

BASIS OF EXISTING  $\odot$  OF R/W AND R/W WIDTH FOR THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM MONUMENTATION FOUND AND THE MIA-36 (12.67) ODOT R/W PLANS FROM 2003.

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE MONUMENTATION FOUND.

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE IRON PINS 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.

# MIA-36-13.06

## MIAMI COUNTY, OHIO

### SPRING CREEK TOWNSHIP

#### SECTION 13, T-1, R-12

#### SECTION 18, T-1, R-11

VOLUME 25 PAGE 1

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2014P-00006  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 06/05/2014 08:32:03 AM

REFERENCES  
 PAGES: 1

FEE \$ 43.20

*Jessica A Lopez*  
 MIAMI COUNTY RECORDER

*Dani Mariani*  
 BY DEPUTY RECORDER

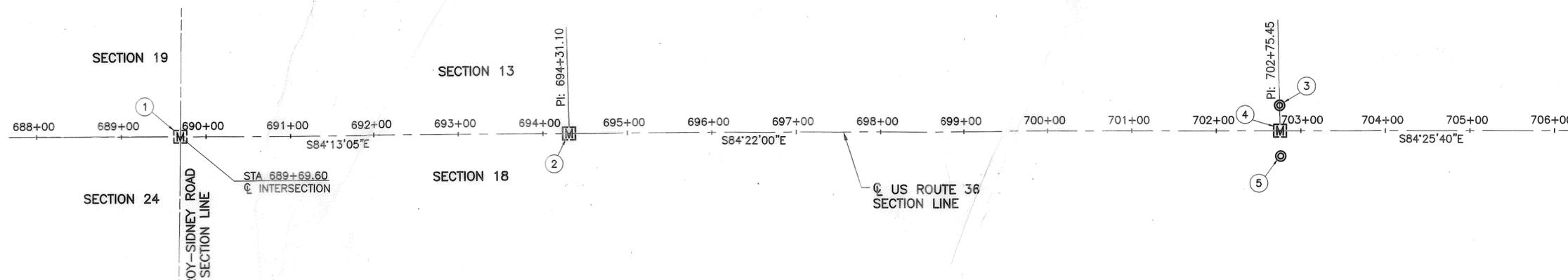
MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED June 5, 2014

*Matthew W. Mescher*  
 MIAMI COUNTY AUDITOR

*Craig W. Mescher*  
 BY DEPUTY AUDITOR

EXISTING MONUMENTATION FOUND					
MONUMENT NUMBER	DESCRIPTION	STATION	OFFSET	NORTHING	EASTING
1	IRON PIN IN MONUMENT BOX FOUND	689+69.60	0.00	33065.2290	11765.1540
2	IRON PIN IN MONUMENT BOX FOUND	694+31.10	0.00	33018.7362	12224.3061
3	R/W MON FOUND	702+75.47	30.00' Lt	32965.9812	13067.7962
4	IRON PIN IN MONUMENT BOX FOUND	702+75.45	0.00	32935.8532	13064.5783
5	R/W MON FOUND	702+75.45	30.00' Rt.	32905.9355	13061.6686

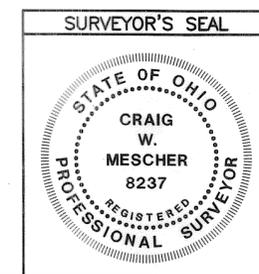


**MONUMENT LEGEND**

- $\square$  = MONUMENT BOX FOUND
- $\odot$  I.P.F. = IRON PIN FOUND
- $\oplus$  GIN SPIKE = GIN SPIKE FOUND
- $\odot$  P.F. = IRON PIPE FOUND
- $\otimes$  = RR SPIKE FOUND
- $\odot$  I.P.F. = IRON PIN FOUND W/CAP
- $\bullet$  I.P.S. = IRON PIN SET W/CAP
- $\odot$  = CONCRETE MONUMENT FOUND

I, Craig W. Mescher, P.S. have conducted a survey of the existing conditions for Miami County. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on a local coordinate system. Furthermore, I have calculated the proposed right-of-way lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared legal descriptions necessary to acquire these parcels as shown herein. As a part of this project I have determined the locations of the existing property lines for right-of-way takes contained herein. I also have set monuments at the proposed Property Corners and other points shown herein. The Centerline Monumentation called for herein will be set under my direct supervision during the construction of this project. This work will be in accordance with OAC 4733-37 as cited below. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as Minimum Standards for Boundary Survey in the State of Ohio unless so noted. The words I and my as used herein are to mean either myself or someone working for me under my direct control or supervision.

*Craig W. Mescher* 6/4/14  
 Craig W. Mescher, P.S., Ohio License #8237



HORIZONTAL SCALE IN FEET  
 PERMIT NO. 7-318-19  
 CENTERLINE PLAT  
 MIA-36-13.06  
 2 / 7  
 24  
 29





# ROSEWOOD CREEK SUBDIVISION REPLAT PART INLOT 4108

Being a subdivision of a part of Inlot 4108, Rec. P.B. 23, Pg. 33-33B, containing in all 0.7794 acres, in the City of Tipp City, Miami County, Ohio

PLAT BOOK 25, PAGE 3  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 9 DAY OF  
June 2014 AT 1:03:14 pm  
FILE NUMBER 201402-0009 FEE \$6.40  
Jessica Lopez  
JESSICA LOPEZ, MIAMI COUNTY RECORDER  
Matthew W. Gearhardt  
MATTHEW W. GEARHARDT, DEPUTY RECORDER

## LEGAL DESCRIPTION

BEING A PART OF INLOT 4108 IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND IN THE NORTHWESTERLY CORNER OF INLOT NUMBER 3953 AND BEING ALSO THE SOUTHWESTERLY CORNER OF THE RIGHT OF WAY FOR ROSENTHAL DRIVE;

THENCE, NORTH 21°-31'-37" WEST, 60.00 FEET, ALONG THE WESTERLY LINE OF THE RIGHT OF WAY FOR ROSENTHAL DRIVE, TO AN IRON PIN FOUND;

THENCE, NORTH 68°-28'-23" EAST, 186.63 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE, TO AN IRON PIN FOUND;

THENCE, NORTHEASTERLY, 5.00 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, AN INTERNAL ANGLE OF 01°-18'-07" AND A CHORD 5.00 FEET IN LENGTH BEARING NORTH 67°-49'-20" EAST, TO AN IRON PIN SET AT THE PRINCIPAL PLACE OF BEGINNING;

THENCE, NORTH 22°-49'-44" WEST, 148.98 FEET, TO AN IRON PIN SET;

THENCE, NORTH 66°-25'-25" EAST, 45.38 FEET, TO AN IRON PIN SET;

THENCE, NORTH 20°-54'-50" EAST, 42.97 FEET, TO AN IRON PIN SET;

THENCE, NORTH 02°-05'-29" WEST, 36.61 FEET, TO AN IRON PIN SET;

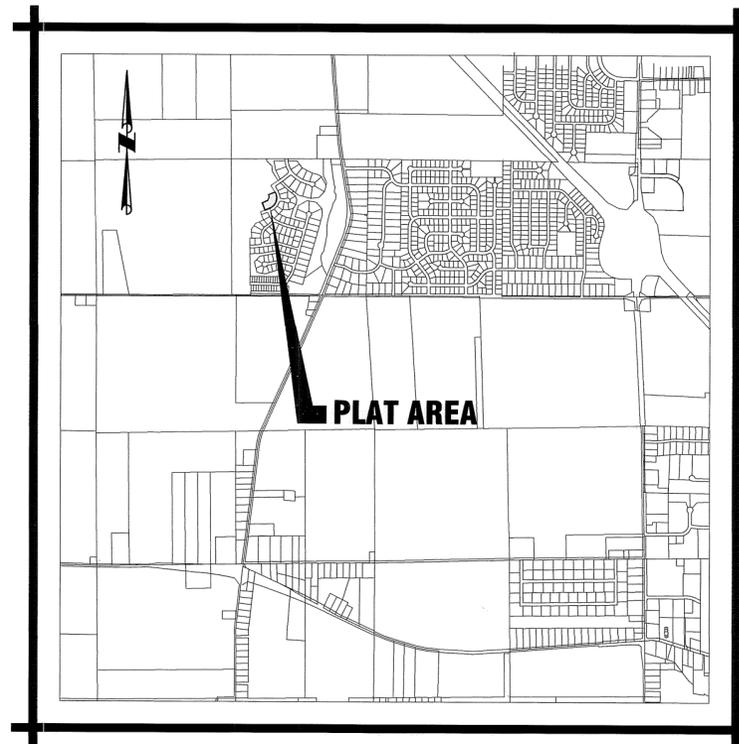
THENCE, NORTH 55°-43'-20" EAST, 133.56 FEET, TO AN IRON PIN SET IN THE WESTERLY RIGHT OF LINE OF ROSENTHAL DRIVE;

THENCE, SOUTHWESTERLY, 366.92 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN INTERNAL ANGLE OF 95°-33'-35" AND A CHORD 325.85 FEET IN LENGTH BEARING SOUTH 19°-23'-28" WEST, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 0.7794 ACRES MORE OR LESS ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY STEVEN E. BOWERSOX, OHIO PROFESSIONAL SURVEYOR NUMBER 7059 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.

Steven E. Bowersox 5/8/2014  
STEVEN E. BOWERSOX, PS #7059 DATE



VICINITY MAP

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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

OWNER: ROSEWOOD CREEK, LLC.

BY: Matt Timmer  
MATT 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 13th DAY OF May, 2014 BY ROSEWOOD CREEK, LLC. BY MATT TIMMER, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

Kevin T. Blakeley  
NOTARY PUBLIC

MY COMMISSION EXPIRES: December 9, 2015



KEVIN T. BLAKELEY, Notary Public  
In and for the State of Ohio  
My Commission Expires December 9, 2015  
Recorded in Darke County

TRANSFERRED THIS 5 DAY OF June, 2014  
Matthew W. Gearhardt BY: Jessica Lopez  
MATTHEW W. GEARHARDT, DEPUTY AUDITOR  
JESSICA LOPEZ, MIAMI COUNTY RECORDER

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00009  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/09/2014 1:03:14 PM

REFERENCES  
PAGES: 1

## APPROVALS

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 16th DAY OF May, 2014.

Scottaged  
CITY ENGINEER

Mike S...  
CITY PLANNER

## OWNER AND DEVELOPER

ROSEWOOD CREEK, LLC.  
3050 TIPP-COWLESVILLE RD.  
TIPP CITY, OHIO 45371  
(937) 339-2300

## COVENANTS AND RESTRICTIONS

SEE SHEETS 4 OF 5 AND 5 OF 5 OF ROSEWOOD CREEK SUBDIVISION, PHASE 2, RECORDER'S P.B. 21, PAGES 29C AND 29D FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754, PAGE 489 TO 527.

## SUMMARY OF ACREAGE

3 RESIDENTIAL INLOTS 0.7794 AC.

## DESCRIPTION

Being a Residential Subdivision of part of Inlot 4108, Rec. P.B. 23, Pg. 33-33B, containing 0.7794 acres, owned by Rosewood Creek, LLC as recorded in D.B. 747, Pg. 319.

CHOICE <b>ONE</b> ENGINEERING	REV. DATE: 05-08-2014
	DRAWN BY: seb
	JOB NUMBER: MidTci1315_App
	SHEET NUMBER 1 OF 2
440 E. HOEWISHER ROAD 203 W. LOVELAND AVENUE SIDNEY, OHIO 45365 LOVELAND, OHIO 45140 (937) 497-0200 (513) 239-8554 www.choiceoneengineering.com	

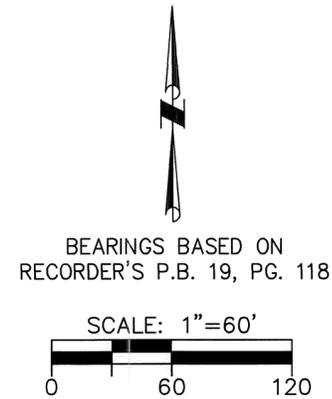
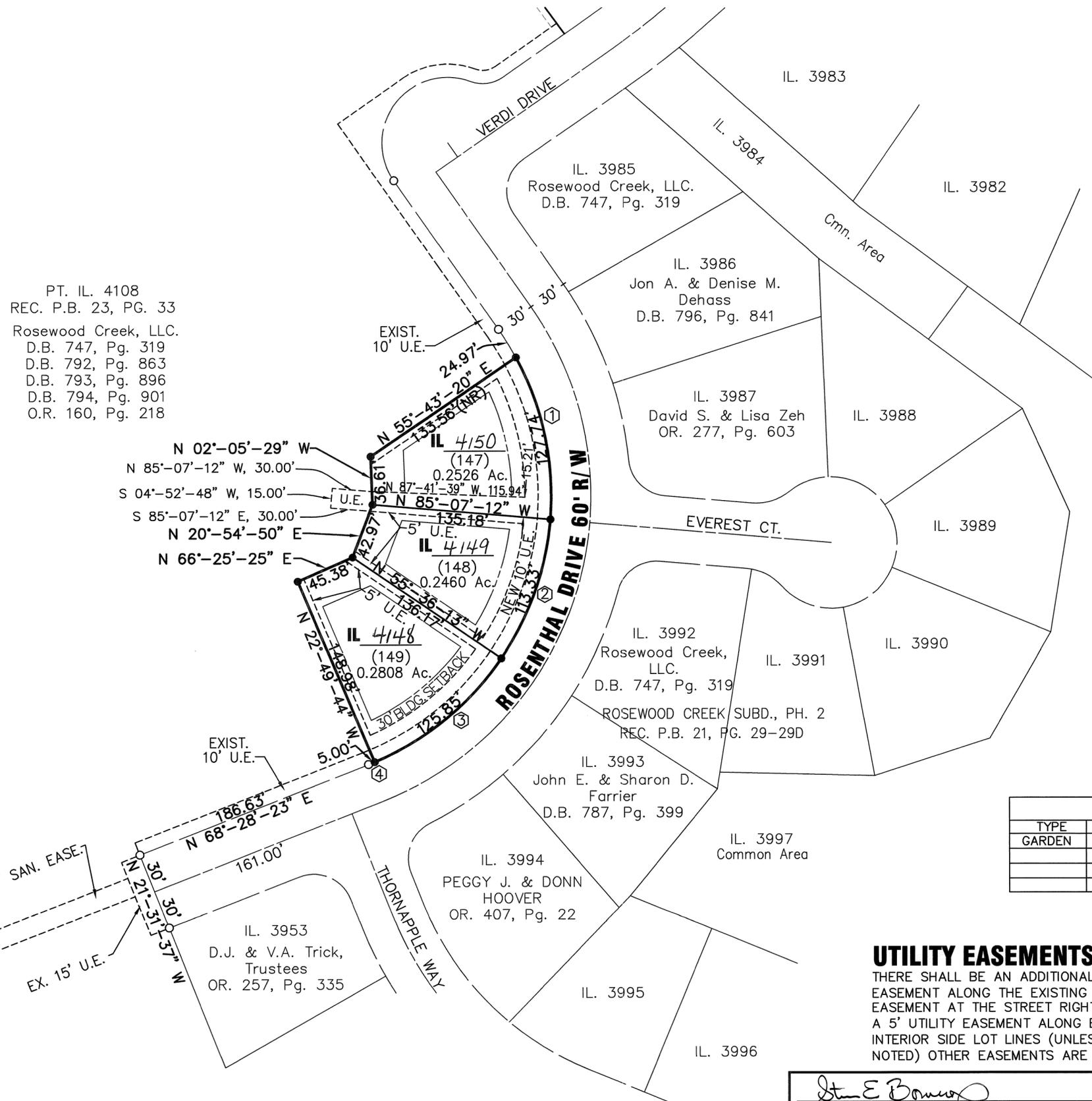
# ROSEWOOD CREEK SUBDIVISION REPLAT PART INLOT 4108

Being a subdivision of a part of Inlot 4108, Rec. P.B. 23,  
Pg. 33-33B, containing in all 0.7794 acres,  
in the City of Tipp City, Miami County, Ohio

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2014P-00010**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/09/2014 1:03:15 PM

REFERENCES  
PAGES: 1

PT. IL. 4108  
REC. P.B. 23, PG. 33  
Rosewood Creek, LLC.  
D.B. 747, Pg. 319  
D.B. 792, Pg. 863  
D.B. 793, Pg. 896  
D.B. 794, Pg. 901  
O.R. 160, Pg. 218



### LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ P.K. NAIL FOUND
- (NR) NOT RADIAL
- (147) PRELIMINARY PLAT LOT NUMBER

### CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	220.00'	33°-16'-07"	127.74'	125.96'	S 11°-45'-16" E
2	220.00'	29°-30'-59"	113.33'	112.09'	S 19°-38'-17" W
3	220.00'	32°-46'-30"	125.85'	124.15'	S 50°-45'-31" W
4	220.00'	01°-18'-07"	5.00'	5.00'	N 67°-49'-20" E
1,2 & 3	220.00'	95°-33'-35"	366.92'	325.85'	S 19°-23'-28" W

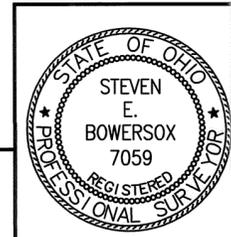
### SETBACK CHART

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
GARDEN	147-149	30	25	10	35	1400

### UTILITY EASEMENTS

THERE SHALL BE AN ADDITIONAL 10' UTILITY EASEMENT ALONG THE EXISTING 10' UTILITY EASEMENT AT THE STREET RIGHT OF WAY LINE, A 5' UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR SIDE LOT LINES (UNLESS OTHERWISE NOTED) OTHER EASEMENTS ARE AS DIMENSIONED.

*Steven E. Bowersox*  
STEVEN E. BOWERSOX, P.S. #7059      6/8/2014      DATE



**CHOICE ONE ENGINEERING**  
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200  
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554  
www.choiceoneengineering.com

DATE: 05-08-2014  
DRAWN BY: seb  
JOB NUMBER: MIATC1315  
SHEET NUMBER: 2 OF 2

# ALLEY VACATION PLAT

N.E. SECTION      PIQUA CITY      MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
**2014P-00011**  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 06/25/2014 12:39:20 PM

REFERENCES  
 PAGES: 1

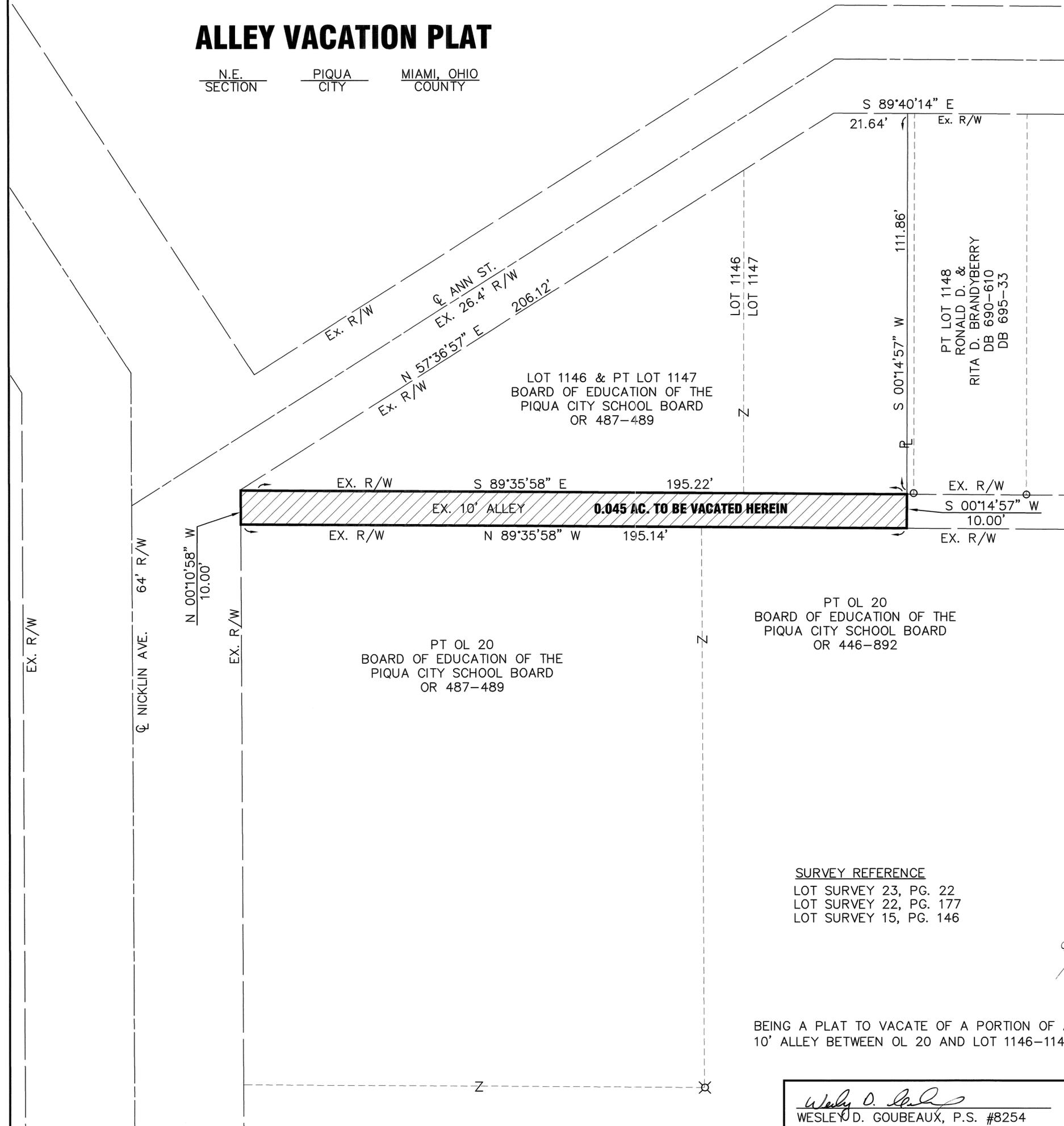
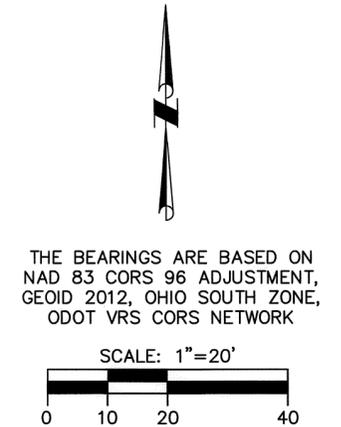
FEE \$4320

*Jessica A Lopez*      *Dani M. Mason*  
 MIAMI COUNTY RECORDER      BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED June 25, 2014  
*Matthew W. Yearwood*      *Linda Swanson*  
 MIAMI COUNTY AUDITOR      BY DEPUTY AUDITOR

## 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
- ▨ ALLEY TO BE VACATED



## CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 13 DAY OF May, 2014, THIS PLAT WAS REVIEWED AND APPROVED.

\_\_\_\_\_  
 PRESIDENT      *[Signature]*  
 SECRETARY

## THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 17 DAY OF June, 2014, THIS PLAT WAS APPROVED BY ORDINANCE NO. 5-14.

*[Signature]*      *[Signature]*  
 MAYOR      CLERK

SURVEY REFERENCE  
 LOT SURVEY 23, PG. 22  
 LOT SURVEY 22, PG. 177  
 LOT SURVEY 15, PG. 146

BEING A PLAT TO VACATE OF A PORTION OF AN EXISTING 10' ALLEY BETWEEN OL 20 AND LOT 1146-1147.

*[Signature]*      3/25/2014  
 WESLEY D. GOUBEUX, P.S. #8254      DATE

	<b>CHOICE ONE ENGINEERING</b> 440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200 203 W. LOVELAND AVENUE LOVELAND, OHIO 45150 (513) 239-8554 www.choiceoneengineering.com	DATE: 03-25-2014
		DRAWN BY: WDG
		JOB NUMBER: MIAPIQ1401
		SHEET NUMBER 1 OF 1

# PIQUA SCHOOL REPLAT

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00012  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/25/2014 12:39:21 PM

REFERENCES  
PAGES: 1

N.E. SECTION PIQUA CITY MIAMI, OHIO COUNTY

LINE	BEARING	DIST.
L1	N 32°16'00" W	72.19'
L2	S 32°16'00" E	72.17'
L3	S 89°40'14" E	21.64'
L4	S 00°14'57" W	10.00'

FEE \$43.20

*Jessica A Lopez* JESSICA A LOPEZ  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED June 25, 2014

*Matthew W Gearhart* MATTHEW W GEARHART  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

## CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 13 DAY OF May, 2014, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT

SECRETARY

## THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 17 DAY OF June, 2014, THIS PLAT WAS APPROVED BY ORDINANCE NO. 5-14.

MAYOR

CLERK

## PLAT AUTHORIZATION AND DEDICATION

Board of Education of the Piqua City School District, the owner of the land included within this plat, have caused the area located in the City of Piqua, Ohio, encompassed by this plat, to be surveyed, platted, and known as Piqua School Replat. Furthermore, the Board of Education of the Piqua City School District dedicates the right-of-way as shown on this plat to the public use forever.

By: *Jeremie Hittle* JEREMIE HITTLE  
Authorized Signature Treasurer/CEO

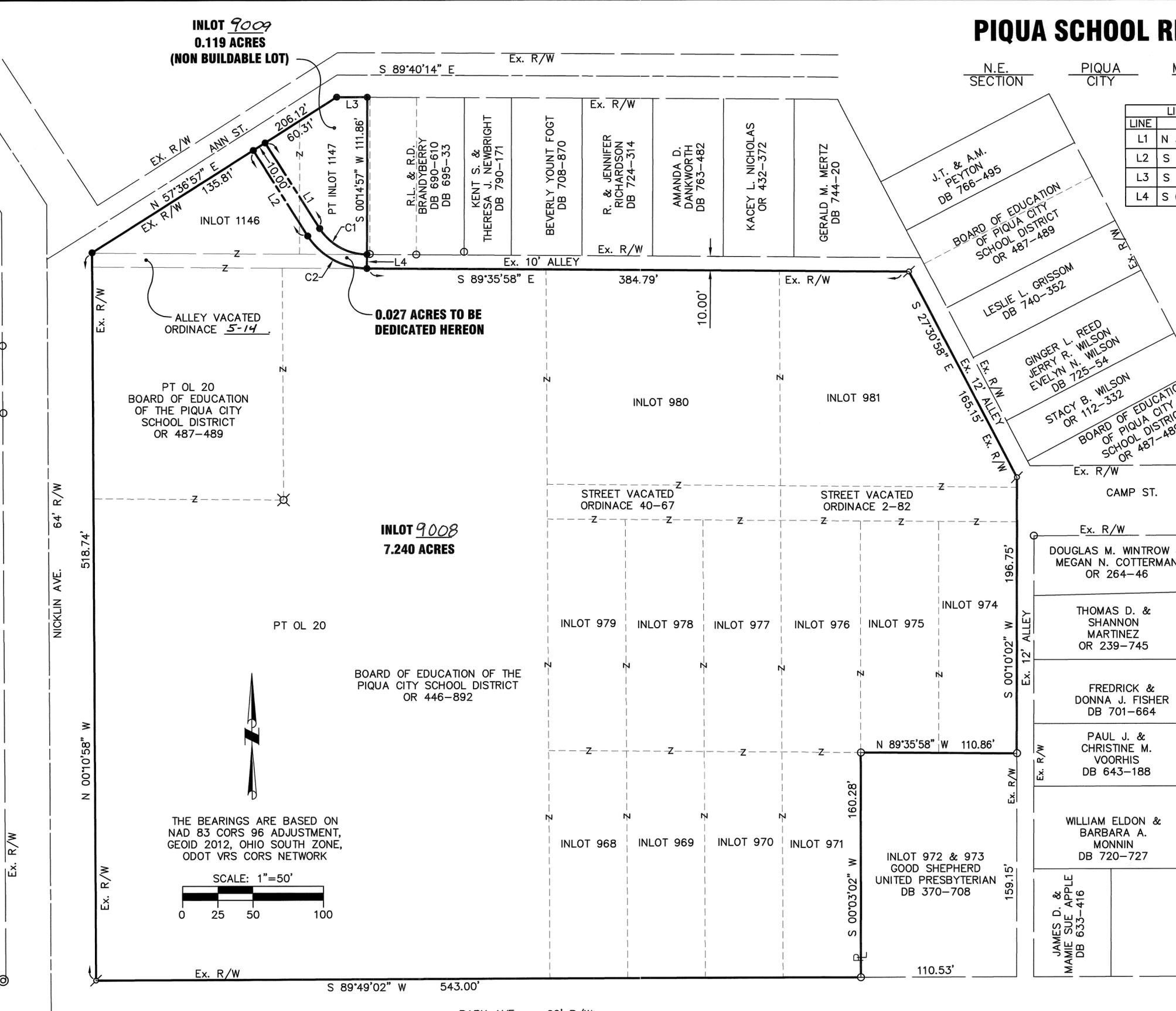
Its:

State of Ohio  
County of Miami

The foregoing instrument was acknowledged before me this 25 day of June, 2014, by

*Linda S. Jernigan* LINDA S. JERNIGAN  
Notary Public

Jan 16, 2016  
My commission expires



0.027 ACRES TO BE DEDICATED HEREON

INLOT 9008  
7.240 ACRES

THE BEARINGS ARE BASED ON  
NAD 83 CORS 96 ADJUSTMENT,  
GEOID 2012, OHIO SOUTH ZONE,  
ODOT VRS CORS NETWORK



### 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

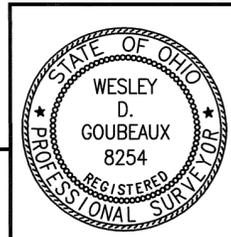
SURVEY REFERENCE  
LOT SURVEY 23, PG. 22  
LOT SURVEY 22, PG. 177  
LOT SURVEY 15, PG. 146

### CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	40.00'	57°19'58"	40.03'	38.38'	N 60°55'59" W
C2	50.00'	57°19'58"	50.03'	47.97'	N 60°55'59" W

BEING A REPLAT INLOTS 968, 969, 970, 971, 974, 975, 976, 977, 978, 979, 980, 981, 1146, 1147, OUTLOT 20, PT. VACATED CAMP ST., AND PT. VACATED 10 ALLEY AND BEING OWNED BY THE BOARD OF EDUCATION OF THE PIQUA CITY SCHOOL DISTRICT IN OFFICIAL RECORD 446, PAGE 892 AND OFFICIAL RECORD 487, PAGE 489.

*Wesley D. Goubeaux* WESLEY D. GOUBEAUX, P.S. #8254  
DATE 3/25/2014



CHOICE ONE ENGINEERING  
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200  
203 W. LOVELAND AVENUE LOVELAND, OHIO 45150 (513) 239-8554  
www.choiceoneengineering.com

DATE: 03-25-2014  
DRAWN BY: WDG  
JOB NUMBER: MIAP1Q14-01  
SHEET NUMBER: 1 OF 1



# CARRIAGE TRAILS

## DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

## SECTION 15 PHASE V PART INLOT 352

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

JUNE 2014

## PROPERTY OWNERS CONSENT

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

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

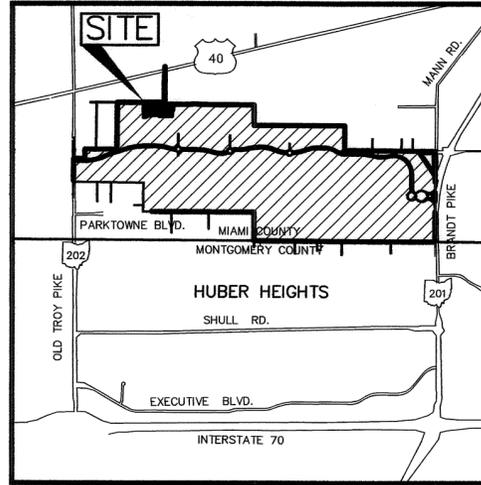
## WITNESS

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

*[Signature]*

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

*[Signature]*



LOCATION MAP  
NO SCALE

## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 15, Phase V are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

## NEIGHBORHOOD DRAINAGE PATTERN

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

## BUILDING SETBACKS

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

## EASEMENTS

EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY DEC LAND CO. I LLC AND ARE TO BE USED FOR UTILITIES FOR FUTURE DEVELOPMENT.

## 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:  
D.B. 790, PG. 219 & O.R.V. 322, PG. 782
- MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG.91    P.B. 23, PG.87  
P.B. 22, PG.80    P.B. 23, PG.11  
P.B. 22, PG.89    P.B. 22, PG.25  
P.B. 23, PG.28    P.B. 23, PG.70  
P.B. 24, PG.93    P.B. 24, PG.20

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:  
VOL. 54, PG. 136

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00014  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/30/2014 08:36:25 AM  
REFERENCES  
PAGES: 1

FEE \$ 43.20

*[Signature]*  
MIAMI COUNTY RECORDER

*[Signature]*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED June 30, 2014.

*[Signature]*  
MATTHEW W GEARHART  
MIAMI COUNTY AUDITOR

*[Signature]*  
JOYCE BRILLIOT  
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 JUNE 24, 2014

*[Signature]*  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

## CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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



IBI GROUP  
By: *[Signature]* 6/04/14  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

## CONSENT OF LIENHOLDER WESBANCO BANK, INC.

BY: *[Signature]*  
PRINT: ANDREW SMITH  
TITLE: VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, ss:

BE IT REMEMBERED THAT ON THIS 5<sup>th</sup> DAY OF June 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW SMITH, VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

*[Signature]*  
NOTARY PUBLIC

*[Signature]*  
Marlene D. O'Brien  
Notary Public, State of Ohio  
My Commission Expires 12-06-2016  
MY COMMISSION EXPIRES:

IBI GROUP

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

1/2

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



# CARRIAGE TRAILS

## DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

## SECTION 12 PHASE II PART INLOT 352

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00016  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/30/2014 08:36:27 AM  
REFERENCES  
PAGES: 1

## PROPERTY OWNERS CONSENT

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

JUNE 2014

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

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

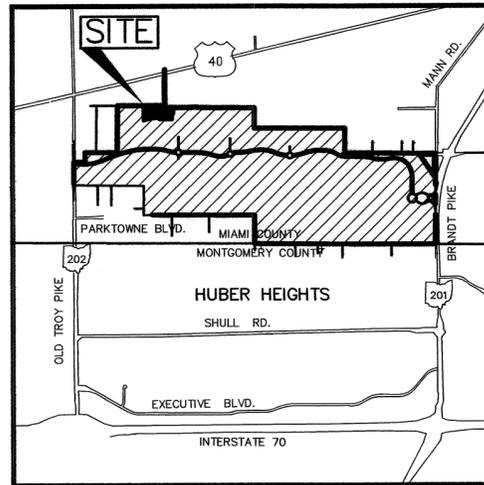
## WITNESS

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

*[Signature]*

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

*[Signature]*



LOCATION MAP  
NO SCALE

FEE \$43.20 page

*[Signature]*  
MIAMI COUNTY RECORDER

*[Signature]*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED June 30, 2014.

*[Signature]*  
MATTHEW W GEARHARDT  
MIAMI COUNTY AUDITOR

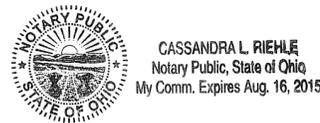
*[Signature]*  
JOYCE GAILLARD  
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF June 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/16/15

*[Signature]*  
NOTARY PUBLIC



## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 12, Phase II are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

## NEIGHBORHOOD DRAINAGE PATTERN

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

## BUILDING SETBACKS

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

## EASEMENTS

EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY DEC LAND CO. I LLC AND ARE TO BE USED FOR UTILITIES FOR FUTURE DEVELOPMENT.

## BASIS OF BEARINGS

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

## REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
D.B. 790, PG. 219 & O.R.V. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG.91 P.B. 23, PG.87  
P.B. 22, PG.80 P.B. 23, PG.11  
P.B. 22, PG.89 P.B. 22, PG.25  
P.B. 23, PG.28 P.B. 23, PG.70  
P.B. 24, PG.93 P.B. 24, PG.20

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:  
VOL. 54, PG. 136

## 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 JUNE 24, 2014

*[Signature]*  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

## CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP



*[Signature]* 6/04/14  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

## CONSENT OF LIENHOLDER WESBANCO BANK, INC.

BY: *[Signature]*  
PRINT: ANDREW SMITH  
TITLE: VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF June 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW SMITH, VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

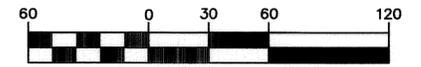
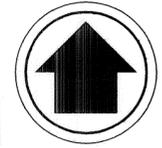
*[Signature]*  
NOTARY PUBLIC

*[Signature]*  
Marlene D. O'Brien  
Notary Public, State of Ohio  
My Commission Expires 12-06-2015  
MY COMMISSION EXPIRES:

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

IBI GROUP logo and contact information: 635 Brookside Boulevard, Westerville, OH 43081, Contact: DAVE CHIESA, 614-818-4900 ext. 225, Fax: 614-818-4902, www.mecompanies.com

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2014P-00017  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 06/30/2014 08:36:28 AM



( IN FEET )  
 1 inch = 60 ft.

**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")
- ⊙ IRON PIN FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

Line Table		
Line #	Length	Direction
L1	11.18'	S84°39'40"E
L2	50.00'	S5°20'20"W
L3	44.41'	N84°39'40"W
L4	36.63'	N9°39'40"W
L5	60.00'	S80°20'20"W
L6	20.56'	S9°39'40"E

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	35.67'	970.00'	2°06'25"	N8°36'28"W	35.67'
C2	67.36'	970.00'	3°58'43"	S5°33'54"E	67.34'
C3	43.16'	25.00'	98°54'53"	S45°52'54"W	38.00'
C4	38.04'	25.00'	87°10'59"	S41°04'10"E	34.48'
C5	47.77'	970.00'	2°49'18"	S3°55'59"W	47.77'
C6	45.44'	1030.00'	2°31'40"	S4°04'48"W	45.44'
C7	40.37'	25.00'	92°31'23"	N49°04'39"E	36.13'
C8	35.79'	25.00'	82°01'16"	N43°39'02"W	32.81'
C9	74.63'	1030.00'	4°09'06"	S4°42'56"E	74.62'
C10	51.59'	1030.00'	2°52'11"	S8°13'34"E	51.58'
C11	96.68'	1000.00'	5°32'21"	S2°34'27"W	96.64'
C12	165.21'	1000.00'	9°27'57"	S4°55'41"E	165.02'

CITY OF HUBER HEIGHTS, OHIO  
 O.R. 202 , PG. 361  
 10.102 ACRES  
 INLOT 314

CARRIAGE TRAILS  
 SECTION 15, PHASE V  
 P.B. \_\_\_\_\_ PG. \_\_\_\_\_

WINDBROOKE SECTION ONE  
 P.B. 21, PG. 41

BLUEFLAG STREET 50'

BLUEFLAG STREET 50'

CARRIAGE TRAILS  
 SECTION 15, PHASE II  
 P.B. 23, PG. 28

CARRIAGE TRAILS  
 INLOT 352  
 P.B. 22, PG. 25

DEC LAND CO. I LLC  
 O.R. VOL. 322, PG. 782  
 121.042 ACRES

MEADOWVIEW STREET 50'

CARRIAGE TRAILS  
 PART INLOT 352  
 P.B. 22, PG. 25

CARRIAGE TRAILS  
 SECTION 12 PHASE II  
 0.853 ACRES RIGHT-OF-WAY  
 2.298 ACRES LOTS  
 3.151 ACRES TOTAL

158.958 ACRES  
 -9.294 ACRES SECTION 15  
 -7.772 ACRES SECTION 12 PHASE I  
 -6.767 ACRES SECTION 15 PHASE II  
 -11.098 ACRES SECTION 15 PHASE III  
 -8.793 ACRES SECTION 15 PHASE IV  
 -8.150 ACRES SECTION 9 PHASE I  
 -9.266 ACRES SECTION 7 PHASE I  
 -3.773 ACRES SECTION 15 PHASE V  
 -3.151 ACRES SECTION 12 PHASE II  
 90.894 ACRES (REMAINING)

**CARRIAGE TRAILS  
 SECTION 12 PHASE II**



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

TROY CORPORATION

S.W. SECTION

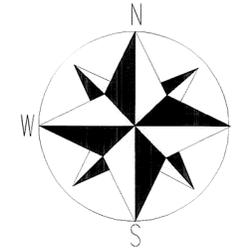
REPLAT OF PARTS OF 424 & 425 OUTLOTS

MIAMI COUNTY

OHIO STATE

MIAMI COUNTY RECORDER JESSICA A LOPEZ 2014P-00018 PRESENTED FOR RECORD MIAMI COUNTY, TROY, OHIO 07/11/2014 11:05:43 AM

REFERENCES PAGES: 1



SCALE: 1" = 30'

BASIS OF BEARING: MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS; VOL. 54, PG. 53

REFERENCES: MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS: 19-63; 19-22 & 17-170 MIAMI COUNTY RECORDER'S RECORD OF DEEDS: 621, PG. 637 & 574, PG. 182 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS: 54, PG. 33

FEE \$ 43.20

Signatures of Jessica A Lopez (Recorder) and Matthew W Gearhardt (Auditor)

APPROVED AND TRANSFERRED July 11, 2014 Matthew W Gearhardt MIAMI COUNTY AUDITOR Joyce Grilloit BY DEPUTY AUDITOR

Description

Being a Replat of Pt. Outlot 424 and Pt. Outlot 425 as conveyed to Harlow Builders, Inc. by deed recorded in Official Record 477, Page 355 of the Miami County Recorder's Records being located in the City of Troy, Miami County, Ohio.

Consent

We, the undersigned being the owners and lien holders of the parcel herein replatted, do hereby consent to the execution of said replat as shown hereon.

Owner Frank D Harlow Jr. Harlow Builders, Inc. Authorized Representative

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

Be it remembered that on this 19 day of June, 2014, before me, the undersigned, a notary public in and for said County and State, personally came Frank D Harlow Jr., who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Notary Public Mary K Lewis My Commission expires: 8/15/2016

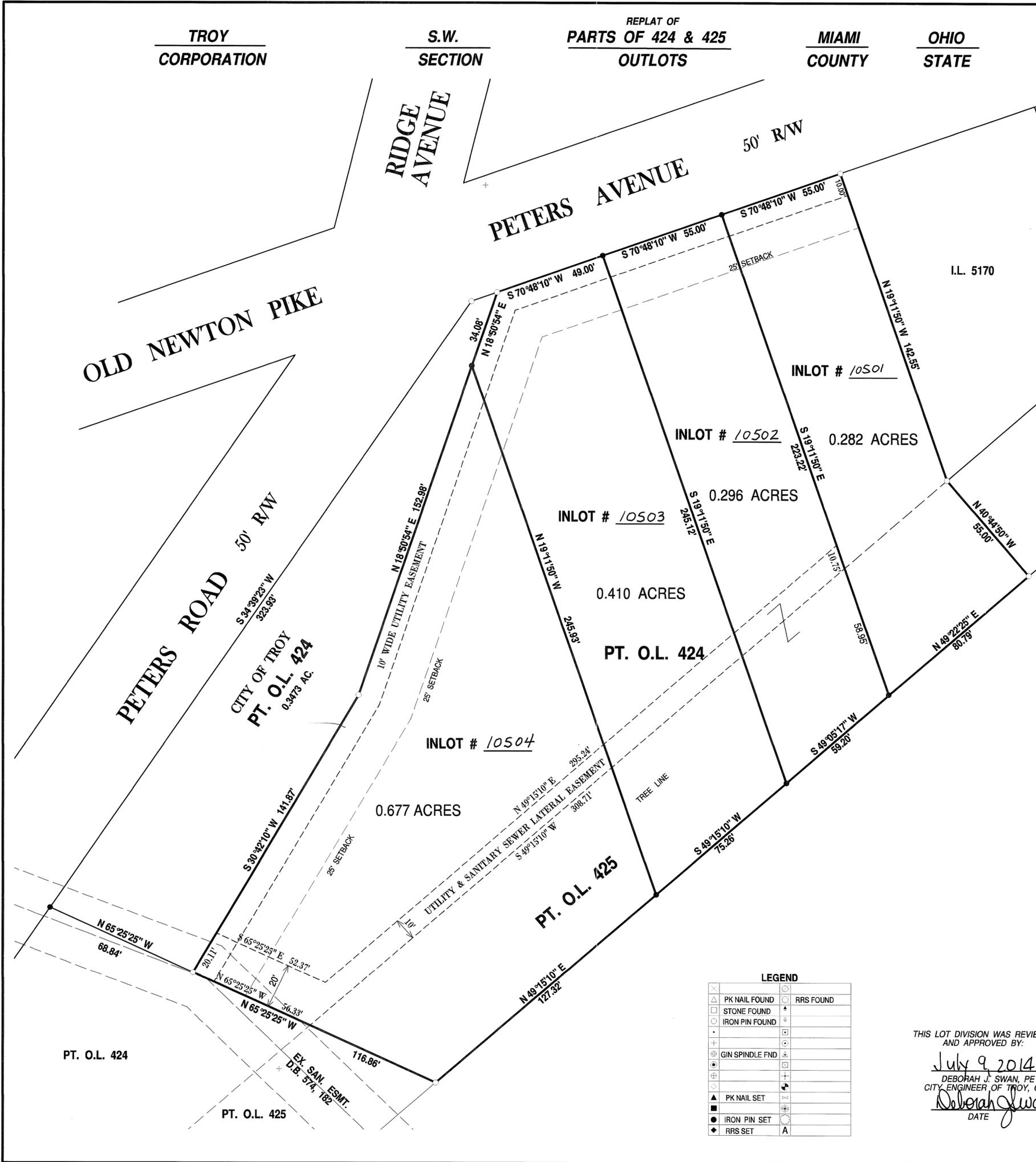


MARY K. LEWIS, Notary Public In and for the State of Ohio My Commission Expires Aug. 15, 2016 Recorded in Miami County

LEGEND table with symbols for PK NAIL FOUND, STONE FOUND, IRON PIN FOUND, GIN SPINDLE FND, PK NAIL SET, IRON PIN SET, RRS SET, RRS FOUND, and A.

THIS LOT DIVISION WAS REVIEWED AND APPROVED BY: July 9, 2014 DEBORAH J. SWAN, PE CITY ENGINEER OF TROY, OHIO

Professional Land Surveyor seal for Neil E. Teaford, No. 7724, and contact information for his office at 5260 Troy Urbana Road, Casstown, Ohio.



# CARRIAGE TRAILS

## DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

## SECTION 9 PHASE II PART INLOT 352

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

JUNE 2014

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00019  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/16/2014 11:32:40 AM  
REFERENCES  
PAGES: 1

## PROPERTY OWNERS CONSENT

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

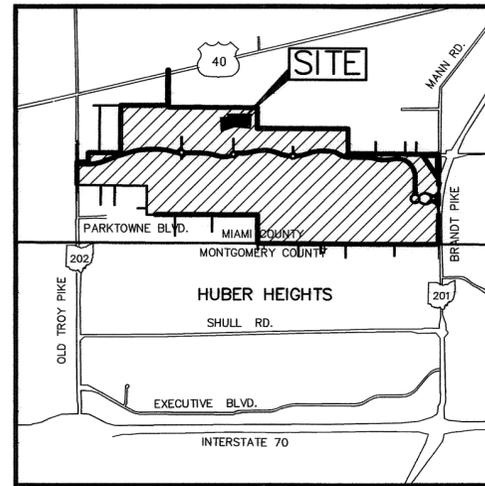
EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER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

## WITNESS

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

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

Commander Riehle  
Notary Public



LOCATION MAP  
NO SCALE

FEE \$ 86.40

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

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED July 16, 2014

Matthew W. Gearhardt  
MIAMI COUNTY AUDITOR

Joyce Mullett  
BY DEPUTY AUDITOR

## APPROVED:

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

ON July 15, 2014

Wath  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

## CERTIFICATION

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IBI GROUP

By: David L. Chiesa 6/24/14  
David L. Chiesa P.S.  
Registered Surveyor No. 7740



635 Brookside Boulevard  
Westerville OH 43081 USA  
tel 614 818 4900 fax 614 818 4901  
ibigroup.com

DEVELOPER  
DEC LAND CO. I LLC  
6375 RIVERSIDE DRIVE SUITE 200  
DUBLIN, OHIO 43017

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF June 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Aug 16, 2015

Commander Riehle  
NOTARY PUBLIC



CASSANDRA L. RIEHLE  
Notary Public, State of Ohio  
My Comm. Expires Aug. 16, 2015

## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 9, Phase II 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.

## EASEMENTS

EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY DEC LAND CO. I LLC AND ARE TO BE USED FOR UTILITIES FOR FUTURE DEVELOPMENT.

## BASIS OF BEARINGS

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

## REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219 & VOL. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS

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P.B. 22, PG.80 P.B. 23, PG.11  
P.B. 22, PG.89 P.B. 22, PG.25  
P.B. 23, PG.28 P.B. 23, PG.70  
P.B. 24, PG.37 P.B. 24, PG.20

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS:  
VOL. 54, PG. 136

## CONSENT OF LIENHOLDER WESBANCO BANK, INC.

BY: Andrew Smith  
PRINT: ANDREW SMITH  
TITLE: VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 25th DAY OF June 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW SMITH, VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Martene D. O'Brien  
NOTARY PUBLIC



Martene D. O'Brien  
Notary Public, State of Ohio  
My Commission Expires 12-06-2015

COMMISSION EXPIRES:

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2014P-00020  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 07/16/2014 11:32:41 AM



( IN FEET )  
 1 inch = 60 ft.

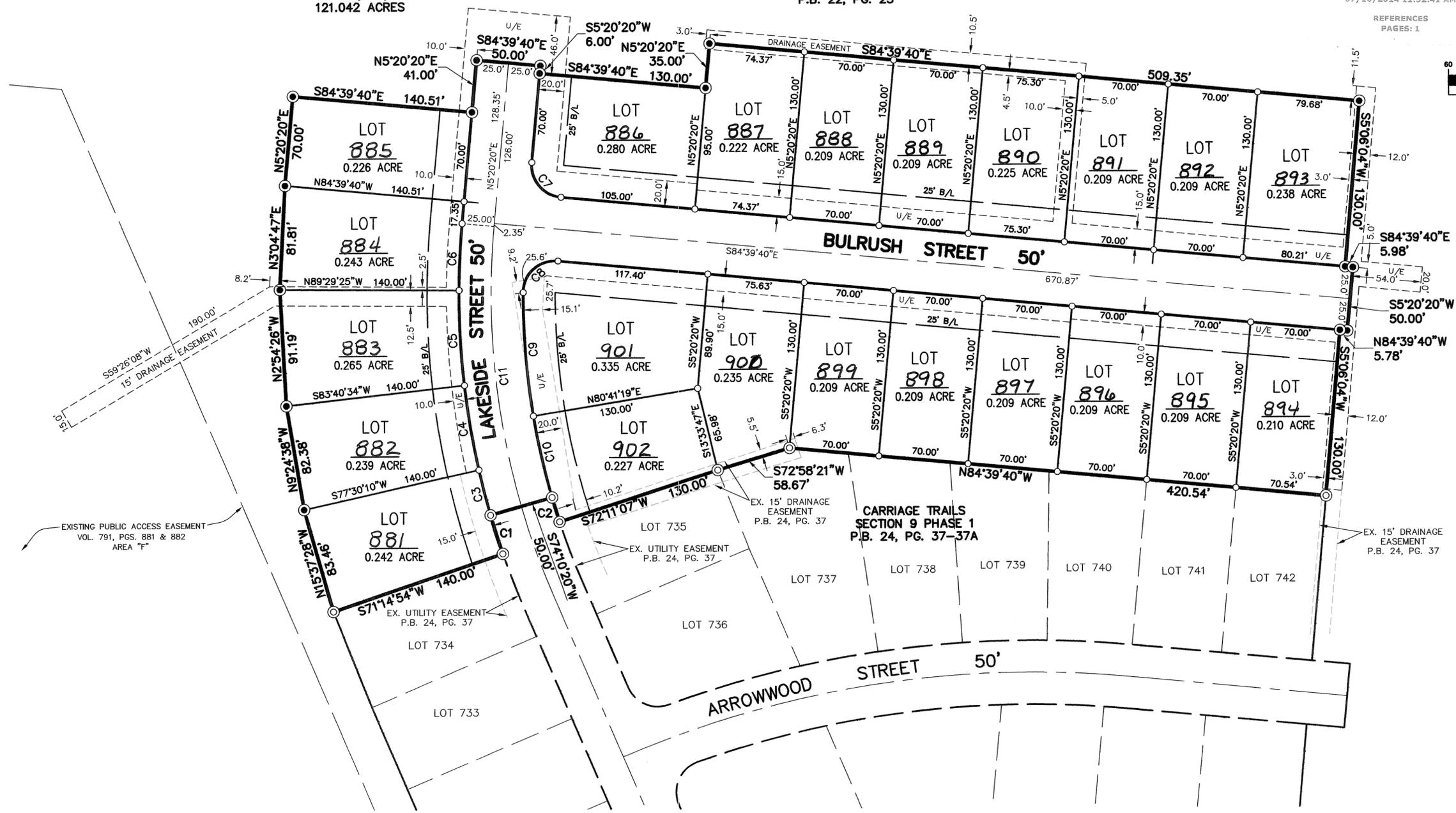
**LEGEND**

- ⊙ 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. 322, PG. 782  
 121.042 ACRES

CARRIAGE TRAILS  
 INLOT 352  
 P.B. 22, PG. 25

REFERENCES  
 PAGES: 1



CURVE TABLE					
Curve #	Length	Radius	Delta	CB	CHORD
C1	31.90'	625.00'	2°55'26"	S17°17'23"E	31.89
C2	19.94'	575.00'	1°59'14"	N16°49'16"W	19.94
C3	36.33'	625.00'	3°19'49"	S14°09'45"E	36.32
C4	67.34'	625.00'	6°10'24"	S09°24'38"E	67.31
C5	74.55'	625.00'	6°50'02"	S02°54'26"E	74.50
C6	52.68'	625.00'	4°49'45"	S02°55'28"W	52.66
C7	39.27'	25.00'	90°00'00"	S39°39'40"E	35.36
C8	41.44'	25.00'	94°58'12"	S47°51'14"W	36.86
C9	97.15'	575.00'	9°40'49"	S04°28'17"E	97.03
C10	65.40'	575.00'	6°30'59"	S12°34'10"E	65.36
C11	221.66'	600.00'	21°10'02"	S05°14'38"E	220.41

**CARRIAGE TRAILS  
 SECTION 9 PHASE 2**  
 1.150 ACRES RIGHT-OF-WAY  
 5.068 ACRES LOTS  
 6.218 ACRES TOTAL

**CARRIAGE TRAILS  
 PART INLOT 352  
 P.B. 22, PG. 25**  
 158.958 ACRES  
 -9.294 ACRES SECTION 15  
 -7.772 ACRES SECTION 12 PHASE I  
 -6.767 ACRES SECTION 15 PHASE II  
 -11.098 ACRES SECTION 15 PHASE III  
 -8.793 ACRES SECTION 15 PHASE IV  
 -8.150 ACRES SECTION 9 PHASE I  
 -9.266 ACRES SECTION 7 PHASE I  
 -3.773 ACRES SECTION 15 PHASE V  
 -3.151 ACRES SECTION 12 PHASE II  
 -6.218 ACRES SECTION 9 PHASE II  
 84.676 ACRES (REMAINING)



**CARRIAGE TRAILS  
 SECTION 9 PHASE II**

635 Brookside Boulevard  
 Westerville OH 43081 USA  
 tel 614 818 4900 fax 614 818 4901  
 ibigroup.com

J:\pre-int\13-220\dwg\SURVEY\CT 9-2 PLAT.dwg by: david.chiesa on 06/25/2014 @ 10:58:56 am ~ © M+E Companies, Inc.

**MIAMI COUNTY ENGINEER**

THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS 29<sup>th</sup> DAY OF July, 2014.

*Paul P. Hulshamp*  
MIAMI COUNTY ENGINEER

**REPLAT OF LOTS 9, 10, 11, 12 & 13**

5 TOWN 6 RANGE 32 SECTION CONCORD TOWNSHIP MIAMI, OHIO COUNTY

VOLUME 25, PAGE 11  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00022  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
08/06/2014 1:12:31 PM

REFERENCES  
PAGES: 1

**MIAMI COUNTY COMMISSIONERS**

THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS 31 DAY OF July, 2014.

*John W. O'Brien*  
*John J. ...*  
*...*

**MIAMI COUNTY PLANNING COMMISSION**

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO,  
HELD THIS 15<sup>th</sup> DAY OF July, 2014.

*J. C. ...*  
CHAIRMAN  
*D. ...*  
SECRETARY

FEE \$ 43.20  
*Jessica A. Lopez*  
MIAMI COUNTY RECORDER  
*...*  
BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Aug. 6, 2014  
*Matthew W. ...*  
MIAMI COUNTY AUDITOR  
*Jinda ...*  
BY DEPUTY AUDITOR

**REPLAT REQUEST**

WE, THE UNDERSIGNED, AS AUTHORIZED OFFICERS OF THE TABERNACLE OF THE LORD JESUS CHRIST, INC., AKA TABERNACLE OF THE LORD JESUS CHRIST, INC. HEREBY AUTHORIZE AND APPROVE THE REPLATTING OF 5 PART LOTS INTO A SINGLE NEW LOT AS SHOWN ON THIS REPLAT REQUEST, ON THIS 20, DAY OF July, 2014.

*William D. Twiss*  
SIGNATURE TITLE  
WILLIAM D. TWISS  
NAME PRINTED  
*Steve Knostman*  
SIGNATURE TITLE  
Steve Knostman  
NAME PRINTED

**LEGEND**

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

**SURVEY REFERENCE**  
REC. PLAT 4-24  
LND. 36, PG 120  
LND. 23, PG 183  
LND. 42, PG 29

BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OHIO, APPEARED THE ABOVE INDIVIDUALS WHO ACKNOWLEDGED THEY HAVE SIGNED THIS INSTRUMENT AS AUTHORIZED REPRESENTATIVES, AND THAT SAME IS THEIR FREE ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY SEAL ON THIS 20<sup>th</sup> DAY OF July, 2014.

*Mary P. Ellicott*  
NOTARY PUBLIC

Mary P. Ellicott, Notary Public  
In and For the State of Ohio  
My commission expires 2/15/2016

\* INTERIOR LOT LINES TO BE VACATED HEREON

\*THERE IS APPROXIMATELY 3' OF SHORTAGE FOR LOT 11. IRONS PINS FOUND BASED ON LAND SURVEY 23, PAGE 183 WERE USED TO ESTABLISH LOTS 12 & 13. IRON PINS FOUND BASED ON LAND SURVEY 36, PAGE 120 WERE USED TO ESTABLISH LOTS 9 AND 10.

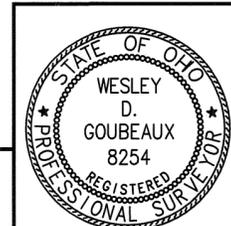
THE BEARING OF S 49°-09'-42" W ALONG WACO STREET WAS BASED NAD 83 CORS 96 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=50'



BEING A REPLAT OF LOTS 9, 10, 11, 12 & PT. LOT 13 OF HOME ACRES SUBDIVISION AS SHOWN ON RECORD PLAT 4 PAGE 24 AND OWNED BY THE TABERNACLE OF THE LORD JESUS CHRIST, INC. AS DESCRIBED IN D.B. 562, PAGE 394, O.R. 431, PAGE 875, AND O.R. 471, PAGE 759.

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254  
7/16/2014  
DATE



**CHOICE ONE ENGINEERING**  
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200  
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554  
www.choiceoneengineering.com

DATE: 05-08-2014  
DRAWN BY: RMF  
JOB NUMBER: MIACON1402  
SHEET NUMBER: 1 OF 1

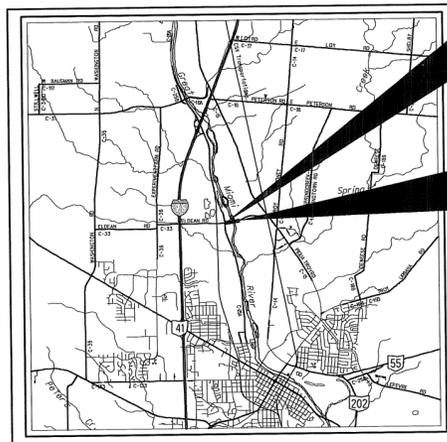
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED \_\_\_\_\_, 2014, AT \_\_\_\_\_  
FILE NO. \_\_\_\_\_ FEE \_\_\_\_\_

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00023  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/02/2014 10:55:17 AM

*Jessica Lopez*  
MIAMI COUNTY RECORDER  
BY: *Ross Schumaker*  
DEPUTY

REFERENCES  
RECORDING FEE 0.00  
PAGES: 1

ROAD RECORD VOLUME 9 PAGE 38



# RIGHT OF WAY LEGEND SHEET MIA-CR33-3.51

SECTION 9, TOWNSHIP 5, RANGE 6, CONCORD TOWNSHIP  
MIAMI RIVER SURVEY  
SECTIONS 19 & 20, TOWNSHIP 1, RANGE 11,  
STAUNTON TOWNSHIP, BETWEEN THE MIAMIS SURVEY  
MIAMI COUNTY, OHIO

**PROJECT DESCRIPTION**  
IMPROVEMENT OF CR33 (ELDEAN ROAD) BRIDGE OVER THE GREAT MIAMI RIVER BY REPLACEMENT OF THE EXISTING THREE SPAN STRUCTURE WITH A NEW THREE SPAN STRUCTURE, INCLUDING ROADWAY WIDENING, GRADING AND DRAINAGE IMPROVEMENTS.

**PLANS PREPARED BY:**  
FIRM NAME: KORDA/NEMETH ENGINEERING  
R/W DESIGNER: DAVID R. HIMMELMAN  
R/W REVIEWER: TONY W. MEACHAM  
FIELD REVIEWER: DAVID R. HIMMELMAN  
PRELIMINARY FIELD REVIEW DATE: 10-03-13  
TRACINGS FIELD REVIEW DATE: 02-19-14  
OWNERSHIP UPDATED BY: DENNIS VENTURA  
DATE COMPLETED: 02-19-14  
PLAN COMPLETION DATE: 02-21-14

**CONVENTIONAL SYMBOLS**

County Line	-----	Ditch / Creek (Ex)	-----
Township Line	-----	Ditch / Creek (Pr)	-----
Section Line	-----	Tree Line (Ex)	-----
Corporation Line	-----	Ownership Hook Symbol Z, Example	Z
Fence Line (Ex)	-----	Property Line Symbol P, Example	P
Center Line	-----	Break Line Symbol B, Example	B
Right of Way (Ex)	-----	Tree (Pr)	-----
Right of Way (Pr)	-----	Tree (Remove)	-----
Standard Highway Ease. (Ex)	-----	Evergreen (Ex)	-----
Temporary Right of Way	-----	Evergreen (Remove)	-----
Channel Ease. (Pr)	-----	Wetland (Pr)	-----
Utility Ease. (Ex)	-----	Post (Ex)	-----
Railroad	-----	Light (Ex)	-----
Guardrail (Ex)	-----	Fire Hydrant (Ex)	-----
Construction Limits	-----	Water Valve (Ex)	-----
Edge of Pavement (Ex)	-----	Telephone Pole (Ex)	-----
Edge of Pavement (Pr)	-----	Light Pole (Ex)	-----
Edge of Shoulder (Ex)	-----		
Edge of Shoulder (Pr)	-----		

**INDEX OF SHEETS:**

RIGHT OF WAY LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITIONAL RIGHT OF WAY	4
RIGHT OF WAY DETAIL SHEETS	5-7

**UTILITY OWNERS**

**TELEPHONE AND CABLE:** FRONTIER COMMUNICATIONS ATTN: RICK FERRIS 6464 WESTBROOK ROAD CLAYTON, OH 45315 PHONE: 937-833-0468  
TIME WARNER CABLE ATTN: TIM KUSS PLM CONSTRUCTION COORDINATOR 3691 TURNER ROAD DAYTON, OH 45415 PHONE: 937-425-8850  
INDEPENDENT FIBER NETWORKS, LLC ATTN: 13888 COUNTY ROAD 25A WAPAKONETA, OHIO 45895 PHONE: 419-739-3100

**ELECTRIC:** DAYTON POWER AND LIGHT ATTN: CHERYL CRABTREE 2385 CAMPBELL ROAD SIDNEY, OH 45365 PHONE: 937-331-3691  
PIONEER ELECTRIC COOPERATIVE ATTN: RANDY HOLOBAUGH 344 WEST US ROUTE 36 PIQUA, OH 45356 PHONE: 937-773-2523

**WATER AND SANITARY:** MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT ATTN: JILL RHOADES 2200 N. COUNTY ROAD 25A TROY, OH 45373 PHONE: 937-440-5654

**GAS:** VECTREN ENERGY DELIVERY ATTN: DON SPECHT 6500 CLYO ROAD CENTERVILLE, OH 45459 PHONE: 937-312-2533

I, Tony W. Meacham, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation on May, 2013. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System South Zone on NAD 83 (DORS96) datum. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue, as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

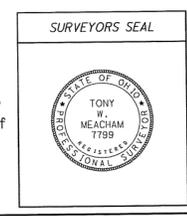
*Tony W. Meacham*  
Tony W. Meacham, Professional Land Surveyor No. 7799

Date: 2/2/14

**STRUCTURE KEY**

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING

TYPES OF TITLE LEGEND:  
SH = STANDARD HIGHWAY EASEMENT  
T = TEMPORARY EASEMENT



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.

