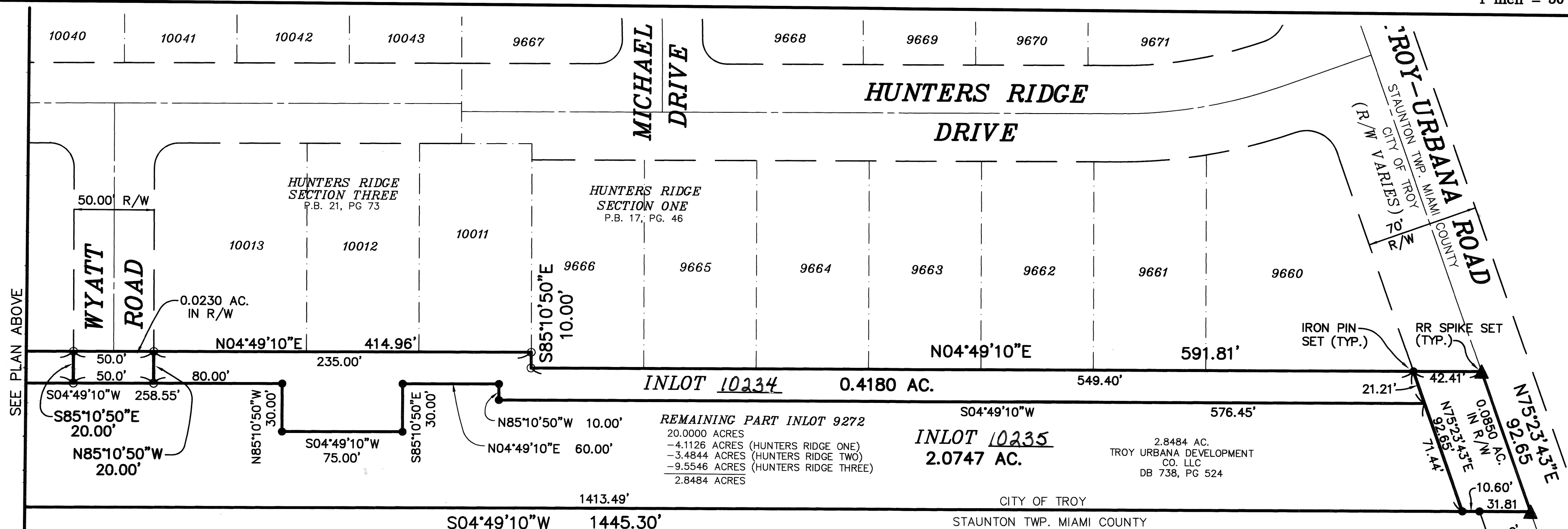
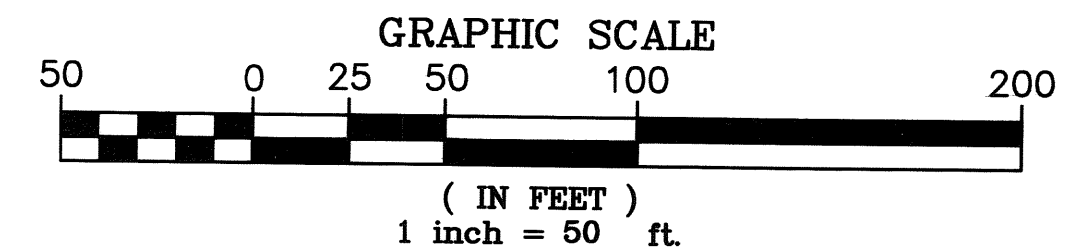
LOCATED IN:
SECTION 12, TOWN 1, RANGE 10 MRS
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING: 3.5584 Acres
FEBRUARY, 2008

PLAT BOOK 22 PAGE 43B
MIAMI COUNTY RECORDERS RECORD OF PLATS

BASIS OF BEARINGS:
EAST LINE OF INLOT 10044
AS RECORDED IN REC. P.B. 21, PG 73
(S 04°49'10" W)



PREPARED BY:
WE
VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645



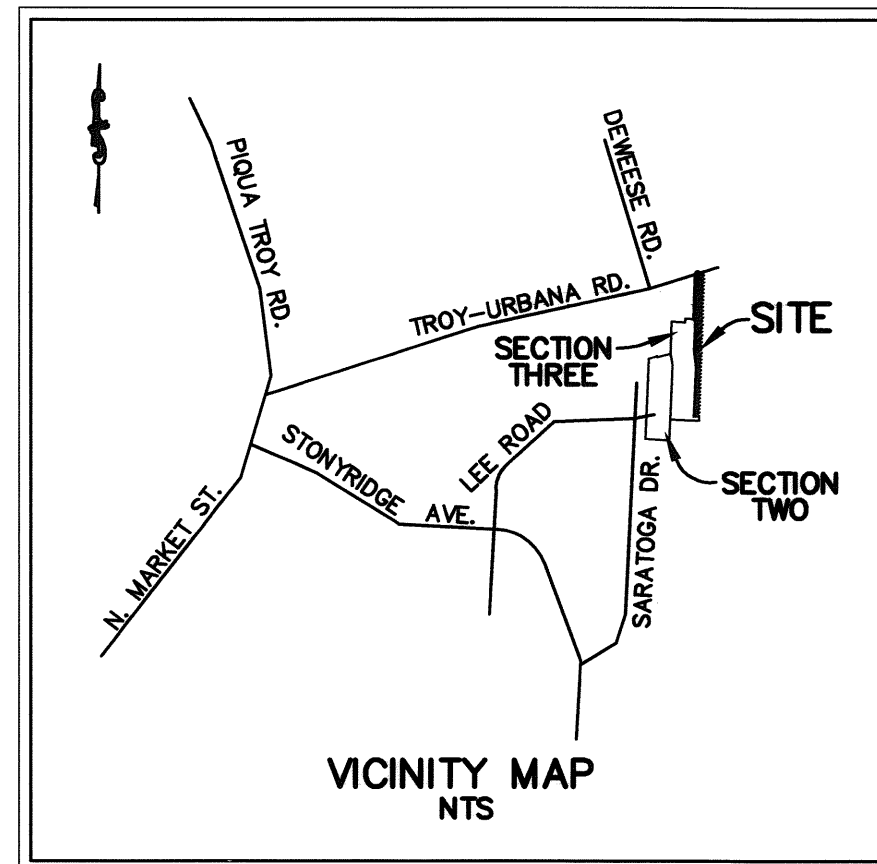
ALL LOTS ON THIS PLAT ARE SUBJECT TO
HOMEOWNERS DOCUMENTS, COVENANTS
AND RESTRICTIONS AS RECORDED IN THE
MIAMI COUNTY, OHIO RECORDS IN:

MISCELLANEOUS BOOK 31 PAGE 661

MISCELLANEOUS BOOK 31 PAGE 678

RECORD PLAN HUNTERS RIDGE SECTION THREE - A

LOCATED IN:
SECTION 12, TOWN 1, RANGE 10 MRS
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING: 3.5584 Acres
FEBRUARY, 2008



MIAMI COUNTY AUDITOR

TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS 20th
DAY OF June, 2008.

Chris A. Peeples

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Pearson
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 FEB., 2008, THIS PLAT WAS APPROVED.

Jack W. Waters

CHAIRMAN

SECRETARY

COUNCIL OF THE CITY OF TROY

AT A MEETING OF COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd
DAY OF MARCH, 2008, THIS PLAT WAS APPROVED BY ORDINANCE No. 0-3-2008.

Michael L. Beamish

MAYOR

Martha A. Baker

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

PREPARED BY:



VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

0.2047 ACRES (INLOT 10231)
0.5053 ACRES (INLOT 10232)
0.2477 ACRES (INLOT 10233)
0.4180 ACRES (INLOT 10234)
2.0747 ACRES (INLOT 10235)
0.0230 ACRES (WYATT RD. RIGHT OF WAY)
0.0850 ACRES (TROY-URBANA RD. RIGHT OF WAY)
3.5584 ACRES TOTAL

CERTIFICATION

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TROY-URBANA DEVELOPMENT CO., LLC. AS RECORDED IN D.B. 738 PG. 524
OF THE MIAMI COUNTY RECORDER'S RECORDS.
BEING 3.5584 ACRES OF PART INLOT 9272; AND 0.7100 ACRES OF HUNTERS
RIDGE SECTION THREE INLOT 10044 AS RECORDED IN P.B. 21, PG 73

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SHOWN UPON COMPLETION OF THIS SUBDIVISION. CURVE DISTANCES ARE
MEASURED ON THE ARC.



Jeffrey A. Van Atta
JEFFREY A. VAN ATTA
OHIO REGISTERED SURVEYOR #7354

2/11/08
DATE

PLAT BOOK 22, PAGE 43
MIAMI COUNTY RECORDERS RECORD OF PLATS
RECEIVED FOR RECORD THIS 20 DAY OF
June, 2008 AT 11:45 A.M.
FILE No. 0489109 FEE \$129.60

John S. Alexander
JOHN S. ALEXANDER
MIAMI COUNTY RECORDER

J. Shupman
BY

DEPUTY

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED
DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THE SAME TO BE OUR VOLUNTARY ACT
AND DEED AND DO HEREBY DEDICATE THE STREETS, RIGHTS-OF-WAY AND RESERVE THE EASEMENTS SHOWN
ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

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

OWNER:

TROY-URBANA DEVELOPMENT CO., LLC.
BY HORIZON PROPERTIES, INC. (ITS MANAGER)

BY: Todd S. Deutsch
TODD S. DEUTSCH (ITS PRESIDENT)

STATE OF OHIO

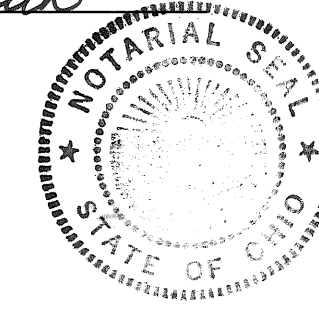
SS:

BE IT REMEMBERED THAT ON THIS 28 DAY OF March, 2008, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME TROY-URBANA
DEVELOPMENT COMPANY, LLC BY TODD S. DEUTSCH, PRESIDENT OF HORIZON
PROPERTIES INC., 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 SET MY HAND AND NOTARY SEAL ON THE DAY AND
DATE ABOVE WRITTEN.

Carol G. Guffitt
NOTARY PUBLIC

June 11, 2009
MY COMMISSION EXPIRES ON DATE ABOVE



MORTGAGEE:
OAK HILL BANKS

Michael W. Lamber
IT'S Senior Vice President

STATE OF OHIO

SS:

BE IT REMEMBERED THAT ON THIS 28 DAY OF March, 2008,
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY CAME OAK HILL BANKS, BY Michael W. Lamber, IT'S SVP
TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE
VOLUNTARY ACT AND DEED.

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

Lucille Jones
NOTARY PUBLIC

Lucille Jones
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 07-28-08
MY COMMISSION EXPIRES ON DATE ABOVE.

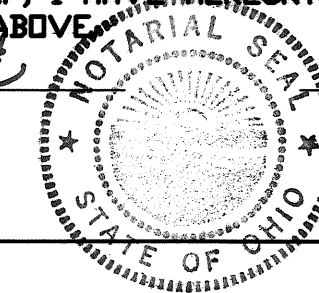
TODD S. DEUTSCH, BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS
OR PARTNERSHIPS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION,
EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

Todd S. Deutsch
TODD S. DEUTSCH

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

Carol G. Guffitt
NOTARY PUBLIC

June 11, 2009
MY COMMISSION EXPIRES ON DATE ABOVE



JOB No. 2111

B-129

SHEET No. 1 OF 3

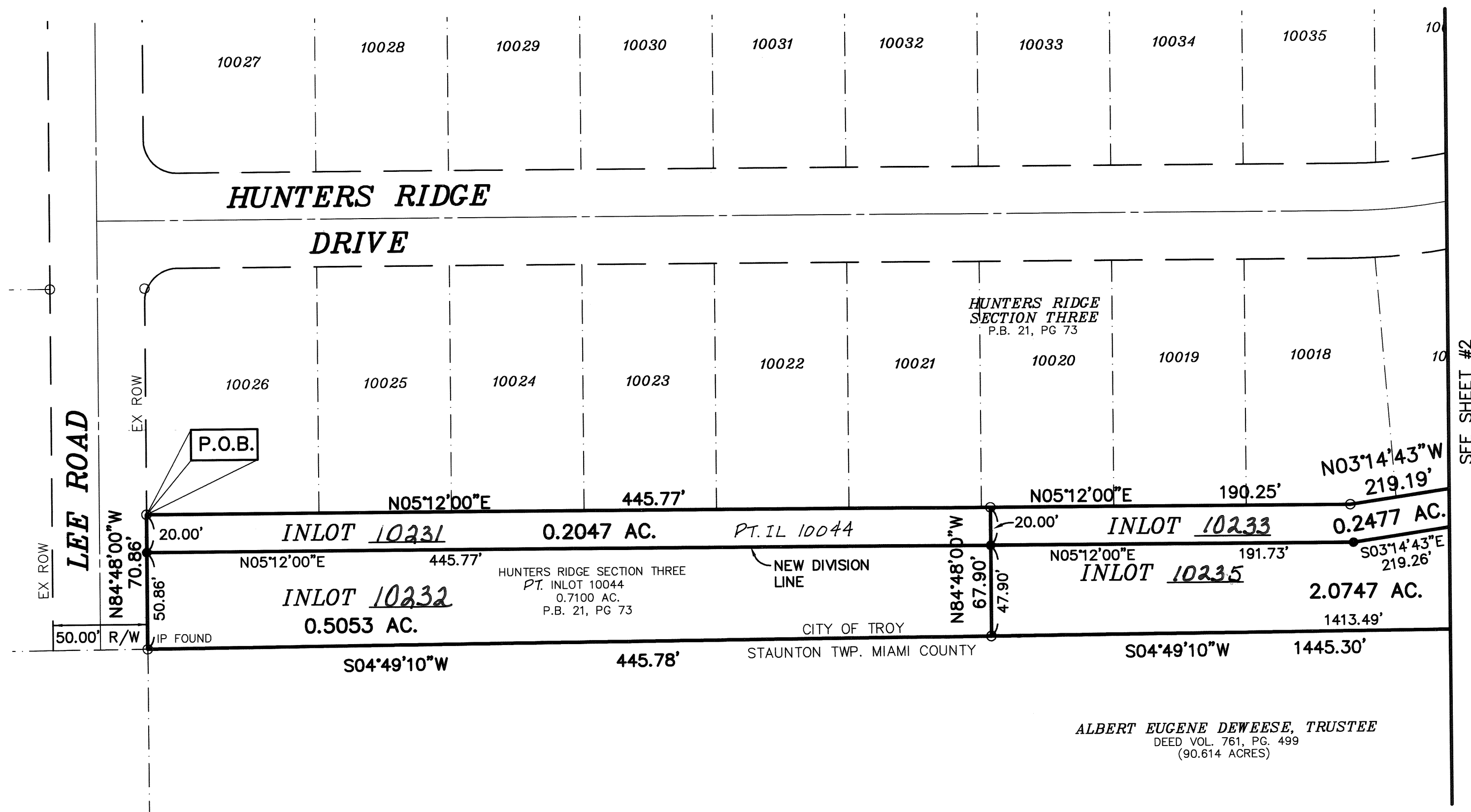
RECORD PLAN
**HUNTERS RIDGE
SECTION THREE - A**

LOCATED IN:
SECTION 12, TOWN 1, RANGE 10 MRS
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING: 3.5584 Acres
FEBRUARY, 2008

PREPARED BY:

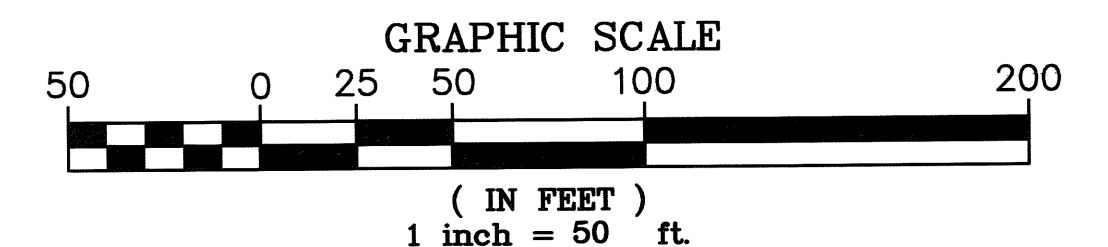
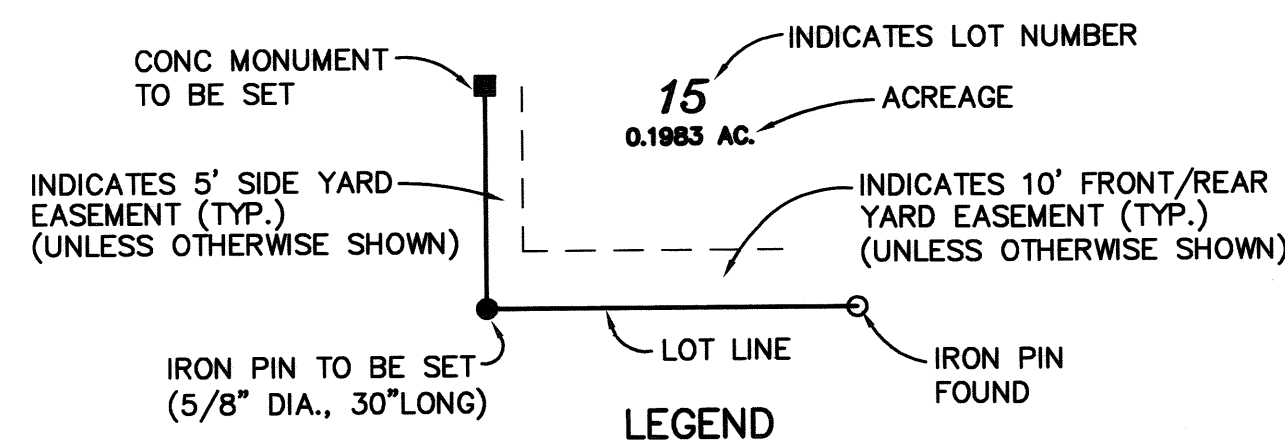
WE
VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

PLAT BOOK 22, PAGE 43A
MIAMI COUNTY RECORDERS RECORD OF PLATS



ALBERT EUGENE DEWEESE, TRUSTEE
DEED VOL. 761, PG. 499
(90.614 ACRES)

BASIS OF BEARINGS:
EAST LINE OF INLOT 10044
AS RECORDED IN REC. P.B. 21, PG 73
(S 04°49'10" W)

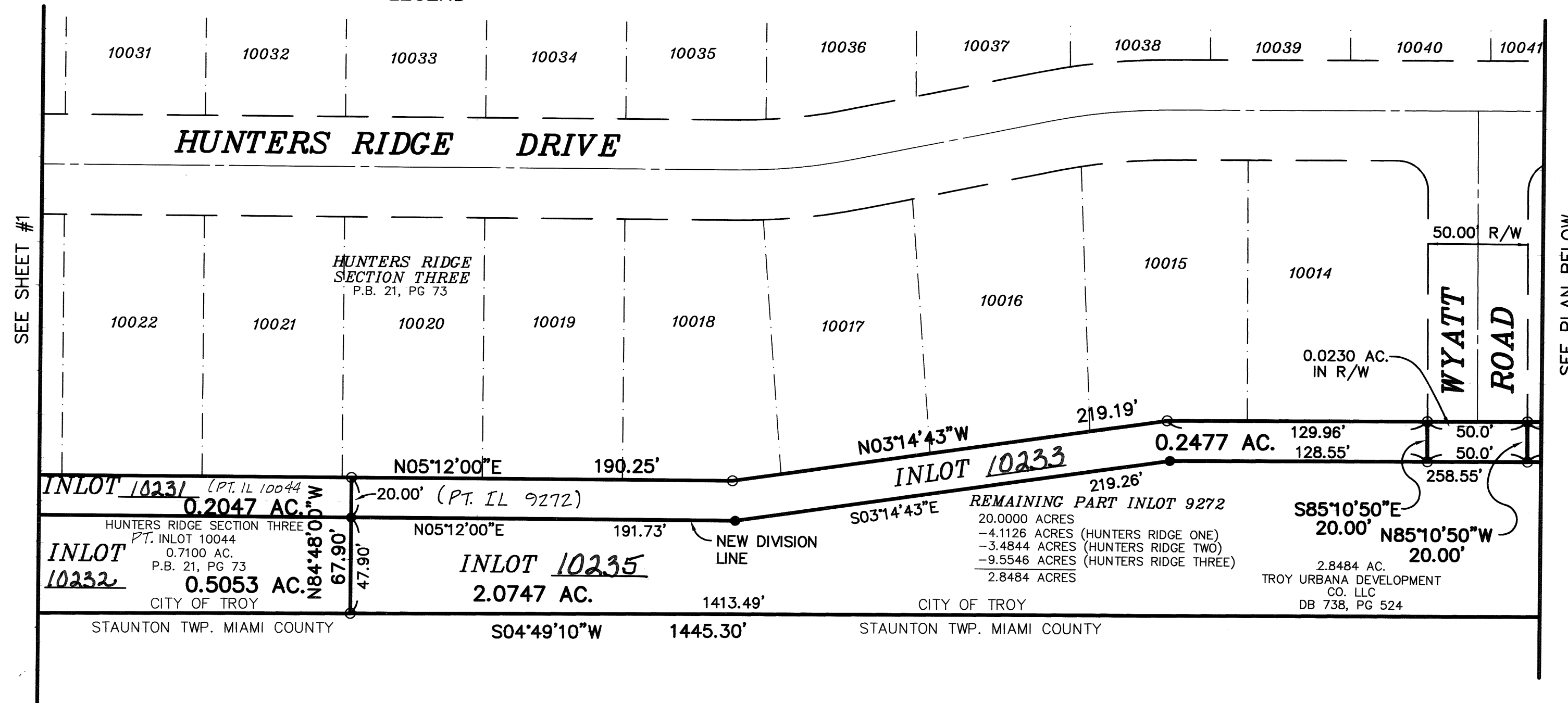
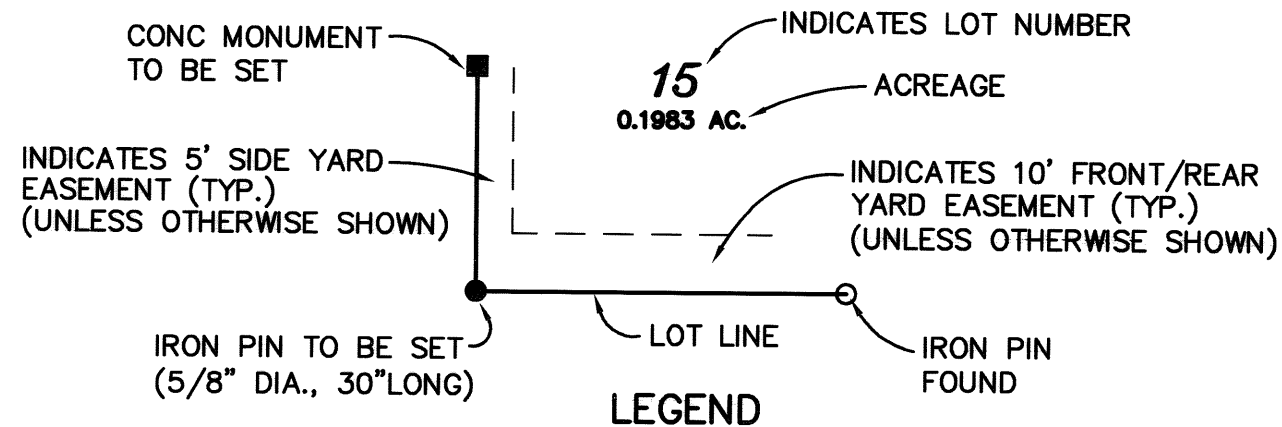


RECORD PLAN
**HUNTERS RIDGE
SECTION THREE - A**

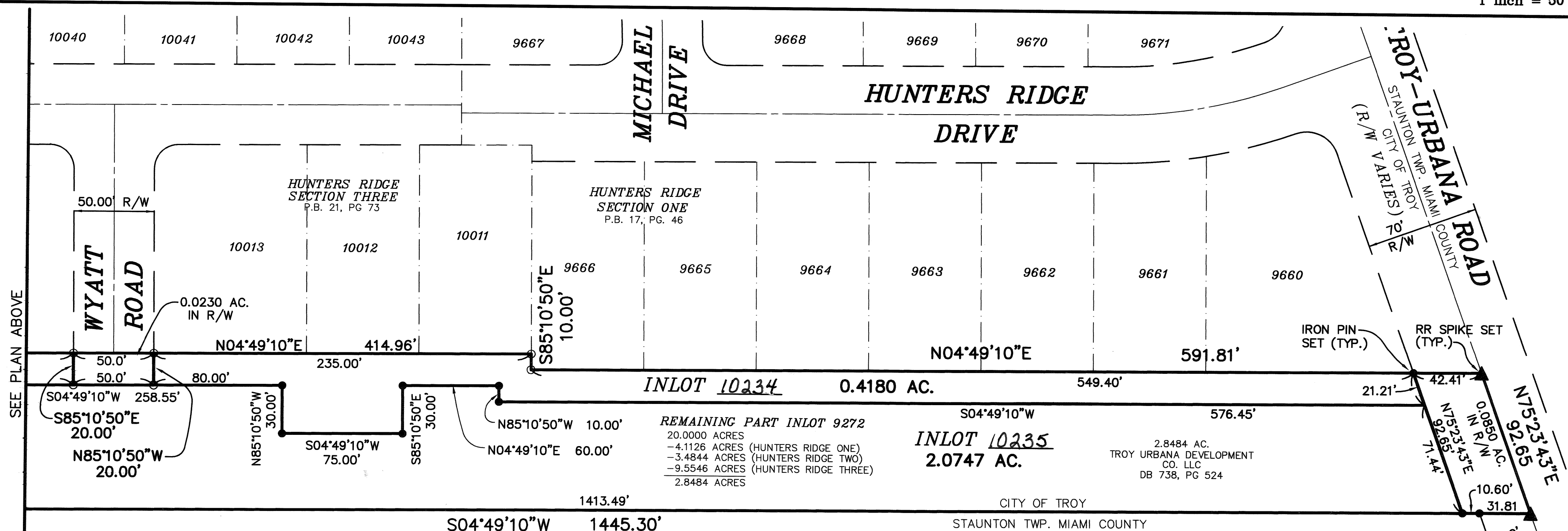
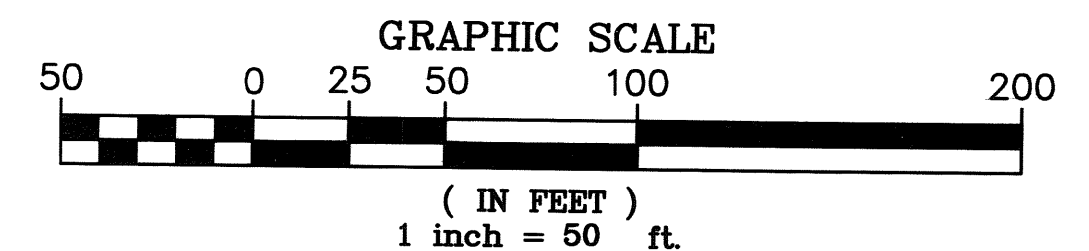
LOCATED IN:
SECTION 12, TOWN 1, RANGE 10 MRS
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING: 3.5584 Acres
FEBRUARY, 2008

PLAT BOOK 22 PAGE 43B
MIAMI COUNTY RECORDERS RECORD OF PLATS

BASIS OF BEARINGS:
EAST LINE OF INLOT 10044
AS RECORDED IN REC. P.B. 21, PG 73
(S 04°49'10" W)



PREPARED BY:
WE
VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645



REPLAT OF INLOT 1223

VILLAGE OF COVINGTON
CORPORATION

1223
INLOT

PLAT BOOK 22 PAGE 44
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED 6-20, 2008 AT 12:13:30pm
FILE NO. 0489203 FEE \$43.20

John S. Alexander, Recorder
MIAMI COUNTY RECORDER

Robt. Schumacher
MIAMI COUNTY DEPUTY RECORDER

TRANSFERRED THIS 20th DAY OF June, 2008.

Chris A. Peoples
MIAMI COUNTY AUDITOR

Sinda Pearson
MIAMI COUNTY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOT 1223 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO
AS ACQUIRED BY NEW TECH PLASTICS, INC. BY DEED BOOK 726, PAGE 778.

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

BY: Lueta L. Wynn Amy J. Ely
NEW TECH PLASTICS, INC. WITNESS
ITS: PRESIDENT Crystal D. Dill
TITLE 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 19th DAY OF June, 2008.

KAY E. MCKINNEY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 05-18-2010

Kay E. McKinney
NOTARY

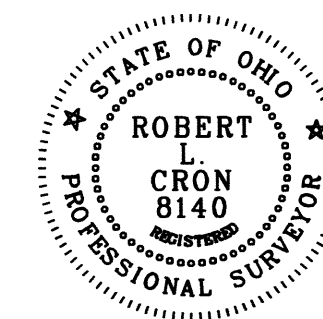
I HEREBY CERTIFY THIS REPLAT TO BE A
TRUE AND CORRECT SURVEY AS SHOWN HEREON

Robert L. Cron May 19, 2008
ROBERT L. CRON, P.S. #8140 DATE

ROBERT CRON & ASSOCIATES, LLC
PROFESSIONAL SURVEYING

213 GRANT ST.
COVINGTON, OH 45318

PH: 937-473-2181
CELL: 937-418-0017



THIS REPLAT REVIEWED AND APPROVED BY
THE PLANNING COMMISSION OF THE VILLAGE
OF COVINGTON, OHIO THIS 21st DAY
OF May, 2008.

Lowell Yingst
CHAIRMAN

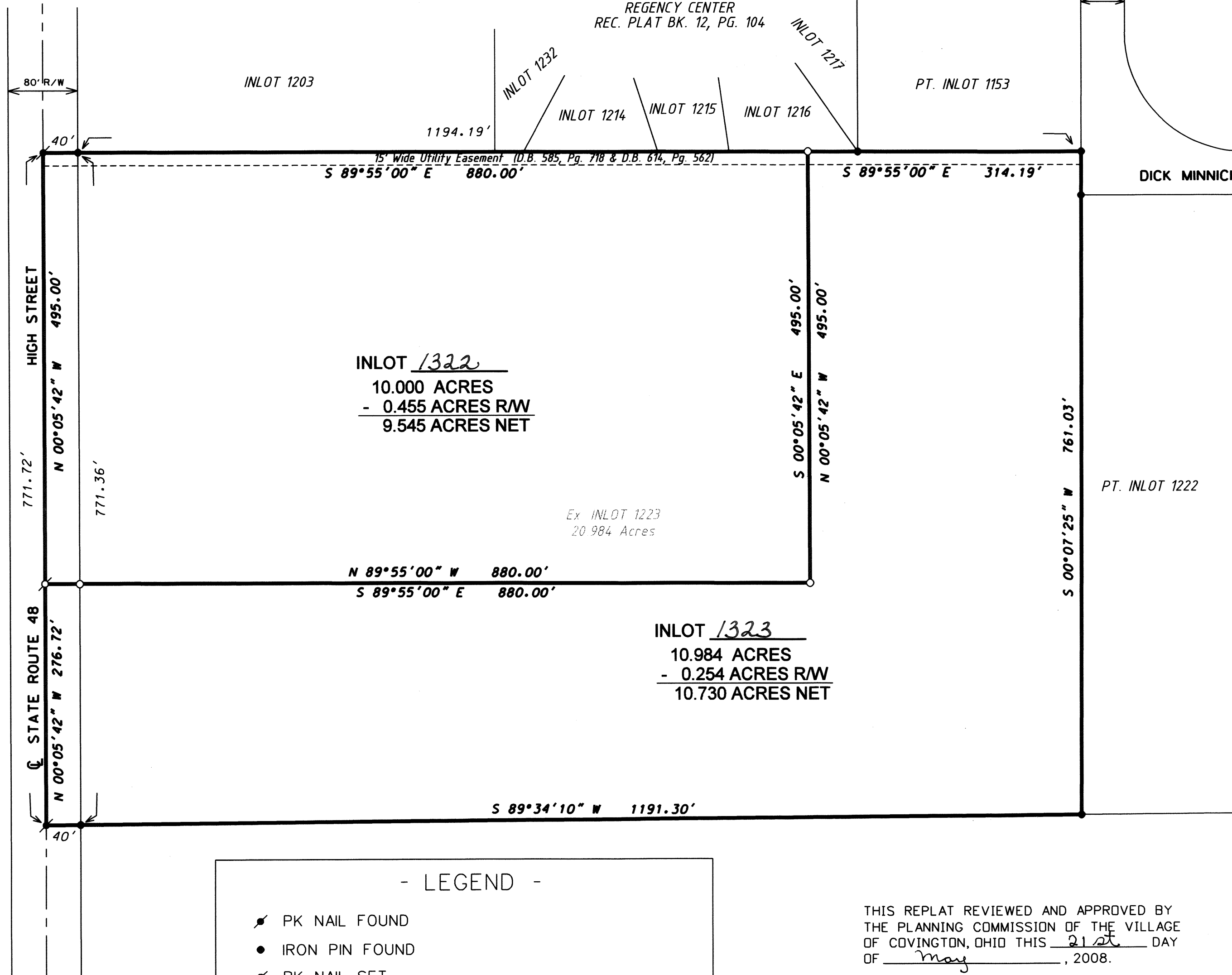
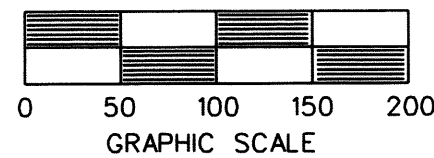
R. Victor Tolson
SECRETARY

- LEGEND -

- ✱ PK NAIL FOUND
- IRON PIN FOUND
- ✱ PK NAIL SET
- 5/8" x 30" CAPPED IRON PIN SET "CRON 8140"

REFERENCES

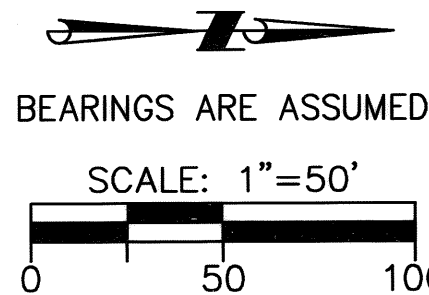
LOT SURVEY VOL. 24, PG. 9
LOT SURVEY VOL. 21, PG. 116
LOT SURVEY VOL. 19, PG. 155
REC. PLAT BK. 12, PG. 135
REC. PLAT BK. 12, PG. 104
REC. PLAT BK. 15, PG. 75



INLOT 1322
10.000 ACRES
- 0.455 ACRES R/W
9.545 ACRES NET

INLOT 1323
10.984 ACRES
- 0.254 ACRES R/W
10.730 ACRES NET

Ex. INLOT 1223
20.984 Acres



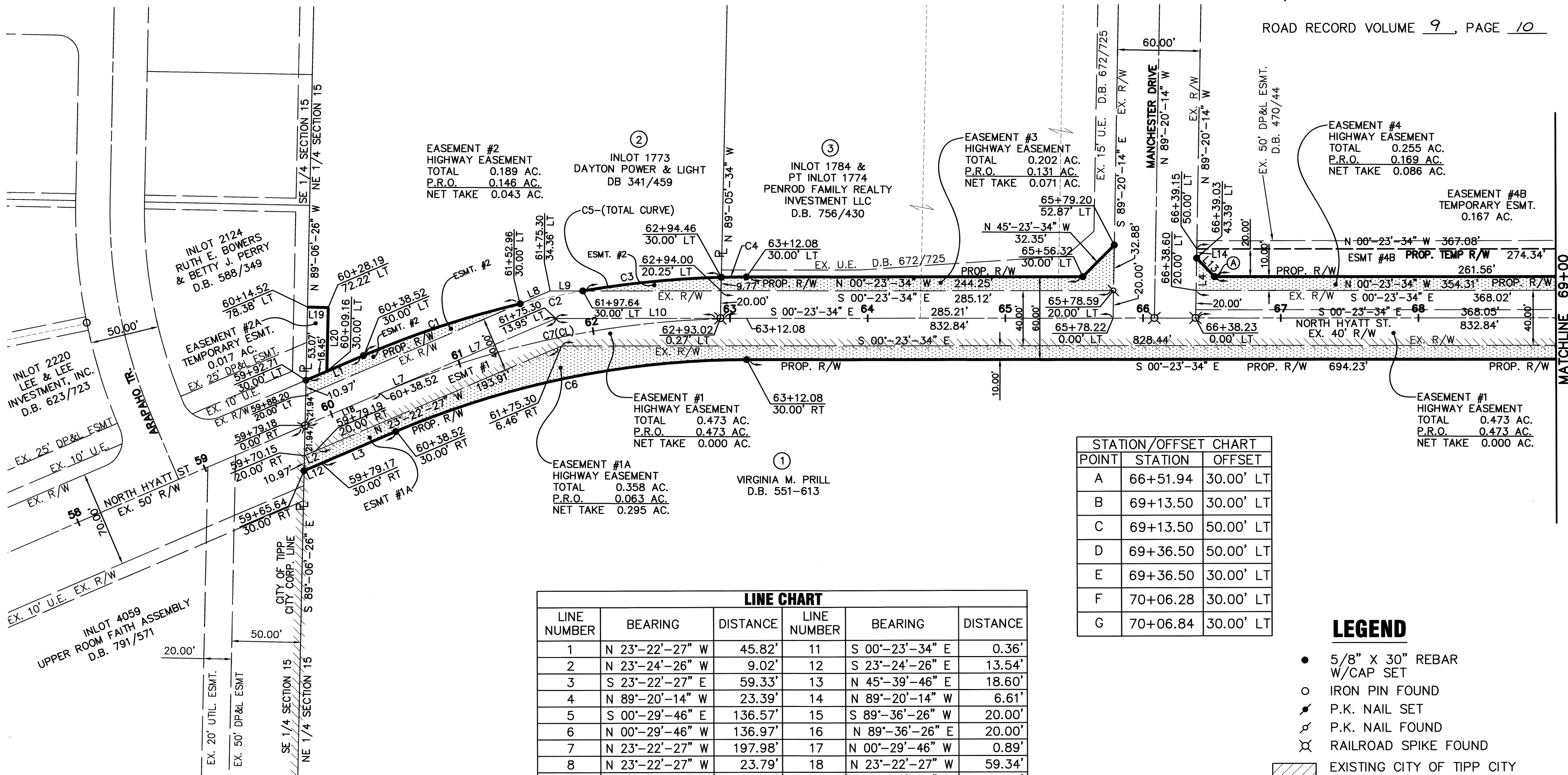
PLAT OF ADDITIONAL HIGHWAY EASEMENT NORTH HYATT STREET

15 SECTION 4 N TOWNSHIP 6 E RANGE MONROE TOWNSHIP TIPP CITY MIAMI, OHIO COUNTY

REVIEWED THIS 16 DAY
OF July, 2008
Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY: Linda Linneman
DEPUTY AUDITOR

PLAT BOOK 22, PAGE 45
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16th DAY
OF July, 2008, AT 9:04 A.M.
FILE No. 0490393 FEE: \$ 0
John S. Alexander
JOHN S. ALEXANDER, RECORDER
Deanne Roberts
DEPUTY

ROAD RECORD VOLUME 9, PAGE 10



CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	712.00'	09°-36'-51"	119.47'	119.33'	N 18°-34'-02" W
2	712.00'	03°-45'-12"	46.64'	46.63'	N 11°-53'-01" W
3	712.00'	08°-08'-04"	101.09'	101.00'	N 05°-56'-22" W
4	712.00'	01°-28'-47"	18.39'	18.39'	N 01°-07'-57" W
5	712.00'	22°-58'-53"	285.59'	283.67'	N 11°-53'-01" W
6	652.00'	22°-58'-53"	261.52'	259.77'	S 11°-53'-01" E
7	682.00'	22°-58'-53"	273.55'	271.72'	N 11°-53'-01" W

LINE CHART					
LINE NUMBER	BEARING	DISTANCE	LINE NUMBER	BEARING	DISTANCE
1	N 23°-22'-27" W	45.82'	11	S 00°-23'-34" E	0.36'
2	N 23°-24'-26" W	9.02'	12	S 23°-24'-26" E	13.54'
3	S 23°-22'-27" E	59.33'	13	N 45°-39'-46" E	18.60'
4	N 89°-20'-14" W	23.39'	14	N 89°-20'-14" W	6.61'
5	S 00°-29'-46" E	136.57'	15	S 89°-36'-26" W	20.00'
6	N 00°-29'-46" W	136.97'	16	N 89°-36'-26" E	20.00'
7	N 23°-22'-27" W	197.98'	17	N 00°-29'-46" W	0.89'
8	N 23°-22'-27" W	23.79'	18	N 23°-22'-27" W	59.34'
9	N 00°-23'-34" W	23.79'	19	N 00°-53'-34" E	15.00'
10	S 00°-23'-34" E	119.58'	20	S 89°-06'-26" E	46.31'

STATION/OFFSET CHART		
POINT	STATION	OFFSET
A	66+51.94	30.00' LT
B	69+13.50	30.00' LT
C	69+13.50	50.00' LT
D	69+36.50	50.00' LT
E	69+36.50	30.00' LT
F	70+06.28	30.00' LT
G	70+06.84	30.00' LT

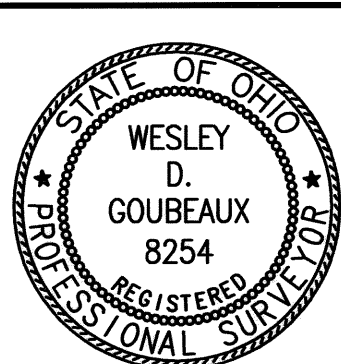
LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- P.K. NAIL SET
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- EXISTING CITY OF TIPP CITY CORPORATION LINE
- ADDITIONAL HIGHWAY EASEMENT

BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY
FOR NORTH HYATT STREET.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

02-29-2008
DATE



CHOICE ONE ENGINEERING

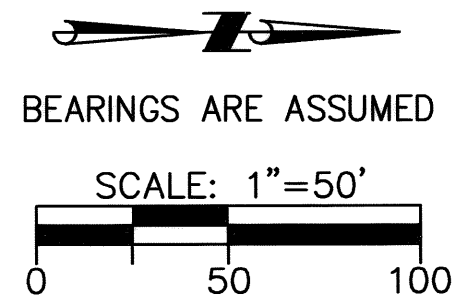
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365
(937) 497-0200 FAX (937) 497-0300
www.choiceoneengineering.com

DATE: 02-29-2008
DRAWN BY: WDG
JOB NUMBER: MIATC0618ROW1
SHEET NUMBER: 1 OF 2

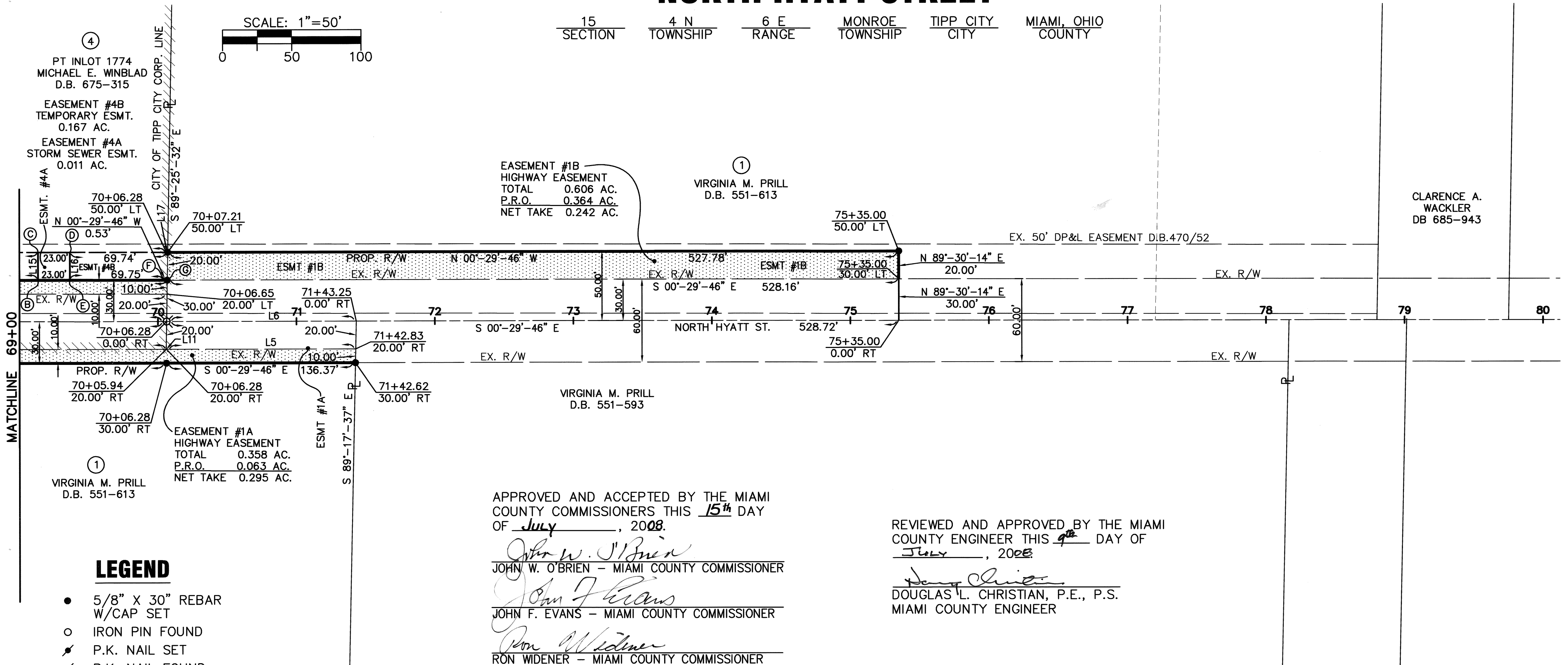
PLAT OF ADDITIONAL HIGHWAY EASEMENT NORTH HYATT STREET

PLAT BOOK 22, PAGE 45-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

ROAD RECORD VOLUME 9, PAGE 10-A



15 SECTION 4 N TOWNSHIP 6 E MONROE TOWNSHIP TIPP CITY CITY MIAMI, OHIO COUNTY



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- P.K. NAIL SET
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- EXISTING CITY OF TIPP CITY CORPORATION LINE
- ADDITIONAL HIGHWAY EASEMENT

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

PARCEL	OWNER	DEED RECORD	AS ACQUIRED
1	VIRGINIA M. PRILL	D.B. 551, PG. 613	D.B. 795, PG. 123
1A	VIRGINIA M. PRILL	D.B. 551, PG. 613	D.B. 795, PG. 123
1B	VIRGINIA M. PRILL	D.B. 551, PG. 613	D.B. 795, PG. 123
2	DAYTON POWER & LIGHT	D.B. 341, PG. 459	D.B. 793, PG. 777
2A	DAYTON POWER & LIGHT	D.B. 341, PG. 459	D.B. 793, PG. 781
3	PENROD FAMILY REALTY INVESTMENT, LLC	D.B. 756, PG. 430	D.B. 793, PG. 875
4	MICHAEL E. WINBLAD	D.B. 675, PG. 315	D.B. 793, PG. 784
4A	MICHAEL E. WINBLAD	D.B. 675, PG. 315	D.B. 793, PG. 784
4B	MICHAEL E. WINBLAD	D.B. 675, PG. 315	D.B. 793, PG. 788

APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS THIS 15th DAY OF JULY, 2008.

John W. O'Brien
JOHN W. O'BRIEN - MIAMI COUNTY COMMISSIONER

John F. Evans
JOHN F. EVANS - MIAMI COUNTY COMMISSIONER

Ron Widener
RON WIDENER - MIAMI COUNTY COMMISSIONER

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 9th DAY OF JULY, 2008.

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

STATION/OFFSET CHART		
POINT	STATION	OFFSET
A	66+51.94	30.00' LT
B	69+13.50	30.00' LT
C	69+13.50	50.00' LT
D	69+36.50	50.00' LT
E	69+36.50	30.00' LT
F	70+06.28	30.00' LT
G	70+06.84	30.00' LT

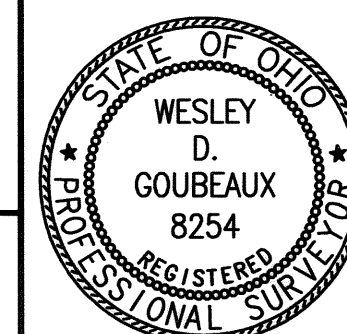
LINE CHART

LINE NUMBER	BEARING	DISTANCE	LINE NUMBER	BEARING	DISTANCE
1	N 23°-22'-27" W	45.82'	11	S 00°-23'-34" E	0.36'
2	N 23°-24'-26" W	9.02'	12	S 23°-24'-26" E	13.54'
3	S 23°-22'-27" E	59.33'	13	N 45°-39'-46" E	18.60'
4	N 89°-20'-14" W	23.39'	14	N 89°-20'-14" W	6.61'
5	S 00°-29'-46" E	136.57'	15	S 89°-36'-26" W	20.00'
6	N 00°-29'-46" W	136.97'	16	N 89°-36'-26" E	20.00'
7	N 23°-22'-27" W	197.98'	17	N 00°-29'-46" W	0.89'
8	N 23°-22'-27" W	23.79'	18	N 23°-22'-27" W	59.34'
9	N 00°-23'-34" W	23.79'	19	N 00°-53'-34" E	15.00'
10	S 00°-23'-34" E	119.58'	20	S 89°-06'-26" E	46.31'

BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY
FOR NORTH HYATT STREET.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

02-29-2008
DATE



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

DATE: 02-29-2008
DRAWN BY: WDC
JOB NUMBER: MIATC0618ROW2
SHEET NUMBER: 2 OF 2

SUBDIVISION OF INLOT 8947

BEING A SUBDIVISION OF INLOT 8947 IN THE CITY OF TROY, MIAMI COUNTY, OHIO

TRANSFERRED THIS 22 DAY
OF July, 2008

Chris A. Peebles
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

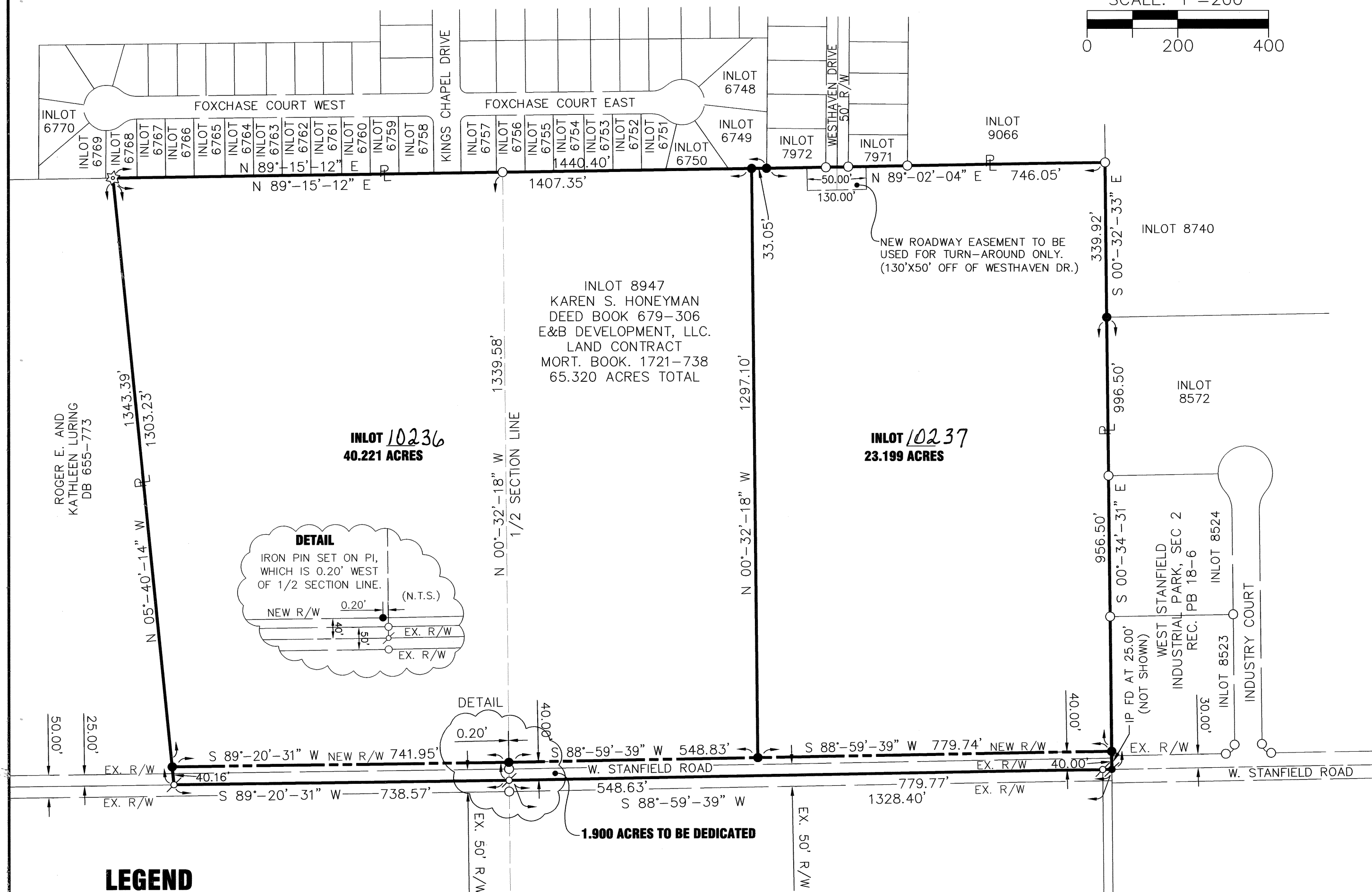
BY: Linda Linsman
DEPUTY AUDITOR

PLAT BOOK 22, PAGE 46
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 22 DAY
OF July, 2008, AT 1:34 PM
FILE NO. 0490638 FEE: \$43.20
John S. Alexander
JOHN S. ALEXANDER, RECORDER

BY: John S. Alexander
DEPUTY RECORDER

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

SCALE: 1"=200'
0 200 400



LEGEND

- 5/8" X 30" REBAR
W/CAP SET
- IRON PIN FOUND
- ✱ MAG NAIL SET
- ✱ P.K. NAIL FOUND
- ✱ STONE FOUND

SURVEY REFERENCE
LAND SURVEY 42, PAGE 155
REC. PLAT 12, PAGE 88
REC. PLAT 17, PAGE 32
REC. PLAT 18, PAGE 6
REC. PLAT 18, PAGE 40
REC. PLAT 18, PAGE 105
REC. PLAT 19, PAGE 34
REC. PLAT 19, PAGE 35
REC. PLAT 19, PAGE 65

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY,
OHIO, HELD THIS 16 DAY OF JUNE, 2008, THIS PLAT WAS
REVIEWED AND APPROVED.

Paul W. Waters CHAIRMAN Steve L. Knight SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD
THIS 16 DAY OF JUNE, 2008, THIS PLAT WAS
APPROVED BY ORDINANCE NO. 0-17-2008, EFFECTIVE 7-16, 2008.

Michael K. Beaman MAYOR Martha R. Baker PRESIDENT OF COUNCIL Steve L. Knight CLERK OF COUNCIL

DESCRIPTION

BEING A SUBDIVISION OF INLOT 8947, OWNED BY KAREN S.
HONEYMAN AND LARRY A. HONEYMAN BY DEED RECORDED IN
DEED BOOK 679, PAGE 306 WITH A LAND INSTALLMENT
CONTRACT TO E&B DEVELOPMENT IN MORTGAGE BOOK 1721,
PAGE 738.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
BASED ON AN ACTUAL FIELD SURVEY.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

5-23-2008
DATE

PLAT AUTHORIZATION AND DEDICATION

Karen S. Honeyman and Larry A. Honeyman, wife and husband, the
owners and seller per Land Installment Contract recorded in Mortgage
Book 1721, Page 738 of the land included within this plat has caused
the area located in the City of Troy, Ohio, encompassed by this plat,
to be surveyed, platted, and known as Subdivision of Inlot 8947.
Furthermore, Karen S. Honeyman and Larry A. Honeyman dedicates
the right-of-way and easements as shown on this plat to the public
use, forever.

Karen S. Honeyman
Karen S. Honeyman, Owner

Larry A. Honeyman
Larry A. Honeyman, Owner

State of Ohio Miami
County of Miami

The foregoing instrument was acknowledged before me this 28 day
of May, 2008, by Karen S. Honeyman and Larry
A. Honeyman.

Julia E. Bruns
Notary Public

My commission expires Feb 28, 2009



JULIA E. BRUNS, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 28, 2009

PLAT AUTHORIZATION AND DEDICATION

E&B Development, LLC, the buyer per Land Installment Contract
recorded in Mortgage Book 1721, Page 738 of the land included within
this plat has caused the area located in the City of Troy, Ohio,
encompassed by this plat, to be surveyed, platted, and known as
Subdivision of Inlot 8947. Furthermore, E&B Development dedicates
the right-of-way as shown on this plat to the public use forever.

Steve A. Bruns
Steve A. Bruns, Managing Member

State of Ohio Miami
County of Miami

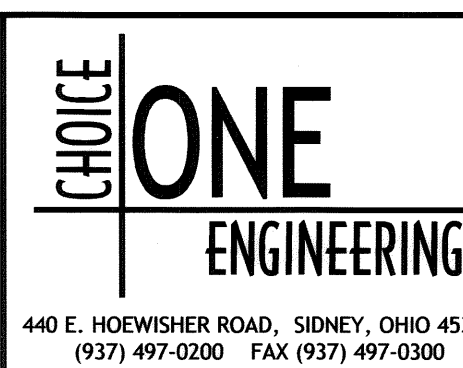
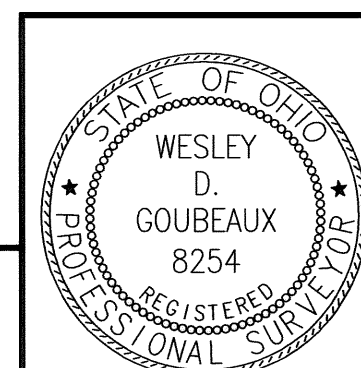
The foregoing instrument was acknowledged before me this 28 day
of May, 2008, by Steve A. Bruns, Managing
Member of E&B Development.

Bonnie L. Stark
Notary Public

My commission expires 4-21-2013



BONNIE L. STARK, Notary Public
In and for the State of Ohio
My Commission Expires April 21, 2013
Recorded in Miami County



DATE:
05-23-2008
DRAWN BY:
WDG
JOB NUMBER:
MIATRO0810
SHEET NUMBER
1 OF 1

GREEN TREE DEVELOPMENT PHASE 5

I.L. 585 & PT. I.L. 599, VILLAGE OF BRADFORD,
MIAMI COUNTY, OHIO

PLAT BOOK 22 PAGE 47
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED July 25, 2008 AT 9:05 AM
FILE NO. 0490478 FEE \$86.40

John S. Alexander BY: Donna Swihart
MIAMI COUNTY DEPUTY
RECORDER

APPROVED AND TRANSFERRED WITH LOT
NUMBERS ASSIGNED THIS 25 DAY OF
July, 2008.

Chris A. Peoples & Linda Linneman
MIAMI COUNTY DEPUTY
AUDITOR

DESCRIPTION

BEING A SUBDIVISION OF 6.814 ACRES, INCLUDING 1.773 ACRES IN I.L. 585 AND 5.041 ACRES IN PT. I.L. 599 IN THE VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO, PART OF A 75.893 ACRE TRACT CONVEYED TO RICHARD K. AND YVONNE R. PATTY BY DEED BOOK 635, PAGE 680 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

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

Richard K. Patty
RICHARD K. PATTY
Yvonne R. Patty
YVONNE R. PATTY

Jeri L. Widener
WITNESS
Ruth D. McMillon
WITNESS

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 THE DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFIXED MY OFFICIAL SEAL THIS 22 DAY OF July, 2008.

Ruth D. McMillon
NOTARY PUBLIC

3-11-2011
MY COMMISSION EXPIRES



APPROVALS

ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF BRADFORD, OHIO, THIS 28TH DAY OF FEBRUARY, 2008.

Dellamé Wells
MAYOR

Brenda Silandrus
CLERK

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BRADFORD, OHIO, THIS 12 DAY OF FEB, 2008.

Scott W. Keller
CHAIRMAN

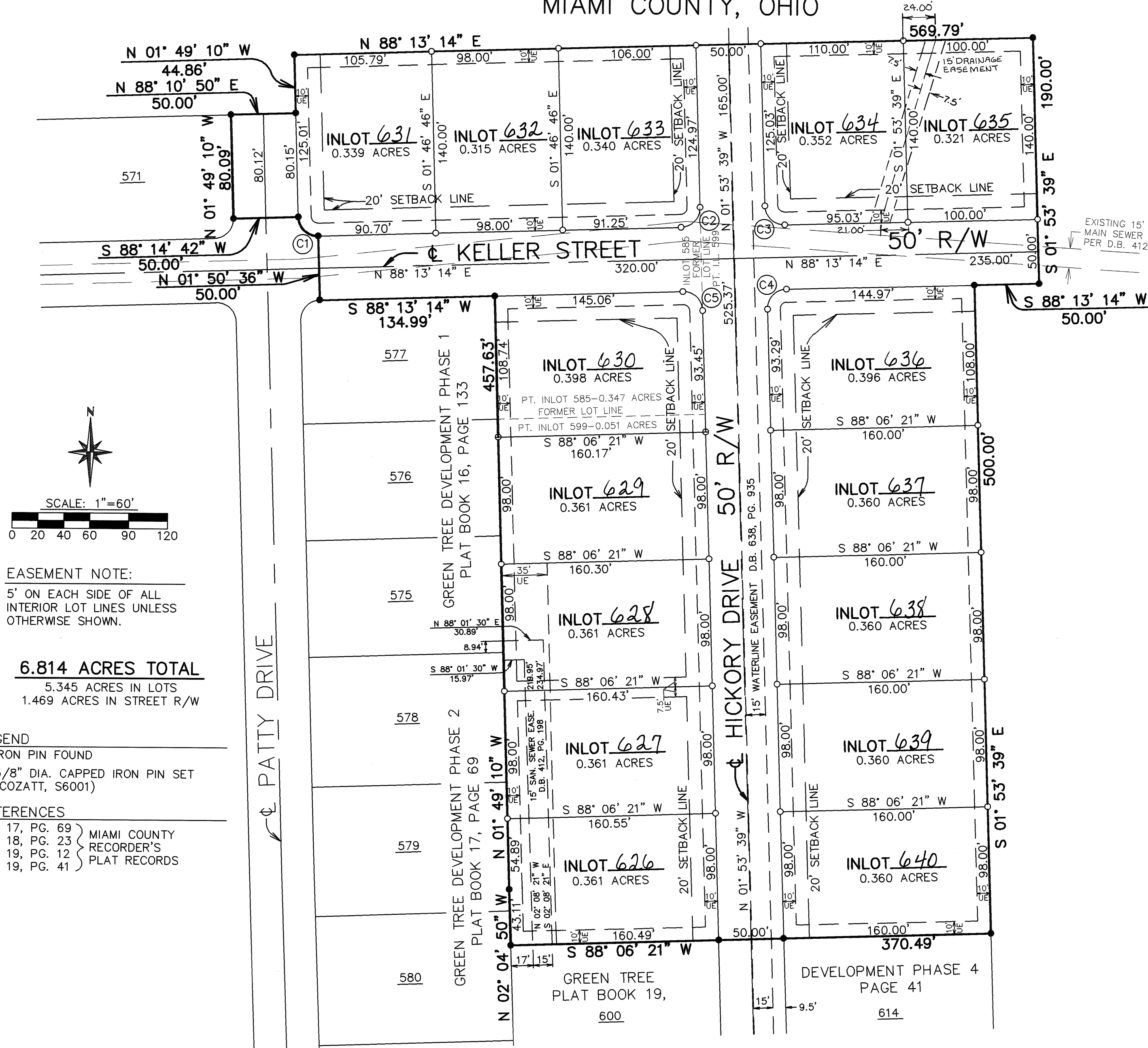
SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH IRON PINS TO BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.



Michael W. Cozatt 703-08
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
476 Swailes Road Troy, Ohio
Job No. 14907 Ph. (937) 339-2921



EASEMENT NOTE:
5' ON EACH SIDE OF ALL
INTERIOR LOT LINES UNLESS
OTHERWISE SHOWN.

6.814 ACRES TOTAL
5.345 ACRES IN LOTS
1.469 ACRES IN STREET R/W

LEGEND
● IRON PIN FOUND
○ 5/8" DIA. CAPPED IRON PIN SET (COZATT, S6001)

REFERENCES
P.B. 17, PG. 69 } MIAMI COUNTY
P.B. 18, PG. 23 } RECORDER'S
P.B. 19, PG. 12 } PLAT RECORDS
P.B. 19, PG. 41 }

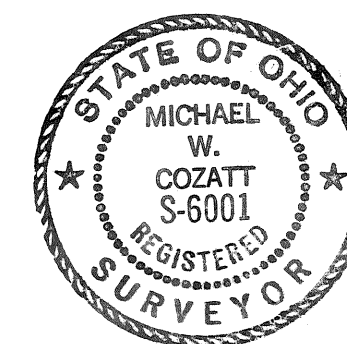
CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	89° 57' 36"	15.00'	23.55'	21.21', N 46° 47' 58" W
C2	90° 06' 53"	15.00'	23.59'	21.23', S 43° 09' 48" W
C3	89° 53' 07"	15.00'	23.53'	21.19', N 46° 50' 12" W
C4	90° 06' 53"	15.00'	23.59'	21.23', N 43° 09' 48" E
C5	89° 53' 07"	15.00'	23.53'	21.19', S 46° 50' 12" E

GREEN TREE DEVELOPMENT PHASE 5
I.L. 585 & PT. I.L. 599, VILLAGE OF BRADFORD,
MIAMI COUNTY, OHIO

PLAT BOOK 22 PAGE 47-A
MIAMI COUNTY RECORDER'S PLAT RECORDS

PROTECTIVE COVENANTS AND RECTRCTIONS

1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS SINGLE FAMILY RESIDENTIAL LOTS. DWELLINGS ARE NOT TO EXCEED 2 1/2 STORIES IN HEIGHT AND CAN INCLUDE A PRIVATE ATTACHED GARAGE.
2. NO LOTS SHALL HEREFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL BUILDING SITES.
3. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE AS SHOWN HEREON. ALL BUILDINGS ERECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS THAN 15 (FIFTEEN) FEET COMBINED SIDE YARD SPACE WITH NO PORTION OF ANY BUILDING TO BE CLOSER THAN 7 (SEVEN) FEET TO ANY LOT LINE OR 30 (THIRTY) FEET TO THE REAR LOT LINE.
4. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1200 SQUARE FEET IN THE CASE OF A 1 STORY OR A 1 1/2 STORY STRUCTURE AND NOT LESS THAN 800 SQUARE FEET IN THE CASE OF A TRI-LEVEL OR TWO STORY STRUCTURE.
5. NO TRAILER, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
6. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT ON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. NO SIGN OR BILLBOARD, EXCEPT "FOR SALE" SIGNS, SHALL BE ERECTED ON ANY LOT OF THIS SUBDIVISION. ALSO EXCEPTED ARE SIGNS ERECTED BY BUILDERS DURING CONSTRUCTION.
8. NO FENCE OR WALL SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE UNLESS SAME SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED 3 (THREE) FEET IN HEIGHT. NO TREES OR SHRUBS SHALL BE PLANTED IN THE CURB LAWN.
9. NO BARN, STABLE, OR OTHER OUTBUILDINGS FOR THE HOUSING OF DOMESTIC ANIMALS OR POULTRY, EXCEPT FOR HOUSEHOLD PETS, SHALL BE ERECTED ON ANY LOT.
10. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO DISCARDED MACHINERY, VEHICLES, OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS, OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
11. SIDEWALKS AND SEEDING OF YARDS MUST BE INSTALLED WITHIN 1 (ONE) YEAR AFTER OCCUPANCY.
12. ALL ROOFS MUST HAVE A 6/12 PITCH OR GREATER AN 50 (FIFTY) PERCENT OR GREATER OF THE BUILDING FRONT MUST HAVE FACE BRICK, EXCLUDING WINDOWS AND DOORS.
13. THE DEVELOPER SHALL APPROVE ALL HOUSE PLANS AND BUILDERS.
14. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL OWNERS AND RESIDENTS IN THE SUBDIVISION AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING TO ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL MAY 01, 2018, AT WHICH TIME THE COVENANTS SHALL BE EXTENDED FOR SUCCESSIVE PERIODS OF 10 (TEN) YEARS, UNLESS, BY VOTE OF A MAJORITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION, THESE COVENANTS ARE AMENDED AND/OR TERMINATED.
15. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
16. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL NOT EFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



Michael W. Cozatt 7.03.08
Michael W. Cozatt, P.E. #6001 Date
Cozatt Engineering Company
Civil Engineer Land Surveyor
476 Swailes Road Troy, Ohio
Job No. 14907 Ph. (937) 339-2921

CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: RLG PIQUA, LTD.

RANDALL L. GUNLOCK, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF OHIO, MONTGOMERY COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE MANAGING MEMBER OF RLG PIQUA, LTD.
THE COMPANY WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH MANAGING MEMBERS ON BEHALF OF SUCH SAID COMPANY AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH MANAGING MEMBERS INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 31st DAY OF July, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PAMELA S. SWIHART, Notary Public
In and for the State of Ohio
My Comm. Expires Feb. 14, 2012

CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: GCG PIQUA, LTD.

GLENN C. GUNLOCK, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF OHIO, MONTGOMERY COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE MANAGING MEMBER OF GCG PIQUA, LTD.
THE COMPANY WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH MANAGING MEMBERS ON BEHALF OF SUCH SAID COMPANY AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH MANAGING MEMBERS INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 31st DAY OF July, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PAMELA S. SWIHART, Notary Public
In and for the State of Ohio
My Comm. Expires Feb. 14, 2012



JEFFREY A. VAN ATTA
OHIO REGISTERED SURVEYOR #7354

DATE

7/30/08

REPLAT OF INLOT 8821

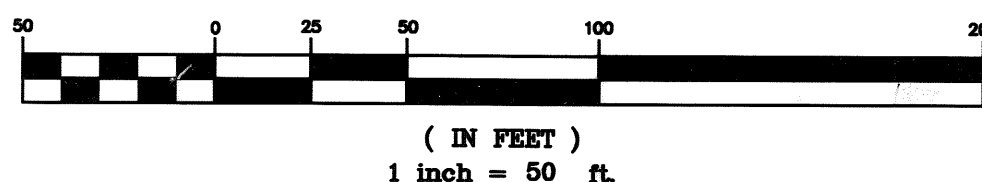
8821 PIQUA MIAMI
INLOT CITY COUNTY

BEING A REPLAT OF 3.621 ACRES OF INLOT 8821 AS RECORDED IN P.B. 20, PG 151 AND CONVEYED TO RLG PIQUA, LTD AND GCG PIQUA, LTD BY DEED BOOK 750, PAGE 666



VANATTAENGINEERINGINC
570 Congress Park Dr • Dayton, OH 45459
Phone: 937.438.5650
Fax: 937.438.5645

GRAPHIC SCALE



APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 6th DAY OF AUGUST, 2008

CHRIS SCHMIESING
CITY OF PIQUA PLANNING AND ZONING DEPARTMENT

SURVEY SYMBOLS LEGEND:

- EX 5/8" IRON PIN FOUND
- × EX GIN SPINDLE FND
- ▲ PK NAIL TO BE SET

SURVEY REFERENCES:

P.B. 20, PG 151

PLAT BOOK 22 PAGE 48
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 6 DAY OF Aug, 2008, AT 12:53 P

FILE No. 0491291 FEE 43.20

John S. Alexander
MIAMI COUNTY RECORDER

L. McCoy
DEPUTY

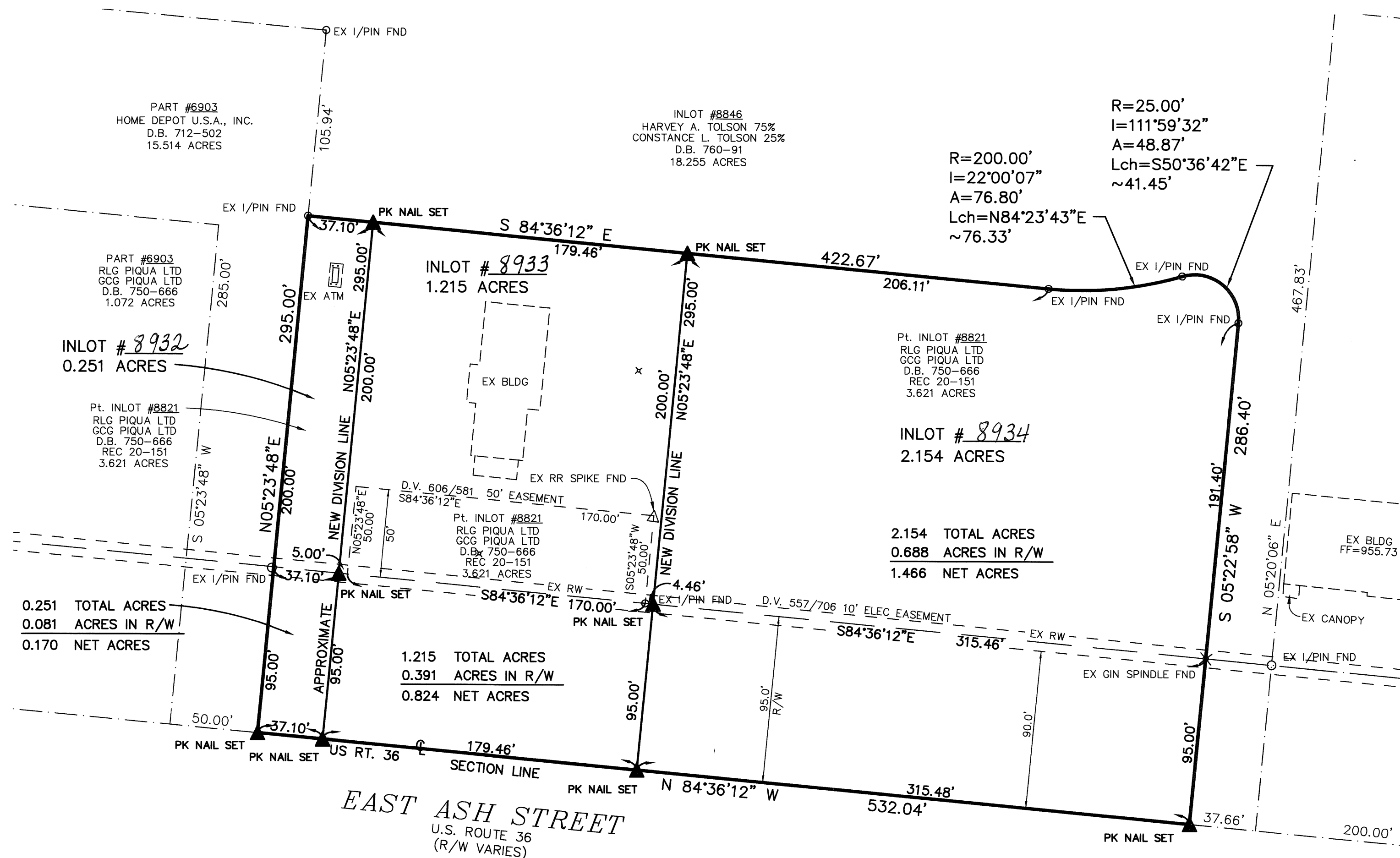
TRANSFERRED THIS 6 DAY OF August, 2008

Chris A. Peoples
MIAMI COUNTY AUDITOR

LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

BASIS OF BEARINGS

NORTH LINE OF INLOT 8821 AS RECORDED IN P.B. 20, PG. 151 (S84°36'12"E)



Trader Corner Development Section Two

5 TOWN 6E RANGE 34 SECTION CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE
TROY CORPORATION 10195, 10196 & 10198 INLOT

PLAT BOOK 22 PAGE 49
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED Aug 8, 20 08 AT 3:40 PM
FILE NO. 0491423 FEE 43.20

Opim Alexander BY: Opim Robb
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED
8th DAY OF August, 2008

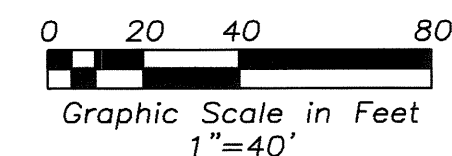
Chris A. Pepler BY: Jinda Pearson
MIAMI CO. AUDITOR DEPUTY

Note

The lots replatted hereon shall continue to be governed by the Restrictive Covenants recorded in Plat Book 22, Page 30 of the Miami County Recorders Plat Records.

Legend

- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- Iron Pin Found



References

Miami County Recorder's Plat Records
Plat Book 22, Page 30
(Basis of Bearings)
Plat Book 21, Page 143

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 herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

Easements shown or noted on this plat are for construction, maintenance, repair, replacement, or removal of open ditch surface water, electric, telephone, or privilege of removing any and all trees or other obstructions and 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.

Authorized Representative

Harold E. Trader, LLC
Harold E. Trader, LLC
acknowledged by Harold E. Trader

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

Be it remembered that on this 24th day of March, 2008, before me, the undersigned, a notary public in and for said county and state, personally appeared H.E. Trader, LLC, by Harold Trader, 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.

Anita E. Gross
Notary Public in and for State of Ohio

My commission expires 4-24-2009
ANITA E. GROSS, Notary Public
In and for the State of Ohio
My Commission Expires April 26, 2009

Approval by the City of Troy Public Works Director

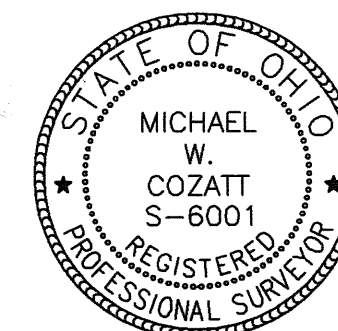
This replat was reviewed and approved by the City of Troy Public Works Director this 20th day of MARCH, 2008

Steven S. Koppel
City of Troy Public Works Director

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, 5/8" capped iron pins set at all lot corners.

Michael W. Cozatt 3-24-08
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
476 Swailes Road Troy, OH 45373
Job No. 00408 (937) 339-2921
File Name: C:\Construction\RWK Trader 16407\00408.dwg
Drawn by: RES ~ Checked by: MWC



Description

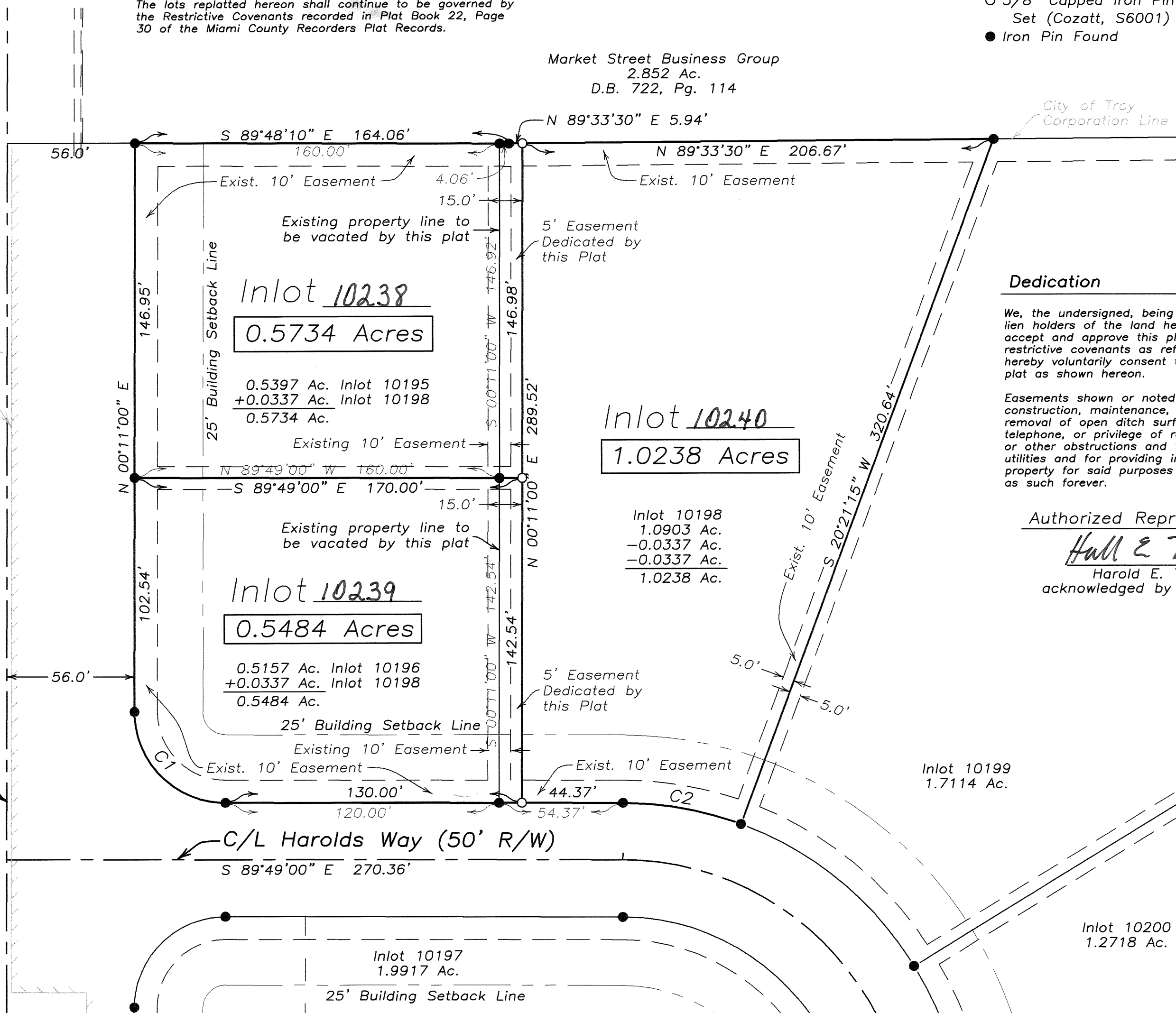
Being a subdivision of Inlots 10195, 10196, and 10198 (Plat Bk. 22, Pg. 30) in the City of Troy, Miami County, Ohio, conveyed to the Harold E. Trader, LLC. by deed recorded in Book 770, Page 819 of the Miami County Recorder's Deed Records.

Curve Table

Curve Table				Long Chord	
No.	Delta	Arc Length	Radius	Bearing	Distance
C1	90°00'00"	62.83'	40.00'	N 44°49'00" W	56.57'
C2	20°10'15"	52.81'	150.00'	N 79°43'53" W	52.53'

C/L South Market Street
(County Road 25-A)

Corp. Line



Market Street Business Group
2.852 Ac.
D.B. 722, Pg. 114

City of Troy
Corporation Line

Inlot 10240
1.0238 Acres

Inlot 10198
1.0903 Ac.
-0.0337 Ac.
-0.0337 Ac.
1.0238 Ac.

Inlot 10238
0.5734 Acres

0.5397 Ac. Inlot 10195
+0.0337 Ac. Inlot 10198
0.5734 Ac.

Inlot 10239
0.5484 Acres

0.5157 Ac. Inlot 10196
+0.0337 Ac. Inlot 10198
0.5484 Ac.

Inlot 10199
1.7114 Ac.

Inlot 10200
1.2718 Ac.

Inlot 10197
1.9917 Ac.

Replat of Inlot 10074 - Longendelpher Industrial Park

10074
INLOT

TROY
CITY

MIAMI
COUNTY

OHIO
STATE

Description

Being a replat of Inlot #10074 in the City of Troy, Ohio as acquired by First Star Bank, NA, Trustee as recorded in Deed Book 708, Page 127 of the Miami County Recorder's Deed Records (First Star Bank NA, NKA US Bank, NA) and by US Bank, NA, agent by Deed Volume 774, Page 402.

Acknowledgement

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.

Owner

U.S. Bank, N.A., Trustee of the Gladys J. Burnett Revocable Living Trust


Thomas J. Kleptz
Senior VP & Trust Officer

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

Be it remembered that on this 11th day of August, 2008, before me, the undersigned, a notary public in and for said county and state, personally appeared U.S. Bank, N.A., Trustee of the Gladys J. Burnett Revocable Living Trust, by Thomas J. Kleptz, its Senior Vice President & Trust 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.



Notary Public in and for State of Ohio

My commission expires _____



ROBERT N. SCHLEMMER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O.R.C.
Recorded in Miami County

Owner

U.S. Bank, N.A., an agent for Linda L. Slonaker, Trustee of the Linda L. Slonaker Revocable Living Trust


Thomas J. Kleptz
Senior VP & Trust Officer

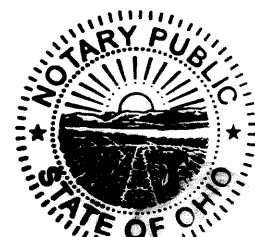
State of Ohio, County of Miami, S.S.

Be it remembered that on this 11th day of August, 2008, before me, the undersigned, a notary public in and for said county and state, personally appeared U.S. Bank, N.A., as agent for Linda L. Slonaker, Trustee of the Linda L. Slonaker Revocable Living Trust, by Thomas J. Kleptz, its Senior Vice President & Trust 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.

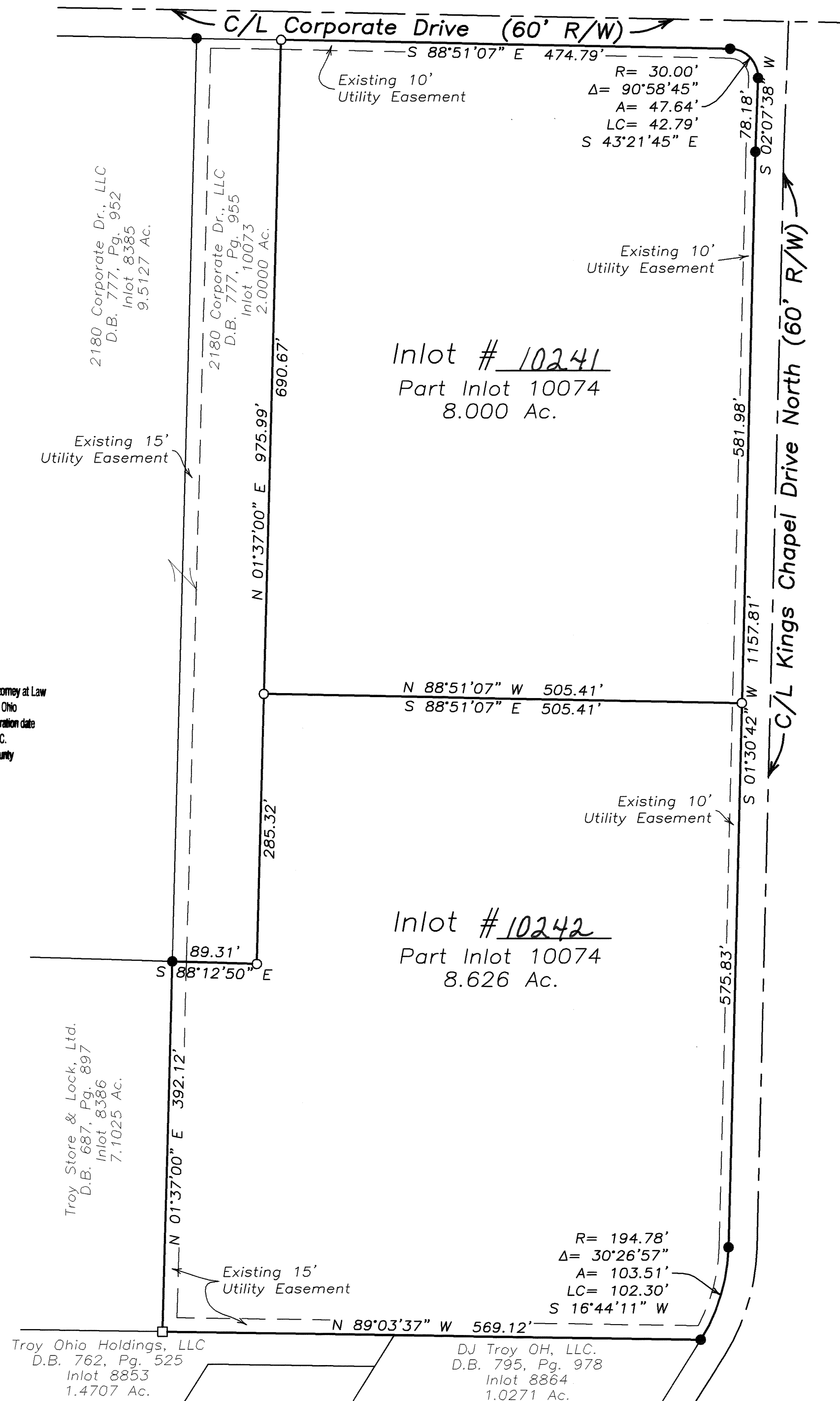


Notary Public in and for State of Ohio

My commission expires _____



ROBERT N. SCHLEMMER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O.R.C.
Recorded in Miami County



PLAT BOOK 22 PAGE 50
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED Aug. 12, 2008 AT 3:43 P.M.
FILE NO. 0490515 FEE \$43.20

John S. Alexander BY: Dona Swihart
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 12th DAY OF Aug, 2008

Chris A. Peoples BY: Synda Larson
MIAMI CO. AUDITOR DEPUTY

Drainage Note

The City of Troy does not accept for maintenance any unpaved areas within any open storm drainage easements shown on this plat, and is not obligated to maintain or repair any unpaved channels or unpaved slopes in said easements. The easement area of each lot and all improvements in it, excepting concreted or paved areas as required by the City of Troy Standards, shall be maintained continuously by the owner of the lot. Within these easements not structure, planting, fencing, culvert, or other materials shall be placed or permitted to remain which may obstruct, retard, or change direction of water flow through the drainage channel in the easement.

Individual lot owners will be responsible for submitting for approval by the City, a storm water management plan prior to the development of the site.



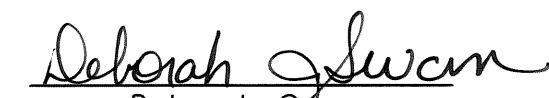
0 50 100 200
Graphic Scale in Feet
1"=100'

Legend

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- Stone Found

Approval by the City of Troy

This replat was reviewed and approved by the City of Troy this 14th day of JULY, 2008

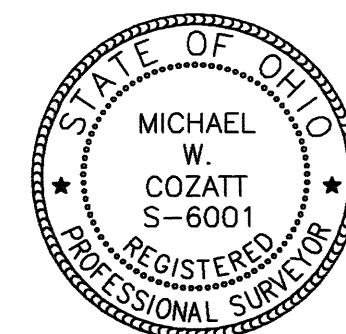

Deborah Swann
City Engineer

References

Miami County Recorder's Plat Records
Plat Book 21, Page 91-A
(Basis of Bearings)

I hereby certify that the above plat is accurately represented as based on a field survey completed under my direct supervision, in accordance with the State of Ohio minimum requirements for boundary surveys. 5/8" capped iron pins will be set at all replatted lot corners.


MICHAEL W. COZATT
P.S. #6001



COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
476 Swales Road Troy, OH 45373
Job No. 11208 (937) 339-2921
File Name: C:\Construction\Hobart 11208\Survey.dwg
Drawn by: RES ~ Checked by: MWC

LAVY REPLAT — CITY OF PIQUA

REPLAT OF PART OF OUTLOT 319

REFERENCES

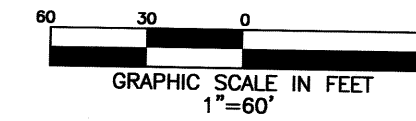
MIAMI CO. ENGINEER'S
RECORD OF LOT SURVEYS:
VOLUME 9, PAGE 57
VOLUME 15, PAGE 3
VOLUME 22, PAGE 65

MIAMI CO. RECORDER'S
PLATS:
BOOK 8, PAGE 149
BOOK 12, PAGE 148

BASIS OF BEARINGS:
LOT SURVEY VOLUME 22, PAGE 65.

LEGEND

- MAG NAIL FOUND
- IRON PIN FOUND
- 5/8" DIA. IRON PIN SET
CAPPED "BRH PE PS,
OHIO PS 8266"
- ⊗ 1 INCH MONUMENT SPIKE SET



PLAT BOOK 22 PAGE 51

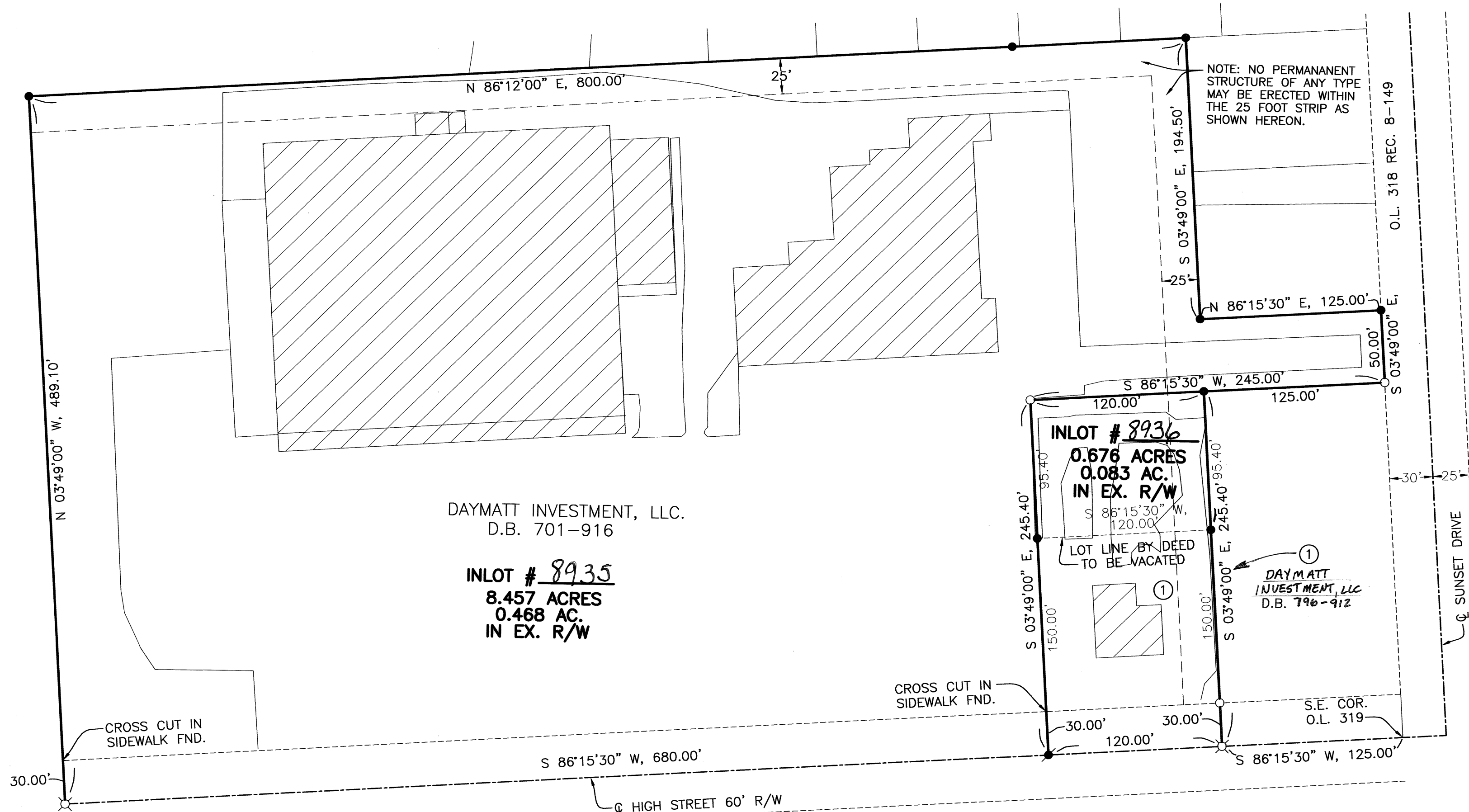
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 15TH DAY
OF August, 2008 AT 3:15 P.M.
FILE NO. 0491499 FEE \$43.20

John Alexander
JOHN ALEXANDER, MIAMI COUNTY RECORDER

BY *John Alexander*
DEPUTY RECORDER

APPROVED AND TRANSFERRED
THIS 15TH DAY OF Aug., 2008.

Chris D. Peoples BY *Sandra Pearson*
MIAMI COUNTY AUDITOR DEPUTY



DESCRIPTION

BEING A REPLAT OF PART OF OUTLOT NO. 319 AS SHOWN HEREON AS DEEDED TO DAYMATT INVESTMENT, LLC AS RECORDED IN MIAMI COUNTY RECORDER'S DEED RECORDS. DEED BOOK 701, PAGE 916 & DEED BOOK 796, PAGE 912.

THIS REPLAT PREPARED FROM A FIELD SURVEY AND DEEDS AND SURVEYS AS NOTED HEREON. MONUMENTS FOUND OR SET ARE AS SHOWN HEREON.

CITY OF PIQUA APPROVAL

THIS PLAT WAS INSPECTED & APPROVED
THIS 13TH DAY OF June, 2008.

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

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

Danny D. Lavy 8/1/08
DANNY D. LAVY
PRESIDENT
DAYMATT INVESTMENT, LLC

ACKNOWLEDGEMENT

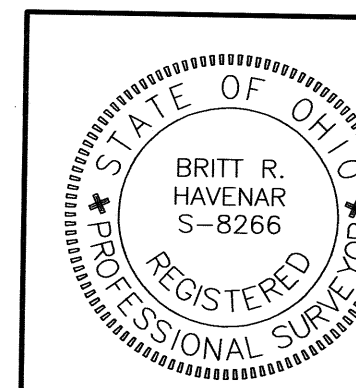
STATE OF OHIO, MIAMI COUNTY SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED, THE ABOVE SIGNED, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Piqua, OHIO, THIS 1 DAY OF August, 2008.

NOTARY PUBLIC *Michael E. Redman*

MY COMMISSION EXPIRES Ltc



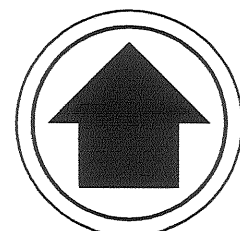
MICHAEL E. REDMAN
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission
Has No Exp. Date
Section 147.03 O.R.C.



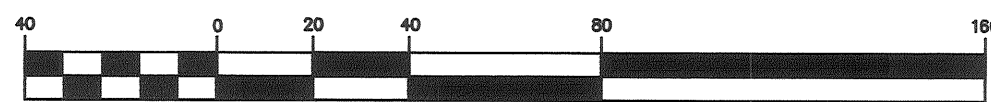
REPLAT OF PART OF OUTLOT NO. 319 IN THE CITY OF PIQUA FOR DAN LAVY. JUNE 9, 2008.

Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

BRITT R. HAVENAR, P.E., P.S.
10860 SIDNEY-FREYBURG ROAD
SIDNEY, OHIO 45365
(937) 492-7408
EMAIL: abhavenar@embarqmail.com



NORTH
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

DESCRIPTION

BEING A REPLAT OF ^{pt.} INLOT 6502 AS CONVEYED TO SPEEDWAY SUPERAMERICA LLC BY DEED RECORDED IN VOLUME 718, PAGE 7, OF THE MIAMI COUNTY DEED RECORDS

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, D.R. HEPPNER ON BEHALF OF SPEEDWAY SUPERAMERICA LLC, BEING THE OWNER AND LIEN HOLDER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

WITNESS

Lat. Cundell

[Signature]

D.R. HEPPNER
SPEEDWAY SUPERAMERICA LLC

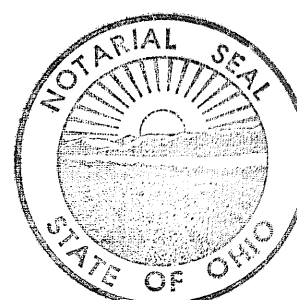
Nicole White

STATE OF OHIO, COUNTY OF Hancock SS:

BE IT REMEMBERED THAT ON THIS 22nd DAY OF January, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME D.R. HEPPNER, 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. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 3/12/2012

Kari L. Blair
NOTARY PUBLIC



CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 11.781 ACRES AS DESCRIBED IN A DEED SPEEDWAY SUPERAMERICA LLC OF RECORD IN VOLUME 718, PAGE 7, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

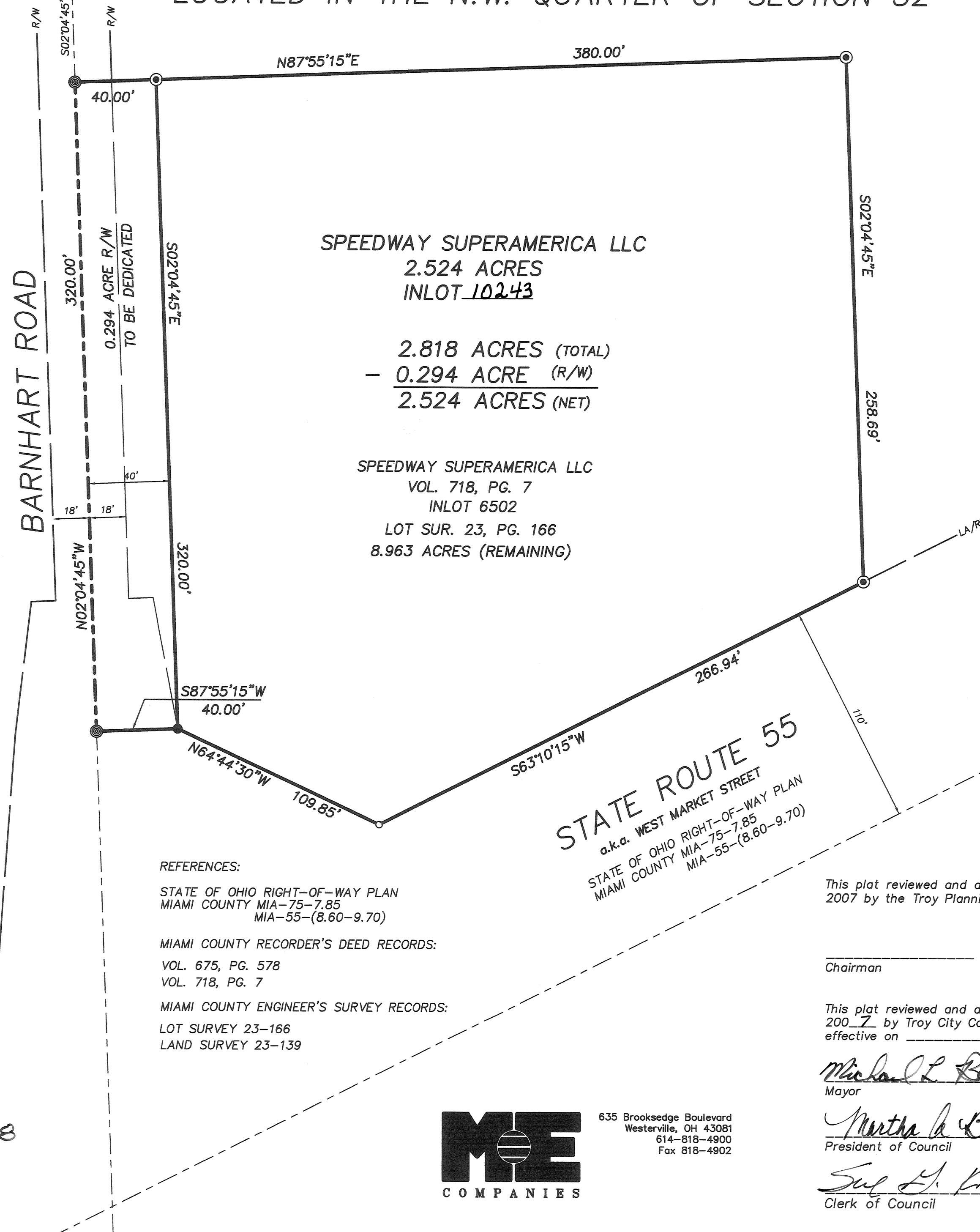
THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



BY *David L. Chiesa* 1/19/08
David L. Chiesa P.S.
Registered Surveyor No. 7740

REPLAT OF ^{PART} INLOT 6502 CITY OF TROY, MIAMI COUNTY, OHIO LOCATED IN THE N.W. QUARTER OF SECTION 32



SPEEDWAY SUPERAMERICA LLC
2.524 ACRES
INLOT 10243

2.818 ACRES (TOTAL)
- 0.294 ACRE (R/W)
2.524 ACRES (NET)

SPEEDWAY SUPERAMERICA LLC
VOL. 718, PG. 7
INLOT 6502
LOT SUR. 23, PG. 166
8.963 ACRES (REMAINING)

REFERENCES:

STATE OF OHIO RIGHT-OF-WAY PLAN
MIAMI COUNTY MIA-75-7.85
MIA-55-(8.60-9.70)

MIAMI COUNTY RECORDER'S DEED RECORDS:
VOL. 675, PG. 578
VOL. 718, PG. 7

MIAMI COUNTY ENGINEER'S SURVEY RECORDS:
LOT SURVEY 23-166
LAND SURVEY 23-139

VOLUME 22 PAGE 52
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 26th
DAY OF Aug, 2008 FOR
FILING AT 11:53 A.M.
FILE NO. 0492124 FEE 43.20

John S. Alexander
MIAMI COUNTY RECORDER
[Signature]
BY DEPUTY RECORDER

TRANSFERRED THIS 26 DAY OF
Aug, 2008 BY THE MIAMI
COUNTY AUDITOR

Chris A. Peoples
MIAMI COUNTY AUDITOR
[Signature]
BY DEPUTY AUDITOR

BEARING REFERENCE

BEARINGS SHOWN HEREON ARE BASED ON
THOSE AS SHOWN ON LAND SURVEY 23, PG. 139.

LEGEND

- = P. K. NAIL FOUND
- ⊙ = IRON PIN SET (M-E COMPANIES/
S-6872)
- = DRILL HOLE SET
- ⊙ = P. K. NAIL SET

This plat reviewed and approved this 28th day of Nov.
2007 by the Troy Planning Commission.

Chairman

[Signature]
Secretary

This plat reviewed and approved this 17th day of Dec
2007 by Troy City Council. Reference Ordinance No. 0-85-2008
effective on 200.

Michael L. Beaman
Mayor

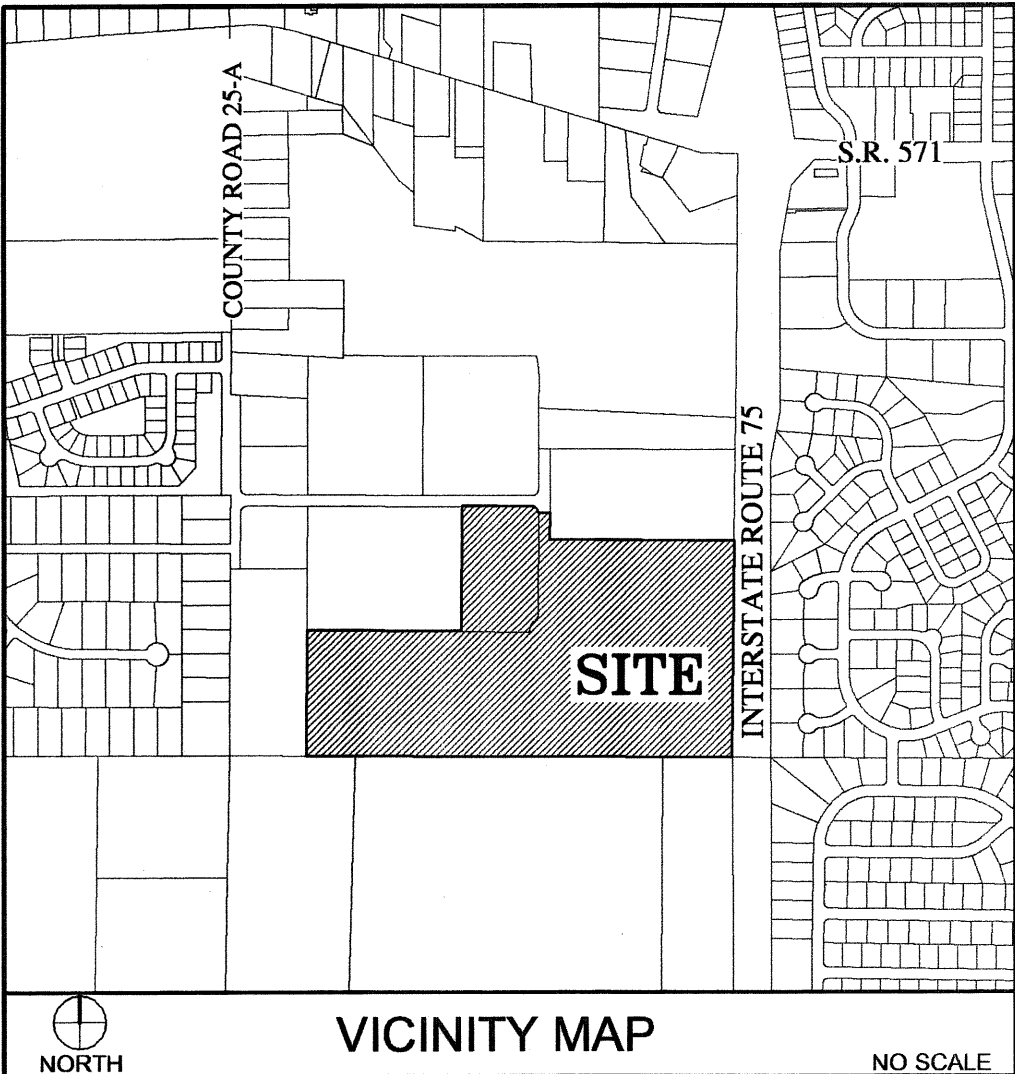
Martha A. Baker
President of Council

[Signature]
Clerk of Council



635 Brookside Boulevard
Westerville, OH 43081
614-818-4900
Fax 818-4902

R:\2008-4429 Kinne Drive Tipp City\Drawings\Preliminary\Working\06-6429 Record Plan Section Two.dwg Sheet 1 Aug 21, 2008 - 3:16:15pm
R:\2008-4429 Kinne Drive Tipp City\Drawings\Preliminary\Working\06-6429 Record Plan Section Two.dwg Sheet 1 Aug 21, 2008 - 3:16:15pm



RECORD PLAN
NORTHGATE COMMERCE CENTER
SECTION TWO
SECTION 22, T 4, R 6 E
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINS
48.792 Acres in Lots (4)
1.799 Acres in R/W
50.591 Acres TOTAL

PLAT BOOK 22, PAGE 53 MIAMI COUNTY
RECORDER'S RECORD OF PLATS. RECEIVED THIS 18 DAY
OF September 2008. AT 9:25
FILE No. 0493600 FEE: 86.40

John Alexander
JOHN ALEXANDER, MIAMI COUNTY RECORDER
Shirleyman
DEPUTY

DEDICATION:

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND THE LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY DEDICATE THE STREETS SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE 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 MAINTAINED AS SUCH FOREVER.

OWNER:

GATEWAY CENTER DEVELOPMENT, LTD.

Nichola J. Benson
GENERAL PARTNER

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
WITNESS

ACKNOWLEDGEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO THIS 3 DAY OF Sept, 2008, BY Nichola J. Benson, GENERAL PARTNER, GATEWAY CENTER DEVELOPMENT, LTD.

NOTARY PUBLIC
MY COMMISSION EXPIRES May 27, 2013

CYNTHIA COVERSTONE
Notary Public, State of Ohio
My Commission Expires
May 27, 2013

MORTGAGEE:

FIFTH THIRD BANK, WESTERN OHIO

John R. Bopp
COMMERCIAL LOAN OFFICER

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
WITNESS

ACKNOWLEDGEMENT:

BE IT REMEMBERED THAT ON THIS 3 DAY OF Sept, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME John R. Bopp, 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 OF THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES May 27, 2013

CYNTHIA COVERSTONE
Notary Public, State of Ohio
My Commission Expires
May 27, 2013

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 50.591 ACRES AND BEING PART OF INLOT 2627 (4.435 Ac.) AND PART INLOT 2625 (5.951 Ac.) AND ALL OF INLOT 4021 (0.014 Ac.) IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO AS CONVEYED TO GATEWAY CENTER DEVELOPMENT, LTD. BY DEED RECORDED IN DEED BOOK 701, PAGE 768 OF THE DEED RECORDS OF MIAMI COUNTY.

TIPP CITY PLANNING BOARD:

AT A MEETING OF THE PLANNING BOARD OF TIPP CITY, OHIO, HELD THIS 8th DAY OF April, 2008 THIS PLAT WAS REVIEWED AND APPROVED.

Chairman

Secretary

TIPP CITY COUNCIL:

AT A MEETING OF THE COUNCIL OF TIPP CITY, OHIO, HELD THIS 4th DAY OF August, 2008 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 28-08

President of Council

Clerk of Council

THIS INSTRUMENT PREPARED BY



NORFLEET, BROWN
& PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 301
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: AS SHOWN DRAWN: J.T.P. CHK'D:
DATE: June, 2008 JOB No.: 08-6429

PROTECTIVE COVENANTS & RESTRICTIONS

PURPOSE

It is the intent of these provisions that the Northgate Commerce Center be developed and maintained as an attractive setting for business and industry, with ample landscaped open areas, attractive high quality structures, proper and desirable uses and appropriate development of all property.

- Approval of design and location: The purchaser of any building site within the plat and their successors or assigns shall be required, before the initial construction is started, to submit for approval of the Developer a set of plans sufficiently complete to set forth the design of the project including grading, surface drainage, drainage swales, loading docks, free-standing masonry walls, signs, lighting, screening, parking lot layout, landscaping, fencing, building location, elevation, and floor plan of building. Approval of building plans will be upon acceptance of Gateway Center Development, Ltd. design requirements and covenants given, in writing, by a firm or persons qualified in both architectural and engineering (hereinafter call the Architect-Engineer) appointed by Gateway Center Development LTD., provided only that said Architect-Engineer may not unreasonably withhold approval provided said plans conform with these restrictions and with the general character and quality of the development of neighboring building sites within the bounds of this plat. The Architect-Engineer shall approve or disapprove, in writing, all plans within thirty (30) days of submission. In the event that such person or committee is not in existence or fails to approve or disapprove the design or location of any such plans for development of a building site and in the event said plans comply in all ways with the restrictions herein set forth, then such approval will be deemed to be waived, provided the design and location of the lots conforms and is in harmony with existing structures within this plat. At the same time as the plans above referred to are submitted for approval, there shall be delivered to the City of Tipp City, all plans and other data as required for approval by the appropriate agencies.
- All loading docks shall be placed so that trucks, vehicles, or machinery using such loading docks shall at no time project into any dedicated public street while in the process of loading or unloading.
- Landscaping (such as lawns, trees, shrubs, etc.) will be required on all non-paved grounds and maintained so as not to create traffic hazards and must be approved. Minimum landscaping expenditures required are listed herein.
- Easements shown on this plat, unless otherwise specifically designated, are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sanitary sewer, storm sewer and drainage, electric, telephone, or other utility line or services, and for the express privilege of removing any obstruction for the use of said utilities and for providing of ingress and egress over the property for such purpose.
- All utility lines such as telephone and power services shall be installed underground. All service drops and exterior lighting feeder lines shall be installed underground. All transformers shall be pad mounted or mounted below grade.
- If lot line adjustments are made within the subdivision, a ten (10) foot wide utility easement shall be established and centered along new side and rear lot lines. A twenty (20) foot building setback line shall be established on both sides of said new side and rear lot lines.
- Easements and building set back requirements are established along all interior lot lines. However, if all or parts of one or more lots are used to form a single building lot, the easement and building set back requirements shall apply to the new lot lines. At such time, the existing easement and building set back requirements pertaining to the existing lot lines shall be automatically vacated if said line no longer is used as a lot line. However, if a utility has been constructed along said existing easement, it shall remain and the easement continue unless the property owner chooses, within the approval of the utilities involved, to have said utility relocated to a new lot line at the property owner's expense.
- The goal of the Developer is to complete an industrial park which is pleasing in appearance consistent with its intended usage. In order to facilitate this goal, the following minimum standards shall apply. Review and approval of the building exterior design by the Developer shall be a part of the application procedure.
 - Exterior Wall Coverings on Buildings Constructed in the Northgate Commerce Center.

Lots 7, 11, 12, 16, and 18 - 50% of the exterior wall surface will be clad with concrete, masonry, glass, dryvit, wood, or other cementitious materials.

Lots 5, 6, 8, 9, 10, and 17 - 30% of the exterior wall surface or 100% of the front elevation, whichever is greater, shall be clad with concrete, masonry, glass, dryvit, wood, or other cementitious materials.

Lots 1, 2, 3, 13, 14, and 15 - 30% of the exterior wall surface or 100% of front elevation, whichever is greater, shall be clad with concrete, masonry, glass, dryvit, wood, or other cementitious materials.

Architectural metal siding when used to form special effects such as mansard roofs will be considered part of the required percentage.

- Landscaping - Minimum Cost Expenditure per individual lot to be substantiated by bid from commercial landscaper.

\$1.00/s.f. of building up to 20,000 s.f.
\$0.75/s.f. of building up to 50,000 s.f.
\$0.50/s.f. of building over 50,000 s.f.

- Outside Storage and equipment

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

- Fences

No fences, walls, hedges, or mass planting shall exceed a height of 6 feet, nor be erected or installed or permitted to remain within 35 feet of a property line of right of way line without prior written approval of Gateway Center Development, LTD. Chain-link fences are discouraged, but may be approved by Gateway Center Development, LTD. in those instances where security of facilities is needed.

- Signage

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

- The covenants and restrictions shall run with the land and shall be binding until January 1, 2009, at which time said covenants and restrictions shall automatically renewed for successive ten (10) year periods. The covenants and restrictions herein may be changed or discontinued at any time after January 1, 2009, by the majority of the owners of this plat.
- Invalidation of any one of these covenants and restrictions by judgment or court shall in no way affect any of the other provisions which shall remain in full force and effect.
- If any provisions of these protective covenants and restrictions are determined to be in conflict with any City of Tipp City ordinance, said ordinance shall govern.

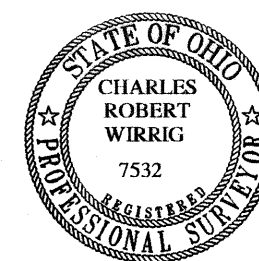
STORM WATER DRAINAGE RESTRICTIONS

- No fixed structure or improvements of any kind, excluding grass or approved bank protection shall be erected or planted within any part of a storm water drainage easement area. This includes accessory buildings, fences, shrubs and trees.
- The owners of lots 1, 2, 7, 8 and 9, which contain open storm water drainage channels, identified as "stream easement" shall be responsible for maintaining these water courses in the operable manner to which they were designed.
- Any site development or building construction on any lot in this subdivision shall include construction of a separate on-site storm water detention basin, designed as follows, and subject to review by the Tipp City Engineer:
 - The detention basins shall have their outlet at the approximate location as shown in the schematic plan of the approved subdivision improvement drawings.
 - The maximum allowable peak runoff rate for all developed lots shall be 0.57 cfs per acre for a ten year post development storm, and shall be 1.18 cfs per acre for a one hundred year post development storm.
 - The area to be used in these calculations shall include the entire platted lot acreage.
 - Said detention basins shall be subject to restriction 1, above.
 - The lot owner shall maintain said basins in the operable manner to which they were designed.
- The City of Tipp City shall have the right, but not the responsibility, to enter upon any lot in this subdivision for maintenance purposes in the stream easement areas described in restriction 2, above, or for maintenance purposes in any storm water detention basin area constructed pursuant to restriction 3, above. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the owner of said lot.
- 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.

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, MEASUREMENTS SHOWN HEREON ARE CERTIFIED TO BE CORRECT AND MONUMENTATION SHALL BE SET AS SHOWN.

Charles R. Wrigg 8/21/2008
CHARLES ROBERT WIRIG, P.E. OHIO LICENSE NO. 7532



DEVELOPER

THE CITY OF TIPP CITY
260 S. GARBER DRIVE
TIPP CITY, OHIO 45371-0188
(937) 667-6305

RECORD PLAN
NORTHGATE COMMERCE CENTER
SECTION TWO
SECTION 22, T 4, R 6 E
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINS
48.792 Acres in Lots (4)
1.799 Acres in RW
50.591 Acres TOTAL

PLAT BOOK 22 PAGE 53A MIAMI COUNTY
RECORDER'S RECORD OF PLATS RECEIVED THIS 18th DAY
OF September, 2008. AT _____
FILE No. _____ FEE: _____

JOHN ALEXANDER, MIAMI COUNTY RECORDER

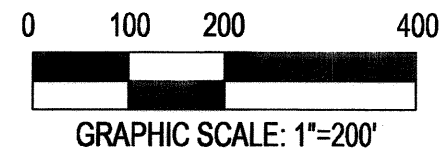
DEPUTY

APPROVED AND TRANSFERRED THIS 18th
DAY OF September, 2008

Chris A. Peoples
MIAMI CO. AUDITOR

Sinda Pearson
BY DEPUTY

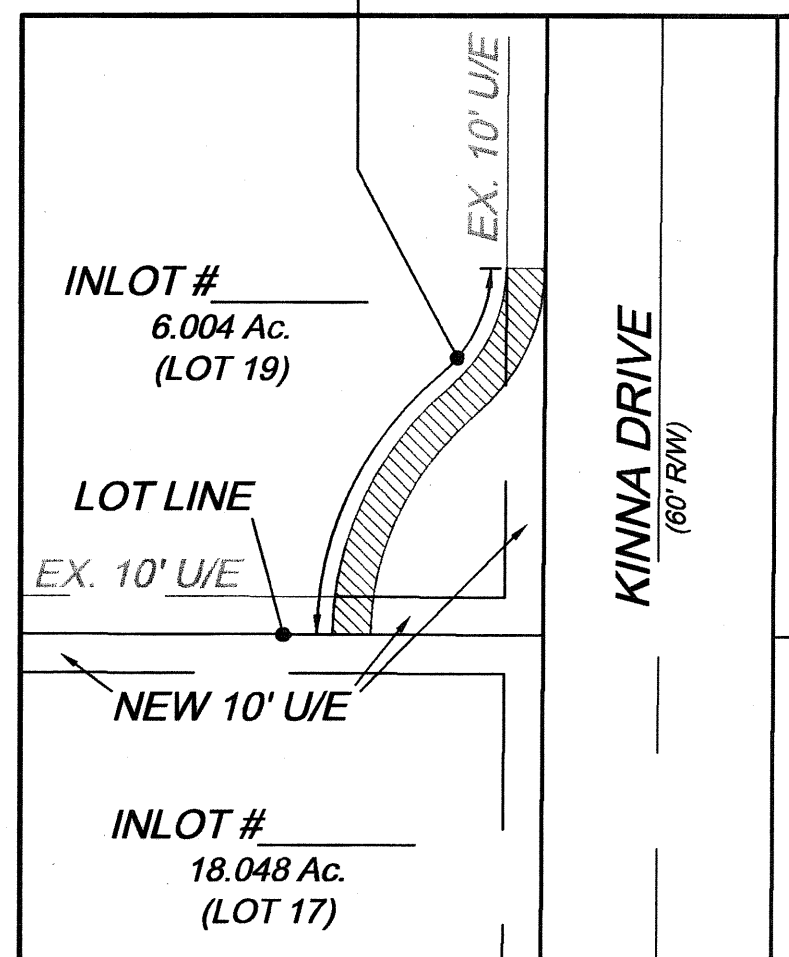
BEARINGS ARE BASED ON THE SOUTH
RIGHT-OF-WAY LINE OF BLAUSER
DRIVE BEING S 89°44'52" E AS
RECORDED IN P.B. 18, PG. 144 OF THE
MIAMI COUNTY RECORDERS OFFICE.



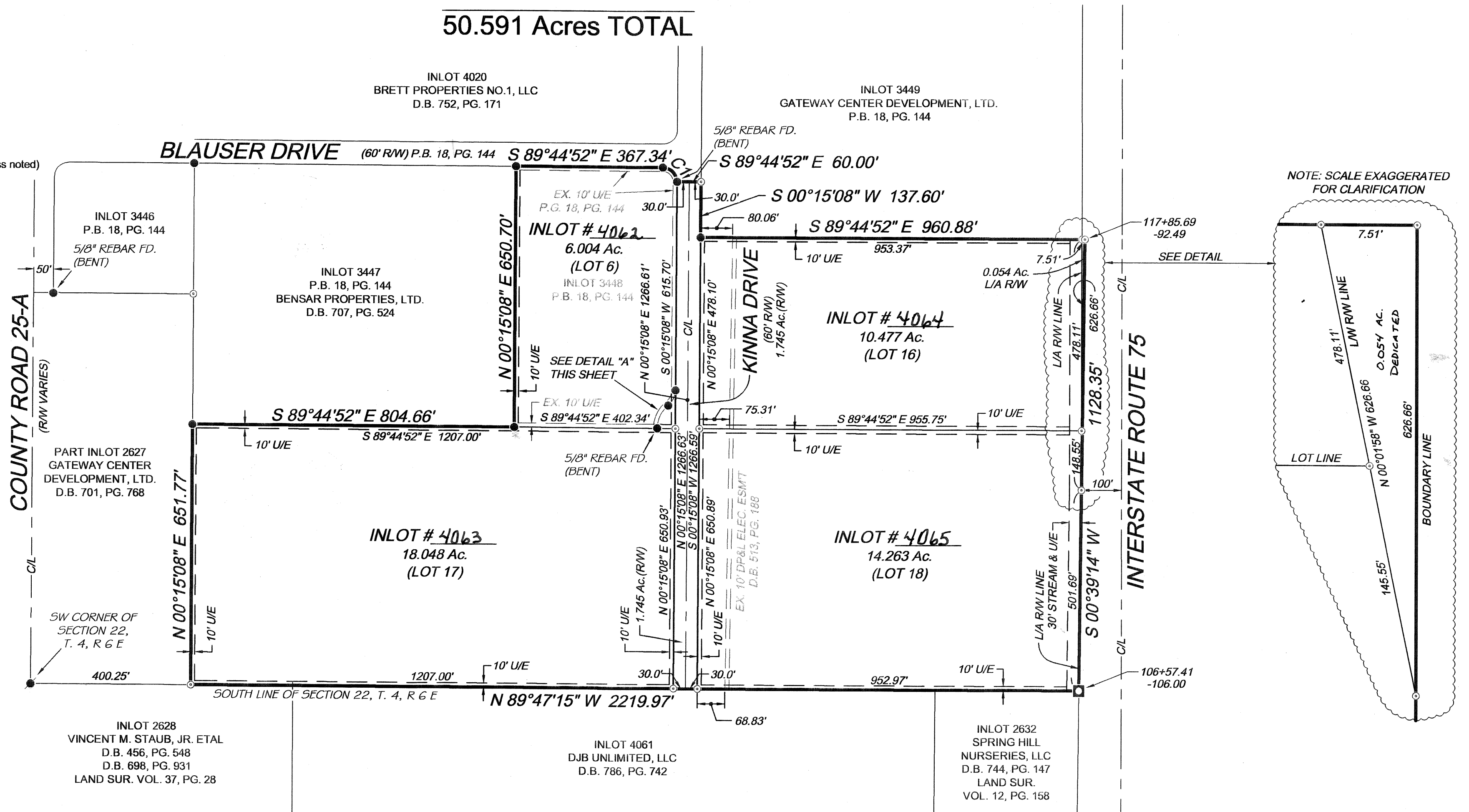
LEGEND

- ... Indicates 5/8" iron pin with "Choice One" cap found (unless noted)
- ... Indicates 5/8" x 30" iron pin set capped "N.B.P."
- ... Indicates mag nail found
- ... Indicates 6" concrete highway monument found
- U/E = UTILITY EASEMENT

THIS PORTION OF EX. U/E AS
RECORDED IN P.B. 18, PG. 144
IS EXTINGUISHED BY THE
EXECUTION OF THIS INSTRUMENT



DETAIL "A"
SCALE: 1"=50'



CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BRG	CHORD DIST
C1	35.00'	54.98'	90°00'00"	S 44°44'52" E	49.50'

THIS INSTRUMENT PREPARED BY



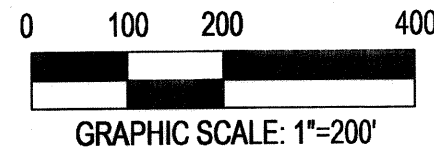
NORFLEET, BROWN
& PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 301
Miamisburg, Ohio 45342
Ph (937)647-2313 Fax (937)647-2303

SCALE: 1" = 200'	DRAWN: J.T.P.	CHK'D:
DATE: June, 2008	JOB No.:	08-6429

RECORD PLAN NORTHGATE COMMERCE CENTER SECTION THREE

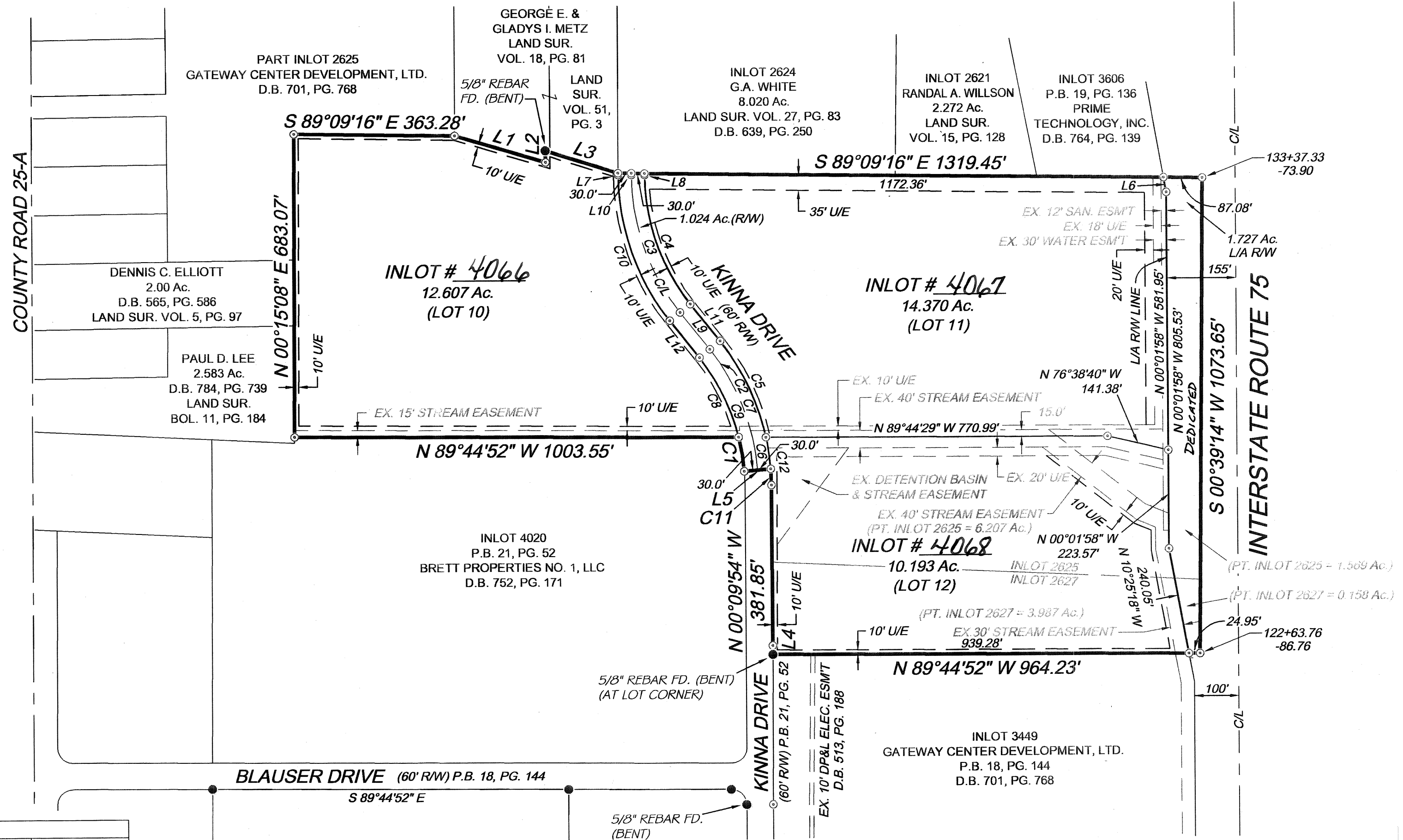
SECTION 22, T 4, R 6 E
CITY OF TIPP CITY
MIAMI COUNTY, OHIO
CONTAINS
37.170 Acres in Lots (3)
2.751 Acres in R/W
39.921 Acres TOTAL

BEARINGS ARE BASED ON THE SOUTH
RIGHT-OF-WAY LINE OF BLAUSER
DRIVE BEING S 89°44'52" E AS
RECORDED IN P.B. 18, PG. 144 OF THE
MIAMI COUNTY RECORDERS OFFICE.



LEGEND

- ... Indicates 5/8" iron pin with "Choice One" cap found (unless noted)
- ... Indicates 5/8" x 30" iron pin set capped "N.B.P."



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 73°27'01" E	214.15'
L2	N 00°31'51" W	26.19'
L3	S 72°55'10" E	171.39'
L4	N 00°15'08" E	0.74'
L5	S 85°23'19" W	60.00'
L6	N 10°14'16" W	33.67'
L7	N 00°02'59" E	4.29'
L8	S 00°02'59" W	3.46'
L9	N 38°20'51" W	107.25'
L10	N 00°02'59" E	3.87'
L11	S 38°20'51" E	107.25'
L12	N 38°20'51" W	107.25'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BRG	CHORD DIST
C1	467.50'	78.49'	9°37'12"	N 08°53'46" W	78.40'
C2	497.50'	297.22'	34°13'47"	N 21°13'58" W	292.82'
C3	500.00'	335.08'	38°23'50"	S 19°08'56" E	328.84'
C4	470.00'	314.97'	38°23'50"	S 19°08'56" E	309.11'
C5	527.50'	241.62'	26°14'40"	N 25°13'31" W	239.51'
C6	527.50'	73.26'	7°57'27"	N 08°07'28" W	73.20'
C7	527.50'	314.88'	34°12'06"	N 21°14'48" W	310.23'
C8	467.50'	201.06'	24°38'30"	N 26°01'37" W	199.51'
C9	467.50'	279.55'	34°15'41"	N 21°13'01" W	275.41'
C10	530.00'	355.18'	38°23'50"	S 19°08'56" E	348.57'
C11	527.50'	36.65'	3°58'51"	N 02°09'20" W	36.64'
C12	527.50'	109.91'	11°56'18"	N 06°08'03" W	109.71'

PLAT BOOK 22, PAGE 54A MIAMI COUNTY
RECORDER'S RECORD OF PLATS. RECEIVED THIS 18th DAY OF September, 2008. AT _____
FILE No. _____ FEE: _____

JOHN ALEXANDER, MIAMI COUNTY RECORDER

DEPUTY

APPROVED AND TRANSFERRED THIS 18th DAY OF September, 2008.

Chris A. Peoples
MIAMI CO. AUDITOR

Spida Pearson
BY DEPUTY

SEE P.B. 18, PG 144 FOR EX
ESMT LOCATIONS

THIS INSTRUMENT PREPARED BY



NORFLEET, BROWN
& PETKEWICZ INC.
Civil Engineers & Surveyors

228 Byers Road, Suite 301
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: 1" = 200'	DRAWN: J.T.P.	CHK'D:
DATE: June, 2008	JOB No.:	08-6429

SHEET 2 OF 2

Replat Inlots 6719 and 6718

TROY TOWN SECTION 2
SUBDIVISION

TROY
CORPORATION

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 22 PAGE 55
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED Sept. 23, 2008 AT 11:11:00AM
FILE NO. 043197 FEE 43.20

John Alexander BY: Graine Robert
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 23 DAY OF Sept, 2008

Chris A. Peoples BY: Linda V. Vannoy
MIAMI CO. AUDITOR DEPUTY

Description

Being a replat of Inlots 6718 and 6719 as shown on Troy Town Section 2, City of Troy, Ohio, as recorded in Plat Book 12, Page 71, of the Miami County Recorder's Plat Records, as acquired by Troy Town, LLC, by Deed Book 748, Page 555 of the Miami County Recorder's Deed Records.

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 all of the restrictive covenants as referenced herein, and do hereby voluntarily consent to the execution of said plat and to the dedication of the streets as shown hereon, to the public use forever.

Easements shown or noted on this plat are for construction, maintenance, repair, replacement, or removal of open ditch surface water, electric, telephone, or privilege of removing any and all trees or other obstructions and 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.

Authorized Representative of Troy Town, LLC.

Graham Rogers
Graham Rogers

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

Be it remembered that on this 22ND day of SEPT, 2008, before me, the undersigned, a notary public in and for said county and state, personally appeared Troy Town, LLC, by Graham Rogers, 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.

William F. Garger

Notary Public in and for State of Ohio

My commission expires 11-12-12

WILLIAM F. GARGER, Notary Public
in and for the State of Ohio

Approval by the City of Troy My Commission Expires November 12, 2012

This plat was reviewed and approved by the City of Troy this 19TH day of SEPTEMBER, 2008.

Deborah Swan
Deborah Swan
City Engineer

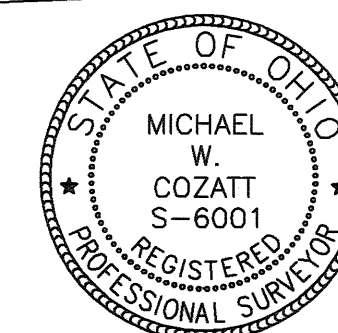
Drainage Note

The City of Troy does not accept for maintenance any unpaved areas within any open storm drainage easements as shown on this plat, and is not obligated to maintain or repair any unpaved channels or unpaved slopes in said easements. The easement area of each lot and all improvements in it, excepting concreted or paved areas as required by the City of Troy Standards, shall be maintained continuously by the owner of the lot. Within these easements no structure, plantings, fencing, culvert, or other materials shall be placed or permitted to remain which may obstruct, retard, or change direction of water flow through the drainage channel in the easement. Individual lot owners will be responsible for submitting for approval by the City, a storm water management plan prior to the development of the site.

I hereby certify that the above plat 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. 5/8" capped iron pins set as shown at all lot corners.

Michael W. Cozatt
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
476 Swales Road Troy, OH 45373
Job No. 15708 (937) 339-2921
File Name: C:\Surveys\2008\15708.dwg
Drawn by: DMC ~ Checked by: MWC



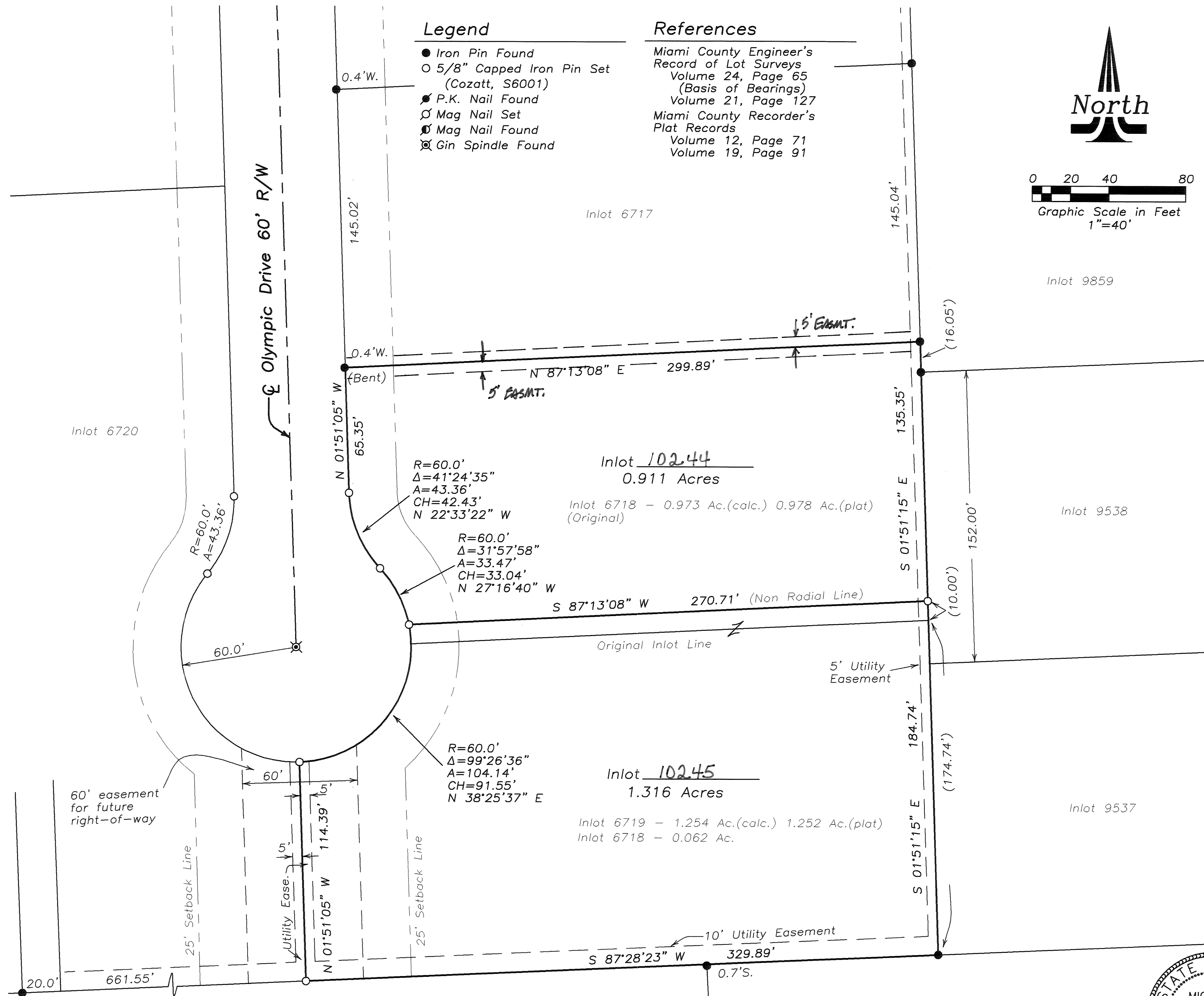
Replat of Lots 6718 & 6719
for Earhart Bros. Leasing

Legend

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ✱ P.K. Nail Found
- Mag Nail Set
- Mag Nail Found
- ✱ Gin Spindle Found

References

Miami County Engineer's Record of Lot Surveys Volume 24, Page 65 (Basis of Bearings)
Volume 21, Page 127
Miami County Recorder's Plat Records Volume 12, Page 71
Volume 19, Page 91



ADDITIONAL RIGHT-OF-WAY ELDEAN ROAD

SECTION 7, TOWN 5, RANGE 6
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

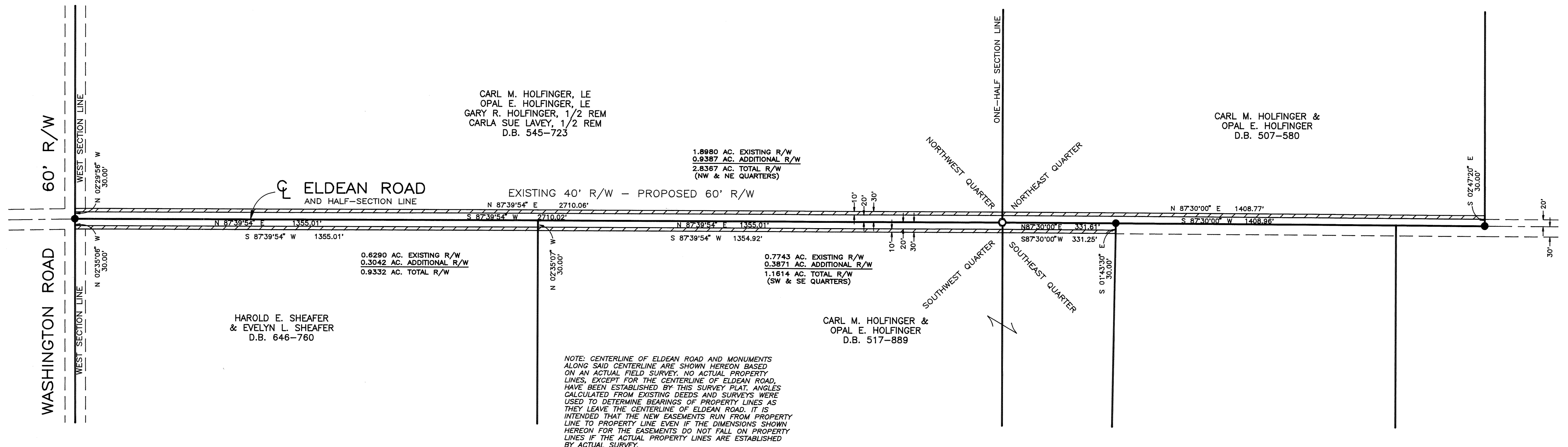
PLAT BOOK 22 PAGE 56

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 22ND DAY
OF OCTOBER, 2008 AT 11:17 A.M.
FILE NO. 0494462 FEE \$ 0

John S. Alexander, Miami County Recorder
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER

BY R. Schuchert
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 155



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 12th DAY OF MARCH, 1997.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 22nd DAY OF OCTOBER, 2008.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY Linda Pearson
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 9th DAY OF OCTOBER, 2008, BY RESOLUTION NO. 08-10-1384

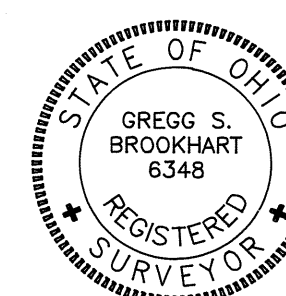
(Absent)
JACK EVANS
MIAMI COUNTY COMMISSIONER

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Ron Widener
RON WIDENER
MIAMI COUNTY COMMISSIONER

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
C.M. HOLFINGER, ETAL	V.545, P.723	V. 676, P. 630
C.M. & O.E. HOLFINGER	V.507, P.580	V. 676, P. 630
	V.517, P.889	V. 676, P. 628
H.E. & E.L. SHEAFER, TR.	V.646, P.760	V. 676, P. 633



Gregg S. Brookhart
GREGG S. BROOKHART, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: JANUARY 28, 1997

Replat of Inlot 2027, Tipp Industrial Park

4 TOWN 6E RANGE 23 SECTION MIAMI COUNTY OHIO STATE TIPP CITY CORPORATION 2027 INLOT

Owner

Davis Brothers, LLC
P.O. Box 149
Tipp City, Ohio 45371
(937) 667-2849

Legend

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Klockner, S4370)

References

Miami County Engineer's Record of Lot Surveys Volume 16, Page 20
Miami County Recorder's Record of Plats Plat Book 12, Page 26

0 25 50 100
Graphic Scale in Feet
1"=50'



PLAT BOOK 22 PAGE 51
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 10/22/08, 2008 AT 1:51:20 PM
FILE NO. 0494470 FEE 43.20

John S. Alexander BY: Jaime Roberts
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED
22 DAY OF Oct., 2008

Chris A. Peoples BY: Linda Linnehan
MIAMI CO. AUDITOR DEPUTY

Description

Being a subdivision of Inlot 2027 (P.B. 12, Pg. 26) in the City of Tipp City, Miami County, Ohio, conveyed to Davis Brothers, LLC by deed recorded in Book 596, Page 133 and Book 675, Page 261 of the Miami County Recorder's Deed Records.

City of Tipp City Planning Board

At a meeting of the Planning Board of the City of Tipp City, Ohio, held this 14th day of October, 2008, this plat was reviewed and approved.

Mikel M. Smith Chairman
Marilyn J. Jannell Secretary

Dedication

We, the undersigned, being the owners of the land herein platted, do hereby accept and approve this plat and all of the restrictive covenants as referenced herein, and do hereby voluntarily consent to the execution of said plat as shown hereon.

Easements shown or noted on this plat are for providing ingress and egress to the property and are to be maintained as such forever.

Jim Davis
Jim Davis, Partner
Davis Brothers, LLC

Ron Davis
Ron Davis, Partner
Davis Brothers, LLC

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

Be it remembered that on this 9 day of Oct., 2008, before me, the undersigned, a notary public in and for said county and state, personally appeared the Davis Brothers, LLC by Jim Davis, partner and Ron Davis, partner, the above signed, 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.

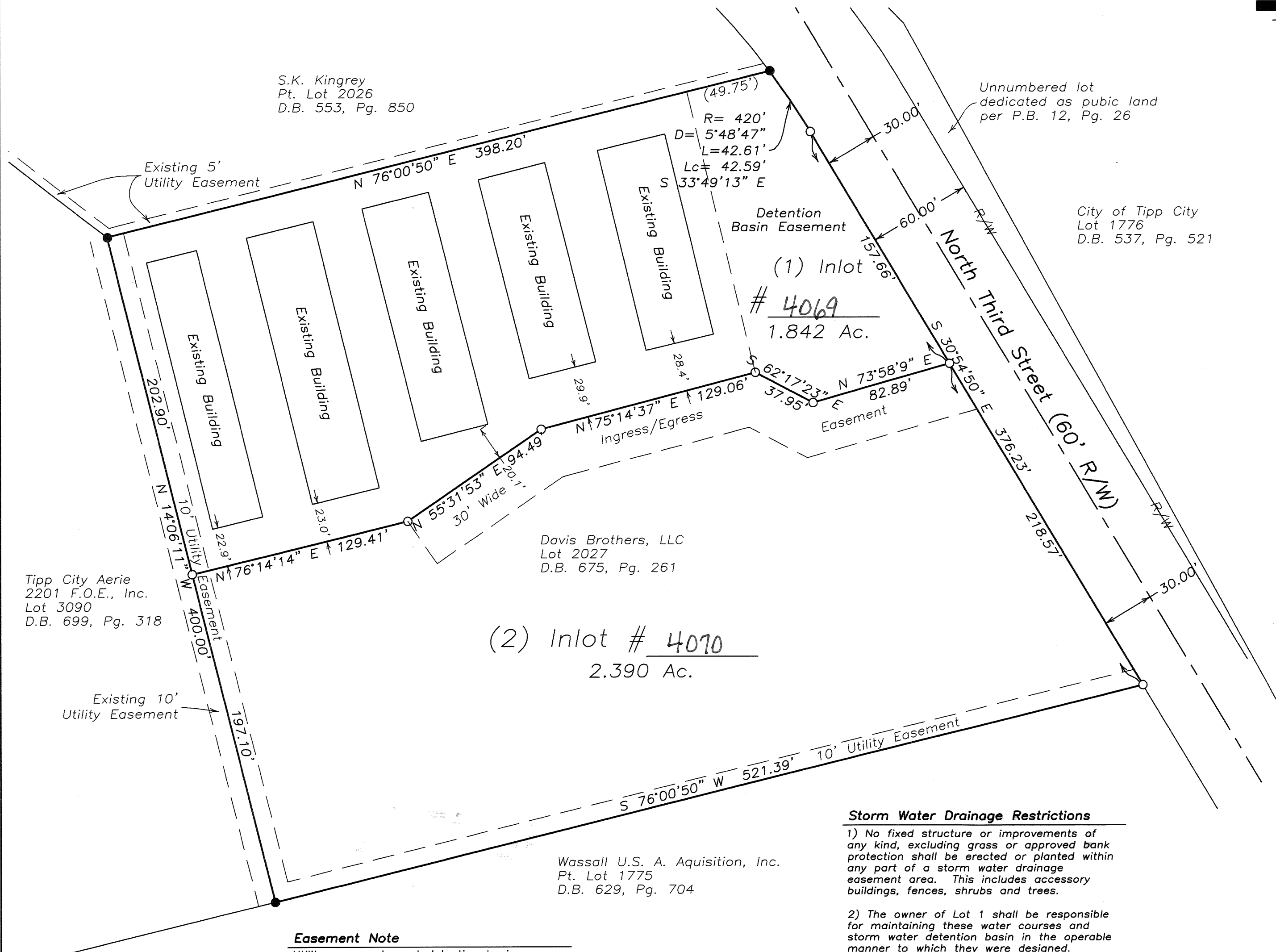
Richard W. Klockner
Notary Public in and for State of Ohio

My Commission expires 9-21-2011
RICHARD W. KLOCKNER, Notary Public
in and for the State of Ohio
My Commission Expires Sept. 21, 2011

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.

Richard W. Klockner
Richard W. Klockner
P.S. #4370

RICHARD W. KLOCKNER & ASSOCIATES, INC.
Civil Engineering and Land Surveying
16 East Water Street
Troy, Ohio (937) 339-5331
File Name: C:\Surveys\2008\RWK 16708 Tipp.dwg
Drawn by: RES ~ Checked by: RWK



Easement Note

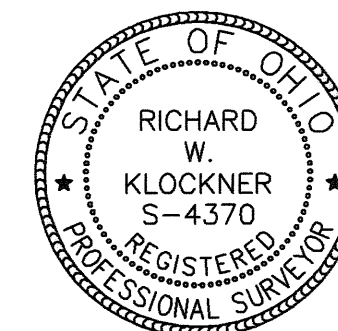
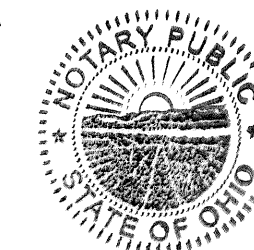
Utility easements and detention basin easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sewer, electric, telephone or other obstructions to the free use of said utilities, and for providing ingress and egress to the property for said purposes, and are to be maintained as such forever.

Storm Water Drainage Restrictions

1) No fixed structure or improvements of any kind, excluding grass or approved bank protection shall be erected or planted within any part of a storm water drainage easement area. This includes accessory buildings, fences, shrubs and trees.

2) The owner of Lot 1 shall be responsible for maintaining these water courses and storm water detention basin 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 replat for maintenance purposes in the easement areas described in restriction 2, above. Any costs incurred by the City of Tipp City for such maintenance may be assessed to the owner of Lot 1.



Replat of Inlots 6520 & 8662 for Hobart Corp.

6520 & 8662, PT. VACATED SW 154
HYDRAULIC AVE. TAX MAP

TROY
CORPORATION

MIAMI
COUNTY

PLAT BOOK 22 PAGE 58
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 10/30, 2008 AT 3:31:07 PM
FILE NO. 049476 FEE \$43.20

John S. Alexander BY: James Robert
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 30 DAY OF Oct., 2008
Chris A. Peoples BY: Sinda Jirassamee
MIAMI CO. AUDITOR DEPUTY

Approval by the City of Troy

This replat was reviewed and approved
by the City of Troy this 30TH day of
OCTOBER, 2008

Deborah Swan
Deborah Swan
City Engineer

Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set
(Klockner #4370)
- ✱ P.K. Nail Found
- Mag Nail Set
- ✱ Mag Nail Found
- ✱ R.R. Spike Found

References

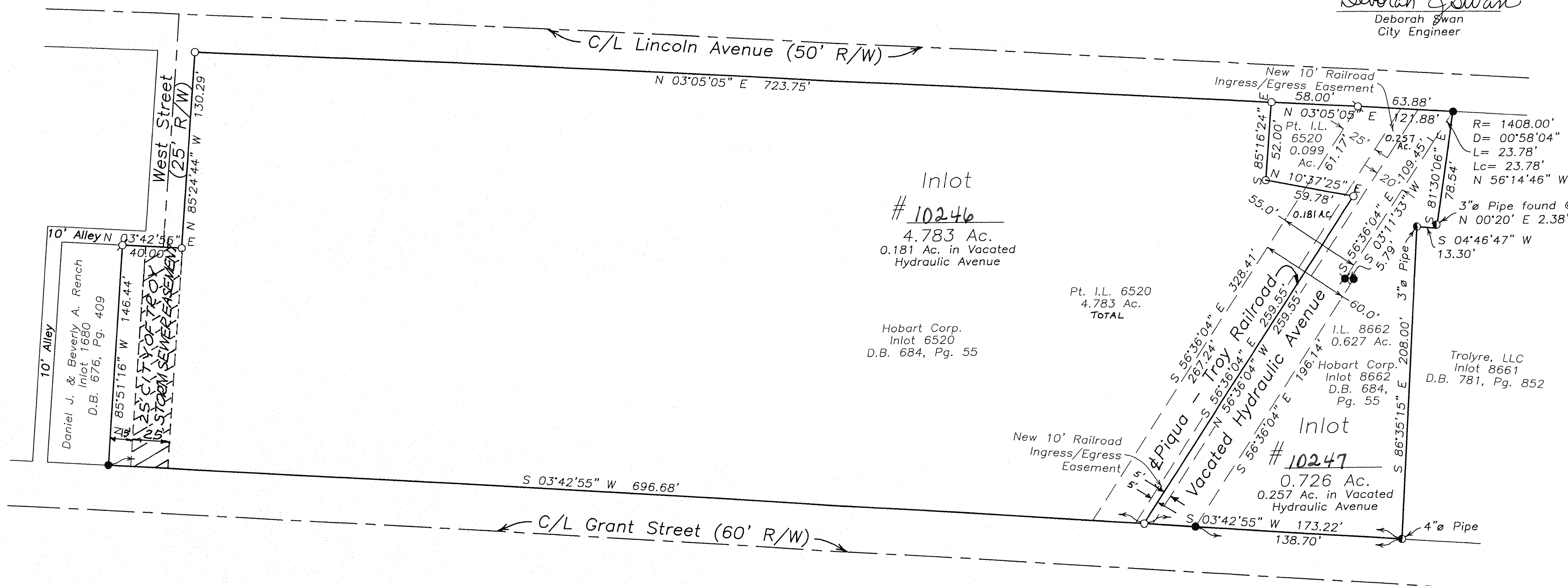
Miami County Recorder's
Record of Plats
Plat Book 18, Page 78
(Basis of Bearings)
Plat Book 13, Page 149
Plat Book 12, Page 14
Miami County Engineer's
Record of Lot Surveys
Volume 8, Page 66



0 25 50 100
Graphic Scale in Feet
1"=50'

Description

Being a replat of Inlots 6520 (P.B. 12, Pg. 14)
and 8662 (P.B. 18, Pg. 78)* in the City of Troy,
Miami County, Ohio, conveyed to Hobart Corp. by
deed recorded in Book 684, Page 55 of the
Miami County Recorder's Deed Records.
* Also Part Vacated Hydraulic Avenue



Acknowledgement

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 hereon are for the purpose of providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Owner: Hobart Corporation

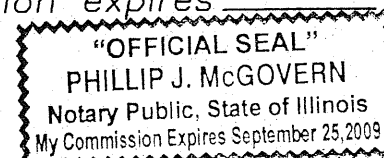
Allan C. Sutherland
Vice President

State of Illinois, County of Cook, S.S.

Be it remembered that on this 21st day of October, 2008, before me, the undersigned, a notary public in and for said county and state, personally appeared Hobart Corporation, by Allan Sutherland, Vice President, the above signed, 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.

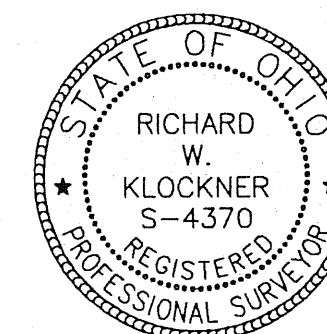
Phillip J. McGovern
Notary Public in and for State of Illinois

My commission expires 9-25-09



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.