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
THIS 25<sup>th</sup> DAY OF August, 2014

*Paul P. Huelkamp*  
PAUL P. HUELSKAMP, P.S.  
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR  
THIS 2 DAY OF Sept, 2014

*Matthew W. Gearhardt*  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

BY: *Sinda Sierman*  
SINDA SIERMAN  
DEPUTY AUDITOR

APPROVED AND ADDITIONAL RIGHT-OF-WAY ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
THIS 2nd DAY OF Sept, 2014, BY THE RESOLUTION # 14-09-1212

*John W. O'Brien*  
JOHN W. O'BRIEN  
MIAMI COUNTY COMMISSIONER

*Richard L. Cultice*  
RICHARD L. CULTICE  
MIAMI COUNTY COMMISSIONER

*John F. Evans*  
JOHN F. EVANS  
MIAMI COUNTY COMMISSIONER

FEDERAL PROJECT NO. E120 (970)  
 PID NO. 93951  
 R/W DESIGNER DRH  
 R/W REVIEWER TWM  
 RIGHT OF WAY LEGEND SHEET  
 Programmed as MIA-CR33-2.23  
 1/7  
 55/61

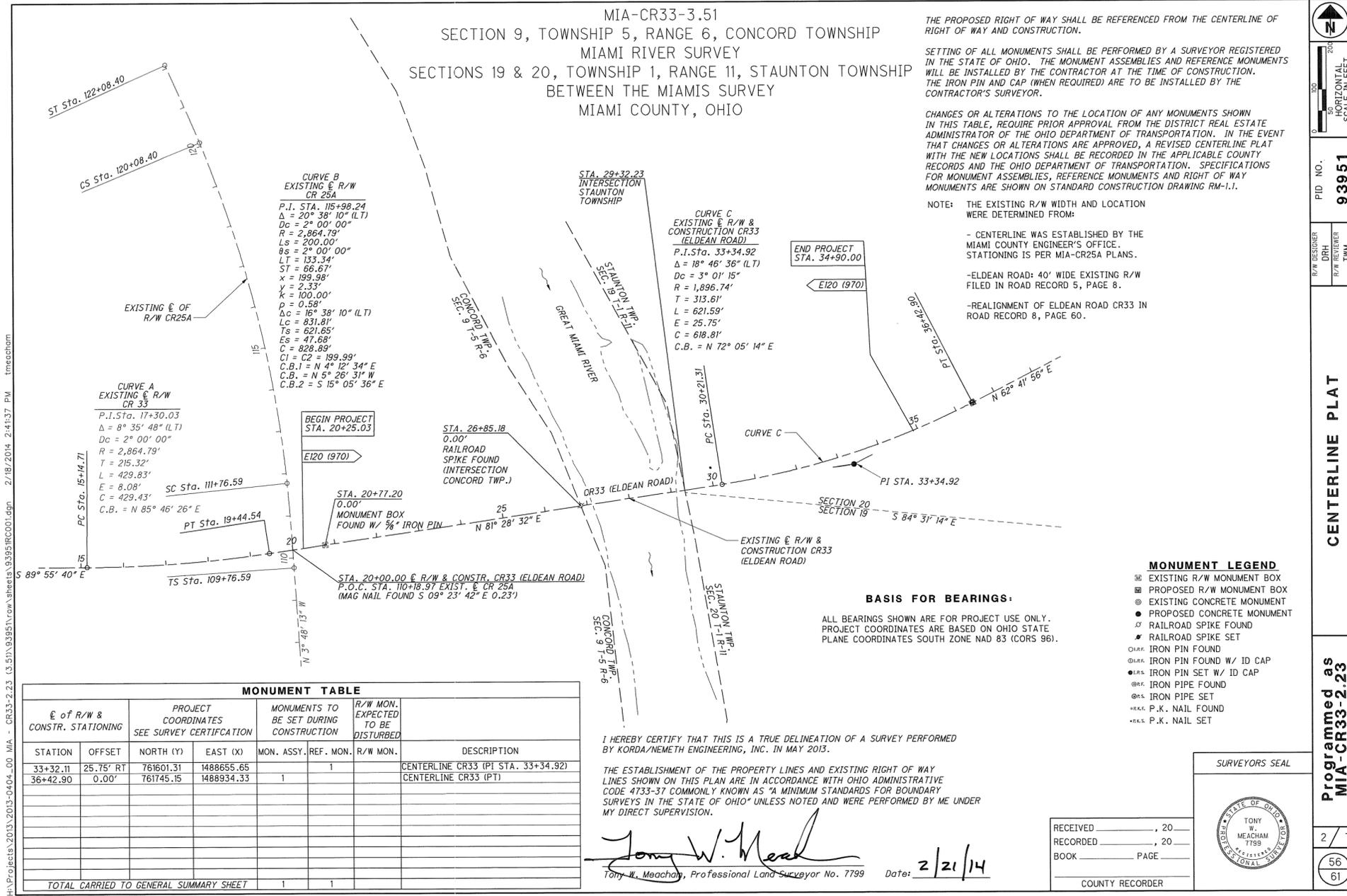
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED \_\_\_\_\_, 2014, AT \_\_\_\_\_  
FILE NO. \_\_\_\_\_ FEE \_\_\_\_\_

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00023  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/02/2014 10:55:17 AM

MIAMI COUNTY RECORDER BY: DEPUTY

REFERENCES  
RECORDING FEE 0.00  
PAGES: 1

ROAD RECORD VOLUME 9 PAGE 38A



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MONUMENT TABLE						
E of R/W & CONSTR. STATIONING		PROJECT COORDINATES SEE SURVEY CERTIFICATION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED
STATION	OFFSET	NORTH (Y)	EAST (X)	MON. ASSY.	REF. MON.	R/W MON.
33+32.11	25.75' RT	761601.31	1488655.65	1		
36+42.90	0.00'	761745.15	1488934.33	1		
TOTAL CARRIED TO GENERAL SUMMARY SHEET						

**CENTERLINE PLAT**

Programmed as  
**MIA-CR33-2.23**

SURVEYORS SEAL

RECEIVED \_\_\_\_\_, 20\_\_\_\_  
RECORDED \_\_\_\_\_, 20\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
COUNTY RECORDER

2 / 7

56  
61

MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED \_\_\_\_\_, 2014, AT \_\_\_\_\_  
 FILE NO. \_\_\_\_\_ FEE \_\_\_\_\_

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
**2014P-00023**  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 09/02/2014 10:55:17 AM

MIAMI COUNTY RECORDER \_\_\_\_\_ BY: \_\_\_\_\_  
 DEPUTY \_\_\_\_\_

REFERENCES  
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 PAGES: 1

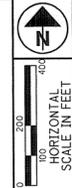
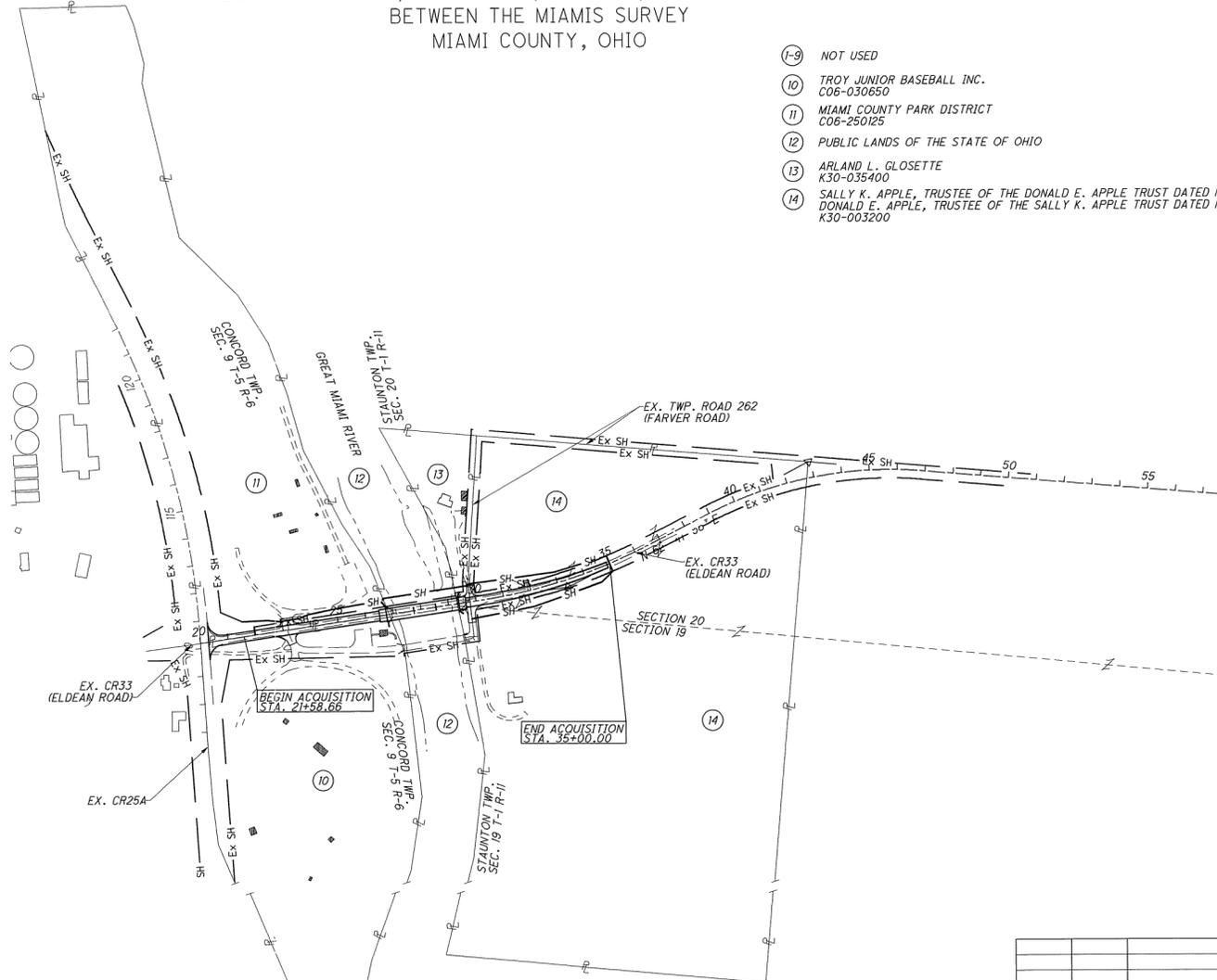
ROAD RECORD VOLUME 9 PAGE 38B

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MIA-CR33-3.51  
 SECTION 9, TOWNSHIP 5, RANGE 6, CONCORD TOWNSHIP  
 MIAMI RIVER SURVEY  
 SECTIONS 19 & 20, TOWNSHIP 1, RANGE 11, STAUNTON TOWNSHIP  
 BETWEEN THE MIAMIS SURVEY  
 MIAMI COUNTY, OHIO

**STRUCTURE KEY**  
 [Symbol] RESIDENTIAL  
 [Symbol] COMMERCIAL  
 [Symbol] OUT-BUILDING

- (1-9) NOT USED
- (10) TROY JUNIOR BASEBALL INC.  
C06-030650
- (11) MIAMI COUNTY PARK DISTRICT  
C06-250125
- (12) PUBLIC LANDS OF THE STATE OF OHIO
- (13) ARLAND L. GLOSETTE  
K30-035400
- (14) SALLY K. APPLE, TRUSTEE OF THE DONALD E. APPLE TRUST DATED MAY 31, 1991 (1#2 INT.) &  
DONALD E. APPLE, TRUSTEE OF THE SALLY K. APPLE TRUST DATED MAY 31, 1991 (1/2 INT.)  
K30-003200



PID NO. **93951**  
 10/0 DESIGNER  
 10/0 DPH  
 10/0 REVIEWER  
 TMM

**PROPERTY MAP**

Programmed as  
**MIA-CR33-2.23**

3 / 7

57  
 61

REV. BY	DATE	DESCRIPTION





MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED \_\_\_\_\_, 2014, AT \_\_\_\_\_  
FILE NO. \_\_\_\_\_ FEE \_\_\_\_\_

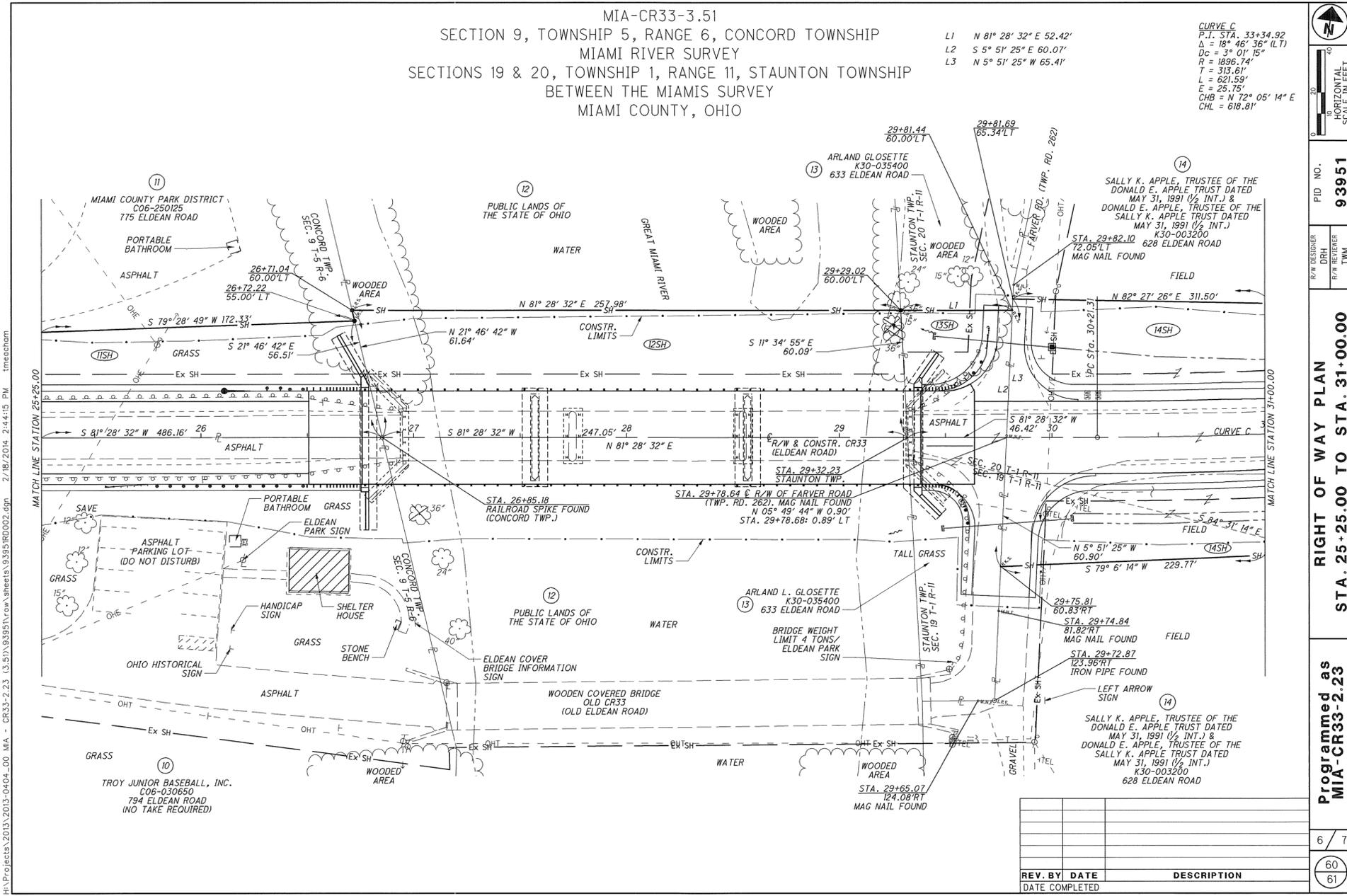
MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-0023  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/02/2014 10:55:17 AM

REFERENCES  
RECORDING FEE 0.00  
PAGES: 1

1591

MIAMI COUNTY RECORDER BY: \_\_\_\_\_  
DEPUTY

ROAD RECORD VOLUME 9 PAGE 38 E



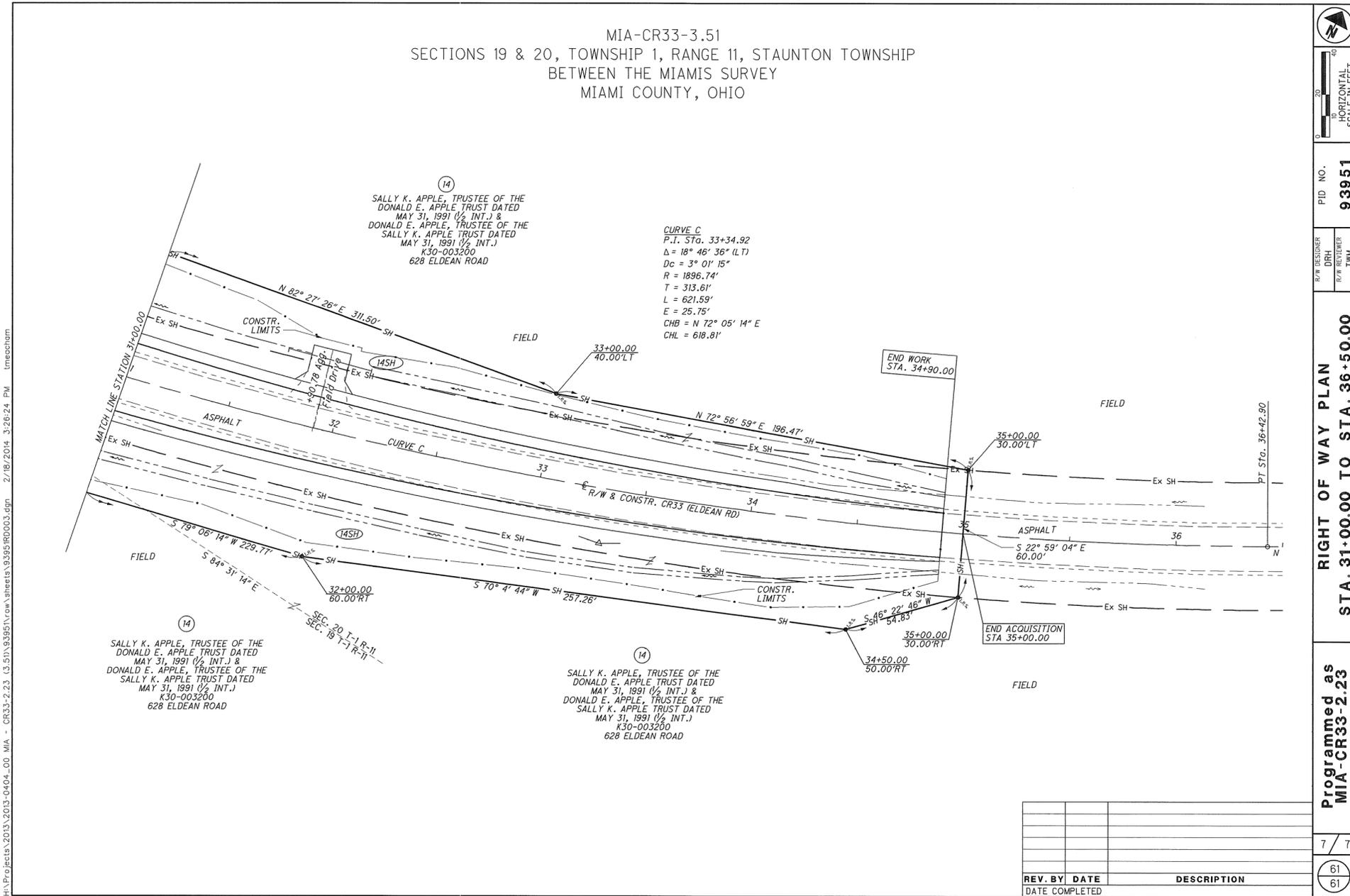
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MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
**2014P-00023**  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 09/02/2014 10:55:17 AM

MIAMI COUNTY RECORDER BY: \_\_\_\_\_  
 DEPUTY

REFERENCES  
 RECORDING FEE 0.00  
 PAGES: 1

ROAD RECORD VOLUME 9 PAGE 38 F



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MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2014P-00024  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 09/02/2014 2:04:46 PM  
 REFERENCES  
 PAGES: 1

# MENARDS COMMERCIAL PARK REPLAT OF INLOT 4054

BEING A SUBDIVISION OF INLOT 4054,  
 REC. PLAT BOOK 22, PAGE 14-14C,  
 CONTAINING 14.0290 ACRES IN THE  
 CITY OF TIPP CITY, MIAMI COUNTY, OHIO

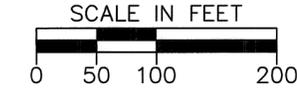
## CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP  
 CITY THIS 28<sup>TH</sup> DAY OF AUGUST, 2014.

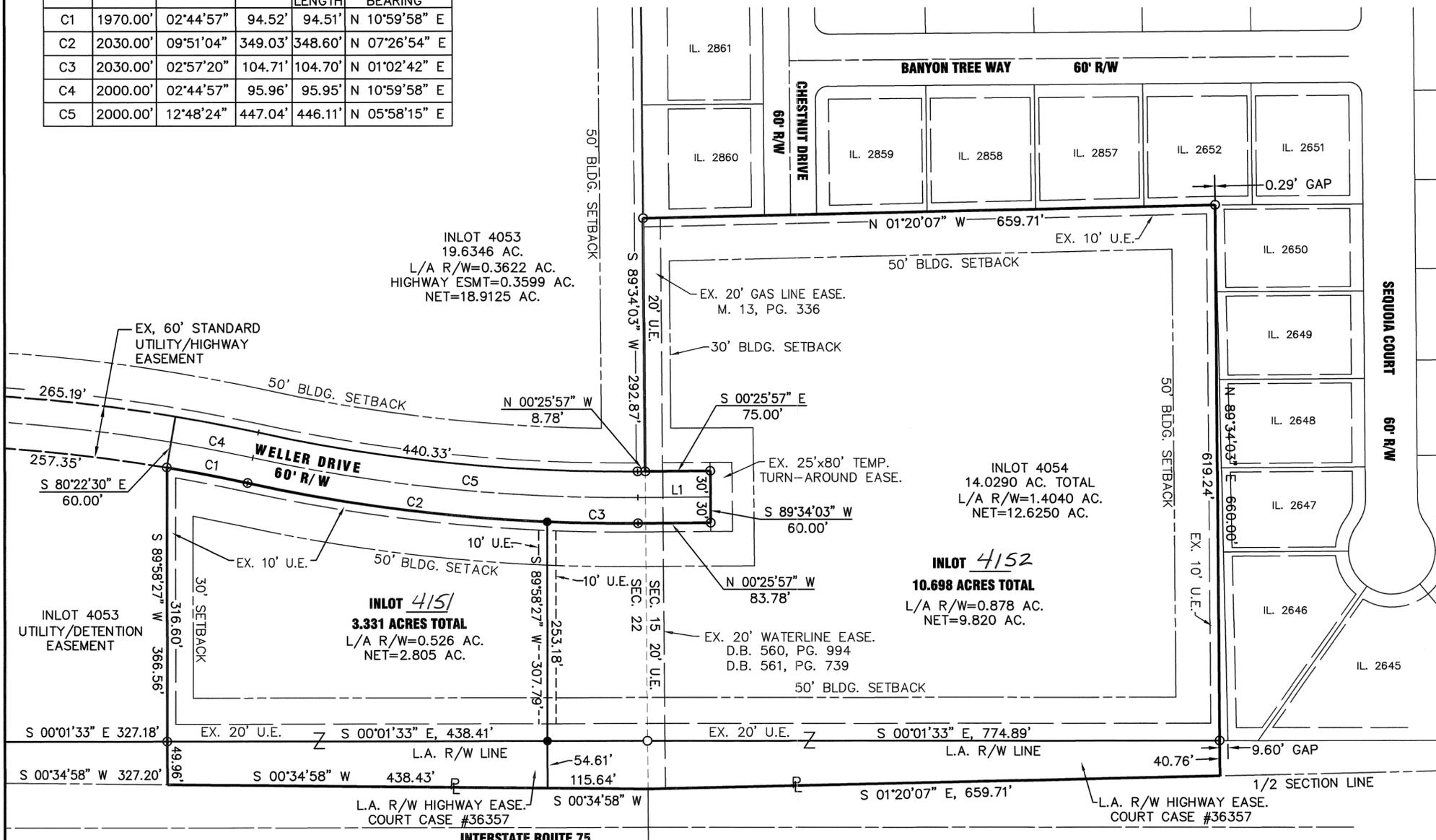
*Theodore Rosen, Jr.*  
 Acting CITY ENGINEER

*Matthew S. [Signature]*  
 CITY PLANNER

BEARINGS ARE BASED ON REC. PLAT  
 BOOK 22, PAGE 14-14C OF THE MIAMI  
 COUNTY PLAT RECORDS.



CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	1970.00'	02°44'57"	94.52'	94.51'	N 10°59'58" E
C2	2030.00'	09°51'04"	349.03'	348.60'	N 07°26'54" E
C3	2030.00'	02°57'20"	104.71'	104.70'	N 01°02'42" E
C4	2000.00'	02°44'57"	95.96'	95.95'	N 10°59'58" E
C5	2000.00'	12°48'24"	447.04'	446.11'	N 05°58'15" E



### PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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

OWNER: MENARD, INC.  
 BY: *Theran J. Berg* AUTHORIZED SIGNATURE ITS: *Real Estate Manager* TITLE

STATE OF ~~OHIO~~ <sup>Wisconsin</sup> - COUNTY OF ~~MIAMI~~  <sup>Eau Claire</sup>, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20 DAY OF August, 2014, BY Theran J. Berg ON BEHALF OF MENARD, INC.

*Matthew E. [Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: is permanent



LINE	BEARING	DIST.
L1	N 00°25'57" W	83.78'

### 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

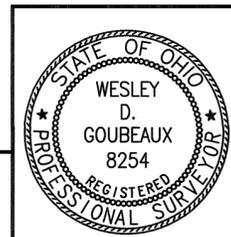
SURVEY REFERENCE  
 REC. P.B. 22, PG. 14-14C

### COVENANTS AND RESTRICTIONS

SEE SHEET 3 OF 4 OF MENARDS COMMERCIAL PARK, AS SHOWN ON RECORDER'S P.B. 22, PAGE 14B FOR COVENANTS AND RESTRICTIONS.

BEING A SUBDIVISION OF PART OF INLOT 4054 OF MENARDS COMMERCIAL PARK, REC. P.B. 22, PG. 14-14C AND BEING OWNED BY MENARD, INC. IN DEED BOOK 786, PAGE 491.

*Wesley D. Goubeaux*  
 WESLEY D. GOUBEAUX, P.S. #8254  
 8/18/2014 DATE



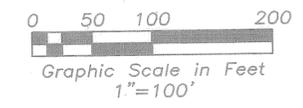
<b>CHOICE ONE</b> ENGINEERING 440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200	203 W. LOVELAND AVENUE LOVELAND, OHIO 45150 (513) 239-8554 www.choiceoneengineering.com	DATE: 8-18-2014
		DRAWN BY: WDG
		JOB NUMBER: MIAPIQ1401
		SHEET NUMBER 1 OF 1

# BLANKENSHIP REPLAT - INLOTS 7503, 7504, 8848 & 8849

S.W. SECTION      7503, 7504 INLOT      PIQUA CORPORATION      MIAMI COUNTY      OHIO STATE

PLAT BOOK 05 PAGE 14  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00025  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/04/2014 2:32:55 PM  
REFERENCES  
PAGES: 1



FEE \$4320  
*Jessica A Lopez* BY *Matthew W. Hearhardt*  
 MIAMI CO. RECORDER DEPUTY  
 APPROVED AND TRANSFERRED WITH LOT NOS.  
 ASSIGNED THIS 4 DAY OF Sept, 2014  
 BY: *Linda Tinnerman*  
 MIAMI CO. AUDITOR DEPUTY

**Description**  
 Being a replat of Inlots 8848, 8849, 7503, and 7504 in the City of Piqua, Miami County, Ohio, as recorded in Plat Book 21, Page 54 and Plat Book 13, Page 47 of the Miami County Recorder's Plat Records. Containing a total of 14.486 acres, including 5.147 acres in Inlot 8848, 3.109 acres in Inlot 8849, 3.115 acres in Inlot 7503 and 3.115 acres in Inlot 7504 as conveyed to AKA Greg D. and Alissa L. Blankenship by D.B.767, Pg.906, D.B.794, Pg.152, O.R.466, Pg.404 and D.B.794, Pg.148 of the Miami County Recorder's Deed Records.

**Dedication**  
 We, the undersigned, being all of the owners of the parcels herein replatted. Do hereby consent to the execution of said replat as shown hereon.  
*Greg Blankenship*      *Alissa Blankenship*

**State of Ohio, County of Miami, S.S.**  
 Be it remembered that on this 2 day of Sept, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared Greg and Alissa Blankenship, 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.

*Christine D. Copeland*  
 Notary Public in and for State of Ohio  
 My commission expires 12-6-16



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

*Michael W. Cozatt* 8/26/14  
 MICHAEL W. COZATT  
 P.S. #6001

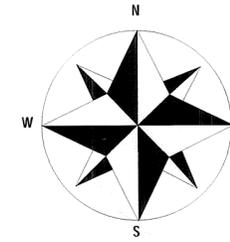


**COZATT ENGINEERING COMPANY**  
 Civil Engineer and Surveyor  
 534 N. Elm St. Suite C. Troy, OH 45373  
 Job No. 09714 (937) 339-2921  
 File Name: C:\JOBS\2014\09714.dwg  
 Drawn by: DMC ~ Checked by: MWC

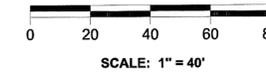
- Legend**
- Iron Pipe Found
  - Iron Pin Found
  - 5/8" Capped Iron Pin Set (Cozatt, S6001)
  - ✱ P.K. Nail Found
  - Mag Nail Set
  - ✱ Mag Nail Found

**References**  
 Miami County Recorder's Plat Records  
 Volume 13, Page 47 (Basis of Bearings)  
 Volume 21, Page 54

**Approval by the City of Piqua**  
 This plat was reviewed and approved by this 28<sup>th</sup> day of August, 2014  
*Christopher W. Schriesing*  
 Christopher W. Schriesing  
 City Planner



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00026  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/12/2014 10:33:33 AM  
REFERENCES  
PAGES: 1



BASIS OF BEARING:  
MIAMI COUNTY ENGINEER'S RECORD  
OF LOT SURVEYS; VOL. 22, PG. 186

REFERENCES:  
MIAMI COUNTY ENGINEER'S RECORD  
OF LOT SURVEYS: 22 - 186, 21 - 25  
AND 21 - 63

FEE \$ 43.20

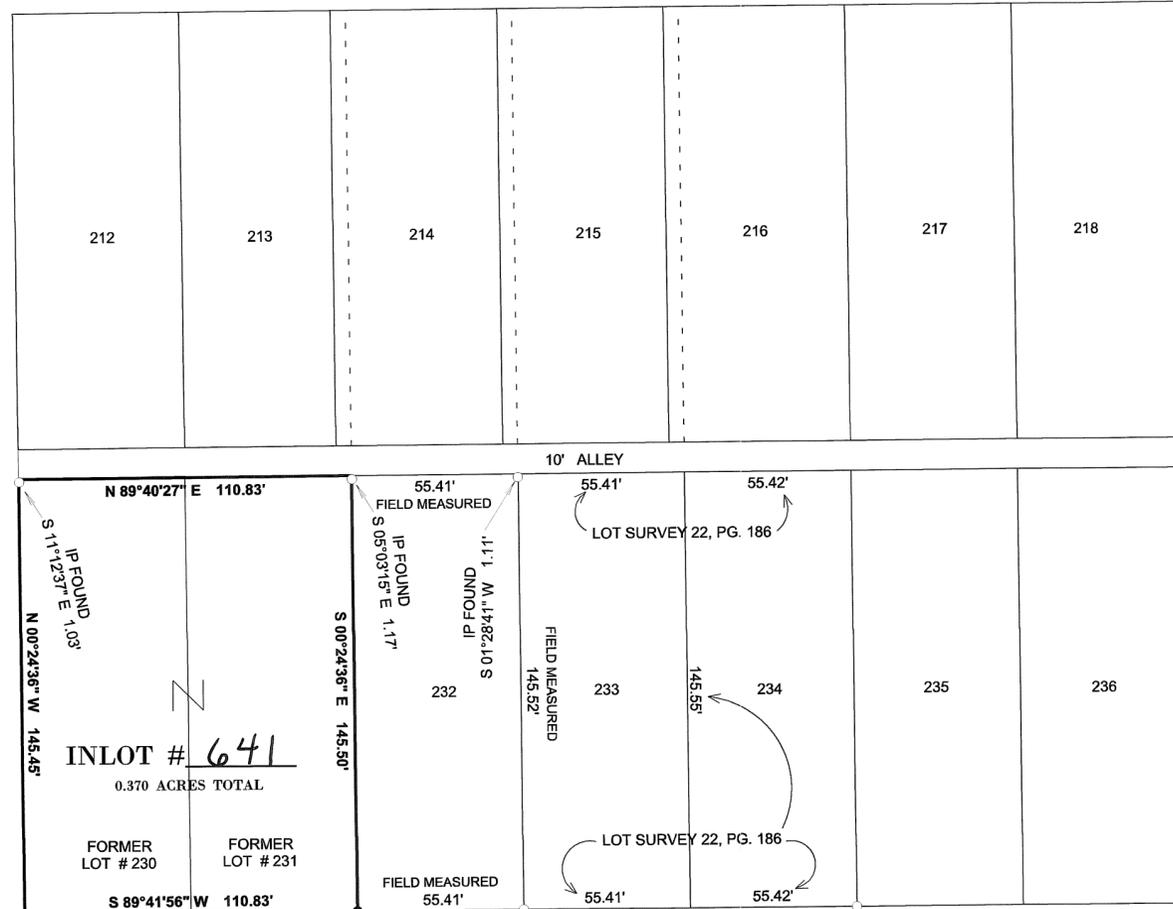
*Jessica A. Lopez*  
MIAMI COUNTY RECORDER  
*Robert J. ...*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED Sept. 12, 2014

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

STAUNTON AVENUE R/W 50'



ALEXANDER AVENUE R/W 50'

JAMES STREET R/W 50'

**Description**

Being a Replat of Inlot 230 and Inlot 231 as conveyed to Dave Lambert, unmarried by deed recorded in Document Number 2014OR - 05767 of the Miami County Recorder's Records being located in the Village of Bradford, Miami County, Ohio.

**Consent**

We, the undersigned being the owners and lien holders of the parcel herein replatted, do hereby consent to the execution of said replat as shown hereon.

**Owner** *David C. Lambert*  
Printed Name: David C. Lambert

Dave Lambert  
Authorized Representative

**State of Ohio**, County of Darke, S.S.

Be it remembered that on this 11 day of September 2014, before me, the undersigned, a notary public in and for said County and State, personally came David C. Lambert, 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 notarial seal on the day and date above written.

*Ruth O. McMillan*  
Notary Public

My Commission expires: 3-11-2016  
*Ruth O. McMillan*

**APPROVALS**

PLANNING AND ZONING COMMISSION

APPROVED BY THE VILLAGE OF BRADFORD PLANNING AND ZONING COMMISSION, THIS 11<sup>TH</sup> DAY OF SEPTEMBER, 2014.

*William E. ...*  
CHAIRMAN  
*Brenda ...*  
SECRETARY

VILLAGE OF BRADFORD ADMINISTRATOR

*Tracy ...* 9-11-14  
BRADFORD VILLAGE ADMINISTRATOR DATE

**LEGEND**

⊗	PK NAIL FOUND	⊙	RRS FOUND
⊠	STONE FOUND	⊡	
⊙	IRON PIN FOUND	⊢	
⊕		⊣	
⊖		⊤	
⊗	GIN SPINDLE FND	⊥	
⊘		⊦	
⊙	PK NAIL SET	⊧	
⊠		⊨	
⊙	IRON PIN SET	⊩	
⊠	RRS SET	⊪	

SEPTEMBER 6, 2014	REPLAT OF PARTS OF INTLOTS 230 AND 231
	<i>Neil E. Teaford, P.S. # 7724</i> <b>NEIL E. TEAFORD</b> 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com Ohio Registered Professional Land Surveyor # 7724

**REPLAT OF INLOT 1703**  
 LOCATED IN VILLAGE OF WEST MILTON, SECTION 20,  
 TOWN 6, RANGE 5, UNION TOWNSHIP, MIAMI COUNTY, OHIO

**DESCRIPTION**

BEING A SUBDIVISION CONTAINING 5.402 ACRES LOCATED IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OH AND BEING ALL OF INLOT 1703 OF THE TRUSTEES OF UNION TOWNSHIP PLAT AS RECORDED IN RECORD PLAT BOOK 20 PAGE 40 AS ACQUIRED BY ZEN ENTERPRISES, INC IN DEEB BOOK 740 PAGE 594. A TOTAL OF 5.402 ACRES TO BE PLATTED AS SHOWN ON THE ANNEXATION RECORDED IN RECORDER'S PLAT 20, PAGE 132.

VOLUME 25 PAGE 16  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

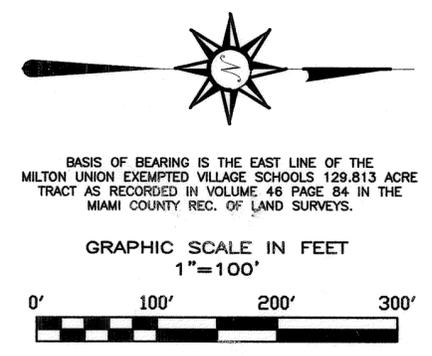
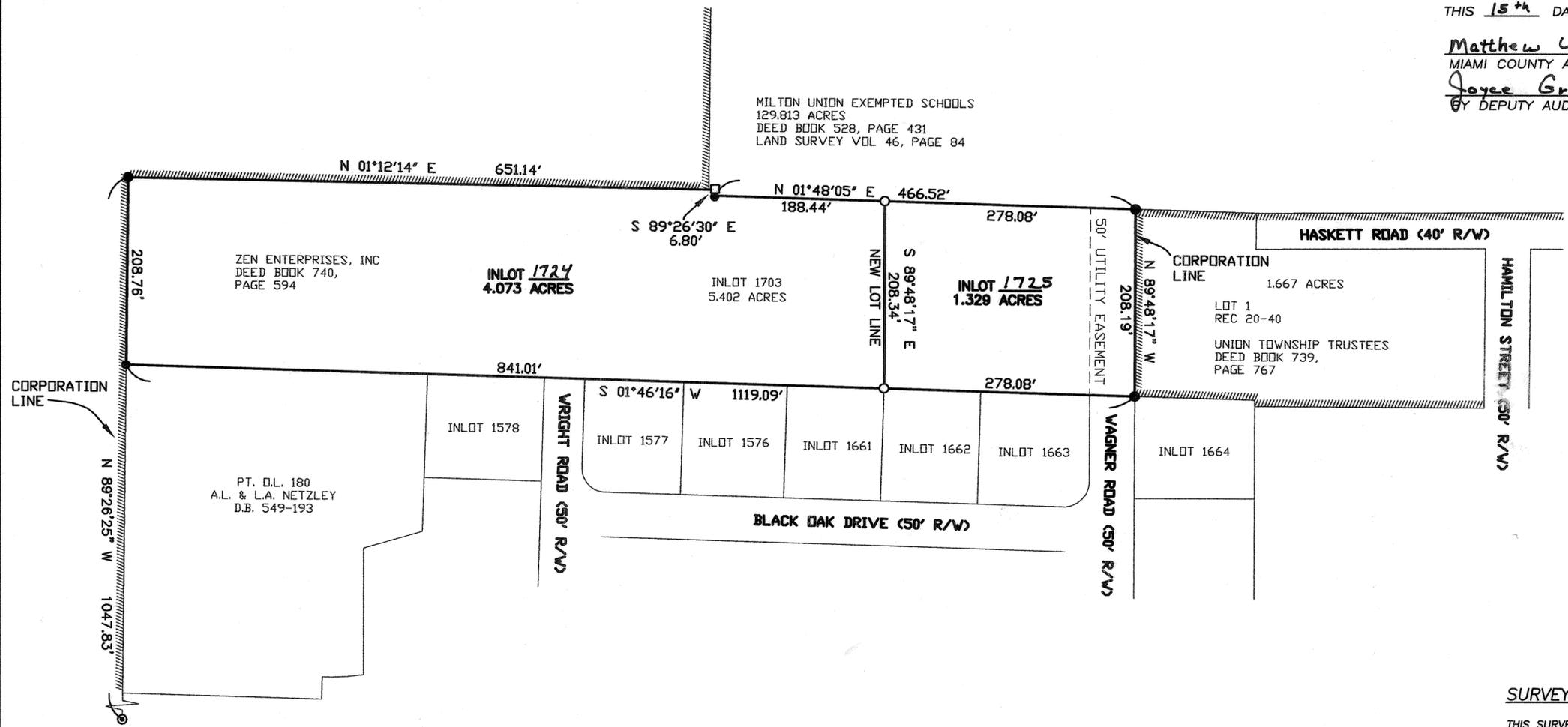
MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2014P-00027  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 09/15/2014 12:34:48 PM  
 REFERENCES  
 PAGES: 1

FEE \$ 43.20  
*Jessica A Lopez*  
 MIAMI COUNTY RECORDER  
*Matthew W Gearhardt*  
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED \_\_\_\_\_, 2014  
 THIS 15<sup>th</sup> DAY OF Sept, 2014.

*Matthew W Gearhardt*  
 MIAMI COUNTY AUDITOR  
*Joyce Grilliot*  
 BY DEPUTY AUDITOR

MILTON UNION EXEMPTED SCHOOLS  
 129.813 ACRES  
 DEED BOOK 528, PAGE 431  
 LAND SURVEY VOL 46, PAGE 84



BASIS OF BEARING IS THE EAST LINE OF THE MILTON UNION EXEMPTED VILLAGE SCHOOLS 129.813 ACRE TRACT AS RECORDED IN VOLUME 46 PAGE 84 IN THE MIAMI COUNTY REC. OF LAND SURVEYS.

GRAPHIC SCALE IN FEET  
 1"=100'  
 0' 100' 200' 300'

- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - STONE FOUND
  - ⊙ IRON PIPE FOUND
  - ▨ CORPORATION LINE

**REFERENCES**  
 MIAMI COUNTY RECORD OF PLATS:  
 VOLUME 20 PAGE 40  
 VOLUME 20 PAGE 132  
 AND AS REFERENCED HEREON

**SURVEYOR'S NOTES:**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

**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  
 9/5/14

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

*Allen Netzley*  
 ZEN ENTERPRISES, INC  
 ALLEN NETZLEY, OWNER  
*William Goodman*  
 WITNESS  
*William Egan*  
 WITNESS

**APPROVAL BY THE VILLAGE OF WEST MILTON**  
 THIS LOT SPLIT ACCEPTED BY THE COUNCIL OF THE VILLAGE OF WEST MILTON, OHIO THIS 3 DAY OF Sept, 2014. BY ORDINANCE NO. ~~XXXX~~

*Tony Hughes*  
 PRESIDENT OF PLAN BOARD

*Janine P. Coyle*  
 SECRETARY OF PLAN BOARD

*Matthew D. Sknie*  
 CLERK OF COUNCIL

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 West Milton OHIO, THIS 9th DAY OF September 2014.

*William Goodman*  
 NOTARY PUBLIC

REPLAT FOR ZEN ENTERPRISES, INC  
 SEPTEMBER 5, 2014

STATE OF OHIO  
 PHILIP C.  
 BRUMBAUGH  
 5057  
 REGISTERED  
 PROFESSIONAL SURVEYOR

**BRUMBAUGH  
 ENGINEERING &  
 SURVEYING, LLC**

1105 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 (937) 698-3000 ~ OFFICE  
 (937) 698-3928 ~ FAX

# REPLAT INLOT 282

S.E. 40  
TAX MAP

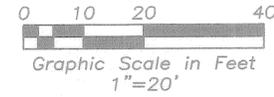
282  
INLOT

TIPP CITY  
CORPORATION

MIAMI  
COUNTY

OHIO  
STATE

PLAT BOOK 25 PAGE 17  
MIAMI COUNTY RECORDER'S RECORD OF PLATS



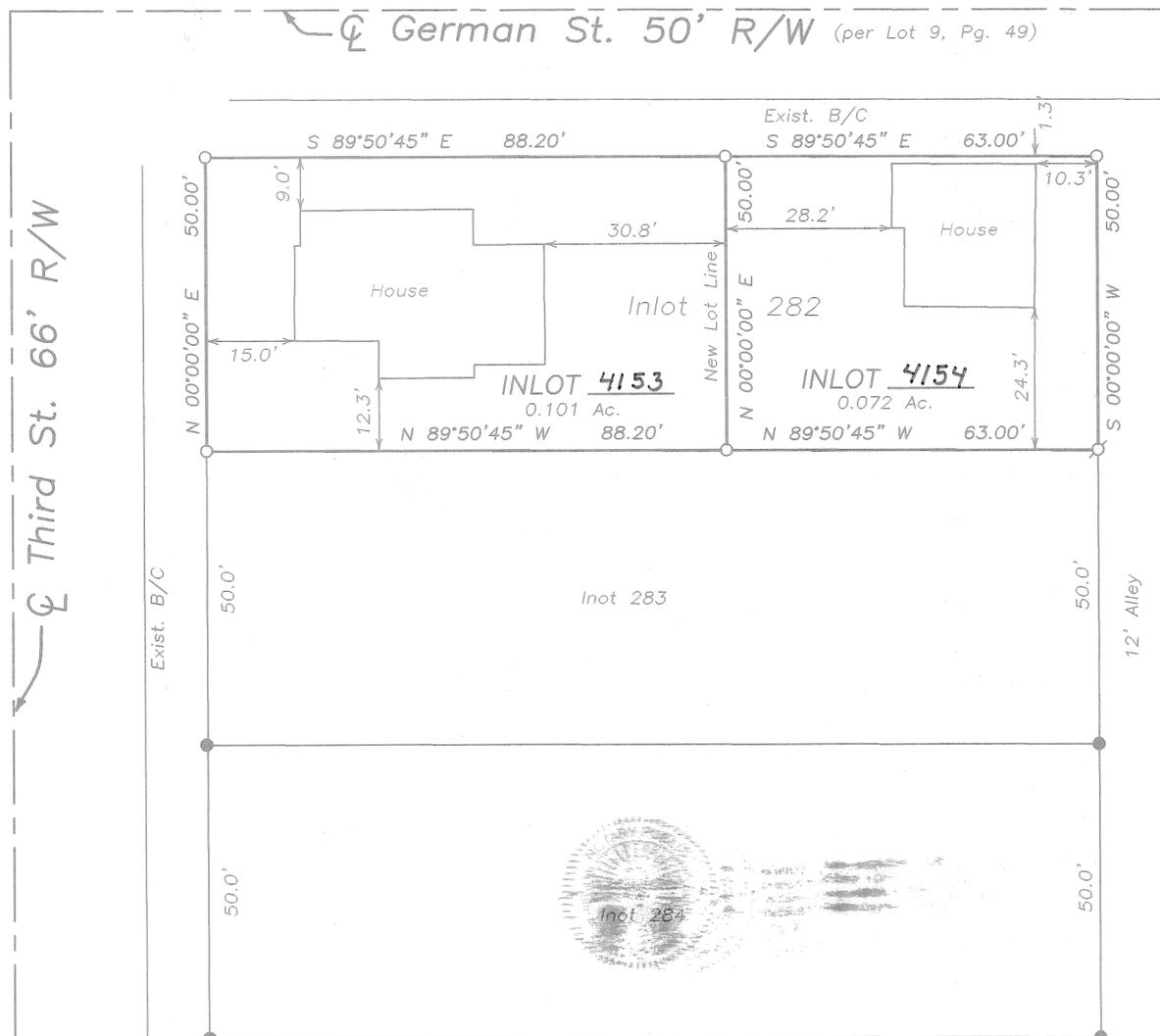
MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00028  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/17/2014 10:07:45 AM  
REFERENCES  
PAGES: 1

*Jessica A. Lopez*  
Miami Co. Recorder  
*J. McCoy*  
By Deputy Recorder

FEE 43.20

APPROVED AND TRANSFERRED WITH LOT NOS.  
ASSIGNED THIS 15<sup>th</sup> DAY OF Sept, 2014

*Matthew W Gearhardt* BY: *Joyce Grilliot*  
MIAMI CO. AUDITOR DEPUTY



### Acknowledgment

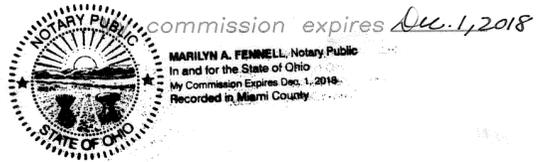
We, the undersigned, being all of the owners of the land herein platted, do hereby accept and approve this plat and all of the restrictive covenants as referenced herein, and do hereby voluntarily consent to the execution of said plat.

*Eric A Houk*  
Eric A. Houk

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

Be it remembered that on this 8<sup>th</sup> day of Sept., 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared Eric A. Houk, 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.

*Marilyn A Fennell*  
Notary Public in and for State of Ohio



### Legend

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

### References

Miami County Engineer's Record of Land Surveys  
Volume 9, Page 49  
(Basis of Bearings)  
Volume 16 Page 173

Replat of Inlot 282  
for Eric Houk

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* 8/26/14  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 12714 (937) 339-2921  
File Name: C:\Surveys\2014\12714.dwg  
Drawn by: DMC ~ Checked by: MWC



### Description

Being all of Inlot 282, as recorded in Plat Book 1, Page 32, of the Miami County Recorder's Plat Records, as acquired by Eric A Houk, by Deed Book 708, Page 876 of the Miami County Recorder's Deed Records.

### City of Tipp City

Approved and accepted the City of Tipp City, Ohio this 8<sup>th</sup> day of September, 2014.

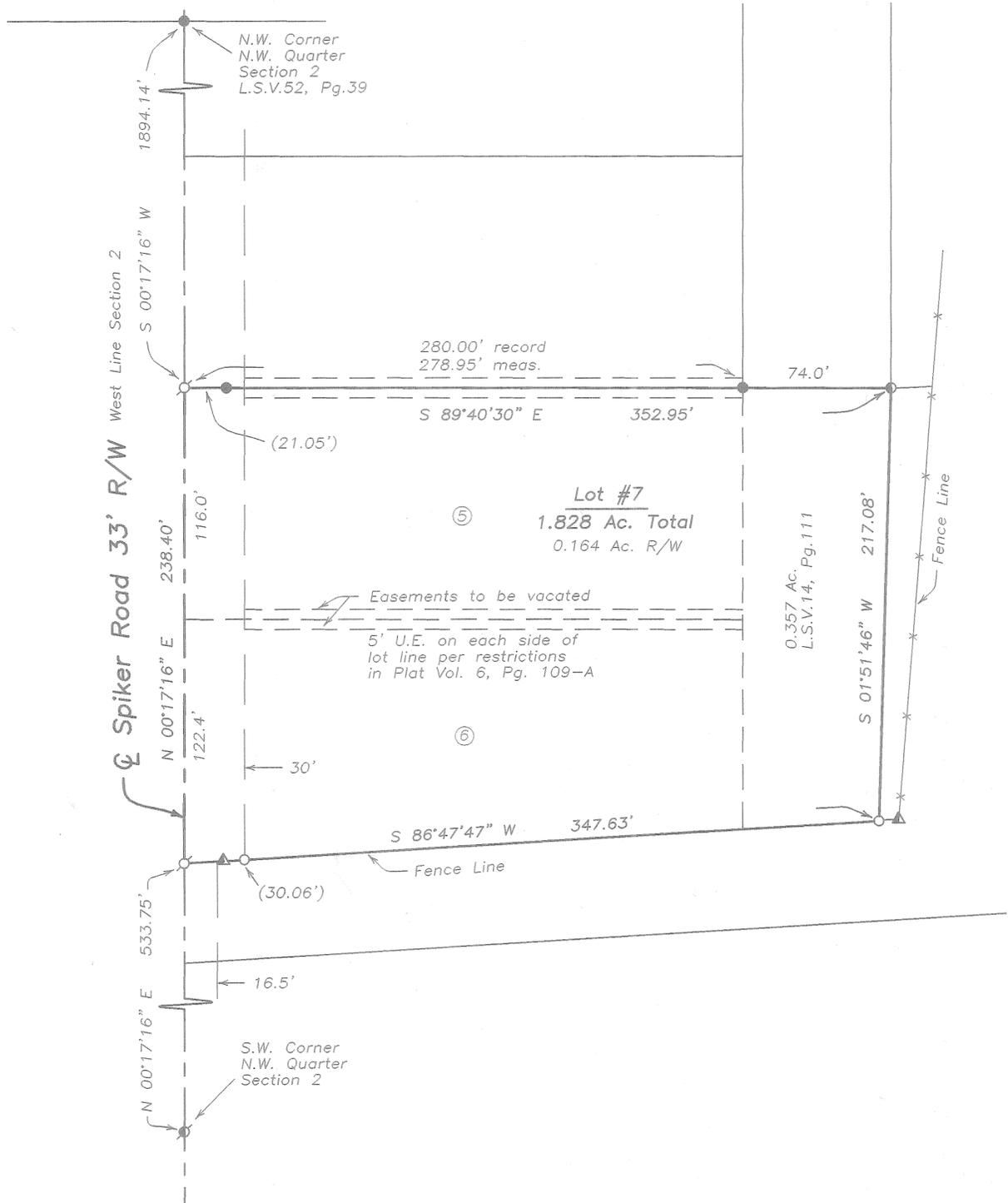
*Theodore Rensen, Jr*  
Acting Engineer  
*Matthew S.*  
City Planner

McColloch's Subdivision New Lot #7  
 Replat of Lots 5, 6 and Un-numbered Tract - McColloch's Subdivision

8 TOWN      5 RANGE      2 NW ¼ SECTION      WASHINGTON TOWNSHIP      MIAMI COUNTY      OHIO STATE

PLAT BOOK 25 PAGE 18  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2014P-00029  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 09/22/2014 3:13:44 PM  
 REFERENCES  
 PAGES: 1



**Description**  
 Being a combination of Lots 5 and 6 of McColloch Subdivision as recorded in Plat Book 6, Page 109-109A, of the Miami County Recorder's Plat Records and a 0.357 Ac. tract as recorded in Land Survey Vol. 14, Page 111 of the Miami County Engineer's Record of Land Surveys, as acquired by Douglas D. and Yvonne M. Ditmer, by Deed Book 588, Page 354 of the Miami County Recorder's Deed Records.

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

*Douglas D. Ditmer*      *Yvonne M. Ditmer*  
 Douglas D. Ditmer      Yvonne M. Ditmer

FEE 43.20  
*Jessica A. Lopez* BY: *J. McCoy*  
 MIAMI CO. RECORDER      DEPUTY  
 APPROVED AND TRANSFERRED WITH LOT NOS.  
 ASSIGNED THIS 22<sup>nd</sup> DAY OF Sept, 2014  
*Matthew W. Gearhart* BY: *Joyce Grillo*  
 MIAMI CO. AUDITOR      DEPUTY

**State of Ohio, County of Miami, S.S.**  
 Be it remembered that on this 21<sup>st</sup> day of September, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared Douglas D. and Yvonne M. Ditmer, 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.

*[Signature]*  
 Notary Public in and for State of Ohio  
 My commission expires 4/10/16

**Approval by the Miami County Commissioners**  
 This replat reviewed and approved by the Miami County Commissioners this 18<sup>th</sup> day of September, 2014.

*Richard Cultice*      *John Evans*      *John W. O'Brien*  
 Richard Cultice      John Evans      John W. O'Brien

**Miami County Planning Commission**  
 This plat reviewed and approved by the Miami County Planning Commission this 19<sup>th</sup> day of August, 2014.

*[Signature]*      *[Signature]*  
 Chairman      Secretary

**Approval by the Miami County Engineer**  
 This replat was reviewed and approved by the Miami County Engineer this 15<sup>th</sup> day of August, 2014.

*Paul P. Thubert*  
 Miami County Engineer

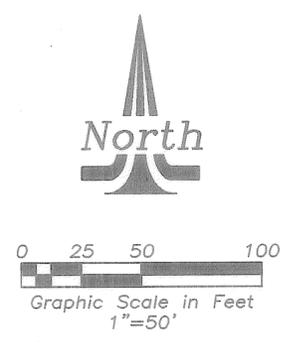
- Legend**
- Iron Pipe Found
  - Iron Pin Found
  - 5/8" Capped Iron Pin Set (Cozatt, S6001)
  - P.K. Nail Found
  - Mag Nail Set
  - Mag Nail Set over spike fd.
  - R.R. Spike Found
  - Gin Spindle Set
  - Gin Spindle Found
  - Stone Found
  - Monument Found
  - Pin in Monument Box
  - ▲ Wood Fence Post

- References**
- Miami County Engineer's Record of Land Surveys
  - Volume 7, Page 29
  - Volume 12, Page 21
  - Volume 14, Page 111
  - Volume 15, Page 197
  - Volume 55, Page 184 (Basis of Bearings)
  - Miami County Recorder's Plat Records
  - Volume 6, Page 109-109A

Replat of 3 tracts for Doug Ditmer

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*      8/14/14  
 MICHAEL W. COZATT  
 P.S. #6001



**COZATT ENGINEERING COMPANY**  
 Civil Engineer      Land Surveyor  
 534 N. Elm St. Suite C      Troy, OH 45373  
 Job No. 17614      (937) 339-2921  
 File Name: C:\Surveys\2014\Ditmer 17614\17614.dwg  
 Drawn by: DMC ~ Checked by: MWC

# CARRIAGE TRAILS

VOLUME 25 PAGE 19  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## DESCRIPTION

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

## SECTION 10 - PHASE III PART INLOT 353

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00030  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/26/2014 11:19:49 AM  
REFERENCES  
PAGES: 3

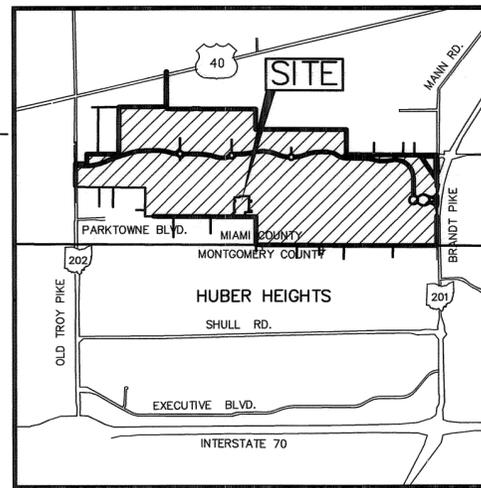
## PROPERTY OWNERS CONSENT

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

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,  
SEPTEMBER 2014

NOTE: SEE SURVEYOR'S AFFIDAVIT RECORDED IN 2014OR-11776 REGARDING THE 10 FOOT UTILITY EASEMENT ALONG THE NORTH LINE OF INLOT 920.

Joni Mascari 11-18-14  
DEPUTY DATE



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

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

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

FEE \$129.60

Jessica A Lopez  
MIAMI COUNTY RECORDER

Joni Mascari  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Sept 26, 2014

Matthew W Gearhardt  
MIAMI COUNTY AUDITOR

Joyce Grubbs  
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 20<sup>th</sup> DAY OF September, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 10, Phase III 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.

## EASEMENTS

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

## GREEN SPACE

Lots 918, 919 & 920 are non-buildable Green Space lots and will be owned and maintained by the Master Owners Association.

## BASIS OF BEARINGS

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

## REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 25 P.B. 23, PG. 44  
P.B. 22, PG. 80 P.B. 23, PG. 54  
P.B. 23, PG. 27 P.B. 24, PG. 3  
P.B. 22, PG. 91 P.B. 24, PG. 4  
P.B. 23, PG. 11 P.B. 24, PG. 16  
P.B. 24, PG. 31 P.B. 24, PG. 15  
P.B. 24, PG. 73

## APPROVED:

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

ON SEPTEMBER 16 2014

[Signature]  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

## CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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



IBI GROUP

BY David L. Chiesa 8/28/14  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

MY COMMISSION EXPIRES 8-14-2015



CASSANDRA L. RIEHLE  
Notary Public, State of Ohio  
My Comm. Expires Aug. 16, 2015

Cassandra Riehle  
NOTARY PUBLIC

## CONSENT OF LIENHOLDER WESBANCO BANK, INC.

BY: \_\_\_\_\_  
PRINT: ANDREW SMITH  
TITLE: VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 9 DAY OF September, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW SMITH, VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.



KERRY B. FURBREE  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
June 10, 2019

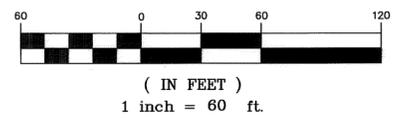
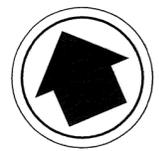
Kerry B Furbree  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



635 Brookside Boulevard  
Westerville, OH 43081  
Contact: DAVE CHIESA  
614-818-4900  
Fax: 614-818-4902

DEVELOPER  
DEC LAND CO. I LLC  
6375 RIVERSIDE DRIVE SUITE 200  
DUBLIN, OHIO 43017



# CARRIAGE TRAILS SECTION 10 PHASE III

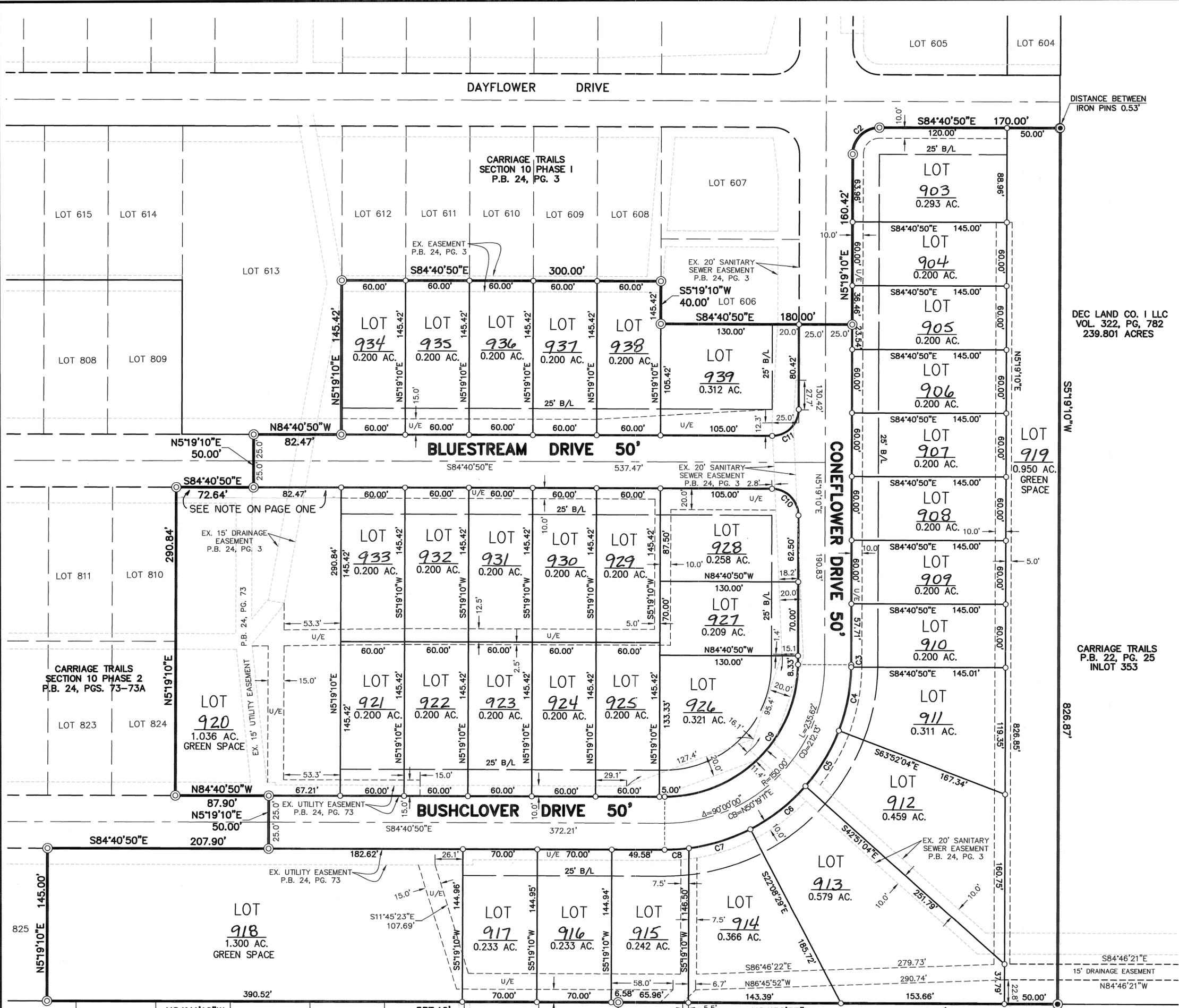
## LEGEND

- ⊙ 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

310.646 ACRES (TOTAL INLOT 353)  
 -9.218 ACRES (SECTION 14)  
 -9.770 ACRES (SECTION 11)  
 -10.677 ACRES (SECTION 14 PHASE 2)  
 -10.775 ACRES (SECTION 11 PHASE 2)  
 -12.700 ACRES (SECTION 16)  
 -4.255 ACRES (PART OF SECTION 13 PHASE 1)  
 -5.528 ACRES (PART OF SECTION 13 PHASE 2)  
 -10.071 ACRES (PART OF SECTION 10 PHASE 1)  
 -60.000 ACRES (PART OF INLOT 353)  
 -4.548 ACRES (SECTION 5 PHASE I)  
 -5.849 ACRES (SECTION 4 PHASE 1)  
 -5.871 ACRES (PART OF SECTION 13 PHASE 3)  
 -9.477 ACRES (SECTION 5 PH. II)  
 -7.217 ACRES (SECTION 10 PH II)  
 -8.799 ACRES (SECTION 2 PH I)  
 -13.163 ACRES (SECTION 10 PH. III)  
 122.728 ACRES REMAINING (INLOT 353)

11.502 ACRES LOTS  
 1.661 ACRES RIGHT-OF-WAY  
 13.163 ACRES TOTAL (SECTION 10 PH. III)

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C2	39.27'	25.00'	90°00'00"	N5°19'10"E	35.36'
C3	2.29'	175.00'	0°44'56"	N5°41'38"E	2.29'
C4	61.28'	175.00'	20°03'50"	N16°06'01"E	60.97'
C5	61.19'	175.00'	20°02'04"	N36°08'58"E	60.88'
C6	66.25'	175.00'	21°41'32"	N57°00'46"E	65.86'
C7	60.86'	175.00'	19°55'28"	N77°49'15"E	60.55'
C8	23.02'	175.00'	7°32'11"	S88°26'55"E	23.00'
C9	196.35'	125.00'	90°00'00"	S5°19'10"W	176.78'
C10	39.27'	25.00'	90°00'00"	N39°40'50"W	35.36'
C11	39.27'	25.00'	90°00'00"	S5°19'10"W	35.36'



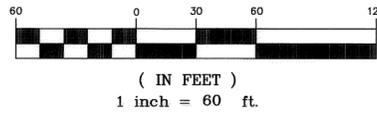
DEC LAND CO. I LLC  
VOL. 322, PG. 782  
239.801 ACRES

CARRIAGE TRAILS  
P.B. 22, PG. 25  
INLOT 353

INLOT 566  
HUBER HEIGHTS CITY SCHOOL DISTRICT  
O.R. 221, PG. 227 &  
D.B. 751, PG. 550  
23.785 ACRES  
REC. 23-68



635 Brookside Boulevard  
Westerville, OH 43081  
Contact: DAVE CHIESA  
614-818-4900  
Fax: 614-818-4902



**CARRIAGE TRAILS**  
 SECTION 10 PHASE III

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

CARRIAGE TRAILS  
 P.B. 22, PG. 25  
 INLOT 353

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

INLOT 356  
 P.B. 22, PG. 37-37A  
 89.216 ACRES

903  
 0.293 AC.

LOT  
 904  
 0.200 AC.

LOT  
 905  
 0.200 AC.

LOT  
 906  
 0.200 AC.

LOT  
 907  
 0.200 AC.

LOT  
 908  
 0.200 AC.

LOT  
 909  
 0.200 AC.

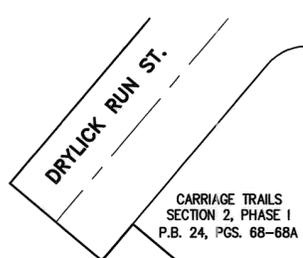
LOT  
 910  
 0.200 AC.

LOT  
 911  
 0.311 AC.

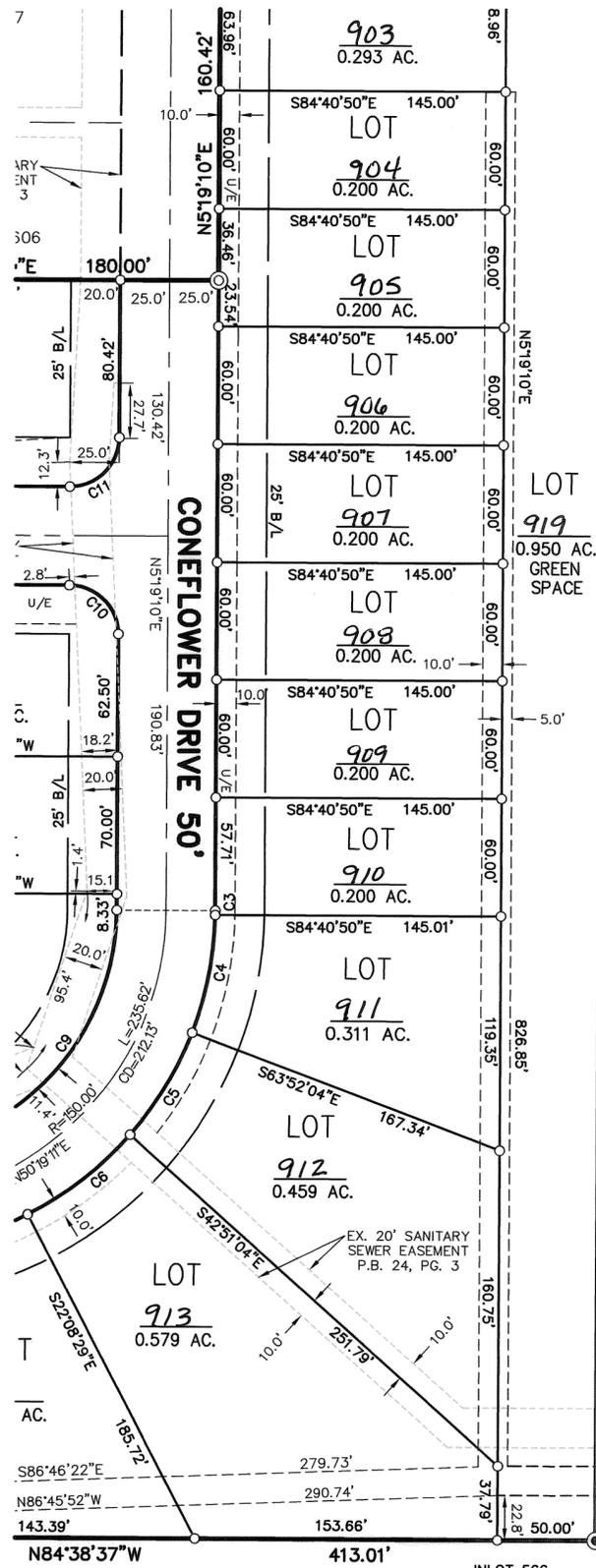
LOT  
 912  
 0.459 AC.

LOT  
 913  
 0.579 AC.

LOT  
 919  
 0.950 AC.  
 GREEN SPACE



CARRIAGE TRAILS  
 P.B. 22, PG. 25  
 INLOT 353



INLOT 566  
 HUBER HEIGHTS CITY SCHOOL DISTRICT  
 O.R. 221, PG. 227 &  
 D.B. 751, PG. 550  
 23.785 ACRES  
 REC. 23-68

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

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

S83°50'09"E  
 15' DRAINAGE EASEMENT  
 N83°50'09"W

N54°43'50"E  
 15' DRAINAGE EASEMENT  
 S54°43'50"W



635 Brookside Boulevard  
 Westerville, OH 43081  
 Contact: DAVE CHIESA  
 614-818-4900  
 Fax: 614-818-4902

THIS INSTRUMENT WAS PREPARED BY:  
**THOMAS WINEMILLER & ASSOCIATES, INC.**  
 CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
 212 WEST NATIONAL ROAD  
 VANDALIA, OH 45377  
 (937)-898-5862 (937)-898-5716 FAX

**EASEMENTS**

- ① 10' UTILITY EASEMENT  
 DEED BOOK 463, PAGE 89  
 THE DAYTON POWER & LIGHT COMPANY
- ② 10' UTILITY EASEMENT  
 DEED BOOK 466, PAGE 242  
 THE DAYTON POWER & LIGHT COMPANY
- ③ 5' UTILITY EASEMENT  
 DEED BOOK 466, PAGE 242  
 THE DAYTON POWER & LIGHT COMPANY

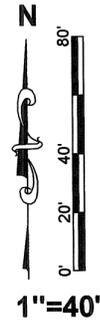
**PRICE'S REPLAT  
 REPLAT OF INLOT 3361**

BEING ALL OF INLOT 3361  
 NORTHWEST QUARTER, SECTION 10, TOWN 4, RANGE 6 EAST  
 CITY OF TIPP CITY, MIAMI COUNTY, OHIO  
**0.239 ACRES & 0.588 ACRES**  
 SEPTEMBER 16, 2014

VOLUME 25, PAGE 20  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2014P-00031  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 10/14/2014 11:20:52 AM

REFERENCES  
 PAGES: 1



BEARINGS WERE MADE TO AGREE  
 WITH THE BEARINGS OF PLAT BOOK  
 18, PAGE 77 OF THE MIAMI COUNTY  
 ENGINEER'S PLAT RECORDS



FEE: \$ 43.20  
*Jessica A Lopez*  
 MIAMI COUNTY RECORDER

*Matthew W Gearhardt*  
 BY: DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED THIS 14<sup>th</sup> DAY OF Oct, 2014

*Matthew W Gearhardt*  
 MIAMI COUNTY AUDITOR

*Joyce Grilliot*  
 BY: DEPUTY AUDITOR

**DESCRIPTION**

THE WITHIN REPLAT, BEING ALL OF INLOT 3361 AS RECORDED IN PLAT BOOK 18, PAGE 10, OF THE MIAMI COUNTY PLAT 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 ACKNOWLEDGE THE MAKING AND SIGNING OF THIS REPLAT TO BE OUR VOLUNTARY ACT AND DEED.

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, SANITARY SEWERS, 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 ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*Urszula M. Krauss*  
 URSZULA M. KRAUSS  
*Christina M. Donnelly*  
 WITNESS  
*James M. Goren*  
 WITNESS

S.S. COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 10<sup>th</sup> DAY OF October, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, URSZULA M. KRAUSS 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.

*Christina M. Donnelly*  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 DENNIS M. DONNELLY, Attorney At Law  
 Notary Public, State of Ohio  
 My Commission Has No Expiration Date  
 O.R.C. Section 147.03

S.S. COUNTY OF MIAMI, STATE OF OHIO

URSZULA M. KRAUSS BEING DULY SWORN THIS 10<sup>th</sup> DAY OF October, 2014 SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HER KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

*Urszula M. Krauss*  
 URSZULA M. KRAUSS, OWNER

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

*Christina M. Donnelly*  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 DENNIS M. DONNELLY, Attorney At Law  
 Notary Public, State of Ohio  
 My Commission Has No Expiration Date  
 O.R.C. Section 147.03

**APPROVAL BY THE CITY OF TIPP CITY**

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO  
 THIS 13<sup>th</sup> DAY OF October, 2014.