Richard W. Klockner
Richard W. Klockner
P.S. #4370



RICHARD W. KLOCKNER & ASSOCIATES, INC.
Civil Engineering and Land Surveying
16 East Water Street
Troy, Ohio (937) 339-5331
File Name: C:\Surveys\2008\RWK 15908.dwg
Drawn by: RES ~ Checked by: RWK

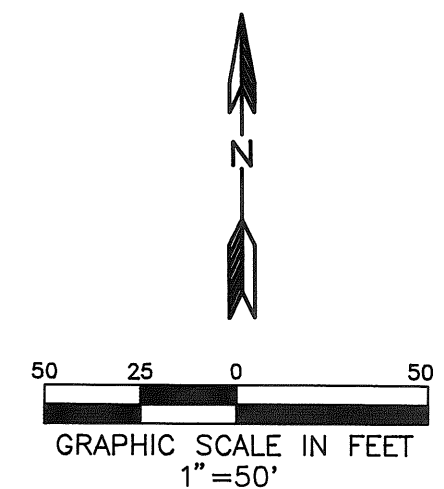
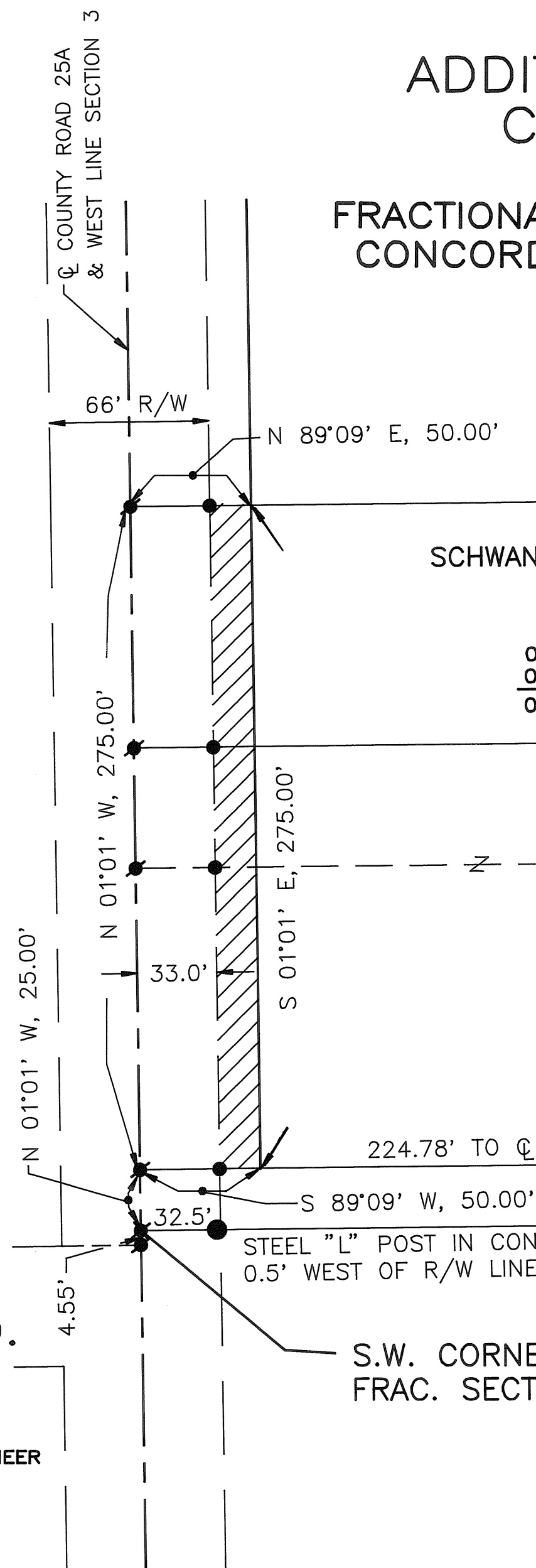
ADDITIONAL RIGHT-OF-WAY COUNTY ROAD 25-A

FRACTIONAL SECTION 3, TOWN 4, RANGE 6E
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 22 PAGE 59
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 31 DAY
OF October, 2008 AT 8:50 A.M.
FILE NO. 6494-169 FEE 0.00
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY J. Shipman
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 163

COUNTY ROAD 25A



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 20th DAY OF SEPTEMBER, 1999.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 31 DAY OF Oct., 2008.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY Linda W. O'Brien
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 30th DAY OF October, 2008, BY RESOLUTION NO. 08-10-1392

Jack Evans
JACK EVANS
MIAMI COUNTY COMMISSIONER

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Ron Widener
RON WIDENER
MIAMI COUNTY COMMISSIONER

LEGEND

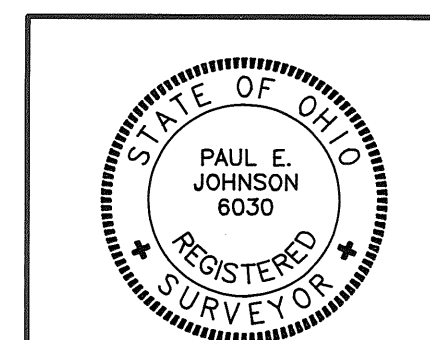
- IRON PIN FOUND
- ✱ P-K NAIL FOUND
- ✱ RAILROAD SPIKE FOUND
- STEEL "L" POST IN CONC.

- AREA IN ADDITIONAL RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY LINE

THIS PLAT PREPARED IN ACCORDANCE WITH A SURVEY BY RICHARD W. KLOCKNER, OHIO P.S. NO. 4370. AS FILED IN THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME NO. 38, PAGE NO. 16. NO ACTUAL FIELD SURVEY MADE.

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
SCHWANS SALES ENTERPRISES, INC	V.576, P.418	V.699, P.368
	V.624, P.507	V.699, P.743

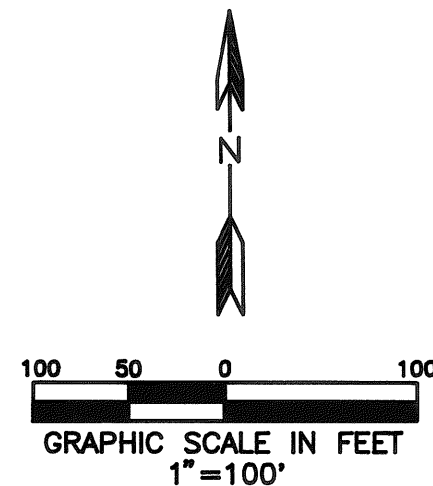


Paul E. Johnson
PAUL E. JOHNSON, P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6030

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: SEPTEMBER 16, 1999

ADDITIONAL RIGHT-OF-WAY COUNTY ROAD 25-A

FRACTIONAL SECTION 3, TOWN 4, RANGE 6E
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO



LEGEND

- IRON PIN FOUND
- P-K NAIL FOUND
- ✕ RAILROAD SPIKE FOUND

▨ AREA IN ADDITIONAL
RIGHT-OF-WAY

--- EXISTING RIGHT-OF-WAY LINE

THIS PLAT PREPARED IN ACCORDANCE WITH A SURVEY BY RICHARD W. KLOCKNER, OHIO P.S. NO. 4370. AS FILED IN THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME NO. 40, PAGE 76. NO ACTUAL FIELD SURVEY MADE.

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 20th DAY OF SEPTEMBER, 1999.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 14th DAY OF NOVEMBER, 2008.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY Linda Linneman
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 15th DAY OF NOVEMBER, 2008, BY RESOLUTION NO. 08-11-1542.

Jack Evans
JACK EVANS
MIAMI COUNTY COMMISSIONER

(Absent)
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Ron Widener
RON WIDENER
MIAMI COUNTY COMMISSIONER

MONROE-CONCORD RD.

S.W. CORNER
FRAC. SECTION 3
T-4, R-6E

NML PROPERTIES, LLC
D.B. 685, PAGE 487

0.1700 AC. EXISTING R/W
0.0875 AC. ADDITIONAL R/W
0.2575 AC. TOTAL R/W

ROAD RECORD VOLUME 8 PAGE 162

BOONE HILL GROUP, INC
D.B. 607, PAGE 675

0.0455 AC. EXISTING R/W
0.0234 AC. ADDITIONAL R/W
0.0689 AC. TOTAL R/W

HARMON MANAGEMENT GROUP, INC.
D.B. 651, PAGE 836

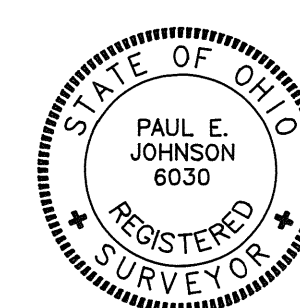
0.4130 AC. EXISTING R/W
0.2128 AC. ADDITIONAL R/W
0.6258 AC. TOTAL R/W

BOONE HILL GROUP, INC
D.B. 607, PAGE 675

0.1707 AC. EXISTING R/W
0.0880 AC. ADDITIONAL R/W
0.2587 AC. TOTAL R/W

SUMMARY OF ADDITIONAL RIGHT-OF-WAY

OWNER	DEED RECORD	AS ACQUIRED
BOONE HILL GROUP, INC.	V.607, P.675	V.698, P.911
HARMON MANAGEMENT GROUP, INC.	V.651, P.836	V.698, P.920
NML PROPERTIES, LLC	V.685, P.487	V.698, P.916



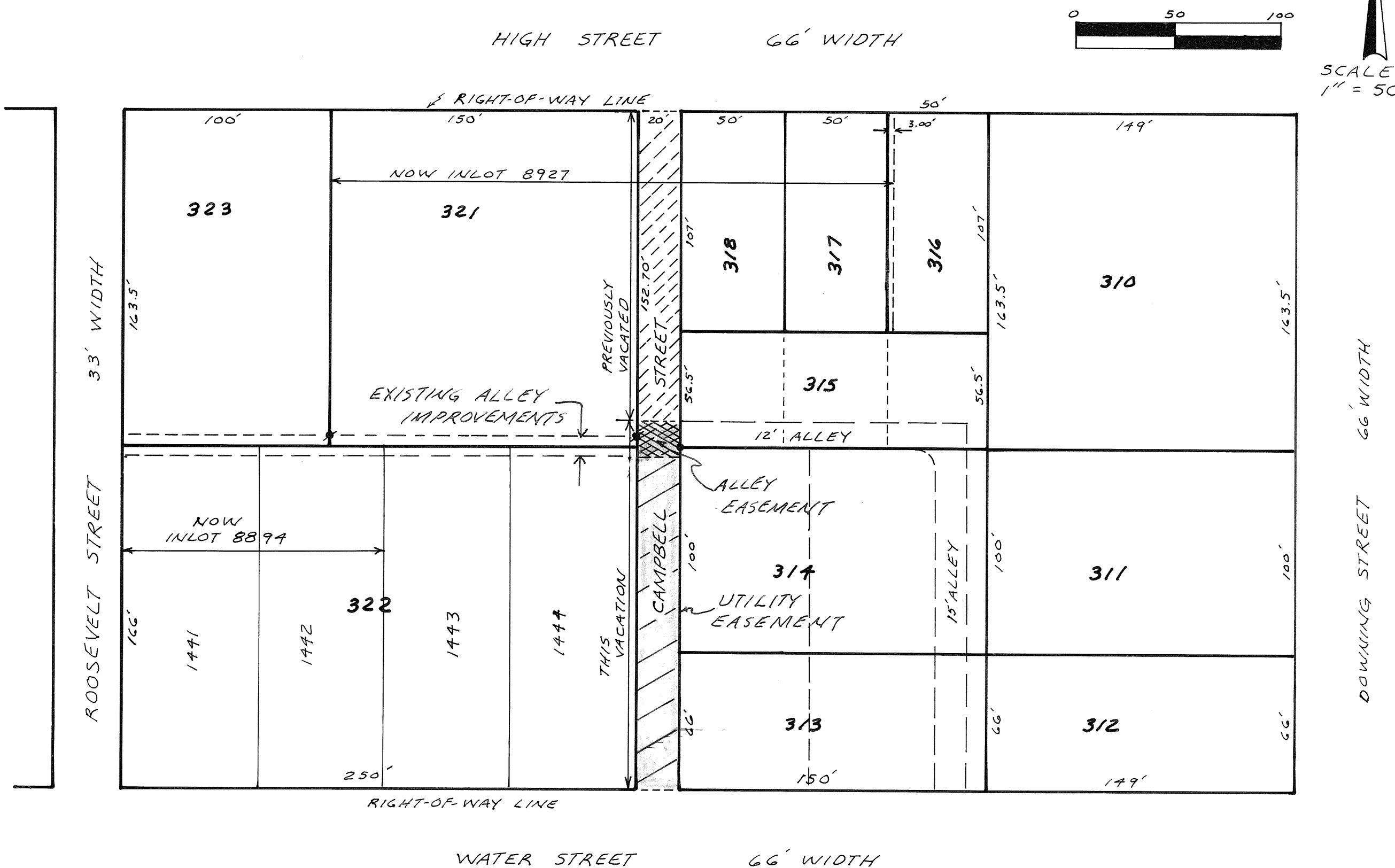
PLAT BOOK 22 PAGE 60
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 14th DAY
OF November, 2008, AT 3:27 P.M.
FILE NO. 0195349 FEE \$0.00
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY J. Shuman
DEPUTY RECORDER

Paul E. Johnson
PAUL E. JOHNSON, P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #6030

PREPARED BY: MIAMI COUNTY ENGINEER'S OFFICE
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER
DATE: SEPTEMBER 16, 1999

VACATION OF PART OF CAMPBELL STREET PIQUA, OHIO

DESCRIPTION
BEING A VACATION OF CAMPBELL STREET IN THE CITY OF PIQUA, OHIO, AS SHOWN ON CAMPBELL'S ADDITION WHICH IS FILED IN THE MIAMI COUNTY RECORDERS DEED RECORDS BOOK 17, PAGE 244. THIS VACATION EXTENDS FROM THE SOUTH END OF A PREVIOUS VACATION AT 152.70 FEET SOUTH OF THE HIGH STREET SOUTH RIGHT OF WAY LINE SOUTH TO THE NORTH RIGHT OF WAY LINE OF WATER STREET.



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PREVIOUSLY VACATED
- THIS VACATION AND UTILITY EASEMENTS
- ALLEY EASEMENT

NOTE:

"BOLD" NUMBERS ARE THE ORIGINAL LOTS
SHADED AREA IS THIS VACATION AREA

REFERENCES

DEED BOOK 17 PAGE 244
LOT BOOK 1 PAGE 94
RECORD PLAT BOOK 21 PLAT 121
" " " 22 " 32
" " " 22 " 35
DEED BOOK 417 PAGE 185
" " 792 " 720

VOLUME NO. 22 PAGE NO. 61
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 24 DAY OF November, 2008, AT 12:33 P.M.
FILE NO. 0495605 FEE \$43.20

John L. Alexander, Recorder
MIAMI COUNTY RECORDER

BY R. Schweydtke
DEPUTY

APPROVED AND TRANSFERRED THIS 24th DAY OF November, 2008

Chris A. Peoples
MIAMI COUNTY AUDITOR

BY Linda Pearson
DEPUTY

THIS VACATION PLAT WAS REVIEWED AND APPROVED THIS 6th DAY OF Nov, 2008

Christopher W. Schmiessing
CHRISTOPHER W. SCHMIESSING
CITY OF PIQUA - PLANNER

THIS VACATION PLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA PLANNING COMMISSION THIS 7th DAY OF October 2008.

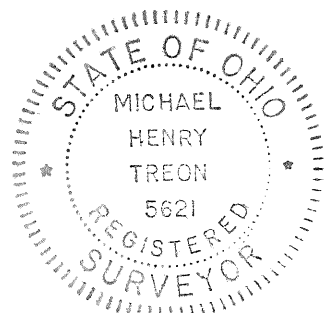
Mark Spoltore
CHAIRMAN

Rebecca J. Loo
SECRETARY

THIS VACATION PLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA COMMISSION THIS 3 DAY OF November 2008.

Thomas D. Hudson
MAYOR

Rebecca J. Loo
CLERK OF COMMISSION



SURVEY FOR MICHAEL P. YANNUCCI TRUST	
MICHAEL H. TREON	TROY, OHIO 937-339-4963
Michael H. Treon REGISTERED SURVEYOR NO. 5621	

PALDINO REPLAT

INLOT 3009
CITY OF PIQUA
MIAMI COUNTY, OHIO

VOLUME 22 PAGE 62

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 24 DAY

OF November, 2008, AT 1:05 P.M.

FILE # 049500 FEE \$ 43.20

John S. Alexander
MIAMI COUNTY RECORDER

Shupman
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Nov 24, 2008

Chris A. Peoples
MIAMI COUNTY AUDITOR

Sirida Pearson
BY DEPUTY AUDITOR

DESCRIPTION

BEING A REPLAT OF INLOT 3009 AS CONVEYED TO PALDINO, INC. BY DEED RECORDED IN VOLUME 679, PAGE 601 OF THE MIAMI COUNTY DEED RECORDS.

CONSENT

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

OWNERS

Dan J. Paldino
PALDINO, INC. BY DAN J. PALDINO, PRESIDENT

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 24th DAY OF November, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PALDINO, INC., BY DAN J. PALDINO, PRESIDENT, AS 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 ABOVE WRITTEN.

Mary Katherine Henne
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 27, 2012



MARY KATHERINE HENNE
Notary Public, State of Ohio
My Commission Expires July 27, 2012

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED
THIS 21st DAY OF Nov, 2008.

Christopher W. Sawyer

SOUTH STREET 60' R/W

WILSON AVENUE 60' R/W

BLAINE AVENUE 60' R/W

15' ALLEY

NOTE: EAST LINE OF INLOT 3009 ESTABLISHED FROM PINS FOUND AND OCCUPATION LINES ESTABLISHED ACCORDING TO LOT SURVEYS OF RECORD FROM VOLUME 9, PAGE 91 AND VOLUME 12, PAGE 193 TO THE EAST. WEST LINE OF INLOT 3009 ESTABLISHED BY SPLITTING CURBS AND GIVING WILSON AVENUE ITS PLATTED 60 FEET OF WIDTH. THIS METHODOLOGY HAS THE EFFECT OF ESTABLISHING AN OVERAGE OF APPROXIMATELY 1 FOOT OF WIDTH FOR INLOT 3009 MEASURED NORMAL TO THE WILSON AVENUE RIGHT-OF-WAY. IT REESTABLISHES THE WEST PROPERTY LINE CONSISTENT WITH PINS FOUND WEST OF WILSON AVENUE, AND ALSO CONSISTENT WITH PINS FOUND ON THE LOTS DIRECTLY SOUTH OF INLOT 3009.

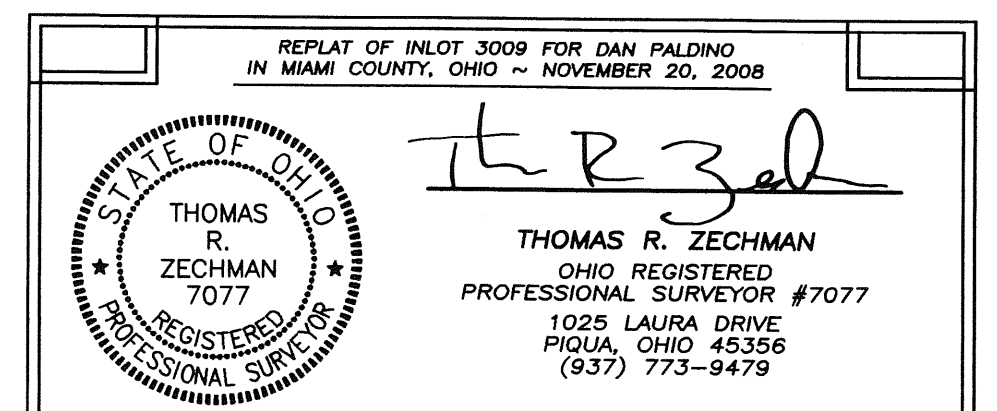
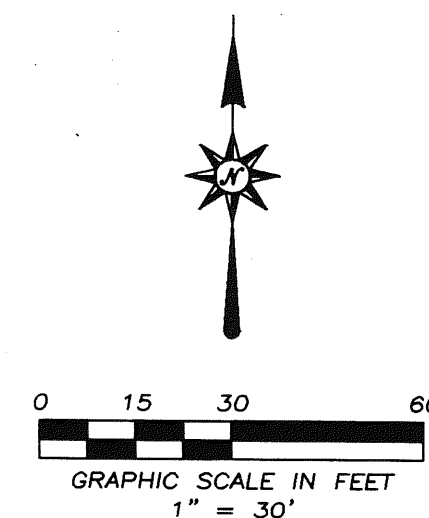
REFERENCES

MIAMI COUNTY ENGINEER'S
RECORDS OF LOT SURVEYS:
VOLUME 9, PAGE 91
VOLUME 12, PAGE 193
VOLUME 16, PAGE 159
VOLUME 19, PAGE 37
VOLUME 22, PAGE 43

MIAMI COUNTY RECORDER'S
DEED RECORDS:
VOLUME 679, PAGE 601

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊙ P.K. NAIL SET
- ⊗ IRON PIPE FOUND

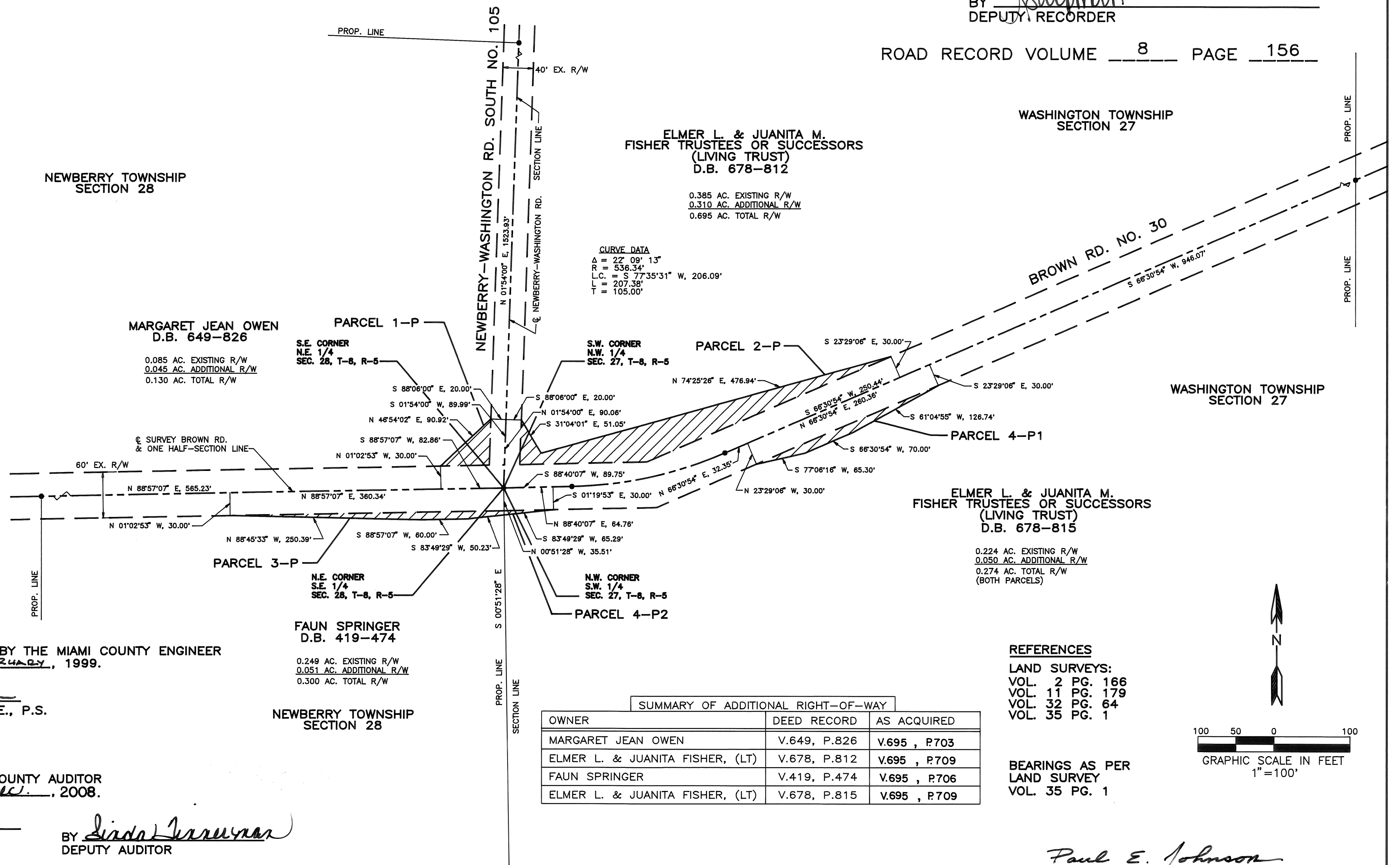


ADDITIONAL RIGHT-OF-WAY
BROWN ROAD NO. 30
SECTIONS 27 & 28, TOWN 8, RANGE 5
NEWBERRY & WASHINGTON TOWNSHIPS, MIAMI COUNTY, OHIO

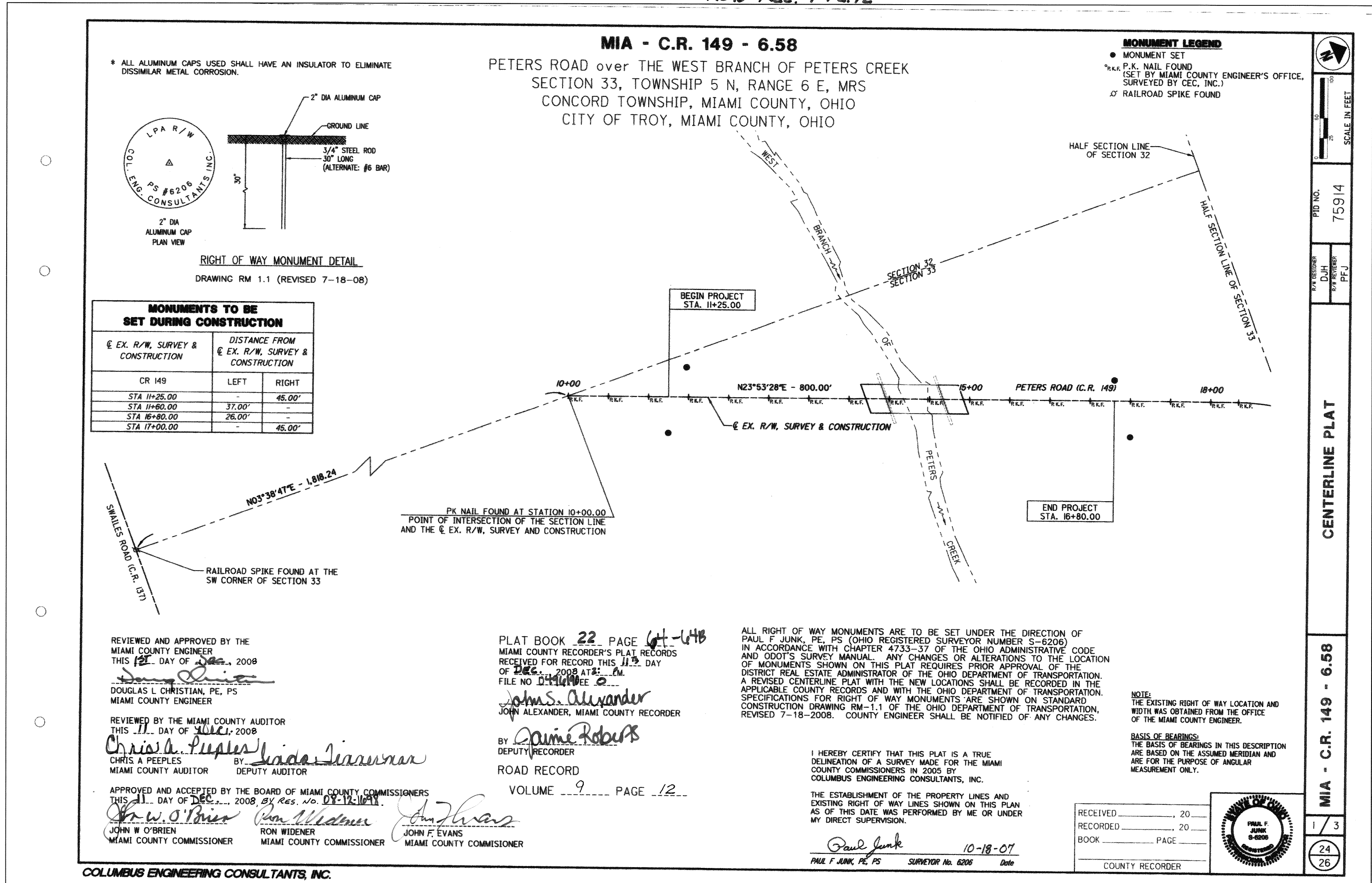
PLAT BOOK 22 PAGE 63
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 4th DAY
OF December, 2008, AT 10:40 A.M.
FILE NO. 0495748 FEE \$0.00

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY Shupman
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 156



ROAD REC. 9 PG. 12



PETERS ROAD over THE WEST BRANCH OF PETERS CREEK
SECTION 33, TOWNSHIP 5 N, RANGE 6 E, MIAMI RIVER SURVEY
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO
CITY OF TROY, MIAMI COUNTY, OHIO

CONVENTIONAL SIGNS

Section Line _____

Fence Line (existing) — x — x — (proposed) — x —

Center Line _____

Trees ☼ ●, Stumps ∩ (to be removed) ☼ ☼

Utility Poles: Telephone ⌀, Power ⌀, Light ⌀

Telephone & Power ⌀

Proposed Right of Way _____ R/W _____

Exist. Right of Way _____ EX R/W _____

Exist. Utility Ease. _____ EX. U _____

Property Line — R — (in existing fence) — R —

Guardrail (existing) ∩ ∩ ∩ (proposed) ● ● ●

Construction Limits _____ CONSTR. LIMITS _____



Grade	Number of Students
100	150
200	250
400	400

PID NO. 75914

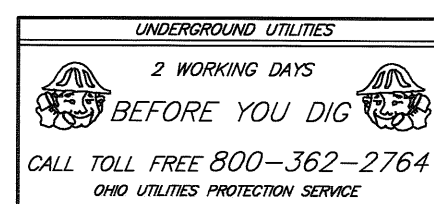
2/W DESIGNER
DJH
2/W REVIEWER
DE I

PROPERTY MAP

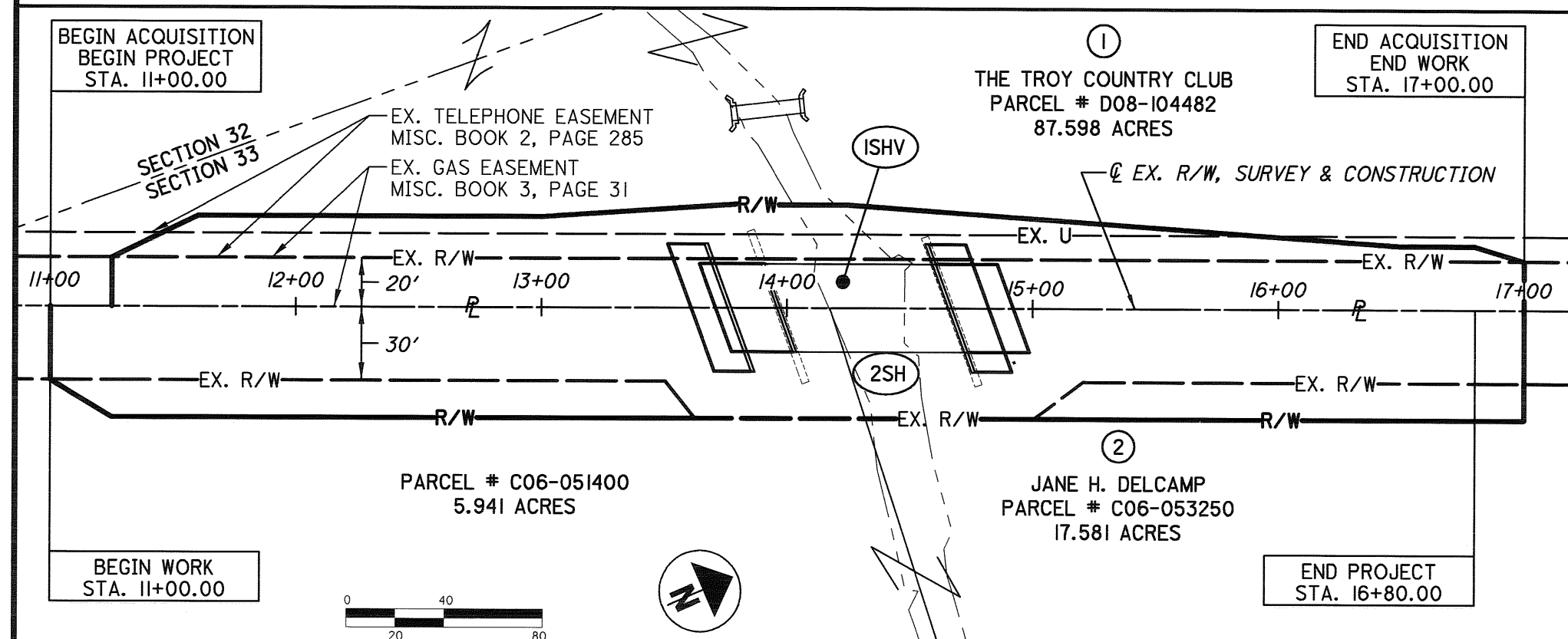
MIA - CR 149 - 6.58

 $\frac{2}{3}$

25
26



DETAIL 'A'



(ISHV) - INDICATES A STANDARD HIGHWAY EASEMENT BEING ACQUIRED BY THE CITY OF TROY.

2SH - INDICATES A STANDARD HIGHWAY EASEMENT
BEING ACQUIRED BY MIAMI COUNTY.

STRUCTURE KEY

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING

—RAILROAD SPIKE FOUND AT THE
SW CORNER OF SECTION 33

SWAILES ROAD (C.R. 137)

[illegible]

ROAD REC. 9 PG. 12-B

MIA - CR 149 - 6.58

PETERS ROAD over THE WEST BRANCH OF PETERS CREEK
SECTION 33, TOWNSHIP 5N, RANGE 6E, MRS
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO
CITY OF TROY, MIAMI COUNTY, OHIO

REFERENCE TIE TO POINT OF COMMENCEMENT

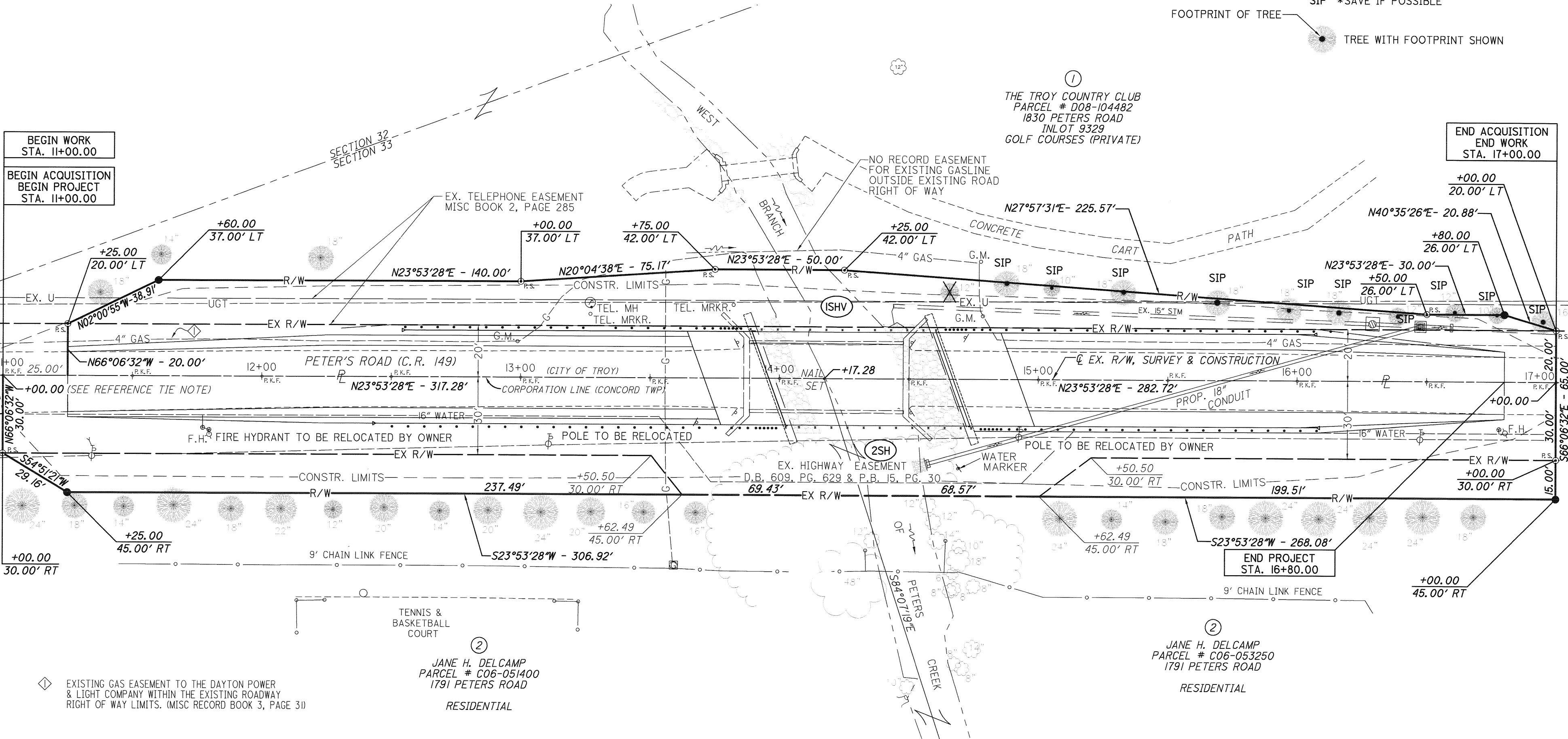
N03°38'47"E, A DISTANCE OF 1,818.24 FEET FROM A RAILROAD SPIKE
FOUND AT THE SOUTHWEST CORNER OF SECTION 33 TO A PK NAIL FOUND
AT CENTERLINE STATION 10+00.00 AND N23°53'28"E, A DISTANCE OF 100.00'
TO A POINT AT CENTERLINE STATION 11+00.00 (P.O.B. FOR 2SVH)

MONUMENT LEGEND

- CONCRETE MONUMENT SET
- R.S. PIPE SET (3/4" HOLLOW STEEL PIPE, 30 INCHES LONG WITH CAP INSCRIBED "CEC INC.")
- R.K.F. P.K. NAIL FOUND (SET BY MIAMI COUNTY ENGINEER'S OFFICE, SURVEYED BY CEC, INC.)

SIP *SAVE IF POSSIBLE

FOOTPRINT OF TREE
TREE WITH FOOTPRINT SHOWN



TOTAL NUMBER OF :
2 OWNERSHIPS
2 PARCELS
0 TOTAL TAKES

SUMMARY OF ADDITIONAL RIGHT OF WAY

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

GRANTEE: THE TROY COUNTRY CLUB TAKE TO BE ACQUIRED IN THE NAME OF THE CITY OF TROY. OTHER TAKES TO BE ACQUIRED IN THE NAME OF THE MIAMI COUNTY COMMISSIONERS.

PARCEL NO.	OWNER (S)	SHEET NO.	OWNERS DEED BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA *	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALITY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
ISHV	THE TROY COUNTRY CLUB	THIS SHEET	213	37	D08-104482	87.598	0.629	0.462	0.264	0.198	NO	86.778		LOCAL		799	13
2SH	JANE H. DELCAMP	THIS SHEET	777	175	C06-051400	5.941	0.355	0.331	0.247	0.084	NO		5.502	LOCAL		798	28
					C06-053250	17.581	0.509	0.285	0.219	0.066	NO		17.006	LOCAL			
	TOTALS:					23.522	0.864	0.616	0.466	0.150			22.508				

NOTES: 1.) * ASSESSED ACREAGE (OBTAINED FROM AUDITOR'S OFFICE) 2.) UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN ACRES.

COLUMBUS ENGINEERING CONSULTANTS, INC.

STATION AND OFFSETS REFERENCE THE
C. EX. R/W, SURVEY AND CONSTRUCTION

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IN THIS DESCRIPTION
ARE BASED ON THE ASSUMED MERIDIAN AND
ARE FOR THE PURPOSE OF ANGULAR
MEASUREMENT ONLY.

REV. BY DATE DESCRIPTION
FIELD REVIEW BY: DATE:
OWNERSHIP VERIFIED BY: DATE:
DATE OF COMPLETION: OCTOBER 24, 2007

20

40

HORIZONTAL SCALE IN FEET

PID NO.

75914

R/W DESIGNER

DJH

R/W REVIEWER

PFJ

RIGHT OF WAY PLAN

STA. 11+25.00 TO STA. 16+50.00

MIA - CR 149 - 6.58

3 / 3

26

26

OWNERS CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF INLOT 8933, FREE AND CLEAR OF ANY LIENS, DO ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

OWNERS: RLG PIQUA, LTD.

Randall L. Gunlock
RANDALL L. GUNLOCK, MANAGING MEMBER

ACKNOWLEDGMENT

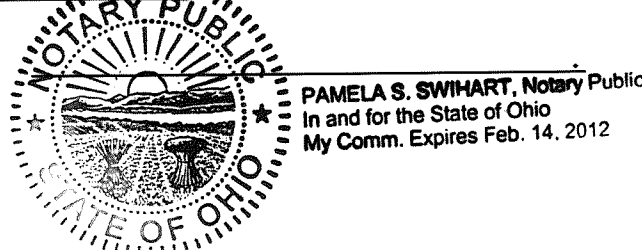
STATE OF OHIO, MONTGOMERY COUNTY, SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE MANAGING MEMBER OF RLG PIQUA, LTD., THE COMPANY WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING MEMBER ON BEHALF OF SAID COMPANY AND THAT HIS SIGNATURE IS HIS FREE ACT AND DEED AS SUCH MANAGING MEMBER INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HERewith SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 12th DAY OF December, 2008.

NOTARY PUBLIC Pamela S. Swihart

MY COMMISSION EXPIRES:



OWNERS CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF INLOT 8933, FREE AND CLEAR OF ANY LIENS, DO ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

OWNERS: GCG PIQUA, LTD.

Glenn C. Gunlock
GLENN C. GUNLOCK, MANAGING MEMBER

ACKNOWLEDGMENT

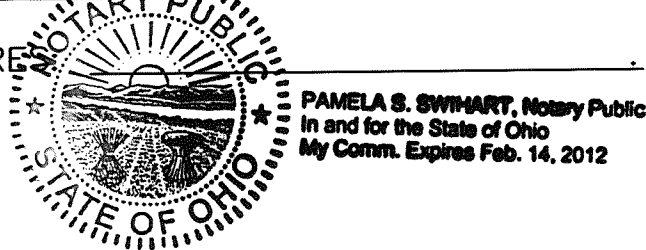
STATE OF OHIO, MIAMI COUNTY, SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE MANAGING MEMBER OF GCG PIQUA, LTD., THE COMPANY WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING MEMBER ON BEHALF OF SAID COMPANY AND THAT HIS SIGNATURE IS HIS FREE ACT AND DEED AS SUCH MANAGING MEMBER INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HERewith SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 12th DAY OF December, 2008.

NOTARY PUBLIC Pamela S. Swihart

MY COMMISSION EXPIRES:



APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 17 DAY OF DECEMBER, 2008.

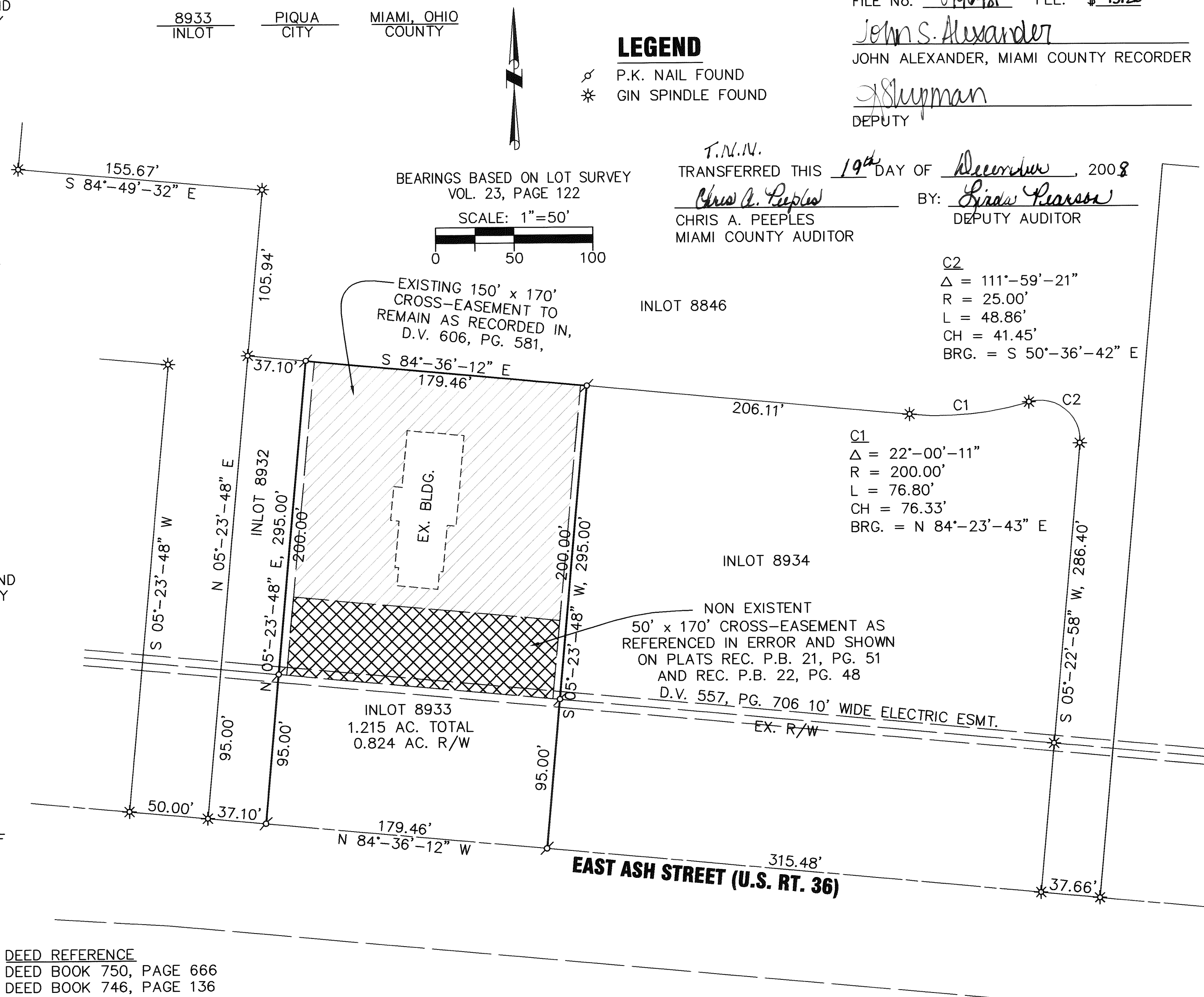
Christopher W. Schmiesing
Christopher W. Schmiesing
City Planner, City of Piqua

CLARIFICATION OF CROSS-EASEMENT LOCATION ON INLOT 8933

8933 INLOT PIQUA CITY MIAMI, OHIO COUNTY

LEGEND

- ✂ P.K. NAIL FOUND
- * GIN SPINDLE FOUND



PLAT BOOK 22 PAGE 65
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 19 DAY
OF December, 2008 AT 12:32 PM.
FILE No. 496481 FEE: \$ 43.20

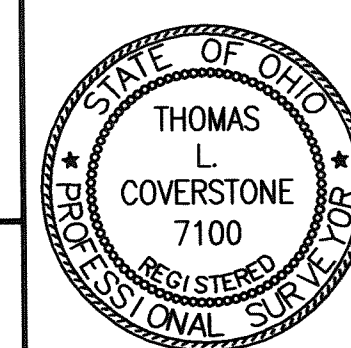
John S. Alexander
JOHN ALEXANDER, MIAMI COUNTY RECORDER

Shupman
DEPUTY

T.M.V.
TRANSFERRED THIS 19th DAY OF December, 2008
Chris A. Peeples BY: Sandra Pearson
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

C2
Δ = 111°-59'-21"
R = 25.00'
L = 48.86'
CH = 41.45'
BRG. = S 50°-36'-42" E

C1
Δ = 22°-00'-11"
R = 200.00'
L = 76.80'
CH = 76.33'
BRG. = N 84°-23'-43" E



CHOICE ONE ENGINEERING

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

DATE: 12-09-2008
DRAWN BY: seb
JOB NUMBER: MIAPIQ0808
SHEET NUMBER: 1 OF 1

DEDICATION OF STREET FOR STONY CREEK ROAD CITY OF TROY, MIAMI COUNTY, OHIO

TRANSFERRED THIS 15th DAY OF January, 2009
Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Sinda Pearson
DEPUTY AUDITOR

PLAT BOOK 22, PAGE 106
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 15 DAY
OF January, 2009 AT 11:38 A.M.
FILE No. 200902-00572 FEE: \$ 43.20

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
Jaime A. Roberts
DEPUTY

REFERENCES

RECORDER'S P.B. 18/17
RECORDER'S P.B. 20/79
LOT SURVEY 21/31
LOT SURVEY 21/177

INLOT 4661

STONY CREEK ROAD
60' R/W

S 03°-15'-25" E
8.20'

N 86°-44'-35" E

79.75'

40.25'

N 86°-49'-46" E

60.00'

INLOT 5166

S 03°-26'-30" E
34.89'

N 86°-40'-00" E
14.99'

S 03°-20'-00" E
20.33'

S 58°-54'-28" W
40.00'

N 70°-59'-18" W
86.75'

PART INLOT 8541
0.154 ACRES

INLOT 8541
BOARD OF PARK COMMISSIONERS OF
THE MIAMI COUNTY PARK DISTRICT
D.B. 683/444

LEGEND

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

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY,
OHIO, HELD THIS _____ DAY OF _____, 200____, THIS PLAT WAS
REVIEWED AND APPROVED. "N/A"

_____, CHAIRMAN

_____, SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD
THIS 6TH DAY OF JUNE, 2005, THIS PLAT WAS
APPROVED BY ORDINANCE NO. 8-2005, EFFECTIVE 7-6, 2005
RESOLUTION R-32-2005

Michael L. Brann
MAYOR

Steve D. Knight
PRESIDENT OF COUNCIL

Steve D. Knight
CLERK OF COUNCIL

DESCRIPTION

BEING A DEDICATION OF 0.154 AC. OF PART OF
INLOT 8541 AS CONVEYED TO THE BOARD OF
PARK COMMISSIONERS OF THE MIAMI COUNTY
PARK DISTRICT BY DEED BOOK 683, PAGE 444.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

04-16-2008
DATE

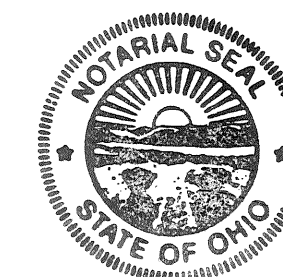
PLAT AUTHORIZATION AND DEDICATION

The Board of Park Commissioners of the Miami County Park District, the owners of the
land included within this plat have caused the area located in the City of Troy, Ohio,
encompassed by this plat, to be surveyed, platted, and known as Dedication of Street For
Stony Creek Road. Furthermore, The Board of Park Commissioners of the Miami County
Park District dedicate the street as shown on this plat to the public use forever.

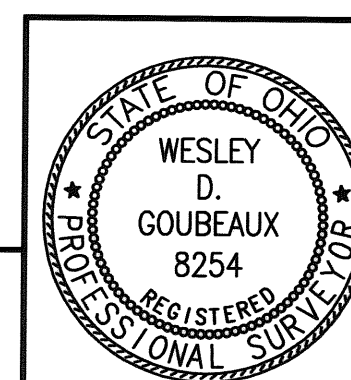
James R. Eldred

State of Ohio
County of MIAMI

The forgoing instrument was acknowledged before me this 16TH day of MAY, 2008
by JERRY R. ELDRD, on behalf of The Board of Park Commissioners of the
Miami County Park District.



Steven D. Leffel
Notary Public
STEVEN D. LEFFEL
Notary Public, State of Ohio
My Commission Expires January 8, 2010
My commission expires

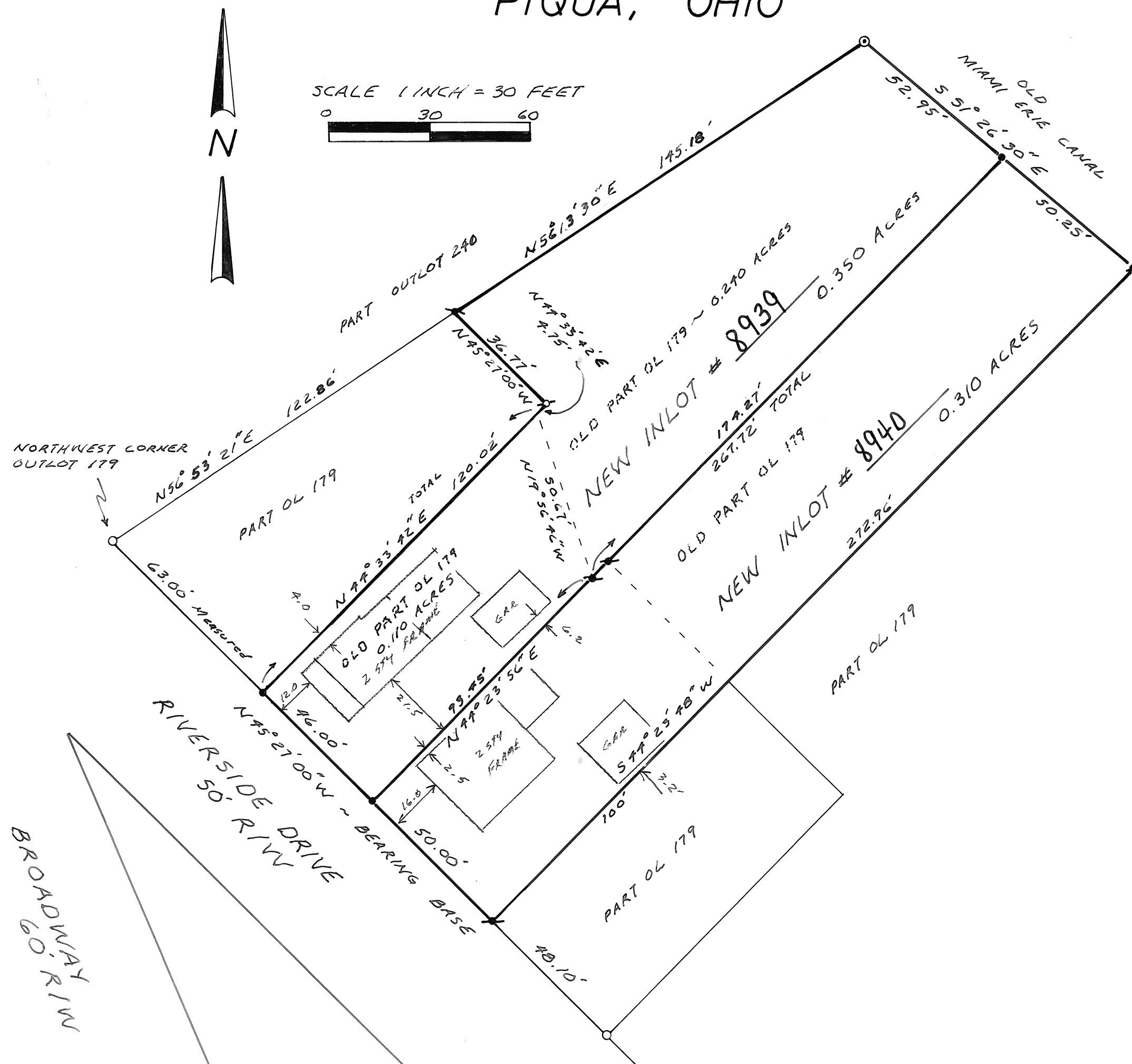


CHOICE
ONE
ENGINEERING

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

DATE:
04-16-2008
DRAWN BY:
WDG
JOB NUMBER:
MIATRO0313
SHEET NUMBER
1 OF 1

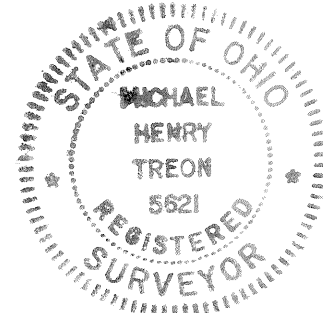
REPLAT OF 2 PARTS OF OUTLOT NO. 179 PIQUA, OHIO



- LEGEND**
- ✱ 3/8" IRON PIN FOUND
 - 3/8" CAPPED IRON PIN SET
 - IRON PIPE FOUND
 - ✱ P.K. NAIL SET
 - 1 1/4" PIPE POST IN CONC.

REFERENCES

DEED BOOK 636 PAGE 873
 " " 792 " 807
 RECORD PLAT BOOK 1 PAGE 331
 LOT SURVEY BOOK 12 PAGE 173
 " " " 12 " 104



SURVEY FOR DUANE PENROD	
MICHAEL H. TREON	TROY, OHIO 937-339-4963
Michael H. Treon REGISTERED SURVEYOR NO. 5621	

PLAT BOOK NO. 22 PAGE NO. 67
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED 1/23/2009 AT 10:07:54 AM.

John S. Alexander BY Opaline Roberts
 MIAMI COUNTY RECORDER DEPUTY

FILE NO. 2009OR-00894 FEE \$ 43.20

APPROVED AND TRANSFERRED THIS 23 DAY
 OF Jan. 2009.

Chris A. Pappas BY Linda Linnerman
 MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF 2 PARTS OF OUTLOT 179, PIQUA, OHIO AS DEEDED TO DUANE C. & TAMARA L. PENROD IN DEED BOOK 792 PAGE 807 AND ALSO DEEDED TO DEANNA M. WHITNEY IN DEED BOOK 636 PAGE 873 & OFFICIAL RECORD. 04 PAGE 916

APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA THIS 22ND DAY
 OF JANUARY 2009.

Christopher W. Schmeising
 CHRISTOPHER SCHMEISING ~ DIRECTOR OF PLANNING

OWNERS CONSENT

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN
 REPLATTED DO HEREBY ACCEPT AND APPROVE THIS REPLAT AS SHOWN HEREON AND DO
 HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS #1 DUANE C. PENROD TAMARA L. PENROD

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 HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL
 SEAL AT Piqua OHIO THIS 17TH DAY OF December 2008.

NOTARY PUBLIC Tami Glaz MY COMMISSION EXPIRES 10/11/13

LIENHOLDER #1 Gary Enz Mutual Federal Savings Bank

BEFORE ME A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO PERSONALLY APPEARED Gary Enz
 Vice President OF Mutual Federal Savings Bank
 WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS
 SUCH OFFICER IN BEHALF OF SAID COMPANY AND BY THE AUTHORITY OF THE COMPANY'S BOARD OF DIRECTORS
 AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE
 FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL
 AT Troy OHIO THIS 19TH DAY OF November 2008.

NOTARY PUBLIC Tina Y. Whaley MY COMMISSION EXPIRES 9-11-2011

TINA Y. WHALEY, NOTARY PUBLIC,
 IN AND FOR THE STATE OF OHIO
 MY COMMISSION EXPIRES 9-11-2011

OWNER #2 DEANNA M. WHITNEY Deanna M. Whitney

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 HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL
 AT DAYTON OHIO THIS 12 DAY OF DECEMBER 2008.

NOTARY PUBLIC Jill R. Brown MY COMMISSION EXPIRES NOV 6, 2012

JILL R. BROWN
 Notary Public, State of Ohio
 My Commission Expires Nov. 6, 2012

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO PERSONALLY APPEARED

WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS
 SUCH OFFICER IN BEHALF OF SAID COMPANY AND BY THE AUTHORITY OF THE COMPANY'S BOARD OF DIRECTORS
 AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE
 ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL
 AT DAYTON OHIO THIS 12 DAY OF DECEMBER 2008

NOTARY PUBLIC Jill R. Brown MY COMMISSION EXPIRES NOV 6, 2012

JILL R. BROWN
 Notary Public, State of Ohio
 My Commission Expires Nov. 6, 2012

REPLAT OF PT INLOT 6900 & INLOT 6901

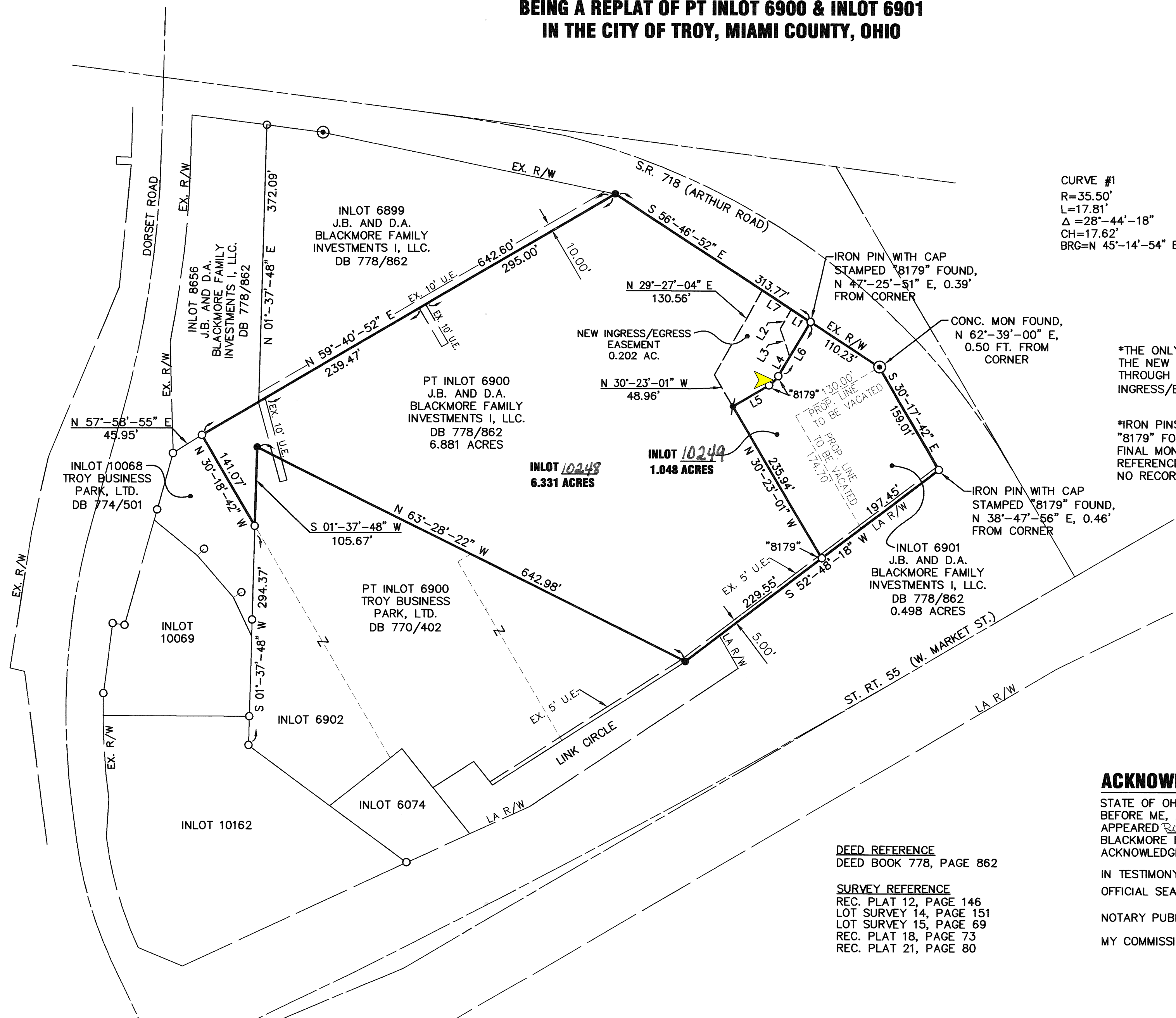
BEING A REPLAT OF PT INLOT 6900 & INLOT 6901
IN THE CITY OF TROY, MIAMI COUNTY, OHIO

TRANSFERRED THIS 4 DAY
OF Feb., 2009

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Linneman
DEPUTY AUDITOR

PLAT BOOK 22, PAGE 68
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 4th DAY
OF February, 2009 AT 10:14 AM
FILE No. 200902-01474 43.20
John S. Alexander
JOHN S. ALEXANDER, RECORDER
DEPUTY



CURVE #1
R=35.50'
L=17.81'
Δ=28°-44'-18"
CH=17.62'
BRG=N 45°-14'-54" E

LINE CHART		
LINE	BEARING	DIST.
L1	N 56°-46'-52" W	30.99'
L2	S 29°-27'-04" W	30.11'
L3	S 18°-50'-52" E	39.60'
L4	S 30°-52'-49" W	30.53'
L5	S 59°-36'-59" W	55.72'
L6	N 30°-52'-49" E	84.97'
L7	S 56°-46'-52" E	46.43'

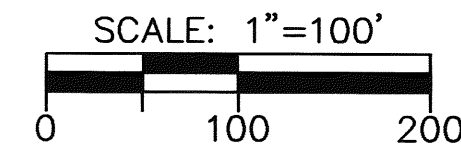
LEGEND

- 5/8" X 30" REBAR
W/CAP SET
- IRON PIN FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ✱ MAG NAIL SET

*THE ONLY ACCESS POINT FOR
THE NEW 1.048-ACRE LOT WILL BE
THROUGH ADJACENT 0.202-ACRE
INGRESS/EGRESS EASEMENT.

*IRON PINS WITH CAPS STAMPED
"8179" FOUND WHILE SETTING
FINAL MONUMENTATION AND
REFERENCED HEREON. HOWEVER,
NO RECORD SURVEY WAS FOUND.

BEARINGS BASED ON PV. 21, PG. 80



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: J.B. AND D.A. BLACKMORE FAMILY INVESTMENTS I, LLC.

[Signature]
AUTHORIZED SIGNATURE

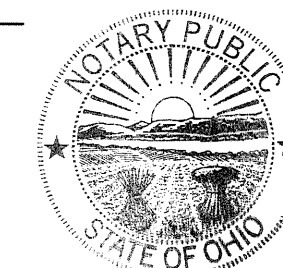
ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED Robert M. Harrelson, ON BEHALF OF J.B. AND D.A.
BLACKMORE FAMILY INVESTMENTS I, LLC., 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 30th DAY OF JANUARY, 2009.

NOTARY PUBLIC Cynthia A. Nash

MY COMMISSION EXPIRES: 10-9-2010



CYNTHIA A. NASH, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 9, 2010

DEED REFERENCE
DEED BOOK 778, PAGE 862

SURVEY REFERENCE
REC. PLAT 12, PAGE 146
LOT SURVEY 14, PAGE 151
LOT SURVEY 15, PAGE 69
REC. PLAT 18, PAGE 73
REC. PLAT 21, PAGE 80

DESCRIPTION

BEING A REPLAT OF PART INLOT 6900 AND INLOT 6901 OWNED
BY J.B. AND D.A. BLACKMORE FAMILY INVESTMENTS I, LLC. AS
DESCRIBED IN DEED BOOK 778, PG 862.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
BASED ON AN ACTUAL FIELD SURVEY.

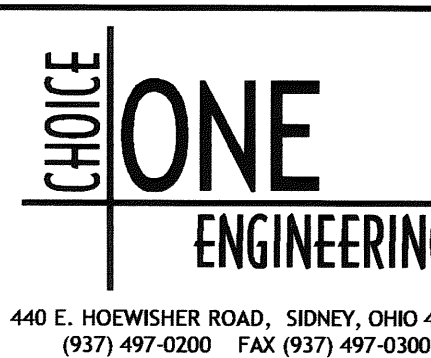
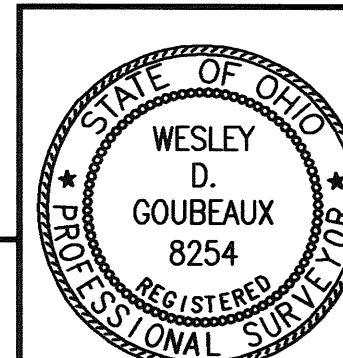
Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

1-26-2009
DATE

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY
US THIS 2nd DAY OF FEB, 2009

Deborah J. Swan
DEBORAH J. SWAN



DATE:
1-26-2009
DRAWN BY:
WDG
JOB NUMBER:
MIATRO0829
SHEET NUMBER
1 OF 1

DEDICATION OF RIGHT-OF-WAY OF C.R. 25-A

7.614 ACREAGE 21,22,15,16 SECTION 4 TOWNSHIP 6 E RANGE TIPP CITY CITY MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 22, PAGE 70
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 5 DAY
OF March, 2009 AT 1:42 P.M.

FILE No. 200902-63680 FEE: \$ 0.60

John S. Alexander
MIAMI COUNTY RECORDER
Shupman
BY DEPUTY

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED
THIS 20th DAY OF DECEMBER, 2008

Ang Chiu
MIAMI COUNTY ENGINEER

PLAT AUTHORIZATION AND DEDICATION

Miami County Commissioners, the owners of the land included within this plat have caused the area located in Miami County, Ohio, encompassed by this plat, to be surveyed, platted, and known as Dedication of Right-of-Way of C.R. 25-A. Furthermore, the Miami County Commissioners dedicate the streets as shown on this plat to the public use forever.

Jim Williams
Miami County Commissioner

John W. O'Brien
Miami County Commissioner

(Ron Widener, Absent)
Miami County Commissioner

State of Ohio
County of Miami

The forgoing instrument was acknowledged before me this 6th day of January, 2009,
by the Miami County Commissioners.

Notary Public leighy. Williams

My commission expires May 10, 2011

APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 5 DAY OF March, 2009

Chris A. Peeples Linda Linneman
CHRIS A. PEEPLES BY DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS 13th DAY OF January, 2009

Michelle L. Smith
CHAIRPERSON
Mark A. Tennell
SECRETARY

CITY OF TIPP CITY COUNCIL

THIS PLAT WAS REVIEWED AND ACCEPTED BY US
THIS 2nd DAY OF FEBRUARY, 2009.
BY ORDINANCE 02-09

Pat A. Huh
PRESIDENT OF COUNCIL
Cathy A. Ross
CLERK OF COUNCIL

PLAT AUTHORIZATION AND DEDICATION

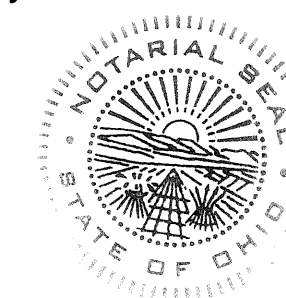
City of Tipp City, the owners of the land included within this plat have caused the area located in City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Dedication of Right-of-Way of C.R. 25-A. Furthermore, the City of Tipp City dedicate the streets as shown on this plat to the public use forever.

Pat A. Huh
President of Council

Cathy A. Ross
Clerk of Council

State of Ohio
County of MIAMI

The forgoing instrument was acknowledged before me this 2 day of FEBRUARY, 2009
by the City of Tipp City.



Bradley C. Vath
Notary Public

My commission expires

BRADLEY C. VATH, Notary Public
in and for the State of Ohio
My Commission Expires Jan. 22, 2014



BEARINGS BASED ON LAND SURVEY VOL. 48, PAGE 170-A

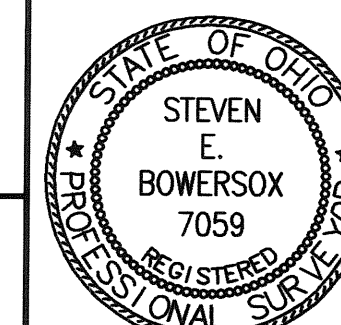
SCALE: 1"=60'
0 30 60 120

BEING THE DEDICATION OF RIGHT OF WAY FOR C.R.
25-A OUT OF SEVERAL TRACTS OF LAND OWNED
BY THE MIAMI COUNTY COMMISSIONERS AND THE
CITY OF TIPP CITY.

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN
ACCORDANCE WITH LAND SURVEYS AND DEEDS OF RECORD.

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

12/16/2008
DATE



revision date:
12-4-2008 SHEET 3 OF 3

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

date: 12-26-2006 drawn by: jmk job number: MIATC10601ded3

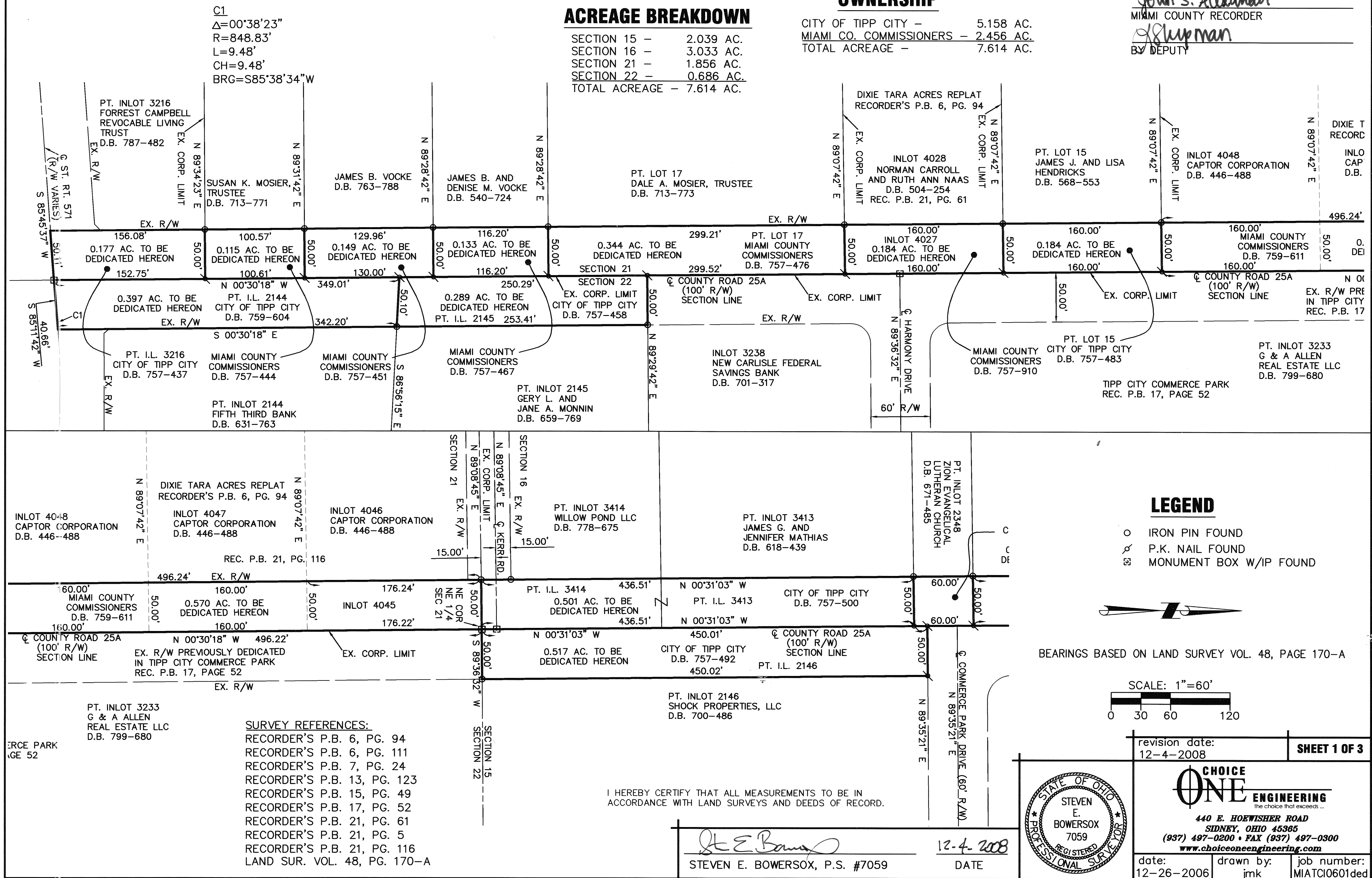
<u>7.614</u>	<u>21,22,15,16</u>	<u>4</u>	<u>6 E</u>	<u>TIPP CITY</u>	<u>MONROE</u>	<u>MIAMI, OHIO</u>
ACREAGE	SECTION	TOWNSHIP	RANGE	CITY	TOWNSHIP	COUNTY

FILE No. 260962-03080 FEE: \$ 6.00

Shipman
BY DEPUTY

CITY OF TIPP CITY -	5.158 AC.
MIAMI CO. COMMISSIONERS -	2.456 AC.
<u>TOTAL ACREAGE -</u>	<u>7.614 AC.</u>

SECTION 15	—	2.039 AC.
SECTION 16	—	3.033 AC.
SECTION 21	—	1.856 AC.
SECTION 22	—	0.686 AC.
TOTAL ACREAGE	—	7.614 AC.



DEDICATION OF RIGHT-OF-WAY OF C.R. 25-A

7.614 ACREAGE 21,22,15,16 SECTION 4 TOWNSHIP 6 E RANGE TIPP CITY CITY MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 22, PAGE 70B
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 5 DAY
OF March, 2009 AT 1:42 P.M.
FILE No. 2600R-6300 FEE: \$ 6.00

John S. Alexander
MIAMI COUNTY RECORDER

J. Shupman
BY DEPUTY

ACREAGE BREAKDOWN

SECTION 15 - 2.039 AC.
SECTION 16 - 3.033 AC.
SECTION 21 - 1.856 AC.
SECTION 22 - 0.686 AC.
TOTAL ACREAGE - 7.614 AC.

OWNERSHIP

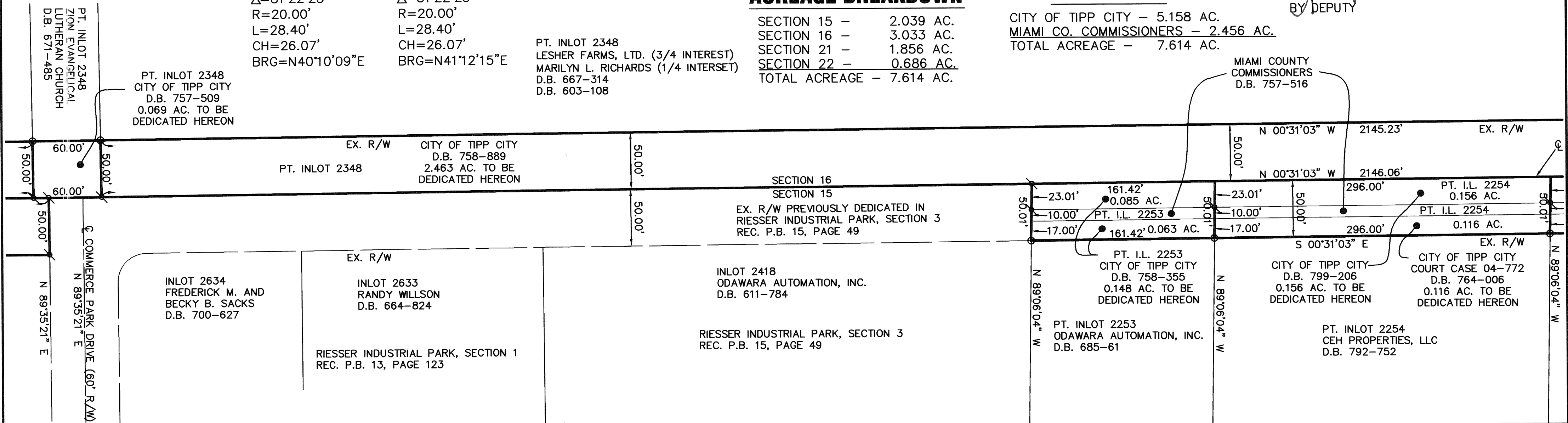
CITY OF TIPP CITY - 5.158 AC.
MIAMI CO. COMMISSIONERS - 2.456 AC.
TOTAL ACREAGE - 7.614 AC.

C2
Δ=81°22'23"
R=20.00'
L=28.40'
CH=26.07'
BRG=N40°10'09"E

C3
Δ=81°22'23"
R=20.00'
L=28.40'
CH=26.07'
BRG=N41°12'15"E

PT. INLOT 2348
LESHER FARMS, LTD. (3/4 INTEREST)
MARILYN L. RICHARDS (1/4 INTEREST)
D.B. 667-314
D.B. 603-108

MIAMI COUNTY
COMMISSIONERS
D.B. 757-516



PT. INLOT 2348
LESHER FARMS, LTD. (3/4 INTEREST)
MARILYN L. RICHARDS (1/4 INTEREST)
D.B. 667-314
D.B. 603-108

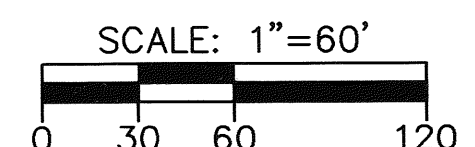
MIAMI COUNTY
COMMISSIONERS
D.B. 757-516
0.268 AC. TO BE
DEDICATED HEREON

*NOTE - 0.250 ACRES OF EXISTING
RIGHT-OF-WAY PREVIOUSLY DEDICATED
TO THE MIAMI COUNTY COMMISSIONERS IN
FLORAL ACRES SUBDIVISION AS RECORDED
IN RECORDERS PLAT BOOK 6, PAGE 111.

LEGEND

- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND
- ⊠ MONUMENT BOX W/IP FOUND

BEARINGS BASED ON LAND SURVEY VOL. 48, PAGE 170-A

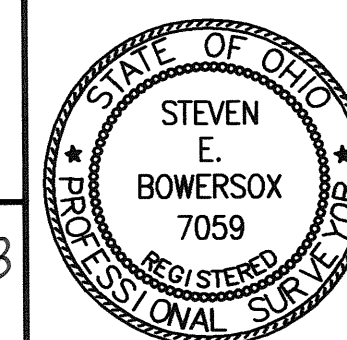


SURVEY REFERENCES:
RECORDER'S P.B. 6, PG. 94
RECORDER'S P.B. 6, PG. 111
RECORDER'S P.B. 7, PG. 124
RECORDER'S P.B. 13, PG. 123
RECORDER'S P.B. 15, PG. 49
RECORDER'S P.B. 17, PG. 52
RECORDER'S P.B. 21, PG. 61
RECORDER'S P.B. 21, PG. 5
RECORDER'S P.B. 21, PG. 116
LAND SUR. VOL. 48, PG. 170-A

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN
ACCORDANCE WITH LAND SURVEYS AND DEEDS OF RECORD.

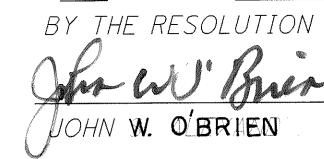
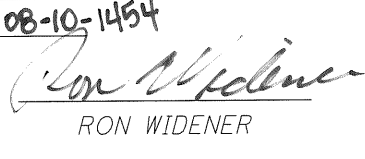
Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

12-4-2008
DATE



revision date: 12-4-2008		SHEET 2 OF 3
CHOICE ONE ENGINEERING the choice that exceeds ... 440 E. HOEWISHER ROAD SIDNEY, OHIO 45385 (937) 497-0200 • FAX (937) 497-0300 www.choiceoneengineering.com		
date: 12-26-2006	drawn by: jmk	job number: MIATCI0601ded2

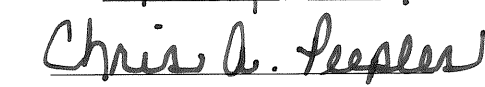
APPROVED AND ADDITIONAL RIGHT-OF-WAY ACCEPTED
BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 21st DAY OF October, 2008
BY THE RESOLUTION #08-10-1454

 JACK EVANS
 JOHN W. O'BRIEN
 RON WIDENER

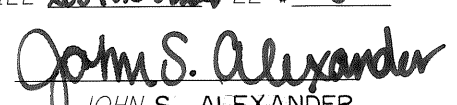
ENGINEER'S ROAD RECORD 9 PAGE 13

REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER
THIS 21st DAY OF October, 2008

DOUGLAS L. CHRISTIAN,
COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY
AUDITOR THIS 9 DAY OF
March, 2009

CHRIS A. PEEPLES, AUDITOR

DEPUTY AUDITOR

VOLUME 22 PAGE 71
MIAMI COUNTY RECORDERS
RECORD OF PLATS
RECEIVED THIS 9 DAY OF
March, 09 AT 2:17:21 PM
FILE 2009-04227 FEE \$ 0

JOHN S. ALEXANDER
MIAMI COUNTY RECORDER

DEPUTY RECORDER

UTILITY OWNERS:		GAS		ELECTRIC		DAYTON POWER AND LIGHT CO.	
		VECTRON ENERGY DELIVERY		1300 EXPERIMENT FARM RD.		TROY, OHIO 45373	
		(937) 440-1822				(937) 440-1822	
		THE CITY OF PIQUA		ENGINEERING DEPT.		201 WEST WATER ST	
		PIQUA, OH 45356					
		THE CITY OF TROY		ENGINEERING DEPT.		100 SOUTH MARKET ST	
		TROY, OH 45373					
		CABLE		TIME WARNER CABLE		3691 TURNER ROAD	
				DAYTON, OHIO 45415			
		VERIZON NORTH INC.		6464 WESTBROOK ROAD		CLAYTON, OHIO 45315	
						(937) 833-0458	
		NOTES:		THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.			

RIGHT OF WAY LEGEND SHEET MIA-C.R.031-04.20 FARRINGTON ROAD.

MIAMI COUNTY
WASHINGTON TOWNSHIP
SECTION 31 AND FRACTIONAL 32
TOWNSHIP 6N, RANGE 6E

INDEX OF SHEETS:

LEGEND SHEET	1
SUMMARY OF ADDITIONAL R/W	1
CENTERLINE PLAT	2
PROPERTY MAP	3
R/W DETAILS SHEETS	4,5

CONVENTIONAL SYMBOLS

County Line	Edge of Shoulder (Pr)
Township Line	Ditch / Creek (Ex)
Section Line	Ditch / Creek (Pr)
Corporation Line	Tree Line (Ex)
Fence Line (Ex)	Ownership Hook Symbol Z, Example
Center Line	Property Line Symbol P, Example
Right of Way (Ex)	Break Line Symbol V, Example
Right of Way (Pr)	Tree (Pr) T, Tree (Ex) T, Shrub (Ex) S
Standard Highway Ease.(Ex)	Tree (Remove) X, Shrub (Remove) X
Proposed Highway Ease.(Pr)	Evergreen (Ex) E, Stump S
Temporary Right of Way	Evergreen (Remove) X, Stump (Remove) X
Utility Ease. (Ex)	Wetland (Pr) W, Grass (Pr) G, Aerial Target A
Railroad	Post (Ex) O, Mailbox (Ex) M, Mailbox (Pr) P
Guardrail (Ex)	Light (Ex) L, Telephone Marker (Ex) TEL
Construction Limits	Fire Hydrant (Ex) F, Water Meter (Ex) M
Edge of Pavement (Ex)	Water Valve (Ex) V, Utility Valve Unknown (Ex) U
Edge of Pavement (Pr)	Telephone Pole (Ex) P, Power Pole (Ex) P
Edge of Shoulder (Ex)	Light Pole (Ex) L

STRUCTURE KEY

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING

PROJECT DESCRIPTION

IMPROVING 0.98 MILES OF FARRINGTON ROAD (C.R. 31) BY IMPROVING EXISTING GEOMETRY AND CROSS SECTIONS, WIDENING, AND RESURFACING, INCLUDING UPGRADES TO THE EXPERIMENT FARM ROAD INTERSECTION.

PROJECT CONTROL

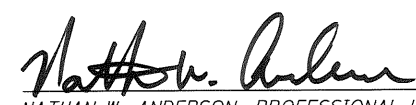
COORDINATES ARE BASED ON AN ASSUMED MERIDIAN.

PLAN PREPARED BY:

KORDA
KORDA/HEMETH ENGINEERING, INC. - CONSULTING ENGINEERS
1650 Watermark Drive, Suite 200 - Columbus, OH 43261-1010
TEL: 614-617-1650 FAX: 614-617-8881 WEB: www.korda.com

RIGHT OF WAY PLAN CERTIFICATION

I, NATHAN W. ANDERSON, P.S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR MIAMI COUNTY, OHIO IN MAY OF 2007. 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 AND THOSE MARKINGS SUBSEQUENTLY BEING SURVEYED AS A PART OF THIS PROJECT. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON AN ASSUMED MERIDIAN. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND CENTERLINE OF EXISTING RIGHT OF WAY. AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED EASEMENT LINES, CALCULATED THE GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.


NATHAN W. ANDERSON, PROFESSIONAL LAND SURVEYOR #8322

08/12/2008
DATE

SUMMARY OF ADDITIONAL R/W REQUIRED

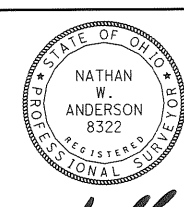
NET RESIDUE = RECORD AREA-TOTAL P.R.O.-NET TAKE
ALL AREAS IN ACRES UNLESS OTHERWISE NOTED

PARCEL	OWNER	OWNERS RECORD		SHEET NO.	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	PRO IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS & PERSONALITY	AS ACQUIRED	
		BOOK	PAGE									LEFT	RIGHT			BOOK	PAGE
1	DOLY S. AND CONSTANCE L. HOLFINGER	535	384	4	M40012200	85.338	0.89	-	-	-	-	-	-	-	NOT REQUIRED		
2H	SHIRLEY D. SPILLERS AND BRENDA K. SMEDLEY	629	765	4,5	M40012400	91.68	3.68	2.290	1.966	0.324	-	87.676				OR 4	543
3SH	KENNETH R. SCHAUER	642 669	568 421	4,5	M40012500	142.667	5.67	3.127	1.963	1.164	-	135.843				OR 2	961
4SH	JAYNE STATLER BEACHLER, et al	763 782	559 329	5	M40012700	179.289	6.329	5.201	3.26	1.944	1	171.098				OR 8 OR B	927- 935
5	BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO	172	636	5	-	0.55	-	-	-	-	-	-			NOT REQUIRED		
6SH	DAYTON POWER AND LIGHT CO.	676	32	5	M40400110	10.263	0.005	0.005	-	0.005	-	10.258				OR 9	674

LEGEND

SH = PROPOSED HIGHWAY EASEMENT
EX SH = EXISTING HIGHWAY EASEMENT

SURVEYORS SEAL


SIGNED: 
DATE: 08/12/2008

REVISIONS

REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY	DATE:	
OWNERSHIP VERIFIED BY	DATE:	
DATE COMPLETED	08/04/2008	

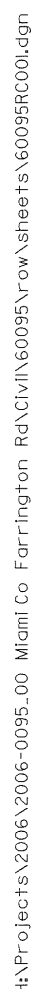
FARRINGTON RD.

1 / 5
64
68

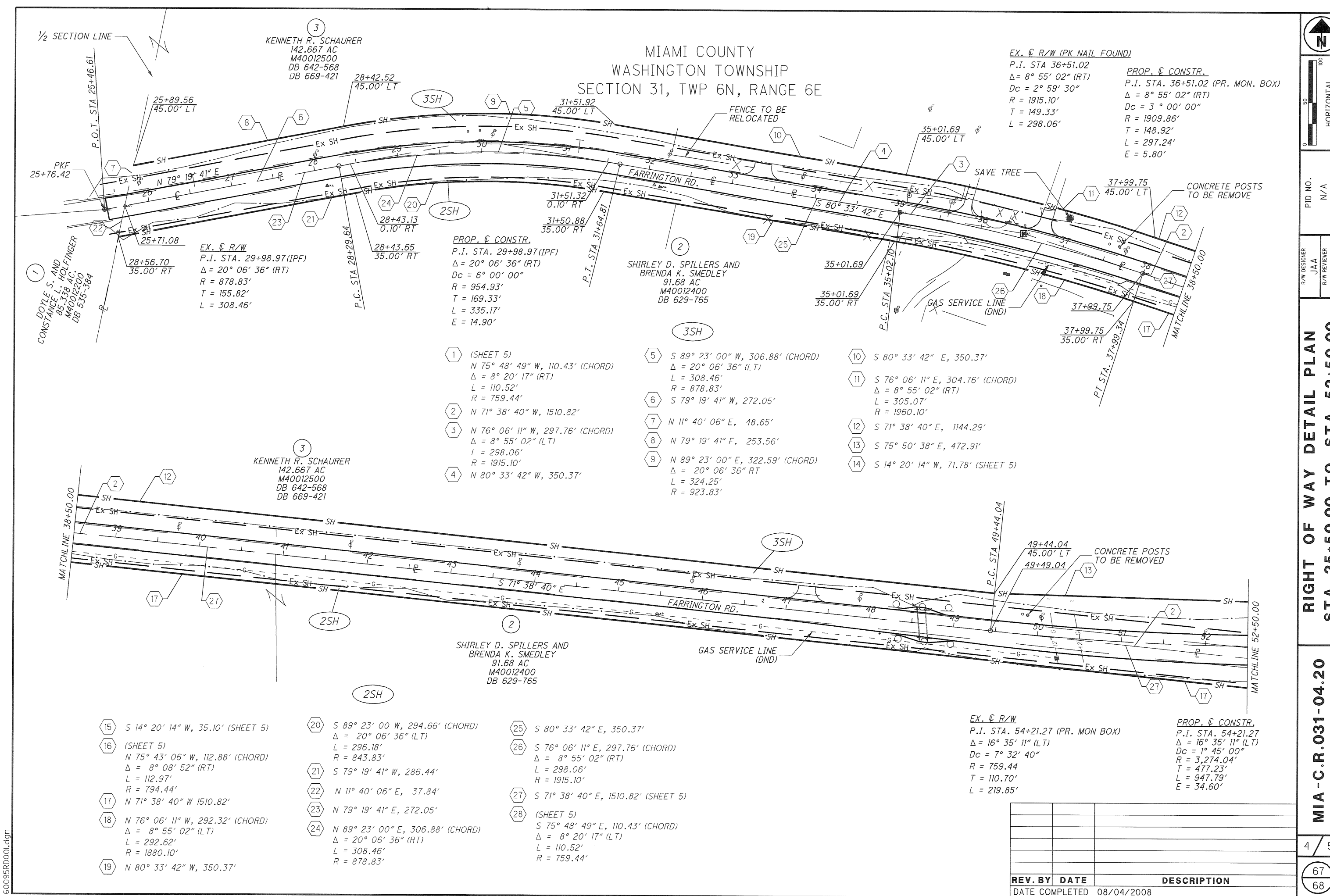
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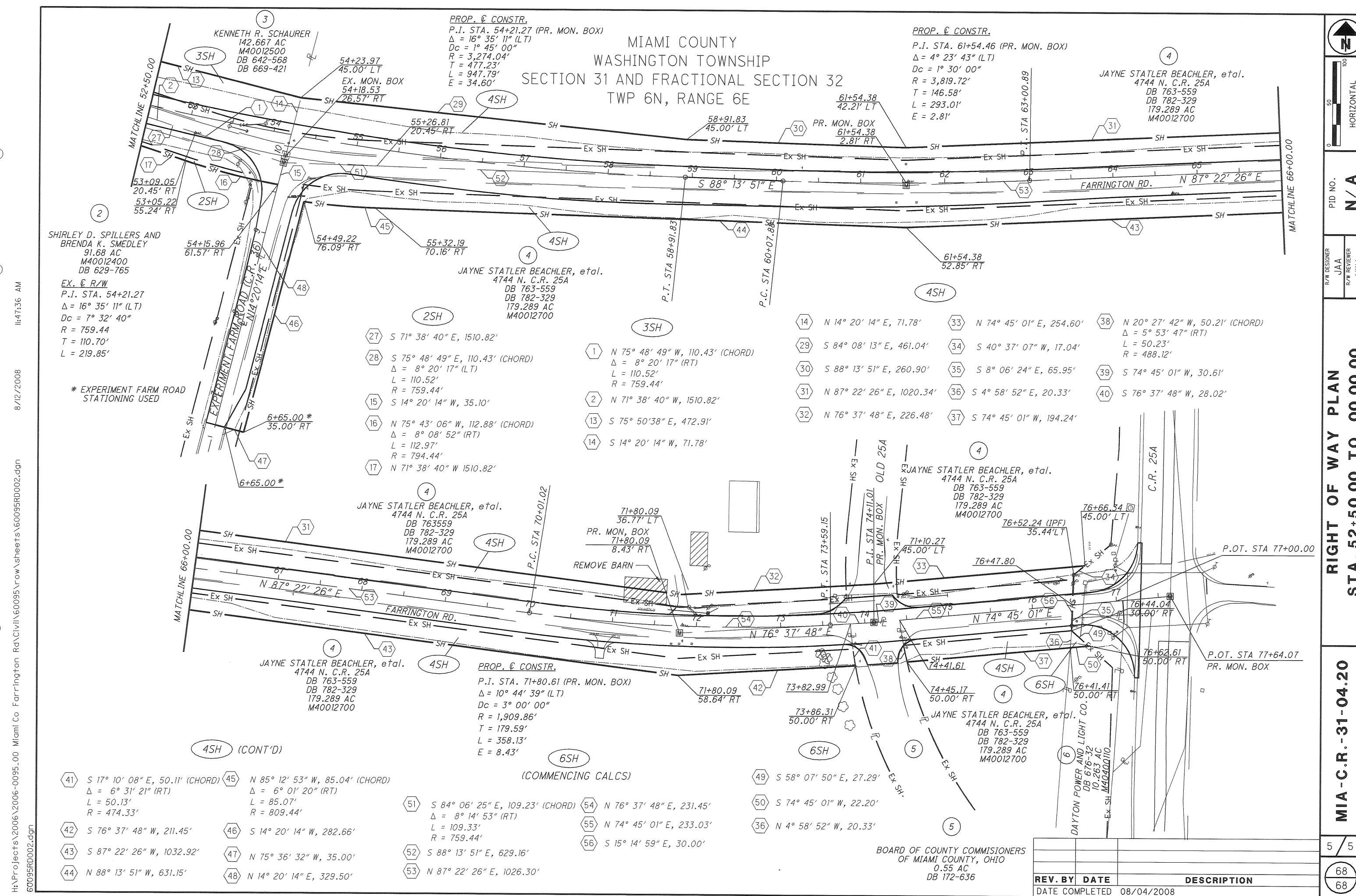
8/12/2008

H:\Projects\2006\2006-0095-00 Miami Co. Farrington Rd\Civil\60095\row\asheets\60095R1001.dgn









EDGEWATER, SECTION 6

PT. 7166
INLOT

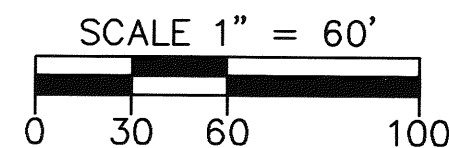
TROY
CITY

MIAMI, OHIO
COUNTY

PLAT BOOK 22 PAGE 72
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 11 DAY
OF March, 2009 AT 3:10 P.M.
FILE No. 200902-13418 FEE: \$ 86.40
John S. Alexander
MIAMI COUNTY RECORDER
DEPUTY

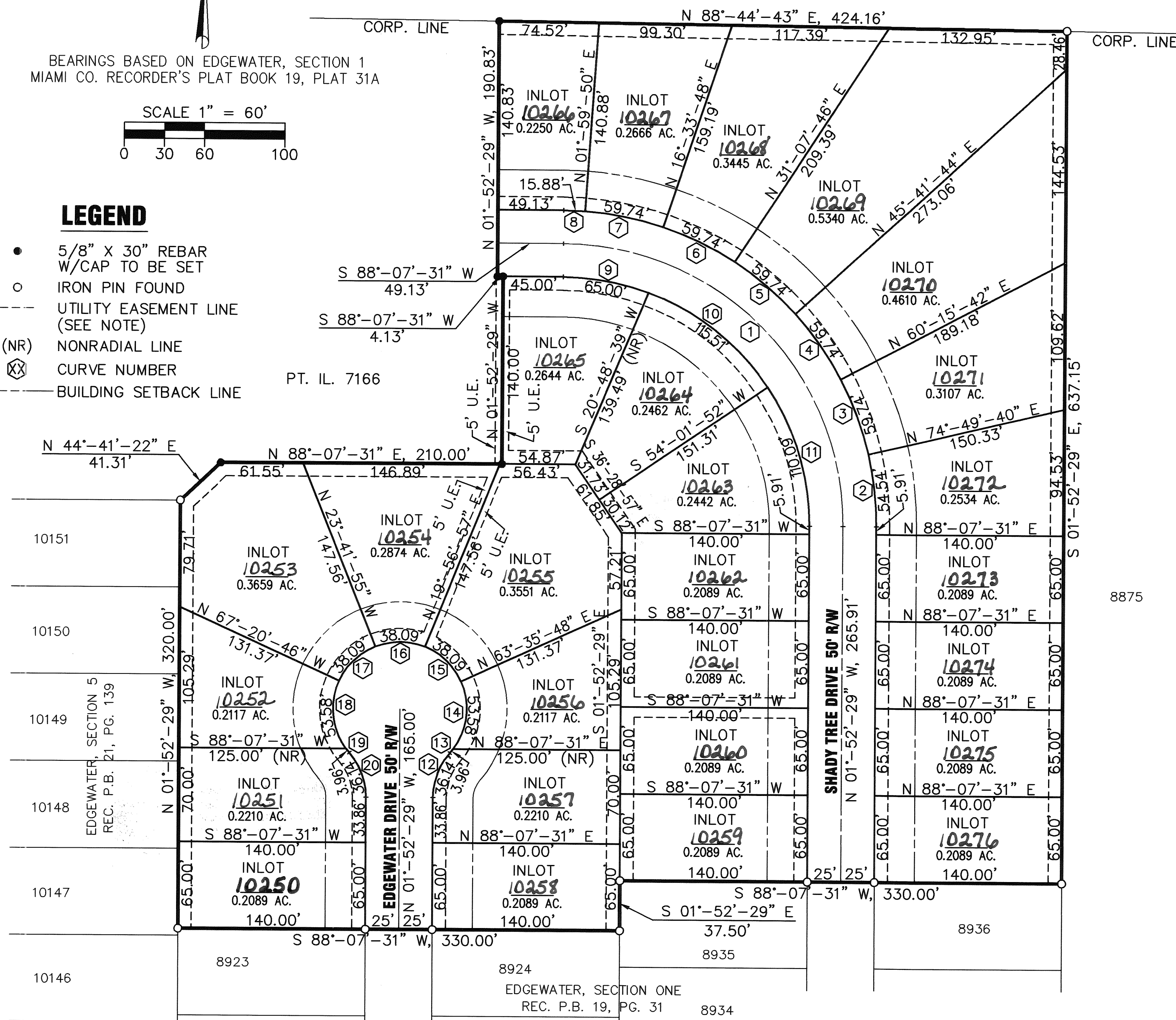
TRANSFERRED THIS 11 DAY OF March, 2009
Chris A. Peeples BY Linda Linneman
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR LOTS 10250 - 10276

BEARINGS BASED ON EDGEWATER, SECTION 1
MIAMI CO. RECORDER'S PLAT BOOK 19, PLAT 31A



LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- (NR) NONRADIAL LINE
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE



CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	210.00'	90°-00'-00"	329.87'	296.98'	N 46°-52'-29" W
2	235.00'	13°-17'-51"	54.54'	54.42'	N 08°-31'-24" W
3	235.00'	14°-33'-58"	59.74'	59.58'	N 22°-27'-19" W
4	235.00'	14°-33'-58"	59.74'	59.58'	N 37°-01'-17" W
5	235.00'	14°-33'-58"	59.74'	59.58'	N 51°-35'-15" W
6	235.00'	14°-33'-58"	59.74'	59.58'	N 66°-09'-13" W
7	235.00'	14°-33'-58"	59.74'	59.58'	N 80°-43'-11" W
8	235.00'	03°-52'-19"	15.88'	15.88'	N 89°-56'-19" W
9	185.00'	20°-07'-51"	65.00'	64.67'	S 81°-48'-34" E
10	185.00'	35°-46'-31"	115.51'	113.65'	S 53°-51'-23" E
11	185.00'	34°-05'-39"	110.09'	108.47'	S 18°-55'-18" E
12	50.00'	41°-24'-35"	36.14'	35.36'	N 18°-49'-48" E
13	50.00'	04°-32'-23"	3.96'	3.96'	N 37°-15'-54" E
14	50.00'	61°-23'-54"	53.58'	51.05'	N 04°-17'-46" E
15	50.00'	43°-38'-52"	38.09'	37.18'	N 48°-13'-37" W
16	50.00'	43°-38'-52"	38.09'	37.18'	S 88°-07'-31" W
17	50.00'	43°-38'-52"	38.09'	37.18'	S 44°-28'-39" W
18	50.00'	61°-23'-54"	53.58'	51.05'	S 08°-02'-43" E
19	50.00'	04°-32'-23"	3.96'	3.96'	S 41°-00'-52" E
20	50.00'	41°-24'-35"	36.14'	35.36'	S 22°-34'-46" E

NOTES:

- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. INTERIOR LOT LINES ARE SUBJECT TO EASEMENTS AS SHOWN.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 3.) FRONT BUILDING SETBACKS ARE SHOWN AT 30.00'.

DESCRIPTION:

BEING A SUBDIVISION OF PART OF INLOT 7166 OWNED BY KEYSTONE LAND DEVELOPMENT, INC. RECORDED IN DEED BOOK 784, PAGE 582, CONTAINING A TOTAL OF 8.1706 ACRES.

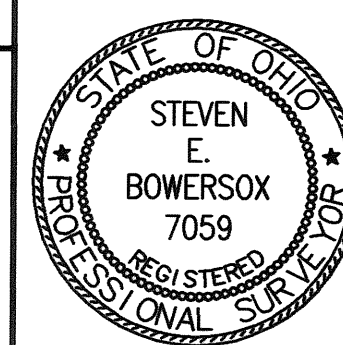
AREA SUMMARY

27 BUILDING LOTS	7.1128 AC.
DEDICATED STREET R/W	1.0578 AC.
TOTAL	8.1706 AC.

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

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

10/16/2008
DATE



CHOICE **ONE** ENGINEERING

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

DATE:
10-16-2008
DRAWN BY:
seb
JOB NUMBER:
MIATRO0812FIN
SHEET NUMBER
1 OF 2

EDGEWATER, SECTION 6

PLAT BOOK 22 PAGE 12-A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

PT. 7166
INLOT

TROY
CITY

MIAMI, OHIO
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 STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER:
KEYSTONE LAND DEVELOPMENT, INC.

Frank D. Harlow, Jr.
FRANK D. HARLOW, Jr., PRESIDENT

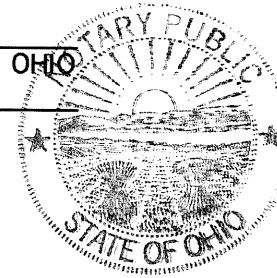
Bart E. Denlinger
BART E. DENLINGER, VICE PRESIDENT

Jacob A. Minesinger
JACOB A. MINESINGER, SECRETARY

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 12th DAY OF January, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KEYSTONE LAND DEVELOPMENT, INC. BY FRANK D. HARLOW, Jr., ITS PRESIDENT, BART E. DENLINGER, ITS VICE PRESIDENT AND JACOB A. MINESINGER, ITS SECRETARY, 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.

Diana M. Asher
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 5-16-10



DIANA M. ASHER, Notary Public
In and for the State of Ohio
My Commission Expires May 16, 2010

MORTGAGEE:
MAIN SOURCE BANK

David Won
DAVID WON
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 12th DAY OF January, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAVID WON, 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.



BRANDI L. RHODEAMEL, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 3, 2013
Recorded in Darke County

Brandi L. Rhodamel
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: Feb. 3, 2013

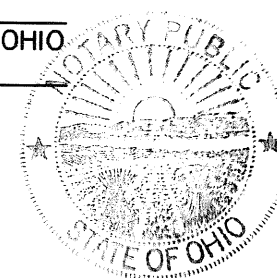
DATE: January 12, 2009

STATE OF OHIO, COUNTY OF MIAMI, S.S.
FRANK D. HARLOW, Jr., BART E. DENLINGER AND JACOB A. MINESINGER, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Frank D. Harlow, Jr. Bart E. Denlinger Jacob A. Minesinger
FRANK D. HARLOW, Jr. BART E. DENLINGER JACOB A. MINESINGER

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

Diana M. Asher
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 5-16-10



DIANA M. ASHER, Notary Public
In and for the State of Ohio
My Commission Expires May 16, 2010

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 23rd DAY OF July, 2008, THIS PLAT WAS REVIEWED AND APPROVED.

Jim W. Miller, CHAIRMAN Sue L. Knight, SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS DAY OF , 2008, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0- -2008, EFFECTIVE , 2008

Michael L. Beamesderfer Martha L. Baker Sue L. Knight
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION EDGEWATER OWNERS ASSOCIATION" RECORDED IN DEED BOOK , PAGE OF THE MIAMI COUNTY RECORDER'S RECORDS.

CHOICE ONE ENGINEERING	DATE: 10-16-2008
	DRAWN BY: seb
	JOB NUMBER: MIAT00812Cov
	SHEET NUMBER 2 OF 2

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

DESCRIPTION

BEING ALL OF INLOT #3444 AND INLOT #3445 OF NORTHGATE COMMERCE CENTER AND IN THE CITY OF TIPP CITY, OHIO AS SHOWN IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS VOLUME 18, PAGE 144 AND DEED BOOK 101, PAGE 168.

DEDICATION

WE THE UNDERSIGN, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID REPLAT AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON SAID REPLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS: GATEWAY CENTER DEVELOPMENT, LTD.

Martin L. Given
MARTIN L. GIVEN, MANAGING PARTNER

Linda S. Piper
WITNESS

Nicholas Bersman
NICHOLAS BERSMAN, MANAGING PARTNER

Chris Adams
WITNESS

ACKNOWLEDGMENT

STATE OF OHIO MIAMI COUNTY, SS
BE IT REMEMBERED THAT ON THIS 25th DAY OF March, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MARTIN L. GIVEN AND NICHOLAS BERSMAN, MANAGING PARTNERS OF GATEWAY CENTER DEVELOPMENT, LTD, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THERE 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.

Linda S. Piper
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: February 27, 2014

Daniel F. Heitmeyer
MORTGAGEE:
MINSTER BANK
DANIEL F. HEITMEYER
VICE PRESIDENT OF COMMERCIAL BANKING

STATE OF OHIO MIAMI COUNTY, SS
BE IT REMEMBERED THAT ON THIS 25th DAY OF Feb, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FRANK WAGNER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THERE 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.

Janice Hickman-Mummary
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: May 31, 2011

STATE OF OHIO MIAMI COUNTY, SS
JOHN M. GARMHAUSEN OF WESTERN OHIO TITLE AGENCY, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS HAVING INTEREST, EITHER AS OWNERS OR AS LIEN HOLDERS, IN THE DEDICATION, PREPARATION AND RECORDING OF THIS PLAT HAVE UNITED IN ITS EXECUTION AND SIGNED HEREON.

John M. Garmhausen
JOHN GARMHAUSEN

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

Mark C. Elzner
NOTARY PUBLIC
In and for the State of Ohio
My Commission Expires, July 24, 2011

Mark C. Elzner
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 7-24-2011

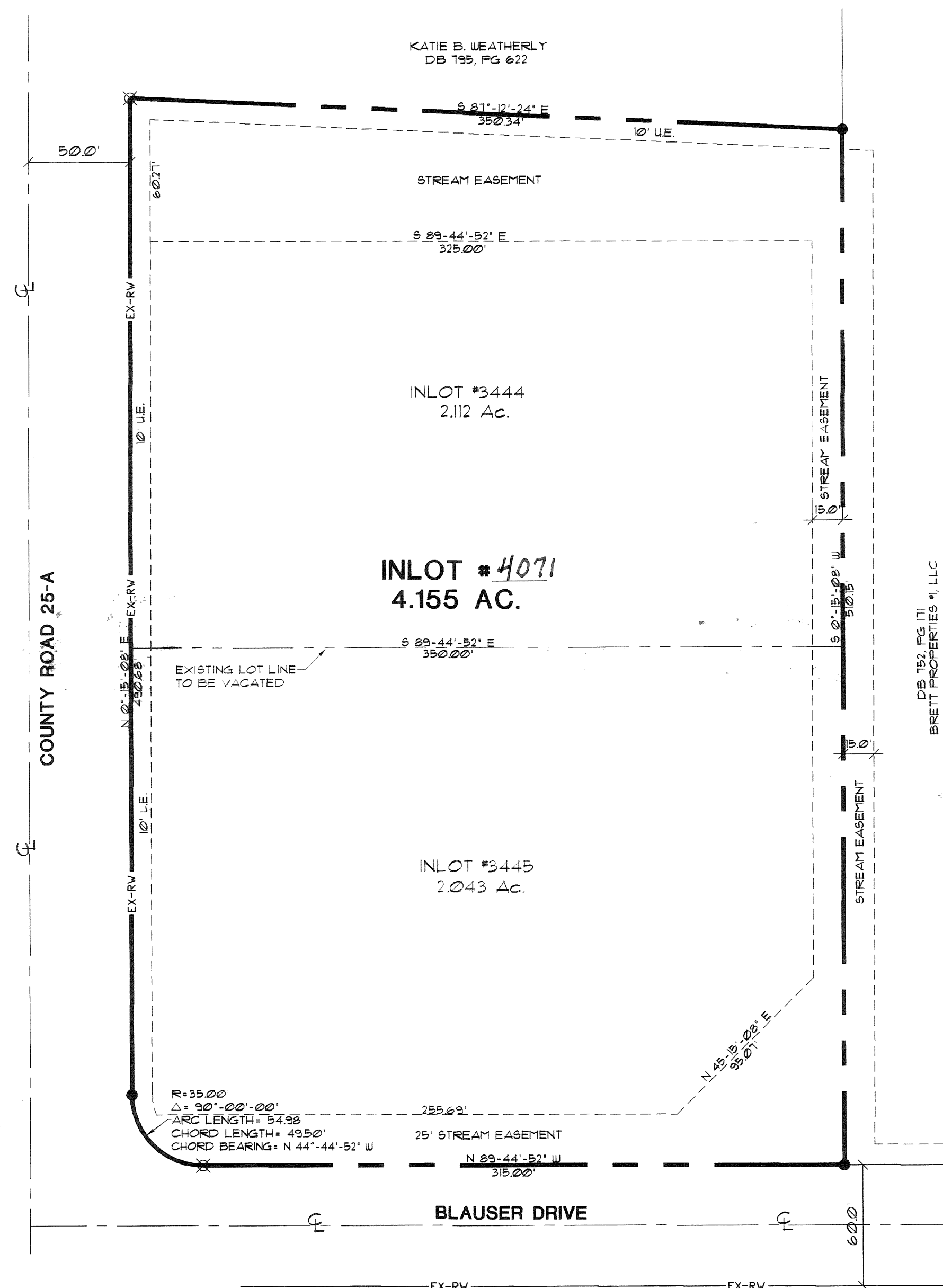
CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 16th DAY OF March, 2009

Mark M. Fisher
CHAIRPERSON

Theresa J. Jannell
SECRETARY

NORTHGATE COMMERCE CENTER REPLAT OF INLOTS #3444 & #3445



PLAT BOOK 22 PAGE 73

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16 DAY
OF 03, 2009, AT 11:15 AM.
FILE # 2009OR-0360 FEE \$ 43.20

John J. Weaver Ross Johnson
MIAMI COUNTY RECORDER DEPUTY RECORDER

TRANSFERRED THIS 16 DAY OF March, 2009

Chris A. Peeples
MIAMI COUNTY AUDITOR

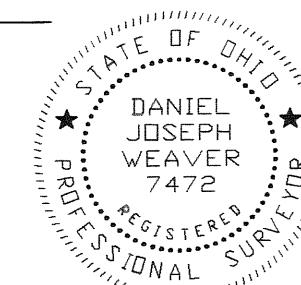
Linda Linnehan
DEPUTY AUDITOR

PROTECTIVE COVENANTS AND RESTRICTIONS

SUBJECT TO ALL PROTECTIVE COVENANTS AND RESTRICTIONS AS RECORDED IN PLAT VOLUME 18, PAGE 144, WHEN INLOT #3444 AND INLOT #3445 ARE DEVELOPED THE FOLLOWING ARE THE ONLY PERMITTED USES FOR THESE LOTS:

- 1) PROFESSIONAL OFFICES INCLUDING MEDICAL, DENTAL AND OPTICAL.
- 2) SALES OFFICES AND RETAIL SALES INCIDENTAL TO OTHER PERMITTED USES.
- 3) OFFICES OF BASIC RESEARCH, DESIGN AND PRODUCT DEVELOPMENT OR TRAINING.
- 4) LABORATORIES, FILM, TESTING OR EXPERIMENTAL RESEARCH OR ENGINEERING.

NOTE: IF A CONCRETE BOX CULVERT IS INSTALLED OFF BLAUSER DRIVE FOR A DRIVEWAY ACCESS, SHALL REMAIN A PRIVATELY MAINTAINED STRUCTURE BY THE OWNERS OF THESE INLOTS.



I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH SURVEYS AND DEEDS OF RECORD:

Daniel J. Weaver 2-25-09
DANIEL J. WEAVER
OHIO REG. SURVEYOR No. 7472 DATE

MIA-GREAT MIAMI BIKEWAY CONNECTOR

MONROE TOWNSHIP
CITY OF TIPP CITY
SEC. 10, T. 4, R. 6 M.R.S.
MIAMI COUNTY, OHIO

TIME 3:27:32 p.m.
FILE NUMBER 20090R-05047
BY DEPUTY John J. Alexander
RECEIVED APRIL 9th, 2009
RECORDED APRIL 9th, 2009
BOOK 22 PAGE 74
Dona Swihart, Deputy
MIAMI COUNTY RECORDER

SCALE IN FEET
0 150 300 600

PID NO. 77342

R/W DESIGNER DJH
R/W REVIEWER HGH

CENTERLINE PLAT

MIA-GREAT MIAMI
BIKEWAY CONNECTOR

1/45

82
126

CURVE No. 74
P.I. STA. 299+70.59
P.C. STA. 299+43.08
P.T. STA. 299+96.90
Δ = 29° 22' 11.89" (RT)
DC = 54° 34' 02.67"
T = 27.52'
L = 53.82'
R = 105.00'
E = 3.55'
Ch = N 35° 41' 25" W, 53.24'

CURVE No. 75
P.I. STA. 300+47.35
P.C. STA. 300+09.99
P.T. STA. 300+81.50
Δ = 40° 58' 11.59" (LT)
DC = 57° 17' 44.81"
T = 37.36'
L = 71.51'
R = 100.00'
E = 6.75'
Ch = N 41° 29' 25" W, 69.99'

CURVE No. 76
P.I. STA. 301+12.06
P.C. STA. 300+81.50
P.T. STA. 301+40.82
Δ = 33° 59' 23.56" (RT)
DC = 57° 17' 44.81"
T = 30.56'
L = 59.32'
R = 100.00'
E = 4.57'
Ch = N 44° 58' 49" W, 58.46'

CURVE No. 77
P.I. STA. 302+12.09
P.C. STA. 301+90.82
P.T. STA. 302+33.19
Δ = 12° 38' 21.10" (RT)
DC = 28° 38' 52.40"
T = 21.27'
L = 42.37'
R = 200.00'
E = 1.13'
Ch = N 21° 54' 57" W, 42.29'

CURVE No. 78
P.I. STA. 302+51.50
P.C. STA. 302+33.19
P.T. STA. 302+69.70
Δ = 10° 27' 31.04" (LT)
DC = 28° 38' 52.40"
T = 18.30'
L = 36.51'
R = 200.00'
E = 0.84'
Ch = N 21° 04' 32" W, 36.46'

CURVE No. 79
P.I. STA. 303+49.88
P.C. STA. 303+16.02
P.T. STA. 303+83.57
Δ = 9° 40' 35.72" (LT)
DC = 14° 19' 26.20"
T = 33.86'
L = 67.56'
R = 400.00'
E = 1.43'
Ch = N 29° 48' 46" W, 67.48'

MONROE TOWNSHIP
CITY OF TIPP CITY
SEC. 14, T. 4, R. 6 M.R.S.
MIAMI COUNTY, OHIO

MONROE TOWNSHIP
CITY OF TIPP CITY
SEC. 14, T. 4, R. 6 M.R.S.
MIAMI COUNTY, OHIO

CURVE No. 80
P.I. STA. 304+15.48
P.C. STA. 303+83.57
P.T. STA. 304+47.24
Δ = 9° 07' 11.66" (RT)
DC = 14° 19' 26.20"
T = 31.90'
L = 63.67'
R = 400.00'
E = 1.27'
Ch = N 30° 05' 28" W, 63.60'

CURVE No. 81
P.I. STA. 305+57.29
P.C. STA. 305+31.30
P.T. STA. 305+83.25
Δ = 4° 57' 41.45" (RT)
DC = 9° 32' 57.47"
T = 25.99'
L = 51.96'
R = 600.00'
E = 0.56'
Ch = N 23° 03' 01" W, 51.94'

CURVE No. 82
P.I. STA. 306+21.62
P.C. STA. 305+83.25
P.T. STA. 306+59.89
Δ = 7° 19' 07.05" (LT)
DC = 9° 32' 57.47"
T = 38.37'
L = 76.64'
R = 600.00'
E = 1.23'
Ch = N 24° 13' 44" W, 76.59'

CURVE No. 83
P.I. STA. 307+71.03
P.C. STA. 307+39.33
P.T. STA. 308+02.20
Δ = 18° 00' 36.54" (LT)
DC = 28° 38' 52.40"
T = 31.70'
L = 62.87'
R = 200.00'
E = 2.50'
Ch = N 36° 53' 36" W, 62.61'

CURVE No. 84
P.I. STA. 308+18.95
P.C. STA. 308+02.20
P.T. STA. 308+35.63
Δ = 9° 34' 31.05" (RT)
DC = 28° 38' 52.40"
T = 16.75'
L = 33.42'
R = 200.00'
E = 0.70'
Ch = N 41° 06' 39" W, 33.39'

CURVE No. 85
P.I. STA. 309+14.73
P.C. STA. 308+35.63
P.T. STA. 309+92.92
Δ = 15° 08' 48.26" (LT)
DC = 9° 37' 46.35"
T = 19.11'
L = 37.29'
R = 395.00'
E = 0.94'
Ch = N 43° 53' 47" W, 156.84'

CURVE No. 86
P.I. STA. 312+91.76
P.C. STA. 312+61.84
P.T. STA. 313+21.60
Δ = 6° 55' 02.45" (LT)
DC = 11° 34' 29.66"
T = 29.92'
L = 59.76'
R = 495.00'
E = 0.90'
Ch = N 54° 55' 44" W, 59.73'

CURVE No. 87
P.I. STA. 313+46.23
P.C. STA. 313+21.60
P.T. STA. 313+70.82
Δ = 5° 35' 03.85" (RT)
DC = 11° 34' 29.66"
T = 24.63'
L = 49.29'
R = 505.00'
E = 0.60'
Ch = N 55° 35' 43" W, 49.20'

CURVE No. 88
P.I. STA. 316+38.64
P.C. STA. 316+22.89
P.T. STA. 316+54.37
Δ = 3° 34' 20.16" (RT)
DC = 11° 34' 29.66"
T = 15.75'
L = 31.49'
R = 505.00'
E = 0.25'
Ch = N 51° 01' 01" W, 31.48'

CURVE No. 89
P.I. STA. 316+68.91
P.C. STA. 316+54.37
P.T. STA. 316+83.44
Δ = 3° 21' 49.92" (LT)
DC = 11° 34' 29.66"
T = 14.54'
L = 29.06'
R = 495.00'
E = 0.21'
Ch = N 50° 54' 46" W, 29.06'

CURVE No. 90
P.I. STA. 320+59.42
P.C. STA. 320+31.01
P.T. STA. 320+87.81
Δ = 1° 37' 52.60" (LT)
DC = 2° 52' 19.09"
T = 28.40'
L = 56.80'
R = 1,995.00'
E = 0.20'
Ch = N 53° 24' 38" W, 56.80'

CURVE No. 91
P.I. STA. 321+17.92
P.C. STA. 320+87.81
P.T. STA. 321+48.03
Δ = 1° 43' 14.36" (RT)
DC = 2° 51' 27.52"
T = 30.11'
L = 60.21'
R = 2,005.00'
E = 0.23'
Ch = N 53° 21' 57" W, 60.21'

CURVE No. 92
P.I. STA. 323+88.06
P.C. STA. 323+62.38
P.T. STA. 324+13.68
Δ = 7° 15' 28.93" (RT)
DC = 14° 08' 49.58"
T = 25.69'
L = 51.30'
R = 405.00'
E = 0.81'
Ch = N 48° 52' 34" W, 51.27'

CURVE No. 93
P.I. STA. 325+51.08
P.C. STA. 325+24.26
P.T. STA. 325+77.83
Δ = 7° 34' 40.76" (RT)
DC = 14° 08' 49.58"
T = 26.82'
L = 53.57'
R = 405.00'
E = 0.89'
Ch = N 41° 29' 27" W, 53.53'

CURVE No. 94
P.I. STA. 326+05.16
P.C. STA. 325+77.83
P.T. STA. 326+32.40
Δ = 7° 55' 00.67" (LT)
DC = 14° 30' 18.94"
T = 27.33'
L = 54.58'
R = 395.00'
E = 0.94'
Ch = N 41° 37' 39" W, 54.54'

CURVE No. 95
P.I. STA. 327+18.66
P.C. STA. 326+75.92
P.T. STA. 327+61.09
Δ = 12° 02' 56.45" (RT)
DC = 14° 08' 49.58"
T = 42.74'
L = 85.17'
R = 405.00'
E = 2.25'
Ch = N 39° 33' 41" W, 85.01'

CURVE No. 96
P.I. STA. 330+33.50
P.C. STA. 328+37.72
P.T. STA. 332+28.49
Δ = 8° 56' 16.68" (RT)
DC = 2° 17' 14.12"
T = 195.78'
L = 390.77'
R = 2,505.00'
E = 7.64'
Ch = N 29° 04' 04" W, 390.38'

CURVE No. 97
P.I. STA. 332+67.73
P.C. STA. 332+28.49
P.T. STA. 333+06.71
Δ = 11° 03' 57.47" (RT)
DC = 11° 08' 49.58"
T = 39.23'
L = 78.22'
R = 405.00'
E = 1.90'
Ch = N 19° 03' 56" W, 78.10'

CURVE No. 98
P.I. STA. 333+98.29
P.C. STA. 333+58.49
P.T. STA. 334+37.83
Δ = 11° 13' 23.73" (RT)
DC = 14° 08' 49.58"
T = 39.79'
L = 79.33'
R = 405.00'
E = 1.95'
Ch = N 7° 55' 15" W, 79.21'

CURVE No. 99
P.I. STA. 334+95.55
P.C. STA. 334+79.01
P.T. STA. 335+12.08
Δ = 4° 40' 43.74" (RT)
DC = 14° 08' 49.58"
T = 16.55'
L = 33.07'
R = 405.00'
E = 0.34'
Ch = N 0° 01' 49" E, 33.06'

CURVE No. 100
P.I. STA. 338+42.08
P.C. STA. 338+21.48
P.T. STA. 338+62.65
Δ = 4° 40' 16.15" (RT)
DC = 11° 34' 29.66"
T = 20.60'
L = 41.17'
R = 505.00'
E = 0.42'
Ch = N 4° 42' 21" E, 41.16'

CURVE No. 101
P.I. STA. 338+96.84
P.C. STA. 338+62.65
P.T. STA. 339+30.92
Δ = 7° 54' 06.09" (LT)
DC = 11° 34' 29.66"
T = 34.19'
L = 68.27'
R = 495.00'
E = 1.18'
Ch = N 3° 05' 26" E, 68.21'

CURVE No. 102
P.I. STA. 340+24.92
P.C. STA. 339+95.82
P.T. STA. 340+53.95
Δ = 6° 43' 41.86" (LT)
DC = 11° 34' 29.66"
T = 29.10'
L = 58.13'
R = 495.00'
E = 0.85'
Ch = N 4° 13' 29" W, 58.09'

CURVE No. 103
P.I. STA. 341+43.43
P.C. STA. 341+28.78
P.T. STA. 341+58.07
Δ = 6° 43' 25.46" (LT)
DC = 11° 34' 29.66"
T = 14.65'
L = 29.29'
R = 495.00'
E = 0.22'
Ch = N 9° 17' 04" W, 29.29'

CURVE No. 104
P.I. STA. 347+69.59
P.C. STA. 346+23.94
P.T. STA. 349+15.01
Δ = 5° 34' 06.24" (LT)
DC = 1° 54' 46.97"
T = 145.65'
L = 291.08'
R = 2,995.00'
E = 3.54'
Ch = N 13° 45' 50" W, 290.96'

CURVE No. 105
P.I. STA. 349+52.67
P.C. STA. 349+36.85
P.T. STA. 349+68.48
Δ = 3° 37' 27.51" (LT)
DC = 11° 27' 32.96"
T = 15.82'
L = 31.63'
R = 500.00'
E = 0.25'
Ch = N 14° 44' 09" W, 31.62'

CURVE No. 106
P.I. STA. 349+84.30
P.C. STA. 349+68.48
P.T. STA. 350+00.11
Δ = 3° 37' 27.51" (LT)
DC = 11° 27' 32.96"
T = 15.82'
L = 31.63'
R = 500.00'
E = 0.25'
Ch = N 14° 44' 09" W, 31.62'

CURVE No. 107
P.I. STA. 350+53.83
P.C. STA. 350+35.98
P.T. STA. 350+71.67
Δ = 3° 24' 29.97" (LT)
DC = 9° 32' 57.47"
T = 17.85'
L = 35.69'
R = 600.00'
E = 0.27'
Ch = N 18° 15' 08" W, 35.69'

CURVE No. 108
P.I. STA. 354+58.92
P.C. STA. 353+03.71
P.T. STA. 356+13.55
Δ = 8° 40' 51.34" (LT)
DC = 2° 48' 06.30"
T = 155.22'
L = 309.84'
R = 2,045.00'
E = 5.88'
Ch = N 24° 17' 48" W, 309.54'

CURVE No. 109
P.I. STA. 356+26.65
P.C. STA. 356+13.55
P.T. STA. 356+39.76
Δ = 1° 30' 06.61" (RT)
DC = 5° 43' 46.48"
T = 13.11'
L = 26.21'
R = 1,000.00'
E = 0.09'
Ch = N 27° 53' 11" W, 26.21'

CURVE No. 110
P.I. STA. 356+77.93
P.C. STA. 356+39.76
P.T. STA. 357+16.06
Δ = 4° 22' 17.55" (LT)
DC = 5° 43' 46.48"
T = 38.17'
L = 76.30'
R = 1,000.00'
E = 0.73'
Ch = N 29° 19' 16" W, 76.28'

LEGEND

Ch = LONG CHORD BEARING, LENGTH

EXISTING MONUMENT REFERENCE NUMBER
FOR EXISTING MONUMENT DATA SEE SHEET 6.

EXISTING CONTROL POINT REFERENCE NUMBER
FOR EXISTING CONTROL POINT DATA SEE SHEETS 7-8.

THE PROPOSED R/W SHALL BE REFERENCED
FROM THE CENTERLINE.

MONUMENT LEGEND

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

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE
DELINEATION OF A SURVEY MADE FOR FIVE
RIVERS METRO PARKS IN 2006 BY G.J. BERDING
SURVEYING, INC. UNDER CONTRACT TO LJB, INC.

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

BY HARRY G. HERBST III
HARRY G. HERBST III
SURVEYOR NO. 6596 DATE 4/7/09

SURVEYORS SEAL



SIGNED: HARRY G. HERBST III
DATE: 4/7/09

MIA-GREAT MIAMI BIKEWAY CONNECTOR

MONROE TOWNSHIP
SEC. 10, T. 4, R. 6 M.R.S.
MIAMI COUNTY, OHIO

CONCORD TOWNSHIP
SEC. 3, T. 4, R. 6 M.R.S.
MIAMI COUNTY, OHIO

TIME _____
FILE NUMBER _____
BY DEPUTY _____
RECEIVED _____, 20____
RECORDED _____, 20____
BOOK 22 PAGE 74.A
MIAMI COUNTY RECORDER



PID NO. 77342

R/W DESIGNER DJH
R/W REVIEWER HGH

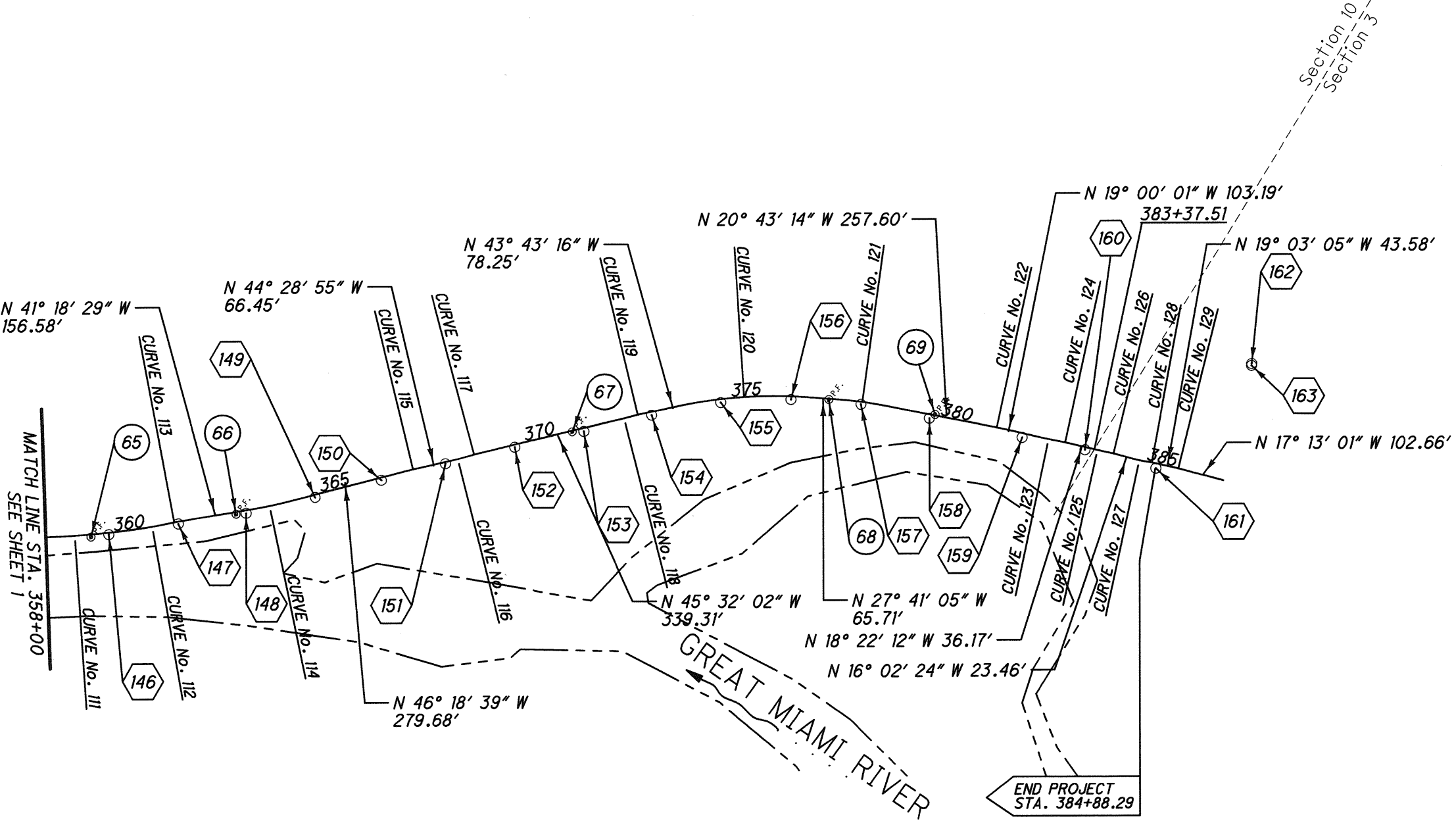
CENTERLINE PLAT

MIA-GREAT MIAMI
BIKEWAY CONNECTOR

2 / 45

83
126

FOR MONUMENT LEGEND SEE SHEET 1.



CURVE No. 111 P.I. STA. 358+69.50 P.C. STA. 357+16.06 P.T. STA. 360+22.36 $\Delta = 8^{\circ} 34' 24.97''$ (LT) DC = $2^{\circ} 47' 56.44''$ T = 153.44' L = 306.31' R = 2,047.00' E = 5.74' Ch = N $35^{\circ} 47' 37''$ W, 306.02'	CURVE No. 112 P.I. STA. 360+54.06 P.C. STA. 360+22.36 P.T. STA. 360+85.74 $\Delta = 3^{\circ} 37' 52.31''$ (LT) DC = $5^{\circ} 43' 46.48''$ T = 31.70' L = 63.38' R = 1,000.00' E = 0.50' Ch = N $41^{\circ} 53' 46''$ W, 63.37'	CURVE No. 113 P.I. STA. 361+06.72 P.C. STA. 360+85.74 P.T. STA. 361+27.69 $\Delta = 2^{\circ} 24' 13.25''$ (RT) DC = $5^{\circ} 43' 46.48''$ T = 20.98' L = 41.95' R = 1,000.00' E = 0.22' Ch = N $42^{\circ} 30' 36''$ W, 41.95'
CURVE No. 114 P.I. STA. 363+36.69 P.C. STA. 362+84.27 P.T. STA. 363+89.05 $\Delta = 5^{\circ} 00' 10.19''$ (LT) DC = $4^{\circ} 46' 28.73''$ T = 52.42' L = 104.78' R = 1,200.00' E = 1.14' Ch = N $43^{\circ} 48' 34''$ W, 104.75'	CURVE No. 115 P.I. STA. 366+87.89 P.C. STA. 366+68.73 P.T. STA. 367+07.04 $\Delta = 1^{\circ} 49' 44.11''$ (RT) DC = $4^{\circ} 46' 28.73''$ T = 19.15' L = 38.30' R = 1,200.00' E = 0.15' Ch = N $45^{\circ} 23' 47''$ W, 38.30'	CURVE No. 116 P.I. STA. 367+97.10 P.C. STA. 367+73.49 P.T. STA. 368+20.70 $\Delta = 3^{\circ} 24' 08.38''$ (LT) DC = $7^{\circ} 12' 25.26''$ T = 23.61' L = 47.21' R = 795.00' E = 0.35' Ch = N $46^{\circ} 10' 59''$ W, 47.20'
CURVE No. 117 P.I. STA. 368+37.21 P.C. STA. 368+20.70 P.T. STA. 368+53.72 $\Delta = 2^{\circ} 21' 01.79''$ (RT) DC = $7^{\circ} 07' 02.96''$ T = 16.51' L = 33.02' R = 805.00' E = 0.17' Ch = N $46^{\circ} 42' 33''$ W, 33.02'	CURVE No. 118 P.I. STA. 372+03.56 P.C. STA. 371+93.04 P.T. STA. 372+14.09 $\Delta = 1^{\circ} 31' 02.40''$ (LT) DC = $7^{\circ} 12' 25.26''$ T = 10.53' L = 21.05' R = 795.00' E = 0.07' Ch = N $46^{\circ} 17' 33''$ W, 21.05'	CURVE No. 119 P.I. STA. 372+37.49 P.C. STA. 372+14.09 P.T. STA. 372+60.88 $\Delta = 3^{\circ} 19' 48.41''$ (RT) DC = $7^{\circ} 07' 02.96''$ T = 23.40' L = 46.79' R = 805.00' E = 0.34' Ch = N $45^{\circ} 23' 10''$ W, 46.78'
CURVE No. 120 P.I. STA. 374+94.78 P.C. STA. 373+39.13 P.T. STA. 376+48.40 $\Delta = 16^{\circ} 02' 09.63''$ (RT) DC = $5^{\circ} 11' 06.50''$ T = 155.65' L = 309.27' R = 1,105.00' E = 10.91' Ch = N $35^{\circ} 42' 10''$ W, 308.26'	CURVE No. 121 P.I. STA. 377+75.26 P.C. STA. 377+14.10 P.T. STA. 378+36.26 $\Delta = 6^{\circ} 57' 51.16''$ (RT) DC = $5^{\circ} 42' 03.86''$ T = 61.15' L = 122.16' R = 1,005.00' E = 1.86' Ch = N $24^{\circ} 12' 09''$ W, 122.08'	CURVE No. 122 P.I. STA. 380+99.94 P.C. STA. 380+93.86 P.T. STA. 381+06.02 $\Delta = 1^{\circ} 43' 12.02''$ (RT) DC = $14^{\circ} 08' 49.58''$ T = 6.08' L = 12.16' R = 405.00' E = 0.05' Ch = N $51^{\circ} 37' 37''$ W, 12.16'
CURVE No. 123 P.I. STA. 382+26.24 P.C. STA. 382+09.21 P.T. STA. 382+43.27 $\Delta = 1^{\circ} 57' 40.90''$ (LT) DC = $5^{\circ} 45' 30.13''$ T = 17.03' L = 34.06' R = 995.00' E = 0.15' Ch = N $19^{\circ} 58' 51''$ W, 34.06'	CURVE No. 124 P.I. STA. 382+66.00 P.C. STA. 382+43.27 P.T. STA. 382+88.73 $\Delta = 2^{\circ} 35' 29.40''$ (RT) DC = $5^{\circ} 42' 03.86''$ T = 22.73' L = 45.46' R = 1,005.00' E = 0.26' Ch = N $19^{\circ} 39' 57''$ W, 45.45'	CURVE No. 125 P.I. STA. 383+44.43 P.C. STA. 383+24.90 P.T. STA. 383+63.96 $\Delta = 2^{\circ} 14' 58.57''$ (LT) DC = $5^{\circ} 45' 30.13''$ T = 19.54' L = 39.07' R = 995.00' E = 0.19' Ch = N $19^{\circ} 29' 42''$ W, 39.06'
CURVE No. 126 P.I. STA. 383+84.16 P.C. STA. 383+63.96 P.T. STA. 384+04.33 $\Delta = 4^{\circ} 34' 46.99''$ (RT) DC = $11^{\circ} 20' 44.52''$ T = 20.19' L = 40.37' R = 505.00' E = 0.40' Ch = N $18^{\circ} 19' 47''$ W, 40.35'	CURVE No. 127 P.I. STA. 384+47.16 P.C. STA. 384+27.79 P.T. STA. 384+66.48 $\Delta = 7^{\circ} 30' 52.42''$ (LT) DC = $19^{\circ} 25' 20.27''$ T = 19.37' L = 38.69' R = 295.00' E = 0.64' Ch = N $19^{\circ} 47' 50''$ W, 38.66'	CURVE No. 128 P.I. STA. 384+78.47 P.C. STA. 384+66.48 P.T. STA. 384+90.45 $\Delta = 4^{\circ} 30' 10.91''$ (RT) DC = $18^{\circ} 47' 07.81''$ T = 11.99' L = 23.97' R = 305.00' E = 0.24' Ch = N $21^{\circ} 18' 11''$ W, 23.96'

CURVE No. 129
P.I. STA. 385+42.11
P.C. STA. 385+34.03
P.T. STA. 385+50.20
 $\Delta = 1^{\circ} 50' 03.69''$ (RT)
DC = $11^{\circ} 20' 44.52''$
T = 8.08'
L = 16.17'
R = 505.00'
E = 0.06'
Ch = N $18^{\circ} 08' 02''$ W, 16.17'

BASIS OF EXISTING CENTERLINE R/W AND R/W WIDTH

THE EXISTING R/W WIDTH AND LOCATION OF OLD CANAL ROAD (FORMERLY JOHNSON ROAD) WERE DETERMINED FROM THE ROAD RECORD AND SURVEY VOLUME 84, PAGE 59 ON FILE AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE.

THE EXISTING R/W WIDTH AND LOCATION OF OLD SPRINGFIELD ROAD WERE DETERMINED FROM SURVEY VOLUME 2004, PAGE 114, EASEMENT FOR HIGHWAY PURPOSES AS CONVEYED IN DMF 81-162-BIO, AND DEED CONVEYING 97.8465 ACRES TO DOUGLAS W. MILLER ENTERPRISES, INC., AN OHIO CORPORATION AS RECORDED IN MICROFICHE NO. 96-0768-A12 OF MONTGOMERY COUNTY RECORDS.

THE EXISTING R/W WIDTH AND LOCATION OF TIPP-CANAL ROAD WERE DETERMINED FROM SURVEY VOLUME 16, PAGE 150; SURVEY VOLUME 31, PAGE 16; AND SURVEY VOLUME 48, PAGE 193 ON FILE AT THE MIAMI COUNTY ENGINEER'S OFFICE.

BASIS FOR BEARINGS:

THE BEARINGS ON THIS PLAN ARE ESTABLISHED FROM GPS OBSERVATIONS OF MIAMI COUNTY CONTROL MONUMENTS MIA040 AND MIA041. THE PUBLISHED COORDINATES ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, OHIO HARN 1995, AS FOLLOWS:

MIA040 736960.3785 N 1492175.5856 E
MIA041 734688.8829 N 1500154.1181 E

ALL DISTANCES SHOWN HEREIN ARE INTENDED TO BE ENGLISH GROUND DISTANCES (US SURVEY FOOT) AND ALL BEARINGS ARE SHOWN FOR PROJECT USE.

CONTROL POINT DATA						
NUMBER	DESCRIPTION	STATION	OFFSET	ELEVATION	NORTHING (GROUND)	EASTING (GROUND)
114	MAG NAIL SET	300+00.96	32.96' LT	808.44	724500.4769	1499752.7507
115	HUB/TACK SET	302+44.82	1.40' LT	808.55	724708.5128	1499648.5208
116	HUB/TACK SET	303+80.05	0.28' LT	808.12	724829.1406	1499588.4008
117	HUB/TACK SET	305+40.82	7.07' RT	808.30	724974.6526	1499520.9163
118	HUB/TACK SET	307+09.27	2.17' LT	807.06	725123.3477	1499441.7412
119	HUB/TACK SET	308+69.03	7.17' RT	806.06	725257.0630	1499355.0620
120	HUB/TACK SET	310+65.08	7.27' RT	806.34	725389.8130	1499209.3987
121	HUB/TACK SET	311+75.54	7.48' RT	806.08	725458.7835	1499123.1209
122	HUB/TACK SET	312+91.74	7.86' RT	805.98	725531.0334	1499031.5242
123	HUB/TACK SET	314+95.57	8.28' RT	806.01	725650.8196	1498867.1139
124	HUB/TACK SET	318+82.27	9.57' RT	805.67	725887.7052	1498561.5357
125	HUB/TACK SET	321+03.46	4.53' RT	805.64	726017.1648	1498381.9803
126	HUB/TACK SET	322+63.75	6.51' RT	806.49	726115.8483	1498255.7846
127	HUB/TACK SET	324+36.48	5.34' RT	806.81	726224.2757	1498122.5232
128	HUB/TACK SET	325+48.40	8.20' RT	807.15	726305.2573	1498045.9091
129	HUB/TACK SET	325+97.07	6.49' RT	809.23	726341.5570	1498013.7978
130	HUB/TACK SET	327+34.42	6.11' RT	807.39	726441.1361	1497919.8498
131	HUB/TACK SET	329+02.91	5.10' RT	808.60	726580.5441	1497826.2107
132	HUB/TACK SET	331+08.76	2.85' RT	808.08	726757.9207	1497722.4851
133	HUB/TACK SET	332+81.81	4.33' RT	807.30	726915.3147	1497652.7330
134	HUB/TACK SET	334+77.29	4.03' RT	806.85	727106.4461	1497621.4245
135	HUB/TACK SET	337+36.76	6.63' RT	807.82	727365.2735	1497633.2657
136	HUB/TACK SET	339+17.27	3.95' RT	806.63	727545.6335	1497641.1666
137	HUB/TACK SET	340+81.20	8.58' RT	807.41	727710.3160	1497636.8542
138	HUB/TACK SET	342+46.85	9.57' RT	807.76	727874.2213	1497609.8218
139	HUB/TACK SET	344+18.01	5.19' RT	807.88	728041.4182	1497572.9252
140	HUB/TACK SET	345+92.03	4.85' RT	807.51	728212.1859	1497539.4433
141	HUB/TACK SET	348+09.93	9.69' RT	808.14	728426.3847	1497496.9174
142	HUB/TACK SET	350+22.44	1.98' RT	808.38	728629.2564	1497432.6114
143	HUB/TACK SET	351+83.81	7.95' RT	807.73	728783.6872	1497384.8849
144	HUB/TACK SET	354+74.95	3.53' RT	807.41	729053.4737	1497274.5767
145	HUB/TACK SET	357+95.01	6.06' RT	807.98	729335.3310	1497122.0029
146	HUB/TACK SET	359+49.36	4.49' RT	808.32	729459.7680	1497030.0596
147	HUB/TACK SET	361+15.85	5.30' RT	808.97	729586.4791	1496921.6786
148	HUB/TACK SET	362+78.78	7.08' RT	808.27	729709.9478	1496815.4526
149	HUB/TACK SET	364+46.66	6.23' RT	808.75	729829.2896	1496696.6419
150	HUB/TACK SET	366+09.08	6.36' RT	808.10	729941.5682	1496579.2858
151	HUB/TACK SET	367+66.30	4.09' RT	808.36	730050.2264	1496465.8790
152	MAG NAIL SET	369+35.20	6.07' RT	808.17	730169.2189	1496345.9307
153	HUB/TACK SET	371+03.51	8.05' RT	808.33	730288.5298	1496227.2025
154	HUB/TACK SET	372+69.24	7.89' RT	808.72	730404.3932	1496109.0815
155	HUB/TACK SET	374+36.87	8.01' RT	808.46	730527.9863	1495996.9813
156	HUB/TACK SET	376+05.03	7.73' RT	808.92	730665.6332	1495902.7717
157	HUB/TACK SET	377+72.31	5.91' RT	808.28	730812.6953	1495824.4950
158	HUB/TACK SET	379+38.80	9.49' RT	809.50	730968.5744	1495767.1941
159	HUB/TACK SET	381+63.87	9.98' RT	809.63	731179.6353	1495689.9276

CONTROL POINT DATA						
NUMBER	DESCRIPTION	STATION	OFFSET	ELEVATION	NORTHING (GROUND)	EASTING (GROUND)
160	HUB/TACK SET	383+15.73	6.19' RT	810.04	731321.6364	1495636.1597
161	HUB/TACK SET	384+89.61	11.30' RT	810.12	731487.7010	1495584.3362
162	MAG NAIL SET	386+47.10	285.21' LT	819.52	731549.4700	1495253.0130
163	MAG NAIL SET			819.57	731979.0550	1494997.0340
164	5/8" IPS CAP "GJBSI TRAV"			807.39	724106.2680	1499809.6230
165	5/8" IPS CAP "GJBSI TRAV"			806.52	723529.1690	1499883.3380

EXISTING MONUMENT DATA					
NUMBER	FOUND	STATION	OFFSET	NORTHING (GROUND)	EASTING (GROUND)
50	IRON PIPE	307+97.89	11.25' RT	725205.8825	1499403.0867
51	IRON PIPE	310+09.60	6.09' RT	725354.3295	1499252.0708
52	IRON PIPE	316+59.73	3.62' RT	725747.2460	1498734.4821
53	IRON PIPE	323+09.64	1.13' RT	726139.5118	1498216.1010
54	IRON PIPE	326+10.83	5.16' LT	726344.1787	1497995.9440
55	IRON PIPE	330+08.82	6.88' LT	726665.3678	1497761.6273
56	IRON PIPE	332+28.45	2.31' LT	726863.2454	1497665.4523
57	IRON PIPE	333+58.32	0.35' LT	726988.1463	1497629.6076
58	IRON PIPE	335+49.66	2.17' RT	727178.5226	1497621.0700
59	IRON PIPE	339+32.82	3.09' RT	727561.2818	1497640.2639
60	IRON PIPE	341+09.40	5.19' RT	727737.8204	1497629.7690
61	IRON PIPE	347+08.83	1.59' RT	728326.0270	1497512.8134
62	IRON PIPE	349+08.68	5.14' RT	728520.5708	1497466.1080
63	IRON PIPE	353+08.67	6.97' RT	728900.7245	1497341.3333
64	IRON PIPE	356+27.72	9.02' RT	729192.4884	1497210.3919
65	IRON PIPE	359+06.92	5.97' RT	729426.8963	1497057.1010
66	IRON PIPE	362+54.85	5.29' RT	729690.7870	1496829.9020
67	IRON PIPE	370+76.64	2.38' RT	730265.6572	1496242.4120
68	IRON PIPE	376+95.21	1.83' RT	730742.0807	1495855.0440
69	IRON PIPE	379+50.41	2.14' LT	730975.3236	1495752.2131

TIME

FILE NUMBER

BY DEPUTY

RECEIVED _____, 20____

RECORDED _____, 20____

BOOK 22 PAGE 74-B

MIAMI COUNTY RECORDER

PID NO.

77342

R/W DESIGNER

DJH

R/W REVIEWER

HGH

CENTERLINE PLAT

MIA-GREAT MIAMI
BIKEWAY CONNECTOR

3 / 45

84
126

BASIS FOR BEARINGS:

THE BEARINGS ON THIS PLAN ARE ESTABLISHED FROM GPS OBSERVATIONS OF MIAMI COUNTY CONTROL MONUMENTS MIA040 AND MIA041. THE PUBLISHED COORDINATES ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, OHIO HARN 1995, AS FOLLOWS:

MIA040 736960.3785 N 1492175.5856 E
MIA041 734688.8829 N 1500154.1181 E

ALL DISTANCES SHOWN HEREIN ARE INTENDED TO BE ENGLISH GROUND DISTANCES (US SURVEY FOOT) AND ALL BEARINGS ARE SHOWN FOR PROJECT USE.

MIA-GREAT MIAMI BIKEWAY CONNECTOR **CITY OF VANDALIA** **SEC. 2, T. 3, R. 6E** **MONTGOMERY COUNTY, OHIO** **MONROE TOWNSHIP** **SEC. 35, T. 4, R. 6 M.R.S.** **MIAMI COUNTY, OHIO**

TIME 3:30:07 P.M.
FILE NUMBER 2009DR-05048
BY DEPUTY *Dona Swihart*
RECEIVED April 9th, 20 09
RECORDED April 9th, 20 09
BOOK 22 PAGE 75
John S. Alexander
MIAMI COUNTY RECORDER

CURVE No. 1
P.I. STA. 10+31.30
P.C. STA. 9+93.72
P.T. STA. 10+65.91
 $\Delta = 39^\circ 23' 22.62''$ (RT)
Dc = 54' 34" 02.67"
T = 37.58'
L = 72.19'
R = 105.00'
E = 6.52'
Ch = N 15° 11' 21" E, 70.77'

CURVE No. 2
P.I. STA. 10+94.07
P.C. STA. 10+65.91
P.T. STA. 11+20.66
 $\Delta = 33^\circ 01' 20.62''$ (LT)
Dc = 60' 18" 40.85"
T = 28.16'
L = 54.75'
R = 95.00'
E = 4.09'
Ch = N 18° 22' 23" E, 54.00'

CURVE No. 3
P.I. STA. 13+75.07
P.C. STA. 12+94.72
P.T. STA. 14+28.11
 $\Delta = 80^\circ 26' 56.64''$ (RT)
Dc = 60' 18" 40.85"
T = 80.35'
L = 133.39'
R = 85.00'
E = 29.42'
Ch = N 42° 05' 11" E, 122.70'

CURVE No. 4
P.I. STA. 15+25.29
P.C. STA. 14+53.11
P.T. STA. 15+72.80
 $\Delta = 80^\circ 40' 38.62''$ (LT)
Dc = 67' 24" 24.48"
T = 72.1840
L = 119.69'
R = 85.00'
E = 26.51'
Ch = N 41° 58' 20" E, 110.04'

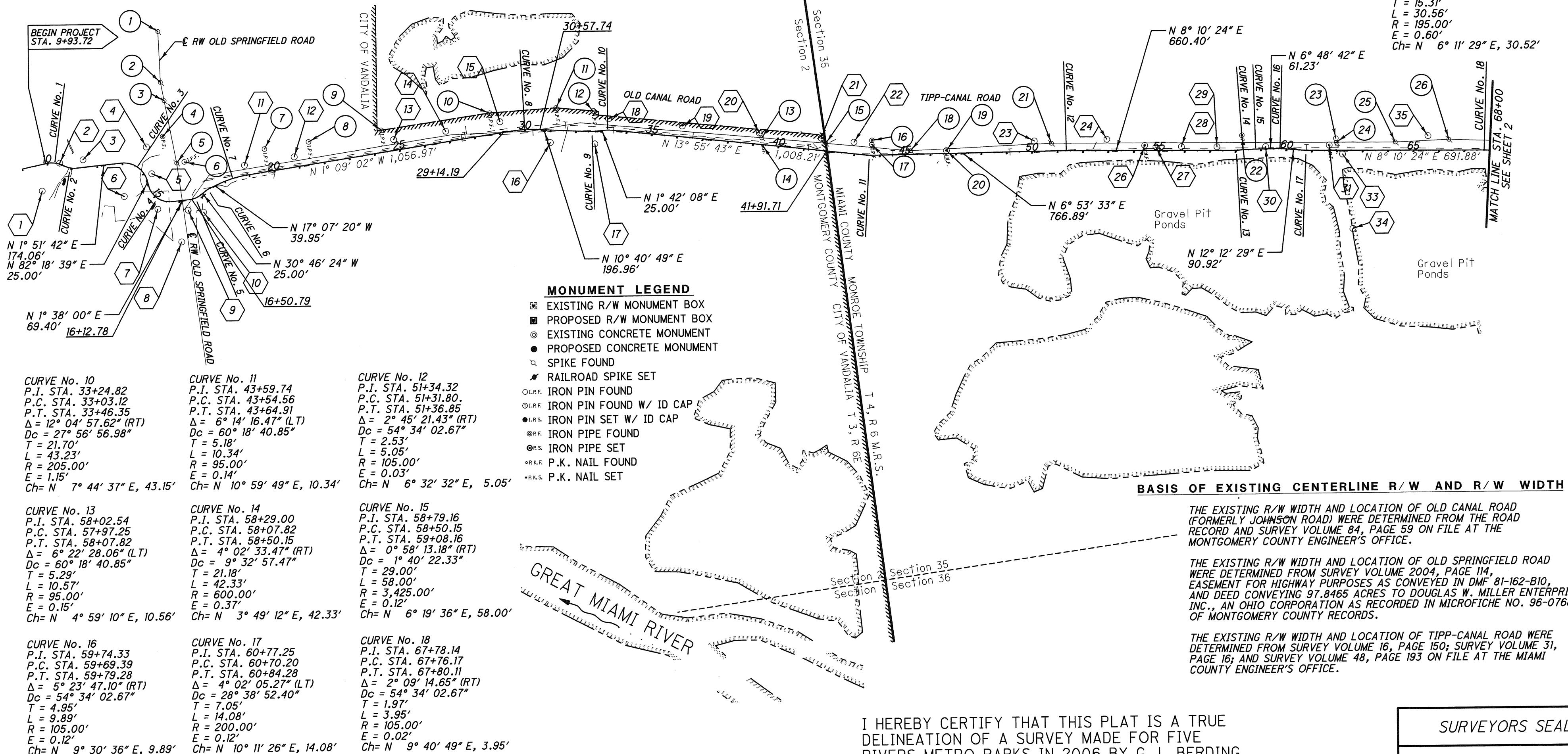
CURVE No. 5
P.I. STA. 16+66.89
P.C. STA. 16+42.19
P.T. STA. 16+90.27
 $\Delta = 32^\circ 24' 23.97''$ (LT)
Dc = 67' 24" 24.48"
T = 24.70'
L = 48.08'
R = 85.00'
E = 3.52'
Ch = N 14° 34' 12" W, 47.44'

CURVE No. 6
P.I. STA. 17+26.64
P.C. STA. 17+15.27
P.T. STA. 17+37.91
 $\Delta = 13^\circ 39' 03.70''$ (RT)
Dc = 60' 18" 40.85"
T = 11.37'
L = 22.63'
R = 95.00'
E = 0.68'
Ch = N 23° 56' 52" W, 22.58'

CURVE No. 7
P.I. STA. 18+33.97
P.C. STA. 17+77.86
P.T. STA. 18+89.36
 $\Delta = 15^\circ 58' 17.80''$ (RT)
Dc = 14' 19" 26.20"
T = 56.12'
L = 111.50'
R = 400.00'
E = 3.92'
Ch = N 9° 08' 11" W, 111.14'

CURVE No. 8
P.I. STA. 29+98.65
P.C. STA. 29+46.33
P.T. STA. 30+50.61
 $\Delta = 11^\circ 49' 51.06''$ (RT)
Dc = 11' 20" 44.52"
T = 52.32'
L = 104.28'
R = 505.00'
E = 2.70'
Ch = N 4° 45' 53" E, 104.09'

CURVE No. 9
P.I. STA. 32+62.87
P.C. STA. 32+47.56
P.T. STA. 32+78.12
 $\Delta = 8^\circ 58' 41.01''$ (LT)
Dc = 29' 22" 56.82"
T = 15.31'
L = 30.56'
R = 195.00'
E = 0.60'
Ch = N 6° 11' 29" E, 30.52'



LEGEND

- Ch = LONG CHORD BEARING, LENGTH
- ⑤ EXISTING MONUMENT REFERENCE NUMBER FOR EXISTING MONUMENT DATA SEE SHEET 6.
- ⑤ EXISTING CONTROL POINT REFERENCE NUMBER FOR EXISTING CONTROL POINT DATA SEE SHEETS 7-8.
- THE PROPOSED R/W SHALL BE REFERENCED FROM THE CENTERLINE.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR FIVE RIVERS METRO PARKS IN 2006 BY G.J. BERDING SURVEYING, INC. UNDER CONTRACT TO LJB, INC.