*Theodore Krasner*  
 ACTING CITY ENGINEER

*Matthew Sp...*  
 CITY PLANNER

- LEGEND**
- IRON PIN FOUND (5/8" DIA.)
  - MAG NAIL FOUND
  - IRON PIN SET

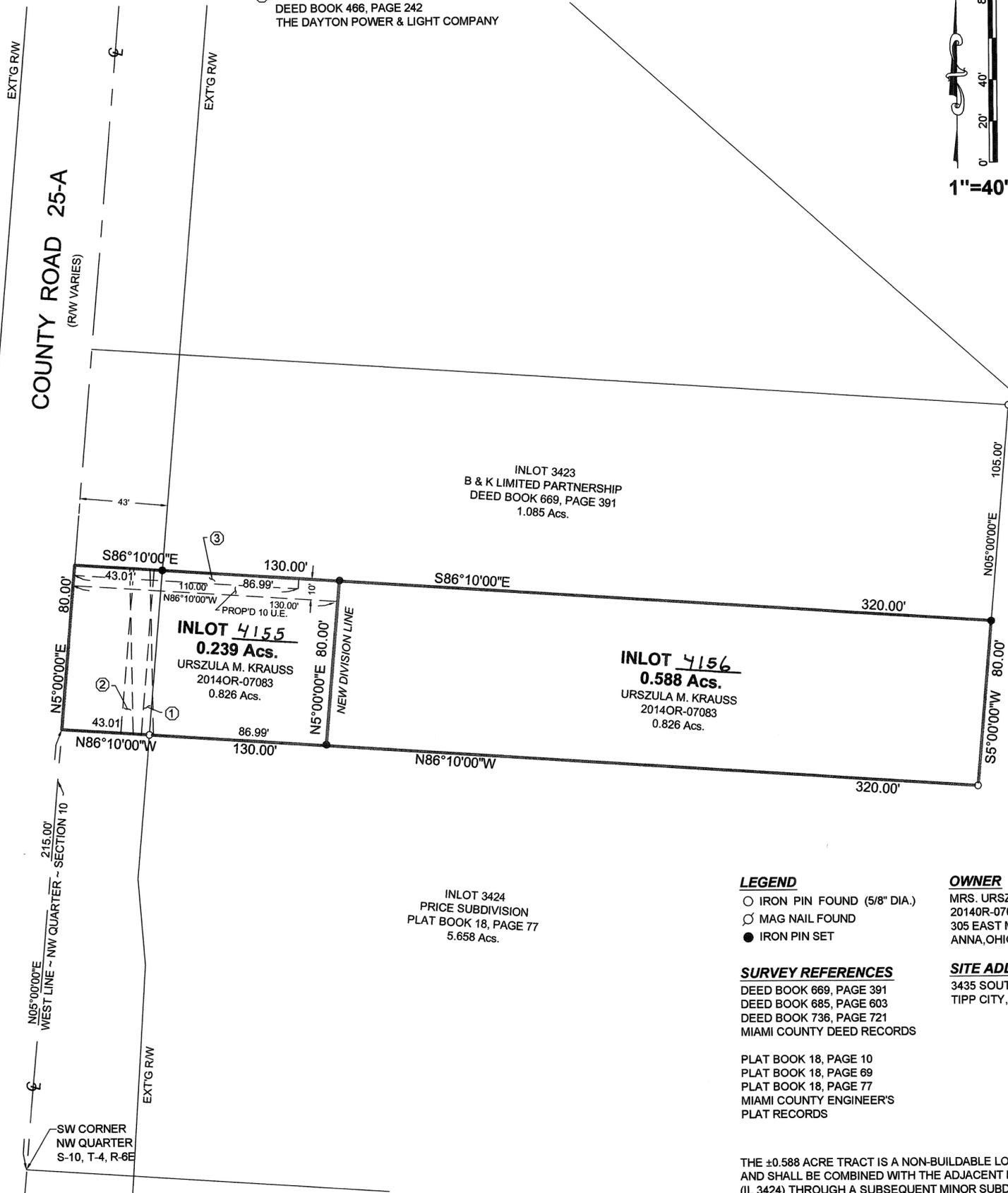
**SURVEY REFERENCES**  
 DEED BOOK 669, PAGE 391  
 DEED BOOK 685, PAGE 603  
 DEED BOOK 736, PAGE 721  
 MIAMI COUNTY DEED RECORDS

PLAT BOOK 18, PAGE 10  
 PLAT BOOK 18, PAGE 69  
 PLAT BOOK 18, PAGE 77  
 MIAMI COUNTY ENGINEER'S  
 PLAT RECORDS

THE ±0.588 ACRE TRACT IS A NON-BUILDABLE LOT, AND SHALL BE COMBINED WITH THE ADJACENT LOT (IL 3424) THROUGH A SUBSEQUENT MINOR SUBDIVISION REPLAT.

**OWNER**  
 MRS. URSZULA M. KRAUSS  
 2014OR-07083  
 305 EAST MAIN STREET  
 ANNA, OHIO 45302

**SITE ADDRESS**  
 3435 SOUTH COUNTY ROAD 25A  
 TIPP CITY, OH 45371



COUNTY ROAD 25-A  
 (RW VARIES)

INLOT 3423  
 B & K LIMITED PARTNERSHIP  
 DEED BOOK 669, PAGE 391  
 1.085 Ac.

INLOT 4155  
 0.239 Ac.  
 URSZULA M. KRAUSS  
 2014OR-07083  
 0.826 Ac.

INLOT 4156  
 0.588 Ac.  
 URSZULA M. KRAUSS  
 2014OR-07083  
 0.826 Ac.

INLOT 3424  
 PRICE SUBDIVISION  
 PLAT BOOK 18, PAGE 77  
 5.658 Ac.

215.00'  
 WEST LINE - NW QUARTER - SECTION 10

SW CORNER  
 NW QUARTER  
 S-10, T-4, R-6E

# INDIAN RIDGE SUBDIVISION

## REPLAT OF PARTS OF SECTIONS 5 & 6 CITY OF PIQUA MIAMI COUNTY, OHIO

VOLUME 25 PAGE 21  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00032  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/24/2014 11:19:43 AM

REFERENCES  
PAGES: 1

**NOTES:**

1. PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 5, IN VOLUME 19, PAGE 57A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE INVESTMENTS, LLC"

FEE \$13.20

*Jessica A Lopez*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Oct 24, 2014

*Matthew W. Heartman*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



**LEGEND**

- 5/8" IRON PIN FOUND
- IRON PIN RESET
- STONE FOUND

**REFERENCES**

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:  
VOLUME 19, PAGE 57  
VOLUME 19, PAGE 83  
VOLUME 19, PAGE 101  
VOLUME 19, PAGE 124  
VOLUME 20, PAGE 131  
VOLUME 24, PAGE 99

MIAMI COUNTY RECORDER'S RECORDS:

OFFICIAL RECORD 319, PAGE 470

**NOTE:**

THERE IS A SIX (6') FOOT UTILITY EASEMENT ALONG EACH SIDE OF EACH INTERIOR LOT LINE AND ALONG THE REAR LOT LINE OF EACH LOT AND A TEN (10') FOOT EASEMENT ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, EXCEPT WHERE SHOWN OTHERWISE.

**DESCRIPTION**

BEING A REPLAT OF INLOTS 8555 & 8556, 8557 & 8558, 8561 & 8562, 8563 & 8564, 8565 & 8566, 8567 & 8568, 8589 & 8590, 8591 & 8592, 8593 & 8594, 8599 & 8600, BEING LOCATED IN INDIAN RIDGE SUBDIVISION, REPLAT OF SECTION 5 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 101, AND INLOTS 8696 & 8697, 8819 & 8820, BEING LOCATED IN INDIAN RIDGE SUBDIVISION, REPLAT OF SECTION 6 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 83 AND BOOK 20, PAGE 131, AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN OFFICIAL RECORD 319, PAGE 470 OF THE MIAMI COUNTY RECORDER'S RECORDS

**CONSENT**

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

**OWNER**

*Dorwin P. Teeters*  
DORWIN P. TEETERS, MANAGER

**APPROVAL BY THE PIQUA PLANNING COMMISSION**

THIS PLAT REVIEWED AND APPROVED THIS 14<sup>th</sup> DAY OF October, 2014.

*Larry M. Koenig*  
CHAIRMAN  
*[Signature]*  
SECRETARY

**STATE OF OHIO, MIAMI COUNTY, SS:**

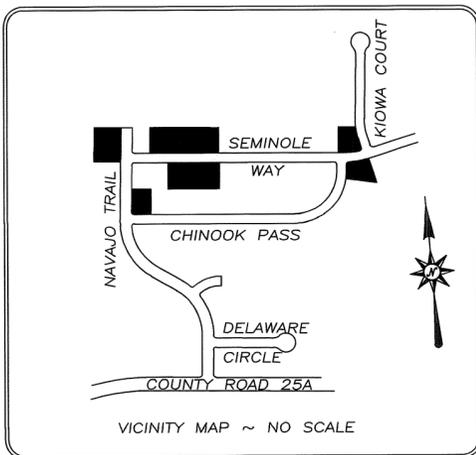
BE IT REMEMBERED THAT ON THIS 14<sup>th</sup> DAY OF October, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DORWIN P. TEETERS, MANAGER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Rebecca J. Cool*  
NOTARY PUBLIC

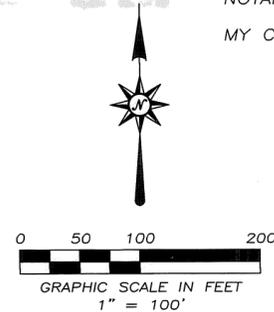


REBECCA J. COOL, Notary Public  
in and for the State of Ohio  
My Commission Expires, July 12, 2019

MY COMMISSION EXPIRES:



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	23.76'	21.36'	N 39°37'05" W	90°46'09"	15.20'
C2	275.00'	36.31'	36.28'	N 08°46'48" E	07°33'55"	18.18'
C3	15.00'	23.12'	20.90'	N 49°09'44" E	88°19'47"	14.57'
C4	325.00'	92.61'	92.30'	N 85°09'49" E	16°19'38"	46.62'
C5	275.00'	62.69'	62.56'	S 88°28'00" W	13°03'43"	31.48'
C6	15.00'	24.85'	22.11'	S 34°28'04" W	94°56'08"	16.35'
C7	325.00'	63.56'	63.45'	S 07°23'52" E	11°12'16"	31.88'



THIS PLAT PREPARED FOR TEETERS REAL ESTATE INV., LLC  
IN MIAMI COUNTY, OHIO ~ SEPTEMBER 6, 2014

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

# CITY OF PIQUA, MIAMI COUNTY, OHIO ALLEY DEDICATION – ALLEY VACATION

BEING A DEDICATION OF AN 8 FOOT STRIP OF LAND FOR ALLEY PURPOSES FOR PUBLIC USE FOREVER AS OWNED BY THE CITY OF PIQUA, BY DEED BOOK 594, PAGE 617

BEING A VACATION OF A 12 FOOT ALLEY FROM CAMPBELL STREET TO DOWNING STREET IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 25 PAGE 22

MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00033  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/24/2014 11:27:11 AM

REFERENCES  
PAGES: 1

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
VOLUME 7, PAGE 179  
VOLUME 7, PAGE 180  
VOLUME 16, PAGE 40  
VOLUME 17, PAGE 128  
VOLUME 17, PAGE 136  
VOLUME 18, PAGE 126  
VOLUME 19, PAGE 84  
VOLUME 24, PAGE 191

**REFERENCES**  
MIAMI COUNTY RECORDER'S RECORDS:  
DEED BOOK 19, PAGE 401  
DEED BOOK 250, PAGE 110  
DEED BOOK 252, PAGE 496  
DEED BOOK 376, PAGE 281  
DEED BOOK 403, PAGE 203  
DEED BOOK 541, PAGE 372  
DEED BOOK 557, PAGE 196  
DEED BOOK 594, PAGE 617  
OFFICIAL RECORD 214, PAGE 464

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 56, PAGE 2

FEE \$ 43.20

*Jessica A Lopez* *Robt Schumaker*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Oct. 24, 2014.

*Matthew W. Dearhart* *Sinda Irwin*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**APPROVAL BY THE PIQUA PLANNING COMMISSION**

THIS DEDICATION AND VACATION PLAT WAS AS SHOWN HEREON REVIEWED AND APPROVED THIS 13<sup>th</sup> DAY OF May, 2014.

*Mary M. Kosing* *W. D. ...*  
CHAIRMAN SECRETARY

**APPROVAL BY THE PIQUA CITY COMMISSION**

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 17<sup>th</sup> DAY OF June, 2014. BY ORDINANCE NO. 7-14.

*Lucinda L. Fess* *Rebecca J. Cool*  
MAYOR CLERK

**CONSENT**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE ALLEY SHOWN HEREON, DO HEREBY CONSENT TO THE DEDICATION OF SAID ALLEY TO THE PUBLIC USE FOREVER.

CITY MANAGER *Gary A. Huff*  
GARY A. HUFF

**STATE OF OHIO, MIAMI COUNTY, SS:**

BE IT REMEMBERED THAT ON THIS 8<sup>th</sup> DAY OF October, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GARY A. HUFF, CITY MANAGER, OF THE CITY OF PIQUA, OHIO, 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.

MY COMMISSION EXPIRES:

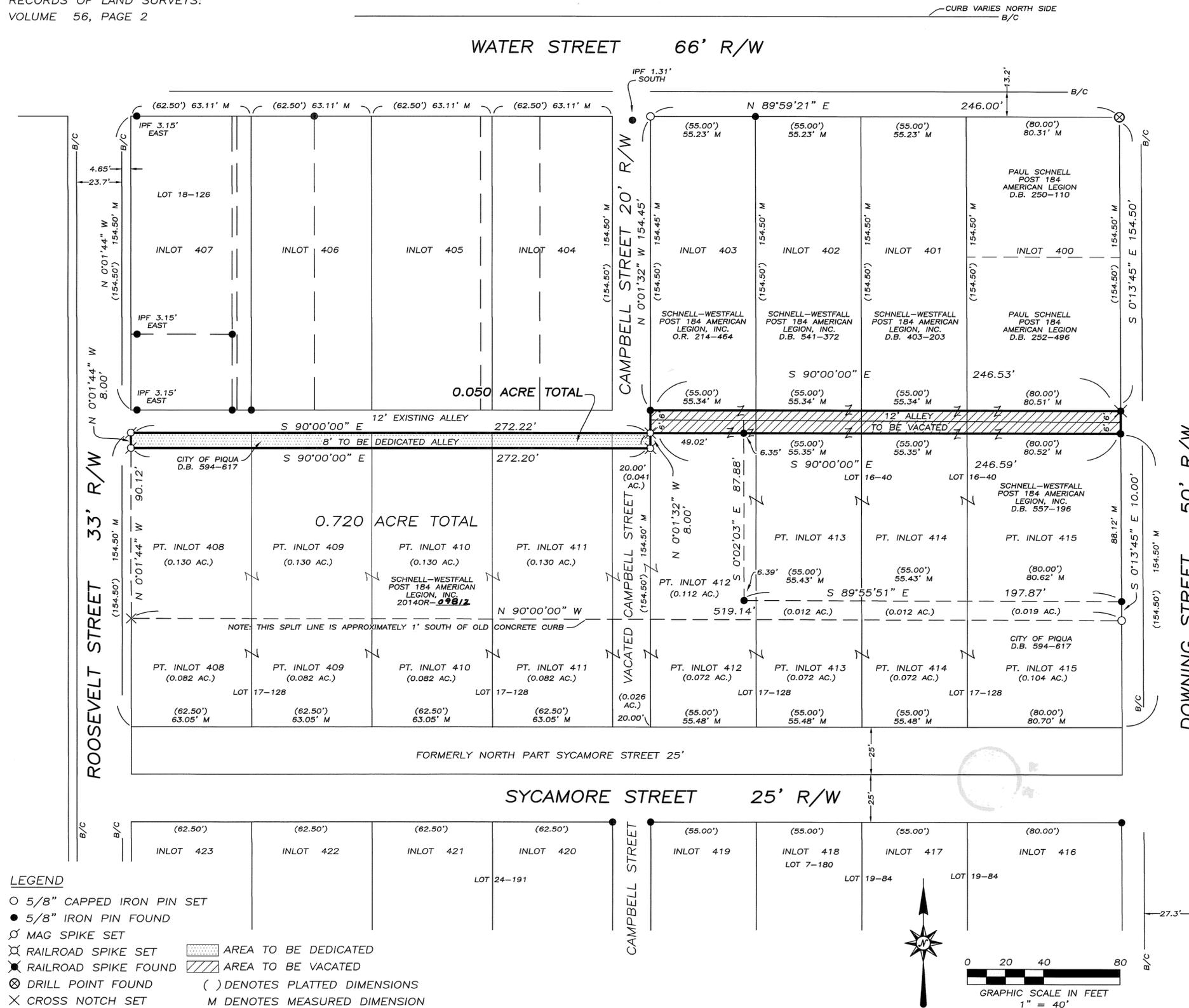


**REBECCA J. COOL, Notary Public**  
In and For the State of Ohio  
My Commission Expires, July 12, 2019

*Rebecca J. Cool*  
NOTARY PUBLIC

THIS PLAT PREPARED FOR SCHNELL-WESTFALL POST 184, AMERICAN LEGION, INC. IN MIAMI COUNTY, OHIO ~ JUNE 7, 2014

*Gregg S. Brookhart*  
**GREGG S. BROOKHART**  
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348  
1009 WESTVIEW DRIVE  
PIQUA, OHIO 45356  
(937) 778-3607



DOWNING STREET 50' R/W

CURB VARIES NORTH SIDE  
B/C

B/C EAST CURB IS STRAIGHT SOUTH OF SYCAMORE STREET

THIS INSTRUMENT WAS PREPARED BY:  
**THOMAS WINEMILLER & ASSOCIATES, INC.**  
 CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
 212 WEST NATIONAL ROAD  
 VANDALIA, OH 45377  
 (937)-898-5862 (937)-898-5716 FAX

**LEGEND**

- IRON PIN FOUND (5/8" DIA.)
- MAG NAIL FOUND

**SURVEY REFERENCES**

DEED BOOK 669, PAGE 391  
 DEED BOOK 685, PAGE 603  
 DEED BOOK 736, PAGE 721  
 MIAMI COUNTY DEED RECORDS

PLAT BOOK 18, PAGE 10  
 PLAT BOOK 18, PAGE 69  
 PLAT BOOK 18, PAGE 77  
 MIAMI COUNTY ENGINEER'S  
 PLAT RECORDS

# KEEPSAF SELF STORAGE REPLAT

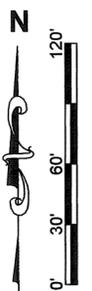
BEING ALL OF INLOT 3424, AND ALL OF INLOT 4156  
 NORTHWEST QUARTER, SECTION 10, TOWN 4, RANGE 6 EAST  
 CITY OF TIPP CITY, MIAMI COUNTY, OHIO  
**6.246 ACRES**  
 SEPTEMBER 16, 2014

**OWNERS**

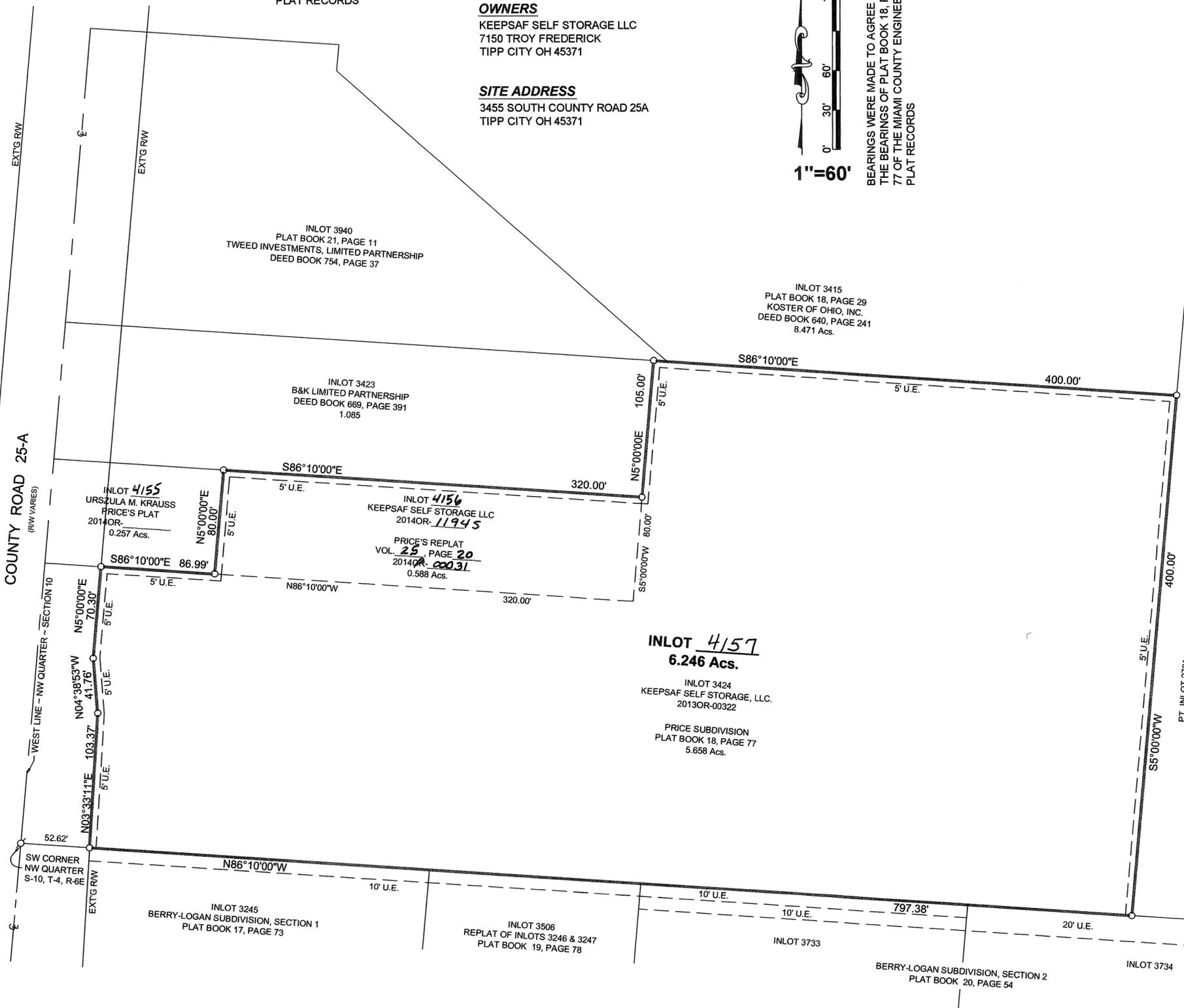
KEEPSAF SELF STORAGE LLC  
 7150 TROY FREDERICK  
 TIPP CITY OH 45371

**SITE ADDRESS**

3455 SOUTH COUNTY ROAD 25A  
 TIPP CITY OH 45371



BEARINGS WERE MADE TO AGREE WITH  
 THE BEARINGS OF PLAT BOOK 18, PAGE  
 77 OF THE MIAMI COUNTY ENGINEER'S  
 PLAT RECORDS



VOLUME 25, PAGE 23  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
**2014P-00034**  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 10/24/2014 2:21:31 PM

REFERENCES  
 PAGES: 2 PG. 1 of 1

FEE: \$ 43.20  
*Jessica A Lopez*  
 MIAMI COUNTY RECORDER  
 MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED THIS 24 DAY OF Oct, 2014  
*Matthew W. Gearhart*  
 MIAMI COUNTY AUDITOR

*Debbie Johnson*  
 BY: DEPUTY RECORDER  
*Jirka Jirsoner*  
 BY: DEPUTY AUDITOR

**DESCRIPTION**

THE WITHIN REPLAT, BEING ALL OF INLOT 3424 AS RECORDED IN PLAT BOOK 18, PAGE 77, AND BEING ALL OF INLOT 4156 AS RECORDED IN PLAT BOOK 25, PAGE 20, OF THE MIAMI COUNTY PLAT RECORDS AND BEING SHOWN AS 2014OR-00034. 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.**

*D. 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 ACKNOWLEDGE THE MAKING AND SIGNING OF THIS REPLAT TO BE OUR VOLUNTARY ACT AND DEED.

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, SANITARY SEWERS, 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 ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*Richard M. Price* *Denise M. Donnelly* *Jawn M. Sporo*  
 WITNESS WITNESS WITNESS  
 RICHARD M. PRICE, MANAGING MEMBER  
 KEEPSAF SELF STORAGE, LLC.  
 DENISE M. DONNELLY, Attorney At Law  
 NOTARY PUBLIC, State of Ohio  
 JAWN M. SPORO, WITNESS

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

BE IT REMEMBERED THAT ON THIS 10th DAY OF October, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, KEEPSAF SELF STORAGE LLC, BY ITS MANAGING MEMBER RICHARD M. PRICE WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS 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.

*Denise M. Donnelly*  
 DENISE M. DONNELLY, Attorney At Law  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 My Commission Has No Expiration Date  
 O.R.C. Section 147.03

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

RICHARD M. PRICE, MANAGING MEMBER, KEEPSAF SELF STORAGE, LLC BEING DULY SWORN THIS 10th DAY OF October, 2014 SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

*Richard M. Price*  
 RICHARD M. PRICE, MANAGING MEMBER

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

*Denise M. Donnelly*  
 DENISE M. DONNELLY, Attorney At Law  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 My Commission Has No Expiration Date  
 O.R.C. Section 147.03

**APPROVAL BY THE CITY OF TIPP CITY**

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO THIS 13th DAY OF October, 2014

*Theodore Busch, Jr.*  
 ACTING CITY ENGINEER  
*Matthew Sp...*  
 CITY PLANNER

**DOMINO'S PIZZA REPLAT  
CITY OF PIQUA, MIAMI COUNTY, OHIO**

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2014P-00035**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/29/2014 1:55:21 PM

REFERENCES  
PAGES: 1

FEE \$ 43.20

*Jessica Lopez* *Robt Schryver*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

**MIAMI COUNTY AUDITOR**  
APPROVED AND TRANSFERRED Oct. 29, 2014.

*Matthew W. Gearhardt* *Linda Linneman*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



**DESCRIPTION**

BEING A REPLAT OF PART OUTLOT 313 AND PART INLOT 8158 AS ACQUIRED BY EUBA REAL ESTATE CORP., BY DEEDS RECORDED IN DEED BOOK 767, PAGE 893, AND RECORD NO. 2014OR-12112 OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO.

**CONSENT**

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

**MEMBER PRESIDENT STEVE DePUGH**

**STATE OF OHIO, MIAMI COUNTY, SS:**

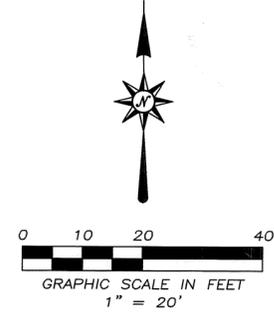
BE IT REMEMBERED THAT ON THIS 26<sup>th</sup> DAY OF August, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE MENTIONED, **MEMBER, PRESIDENT** OF EUBA REAL ESTATE CORP., WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Karen Sue Jenkins*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-21-2018



**KAREN SUE JENKINS**  
Notary Public, State of Ohio  
My Commission Expires 1/21/18



**CITY OF PIQUA**  
THIS SURVEY REVIEWED AND APPROVED  
THIS 21<sup>st</sup> DAY OF August, 2014.

*[Signature]*

**REFERENCES:**

MIAMI COUNTY RECORDER'S RECORDS:  
PLAT BOOK 18, PAGE 13  
PLAT BOOK 22, PAGE 97

**LEGEND**

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- ✱ RAILROAD SPIKE FOUND
- ♂ MAG SPIKE SET
- ✕ CROSS NOTCH SET

NOTE: OWNERS HEREBY CREATE AND DEDICATE A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM ALL OF THE REAL PROPERTY SHOWN HEREON; OVER, UPON AND ACROSS ALL DRIVEWAYS AS THEY NOW EXIST OR WILL EXIST IN THE FUTURE, SAID EASEMENT TO BE FOR THE BENEFIT OF ALL OF THE REAL PROPERTY SHOWN HEREON. (PER RECORD PLAT 18, PAGE 13)

THIS PLAT PREPARED FOR DOUG KNOUFF  
IN MIAMI COUNTY, OHIO ~ JULY 20, 2014

*TRZ*

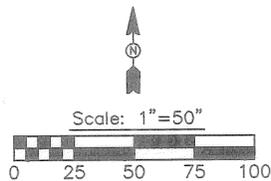
**THOMAS R. ZECHMAN**  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #7077  
1025 LAURA DRIVE  
PIQUA, OHIO 45356  
(937) 773-9479



Replat of Inlots 5989, 6506, 6507, 6508,  
6509 and Part Outlot 438  
City of Troy, Miami County, Ohio

Plat Book 25 Page 26  
Miami County Recorder's Record of Plats

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00037  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/10/2014 10:50:33 AM  
REFERENCES  
PAGES: 1



Description

Being a replat of Part I.L. 5989, I.L. 6506, I.L. 6507, I.L. 6508, I.L. 6509 and Part O.L. 438 in the City of Troy, Miami County, Ohio, as acquired by G.D.C. Land Company, LTD. by deed recorded in Deed Book 781, Page 478, and Deed Book 781, Page 480 of the Miami County Recorder's Deed Records.

References

P.B. 10, PG. 50 }  
P.B. 10, PG. 85 } Miami County Recorder's  
P.B. 11, PG. 141 } Plat Records  
P.B. 13, PG. 19 }

VOL. 12, PG. 35 } Miami County Engineer's  
VOL. 12, PG. 101 } Record of Lot Surveys

Legend

- ⊙ Concrete monument found
- Iron pin found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

Fee 43.20

*Jessica A Lopez* By *Matthew W. Cozatt*  
Miami County Recorder Deputy

Approved and transferred this 7 day  
of Nov., 2014.

*Matthew W. Cozatt* *Linda Strickman*  
Miami County Auditor Deputy

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. Easements shown or noted on this plat are for the construction, operation, repair, replacement, or removal of open ditch surface water drainage, 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.

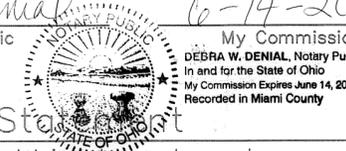
*Eric Eisenberg*  
Eric Eisenberg  
G.D.C. Land Company, LTD.

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 5th day of November, 2014.

*Debra W. Denial* 6-14-2018  
Notary Public My Commission Expires



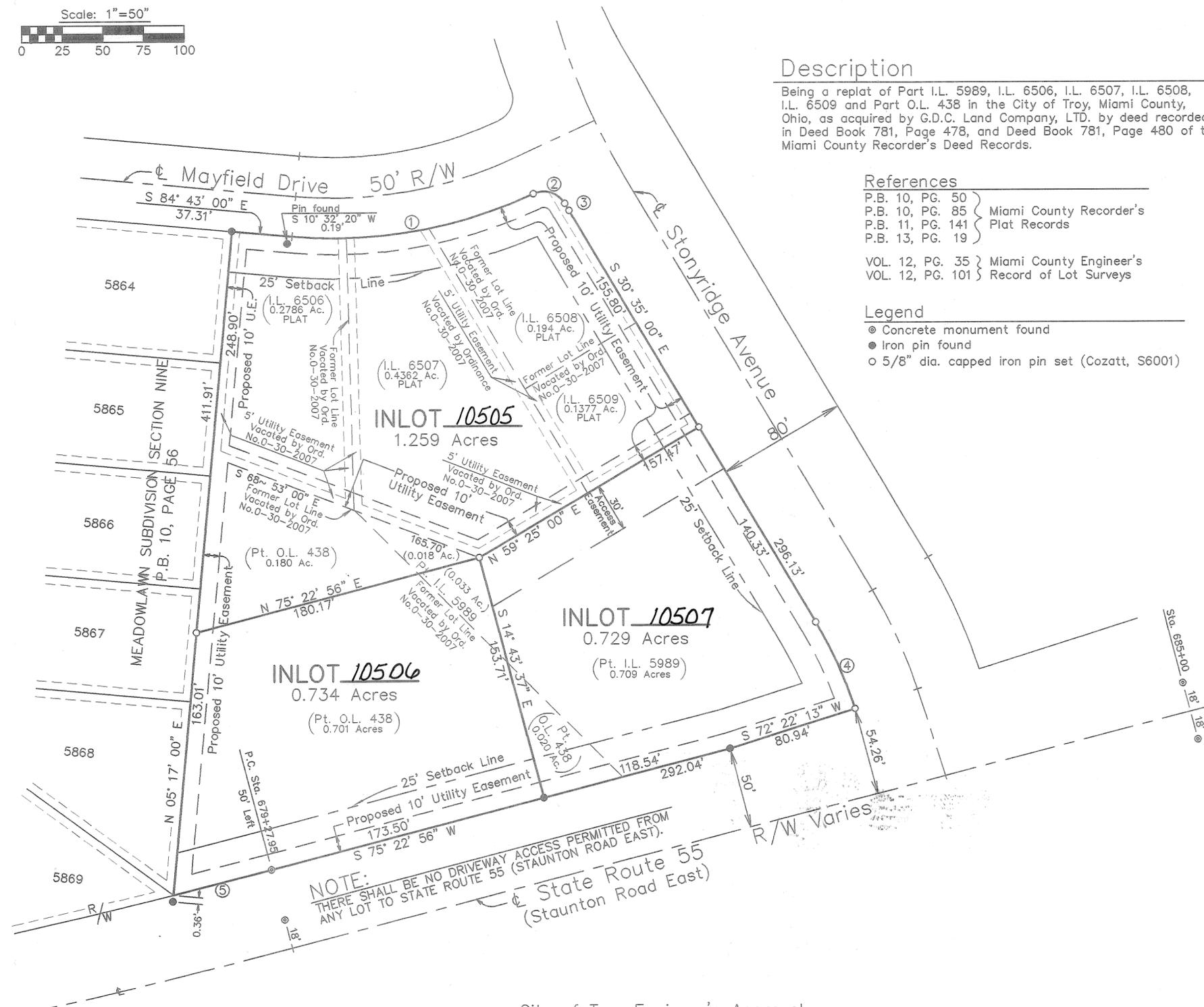
Surveyor's Statement

I hereby certify this replat is true and correct survey made under my direct supervision, and that all monumentation is correct as shown as to material and location.



*Michael W. Cozatt* 11/03/14  
Michael W. Cozatt, P.E. #6001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 07007 Ph. (937) 339-2921



City of Troy Engineer's Approval

The Replat shown hereon was previously accepted and approved by the City of Troy, Ohio City Council by Ordinance No. 0-30-2007 and all prior existing easements were vacated. This Replat was reviewed and approved by the City of Troy Engineer this 7th day of NOVEMBER, 2014.

*Deborah Swan*  
Deborah Swan  
City of Troy Engineer

Curve Data				
No.	Delta	Radius	Length	Long Chord
1	30° 17' 00"	288.82'	152.65'	N 80° 08' 30" E, 150.88'
2	85° 04' 00"	15.00'	22.27'	S 72° 28' 00" E, 20.28'
3	00° 39' 00"	450.00'	5.11'	S 30° 15' 30" E, 5.10'
4	12° 57' 13"	260.00'	58.78'	S 24° 08' 21" E, 58.66'
5	00° 47' 22"	4533.66'	62.46'	S 75° 46' 38" W, 62.46'

**MONUMENT LEGEND**

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

# D07-SRTS-MIA PIQUA INFRA

MIAMI COUNTY  
PART OF INLOTS 7802, 7803, 7819,  
7820, 6362, 6363, 6368, & 6370  
CITY OF PIQUA

VOLUME 25 PAGE 27  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2014P-00038**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/12/2014 11:36:30 AM

REFERENCES  
RECORDING FEE 0.00  
PAGES: 1



FEE \$ 0.00

Jessica Lopez BY DEPUTY RECORDER  
MIAMI COUNTY RECORDER

MIAMI COUNTY AUDITOR

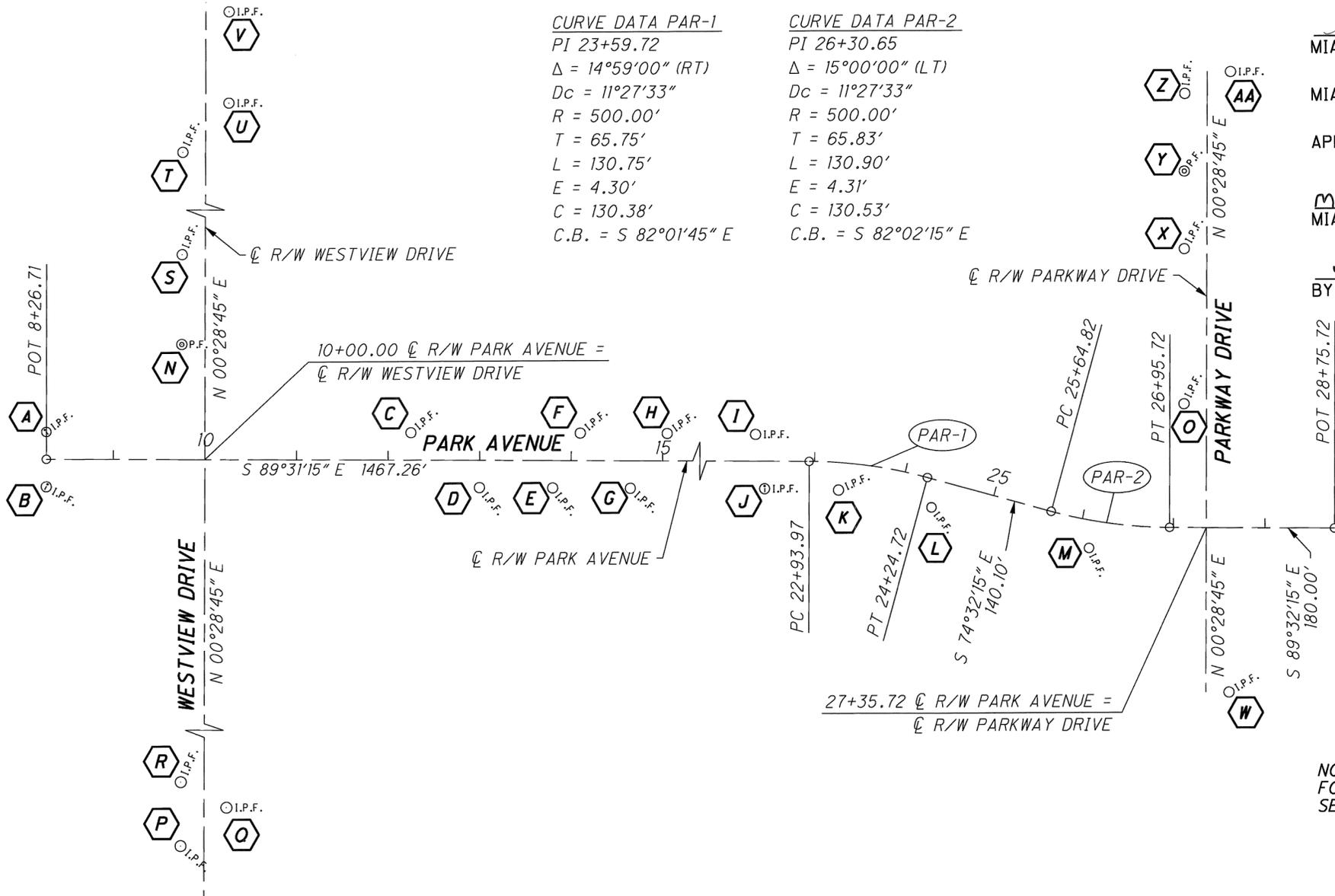
APPROVED AND TRANSFERRED Nov 12, 2014.

Matthew W Gearhardt  
MIAMI COUNTY AUDITOR

Joyce Grillist  
BY DEPUTY AUDITOR

PID NO. **93747**  
R/W DESIGNER SEA  
R/W REVIEWER JMM

<i>CURVE DATA PAR-1</i>	<i>CURVE DATA PAR-2</i>
PI 23+59.72	PI 26+30.65
Δ = 14°59'00" (RT)	Δ = 15°00'00" (LT)
Dc = 11°27'33"	Dc = 11°27'33"
R = 500.00'	R = 500.00'
T = 65.75'	T = 65.83'
L = 130.75'	L = 130.90'
E = 4.30'	E = 4.31'
C = 130.38'	C = 130.53'
C.B. = S 82°01'45" E	C.B. = S 82°02'15" E

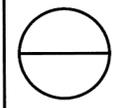


NOTE:  
FOR BASIS OF BEARINGS AND FOUND MONUMENTATION (A)

**CENTERLINE PLAT**

**D07-SRTS-MIA  
PIQUA INFRA**

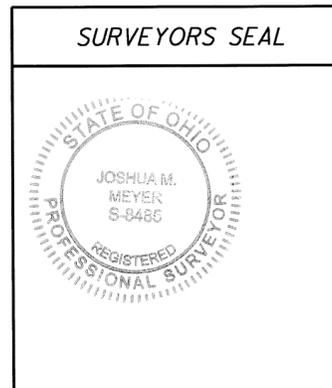
2 / 25



I, Joshua M. Meyer, P. S. have conducted a survey of the existing conditions for the City of Piqua between July 2013 - May 2014. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System South Zone on NAD 83 2011 datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (Meters or US Survey Feet) by a Project Adjustment Factor of 0.999990266449503 (Ground to Grid) applied at N 790653.429, E 1479141.402. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Joshua M. Meyer  
Joshua M. Meyer, Professional Land Surveyor 8485

Date: 11-6-2014



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# D07-SRTS-MIA PIQUA INFRA

VOLUME 25 PAGE 27A  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00038  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/12/2014 11:36:30 AM

REFERENCES  
RECORDING FEE 0.00  
PAGES: 1

MIAMI COUNTY  
PART OF INLOTS 7802, 7803, 7819,  
7820, 6362, 6363, 6368, & 6370  
CITY OF PIQUA

PID NO.  
93747

R/W DESIGNER  
SEA  
R/W REVIEWER  
JMM

FEE \_\_\_\_\_

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED \_\_\_\_\_, 20\_\_.

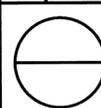
MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

CENTERLINE PLAT

D07-SRTS-MIA  
PIQUA INFRA

3 / 25



J:\2014\0362\ODOT\MIA\93747\row\sheet\93747rc001A.dgn 11/6/2014 8:29:56 AM sanello

NOTE:  
ALL COORDINATES SHOWN ARE STATE PLANE GROUND  
ALL STATIONS AND OFFSETS ARE FROM THE  $\epsilon$  OF RIGHT  
OF WAY OF PARK AVENUE

### FOUND MONUMENTATION A

REF	SV	PT	STATION	OFFSET	DESCRIPTION	NORTHING	EASTING
A	648		8+26.64	30.00' LT	5/8" REBAR W/"SCB 7059" CAP FND	788977.346	1471302.322
B	650		8+26.70	30.12' RT	5/8" REBAR W/"SCB 7059" CAP FND	788917.226	1471301.878
C	604		12+24.91	30.01' LT	1/2" REBAR FND	788974.024	1471700.578
D	654		12+99.88	29.98' RT	1/2" REBAR FND	788913.411	1471775.038
E	655		13+79.91	30.05' RT	1/2" REBAR FND	788912.666	1471855.065
F	658		14+09.83	30.11' LT	1/2" REBAR FND	788972.581	1471885.494
G	656		14+64.74	30.07' RT	1/2" REBAR FND	788911.940	1471939.892
H	657		15+04.80	30.07' LT	1/2" REBAR FND	788971.741	1471980.457
I	670		22+35.30	30.04' LT	1/2" REBAR FND	788965.606	1472710.934
J	669		22+45.34	30.05' RT	1/2" REBAR FND W/"BEAL" CAP FND	788905.435	1472720.468
K	668		23+28.11	30.07' RT	1/2" REBAR FND	788903.640	1472801.144
L	667		24+37.36	30.05' RT	1/2" REBAR FND	788884.667	1472902.638
M	610		26+12.39	30.18' RT	1/2" REBAR FND	788839.443	1473074.625
N	606		9+74.51	126.17' LT	3/4" I PIPE FND	789072.274	1471450.991
O	609		27+11.16	135.08' LT	1/2" REBAR FND	788996.515	1473179.293
P	652		-	-	1/2" REBAR FND	788464.135	1471446.333
Q	653		-	-	1/2" REBAR FND	788505.743	1471496.691
R	651		-	-	1/2" REBAR FND	788534.114	1471446.963
S	605		-	-	1/2" REBAR FND	789170.907	1471452.004
T	661		-	-	1/2" REBAR FND	789346.162	1471453.359
U	659		-	-	1/2" REBAR FND	789399.583	1471504.038
V	660		-	-	1/2" REBAR FND	789499.577	1471504.868
W	607		-	-	1/2" REBAR FND	788680.811	1473226.558
X	662		-	-	1/2" REBAR FND	789166.590	1473180.619
Y	663		-	-	3/4" I PIPE FND	789251.869	1473181.126
Z	664		-	-	1/2" REBAR FND	789336.497	1473182.122
AA	665		-	-	1/2" REBAR FND	789360.213	1473232.152

#### BASIS FOR BEARINGS:

THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED CORS BASE STATIONS IN THE NATIONAL SPATIAL REFERENCE SYSTEM.

#### BASIS OF EXISTING C/L OF RIGHT OF WAY AND RIGHT OF WAY WIDTH

THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM THE PLATS AND SURVEYS OF RECORD ON FILE WITH THE ENGINEER'S OFFICE, MIAMI COUNTY, OHIO.

SURVEYORS SEAL



# D07-SRTS-MIA PIQUA INFRA

MIAMI COUNTY  
PART OF INLOTS 92, 93, 310 & 5708  
CITY OF PIQUA

VOLUME 25 PAGE 21 B  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00038  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/12/2014 11:36:30 AM

REFERENCES  
RECORDING FEE 0.00  
PAGES: 1



PID NO. **93747**

R/W DESIGNER SEA R/W REVIEWER JMM

CENTERLINE PLAT

D07-SRTS-MIA  
PIQUA INFRA

4 / 25



## MONUMENT LEGEND

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

## FOUND MONUMENTATION A

REF	SV	PT	STATION	OFFSET	DESCRIPTION	NORTHING	EASTING
A	675		18+53.40	33.09' LT	MAG NAIL FND	787156.143	1481413.583
B	674		19+66.85	32.91' RT	MAG NAIL FND	787270.069	1481478.753
C	672		21+03.07	33.12' RT	RR SPIKE FND	787406.280	1481477.975
D	673		22+32.38	32.86' LT	PK NAIL FND	787535.107	1481411.053
E	671		22+94.92	32.75' RT	1/2" REBAR FND	787598.123	1481476.205

### NOTE:

ALL COORDINATES SHOWN ARE STATE PLANE GROUND

ALL STATIONS AND OFFSETS ARE FROM THE  $\mathcal{C}$  OF RIGHT OF WAY OF N. DOWNING STREET

### BASIS FOR BEARINGS:

THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED CORS BASE STATIONS IN THE NATIONAL SPATIAL REFERENCE SYSTEM.

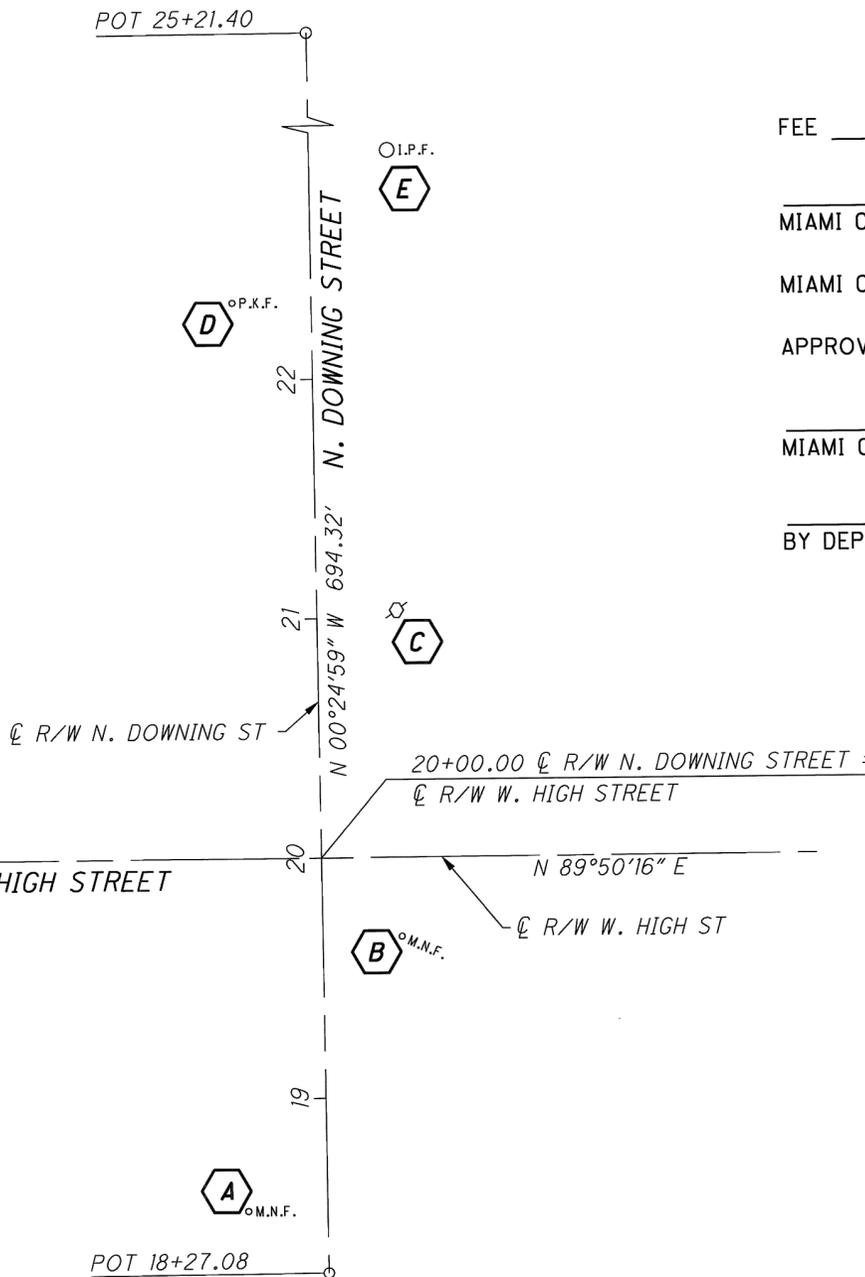
### BASIS OF EXISTING C/L OF RIGHT OF WAY AND RIGHT OF WAY WIDTH

THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM THE PLATS AND SURVEYS OF RECORD ON FILE WITH THE ENGINEER'S OFFICE, MIAMI COUNTY, OHIO.

I, Joshua M. Meyer, P. S. have conducted a survey of the existing conditions for the City of Piqua between July 2013 - May 2014. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System South Zone on NAD 83 2011 datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (Meters or US Survey Feet) by a Project Adjustment Factor of 0.999990266449503 (Ground to Grid) applied at N 790653.429, E 1479141.402. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

*J.M.M.*  
Joshua M. Meyer, Professional Land Surveyor 8485

Date: 11-6-2014



FEE \_\_\_\_\_

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED \_\_\_\_\_, 20\_\_\_\_.

MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

SURVEYORS SEAL



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# D07-SRTS-MIA PIQUA INFRA

VOLUME 25 PAGE 27 C  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY  
PART OF INLOTS 7844,  
7861, 7862 & PT. 7857  
AND SECTIONS 19 & 20, T-1, R-12  
CITY OF PIQUA

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00038  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/12/2014 11:36:30 AM

REFERENCES  
RECORDING FEE 0.00  
PAGES: 1



PID NO. **93747**

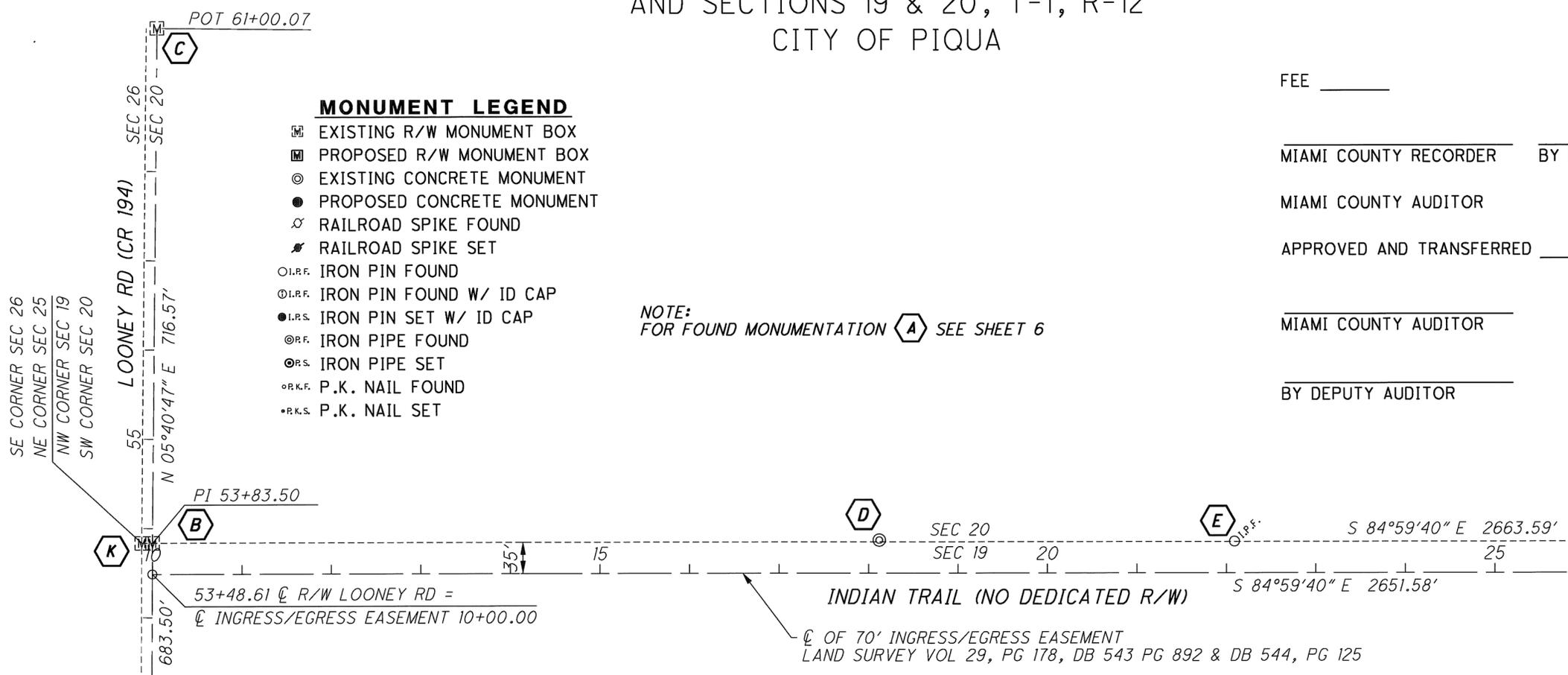
R/W DESIGNER  
SEA  
R/W REVIEWER  
JMM

CENTERLINE PLAT

D07-SRTS-MIA  
PIQUA INFRA

5 / 25

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

NOTE:  
FOR FOUND MONUMENTATION (A) SEE SHEET 6

FEE \_\_\_\_\_

MIAMI COUNTY RECORDER BY DEPUTY RECORDER \_\_\_\_\_

MIAMI COUNTY AUDITOR \_\_\_\_\_

APPROVED AND TRANSFERRED \_\_\_\_\_, 20\_\_\_\_.

MIAMI COUNTY AUDITOR \_\_\_\_\_

BY DEPUTY AUDITOR \_\_\_\_\_

**BASIS FOR BEARINGS:**  
THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED CORS BASE STATIONS IN THE NATIONAL SPATIAL REFERENCE SYSTEM.

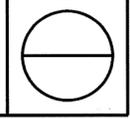
**BASIS OF EXISTING C/L OF RIGHT OF WAY AND RIGHT OF WAY WIDTH**  
THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM THE PLATS AND SURVEYS OF RECORD ON FILE WITH THE ENGINEER'S OFFICE, MIAMI COUNTY, OHIO.

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*J. M. Meyer*  
Joshua M. Meyer, Professional Land Surveyor 8485

Date: 11-6-2014

SURVEYORS SEAL



**MONUMENT LEGEND**

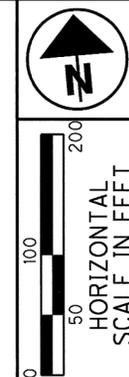
- ◻ EXISTING R/W MONUMENT BOX
- ▣ PROPOSED R/W MONUMENT BOX
- ⊙ EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- ⚡ RAILROAD SPIKE FOUND
- ⚡ RAILROAD SPIKE SET
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- P.K.F. P.K. NAIL FOUND
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# D07-SRTS-MIA PIQUA INFRA

MIAMI COUNTY  
PART OF INLOTS 7844,  
7861, 7862 & PT. 7857  
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VOLUME 25 PAGE 27 D  
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JESSICA A LOPEZ  
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11/12/2014 11:36:30 AM  
  
REFERENCES  
RECORDING FEE 0.00  
PAGES: 1



FEE \_\_\_\_\_

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

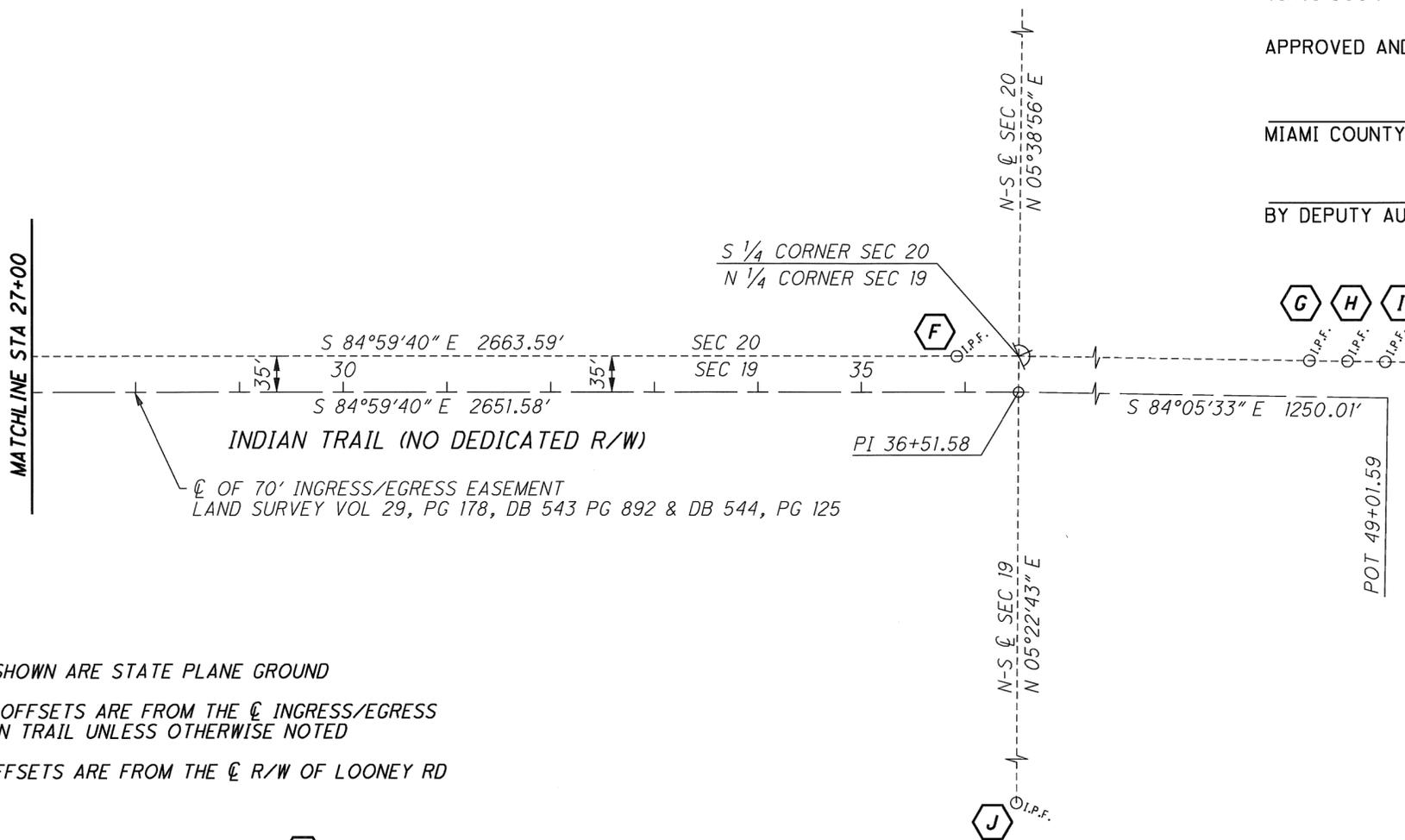
MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED \_\_\_\_\_, 20\_\_\_\_.

MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

R/W DESIGNER SEA R/W REVIEWER JMM  
 PID NO. **93747**



**NOTE:**  
ALL COORDINATES SHOWN ARE STATE PLANE GROUND

ALL STATIONS AND OFFSETS ARE FROM THE  $\odot$  INGRESS/EGRESS EASEMENT OF INDIAN TRAIL UNLESS OTHERWISE NOTED

\* STATIONS AND OFFSETS ARE FROM THE  $\odot$  R/W OF LOONEY RD

**FOUND MONUMENTATION** A

REF	SV PT	STATION	OFFSET	DESCRIPTION	NORTHING	EASTING
A	30602	47+00.00*	$\odot$	MONBOX W/1" I PIN FND	792669.048	1489083.222
B	30600	53+83.50*	$\odot$	MONBOX W/1" I PIN FND	793349.550	1489147.172
C	30603	61+00.07*	$\odot$	MONBOX W/1" I PIN FND	794062.604	1489218.090
D	30604	18+12.27	36.73' LT	CONC MON FND (DISTURBED)	793280.531	1489956.287
E	30605	22+09.10	35.15' LT	5/8" REBAR FND	793244.334	1490351.463
F	30606	35+91.95	34.92' LT	5/8" REBAR FND	793123.446	1491729.023
G	30608	40+41.36	35.14' LT	5/8" REBAR FND	793078.290	1492176.697
H	30609	47+28.10	34.90' LT	5/8" REBAR FND	793007.368	1492859.765
I	30610	49+01.47	35.00' LT	5/8" REBAR FND	792989.626	1493032.228
J	30612	-	-	5/8" REBAR FND	792308.017	149712.265
K	30601	53+83.50*	11.97' LT	MONBOX W/1" I PIN FND	793350.692	1489135.253

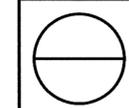
SURVEYORS SEAL



**CENTERLINE PLAT**

**D07-SRTS-MIA  
PIQUA INFRA**

6 / 25



J:\20140362\ODOT\MIA\93747\row\sheets\93747rc003A.dgn 11/6/2014 8:29:57 AM sanello

# CARRIAGE TRAILS

## DESCRIPTION

BEING A REPLAT OF A 25.000 ACRE TRACT PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2014 OR-07326, RECORDED IN THE MIAMI COUNTY DEED RECORDS.

## SECTION 3 - PHASE I PART INLOT 353

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,  
OCTOBER 2014

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2014P-00039  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/18/2014 10:18:03 AM  
REFERENCES  
PAGES: 2

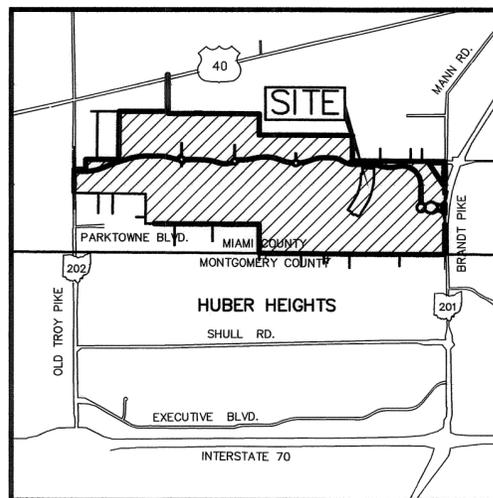
## PROPERTY OWNERS CONSENT

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

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

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

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



LOCATION MAP  
NO SCALE

FEE \$ 86.40

Jessica A Lopez  
MIAMI COUNTY RECORDER  
Jessica A Lopez  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Nov. 18, 2014.

Matthew W. Spearhardt  
MIAMI COUNTY AUDITOR

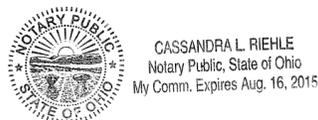
Jade S. Surrus  
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 15<sup>th</sup> DAY OF October, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2015

Cassandra Riehle  
NOTARY PUBLIC



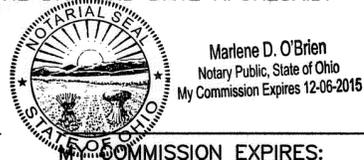
CONSENT OF LIENHOLDER  
WESBANCO BANK, INC.

BY: Andrew Smith  
PRINT: ANDREW SMITH  
TITLE: VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 3<sup>rd</sup> DAY OF October, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW SMITH, VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREAUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Marlene D. O'Brien  
NOTARY PUBLIC



## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 3, 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.

## EASEMENTS

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

## GREEN SPACE

Lot 9.55 are non-buildable Green Space lots and will be owned and maintained by the Master Owners Association.