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

BY *Harry G. Herbst III*
HARRY G. HERBST III

SURVEYOR NO. 6596 DATE 4/7/09

SURVEYORS SEAL



SIGNED: *Harry G. Herbst III*
DATE: 4/7/09

PID NO. 83842

R/W DESIGNER DJH
R/W REVIEWER HIGH

CENTERLINE PLAT

MIA-GREAT MIAMI BIKEWAY CONNECTOR

1 / 78

166
243

MIA-GREAT MIAMI BIKEWAY CONNECTOR

MONROE TOWNSHIP

SEC. 35, T. 4, R. 6 M.R.S.
MIAMI COUNTY, OHIO

MONROE TOWNSHIP

SEC. 26, T. 4, R. 6 M.R.S.
MIAMI COUNTY, OHIO

TIME _____

FILE NUMBER _____

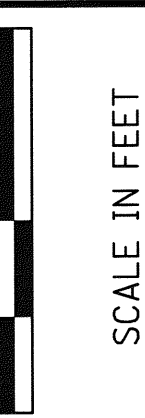
BY DEPUTY _____

RECEIVED _____, 20____

RECORDED _____, 20____

BOOK 22 PAGE 75-A

MIAMI COUNTY RECORDER



SCALE IN FEET

PID NO.

83842

R/W DESIGNER

DJH

R/W REVIEWER

HGH

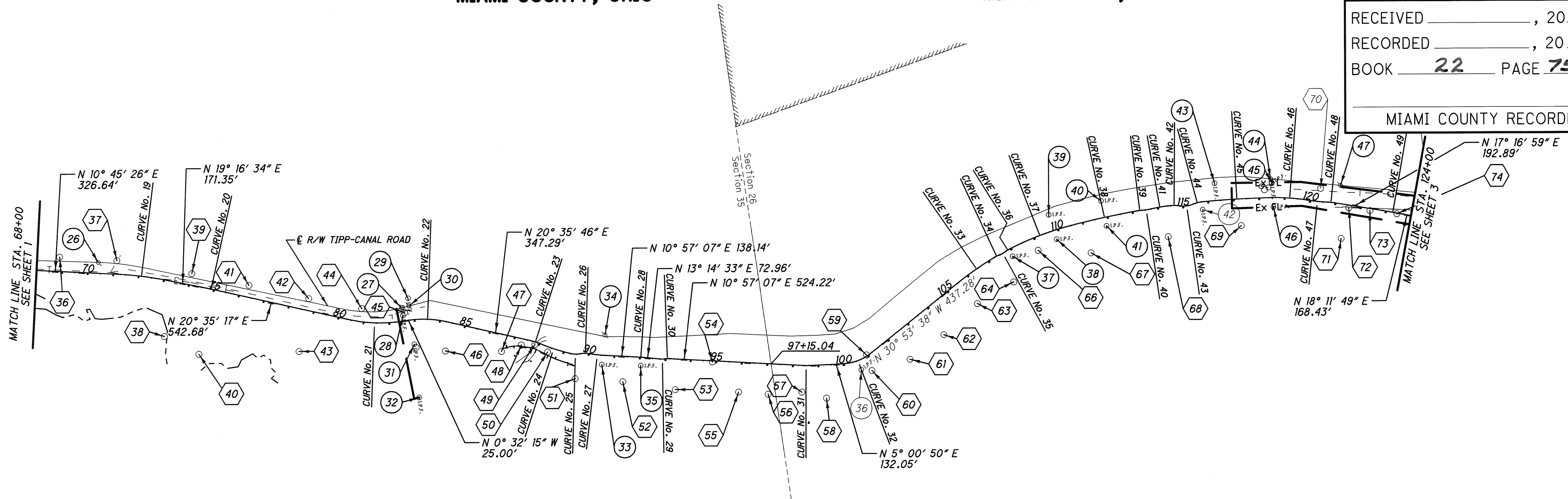
CENTERLINE PLAT

MIA-GREAT MIAMI
BIKEWAY CONNECTOR

2 / 78

167
243

FOR MONUMENT LEGEND SEE SHEET 1.



CURVE No. 19
P.I. STA. 72+11.40
P.C. STA. 71+06.76
P.T. STA. 73+15.65
 $\Delta = 8^\circ 31' 07.59''$ (RT)
Dc = $4^\circ 04' 40.77''$
T = 104.64'
L = 208.90'
R = 1,405.00'
E = 3.89'
Ch = N $15^\circ 01' 00''$ E, 208.70'

CURVE No. 20
P.I. STA. 74+88.93
P.C. STA. 74+87.00
P.T. STA. 74+90.85
 $\Delta = 2^\circ 06' 10.15''$ (RT)
Dc = $54^\circ 34' 02.67''$
T = 1.93'
L = 3.85'
R = 105.00'
E = 0.02'
Ch = N $20^\circ 19' 39''$ E, 3.85'

CURVE No. 21
P.I. STA. 81+43.45
P.C. STA. 80+33.53
P.T. STA. 82+50.91
 $\Delta = 20^\circ 55' 56.42''$ (LT)
Dc = $9^\circ 37' 46.35''$
T = 109.91'
L = 217.38'
R = 595.00'
E = 10.07'
Ch = N $9^\circ 55' 43''$ E, 216.17'

CURVE No. 22
P.I. STA. 83+51.46
P.C. STA. 82+75.91
P.T. STA. 84+25.29
 $\Delta = 21^\circ 08' 00.55''$ (RT)
Dc = $14^\circ 08' 49.58''$
T = 75.55'
L = 149.38'
R = 405.00'
E = 6.99'
Ch = N $10^\circ 01' 46''$ E, 148.54'

CURVE No. 23
P.I. STA. 87+82.21
P.C. STA. 87+72.58
P.T. STA. 87+91.78
 $\Delta = 10^\circ 28' 40.33''$ (RT)
Dc = $54^\circ 34' 02.67''$
T = 9.63'
L = 19.20'
R = 105.00'
E = 0.44'
Ch = N $25^\circ 50' 06''$ E, 19.17'

CURVE No. 24
P.I. STA. 88+59.69
P.C. STA. 87+91.78
P.T. STA. 89+27.25
 $\Delta = 9^\circ 52' 30.50''$ (LT)
Dc = $7^\circ 17' 22.34''$
T = 67.90'
L = 135.47'
R = 786.00'
E = 2.93'
Ch = N $26^\circ 08' 11''$ E, 135.30'

CURVE No. 25
P.I. STA. 89+46.82
P.C. STA. 89+27.25
P.T. STA. 89+65.84
 $\Delta = 23^\circ 16' 20.66''$ (LT)
Dc = $60^\circ 18' 40.85''$
T = 19.56'
L = 38.59'
R = 95.00'
E = 1.99'
Ch = N $9^\circ 33' 45''$ E, 38.32'

CURVE No. 26
P.I. STA. 89+84.39
P.C. STA. 89+65.84
P.T. STA. 90+02.56
 $\Delta = 20^\circ 02' 18.54''$ (RT)
Dc = $54^\circ 34' 02.67''$
T = 18.55'
L = 36.72'
R = 105.00'
E = 1.63'
Ch = N $7^\circ 56' 44''$ E, 36.54'

CURVE No. 27
P.I. STA. 90+32.89
P.C. STA. 90+02.56
P.T. STA. 90+63.15
 $\Delta = 7^\circ 00' 47.02''$ (LT)
Dc = $11^\circ 34' 29.66''$
T = 30.33'
L = 60.59'
R = 495.00'
E = 0.93'
Ch = N $14^\circ 27' 30''$ E, 60.55'

CURVE No. 28
P.I. STA. 92+03.39
P.C. STA. 92+01.29
P.T. STA. 92+05.49
 $\Delta = 2^\circ 17' 26.20''$ (RT)
Dc = $54^\circ 34' 02.67''$
T = 2.10'
L = 4.20'
R = 105.00'
E = 0.02'
Ch = N $12^\circ 05' 50''$ E, 4.20'

CURVE No. 29
P.I. STA. 92+88.73
P.C. STA. 92+78.45
P.T. STA. 92+98.93
 $\Delta = 12^\circ 21' 08.00''$ (LT)
Dc = $60^\circ 18' 40.85''$
T = 10.28'
L = 20.48'
R = 95.00'
E = 0.55'
Ch = N $7^\circ 03' 59''$ E, 20.44'

CURVE No. 30
P.I. STA. 93+08.17
P.C. STA. 92+98.93
P.T. STA. 93+17.37
 $\Delta = 10^\circ 03' 41.80''$ (RT)
Dc = $54^\circ 34' 02.67''$
T = 9.24'
L = 18.44'
R = 105.00'
E = 0.41'
Ch = N $5^\circ 55' 16''$ E, 18.42'

CURVE No. 31
P.I. STA. 98+51.71
P.C. STA. 98+41.59
P.T. STA. 98+61.80
 $\Delta = 5^\circ 56' 16.19''$ (LT)
Dc = $29^\circ 22' 56.82''$
T = 10.11'
L = 20.21'
R = 195.00'
E = 0.26'
Ch = N $7^\circ 58' 58''$ E, 20.20'

CURVE No. 32
P.I. STA. 100+58.66
P.C. STA. 99+93.85
P.T. STA. 101+19.19
 $\Delta = 35^\circ 54' 28.79''$ (LT)
Dc = $28^\circ 38' 52.40''$
T = 64.81'
L = 125.34'
R = 200.00'
E = 3.18'
Ch = N $12^\circ 56' 24''$ W, 123.30'

CURVE No. 33
P.I. STA. 106+43.36
P.C. STA. 105+56.47
P.T. STA. 107+29.94
 $\Delta = 8^\circ 22' 22.68''$ (RT)
Dc = $4^\circ 49' 36.98''$
T = 86.89'
L = 173.46'
R = 1,187.00'
E = 10.24'
Ch = N $26^\circ 42' 27''$ W, 173.31'

CURVE No. 34
P.I. STA. 107+39.34
P.C. STA. 107+29.94
P.T. STA. 107+48.70
 $\Delta = 10^\circ 14' 10.57''$ (RT)
Dc = $54^\circ 34' 02.67''$
T = 9.40'
L = 18.76'
R = 105.00'
E = 0.42'
Ch = N $17^\circ 24' 10''$ W, 18.73'

CURVE No. 35
P.I. STA. 107+63.14
P.C. STA. 107+48.70
P.T. STA. 107+77.36
 $\Delta = 17^\circ 17' 18.86''$ (LT)
Dc = $60^\circ 18' 40.85''$
T = 14.44'
L = 28.67'
R = 95.00'
E = 1.09'
Ch = N $20^\circ 55' 45''$ W, 28.56'

CURVE No. 36
P.I. STA. 107+86.77
P.C. STA. 107+77.36
P.T. STA. 107+96.12
 $\Delta = 10^\circ 14' 10.57''$ (RT)
Dc = $54^\circ 34' 02.67''$
T = 9.40'
L = 18.76'
R = 105.00'
E = 0.42'
Ch = N $24^\circ 27' 19''$ W, 18.73'

CURVE No. 37
P.I. STA. 109+25.04
P.C. STA. 107+96.12
P.T. STA. 110+52.95
 $\Delta = 12^\circ 23' 48.56''$ (RT)
Dc = $4^\circ 49' 36.98''$
T = 128.92'
L = 256.83'
R = 1,187.00'
E = 6.98'
Ch = N $13^\circ 08' 19''$ W, 256.33'

CURVE No. 38
P.I. STA. 111+87.92
P.C. STA. 110+52.95
P.T. STA. 113+22.75
 $\Delta = 4^\circ 41' 44.93''$ (RT)
Dc = $1^\circ 44' 25.64''$
T = 134.98'
L = 269.80'
R = 3,292.00'
E = 2.77'
Ch = N $4^\circ 35' 32''$ W, 269.73'

CURVE No. 39
P.I. STA. 113+28.33
P.C. STA. 113+22.75
P.T. STA. 113+33.91
 $\Delta = 6^\circ 05' 18.15''$ (RT)
Dc = $54^\circ 34' 02.67''$
T = 5.58'
L = 11.16'
R = 105.00'
E = 0.15'
Ch = N $0^\circ 47' 59''$ E, 11.15'

CURVE No. 40
P.I. STA. 113+54.02
P.C. STA. 113+33.91
P.T. STA. 113+74.06
 $\Delta = 8^\circ 50' 54.85''$ (LT)
Dc = $22^\circ 02' 12.62''$
T = 20.12'
L = 40.15'
R = 260.00'
E = 0.78'
Ch = N $0^\circ 34' 49''$ W, 40.11'

CURVE No. 41
P.I. STA. 114+07.65
P.C. STA. 113+74.06
P.T. STA. 114+41.18
 $\Delta = 5^\circ 49' 37.18''$ (RT)
Dc = $8^\circ 40' 52.24''$
T = 33.59'
L = 67.12'
R = 660.00'
E = 0.85'
Ch = N $2^\circ 05' 28''$ W, 67.09'

CURVE No. 42
P.I. STA. 114+64.23
P.C. STA. 114+41.18
P.T. STA. 114+87.01
 $\Delta = 15^\circ 00' 16.29''$ (RT)
Dc = $32^\circ 44' 25.60''$
T = 23.05'
L = 45.83'
R = 175.00'
E = 1.51'
Ch = N $8^\circ 19' 29''$ E, 45.70'

CURVE No. 43
P.I. STA. 115+14.26
P.C. STA. 114+87.01
P.T. STA. 115+40.08
 $\Delta = 32^\circ 00' 30.80''$ (LT)
Dc = $60^\circ 18' 40.85''$
T = 27.25'
L = 53.07'
R = 95.00'
E = 3.83'
Ch = N $0^\circ 10' 39''$ W, 52.38'

CURVE No. 44
P.I. STA. 115+56.97
P.C. STA. 115+40.08
P.T. STA. 115+73.57
 $\Delta = 18^\circ 16' 19.45''$ (RT)
Dc = $54^\circ 34' 02.67''$
T = 16.89'
L = 33.49'
R = 105.00'
E = 1.35'
Ch = N $7^\circ 02' 44''$ W, 33.34'

CURVE No. 45
P.I. STA. 117+12.40
P.C. STA. 115+73.57
P.T. STA. 118+51.07
 $\Delta = 4^\circ 49' 47.48''$ (RT)
Dc = $1^\circ 44' 25.64''$
T = 138.83'
L = 277.51'
R = 3,292.00'
E = 2.93'
Ch = N $4^\circ 30' 19''$ E, 277.42'

CURVE No. 46
P.I. STA. 119+19.98
P.C. STA. 118+51.07
P.T. STA. 119+88.50
 $\Delta = 10^\circ 22' 26.72''$ (RT)
Dc = $7^\circ 32' 55.86''$
T = 68.90'
L = 137.43'
R = 759.00'
E = 3.12'
Ch = N $12^\circ 06' 26''$ E, 137.24'

CURVE No. 47
P.I. STA. 120+29.05
P.C. STA. 119+88.50
P.T. STA. 120+69.49
 $\Delta = 7^\circ 08' 21.86''$ (RT)
Dc = $8^\circ 48' 53.05''$
T = 40.55'
L = 80.99'
R = 205.00'
E = 1.26'
Ch = N $13^\circ 43' 29''$ E, 80.94'

CURVE No. 48
P.I. STA. 120+82.26
P.C. STA. 120+69.49
P.T. STA. 120+95.00
 $\Delta = 27^\circ 56' 56.98''$
T = 12.77'
L = 25.50'
R = 205.00'
E = 0.40'
Ch = N $13^\circ 43' 08''$ E, 25.49'

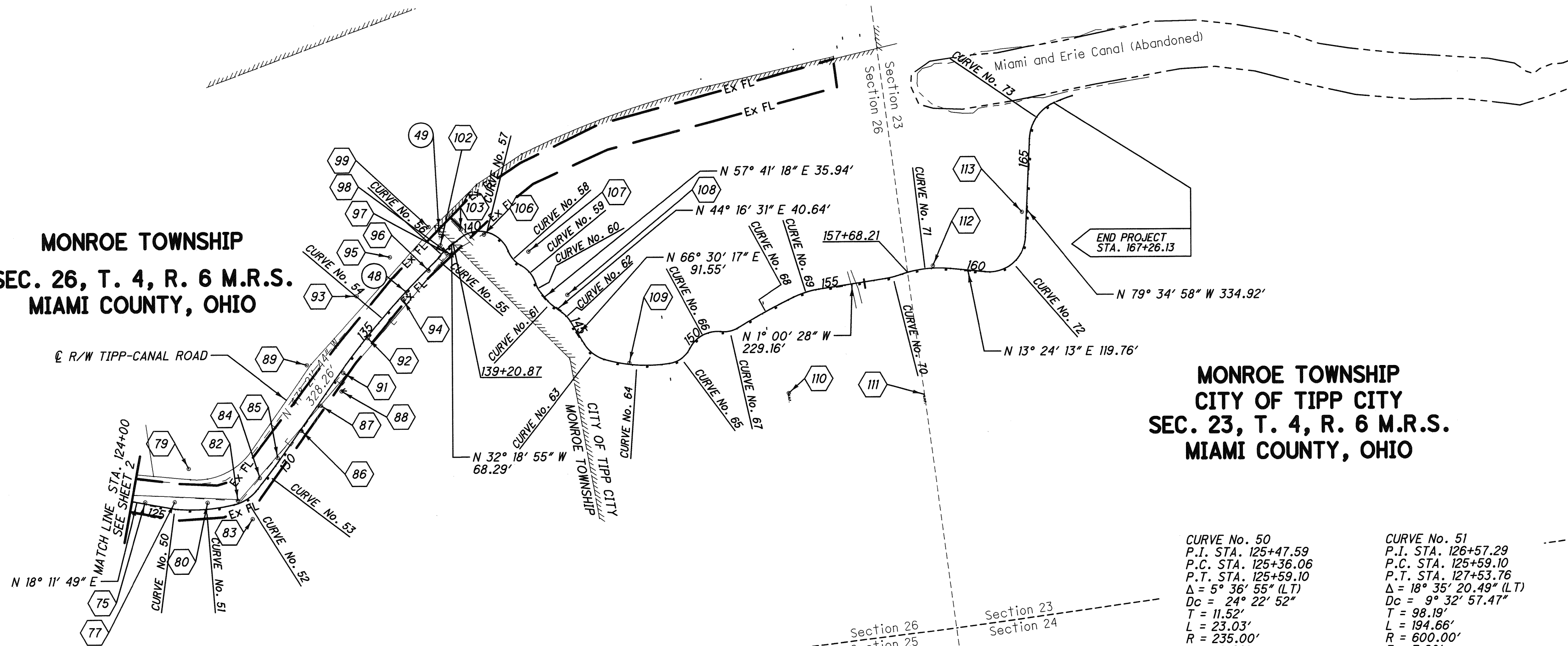
CURVE No. 49
P.I. STA. 123+27.76
P.C. STA. 122+87.89
P.T. STA. 123+67.63
 $\Delta = 0^\circ 54' 49.65''$ (RT)
Dc = $1^\circ 08' 45.30''$
T = 39.87'
L = 79.74'
R = 5,000.00'
E = 0.16'
Ch = N $17^\circ 44' 24''$ E, 79.74'

MIA-GREAT MIAMI BIKEWAY CONNECTOR

MONROE TOWNSHIP
CITY OF TIPP CITY
SEC. 26, T. 4, R. 6 M.R.S.
MIAMI COUNTY, OHIO

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MIAMI COUNTY, OHIO

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CITY OF TIPP CITY
SEC. 23, T. 4, R. 6 M.R.S.
MIAMI COUNTY, OHIO



CURVE No. 53
P.I. STA. 129+08.15
P.C. STA. 128+39.65
P.T. STA. 129+76.58
 $\Delta = 4^\circ 54' 12.48''$ (LT)
 $Dc = 3^\circ 34' 51.55''$
 $T = 68.51'$
 $L = 136.93'$
 $R = 1,600.00'$
 $E = 1.47'$
Ch= N 44° 54' 40" W, 136.89'

CURVE No. 54
P.I. STA. 135+71.29
P.C. STA. 133+04.84
P.T. STA. 138+36.02
 $\Delta = 11^\circ 15' 03.83''$ (RT)
 $Dc = 2^\circ 07' 05.32''$
 $T = 266.44'$
 $L = 531.18'$
 $R = 2,705.00'$
 $E = 13.09'$
Ch= N 41° 44' 12" W, 530.32'

CURVE No. 55
P.I. STA. 138+44.85
P.C. STA. 138+36.02
P.T. STA. 138+53.63
 $\Delta = 10^\circ 37' 29.95''$ (LT)
 $Dc = 60^\circ 18' 40.85''$
 $T = 8.83'$
 $L = 17.62'$
 $R = 95.00'$
 $E = 0.41'$
Ch= N 41° 25' 25" W, 17.59'

CURVE No. 56
P.I. STA. 138+66.92
P.C. STA. 138+53.63
P.T. STA. 138+80.06
 $\Delta = 14^\circ 25' 14.86''$ (RT)
 $Dc = 54^\circ 34' 02.67''$
 $T = 13.28'$
 $L = 26.43'$
 $R = 105.00'$
 $E = 0.84'$
Ch= N 39° 31' 33" W, 26.36'

CURVE No. 57
P.I. STA. 140+94.91
P.C. STA. 139+48.35
P.T. STA. 141+47.67
 $\Delta = 108^\circ 45' 41.68''$ (RT)
 $Dc = 54^\circ 34' 02.67''$
 $T = 146.56'$
 $L = 199.32'$
 $R = 105.00'$
 $E = 75.29'$
Ch= N 22° 03' 55" E, 170.71'

CURVE No. 58
P.I. STA. 141+82.40
P.C. STA. 141+47.67
P.T. STA. 142+14.26
 $\Delta = 40^\circ 09' 30.61''$ (LT)
 $Dc = 60^\circ 18' 40.85''$
 $T = 34.73'$
 $L = 66.59'$
 $R = 95.00'$
 $E = 6.15'$
Ch= N 56° 22' 01" E, 65.23'

CURVE No. 59
P.I. STA. 142+57.12
P.C. STA. 142+14.26
P.T. STA. 142+95.65
 $\Delta = 44^\circ 24' 45.12''$ (RT)
 $Dc = 54^\circ 34' 02.67''$
 $T = 42.86'$
 $L = 81.39'$
 $R = 105.00'$
 $E = 8.41'$
Ch= N 58° 29' 38" E, 79.37'

CURVE No. 60
P.I. STA. 143+14.98
P.C. STA. 142+95.65
P.T. STA. 143+33.80
 $\Delta = 23^\circ 00' 42.74''$ (LT)
 $Dc = 60^\circ 18' 40.85''$
 $T = 19.34'$
 $L = 38.16'$
 $R = 95.00'$
 $E = 1.95'$
Ch= N 69° 11' 39" E, 37.90'

CURVE No. 61
P.I. STA. 143+80.92
P.C. STA. 143+69.75
P.T. STA. 143+91.99
 $\Delta = 13^\circ 24' 47.00''$ (LT)
 $Dc = 60^\circ 18' 40.85''$
 $T = 11.17'$
 $L = 22.24'$
 $R = 95.00'$
 $E = 0.65'$
Ch= N 50° 58' 55" E, 22.19'

CURVE No. 62
P.I. STA. 144+53.26
P.C. STA. 144+32.63
P.T. STA. 144+73.37
 $\Delta = 22^\circ 13' 46.31''$ (RT)
 $Dc = 54^\circ 34' 02.67''$
 $T = 20.63'$
 $L = 40.74'$
 $R = 105.00'$
 $E = 2.01'$
Ch= N 55° 23' 24" E, 40.48'

CURVE No. 63
P.I. STA. 146+11.15
P.C. STA. 145+64.91
P.T. STA. 146+53.18
 $\Delta = 42^\circ 08' 49.78''$ (LT)
 $Dc = 47^\circ 44' 47.34''$
 $T = 46.24'$
 $L = 88.27'$
 $R = 120.00'$
 $E = 8.60'$
Ch= N 45° 25' 53" E, 86.30'

CURVE No. 64
P.I. STA. 147+66.07
P.C. STA. 146+53.18
P.T. STA. 148+75.23
 $\Delta = 25^\circ 26' 40.51''$ (LT)
 $Dc = 11^\circ 27' 32.96''$
 $T = 112.88'$
 $L = 222.06'$
 $R = 500.00'$
 $E = 12.58'$
Ch= N 11° 38' 07" E, 220.23'

CURVE No. 65
P.I. STA. 149+24.11
P.C. STA. 148+75.23
P.T. STA. 149+65.51
 $\Delta = 54^\circ 27' 05.82''$ (LT)
 $Dc = 60^\circ 18' 40.85''$
 $T = 48.88'$
 $L = 90.28'$
 $R = 95.00'$
 $E = 11.84'$
Ch= N 28° 18' 46" W, 86.92'

CURVE No. 66
P.I. STA. 150+38.69
P.C. STA. 149+65.51
P.T. STA. 150+93.33
 $\Delta = 69^\circ 44' 39.35''$ (RT)
 $Dc = 54^\circ 34' 02.67''$
 $T = 73.17'$
 $L = 127.81'$
 $R = 105.00'$
 $E = 22.98'$
Ch= N 20° 39' 59" W, 120.07'

CURVE No. 67
P.I. STA. 151+25.78
P.C. STA. 150+93.33
P.T. STA. 151+55.88
 $\Delta = 37^\circ 43' 39.26''$ (LT)
 $Dc = 60^\circ 18' 40.85''$
 $T = 32.46'$
 $L = 62.55'$
 $R = 95.00'$
 $E = 5.39'$
Ch= N 4° 39' 29" W, 61.43'

CURVE No. 68
P.I. STA. 152+62.69
P.C. STA. 151+55.88
P.T. STA. 153+69.34
 $\Delta = 5^\circ 32' 47.89''$ (RT)
 $Dc = 2^\circ 35' 54.41''$
 $T = 106.81'$
 $L = 213.46'$
 $R = 2,205.00'$
 $E = 2.59'$
Ch= N 20° 44' 55" W, 213.38'

CURVE No. 69
P.I. STA. 154+14.83
P.C. STA. 153+69.34
P.T. STA. 154+59.66
 $\Delta = 16^\circ 58' 03.20''$ (RT)
 $Dc = 18^\circ 47' 07.81''$
 $T = 45.49'$
 $L = 90.32'$
 $R = 305.00'$
 $E = 3.37'$
Ch= N 9° 29' 29" W, 89.99'

CURVE No. 70
P.I. STA. 157+15.63
P.C. STA. 156+88.82
P.T. STA. 157+42.29
 $\Delta = 10^\circ 12' 41.99''$ (LT)
 $Dc = 19^\circ 05' 54.94''$
 $T = 26.81'$
 $L = 53.47'$
 $R = 300.00'$
 $E = 1.20'$
Ch= N 6° 06' 49" W, 53.40'

CURVE No. 71
P.I. STA. 158+29.59
P.C. STA. 157+42.29
P.T. STA. 159+14.19
 $\Delta = 24^\circ 37' 22.17''$ (RT)
 $Dc = 14^\circ 19' 26.20''$
 $T = 87.30'$
 $L = 171.90'$
 $R = 400.00'$
 $E = 9.42'$
Ch= N 1° 05' 32" E, 170.58'

CURVE No. 72
P.I. STA. 161+65.64
P.C. STA. 160+33.95
P.T. STA. 162+36.81
 $\Delta = 92^\circ 59' 11.05''$ (LT)
 $Dc = 45^\circ 50' 11.84''$
 $T = 131.69'$
 $L = 202.86'$
 $R = 125.00'$
 $E = 56.57'$
Ch= N 33° 05' 23" W, 181.32'

CURVE No. 73
P.I. STA. 166+57.84
P.C. STA. 165+71.73
P.T. STA. 167+26.13
 $\Delta = 63^\circ 11' 23.09''$ (RT)
 $Dc = 40^\circ 55' 32.00''$
 $T = 86.11'$
 $L = 154.40'$
 $R = 140.00'$
 $E = 24.36'$
Ch= N 47° 59' 17" W, 146.69'

TIME _____

FILE NUMBER _____

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BOOK 22 PAGE 75-B

MIAMI COUNTY RECORDER

SCALE IN FEET

PID NO. **83842**

R/W DESIGNER **DJH** R/W REVIEWER **HGH**

CENTERLINE PLAT

MIA-GREAT MIAMI BIKEWAY CONNECTOR

3 / 78

168
243

CONTROL POINT DATA						
NUMBER	DESCRIPTION	STATION	OFFSET	ELEVATION	NORTHING (GROUND)	EASTING (GROUND)
1	HUB/TACK SET	9+55.67	102.93' RT	785.38	701684.0522	1500753.4575
2	HUB/TACK SET	10+48.10	4.10' LT	797.81	701768.5410	1500653.7830
3	HUB/TACK SET	11+47.03	30.15' LT	797.12	701860.7830	1500654.1355
4	HUB/TACK SET	13+53.91	85.79' LT	796.96	702114.5330	1500640.7100
5	HUB/TACK SET	14+12.68	26.56' LT	791.46	702120.5795	1500748.4906
6	HUB/TACK SET	14+58.62	103.88' RT	776.28	702000.9020	1500822.0650
7	HUB/TACK SET	15+30.26	37.87' RT	774.26	702124.0490	1500890.7940
8	MAG NAIL	15+92.12	161.43' RT	787.35	702198.3435	1501031.5972
9	HUB/TACK SET	16+31.80	40.71' RT	788.16	702241.4468	1500912.0535
10	TRAVERSE POINT SET	16+70.84	64.13' RT	774.01	702300.7052	1500928.7829
11	HUB/TACK SET	18+87.67	40.34' LT	783.14	702486.2702	1500768.0645
12	HUB/TACK SET	20+85.88	40.58' LT	782.26	702684.6120	1500763.8353
13	HUB/TACK SET	24+82.85	42.51' LT	783.51	703081.4577	1500753.9330
14	HUB/TACK SET	26+90.57	41.57' LT	783.06	703289.1591	1500750.7056
15	TRAVERSE POINT SET	29+07.09	43.89' LT	784.78	703505.5889	1500744.0368
16	HUB/TACK SET	31+01.07	50.08' RT	784.25	703689.7368	1500854.3464
17	HUB/TACK SET	32+70.64	49.63' RT	780.91	703862.4819	1500884.7274
18	HUB/TACK SET	33+28.24	44.24' LT	784.54	703930.0214	1500794.8706
19	HUB/TACK SET	36+15.56	42.75' LT	781.63	704212.6502	1500865.4358
20	HUB/TACK SET	39+20.55	44.37' LT	782.39	704509.0654	1500937.2789
21	HUB/TACK SET	41+64.46	47.83' LT	783.85	704746.6374	1500992.6332
22	HUB/TACK SET	42+94.68	45.35' LT	782.62	704872.4314	1501026.3869
23	HUB/TACK SET	50+09.66	40.94' LT	785.97	705574.7962	1501123.5240
24	HUB/TACK SET	52+93.73	44.67' LT	785.79	705857.7940	1501157.4858
25	NOT USED					
26	MAG NAIL SET	54+42.70	20.17' LT	785.96	706001.7680	1501202.9160
27	HUB/TACK SET	54+87.03	13.80' LT	785.57	706044.7399	1501215.5261
28	HUB/TACK SET	55+86.92	14.95' LT	785.95	706143.7750	1501228.5883
29	HUB/TACK SET	57+26.64	14.27' LT	786.21	706281.9832	1501249.1175
30	HUB/TACK SET	59+18.70	8.80' LT	786.60	706471.7577	1501275.9298
31	TRAVERSE POINT SET	61+68.55	20.68' LT	788.00	706719.8740	1501305.5370
32	NOT USED					
33	HUB/TACK SET	62+20.94	14.83' RT	793.87	706766.6807	1501348.1300
34	HUB/TACK SET	62+61.00	309.11' RT	776.96	706764.5025	1501645.1214
35	HUB/TACK SET	65+56.85	56.74' LT	790.24	707109.3583	1501325.0445
36	HUB/TACK SET	68+87.56	56.17' LT	792.35	707438.3167	1501377.9278
37	HUB/TACK SET	71+11.70	52.70' LT	794.74	707658.0502	1501423.2133
38	HUB/TACK SET	73+45.64	218.09' RT	775.69	707801.0566	1501743.8543
39	HUB/TACK SET	74+02.69	45.06' LT	791.83	707941.7808	1501514.2943
40	HUB/TACK SET	74+97.58	259.38' RT	778.45	707925.1923	1501831.1843
41	HUB/TACK SET	76+30.16	46.35' LT	792.14	708156.8155	1501591.6025
42	HUB/TACK SET	78+69.94	46.26' LT	793.41	708381.2477	1501676.0012
43	HUB/TACK SET	78+78.18	163.42' RT	790.30	708315.2266	1501875.1836
44	TRAVERSE POINT SET	80+85.49	51.23' LT	793.78	708581.1516	1501743.3976
45	HUB/TACK SET	82+65.69	31.68' LT	799.26	708745.5355	1501782.2877
46	HUB/TACK SET	84+46.68	112.64' RT	795.22	708882.7209	1501952.6997

CONTROL POINT DATA						
NUMBER	DESCRIPTION	STATION	OFFSET	ELEVATION	NORTHING (GROUND)	EASTING (GROUND)
47	HUB/TACK SET	86+61.12	66.07' RT	790.76	709099.8371	1501984.5408
48	5/8" IPS CAP "GJBSI TRAV"	87+31.48	24.74' RT	790.97	709180.2330	1501970.6050
49	HUB/TACK SET	87+83.98	11.22' RT	786.23	709232.7850	1501976.5064
50	HUB/TACK SET	88+40.96	19.63' RT	790.37	709278.4937	1502011.7268
51	HUB/TACK SET	89+47.55	95.29' RT	784.82	709370.8730	1502129.2612
52	HUB/TACK SET	91+38.53	99.17' RT	783.24	709553.9147	1502168.0896
53	HUB/TACK SET	93+45.18	119.27' RT	783.15	709752.7415	1502227.0326
54	HUB/TACK SET	94+84.62	4.55' RT	792.31	709911.4423	1502140.8905
55	HUB/TACK SET	95+93.36	116.57' RT	782.80	709996.9199	1502271.5303
56	HUB/TACK SET	97+09.45	118.82' RT	782.00	710110.4638	1502295.7946
57	HUB/TACK SET	98+41.07	104.16' RT	781.75	710242.4769	1502306.4133
58	HUB/TACK SET	99+25.07	130.26' RT	781.69	710334.4180	1502342.3382
59	HUB/TACK SET	100+96.75	4.28' LT	795.23	710512.8555	1502197.5065
60	5/8" IPS CAP "GJBSI TRAV"	100+85.78	58.60' RT	784.32	710525.8290	1502260.2570
61	HUB/TACK SET	102+19.57	114.64' RT	783.85	710679.4871	1502237.8147
62	HUB/TACK SET	103+82.57	123.00' RT	784.40	710823.6577	1502161.2941
63	HUB/TACK SET	105+61.12	110.63' RT	785.62	710970.1595	1502059.2377
64	HUB/TACK SET	107+55.81	118.86' RT	788.06	711123.2144	1501995.1150
65	NOT USED					
66	5/8" IPS CAP "GJBSI TRAV"	108+96.12	51.81' RT	789.56	711234.7740	1501886.0640
67	HUB/TACK SET	111+02.90	123.88' RT	788.90	711438.5024	1501924.2633
68	HUB/TACK SET	114+22.93	120.40' RT	790.67	711746.2908	1501902.8262
69	HUB/TACK SET	117+24.49	105.72' RT	792.83	712035.5848	1501899.1333
70	TRAVERSE POINT SET	120+37.23	52.43' LT	799.81	712363.2070	1501797.0270
71	HUB/TACK SET	121+44.38	134.57' RT	791.83	712414.9489	1502003.7999
72	HUB/TACK SET	121+54.78	11.12' RT	796.32	712461.5530	1501889.0157
73	HUB/TACK SET	122+37.96	7.92' RT	796.98	712541.9352	1501910.6744
74	HUB/TACK SET	123+43.97	3.25' RT	796.39	712644.4173	1501937.9932
75	HUB/TACK SET	124+44.75	5.46' LT	794.23	712742.8806	1501961.1345
76	NOT USED					
77	HUB/TACK SET	125+44.64	23.69' LT	792.76	712842.6823	1501974.6084
78	NOT USED					
79	TRAVERSE POINT SET	125+92.37	140.32' LT	804.06	712905.7050	1501868.8580
80	HUB/TACK SET	126+61.63	22.09' LT	792.97	712952.6836	1501992.5797
81	NOT USED					
82	HUB/TACK SET	127+68.17	9.53' LT	795.21	713055.8269	1502000.4784
83	HUB/TACK SET	127+85.21	68.07' RT	786.80	713096.7816	1502069.3932
84	HUB/TACK SET	128+84.18	17.62' LT	792.87	713140.7928	1501934.2172
85	HUB/TACK SET	129+76.39	9.36' LT	794.84	713210.5476	1501874.5511
86	HUB/TACK SET	130+98.97	5.14' RT	796.42	713304.2437	1501794.2029
87	HUB/TACK SET	132+07.37	9.79' RT	796.99	713381.0862	1501717.6002
88	5/8" IPS CAP "GJBSI TRAV"	132+88.21	38.99' RT	790.63	713457.3240	1501677.9150
89	TRAVERSE POINT SET	132+93.87	107.64' LT	804.92	713353.2900	1501574.4240
90	NOT USED					
91	HUB/TACK SET	133+42.42	9.49' RT	797.02	713472.4527	1501618.3250
92	HUB/TACK SET	134+87.45	4.33' RT	796.56	713571.0195	1501512.3474

TIME

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MIAMI COUNTY RECORDER

CONTROL POINT DATA						
NUMBER	DESCRIPTION	STATION	OFFSET	ELEVATION	NORTHING (GROUND)	EASTING (GROUND)
93	HUB/TACK SET	135+72.41	115.57' LT	794.02	713553.7026	1501365.4114
94	HUB/TACK SET	136+66.15	11.81' RT	796.32	713709.1884	1501399.6687
95	HUB/TACK SET	137+39.01	119.76' LT	794.43	713684.3108	1501250.6354
96	HUB/TACK SET	137+97.33	6.04' RT	797.61	713808.1843	1501314.0821
97	HUB/TACK SET	138+83.63	8.94' RT	795.81	713876.9567	1501263.4596
98	TRAVERSE POINT SET	138+90.87	25.18' RT	793.93	713891.7620	1501273.3190
99	TRAVERSE POINT SET	138+94.64	97.77' LT	796.86	713829.2250	1501167.3930
100	NOT USED					
101	NOT USED					
102	HUB/TACK SET	138+84.42	24.40' LT	791.86	713859.8008	1501234.8595
103	HUB/TACK SET	139+67.85	23.47' LT	789.10	713935.5523	1501190.6570
104	NOT USED					
105	NOT USED					
106	HUB/TACK SET	140+39.78	9.67' RT	793.32	714011.7890	1501219.1651
107	HUB/TACK SET	142+14.74	52.95' LT	791.62	714153.1449	1501297.5036
108	HUB/TACK SET	144+10.62	58.88' LT	790.77	714263.7856	1501461.3065
109	HUB/TACK SET	147+38.22	4.89' LT	789.34	714439.7953	1501721.1813
110	TRAVERSE POINT SET	151+87.77	281.27' RT	789.59	714962.1270	1501900.3880
111	MAG NAIL SET	157+17.46	415.37' RT	787.71	715417.1320	1501969.8030
112	HUB/TACK SET	158+55.34	8.94' LT	787.70	715508.0755	1501538.2182
113	HUB/TACK SET	163+20.90	15.33' LT	788.19	715833.8819	1501399.8029

EXISTING MONUMENT DATA					
NUMBER	FOUND	STATION	OFFSET	NORTHING (GROUND)	EASTING (GROUND)
1	SPIKE	13+25.79	531.59' LT	702224.8254	1500197.5050
2	SPIKE	13+37.28	341.28' LT	702205.9685	1500397.1360
3	SPIKE	13+46.92	279.15' LT	702209.9793	1500471.4630
4	IRON PIPE	13+67.67	155.38' LT	702184.0094	1500609.6530
5	SPIKE	14+14.29	133.07' LT	702223.5360	1500721.0770
6	IRON PIN	17+18.11	142.76' LT	702253.5188	1500720.7230
7	IRON PIN	19+75.65	90.12' LT	702573.4032	1500716.5220
8	IRON PIN	21+51.46	89.10' LT	702749.2033	1500714.0110
9	IRON PIN	24+41.23	86.83' LT	703038.9546	1500710.4630
10	IRON PIN	28+72.78	83.86' LT	703470.4771	1500704.7710
11	IRON PIN	31+17.88	87.86' LT	703731.8211	1500721.9070
12	IRON PIN	32+75.16	80.02' LT	703873.9588	1500755.5230
13	SPIKE	39+31.62	26.39' LT	704515.4815	1500957.4000
14	IRON PIN	39+38.37	3.36' RT	704514.8713	1500987.8960
15	SPIKE	41+84.61	29.68' LT	704761.8266	1501015.0990
16	IRON PIPE	43+70.99	58.50' LT	704942.8458	1501029.4440
17	IRON PIN	43+70.09	42.57' LT	704940.0401	1501045.1520
18	SPIKE	45+21.95	14.26' LT	705087.4092	1501091.4800
19	PIN	46+62.95	11.07' LT	705226.9999	1501111.5699
20	MAG NAIL	46+63.00	11.95' LT	705227.1580	1501110.7010

EXISTING MONUMENT DATA					
NUMBER	FOUND	STATION	OFFSET	NORTHING (GROUND)	EASTING (GROUND)
21	SPIKE	50+76.81	30.44' LT	705640.1929	1501142.0030
22	IRON PIPE	58+29.01	57.26' LT	706385.3495	1501218.1120
23	IRON PIN	61+94.79	47.16' LT	706749.6120	1501283.0560
24	SPIKE	61+96.89	31.51' LT	706749.4619	1501298.8480
25	SPIKE	64+28.29	31.87' LT	706978.5680	1501331.3900
26	SPIKE	66+39.25	42.42' LT	707188.8886	1501350.9370
27	SPIKE	70+39.64	42.75' LT	707585.2159	1501419.4940
28	SPIKE	82+56.25	51.71' LT	708735.9143	1501762.3490
29	IRON PIN	82+57.51	21.64' LT	708737.4576	1501792.4100
30	IRON PIN	82+84.88	85.14' LT	708766.1113	1501728.7490
31	SPIKE	82+84.92	54.98' LT	708765.7766	1501758.9110
32	IRON PIN	82+87.68	95.52' RT	708765.9445	1501909.4380
33	IRON PIN	82+73.01	303.77' RT	708756.0053	1502117.6560
34	SPIKE	90+58.09	79.59' LT	709509.7012	1501977.4340
35	IRON PIN	92+06.14	32.33' RT	709631.6999	1502115.1444
36	IRON PIN	100+56.10	38.00' RT	710484.6083	1502251.4259
37	IRON PIN	107+90.51	30.70' RT	711132.6079	1501895.3931
38	IRON PIN	109+82.34	36.01' RT	711312.4407	1501852.7764
39	IRON PIN	109+82.82	65.39' LT	711294.7299	1501752.9320
40	IRON PIN	111+88.20	66.51' LT	711505.0132	1501726.8690
41	IRON PIN	111+88.11	34.42' RT	711512.9934	1501827.4737
42	IRON PIN	115+75.62	30.51' RT	711894.5481	1501815.3721
43	IRON PIN	116+31.03	68.12' LT	711954.7135	1501719.3890
44	SPIKE	118+49.08	59.35' LT	712175.3413	1501747.4400
45	IRON PIN	118+45.44	73.52' LT	712173.3355	1501732.9340
46	IRON PIN	118+55.35	36.84' RT	712169.8000	1501843.6745
47	SPIKE	121+08.11	71.39' LT	712441.5038	1501796.3670
48	IRON PIPE	136+92.29	1.67' RT	713722.8834	1501375.2709
49	RR SPIKE	139+14.80	67.77' LT	713862.2919	1501181.9674

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BOOK 22 PAGE 75-D

MIAMI COUNTY RECORDER

PID NO.
83842

R/W DESIGNER
DJH
R/W REVIEWER
HCH

MIA-GREAT MIAMI
BIKEWAY CONNECTOR

CENTERLINE PLAT

5 / 78

170
243

EXISTING MONUMENT DATA					
NUMBER	FOUND	STATION	OFFSET	NORTHING (GROUND)	EASTING (GROUND)
①	SPIKE	13+25.79	531.59' LT	702224.8254	1500197.5050
②	SPIKE	13+37.28	341.28' LT	702205.9685	1500397.1360
③	SPIKE	13+46.92	279.15' LT	702209.9793	1500471.4630
④	IRON PIPE	13+67.67	155.38' LT	702184.0094	1500609.6530
⑤	SPIKE	14+14.29	133.07' LT	702223.5360	1500721.0770
⑥	IRON PIN	17+18.11	142.76' LT	702253.5188	1500720.7230
⑦	IRON PIN	19+75.65	90.12' LT	702573.4032	1500716.5220
⑧	IRON PIN	21+51.46	89.10' LT	702749.2033	1500714.0110
⑨	IRON PIN	24+41.23	86.83' LT	703038.9546	1500710.4630
⑩	IRON PIN	28+72.78	83.86' LT	703470.4771	1500704.7710
⑪	IRON PIN	31+17.88	87.86' LT	703731.8211	1500721.9070
⑫	IRON PIN	32+75.16	80.02' LT	703873.9588	1500755.5230
⑬	SPIKE	39+31.62	26.39' LT	704515.4815	1500957.4000
⑭	IRON PIN	39+38.37	3.36' RT	704514.8713	1500987.8960
⑮	SPIKE	41+84.61	29.68' LT	704761.8266	1501015.0990
⑯	IRON PIPE	43+70.99	58.50' LT	704942.8458	1501029.4440
⑰	IRON PIN	43+70.09	42.57' LT	704940.0401	1501045.1520
⑱	SPIKE	45+21.95	14.26' LT	705087.4092	1501091.4800
⑲	PIN	46+62.95	11.07' LT	705226.9999	1501111.5699
⑳	MAG NAIL	46+63.00	11.95' LT	705227.1580	1501110.7010
㉑	SPIKE	50+76.81	30.44' LT	705640.1929	1501142.0030
㉒	IRON PIPE	58+29.01	57.26' LT	706385.3495	1501218.1120
㉓	IRON PIN	61+94.79	47.16' LT	706749.6120	1501283.0560
㉔	SPIKE	61+96.89	31.51' LT	706749.4619	1501298.8480
㉕	SPIKE	64+28.29	31.87' LT	706978.5680	1501331.3900
㉖	SPIKE	66+39.25	42.42' LT	707188.8886	1501350.9370
㉗	SPIKE	70+39.64	42.75' LT	707585.2159	1501419.4940
㉘	SPIKE	82+56.25	51.71' LT	708735.9143	1501762.3490
㉙	IRON PIN	82+57.51	21.64' LT	708737.4576	1501792.4100
㉚	IRON PIN	82+84.88	85.14' LT	708766.1113	1501728.7490
㉛	SPIKE	82+84.92	54.98' LT	708765.7766	1501758.9110
㉜	IRON PIN	82+87.68	95.52' RT	708765.9445	1501909.4380
㉝	IRON PIN	82+73.01	303.77' RT	708756.0053	1502117.6560
㉞	SPIKE	90+58.09	79.59' LT	709509.7012	1501977.4340
㉟	IRON PIN	92+06.14	32.33' RT	709631.6999	1502115.1444
㊱	IRON PIN	100+56.10	38.00' RT	710484.6083	1502251.4259
㊲	IRON PIN	107+90.51	30.70' RT	711132.6079	1501895.3931
㊳	IRON PIN	109+82.34	36.01' RT	711312.4407	1501852.7764
㊴	IRON PIN	109+82.82	65.39' LT	711294.7299	1501752.9320
㊵	IRON PIN	111+88.20	66.51' LT	711505.0132	1501726.8690
㊶	IRON PIN	111+88.11	34.42' RT	711512.9934	1501827.4737
㊷	IRON PIN	115+75.62	30.51' RT	711894.5481	1501815.3721
㊸	IRON PIN	116+31.03	68.12' LT	711954.7135	1501719.3890
㊹	SPIKE	118+49.08	59.35' LT	712175.3413	1501747.4400
㊺	IRON PIN	118+45.44	73.52' LT	712173.3355	1501732.9340
㊻	IRON PIN	118+55.35	36.84' RT	712169.8000	1501843.6745

EXISTING MONUMENT DATA					
NUMBER	FOUND	STATION	OFFSET	NORTHING (GROUND)	EASTING (GROUND)
④⑦	SPIKE	121+08.11	71.39' LT	712441.5038	1501796.3670
④⑧	IRON PIPE	136+92.29	1.67' RT	713722.8834	1501375.2709
④⑨	RR SPIKE	139+14.80	67.77' LT	713862.2919	1501181.9674
⑤⑩	IRON PIPE	307+97.89	11.25' RT	725205.8825	1499403.0867
⑤①	IRON PIPE	310+09.60	6.09' RT	725354.3295	1499252.0708
⑤②	IRON PIPE	316+59.73	3.62' RT	725747.2460	1498734.4821
⑤③	IRON PIPE	323+09.64	1.13' RT	726139.5118	1498216.1010
⑤④	IRON PIPE	326+10.83	5.16' LT	726344.1787	1497995.9440
⑤⑤	IRON PIPE	330+08.82	6.88' LT	726665.3678	1497761.6273
⑤⑥	IRON PIPE	332+28.45	2.31' LT	726863.2454	1497665.4523
⑤⑦	IRON PIPE	333+58.32	0.35' LT	726988.1463	1497629.6076
⑤⑧	IRON PIPE	335+49.66	2.17' RT	727178.5226	1497621.0700
⑤⑨	IRON PIPE	339+32.82	3.09' RT	727561.2818	1497640.2639
⑥⑩	IRON PIPE	341+09.40	5.19' RT	727737.8204	1497629.7690
⑥①	IRON PIPE	347+08.83	1.59' RT	728326.0270	1497512.8134
⑥②	IRON PIPE	349+08.68	5.14' RT	728520.5708	1497466.1080
⑥③	IRON PIPE	353+08.67	6.97' RT	728900.7245	1497341.3333
⑥④	IRON PIPE	356+27.72	9.02' RT	729192.4884	1497210.3919
⑥⑤	IRON PIPE	359+06.92	5.97' RT	729426.8963	1497057.1010
⑥⑥	IRON PIPE	362+54.85	5.29' RT	729690.7870	1496829.9020
⑥⑦	IRON PIPE	370+76.64	2.38' RT	730265.6572	1496242.4120
⑥⑧	IRON PIPE	376+95.21	1.83' RT	730742.0807	1495855.0440
⑥⑨	IRON PIPE	379+50.41	2.14' LT	730975.3236	1495752.2131

TIME

FILE NUMBER

BY DEPUTY

RECEIVED _____, 20____

RECORDED _____, 20____

BOOK 22 PAGE 75-E

MIAMI COUNTY RECORDER

PID NO.

83842

R/W DESIGNER

DJH

R/W REVIEWER

HGH

CENTERLINE PLAT

MIA-GREAT MIAMI
BIKEWAY CONNECTOR

6 / 78

243

ANNEXATION TO THE CITY OF TIPP CITY, OHIO

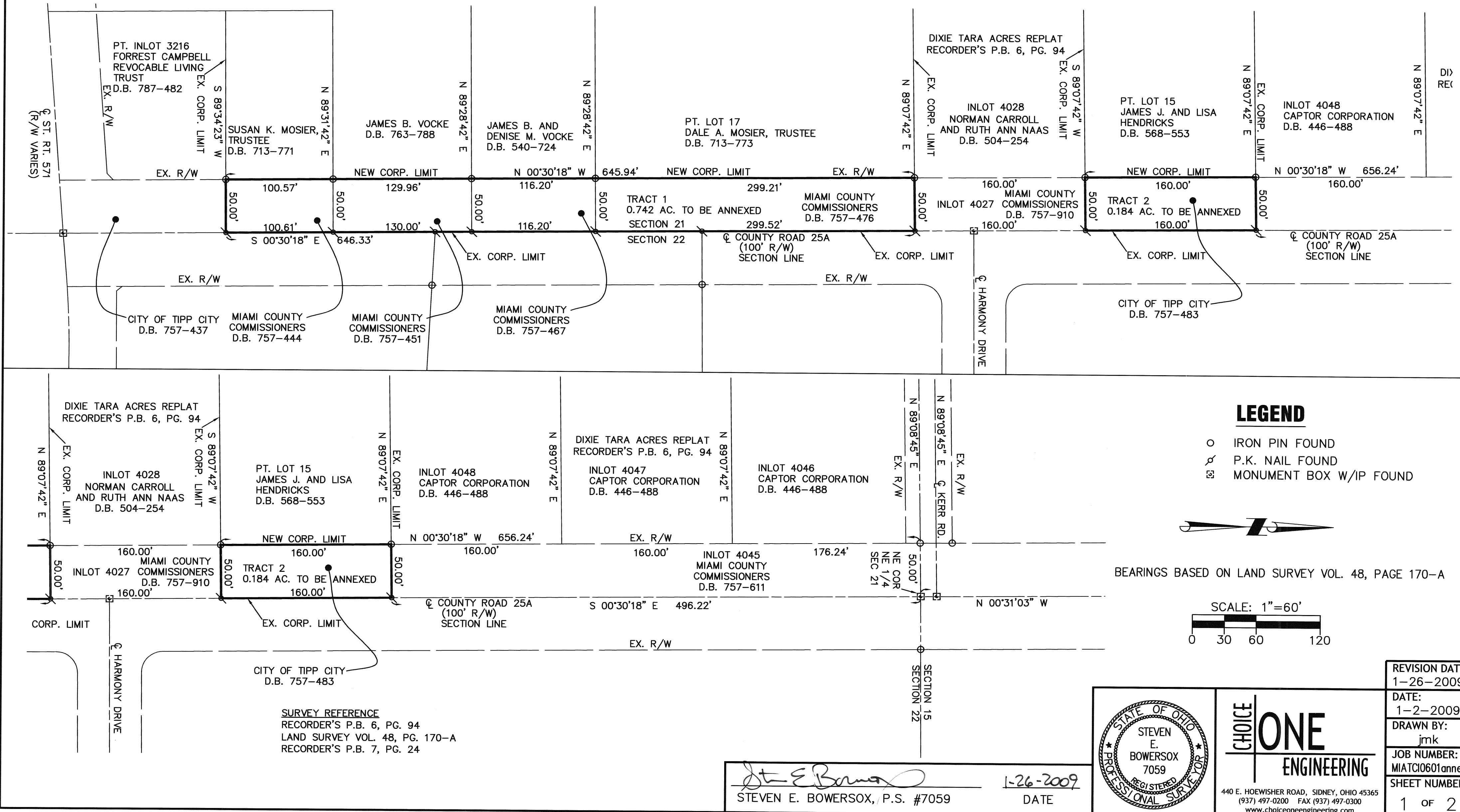
1.746 ACREAGE 15 & 21 SECTION 4 TOWNSHIP 6 E RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 22, PAGE 16
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 28 DAY
OF April, 2009 AT 2:54 P.M.
FILE No. 200902-06146 FEE: \$0.00

ANNEXATION PROCEEDINGS RECORDED IN
DEED VOLUME 228, PG. 263

NOTE: TRACTS 1, 2, AND 3 HAVE BEEN
PREVIOUSLY DEDICATED AS STREET
RIGHT-OF-WAY AS PER RECORDER'S
PLAT BOOK 22, PAGE 10.

John S. Alexander
JOHN S. ALEXANDER MIAMI COUNTY RECORDER
J. Shupman
BY DEPUTY



ANNEXATION TO THE CITY OF TIPP CITY, OHIO

1.746 ACREAGE 15 & 21 SECTION 4 TOWNSHIP 6 E MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 22, PAGE 76A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 28 DAY
OF April, 2009 AT 2:54 P M.
FILE No. 2009-06146 FEE: \$ 6.00

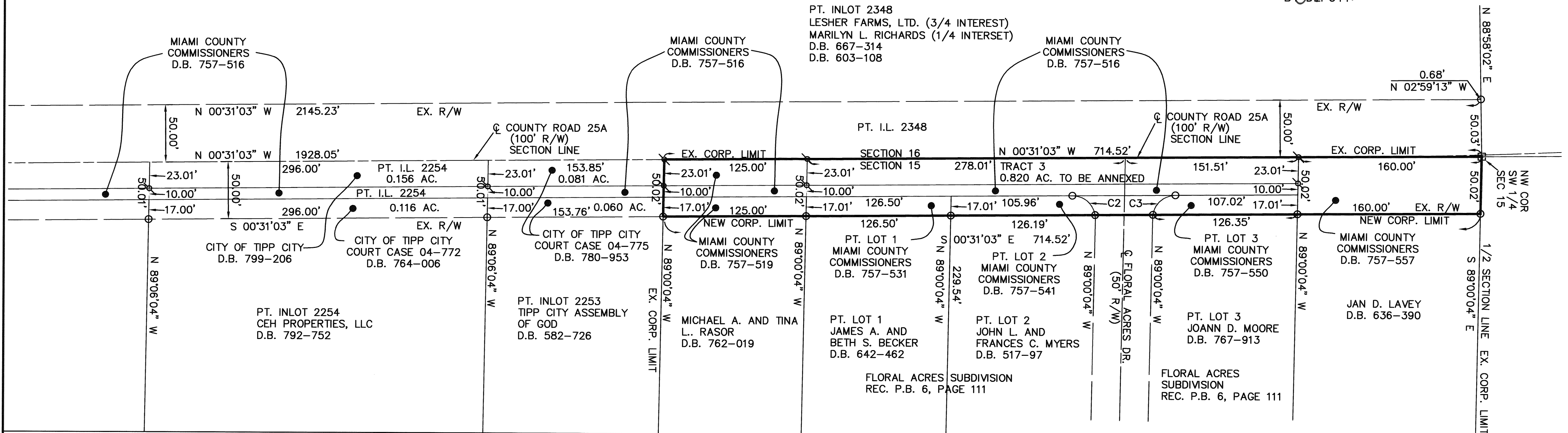
ANNEXATION PROCEEDINGS RECORDED IN
DEED VOLUME 1228, PG. 243

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
Shupman
BY DEPUTY

SURVEY REFERENCE
RECORDER'S P.B. 6, PG. 94
LAND SURVEY VOL. 48, PG. 170-L
RECORDER'S P.B. 7, PG. 24

C2
Δ=81°22'23"
R=20.00'
L=28.40'
CH=26.07'
BRG=N40°10'09"E

C3
Δ=81°22'23"
R=20.00'
L=28.40'
CH=26.07'
BRG=N41°12'15"E



APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED
THIS 14th DAY OF April, 2009

James A. Peebles
MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 28th DAY OF April, 2009

Chris A. Peebles Sirida Pearson
CHRIS A. PEEPLES BY DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

APPROVAL BY CITY OF TIPP CITY

IN ACCORDANCE WITH O.R.C. 709.16 THIS ANNEXATION IS AUTHORIZED AND APPROVED
BY THE COUNCIL OF THE CITY OF TIPP CITY THIS 2 DAY OF MARCH, 2009 BY
ORDINANCE NO. 05-09

John E. Evans
MAYOR
Cathy A. Ross
CLERK
John E. Evans
PRESIDENT OF COUNCIL

APPROVAL BY MIAMI COUNTY COMMISSIONERS

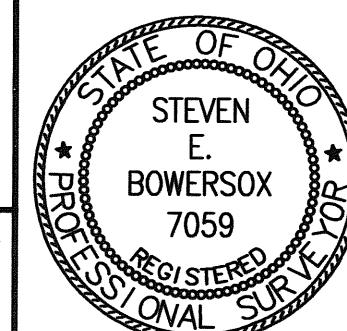
THE ANNEXATION OF THIS AREA WAS APPROVED THIS 14th DAY
OF April, 2009, BY RESOLUTION NO. 09-04-512

John W. J. Brian
MIAMI COUNTY COMMISSIONER
Ron W. Adams
MIAMI COUNTY COMMISSIONER
John E. Evans
MIAMI COUNTY COMMISSIONER

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN
ACCORDANCE WITH LAND SURVEYS AND DEEDS OF RECORD.

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

1-26-2009
DATE



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

REVISION DATE:
1-26-2009
DATE:
1-2-2009
DRAWN BY:
jmk
JOB NUMBER:
MIATCI0601annex
SHEET NUMBER
2 OF 2

LEGEND

- IRON PIN FOUND
- ⋈ P.K. NAIL FOUND
- ☒ MONUMENT BOX W/IP FOUND

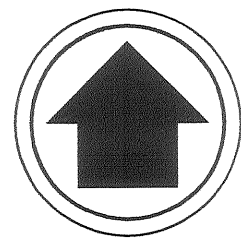


BEARINGS BASED ON LAND SURVEY VOL. 48, PAGE 170-A

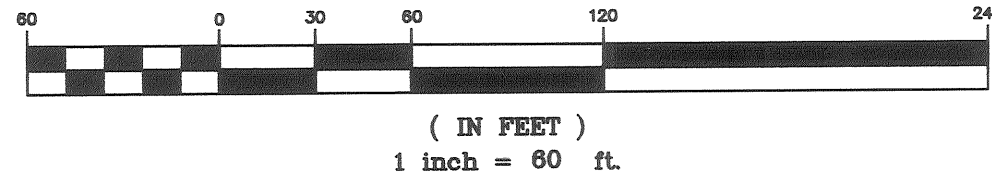
SCALE: 1"=60'
0 30 60 120

VACATION OF A PORTION OF CARRIAGE TRAILS PARKWAY

SECTION 25, RANGE 9, TOWNSHIP 2,
BETWEEN THE MIAMIS SURVEY
CITY OF HUBER HEIGHTS
MIAMI COUNTY, OHIO



NORTH
GRAPHIC SCALE



RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 22, PAGE 77

FILE No. 20090R-06194

RECEIVED 4/29/09

AT 1:41 PM FEE \$43.20

John S. Alexander, Recorder
MIAMI COUNTY RECORDER

Rodney Schmaus, Deputy
DEPUTY

AUDITOR

TRANSFERRED ON THE 29 DAY OF April, 2009

Chris A. Peeples
MIAMI COUNTY AUDITOR
Linda L. Lammiman
BY DEPUTY AUDITOR

APPROVED

THIS VACATION PLAT IS APPROVED BY THE CITY PLANNING
COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO.

ON 28 April, 2009

Chairman, Huber Heights Planning Commission
DATE 3/28/09

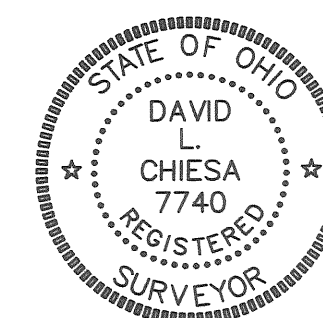
The undersigned, DEC LAND CO. I LLC, (f.k.a. DEC LAND CO. LLC) does hereby petition the City of Huber Heights, Ohio to vacate that 0.450-acre portion of right-of-way depicted hereon, with the City retaining unto itself an irrevocable easement over, upon, across and under said vacated portion in order to install, inspect, maintain, replace, protect, and supplement utilities and lawful appurtenances and to enter the vacated portion for such purposes and for purposes of widening or improving any public road and any other public purpose, and to cause fee title to said 0.450-acre tract of land to revert back to DEC LAND CO. I LLC."

BY:
DEC LAND CO. I LLC

CERTIFICATION

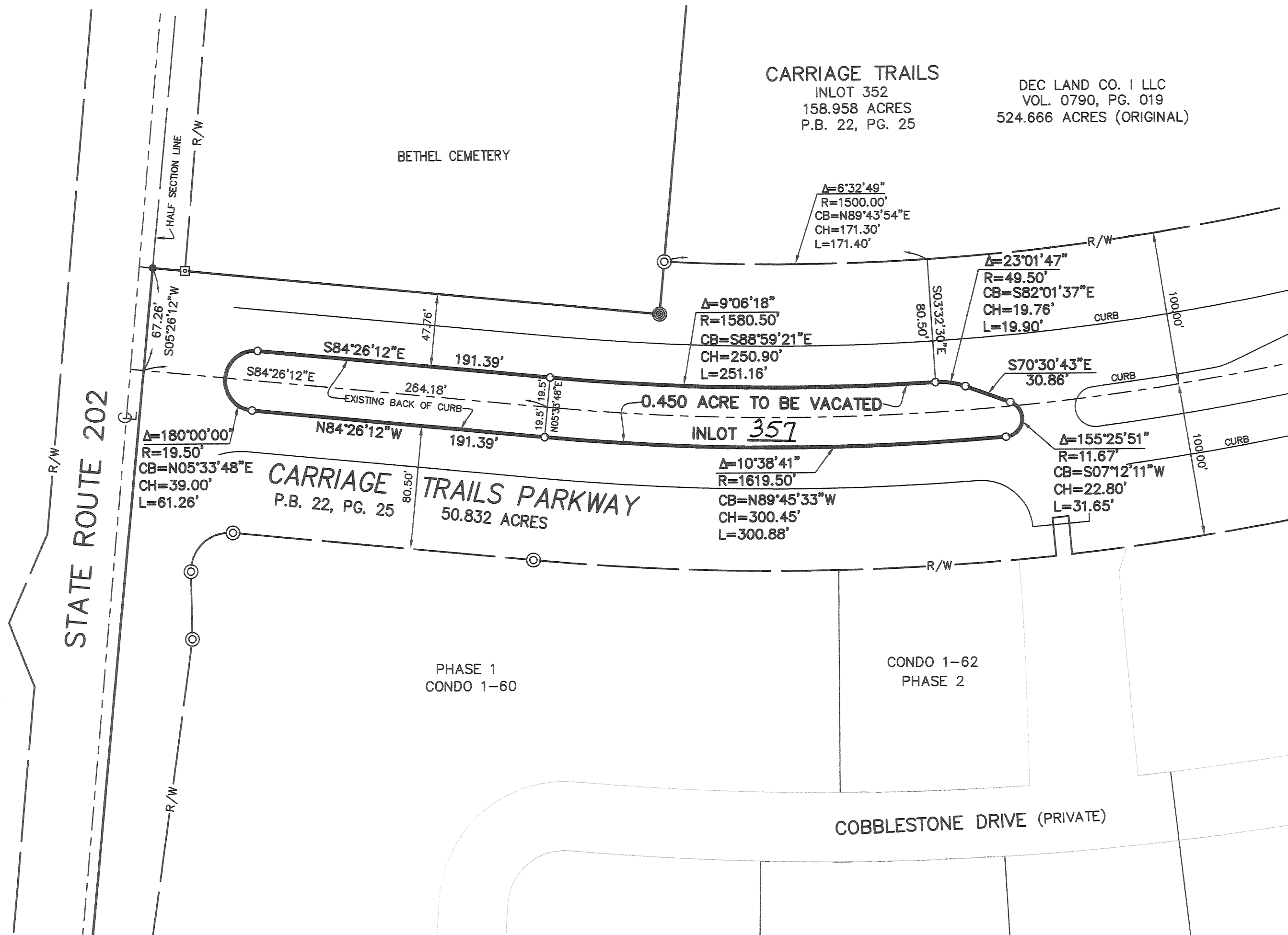
THE WITHIN PLAT IS A VACATION OF 0.450 ACRE OF A PORTION OF
CARRIAGE TRAILS PARKWAY CONTAINING 50.832 ACRES, AS RECORDED
IN PLAT BOOK 22, PAGE 25, RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT.



M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP

BY: David L. Chiesa 3/30/09
David L. Chiesa P.S.
Registered Surveyor No. 7740



SURVEYED AND PREPARED BY:



SURVEY Group
635 Brookside Boulevard
Westerville, OH 43081
Contact: DAVE CHIESA
614-818-4900 Ext. 225
Fax 818-4902

REFERENCES

MIAMI COUNTY RECORDER'S PLAT RECORDS:

PLAT BOOK 22, PAGE 25, ALSO BASIS OF BEARINGS.

LEGEND

- ODOT MONUMENT FOUND
- DRILL HOLE SET
- REBAR FOUND
- IRON PIN FOUND
PREVIOUSLY SET BY M-E COMPANIES
- MAG NAIL FOUND

RE-PLAT OF SURVEY FOR
MID-AMERICA MANAGEMENT,
(MIAMI VALLEY CENTER MALL - CINEMARK 8)
BEING ALL OF INLOTS 7692 AND 6931 AND PART OF INLOT 7689,
PART OF THE NE. QUARTER (1/4) OF SECTION No. 30,
T-1, R-11 MRS, SPRINGCREEK TOWNSHIP,
CITY OF PIQUA, MIAMI COUNTY, OHIO

PROIR DEED D.B. 693, PAGE 194 (INLOT 6931)
D.B. 648, PAGE 66 (INLOT 7692)
& D.B. 648, PAGE 66 (PT. INLOT 7689)

LEGEND

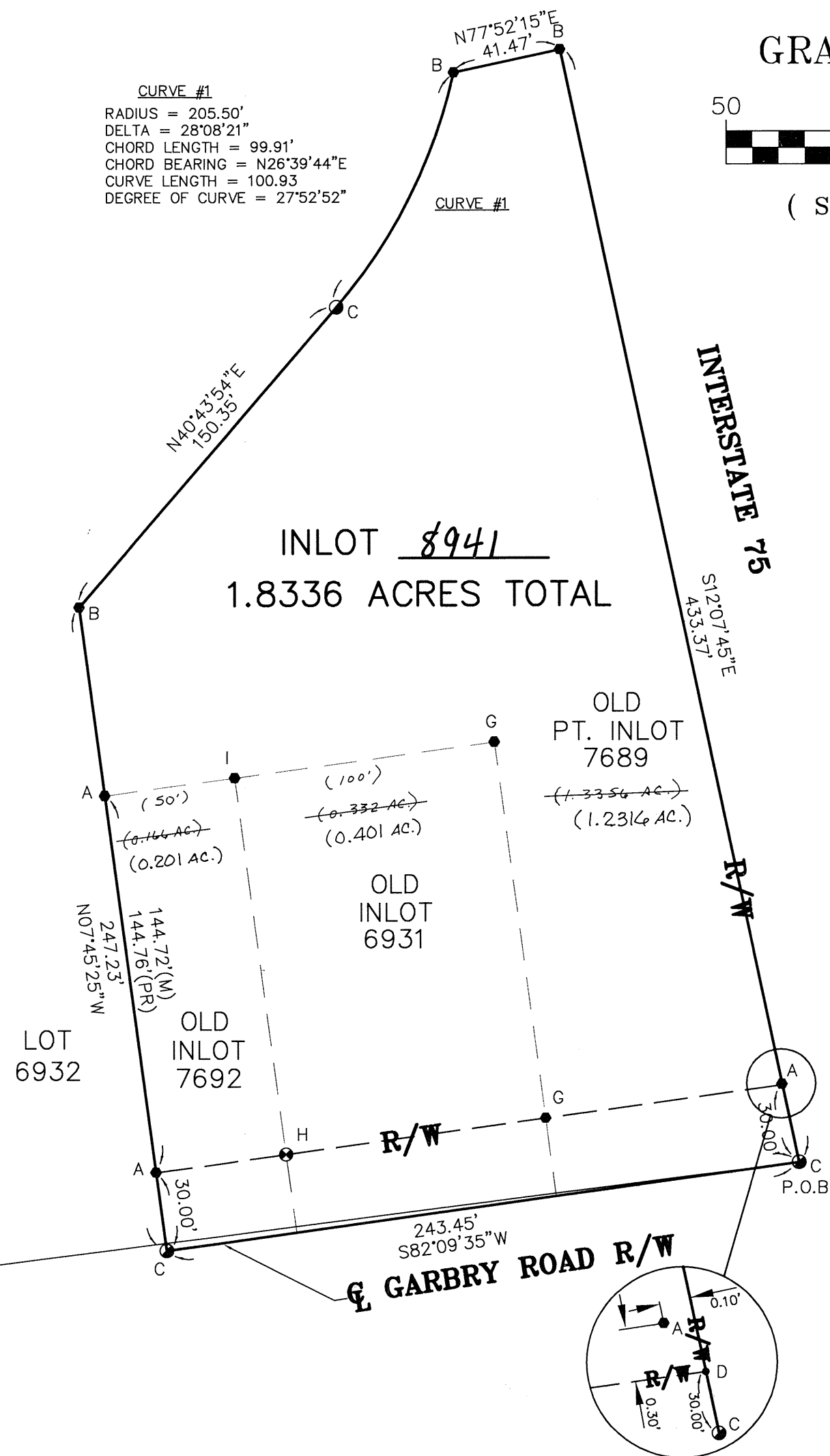
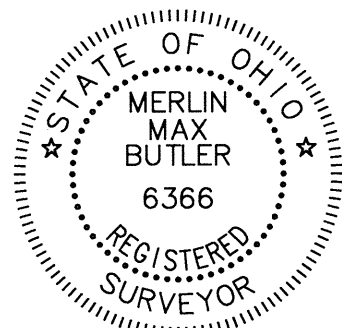
- A IRON PIN FOUND
- B CAPPED IRON PIN SET
- C MAG NAIL SET
- D POINT ESTABLISHED
- E P.K. NAIL RESET
- F 1/2" BAR FOUND
- G 1 1/4" IRON PIPE FOUND PRIOR SURVEY
- H RAILROAD SPIKE FOUND
- I IRON PIN FOUND PRIOR SURVEY
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

SURVEYOR'S DECLARATION

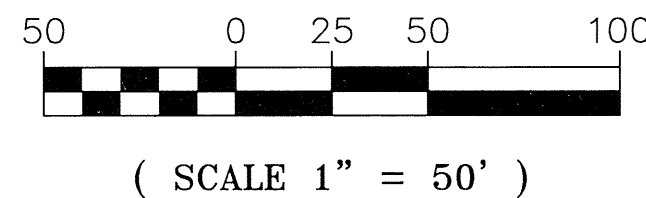
WE HEREBY DECLARE THAT THE HEREON ATTACHED PLAT IS THE RESULT OF A SURVEY MADE DURING NOVEMBER, 2008 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT. ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE SURVEYOR.

Merlin Max Butler 04/13/09
MERLIN MAX BUTLER DATE
PROFESSIONAL SURVEYOR NO. 6366

ELY R/W CHESSIE SYSTEM R.R. & C/L GARBRY ROAD R/W
N82°49'59"E
1587.37'



GRAPHIC SCALE



PLAT BOOK NO. 22 PAGE NO. 78
MIAMI COUNTY RECORDERS PLAT RECORDS.

RECEIVED 5/8 2009 AT 2:18 P.M.
FILE NO. 16402-6786 \$ 43.20

John S. Alexander BY Shupman
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS
8 DAY OF May 2009

Matthew W. Gearhardt Linda L. Irwin
MIAMI COUNTY AUDITOR 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 WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND MY OFFICIAL SEAL.
THIS ____ DAY OF ____ 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL - CITY OF PIQUA

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA, OHIO
THIS 6TH DAY OF May 2009

BY Christopher W. Schumacher PLANNING & ZONING

ALL OWNERS

MIDAMCO, an Ohio limited partnership
By: The Mid-America Management Corporation, an Ohio corporation, its general partner

By Mark Misencik
Mark Misencik, President

STATE OF OHIO

COUNTY OF CUYAHOGA

The foregoing was acknowledged before me this 20th day of April, 2009, by Mark Misencik, President of The Mid-America Management Corporation, an Ohio corporation and the general partner of Midamco, an Ohio limited partnership, on behalf of the corporation

Patricia Kronik
Notary Public
My commission expires: PATRICIA KRONIK
Notary Public - State of Ohio
My Commission Expires Feb. 20, 2011

ALL LIEN HOLDERS

HUNTINGTON NATIONAL BANK, a national banking association

By: Jennifer Hearn
Its JENNIFER HEARN, VICE PRESIDENT

STATE OF OHIO

COUNTY OF CUYAHOGA

The foregoing was acknowledged before me this 23rd day of April, 2009, by Jennifer Hearn, Vice President of Huntington National Bank, a national banking association, on its behalf.



Naomi M. Williams
Notary Public
My commission expires: July 31, 2010
NAOMI M. WILLIAMS
Notary Public, State of Ohio
My Commission Expires July 31, 2010
Recorded in Cuyahoga County



POGGE MEYER DESIGN GROUP, INC.
ARCHITECTS + ENGINEERS + PLANNERS
935 CLEVELAND AVENUE DEFIANCE, OHIO 43512

DATE 12/16/08 DRAWN BY: MEK JOB NO. 7602-002
REVISED DATE 04/13/09

NOTE: ACREAGE BREAKDOWN FIGURES CORRECTED 11-21-2019.
Andy Smith, Miami County Map Department

RE-PLAT OF SURVEY FOR
MID-AMERICA MANAGEMENT,
(MIAMI VALLEY CENTER MALL - CINEMARK 8)
BEING ALL OF INLOTS 7692 AND 6931 AND PART OF INLOT 7689,
PART OF THE NE. QUARTER (1/4) OF SECTION No. 30,
T-1, R-11 MRS, SPRINGCREEK TOWNSHIP,
CITY OF PIQUA, MIAMI COUNTY, OHIO

PROIR DEED D.B. 693, PAGE 194 (INLOT 6931)
D.B. 648, PAGE 66 (INLOT 7692)
& D.B. 648, PAGE 66 (PT. INLOT 7689)

LEGEND

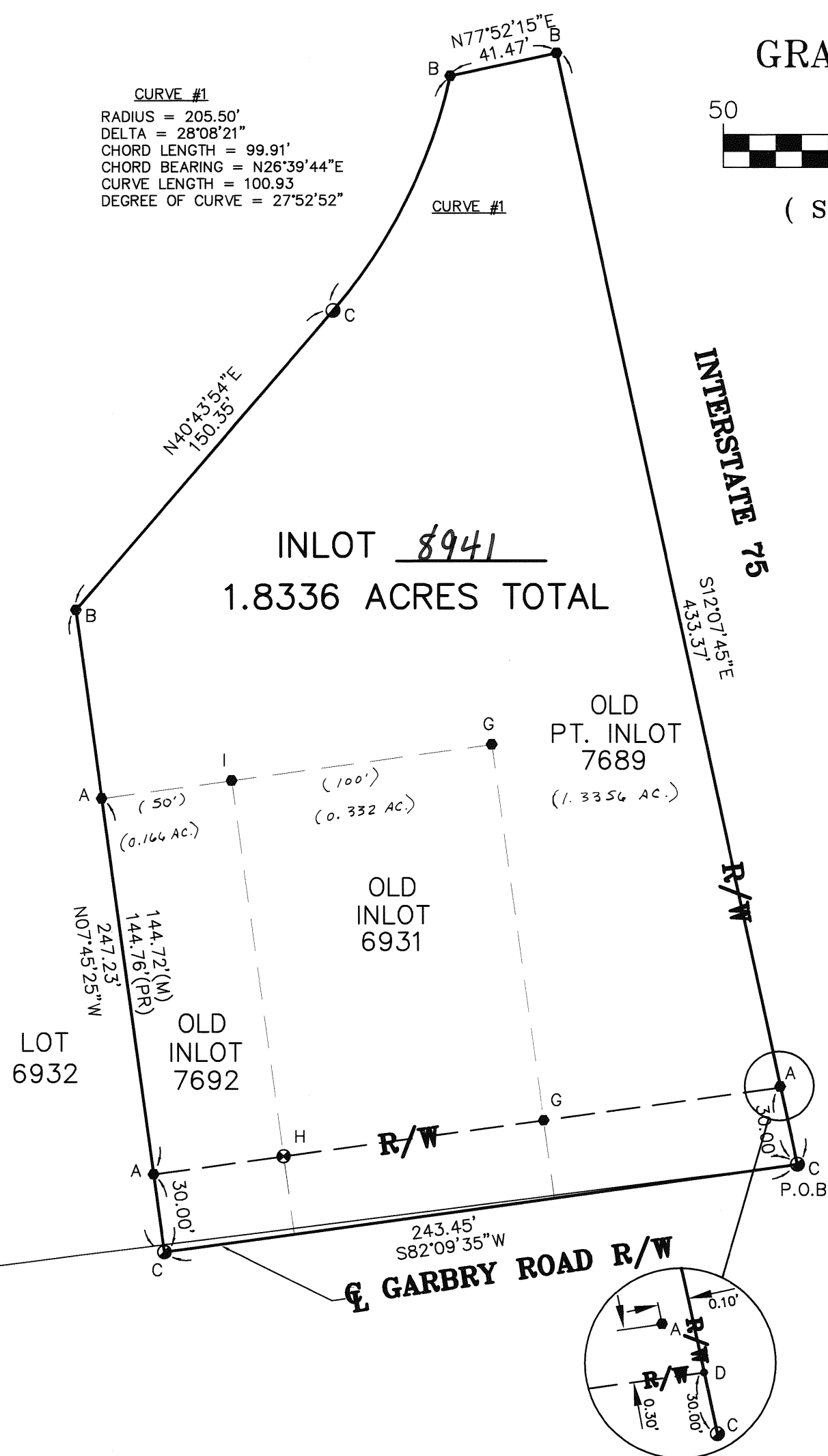
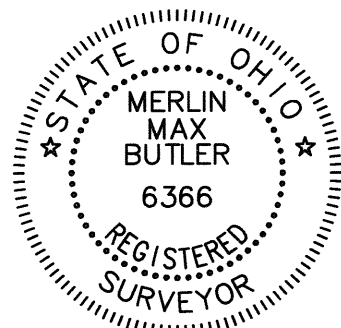
- A IRON PIN FOUND
- B CAPPED IRON PIN SET
- C MAG NAIL SET
- D POINT ESTABLISHED
- E P.K. NAIL RESET
- F 1/2" BAR FOUND
- G 1 1/4" IRON PIPE FOUND PRIOR SURVEY
- H RAILROAD SPIKE FOUND
- I IRON PIN FOUND PRIOR SURVEY
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

SURVEYOR'S DECLARATION

WE HEREBY DECLARE THAT THE HEREON ATTACHED PLAT IS THE RESULT OF A SURVEY MADE DURING NOVEMBER, 2008. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THE BEARINGS REFERRED TO HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT. ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE SURVEYOR.