## BASIS OF BEARINGS

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

## REFERENCES:

- MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219
- MIAMI COUNTY RECORDERS PLAT RECORDS
- |                 |                 |
|-----------------|-----------------|
| P.B. 22, PG. 25 | P.B. 23, PG. 44 |
| P.B. 22, PG. 80 | P.B. 23, PG. 54 |
| P.B. 23, PG. 27 | P.B. 24, PG. 3  |
| P.B. 22, PG. 91 | P.B. 24, PG. 4  |
| P.B. 23, PG. 11 | P.B. 24, PG. 16 |
| P.B. 24, PG. 31 | P.B. 24, PG. 15 |
|                 | P.B. 24, PG. 73 |

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 OCTOBER 14, 2014

Paul  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

## CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 25.000 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN 2014OR-07326, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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



IBI GROUP  
BY David L. Chiesa 10/1/14  
David L. Chiesa P.S.  
Registered Surveyor No. 7740



635 Brookside Boulevard  
Westerville, OH 43081  
Contact: DAVE CHIESA  
614-818-4900  
Fax: 614-818-4902

DEVELOPER  
DEC LAND CO. I LLC  
6375 RIVERSIDE DRIVE SUITE 200  
DUBLIN, OHIO 43017

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2014P-00039  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 11/18/2014 10:18:03 AM

REFERENCES  
 PAGES: 2

Curve #	Length	Radius	Delta	CB	CHORD
C1	3.70'	900.00'	0°14'09"	N84°13'04"W	3.70'
C2	55.39'	35.00'	90°40'36"	S50°33'42"W	49.79'
C3	41.52'	850.00'	2°47'57"	N82°56'10"W	41.52'
C4	734.00'	1315.00'	31°58'52"	N21°12'50"E	724.51'
C5	39.27'	25.00'	90°00'00"	S82°12'16"W	35.36'
C6	39.27'	25.00'	90°00'00"	N7°47'44"W	35.36'
C7	566.55'	1015.00'	31°58'52"	N21°12'50"E	559.22'
C8	54.71'	35.00'	89°33'33"	N39°33'23"W	49.31'
C9	38.57'	1315.00'	1°40'50"	S6°03'48"W	38.57'
C10	54.00'	1315.00'	2°21'11"	S8°04'49"W	54.00'
C11	53.99'	1315.00'	2°21'09"	S10°25'59"W	53.99'
C12	56.69'	1315.00'	2°28'11"	S12°50'39"W	56.68'
C13	56.68'	1315.00'	2°28'10"	S15°18'50"W	56.67'
C14	53.97'	1315.00'	2°21'05"	S17°43'27"W	53.96'
C15	53.96'	1315.00'	2°21'04"	S20°04'32"W	53.96'
C16	53.95'	1315.00'	2°21'03"	S22°25'35"W	53.95'
C17	53.94'	1315.00'	2°21'00"	S24°46'37"W	53.93'
C18	56.63'	1315.00'	2°28'03"	S27°11'09"W	56.63'
C19	56.62'	1315.00'	2°28'01"	S29°39'11"W	56.62'
C20	53.91'	1315.00'	2°20'57"	S32°03'40"W	53.91'

Curve #	Length	Radius	Delta	CB	CHORD
C21	91.09'	1315.00'	3°58'07"	S35°13'12"W	91.07'
C22	87.71'	1195.00'	4°12'19"	N35°06'06"E	87.69'
C23	48.98'	1195.00'	2°20'53"	N31°49'30"E	48.97'
C24	51.42'	1195.00'	2°27'56"	N29°25'05"E	51.42'
C25	51.43'	1195.00'	2°27'57"	N26°57'08"E	51.42'
C26	48.97'	1195.00'	2°20'53"	N24°32'44"E	48.97'
C27	48.98'	1195.00'	2°20'53"	N22°11'50"E	48.97'
C28	48.98'	1195.00'	2°20'53"	N19°50'57"E	48.97'
C29	48.98'	1195.00'	2°20'53"	N17°30'03"E	48.97'
C30	51.42'	1195.00'	2°27'56"	N15°05'39"E	51.42'
C31	51.42'	1195.00'	2°27'56"	N12°37'43"E	51.42'
C32	48.98'	1195.00'	2°20'53"	N10°13'18"E	48.97'
C33	48.98'	1195.00'	2°20'53"	N7°52'24"E	48.97'
C34	30.79'	1195.00'	1°28'34"	N5°57'40"E	30.79'
C35	39.47'	25.00'	90°27'16"	N39°06'31"W	35.50'
C36	56.24'	1135.00'	2°50'21"	S7°32'18"W	56.24'
C37	56.24'	1135.00'	2°50'21"	S10°22'40"W	56.24'
C38	56.24'	1135.00'	2°50'21"	S13°13'01"W	56.24'
C39	56.24'	1135.00'	2°50'21"	S16°03'22"W	56.24'
C40	56.24'	1135.00'	2°50'21"	S18°53'44"W	56.24'

Curve #	Length	Radius	Delta	CB	CHORD
C41	56.24'	1135.00'	2°50'21"	S21°44'05"W	56.24'
C42	56.24'	1135.00'	2°50'21"	S24°34'27"W	56.24'
C43	56.24'	1135.00'	2°50'21"	S27°24'48"W	56.24'
C44	56.24'	1135.00'	2°50'21"	S30°15'09"W	56.24'
C45	58.61'	1135.00'	2°57'31"	S33°09'05"W	58.60'
C46	50.98'	1135.00'	2°34'25"	S35°55'03"W	50.98'
C47	39.46'	25.00'	90°26'28"	N50°26'37"E	35.49'
C48	66.16'	1015.00'	3°44'06"	N7°05'26"E	66.15'
C49	50.30'	1015.00'	2°50'21"	N10°22'40"E	50.29'
C50	50.30'	1015.00'	2°50'21"	N13°13'01"E	50.29'
C51	50.30'	1015.00'	2°50'21"	N16°03'22"E	50.29'
C52	50.30'	1015.00'	2°50'21"	N18°53'44"E	50.29'
C53	50.30'	1015.00'	2°50'21"	N21°44'05"E	50.29'
C54	50.30'	1015.00'	2°50'21"	N24°34'27"E	50.29'
C55	50.30'	1015.00'	2°50'21"	N27°24'48"E	50.29'
C56	50.30'	1015.00'	2°50'21"	N30°15'09"E	50.29'
C57	52.41'	1015.00'	2°57'31"	N33°09'05"E	52.40'
C58	45.59'	1015.00'	2°34'25"	N35°55'03"E	45.59'
C59	39.27'	25.00'	90°00'00"	N82°12'16"E	35.36'
C60	39.27'	25.00'	90°00'00"	S7°47'44"E	35.36'

LOT 785  
 LOT 786  
 LOT 777  
 LOT 787  
 LOT 788  
 LOT 789  
 LOT 790

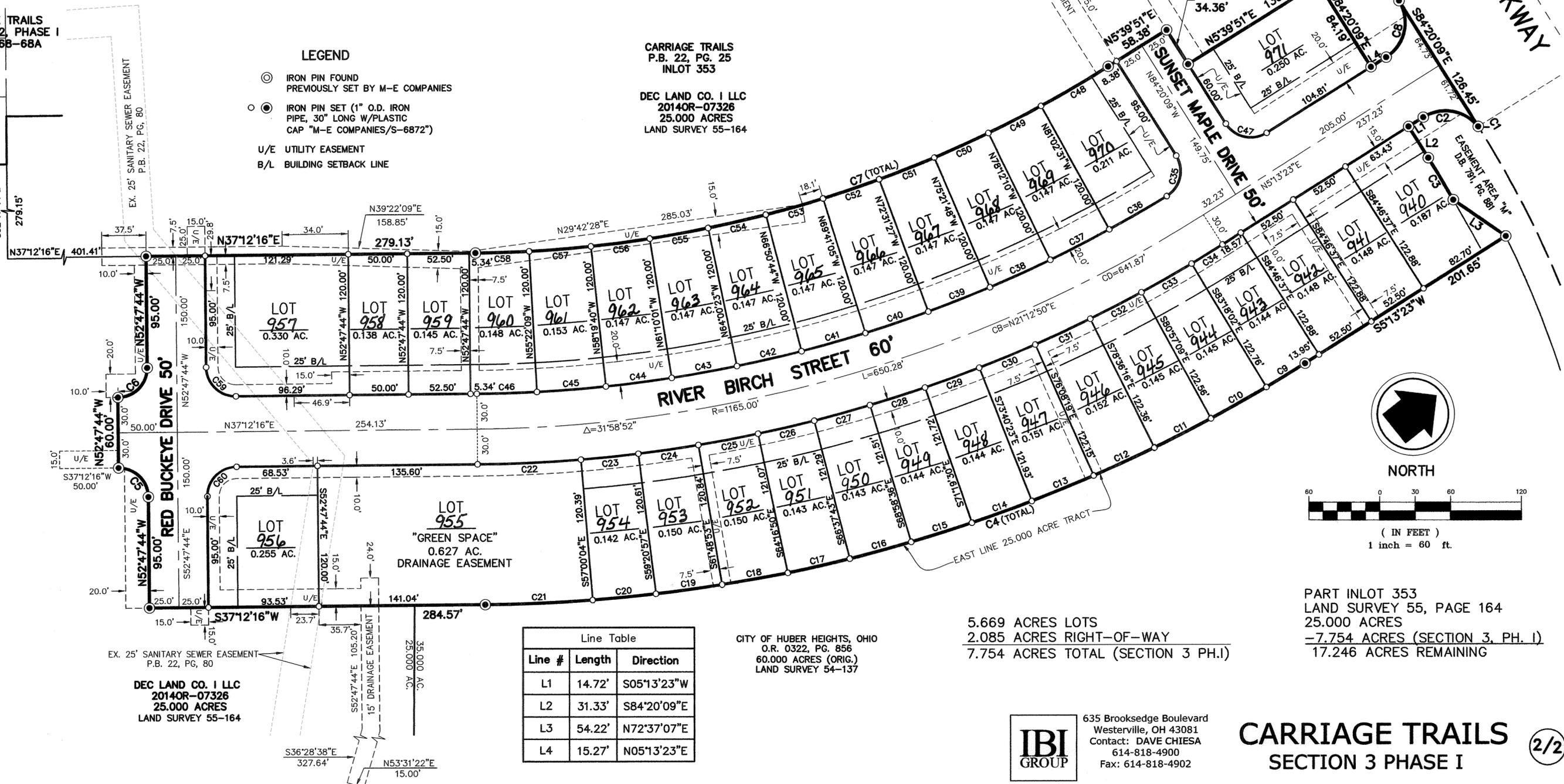
CARRIAGE TRAILS  
 SECTION 2, PHASE I  
 P.V. 24, 68-68A

DEC LAND CO. I LLC  
 20140R-07326  
 25.000 ACRES  
 LAND SURVEY 55-164

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

CARRIAGE TRAILS  
 P.B. 22, PG. 25  
 INLOT 353

DEC LAND CO. I LLC  
 20140R-07326  
 25.000 ACRES  
 LAND SURVEY 55-164



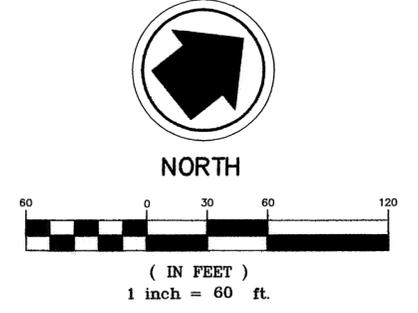
Line Table

Line #	Length	Direction
L1	14.72'	S05°13'23"W
L2	31.33'	S84°20'09"E
L3	54.22'	N72°37'07"E
L4	15.27'	N05°13'23"E

CITY OF HUBER HEIGHTS, OHIO  
 O.R. 0322, PG. 856  
 60.000 ACRES (ORIG.)  
 LAND SURVEY 54-137

5.669 ACRES LOTS  
 2.085 ACRES RIGHT-OF-WAY  
 7.754 ACRES TOTAL (SECTION 3 PH. I)

PART INLOT 353  
 LAND SURVEY 55, PAGE 164  
 25.000 ACRES  
 -7.754 ACRES (SECTION 3, PH. I)  
 17.246 ACRES REMAINING



**IBI GROUP**  
 635 Brookside Boulevard  
 Westerville, OH 43081  
 Contact: DAVE CHIESA  
 614-818-4900  
 Fax: 614-818-4902

**CARRIAGE TRAILS**  
 SECTION 3 PHASE I



**REPLAT OF LOT  
NO. 9808, 9809, 10119, 10500,  
AND PART OF LOT NO. 7502  
CITY OF TROY  
MIAMI COUNTY, OHIO**

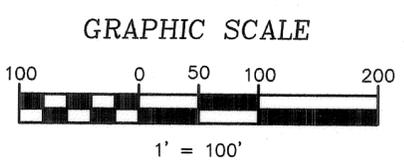
TRANSFERRED, AND INLOT NO. ASSIGNED  
THIS 26 DAY OF Nov, 2014

VOLUME 25 PAGE 30  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Matthew W Gearhardt  
MIAMI COUNTY AUDITOR  
BY: Joyce Guillot  
DEPUTY AUDITOR

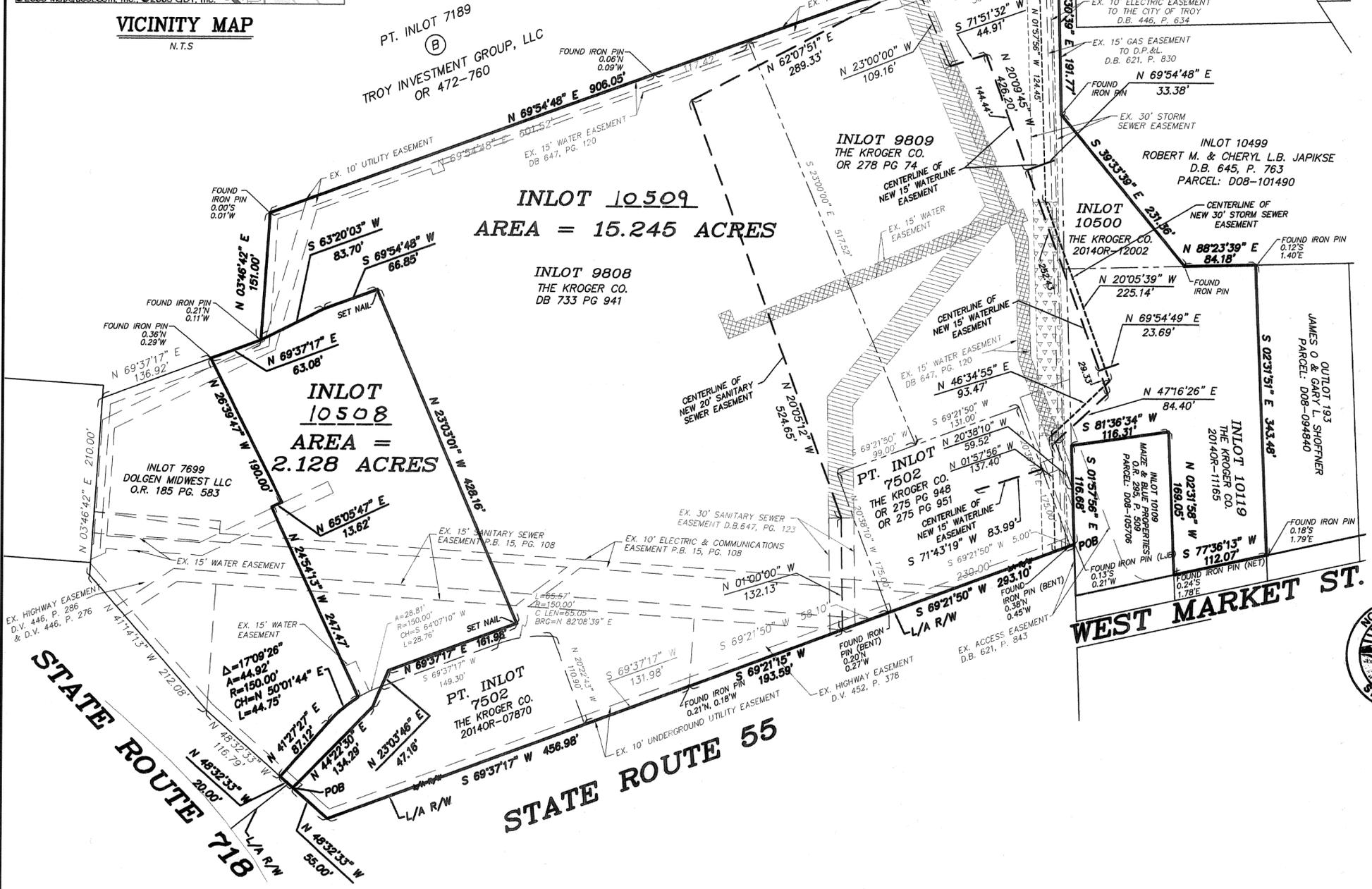
MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2014P-00041**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/26/2014 10:54:11 AM  
REFERENCES  
PAGES: 1

FEE \$ 4320  
Jessica Lopez Robert Trenkamp  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER



**VICINITY MAP**  
N.T.S.

PT. INLOT 7189  
TROY INVESTMENT GROUP, LLC  
OR 472-760



We, the undersigned, being the sole owners of the lands herein replatted, do hereby voluntarily consent to the execution of said replat.

Easements shown on the plat are for the construction, operation, maintenance, repair, replacement, or removal of water, sanitary sewer and drainage, gas, electric, telephone or other utility lines or services and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for said purposes and are to be maintained as such forever.

Owners: The Kroger Co. Carol S. Crank  
By: [Signature] Witness: [Signature]

State of Ohio S.S.  
County of Miami

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 in their free act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 26 day of November, 2014

Carol S Crank  
Notary Public  
My Commission Expires: June 11, 2016



**CAROL S. CRANK**  
NOTARY PUBLIC  
STATE OF OHIO  
My Comm. Expires June 11, 2016

Approved by the City of Troy this  
24 Day of NOVEMBER, 2014  
Jill APLP, PE.  
CITY ENGINEER

- LEGEND**
- INDICATES PORTION OF EXISTING SANITARY SEWER EASEMENT TO BE VACATED IN THE FUTURE.
  - INDICATES PORTION OF EXISTING WATERLINE EASEMENT TO BE VACATED IN THE FUTURE.
  - INDICATES PORTION OF EXISTING STORM SEWER EASEMENT TO BE VACATED IN THE FUTURE.

**REFERENCES:**  
RECORD PLAT BOOK 15, PAGES 108 & 110  
RECORD PLAT BOOK 16, PAGES 69 & 81  
LOT SURVEY VOL. 23, PAGE 97  
REPLAT OF LOT NO. 7663 - VOL. 25, PAGE 6

The within is a 17.373 acre plat in the City of Troy, Ohio, being Lot 9808, 9809, 10119, 10500, and part of Lot 7502 of the consecutive lot numbers of the City of Troy, Ohio  
The measurements are certified correct and iron pins shall be set at all corners. Curve distances are measured on the arc.

Robert W. Trenkamp  
Robert W. Trenkamp  
Professional Surveyor No. 6452



**tga** THOMAS GRAHAM ASSOCIATES, INC.  
• ENGINEERS • SURVEYORS  
803 COMPTON RD.  
CINCINNATI OHIO, 45231  
513-521-4760  
FAX # 521-2439

CITY OF TROY  
MIAMI COUNTY, OHIO

SCALE: 1" = 100' TGA JOB # 7296  
DATE: NOVEMBER 14, 2014

ANNEXATION TO THE VILLAGE OF COVINGTON ~ 6.975 ACRES

NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO  
 SECTION 29, TOWN 8, RANGE 5

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2014P-00042  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 12/12/2014 3:21:45 PM  
 REFERENCES  
 PAGES: 1

FEE \$ 43.20

*Jessica A Lopez*  
 MIAMI COUNTY RECORDER  
*Paul P. Huelskamp*  
 BY DEPUTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN MIAMI COUNTY RECORDER'S  
 DOCUMENT NUMBER: 2014OR-13851

DESCRIPTION

BEING A TOTAL PROPOSED ANNEXATION AREA OF 6.975 ACRES AS ACQUIRED BY COVINGTON EXEMPTED BOARD OF EDUCATION IN OFFICIAL RECORD 286, PAGE 363, AND DOCUMENT NUMBER 2014OR-07413 MIAMI COUNTY RECORDER'S RECORDS, LOCATED IN SECTION 29, TOWN 8, RANGE 5, IN NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO. SAID PROPERTY ACQUIRED BY THE BOARD OF EDUCATION TOTALED 7.081 ACRES IN REFERENCED TWO TRACTS WITH 0.106 ACRE LOCATED WITHIN THE US ROUTE 36 RIGHT-OF-WAY HAVING PREVIOUSLY BEEN ANNEXED IN RECORD PLAT BOOK 10, PAGE 115.

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED  
 THIS 19<sup>th</sup> DAY OF Sept, 2014.

*Paul P. Huelskamp*  
 PAUL P. HUELSKAMP

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF  
 THIS AREA WAS APPROVED THIS 25<sup>th</sup> DAY OF September, 2014.  
 BY RESOLUTION NO. 14-09-1344

*John W. O'Brien* *Robert L. ...* *John ...*

VILLAGE OF COVINGTON

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO  
 THIS 15<sup>th</sup> DAY OF December, 2014.  
 BY ORDINANCE # 13-14

*Edward M. ...* *M. J. ...* *Carmen ...*  
 MAYOR OF COVINGTON VILLAGE ADMINISTRATOR CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED  
 THIS 12<sup>th</sup> DAY OF Dec, 2014.

*Matthew W. Gearhardt*  
 MIAMI COUNTY AUDITOR  
*Joyce Brillant*  
 BY DEPUTY AUDITOR

LEGEND

- IRON PIN FOUND
- ✱ MAG NAIL FOUND

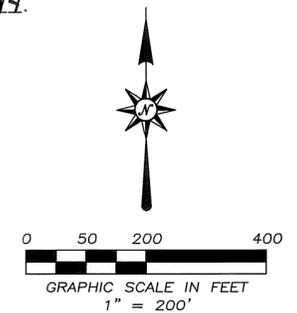
EXISTING CORPORATION LINE

PROPOSED CORPORATION LINE

CERTIFICATION

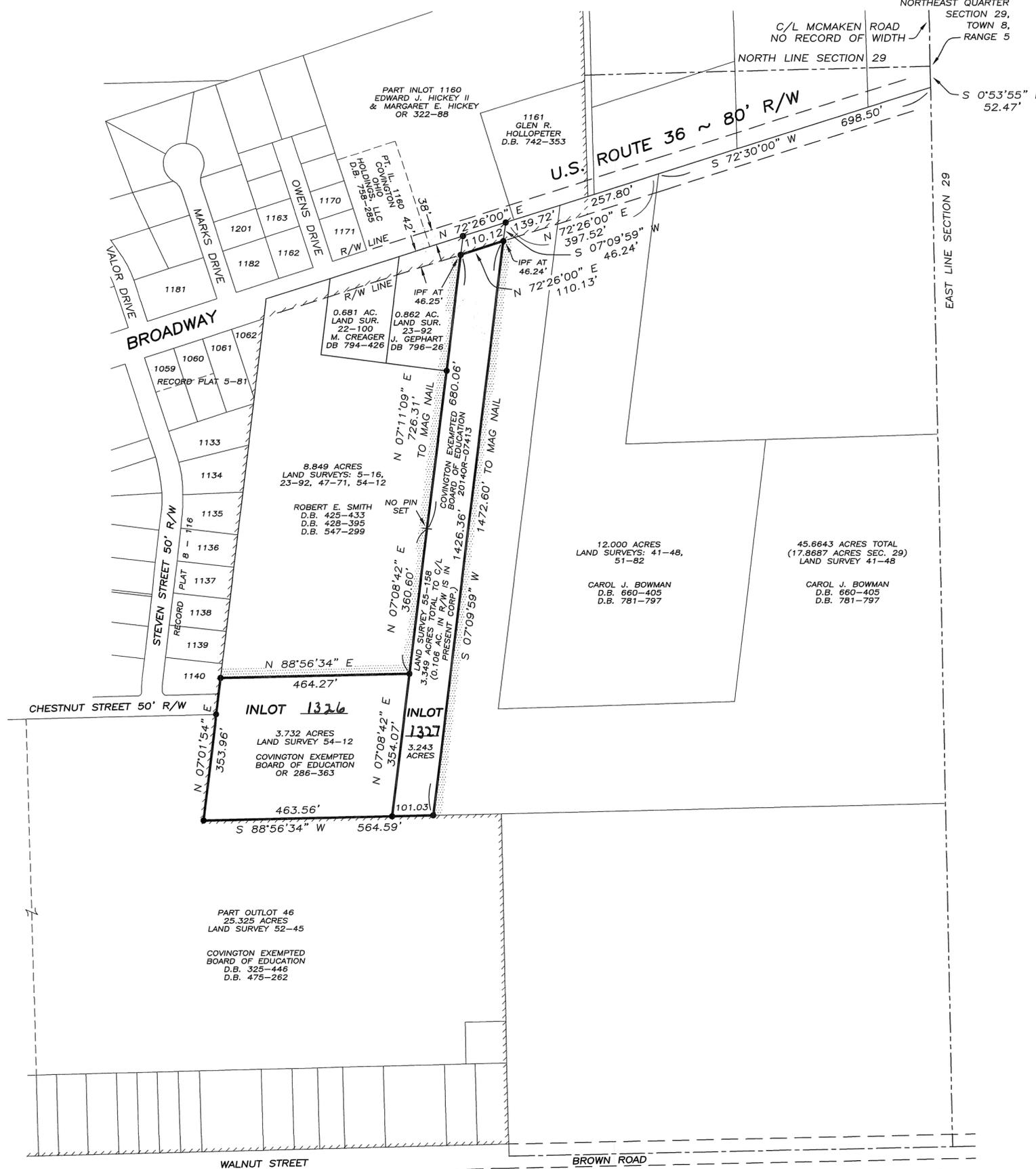
THIS ANNEXATION PLAT PREPARED FROM MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS AND MIAMI COUNTY PLAT RECORDS AS REFERENCED HEREON. MONUMENTS AS SHOWN WERE FOUND IN THE FIELD. I CERTIFY THIS PLAT TO BE CORRECT AS SHOWN.

*Gregg S. Brookhart*  
 GREGG S. BROOKHART



ANNEXATION PLAT PREPARED FOR COVINGTON SCHOOLS  
 IN MIAMI COUNTY, OHIO ~ AUGUST 17, 2014

*Gregg S. Brookhart*  
 GREGG S. BROOKHART  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #6348  
 1009 WESTVIEW DRIVE  
 Piqua, OHIO 45356  
 (937) 778-3607



10163 INLOT TROY CITY MIAMI, OHIO COUNTY

**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: 4783 ANOM LLC.

Tom Martin member  
 AUTHORIZED SIGNATURE TITLE

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2014P-00043  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 12/15/2014 12:42:25 PM  
 REFERENCES  
 PAGES: 1

TRANSFERRED THIS 15 DAY OF Dec. 2014

PLAT BOOK 25, PAGE 32  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 15 DAY OF December 2014 AT 12:42 P.M.  
 FILE No. 2014P-00043 FEE: \$13.20  
 JESSICA A. LOPEZ RECORDER  
 DEPUTY

Matthew W. Gearhardt  
 MATTHEW W. GEARHARDT  
 MIAMI COUNTY AUDITOR  
 BY: Linda Linneman  
 DEPUTY AUDITOR

**ACKNOWLEDGMENT**

STATE OF OHIO, Miami COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Tom Martin ON BEHALF OF 4783 ANOM 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 13th DAY OF January, 2014.

NOTARY PUBLIC Kevin T. Blakeley

MY COMMISSION EXPIRES: December 9, 2015



KEVIN T. BLAKELEY, Notary Public  
 In and for the State of Ohio  
 My Commission Expires December 9, 2015  
 Recorded in Darke County

**CITY OF TROY PLANNING COMMISSION**

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 11th DAY OF December, 2013 THIS PLAT WAS REVIEWED AND APPROVED.

Alan Kopers CHAIRMAN Sam L. Knight SECRETARY

**CITY OF TROY COUNCIL**

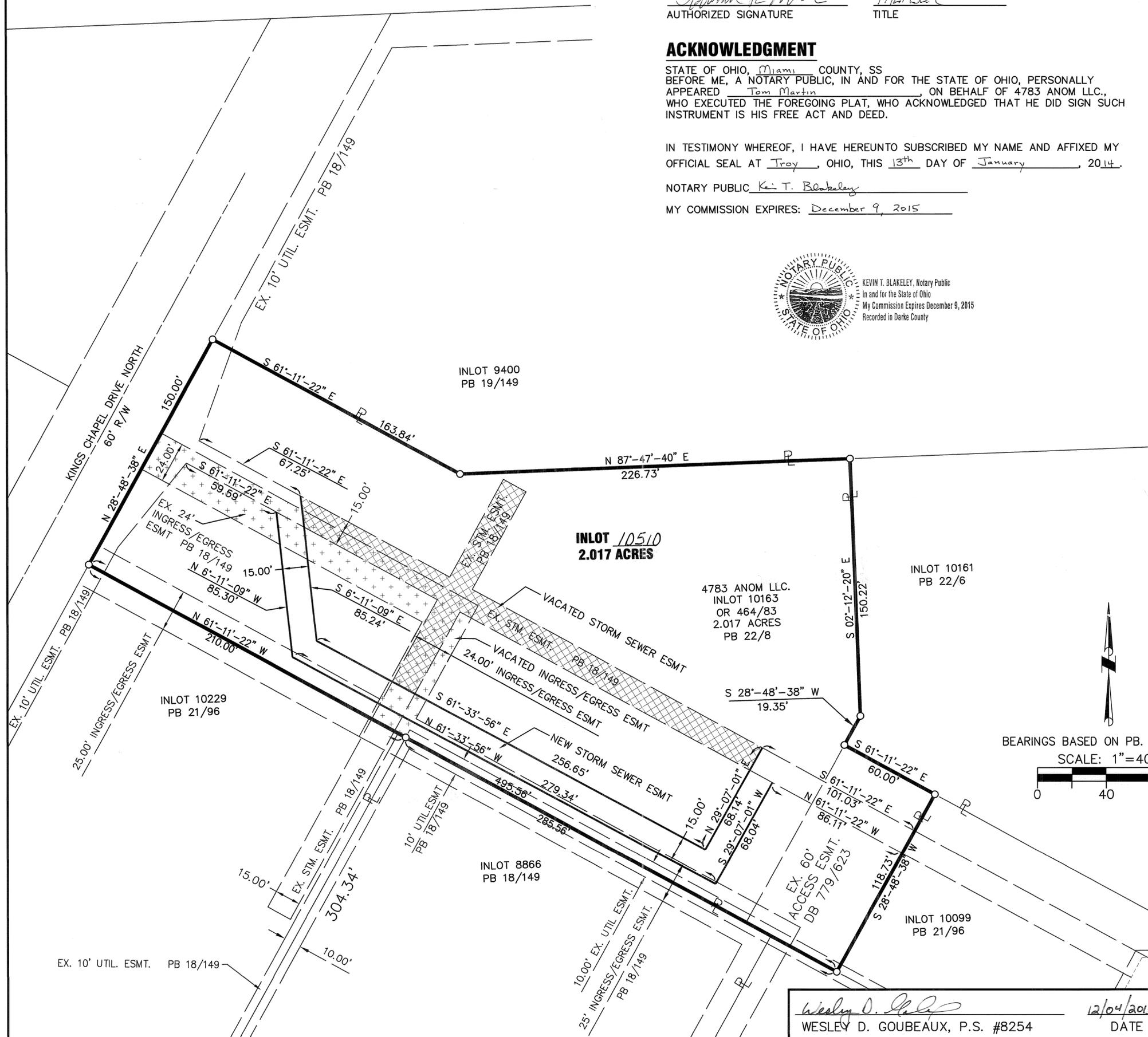
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS DAY OF 20, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-20, EFFECTIVE 20.

Michael R. Beaulieu MAYOR Martha A. Baker PRESIDENT OF COUNCIL Sam L. Knight CLERK OF COUNCIL

**CITY OF TROY ENGINEER**

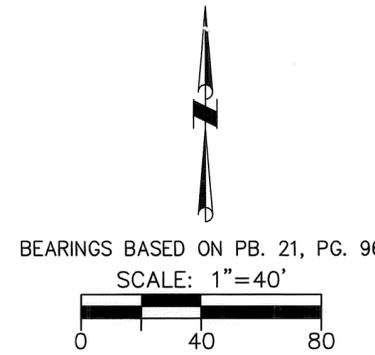
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 19th DAY OF NOVEMBER, 2014.

Deborah Glavin  
 CITY ENGINEER



**LEGEND**

- IRON PIN FOUND
- ▨ STORM EASEMENT TO BE VACATED
- ⊕ INGRESS EGRESS EASEMENT TO BE VACATED



**DESCRIPTION**

BEING A REPLAT OF INLOT 10163, OWNED BY 4783 ANOM LLC. BY DEED RECORDED IN OFFICIAL RECORD 464, PAGE 83.

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

	<b>CHOICE ONE ENGINEERING</b> 440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365 (937) 497-0200 FAX (937) 497-0300 www.choiceoneengineering.com	DATE: 12-04-13
		DRAWN BY: AJB
		JOB NUMBER: MIATRO1308REPLAT
		SHEET NUMBER 1 OF 1

Wesley D. Goubeaux  
 WESLEY D. GOUBEAUX, P.S. #8254  
 DATE 12/04/2013

# REPLAT OF LOT 1 PIQUA PLAZA DEVELOPMENT

SECTION 24, TOWN 8, RANGE 5 E  
 TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO  
 CONTAINING 8.101 ACRES  
 Lot 4 (5.297 Ac.) Lot 5 (2.804 Ac.)  
 0.000 Ac. in Right of Way

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2014P-00044  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 12/23/2014 3:44:41 PM  
 REFERENCES  
 PAGES: 2

**CONSENT TO REPLAT**

We, the undersigned, being all the Owners and Lien Holders of the land herein platted, do hereby acknowledge the making and signing of this Replat to be our voluntary act and deed..

Owner: Gator Piqua Partners, LLLP, by Gator Piqua LLC, its general partner

[Signature]  
 James A. Goldsmith, Manager

[Signature]  
 Witness  
**DANIEL T. WHYTE**  
 Name

NOTARY  
 STATE OF Florida, COUNTY OF Miami-Dade, S.S.

Before me, a Notary Public in and for said county and state, personally appeared the above named Gator Piqua Partners, LLLP, a Florida Limited Liability Limited Partnership, by Gator Piqua, LLC, a Florida Limited Liability Company, its General Partner, by James A. Goldsmith, its Manager, personally known or proven to me to be the person who executed the foregoing instrument, and who acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed individually, and the duly authorized free act and deed of Gator Piqua Partners, LLLP and Gator Piqua, LLC.

In testimony whereof, I have hereunto set my hand and affixed my official seal

on this 5<sup>th</sup> day of December, 20 2014.

[Signature]  
 Notary Public  
 My commission expires:



**PROTECTIVE COVENANTS AND RESTRICTIONS**

The execution of this Plat is made subject to but not limited to the mutual non-exclusive easement for all underground utilities, ingress/egress, parking and shallow overflow pond easement as described and recorded in Deed Vol. 548, Page 631 and Deed Vol. 554, Page 283 .

**DESCRIPTION**

Being a Replat of Lot 1 of Piqua Plaza Development as shown on Record Plat 13, Page 78 in the Miami County Plat Records and conveyed to Gator Piqua Partners, LLLP by deed recorded in D.B. 787, Page 880.

Containing a Total of 8.101 Acres. No acreage is contained in street dedication.

**MIAMI COUNTY COMMISSIONERS**

This Plat approved by the Miami County Commissioners

this 23rd day of December, 2014.

[Signatures]

**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 by our company surveyors under my supervision in November, 2014. All monumentation has been found or is to be set as shown.

[Signature]  
 Randy H. Norfleet, P.S. Date  
 Ohio License No. 6834



FEE \$ 86.40

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

**MIAMI COUNTY AUDITOR**

APPROVED AND TRANSFERRED Dec. 23, 2014

[Signature]  
 MATTHEW W. KENYARDT  
 MIAMI COUNTY AUDITOR  
[Signature]  
 BY DEPUTY AUDITOR

**MIAMI COUNTY ENGINEER**

This Plat was reviewed and approved by us  
 this 10<sup>th</sup> day of Dec, 2014.

[Signature]  
 Miami County Engineer

**MIAMI COUNTY PLANNING COMMISSION**

This Plat was inspected and approved by the  
 Planning Commission of Miami County, Ohio  
 this 16<sup>th</sup> day of December, 2014.

[Signature]  
 Chairman

[Signature]  
 Secretary

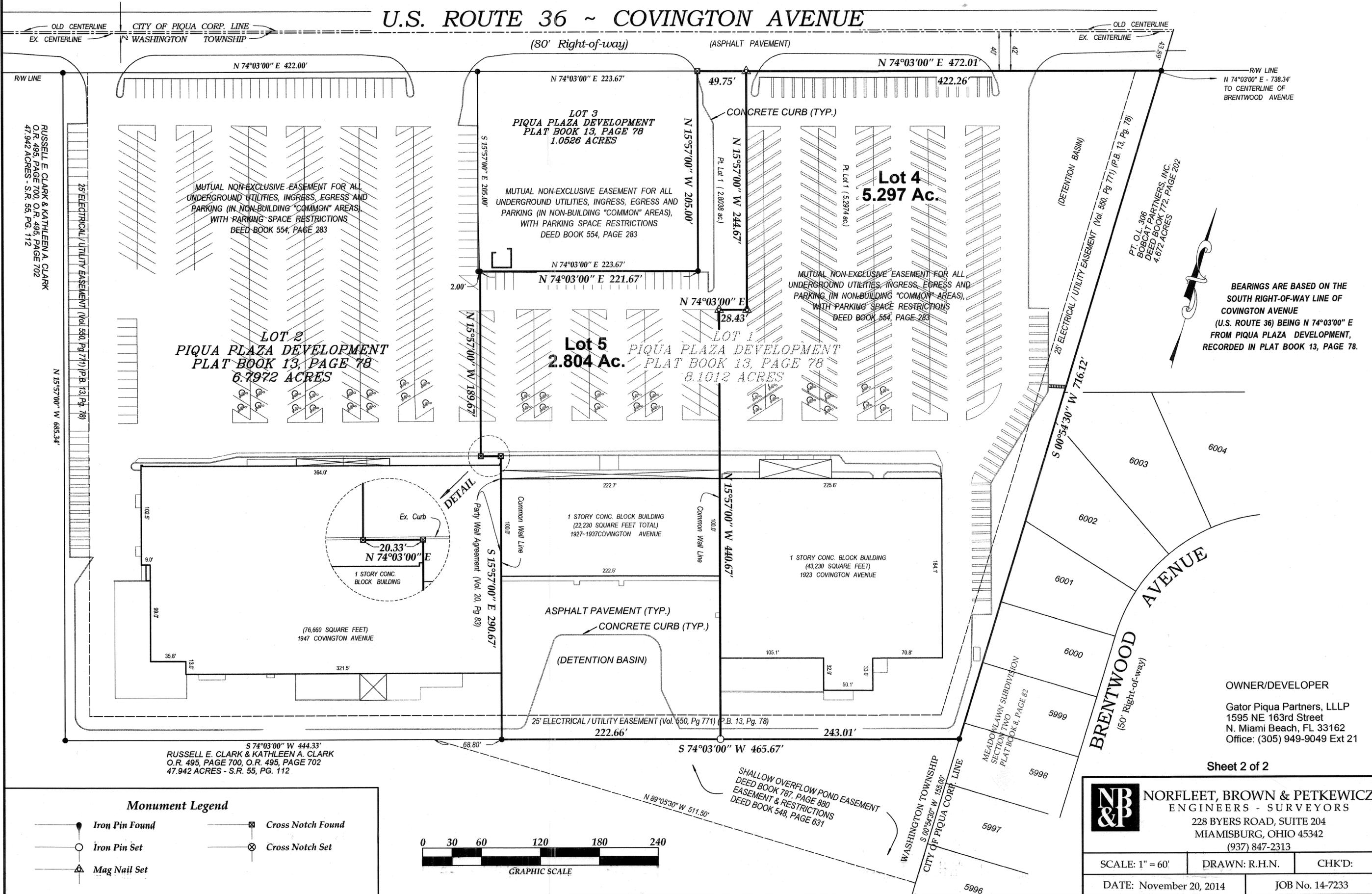
**OWNER/DEVELOPER**

Gator Piqua Partners, LLLP  
 1595 NE 163rd Street  
 N. Miami Beach, FL 33162  
 Office: (305) 949-9049 Ext 21

<b>NORFLEET, BROWN &amp; PETKEWICZ</b> ENGINEERS - SURVEYORS 228 BYERS ROAD, SUITE 204 MIAMISBURG, OHIO 45342 (937) 847-2313		
SCALE: None	DRAWN: R.H.N.	CHK'D:
DATE: November 20, 2014	JOB No. 14-7233	

# REPLAT OF LOT 1 PIQUA PLAZA DEVELOPMENT

SECTION 24, TOWN 8, RANGE 5 E  
TOWNSHIP OF WASHINGTON, COUNTY OF MIAMI, STATE OF OHIO  
CONTAINING 8.101 ACRES  
Lot 4 (5.297 Ac.) Lot 5 (2.804 Ac.)  
0.000 Ac. in Right of Way



S 74°03'00" W 444.33'  
RUSSELL E. CLARK & KATHLEEN A. CLARK  
O.R. 495, PAGE 700, O.R. 495, PAGE 702  
47.942 ACRES - S.R. 55, PG. 112

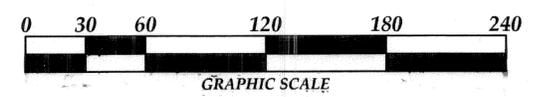
BEARINGS ARE BASED ON THE  
SOUTH RIGHT-OF-WAY LINE OF  
COVINGTON AVENUE  
(U.S. ROUTE 36) BEING N 74°03'00" E  
FROM PIQUA PLAZA DEVELOPMENT,  
RECORDED IN PLAT BOOK 13, PAGE 78.

OWNER/DEVELOPER  
Gator Piqua Partners, LLLP  
1595 NE 163rd Street  
N. Miami Beach, FL 33162  
Office: (305) 949-9049 Ext 21

Sheet 2 of 2

### Monument Legend

- Iron Pin Found
- Iron Pin Set
- ▲ Mag Nail Set
- ⊠ Cross Notch Found
- ⊗ Cross Notch Set



**NB & P** NORFLEET, BROWN & PETKEWICZ  
ENGINEERS - SURVEYORS  
228 BYERS ROAD, SUITE 204  
MIAMISBURG, OHIO 45342  
(937) 847-2313

SCALE: 1" = 60'	DRAWN: R.H.N.	CHK'D:
DATE: November 20, 2014	JOB No. 14-7233	

# BROWNLEE REPLAT

INLOTS 4524 & 4525 ~ CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 25 PAGE 34  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

NOTE:  
 THE PURPOSE OF THIS SURVEY IS TO REPLAT THE EXISTING COMBINED INLOTS 4524 AND 4525 INTO TWO NEW LOTS DIVIDED BY AN EAST-WEST LINE, SO THAT EACH OF THE EXISTING STRUCTURES MAY BE TRANSFERRED ON ITS OWN RESPECTIVE LOT.

THE EXISTING IRON PIPES FOUND ON THE WEST LINE OF INLOT 4525 WERE HONORED. THEY ALLOW FULL PLATTED FRONTAGE ON BOTH OF THE LOTS TO THE WEST. THE EAST LINE WAS ESTABLISHED USING CURB SPLITS ON VIRGINIA STREET, WHICH RENDERED THE IRON PIPE FOUND AT THE SOUTHEAST CORNER OF INLOT 4524 TO BE 0.50 FEET EAST OF THE ACTUAL PROPERTY LINE.

**LEGEND**

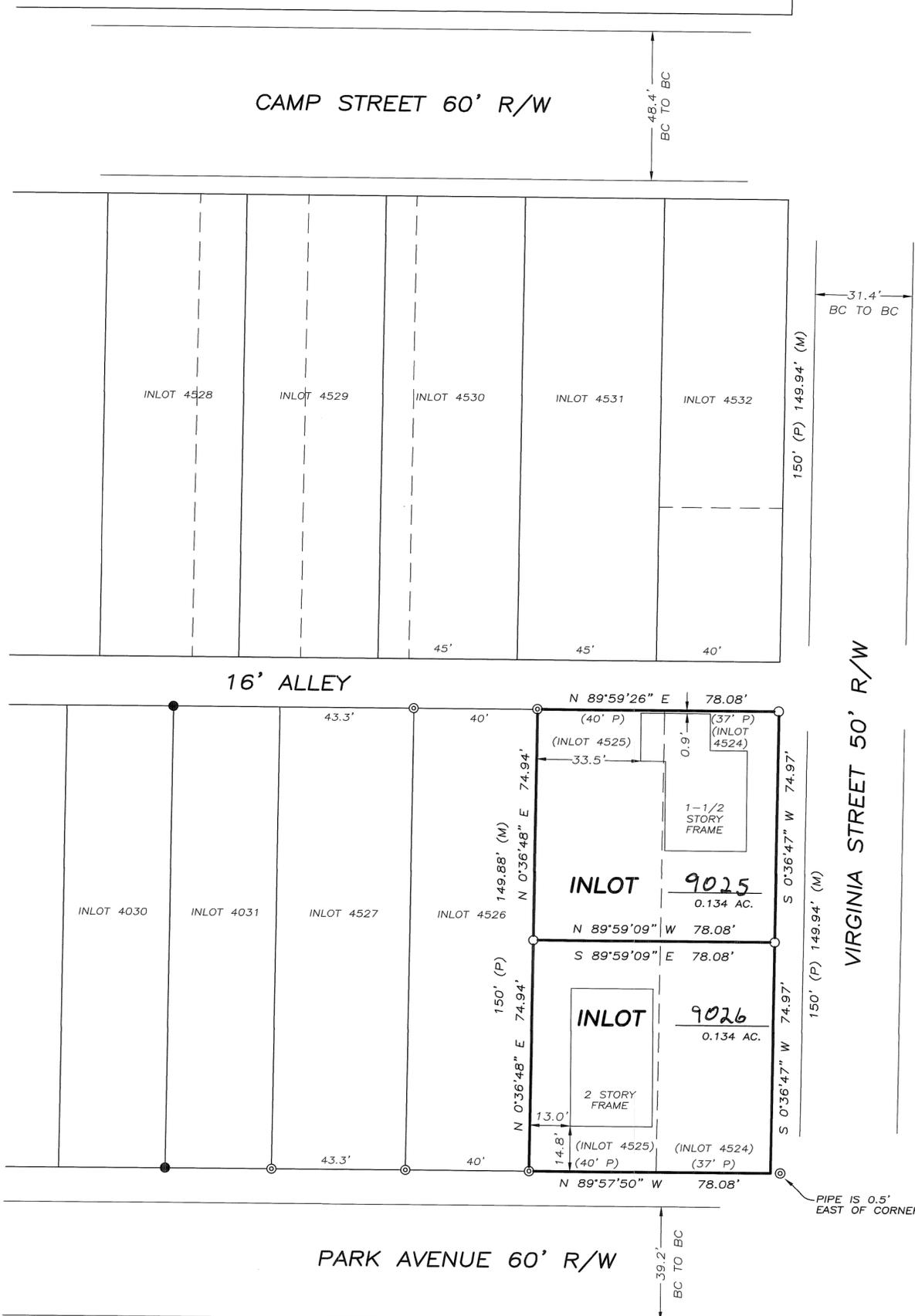
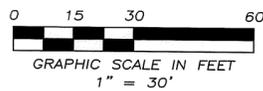
- 5/8" CAPPED IRON PIN SET
- ⊙ PIPE FOUND
- IRON PIN FOUND
- (P) DENOTES PLATTED DIMENSIONS
- (M) DENOTES MEASURED DIMENSION

**REFERENCES**

MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:  
 VOLUME 7, PAGE 31

MIAMI COUNTY RECORDER'S PLAT RECORDS:

VOLUME 2, PAGE 200  
 VOLUME 3, PAGE 9



MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2015P-00001  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 01/06/2015 3:45:23 PM

REFERENCES  
 PAGES: 1

FEE \$43.20

*Jessica A Lopez*  
 MIAMI COUNTY RECORDER  
*Matthew W Gearhardt*  
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED Jan 06, 2015

*Matthew W Gearhardt*  
 MIAMI COUNTY AUDITOR  
*Joyce Grillo*  
 BY DEPUTY AUDITOR

**DESCRIPTION**

BEING A REPLAT OF INLOTS 4524 AND 4525 AS CONVEYED TO HELEN L. BROWNLEE BY DEED RECORDED IN VOLUME 393, PAGE 29 OF THE MIAMI COUNTY DEED BOOK 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.

*Richard L Brownlee*  
 OWNER  
 RICHARD L. BROWNLEE  
*Linda B Robinson*  
 LINDA B. ROBINSON  
 CO-EXECUTORS OF THE ESTATE OF HELEN L. BROWNLEE

**STATE OF OHIO, MIAMI COUNTY, SS:**

BE IT REMEMBERED THAT ON THIS 2ND DAY OF JANUARY, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE MENTIONED, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*James Ann Veat*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-16-2016

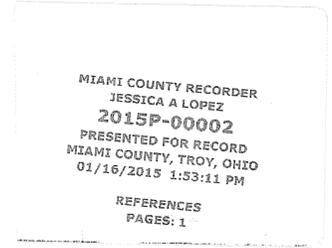
**CITY OF PIQUA**

THIS RECORD PLAT REVIEWED AND APPROVED  
 THIS 5th DAY OF JAN, 2015.

*Christopher W. S...*

REPLAT OF INLOTS 4524 AND 4525 FOR THE ESTATE OF HELEN L. BROWNLEE IN MIAMI COUNTY, OHIO ~ DECEMBER 21, 2014

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



DESCRIPTION  
The within Re Plat is a Subdivision of Land containing 1.511 acres of land, being all of Lot 1 and all of Lot 2 of Wiley Industrial Park Section One recorded in P.B. 10, Pg. 118, conveyed to Parminder Singh recorded in O.R. 442, PG. 511 and O.R. 485, PG. 718 of the Deed Records of Miami County, Ohio

In witness whereof, the undersigned have hereunto set their hand

on this 9th day of January, 2015  
Parminder Singh  
Parminder Singh

Lisa Hartley  
(Witness)  
Lisa Hartley  
(Print Name)

(Lender) \_\_\_\_\_ (Witness) \_\_\_\_\_  
(Print Name) \_\_\_\_\_ (Print Name) \_\_\_\_\_

**Acknowledgment**

State of Ohio, S.S.  
County of Montgomery

Be it remembered, that on this 9th day of January, 2015 before me a Notary Public in and for said State, personally came Parminder Singh who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed by notary seal on the day and year aforesaid.

Lisa Hartley  
Notary Public April 3, 2018  
My Commission Expires



**Acknowledgment**

State of Ohio, S.S.  
County of \_\_\_\_\_

Be it remembered, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me a Notary Public in and for said State, personally came \_\_\_\_\_ of \_\_\_\_\_ who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed by notary seal on the day and year aforesaid.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

FEE \$ 43.20

Jessica Lopez Richard Cultice  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan 16 2014  
Matthew W. Glabhardt  
MIAMI COUNTY AUDITOR  
Linda Terrence  
BY DEPUTY AUDITOR

**APPROVAL BY THE MIAMI COUNTY COMMISSIONERS**

THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY

COMMISSIONERS THIS 15th DAY OF January, 2015  
Richard Cultice John Evans John W. O'Brien  
RICHARD CULTICE JOHN EVANS JOHN W. O'BRIEN

**MIAMI COUNTY PLANNING COMMISSION**

THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING

COMMISSION THIS 16th DAY OF December, 2014  
John W. O'Brien Richard Cultice  
CHAIRMAN SECRETARY

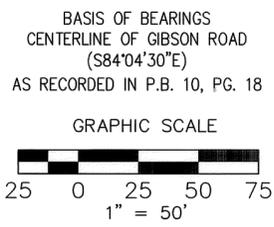
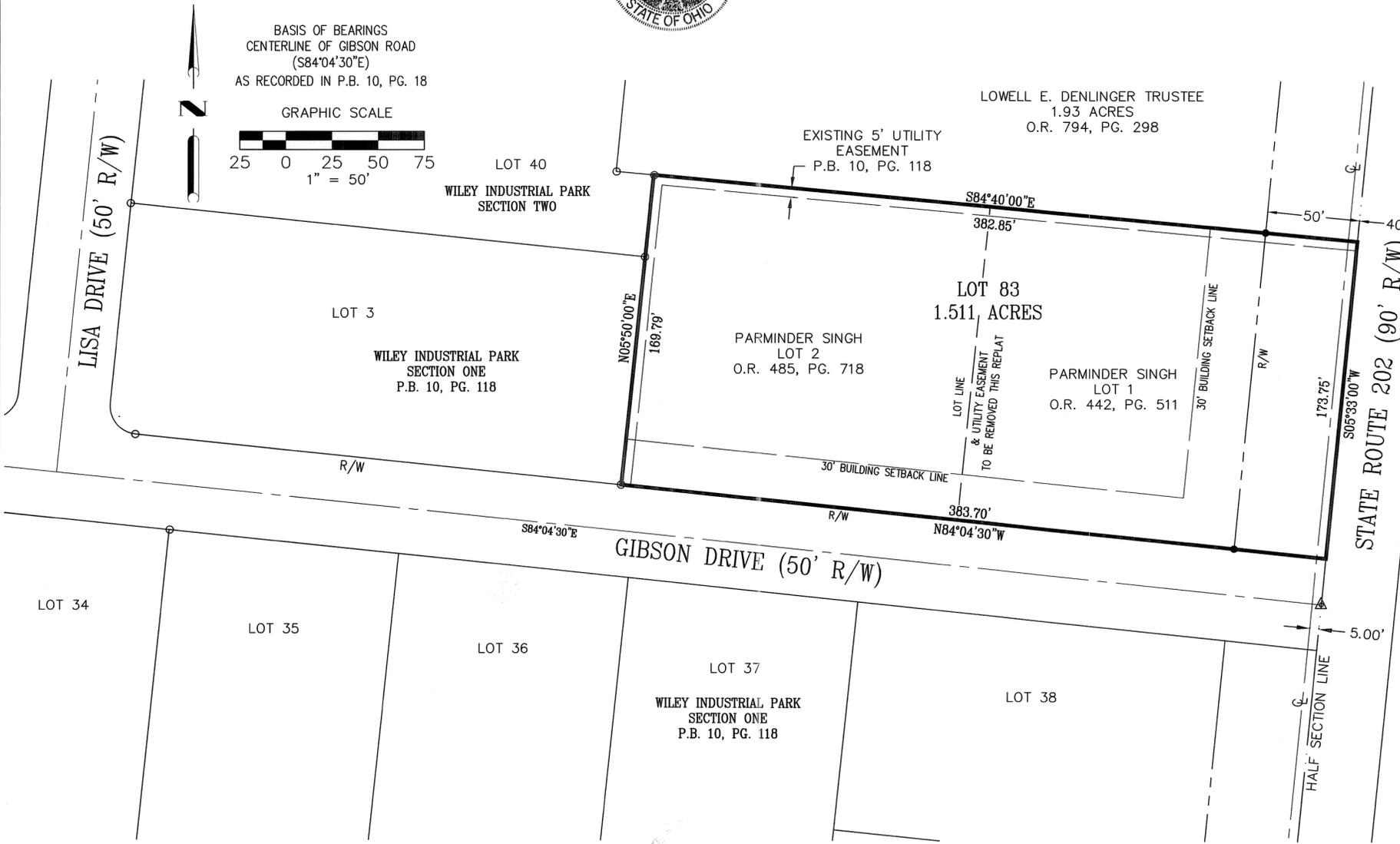
**APPROVAL BY THE MIAMI COUNTY ENGINEER**

THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER

THIS 9th DAY OF January, 2015  
Paul P. Hulshamp  
MIAMI COUNTY ENGINEER

WILEY INDUSTRIAL PARK EAST  
BEING A REPLAT OF  
LOTS 1 AND 2  
WILEY INDUSTRIAL PARK  
SECTION ONE  
P.B. 10, PG. 118

LOCATED IN SECTION 25, TOWN 2, RANGE 9  
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO



- SURVEYOR NOTES:**
- 1.) OCCUPATION FITS SURVEY AS SHOWN.
  - 2.) MONUMENTATION IN GOOD CONDITION.
  - 3.) SOURCE DOCUMENTS AS NOTED.

**OCCUPATION STATEMENT:**  
LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION AND COMPLIES WITH OAC 4733-37  
Paul J. Leisring 11/13/14  
PAUL J. LEISRING DATE  
OHIO PROFESSIONAL SURVEYOR NO. 7267

- LEGEND**
- -5/8" IRON PIN SET
  - -5/8" IRON PIN FOUND
  - ▲ -PK NAIL FOUND
  - △ -RAILROAD SPIKE FOUND

**SURVEY REFERENCES:**

P.B. 10, PG. 118	LOT 1 ACREAGE: 0.794 ACRES
S.R. 27, PG. 179	LOT 2 ACREAGE: 0.717 ACRES
S.R. 37, PG. 38	TOTAL ACREAGE: 1.511 ACRES
S.R. 46, PG. 7	NO RIGHT OF WAY DEDICATED PER THIS PLAT

A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.



SCALE: 1"=50'  
DATE: NOV. 2014  
DRAWN: P.J.L.  
DESIGNED:  
CHECKED: KRC



REVISIONS:	
1.	
2.	
3.	
4.	
PROJECT: 131154	SHEET 1 OF 1
DRAWING: 141014RA	

H:\DATA\Land Projects\131154\dwg\141014RA.dwg, PLANN, 11/13/2014 12:14:19 PM, HP Designer 500 42 by HP

# ALLEY VACATION

VACATION OF A 9'-6" WIDE ALLEY  
BETWEEN AMELIA DR. & S. MARKET ST.  
AND ROSS ST. & SOUTHVIEW DRIVE

PLAT BOOK 25 PAGE 36

**TROY**  
**CORPORATION**

**S.W. 131, 132, & 136**  
**TAX MAPS**

**MIAMI**  
**COUNTY**

**OHIO**  
**STATE**

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2015P-00003**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/02/2015 3:49:42 PM  
REFERENCES  
PAGES: 1

MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_

FILE NO. \_\_\_\_\_ FEE \$ 43.20  
*Jessica Lopez* BY: *Matthew W. Boardman*  
MIAMI CO. RECORDER DEPUTY

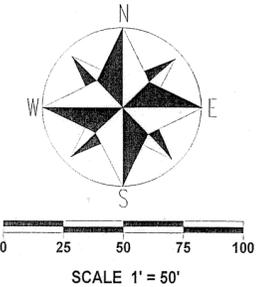
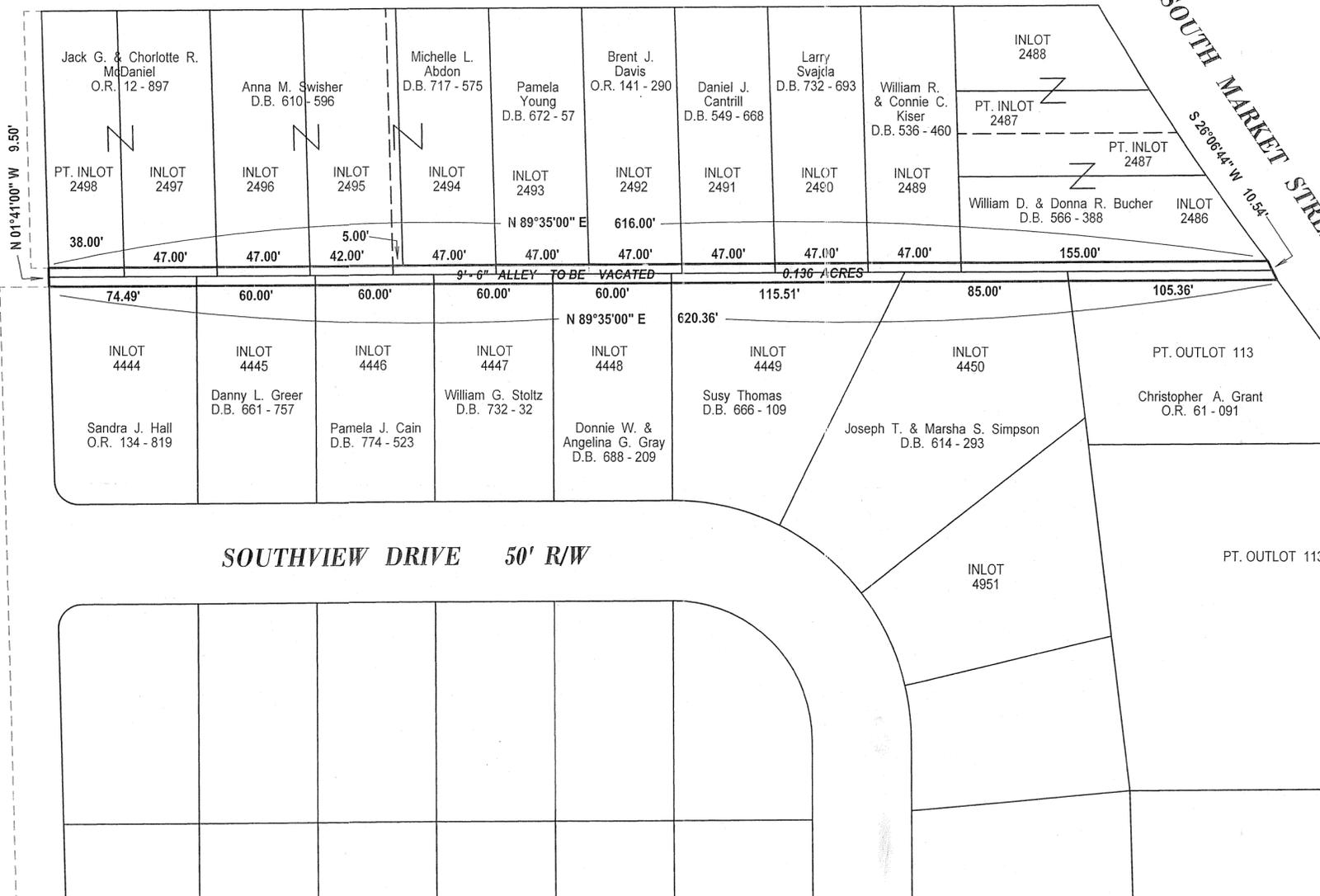
APPROVED AND TRANSFERRED  
THIS 2 DAY OF Feb., 2015

*Matthew W. Boardman* *Linda J. Linsman*  
MIAMI CO. AUDITOR DEPUTY

**ROSS STREET 50' R/W**

**SOUTH MARKET STREET  
S 26°06'44" W 10.54'  
R/W VARIES**

**AMELIA DRIVE 50' R/W**



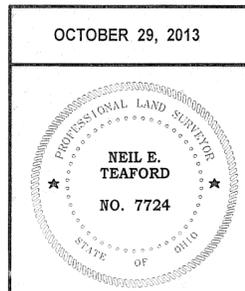
BASIS OF BEARING:  
MIAMI CO. RECORDERS'  
RECORD PLAT  
BOOK 7, PAGE 12

LEGEND	
⊗	PK NAIL FOUND
⊙	RRS FOUND
⊠	STONE FOUND
⊚	IRON PIN FOUND
+	TRAVERSE PT.
⊕	GIN SPINDLE FND
⊖	CONC. POST FND.
⊙	PK NAIL SET
⊚	IRON PIN SET
⊗	RRS SET

MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECORD PLAT 3, PAGE 90  
RECORD PLAT 7, PAGE 12  
  
MIAMI COUNTY ENGINEER'S  
RECORD OF LOT SURVEYS  
VOLUME 24, PAGE 59

**City of Troy Council**  
  
At a meeting of the Council of the City of Troy, Ohio, held this  
2<sup>nd</sup> day of DECEMBER, 2013, this plat was  
approved by ordinance No. 0-22-13  
effective JANUARY 2, 2014.  
*Michael E. Boardman* *Martha A. Baker*  
Mayor President of Council  
*Sue A. Kruppa*  
Clerk of Council

**City of Troy Planning Commission**  
  
At a meeting of the Planning Commission of the City of Troy,  
Ohio, held this 10<sup>th</sup> day of JULY, 2013,  
this plat was reviewed and approved.  
*Chad M. Kopen* *Sue A. Kruppa*  
Chairman Secretary



ALLEY VACATION  
BETWEEN AMELIA DR. & S. MARKET ST.  
AND ROSS ST. & SOUTHVIEW DRIVE  
*Neil E. Teaford, P.S. #7724*  
**NEIL E. TEAFORD**  
CITY OF TROY  
100 SOUTH MARKET STREET  
TROY, OHIO 45373  
**OHIO REGISTERED  
PROFESSIONAL SURVEYOR # 7724**

# MIA-SRTS-COVINGTON IFS 1

## VILLAGE OF COVINGTON MIAMI COUNTY

VOLUME 25 PAGE 37

MIAMI COUNTY RECORDER'S RECORD OF PLATS

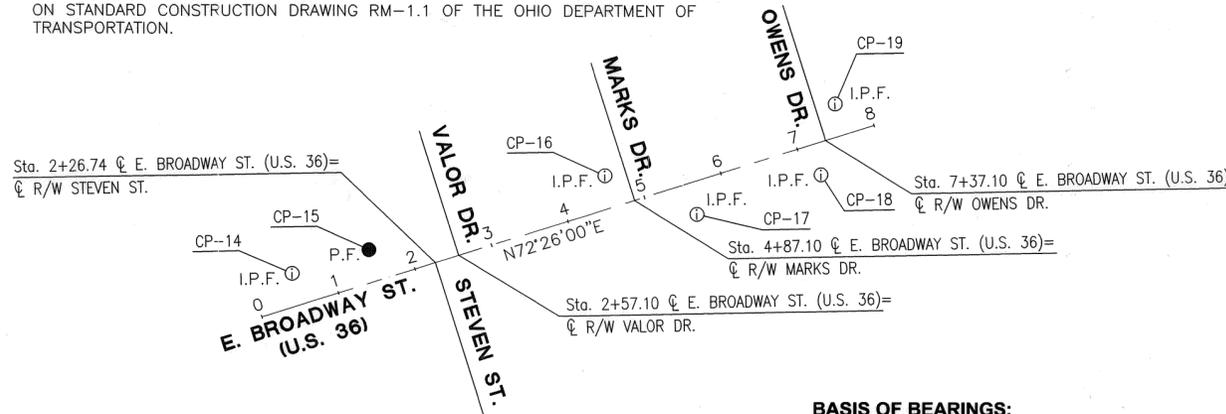
EXISTING MONUMENTATION FOUND				
MONUMENT NUMBER	DESCRIPTION	STATION	OFFSET	DESCRIPTION
BASELINE - N. LUDLOW ST.				
CP-1	IRON PIPE FOUND	1+96.74	25.36' RT.	
CP-2	IRON PIPE FOUND	2+96.89	25.00' RT.	
CP-3	IRON PIPE FOUND	4+17.15	25.38' LT.	BENT
CP-4	IRON PIN FOUND	6+46.23	25.00' RT.	@ N. LUDLOW ST.
		0+24.83	20.00' RT.	@ CHESTNUT ST.
CP-5	IRON PIN FOUND	7+58.28	25.00' LT.	
CP-6	IRON PIN FOUND	7+86.08	23.20' RT.	
CP-7	IRON PIPE FOUND	8+42.58	25.00' LT.	
BASELINE - CHESTNUT ST.				
CP-8	R.R. SPIKE FOUND	1+48.18	22.61' LT.	
CP-9	IRON PIN FOUND	2+50.04	22.78' RT.	BENT
CP-10	IRON PIN FOUND	4+03.12	20.00' LT.	
CP-11	IRON PIN FOUND	5+10.21	19.83' RT.	
CP-12	IRON PIN FOUND	5+40.27	20.00' RT.	
CP-13	IRON PIN FOUND	18+80.75	24.90' RT.	
BASELINE - E. BROADWAY ST. (U.S. 36)				
CP-14	IRON PIN FOUND	0+52.18	40.57' LT.	
CP-15	IRON PIPE FOUND	1+52.59	40.56' LT.	
CP-16	IRON PIN FOUND	4+61.44	40.50' LT.	
CP-17	IRON PIN FOUND	5+55.97	40.00' RT.	
CP-18	IRON PIN FOUND	7+18.51	39.29' RT.	
CP-16	IRON PIN FOUND	7+62.19	40.15' LT.	

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE IRON PINS 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.

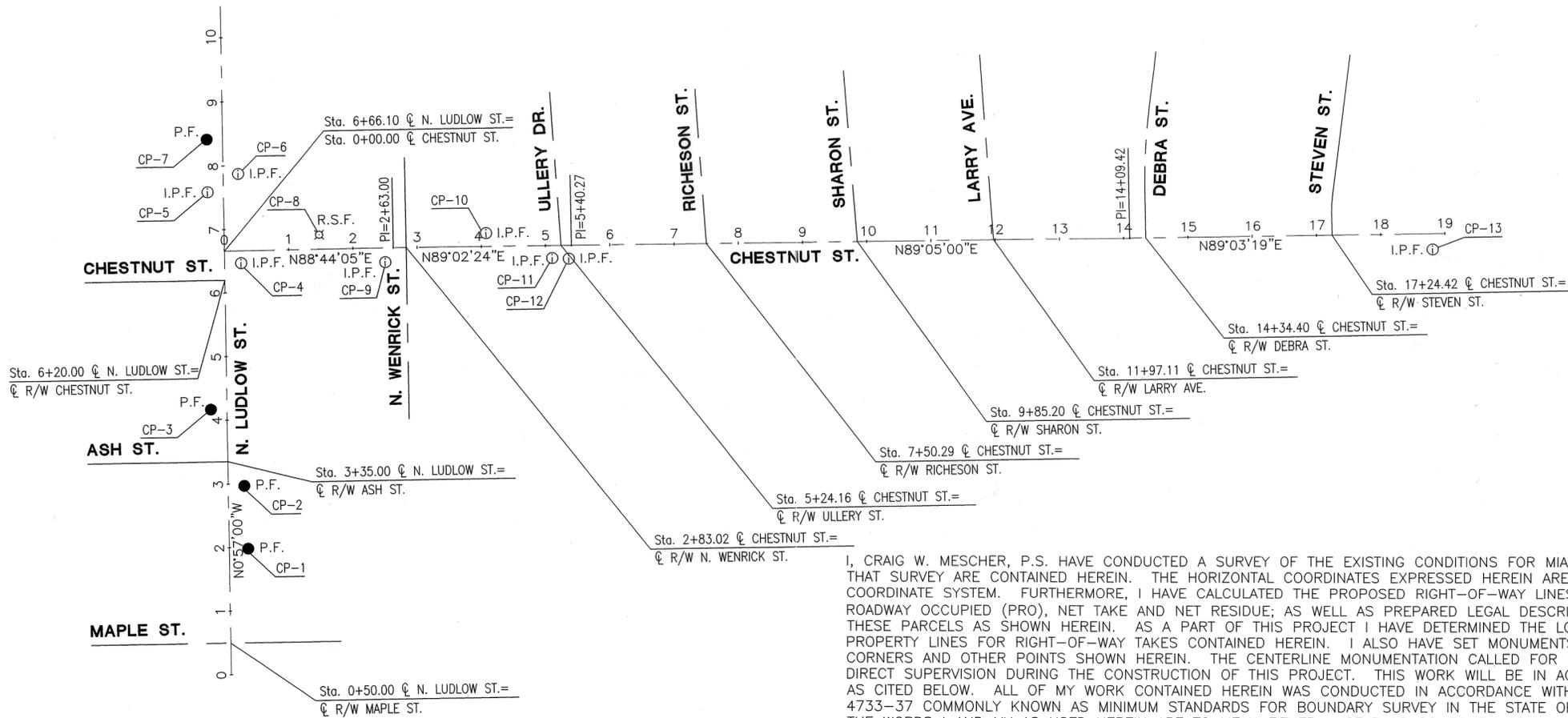
**MONUMENT LEGEND**

- I.P.S. = IRON PIN SET W/ CAP
- ⊙ I.P.F. = IRON PIN FOUND
- P.F. = IRON PIPE FOUND
- ⊠ R.S.F. = RR SPIKE FOUND



**BASIS OF BEARINGS:**

BEARINGS ARE BASED ON CENTERLINE OF U.S. ROUTE 36 FROM SURVEY VOLUME 55, PAGE 158.



I, CRAIG W. MESCHER, P.S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR MIAMI COUNTY. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON A LOCAL COORDINATE SYSTEM. FURTHERMORE, I HAVE CALCULATED THE PROPOSED RIGHT-OF-WAY LINES, GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THESE PARCELS AS SHOWN HEREIN. AS A PART OF THIS PROJECT I HAVE DETERMINED THE LOCATIONS OF THE EXISTING PROPERTY LINES FOR RIGHT-OF-WAY TAKES CONTAINED HEREIN. I ALSO HAVE SET MONUMENTS AT THE PROPOSED PROPERTY CORNERS AND OTHER POINTS SHOWN HEREIN. THE CENTERLINE MONUMENTATION CALLED FOR HEREIN WILL BE SET UNDER MY DIRECT SUPERVISION DURING THE CONSTRUCTION OF THIS PROJECT. THIS WORK WILL BE IN ACCORDANCE WITH OAC 4733-37 AS CITED BELOW. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF OHIO UNLESS SO NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING FOR ME UNDER MY DIRECT CONTROL OR SUPERVISION.

*Craig W. Mescher* 2-4-15  
 Craig W. Mescher, P.S., Ohio License #8237 DATE

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2015P-00004  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 02/05/2015 2:59:39 PM  
 REFERENCES  
 PAGES: 1

FEE \$ 43.20

*Jessica Lopez* *Joni Marcin*  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Feb 5, 2015

*Matthew W Gearhardt*  
 MIAMI COUNTY AUDITOR  
*Joyce Grilliat*  
 BY DEPUTY AUDITOR

**NOTE:**

- NO CENTERLINE MONUMENTS WERE FOUND.
- THE EXISTING R/W LOCATIONS WERE DETERMINED USING FOUND PROPERTY CORNERS IN CONJUNCTION WITH THE FOLLOWING RECORDED ITEMS:
- OWENS SUB'D SEC. 1, REC. BK. 10, PG. 120
- OWENS SUB'D SEC. 2, REC. BK. 12, PG. 22
- THE HARRY SMITH SUB'D SEC. 1, REC. BK. 5, PG. 66
- MEADOWVIEW ACRES SUB'D NO. 1, PLAT BOOK 8, PG. 116
- RECORDER'S PLAT VOL. 2, PG. 43
- SURVEY VOLUME 5, PG. 140
- SURVEY VOLUME 5, PG. 172
- SURVEY VOLUME 13, PG. 55
- SURVEY VOLUME 19, PG. 154
- SURVEY VOLUME 22, PG. 103
- SURVEY VOLUME 47, PG. 71
- SURVEY VOLUME 52, PG. 45
- SURVEY VOLUME 54, PG. 12
- SURVEY VOLUME 55, PG. 158

SURVEYOR'S SEAL



PID NO. 96385  
 R/W DESIGNER NKT  
 R/W REVIEWER CWM  
 CENTERLINE PLAT  
 MIA-SRTS-COVINGTON IFS 1  
 2 / 14  
 23  
 35

1071, 1077  
1326, 1327 PT.37, 45, PT. 46 VILLAGE OF COVINGTON NW QTR. & NE QTR. - 29 8 5 NEWBERRY MIAMI

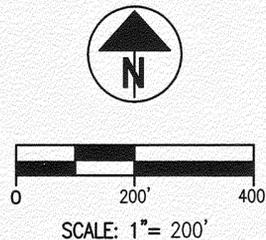
INLOTS OUTLOTS CORPORATION SECTION TOWN RANGE TOWNSHIP COUNTY

PLAT BOOK 25 PAGE 38

MIAMI COUNTY RECORDER'S RECORD OF PLATS  
*Jessica A. Lopez, Recorder By J. M. Ponce, Deputy*  
Feb. 19, 2015

**DESCRIPTION:**

BEING A REPLAT OF PART OUTLOT 37, OUTLOT 45, PART OUTLOT 46. INLOTS 1071, 1077, 1326 & 1327 AND BEING LOCATED IN PART OF THE N.E. & N.W. QTR. OF SECTION 29, CONTAINING 44.840 ACRES (0.106 ACRES IN VILLAGE OF COVINGTON R/W).