Merlin Max Butler 04/13/09
MERLIN MAX BUTLER DATE
PROFESSIONAL SURVEYOR NO. 6366

CHESIE
SYSTEM
RAILROAD
ELY R/W CHESIE SYSTEM R.R.
& C/L GARBRY ROAD R/W
N82°49'59"E
1587.37'



GRAPHIC SCALE



(SCALE 1" = 50')

PLAT BOOK NO. 22 PAGE NO. 78
MIAMI COUNTY RECORDERS PLAT RECORDS.

RECEIVED 5/18 2009 AT 2:18 P.M.
FILE NO. 16402-693 SEE 43-20

John S. Alexander BY J. Shyman
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS
8 DAY OF May 2009

Matthew W. Hearn Linda L. Hearn
MIAMI COUNTY AUDITOR 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 WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND MY OFFICIAL SEAL.
THIS 8 DAY OF May 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL - CITY OF PIQUA

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA, OHIO
THIS 6TH DAY OF May 2009

BY Christopher W. Schilling PLANNING & ZONING

ALL OWNERS

MIDAMCO, an Ohio limited partnership
By: The Mid-America Management Corporation, an Ohio corporation, its general partner
By Mark Misencik
Mark Misencik, President

STATE OF OHIO

COUNTY OF CUYAHOGA

The foregoing was acknowledged before me this 20th day of April, 2009, by Mark Misencik, President of The Mid-America Management Corporation, an Ohio corporation and the general partner of Midamco, an Ohio limited partnership, on behalf of the corporation

Patricia Kronik
Notary Public
My commission expires: My Commission Expires Feb. 20, 2011

ALL LIEN HOLDERS

HUNTINGTON NATIONAL BANK, a national banking association
By: Jennifer Hearn
Its Jennifer Hearn, Vice President

STATE OF OHIO

COUNTY OF CUYAHOGA

The foregoing was acknowledged before me this 23rd day of April, 2009, by Jennifer Hearn of Huntington National Bank, a national banking association, on its behalf.

Naomi M. Williams
Notary Public
My commission expires: July 31, 2010
NAOMI M. WILLIAMS
Notary Public, State of Ohio
My Commission Expires July 31, 2010
Recorded in Cuyahoga County



POGEMEYER DESIGN GROUP, INC.
ARCHITECTS + ENGINEERS + PLANNERS
935 CLEVELAND AVENUE DEFIANCE, OHIO 43512

DATE 12/16/08
REVISED DATE 04/13/09
DRAWN BY: MEK
JOB NO. 7602-002

REPLAT OF LOT 7 & PART LOT 8
FARMVIEW ACRES, SECTION #1

AS RECORDED IN PLAT BOOK 9, PAGE 64
SECTION 23, TOWN 6, RANGE 5. UNION TOWNSHIP
MIAMI COUNTY, OHIO

PLAT BOOK 22 PAGE 79
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED JUNE 18, 2009 AT 2:02 P.M.
FILE NO. 206902-08887 FEE \$ 43.20

N.E. COR.
SEC 23

John S. Alexander
MIAMI CO. RECORDER

J. Shipman
DEPUTY

APPROVED AND TRANSFERRED THIS 18
DAY OF June 2009.

Matthew W. Gearhardt Linda Linawman
MIAMI CO. AUDITOR DEPUTY

0' 50' 100' 150'
GRAPHIC SCALE 1" = 50'

BASIS OF BEARING:

N 88° 11' 30" E
BEING THE CENTERLINE OF STATE ROUTE 571 AS
SHOWN ON FARMVIEW ACRES SUBDIVISION,
SECTION 1, PLAT BOOK 9, PAGE 64 OF MIAMI
COUNTY RECORDERS RECORD OF RECORDED
PLATS.

APPROVALS

THIS REPLAT WAS REVIEWED AND APPROVED
THIS 21st DAY OF May, 2009.

Doug Christian
MIAMI COUNTY ENGINEER

THIS REPLAT WAS REVIEWED AND APPROVED BY
THE MIAMI COUNTY PLANNING COMMISSION
THIS 16th DAY OF June, 2009.

SC Cha
CHAIRMAN

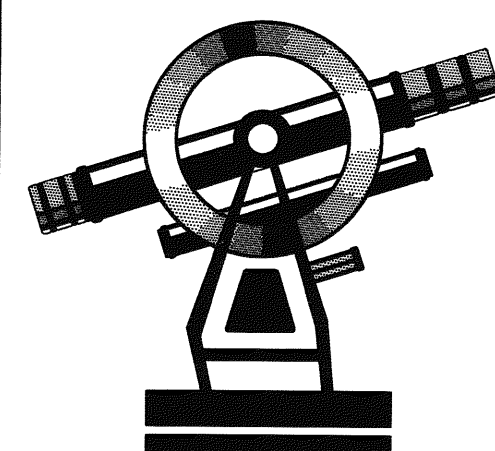
Paul Hoar
SECRETARY

LEGEND:

- = 5/8"Ø IRON PIN (FOUND)
- ▲ = MAG/P.K. NAIL (SET)
- = 5/8"Ø IRON PIN (SET)
- (BOUTWELL & ASSOC. CAP)

REFERENCES:

AS SHOWN ON DRAWING.



**Boutwell
& ASSOCIATES, INC.**

4058 Col. Glenn Highway
Beavercreek, Ohio 45431
Tel: (937) 431-4755
Fax: (937) 431-4775

Engineering • Surveying

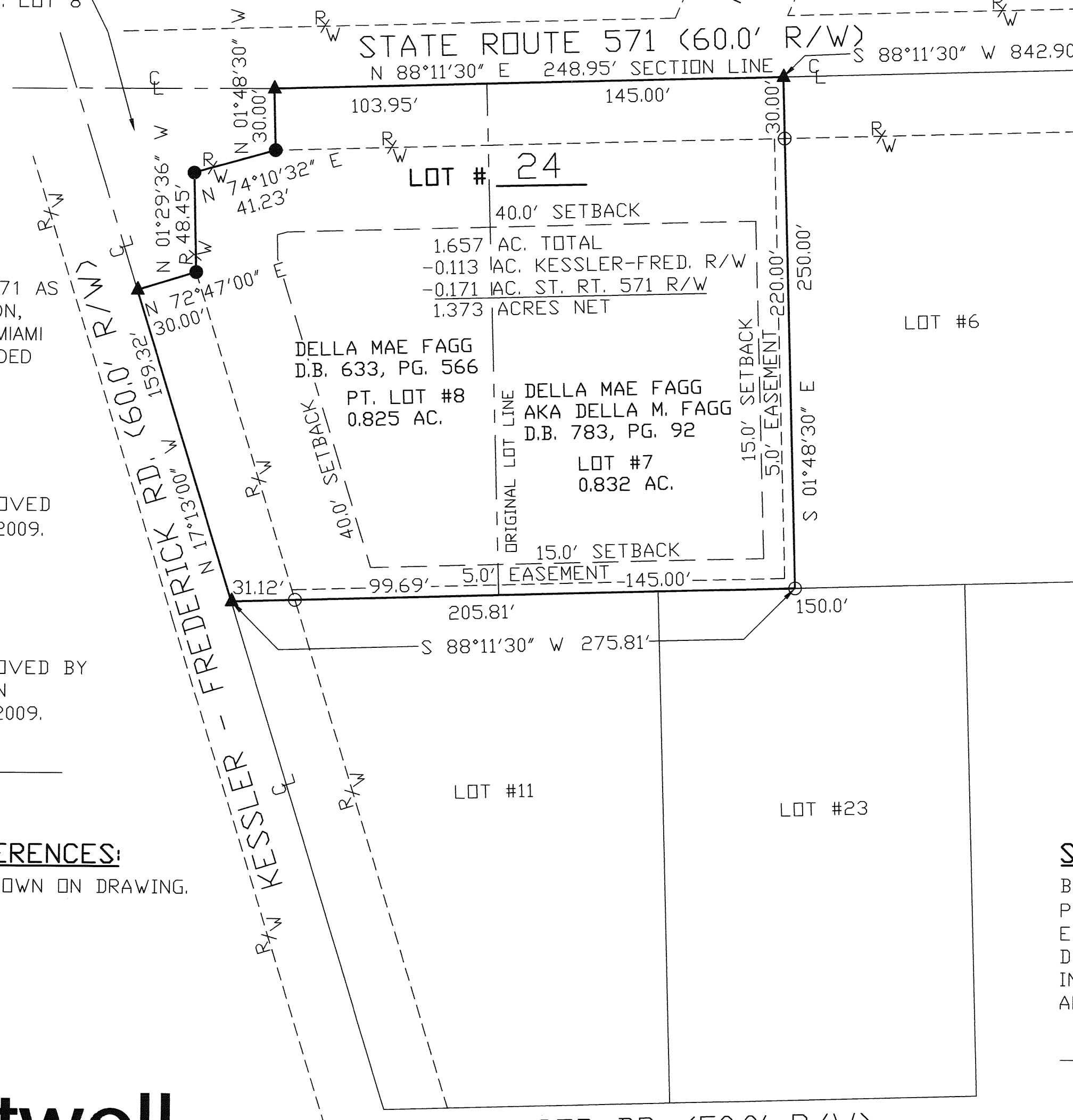
SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND CORRECT SURVEY MADE UNDER
MY SUPERVISION DURING APRIL, 2009 AND THAT MONUMENTS ARE SET AS SHOWN.

Earnest C. Boutwell 5.8.09

EARNEST C. BOUTWELL, STATE OF OHIO REGISTERED SURVEYOR #7489

STATE OF OHIO
D.B. 625, PG. 68
PT. LOT 8



DESCRIPTION:

BEING A REPLAT OF LOT NUMBER 7 & PART LOT 8 OF
FARMVIEW ACRES SUBDIVISION SECTION 1, AS RECORDED IN
PLAT BOOK 9, PAGE 64, - SECTION 23, TOWN 6, RANGE 5,
UNION TOWNSHIP, MIAMI COUNTY, OHIO AS CONVEYED TO DELLA
MAE FAGG, AKA DELLA M. FAGG BY DEEDS RECORDED IN DEED
BOOK 633, PAGE 566 AND DEED BOOK 783, PAGE 92 OF THE
MIAMI COUNTY RECORDER'S DEED RECORDS.

OWNER'S CONSENT

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

Denise M. Stickles
WITNESS

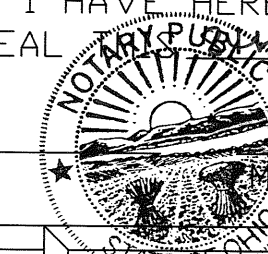
Della Mae Fagg
DELLA MAE FAGG
AKA DELLA M. FAGG

Wanda Fagg
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
PERSONALLY APPEARED DELLA MAE FAGG, AKA DELLA M. FAGG, WHICH
EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY
DID SIGN THIS INSTRUMENT AND IT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND
AFFIXED BY OFFICIAL SEAL 18 DAY OF May, 2009.

Carol J. Boutwell
NOTARY PUBLIC



COMMISSION EXPIRES



4200 W. ST. RT. 571

DRAWN DMS	DATE 04-02-09	LOT COMBINATION PREPARED FOR
APPROVED 26	DATE 5-8-09	DELLA MAE FAGG AKA DELLA M. FAGG
SCALE 1"=50'	SHEET 1 OF 1	PROJECT NO. 09-2267

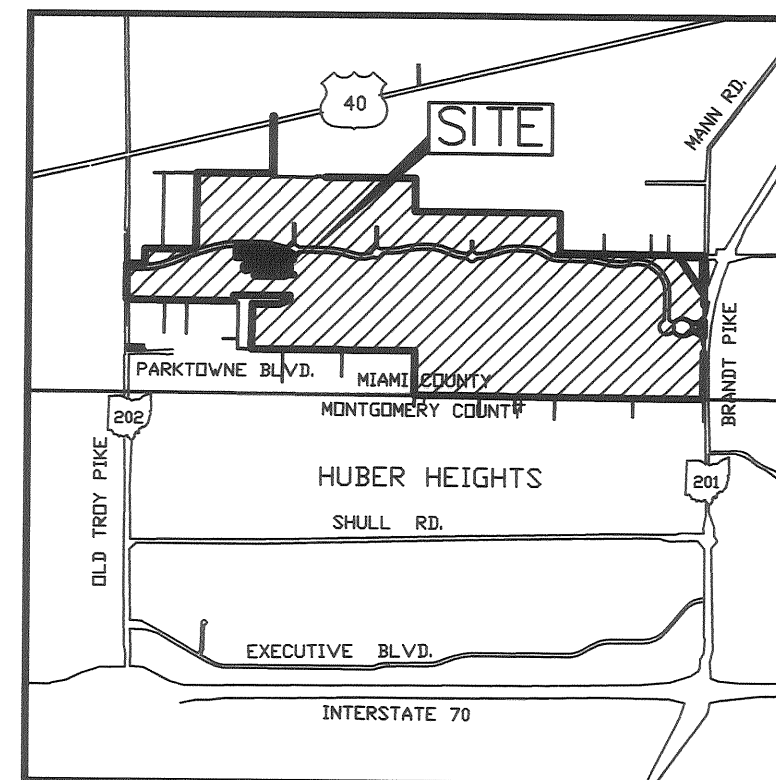
CARRIAGE TRAILS

SECTION 14

PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,
SECTIONS 19 & 25, RANGE 9, TOWNSHIP 2,
BETWEEN THE MIAMIS SURVEY

APRIL 2009



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 14, Phase I are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 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.

GREEN SPACE

Lots ~~358~~ and ~~359~~ are non-buildable, Green Space lots and will be owned and maintained by the Master Owners Association.

TEMPORARY TURN-AROUND EASEMENT

TO BECOME NULL AND VOID UPON DEDICATION OF FUTURE RIGHT-OF-WAY FOR PUBLIC USE BY EITHER PLAT OR DEED.

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

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25

DESCRIPTION

BEING A REPLAT OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, MICHAEL T. RADCLIFFE 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 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: DEC/Carriage Trails LLC

Janet K. Valentine

By: *Michael T. Radcliffe*
MICHAEL T. RADCLIFFE,
MANAGING MEMBER

Diana McCoy

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 6th DAY OF July, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL T. RADCLIFFE, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 4/5/11

Jeanne Willis
NOTARY PUBLIC



JEANNE WILLIS
Notary Public, State of Ohio
My Commission Expires 4/5/11

CONSENT OF LIENHOLDER

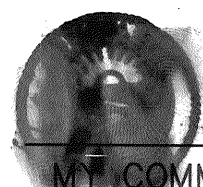
INTEGRA BANK N.A.

BY: *Roger W. Reeves*
PRINT: ROGER W. REEVES
TITLE: VICE PRESIDENT
SR.

STATE OF OHIO, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 7th DAY OF July, 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, VICE PRESIDENT OF INTEGRA BANK N.A., 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.

Lisa M. Strand-Waters
NOTARY PUBLIC



MY COMMISSION EXPIRES: 7/1/11

VOLUME 22 PAGE 80
MIAMI COUNTY RECORDER'S RECORD
OF PLATS RECEIVED THIS 17th
DAY OF July, 2009 FOR
FILING AT 12:09 P M.
FILE NO. 200908-10395 FEE 129.60
John S. Alexander
MIAMI COUNTY RECORDER
Z. McCoy
BY DEPUTY RECORDER

AUDITOR

TRANSFERRED ON THE 17th DAY OF July, 2009

Matthew W. Grandt
MIAMI COUNTY AUDITOR

Syida Pearson
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 14 July, 2009

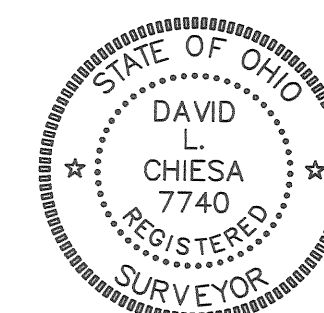
J.P. Hall
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



BY: *David L. Chiesa* 07/02/09
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017



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

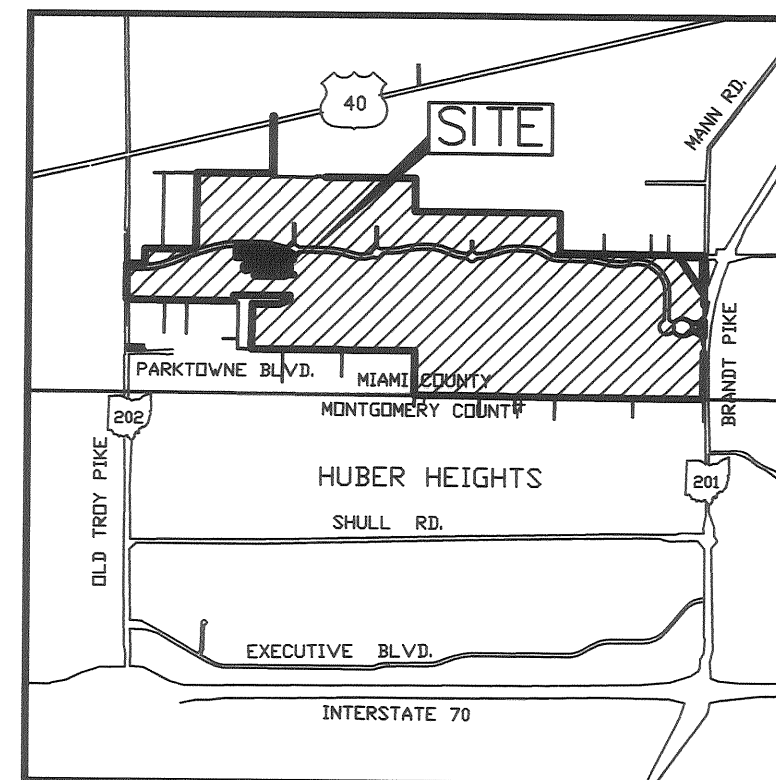
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APRIL 2009



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WITNESS

DEC Land Co. I LLC
By: DEC/Carriage Trails LLC

Janet K. Valentine

By: *Michael T. Radcliffe*
MICHAEL T. RADCLIFFE,
MANAGING MEMBER

Diana McCoy

STATE OF OHIO, COUNTY OF Franklin, SS:

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MY COMMISSION EXPIRES 4/5/11

Jeanne Willis
NOTARY PUBLIC



JEANNE WILLIS
Notary Public, State of Ohio
My Commission Expires 4/5/11

CONSENT OF LIENHOLDER

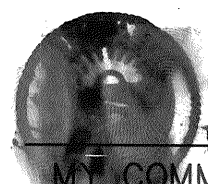
INTEGRA BANK N.A.

BY: *Roger W. Reeves*
PRINT: ROGER W. REEVES
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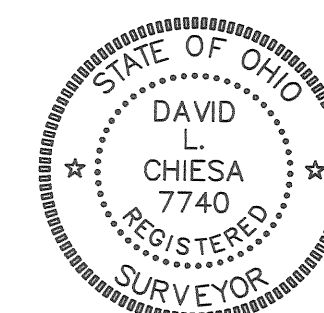
J.P. Hall
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

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M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP

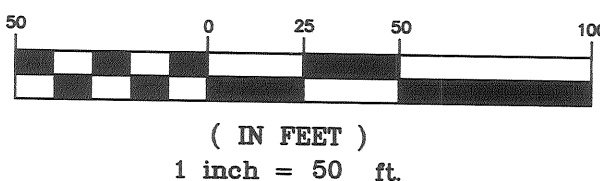
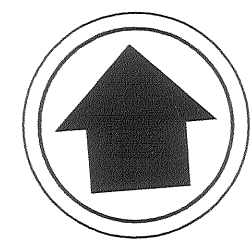
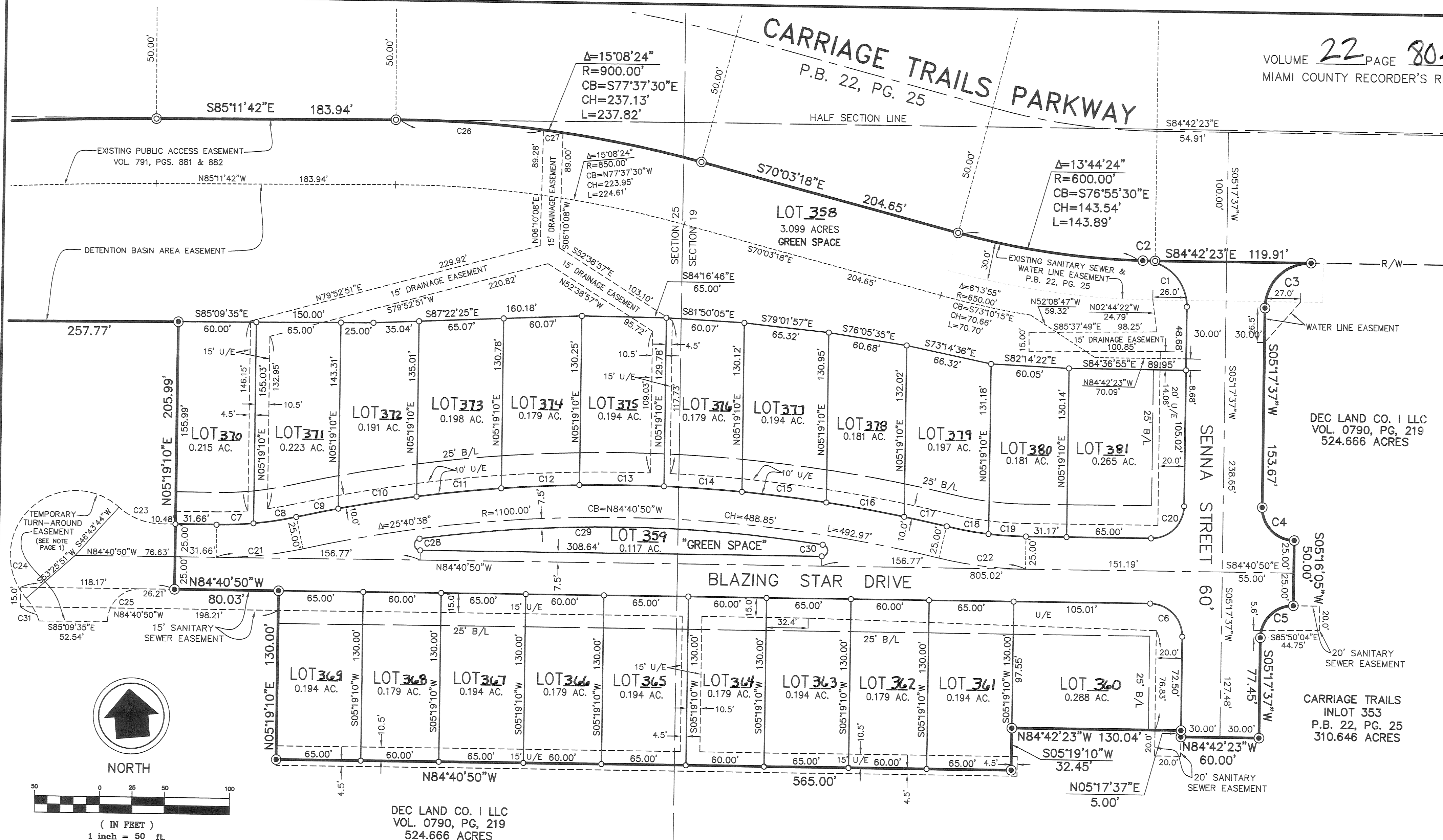


BY: *David L. Chiesa* 07/02/09
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017



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



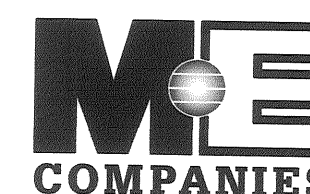
LEGEND

- 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

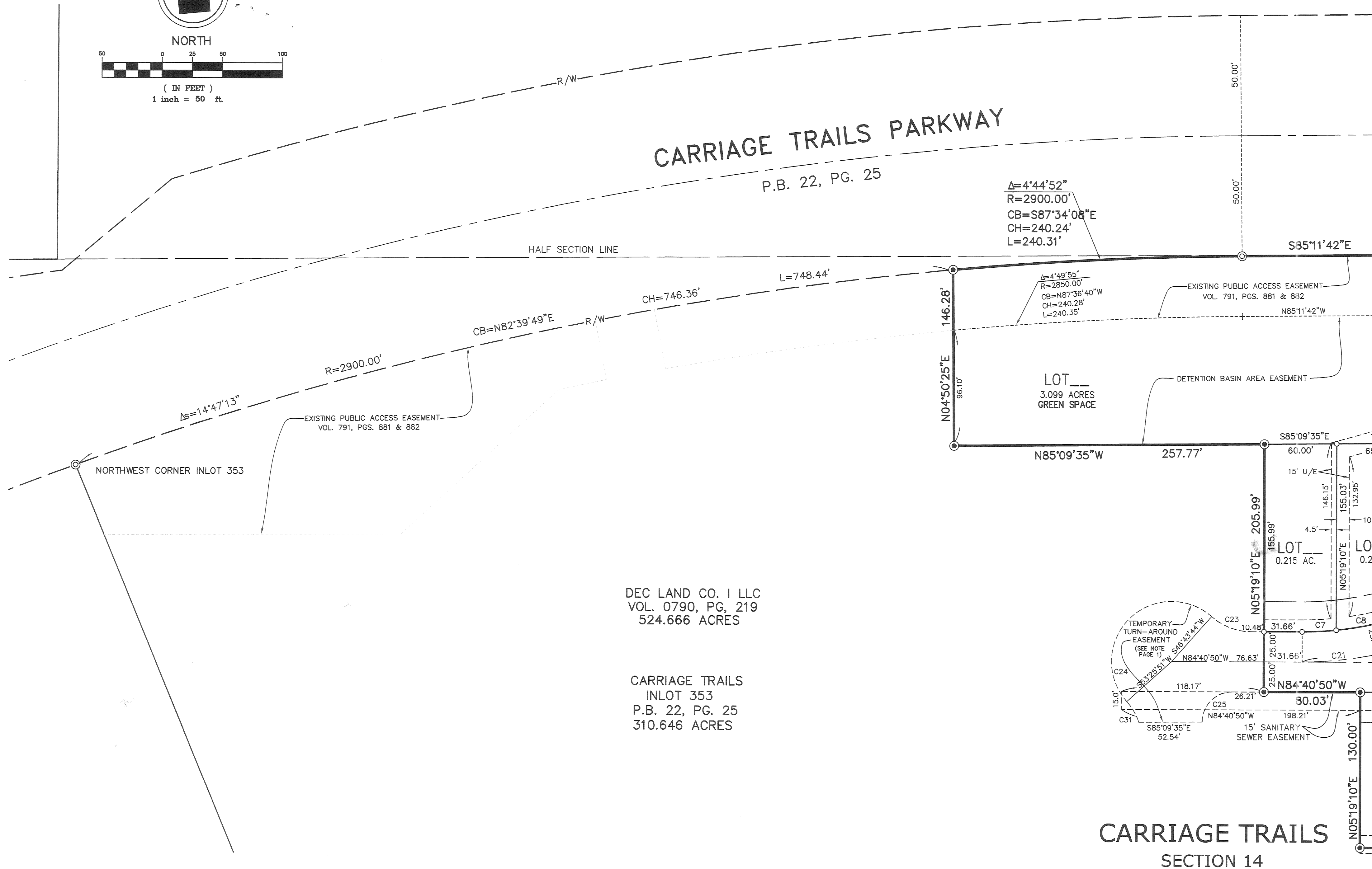
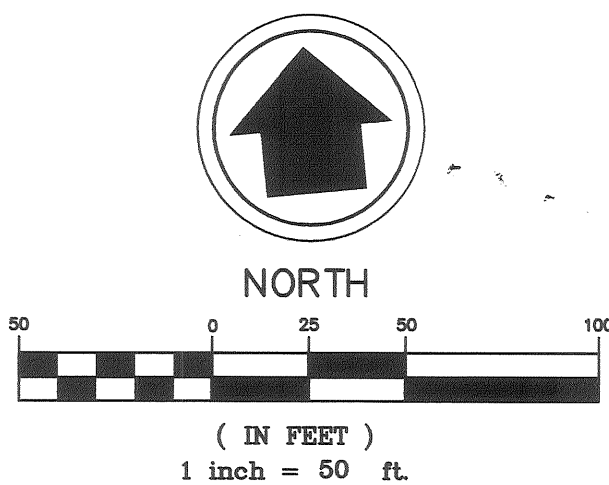
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CB	CHORD
C1	89°06'30"	35.00'	54.43'	N39°15'37"W	49.11'
C2	0°54'40"	600.02'	9.54'	S84°15'02"E	9.54'
C3	90°00'01"	35.00'	54.98'	S50°17'38"W	49.50'
C4	89°58'27"	25.00'	39.26'	S39°41'36"E	35.35'
C5	90°01'33"	25.00'	39.28'	S50°18'24"W	35.36'
C6	89°58'27"	25.00'	39.26'	S39°41'36"E	35.35'
C7	5°54'55"	275.00'	28.39'	N87°38'17"W	28.38'
C8	6°55'24"	275.00'	33.23'	S85°56'33"W	33.21'
C9	1°40'42"	1125.00'	32.96'	S83°19'13"W	32.95'
C10	3°05'59"	1125.00'	60.86'	S85°42'33"W	60.85'
C11	3°19'54"	1125.00'	65.42'	S88°55'29"W	65.41'
C12	3°03'39"	1125.00'	60.10'	N87°52'44"W	60.09'
C13	3°18'39"	1125.00'	65.01'	N84°41'35"W	65.00'
C14	3°03'39"	1125.00'	60.10'	N81°30'26"W	60.09'
C15	3°19'53"	1125.00'	65.41'	N78°18'40"W	65.40'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CB	CHORD
C16	3°05'58"	1125.00'	60.86'	N75°05'44"W	60.85'
C17	1°42'14"	1125.00'	33.46'	N72°41'38"W	33.46'
C18	6°49'13"	275.00'	32.73'	N75°15'07"W	32.72'
C19	6°01'06"	275.00'	28.89'	N81°40'17"W	28.87'
C20	90°01'33"	25.00'	39.28'	S50°18'24"W	35.36'
C21	12°50'19"	300.00'	67.22'	N88°54'01"E	67.08'
C22	12°50'19"	300.00'	67.22'	S78°15'40"E	67.08'
C23	41°24'34"	50.00'	36.14'	S63°58'33"E	35.36'
C24	173°17'54"	50.00'	151.23'	S50°04'47"W	99.83'
C25	90°28'45"	25.00'	39.48'	S50°04'48"W	35.50'
C26	7°14'42"	900.00'	113.81'	N81°34'21"W	113.73'
C27	0°57'39"	900.00'	15.09'	N77°28'10"W	15.09'
C28	171°50'45"	4.50'	13.50'	S01°14'33"W	8.98'
C29	16°18'31"	1092.50'	310.97'	N84°40'50"W	309.92'
C30	171°50'45"	4.50'	13.50'	N09°23'48"E	8.98'
C31	23°04'48"	50.00'	20.14'	N25°01'45"W	20.01'

CARRIAGE TRAILS
SECTION 14



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



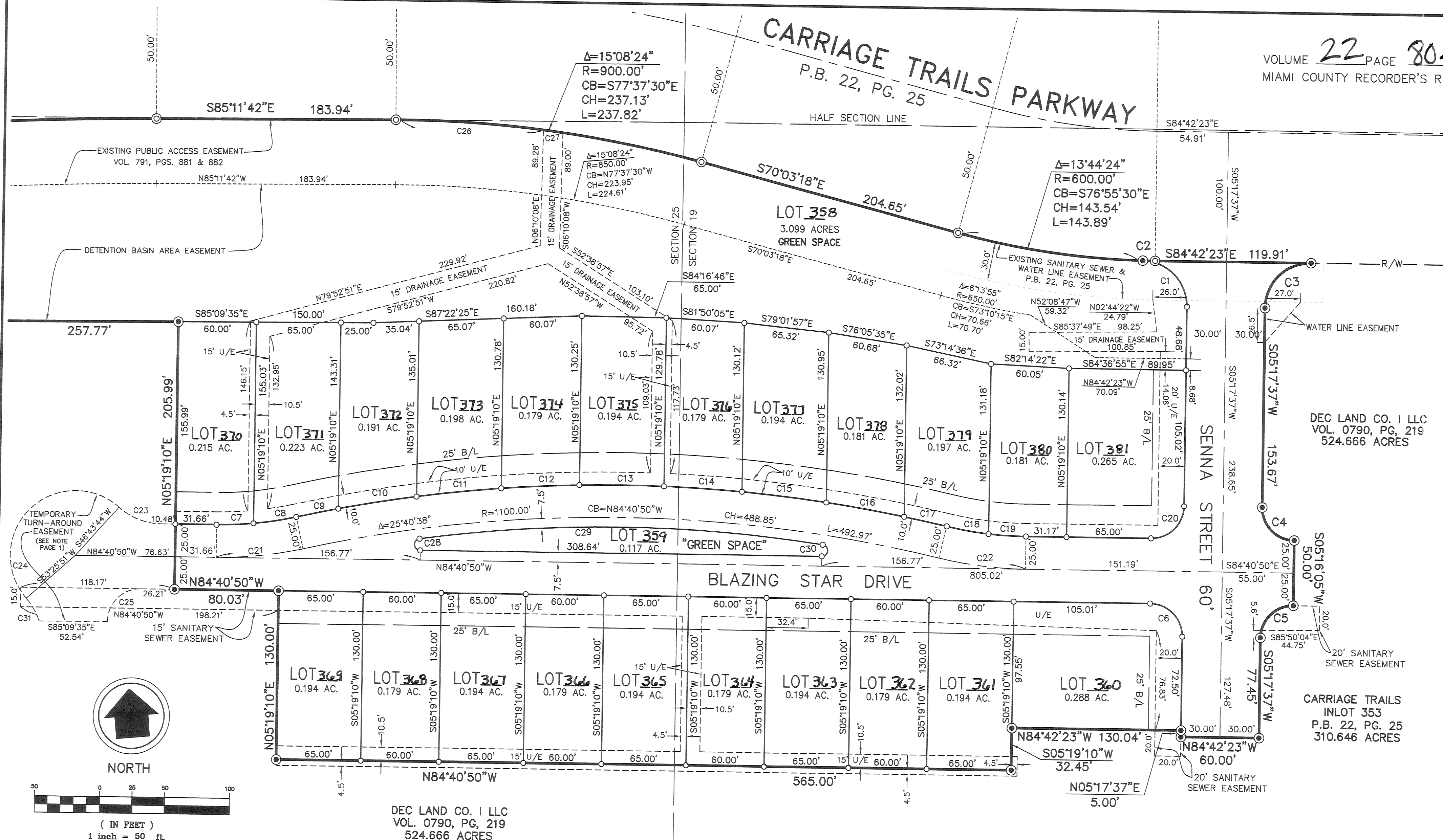
DEC LAND CO. I LLC
VOL. 0790, PG. 219
524.666 ACRES

CARRIAGE TRAILS
INLOT 353
P.B. 22, PG. 25
310.646 ACRES

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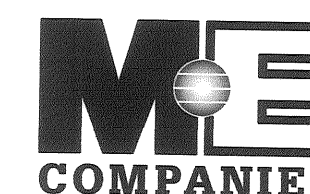


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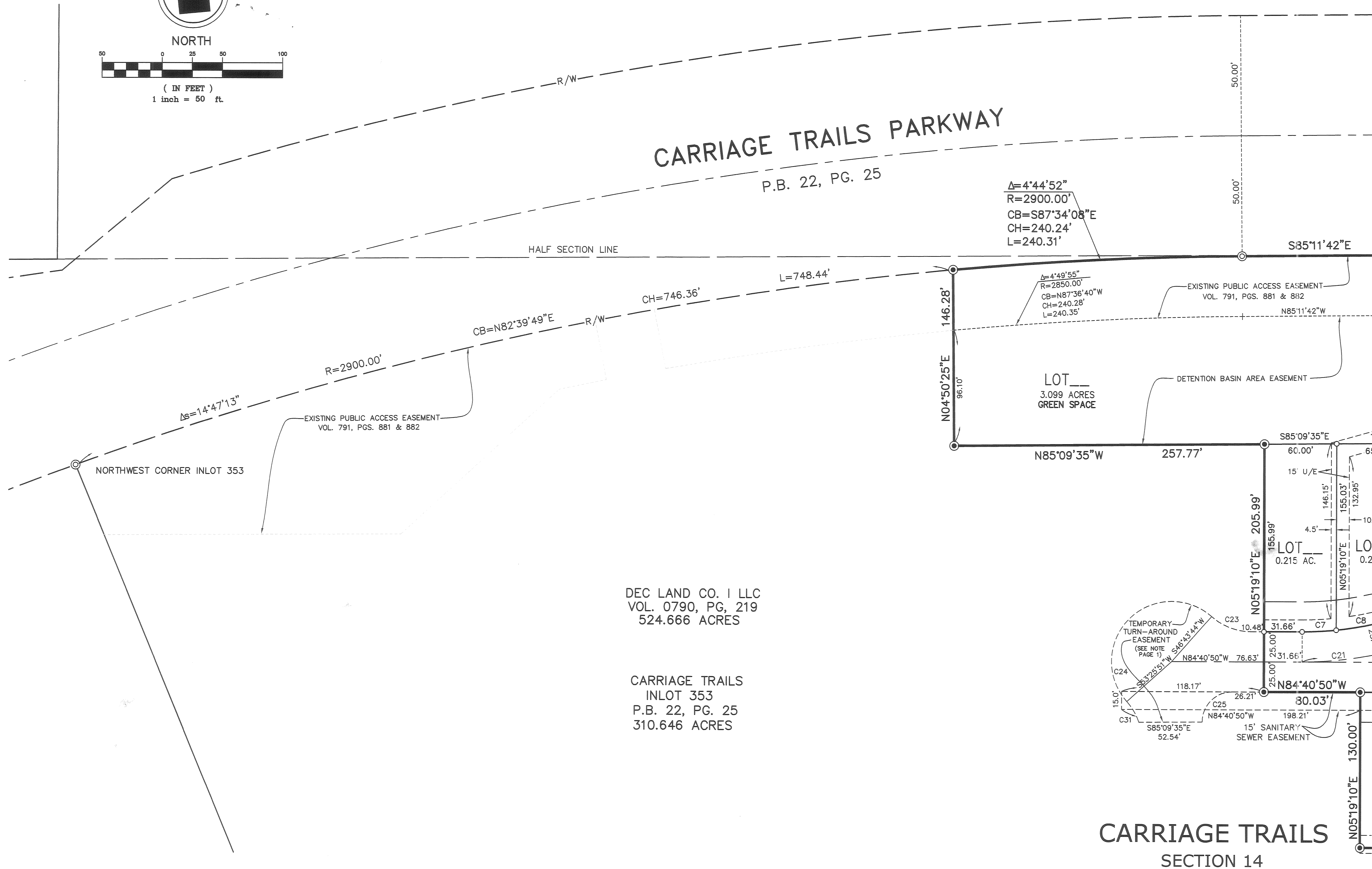
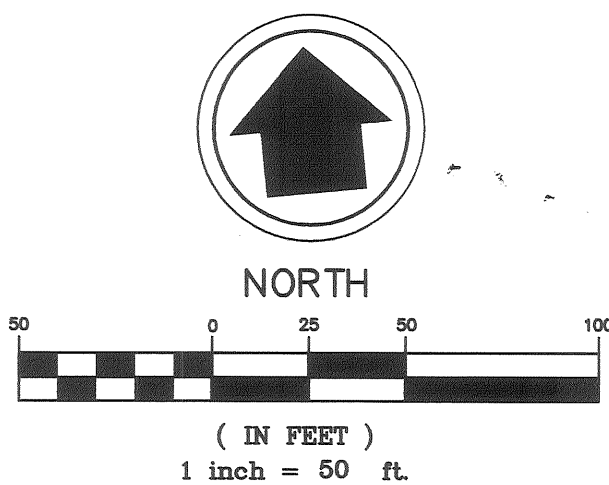
CARRIAGE TRAILS
INLOT 353
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310.646 ACRES

1.631 ACRES RIGHT-OF-WAY
7.587 ACRES LOTS
9.218 ACRES TOTAL

CARRIAGE TRAILS SECTION 14



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TROY
CORPORATION

416
INLOT

Barbee & Smith
PLAT

PLAT BOOK 22 PAGE 81
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 7-23, 2009 AT 3:15
FILE NO. 200904-10857 FEE 43.20

John S. Alexander BY: L. McCoy
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 28th DAY OF July, 2009

Matthew W. Grachardt BY: Spida Pearson
MIAMI CO. AUDITOR DEPUTY



0 15 30 60
Graphic Scale in Feet
1"=30'

Description

Being a replat of Inlot 416 as shown tax map plat no. 48 in the City of Troy, Ohio, as recorded in Record Book 1, Page 11, of the Miami County Recorder's Plat Records, as acquired by Habitat for Humanity of Miami County, by Deed Book 755, Page 406 and Deed Book 759, Page 192 of the Miami County Recorder's Deed Records.

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

References

Miami County Recorder's
Plat Records
Plat Book 1, Page 11
Plat Book 21, Page 57
Miami County Engineer's
Record of Lot Surveys
Volume 15, Page 43
(Basis of Bearings)
Volume 6, Page 48

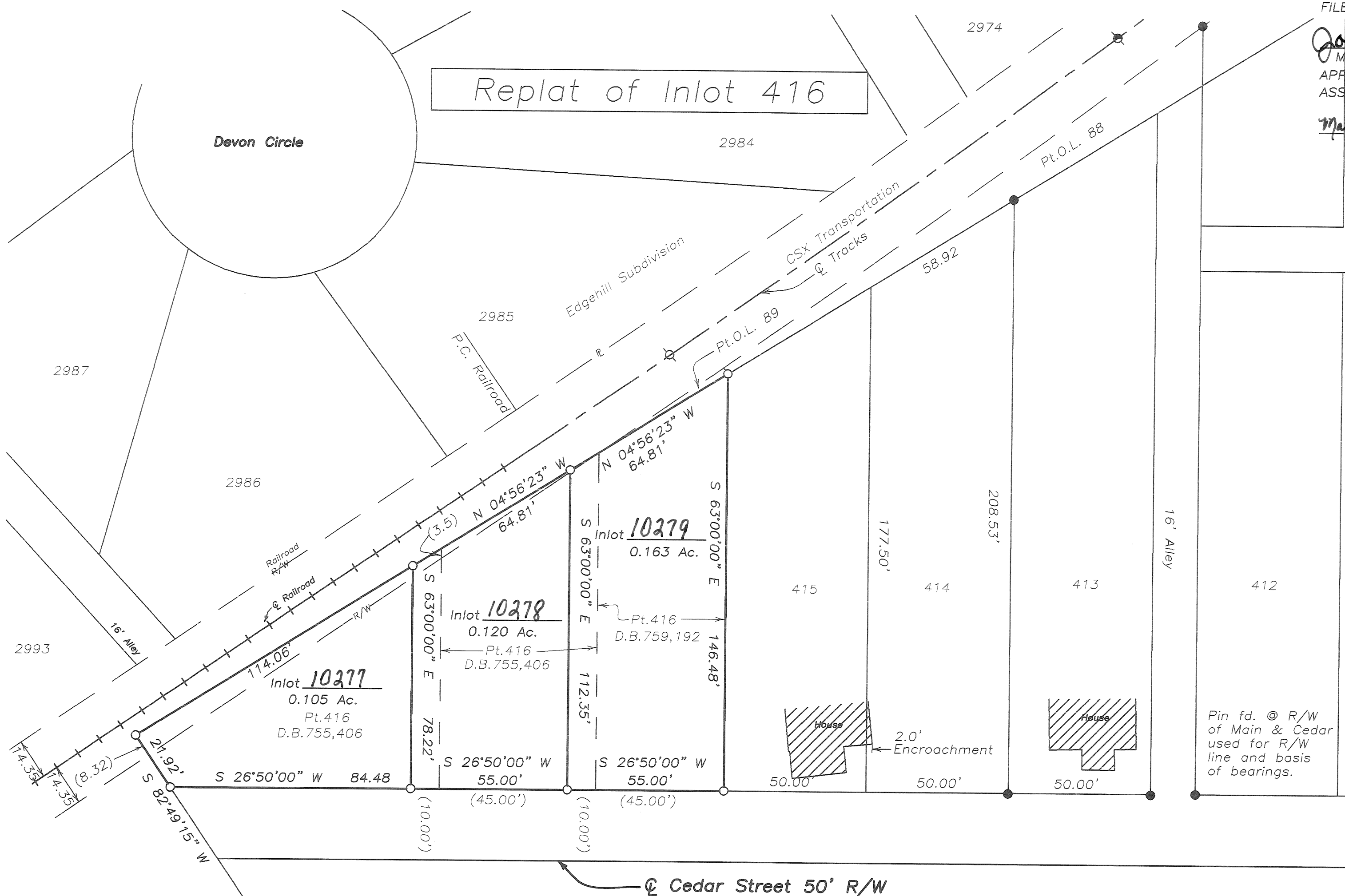
Replat of Inlot 416
for Habitat for Humanity

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.

Michael W. Cozatt 7/23/09
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
2784 S. Co. Rd. 25-A Troy, OH 45373
Job No. 03006 (937) 339-2921
File Name: C:\Construction\2006\03006.dwg
Drawn by: DMC ~ Checked by: MWC

Replat of Inlot 416



Acknowledgment

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

Easements shown or noted on this plat are for construction, maintenance, repair, replacement, or removal of open ditch surface water, electric, telephone, or privilege of removing any and all trees or other obstructions and 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.

Authorized Representative

Kristen L. Shuk
Habitat for Humanity of Miami County

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

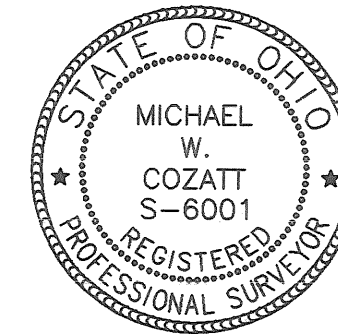
Be it remembered that on this 24 day of JULY, 2009, before me, the undersigned, a notary public in and for said county and state, personally appeared Habitat for Humanity of Miami County, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed, in testimony whereof, I have hereunto set my hand and official seal this day and date above written.

DEBRA A. HOFF
Notary Public, State of Ohio
My Comm. Expires 11-29-11
My commission expires 11-29-11

Approval by the City of Troy Engineer

This replat was reviewed and approved by the City of Troy Engineer this 24th day of JULY, 2009.

Deborah Swan
City of Troy Engineer



BASIS FOR BEARINGS:

THE COORDINATES ON THIS PLAN ARE GROUND AND WERE ESTABLISHED FROM GPS OBSERVATIONS BASED UPON THE OHIO HARN, WGS 1984, GEOID 03, AND IN THE OHIO STATE PLANE, SOUTH ZONE.

THE SCALE FACTOR OF 0.999967495 IS USED TO CONVERT TO STATE PLANE GRID COORDINATES.

ALL DISTANCES SHOWN HEREIN ARE ENGLISH GROUND DISTANCES AND ALL BEARINGS ARE SHOWN FOR PROJECT USE ONLY.

MONUMENT LEGEND

- PROPOSED R/W MONUMENT BOX
- ✕ RAILROAD SPIKE FOUND
- I.P.F. IRON PIN FOUND
- I.P.F. IRON PIPE FOUND
- P.K. NAIL FOUND

BASIS OF EXISTING R/W AND R/W WIDTH

THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM:

1. DB 1, PG 9 - PLAT OF TROY
2. VOL 4, PG 31 - REPLAT OF TERRITORY BETWEEN THE MIAMI RIVER AND STAUNTON STREET, TROY, OHIO
3. ADAMS STREET RELOCATION R/W PLANS

MIA-CR14-00.00

**MIAMI COUNTY
CITY OF TROY**

SEC 21 TOWN 5 N RANGE 6 E, M.R.S.
SEC 17 TOWN 1 RANGE 10, B.M.R.S.
AND
SEC 23 TOWN 1 RANGE 10, B.M.R.S.

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

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOX(S) WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT AND ANY REFERENCE MONUMENTS ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

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

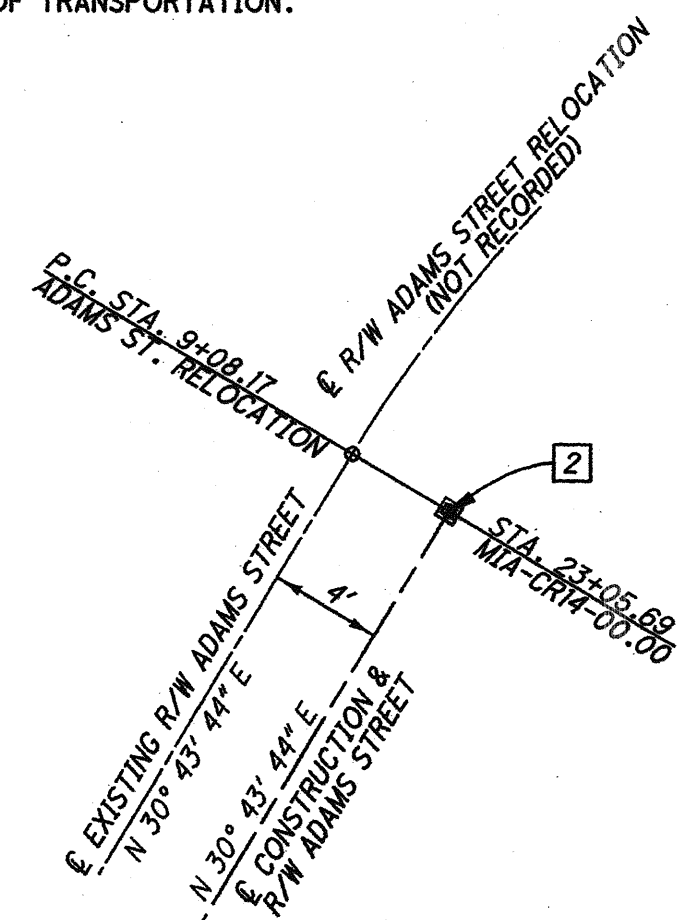
MONUMENT ASSEMBLY BOXES TO BE SET

MONUMENT	SET	STATION	OFFSET	NORTHING	EASTING
1	MONUMENT ASSEMBLY	10+33.00	ON E	748723.4578	1490319.7579
2	MONUMENT ASSEMBLY	23+05.69	ON E	749817.4580	1490970.0746

EXISTING MONUMENTATION FOUND

EXISTING MONUMENT	FOUND	STATION	OFFSET	NORTHING	EASTING
1	RAILROAD SPIKE	9+67.05	33.05' RT	748649.8840	1490314.4700
2	IRON PIN	10+35.07	24.22' LT	748737.6180	1490299.9970
3	IRON PIN	11+29.73	25.62' LT	748819.7000	1490347.1610
4	IRON PIPE	11+31.95	31.10' LT	748824.4060	1490343.5880
5	IRON PIN	11+44.98	33.05' LT	748836.6020	1490348.5680
6	IRON PIN	11+73.75	148.87' RT	748768.3780	1490519.6510
7	RAILROAD SPIKE	11+91.95	33.24' RT	748843.1090	1490429.5540
8	IRON PIN	11+44.70	103.30' LT	748872.2590	1490288.0380
9	IRON PIN	11+45.15	149.46' LT	748896.2360	1490248.5880
10	IRON PIN	11+87.51	103.64' LT	748909.2330	1490309.6180
11	IRON PIN	15+74.32	195.63' RT	749088.8120	1490764.5180
12	IRON PIN	15+75.82	95.53' RT	749141.2440	1490679.2460
13	IRON PIN	16+55.66	96.76' RT	749209.2550	1490721.0960
14	IRON PIN	16+58.74	103.22' LT	749314.0820	1490550.7650
15	IRON PIN	16+60.20	203.21' LT	749366.4310	1490465.5670
16	IRON PIN	17+11.82	98.63' RT	749256.5720	1490751.3980
17	IRON PIN	17+22.80	39.78' RT	749296.0770	1490706.4210
18	IRON PIN	17+42.10	32.07' LT	749349.3810	1490654.5190
19	IRON PIN	17+46.41	44.05' LT	749359.2090	1490646.4280
20	IRON PIPE	17+79.68	164.00' LT	749449.1020	1490560.3220
21	IRON PIN	18+44.81	287.53' LT	749568.2100	1490487.4140
22	MAG NAIL	* 14+14.06	* 0.05' LT	750166.4240	1491325.9180
23	MAG NAIL	* 14+12.02	* 4.14' RT	750161.7790	1491326.2700
24	IRON PIPE	* 14+45.26	* 72.53' RT	750119.4880	1491389.4650

* STATIONS AND OFFSETS TAKEN FROM E R/W ADAMS STREET REALIGNMENT PROJECT.



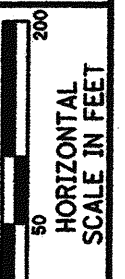
E MONUMENT #2 DETAIL (NTS)

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN 2007 BY WOOLPERT, INC. UNDER CONTRACT TO LJB, INC.

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

BY Harry G. Herbst III
HARRY G. HERBST III
SURVEYOR NO. 6596 DATE 7/30/09

SURVEYOR'S SEAL



PTD NO. 81032

R/W DESIGNER DJH
R/W REVIEWER HGH

CENTERLINE PLAT

MIA-CR14-00.00

2 / 7

ROSEWOOD CREEK SUBDIVISION PHASE 3

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

LEGAL DESCRIPTION

BEING PHASE 3 OF ROSEWOOD CREEK SUBDIVISION AND BEING A PART OF INLOT NUMBER 3603 IN THE CITY OF TIPP CITY, OHIO AS RECORDED IN THE MIAMI COUNTY RECORDERS PLAT BOOK 19, PAGE 118 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF INLOT NUMBER 3910 OF ROSEWOOD CREEK SUBDIVISION, PHASE 1;

THENCE, NORTH 76°-28'-24" WEST, 178.00 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 3932 OF ROSEWOOD CREEK SUBDIVISION, PHASE 1, TO AN IRON PIN FOUND;

THENCE, NORTH 82°-58'-48" WEST, 70.52 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 3932, TO AN IRON PIN FOUND;

THENCE, SOUTH 80°-43'-20" WEST, 80.35 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 3932, TO AN IRON PIN FOUND;

THENCE, SOUTH 79°-01'-06" WEST, 292.10 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 3932, TO AN IRON PIN FOUND;

THENCE, SOUTH 86°-30'-52" WEST, 161.04 FEET, ALONG THE NORTHERLY LINE OF INLOT NUMBER 3932, TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF SAME;

THENCE, NORTH 03°-29'-08" WEST, 305.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 86°-30'-52" EAST, 34.31 FEET, TO AN IRON PIN SET;

THENCE, NORTH 03°-29'-08" WEST, 171.24 FEET, TO AN IRON PIN SET;

THENCE, NORTH 34°-00'-17" EAST, 145.85 FEET, TO AN IRON PIN SET;

THENCE, NORTH 64°-16'-14" EAST, 162.39 FEET, TO AN IRON PIN FOUND IN THE SOUTHWESTERLY CORNER OF INLOT NUMBER 3953 OF ROSEWOOD CREEK SUBDIVISION, PHASE 2;

THENCE, NORTH 60°-11'-04" EAST, 8.29 FEET, ALONG THE EASTERLY LINE OF INLOT 3953, TO AN IRON PIN FOUND IN THE NORTHWESTERLY CORNER OF INLOT NUMBER 3952 OF ROSEWOOD CREEK SUBDIVISION, PHASE 2;

THENCE, SOUTH 38°-17'-26" EAST, 175.75 FEET, ALONG THE WESTERLY LINE OF INLOT 3952 AND THE EXTENSION THEREOF, TO AN IRON PIN FOUND IN THE EASTERLY RIGHT OF WAY LINE OF GREENMANTLE DRIVE;

THENCE, NORTH 51°-42'-34" EAST, 8.06 FEET, ALONG THE EASTERLY RIGHT OF WAY LINE OF GREENMANTLE DRIVE, TO AN IRON PIN FOUND IN THE NORTHWESTERLY CORNER OF INLOT NUMBER 3951 OF ROSEWOOD CREEK SUBDIVISION, PHASE 2;

THENCE, SOUTH 48°-45'-51" EAST, 157.02 FEET, ALONG THE SOUTHWESTERLY LINE OF INLOT NUMBER 3951, TO AN IRON PIN FOUND IN THE SOUTHEASTERLY CORNER OF SAME AND BEING ALSO THE SOUTHWESTERLY CORNER OF INLOT NUMBER 3950 OF ROSEWOOD CREEK SUBDIVISION, PHASE 2;

THENCE, SOUTH 76°-28'-24" EAST, 380.50 FEET, ALONG THE SOUTHERLY LINES OF INLOTS 3950, 3949, 3948 AND 3947 OF ROSEWOOD CREEK SUBDIVISION, PHASE 2, TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF INLOT NUMBER 3947 AND BEING ALSO IN THE WEST LINE OF INLOT 3912 OF ROSEWOOD CREEK SUBDIVISION, PHASE 1;

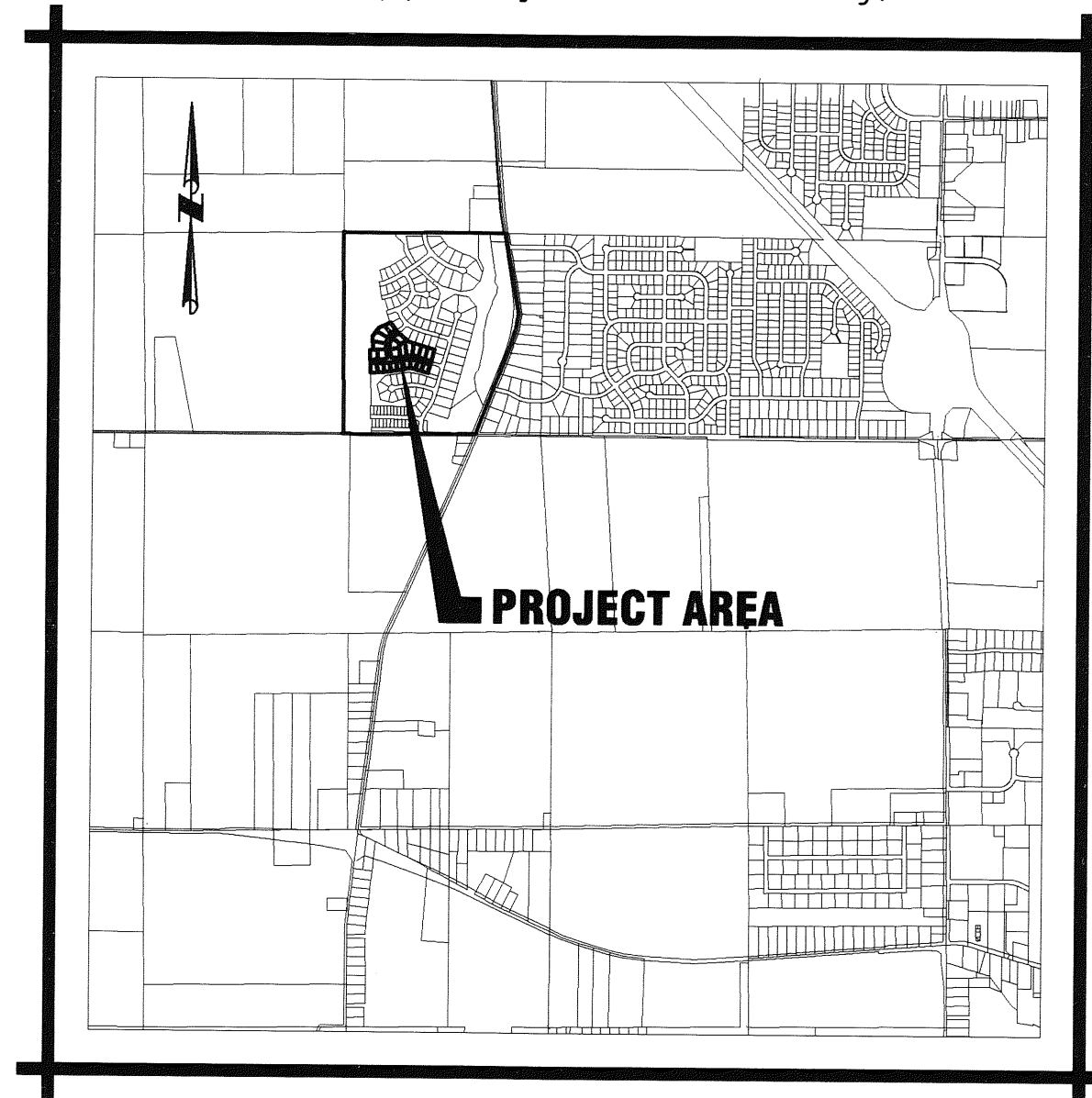
THENCE, SOUTH 13°-31'-36" WEST, 212.78 FEET, ALONG THE WEST LINES OF INLOTS 3912 AND 3911 OF ROSEWOOD CREEK SUBDIVISION, PHASE 1, AND THE EXTENSION THEREOF TO AN IRON PIN FOUND IN THE SOUTH RIGHT OF WAY LINE OF DAYLILY WAY;

THENCE, SOUTH 76°-28'-24" EAST, 3.00 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF DAYLILY WAY, TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF INLOT NUMBER 3910 OF ROSEWOOD CREEK SUBDIVISION, PHASE 1;

THENCE, SOUTH 13°-31'-36" WEST, 115.00 FEET, ALONG THE WEST LINE OF INLOT NUMBER 3910, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 8.5370 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.



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 ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS TO THE PUBLIC USE FOREVER.

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

OWNER: ROSEWOOD CREEK, LLC.

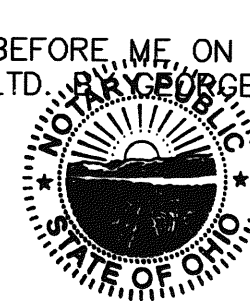
BY: George Timmer
GEORGE TIMMER
PARTNER

BY: Steve Bruns
STEVE BRUNS
PARTNER

STATE OF OHIO - COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15TH DAY OF AUGUST, 2008 BY ROSEWOOD CREEK, LTD. BY George Timmer, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

Bonnie L. Stark
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-2013



BONNIE L. STARK, Notary Public
In and for the State of Ohio
My Commission Expires April 21, 2013
Recorded in Miami County

PLAT BOOK 12, PAGE 83
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 12 DAY OF August, 2008 AT 2:43 P.M.
FILE NUMBER 200808-11651, FEE 172.80
RECORDER, MIAMI COUNTY John S. Alexander
DEPUTY Dona Swihart

TRANSFERRED THIS 12th DAY OF August, 2008
BY: Matthew W. Gearhardt DEPUTY AUDITOR
CHRIS A. PEEPLES MATTHEW W. GEARHART
MIAMI COUNTY AUDITOR

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 12 DAY OF August, 2008, THIS PLAT WAS REVIEWED AND APPROVED.

Matthew W. Gearhardt
CHAIRMAN

Marilyn J. Jemmel
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 13 DAY OF July, 2008.

Patt F. Hahn
PRESIDENT OF COUNCIL

Cathy A. Ross
CLERK OF COUNCIL

OWNER AND DEVELOPER

ROSEWOOD CREEK, LLC.
3050 TIPP-COWLESVILLE RD.
TIPP CITY, OHIO 45371
(937) 339-2300

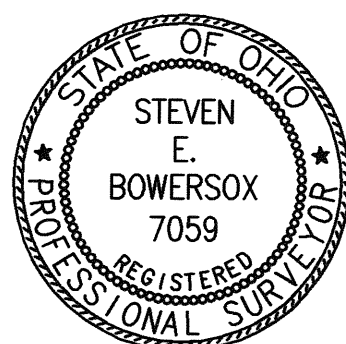
COVENANTS AND RESTRICTIONS

SEE SHEETS 3 OF 4 AND 4 OF 4 FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754, PAGE 489 TO 527.

DESCRIPTION

BEING A SUBDIVISION OF 8.5370 ACRES AND BEING A PART OF INLOT 3603 OWNED BY ROSEWOOD CREEK, LLC. RECORDED IN DEED BOOK 747, PAGE 319.

Steven E. Bowersox
STEVEN E. BOWERSOX, PS #7059 DATE 8-12-2008



CHOICE ONE ENGINEERING	DATE: 08-12-2008
	DRAWN BY: seb
	JOB NUMBER: MiaTci0806FinApp
	SHEET NUMBER 1 OF 4

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

ROSEWOOD CREEK SUBDIVISION, PHASE 3

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 22 PAGE 83A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS



BEARINGS BASED ON
RECORDER'S P.B. 19, PG. 118

SCALE: 1"=60'
0 30 60 120

LEGEND

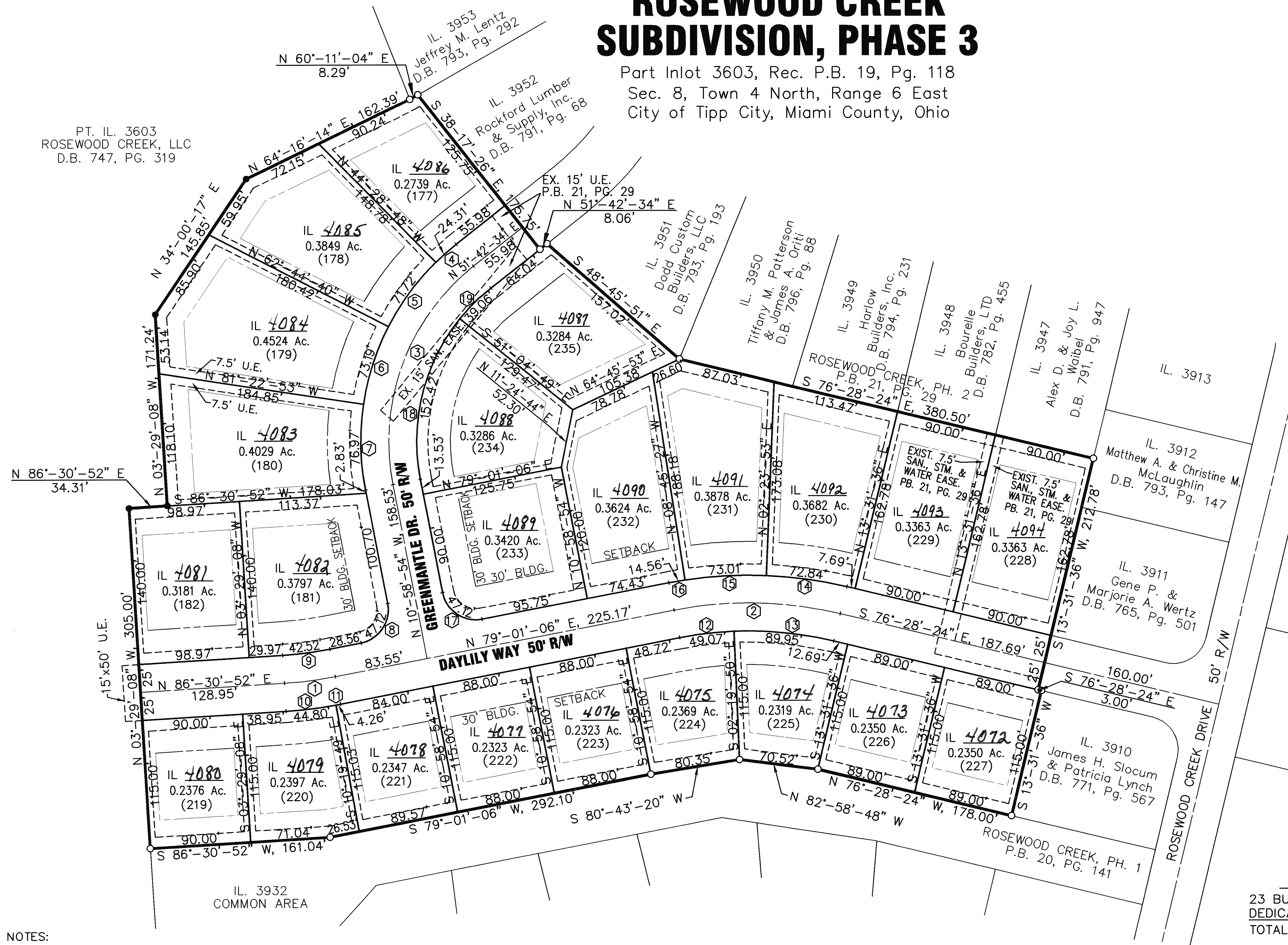
- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- (00) PREL. LOT NUMBER

SEE SHEET 3 OF 4 FOR
CURVE DATA.

AREA SUMMARY

23 BUILDING LOTS	7.1173 AC.
DEDICATED STREET R/W	1.4197 AC.
TOTAL	8.5370 AC.

PT. IL. 3603
ROSEWOOD CREEK, LLC
D.B. 747, PG. 319



NOTES:

1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.

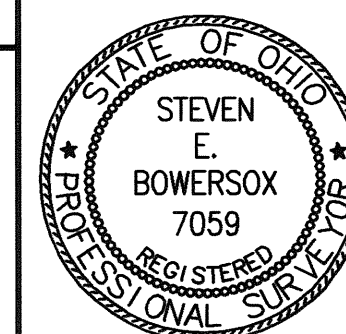
BUILDING SETBACK CHART

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
ESTATE	NONE	40	30	15	35	2000
EXECUTIVE	NONE	30	25	10	35	1500
GARDEN	177-182 & 219-235	30	25	10	35	1400

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

8-12-2008
DATE



CHOICE **ONE**
ENGINEERING

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

DATE:
08-12-2008
DRAWN BY:
seb
JOB NUMBER:
MIATC10806FIN
SHEET NUMBER
2 OF 4

ROSEWOOD CREEK SUBDIVISION

PHASE 3

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 22, PAGE 83B
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

COVENANTS AND RESTRICTIONS

The plat of this Rosewood Creek Subdivision shall be subject to all the terms and conditions of the Declaration Establishing Covenants, Conditions and Restrictions which Declaration is filed for record in the Office of the Recorder of Miami County, Ohio at Volume 754, Page 489 To Page 527 of the Deed Records (the "Declaration"). The Declaration includes the following Protective Covenants and Restrictions which shall, subject to the terms and conditions of the Declaration, apply to this plat:

1. Applicability of Zoning Regulations and Ordinances. Land use of all Lots is governed by the Zoning Regulations and other ordinances for the City of Tipp City, Ohio as presently enacted or hereafter amended. The Tipp City regulations and ordinances may in certain respects be more strict or stringent than these covenants and restrictions, and these covenants and restrictions shall not be deemed to relieve the Owner of its obligation to comply with any applicable Tipp City regulations and ordinances.

2. Residential Purposes. All Lots in the Subdivision shall be used exclusively for single family residential purposes; except for those lots in the Subdivision which are designated on the plat as zero lot line lots which may be used for two family residential purposes.

3. Lot Subdivision and Building Sites. None of the Lots shall at any time be divided into more than one (1) building site and no building site shall be less in area than the area of the smallest Lot platted in the Subdivision. A single Lot together with contiguous portion or portions of one or more adjacent Lots or, subject to limitation on building site size, contiguous portions of adjacent Lots may be used for one (1) building site, but only upon approval of the Association. If approval of the City of Tipp City Planning Board is required by the City of Tipp City Subdivision Regulations, then no Lot may be subdivided unless authorized by the City of Tipp City Planning Board as well as the Association.

4. Building Setbacks. Building setbacks shall be observed as provided on such plats as are filed of record with the Recorder of Miami County, Ohio, with respect to each individual Lot in the Subdivision. Setbacks will generally be in accordance with the following table provided, however, that the setbacks noted on the recorded plat for any particular lot shall control over the following table in the event of any inconsistency.

Lot Type	Front	Rear	Side	Height
Estate	40'	30'	15'	35'
Executive	30'	25'	10'	35'
Garden	30'	25'	10'	35'

5. Site Line Easements. Site line easements shall be observed as provided on such plats as are filed of record with the Recorder of Miami County, Ohio, with respect to each individual Lot in the Subdivision. No vehicle may be parked; no trees, shrubs, or other plants may be planted (excluding farm crops); and no obstruction or other visual impediments shall be placed or permitted to remain in any of the site line easement areas set forth in the plat. Improvements which are below the site line (for example below grade detention basins, walkways, lawn and low landscaping) shall be permitted within the site line easements provided that such improvements are installed below the site line in accordance with AASHTO Standards adopted by the State of Ohio, Department of Transportation.

6. Lot Maintenance.

(a) All Lots, whether occupied or unoccupied, shall at all times be maintained in a neat and attractive condition and in such manner as to prevent their becoming unsightly by reason of unattractive growth on such Lot or the accumulation of rubbish or debris thereon. In order to implement effective control of this provision, there is reserved to the Association for itself and its agents, the right, but not the obligation, after ten (10) days notice to any Lot Owner, to enter upon any residential Lot with such equipment and devices as may be necessary for the purpose of mowing, removing, cleaning or cutting underbrush, weeds or other unsightly growth and trash which in the opinion of the Association detracts from the overall beauty or safety of the Subdivision.

(b) Entrance upon such property for such purposes shall not constitute a trespass. The Association may charge the Owner a reasonable cost for such services, which charge shall constitute a lien upon the Lot enforceable by appropriate proceedings at law or equity; provided, however, that the lien shall be subordinate to the lien of any first mortgage or deed of trust encumbering the Lot. The provisions of this section shall not be construed as an obligation on the part of the Association to mow, clear, cut, or prune any Lot, nor to provide garbage or trash removal services.

7. Garbage Containers. Garbage containers, if any, shall be kept in a clean and sanitary condition, and shall be so placed or screened by shrubbery, fencing, or other appropriate means so as not to be visible from any road, or within sight distance of the Lot at any time except during refuse collection.

8. Fuel Containers. Containers for storage of home heating oil or propane gas shall not be permitted.

9. Signs. All signs, billboards, or advertising structures of any kind are prohibited with the following exceptions (which exceptions shall comply with Tipp City code requirements):

- Builder and contractor signs during construction periods.
- One professional sign of not more than four square feet to advertise a Lot for sale during a sales period.
- Developer's sign or signs advertising the Subdivision.
- Utilities. Except for above ground electric lines around the perimeter of the Subdivision, all utilities shall be installed underground.

11. Landscaping. Prior to obtaining a Certificate of Occupancy for any residential structure, the Owner of each Lot shall lay sod within any public right of way within such Lot. The front yard of each lot, being that portion of the lot which extends the entire width of the lot from the front of the residence to the street, shall be fully laid with sod within sixty (60) days after completion of construction. Plans for all other landscaping must be submitted to the Association for approval within ninety (90) days after completion of construction. Although the Association shall have the authority to approve any landscaping plan submitted, it is suggested as a guideline that a minimum of two and one-half percent (2 1/2 %) of the building construction cost be allocated for landscaping each building site. Landscaping includes seeding and planting of trees, shrubs, and ground covers, excluding rough grading work. Landscape work must be completed within six (6) months of occupancy.

12. Trees Prohibited in Utility Easement. No trees shall be planted between the street curb and sidewalks, and within the 10' utility easement immediately behind the right-of-way, which areas shall be dedicated for utility easement purposes.

13. Lawn Watering and Irrigation. Lawn watering and irrigation shall not be permitted in public right of way areas without the approval of the City of Tipp City.

14. Completion of Construction.

(a) Construction of a residence building on any building site shall be completed within two (2) years from the date of the original purchase from Developer, and completion of construction shall be within one (1) year from the date of beginning construction. Developer reserves the right to repurchase any Lot in the Subdivision upon which the construction of the residential building has not been completed within two (2) years from the date of the original purchase from Developer or within one year from the date of beginning of construction, whichever is earlier.

(b) In the event the Developer elects to exercise the repurchase rights set forth in this Section, Developer shall obtain an appraisal of the Lot by a licensed appraiser and shall give written notice to the then Owner of record of the Lot of the appraised value of the Lot and of the Developer's intent to exercise its repurchase right. The repurchase price which the Developer shall pay for such Lot, in the event of such repurchase, shall be equal to the value of the Lot as appraised, less any costs or expenses incurred by the Developer in exercising or enforcing its repurchase right, including but not limited to, appraisal fees and attorney fees. Developer may also deduct from the repurchase price an amount equal to such sums as are necessary to satisfy any and all outstanding mortgages, mechanic's liens, tax liens, assessments or any other lien or encumbrance upon the Lot. The Owner shall transfer the Lot to Developer by warranty deed free and clear of any liens and encumbrances and, in the event that the Owner fails to voluntarily transfer such Lot, the Developer shall be entitled, in addition to any other remedy, to obtain a court order effecting the transfer of the Lot to the Developer and the Owner of such Lot shall be liable to the Developer for all costs, expenses, and attorney fees incurred in connection with such efforts.

15. Fences and Hedges. All fence designs and locations shall be in keeping with the architectural character of the structure and no fence shall be erected until after the material, style and placement of such fence has been approved in writing by the Architectural Committee. No fence shall be erected or installed until after the Owner of the Lot upon which the fence will be installed obtains a letter from the Architectural Committee approving such fence and the Owner provides a copy of such letter to Tipp City. The type and height of fencing which is approved by the Architectural Committee will depend upon the location in which the fence will be erected.

(a) Fences Adjacent to Common Areas or Ponds. Fences which are adjacent to Common Areas or ponds shall be open type fencing not exceeding four feet above ground level.

(b) Fences on Lots Which are Not Adjacent to Common Areas or Ponds. Fences on Lots which are not adjacent to Common Areas or ponds may be open type fencing or privacy fencing but shall not exceed six feet above ground level.

(c) Pool Enclosures. Fences which are erected for the enclosure of a swimming pool may be open type fencing or privacy fencing but shall not exceed six feet in height. Where the Lot upon which the pool is installed is adjacent to a Common Area or pond, the fence shall be erected not less than fifteen feet from the property line which is adjacent to a Common Area and not less than fifteen feet from the high water line (as determined by the Architectural Committee) of any pond. Notwithstanding any other provision of the protective covenants and restrictions contained in this Declaration, Tipp City requirements and regulations on the fencing of swimming pools shall prevail.

(d) Hedges. No hedges shall be permitted which exceed six feet in height. No single span of hedges shall exceed 25 feet in length; however, multiple rows of hedges may be used provided that each span is offset by at least ten feet from an adjacent span of hedges.

(e) Proximity to Street. No fence or hedge shall extend closer to the street than the rear wall of the residential structure; except that, fencing and hedges on corner Lots may extend to one (but not more than one) of the front corners of the residential structure.

(f) General. Notwithstanding any provision herein to the contrary, no chain link fencing shall be permitted. No restrictions shall be placed on the planting of trees for privacy purposes.

16. Drainage. Drainage of surface water, storm water and/or foundation drains shall not be connected to sanitary sewers.

17. Storm Water Drainage Restriction. Storm water drainage restrictions shall run with the land and 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.

18. Sump Pump Effluent. No pump or piping device shall discharge sump pump effluent into a public right-of-way or into sanitary sewers. Sump pump effluent shall be discharged into such curb drains as may be constructed for lots in the Subdivision.

19. Animals. No animals, livestock, poultry, or water fowl of any kind or description, whether domesticated or wild, shall be raised, kept, fed, or bred on any Lot in the Subdivision. Dogs (up to but not exceeding two (2) per Lot), cats, or other usual household pets may be kept on any Lot, provided that no such household pet may be kept on any Lot for commercial purposes.