BEARINGS AND CENTERLINE OF U.S. ROUTE 36 ARE BASED FROM L.S. VOL. 55, PAGE 158

**EASEMENT NOTES**

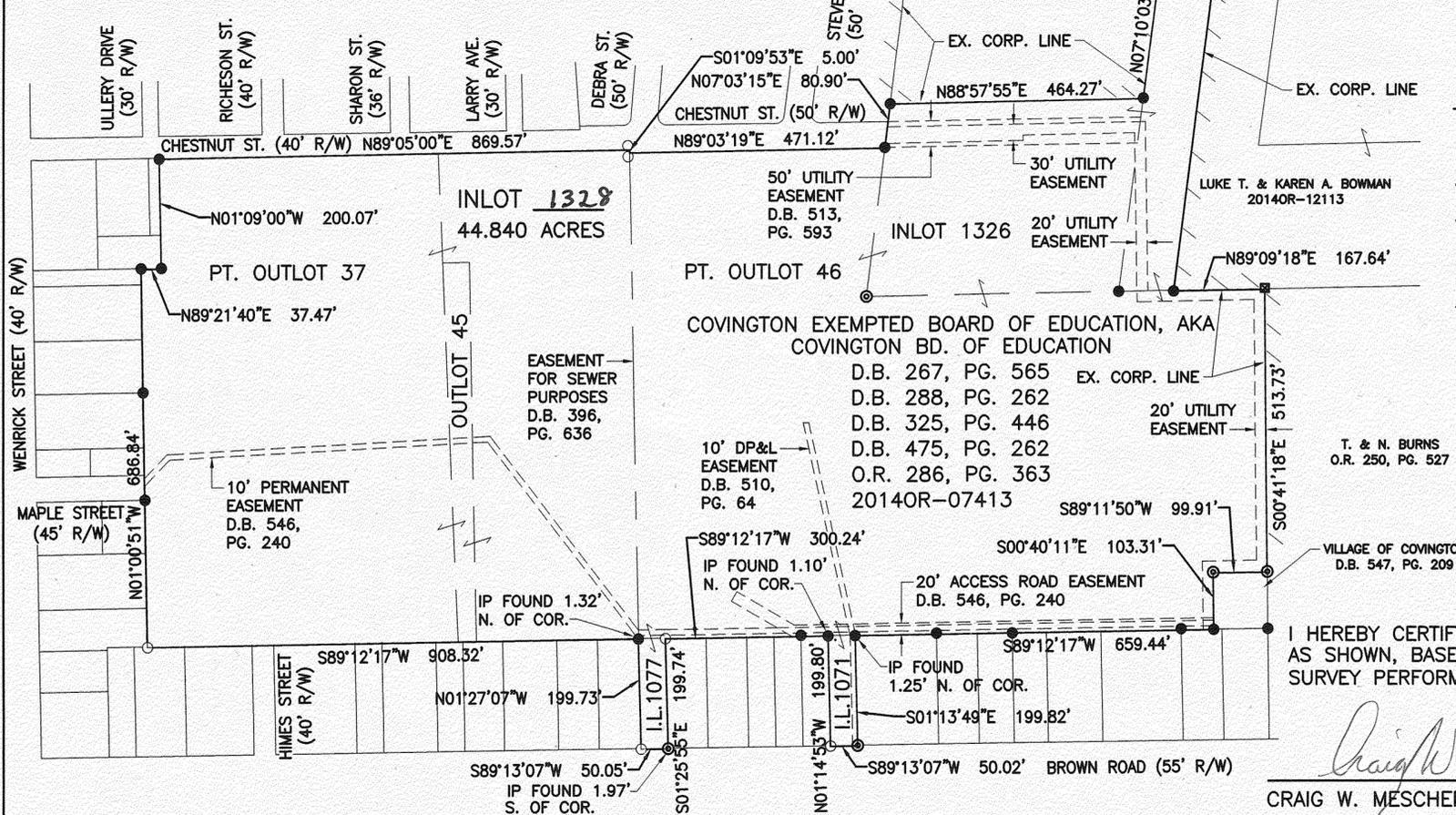
- MISC. BOOK 14, PAGE 380 - 4/30/1958  
LOT 1105, OUTLOT 46, AND LOTS 1054, 1055, 1056, 1057, 1058, 1059, 1060 AND 1061.  
EASEMENT FOR WATER MAINS, SANITARY AND STORM SEWERS. BACK 10 FEET OF LOTS, BEING THE SOUTH END THEREOF.
- DEED BOOK 490, PAGE 287 - 6/26/1972  
LOTS 1071 AND 1077  
GRANT OF RIGHT TO INSTALL WATER MAINS, SANITARY AND STORM SEWERS.

**LEGEND**

- = IRON PIN FOUND
- ⊙ = IRON PIPE FOUND
- ✕ = RAILROAD SPIKE FOUND
- = 6"x6" STONE FOUND
- = MAG NAIL FOUND
- = 5/8"x30" CAPPED IRON PIPE SET "MESCHER 8237"

**REFERENCES**

- L.S. VOL. 52, PAGE 45
- L.S. VOL. 54, PAGE 12
- L.S. VOL. 55, PAGE 158



MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2015P-0005  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/19/2015 2:37:27 PM  
REFERENCES  
PAGES: 1

FEE \$ 43.20

APPROVED AND TRANSFERRED WITH LOT NOS.  
ASSIGNED THIS 19 DAY OF Feb, 20 15

Matthew W Gearhardt BY: Joyce Grilliot  
MIAMI CO. AUDITOR DEPUTY

APPROVAL BY THE VILLAGE OF COVINGTON PLANNING COMMISSION  
THIS REPLAT WAS REVIEWED AND APPROVED BY THE VILLAGE OF COVINGTON PLANNING COMMISSION THIS 21 DAY OF January, 20 15

Edward L McLeod CHAIRMAN  
M. J. B. SECRETARY

**ACKNOWLEDGMENT**  
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

William Fong  
PRESIDENT, BOARD OF EDUCATION

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 5th DAY OF February, 20 15, 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 REPLAT TO BE 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 Council  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES 10-31-18

VILLAGE OF COVINGTON  
AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 2nd DAY OF February, 20 15, THIS REPLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 4-15.

David Bowman PRESIDENT OF COUNCIL  
Delora Krenzel CLERK OF COUNCIL  
Edward L McLeod MAYOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION.

Craig W Mescher 1/15/15  
CRAIG W. MESCHER, P.S. #8237 DATE

**ACCESS**  
Engineering Solutions  
www.accessengllc.com | 419-586-1430

PROJECT NO.: 214808.59 DRAWN BY: THK  
DATE: JANUARY 2015 CHECKED BY: CWM

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

Jan 15, 2015 1:42:41 PM Z:\214808.59\Production\CD's\Replat.dwg

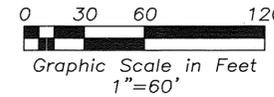


# Merrimont Subdivision No.10

PLAT BOOK 25 PAGE 40  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

4N TOWN RANGE 6E SECTION 4 NE 1/4 CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00008  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
03/24/2015 2:42:38 PM  
REFERENCES  
PAGES: 1



FEE 4320

*Jessica A. Lopez* MIAMI CO. RECORDER  
*Paul Schubert* DEPUTY

APPROVED AND TRANSFERRED  
THIS 23 DAY OF MARCH, 2015

*Matthew W. Musthardt* BY: *Linda J. Jernigan*  
MIAMI CO. AUDITOR DEPUTY

### Description

Being a subdivision of 6.800 acres of a 46.57 acre tract located in the northeast quarter of Section 4, Town 4, Range 6E, Concord Township, Miami County, Ohio, conveyed to the Merrimont Development Corporation by deed recorded in Book 374, Page 499 of the Miami County Recorder's Deed Records. 6.016 acres in lots and 0.784 acres in streets.

### Dedication

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 and dedicate the streets shown to the public use forever.

Existing 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 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.

Merrimont Development Corporation  
Officers

*Louise Shroyer* Louise Shroyer - President  
*Irving Shroyer* Irving Shroyer - Secretary

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

Be it remembered that on this 16<sup>th</sup> day of MARCH, 2015, 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.

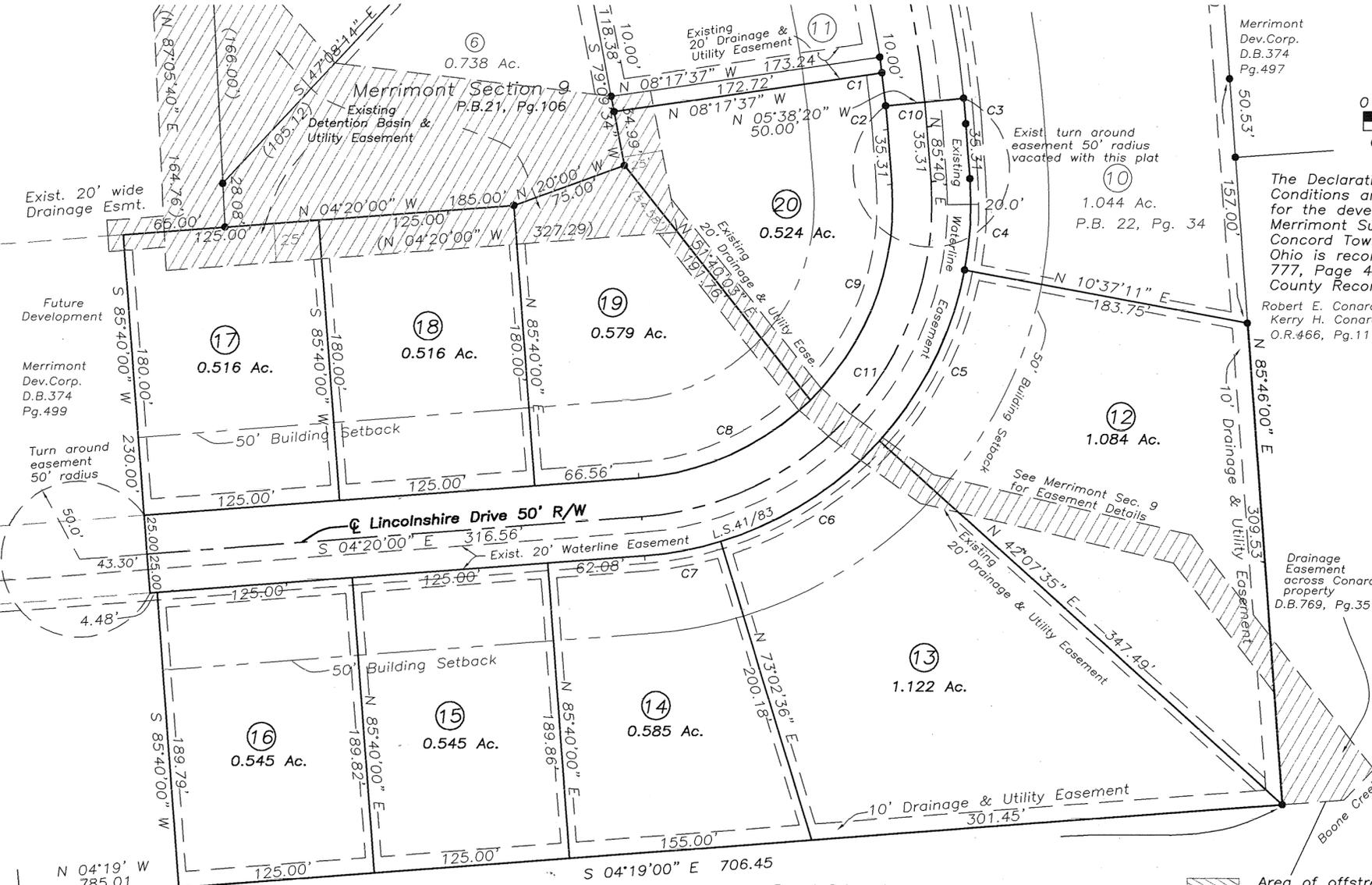
*Mary Louise Boos* MARY LOUISE BOOS  
Notary Public in and for the State of Ohio

My commission expires 4/30/17

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* 3/10/15  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer  
534 N. Elm St. Suite C  
Job No. 18205  
File Name: C:\JOBS\2014\Merrimont2014\Merrimont9B.dwg  
Drawn by: DMC ~ Checked by: MWC  
Troy, OH 45373  
(937)-339-2921  
Sheet 1/1



No.	Radius	Δ	Arc Length	Long Chord
1.	675.00'	01°48'21"	21.28'	21.28' N 83°27'30" E
2.	675.00'	01°18'20"	15.38'	15.38' S 85°00'33" W
3.	725.00'	01°18'21"	16.52'	16.52' N 85°01'10" E
4.	225.00'	14°57'07"	58.72'	58.55' S 86°51'24" E
5.	225.00'	31°30'27"	123.73'	122.18' N 63°37'43" W
6.	225.00'	30°55'03"	121.41'	119.95' N 32°24'57" W
7.	225.00'	12°37'25"	49.57'	49.47' S 10°38'31" E
8.	175.00'	40°10'18"	122.70'	120.20' S 24°25'07" E
9.	175.00'	49°49'42"	152.19'	147.44' S 69°25'07" E
10.	700.00'	01°18'20"	15.95'	15.95' N 85°00'50" E
11.	200.00'	90°00'00"	314.16'	282.84' S 49°20'00" E

Area Summary	
9 Building Lots	6.016 Ac.
Dedicated Street R/W	0.784 Ac.
<b>Total</b>	<b>6.800 Ac.</b>
Lot 17 Basin Easement Area	0.057 Ac.
Lot 18 Basin Easement Area	0.072 Ac.
Lot 19 Basin Easement Area	0.074 Ac.
Lot 20 Basin Easement Area	0.034 Ac.
<b>Total Basin Easement Area</b>	<b>0.237 Ac.</b>

- Legend**
- Iron Pin Found
  - 5/8" Capped Iron Pin Set (Cozatt, S6001)
  - Stone Found
  - ▲ Wood Post

- References**
- Miami County Recorder's Plat Records
  - Plat Book 13, Page 30 (Basis of Bearings)
  - Plat Book 21, Page 106
  - Plat Book 22, Page 34
  - Plat Book 23, Page 15
  - Plat Book 23, Page 80

**Miami County Planning Commission**  
This plat was reviewed and approved by the Planning Commission this 15<sup>th</sup> day of JULY, 2014.  
*J.C. Onda* Chairperson  
*D. B. Bullock* Secretary

**Miami County Commissioners**  
This plat was reviewed and approved by the Commissioners this 14<sup>th</sup> day of MARCH, 2015. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat, Section 711.041, Ohio Revised Code.)  
*John P. Owens* *Paul A. ...* *John W. O'Brien*

**Miami County Engineer**  
This plat was reviewed and approved by the Engineer this 11 day of MARCH, 2015.  
*Paul P. Huelshamp*  
Miami County Engineer

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

Ellen J. Swinehart  
D.B.647, Pg.617

Area of offstreet storm sewer maintenance by Homeowners Association.

RECEIVED FOR RECORD THIS 24 DAY  
 OF March, 2015, AT 3:57 PM  
 FILE # 2015P-00009 FEE \$43.20

*Jessica A. Lopez*  
 MIAMI COUNTY RECORDER  
*By: [Signature]*  
 DEPUTY RECORDER

MIAMI COUNTY RECORDER  
 JESSICA A. LOPEZ  
 2015P-00009  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 03/24/2015 3:57:56 PM

REFERENCES  
 PAGES: 1

DESCRIPTION  
 BEING A TOTAL OF 45.503 ACRES OF LAND AS ACQUIRED BY THE CITY OF PIQUA IN OFFICIAL RECORD 232 PAGES 795-818 AND OFFICIAL RECORD 225 PG 484, AS WELL AS A PARCEL OF LAND FORMERLY THE PIQUA HYDRAULIC FEEDER CANAL NOW OWNED BY THE CITY OF PIQUA, AND A PORTION OF THOSE LANDS AS ACQUIRED BY THE STATE OF OHIO IN DEED BOOK 426 PAGE 70, INCLUDING LANDS WITHIN THE RIGHTS-OF-WAY OF STATE ROUTE NO. 66, HARDIN ROAD NO. 110 AND HARDIN ROAD ALTERNATE ADJOINING SAID LANDS OF CITY OF PIQUA AND STATE OF OHIO; LOCATED IN SECTION 1, TOWN 8, RANGE 5 EAST, SECTION 6, TOWN 6, RANGE 6 EAST & SECTION 36, TOWN 9, RANGE 5 EAST IN WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO.

MIAMI COUNTY ENGINEER  
 THIS ANNEXATION PLAT REVIEWED AND APPROVED  
 THIS 27<sup>th</sup> DAY OF January, 2015

*Paul P. Hulshamp*

MIAMI COUNTY COMMISSIONERS  
 AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 29<sup>th</sup> DAY OF January, 2015 BY RESOLUTION NO. 15-01-112

*John Harman, Robert C. ... John W. O'Brien*

CITY OF PIQUA  
 THIS ANNEXATION ACCEPTED AND APPROVED BY THE PIQUA CITY COMMISSION THIS 16<sup>th</sup> DAY OF December, 2014  
 BY ORDINANCE NO. 23-14

*Freddie ... Rebecca ...*  
 MAYOR CLERK

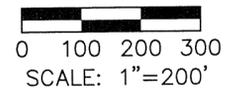
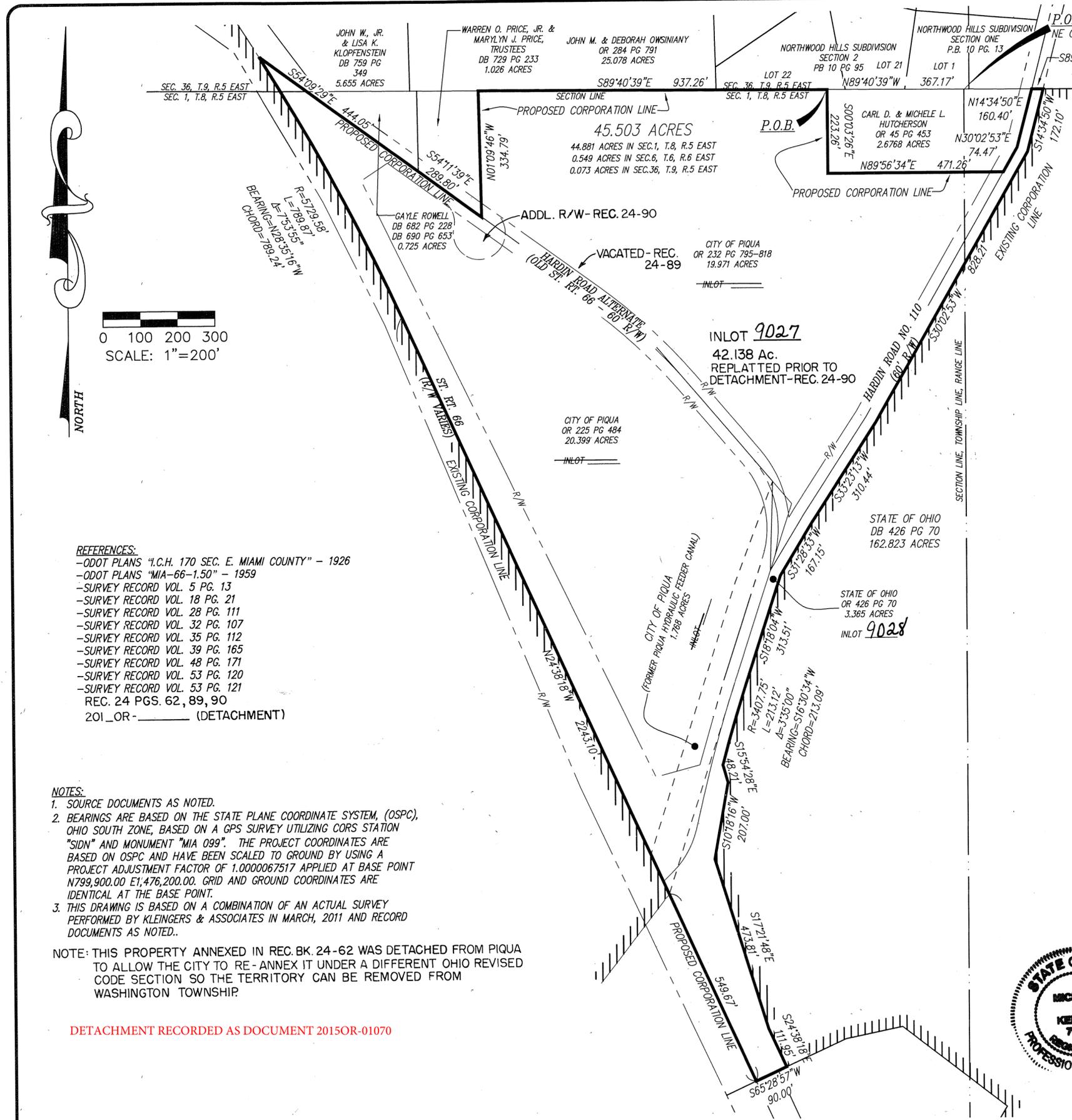
MIAMI COUNTY AUDITOR  
 TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 24 DAY OF March, 2015

*Matthew W. ...*  
 MIAMI COUNTY AUDITOR

*Linda ...*  
 BY DEPUTY AUDITOR

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

*Michael L. Keller* 9/12/12  
 MICHAEL L. KELLER  
 OHIO PROFESSIONAL SURVEYOR NO. 7978  
 DATE



- REFERENCES:
- ODOT PLANS "I.C.H. 170 SEC. E. MIAMI COUNTY" - 1926
  - ODOT PLANS "MIA-66-1.50" - 1959
  - SURVEY RECORD VOL. 5 PG. 13
  - SURVEY RECORD VOL. 18 PG. 21
  - SURVEY RECORD VOL. 28 PG. 111
  - SURVEY RECORD VOL. 32 PG. 107
  - SURVEY RECORD VOL. 35 PG. 112
  - SURVEY RECORD VOL. 39 PG. 165
  - SURVEY RECORD VOL. 48 PG. 171
  - SURVEY RECORD VOL. 53 PG. 120
  - SURVEY RECORD VOL. 53 PG. 121
  - REC. 24 PGS. 62, 89, 90
  - 201\_OR - (DETACHMENT)

- NOTES:
1. SOURCE DOCUMENTS AS NOTED.
  2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, (OSPC), OHIO SOUTH ZONE, BASED ON A GPS SURVEY UTILIZING CORS STATION "SIDN" AND MONUMENT "MIA 099". THE PROJECT COORDINATES ARE BASED ON OSPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000067517 APPLIED AT BASE POINT N799,900.00 E1,476,200.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
  3. THIS DRAWING IS BASED ON A COMBINATION OF AN ACTUAL SURVEY PERFORMED BY KLEINGERS & ASSOCIATES IN MARCH, 2011 AND RECORD DOCUMENTS AS NOTED.

NOTE: THIS PROPERTY ANNEXED IN REC. BK. 24-62 WAS DETACHED FROM PIQUA TO ALLOW THE CITY TO RE-ANNEX IT UNDER A DIFFERENT OHIO REVISED CODE SECTION SO THE TERRITORY CAN BE REMOVED FROM WASHINGTON TOWNSHIP.

DETACHMENT RECORDED AS DOCUMENT 2015OR-01070



REVISIONS	NOTES ADDED 12-19-2014

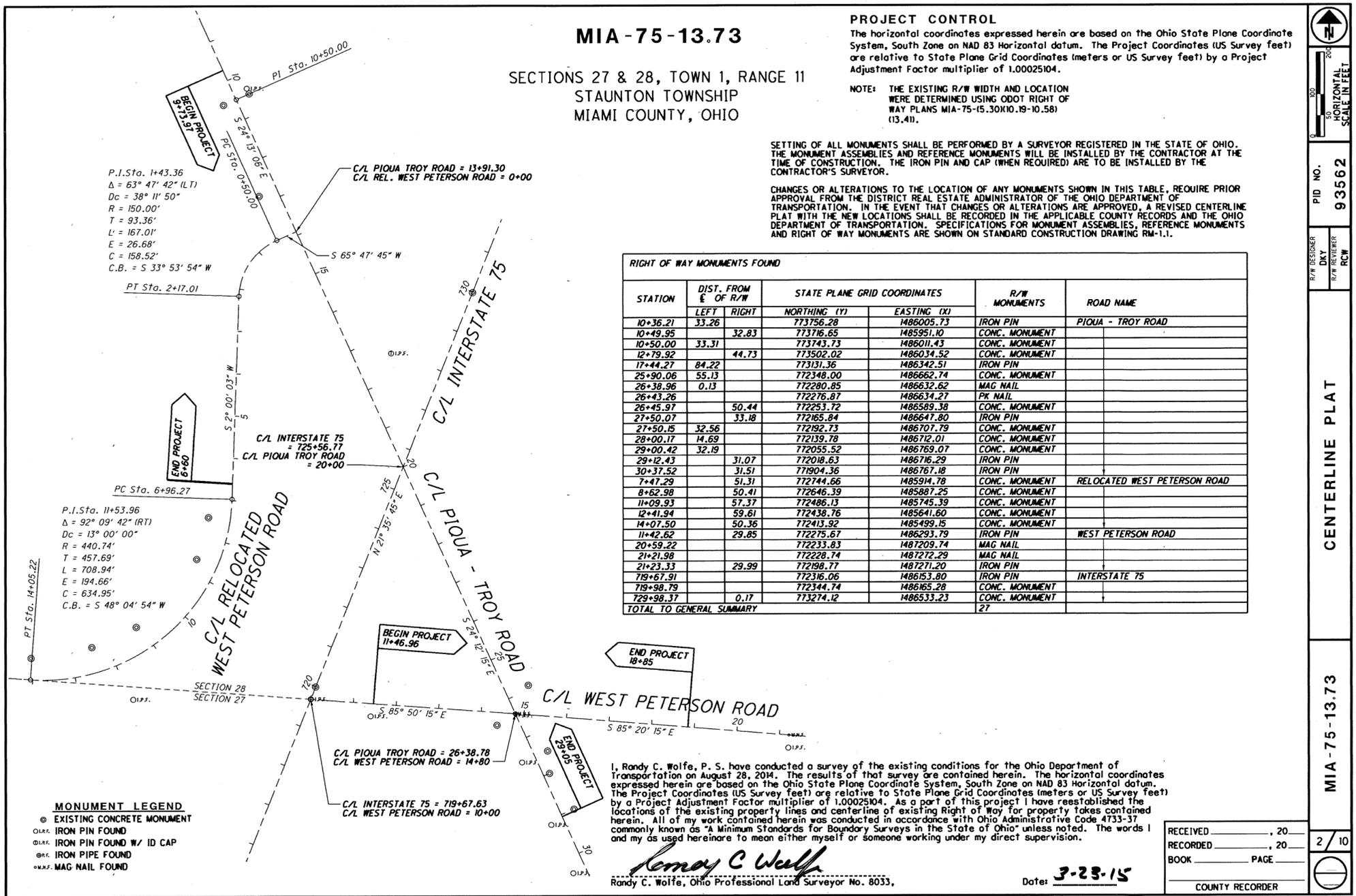
ANNEXATION TO THE CITY OF PIQUA  
 45.503 ACRES  
 SECTION 1, TOWN 8, RANGE 5 EAST,  
 SECTION 6, TOWN 6, RANGE 6 EAST &  
 SECTION 36, TOWN 9, RANGE 5 EAST  
 WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO

SCALE: 1"=100'  
 DATE: 09/10/12  
 DRAWN: MLK  
 DESIGNED:  
 CHECKED: MLK  
 JOB NO.: 110048.003

Page  
1  
 Of  
1

**KLEINGERS & ASSOCIATES**  
 6305 Centre Park Drive, West Chester, OH 45069  
 (513) 779-7851 Fax (513) 779-7852  
 www.KLEINGERS.com

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2015P-00010  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 03/26/2015 2:16:40 PM  
 REFERENCES  
 PAGES: 1



FEE \$ 43.20

*Jessica A. Lopez*  
 MIAMI COUNTY RECORDER

*Kola McCoy*  
 BY DEPUTY DIRECTOR

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED March  
26, 2015.

*Matthew W. Gearhardt*  
 MIAMI COUNTY AUDITOR

*Linda Trankman*  
 BY DEPUTY AUDITOR

HORIZONTAL SCALE IN FEET  
 1" = 100'  
 CENTERLINE PLAT  
 MIA-75-13.73  
 RECEIVED \_\_\_\_\_, 20\_\_\_\_  
 RECORDED \_\_\_\_\_, 20\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 COUNTY RECORDER

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00011  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/01/2015 9:56:42 AM

REFERENCES  
PAGES: 1

Description

Being a Dedication of right of way of Pt. Outlot 424 as owned by the City of Troy by deed recorded in Deed Book 621, Page 637 of the Miami County Recorder's Records being located in the City of Troy, Miami County, Ohio.

Approvals

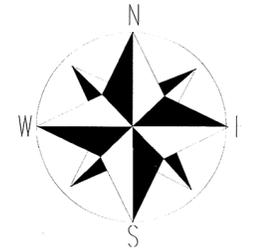
At a meeting of the City Council of the City of Troy, Ohio, held on the day of Oct, 2014, this dedication plat was reviewed, approved and accepted by Ordinance No. 028-2014

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

FEE \$ 43.20

Jessica A Lopez  
MIAMI COUNTY RECORDER  
Jim Penick  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED April 1, 2015  
Matthew W. Beardsley  
MIAMI COUNTY AUDITOR  
James Harrison  
BY DEPUTY AUDITOR



0 15 30 45 60  
SCALE: 1" = 30'

BASIS OF BEARING:

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS; VOL. 54, PG. 33

REFERENCES:

MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS: 19-63; 19-22 & 17-170

MIAMI COUNTY RECORDER'S RECORD OF DEEDS: 621, PG. 637 & 574, PG. 182

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS: 54, PG. 33

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS: 25, PG. 9

LEGEND

△	PK NAIL FOUND	RRS FOUND
□	STONE FOUND	
○	IRON PIN FOUND	
●	GIN SPINDLE FND	
▲	PK NAIL SET	
■	IRON PIN SET	
◆	RRS SET	

Dedication

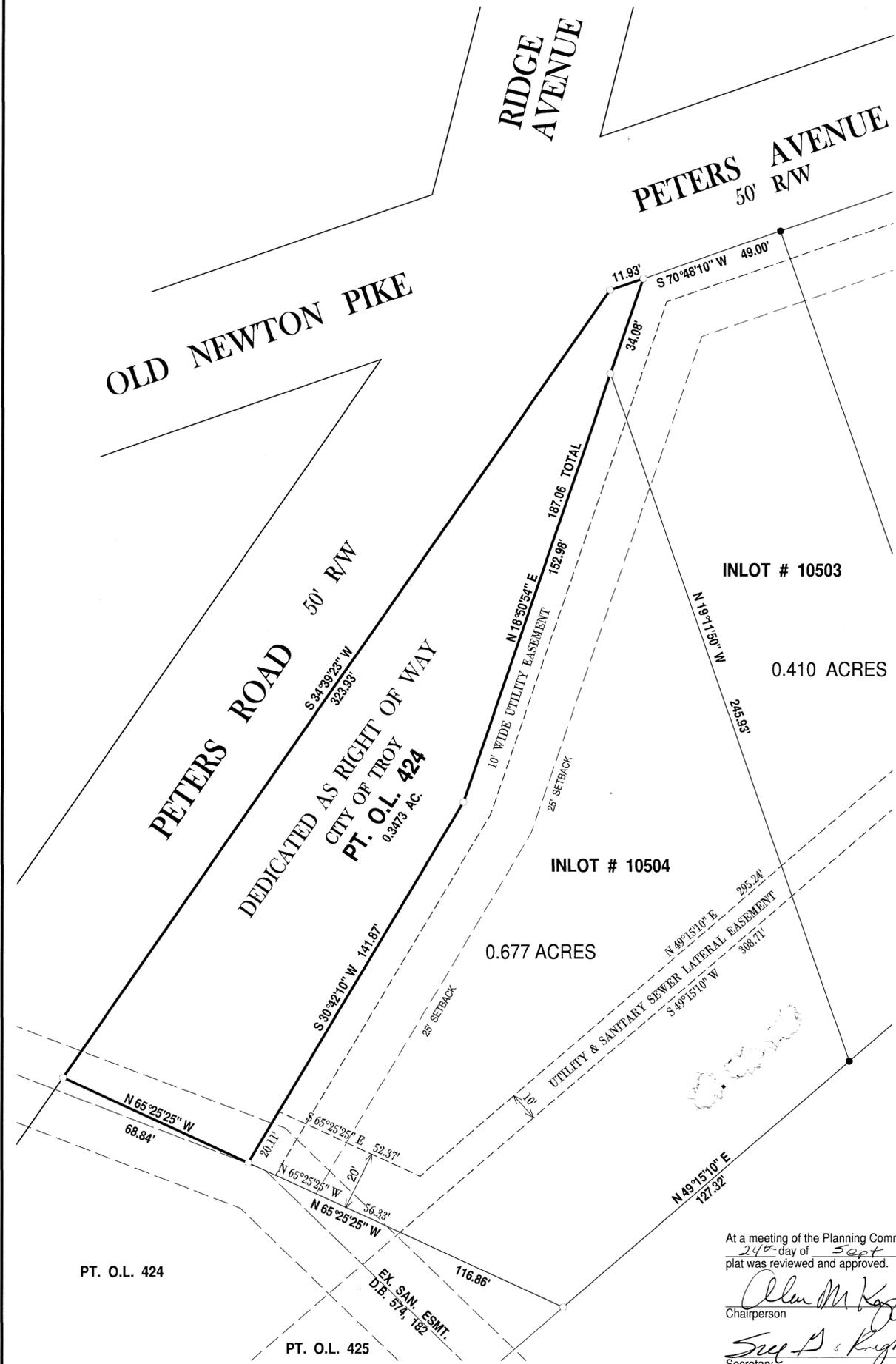
We the undersigned, being all the owners and leinholders of the lands herein platted, do hereby voluntarily consent to the dedication of the streets as shown as shown hereon to the public use forever.

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

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

Be it remembered that on this 27<sup>th</sup> day of March, 2015, before me, the undersigned, a notary public in and for said county and state, personally appeared Michael L. Beamish, Martha A. Baker, Sue G. Knight the above signed, to me known, and acknowledged the signing and execution of within plat to be their free and voluntary act and deed, in testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Julie Morrison  
Notary Public My Commission expires Dec. 6, 2016  
JULIE L. MORRISON, Notary Public  
In and for the State of Ohio  
My Commission Expires 12/6/2016



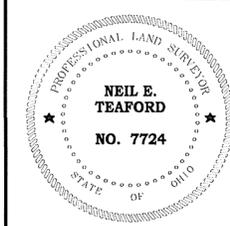
At a meeting of the Planning Commission of the city of Troy, Ohio, held the 24<sup>th</sup> day of Sept, 2014, this right of way dedication plat was reviewed and approved.

Oliver M. Koppers  
Chairperson  
Sue G. Knight  
Secretary

THIS RIGHT OF WAY DEDICATION WAS REVIEWED AND APPROVED BY:

Julian A. Rhoades  
JULIAN A. RHOADES, PE  
CITY ENGINEER OF TROY, OHIO  
3/26/15  
DATE

SEPTEMBER 9, 2014



DEDICATION OF RIGHT OF WAY OF PART OF OUTLOT 424

Neil E. Teaford, P.S. # 7724  
NEIL E. TEAFORD, P.S.  
Ohio Registered Professional Land Surveyor # 7724  
City of Troy  
100 South Market Street  
Troy, Ohio 45373  
neil.teaford@troyohio.gov

# RECORD PLAN HALIFAX ESTATES SECTION ONE

LOCATED IN:  
 SECTION 12 & 18, TOWN 1, RANGE 10 M.R.S.  
 PART OF INLOT 9891 & INLOT 9892  
 CITY OF TROY, MIAMI COUNTY, OHIO  
 CONTAINING 38.8522 ACRES  
 DATE: APRIL 7, 2014

**DEDICATIONS**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS REPLAT TO BE OUR VOLUNTARY ACT AND DEED.

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, STORM SEWER, SANITARY SEWERS, 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 ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER.

THE TROY - URBANA ROAD, DeWEESE ROAD, BARRINGTON DRIVE AND WINDMILL COURT RIGHT-OF-WAYS ARE HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

**OWNER:**

Frank D. Harlow Jr.  
 FRANK D. HARLOW, Jr.,  
 MANAGING MEMBER  
 HALIFAX LAND COMPANY, LLC.

Elizabeth A. Dallinghaus  
 WITNESS

WITNESS \_\_\_\_\_

**LIEN HOLDER:**

Daniel F. Heitmeier  
 DANIEL F. HEITMEYER,  
 VP OF COMMERCIAL BANKING  
 MINSTER BANK

Elizabeth A. Dallinghaus  
 WITNESS

WITNESS \_\_\_\_\_

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

BE IT REMEMBERED THAT ON THIS 31<sup>st</sup> DAY OF March, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HALIFAX LAND COMPANY, LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW Jr. AND THE LIENHOLDER, MINSTER BANK, BY ITS VICE PRESIDENT OF COMMERCIAL BANKING, DANIEL F. HEITMEYER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Elizabeth A. Dallinghaus  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES 8-28-18

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

FRANK D. HARLOW Jr., MANAGING MEMBER, HALIFAX LAND COMPANY, LLC., BEING DULY SWORN THIS 31<sup>st</sup> DAY OF March, 2014 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

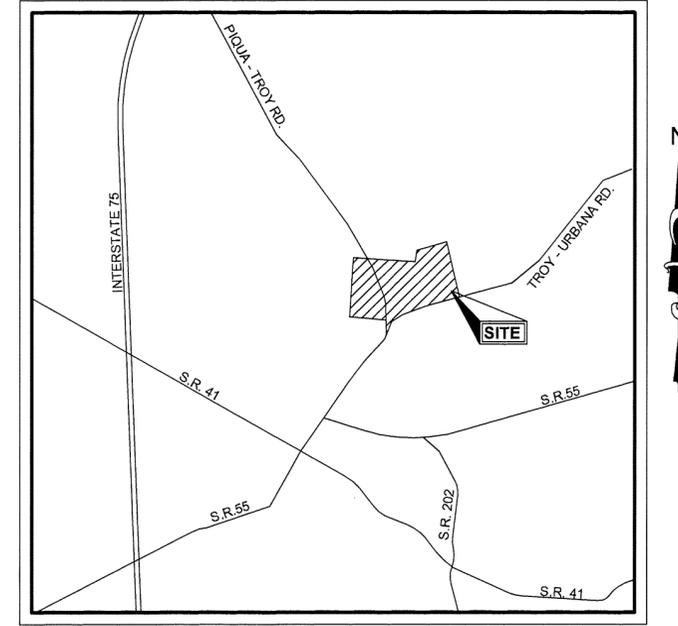
Frank D. Harlow Jr.  
 FRANK D. HARLOW Jr., MANAGING MEMBER  
 HALIFAX LAND COMPANY, LLC.

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

Elizabeth A. Dallinghaus  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES 8-20-18

**HOME OWNERS ASSOCIATION RESTRICTIONS**

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE HALIFAX ESTATES HOME OWNER'S ASSOCIATION, AS RECORDED BY OFFICIAL RECORD 201508-07618 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.



**VICINITY MAP**  
 ~NTS~

**CERTIFICATION**

THE WITHIN PLAT IS A SUBDIVISION OF 38.8522 ACRES OF WHICH 22.8094 ACRES LIE WITHIN INLOT 9891 AND WHICH 16.0428 ACRES LIE WITHIN INLOT 9892 IN THE CITY OF TROY, OHIO, BEING PART OF THE TRACT OF LAND CONVEYED TO HALIFAX LAND COMPANY, LLC., BY OFFICIAL RECORD 201108 PAGE 11772, AS RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN UPON COMPLETION OF CONSTRUCTION. CURVED DISTANCES ARE MEASURED ON THE ARC.

**THOMAS WINEMILLER & ASSOCIATES, INC.**

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



**DEVELOPER:**  
**HALIFAX LAND COMPANY, INC.**  
 701 NORTH MARKET STREET  
 TROY OHIO 45373  
 PHONE: 937-339-9944

**PREPARED BY:**

Thomas Winemiller & Associates, Inc.  
**THOMAS WINEMILLER & ASSOCIATES, INC.**  
 CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
 212 WEST NATIONAL ROAD  
 VANDALIA, OHIO 45377  
 PHONE: 937-898-5862 FAX: 937-898-5716  
 www.winemillerengineering.com

FEE \$ 172.80

Jessica A. Lopez  
 MIAMI COUNTY RECORDER  
Wendy Paine  
 BY: DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED THIS 1 DAY OF April, 2014

Matthew W. Gearhardt  
 MIAMI COUNTY AUDITOR

Linda Linneman  
 DEPUTY MIAMI COUNTY AUDITOR

**APPROVALS**

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THE DAY OF ~~March~~ MAY, 2014, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. 0-13-2014 <sup>5<sup>TH</sup></sup>

Michael L. Brown  
 MAYOR

Martha A. Baker  
 PRESIDENT OF COUNCIL

Sue L. Knight  
 CLERK OF COUNCIL

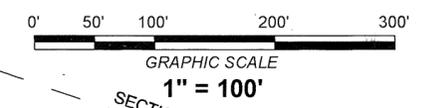
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE 12<sup>TH</sup> DAY OF FEB, 2014, THIS PLAT WAS REVIEWED AND APPROVED.

Olav K. Kogesen  
 CHAIRPERSON

Sue L. Knight  
 SECRETARY

# RECORD PLAN HALIFAX ESTATES SECTION ONE

LOCATED IN:  
SECTION 12 & 18, TOWN 1, RANGE 10 M.R.S.  
PART OF INLOT 9891 & INLOT 9892  
CITY OF TROY, MIAMI COUNTY, OHIO  
CONTAINING 38.8522 ACRES  
DATE: APRIL 7, 2014



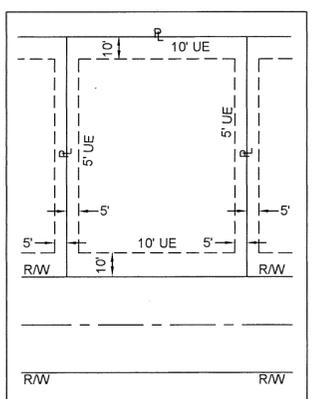
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHD. LENGTH
C1	510.00'	6°13'23"	55.39'	N26°44'58"W	55.37'
C2	320.00'	40°06'13"	223.95'	N35°20'06"W	219.44'
C3	480.00'	31°44'56"	265.98'	N39°30'44"W	262.59'
C4	480.00'	22°10'09"	185.72'	N44°18'08"W	184.57'
C5	480.00'	9°34'48"	80.26'	N28°25'40"W	80.16'
C6	150.00'	9°34'48"	25.08'	N61°34'20"E	25.05'
C7	700.00'	12°57'05"	158.23'	N72°50'16"E	157.89'
C8	200.00'	61°56'53"	216.24'	N48°20'22"E	205.86'
C9	510.00'	18°44'45"	166.86'	S39°14'02"E	166.12'
C10	510.00'	6°46'48"	60.35'	S51°59'48"E	60.32'
C11	290.00'	29°33'11"	149.58'	S40°36'37"E	147.93'
C12	290.00'	10°33'02"	53.40'	S20°33'30"E	53.33'
C13	30.00'	90°00'00"	47.12'	S29°43'00"W	42.43'
C14	30.00'	90°00'00"	47.12'	N60°17'00"W	42.43'
C15	350.00'	1°50'44"	11.27'	N16°12'22"W	11.27'
C16	350.00'	24°52'57"	152.00'	N29°34'12"W	150.81'
C17	350.00'	3°29'14"	21.30'	N43°45'18"W	21.30'
C18	350.00'	9°53'17"	60.40'	N50°26'34"W	60.33'
C19	450.00'	14°38'40"	115.02'	N48°03'53"W	114.70'
C20	30.00'	97°31'29"	51.06'	N8°01'12"E	45.12'
C21	125.00'	9°34'48"	20.90'	N61°34'20"E	20.88'
C22	675.00'	12°57'05"	152.58'	N72°50'16"E	152.26'
C23	225.00'	19°16'56"	75.72'	N69°40'21"E	75.36'
C24	225.00'	26°36'03"	104.46'	N46°43'51"E	103.53'
C25	225.00'	16°03'55"	63.09'	N25°23'53"E	62.88'
C26	175.00'	61°56'53"	189.21'	S48°20'22"W	180.13'
C27	725.00'	10°57'22"	138.63'	S73°50'08"W	138.42'
C28	725.00'	1°59'43"	25.25'	S67°21'35"W	25.25'
C29	175.00'	9°34'48"	29.26'	S61°34'20"W	29.23'
C30	30.00'	97°31'29"	51.06'	N74°27'20"W	45.12'
C31	450.00'	2°03'19"	16.14'	N24°39'56"W	16.14'
C32	25.00'	88°12'20"	38.49'	N30°36'50"E	34.80'

### AREA SUMMARY

18 BUILDING LOTS	19.4094 Ac.
2 NON-BUILDING LOTS	14.1007 Ac.
RIGHT OF WAY	5.3421 Ac.
TOTAL	38.8522 Ac.

### LEGEND

- IRON PIN FOUND (5/8" DIA.)
- IRON PIN SET (5/8" x 30')
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- STONE FOUND
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT

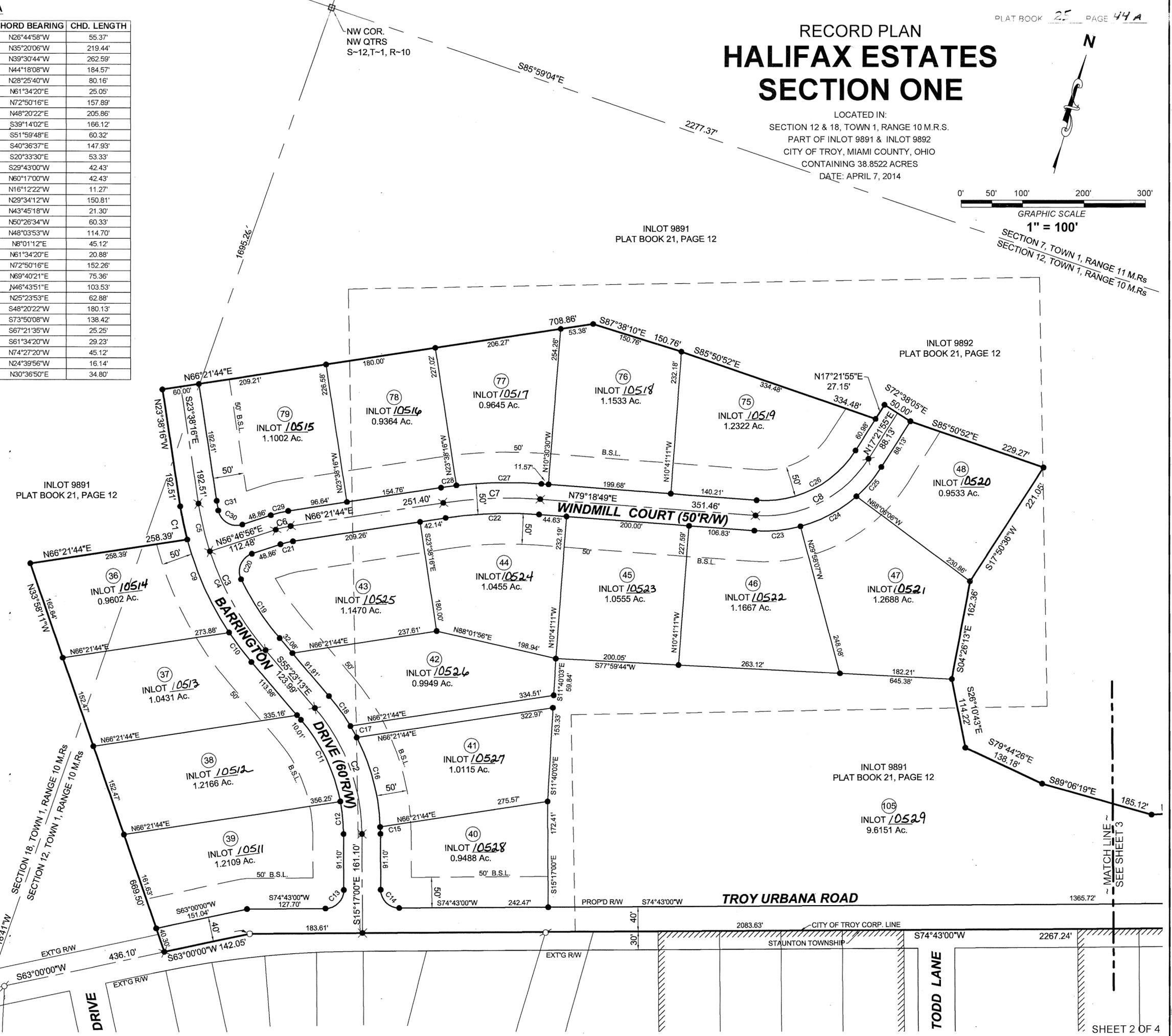


TYPICAL BUILDING LOT  
EASEMENT DETAIL

PREPARED BY:



**THOMAS WINEMILLER & ASSOCIATES, INC.**  
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
34 EAST NATIONAL ROAD  
VANDALIA, OHIO 45377  
PHONE: 937-898-5862  
FAX: 937-898-5716  
www.winemillerengineering.com



# RECORD PLAN HALIFAX ESTATES SECTION ONE

LOCATED IN:  
SECTION 12 & 18, TOWN 1, RANGE 10 M.R.S.  
PART OF INLOT 9891 & INLOT 9892  
CITY OF TROY, MIAMI COUNTY, OHIO  
CONTAINING 38.8522 ACRES  
DATE: APRIL 7, 2014

PREPARED BY:



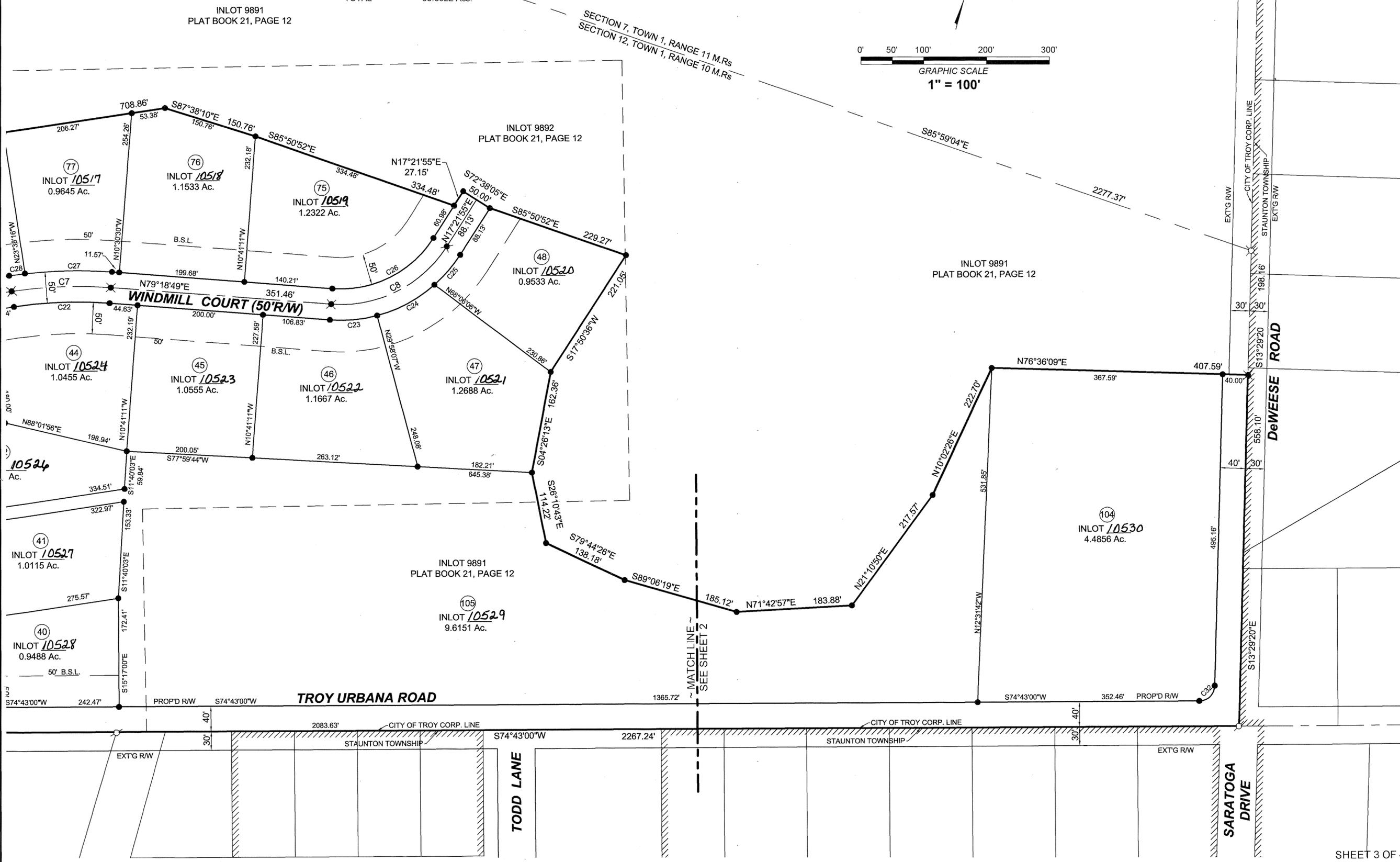
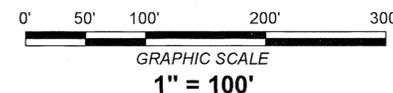
**THOMAS WINEMILLER & ASSOCIATES, INC.**  
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PHONE: 937-898-5862  
FAX: 937-898-5716  
www.winemillerengineering.com

**LEGEND**

- IRON PIN FOUND (5/8" DIA.)
- IRON PIN SET (5/8" x 30")
- MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊗ RAILROAD SPIKE SET
- STONE FOUND
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT

**AREA SUMMARY**

18 BUILDING LOTS	19,4094 Ac.
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# RECORD PLAN HALIFAX ESTATES SECTION ONE

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SECTION 12 & 18, TOWN 1, RANGE 10 M.R.S.  
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CITY OF TROY, MIAMI COUNTY, OHIO  
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DATE: APRIL 7, 2014

PREPARED BY:

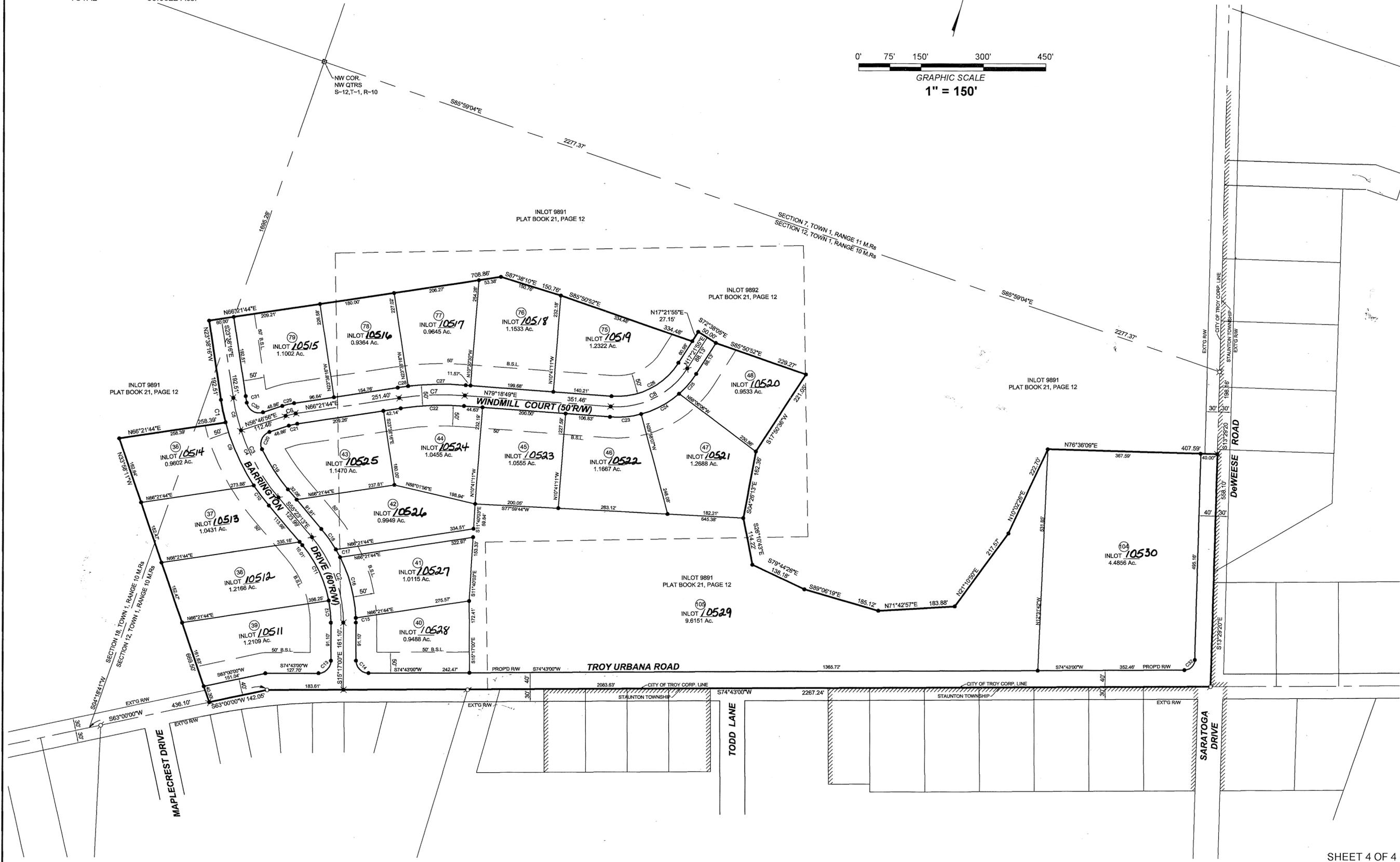
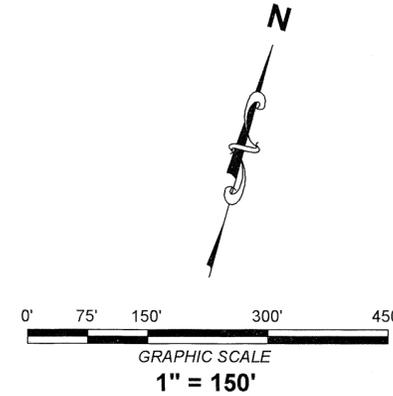


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- LEGEND**
- IRON PIN FOUND (5/8" DIA.)
  - IRON PIN SET (5/8" x 30")
  - ⊗ MAG NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ⊗ RAILROAD SPIKE SET
  - ⊗ STONE FOUND
  - BSL BUILDING SETBACK LINE
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**AREA SUMMARY**

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2 NON-BUILDING LOTS	14.1007 Ac.
RIGHT OF WAY	5.3421 Ac.
TOTAL	38.8522 Ac.



# NOTTINGHAM SUBDIVISION, SECTION EIGHT A&B

PLAT BOOK 25 PAGE 45  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS

PT. 8670  
 INLOT

TROY  
 CITY

MIAMI, OHIO  
 COUNTY

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
**2015P-00013**  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 04/09/2015 2:50:04 PM

REFERENCES  
 PAGES: 3

*Jessica A. Lopez*  
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
*Soni Mariani*  
 DEPUTY

TRANSFERRED THIS 9 DAY  
 OF April, 2015

*Matthew W. Gearhardt*  
 MATTHEW W. GEARHARDT  
 MIAMI COUNTY AUDITOR  
 BY: *Linda Jirassam*  
 DEPUTY AUDITOR

## 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:  
 NOTTINGHAM DEVELOPMENT, INC.  
*Jessica A. Minesinger*  
 JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 08 DAY OF April, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NOTTINGHAM 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.

*Kmhune*  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 9-18-19

MORTGAGEE:  
 MINSTER STATE BANK  
*Daniel F. Heitmeyer*  
 DANIEL F. HEITMEYER  
 VICE PRESIDENT OF COMMERCIAL BANKING

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
 BE IT REMEMBERED THAT ON THIS 08 DAY OF April, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK, BY DANIEL F. HEITMEYER, ITS VICE PRESIDENT OF COMMERCIAL BANKING, 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.

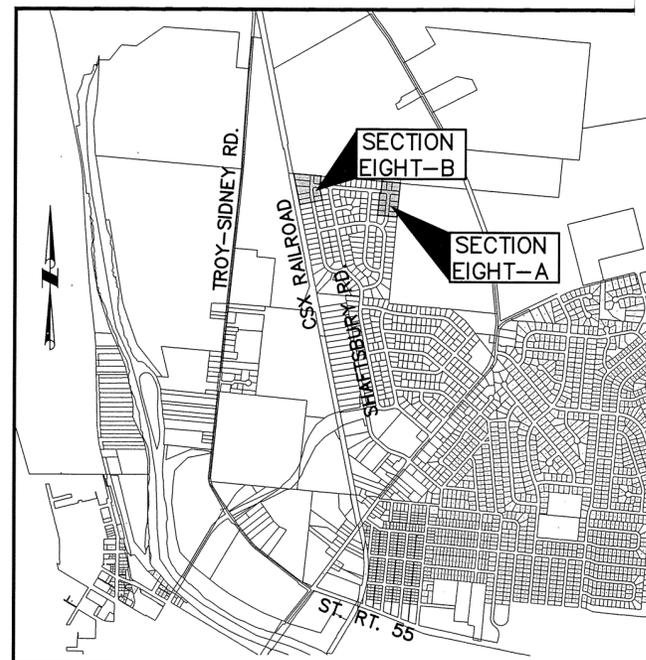
*Nana M. Ashe*  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 5/16/15

DATE: April 8, 2015  
 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.

*Kmhune*  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO  
 MY COMMISSION EXPIRES: 9-18-19



**VICINITY MAP**

N.T.S.

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 08 DAY OF April, 2015, THIS PLAT WAS REVIEWED AND APPROVED.

*Clayton Kye* CHAIRMAN *Sue J. Knight* SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 02 DAY OF April, 2015, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-3 -2015, EFFECTIVE 1 April, 2015

*Michael L. Beavis* MAYOR *Martha A. Baker* PRESIDENT OF COUNCIL *Sue J. Knight* CLERK OF COUNCIL

## COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 32, PAGES 1-17 OF THE MIAMI COUNTY RECORDER'S RECORDS.

## DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 8.366 ACRES OUT OF PART OF INLOT NUMBER 8670 (4.063 ACRES IN EIGHT-A & 4.303 ACRES IN EIGHT-B) OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN DEED BOOK 791, PAGE 396.

<b>CHOICE ONE</b> ENGINEERING	DATE: 01-28-2015
	DRAWN BY: seb
	JOB NUMBER: MiaTro1416app
	SHEET NUMBER 1 OF 3

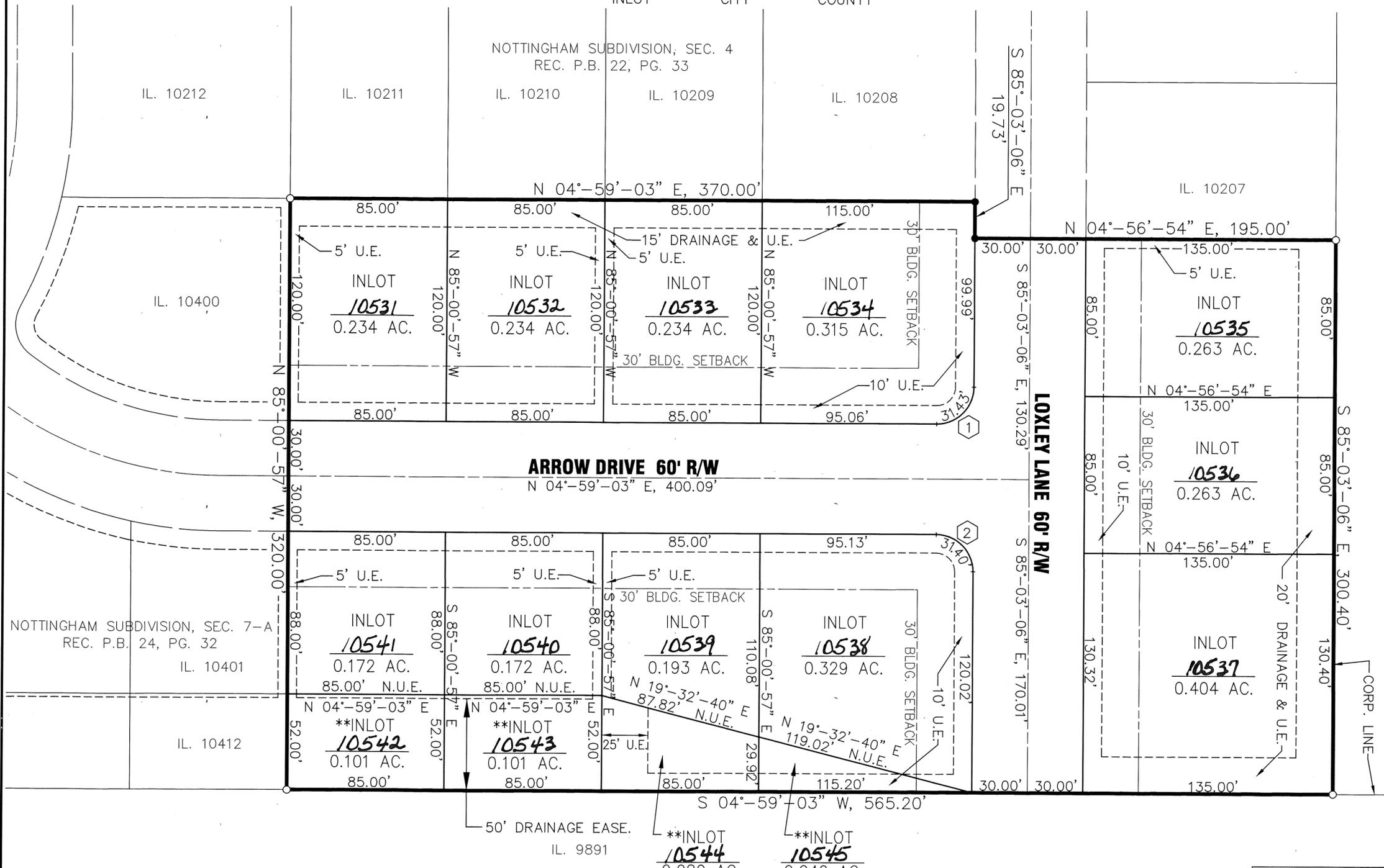
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365  
 (937) 497-0200 FAX (937) 497-0300  
 www.choiceoneengineering.com

# NOTTINGHAM SUBDIVISION, SECTION EIGHT-A

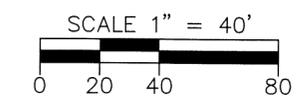
PLAT BOOK 25 PAGE 45-A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS

PT. 8670 TROY MIAMI, OHIO  
 INLOT CITY COUNTY

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
**2015P-00013**  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 04/09/2015 2:50:04 PM  
 REFERENCES  
 PAGES: 3



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



### LEGEND

- 5/8" X 30" REBAR  
W/CAP TO BE SET
- IRON PIN FOUND
- - - UTILITY EASEMENT LINE  
(SEE NOTE)
- ⊗ CURVE NUMBER
- - - BUILDING SETBACK LINE
- \*\*INLOT FLOOD PLAIN LOT
- N.U.E. NO UTILITY EASEMENT

### AREA SUMMARY

**4 FLOOD PLAIN LOTS	0.322 AC.
11 BUILDING LOTS	2.813 AC.
DEDICATED STREET R/W	0.928 AC.
<b>TOTAL</b>	<b>4.063 AC.</b>

- NOTES:
- ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG INTERIOR LOT LINES ARE AS SHOWN.
  - NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
  - THE FLOOD PLAIN LOTS ARE NON-BUILDABLE AND CANNOT BE SOLD SEPARATELY FROM THE INLOT WEST OF AND CONTIGUOUS WITH EACH FLOOD PLAIN LOT.

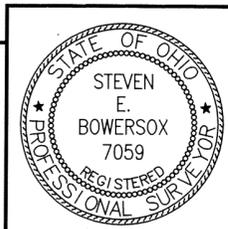
DESCRIPTION:  
 BEING A RESIDENTIAL SUBDIVISION CONTAINING 4.063 ACRES OUT OF PART OF INLOT NUMBER 8670 OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN DEED BOOK 791, PAGE 396.

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	20.00'	90°-02'-09"	31.43'	28.29'	S 40°-02'-02" E
2	20.00'	89°-57'-51"	31.40'	28.28'	N 49°-57'-59" E

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

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

4/8/2015  
 DATE



**CHOICE ONE ENGINEERING**

440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200  
 203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554  
 www.choiceoneengineering.com

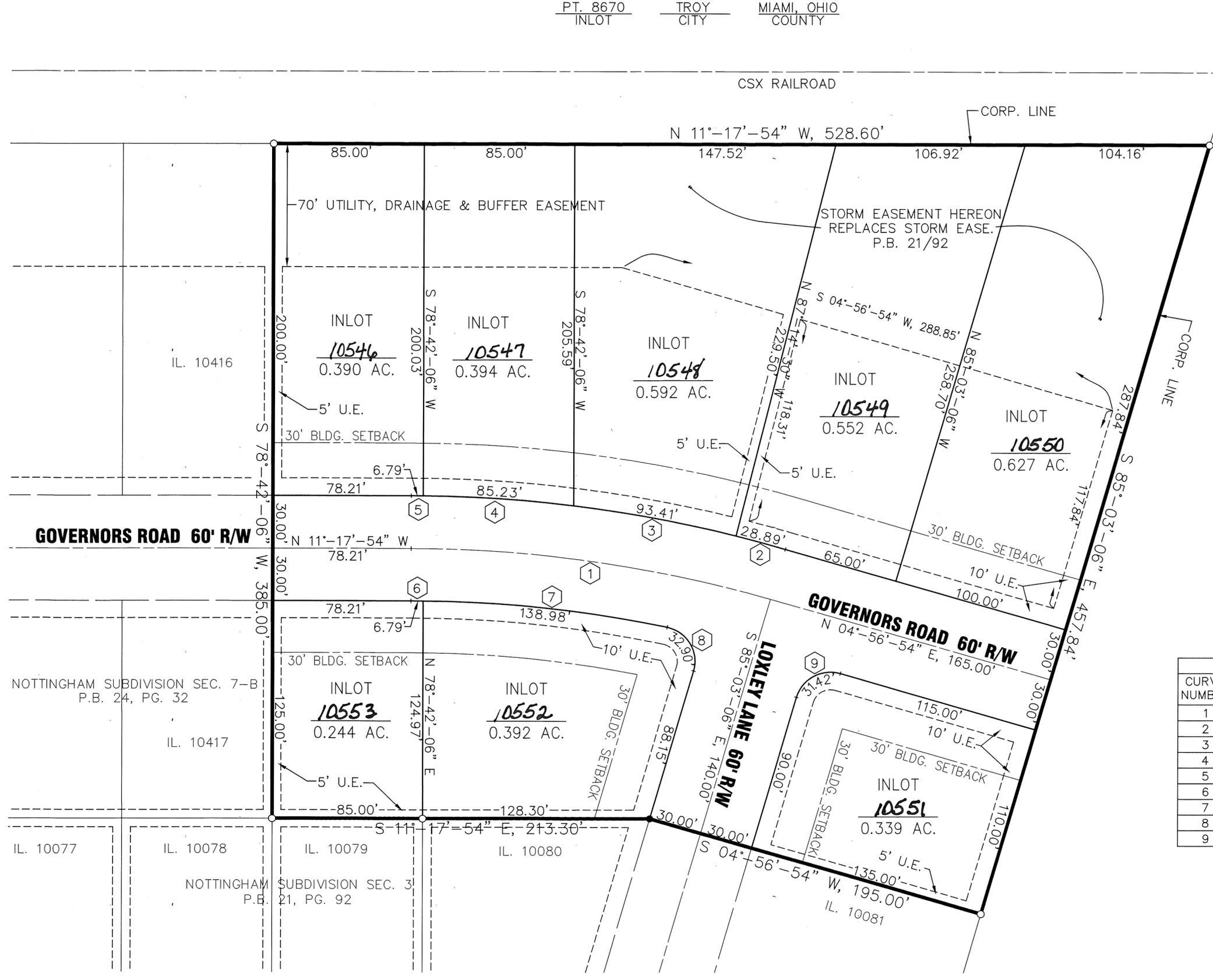
DATE: 01-28-2015  
 DRAWN BY: seb  
 JOB NUMBER: MiaTro1302fin  
 SHEET NUMBER: 2 OF 3

# NOTTINGHAM SUBDIVISION, SECTION EIGHT-B

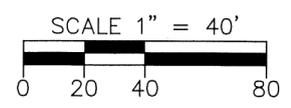
PT. 8670 INLOT TROY CITY MIAMI, OHIO COUNTY

PLAT BOOK 25 PAGE 45-B  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00013  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/09/2015 2:50:04 PM  
REFERENCES  
PAGES: 3



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



### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- - - UTILITY EASEMENT LINE (SEE NOTE)
- - - BUILDING SETBACK LINE

### AREA SUMMARY

8 BUILDING LOTS	3.530 AC.
DEDICATED STREET R/W	0.773 AC.
<b>TOTAL</b>	<b>4.303 AC.</b>

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	725.78'	16°-14'-48"	205.80'	205.11'	N 03°-10'-30" W
2	755.78'	02°-11'-24"	28.89'	28.89'	S 03°-51'-12" W
3	755.78'	07°-04'-52"	93.41'	93.35'	S 00°-46'-56" E
4	755.78'	06°-27'-40"	85.23'	85.18'	S 07°-33'-12" E
5	755.78'	00°-30'-52"	6.79'	6.79'	S 11°-02'-28" E
6	695.78'	00°-33'-32"	6.79'	6.79'	N 11°-01'-08" W
7	695.78'	11°-26'-42"	138.98'	138.75'	N 05°-01'-01" W
8	20.00'	94°-14'-34"	32.90'	29.31'	N 47°-49'-37" E
9	20.00'	90°-00'-00"	31.42'	28.28'	N 40°-03'-06" W

DESCRIPTION:  
BEING A RESIDENTIAL SUBDIVISION CONTAINING 4.303 ACRES OUT OF PART OF INLOT NUMBER 8670 OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN DEED BOOK 791, PAGE 396.