CHOICE ONE ENGINEERING	DATE: 08-12-2008
	DRAWN BY: seb
	JOB NUMBER: MiaTci0806FinCovl
	SHEET NUMBER 3 OF 4

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

ROSEWOOD CREEK SUBDIVISION
PHASE 3

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 22, PAGE 83C
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

COVENANTS AND RESTRICTIONS

20. Outbuildings and Structures.

(a) Outbuildings and detached structures shall not be permitted, except that one detached garage for up to three motor vehicles shall be permitted provided that any such detached garage shall be constructed with a permanent foundation and the shape, size, height, materials, color, and location of the structure shall be compatible with that of the residential structure and shall first be approved by the Association under the procedures provided for in this Declaration.

(b) Storage structures shall be allowed provided the following requirements are met:

(1) The storage structure shall not contain more than eighty (80) square feet of floor area.

(2) At least one wall of the storage structure shall be fully attached to the rear of the residential building.

(3) The storage structure shall be constructed with a permanent foundation and the shape, size, height, materials, color, and location of the structure shall be compatible with that of the residential structure and shall first be approved by the Association under the procedures provided for in this Declaration.

(c) No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

21. Sidewalks. Sidewalks required to be installed by the City of Tipp City shall be installed by the Owner at Owner's expense. Developer reserves the right to establish plans and specifications for any such sidewalks, and the Owner shall comply with any such plans and specifications. For corner Lots, truncated dome handicapped ramps shall be installed as a part of the sidewalk by the Owner in accordance with ODOT and Tipp City specifications. The width of the sidewalks shall be determined in accordance with the final plan for the subdivision approved by the City of Tipp City. If the Owner refuses or fails to install the sidewalks promptly upon demand by the Developer or by the City of Tipp City, the Developer shall have the right to install the sidewalks, and Owner shall promptly reimburse Developer for all costs and expenses incurred in connection with the installation of the sidewalks, which costs and expenses shall constitute a lien upon the Lot enforceable by appropriate proceedings at law or equity.

22. Vehicles.

(a) No boat, camper, van, recreational vehicle, trailer of any kind (including but not limited to boat trailers, house trailers, and/or equipment trailers), tent, inoperable motor vehicle, or equipment or vehicle of a similar nature to any of the foregoing shall be parked or stored on any road, street, driveway, yard, or Lot in the Subdivision for any period of time except wholly within an enclosed garage. No truck of any size greater than a pickup truck shall be parked on any part of the Subdivision at any time except such limited period as may be necessary to service any part of the Subdivision. No Owner shall repair any motor vehicle, boat, trailer, or other vehicle on any portion of any Lot, or on any street in the Subdivision, except in an enclosed garage, unless and except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

(b) The provisions of this Section are not intended to replace any applicable Tipp City ordinance or regulation, and every Owner shall comply with all applicable Tipp City ordinances and regulations.

23. Parking.

(a) On-street parking on any street in the Subdivision shall be restricted to occasional parking for special occasions only, not to exceed twenty-four (24) hours.

(b) All Lots in the Subdivision shall be subject to such parking restrictions as are set forth in any plat of the Subdivision filed for record in the Office of the Recorder of Miami County, Ohio.

(c) The provisions of this section are not intended to replace any applicable Tipp City ordinance or regulation, and every Owner shall comply with all applicable Tipp City ordinances and regulations.

24. Size of Residence. Each residential structure erected on any building site shall be constructed with not less than the following minimum square feet:

(a) 2,000 square feet for each structure constructed on a lot identified on the plat as an "Estate Lot";

(b) 1,500 square feet for each structure constructed on a lot identified on the plat as an "Executive Lot";

(c) 1,400 square feet for each structure constructed on a lot identified on the plat as a "Garden Lot";

This square footage shall exclude garage space and basement, decking, patios and unenclosed porches. The first floor of all structures shall have a ceiling height of not less than eight (8) feet in all enclosed, heated, habitable space.

25. Construction Materials. The exterior walls of each residential structure erected on any building site shall be covered with brick, stone, wood or other approved products (excluding vinyl) in accordance with the following minimum percentages:

Table with 5 columns: Type of Lot, Front of House, Sides of House, Street Side of House on corner Lot, Rear of House. Rows include Estate Lot, Executive Lot, and Garden Lot with corresponding percentages.

The exterior walls of all residential structures which are not covered with the foregoing materials shall be covered with a high quality vinyl siding or such other materials as are approved by the Architectural Committee.

The Architectural Committee shall review the proposed house design to assure that the minimum percentage of permissible construction materials is used as required herein. Written approval from the Architectural Committee shall be provided to the City of Tipp City, prior to the City reviewing the construction plans. Any prospective builder, lot owner, or agent, who submits plans to the City without the required written approval of the Architectural Committee will not have their plans reviewed, until said approval letter is received by the City.

26. Driveway Entrance Restrictions. No driveway entrances shall be constructed from any corner Lot onto Rosewood Creek Drive or Rosenthal Drive except as otherwise provided for in the final plat for the Lots which are adjacent to such streets.

27. Deleted

28. Garage. All single family residences shall have a minimum two (2) car attached garage. All Zero Lot Line units shall have a minimum one car attached garage for each residential unit.

29. Solar Panels. The use of solar panels shall not be permitted.

30. Antennas and Satellite Dishes. No exposed or exterior radio or television transmission or receiving antennas, and no satellite dishes which exceed 24 inches in diameter shall be erected, placed, or maintained on any part of the Subdivision.

31. Vents. Vents protruding through the roof should be placed on rear roof surfaces when possible and be painted a color to blend with roof coloring.

32. Swimming Pools. Swimming pools shall match architectural character of the structure and be approved by the Association. No above ground pools shall be permitted except for portable children's wading pools.

33. Mailboxes. The Association may designate a mailbox design which must be used by each Lot Owner. The mailbox erected by the Lot Owner shall meet U.S. Postal Service specifications and applicable Tipp City ordinances.

34. Driveways. All driveways shall be concrete or other non-asphaltic hard surface pavement and should extend from the garage door to the rear of the sidewalk and shall be approved by the Association. The driveway approach shall be concrete pavement from the curb to the sidewalk and shall be constructed in accordance with Tipp City specifications.

35. Clothes Lines. The use of exterior clothes lines shall not be permitted.

36. Basketball Goals. No basketball goals shall be permitted to be attached to any residential structure; however, free standing basketball goals may be permitted provided that Association approval is obtained with respect to the placement and type of basketball goal and supporting structures.

37. Nuisances. No noxious or offensive activity which would constitute a nuisance shall be carried on any Lot.

38. Repairs. Each Owner shall, at his sole cost and expense, repair his residence, keeping the same in a condition comparable to the condition of the residence at the time of its initial construction, normal wear and tear excepted.

39. Wells Prohibited. No wells (including but not limited to landscaping wells) or individual water supply system shall be permitted to be drilled or installed on any Lot. Public water and sewer shall be used on every Lot.

40. Motorized Boats. Motorized boats shall not be permitted on the ponds located within the Subdivision.

41. Alteration of Pond Bank Prohibited. No Lot Owner shall alter the bank of any pond or stream located within the Subdivision without prior written consent of the City of Tipp City and the Board of Trustees of the Association.

42. Tipp City Maintenance. 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 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 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 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. 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.

43. Erosion Control. Each Owner shall, at his sole cost and expense, follow and maintain control of erosion and sedimentation as required by the Tipp City Subdivision Regulations and the OEPA in addition to the specific notes on the final plat for the Owner's Lot, including the installation of sod within public right-of-ways.

44. Foundations. Foundations for slab construction shall be 8 inches above the house pad elevation, and basement/crawl construction shall be 18 to 36 inches above the house pad elevation. Houses constructed within this Subdivision shall conform to the house pad elevations as noted on the "Grading Plan" contained within the construction drawings for the Subdivision and which are available for review at the offices of the City of Tipp City, Ohio.

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 owners of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 62, 63, & 64 and the Rosewood Creek Owner's Association, owners of lots 65, 66, 67, & 69 which contain storm water retention ponds. The Rosewood Creek Owner's Association shall be responsible for maintaining these 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.

CHOICE ONE ENGINEERING

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

DATE: 08-12-2008
DRAWN BY: seb
JOB NUMBER: MiaTci0806FinCov2
SHEET NUMBER 4 OF 4

REPLAT OF INLOT 3017

3017 INLOT TIPP CITY MIAMI, OHIO
CITY COUNTY

TRANSFERRED THIS 21 DAY
OF Aug. 2009

PLAT BOOK 22, PAGE 84
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 21 DAY
OF Aug. 2009 AT 1:48 PM.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY: Linda Lissnerman
DEPUTY AUDITOR
FILE No. 2009OR-12123 FEE: \$43.20
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
Dea Swihart
DEPUTY

THE BEARINGS ARE BASED ON
OAKWINDS SUBDIVISION AS SHOWN
ON PLAT BOOK 16, PAGE 113

SCALE: 1"=20'
0 20 40

LEGEND

- IRON PIN FOUND
- ▨ DRAINAGE ESMT.
TO BE VACATED

SURVEY REFERENCE
OAKWIND SUBDIVISION
PLAT BOOK 16, PG. 113

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US
THIS 14 DAY OF July, 2009.

CHAIRPERSON

SECRETARY

PLAT AUTHORIZATION AND DEDICATION

Asha N. Vyas, Trustee of the Asha N. Vyas Trust, the owner of the land included within this plat has caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Inlot 3017. Furthermore, Asha N. Vyas, Trustee of the Asha N. Vyas Trust, dedicates the easements as shown on this plat to the public use forever.

Asha N. Vyas, Trustee

State of Ohio
County of MIAMI

The forgoing instrument was acknowledged before me this 29 day
of JUNE, 2009, by Asha N. Vyas, Trustee of the
Asha N. Vyas Trust.

Kimberly D. Patterson
Notary Public

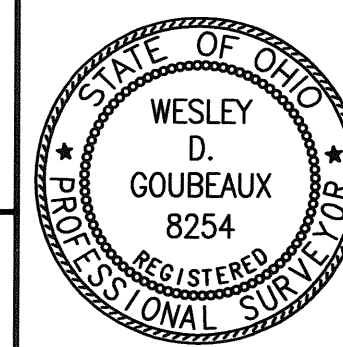
My commission expires May 31, 2010



KIMBERLY D. PATTERSON, Notary Public
In and for the State of Ohio
My Commission Expires May 31, 2010

BEING A REPLAT OF INLOT 3017 OF OAKWINDS
SUBDIVISION AS SHOWN ON PLAT BOOK 16, PAGE
113, AND OWNED BY ASHA N. VYAS, TRUSTEE OF
THE ASHA N. VYAS TRUST AS DESCRIBED IN DEED
BOOK 791, PAGE 175, TO VACATE OF A PORTION
OF A DRAINAGE EASEMENT.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
ARE BASED ON AN ACTUAL FIELD SURVEY.



CHOICE ONE
ENGINEERING

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

DATE:
06-19-2009
DRAWN BY:
WDG
JOB NUMBER:
MIATCI0906Plat
SHEET NUMBER
1 OF 1

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

06-19-2009
DATE

*ANY DISTURBED GROUND ONSITE
AND OFFSITE MUST BE RESTORED.

9387
INLOT

N.W.
SECTION

TROY
CORPORATION

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 22 PAGE 85
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 919, 2009 AT 12:01 PM
FILE NO. 200902-1295A FEE \$43.20

John S. Alexander BY: Shupman
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 9 DAY OF Sept, 2009

Matthew W. Gearhardt BY: Joyce Grilled
MIAMI CO. AUDITOR DEPUTY

REPLAT OF INLOT 9387

Description

Being a replat of Inlot 9387, in the City of Troy, Miami County, Ohio,
owned by Rosemary E. Frey as described in Deed Book 649, Page 800 of
the Miami County Recorder's Deed Records.

Acknowledgment

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

Rosemary E. Frey
Anthony D. Frey (Dower)

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

Be it remembered that on this 4th day of Sept, 2009, before me,
the undersigned, a notary public in and for said county and state,
personally appeared Rosemary E. Frey and Anthony D. Frey, the above
signed, to me known, and acknowledged the signing and execution of the
within plat to be her free and voluntary act and deed. In testimony
whereof, I have hereunto set my hand and official seal on the day and
date above written.

KAREN L. FREY, Notary Public
In and for the State of Ohio
My Commission Expires 10-11-10

Karen L. Frey
Notary Public in and for State of Ohio
My commission expires 10-11-10

Approval by the City of Troy Engineer

This replat was reviewed and approved by the City of Troy
Engineer this 28th day of AUGUST, 2009

Deborah Swan
City of Troy Engineer

Legend

- Pipe Post Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set
(Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- Mag Nail Found

References

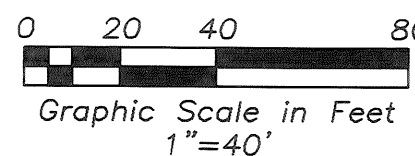
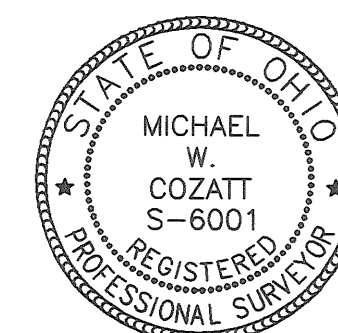
Miami County Recorder's
Plat Records
Volume 19, Page 146
(Basis of Bearings)
Volume 21, Page 24

Replat of Inlot 9387
for Tony & Rosemary Frey

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.

Michael W. Cozatt 8/27/09
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
2784 S. Co. Rd. 25-A Troy, OH 45373
Job No. 11809 (937) 339-2921
File Name: C:\Surveys\2009\11809frey\Frey11809.dwg
Drawn by: DMC ~ Checked by: MWC



Inlot 9390

Inlot 9389

Inlot 9388

Inlot 10281
1.1434 Ac.

Inlot 9387

Inlot 9896

No pins fd. on lots as
shown on P.B.19, Pg.146

Ingress/Egress
Easement
0.063 Ac.
Given to
0.9918 Ac. Lot

Staunton Road 60'R/W

Existing Back of Curb

Curve 1
R=404.89'
Δ=07°26'33"
A=52.59'
CH=52.56'
N 48°42'20" W

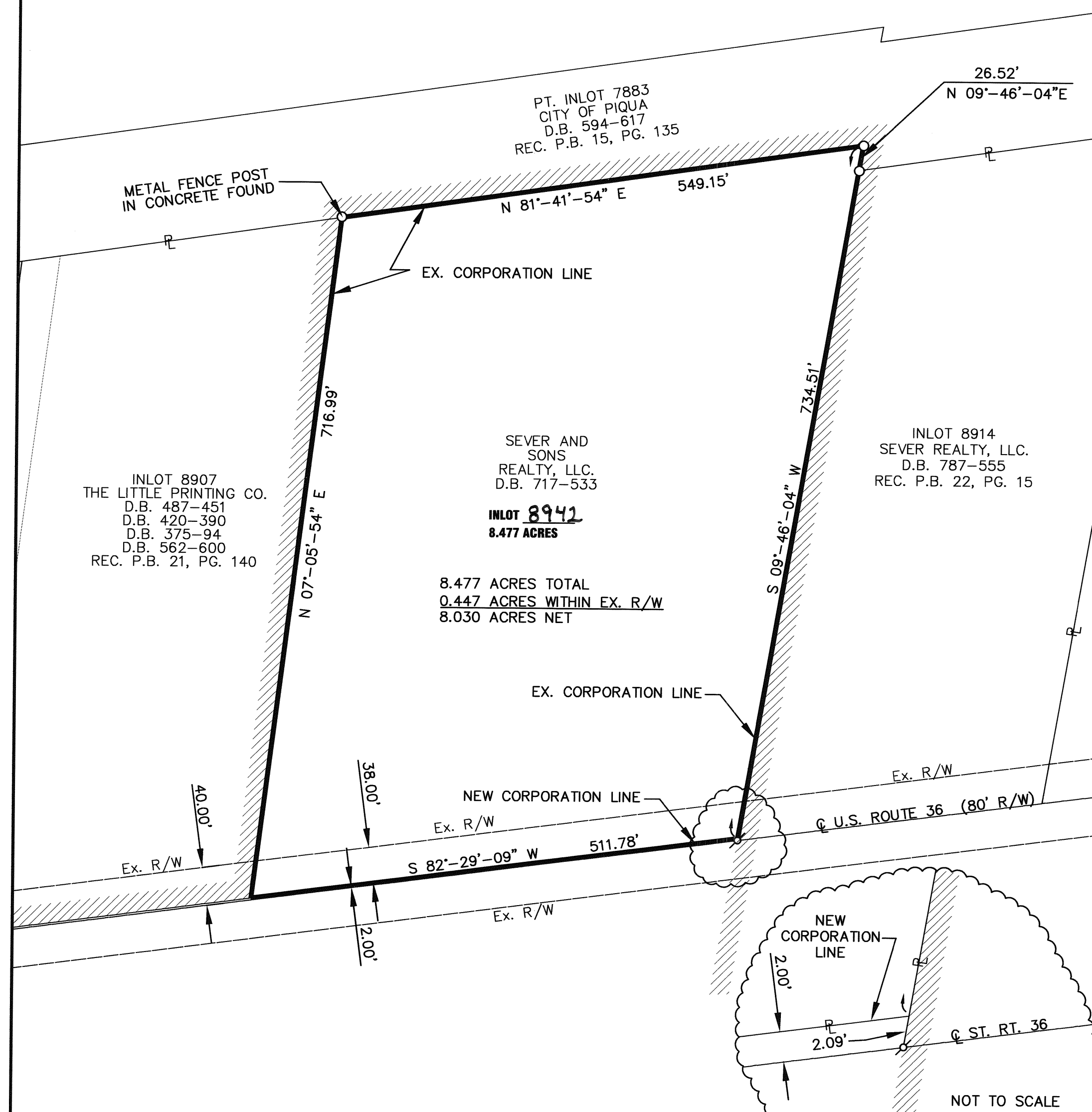
Curve 2
R=404.89'
Δ=06°54'44"
A=48.85'
CH=48.82'
N 41°31'41" W

Inlot 10280
0.9918 Ac.

SCALE: 1"=100'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '100' at the midpoint, and '200' at the right end.

REVISION DATE: 1-15-2009
DATE: 12-5-2008
DRAWN BY: ajb
JOB NUMBER: MIAPIQ0809
SHEET NUMBER 1 OF 1



MIA-571-14.05
MIAMI COUNTY
CITY OF TIPP CITY
SECTIONS 22 AND 23, T. 4 N., R. 6 E.

CURVE 1
P.I. STA. 735+25.24
 $\Delta = 16^\circ 46' 30''$ (LT)
 $Dc = 0^\circ 48' 00''$
 $R = 7,161.97'$
 $T = 1,055.99'$
 $L = 2,096.87'$
 $E = 77.43'$

PLAT BOOK 22, PAGE 87
MIAMI COUNTY RECORDER'S PLAT
RECEIVED FOR RECORD THIS 9th DAY OF
October, 20 09
FILE NUMBER: 200902-14497 FEE: \$-0-
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY
Dona Swihart
BY DEPUTY

MONUMENT LEGEND:

- ⊙ EXISTING CONCRETE MONUMENT
- I.P.F. IRON PIN FOUND (5/8" UNLESS OTHERWISE NOTED)
- ⊙ P.F. IRON PIPE FOUND (1" UNLESS OTHERWISE NOTED)
- ⊙ M.N.F. MAG NAIL FOUND

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED UPON A FIELD SURVEY PERFORMED IN MARCH OF 2007. HORIZONTAL DATUM: NAD 83 (1995). VERTICAL DATUM: NAVD 88. UNITS: US SURVEY FOOT. STATE PLANE ZONE: OHIO SOUTH. GEOID MODEL: GEOID 03. COORDINATE SYSTEM: GROUND.

ALL COORDINATES GIVEN ARE GROUND COORDINATES. TO CONVERT TO STATE PLANE COORDINATES, MULTIPLY THE PROJECT COORDINATE BY 0.999948071 (PROJECT ADJUSTMENT FACTOR).

BASIS OF EXISTING CENTERLINE OF RIGHT OF WAY AND RIGHT OF WAY WIDTH:

THE EXISTING RIGHT OF WAY WIDTH AND LOCATION OF STATE ROUTE 571 WERE DETERMINED FROM THE MIA-75-2.62 AND MIA-571-(13.29-14.27) ODOT RIGHT OF WAY PLANS.

THE EXISTING RIGHT OF WAY WIDTH AND LOCATION OF GARBER DRIVE WERE DETERMINED FROM REPLAT OF PART OUTLOT 82 PLAT BOOK 12, PAGE 150 AND WESTEDGE SUBDIVISION SECTION 6 BOOK 7, PAGE 133 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND FROM SURVEY RECORDS VOLUME 19, PAGE 101 AND VOLUME 9, PLAT 172 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS AND AN EASEMENT FOR HIGHWAY PURPOSES AS CONVEYED IN DEED BOOK 631, PAGE 671.

THE EXISTING RIGHT OF WAY WIDTH AND LOCATION OF TIPPECANOE DRIVE WERE DETERMINED FROM REPLAT OF OUTLOTS 70, 82, AND 83 PLAT BOOK 12, PAGE 5 AND RE-PLAT OF WESTEDGE SUBDIVISION SECTION 1, VOLUME 6, PAGE 3 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.

THE EXISTING RIGHT OF WAY WIDTH AND LOCATION OF HYATT STREET WERE DETERMINED FROM SURVEY RECORDS: VOLUME 10, PLAT 129; VOLUME 11, PLAT 149; VOLUME 23, PAGE 195; VOLUME 18, PAGE 182B, AND VOLUME 2, PLAT 36 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS. ALSO, ADDITIONAL RIGHT OF WAY TAKES AND EASEMENTS WERE REFERENCED PER THE FOLLOWING INSTRUMENTS: DEED VOLUME 615, PAGE 78; DEED VOLUME 423, PAGE 35; DEED VOLUME 445, PAGE 421 AND DEED VOLUME 421, PAGE 180.

SURVEY CERTIFICATION

I, ANDREW J. SHAHAN, P. S., HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF TIPP CITY IN MARCH, 2007. 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 NUMBER 0320-029-123, 0320-029-124, 0320-029-125, AND THOSE MARKINGS SUBSEQUENTLY BEING SURVEYED AS A PART OF THIS PROJECT.

THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE GROUND COORDINATES BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, SOUTH ZONE, NAD83, (2007), AND WERE ESTABLISHED USING ODOT VRS. THE PROJECT ADJUSTMENT FACTOR USED FOR THIS PROJECT IS 0.999948071.

AS A PART OF THIS PROJECT I HAVE DETERMINED THE LOCATIONS OF THE EXISTING PROPERTY LINES FOR PROPERTY TAKES CONTAINED HEREIN. I HAVE ALSO CALCULATED THE PROPOSED PROPERTY LINES, GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THESE PARCELS 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 SURVEY IN THE STATE OF OHIO UNLESS SO NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING FOR ME UNDER MY DIRECT CONTROL OR SUPERVISION.

Andrew J. Shah DATE: 9/24/09

ANDREW J. SHAHAN, OHIO PROFESSIONAL LAND SURVEYOR NO. 8378



PLAT NO. 81040
CENTERLINE PLAT
MIA-571-14.05
1/2

EXISTING MONUMENTATION FOUND

EXISTING MONUMENT	FOUND	STATION	OFFSET	NORTHING	EASTING
1	5/8" IRON PIN	740+58.00	408.60' LT	719027.2840	1495250.5640
2	1" IRON PIPE	740+93.29	534.38' LT	719150.6360	1495291.7170
3	CONCRETE MONUMENT	741+00.03	60.92' RT	718556.0930	1495260.8900
4	1/2" IRON PIPE	749+70.46	488.54' LT	719092.7100	1496133.4590
5	IRON PIN	750+26.35	55.11' RT	718549.2340	1496190.8860
6	IRON PIN	750+27.22	50.90' LT	718655.2280	1496191.4410
7	IRON PIN	750+28.13	140.52' LT	718744.8520	1496192.0980
8	1/2" IRON PIPE	750+30.27	540.16' LT	719144.4930	1496193.1150
9	5/8" IRON PIN	750+33.11	225.47' RT	718378.8770	1496198.1010
10	5/8" IRON PIPE (BENT)	750+57.91	853.22' LT	719457.6370	1496219.8780
11	IRON PIN	750+59.13	40.88' RT	718563.5410	1496223.6030
12	5/8" IRON PIN	751+27.79	670.74' RT	717933.8790	1496294.0270
13	5/8" IRON PIN	765+58.57	29.38' LT	718645.7750	1497722.5940
14	MAG NAIL	767+21.08	30.63' RT	718587.3570	1497885.6430
15	IRON PIN	767+55.55	37.04' LT	718655.3040	1497919.4960
16	IRON PIPE	767+60.51	133.27' LT	718751.5780	1497923.5470

MIA - 571 - 14.05

MIAMI COUNTY
CITY OF TIPP CITY
SECTIONS 22 AND 23, T. 4 N., R. 6 E.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED UPON A FIELD SURVEY PERFORMED IN MARCH OF 2007. HORIZONTAL DATUM: NAD 83 (1995). VERTICAL DATUM: NAVD 88. UNITS: US SURVEY FOOT. STATE PLANE ZONE: OHIO SOUTH. GEOID MODEL: GEOID 03. COORDINATE SYSTEM: GROUND.

ALL COORDINATES GIVEN ARE GROUND COORDINATES. TO CONVERT TO STATE PLANE COORDINATES, MULTIPLY THE PROJECT COORDINATE BY 0.999948071 (PROJECT ADJUSTMENT FACTOR).

BASIS OF EXISTING CENTERLINE OF RIGHT OF WAY AND RIGHT OF WAY WIDTH:

THE EXISTING RIGHT OF WAY WIDTH AND LOCATION OF STATE ROUTE 571 WERE DETERMINED FROM THE MIA-75-2.62 AND MIA-571-(13.29-14.27) ODOT RIGHT OF WAY PLANS.

THE EXISTING RIGHT OF WAY WIDTH AND LOCATION OF GARBER DRIVE WERE DETERMINED FROM REPLAT OF PART OUTLOT 82 PLAT BOOK 12, PAGE 150 AND WESTEDGE SUBDIVISION SECTION 6 BOOK 7, PAGE 133 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND FROM SURVEY RECORDS VOLUME 19, PAGE 101 AND VOLUME 9, PLAT 172 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS AND AN EASEMENT FOR HIGHWAY PURPOSES AS CONVEYED IN DEED BOOK 631, PAGE 671.

THE EXISTING RIGHT OF WAY WIDTH AND LOCATION OF TIPPECANOE DRIVE WERE DETERMINED FROM REPLAT PARTS OF OUTLOTS 70, 82, AND 83 PLAT BOOK 12, PAGE 5 AND RE-PLAT OF WESTEDGE SUBDIVISION SECTION 1, VOLUME 6, PAGE 3 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.

THE EXISTING RIGHT OF WAY WIDTH AND LOCATION OF HYATT STREET WERE DETERMINED FROM SURVEY RECORDS: VOLUME 10, PLAT 129; VOLUME 11, PLAT 149; VOLUME 23, PAGE 195; VOLUME 18, PAGE 182B, AND VOLUME 2, PLAT 36 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS. ALSO, ADDITIONAL RIGHT OF WAY TAKES AND EASEMENTS WERE REFERENCED PER THE FOLLOWING INSTRUMENTS: DEED VOLUME 615, PAGE 78; DEED VOLUME 423, PAGE 35; DEED VOLUME 445, PAGE 421 AND DEED VOLUME 421, PAGE 180.

EXISTING MONUMENTATION FOUND

EXISTING MONUMENT	FOUND	STATION	OFFSET	NORTHING	EASTING
17	CONCRETE MONUMENT	767+65.62	146.17' LT	718764.5240	1497928.5360
18	MAG NAIL	767+74.87	30.55' RT	718587.8900	1497939.5210
19	MAG NAIL	767+82.33	36.91' RT	718581.6090	1497946.9820
20	MAG NAIL	768+00.81	41.85' RT	718576.8470	1497965.5020
21	CONCRETE MONUMENT	768+07.43	158.25' LT	718776.9980	1497970.2270
22	MAG NAIL	768+19.97	148.96' RT	718469.9210	1497985.6790
23	5/8" IRON PIN (BENT)	768+40.01	160.66' RT	718458.5020	1498005.7990
24	MAG NAIL	768+63.52	55.62' LT	718674.9400	1498027.2810
25	MAG NAIL	768+92.41	159.38' RT	718460.3710	1498060.9910
26	5/8" IRON PIN (BENT)	769+50.95	38.27' LT	718659.3750	1498114.1010
27	5/8" IRON PIN	769+64.29	29.73' RT	718591.8010	1498129.4220
28	5/8" IRON PIN	770+06.28	37.96' LT	718660.6840	1498169.4170
29	5/8" IRON PIN	770+09.82	30.19' RT	718592.6620	1498174.9430

PLAT BOOK 22, PAGE 81A

MIAMI COUNTY RECORDER'S PLAT

RECEIVED FOR RECORD THIS 9th DAY OF
October, 20 09

FILE NUMBER: 2009 O.R. 14497 FEE: \$-0-

JOHN S. ALEXANDER, MIAMI COUNTY

BY DEPUTY

MONUMENT LEGEND:

- ⊙ EXISTING CONCRETE MONUMENT
- ⊙ I.P.F. IRON PIN FOUND (5/8" UNLESS OTHERWISE NOTED)
- ⊙ P.F. IRON PIPE FOUND (1" UNLESS OTHERWISE NOTED)
- ⊙ M.N.F. MAG NAIL FOUND

SURVEY CERTIFICATION

I, ANDREW J. SHAHAN, P. S., HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF TIPP CITY IN MARCH, 2007. 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 NUMBER 0320-029-123, 0320-029-124, 0320-029-125, AND THOSE MARKINGS SUBSEQUENTLY BEING SURVEYED AS A PART OF THIS PROJECT.

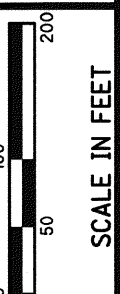
THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE GROUND COORDINATES BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, SOUTH ZONE, NAD83, (2007), AND WERE ESTABLISHED USING ODOT VRS. THE PROJECT ADJUSTMENT FACTOR USED FOR THIS PROJECT IS 0.999948071.

AS A PART OF THIS PROJECT I HAVE DETERMINED THE LOCATIONS OF THE EXISTING PROPERTY LINES FOR PROPERTY TAKES CONTAINED HEREIN. I HAVE ALSO CALCULATED THE PROPOSED PROPERTY LINES, GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THESE PARCELS 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 SURVEY IN THE STATE OF OHIO UNLESS SO NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING FOR ME UNDER MY DIRECT CONTROL OR SUPERVISION.

Andrew J. Shah DATE: 9/24/09

ANDREW J. SHAHAN, OHIO PROFESSIONAL LAND SURVEYOR NO. 8378



PID NO.
81040

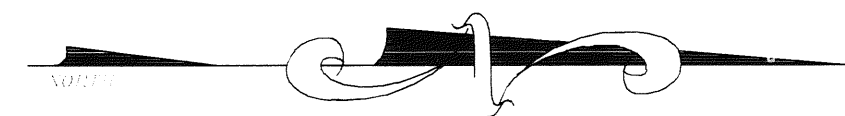
R/W DESIGNER
JAR
R/W REVIEWER
AJS

CENTERLINE PLAT

MIA - 571 - 14.05

2/2





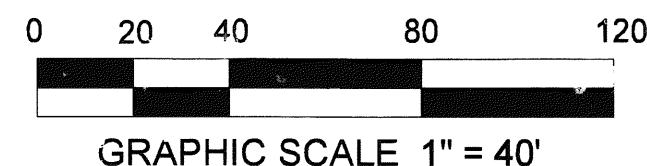
BEARINGS ARE BASED ON THE CENTERLINE OF FAIRVIEW - SNODGRASS ROAD BEING N 04°38'54" E BASED ON MIAMI COUNTY GPS CONTROL MONUMENTS MIA-083 AND MIA-084, (NAD83 STATE PLANE COORDINATES, OHIO SOUTH ZONE).

MONUMENT LEGEND

- . . . Indicates 5/8" iron pin found (unless noted)
- △ . . . Indicates MAG nail found (unless noted)
- . . . Indicates 5/8" x 30" iron pin set capped "B.W.S.C. 8190"
- ▲ . . . Indicates MAG nail set (unless noted)
- . . . Indicates cross notch set in concrete

Right-of-way Plat FAIRVIEW ~ SNODGRASS ROAD (MIA - TR19)

Section 11, Town 1, Range 11
Spring Creek Township
Miami County, Ohio

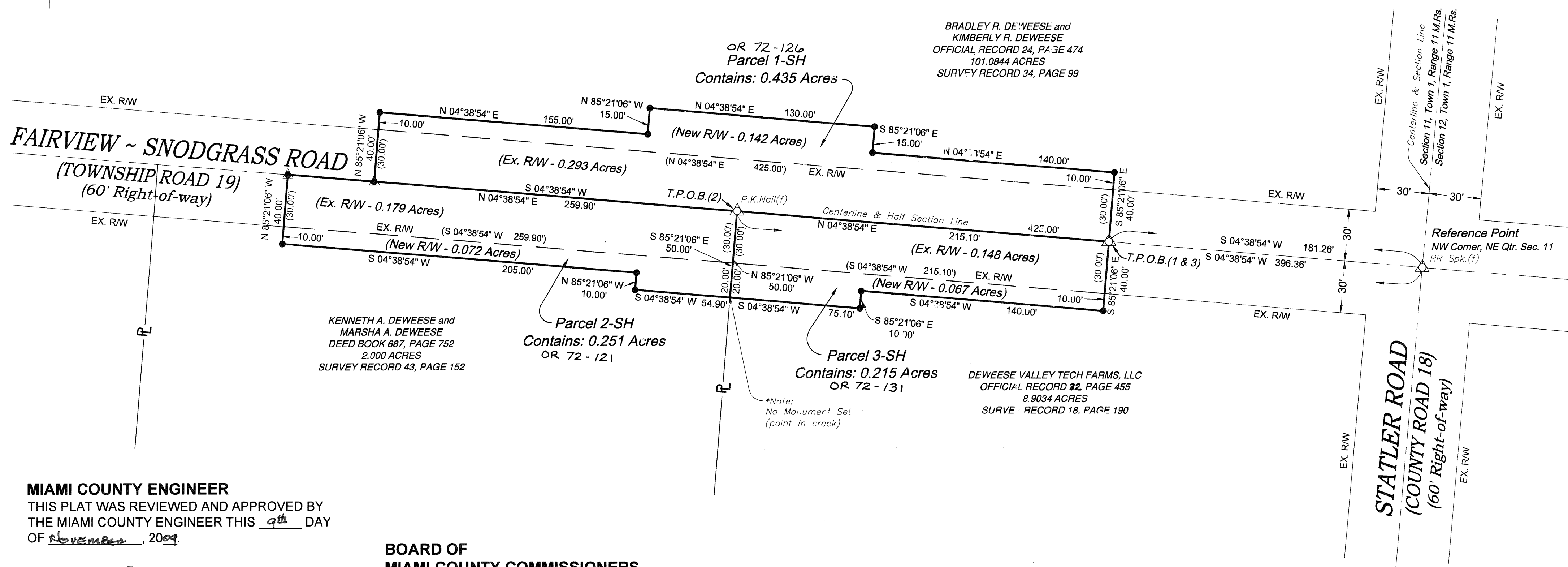


PLAT BOOK 22, PAGE 88
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 13 DAY
OF November 2009 AT 10:29 A.M.
FILE NO. 200908-10000 0.00

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER

BY Stephen W. Schultz
DEPUTY RECORDER

ROAD RECORD BOOK 9, PAGE 14



MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY
THE MIAMI COUNTY ENGINEER THIS 9th DAY
OF November, 2009.

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

MIAMI COUNTY AUDITOR

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 13 DAY OF Nov., 2009

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

Linda L. Lissman
DEPUTY AUDITOR

BOARD OF MIAMI COUNTY COMMISSIONERS

APPROVED AND ACCEPTED BY THE BOARD OF
MIAMI COUNTY COMMISSIONERS THIS 12th
DAY OF November, 2009, BY RESOLUTION
NO. 09-11-1649.

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY COMMISSIONER

Ron Widener
RON WIDENER
MIAMI COUNTY COMMISSIONER

John F. Evans
JOHN F. EVANS
MIAMI COUNTY COMMISSIONER

PERTINENT DOCUMENTS:

In addition to the references shown
on the face of this plat the following
documents were used:

- 1) Tax Map: Spring Creek Township, Plat 9
- 2) Survey Record 18, Page 190
- 3) Survey Record 34, Page 99
- 4) Survey Record 43, Page 152

Occupation in general does not fit the
surveyed lines.

All monumentation found or set is in
good condition unless otherwise shown.



CERTIFICATION:

I hereby certify that this plat of survey was prepared in
accordance with Ohio Administrative Code Chapter
4733-37 Standards for Boundary Surveys and is an
accurate representation of an actual field survey
performed under my supervision in December, 2007.
All monumentation is or to be set as shown.

Stephen W. Schultz 11-03-09
Stephen W. Schultz, P.S. Date
Ohio License No. 8190

BWSC
ENGINEERS ARCHITECTS PLANNERS
AND SURVEYORS
8280 Yankee Street, Dayton, Ohio 45458-1806
Phone (937) 438-0378 Fax (937) 438-0379

DRAWN BY: KPD
DATE: 3/21/08
REVISED: 11/2/09
FILE NO. 33-008200

CARRIAGE TRAILS

SECTION 15

PART INLOT 352

VOLUME 22 PAGE 89
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS
DAY OF November 19, 2009 FOR
FILING AT 11:04 39AM.

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, MICHAEL T. RADCLIFFE 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 SHOWN HEREON.

EASEMENTS SHOWN HEREON 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: DEC/Carriage Trails LLC

John R. Valentine By: Michael T. Radcliffe
MICHAEL T. RADCLIFFE,
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Franklin SS:

BE IT REMEMBERED THAT ON THIS 14th DAY OF Nov, 2009 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL T. RADCLIFFE, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 4/5/11

Jeanne Wills
NOTARY PUBLIC



JEANNE WILLS
Notary Public, State of Ohio
My Commission Expires 4/5/11

CONSENT OF LIENHOLDER
INTEGRA BANK N.A.

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: VICE PRESIDENT
Senior

STATE OF OHIO, COUNTY OF Franklin SS:

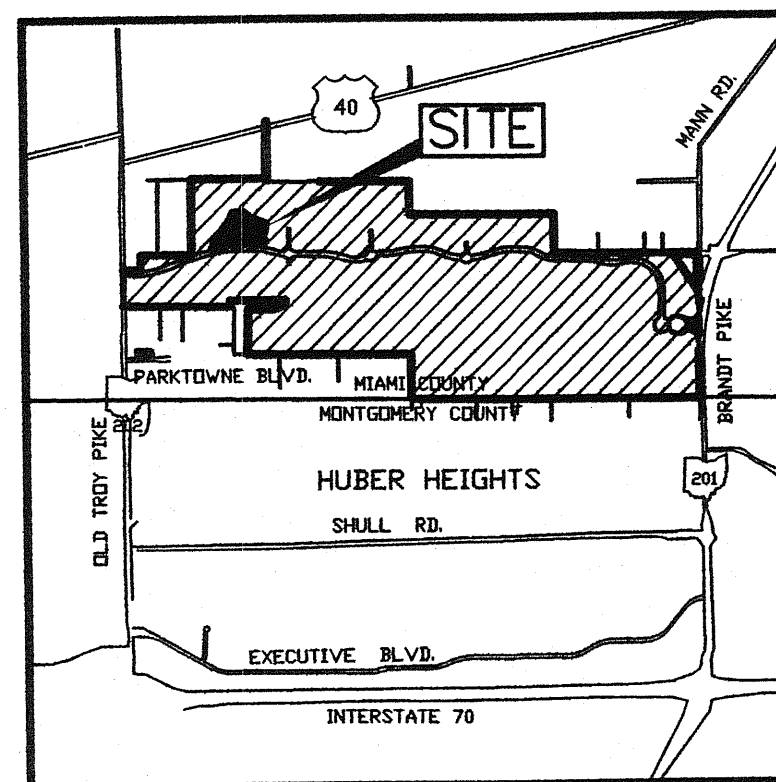
BE IT REMEMBERED THAT ON THIS 13th DAY OF November, 2009 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, VICE PRESIDENT OF INTEGRA BANK N.A., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT 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.

April K. Inman
NOTARY PUBLIC



APRIL K. INMAN
Notary Public, State of Ohio
My Commission Expires 11/15/10

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS
NOVEMBER 2009



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 15, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record. 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.

GREEN SPACE

Lots 395 & 402 are non-buildable, Green Space lots and will be owned and maintained by the Master Owners Association.

RELEASE OF EASEMENT

THE PORTION OF EASEMENT AREA SHOWN ON LOT 399 OF THIS PLAT AND RECORDED IN PLAT BOOK 22, PAGE 25 TO BE RELEASED BY THIS PLAT.

EASEMENTS OUTSIDE THE PLATTED AREA

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
MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25

AUDITOR

TRANSFERRED ON THE 19 DAY OF Nov, 2009

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grilliat
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 17 NOV, 2009

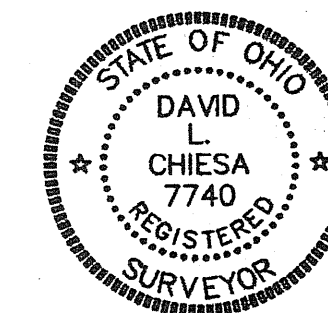
J. P. Haddock
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



BY: David L. Chiesa 11/06/09
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017



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

DEC LAND CO. I LLC
VOL. 0790, PG. 219
524.666 ACRES

VOLUME 22 PAGE 89A
MIAMI COUNTY RECORDER'S RECORD

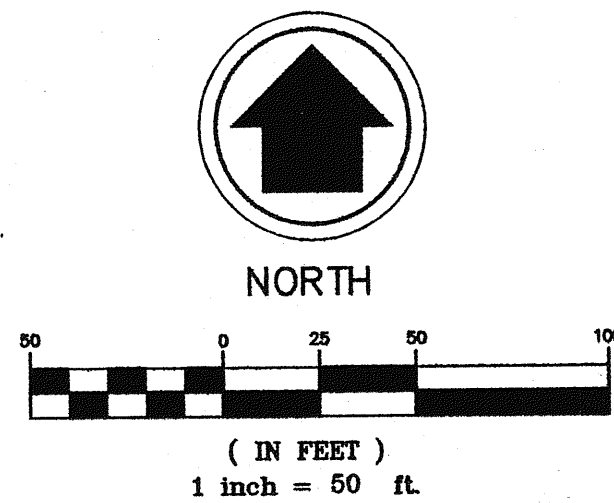
CARRIAGE TRAILS
PART INLOT 352
P.B. 22, PG. 25
158.958 ACRES
-9.294 ACRES
149.664 ACRES (REMAINING)

CARRIAGE TRAILS SECTION 15



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

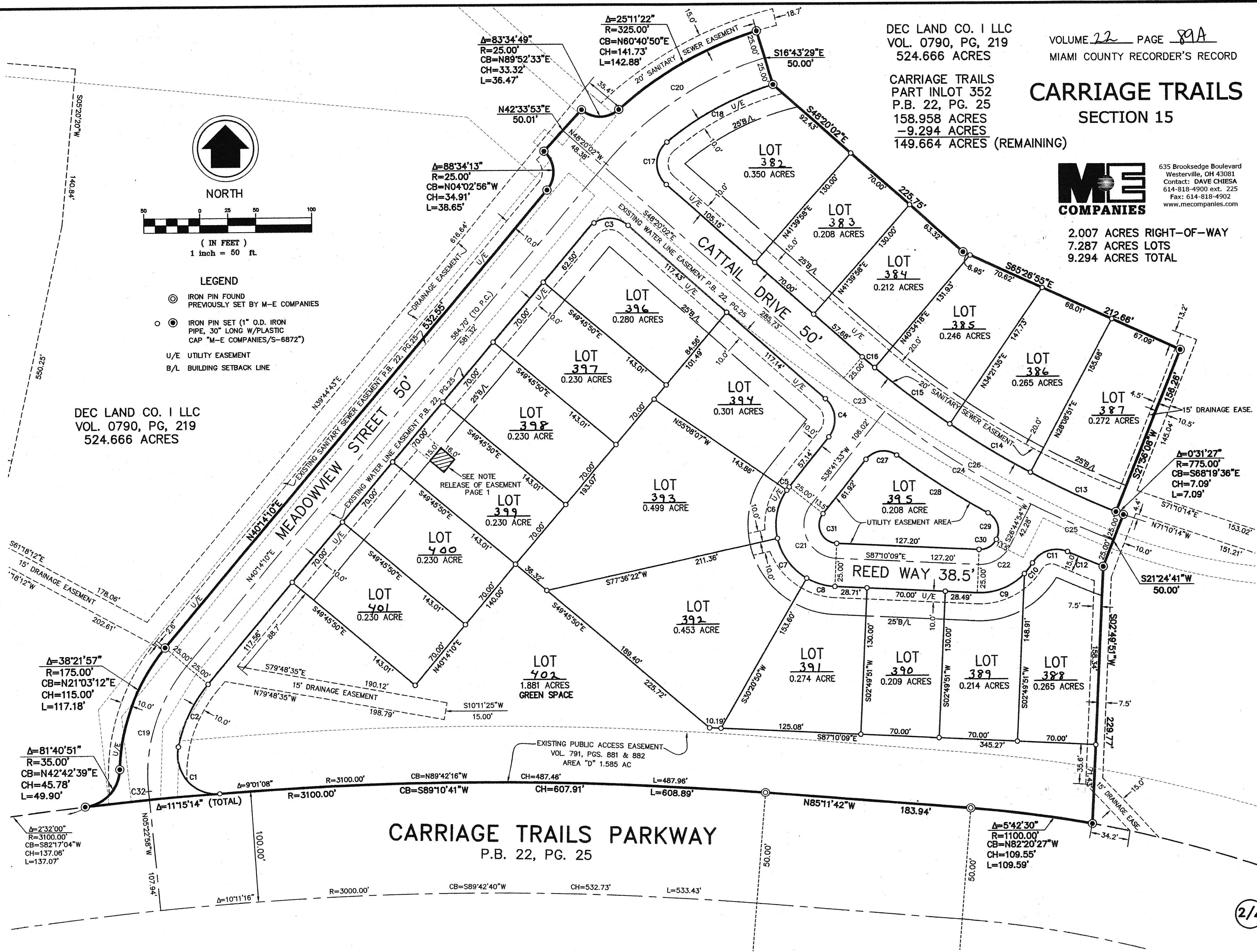
2.007 ACRES RIGHT-OF-WAY
7.287 ACRES LOTS
9.294 ACRES TOTAL

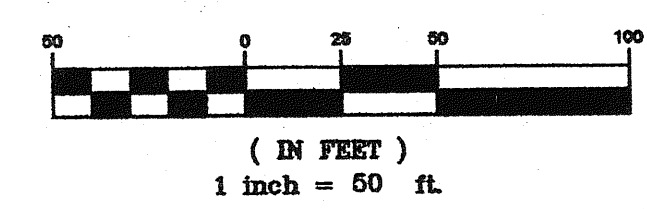
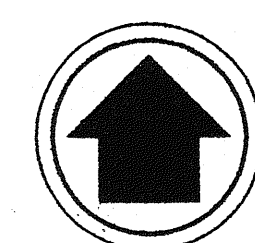


LEGEND

- 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

DEC LAND CO. I LLC
VOL. 0790, PG. 219
524.666 ACRES



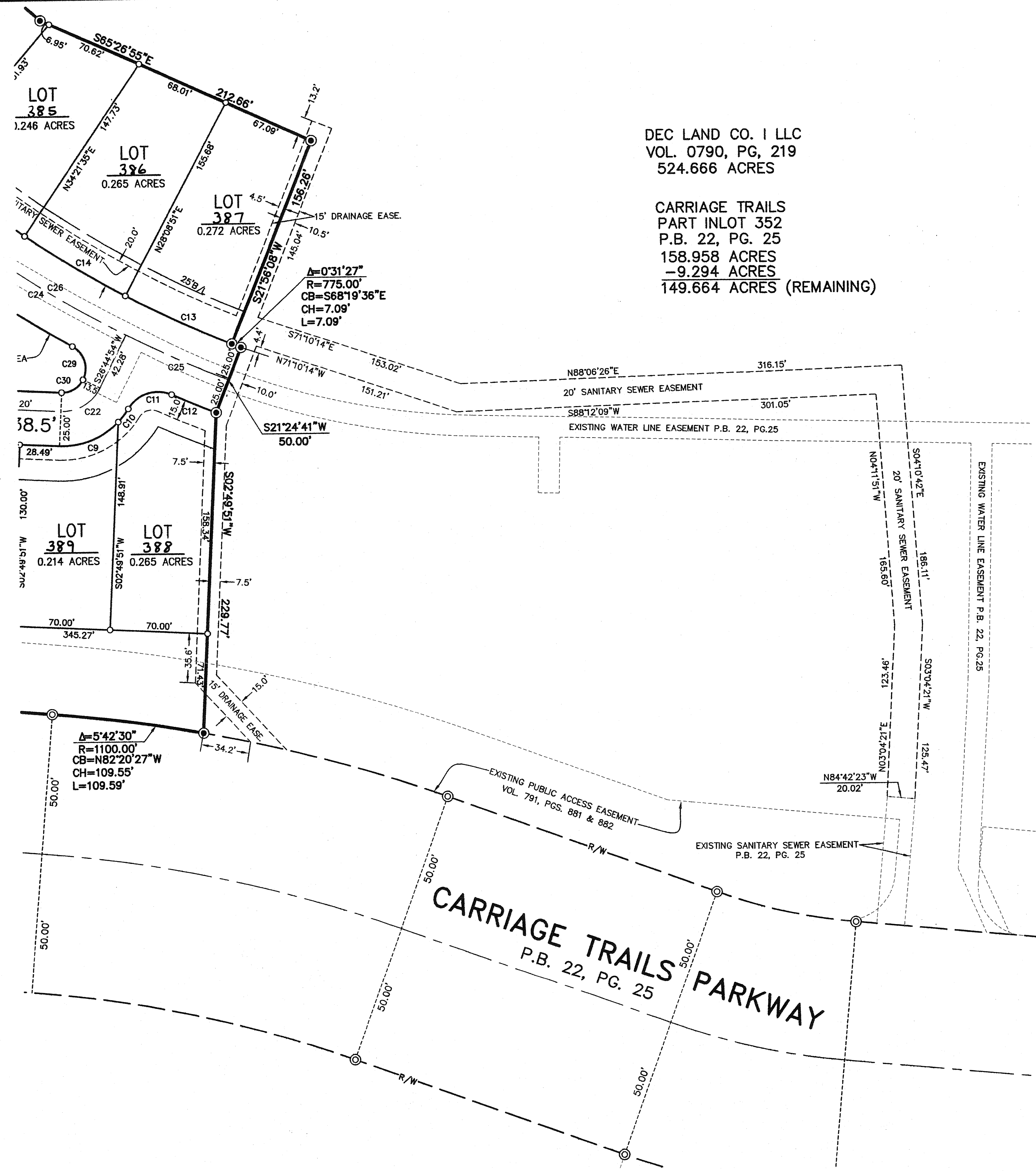


LEGEND

- ⊙ 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

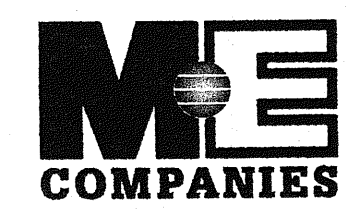
DEC LAND CO. I LLC
VOL. 0790, PG. 219
524.666 ACRES

CARRIAGE TRAILS
PART IN LOT 352
P.B. 22, PG. 25
158.958 ACRES
-9.294 ACRES
149.664 ACRES (REMAINING)

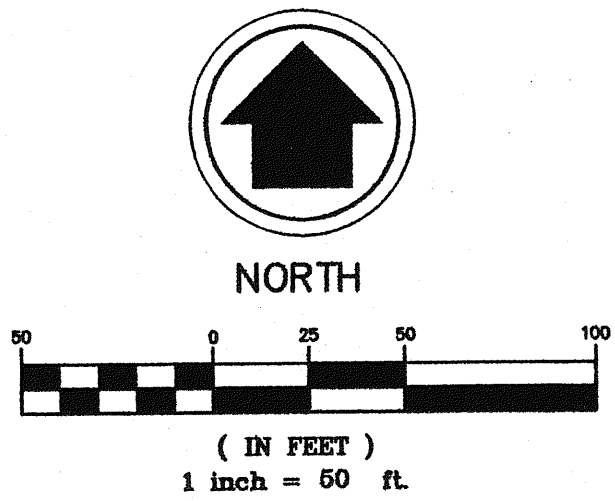


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CB	CHORD
C1	105°54'59"	35.00'	64.70'	S41°16'52"E	55.87'
C2	28°33'33"	125.00'	62.31'	S25°57'24"W	61.66'
C3	91°25'47"	25.00'	39.89'	N85°57'04"E	35.79'
C4	87°01'35"	25.00'	37.97'	S04°49'15"E	34.43'
C5	3°49'40"	55.00'	3.67'	S36°46'43"W	3.67'
C6	47°15'32"	55.00'	45.37'	S11°14'08"W	44.09'
C7	47°15'32"	55.00'	45.37'	S36°01'24"E	44.09'
C8	27°31'00"	55.00'	26.41'	S73°24'39"E	26.16'
C9	48°59'44"	55.00'	47.03'	N68°19'59"E	45.61'
C10	12°20'43"	55.00'	11.85'	N37°39'45"E	11.83'
C11	82°18'35"	25.00'	35.91'	N72°38'41"E	32.90'
C12	2°23'18"	825.00'	34.39'	S67°23'40"E	34.39'
C13	6°12'43"	775.00'	84.03'	N64°57'31"W	83.98'
C14	6°12'43"	775.00'	84.03'	N58°44'47"W	83.98'
C15	6°12'43"	775.00'	84.03'	N52°32'04"W	83.98'
C16	1°05'40"	775.00'	14.80'	N48°52'52"W	14.80'
C17	99°00'21"	25.00'	43.20'	N01°10'08"E	38.02'
C18	22°36'12"	275.00'	108.49'	N61°58'25"E	107.79'
C19	45°37'09"	150.00'	119.43'	S17°25'36"W	116.30'
C20	33°02'21"	300.00'	172.99'	S56°45'20"W	170.61'
C21	125°51'42"	30.00'	65.90'	S24°14'18"E	53.43'
C22	66°04'56"	30.00'	34.60'	N59°47'23"E	32.71'
C23	3°24'12"	800.00'	47.51'	S50°02'08"E	47.52'
C24	11°05'05"	800.00'	154.53'	S57°16'46"E	154.77'
C25	5°46'01"	800.00'	80.52'	S65°42'19"E	80.52'
C26	20°15'17"	800.00'	282.81'	S58°27'41"E	281.34'
C27	87°19'15"	20.00'	30.48'	N82°21'10"E	27.62'
C28	6°42'31"	825.00'	96.60'	S57°20'28"E	96.54'
C29	87°26'38"	18.10'	27.62'	S16°58'25"E	25.02'
C30	66°04'56"	16.50'	19.03'	S59°47'23"W	17.99'
C31	125°51'42"	16.50'	36.25'	N24°14'18"W	29.39'
C32	2°14'07"	3100.00'	120.94'	S84°40'08"W	120.93'

CARRIAGE TRAILS
SECTION 15



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



- LEGEND**
- ⊙ IRON PIN FOUND
 - ⊙ 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

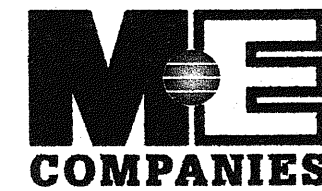
COLLINS ALLRED
D.B. 737, PG. 288
20.000 ACRES
INLOT 163

CARRIAGE TRAILS
PART INLOT 352
P.B. 22, PG. 25
158.958 ACRES
-9.294 ACRES
149.664 ACRES (REMAINING)

DEC LAND CO. I LLC
VOL. 0790, PG. 219
524.666 ACRES

CARRIAGE TRAILS PARKWAY
P.B. 22, PG. 25

CARRIAGE TRAILS
SECTION 15



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

BEING A REPLAT OF PT. INLOT 169, PT. INLOT 9,
AND PT. VACATED PLUM STREET
IN THE CITY OF TROY, MIAMI COUNTY, OHIO

TRANSFERRED THIS 19 DAY
OF Nov. 2009

PLAT BOOK 22, PAGE 90
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS DAY
OF 11-19, 2009, AT 11:11 M.
FILE No. 200902-16429 FEE 43.20
John S. Alexander, Recorder
JOHN S. ALEXANDER, RECORDER
BY: Linda Harrison DEPUTY AUDITOR
DEPUTY

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY: Linda Harrison
DEPUTY AUDITOR

CITY OF TROY ENGINEER

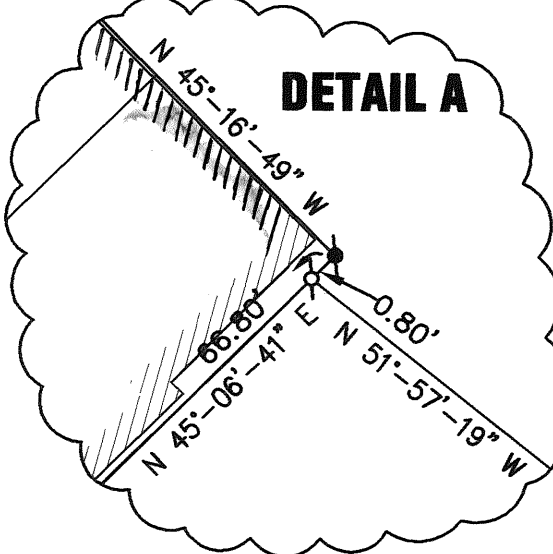
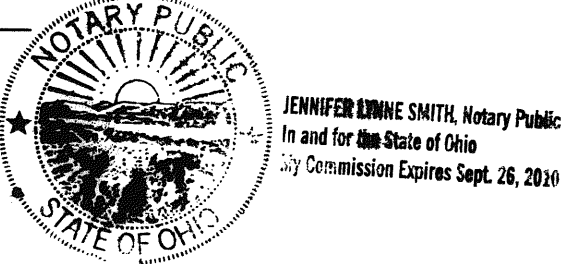
THIS PLAT WAS INSPECTED AND APPROVED BY
US THIS 10th DAY OF NOVEMBER 2009
Deborah J. Swan
DEBORAH J. SWAN

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: WEST WATER TROY, LLC
Jean M. Pagan
AUTHORIZED SIGNATURE

ACKNOWLEDGMENT

STATE OF OHIO, Miami COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED Jean M. Pagan, ON BEHALF OF WEST WATER TROY,
LLC, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT SHE DID SIGN
SUCH INSTRUMENT IS HER FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT Troy, OHIO, THIS 28th DAY OF October, 2009.
NOTARY PUBLIC Jennifer Lynne Smith
MY COMMISSION EXPIRES: Sept 26, 2010



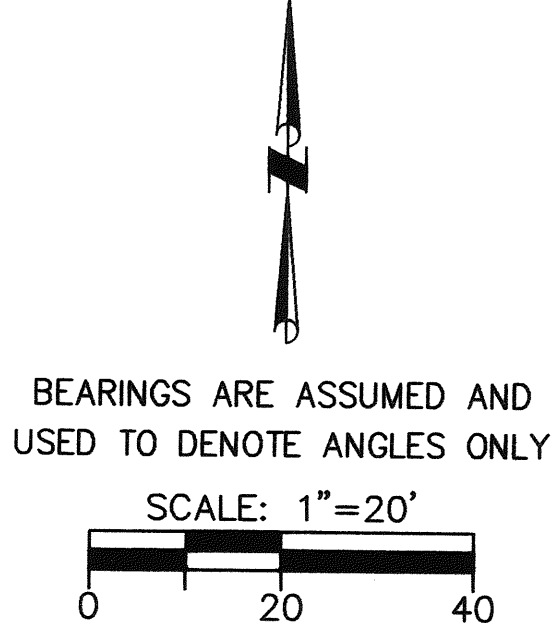
LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ MAG NAIL SET
- ✕ CUT CROSS SET

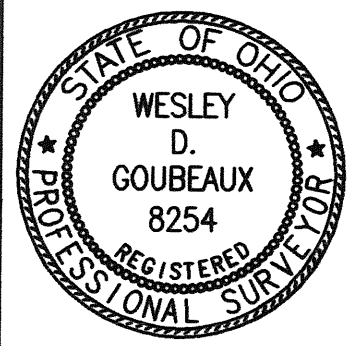
DESCRIPTION

BEING A REPLAT OF PART INLOT 169, PART INLOT 9, PART
VACATED PLUM STREET, OWNED BY WEST WATER TROY, LLC
AS DESCRIBED IN DEED BOOK 766, PG 946.
I HEREBY CERTIFY THAT ALL MEASUREMENTS
BASED ON AN ACTUAL FIELD SURVEY.

DEED REFERENCE
DEED BOOK 766, PAGE 946
SURVEY REFERENCE
LAND SURVEY 52, PAGE 67
LOT SURVEY 13, PAGE 79
REC. PLAT 8, PAGE 145
REC. PLAT 15, PAGE 98



Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254
10-14-2009
DATE



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

DATE:	10-14-2009
DRAWN BY:	WDG
JOB NUMBER:	MIATRO0910Plat
SHEET NUMBER	1 OF 1

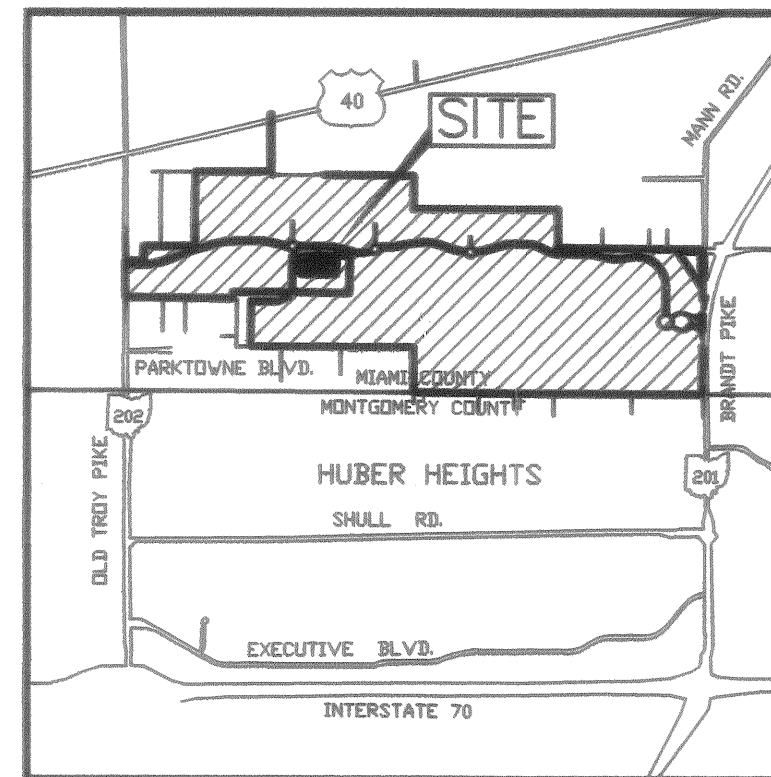
CARRIAGE TRAILS

SECTION 11

PART INLOT 353

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

NOVEMBER 2009



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 11, are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Vol. 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.

GREEN SPACE

Lots 431 and 432 are non-buildable, Green Space lots and will be owned and maintained by the Master Owners Association.

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.

TEMPORARY TURN-AROUND EASEMENT

TO BECOME NULL AND VOID UPON DEDICATION OF FUTURE RIGHT-OF-WAY FOR PUBLIC USE BY EITHER PLAT OR DEED.

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

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 22, PG. 25

DEVELOPER
DEC LAND CO. I LLC
255 BRADENTON AVENUE
DUBLIN, OHIO 43017



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

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN VOLUME 790, PAGE 219, OF THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, MICHAEL T. RADCLIFFE 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 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: DEC/Carriage Trails LLC

By: Michael T. Radcliffe
MICHAEL T. RADCLIFFE,
MANAGING MEMBER

STATE OF OHIO, COUNTY OF Franklin SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF November, 2009 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL T. RADCLIFFE, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Lifetime Commission

George H. John, Esq.
NOTARY PUBLIC

CONSENT OF LIENHOLDER
INTEGRA BANK N.A.

BY: Roger W. Reeves
PRINT: ROGER W. REEVES
TITLE: VICE PRESIDENT
senior

STATE OF OHIO, COUNTY OF FRANKLIN SS:

BE IT REMEMBERED THAT ON THIS 30th DAY OF senior November, 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER W. REEVES, VICE PRESIDENT OF INTEGRA BANK N.A., 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.

Charles H. McCreary III, Esq.
NOTARY PUBLIC

CHARLES H. MCCREARY III Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE

LIFETIME COMMISSION
MY COMMISSION EXPIRES:

VOLUME 22 PAGE 91
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FILE NO. 20090R-17388
FEE 129.60
John S. Alexander
MIAMI COUNTY RECORDER
Dona Swihart
BY DEPUTY RECORDER

AUDITOR

TRANSFERRED ON THE 9th DAY OF December 2009

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR

Joyce Grubert
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 8 DEC, 2009

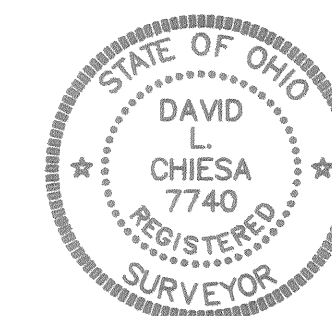
Leif Hallen
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 524.666 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 790, PAGE 219, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

M-E COMPANIES, INC.
CIVIL ENGINEERING GROUP



David L. Chiesa 11/24/09
David L. Chiesa P.S.
Registered Surveyor No. 7740

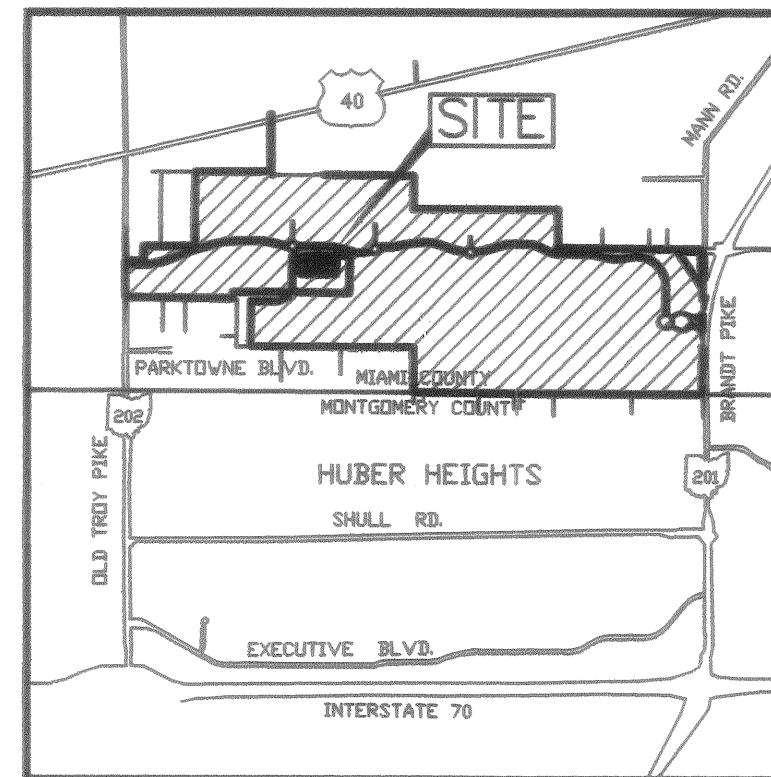
CARRIAGE TRAILS

SECTION 11

PART INLOT 353

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

NOVEMBER 2009



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

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TO BECOME NULL AND VOID UPON DEDICATION OF FUTURE RIGHT-OF-WAY FOR PUBLIC USE BY EITHER PLAT OR DEED.

BASIS OF BEARINGS

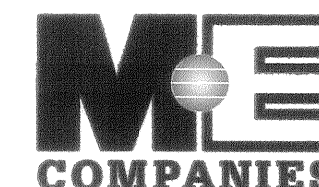
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DEVELOPER
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DUBLIN, OHIO 43017



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

DESCRIPTION

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PROPERTY OWNERS CONSENT

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WITNESS

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By: DEC/Carriage Trails LLC

By: Michael T. Radcliffe
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MANAGING MEMBER

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NOTARY PUBLIC

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NOTARY PUBLIC

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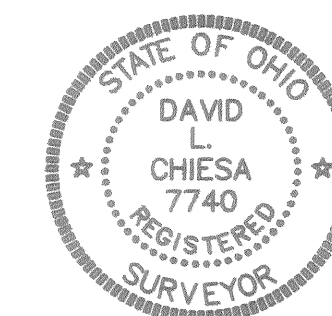
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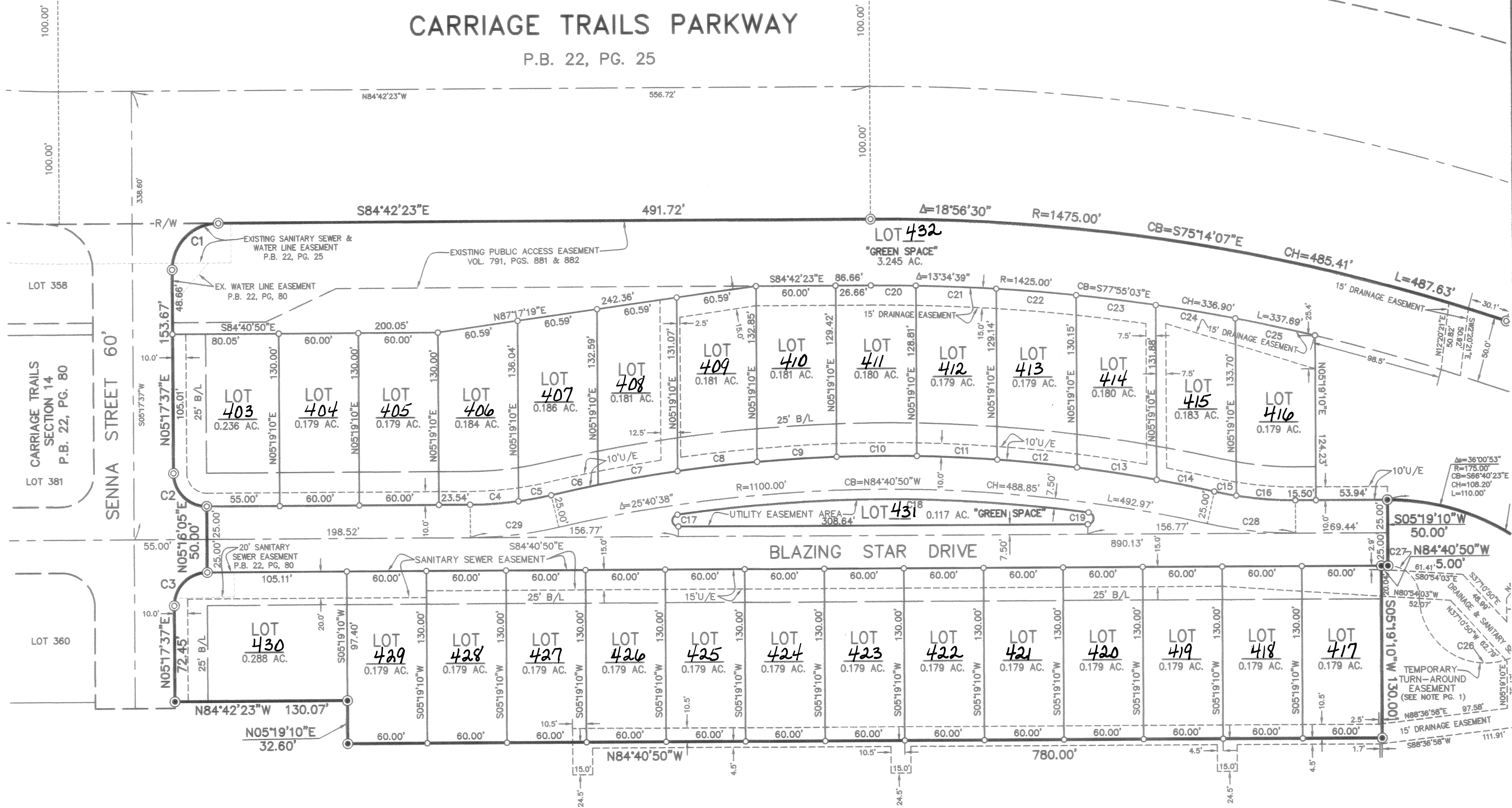
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CIVIL ENGINEERING GROUP



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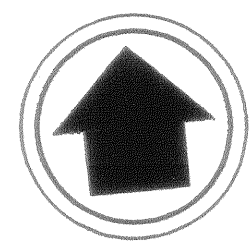
CARRIAGE TRAILS PARKWAY

P.B. 22, PG. 25

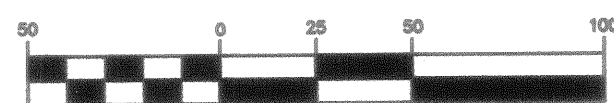


DEC LAND CO. I LLC
VOL. 0790, PG. 219
524.666 ACRES

CARRIAGE TRAILS
INLOT 353
P.B. 22, PG. 25
301.42 ACRES
-9.770 ACRES
291.658 ACRES REMAINING



NORTH



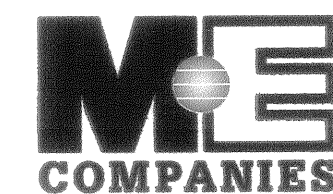
(IN FEET)
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LEGEND

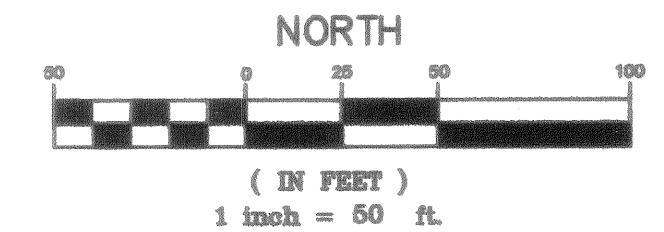
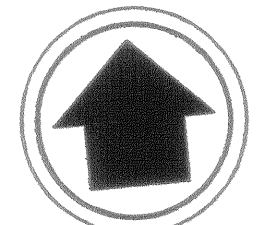
- IRON PIN FOUND
PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (1" O.D. IRON
PIPE, 30" LONG W/PLASTIC
CAP "M-E COMPANIES/S-6872")
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

1.206 ACRES RIGHT-OF-WAY
8.564 ACRES LOTS
9.770 ACRES TOTAL

CARRIAGE TRAILS
SECTION 11



635 Brookside Boulevard
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Contact: DAVE CHIESA
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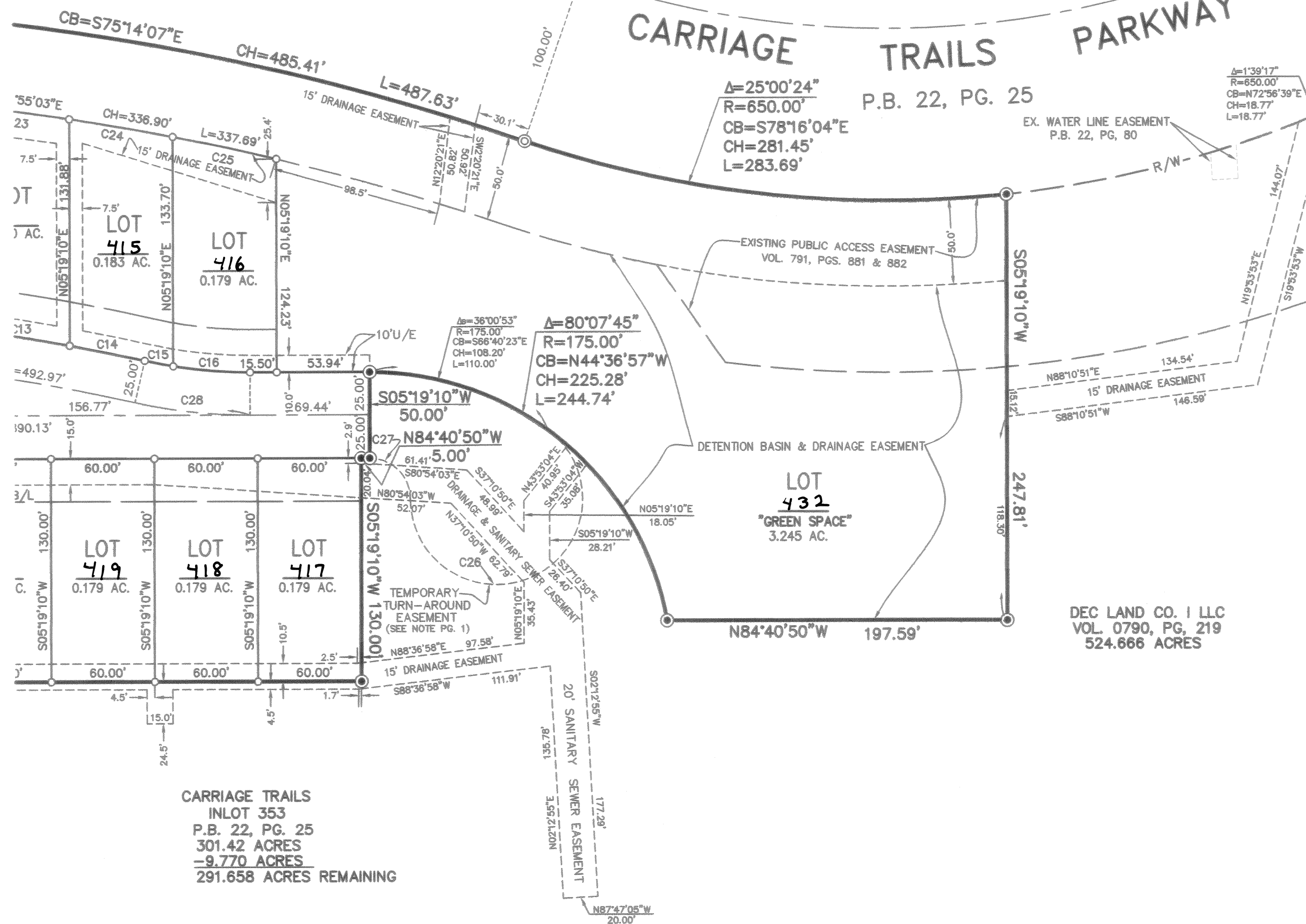


LEGEND

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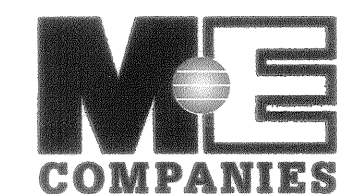


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CB	CHORD
C1	90°00'01"	35.00'	54.98'	N50°17'38"E	49.50'
C2	89°58'27"	25.00'	39.26'	N39°41'36"W	35.35'
C3	90°01'33"	25.00'	39.28'	N50°18'24"E	35.36'
C4	7°37'09"	275.00'	36.57'	N88°29'24"W	36.54'
C5	5°13'10"	275.00'	25.05'	S85°05'26"W	25.04'
C6	1°50'25"	1125.00'	36.14'	S83°24'04"W	36.13'
C7	3°05'53"	1125.00'	60.83'	S85°52'14"W	60.83'
C8	3°04'30"	1125.00'	60.38'	S88°57'25"W	60.37'
C9	3°03'40"	1125.00'	60.11'	N87°58'29"W	60.10'
C10	3°04'54"	1125.00'	60.51'	N84°54'12"W	60.50'
C11	3°05'09"	1125.00'	60.59'	N81°49'10"W	60.59'
C12	3°04'58"	1125.00'	60.53'	N78°44'06"W	60.53'
C13	3°05'40"	1125.00'	60.76'	N75°38'47"W	60.75'
C14	2°15'26"	1125.00'	44.32'	N72°58'14"W	44.32'
C15	3°31'33"	275.00'	16.92'	N73°36'17"W	16.92'
C16	9°18'46"	275.00'	44.70'	N80°01'27"W	44.65'
C17	171°50'45"	4.50'	13.50'	S01°14'33"W	8.98'
C18	16°18'31"	1092.50'	310.97'	N84°40'50"W	309.92'
C19	171°50'45"	4.50'	13.50'	N09°23'48"E	8.98'
C20	1°21'39"	1425.00'	33.85'	S84°01'33"E	33.84'
C21	2°26'08"	1425.00'	60.57'	S82°07'40"E	60.57'
C22	2°25'48"	1425.00'	60.43'	S79°41'42"E	60.43'
C23	2°25'59"	1425.00'	60.51'	S77°15'49"E	60.51'
C24	2°26'56"	1425.00'	60.90'	S74°49'21"E	60.90'
C25	2°28'10"	1425.00'	61.42'	S72°21'49"E	61.41'
C26	234°17'26"	50.00'	204.46'	S68°28'46"W	88.99'
C27	90°18'19"	23.50'	37.04'	N39°31'40"W	33.32'
C28	12°50'19"	300.00'	67.22'	S78°15'40"E	67.08'
C29	12°50'19"	300.00'	67.22'	N88°54'01"E	67.08'