NOTES:  
1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG REAR AND INTERIOR LOT LINES ARE AS SHOWN.  
2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

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  
DATE: 4/8/2015



CHOICE ONE ENGINEERING  
440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200  
203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554  
www.choiceoneengineering.com

DATE: 01-28-2015  
DRAWN BY: seb  
JOB NUMBER: MiaTro1416fin2  
SHEET NUMBER: 3 OF 3

# THE HARRISON SUBDIVISION PLAT

State of Ohio, County of Miami, City of Huber Heights,  
Part Inlot 353

VOLUME 25, PAGE 46  
Miami County Recorder's Record of Plats

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00014  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/21/2015 2:16:45 PM  
REFERENCES  
PAGES: 3

**DESCRIPTION**

Being a replat of a 35.000 acre tract, part of Inlot 353, established by the Carriage Trails Plat of record in Plat Book 22, Page 25, as conveyed to DEC Land Co. I LLC by deed recorded in 2014OR-13432 of the Miami County Recorder's records.

The undersigned, DEC Land Co. I LLC hereby certify that the attached plat correctly represents their "The Harrison" Subdivision Plat, a subdivision of Inlots 912 and 913 inclusive, do hereby accept this plat of same and dedicate to public use as such all of the easements shown herein and not heretofore dedicated.

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

The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing zoning, platting, health, or other lawful rules and regulations.

In witness thereof 21<sup>st</sup> day of May, 2015.

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

By: Diana K. Cover

Be it remembered that on this 21<sup>st</sup> day of May, 2015, before me a Notary Public in and for said state, personally came Diana K. Cover, who acknowledged the signing and execution of the foregoing instrument to be his voluntary act and deed as such officer.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

Signed Cassandra L. Riehle  
Notary Public



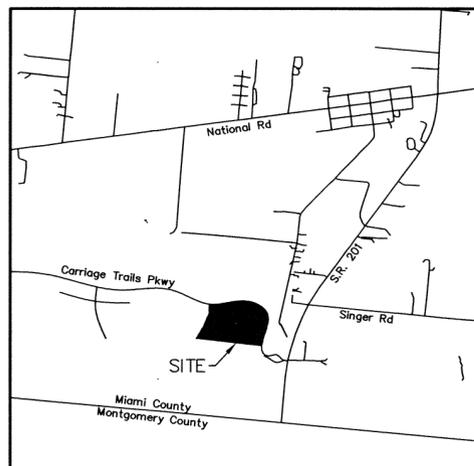
CASSANDRA L. RIEHLE  
Notary Public, State of Ohio  
My Comm. Expires Aug. 16, 2015

**SURVEYOR'S CERTIFICATION**

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct and meets the accuracy standards set fourth in Ohio Revised Code Chapter 4733-37. All dimensions are in feet and decimal parts thereof. All monumentation is set as indicated.

By: Brian P. Bingham  
Brian P. Bingham  
Registered Professional Surveyor No. 8438

Date: May 20, 2015



LOCATION MAP  
Not to Scale

**GENERAL NOTES:**

**M.O.A. Restrictions:**

This acreage in The Harrison Subdivision Plat is 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 and are binding in the subdivision.

**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 acreage. In all cases of conflict with local zoning regulations, the location zoning requirements shall control.

**REFERENCES**

MIAMI COUNTY RECORDER'S DEED RECORDS:  
2014OR-13432 D.B. 791, PG 881 D.B. 741, PG 449  
OR 322, PG 856 OR 322, PG 782 D.B. 792, PG 922

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 25, PG 28 P.B. 22, PG 25 P.B. 22, PG 37

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS  
VOL. 54, PG 137 VOL. 54, PG 136 VOL. 55, PG 159  
VOL. 51, PG 23 VOL. 34, PG 9 VOL. 49, PG 76  
VOL. 55, PG 164 VOL. 56, PG 43

Owner  
**DEC Land Co. I LLC**  
6375 Riverside Dr.  
Suite 220  
Dublin, Ohio 43017  
Tel. (614) 717-4444

Developer  
**Redwood Acquisitions, LLC**  
23775 Commerce Park Road  
Suite 7  
Beachwood, Ohio 44122  
Tel. (440) 379-6599

Fee \$ 4320

Jessica A. Lopez  
Miami County Recorder

Jim Mariani  
By Deputy Recorder

**AUDITOR**

Matthew W. Gearhardt  
Miami County Auditor

Linda J. Jansman  
Deputy County Auditor

Transferred this 21 day of May, 2015

**APPROVAL**

This plat is hereby accepted by the City of Huber Heights, Ohio.

This plat approved by the City of Huber Heights, Ohio on the  
24 day of MARCH, 2015

[Signature]  
Chairman of Planning Commission,  
Huber Heights, Ohio

THE HARRISON  
SUBDIVISION PLAT

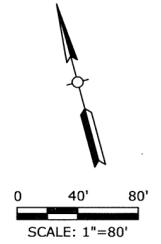
AMERICAN  
**STRUCTUREPOINT**  
INC.  
2250 Corporate Exchange Drive | Suite 300  
Columbus, Ohio 43231  
TEL 614.901.2235 | FAX 614.901.2236  
www.structurepoint.com

4/21/2015  
Project Number:  
2013.01530

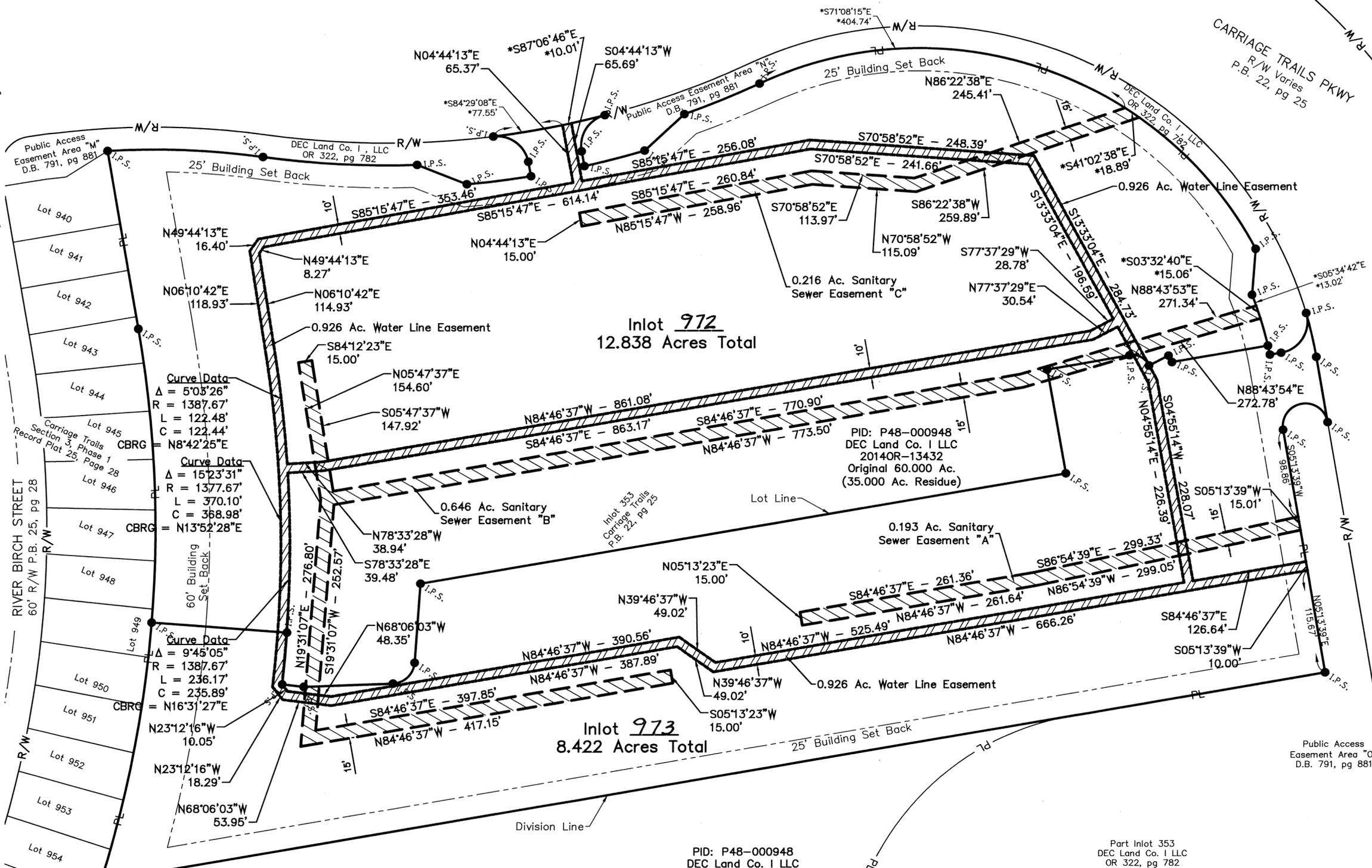
1 of 3



State of Ohio, County of Miami, City of Huber Heights,  
Part Inlot 353



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00014  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/21/2015 2:16:45 PM  
REFERENCES  
PAGES: 3



Curve Data  
Δ = 5°05'26"  
R = 1387.67'  
L = 122.48'  
C = 122.44'  
CBRG = N8°42'25"E

Curve Data  
Δ = 15°23'31"  
R = 1377.67'  
L = 370.10'  
C = 368.98'  
CBRG = N13°52'28"E

Curve Data  
Δ = 9°45'05"  
R = 1387.67'  
L = 236.17'  
C = 235.89'  
CBRG = N16°31'27"E

**LEGEND**

- I.P.F. iron pin found
- I.P.S. iron pin set w/American Structurepoint 8438 cap
- Sanitary Sewer Easement
- Water Line Easement

**TOTAL EASEMENTS PLATTED**

- Sanitary Sewer Easements ----- 1.055 Acres
  - 0.193 Acres in Easement "A"
  - 0.646 Acres in Easement "B"
  - 0.216 Acres in Easement "C"
- Water Line Easement ----- 0.926 Acres
- Total Easements ----- 1.981 Acres

**EASEMENT OVERLAP AREA**

- Sanitary Sewer Easement "A" and Water Line Easement Overlap = 0.004 Acres
- Sanitary Sewer Easement "B" and Water Line Easement Overlap = 0.011 Acres
- Sanitary Sewer Easement "C" and Water Line Easement Overlap = 0.009 Acres

Note: \* Denotes chord bearings and chord lengths

Bearings described hereon are based on Grid North, reference to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey and NGS OPUS solution.



THE HARRISON  
SUBDIVISION PLAT

DRAWING FILE: C:\WORK\SUBDIVISIONS\HARRISON\SUBDIVISION\14-12-10\141011 SHILLI EASEMENT PLAT 8438.DWG  
DATE: 05/21/2015  
DRAWN BY: BBINGHAM

MIAMI COUNTY ENGINEER  
THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS 27<sup>th</sup> DAY OF April, 2015.

*Paul P. Huelshamp*  
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS  
THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS 26<sup>th</sup> DAY OF May, 2015.

*John F. Adams*  
*John W. Brien*

*John W. Brien*

MIAMI COUNTY PLANNING COMMISSION  
AT A MEETING OF THE PLANNING COMMISSION OF MIAMI  
COUNTY, OHIO THIS PLAT WAS REVIEWED AND APPROVED  
BY US THIS 17<sup>th</sup> DAY OF May, 2015

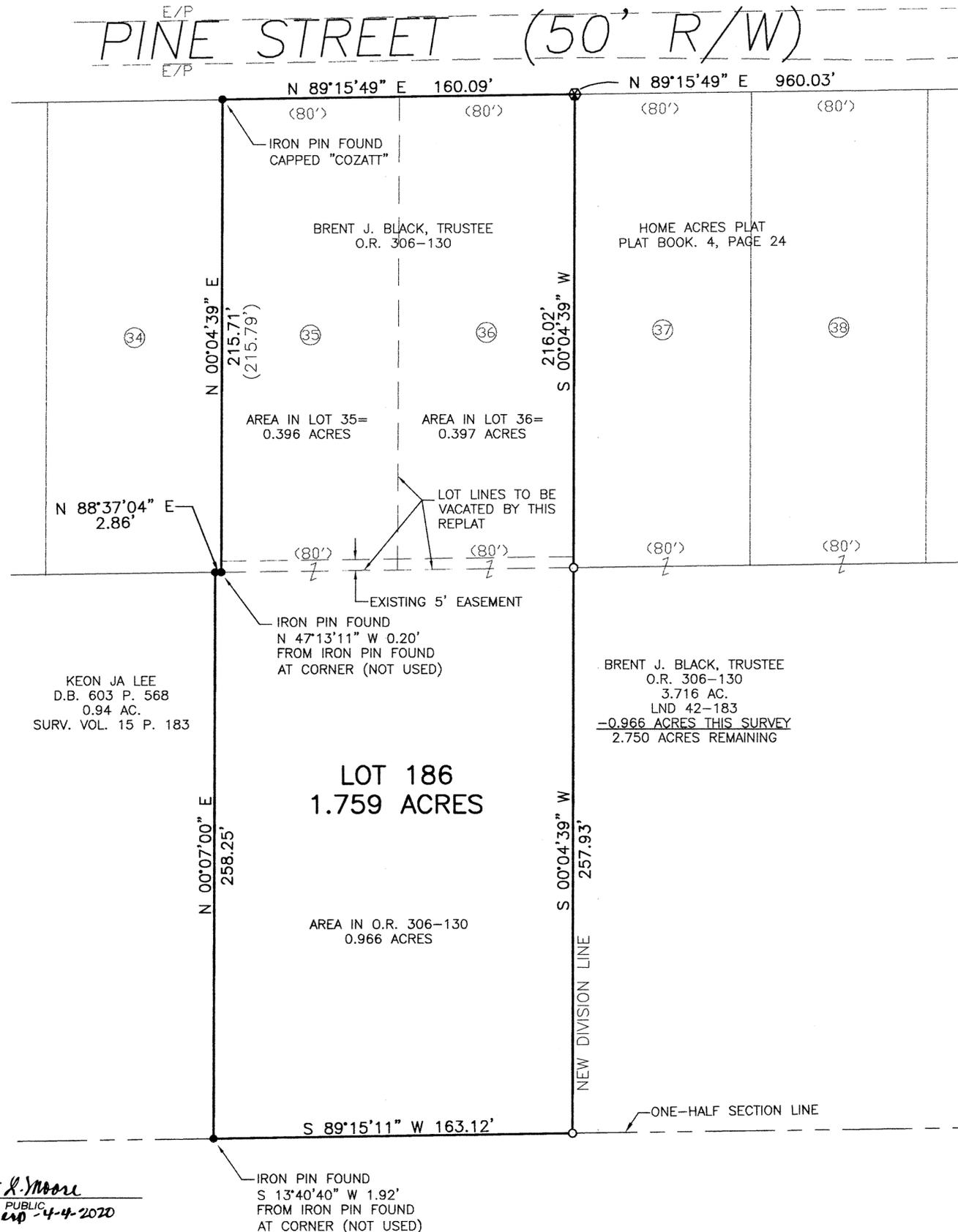
*John W. Brien*  
CHAIRMAN  
*D. S. Bell*  
SECRETARY

# REPLAT OF LOTS 35 & 36 HOME ACRES PLAT AND 0.964 ACRE TRACT

LOCATED IN SECTION 32 NE 1/4, TOWN 5, RANGE 6,  
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME 25, PAGE 47  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00015  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/27/2015 1:54:53 PM  
REFERENCES  
PAGES: 1



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

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED *May 27, 2015*  
*Matthew W. Beard* MIAMI COUNTY AUDITOR  
*Linda J. Irwin* BY DEPUTY AUDITOR

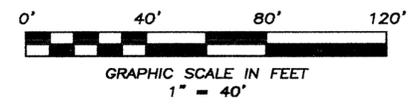
**REFERENCES**

LAND SURVEYS:  
VOLUME 15, PAGE 183  
VOLUME 42, PAGE 183  
AND AS SHOWN HEREON.

THE BASIS OF BEARING IS THE OHIO STATE PLANE  
COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS)  
BEING THE SOUTH RIGHT OF WAY LINE OF PINE STREET  
BEARING N 89°15'49" E.



- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
  - 5/8" IRON PIN FOUND
  - ⊗ AXLE FOUND
  - ( ) REFERENCED BEARINGS & DISTANCE OF RECORD



**DESCRIPTION**

BEING A REPLAT OF A TOTAL OF 1.759 ACRE OF LOTS 35 AND 36 OF HOME ACRES SUBDIVISION AS SHOWN ON RECORD PLAT 4, PAGE 24, AND 0.966 ACRE IN SECTION 32, TOWN 5, RANGE 6 AS CONVEYED TO BRENT J. BLACK, TRUSTEE, IN O.R. 306-130.

*Philip C. Brumbaugh*  
PHILIP C. BRUMBAUGH  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #5057  
4/24/15 BES JOB #343.14

**REPLAT REQUEST**  
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LEINHOLDERS OF THE LANDS SHOWN HEREON REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT THIS 27<sup>th</sup> DAY OF April, 2015.

*Brent J. Black*  
BRENT J. BLACK, TRUSTEE

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 27<sup>th</sup> DAY OF April, 2015.

*Vicki A. Moore*  
NOTARY PUBLIC  
Comm. Exp. 4-4-2020

REPLAT FOR BRENT J. BLACK, TRUSTEE, LOCATED IN MIAMI CO. ~ 4/24/2015

**BRUMBAUGH ENGINEERING & SURVEYING, LLC**

1105 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE (937) 698-3000  
FAX (937) 698-3928  
EMAIL: John@BES-Engineer.com

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00016  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
06/18/2015 10:44:14 AM  
REFERENCES  
PAGES: 1

FEE \$ 43.20  
*Jessica A Lopez*  
MIAMI COUNTY RECORDER  
*Matthew W. Dearhardt*  
MIAMI COUNTY AUDITOR  
*John Dence*  
BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED June 18, 2015  
BY DEPUTY AUDITOR

SEE ANNEXATION PROCEEDINGS  
RECORDED IN 2015OR-0714B

**APPROVAL BY MIAMI COUNTY ENGINEER**

THIS PLAT WAS REVIEWED AND APPROVED  
THIS 17<sup>th</sup> DAY OF February, 2015.

*Paul P. Huelshamp*  
MIAMI COUNTY ENGINEER

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**

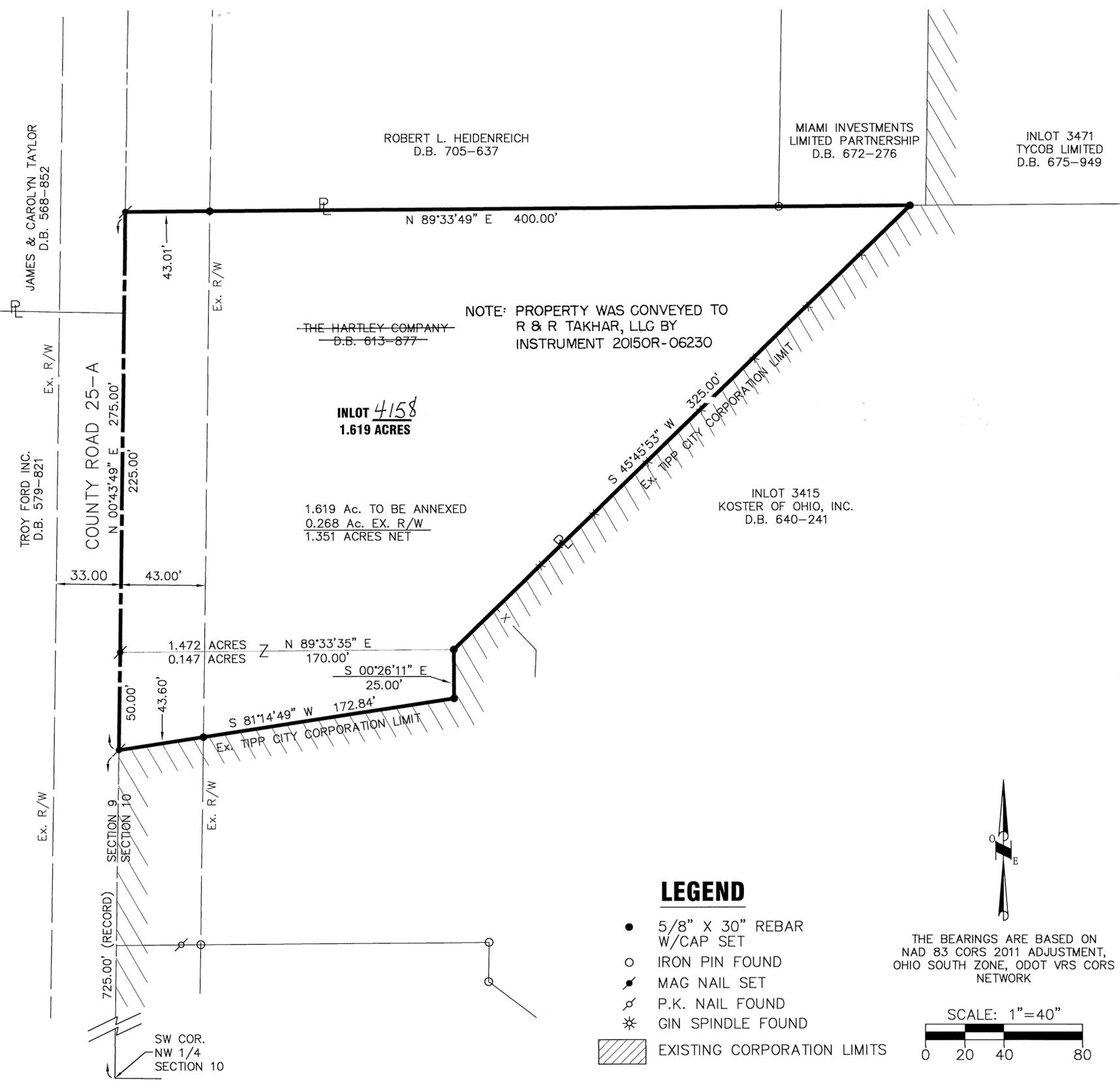
THE ANNEXATION OF THIS AREA WAS APPROVED THIS 24<sup>th</sup> DAY  
OF February, 2015, BY RESOLUTION NO. 15-02-126

*Jim Farlow*  
MIAMI COUNTY COMMISSIONER  
*Paul J. ...*  
MIAMI COUNTY COMMISSIONER  
*(John W. O'Brien, Absent)*  
MIAMI COUNTY COMMISSIONER

**APPROVED BY THE CITY OF TIPP CITY**

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY HELD THIS  
18 DAY OF May, 2015 THE ANNEXATION  
OF THE TERRITORY SHOWN HEREON TO THE CITY OF TIPP CITY  
WAS APPROVED AND ACCEPTED BY ORDINANCE No. 25-15

*Janice M. Bates*  
CLERK  
*John A. Hill*  
MAYOR



NOTE: PROPERTY WAS CONVEYED TO  
R & R TAKHAR, LLC BY  
INSTRUMENT 2015OR-06230

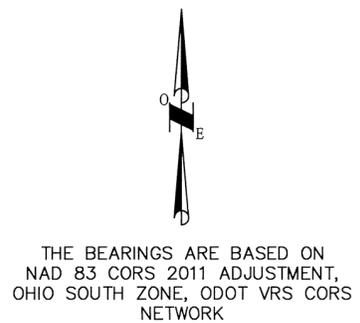
INLOT 4158  
1.619 ACRES

1.619 Ac. TO BE ANNEXED  
0.268 Ac. EX. R/W  
1.351 ACRES NET

INLOT 3415  
KOSTER OF OHIO, INC.  
D.B. 640-241

**LEGEND**

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ P.K. NAIL FOUND
- \* GIN SPINDLE FOUND
- ▨ EXISTING CORPORATION LIMITS



DESCRIPTION  
BEING THE ANNEXATION OF 1.619 ACRES OF LAND TO  
THE CITY OF TIPP CITY, OHIO AND BEING 1.472, AND  
0.147 ACRES OWNED BY THE HARTLEY COMPANY AS  
DESCRIBED IN DEED BOOK 613, PAGE 877.

SURVEY REFERENCE  
P.B. 18, PAGE 29

I HEREBY CERTIFY THAT ALL DIMENSIONS ARE BASED ON  
FIELD MEASUREMENTS, DEEDS AND SURVEYS OF RECORD.

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629    12-8-14    DATE

	<b>CHOICE ONE</b> ENGINEERING 440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200 203 W. LOVELAND AVENUE LOVELAND, OHIO 45150 (513) 239-8554 www.choiceoneengineering.com	DATE: 11-25-2014
		DRAWN BY: AJB
		JOB NUMBER: MIA-TCI-1413
		SHEET NUMBER 1 OF 1

**DEDICATION**

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

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

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

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15 DAY OF July, 2014 BY TALISMANIC PROPERTIES, LLC. BY JOHN MATTHEW TOMB, SOLE MEMBER, AS OWNER.  
Kimberly D. Patterson  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: May 31, 2015



KIMBERLY D. PATTERSON, Notary Public  
 In and for the State of Ohio  
 My Commission Expires May 31, 2015

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

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15 DAY OF July, 2014 BY EIDEMILLER LAND COMPANY BY ELDEN EIDEMILLER, MEMBER, AS OWNER.  
Kimberly D. Patterson  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: May 31, 2015



KIMBERLY D. PATTERSON, Notary Public  
 In and for the State of Ohio  
 My Commission Expires May 31, 2015

LIEN HOLDER: CALIBRE ENGINEERING, INC.  
 BY: Art Harden  
 ART HARDEN  
 PRESIDENT

STATE OF OHIO - COUNTY OF ~~MIAMI~~ Montgomery, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18<sup>th</sup> DAY OF March, 2014 BY CALIBRE ENGINEERING, INC. BY ART HARDEN, AS ITS PRESIDENT.  
Kimberly J. Morgan  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: June 30, 2014



KIMBERLY J. MORGAN  
 Notary Public, State of Ohio  
 My Comm. Expires 6-30-14

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

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

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15 DAY OF July, 2014 BY EIDEMILLER LAND COMPANY BY ELDEN EIDEMILLER, MEMBER, AS OWNER.  
Kimberly D. Patterson  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: May 31, 2015



KIMBERLY D. PATTERSON, Notary Public  
 In and for the State of Ohio  
 My Commission Expires May 31, 2015

LIEN HOLDER: CALIBRE ENGINEERING, INC.  
 BY: Art Harden  
 ART HARDEN  
 PRESIDENT

STATE OF OHIO - COUNTY OF ~~MIAMI~~ Montgomery, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18<sup>th</sup> DAY OF MARCH, 2014 BY CALIBRE ENGINEERING, INC. BY ART HARDEN, AS ITS PRESIDENT.  
Kimberly J. Morgan  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: June 30, 2014



KIMBERLY J. MORGAN  
 Notary Public, State of Ohio  
 My Comm. Expires 6-30-14

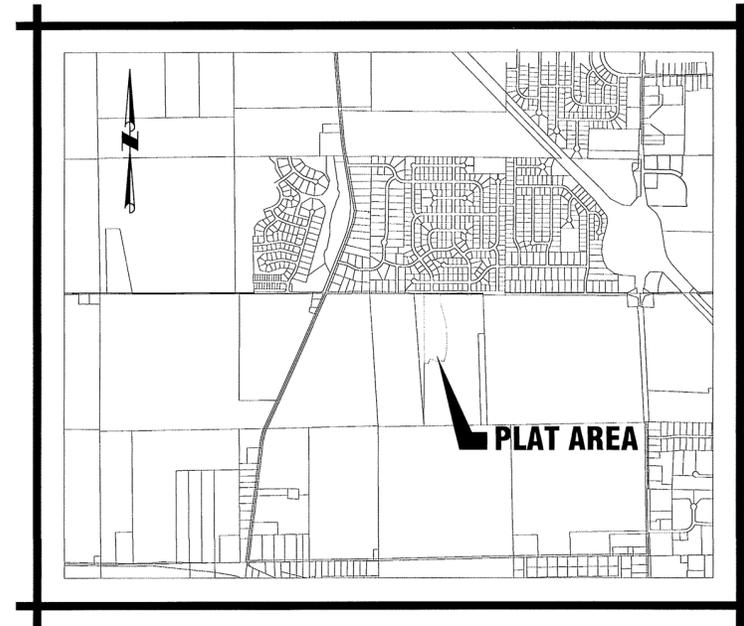
**CEDAR GROVE  
 SUBDIVISION, PHASE 1**

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36 containing in all 15.731 acres, in Sec. 16, Town 4 North, Range 6 East, City of Tipp City, Miami County, Ohio

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
**2015P-00017**  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 07/02/2015 11:24:29 AM  
 REFERENCES  
 PAGES: 1

PLAT BOOK 25, PAGE 49  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 2 DAY OF  
July, 2015 AT 11:21 AM  
 FILE NUMBER 2015P-00017 FEE \$ 172.80  
Jessica A. Lopez  
 JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
Matthew W. Gearhardt  
 MATTHEW W. GEARHARDT DEPUTY AUDITOR  
 DEPUTY

TRANSFERRED THIS 2<sup>nd</sup> DAY OF July, 2015  
Matthew W. Gearhardt BY: Joyce Grilliot  
 MATTHEW W. GEARHARDT DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR  
 Lots 4159 - 4202



**VICINITY MAP**

**DESCRIPTION**

Being a residential subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36 containing in all 15.731 acres, owned by TALISMANIC PROPERTIES, LLC. as recorded in 201502 pg. 03449

SETBACKS AND BUILDING REQUIREMENTS					
LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
1-21 & 97-117	30	25	7.5 Ea. Side	35	1400

**APPROVALS**

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 8<sup>th</sup> DAY OF April, 2014, THIS PLAT WAS REVIEWED AND APPROVED.

Stacy M. Wall CHAIRMAN  
Kelley R. Rowlands SECRETARY

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 16 DAY OF March, 2015 BY ORDINANCE No. 9-15

J. E. Egan PRESIDENT OF COUNCIL  
Janice M. Bates CLERK OF COUNCIL

**OWNER AND DEVELOPER**

TALISMANIC PROPERTIES, LLC. 7 SOUTH PLUM STREET TROY, OH 45373 937-339-3939  
 EIDEMILLER LAND CO. 3281 W. ST. RT. 571 TROY, OH 45373 937-750-3281

**COVENANTS, RESTRICTIONS AND HOME OWNER'S ASSOCIATION**

COVENANTS AND RESTRICTIONS RECORDED IN \_\_\_\_\_, PAGE \_\_\_\_ THE HOME OWNER'S ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN \_\_\_\_\_, PAGE \_\_\_\_\_

SEE SHEET 2 OF 4 FOR STORM WATER DRAINAGE RESTRICTIONS.

**SUMMARY OF ACREAGE**

42 RESIDENTIAL INLOTS 8.536 AC.  
 2 COMMON INLOTS 5.162 AC.  
 STREET RIGHT OF WAY 2.033 AC.  
 TOTAL THIS PLAT 15.731 AC.

 440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200 www.choiceoneengineering.com	REV. DATE: 08-07-2013
	DRAWN BY: seb
	JOB NUMBER: MiaTci1303FinApp
	SHEET NUMBER 1 OF 4

# LEGAL DESCRIPTION

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

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

thence, North 89°-51'-55" West, 1295.08 feet, along the north line of the quarter and center of Kessler-Cowlesville Road, to a Mag Nail set and being the principal place of beginning of the Cedar Grove Subdivision, Phase 1, as herein described;

thence, South 00°-08'-05" West, 217.66 feet, to an iron pin set;

thence, South 07°-29'-49" East, 59.13 feet, to an iron pin set;

thence, South 16°-02'-54" East, 333.27 feet, to an iron pin set;

thence, South 12°-55'-40" East, 75.15 feet, to an iron pin set;

thence, South 08°-15'-17" East, 75.14 feet, to an iron pin set;

thence, South 03°-53'-27" East, 75.15 feet, to an iron pin set;

thence, South 00°-27'-07" East, 344.15 feet, to an iron pin set;

thence, South 00°-50'-48" West, 73.29 feet, to an iron pin set;

thence, South 05°-58'-22" West, 75.16 feet, to an iron pin set;

thence, South 10°-19'-56" West, 75.14 feet, to an iron pin set;

thence, South 14°-49'-48" West, 75.27 feet, to an iron pin set;

thence, South 18°-44'-42" West, 69.10 feet, to an iron pin set;

thence, North 71°-15'-18" West, 130.00 feet, to an iron pin set;

thence, South 18°-44'-42" West, 36.55 feet, to an iron pin set;

thence, North 71°-15'-18" West, 180.00 feet, to an iron pin set;

thence, South 18°-44'-42" West, 108.73 feet, to an iron pin set;

thence, Westerly, 15.66 feet, along the arc of a curve to the left having a radius of 325.00 feet, an internal angle of 02°-45'-39" and a chord 15.66 feet in length bearing North 89°-04'-17" West, to an iron pin set;

thence, South 89°-32'-53" West, 76.37 feet, to an iron pin set in the west line of Cedar Grove Subdivision;

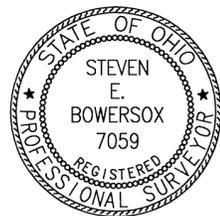
thence, North 00°-27'-07" West, 1562.67 feet, along the west line of Cedar Grove Subdivision, to a Mag Nail found in the north line of the quarter, north line of inlot number 2392 and center of Kessler-Cowlesville Road;

thence, South 89°-51'-55" East, 373.69 feet, along the north line of the quarter, north line of inlot number 2392 and the center of Kessler-Cowlesville Road, to the principal place of beginning.

Containing 15.731 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.

*St E Bowersox* 8/01/2013  
STEVEN E. BOWERSOX, PS #7059 DATE



# CEDAR GROVE SUBDIVISION, PHASE 1

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15,  
Pg. 36 containing in all 15.731 acres, City of Tipp City,  
Miami County, Ohio

PLAT BOOK 25, PAGE 49-A  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

## STORM WATER DRAINAGE RESTRICTIONS

1. No fixed structure, filling, or improvements of any kind, excluding grass or approved bank protection shall be erected, installed, or planted within any part of a storm water drainage easement area (flood plain line). This includes accessory buildings, fences, shrubs, and trees.

2. The Cedar Grove Subdivision Home Owner's Association, owners of lots 118 & 119 and the adjacent drainage easement to the east of lots 97-118, on part of inlot 2392 owned by Eidemiller Land Co., which contain storm water detention/retention ponds, shall be responsible for maintaining these detention/retention ponds below the normal water elevation and water courses in the operable manner to which they were designed.

3. The City of Tipp City shall have the right, but not the responsibility, to enter upon any Lot in this subdivision to inspect and monitor any storm water detention basin areas, storm water retention pond areas, or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer or the Association to take correction action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basin areas and drainage facilities; provided, however, that the Developer and/or the Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Association or, if the Association has ceased to exist, against individual lots in accordance with the Declaration.

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

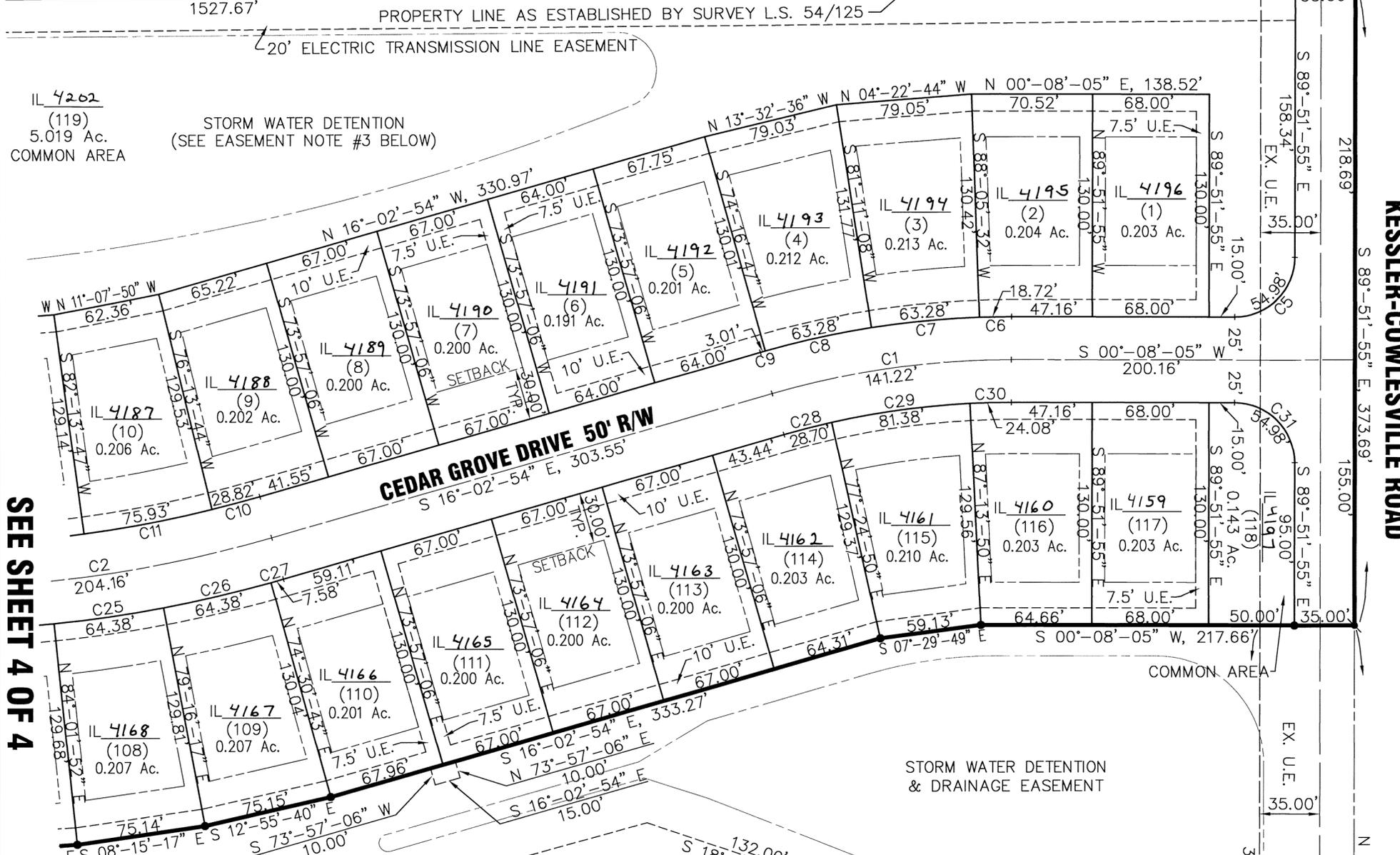
<b>CHOICE</b> <b>ONE</b> <b>ENGINEERING</b>	REV. DATE: 08-07-2013
	DRAWN BY: seb
	JOB NUMBER: MiaTci1303FinApp
	SHEET NUMBER 2 OF 4
<small>440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200 203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554 www.choiceoneengineering.com</small>	

SETBACKS AND BUILDING REQUIREMENTS					
LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
1-21 & 97-117	30	25	7.5 Ea. Side	35	1400

# CEDAR GROVE SUBDIVISION, PHASE 1

Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36 containing in all 15.731 acres, City of Tipp City, Miami County, Ohio

52.5 AC.  
 DONALD L. STINE  
 DB. 555, PG. 449  
 N 00°-27'-07" W, 1562.67'



SEE SHEET 4 OF 4

PT. IL. 2392  
 EIDEMILLER LAND CO. LLC  
 DB. 797, PG. 582  
 OR 481, PG. 137

### UTILITY EASEMENTS

1. ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. EACH SIDE OF ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
2. OTHER EASEMENTS ARE AS DIMENSIONED.
3. ALL COMMON AREA LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

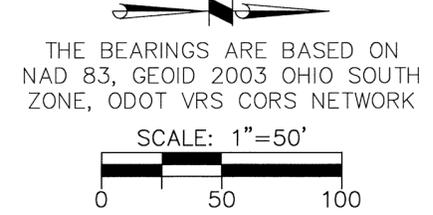
I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, AFTER CONSTRUCTION OF STREETS AND UTILITIES.

*Steven E. Bowersox*  
 STEVEN E. BOWERSOX, P.S. #7059  
 DATE 8/07/2013

### REFERENCES

- REC. P.B. 15, PG. 36
- REC. P.B. 15, PG. 54
- REC. P.B. 16, PG. 34
- LOT SURV. 19, PG. 150
- LOT SURV. 21, PG. 178
- LAND SURV. 36, PG. 165
- LAND SURV. 54, PG. 125

- 2423 HARVEY & PILAR SCHWARTZ DB. 763, PG. 779
- 2421 A.E. & J.E. GOFF OR. 131, PG. 984
- 2420 CAROLYN E. DEFIBAUGH DB. 636, PG. 889
- 2813 DANNY & VLEMA POTTEIT DB. 787, PG. 745
- 2814 D.M. & S.R. GRANT DB. 642, PG. 460
- 2815 LUCINDA M. BROWN OR. 84, PG. 145
- 2816 MICHAEL W. & GAIL L. CLARK OR. 154, PG. 357



### LEGEND

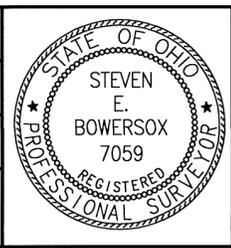
- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊙ MONUMENT BOX W/IP FOUND
- BUILDING SETBACK LINE 30' FRONT; 25' REAR 7.5' EACH SIDE
- (NR) NOT RADIAL
- C1 CURVE NUMBER (SEE SHT. 4 OF 4)
- (111) CONSTRUCTION LOT NUMBERS

**CHOICE ONE ENGINEERING**

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

203 W. LOVELAND AVENUE LOVELAND, OHIO 45140 (513) 239-8554

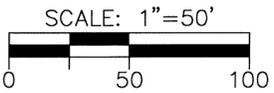
REV. DATE:	08-07-2013
DRAWN BY:	seb
JOB NUMBER:	MiaTciFin2.DWG
SHEET NUMBER:	3 OF 4



# CEDAR GROVE SUBDIVISION, PHASE 1

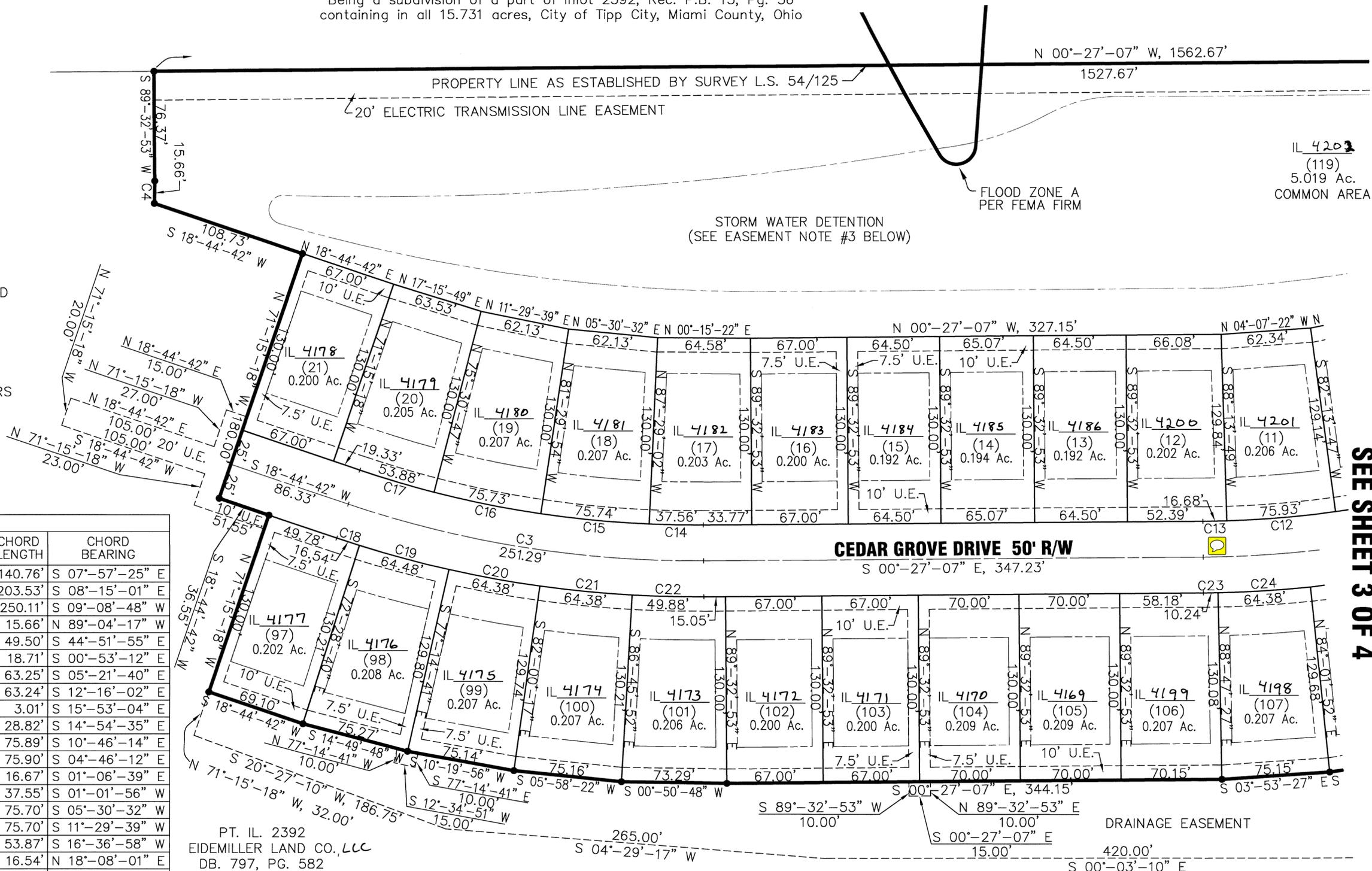
Being a subdivision of a part of Inlot 2392, Rec. P.B. 15, Pg. 36  
containing in all 15.731 acres, City of Tipp City, Miami County, Ohio

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



### LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊙ MONUMENT BOX W/IP FOUND
- BUILDING SETBACK LINE  
30' FRONT; 25' REAR  
7.5' EACH SIDE
- (NR) NOT RADIAL
- C1 CURVE NUMBER
- (111) CONSTRUCTION LOT NUMBERS



CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	500.00'	16°-10'-59"	141.22'	140.76'	S 07°-57'-25" E
2	750.00'	15°-35'-47"	204.16'	203.53'	S 08°-15'-01" E
3	750.00'	19°-11'-49"	251.29'	250.11'	S 09°-08'-48" W
4	325.00'	02°-45'-39"	15.66'	15.66'	N 89°-04'-17" W
5	35.00'	90°-00'-00"	54.98'	49.50'	S 44°-51'-55" E
6	525.00'	02°-02'-33"	18.72'	18.71'	S 00°-53'-12" E
7	525.00'	06°-54'-23"	63.28'	63.25'	S 05°-21'-40" E
8	525.00'	06°-54'-22"	63.28'	63.24'	S 12°-16'-02" E
9	525.00'	00°-19'-41"	3.01'	3.01'	S 15°-53'-04" E
10	725.00'	02°-16'-39"	28.82'	28.82'	S 14°-54'-35" E
11	725.00'	06°-00'-02"	75.93'	75.89'	S 10°-46'-14" E
12	725.00'	06°-00'-02"	75.93'	75.90'	S 04°-46'-12" E
13	725.00'	01°-19'-04"	16.68'	16.67'	S 01°-06'-39" E
14	725.00'	02°-58'-05"	37.56'	37.55'	S 01°-01'-56" W
15	725.00'	05°-59'-08"	75.74'	75.70'	S 05°-30'-32" W
16	725.00'	05°-59'-07"	75.73'	75.70'	S 11°-29'-39" W
17	725.00'	04°-15'-29"	53.88'	53.87'	S 16°-36'-58" W
18	775.00'	01°-13'-23"	16.54'	16.54'	N 18°-08'-01" E
19	775.00'	04°-46'-01"	64.48'	64.46'	N 15°-08'-19" E
20	775.00'	04°-45'-36"	64.38'	64.37'	N 10°-22'-31" E
21	775.00'	04°-45'-35"	64.38'	64.36'	N 05°-36'-55" E
22	775.00'	03°-41'-15"	49.88'	49.87'	N 01°-23'-30" E
23	775.00'	00°-45'-26"	10.24'	10.24'	N 00°-49'-50" W
24	775.00'	04°-45'-35"	64.38'	64.36'	N 03°-35'-21" W
25	775.00'	04°-45'-35"	64.38'	64.36'	N 08°-20'-55" W
26	775.00'	04°-45'-35"	64.38'	64.36'	N 13°-06'-30" W
27	775.00'	00°-33'-37"	7.58'	7.58'	N 15°-46'-06" W
28	475.00'	03°-27'-45"	28.70'	28.70'	N 14°-19'-02" W
29	475.00'	09°-48'-59"	81.38'	81.28'	N 07°-40'-40" W
30	475.00'	02°-54'-15"	24.08'	24.07'	N 01°-19'-03" W
31	35.00'	90°-00'-00"	54.98'	49.50'	N 45°-08'-05" E

PT. IL. 2392  
EIDEMILLER LAND CO., LLC  
DB. 797, PG. 582  
OR 481, PG. 137

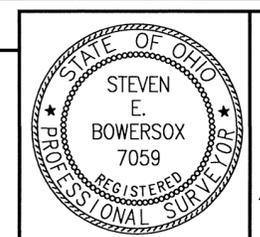
### UTILITY EASEMENTS

1. ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. EACH SIDE OF ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
2. OTHER EASEMENTS ARE AS DIMENSIONED.
3. ALL COMMON AREA LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

SETBACKS AND BUILDING REQUIREMENTS					
LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
1-21 & 97-117	30	25	7.5 Ea. Side	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 AND POINTS OF CURVATURE, AFTER CONSTRUCTION OF STREETS AND UTILITIES.

*Steven E. Bowersox*      8/07/2013  
STEVEN E. BOWERSOX, P.S. #7059      DATE



CHOICE ONE  
ENGINEERING

440 E. HOEWISHER ROAD      203 W. LOVELAND AVENUE  
SIDNEY, OHIO 45365      LOVELAND, OHIO 45140  
(937) 497-0200      (513) 239-8554  
www.choiceoneengineering.com

REV. DATE:  
08-07-2013

DRAWN BY:  
seb

JOB NUMBER:  
MiaTciFin2.DWG

SHEET NUMBER  
4 OF 4

SEE SHEET 3 OF 4

# PLAT OF ADDITIONAL HIGHWAY EASEMENT TROY-URBANA RD, No. 193

18 SECTION 1 TOWNSHIP 10 RANGE PT 9891 INLOT TROY CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2015P-00018**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/14/2015 12:53:40 PM

REFERENCES  
PAGES: 1

### CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 10 DAY OF FEBRUARY, 2015

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

### CITY OF TROY COUNCIL

THIS PLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY COUNCIL THIS 16<sup>th</sup> DAY OF March, 2015, BY ORDINANCE NO. 0-6-2015

*Michael Z. Boenisch* *Martha A. Baker* *Sue J. Knight*  
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

### OWNER REPRESENTATIVE

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 20<sup>th</sup> DAY OF February, 2015.

*David W. Fisher*  
PRINTED NAME: DAVID W. FISHER

*Trustee, Troy Foundation*  
AFFILIATION

EASEMENT RECORDED IN  
OFFICIAL RECORD       , PAGE         
**2015OR-08306**

TOTAL 0.840 AC.  
P.R.O. 0.409 AC.  
NET TAKE 0.431 AC.

INLOT 9891  
TTF BROWN, LLC  
OR 318/400

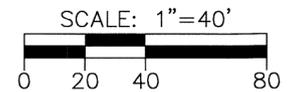
FEE \$43.20

*Jessica A. Lopez* *Jack R. Pance*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED July 14, 2015.

*Joyce Grillo* *Matthew W. Gearhart*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR  
Deputy

THE BEARINGS ARE BASED ON  
NAD 83 CORS 96 ADJUSTMENT,  
GEOID 2012, OHIO SOUTH ZONE,  
ODOT VRS CORS NETWORK



- SURVEY REFERENCE**
- PLAT BOOK 9, PAGE 90
  - PLAT BOOK 19, PAGE 82
  - LOT SURV. VOL. 13, PAGE 46
  - LAND SURV. VOL. 10, PAGE 11
  - LAND SURV. VOL. 26, PAGE 43
  - PLAT BOOK 21, PAGE 150-A
  - PLAT BOOK 8, PAGE 141
  - LAND SURV. VOL. 49, PAGE 25
  - PLAT BOOK 14, PAGE 138
  - LAND SURV. VOL. 13, PAGE 181
  - PLAT BOOK 21, PAGE 149-A
  - PLAT BOOK 9, PAGE 36
  - PLAT BOOK 21, PAGE 12

### LEGEND

- IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ▨ EXISTING HIGHWAY EASEMENT
- ⚡ MAG NAIL TO BE SET
- 5/8" X 30" REBAR W/CAP SET

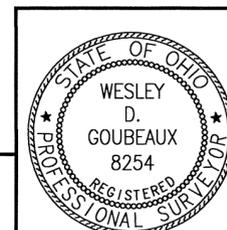
### CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	470.00'	22°-15'-24"	182.57'	181.43'	N 74°-59'-28" E
C2	500.00'	22°-15'-24"	194.22'	193.01'	N 74°-59'-28" E

BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY FOR TROY-URBANA ROAD, NO. 193.

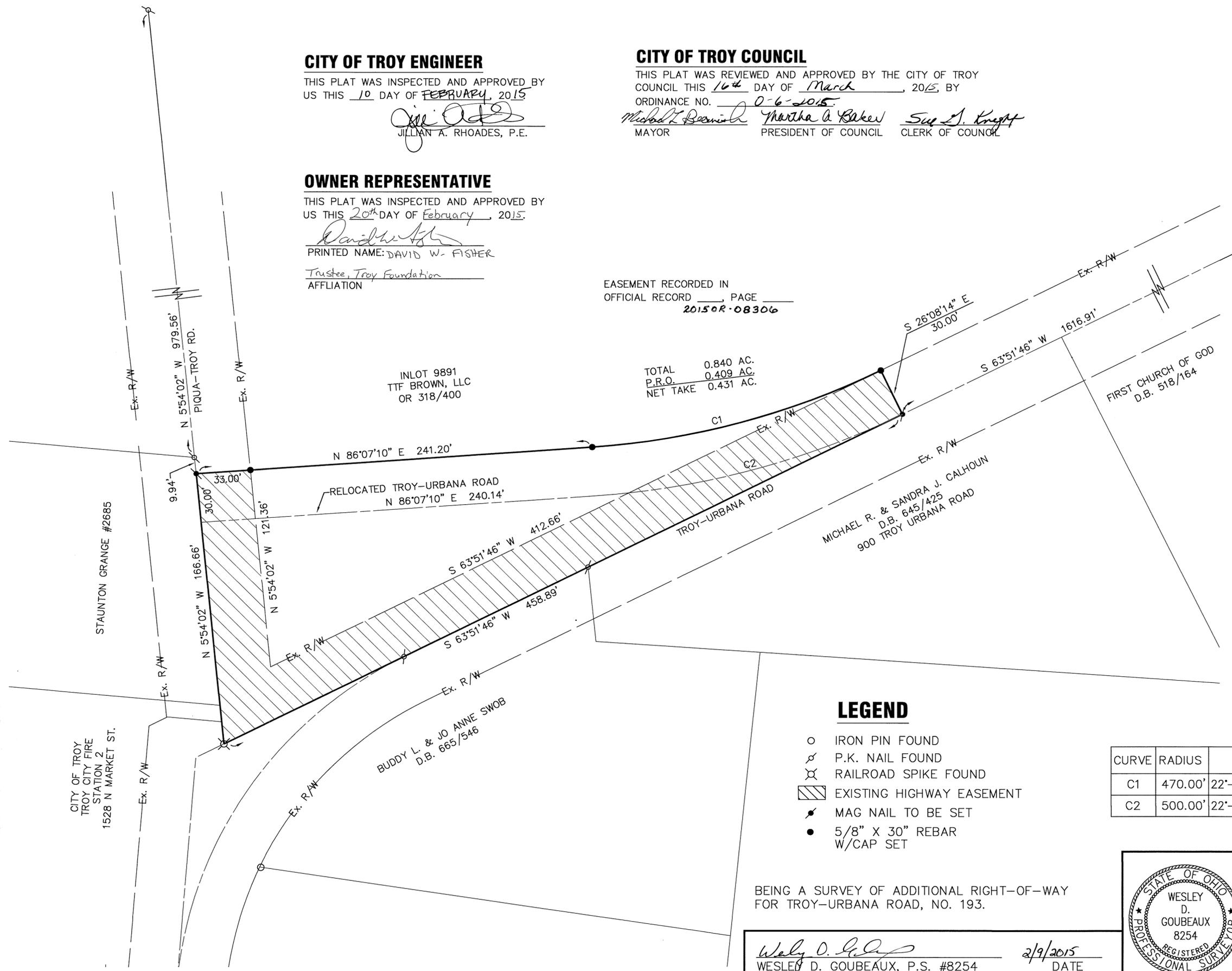
*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254

2/9/2015  
DATE



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

DATE: 10-29-13  
DRAWN BY: WDG  
JOB NUMBER: MIATRO1304PLAT  
SHEET NUMBER: 1 OF 1



# BERRY-LOGAN DRIVE VACATION PLAT

BEING THE VACATION OF BERRY-LOGAN DRIVE  
CONTAINING 0.790 ACRES IN THE  
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

## CITY OF TIPP CITY PLANNING BOARD

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 12<sup>th</sup> DAY OF May, 2015, THIS PLAT WAS REVIEWED AND APPROVED.

Stacy M. Wall  
CHAIRMAN

Kelly R. Rowlands  
SECRETARY

## CITY OF TIPP CITY COUNCIL

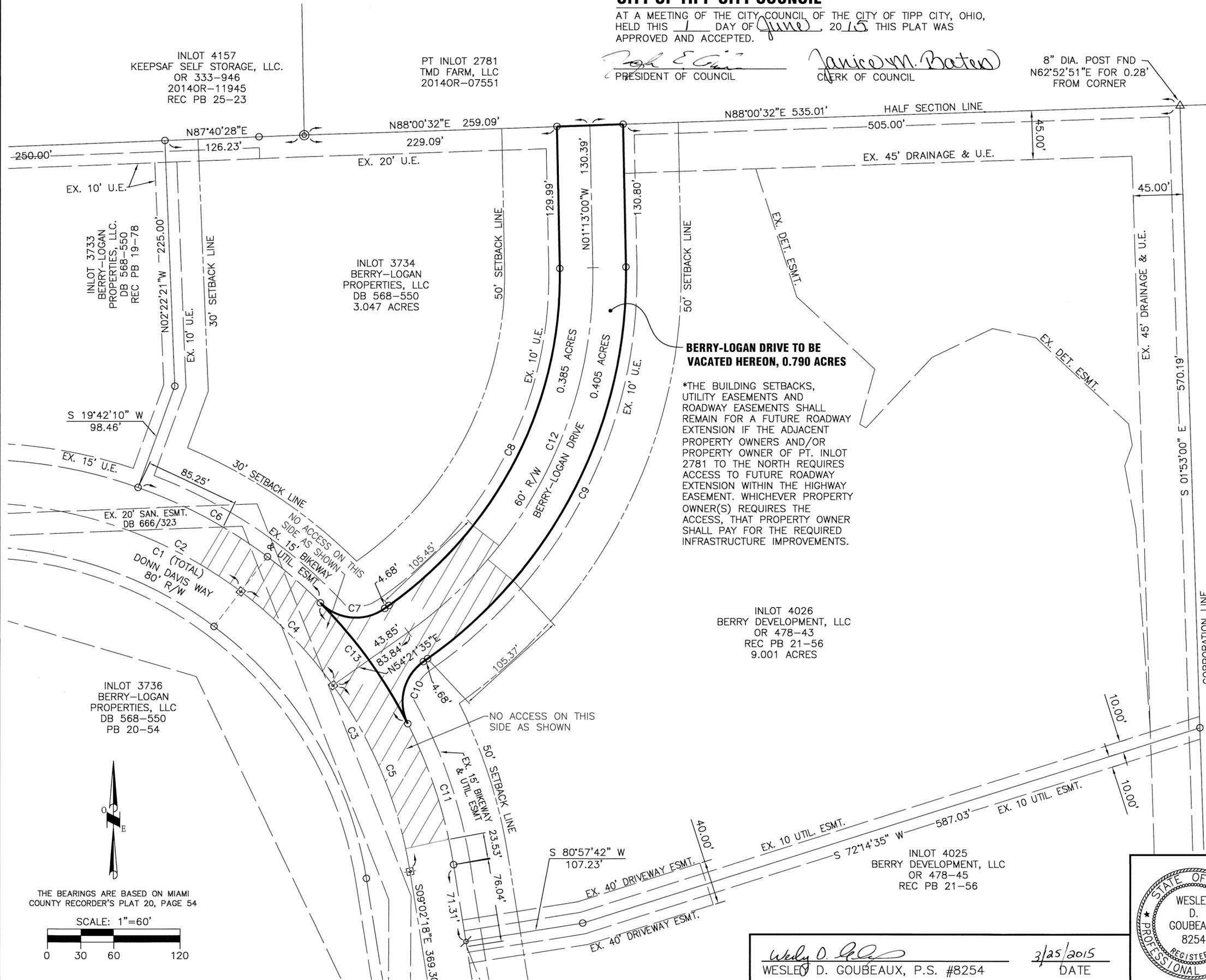
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 1 DAY OF June, 2015, THIS PLAT WAS APPROVED AND ACCEPTED.

John E. Ginn  
PRESIDENT OF COUNCIL

Janice M. Bates  
CLERK OF COUNCIL

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2015P-00019  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/15/2015 12:52:43 PM

REFERENCES  
PAGES: 1



**BERRY-LOGAN DRIVE TO BE  
VACATED HEREON, 0.790 ACRES**

\*THE BUILDING SETBACKS,  
UTILITY EASEMENTS AND  
ROADWAY EASEMENTS SHALL  
REMAIN FOR A FUTURE ROADWAY  
EXTENSION IF THE ADJACENT  
PROPERTY OWNERS AND/OR  
PROPERTY OWNER OF PT. INLOT  
2781 TO THE NORTH REQUIRES  
ACCESS TO FUTURE ROADWAY  
EXTENSION WITHIN THE HIGHWAY  
EASEMENT. WHICHEVER PROPERTY  
OWNER(S) REQUIRES THE  
ACCESS, THAT PROPERTY OWNER  
SHALL PAY FOR THE REQUIRED  
INFRASTRUCTURE IMPROVEMENTS.

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	400.00'	82°10'42"	573.71'	525.79'	S 50°07'39" E
C2	400.00'	38°20'52"	267.72'	262.75'	S 72°02'34" E
C3	400.00'	43°49'50"	305.99'	298.59'	S 30°57'13" E
C4	400.00'	17°13'42"	120.28'	119.82'	S 44°15'16" E
C5	400.00'	26°36'07"	185.72'	184.05'	S 22°20'21" E
C6	440.00'	25°45'40"	197.83'	196.17'	N 57°25'00" W
C7	45.00'	81°06'15"	63.70'	58.51'	S 85°05'18" E
C8	370.00'	55°34'35"	358.90'	344.99'	N 26°34'18" E
C9	430.00'	55°34'35"	417.10'	400.94'	S 26°34'18" W
C10	45.00'	81°06'15"	63.70'	58.51'	S 13°48'28" W
C11	440.00'	17°42'22"	135.97'	135.43'	S 17°53'29" E
C12	400.00'	55°34'35"	388.00'	372.96'	N 26°34'18" E
C13	440.00'	17°47'30"	136.63'	136.08'	N 35°38'25" W

SURVEY REFERENCE  
REC. P.B. 20, PG. 54  
REC. P.B. 21, PG. 56

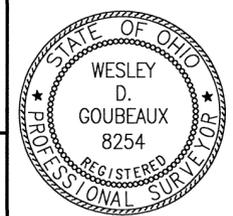
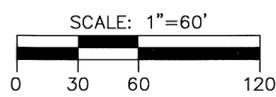
### LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊙ P.K. NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊙ MONUMENT BOX W/IP FOUND

DESCRIPTION:  
BEING THE VACATION OF ALL BERRY-LOGAN DRIVE AS  
CREATED BY BERRY-LOGAN SUBDIVISION, SECTION TWO  
AS SHOWN ON RECORDER'S PLAT BOOK 20, PAGE 54.

THIS VACATION PLAT SHALL BE REPLACED BY THE  
BERRY-LOGAN DRIVE REPLAT AS SHOWN ON  
RECORDER'S PLAT BOOK 25, PAGE 52, 52A

THE BEARINGS ARE BASED ON MIAMI  
COUNTY RECORDER'S PLAT 20, PAGE 54



**CHOICE ONE**  
**ENGINEERING**

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

DATE:  
03-25-2015  
DRAWN BY:  
WDG  
JOB NUMBER:  
MIATC1503  
SHEET NUMBER  
1 OF 1

Wesley D. Goubeaux  
WESLEY D. GOUBEAUX, P.S. #8254  
DATE: 3/25/2015

MIAMI COUNTY RECORDER  
 JESSICA A. LOPEZ  
**2015P-00020**  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 07/15/2015 12:52:44 PM

REFERENCES  
 PAGES: 2

FEE \$ 4320

*Jessica A. Lopez*  
 MIAMI COUNTY RECORDER  
*Mark Pence*  
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED July 15, 2015  
*Matthew W. Hayward* *Jinda Sinnerman*  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

# BERRY-LOGAN DRIVE REPLAT

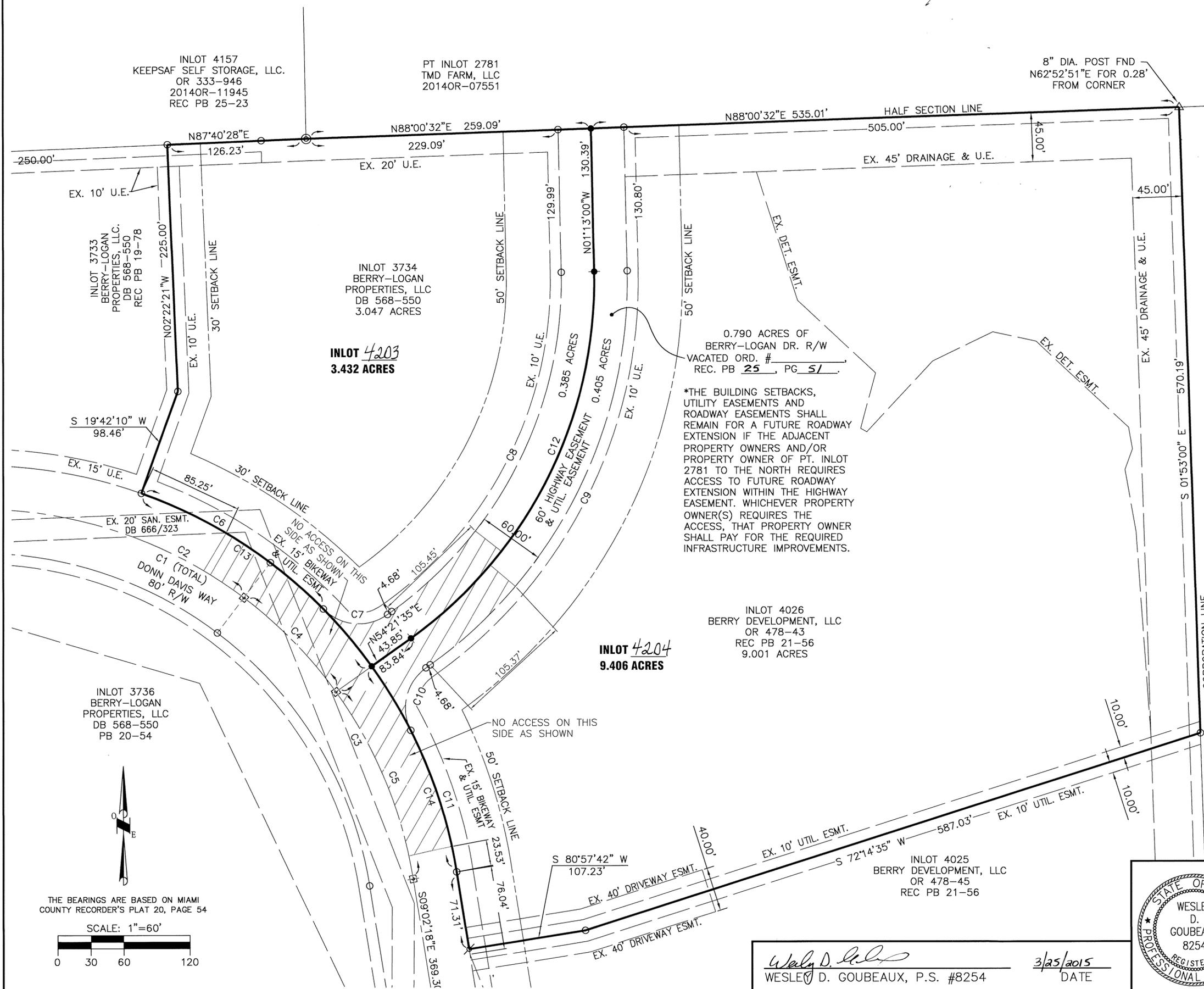
BEING THE REPLAT OF INLOT 3734, INLOT 4026, AND VACATED BERRY-LOGAN DRIVE CITY OF TIPP CITY, MIAMI COUNTY, OHIO

## CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 12<sup>th</sup> DAY OF May, 2015.

*John H. Donnelly*  
 CITY ENGINEER

*Matthew S...*  
 CITY PLANNER

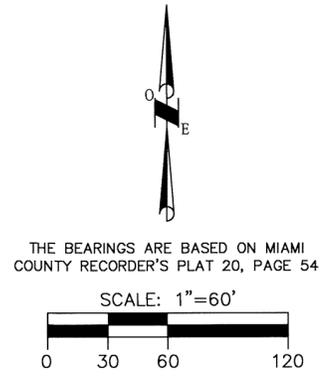


CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	400.00'	82°10'42"	573.71'	525.79'	S 50°07'39" E
C2	400.00'	38°20'52"	267.72'	262.75'	S 72°02'34" E
C3	400.00'	43°49'50"	305.99'	298.59'	S 30°57'13" E
C4	400.00'	17°13'42"	120.28'	119.82'	S 44°15'16" E
C5	400.00'	26°36'07"	185.72'	184.05'	S 22°20'21" E
C6	440.00'	25°45'40"	197.83'	196.17'	N 57°25'00" W
C7	45.00'	81°06'15"	63.70'	58.51'	S 85°05'18" E
C8	370.00'	55°34'35"	358.90'	344.99'	N 26°34'18" E
C9	430.00'	55°34'35"	417.10'	400.94'	S 26°34'18" W
C10	45.00'	81°06'15"	63.70'	58.51'	S 13°48'28" W
C11	440.00'	17°42'22"	135.97'	135.43'	S 17°53'29" E
C12	400.00'	55°34'35"	388.00'	372.96'	N 26°34'18" E
C13	440.00'	34°39'25"	266.15'	262.11'	N 52°58'07" W
C14	440.00'	26°36'07"	204.29'	202.46'	N 22°20'21" W

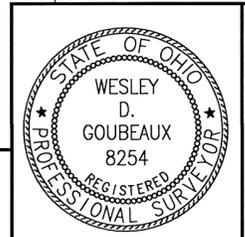
SURVEY REFERENCE  
 REC. P.B. 20, PG. 54  
 REC. P.B. 21, PG. 56

- LEGEND**
- 5/8" X 30" REBAR W/CAP SET
  - IRON PIN FOUND
  - ⊙ MAG NAIL SET
  - ⊗ P.K. NAIL FOUND
  - ⊕ IRON PIPE FOUND
  - ⊞ MONUMENT BOX W/IP FOUND

DESCRIPTION:  
 BEING A REPLAT OF THE VACATED BERRY-LOGAN DRIVE, INLOT 3734 OWNED BY BERRY-LOGAN PROPERTIES, LLC BY DEED BOOK 568-550 AND INLOT 4026 OWNED BY BERRY DEVELOPMENT, LLC. BY OR 478-43.



*Wesley D. Goubeaux*  
 WESLEY D. GOUBEAUX, P.S. #8254  
 DATE 3/25/2015



**CHOICE ONE ENGINEERING**

440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200  
 203 W. LOVELAND AVENUE LOVELAND, OHIO 45150 (513) 239-8554  
 www.choiceoneengineering.com

DATE: 03-25-2015  
 DRAWN BY: WDG  
 JOB NUMBER: MIATC11503  
 SHEET NUMBER: 1 OF 2

# BERRY-LOGAN DRIVE REPLAT

BEING THE REPLAT OF INLOT 3734, INLOT 4026, AND VACATED BERRY-LOGAN DRIVE CITY OF TIPP CITY, MIAMI COUNTY, OHIO

## CITY OF TIPP CITY PLANNING BOARD

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 12<sup>th</sup> DAY OF May, 2015, THIS PLAT WAS REVIEWED AND APPROVED.

Stacy M. Wall CHAIRMAN      Molly R. Rowlands SECRETARY

## CITY OF TIPP CITY COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS APPROVED AND ACCEPTED.

NOT REQUIRED PER TIPP CITY CODE 155.03 (c)(4)(d)(iv)  
 \_\_\_\_\_ PRESIDENT OF COUNCIL      \_\_\_\_\_ CLERK OF COUNCIL

FEE \$43.20  
Jessica A. Lopez MIAMI COUNTY RECORDER  
Michelle P. Ponce BY DEPUTY RECORDER  
 MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED July 15, 2015.  
Matthew W. Heathard MIAMI COUNTY AUDITOR  
Inda J. Trimmer BY DEPUTY AUDITOR

## PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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

OWNER: BERRY DEVELOPMENT, LLC.  
 BY: Jack L. Berry AUTHORIZED SIGNATURE      ITS: MANAGING MEMBER TITLE

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12<sup>th</sup> DAY OF May, 2015, BY Jack Berry ON BEHALF OF BERRY DEVELOPMENT, LLC..

Brittany Clinehens  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-7-15



## PLAT NOTES

INLOT 4203, (FORMER INLOT 3734) AND INLOT 4204 (FORMER INLOT 4026) SHALL CONTINUE TO BE GOVERNED BY THE PLAT RESTRICTIONS AS SHOWN ON PLAT BOOK 17, PAGE 73 AND PLAT BOOK 20, PAGE 54 AND THE STORM WATER DRAINAGE RESTRICTIONS AND SHARED DRIVEWAY AND MAINTENANCE EASEMENT AS SHOWN ON PLAT BOOK 21, PAGE 56 OF THE MIAMI COUNTY PLAT RECORDS.

## PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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

OWNER: BERRY-LOGAN PROPERTIES, LLC.  
 BY: Tim Logan AUTHORIZED SIGNATURE      ITS: President TITLE

BY: Jack L. Berry AUTHORIZED SIGNATURE      ITS: VICE PRESIDENT TITLE

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12<sup>th</sup> DAY OF May, 2015, BY J. Tim Logan & Jack Berry ON BEHALF OF BERRY-LOGAN

PROPERTIES, LLC.  
Brittany Clinehens  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-7-15



Wesley D. Goubeaux      3/25/2015  
 WESLEY D. GOUBEAUX, P.S. #8254      DATE

	<b>CHOICE ONE ENGINEERING</b> 440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200 203 W. LOVELAND AVENUE LOVELAND, OHIO 45150 (513) 239-8554 www.choiceoneengineering.com	DATE: 03-25-2015
		DRAWN BY: WDG
		JOB NUMBER: MIATCI1503
		SHEET NUMBER: 2 OF 2

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

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

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

WITNESS

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

By: Diana K. Colyer,  
Assistant Secretary  
and Treasurer

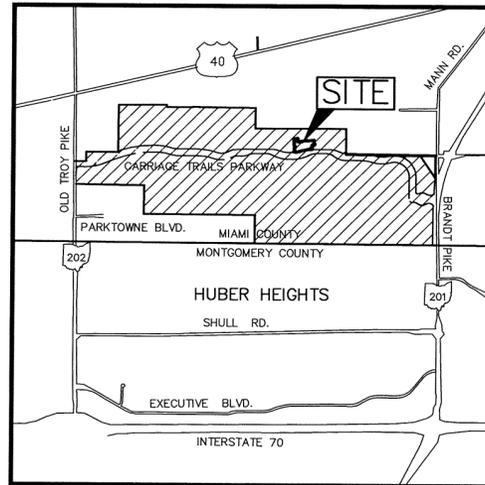
*[Signature]*

*[Signature]*

# CARRIAGE TRAILS

## SECTION 7 PHASE II PART INLOT 352

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,  
JULY 2015



LOCATION MAP  
NO SCALE

VOLUME 25 PAGE 53  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00021  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/30/2015 11:23:06 AM  
REFERENCES  
PAGES: 2

FEE \$ 86.40

*[Signature]*  
MIAMI COUNTY RECORDER

*[Signature]*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED July 30, 2015.

*[Signature]*  
MIAMI COUNTY AUDITOR

*[Signature]*  
BY DEPUTY AUDITOR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 04<sup>th</sup> DAY OF July, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2015

*[Signature]*  
NOTARY PUBLIC



CASSANDRA L. RIEHLE  
Notary Public, State of Ohio  
My Comm. Expires Aug. 16, 2015

M.O.A. RESTRICTIONS:

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

NEIGHBORHOOD DRAINAGE PATTERN

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

BUILDING SETBACKS

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

EASEMENTS

EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY DEC LAND CO. I LLC AND ARE TO BE USED FOR UTILITIES FOR FUTURE DEVELOPMENT.

GREEN SPACE

Lots 974 and 997 are non-buildable, Green Space lots and will be owned and maintained by the Master Owners Association.

BASIS OF BEARINGS

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

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219

MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 25 P.B. 24, PG. 37  
P.B. 22, PG. 89 P.B. 24, PG. 93  
P.B. 23, PG. 28 P.B. 25, PG. 7  
P.B. 23, PG. 70 P.B. 25, PG. 8  
P.B. 23, PG. 87 P.B. 25, PG. 10  
P.B. 24, PG. 20

MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEY:  
VOL 55, PG.159

CONSENT OF LIENHOLDER

WESBANCO BANK, INC.

BY: *[Signature]*  
PRINT: ANDREW SMITH  
TITLE: VICE PRESIDENT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 6th DAY OF JULY, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW SMITH, VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

*[Signature]*  
NOTARY PUBLIC



JULIE A. GALUSHA  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
November 1, 2016

MY COMMISSION EXPIRES NOV 1 2016

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 JUNE 9, 2015

*[Signature]*  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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



IBI GROUP

*[Signature]* 7/02/15  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

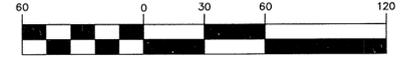
DEVELOPER  
DEC LAND CO. I LLC  
6375 RIVERSIDE DRIVE SUITE 220  
DUBLIN, OHIO 43017



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



NORTH

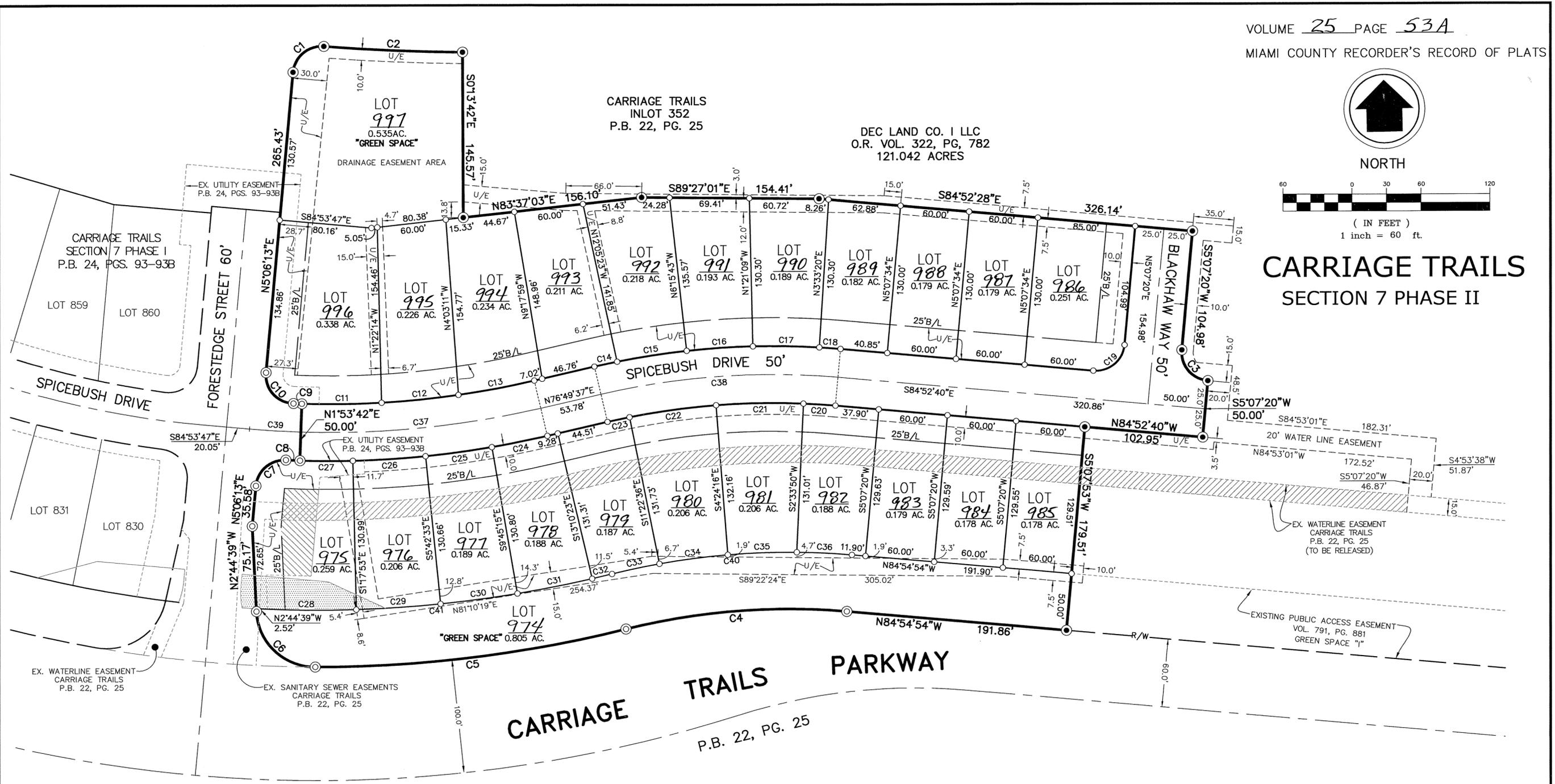


( IN FEET )  
1 inch = 60 ft.

# CARRIAGE TRAILS SECTION 7 PHASE II

CARRIAGE TRAILS  
INLOT 352  
P.B. 22, PG. 25

DEC LAND CO. I LLC  
O.R. VOL. 322, PG. 782  
121.042 ACRES



**LEGEND**

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

- = PORTION OF WATERLINE EASEMENT TO BE RELEASED BY THIS PLAT P.B. 22, PG. 25
- = AREA OF PUBLIC ACCESS EASEMENT TO BE RELEASED BY THIS PLAT (0.063 ACRE TOTAL)
- = PORTION OF UTILITY EASEMENT TO BE RELEASED BY THIS PLAT P.B. 24, PGS. 93-93B

EAST PART INLOT 352 (P48-000943)  
81.691 ACRES  
-6.969 ACRES (SECTION 7, PH. II)  
74.722 ACRES REMAINING

**CARRIAGE TRAILS SECTION 7 PHASE II**  
1.065 ACRES RIGHT-OF-WAY  
5.904 ACRES LOTS  
6.969 ACRES TOTAL

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	38.98'	25.00'	89°20'35"	S49°46'30"W	35.15'
C2	120.83'	1825.00'	3°47'36"	S87°27'01"E	120.81'
C3	39.27'	25.00'	90°00'00"	S39°52'40"E	35.36'
C4	193.61'	580.00'	19°07'32"	S85°31'20"W	192.71'
C5	273.12'	1100.00'	14°13'34"	N83°04'20"E	272.42'
C6	78.07'	51.37'	87°04'15"	S46°16'46"E	70.77'
C7	38.24'	25.00'	87°38'37"	S48°55'31"W	34.62'
C8	12.27'	825.00'	0°51'08"	S87°40'44"E	12.27'
C9	7.27'	775.00'	0°32'16"	S87°50'10"E	7.27'
C10	40.44'	25.00'	92°40'15"	S41°13'55"E	36.17'
C11	69.47'	775.00'	5°08'09"	N89°19'37"E	69.45'
C12	67.23'	775.00'	4°58'13"	N84°16'26"E	67.21'
C13	67.12'	775.00'	4°57'43"	N79°18'29"E	67.09'
C14	20.20'	675.00'	1°42'52"	S77°41'03"W	20.20'

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C15	61.22'	675.00'	5°11'48"	S81°08'23"W	61.20'
C16	57.84'	675.00'	4°54'34"	S86°11'34"W	57.82'
C17	57.82'	675.00'	4°54'30"	N88°53'55"W	57.81'
C18	18.46'	675.00'	1°34'00"	N85°39'40"W	18.46'
C19	39.27'	25.00'	90°00'00"	N50°07'20"E	35.36'
C20	27.91'	625.00'	2°33'30"	N86°09'25"W	27.91'
C21	76.01'	625.00'	6°58'06"	S89°04'47"W	75.97'
C22	76.05'	625.00'	6°58'20"	S82°06'34"W	76.01'
C23	19.60'	625.00'	1°47'47"	S77°43'31"W	19.59'
C24	49.23'	825.00'	3°25'08"	N78°32'11"E	49.22'
C25	58.24'	825.00'	4°02'42"	N82°16'06"E	58.23'
C26	63.51'	825.00'	4°24'40"	N86°29'47"E	63.50'
C27	45.98'	825.00'	3°11'35"	S89°42'06"E	45.97'
C28	87.01'	1050.00'	4°44'53"	S89°22'52"E	86.99'

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C29	73.58'	1050.00'	4°00'55"	N86°14'14"E	73.57'
C30	67.47'	1050.00'	3°40'54"	N82°23'19"E	67.46'
C31	66.32'	1050.00'	3°37'09"	N78°44'18"E	66.31'
C32	17.77'	1050.00'	0°58'10"	N76°26'39"E	17.77'
C33	42.22'	630.00'	3°50'22"	S77°52'45"W	42.21'
C34	59.99'	630.00'	5°27'20"	S82°31'36"W	59.96'
C35	60.00'	630.00'	5°27'25"	S87°58'58"W	59.98'
C36	48.09'	630.00'	4°22'25"	N87°06'07"W	48.08'
C37	210.39'	800.00'	15°04'05"	N84°21'40"E	209.78'
C38	207.55'	650.00'	18°17'43"	S85°58'29"W	206.67'
C39	44.80'	800.00'	3°12'31"	S86°30'02"E	44.79'
C40	210.30'	630.00'	19°07'32"	S85°31'20"W	209.32'
C41	312.16'	1050.00'	17°02'01"	N84°28'34"E	311.01'

J:\Pre-int\14-14-190 CT 7-2.dwg SURVEY\CT 7-2 PLAT.dwg by:david.chiesa on 07/02/2015 @ 08:14:04 am ~ © M+E Companies, Inc.

# CARRIAGE TRAILS

### DESCRIPTION

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

### PROPERTY OWNERS CONSENT

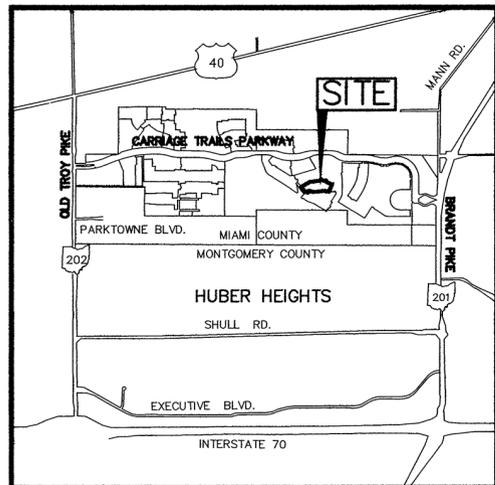
THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

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

*Cassandra Riehle*  
*Diana K. Colyer*  
By: Diana K. Colyer,  
Assistant Secretary  
and Treasurer

## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, JUNE 2015



LOCATION MAP  
NO SCALE

### M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 4, Phase II 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.

### EASEMENTS

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

### BASIS OF BEARINGS

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

### REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219, O.R. 478, PG. 22

MIAMI COUNTY RECORDERS PLAT RECORDS

- P.B. 22, PG. 25
- P.B. 22, PG. 80
- P.B. 23, PG. 27
- P.B. 22, PG. 91
- P.B. 23, PG. 11
- P.B. 24, PG. 39
- P.B. 24, PG. 68
- P.B. 23, PG. 54
- P.B. 24, PG. 3
- P.B. 24, PG. 4
- P.B. 24, PG. 16
- P.B. 24, PG. 15

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 8th DAY OF June, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/11/2015



CASSANDRA L. RIEHLE  
Notary Public, State of Ohio  
My Comm. Expires Aug. 16, 2015

*Cassandra Riehle*  
NOTARY PUBLIC

### CONSENT OF LIENHOLDER

WESBANCO BANK, INC.

BY: *Andrew Smith*  
PRINT: ANDREW SMITH  
TITLE: VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 10th DAY OF June, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW SMITH, VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

*Marlene D. O'Brien*  
NOTARY PUBLIC



MARLENE D. O'BRIEN  
Notary Public, State of Ohio  
My Commission Expires 12-06-2015

FEE \$ 86.40

*Jessica A. Lopez*  
MIAMI COUNTY RECORDER  
*Joni Masari*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED July 30, 2015.

*Matthew W. Learhardt*  
MIAMI COUNTY AUDITOR

*Linda Trimmer*  
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 June 9, 2015

*Paula*  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

### CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 322, PAGE 782, RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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

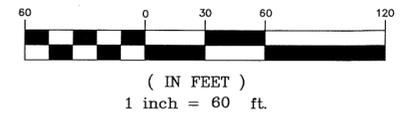


IBI GROUP  
BY: *David L. Chiesa* 6/03/15  
David L. Chiesa P.S.  
Registered Surveyor No. 7740



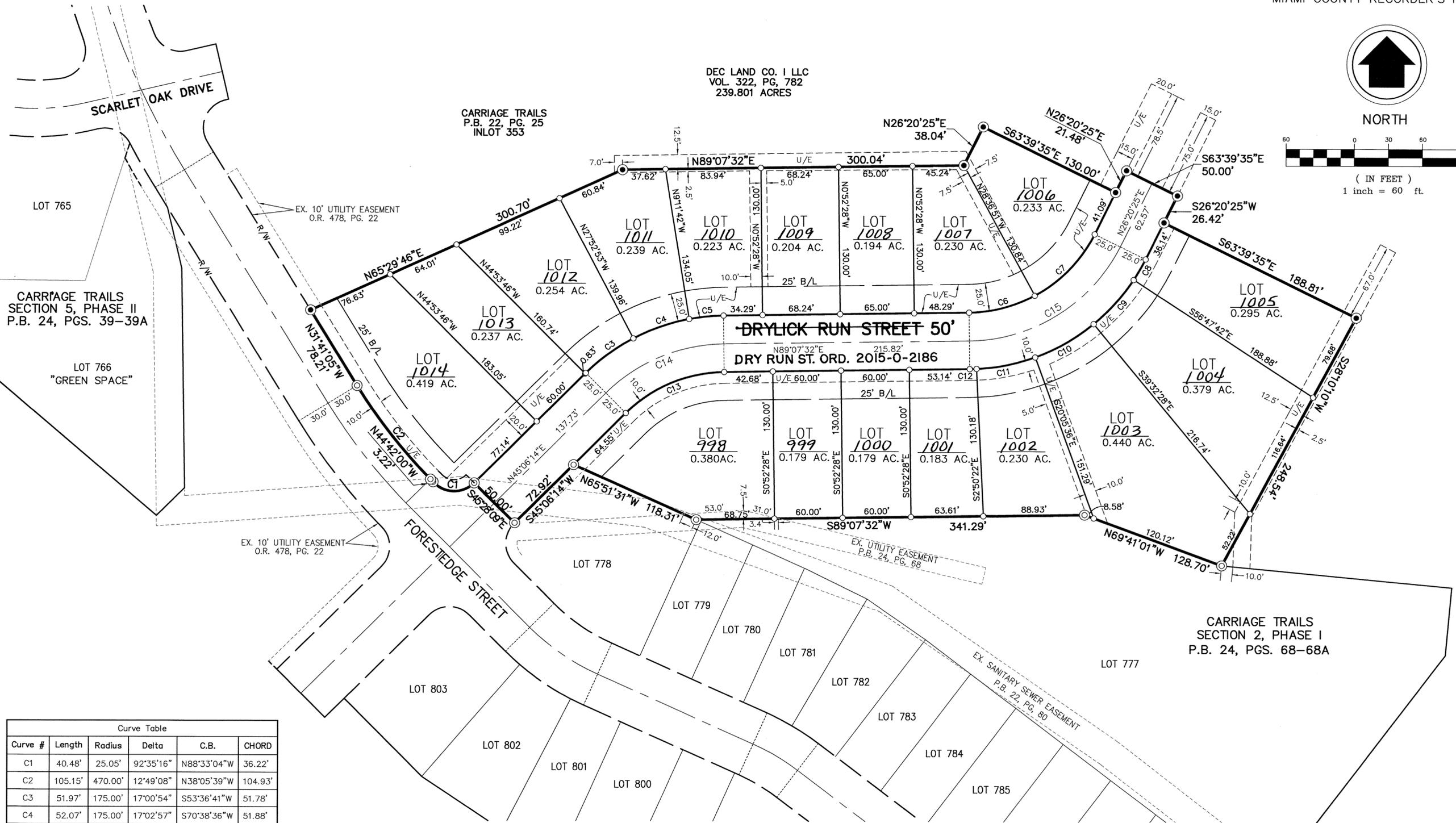
635 Brookside Boulevard  
Westerville, OH 43081  
Contact: DAVE CHIESA  
614-818-4900  
Fax: 614-818-4902

DEVELOPER  
DEC LAND CO. I LLC  
6375 RIVERSIDE DRIVE SUITE 200  
DUBLIN, OHIO 43017



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

CARRIAGE TRAILS  
 P.B. 22, PG. 25  
 INLOT 353



Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	40.48'	25.05'	92°35'16"	N88°33'04"W	36.22'
C2	105.15'	470.00'	12°49'08"	N38°05'39"W	104.93'
C3	51.97'	175.00'	17°00'54"	S53°36'41"W	51.78'
C4	52.07'	175.00'	17°02'57"	S70°38'36"W	51.88'
C5	30.41'	175.00'	9°57'27"	S84°08'48"W	30.38'
C6	60.15'	125.00'	27°34'07"	S75°20'28"W	59.57'
C7	76.83'	125.00'	35°13'00"	S43°56'55"W	75.63'
C8	20.97'	175.00'	6°51'53"	N29°46'21"E	20.95'
C9	52.70'	175.00'	17°15'14"	N41°49'55"E	52.50'
C10	59.40'	175.00'	19°26'52"	N60°10'58"E	59.11'
C11	52.70'	175.00'	17°15'14"	N78°32'01"E	52.50'
C12	6.00'	175.00'	1°57'54"	N88°08'35"E	6.00'
C13	96.04'	125.00'	44°01'18"	S67°06'53"W	93.70'
C14	115.25'	150.00'	44°01'18"	S67°06'53"W	112.43'
C15	164.37'	150.00'	62°47'07"	N57°43'58"E	156.27'

EAST PART INLOT 353 (P48-000424)  
 53.006 ACRES  
 -5.297 ACRES (SECTION 4, PH. II)  
 47.709 ACRES REMAINING

4.498 ACRES LOTS  
 0.799 ACRE RIGHT-OF-WAY  
 5.297 ACRES TOTAL (SECTION 4 PH. II)

LEGEND

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

CARRIAGE TRAILS  
 SECTION 4 PHASE II

CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2015-O-2186

TO RENAME DRYLICK RUN STREET LOCATED IN SECTION 4 SOUTH OF CARRIAGE TRAILS PARKWAY IN THE CARRIAGE TRAILS SUBDIVISION, AND DECLARING AN EMERGENCY.

WHEREAS, Section 723.04 of the Ohio Revised Code allows for the changing of street names by the legislative authority upon receipt of a petition by a person owning a lot in the immediate vicinity of the street to be renamed; and

WHEREAS, the city of Huber Heights is the owner of lots located in the vicinity of Drylick Run Street located in Section 4, south of Carriage Trails Parkway in the Carriage Trails Subdivision; and

WHEREAS, Drylick Run Street currently has no houses built on this road; and

WHEREAS, the City of Huber Heights does hereby petition to have Drylick Run Street in Section 4 of the Carriage Trails Subdivision as depicted on Attachment A shall be renamed to "Dry Run Street".

NOW THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio, that:

Section 1. Drylick Run Street in Section 4 of the Carriage Trails Subdivision as depicted on Attachment A shall be renamed to "Dry Run Street".

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that the renaming of this roadway needs to be passed before houses are placed on the lots for sale; therefore, this Ordinance shall take full force and effect immediately upon its adoption by Council.

Passed by Council on the 28<sup>th</sup> day of September, 2015;  
8 Yeas; 0 Nays.

Effective Date: September 28, 2015

AUTHENTICATION:

Bonnie Reser  
Assistant Clerk of Council

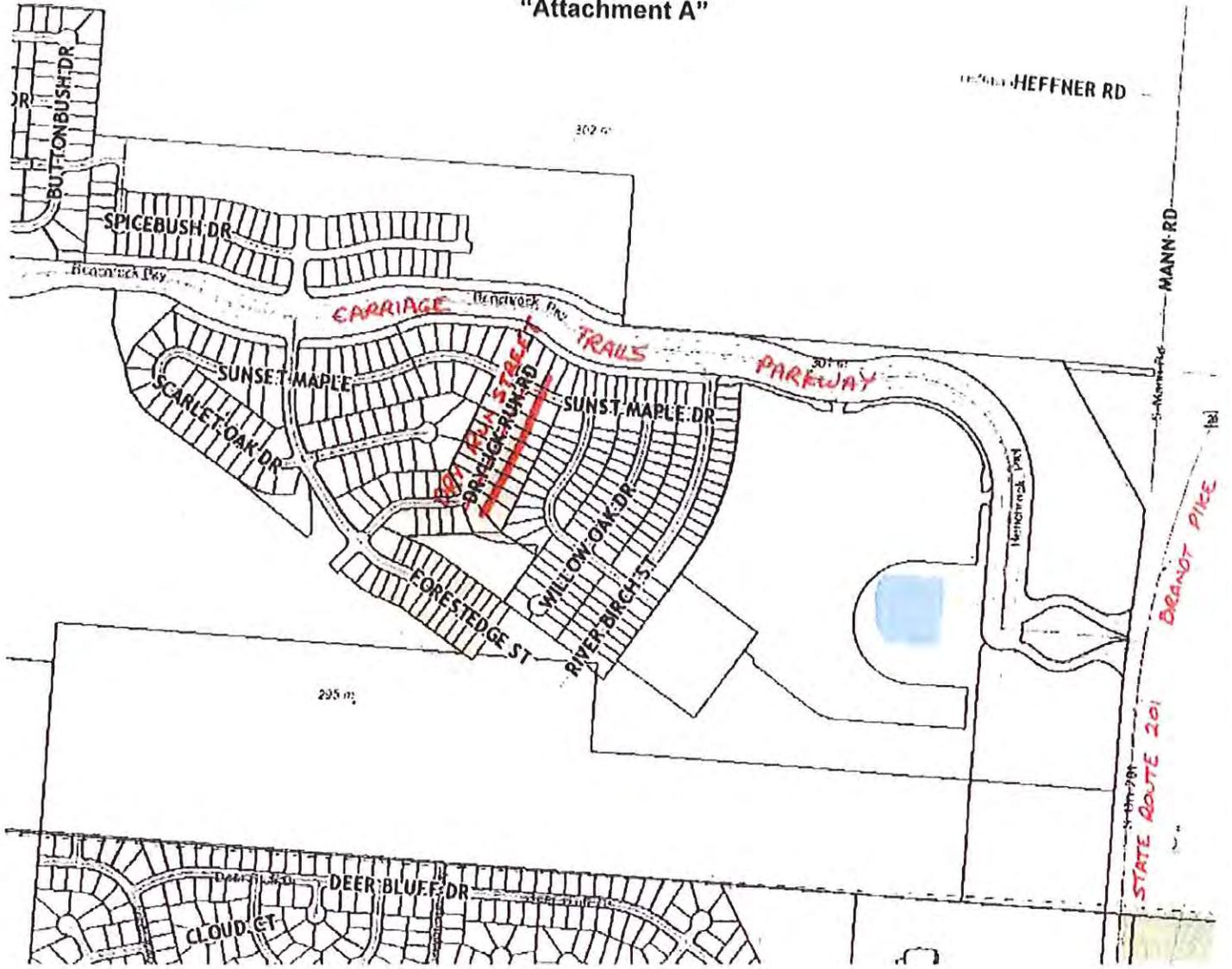
9-28-15  
Date

Thomas E. Williams  
Mayor

10-7-15  
Date



"Attachment A"



CARRIAGE TRAILS SUBDIVISION

# CARRIAGE TRAILS

VOLUME 25 PAGE 55  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## DESCRIPTION

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

## PROPERTY OWNERS CONSENT

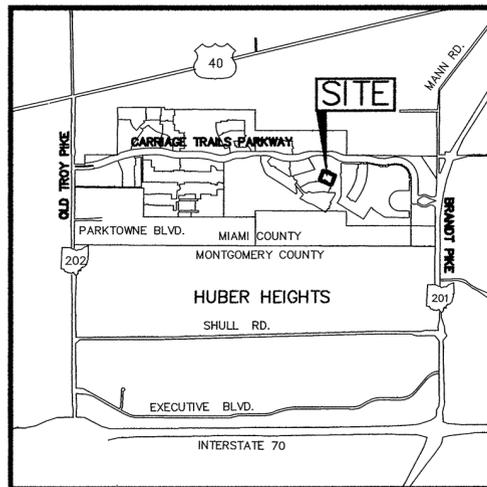
THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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

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

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

JUNE 2015



LOCATION MAP  
NO SCALE

## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 4, Phase III 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.

## EASEMENTS

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

## BASIS OF BEARINGS

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

## REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219, O.R. 478, PG. 22

## MIAMI COUNTY RECORDERS PLAT RECORDS

P.B. 22, PG. 25 P.B. 24, PG. 68  
P.B. 22, PG. 80 P.B. 23, PG. 54  
P.B. 23, PG. 27 P.B. 24, PG. 3  
P.B. 22, PG. 91 P.B. 24, PG. 4  
P.B. 23, PG. 11 P.B. 24, PG. 16  
P.B. 24, PG. 39 P.B. 24, PG. 15

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00023  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/30/2015 11:23:08 AM  
REFERENCES  
PAGES: 2

FEE \$ 86.40

Jessica A Lopez  
MIAMI COUNTY RECORDER

Ani Mariani  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED July 30, 2015.

Matthew W. Heathardt  
MIAMI COUNTY AUDITOR

Sida Trisman  
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 June 9, 2015

[Signature]  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

## CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 322, PAGE 782, RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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



IBI GROUP  
BY [Signature] 6/03/15  
David L. Chiesa P.S.  
Registered Surveyor No. 7740



635 Brookside Boulevard  
Westerville, OH 43081  
Contact: DAVE CHIESA  
614-818-4900  
Fax: 614-818-4902

DEVELOPER  
DEC LAND CO. I LLC  
6375 RIVERSIDE DRIVE SUITE 200  
DUBLIN, OHIO 43017

STATE OF OHIO, COUNTY OF FRANKLIN SS:

BE IT REMEMBERED THAT ON THIS 8th DAY OF June, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/16/2015

Cassandra L. Riehle  
NOTARY PUBLIC



CASSANDRA L. RIEHLE  
Notary Public, State of Ohio  
My Comm. Expires Aug. 16, 2015

## CONSENT OF LIENHOLDER

WESBANCO BANK, INC.

BY: [Signature]  
PRINT: ANDREW SMITH  
TITLE: VICE PRESIDENT

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 10th DAY OF June, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW SMITH, VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

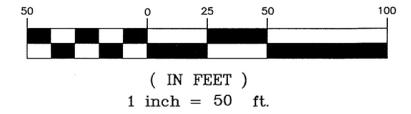
Marlene D. O'Brien  
NOTARY PUBLIC



Marlene D. O'Brien  
Notary Public, State of Ohio  
My Commission Expires 12-06-2015



NORTH

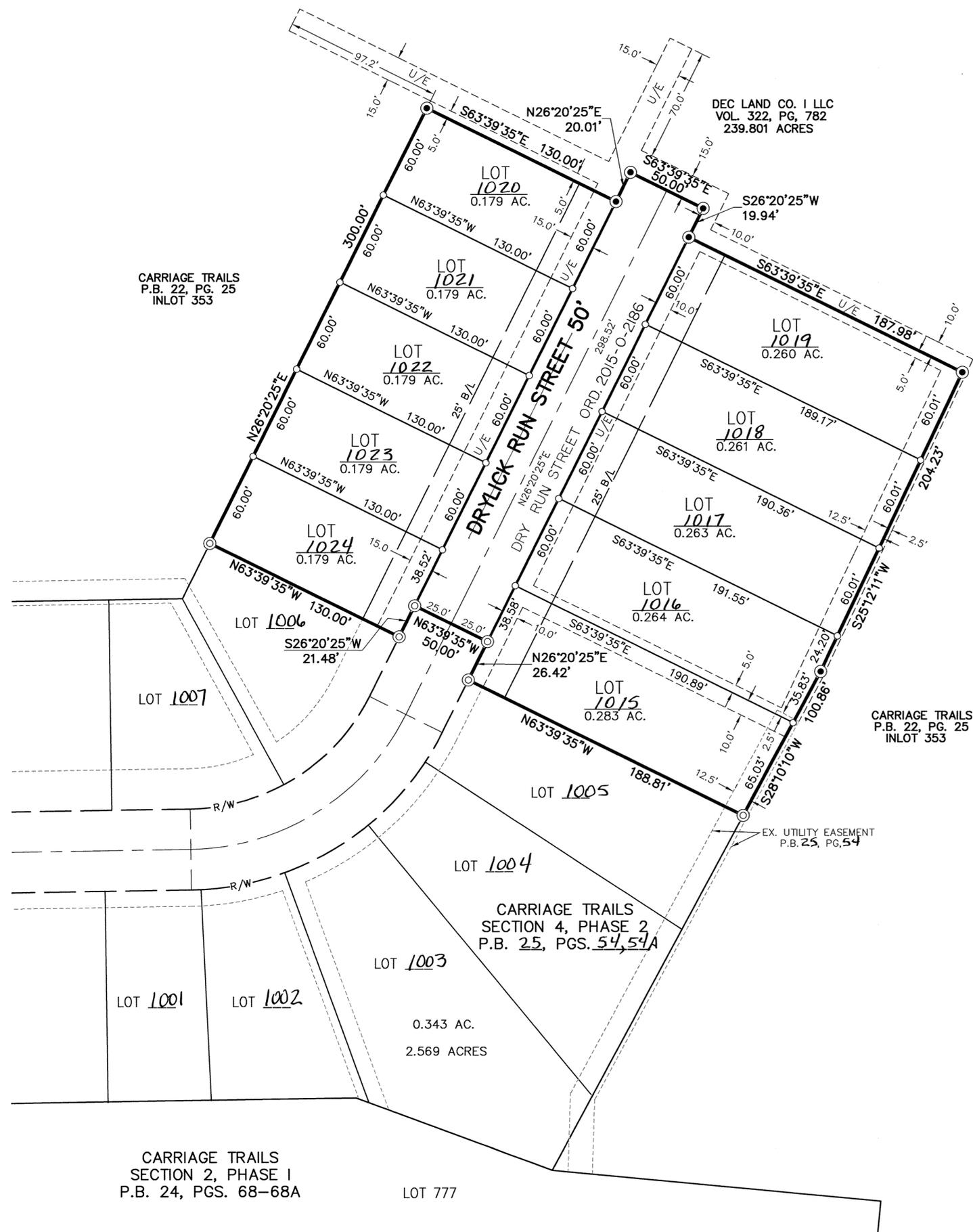


LEGEND

- ⊙ 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

EAST PART INLOT 353 (P48-000424)  
 47.709 ACRES  
 -2.569 ACRES (SECTION 4, PH. III)  
 45.140 ACRES REMAINING

2.226 ACRES LOTS  
 0.343 ACRE RIGHT-OF-WAY  
 2.569 ACRES TOTAL (SECTION 4 PH. III)



CARRIAGE TRAILS  
 P.B. 22, PG. 25  
 INLOT 353

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

CARRIAGE TRAILS  
 P.B. 22, PG. 25  
 INLOT 353

CARRIAGE TRAILS  
 SECTION 4, PHASE 2  
 P.B. 25, PGS. 54, 54A

CARRIAGE TRAILS  
 SECTION 2, PHASE I  
 P.B. 24, PGS. 68-68A

CARRIAGE TRAILS  
 SECTION 4 PHASE III

CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2015-O-2186

TO RENAME DRYLICK RUN STREET LOCATED IN SECTION 4 SOUTH OF CARRIAGE TRAILS PARKWAY IN THE CARRIAGE TRAILS SUBDIVISION, AND DECLARING AN EMERGENCY.

WHEREAS, Section 723.04 of the Ohio Revised Code allows for the changing of street names by the legislative authority upon receipt of a petition by a person owning a lot in the immediate vicinity of the street to be renamed; and

WHEREAS, the city of Huber Heights is the owner of lots located in the vicinity of Drylick Run Street located in Section 4, south of Carriage Trails Parkway in the Carriage Trails Subdivision; and

WHEREAS, Drylick Run Street currently has no houses built on this road; and

WHEREAS, the City of Huber Heights does hereby petition to have Drylick Run Street in Section 4 of the Carriage Trails Subdivision as depicted on Attachment A shall be renamed to "Dry Run Street".

NOW THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio, that:

Section 1. Drylick Run Street in Section 4 of the Carriage Trails Subdivision as depicted on Attachment A shall be renamed to "Dry Run Street".

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that the renaming of this roadway needs to be passed before houses are placed on the lots for sale; therefore, this Ordinance shall take full force and effect immediately upon its adoption by Council.

Passed by Council on the 28<sup>th</sup> day of September, 2015;  
8 Yeas; 0 Nays.

Effective Date: September 28, 2015

AUTHENTICATION:

Bonnie Reser  
Assistant Clerk of Council

9-28-15  
Date

Thomas E. Williams  
Mayor

10-7-15  
Date



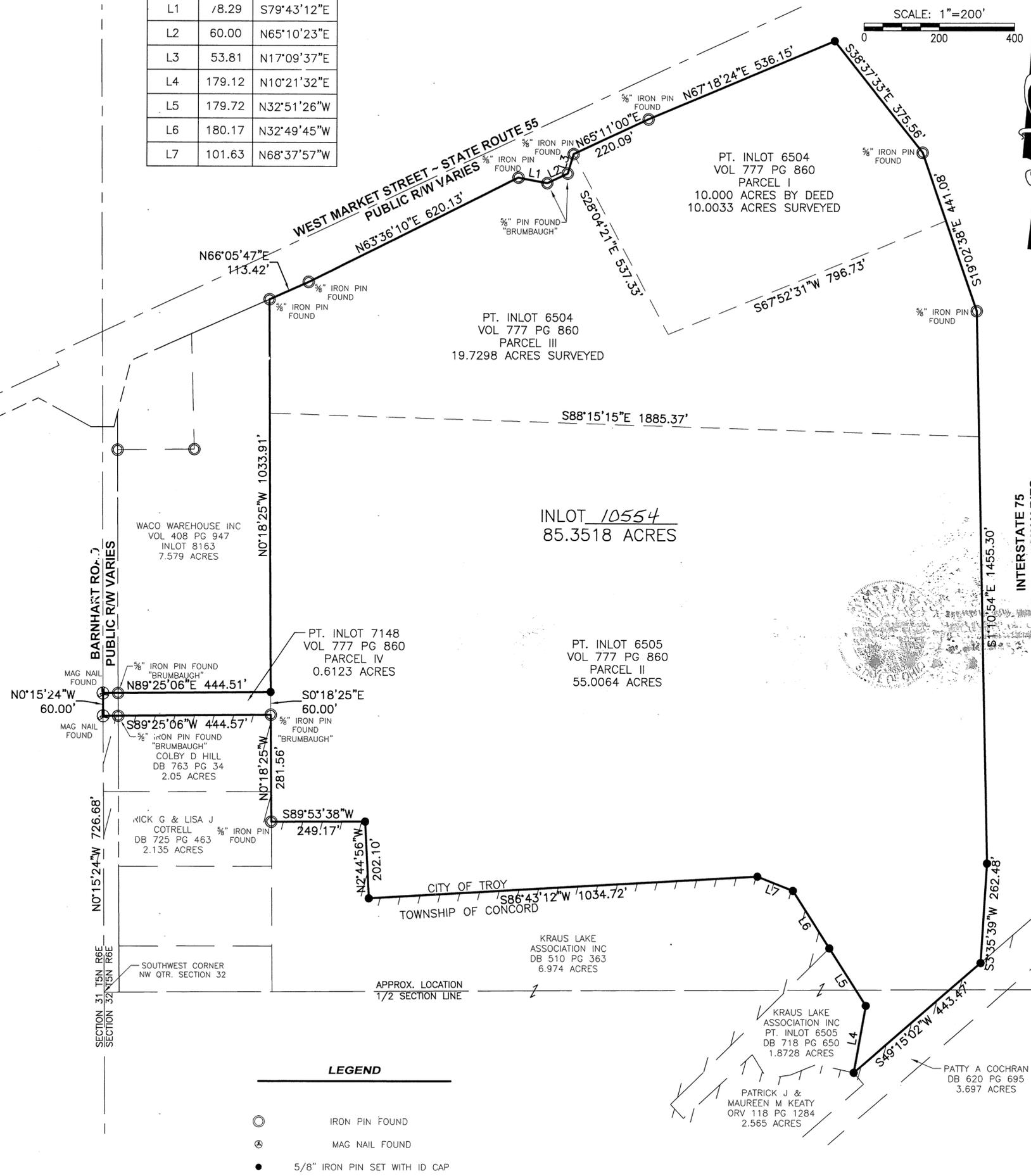
"Attachment A"



CARRIAGE TRAILS SUBDIVISION

**Replat of Part Inlots 6504,  
6505 and 7148  
City of Troy, Miami County, Ohio**

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	78.29	S79°43'12"E
L2	60.00	N65°10'23"E
L3	53.81	N17°09'37"E
L4	179.12	N10°21'32"E
L5	179.72	N32°51'26"W
L6	180.17	N32°49'45"W
L7	101.63	N68°37'57"W



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00024  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
07/30/2015 12:46:41 PM

VOLUME 25 PAGE 56  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

REFERENCES  
PAGES: 1

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED July 30 2015  
*Matthew W. Hayward Linda Lawrence*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

MIAMI COUNTY RECORDER  
FEE: 43.20  
*Jessica Lopez Mike Dome*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

**CITY ENGINEER'S APPROVAL:**  
THE REPLAT SHOWN HEREON WAS REVIEWED AND APPROVED BY THE CITY OF TROY ENGINEER THIS 27 DAY OF JULY, 2015.  
*Jillian Rhoades*  
JILLIAN RHOADES  
CITY OF TROY ENGINEER

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

*Jerome J. Brunswick*  
PRINT NAME SIGN *Jerome J. Brunswick*  
President and Executive Director  
DAYTON-MONTGOMERY COUNTY PORT AUTHORITY  
STATE OF OHIO  
COUNTY OF MONTGOMERY  
On this 13th day of July, 2015, Jerome J. Brunswick, President and Executive Director of the Dayton-Montgomery County Port Authority, appeared before me and executed this Replat of Part Inlots 6504 and 7148, in behalf of the Port Authority.

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

**DESCRIPTION:**  
SITUATE IN CITY OF TROY, COUNTY OF MIAMI, STATE OF OHIO AND BEING A REPLAT OF PART INLOT 6504, PART INLOT 6505 AND PART INLOT 7148, AS CONVEYED TO DAYTON-MONTGOMERY COUNTY PORT AUTHORITY BY DEED RECORDED IN VOLUME 777, PAGE 860 OF THE RECORDS OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE.

**REFERENCE DOCUMENTS:**

PLAT RECORDS:	LOT SURVEYS:
VOL 11 PG 136	VOL 18 PG 20
VOL 14 PG 59	VOL 18 PG 26
DEEDS:	LAND SURVEYS:
VOL 777 PG 860	VOL 50 PG 9

**SURVEY NOTES:**

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

PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

THE LAND DESCRIBED ON THIS SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE, WITHIN THE STATE OF OHIO STANDARDS FOR BOUNDARY SURVEYS.

THE SUBJECT PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES WITH NO GAPS, GORES OR OVERLAPS NOTED.

LINES OF OCCUPATION (WHERE EXISTING) GENERALLY AGREE WITH PROPERTY LINES.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND CORRECT SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN APRIL 2015.  
**WOOLPERT, INC.**

*Darius David Hensley*  
DARIUS D. HENSELEY  
OHIO REGISTERED SURVEYOR NO. 7916

PROJECT NO:	DATE	SCALE	DES.	DR.	CKD.	REVISION	
						No.	DATE
75143	06/04/2015	1"=200'					

**Replat of Part Inlots 6504,  
6505 and 7148  
Dayton-Montgomery County Port Authority**

4454 Idea Center Blvd.  
Dayton, OH 45430  
937.461.5660  
FAX: 937.461.0743

**WOOLPERT**

Section 32, Township 5 North, Range 6 East  
City of Troy, Miami County, Ohio

SHEET NO. **1 of 1**



# STONEBRIDGE MEADOWS, SECTION THREE

PT. 9304 TROY MIAMI, OHIO  
INLOT CITY COUNTY

PLAT BOOK 25, PAGE 58  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2015P-00026  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
08/18/2015 2:38:29 PM

REFERENCES  
PAGES: 2

*Jessica A. Lopez*  
JESSICA A. LOPEZ, MIAMI COUNTY RECORDER  
*Robert Schramm*  
DEPUTY

TRANSFERRED THIS 18<sup>th</sup> DAY  
OF August, 2015

*Matthew W. Gearhardt*  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

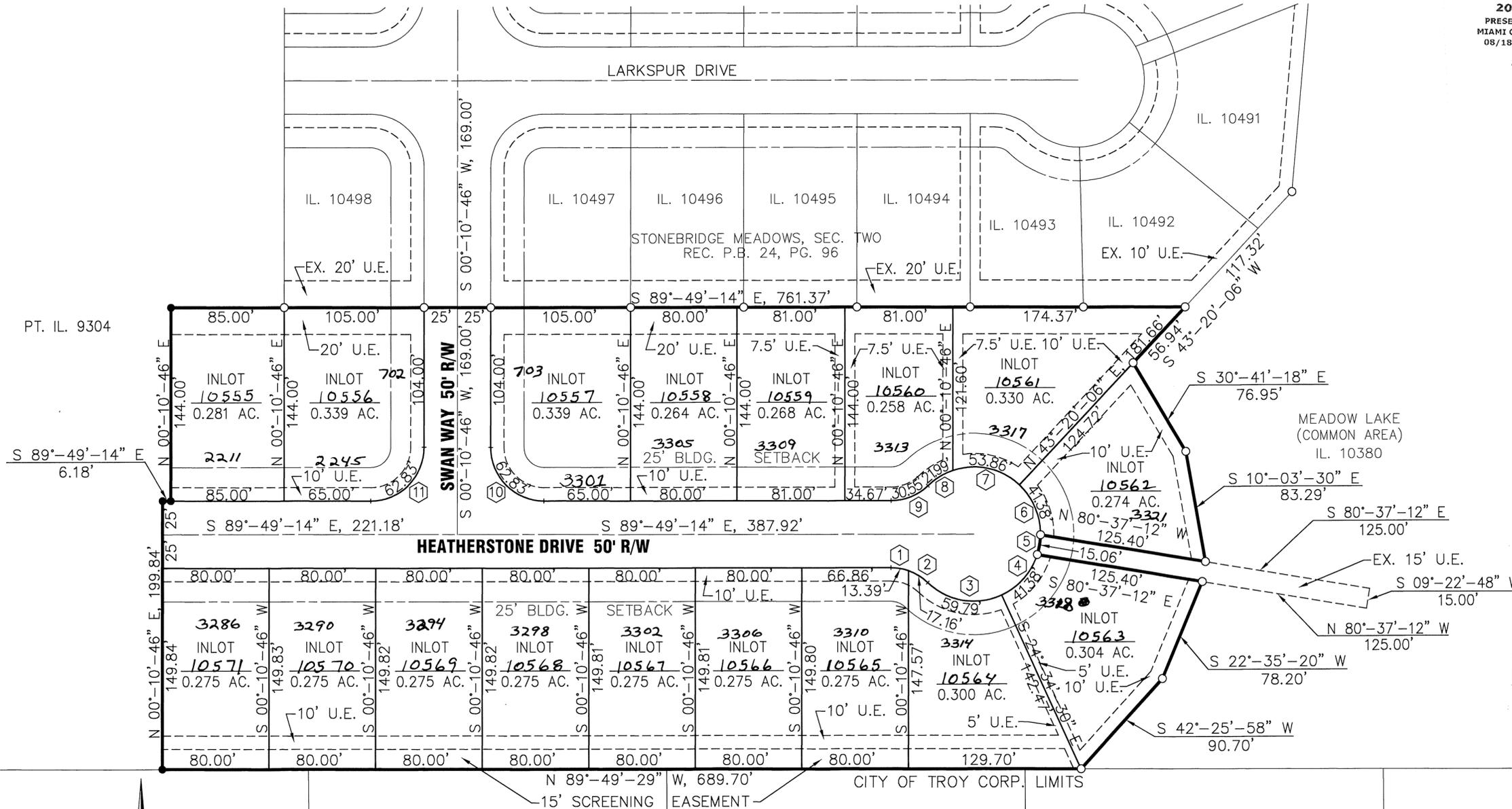
BY: *Joyce Grilliot*  
DEPUTY AUDITOR

## MINIMUM SETBACKS

25' FRONT AND REAR  
5' EACH SIDE

## AREA SUMMARY

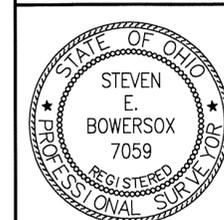
17 BUILDING LOTS	4.882 AC.
DEDICATED STREET R/W	1.008 AC.
TOTAL	5.890 AC.



DESCRIPTION:  
BEING A RESIDENTIAL PLANNED DEVELOPMENT CONTAINING  
5.890 ACRES OUT OF PART OF INLOT NUMBER 9304 OWNED  
BY STONEBRIDGE MEADOWS, LLC. AS RECORDED IN \_\_\_\_\_  
201502-09555

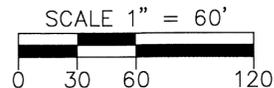
I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE  
SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY  
PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS  
WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF  
STREETS AND UTILITIES.

*St E Bowersox* 1/31/2015  
STEVEN E. BOWERSOX, P.S. #7059 DATE



DATE:  
07-31-2015  
DRAWN BY:  
seb  
JOB NUMBER:  
MiaTro1303fin\_S3  
SHEET NUMBER  
1 OF 2

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



### LEGEND

- 5/8" X 30" REBAR  
W/CAP TO BE SET
- IRON PIN FOUND
- (NR) NON RADIAL LINE
- UTILITY EASEMENT LINE  
(SEE NOTE)
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE

### SURVEY REFERENCES

LND. 28-185  
LND. 31-43  
LND. 32-87  
LND. 36-164  
LND. 41-114  
LND. 42-26  
  
REC. 19-133  
REC. 22-5

### NOTES:

- 1.) ALL FRONT AND REAR LOT  
LINES ARE SUBJECT TO A 10'  
EASEMENT UNLESS OTHERWISE  
NOTED. EASEMENTS ALONG  
INTERIOR LOT LINES ARE AS  
SHOWN.
- 2.) NO WELLS SHALL BE  
DRILLED IN THIS SUBDIVISION.

### CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	40.00'	19°-11'-07"	13.39'	13.33'	S 80°-13'-40" E
2	40.00'	24°-34'-35"	17.16'	17.03'	S 58°-20'-49" E
3	50.00'	68°-30'-59"	59.79'	56.29'	S 80°-19'-01" E
4	50.00'	47°-25'-05"	41.38'	40.21'	N 41°-42'-57" E
5	50.00'	17°-15'-14"	15.06'	15.00'	N 09°-22'-48" E
6	50.00'	47°-25'-05"	41.38'	40.21'	N 22°-57'-22" W
7	50.00'	61°-43'-19"	53.86'	51.30'	N 77°-31'-34" W
8	50.00'	25°-11'-42"	21.99'	21.81'	S 59°-00'-55" W
9	40.00'	43°-45'-42"	30.55'	29.81'	S 68°-17'-55" W
10	40.00'	90°-00'-00"	62.83'	56.57'	N 44°-49'-14" W
11	40.00'	90°-00'-00"	62.83'	56.57'	S 45°-10'-46" W

# STONEBRIDGE MEADOWS, SECTION THREE

## City of Troy, Miami County, Ohio

### 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 MEADOWS, LLC.  
Judith L. Tomb  
JUDITH L. TOMB, GENERAL MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 13 DAY OF AUG, 2015 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STONEBRIDGE MEADOWS, LLC., BY JUDITH L. TOMB, ITS GENERAL MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.



Lisa M. Bishop  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 2.13.19

MORTGAGEE:  
NVR, INC.  
Paul C. Wishnok  
PAUL C. WISHNOK  
VICE PRESIDENT AND DIVISIONAL MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 17 DAY OF August, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NVR, INC., BY PAUL C. WISHNOK, ITS VICE PRESIDENT AND DIVISIONAL MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.



Tina M. Rychlewski  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: Sept. 29, 2017

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

Judith L. Tomb  
JUDITH L. TOMB

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



Lisa M. Bishop  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 2.13.19

### CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 12<sup>th</sup> DAY OF Feb, 2014 THIS PLAT WAS REVIEWED AND APPROVED.

Clem Kypers CHAIRMAN Sue D. Knight SECRETARY

### CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd DAY OF March, 2014 THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-10-2014 EFFECTIVE April 2, 2014

Michael L. Ranish MAYOR Martha A. Baker PRESIDENT OF COUNCIL Sue D. Knight CLERK OF COUNCIL

### COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 317 PAGE 556-593 OF THE MIAMI COUNTY RECORDER'S RECORDS.

<p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com</p>	DATE: 07-31-2015
	DRAWN BY: seb
	JOB NUMBER: MiaTro1303covS3
	SHEET NUMBER: 2 OF 2

# SANDEL SUBDIVISION, SECTION 5 REPLAT

INLOTS 8334 & 8335  
CITY OF PIQUA  
MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00027  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
09/01/2015 12:32:44 PM

REFERENCES  
PAGES: 1

VOLUME 25 PAGE 59

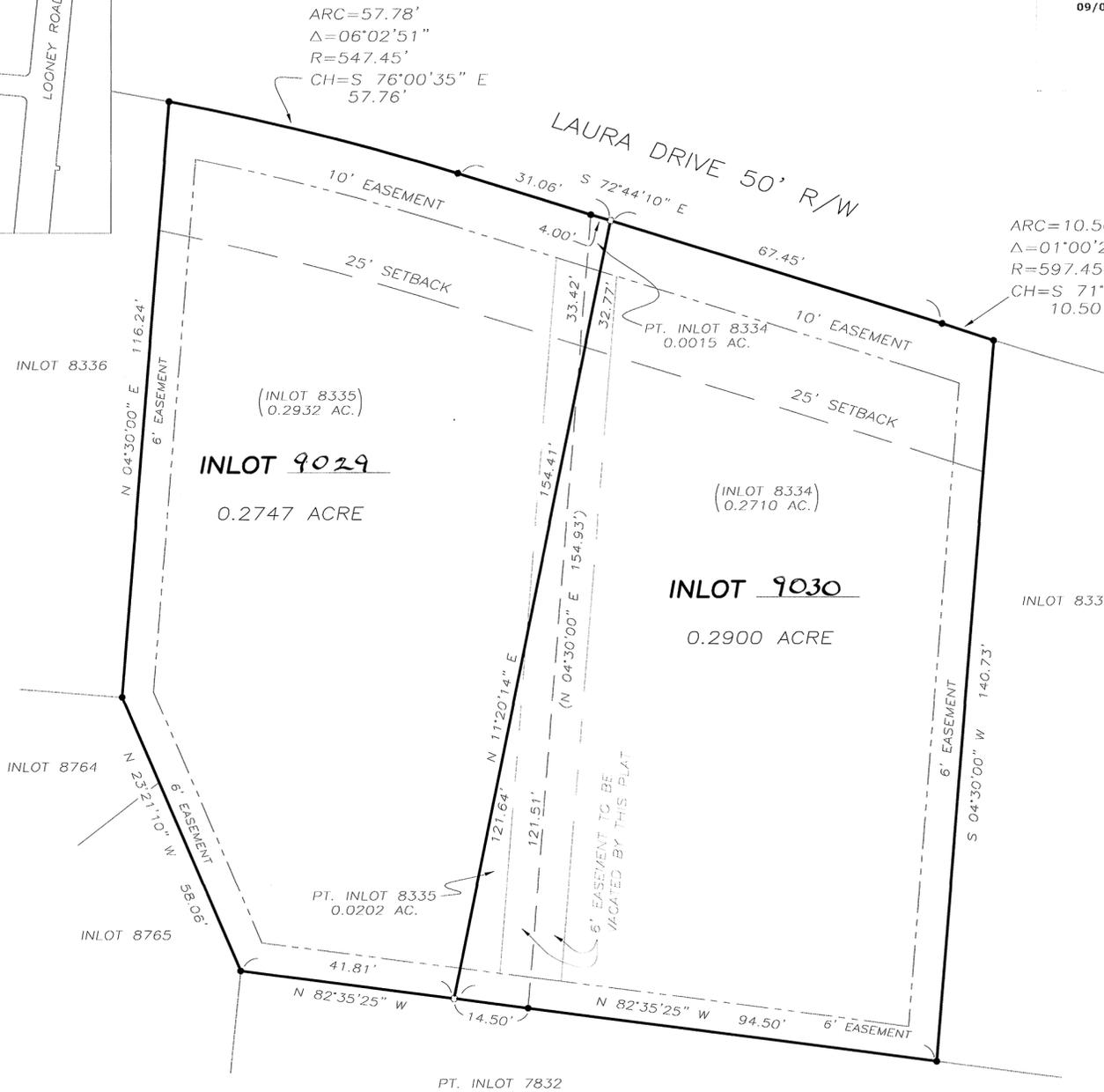
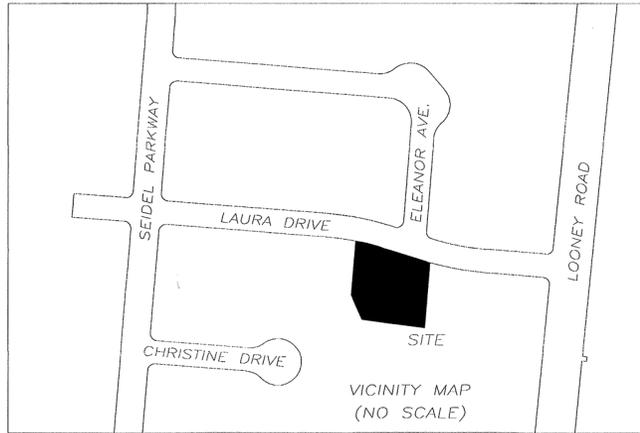
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 1<sup>ST</sup> DAY  
OF SEPT., 2015, AT \_\_\_\_\_ M.

FILE # \_\_\_\_\_ FEE \$ 43.20

*Jessica A. Lopez*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Sept. 1, 2015

*Matthew W Gearhardt* *Joyce Grillist*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



### DESCRIPTION

BEING A REPLAT OF INLOT 8334 AND INLOT 8335 AS CONVEYED TO THOMAS R. & LINDA L. ZECHMAN BY DEEDS RECORDED IN DEED BOOK 715, PAGE 790, AND OFFICIAL RECORD 201508 PAGE 10558 AND TO JUDITH E. HUNOLT IN DEED BOOK 738, PAGE 136, DEED BOOK 764, PAGE 435 AND OFFICIAL RECORD 201508 PAGE 10557, OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN SANDEL SUBDIVISION, SECTION 5 AS RECORDED IN RECORD PLAT BOOK 18, PAGE 115.

### CONSENT

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

OWNERS	LIENHOLDER
<i>Thomas R. Zechman</i> THOMAS R. ZECHMAN	<i>Unity National Bank</i> AGENCY NATIONAL BANK
<i>Linda L. Zechman</i> LINDA L. ZECHMAN	
<i>Judith E. Hunolt</i> JUDITH E. HUNOLT	

STATE OF OHIO, MIAMI COUNTY, SS:  
BE IT REMEMBERED THAT ON THIS 28 DAY OF August, 2015 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS R. & LINDA L. ZECHMAN, HUSBAND AND WIFE, AND JUDITH E. HUNOLT, UNMARRIED, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Karen L. Petty*  
KAREN L. PETTY  
Notary Public, State of Ohio  
My Commission Expires \_\_\_\_\_

MY COMMISSION EXPIRES: 9-11-17

STATE OF OHIO, MIAMI COUNTY, SS:  
BE IT REMEMBERED THAT ON THIS 28 DAY OF August, 2015 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE MENTIONED, AGENT FOR UNITY NATIONAL BANK, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Karen L. Petty*  
KAREN L. PETTY  
Notary Public, State of Ohio  
My Commission Expires \_\_\_\_\_

MY COMMISSION EXPIRES: 9-11-17

- NOTES:
1. THE EXISTING UTILITY EASEMENT ALONG THE COMMON LINE BETWEEN INLOTS 8334 AND 8335 (12 FT. TOTAL WIDTH) IS BEING VACATED AS A PART OF THIS REPLAT. AN O.U.P.S. LOCATE PERFORMED AT THE DATE OF THIS REPLAT INDICATED THERE WERE NO EXISTING UTILITIES IN SAID EASEMENT.
  2. PROTECTIVE COVENANTS AND RESTRICTIONS: ALL BUILDINGS, PARKING AREAS AND DRIVES SHALL CONFORM TO CITY OF PIQUA ZONING AND PLANNING REQUIREMENTS.

CITY OF PIQUA  
THIS RECORD PLAT REVIEWED AND APPROVED  
THIS 31<sup>ST</sup> DAY OF AUGUST 2015.

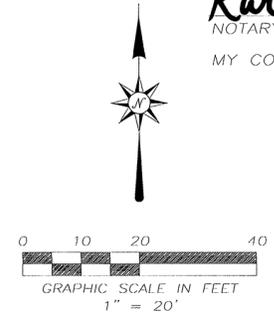
*[Signature]*

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

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:  
VOLUME 18, PAGE 115, 115A

MIAMI COUNTY RECORDER'S RECORDS OF DEEDS:  
VOLUME 715, PAGE 790  
VOLUME 764, PAGE 435



REPLAT OF INLOTS 8334 & 8335 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO - DECEMBER 9, 2013

*Gregg S. Brookhart*  
GREGG S. BROOKHART  
OHIO REGISTERED PROFESSIONAL SURVEYOR #6348  
1009 WESTVIEW DRIVE  
PIQUA, OHIO 45356  
(937) 778-3607

# Stony Brook Estates Section 1

4

6

4 SW 1/4

CONCORD TOWNSHIP

MIAMI COUNTY

OHIO STATE

TOWN

RANGE

SECTION

TOWNSHIP

COUNTY

STATE

PLAT BOOK 25 PAGE 60  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

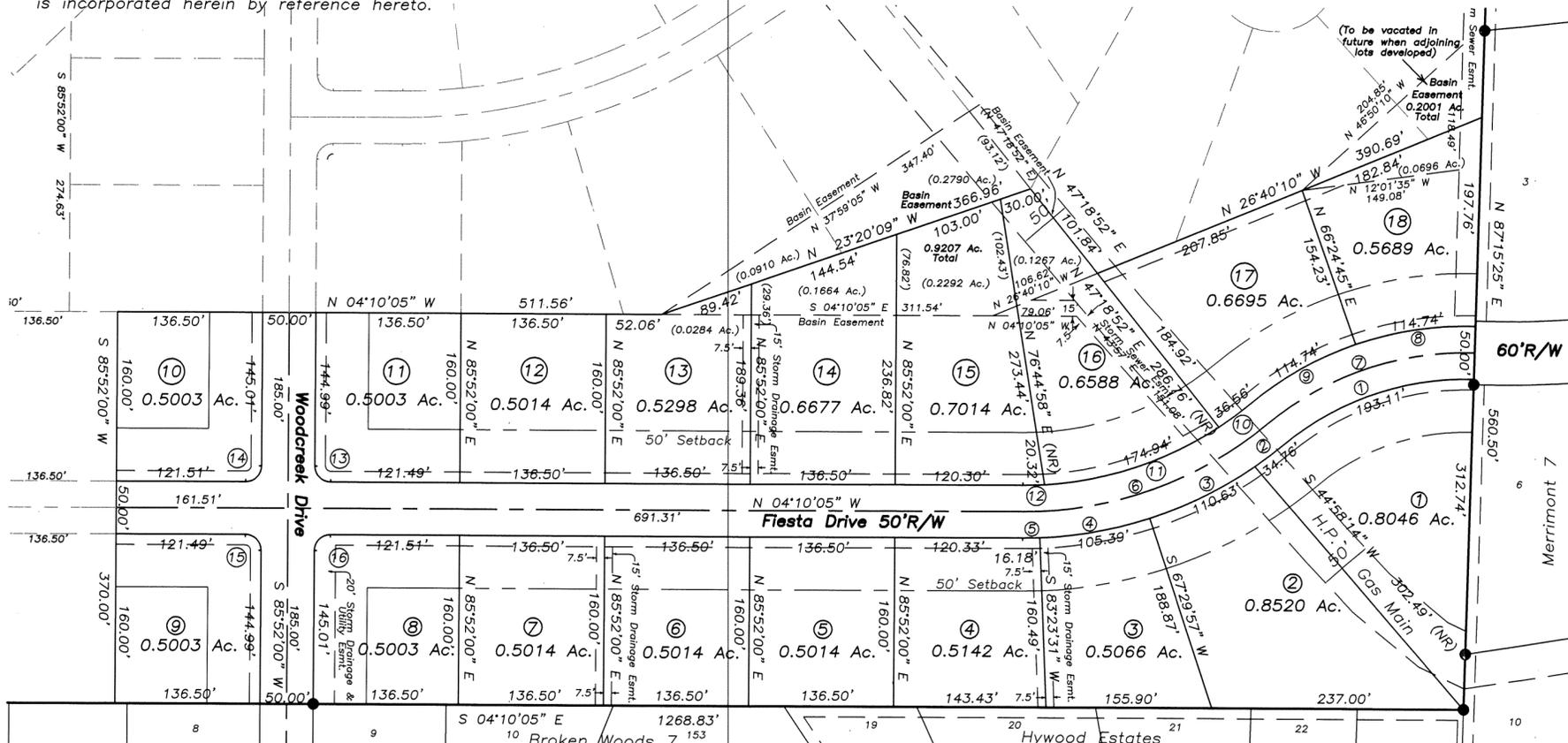


MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00028  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
10/15/2015 10:30:36 AM  
REFERENCES  
PAGES: 2

### Covenants and Restrictions:

This subdivision is subject to the terms and conditions of the Declaration of Covenants, Conditions, and Restrictions for Stony Brook Estates on file with the Recorder of Miami County, Ohio in Official Record 2015 O.R.-05193 which Declaration is incorporated herein by reference hereto.

Easement Note:  
5' Drainage & Utility Easement along all interior lot lines.  
10' Utility Easement behind all street r/w lines and rear lot lines.  
All other easements as shown.