DEC LAND CO. I LLC
VOL. 0790, PG. 219
524.666 ACRES

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P.B. 22, PG. 25
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-9.770 ACRES
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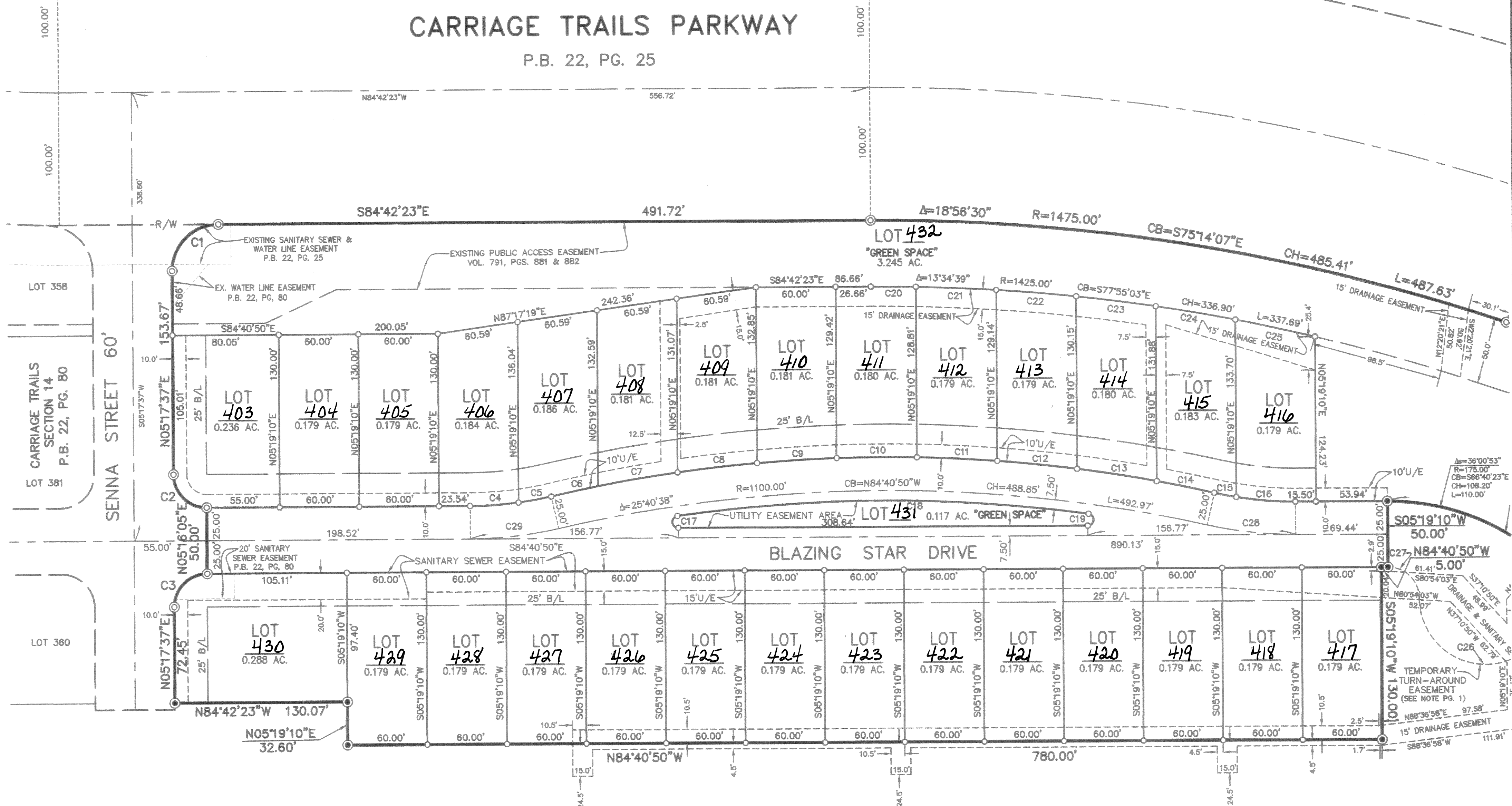
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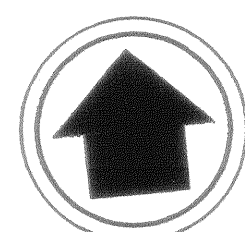
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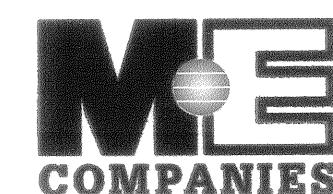
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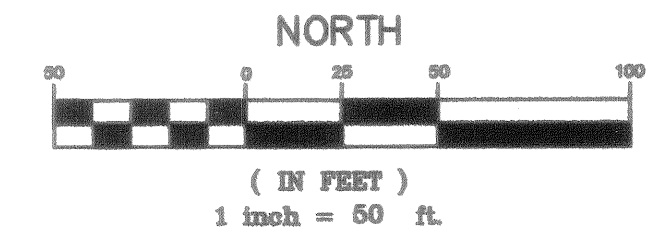
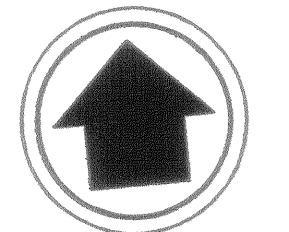
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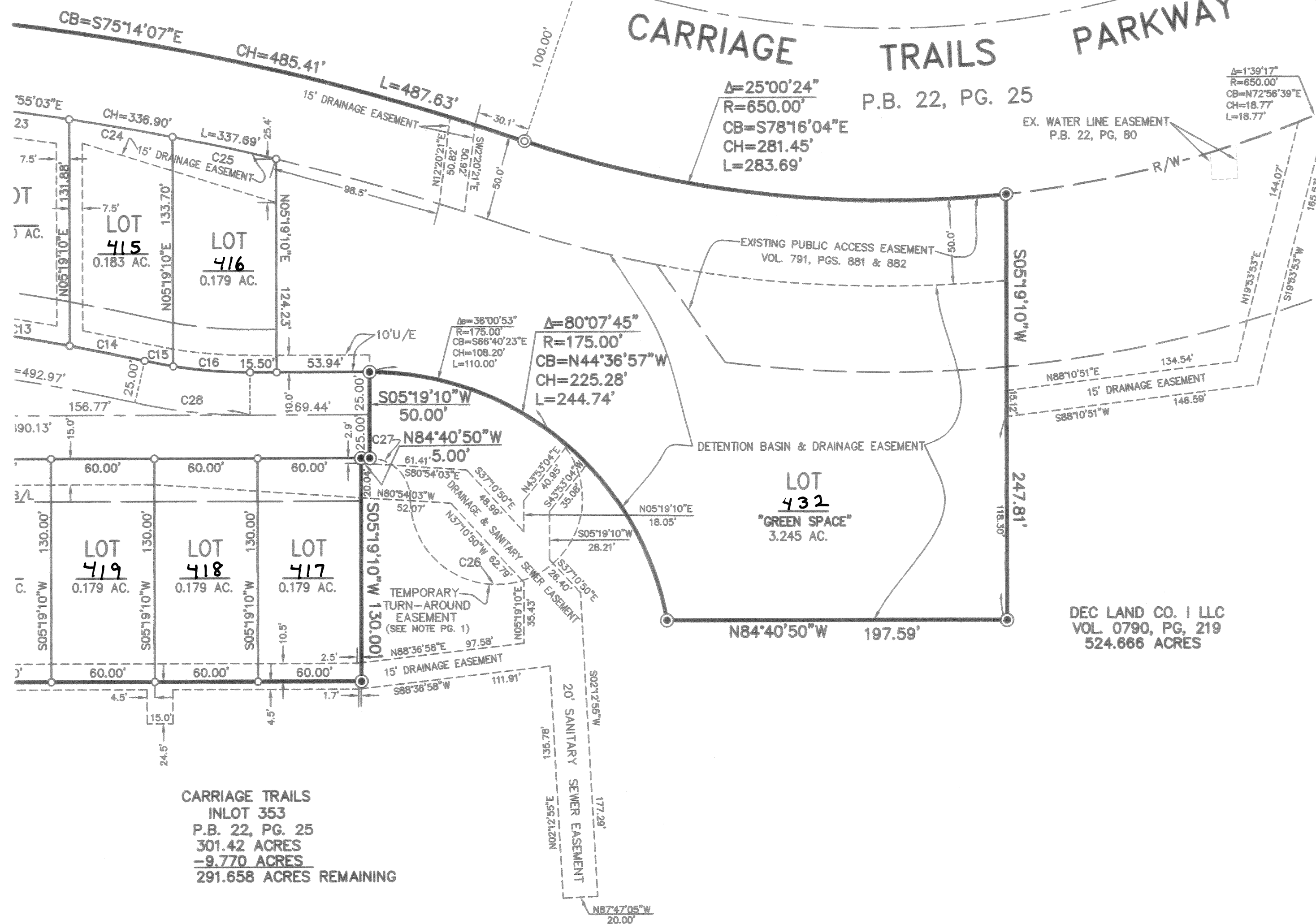


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- B/L BUILDING SETBACK LINE

CARRIAGE TRAILS PARKWAY

P.B. 22, PG. 25



CARRIAGE TRAILS
INLOT 353
P.B. 22, PG. 25
301.42 ACRES
-9.770 ACRES
291.658 ACRES REMAINING

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CB	CHORD
C1	90°00'01"	35.00'	54.98'	N50°17'38"E	49.50'
C2	89°58'27"	25.00'	39.26'	N39°41'36"W	35.35'
C3	90°01'33"	25.00'	39.28'	N50°18'24"E	35.36'
C4	7°37'09"	275.00'	36.57'	N88°29'24"W	36.54'
C5	5°13'10"	275.00'	25.05'	S85°05'26"W	25.04'
C6	1°50'25"	1125.00'	36.14'	S83°24'04"W	36.13'
C7	3°05'53"	1125.00'	60.83'	S85°52'14"W	60.83'
C8	3°04'30"	1125.00'	60.38'	S88°57'25"W	60.37'
C9	3°03'40"	1125.00'	60.11'	N87°58'29"W	60.10'
C10	3°04'54"	1125.00'	60.51'	N84°54'12"W	60.50'
C11	3°05'09"	1125.00'	60.59'	N81°49'10"W	60.59'
C12	3°04'58"	1125.00'	60.53'	N78°44'06"W	60.53'
C13	3°05'40"	1125.00'	60.76'	N75°38'47"W	60.75'
C14	2°15'26"	1125.00'	44.32'	N72°58'14"W	44.32'
C15	3°31'33"	275.00'	16.92'	N73°36'17"W	16.92'
C16	9°18'46"	275.00'	44.70'	N80°01'27"W	44.65'
C17	171°50'45"	4.50'	13.50'	S01°14'33"W	8.98'
C18	16°18'31"	1092.50'	310.97'	N84°40'50"W	309.92'
C19	171°50'45"	4.50'	13.50'	N09°23'48"E	8.98'
C20	1°21'39"	1425.00'	33.85'	S84°01'33"E	33.84'
C21	2°26'08"	1425.00'	60.57'	S82°07'40"E	60.57'
C22	2°25'48"	1425.00'	60.43'	S79°41'42"E	60.43'
C23	2°25'59"	1425.00'	60.51'	S77°15'49"E	60.51'
C24	2°26'56"	1425.00'	60.90'	S74°49'21"E	60.90'
C25	2°28'10"	1425.00'	61.42'	S72°21'49"E	61.41'
C26	234°17'26"	50.00'	204.46'	S68°28'46"W	88.99'
C27	90°18'19"	23.50'	37.04'	N39°31'40"W	33.32'
C28	12°50'19"	300.00'	67.22'	S78°15'40"E	67.08'
C29	12°50'19"	300.00'	67.22'	N88°54'01"E	67.08'

CARRIAGE TRAILS SECTION 11



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

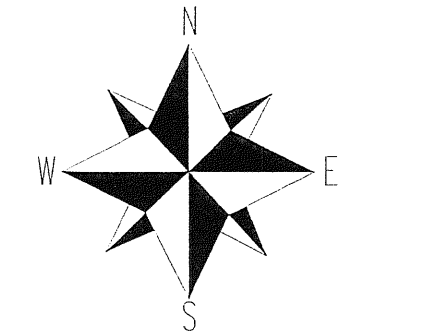
REPLAT

INLOT 9131 CITY OF TROY MIAMI COUNTY, OHIO

PLAT BOOK 22, PAGE 92
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 10 DAY
OF Dec., 2009, AT 11:23 M.
FILE # 20090R-17404 FEE \$ 43.20

John S. Alexander
JOHN S. ALEXANDER
MIAMI COUNTY RECORDER

Rita Schuchler
DEPUTY



0 25 50 75 100
SCALE: 1" = 50'

BASIS OF BEARING:

STONEBRIDGE ESTATES -- PHASE 5
MIAMI CO. RECORDER'S PLAT BOOK 22, PAGE 11

LEGEND

⊗		⊗	
△	STEEL POST FND.	○	
□		▲	
○	IRON PIN FOUND	⬆	
•		⊞	
+		⊞	
⊗		⬆	
⊙		⊞	
⊕		⊞	
◇		⊞	
▲		⊞	
■		⊞	
●	IRON PIN SET	⊞	
◆		A	

ANNEXATION TO THE VILLAGE OF WEST MILTON UNION TOWNSHIP – MIAMI COUNTY – OHIO SECTION 17, TOWN 6, RANGE 5

VOLUME 22 PAGE 93
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16 DAY
OF Dec., 2009 AT 2:45 P.M.
FILE # 200906 FEE \$43.20

John L. Alexander
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

APPROVAL BY THE MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND
APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 16 DAY OF June, 2009.
Douglas L. Christian
DOUGLAS L. CHRISTIAN

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS
THIS ANNEXATION OF THE FOREGOING AREA
APPROVED BY THE MIAMI COUNTY COMMISSIONERS
THIS 16 DAY OF June, 2009.
BY RESOLUTION NO. 09-06-767.

John W. O'Brien
Ron Widener
John Flannery

APPROVAL BY THE VILLAGE OF WEST MILTON
THIS ANNEXATION ACCEPTED BY THE COUNCIL
OF THE VILLAGE OF WEST MILTON, OHIO
THIS 8th DAY OF Sept., 2009.
BY ORDINANCE NO. 09-09-18.

Michael Voth
PRESIDENT OF COUNCIL
Michael Voth
MAYOR
Linda L. Cantrell
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 16 DAY OF Dec., 2009.

Matthew W. Gearhardt
MIAMI COUNTY AUDITOR
Joyce Grilliat
BY DEPUTY AUDITOR

CERTIFICATION
THIS ANNEXATION PLAT WAS PREPARED FROM
VOLUME 14, PAGE 116 AND VOLUME 31 PAGE
176, MIAMI COUNTY ENGINEER'S RECORDS OF
LAND SURVEYS. I HEREBY CERTIFY THIS PLAT TO
BE CORRECT AND IN ACCORDANCE WITH THE DATA
SHOWN HEREIN.

Philip C. Brumbaugh 2/13/09
PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

ANNEXATION OF 28.644 ACRES FOR PINEBROOK ESTATES
IN MIAMI COUNTY ~ FEBRUARY 13, 2009

PHILIP C. BRUMBAUGH
5057
REGISTERED
PROFESSIONAL SURVEYOR

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(Ph) (937) 698-3000
(Fax) (937) 698-3928
JOB# 190.08

DESCRIPTION
BEING A TOTAL OF 28.644 ACRES
LOCATED IN STATE OF OHIO, UNION TOWNSHIP
SECTION 17, TOWN 6, RANGE 5

LINDA R. KRIEGER 1/3 BY DEED BOOK 603 PAGE 356
KAY M. WERTZ 1/3 BY DEED BOOK 624 PAGE 240
THOMAS J. & BETTY L. SUERDIECK TRUSTEES 1/3
DEED BOOK 604 PAGE 863
59.96 ACRES

ROBERT L. PEARSON, TRUSTEE
VOL 576 PAGE 791
83 ACRES TOTAL

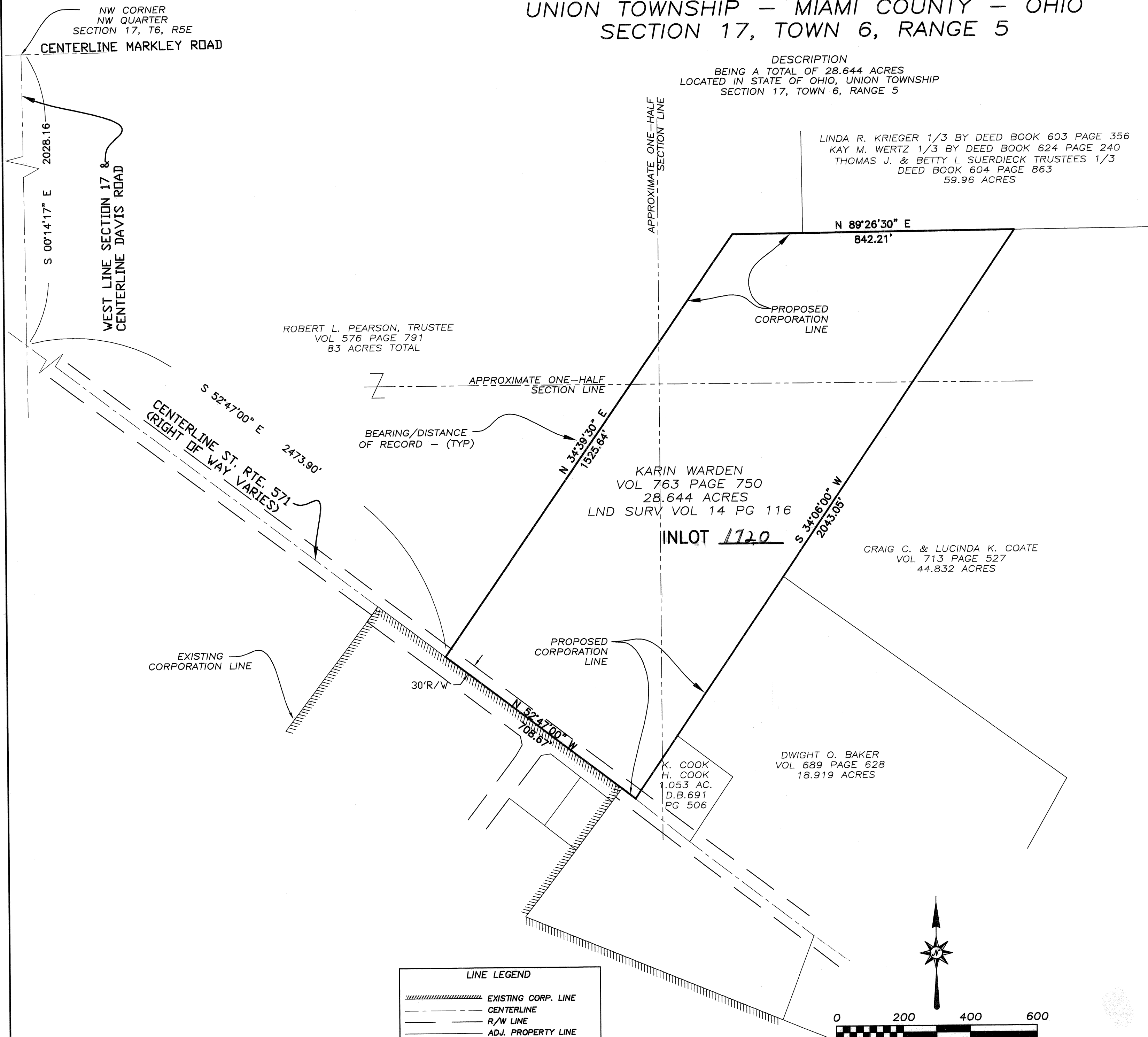
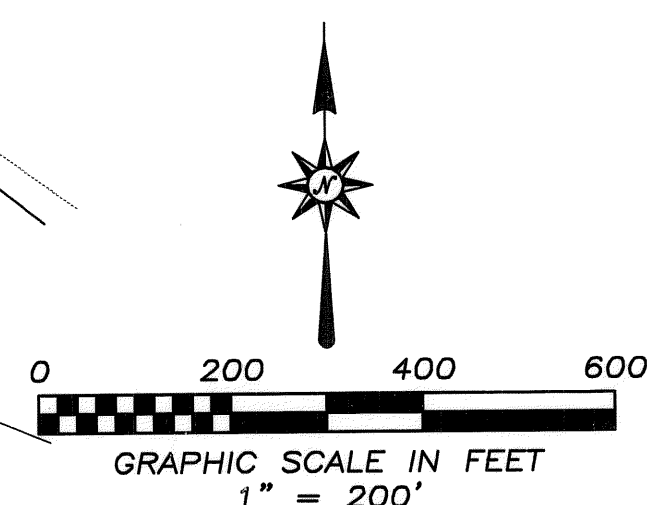
KARIN WARDEN
VOL 763 PAGE 750
28.644 ACRES
LND SURV VOL 14 PG 116

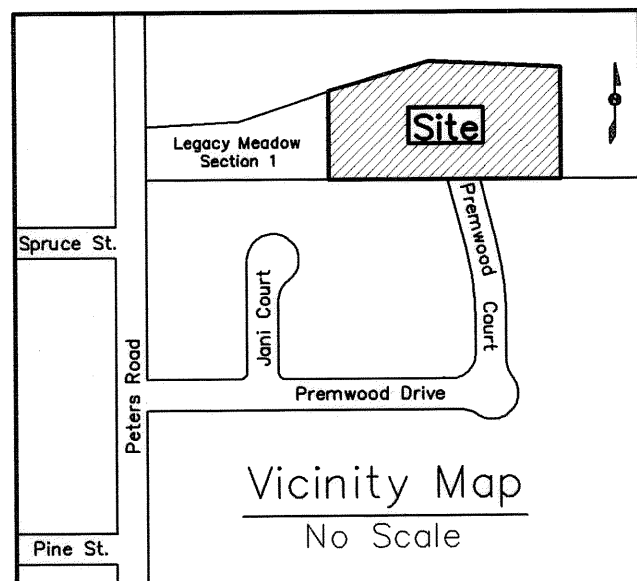
CRAIG C. & LUCINDA K. COATE
VOL 713 PAGE 527
44.832 ACRES

DWIGHT O. BAKER
VOL 689 PAGE 628
18.919 ACRES

K. COOK
H. COOK
1.053 AC.
D.B. 691
PG 506

LINE LEGEND	
	EXISTING CORP. LINE
	CENTERLINE
	R/W LINE
	ADJ. PROPERTY LINE
	PROPERTY LINE
	ONE-HALF SECTION LINE





LEGACY MEADOW SECTION 2 PART OF INLOT 8205, CITY OF TROY, MIAMI COUNTY, OHIO

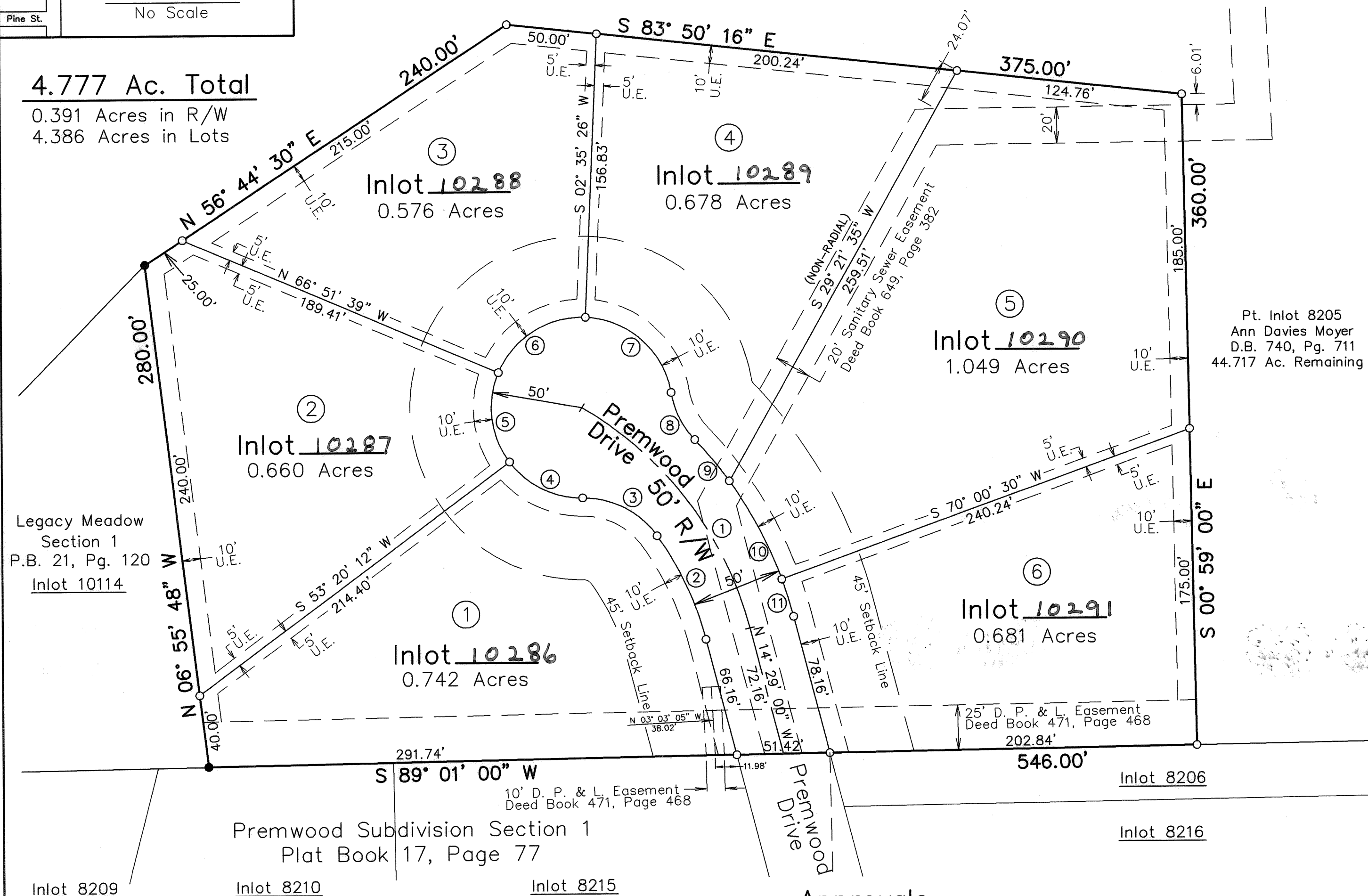
Plat Book 22 Page 94
Miami County Recorder's Plat Records
Received 12-18, 2009, at Dec
File No. 200902-17734 Fee \$6.40

Jay M. Menden By Joyce Grilliot
Miami County Recorder Deputy

Approved and transferred with lot numbers assigned this 18 day of Dec, 2009.

Matthew W. Gearhart By Joyce Grilliot
Miami County Auditor Deputy

4.777 Ac. Total
0.391 Acres in R/W
4.386 Acres in Lots



Description

Being a part of Inlot 8205 in the City of Troy, Miami County, Ohio, as acquired by Ann Davies Moyer by deed recorded in Deed Book 740, Page 711 of the Miami County Recorder's Deed Records. Containing a total of 4.777 Acres.

Dedication

We, the undersigned, being all of the Owners of the land hereing platted, do hereby voluntarily consent to the execution of said plat and do hereby dedicate the streets shown hereon to the public use forever. Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement, or removal of open ditch surface water drainage, gas, sewer, water, telephone, cable T.V., or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Tom S. Behm
Owner's Authorized Agent

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

Before me, a Notary Public in and for said State and County, personally appeared Tom S. Behm, the Owner's Authorized Agent, to me known, who acknowledged the signing and execution of the foregoing plat to be their free act and deed.

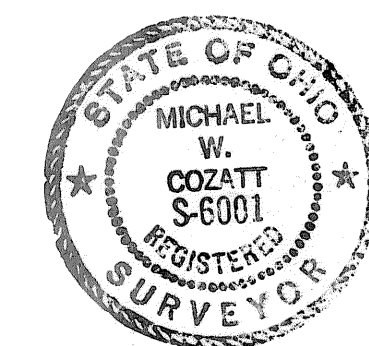
In testimony whereof, I have hereunto set my name and affixed my official seal this 14 day of DECEMBER, 2009.

Tim E. Evans
Notary Public

TIM E. EVANS
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
01/01/2012

Surveyor's Certification

I hereby certify this plat to be a true and correct survey made under my direct supervision and in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio. Iron pins shall be set at all lot corners and points of curvature.



Michael W. Cozatt 12-18-09
Michael W. Cozatt, P.S. #6001 Date

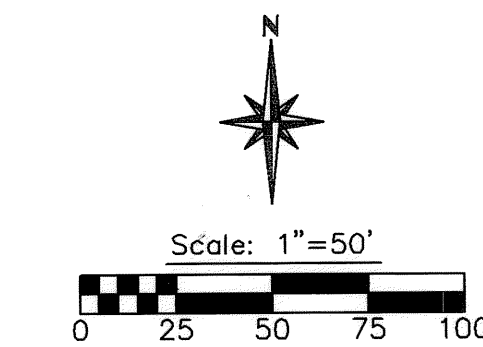
Cozatt Engineering Company
Civil Engineer Land Surveyor
2784 S. County Road 25A Troy, Ohio
Job No. 10009 Ph. (937) 339-2921

Approvals

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 8th day of July, 2009, this plat was reviewed and approved.

Sue L. Knight Chairman
Sue L. Knight Secretary
At a meeting of the City Council of the City of Troy, Ohio, held this 3rd day of August, 2009, this plat was approved by Ordinance No. 0-21-2009, effective 9-2, 2009.
Michael L. Brown Mayor
Sue L. Knight Clerk of Council
Martha A. Baker President of Council

Curve Table				
No.	Delta	Radius	Length	Long Chord
1	45° 00' 00"	200.00'	157.08'	153.07', N 36° 59' 00" W
2	20° 51' 13"	175.00'	63.69'	63.34', S 24° 54' 38" E
3	54° 53' 59"	50.00'	47.91'	46.10', S 62° 47' 12" E
4	53° 34' 24"	50.00'	46.75'	45.07', S 63° 26' 59" E
5	59° 48' 09"	50.00'	52.19'	49.85', S 06° 45' 43" E
6	69° 27' 05"	50.00'	60.61'	56.97', S 57° 51' 54" W
7	78° 05' 18"	50.00'	68.15'	62.99', N 48° 21' 55" W
8	33° 56' 54"	50.00'	29.63'	29.19', N 26° 17' 43" W
9	07° 35' 08"	225.00'	29.79'	29.77', N 39° 28' 37" W
10	15° 41' 32"	225.00'	61.62'	61.43', N 27° 50' 17" W
11	05° 30' 30"	225.00'	21.63'	21.62', N 17° 14' 21" W



Legend
• 5/8" dia. iron pin found
○ 5/8" dia. capped iron pin set (Cozatt, S6001)

LEGACY MEADOW SECTION 2

Protective Covenants and Restrictions

Plat Book 22 Page 944
Miami County Recorder's Plat Records

1. Each lot shall be used only for residential purposes only. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling with a private attached garage of not more than three (3) cars. Garage entrances shall be side loading. Because of lot configuration and residence size, exceptions may be granted by the developer or the developer's agent.
2. No residential structure shall be erected on any building site, the inhabitable area thereof excluding basements, finished walkout or daylight basements, open porches or garages, of less than 2300 square feet for a one story, 2500 square feet for a two story dwelling.
3. All driveways are to be concrete. Brick or pavers are permitted. Asphalt driveways shall not be permitted.
4. Exterior materials for all residences shall be a minimum of thirty percent (30%) brick or stone. Cultured stone will be accepted. The remaining seventy percent (70%) of materials acceptable shall be; wood, dryvit, stucco, or cement made products such as lap siding.
5. No vinyl or aluminum siding or soffit material will be permitted, with the exception of spouting.
6. All exterior service connections, such as electric, phone, cable TV, etc., shall be underground. No overhead wiring shall be permitted. No free standing antennas shall be permitted. One satellite dish no larger than 18 inches in diameter shall be permitted providing it is completely out of sight from any curb location.
7. Modular or manufactured housing units are prohibited.
8. All homes shall have a post light with photo cell, to be positioned ten (10) to fifteen (15) feet from the front property line with the exception of Inlot 10114, Plat Book 21, Page 120, located off of Peters Road.
9. No exterior clothes lines shall be permitted.
10. One out-building of not more than 300 square feet shall be permitted. The out-building must have a foundation and the exterior material shall match the residential structure.
11. No plastic or vinyl mailboxes shall be permitted.
12. No above ground swimming or wading pools with the exception of one temporary wading pool not to exceed 48 square feet in area and shall not exceed 16 inches in height.
13. Screened hot tubs are permissible.
14. No woven, chain link or wire fences will be permitted in this subdivision. All fences installed shall be no closer than fifteen (15) feet from the front of the dwelling. No fence on any lot may interfere with the rear views of the adjacent properties. The owners of the property will need to attain the signatures of adjacent property owners in acceptance of a fence prior to any permit issued by the City of Troy, Ohio. Materials permitted shall be wood, iron, or concrete products. Any other material requests shall be subject to the discretion of the developer or their agent.
15. Except for delivery, loading and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, utility trailer, house trailer, or boat upon or adjacent to any lot in the subdivision, except for such parking or storage within the garage of the residence. This covenant shall also apply to all trucks, and tractor trailers of any type over one ton in size.
16. Separate poles for basketball hoops will be permitted. No basketball hoop shall be attached to any residential structure.
17. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats or other household pets, providing they are not kept, bred or maintained for any commercial purpose.
18. A minimum roof pitches of eight/twelve (8:12) for the main structure and garage. Less roof pitch may be used in areas such as a covered porch with approval of the developer or the developer's agent.
19. Plans of all dwellings must be approved by the developer or the developer's agent.
20. Plot plans of all dwellings must be approved by the developer or the developer's agent in regards of dwelling location and any trees that may be removed.
21. In order to preserve the integrity of Legacy Meadow, the developer has the right to require the disposal of soils instead of stockpiling, depending on space availability at the site. Also the use of concrete pumps may be required during the installation of any foundation, drive, or walks, to lessen the possibility of damages to existing trees or tree roots.
22. These conditions, limitations and restrictions set forth herein shall be considered part of any contract, deed, lease or instrument relating to any lot in the subdivision, without being incorporated herein, and the acceptance of any contract, deed, lease of instrument relating herein shall operate as a covenant to use the premises in conformity with the conditions, limitations, and restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of, or have any title to any lot located in the subdivision.
23. The foregoing reservations, restrictions, conditions, covenants, obligations and charges may be changed, modified, altered, amended, or annulled at any time upon the action, in writing, of the owners of a three-fourths (3/4) majority of the lots.
24. Should one or more of the foregoing restrictions, covenants or conditions at any time in the future be held illegal, void or unenforcible, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.
25. The covenants, conditions and restrictions imposed are for the benefit of all lot owners and are to run with the land, and shall be binding on all parties and persons claiming under such lot owners until March 30, 2020 at which time the covenants shall be automatically extended for successive periods of ten years, unless they are terminated by a three-fourths (3/4) majority vote of the homeowners within the subdivision.
26. No changes shall be made to the Protective Covenants of Legacy Meadow except by the Developer and approved by the Miami County Planning Commission. This prohibition shall automatically apply to any and all future sections of Legacy Meadow, and shall apply to all current and future lot owners.



Michael W. Cozatt 12/10/09
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company
Civil Engineer Land Surveyor
2784 S. County Road 25A Troy, Ohio
Job No. 10009 Ph. (937) 339-2921

ANNEXATION TO THE VILLAGE OF WEST MILTON
UNION TOWNSHIP — MIAMI COUNTY — OHIO
SECTION 20, TOWN 6, RANGE 5

DESCRIPTION
BEING A TOTAL OF 129.813 ACRES
LOCATED IN SECTION 20, TOWN 6, RANGE 5

VOLUME 22 PAGE 95

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 18th DAY

OF December 2009 AT 3:30 P.M.

FILE # 2009 OR-17775 FEE \$ 43.20

John S. Alexander Dona Swihart
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

APPROVAL BY THE MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND
APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 10th DAY OF August, 2009.

Douglas L. Christian
DOUGLAS L. CHRISTIAN

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS
THIS ANNEXATION OF THE FOREGOING AREA
APPROVED BY THE MIAMI COUNTY COMMISSIONERS
THIS 13th DAY OF August, 2009.
BY ORDINANCE NO. 09-08-1154

John W. Wier
Ron W. Wier
John F. Wier

APPROVAL BY THE VILLAGE OF WEST MILTON
THIS ANNEXATION ACCEPTED BY THE COUNCIL
OF THE VILLAGE OF WEST MILTON, OHIO
THIS 10th DAY OF November, 2009.
BY ORDINANCE NO. 09-09-24

Michael Vetter
PRESIDENT OF COUNCIL
Michael Vetter
MAYOR
Andrea L. Cantrell
CLERK OF COUNCIL

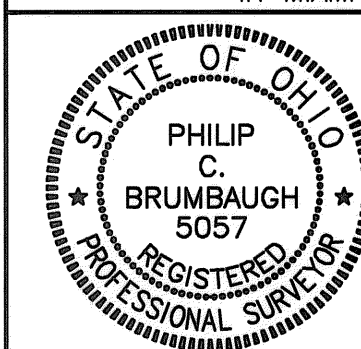
MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 18 DAY OF Dec., 2009.

Matthew W. Yearhardt
MIAMI COUNTY AUDITOR
Linda J. Jernigan
BY DEPUTY AUDITOR

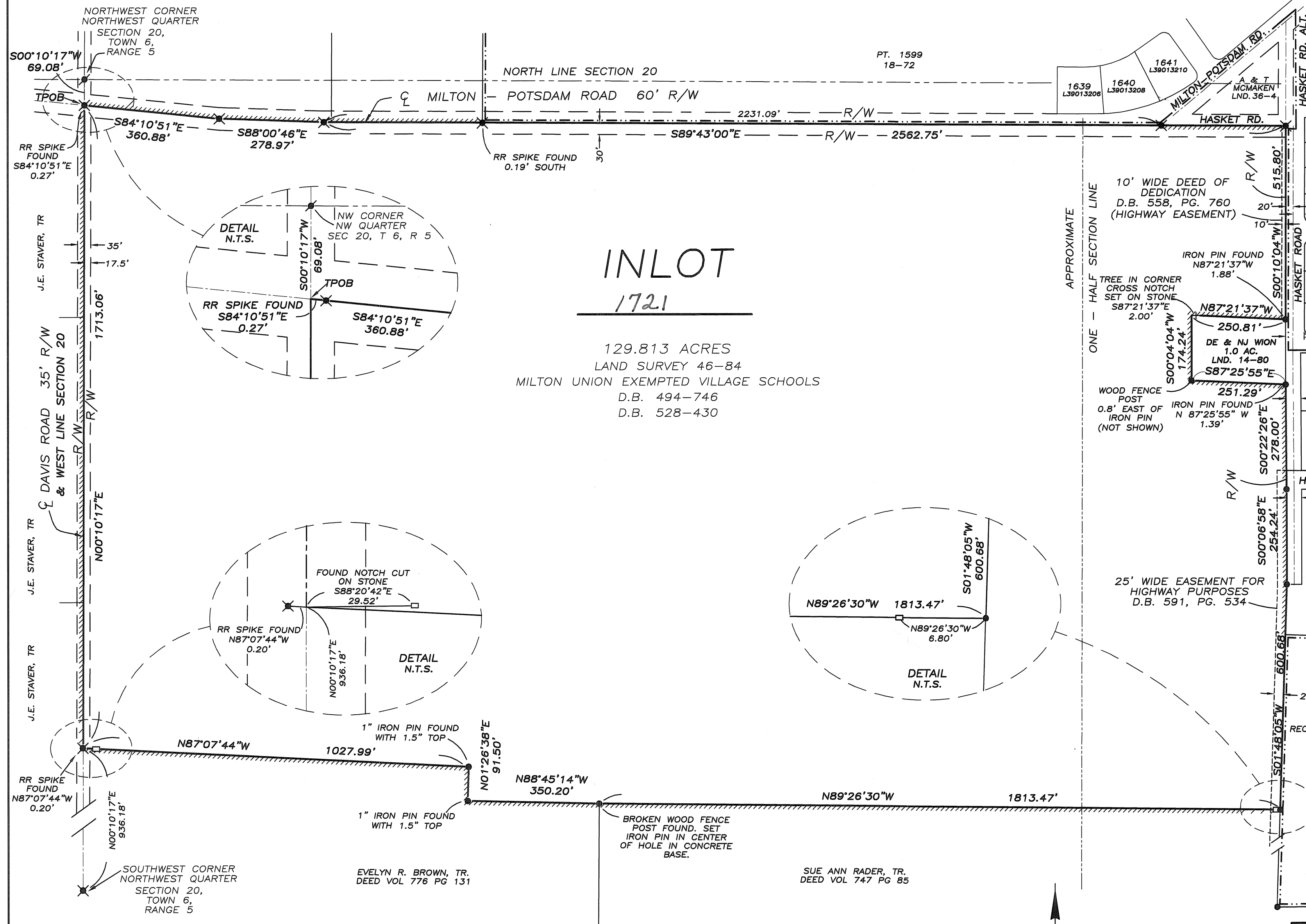
CERTIFICATION
THIS ANNEXATION PLAT PREPARED FROM VOLUME
46, PAGE 84, MIAMI COUNTY ENGINEER'S
RECORDS OF LAND SURVEYS. I HEREBY CERTIFY
THIS PLAT TO BE CORRECT AND IN ACCORDANCE
WITH THE DATA SHOWN HEREIN.

Philip C. Brumbaugh 7/28/09
PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057
REV: 7-28-09: ADDED HIGHWAY EASEMENTS

ANNEXATION OF 129.813 ACRES FOR MILTON UNION SCHOOLS
IN MIAMI COUNTY ~ OCTOBER 31, 2008

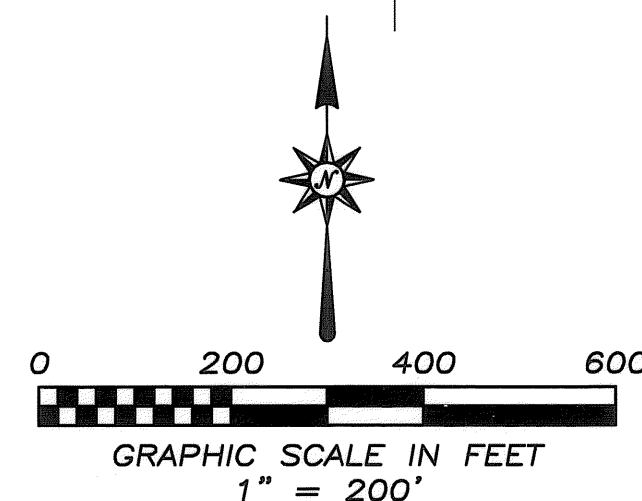


BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
1105 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(Ph) (937) 698-3000
(Fax) (937) 698-3928
JOB# 162.08-A



LINE LEGEND	
	PROPOSED CORP. LINE
	EXISTING CORP. LINE
	CENTERLINE
	R/W LINE
	SECTION LINE
	ONE-HALF SECTION LINE
	PROPERTY LINE

- LEGEND
- IRON PIN FOUND
 - ✕ P.K. NAIL FOUND
 - ✕ RAILROAD SPIKE FOUND
 - IRON PIPE FOUND
 - STONE FOUND
 - + CROSS NOTCH IN STONE



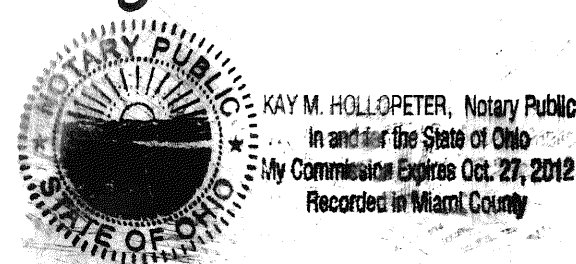
PLAT AUTHORIZATION AND DEDICATION

DJB Unlimited, LLC, the owner of the land included within this plat have caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Subdivision of Inlot 4061. Furthermore, DJB Unlimited, LLC, dedicates the right-of-way and easement as shown on this plat to the public use forever.

DJB, LLC
Authorized Signature

State of Ohio
County of MIAMI

The forgoing instrument was acknowledged before me this 18 day of December, 2009
by Jaydee Blair on behalf of DJB Unlimited, LLC.



Kay M. Hollopeter
Notary Public
10-27-2012
My commission expires

MORTGAGEE:
JULIA A. PEISER

Julia A. Peiser
JULIA A. PEISER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 18 DAY OF DEC., 2009, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY CAME JULIA A. PEISER 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.

[Signature]
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES: Non Expiring



THOMAS W. KENDRO, JR.
Attorney at Law
Notary Public, State of Ohio
Non-expiring Commission

SUBDIVISION OF INLOT 4061

56.735 27 4 6 TIPP CITY MIAMI, OHIO
ACREAGE SECTION TOWNSHIP RANGE CITY COUNTY

CITY OF TIPP CITY COUNCIL

THIS PLAT WAS INSPECTED AND ACCEPTED BY
US THIS 2nd DAY OF November, 2009

[Signature] Cathy A. Rose
PRESIDENT OF COUNCIL CLERK OF COUNCIL

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND ACCEPTED BY
US THIS 13th DAY OF October, 2009

[Signature] Maureen A. Jernell
CHAIRPERSON SECRETARY

FUTURE KINNA DRIVE EASEMENT (ON THE ±43.972 ACRE LOT)

THE NOTED 60' WIDE KINNA DRIVE EASEMENT IS FOR THE FUTURE
60' KINNA DRIVE RIGHT-OF-WAY AS REQUIRED BY TIPP CITY'S
THOROUGHFARE PLAN. NO STRUCTURES MAY BE BUILT OR EXPANDED
WITHIN THIS EASEMENT OR WITHIN 50' OF THE EAST AND WESTERN
EDGES OF THIS EASEMENT. THIS EASEMENT MAY ONLY BE VACATED
WHEN KINNA DRIVE IS DEDICATED AS RIGHT-OF-WAY INCLUDING THE
CONSTRUCTION OF THE REQUIRED PUBLIC IMPROVEMENTS AT THE
SOLE EXPENSE OF THE PROPERTY OWNER.

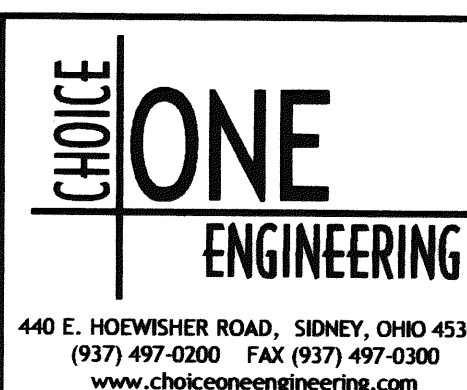
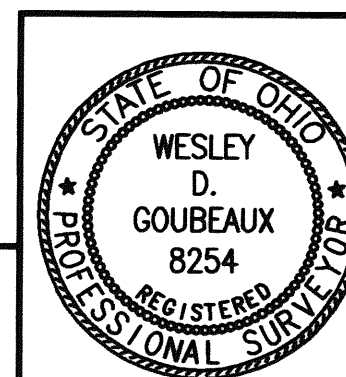
PLAT NOTES:

1. THE PORTION OF THE BARN SHOWN TO BE REMOVED, MUST BE
REMOVED (FOLLOWING ALL REGULATORY REQUIREMENTS) PRIOR TO
THE RECORDING OF THIS PLAT.
2. NO ADDITIONAL LOT SPLITS/REPLATS OF THE ±43.972 ACRE LOT
SHALL BE ALLOWED UNTIL KINNA DRIVE IS CONSTRUCTED AND
CORRESPONDING RIGHT-OF-WAY IS DEDICATED TO THE CITY.
3. MODIFICATIONS (INCREASES) TO THE HEIGHT OF THE CELL TOWER,
LOCATED ON THE ±12.734 ACRE LOT, SHALL NOT BE PERMITTED.

BEING A SUBDIVISION OF INLOT 4061 OWNED BY DJB
UNLIMITED, LLC, AS DESCRIBED IN DEED BOOK 786,
PAGE 742 AND SHOWN ON PLAT BOOK 22, PAGE
29 AND OFFICIAL RECORD 57, PAGE 449.

I HEREBY CERTIFY THAT ALL
MEASUREMENTS ARE BASED
ON AN ACTUAL FIELD SURVEY.

Wesley D. Goubeaux 10-07-2009
WESLEY D. GOUBEAUX, P.S. #8254 DATE



DATE:
10-07-2009
DRAWN BY:
WDG
JOB NUMBER:
MIATC0910COV
SHEET NUMBER
1 OF 2

PLAT BOOK 22 PAGE 96
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 22 DAY
OF Dec, 2009 AT 9:50 M.
FILE NO. 20090R-17901 FEE: \$86.40
John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER
BY DEPUTY

TRANSFERRED THIS 22 DAY
OF Dec, 2009

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY: [Signature]
DEPUTY AUDITOR

SUBDIVISION OF INLOT 4061

PLAT BOOK 22, PAGE 96A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS

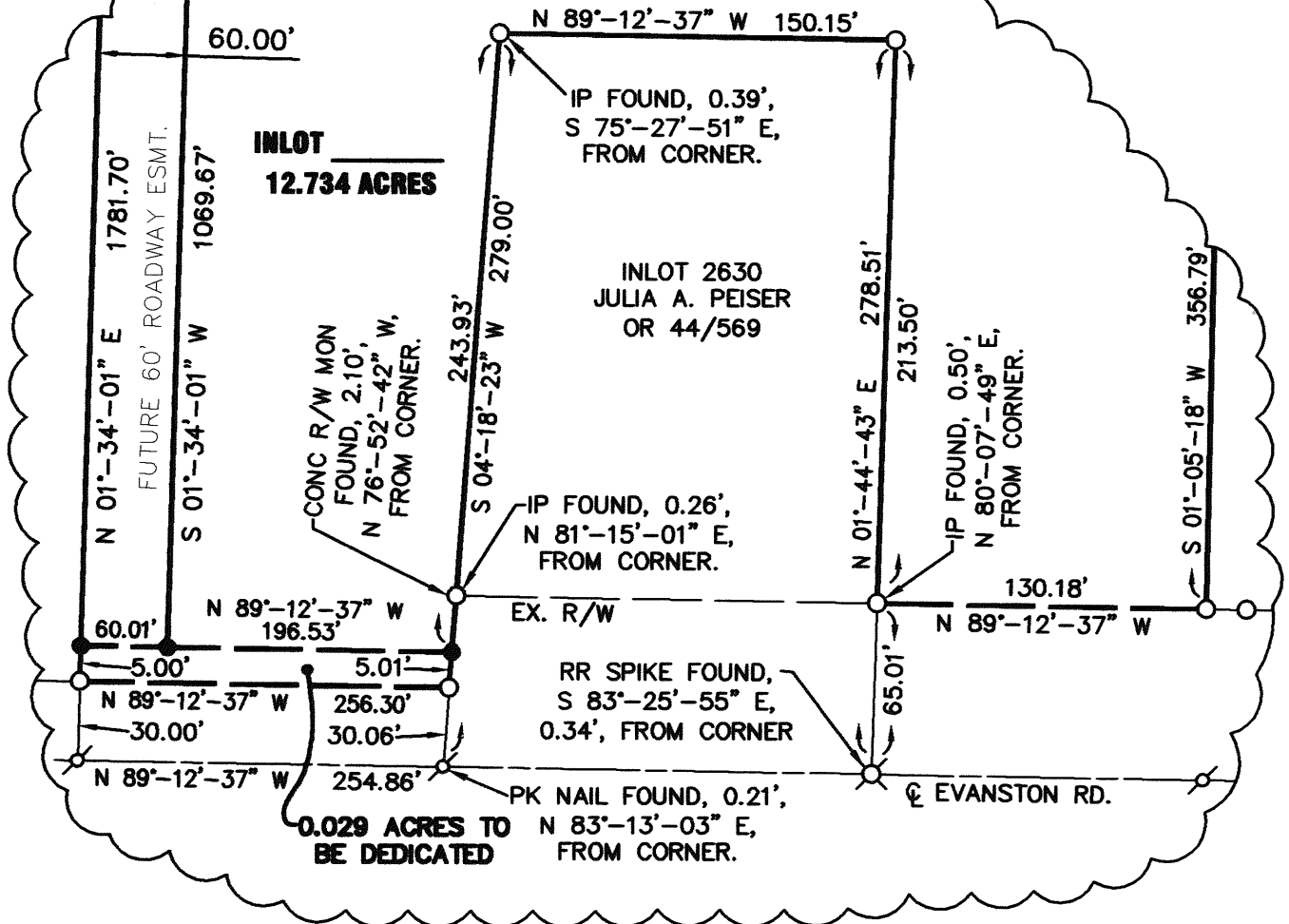
56.735 ACRES SECTION 27 TOWNSHIP 4 RANGE 6 TIPP CITY MIAMI, OHIO
CITY COUNTY

LEGEND

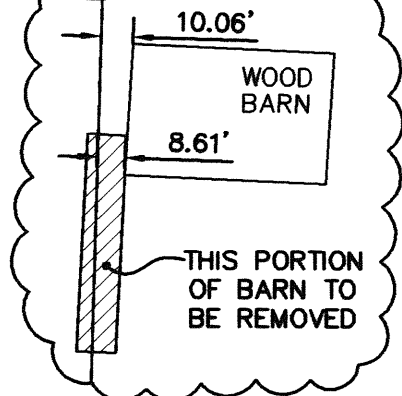
- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ✕ MAG NAIL SET
- ✕ P.K. NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊙ CONCRETE MONUMENT FD

BEARINGS BASED ON
LAND SURVEY 48, PAGE 163
SCALE: 1"=200'
0 200 400

DETAIL A



DETAIL B



DEED REFERENCE
DEED BOOK 759, PAGE 867
DEED BOOK 735, PAGE 504
DEED BOOK 791, PAGE 134
OFFICIAL RECORD 57, PAGE 449

SURVEY REFERENCE
LAND SUR. VOL. 6, PLAT 8
LAND SUR. VOL. 20, PLAT 164
LAND SUR. VOL. 37, PLAT 28
LAND SUR. VOL. 48, PLAT 163
RECORDER'S PLAT 22, PAGE 29

LINE	BEARING	DIST.
L1	S 46°-32'-47" W	77.70'
L2	S 68°-00'-17" W	41.86'
L3	N 89°-44'-00" W	26.12'
L4	N 89°-12'-37" W	150.15'

*SEE PAGE 1 OF 2 FOR ADDITIONAL
PLAT NOTES IN REGARDS TO THE
KINNA DRIVE EASEMENT, CELL TOWER,
EXISTING BUILDINGS, ETC.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
ARE BASED ON AN ACTUAL FIELD SURVEY.

BEING A SUBDIVISION OF INLOT 4061 OWNED BY DJB UNLIMITED,
LLC, AS DESCRIBED IN DEED BOOK 786, PAGE 742 AND SHOWN ON
PLAT BOOK 22, PAGE 29 AND OFFICIAL RECORD 57, PAGE 449.

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

DATE:
10-07-2009
DRAWN BY:
WDG
JOB NUMBER:
MIATC10910
SHEET NUMBER
2 OF 2

REPLAT OF INLOT 8159 AND PART OUTLOT 124

SW SECTION PIQUA CITY MIAMI, OHIO COUNTY

HIGH STREET

NW COR
SE 1/4
SEC 13

PETERS DRIVE
50' R/W

1/2 SECTION LINE
(ORIGINAL DEED LINE)

COMMERCE DRIVE
60' R/W

(TURNER)

THE BEARINGS ARE BASED ON NAD 83
CORS 96 ADJUSTMENT, GEOID 2003, OHIO
SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=60'

0 60 120

PT OL 313
DOUGLAS L. KNOUFF &
CATHRYN A. KNOUFF
DB 678/854

DEED REFERENCE
DEED BOOK 356, PAGE 272
DEED BOOK 678, PAGE 596
DEED BOOK 630, PAGE 384
DEED BOOK 362, PAGE 583
MISC BOOK 6, PAGE 449

SURVEY REFERENCE
LOT SURVEY 10, PLAT 150
LOT SURVEY 17, PLAT 128B
LOT SURVEY 23, PAGE 85
RECORDERS PB 8, PAGE 62
RECORDERS PB 18, PAGE 13

DETAIL
(N.T.S.)

INLOT 8158
MARTIN G. LEBOEUF
DB 680/209

INLOT 8159
SUNSET COMMERCE
HOLDINGS LLC
DB 743/827
0.709 ACRES

INLOT 8943
1.057 ACRES

LOT LINE TO
BE VACATED

PT OL 124
SUNSET COMMERCE
HOLDINGS LLC
OR
0.348 AC.

INLOT 8160
MARTIN LEBOEUF
DB 680/209

CITY OF PIQUA
DB 594/617

PT OL 124
CITY OF PIQUA
DB 356/272

PT OL 124
INDIANA GAS
VECTREN ENERGY
DB 710/689

PETERS SUBD,
SECTION 3
PB 8/62

SUNSET DRIVE

PT OL 124
CITY OF PIQUA
DB 356/272

DESCRIPTION

BEING A REPLAT OF INLOT 8159 OWNED BY SUNSET COMMERCE
HOLDINGS LLC BY DEED RECORDED IN DEED BOOK 743, PAGE 827 AND
PART OUTLOT 124 OWNED BY SUNSET COMMERCE HOLDINGS LLC BY
DEED RECORDED IN OFFICIAL RECORD 86, PAGE 906.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
BASED ON AN ACTUAL FIELD SURVEY.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

01-06-2010
DATE

LEGEND

- 5/8" X 30" REBAR
W/CAP SET
- IRON PIN FOUND
- RAILROAD SPIKE FOUND

TRANSFERRED THIS 14 DAY
OF January, 2010

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR
BY: Linda Vinnerman
DEPUTY AUDITOR

PLAT BOOK 22, PAGE 97
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 14 DAY
OF Jan, 2010, AT 1:54 PM.
FILE NO. 201008-00458 FEE: \$43.20
John S. Alexander, Recorder
John S. Alexander, Recorder
Deputy

APPROVAL

THIS REPLAT OF LOT 8159 AND PT OUTLOT
124 WAS REVIEWED AND APPROVED
BY ME THIS 12 DAY OF January, 2010
Christopher W. Schmiesing
CITY OF PIQUA PLANNER

CONSENT TO REPLAT

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

OWNER: SUNSET COMMERCE HOLDINGS LLC

AUTHORIZED SIGNATURE

ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED Brian J. West, ON BEHALF OF THE OWNER,
SUNSET COMMERCE HOLDINGS LLC, WHO EXECUTED THE FOREGOING PLAT, WHO
ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT ON BEHALF OF SUCH
OWNER, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT Springfield, OHIO, THIS 11th DAY OF January, 2010.

NOTARY PUBLIC: Loi Y. Small

MY COMMISSION EXPIRES: 01-28-2013

Loi Y. Small
Notary Public, State of Ohio
My Commission Expires January 28, 2013

CONSENT TO REPLAT

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

LIENHOLDER: HUNTINGTON NATIONAL BANK

AUTHORIZED SIGNATURE

TITLE

ACKNOWLEDGMENT

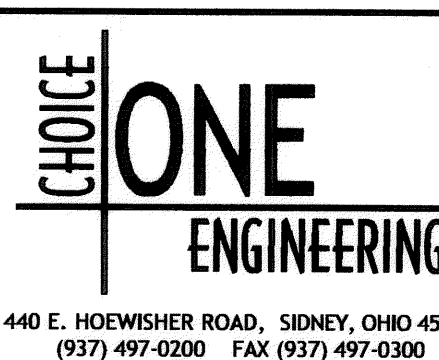
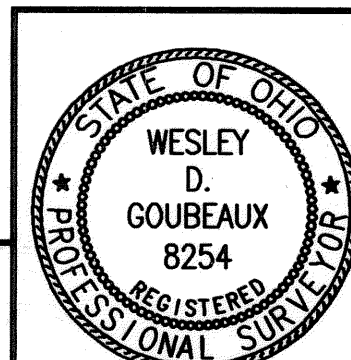
STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED Daniel J. Wena, ON BEHALF OF HUNTINGTON
NATIONAL BANK, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT
THEY DID SIGN SUCH INSTRUMENT ON BEHALF OF SUCH LIENHOLDER, AND THAT
SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT Springfield, OHIO, THIS 11th DAY OF January, 2010.

NOTARY PUBLIC: Loi Y. Small

MY COMMISSION EXPIRES: 01-28-2013

Loi Y. Small
Notary Public, State of Ohio
My Commission Expires January 28, 2013



DATE:
01-06-2010
DRAWN BY:
WDG
JOB NUMBER:
MIAPIQ0810Plat
SHEET NUMBER
1 OF 1

HOWARD REPLAT — CITY OF PIQUA

REPLAT OF PT. LOT 1005 & LOT 1006

PLAT BOOK 22 PAGE 98
 MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED FOR RECORD THIS 15 DAY
 OF January, 2010 AT 12:29 PM.
 FILE NO. 20100R-00529 FEE \$43.20
John S. Alexander
 JOHN ALEXANDER, MIAMI COUNTY RECORDER
 BY Dona Swihart
 DEPUTY RECORDER

APPROVED AND TRANSFERRED 2010
 THIS 15 DAY OF Jan, 2009.

Matthew W. Gearhart BY: Joyce Grilliot
 MIAMI COUNTY AUDITOR DEPUTY

CITY OF PIQUA APPROVAL

THIS PLAT WAS INSPECTED & APPROVED
 THIS 3rd DAY OF November, 2009.

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

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

Glenn A. McKinney 12-23-09
 GLENN A. MCKINNEY DATE
Roy Howard 11-23-09
 ROY HOWARD DATE

ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF
 OHIO, PERSONALLY APPEARED, THE ABOVE SIGNED, 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 AT Piqua, OHIO, THIS 23 DAY OF December, 2009.

NOTARY PUBLIC Wita A. Kiser
 MY COMMISSION EXPIRES 10-30-10

DESCRIPTION

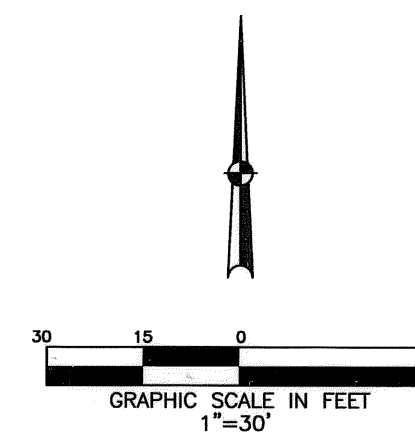
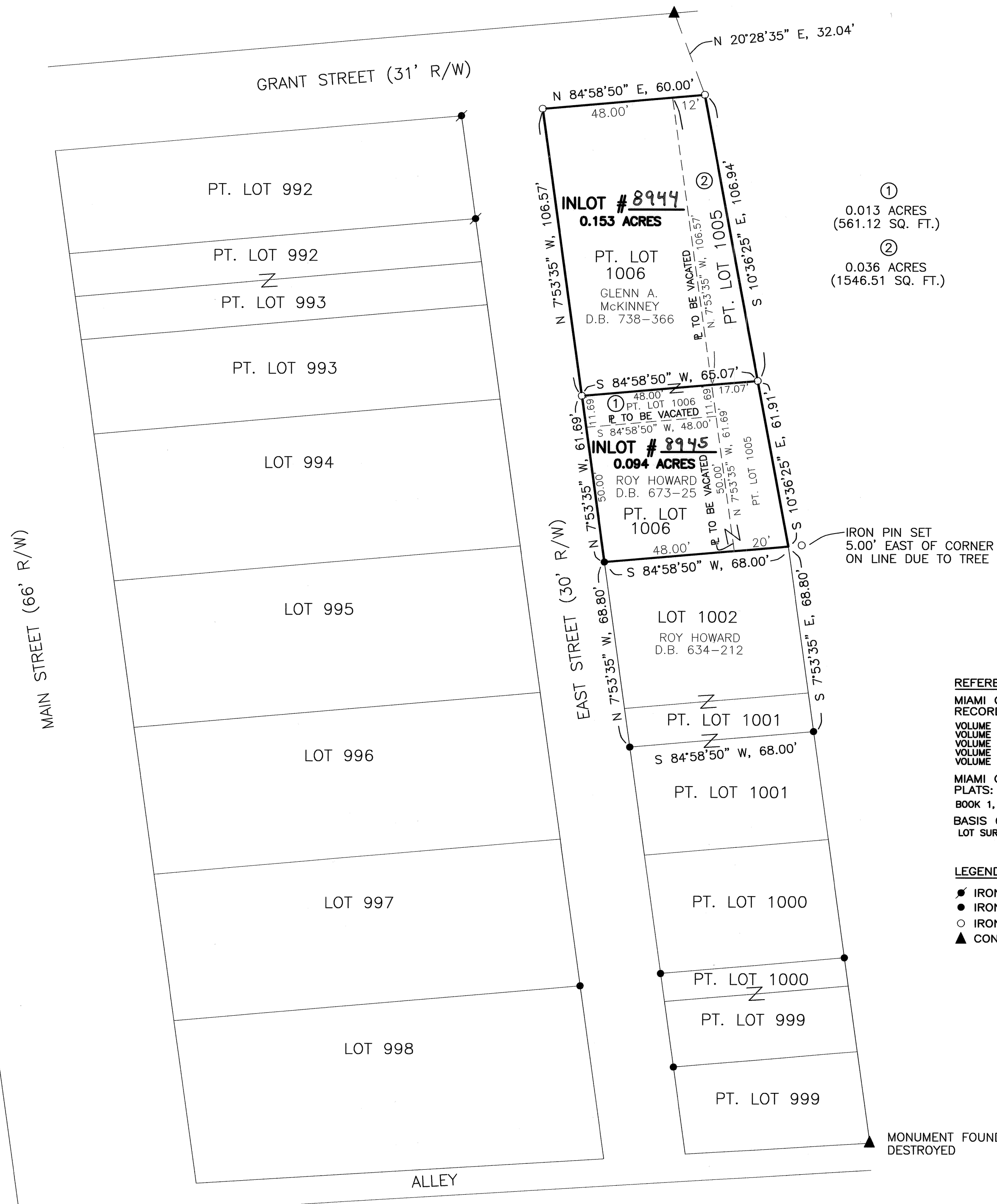
BEING A REPLAT OF PART INLOT 1005 & INLOT 1006 AS SHOWN
 HEREON AS DEEDED TO GLENN A. MCKINNEY & ROY HOWARD
 AS RECORDED IN MIAMI COUNTY RECORDER'S
 DEED RECORDS. DEED BOOK 738, PAGE 366, DEED BOOK 673,
 PAGE 25 RESPECTIVELY. ALSO SEE O.R. 87 PG. 123 & O.R. 87 PG. 121.

THIS REPLAT PREPARED FROM A FIELD SURVEY
 AND DEEDS AND SURVEYS AS NOTED HEREON.
 MONUMENTS FOUND OR SET ARE AS
 SHOWN HEREON.

REPLAT OF PT. LOTS 1005 & 1006 IN THE CITY OF
 PIQUA FOR ROY HOWARD. OCTOBER 13, 2009.

Lewis E. McClelland
 LEWIS E. MCCLELLAND, P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR #8426

LEWIS E. MCCLELLAND, P.S.
 933 S. WALNUT STREET
 TROY, OHIO 45373
 (937) 335-4070



- ① 0.013 ACRES (561.12 SQ. FT.)
- ② 0.036 ACRES (1546.51 SQ. FT.)

IRON PIN SET
 5.00' EAST OF CORNER
 ON LINE DUE TO TREE

REFERENCES

MIAMI CO. ENGINEER'S
 RECORD OF LOT SURVEYS:
 VOLUME 15, PAGE 39
 VOLUME 15, PAGE 100
 VOLUME 15, PAGE 128
 VOLUME 16, PAGE 59
 VOLUME 17, PAGE 91
 MIAMI CO. RECORDER'S
 PLATS:
 BOOK 1, PAGE 62
 BASIS OF BEARINGS:
 LOT SURVEY VOLUME 17, PAGE 91.

LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- ▲ CONSERVANCY MONUMENT FOUND

MONUMENT FOUND
 DESTROYED

Replat Pt. Inlot 2065 & Pt. Inlot 2066

S.E. 114
TAX MAP

PIQUA
CORPORATION

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 22 PAGE 99
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED 2-18, 2010 AT 9:42 A
FILE NO. 201002-5 FEE 43.20

John S. Alexander BY: J. McCoy
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED
THIS 18th DAY OF February 2010

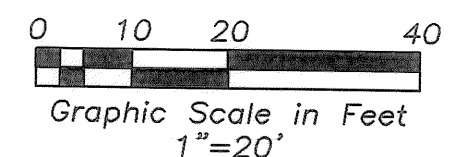
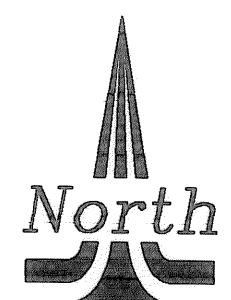
Matthew W. Gearhardt BY: Joyce Grilliot
MIAMI CO. AUDITOR DEPUTY

Legend

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ⊗ Gin Spindle Set
- Iron Pipe Found

References

- Miami County Recorder's Plat Records
 - Plat Book 2, Page 45
 - Plat Book 2, Page 171
 - Plat Book 12, Page 6
- Miami County Engineer's Record of Lot Surveys
 - Volume 21, Page 195
- Miami County Engineer's Record of Land Surveys
 - Volume 52, Page 29
 - (Basis of Bearings)

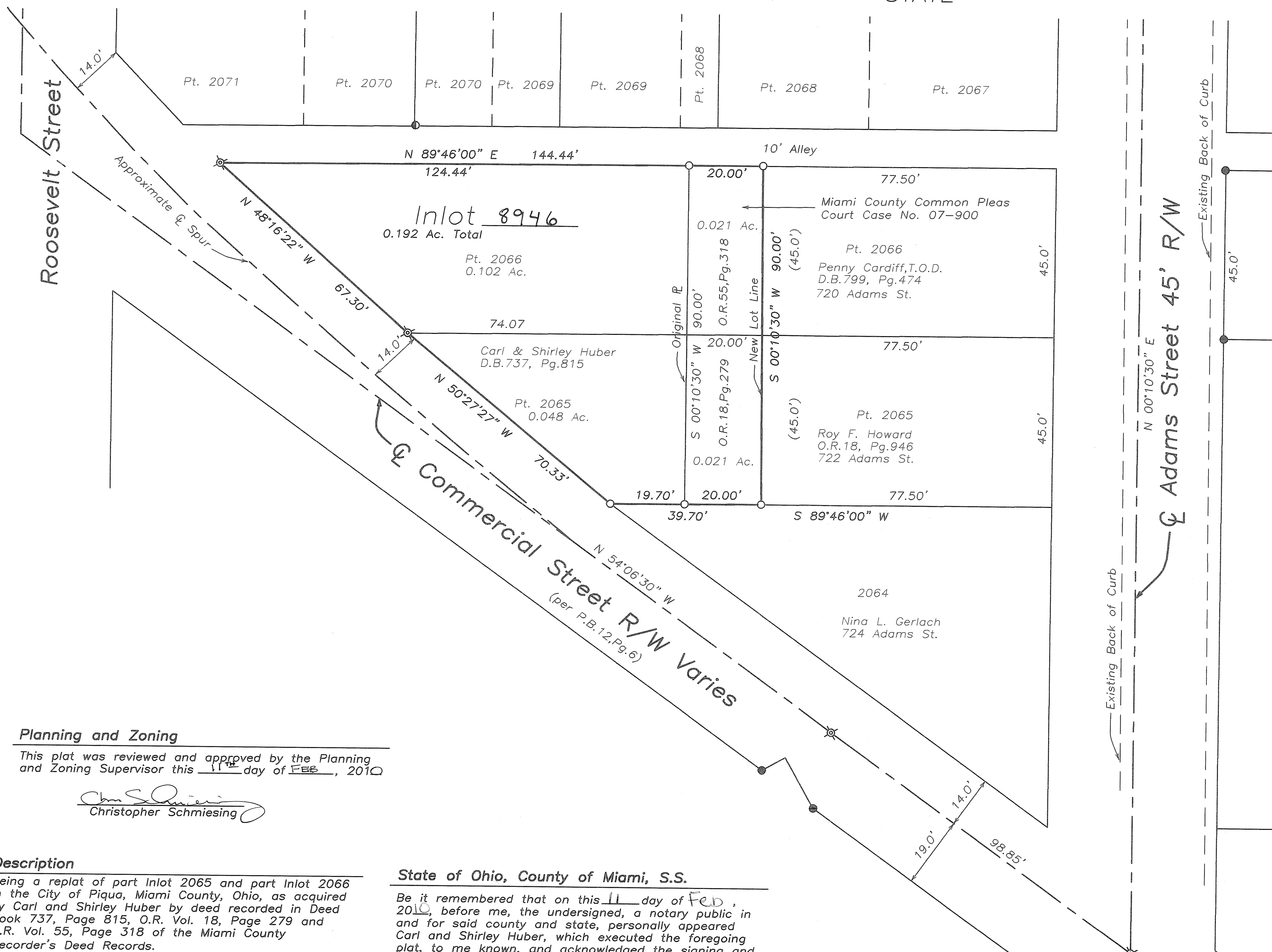
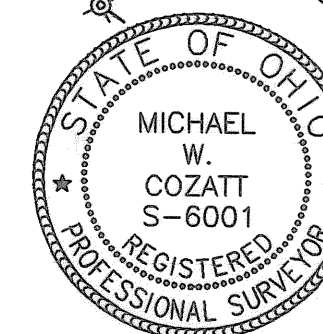


Surveyor's Certification

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, 5/8" capped iron pins set at all lot corners.

Michael W. Cozatt 2/01/10
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer Land Surveyor
476 Swailes Road Troy, OH 45373
Job No. 15906 (937)-339-2921
File Name: C:\Survey\2006jobs\Huber Piqua\huberplat.dwg
Drawn by: DMC ~ Checked by: MWC



Planning and Zoning

This plat was reviewed and approved by the Planning and Zoning Supervisor this 11th day of FEB, 2010

Christopher Schmiesing
Christopher Schmiesing

Description

Being a replat of part Inlot 2065 and part Inlot 2066 in the City of Piqua, Miami County, Ohio, as acquired by Carl and Shirley Huber by deed recorded in Deed Book 737, Page 815, O.R. Vol. 18, Page 279 and O.R. Vol. 55, Page 318 of the Miami County Recorder's Deed Records.

Dedication

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

Carl Huber Shirley Huber
Carl Huber Shirley Huber

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

Be it remembered that on this 11 day of Feb, 2010, before me, the undersigned, a notary public in and for said county and state, personally appeared Carl and Shirley Huber, which executed the foregoing plat, 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.

Carl Huber
Notary Public in and for State of Ohio
My commission expires 4/19/11

REPLAT OF INLOT 2838

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US
THIS 12th DAY OF January, 2010.

[Signature]
CHAIRPERSON

[Signature]
SECRETARY

2838
INLOT

TIPP CITY
CITY

MIAMI, OHIO
COUNTY

TRANSFERRED THIS 12 DAY
OF March, 2010

PLAT BOOK 22, PAGE 100
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 12 DAY
OF March, 2010, AT 2:32 P.M.

Matthew W. Gearhardt
MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

FILE NO. 2010CR-0862 FEE: \$43.20

John S. Alexander
JOHN S. ALEXANDER, MIAMI COUNTY RECORDER

BY: *Linda Sinnerman*
DEPUTY AUDITOR

Robb Schmalzer
DEPUTY

LEGEND

- IRON PIN FOUND
- ▨ DETENTION BASIN & UTIL. ESMT. TO BE VACATED

SURVEY REFERENCE
RECORDERS PB 16, PG. 12
RECORDERS PB 16, PG. 34

PLAT AUTHORIZATION AND DEDICATION

Michael A. and Angela C. Quinn, the owners of the land included within this plat has caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Inlot 2838. Furthermore, Michael A. and Angela C. Quinn, dedicates the easements as shown on this plat to the public use forever.

Michael A. Quinn
Michael A. Quinn

Angela C. Quinn
Angela C. Quinn

State of Ohio
County of MIAMI

The foregoing instrument was acknowledged before me this 2nd day of MARCH, 2010, by Michael A. and Angela C. Quinn.

Kimberly D. Patterson
Notary Public

My commission expires May 31, 2010

Kimberly D. Patterson
KIMBERLY D. PATTERSON, Notary Public
In and for the State of Ohio
My Commission Expires May 31, 2010

MORTGAGEE:

NATIONAL CITY BANK

Crystal A. Carter-Rhodes

AUTHORIZED SIGNATURE

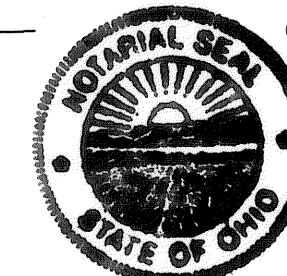
Crystal A. Carter-Rhodes, Assistant Vice President

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 2nd DAY OF February, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME *Crystal A. Carter-Rhodes* 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.

Mary Y. Parrish
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES : MARY Y. PARRISH, Notary Public
In and for the State of Ohio
My Commission Expires May 7, 2010



THE BEARINGS ARE ASSUMED AND
USED TO DENOTE ANGLES ONLY.

SCALE: 1"=20'

0 20 40

NEW INLOT _____ IS GOVERNED BY WINDMERE SUBDIVISION, AS SHOWN ON RECORDER'S PLAT BOOK 16, PAGE 34 AND CURRENT AND FUTURE PROPERTY OWNERS RECOGNIZE AND ACKNOWLEDGE AT THE TIME OF FILING THIS REPLAT AND UPON SUBSEQUENT TRANSFER OF THIS PROPERTY THAT THE DETENTION BASIN'S WATER LEVEL WILL BE UP AGAINST THE LANDSCAPING WALLS AND DECK. THE CURRENT AND FUTURE PROPERTY OWNERS FURTHER AGREE TO HEREBY HOLD THE CITY OF TIPP CITY, IT PUBLIC OFFICIALS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL CLAIM OR DAMAGES TO THE PROPERTY OR PERSONS RESULTING FROM THE LOCATION OF THE DECK AND/OR LANDSCAPING WALLS FOREVER HEREAFTER.

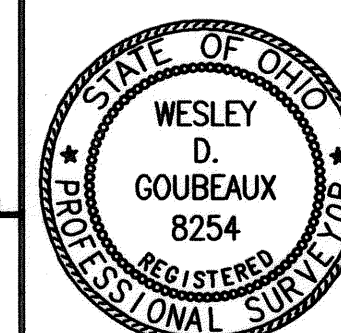
LINE CHART		
LINE	BEARING	DIST.
L1	S 63°-29'-47" W	48.59'
L2	S 73°-09'-43" W	42.38'
L3	S 17°-29'-07" E	7.20'
L4	S 63°-29'-47" W	46.41'

BEING A REPLAT OF INLOT 2838 OF WINDMERE SUBDIVISION SECTION 4 AS SHOWN ON PLAT BOOK 16, PAGE 34, AND OWNED BY MICHAEL A. AND ANGELA C. QUINN AS DESCRIBED IN DEED BOOK 754, PAGE 780, TO VACATE OF A PORTION OF A DETENTION BASIN AND UTILITY EASEMENT.

I HEREBY CERTIFY THAT ALL MEASUREMENTS
ARE BASED ON AN ACTUAL FIELD SURVEY.

Wesley D. Goubeaux
WESLEY D. GOUBEAUX, P.S. #8254

1-06-2010
DATE



CHOICE **ONE** ENGINEERING

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

DATE:
01-06-2010

DRAWN BY:
WDG

JOB NUMBER:
MIATC0913Plat

SHEET NUMBER
1 OF 1