APPROVED AND TRANSFERRED  
THIS 15<sup>th</sup> DAY OF Oct, 2015  
BY: Jessica Lopez MIAMI CO. RECORDER  
BY: John M. Coy DEPUTY  
BY: Matthew W Gearhart MIAMI CO. AUDITOR  
BY: Joyce G. Gault DEPUTY

**Description**  
Being a subdivision of 12.3597 acres of a 80.0 acre tract located in the southwest quarter of Section 4, Town 4, Range 6E, Concord Township, Miami County, Ohio, conveyed to Stony Brook Estates, LLC by Official Record 2015 O.R.-12470, of the Miami County Recorder's Official Records. 10.4803 acres in lots and 1.8794 acres in streets.

**Dedication**  
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 and do hereby voluntarily consent to the execution of said plat and dedicate the streets shown 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 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.

Frank Harlow  
Stony Brook Estates, LLC  
Frank Harlow, Manager

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

Be it remembered that on this 15 day of October, 2015, before me, the undersigned, a notary public in and for said county and state, personally appeared Frank Harlow, 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 K Lewis  
Notary Public in and for the State of Ohio  
My Commission Expires Aug. 15, 2016  
Recorded in Miami County

My commission expires 8/15/2016  
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 10/07/15  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, OH 45373  
Job No. 01615 (937) 339-2921  
File Name: C:\JOBS\2015\StonyBrook Sec1\18Lotsite.dwg  
Drawn by: DMC ~ Checked by: MWC

### Detention Basin and Storm Water Covenants and Restrictions:

- The following covenants are non-amendable and shall run with the land:
- Miami County and Concord Township do not accept for maintenance the storm water facilities which includes the drainage swales and storm water detention areas.
  - The lots on the within plat are governed by the rules and regulations as noted in the Miami County Storm Water Management Control Regulations as recorded in Misc.Bk. 21, Pg. 585 Miami County Recorders Records.
  - In the event that any ditch, drain, watercourse, water-feature, pond, or structure associated thereto is not, in the opinion of the County Commissioners, being adequately maintained by the responsible parties named herein, the owners agree to have any such maintenance accomplished and financed in accordance with applicable section of Chapter 6137 as though constructed under applicable sections of Chapter 6131 of the Ohio Revised Code and further waive any right of objection to either process or assessments of fees associated therewith.
  - No structures, plantings, fencing, culvert pipes or other materials shall be placed or permitted to remain within the storm water detention facilities.
  - The finish grade of any lot or lots or parts thereof shall comply with the finish grade and grading plan as shown on the sediment and erosion control plan.
  - Stony Brook Estates, LLC, its successors and assigns shall maintain the offsite storm and detention areas until developed.

### Area Summary

18 Building Lots	10.4803 Ac.
Dedicated Street R/W	1.8794 Ac.
<b>Total</b>	<b>12.3597 Ac.</b>
Basin Easement Areas	1.1208 Ac.

### Miami County Commissioners

This plat was reviewed and approved by the Commissioners this 13<sup>th</sup> day of Oct, 2015. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat, Section 711.041, Ohio Revised Code.)

John W. Coffey  
Miami County Engineer

This plat was reviewed and approved by the Engineer this 8<sup>th</sup> day of Oct, 2015.

Paul P. Thulshar  
Miami County Engineer

### Miami County Planning Commission

This plat was reviewed and approved by the Planning Commission this 16 day of JUNE, 2015.

John C. ... Chairperson  
David ... Secretary

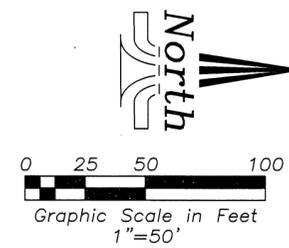
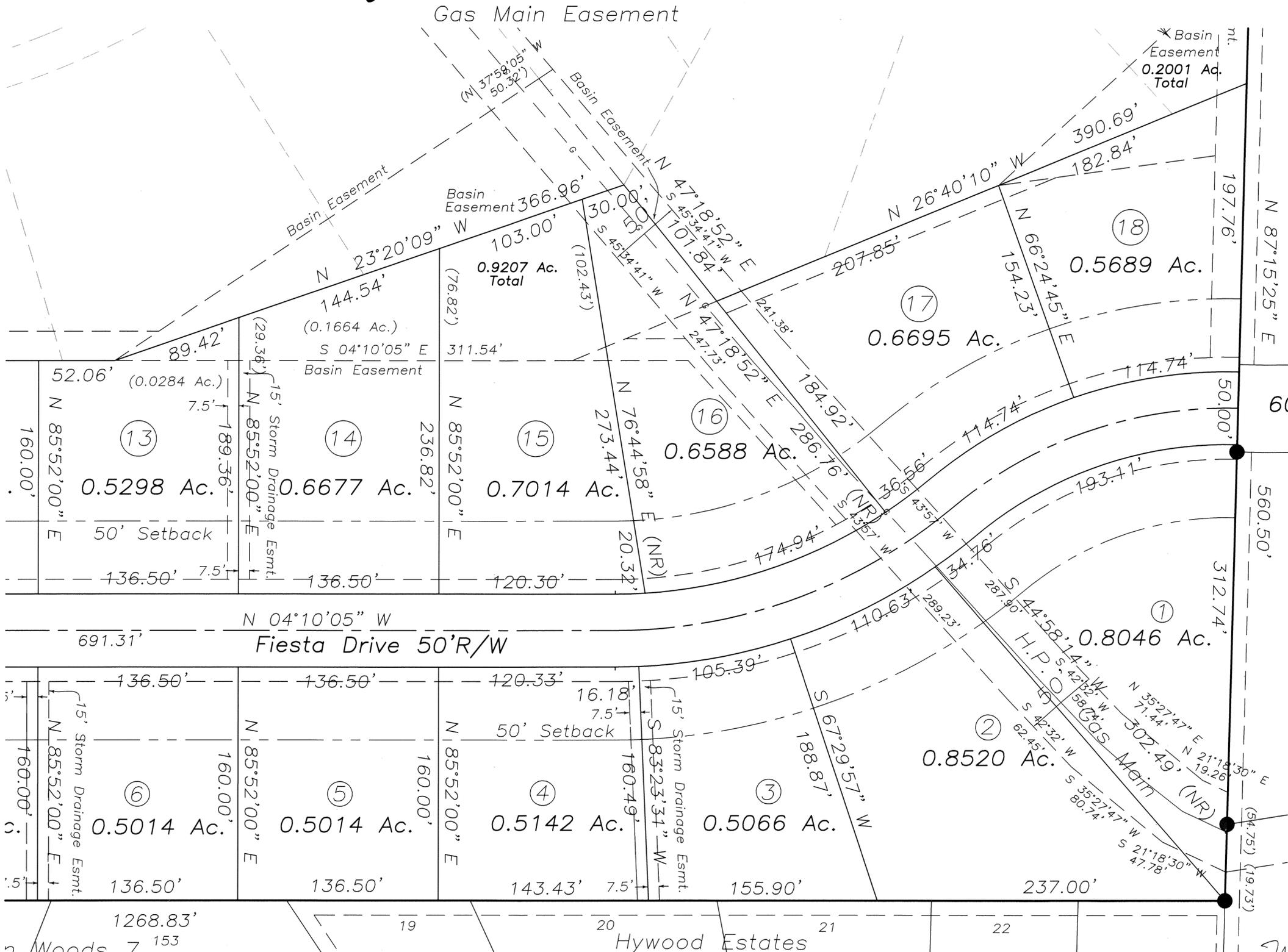
No.	Radius	Δ	Arc Length	Long Chord
1.	264.89'	41°46'11"	193.11'	188.86' N 23°32'32" W
2.	379.93'	05°14'30"	34.76'	34.75' N 41°48'21" W
3.	379.93'	16°41'03"	110.63'	110.24' N 30°50'35" W
4.	379.93'	15°53'34"	105.39'	105.05' N 14°33'16" W
5.	379.93'	02°26'24"	16.18'	16.18' N 05°23'17" W
6.	354.93'	40°15'31"	249.39'	244.29' S 24°17'50" E
7.	289.89'	41°41'00"	211.29'	206.65' S 23°32'46" E
8.	314.89'	20°52'39"	114.74'	114.11' S 13°06'37" E
9.	314.89'	20°52'39"	114.74'	114.11' S 33°59'16" E
10.	329.93'	06°20'55"	36.56'	36.54' S 41°15'09" E
11.	329.93'	30°22'53"	174.94'	172.90' S 22°53'15" E
12.	329.93'	03°31'44"	20.32'	20.32' S 05°55'57" E
13.	15.00'	90°02'05"	23.57'	21.22' S 40°50'58" W
14.	15.00'	89°57'55"	23.55'	21.21' S 49°09'02" E
15.	15.00'	90°02'05"	23.57'	21.22' S 40°50'58" E
16.	15.00'	89°57'55"	23.55'	21.21' N 49°09'02" W

**Legend**  
● IRON PIN FOUND  
○ 5/8" CAPPED IRON PIN SET (COZATT, S6001)

**References**  
Miami County Engineer's Record of Land Surveys  
Volume 28, Page 167  
Volume 30, Page 106  
Volume 47, Page 21  
(continued sheet 2)

# Stony Brook Estates Section 1

PLAT BOOK 25 PAGE 10DA  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS



- References**
- Miami County Recorder's Record of Plats
- Volume 6, Page 85
  - Volume 8, Page 114
  - Volume 9, Page 15
  - Volume 11, Page 62
  - Volume 15, Page 57
  - Volume 16, Page 32
  - Volume 17, Page 6

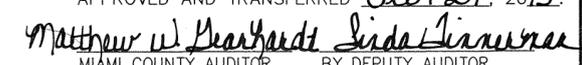
*Michael W. Cozatt* 10/06/15  
 MICHAEL W. COZATT  
 P.S. #6001



**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 476 Swailes Road Troy, OH 45373  
 Job No. 01615 (937) 339-2921  
 File Name: C:\JOBS\2015\StonyBrook Sec1\18Lotsite.dwg  
 Drawn by: DMC ~ Checked by: MWC

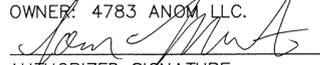
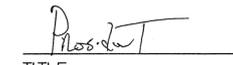
50' Gas Main Easement:  
 0.8074 Ac. Section 1

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
**2015P-00029**  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 10/29/2015 3:12:54 PM  
 REFERENCES  
 PAGES: 1

FEE \$13.20  
  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
 MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED Oct. 29, 2015  
  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**CONSENT TO REPLAT**

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

OWNER: 4783 ANOM, LLC.  
  
 AUTHORIZED SIGNATURE  
  
 TITLE

**ACKNOWLEDGMENT**

STATE OF OHIO, Shelby COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Jon Miller, ON BEHALF OF 4783 ANOM LLC., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

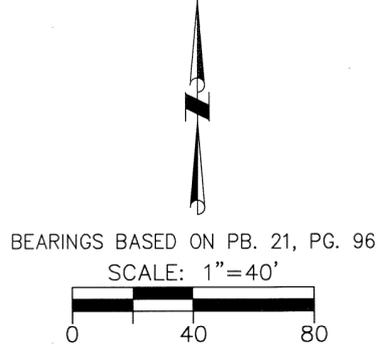
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Shelby, OHIO, THIS 28 DAY OF October, 2015.

NOTARY PUBLIC Sara Ellis

MY COMMISSION EXPIRES: November 09, 2016

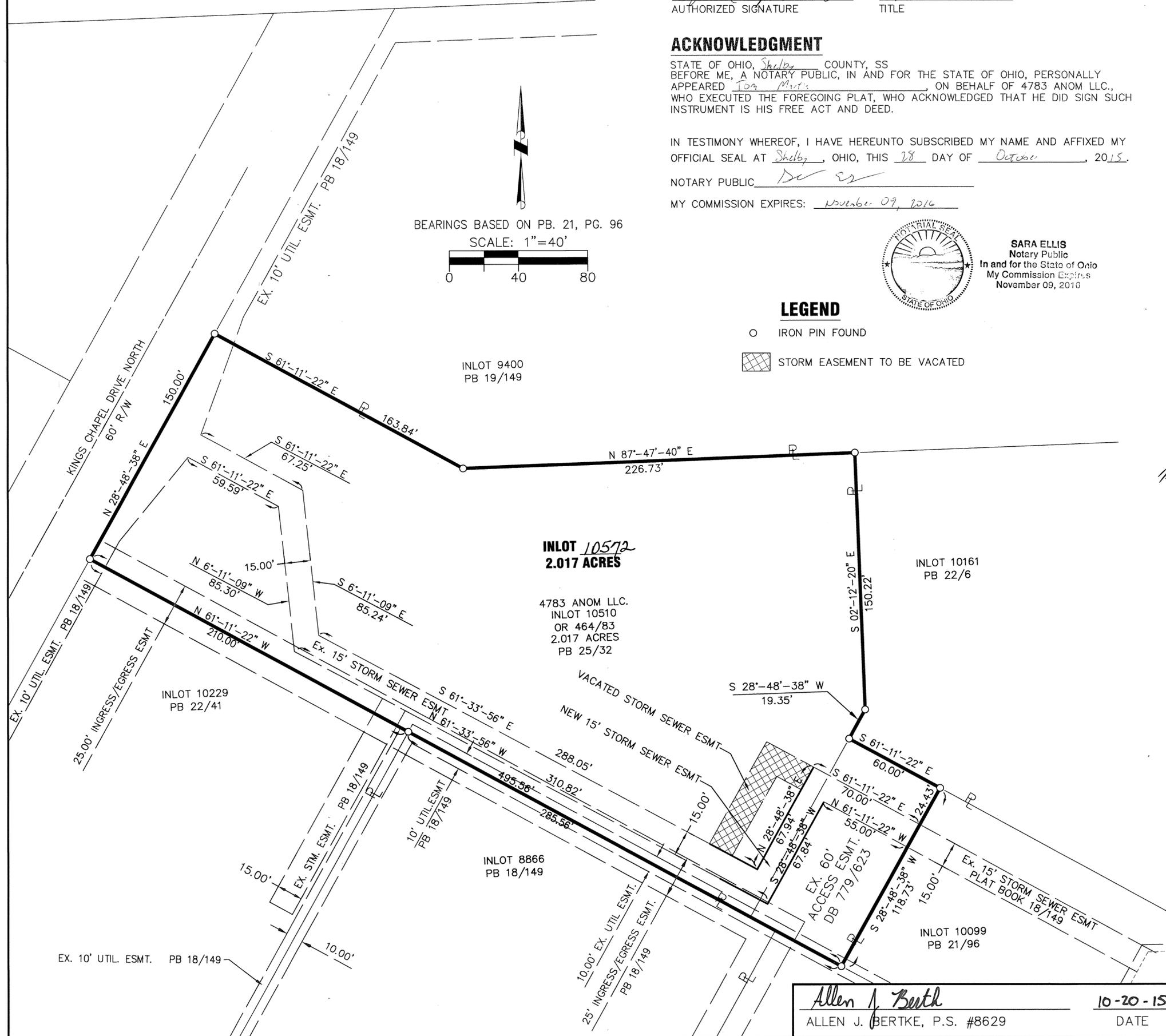


SARA ELLIS  
 Notary Public  
 In and for the State of Ohio  
 My Commission Expires  
 November 09, 2016

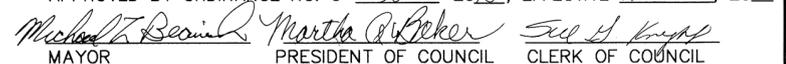


**LEGEND**

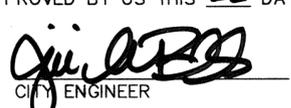
- IRON PIN FOUND
- ▨ STORM EASEMENT TO BE VACATED



**CITY OF TROY COUNCIL**

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 19th DAY OF Oct, 2015, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-38-2015, EFFECTIVE 11-18-2015  
  
 MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

**CITY OF TROY ENGINEER**

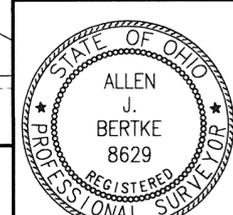
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 22ND DAY OF OCTOBER 2015  
  
 CITY ENGINEER

**DESCRIPTION**

BEING A REPLAT OF INLOT 10510 OWNED BY 4783 ANOM LLC. BY DEED RECORDED IN OFFICIAL RECORD 464, PAGE 83. THE PURPOSE OF THE REPLAT IS TO VACATE A PORTION OF STORM EASEMENT AND CREATE A NEW PORTION TO REROUTE THE STORM LINE.

**SURVEY REFERENCE**  
 REC. P.B. 22, PG. 8  
 REC. P.B. 25, PG. 32

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

	<b>CHOICE ONE</b> ENGINEERING 440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365 (937) 497-0200 FAX (937) 497-0300 www.choiceoneengineering.com	DATE: 9-30-15
		DRAWN BY: AJB
		JOB NUMBER: MIA TRO1530
		SHEET NUMBER 1 OF 1

Allen J. Bertke  
 ALLEN J. BERTKE, P.S. #8629  
 DATE 10-20-15

# CARRIAGE TRAILS

VOLUME 25 PAGE 62  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

## PROPERTY OWNERS CONSENT

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

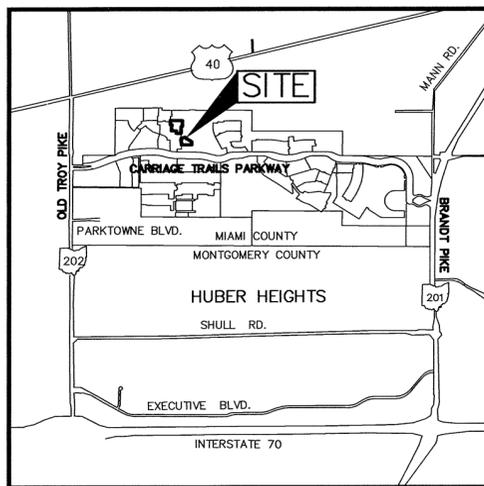
EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER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

## WITNESS

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

[Signature]  
Cassandra Riehle

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,  
NOVEMBER 2015



LOCATION MAP  
NO SCALE

## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 12, Phase III are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135-210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

## NEIGHBORHOOD DRAINAGE PATTERN

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

## BUILDING SETBACKS

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

## EASEMENTS

EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY DEC LAND CO. I LLC AND ARE TO BE USED FOR UTILITIES FOR FUTURE DEVELOPMENT.

## BASIS OF BEARINGS

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

## REFERENCES:

- MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219, O.R. VOL 322, PG. 782
- MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG. 25 P.B. 24, PG. 37  
P.B. 22, PG. 89 P.B. 24, PG. 93  
P.B. 23, PG. 28 P.B. 25, PG. 7  
P.B. 23, PG. 70 P.B. 25, PG. 8  
P.B. 23, PG. 87 P.B. 25, PG. 10  
P.B. 24, PG. 20
- MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEY:  
VOL 55, PG.159

FEE \$ 86.40

Jessica A Lopez  
MIAMI COUNTY RECORDER

[Signature]  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Nov 16, 2015.

Matthew W Gearhardt  
MIAMI COUNTY AUDITOR

Joyce Grillett  
BY DEPUTY AUDITOR

## APPROVED:

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

ON November 11, 2015

[Signature]  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

## CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP



BY [Signature]  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

## CONSENT OF LIENHOLDER

WESBANCO BANK, INC.

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

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF November, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.



Marlene D. O'Brien  
Notary Public, State of Ohio  
My Commission Expires 12-06-2015

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



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

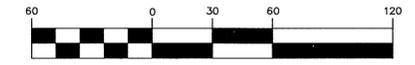
J:\Pre-int\1415\15-100 CT 12-3.dwg\SURVEY\CT12-3 PLAT.dwg by:david.chiesa on 11/04/2015 @ 02:01:35 pm © M+E Companies, Inc.

LEGEND

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

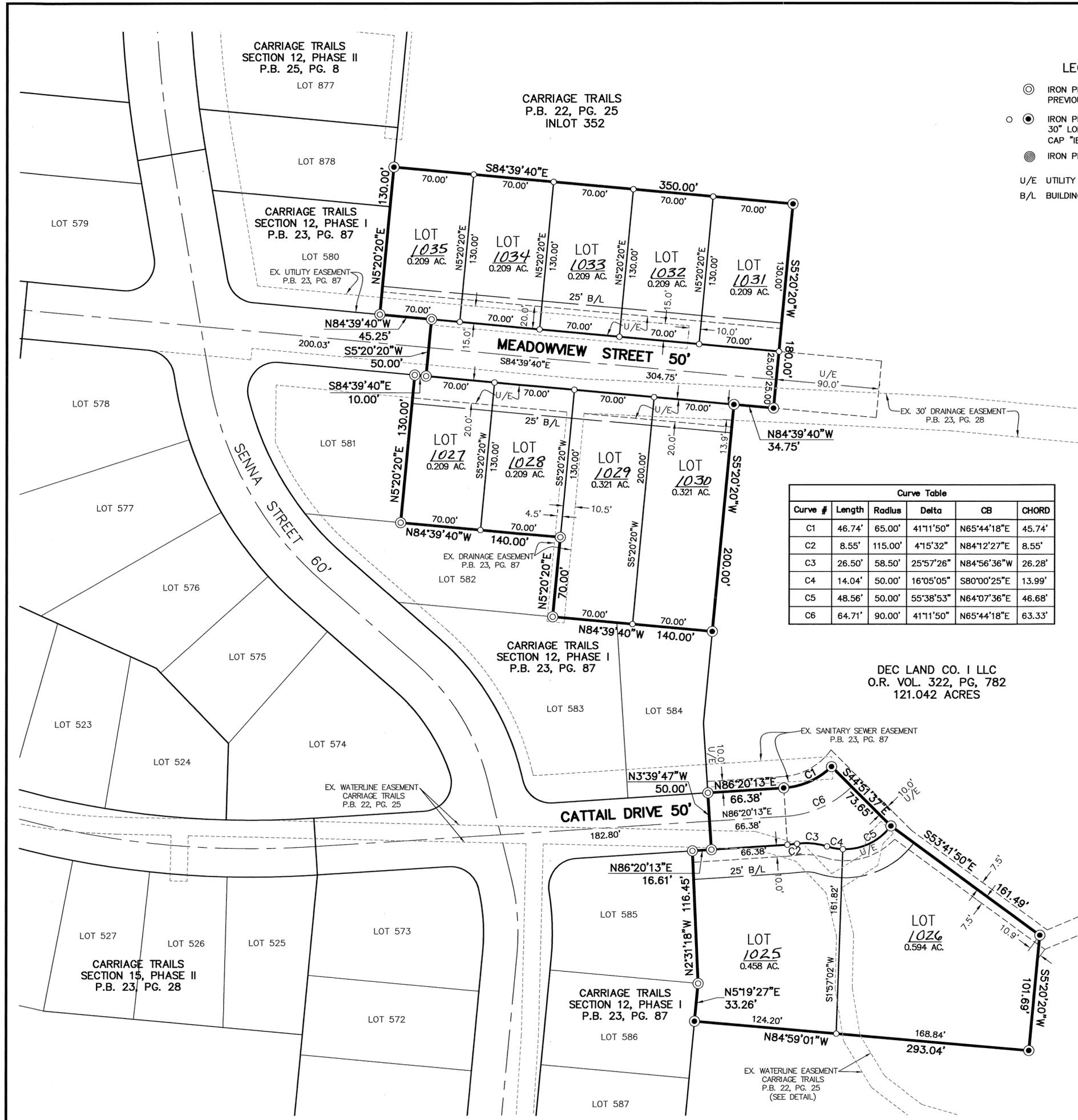


NORTH



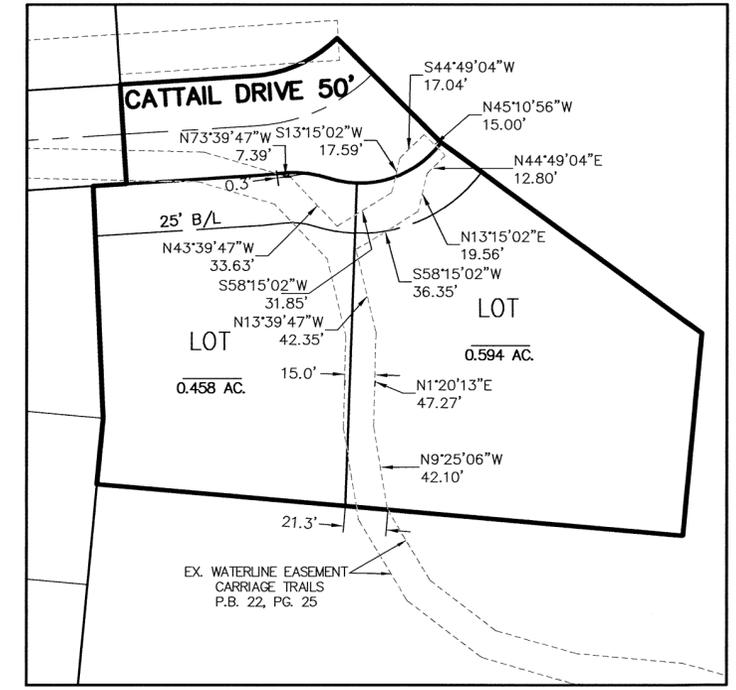
( IN FEET )  
 1 inch = 60 ft.

**CARRIAGE TRAILS**  
 SECTION 12 PHASE III



Curve #	Length	Radius	Delta	CB	CHORD
C1	46.74'	65.00'	41°11'50"	N65°44'18"E	45.74'
C2	8.55'	115.00'	4°15'32"	N84°12'27"E	8.55'
C3	26.50'	58.50'	25°57'26"	N84°56'36"W	26.28'
C4	14.04'	50.00'	16°05'05"	S80°00'25"E	13.99'
C5	48.56'	50.00'	55°38'53"	N64°07'36"E	46.68'
C6	64.71'	90.00'	41°11'50"	N65°44'18"E	63.33'

DEC LAND CO. I LLC  
 O.R. VOL. 322, PG. 782  
 121.042 ACRES



EXISTING EASEMENT DETAIL  
 1"=60'

PART INLOT 352 (P48-000943)  
 74.722 ACRES  
 -3.684 ACRES (SECTION 12, PH. III)  
 71.038 ACRES REMAINING

**CARRIAGE TRAILS**  
 SECTION 12 PHASE III  
 0.527 ACRE RIGHT-OF-WAY  
 3.157 ACRES LOTS  
 3.684 ACRES TOTAL

3:\pre=INT\1415\15-100 CT 12-3.dwg\SURVEY\CT12-3 PLAT.dwg by:david.chiesa on 11/03/2015 @ 01:11:35 pm ~ © M+E Companies, Inc.

# CARRIAGE TRAILS

VOLUME 25 PAGE 63  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782 AND DOCUMENT NUMBER 2014OR-07326, RECORDED IN THE MIAMI COUNTY DEED RECORDS.

## PROPERTY OWNERS CONSENT

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

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

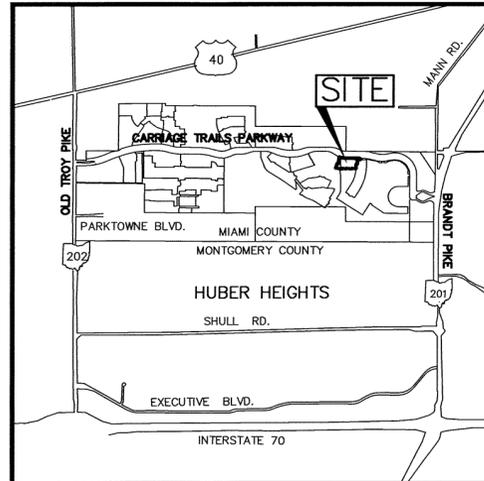
## WITNESS

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

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

[Signature]  
[Signature]

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,  
NOVEMBER 2015



LOCATION MAP  
NO SCALE

## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 3, Phase II 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.

## EASEMENTS

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

## GREEN SPACE

Lot 1036 is non-buildable Green Space lot and will be owned and maintained by the Master Owners Association.

## BASIS OF BEARINGS

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

## REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219, O.R. 322, PG. 782  
DOCUMENT No. 2014OR-07326

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG. 25 P.B. 24, PG. 68  
P.B. 24, PG. 16 P.B. 25, PG. 54  
P.B. 24, PG. 15 P.B. 25, PG. 55  
P.B. 24, PG. 39

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 54, PAGE 137  
VOLUME 55, PAGE 164

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00031  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/16/2015 12:29:26 PM  
REFERENCES  
PAGES: 2

FEE \$ 86.40

[Signature]  
MIAMI COUNTY RECORDER

[Signature]  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Nov 16, 2015.

Matthew W Gearhardt  
MIAMI COUNTY AUDITOR

Joyce Guillot  
BY DEPUTY AUDITOR

## APPROVED:

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

ON November 11, 2015

[Signature]  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

## CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 322, PAGE 782 AND A REPLAT OF LAND CONTAINING 25.000 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN 2014OR-07326 RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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



IBI GROUP  
BY [Signature] 11-05-15  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

635 Brookside Boulevard  
Westerville, OH 43081  
Contact: DAVE CHIESA  
614-818-4900  
Fax: 614-818-4902



DEVELOPER  
DEC LAND CO. I LLC  
6375 RIVERSIDE DRIVE SUITE 200  
DUBLIN, OHIO 43017

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF November, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2020

[Signature]  
NOTARY PUBLIC



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

CONSENT OF LIENHOLDER  
WESBANCO BANK, INC.

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

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF November, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUPTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.



Marlene D. O'Brien  
Notary Public, State of Ohio  
My Commission Expires 12-06-2015

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

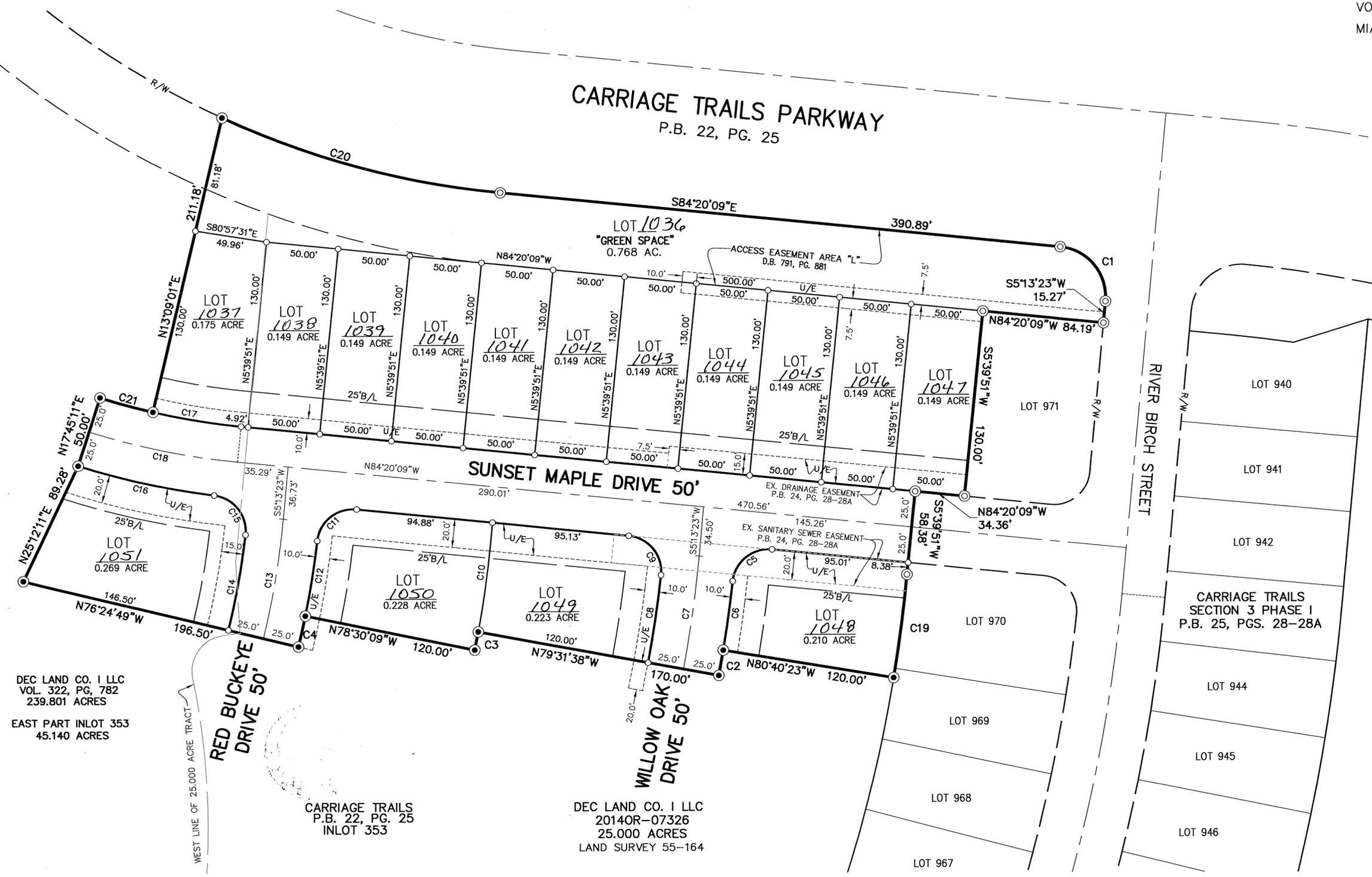


NORTH



( IN FEET )  
 1 inch = 50 ft.

**CARRIAGE TRAILS PARKWAY**  
 P.B. 22, PG. 25



DEC LAND CO. I LLC  
 VOL. 322, PG. 782  
 239.801 ACRES  
 EAST PART INLOT 353  
 45.140 ACRES

CARRIAGE TRAILS  
 P.B. 22, PG. 25  
 INLOT 353

DEC LAND CO. I LLC  
 2014OR-07326  
 25.000 ACRES  
 LAND SURVEY 55-164

Curve #	Length	Radius	Delta	CB	CHORD
C1	54.71'	35.00'	89°33'33"	N39°33'23"W	49.31'
C2	17.90'	895.00'	1°08'45"	N09°54'00"E	17.90'
C3	12.97'	725.00'	1°01'29"	N10°59'07"E	12.97'
C4	22.05'	605.00'	2°05'19"	N12°32'31"E	22.05'
C5	39.03'	25.00'	89°27'06"	S50°56'18"W	35.19'
C6	48.65'	895.00'	3°06'51"	N07°46'11"E	48.64'
C7	79.71'	870.00'	5°14'59"	N07°50'53"E	79.69'
C8	61.84'	845.00'	4°11'36"	N08°22'34"E	61.83'
C9	39.54'	25.00'	90°36'55"	N39°01'41"W	35.54'
C10	77.04'	725.00'	6°05'19"	N07°25'43"E	77.01'
C11	38.92'	25.00'	89°11'57"	S51°03'53"W	35.11'

Curve #	Length	Radius	Delta	CB	CHORD
C12	53.14'	605.00'	5°01'57"	N08°58'53"E	53.12'
C13	84.66'	580.00'	8°21'47"	N09°24'17"E	84.58'
C14	67.72'	555.00'	6°59'26"	N10°05'28"E	67.67'
C15	39.02'	25.00'	89°25'23"	N38°06'57"W	35.18'
C16	96.95'	525.00'	10°34'50"	S77°32'14"E	96.81'
C17	62.06'	475.00'	7°29'10"	S80°35'34"E	62.02'
C18	105.50'	500.00'	12°05'20"	S78°17'29"E	105.30'
C19	72.70'	1015.00'	4°06'14"	N07°16'30"E	72.68'
C20	201.23'	600.00'	19°12'59"	S74°43'39"E	200.29'
C21	38.16'	475.00'	4°36'10"	S74°32'54"E	38.15'

EAST PART INLOT 353 (P48-000424)  
 45.140 ACRES  
 -1.316 ACRES (SECTION 3, PH. II)  
 43.824 ACRES REMAINING

PART INLOT 353 (P48-000950)  
 LAND SURVEY 55, PAGE 164  
 17.246 ACRES  
 -2.936 ACRES (SECTION 3, PH. II)  
 14.310 ACRES REMAINING

3.365 ACRES LOTS  
 +0.887 ACRE RIGHT-OF-WAY  
 4.252 ACRES TOTAL (SECTION 3 PH. II)

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

**CARRIAGE TRAILS**  
 SECTION 3 PHASE II

J:\pre-int\141515-063 CT 3-2.dwg\SURVEY\CT 3-2 PLAT.dwg By: david.chiesa on 11/03/2015 @ 01:40:51 pm ~ © M-E Companies, Inc.

# CARRIAGE TRAILS

VOLUME 25 PAGE 64  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

## DESCRIPTION

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

## PROPERTY OWNERS CONSENT

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

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

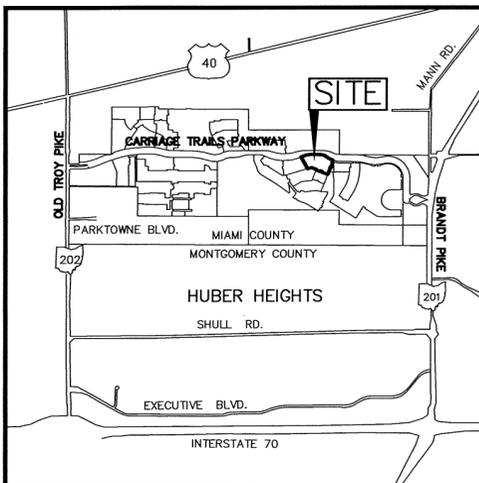
## WITNESS

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

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

[Signature]  
Cassandra Riehle

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,  
NOVEMBER 2015



LOCATION MAP  
NO SCALE

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF November, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2020

Cassandra Riehle  
NOTARY PUBLIC



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

## CONSENT OF LIENHOLDER

WESBANCO BANK, INC.

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

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 5th DAY OF November, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

Marlene D. O'Brien  
NOTARY PUBLIC



Marlene D. O'Brien  
Notary Public, State of Ohio  
My Commission Expires 12-06-2015

## M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 4, Phase IV 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

Lot 1052 is non-buildable Green Space lot and will be owned and maintained by the Master Owners Association.

## BASIS OF BEARINGS

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

## REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219, O.R. 322, PG. 782  
DOCUMENT No. 2014OR-07326  
MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG. 25 P.B. 24, PG. 68  
P.B. 24, PG. 16 P.B. 25, PG. 54  
P.B. 24, PG. 15 P.B. 25, PG. 55  
P.B. 24, PG. 39

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 54, PAGE 137  
VOLUME 55, PAGE 164



635 Brookside Boulevard  
Westerville, OH 43081  
Contact: DAVE CHIESA  
614-818-4900  
Fax: 614-818-4902

## IBI GROUP

BY: [Signature] 11-05-15  
David L. Chiesa P.S.  
Registered Surveyor No. 7740



## CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN VOLUME 322, PAGE 782, RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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

## APPROVED:

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

ON November 11, 2015

[Signature]  
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Nov 16, 2015.

Matthew W Gearhardt  
MIAMI COUNTY AUDITOR

Joyce Grilliot  
BY DEPUTY AUDITOR

FEE \$ 86.40

[Signature]  
MIAMI COUNTY RECORDER

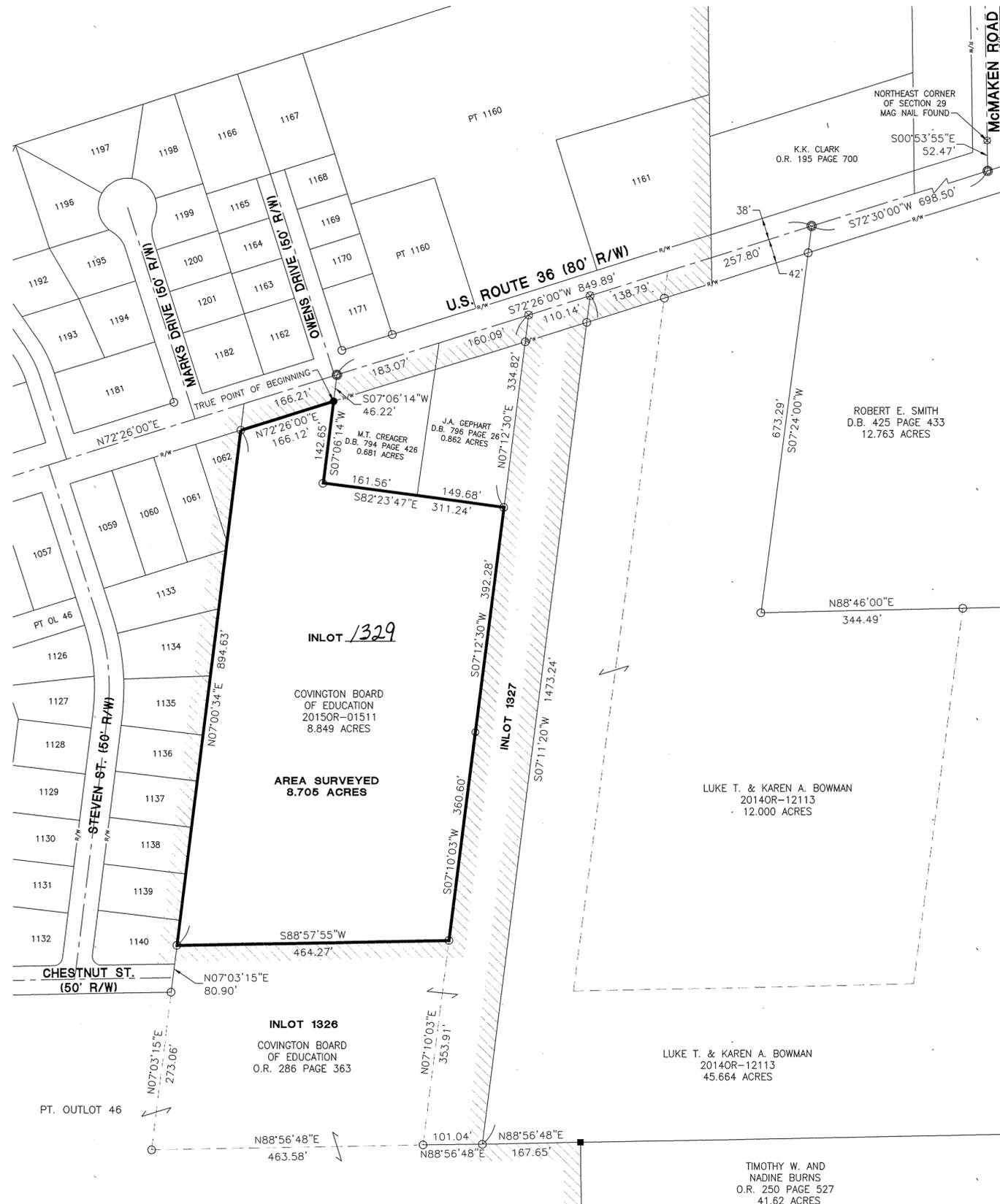
[Signature]  
BY DEPUTY RECORDER

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00032  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/16/2015 12:29:27 PM  
REFERENCES  
PAGES: 2



# ANNEXATION TO THE VILLAGE OF COVINGTON, OHIO

8.705 ACRES IN NORTHEAST QUARTER OF SECTION 29, TOWN 8, RANGE 5,  
NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO



## DESCRIPTION

Being a total proposed Annexation area of 8.705 Acres as acquired by the Covington Exempted Board of Education as recorded in 20150R-01511 of the Miami County Recorder's Records, located in Section 29, Town 8, Range 5, Newberry Township, Miami County, Ohio. Being more particularly described as follows:

Commencing at a Mag Nail Found marking the Northeast Corner of said Section 29;  
 Thence S00°53'55"E along the East line of the Northeast Quarter and approximate centerline of McMaken Road, a distance of fifty-two and forty-seven hundredths feet (52.47') to a Mag Nail Set;  
 Thence S72°30'00"W along the approximate centerline of U.S. Route 36, a distance of six hundred ninety-eight and fifty hundredths feet (698.50') to a Mag Nail Set;  
 Thence S72°26'00"W along the approximate centerline of U.S. Route 36, a distance of eight hundred forty-nine and eighty-nine hundredths feet (849.89') to a Mag Nail Set;  
 Thence S07°06'14"W along the West line of a tract as recorded in Deed Book 794~Page 426, a distance of forty-six and twenty-two hundredths feet (46.22') to an Iron Pin Set, marking the TRUE POINT OF BEGINNING;  
 Thence continuing S07°06'14"W along the West line of a tract as recorded in Deed Book 794~Page 426, a distance of one hundred forty-two and sixty-five hundredths feet (142.65') to an Iron Pin Found;  
 Thence S82°23'47"E along the South line of a tracts as recorded in Deed Book 794~Page 426 and Deed Book 796~Page 26, a distance of three hundred eleven and twenty-four hundredths feet (311.24') to an Iron Pin Found;  
 Thence S07°12'30"W along the West line of Inlot 1327, a distance of three hundred ninety-two and twenty-eight hundredths feet (392.28') to an Iron Pin Found;  
 Thence S07°10'03"W along the West line of Inlot 1327, a distance of three hundred sixty and sixty hundredths feet (360.60') to an Iron Pin Found;  
 Thence S88°57'55"W along the North line of Inlot 1326, a distance of four hundred sixty-four and twenty-seven hundredths feet (464.27') to an Iron Pin Found;  
 Thence N07°00'34"E along the East line of Inlot 1140-1133, Inlot 1061, and Inlot 1062, a distance of eight hundred ninety-four and sixty-three hundredths feet (894.63') to an Iron Pin Found;  
 Thence N72°26'00"E along the South Right of Way Line of U.S. Route 36, a distance of one hundred sixty-six and twelve hundredths feet (166.12') to the TRUE POINT OF BEGINNING, containing 8.705 Acres of land more or less.

VOLUME 25 PAGE 65  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2015P-00033**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/17/2015 12:28:58 PM  
REFERENCES  
PAGES: 1

MIAMI COUNTY RECORDER  
RECEIVED FOR RECORD THIS 17 DAY OF  
November, 2015.  
FEE: \$ 43.20

*Jessica A Lopez*  
MIAMI COUNTY RECORDER

*Jim Reme*  
DEPUTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN MIAMI COUNTY RECORDER'S DOCUMENT NUMBER: 20150R-14075

MIAMI COUNTY AUDITOR  
THIS PLAT REVIEWED AND APPROVED THIS 17 DAY OF  
Nov, 2015.

*Matthew W. Fleishardt*  
MIAMI COUNTY AUDITOR

*Linda Linsman*  
BY DEPUTY AUDITOR

MIAMI COUNTY ENGINEER  
THIS PLAT REVIEWED AND APPROVED THIS \_\_\_\_ DAY OF  
Aug 26, 2015.

*Paul P. Schubert*  
MIAMI COUNTY ENGINEER

VILLAGE OF COVINGTON  
AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 16<sup>th</sup> DAY OF November, 2015, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 22-15.

*David Beaman*  
PRESIDENT OF COUNCIL

*Brenda Carroll*  
CLERK OF COUNCIL

MIAMI COUNTY COMMISSIONERS  
THE ANNEXATION OF THE FOREGOING AREA TO THE VILLAGE OF COVINGTON APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 3<sup>rd</sup> DAY OF September, 2015 BY RESOLUTION NUMBER: 15-09-1200

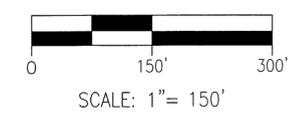
*Jim F. Brown*  
MIAMI COUNTY COMMISSIONER

*Robert L. Carroll*  
MIAMI COUNTY COMMISSIONER

*John W. O'Brien*  
MIAMI COUNTY COMMISSIONER

REFERENCES

LAND SURVEYS VOLUME~PAGE	RECORD PLATS VOLUME~PAGE
5~16 47~71	3~101
18~30 51~82	5~81
18~155 52~45	8~116
22~100 54~12	10~115
23~92 55~158	25~31
41~48	



- LEGEND
- = IRON PIN SET
  - = IRON PIN FOUND
  - ⊗ = MAG NAIL FOUND
  - ⊙ = MAG NAIL SET
  - = 6"x6" STONE FOUND
  - ▨ = EXISTING CORPORATION

COVINGTON EXEMPTED BOARD OF EDUCATION  
AKA COVINGTON BOARD OF EDUCATION  
D.B. 267, PG. 565  
D.B. 288, PG. 262  
D.B. 325, PG. 446  
D.B. 475, PG. 262  
O.R. 286, PG. 363  
20140R-07413

CERTIFICATION  
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION.

*Craig W. Mescher*  
CRAIG W. MESCHER, P.S. #8237



**ACCESS**  
Engineering Solutions  
www.accessengllc.com | 419-586-1430  
1200 Irmscher Blvd. Suite B Celina, Ohio 45822

PROJECT NO.: 215808.14	DRAWN BY: MPL
DATE: FEBRUARY 16, 2015	CHECKED BY: CWM

# Merrimont Subdivision No.11

PLAT BOOK 25 PAGE 66  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

4N TOWN 6E RANGE 4 NE 1/4 SECTION CONCORD TOWNSHIP MIAMI COUNTY OHIO STATE

### Miami County Planning Commission

This plat was reviewed and approved by the planning commission this 20th day of October, 2015.

*J.C. O'Connell* Chairperson  
*David Smith* Secretary

### Miami County Commissioners

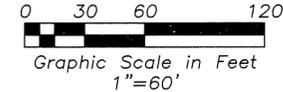
This plat was reviewed and approved by the Commissioners this 17th day of Nov., 2015. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road, or highway dedicated on such plat, Section 711.041, Ohio Revised Code.)

*Paul P. Zuhlschlag*  
*John W. Brien*

### Miami County Engineer

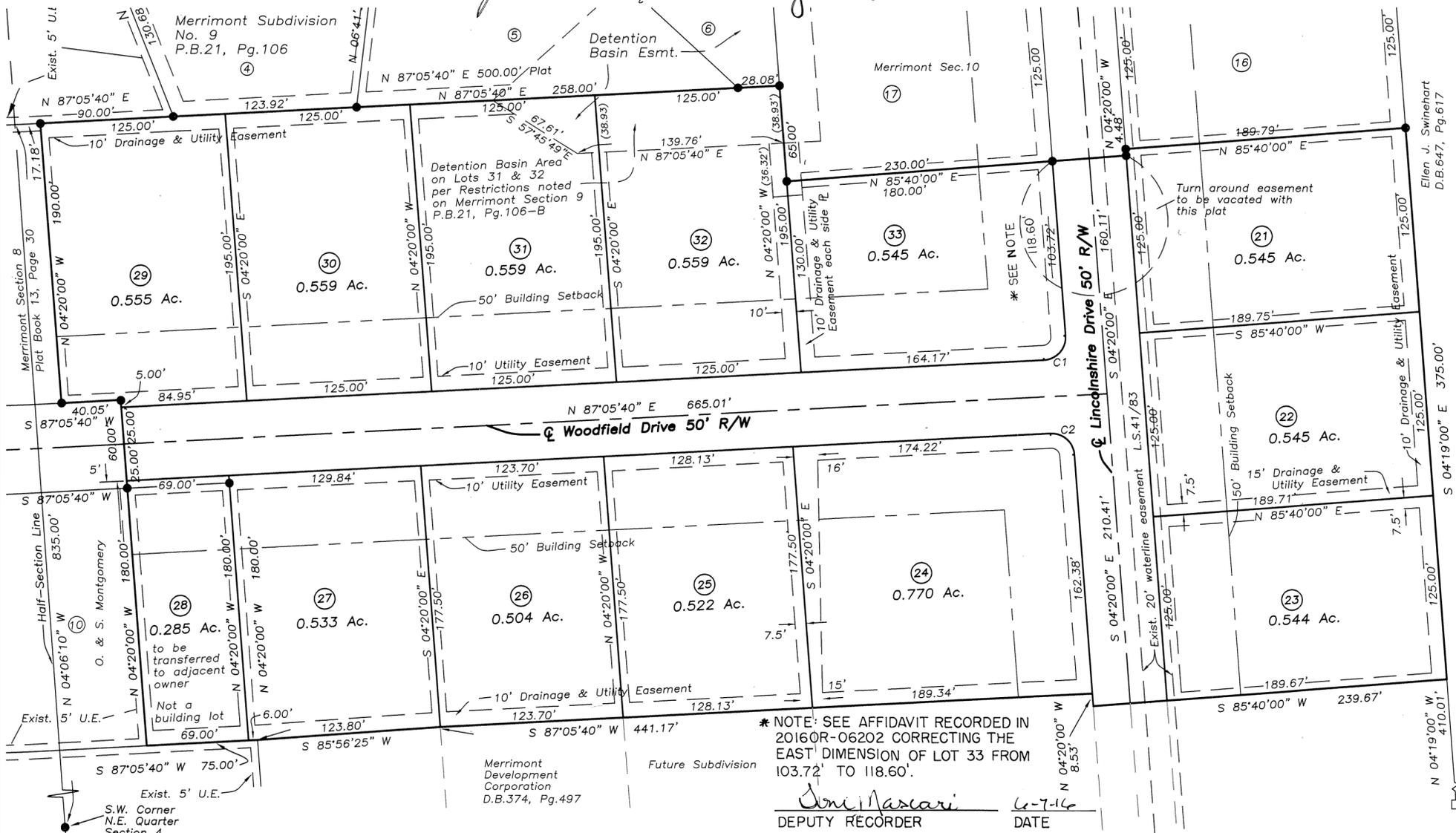
This plat was reviewed and approved by the Engineer this 16th day of Nov., 2015.

*Paul P. Zuhlschlag*  
Miami County Engineer



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00034  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
11/17/2015 3:37:59 PM  
REFERENCES  
PAGES: 1

FEE 43.20  
*Jessica A. Lopez* BY *Matthew W. Gearhardt*  
MIAMI CO. RECORDER DEPUTY  
APPROVED AND TRANSFERRED  
THIS 17 DAY OF Nov., 2015  
MIAMI CO. AUDITOR DEPUTY



### Dedication

We, the undersigned, being all of the owners and lienholders of the land herein platted, do hereby accept and approve this plat and 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 and dedicate the streets shown to the public use forever.

Existing 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 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.

Merrimont Development Corporation  
Officers (Lienholder/Owner Lot 28)  
*Louise D. Shroyer* *Irving Shroyer*  
Louise Shroyer-President Irving Shroyer-Secretary

3-GEN-D, LLC an Ohio Limited Liability Company  
(Owner)  
*Bart Denlinger*  
Bart Denlinger  
(Its Authorized Member)

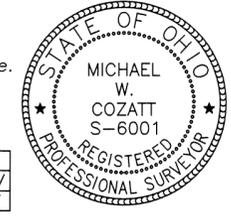
State of Ohio, County of Miami, S.S.  
Be it remembered that on this 17th day of November 2015, before me, the undersigned, a notary public in and for said county and state, personally appeared The Merrimont Development Corporation and 3-GEN-D, LLC., by the above signed officers, to me known, and acknowledged 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.

*William J. Fulker*  
Notary Public in and for State of Ohio  
My commission expires 10/03/16  
WILLIAM J. FULKER, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date.

I hereby certify that the above platted land is accurately represented as based on a direct 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* 11/04/15  
MICHAEL W. COZATT  
P.S. #6001

COZATT ENGINEERING COMPANY  
Civil Engineer 534 N. Elm St. Suite C Troy, OH 45373  
Land Surveyor (937)-339-2921  
Job No. 18205  
File Name: C:\JOBS\2014\Merrimont2014\merris\Merrimont9C.dwg  
Drawn by: DMC ~ Checked by: MWC  
Sheet 1/1



### References

Miami County Recorder's Plat Records  
Plat Book 25, Page 40  
(Basis of Bearings)

### Legend

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- Stone Found

### Area Summary

13 Lots	7.025 Ac.
Dedicated Street R/W	1.162 Ac.
<b>Total</b>	<b>8.187 Ac.</b>

Easement Note:  
5' Drainage & Utility Easement on each interior lot line.  
10' Utility Easement behind all street r/w lines.  
All other easements as shown.

### CURVE TABLE

No.	Radius	Δ	Arc Length	Long Chord
1.	15.50'	91°25'40"	24.73'	22.19' S 41°22'50" W
2.	15.50'	88°34'20"	23.96'	21.65' S 48°37'10" E

### Description

Being a subdivision of 8.187 acres of a 7.902 acre tract located in the northeast quarter of Section 4, Town 4, Range 6E, Concord Township, Miami County, Ohio, conveyed to 3-GEN-D, LLC, an Ohio Limited Liability Company by Official Record 2015 O.R.-14098 of the Miami County Recorder's Official Records and a 0.285 Ac. tract (Lot 28) as a part of a 99.50 Ac. tract as deeded to Merrimont Development Corporation by Deed Book 374, Pg. 497 of the Miami County Recorder's Deed Records.

Lot 31 Basin Easement Area	0.037 Ac.
Lot 32 Basin Easement Area	0.112 Ac.
<b>Total Basin Easement Area</b>	<b>0.149 Ac.</b>



8 0 4 3 2 4 5

Tx:4025041

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ

**2016OR-06202**

PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/27/2016 3:09:46 PM

REFERENCES 1  
RECORDING FEE 32.00  
PAGES: 2

*11  
...  
...*

TRANSFER NOT NECESSARY  
April 27, 2016  
MATTHEW W. GEARHARDT, AUDITOR  
MIAMI COUNTY, OHIO

Recorder: Please cross reference to Merrimont Subdivision No. 11, Plat Book 25 page 66, Recorder's Office, Miami County, Ohio; 3-GEN-D, LLC, the subdivider of Merrimont Subdivision No. 11; and to Lot 33, Merrimont Subdivision No. 11, Concord Township, Northeast Quarter of Section 4, Town 4, Range 6.

**AFFIDAVIT**

State of Ohio, Miami County, ss:

Michael W. Cozatt, being first duly sworn, says that he is a registered surveyor, and is making this Affidavit to point out and correct an error in the subdivision of Merrimont Subdivision No. 11 of record in Plat Book 25 page 66, Recorder's Office, Miami County, Ohio, which plat was subdivided by 3-GEN-D, LLC. The error upon said subdivision reads as follows:

The distance on the east line of lot 33 shows as 103.72 feet. The correct distance should be 118.60 feet.

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

*Michael W. Cozatt*

Michael W. Cozatt, Professional Surveyor No. 6001

Michael W. Cozatt has set his hand on this 24 day of April, 2016.

THE STATE OF OHIO,

COUNTY OF MIAMI, SS:

BE IT REMEMBERED, that on this 27<sup>th</sup> day of April, 2016, before me, a Notary Public in and for the said County and State, personally came the above named Michael W. Cozatt the maker of the foregoing 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 official seal, on the day and year last aforesaid.



DONNA M. COZATT, Notary Public  
In and for the State of Ohio  
My Commission Expires 3/12/21  
Recorded in Miami County

Donna M. Cozatt  
Notary Public

My commission expires 3/12/2021

Date

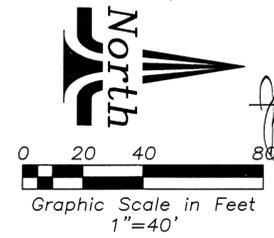
This Instrument prepared by The Miami County Engineer's Office

# Replat Lots 5 & 6 Merrimont Section 9

PLAT BOOK 25 PAGE 67  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00035  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
12/07/2015 12:59:39 PM

REFERENCES  
PAGES: 1



FEE \$43.20

MAI... BY: *[Signature]*  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED  
THIS 7 DAY OF Dec, 2015

*[Signature]* BY: *[Signature]*  
MIAMI CO. AUDITOR DEPUTY

### Description

Being a replat of Lots 5 and 6 Merrimont Subdivision as recorded in Plat Book 21, Pg. 106 located in the northeast quarter of Section 4, Town 4N, Range 6E, Concord Township, Miami County, Ohio, conveyed to Pamela L. & James W. Mortell, Trustees by Official Record recorded in 2014OR-09546 and 2015-10863 of the Miami County Recorder's Official Records. 0.630 acres in Lot 5 and 0.738 acres Lot 6.

### Dedication

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.

Existing 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 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.

*[Signature]*  
Pamela L. Mortell James W. Mortell  
Trustee Trustee

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

Be it remembered that on this 24 day of Nov, 2015, before me, the undersigned, a notary public in and for said county and state, personally appeared Pamela L. and James W. Mortell, 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.

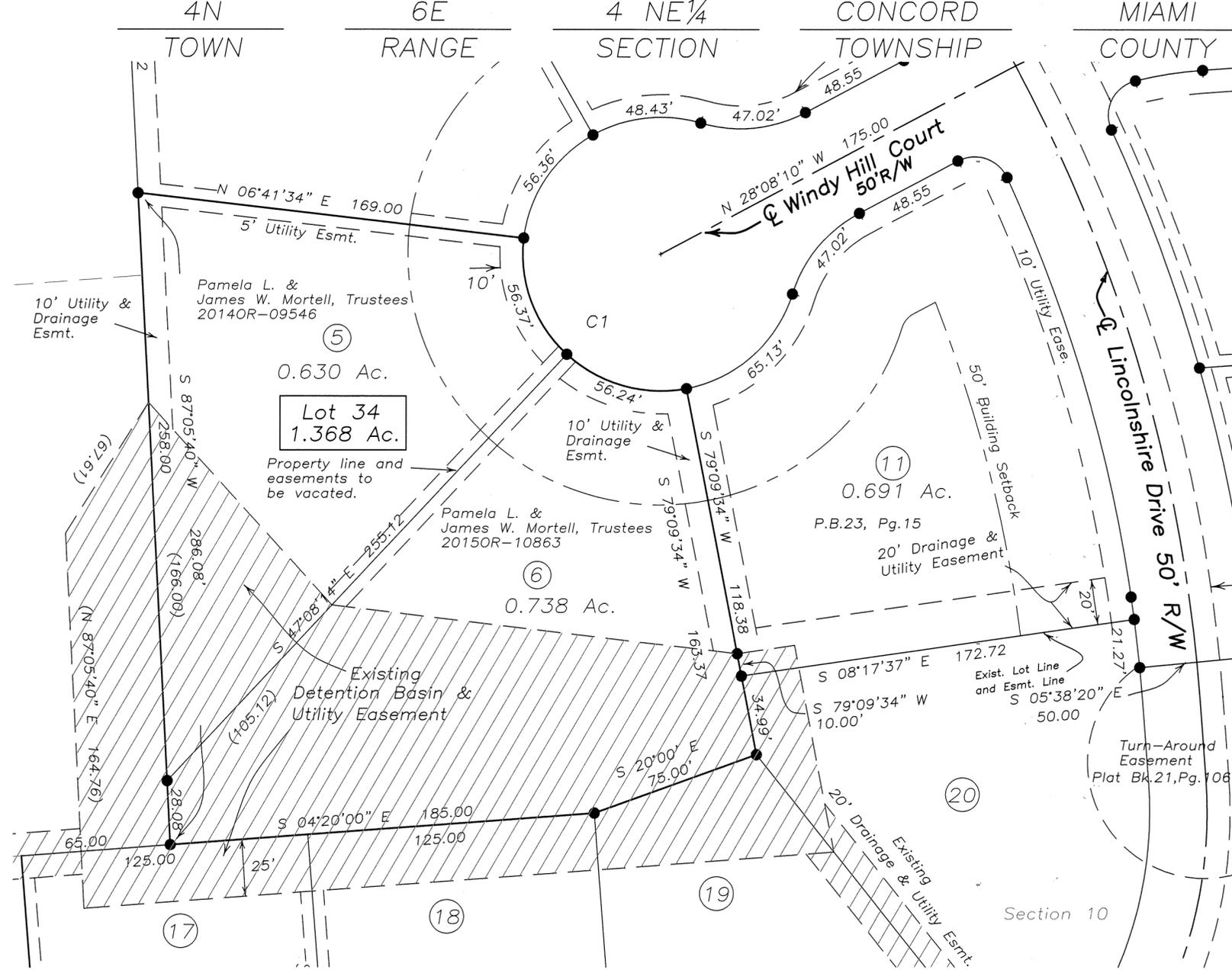
*[Signature]*  
Notary Public in and for State of Ohio  
My commission expires 8-7-18

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.

*[Signature]* 10/28/15  
MICHAEL W. COZATT  
P.S. #6001

### COZATT ENGINEERING COMPANY

Civil Engineer Land Surveyor  
476 Swales Road Troy, OH 45373  
Job No. 20515 (937)-339-2921  
File Name: C:\JOBS\2014\Merrimont2014\Replat Lots 5 & 6.dwg  
Drawn by: DMC ~ Checked by: MWC



The Declaration of Covenants, Conditions and Restrictions for the development known as Merrimont Subdivision No.9 in Concord Township, Miami County, Ohio is recorded in Deed Book 777, Page 414 of the Miami County Recorder's Deed Records.

No.	Radius	Δ	Arc Length	Long Chord
1.	60.00'	107°31'59"	112.61'	96.79' N 42°55'34" E

Area of offstreet storm sewer maintenance by Homeowners Association.

Area Summary	
Lot 5	0.630 Ac.
Lot 6	0.738 Ac.
<b>Total</b>	<b>1.368 Ac.</b>

### Legend

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- Stone Found
- ▲ Wood Post

### References

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

### Miami County Planning Commission

This plat was reviewed and approved by the Planning Commission this 17th day of November, 2015.

*[Signature]* Chairperson  
*[Signature]* Secretary

### Miami County Commissioners

This plat was reviewed and approved by the Commissioners this 2nd day of December, 2015.

*[Signatures]*

### Miami County Engineer

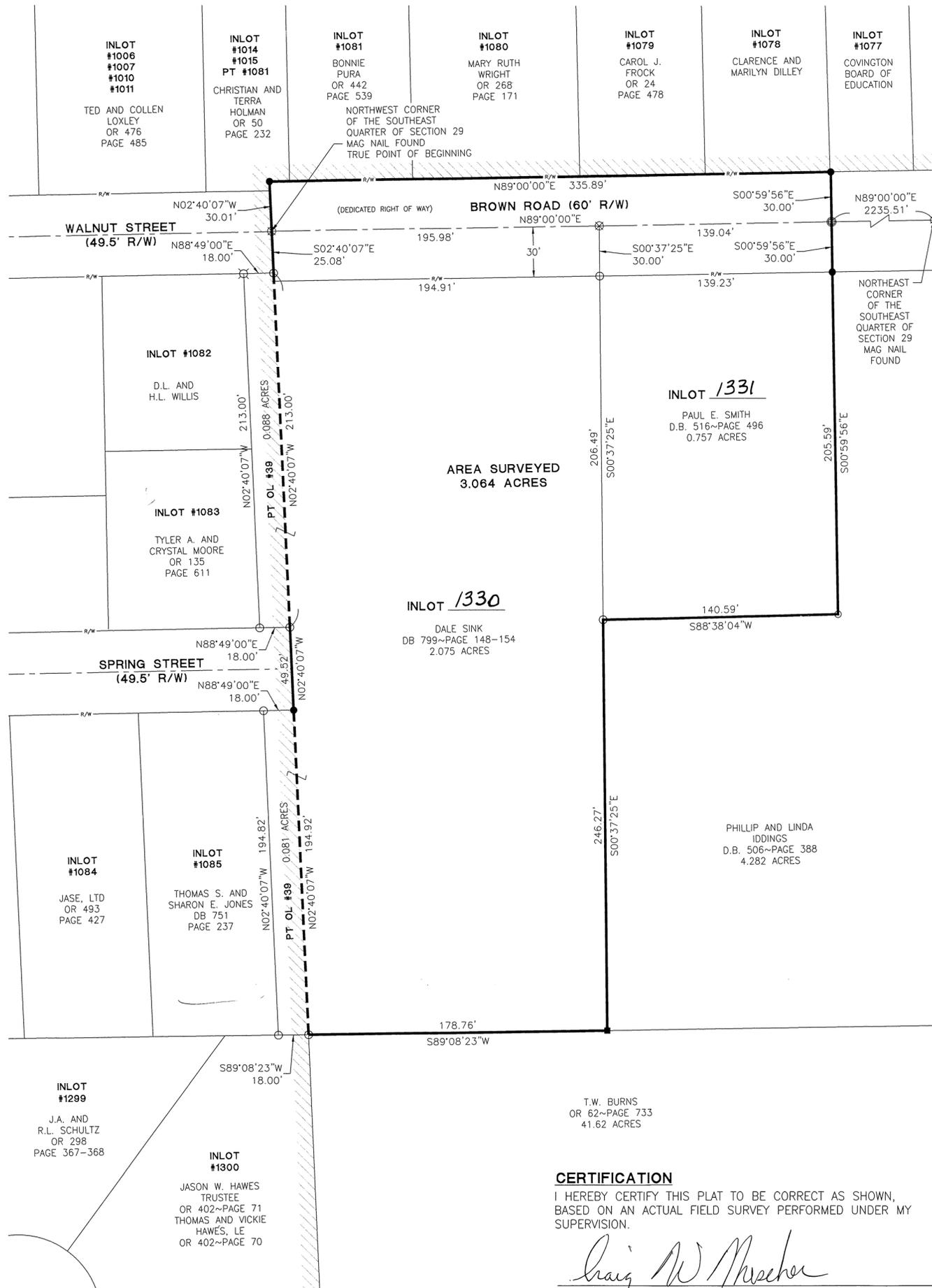
This plat was reviewed and approved by the Engineer this 25th day of Nov, 2015.

*[Signature]*  
Miami County Engineer

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

# ANNEXATION TO THE VILLAGE OF COVINGTON, OHIO

3.064 ACRES IN SOUTHEAST QUARTER OF SECTION 29,  
TOWN 8, RANGE 5, NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO



## DESCRIPTION

Being a total proposed Annexation area of 3.064 Acres as acquired by Dale Sink as recorded in Deed Book 799 Page 148-154 and Paul E. Smith as recorded in Deed Book 516 Page 496 of the Miami County Recorder's Records, located in the Southeast Quarter of Section 29, Town 8, Range 5, Newberry Township, Miami County, Ohio. Being more particularly described as follows:

Commencing at a Mag Nail Found marking the Northwest Corner of the Southeast Quarter of said Section 29, marking the TRUE POINT OF BEGINNING;

Thence N02°40'07"W along the Existing Corporation Line, a distance of thirty and one hundredths feet (30.01') to an Iron Pin Set;

Thence N89°00'00"E along the Existing Corporation Line and the North Right of Way Line of Brown Road, a distance of three hundred thirty-five and eighty-nine hundredths feet (335.89') to an Iron Pin Set;

Thence S00°59'56"E through the Right of Way of Brown Road and along the West line of a tract as recorded in Deed Book 506~Page 388, a distance of two hundred sixty-five and fifty-nine hundredths feet (265.59') to an Iron Pin Found, passing a Mag Nail Set at 30.00' and an Iron Pin Set at 60.00';

Thence S88°38'04"W along the West line of a tract as recorded in Deed Book 506~Page 388, a distance of one hundred forty and fifty-nine hundredths feet (140.59') to an Iron Pin Found;

Thence S00°37'25"E along the West line of a tract as recorded in Deed Book 506~Page 388, a distance of two hundred forty-six and twenty-seven hundredths feet (246.27') to a Concrete Post Found;

Thence S89°08'23"W along the North Line of a tract as recorded in Official Record 62~Page 733, a distance of one hundred seventy-eight and seventy-six hundredths feet (178.76') to an Iron Pin Found;

Thence N02°40'07"W along the Existing Corporation Line, the East Line of a 0.081 acre tract as part of Outlot #39, along the end line of Spring Street, the East line of a 0.088 acre tract as part of Outlot #39, and through the Right of Way of Brown Road, a distance of four hundred eighty-two and fifty-two hundredths feet (482.52') to the TRUE POINT OF BEGINNING, containing 3.064 Acres of land more or less, passing an Iron Pin Set at 194.92', an Iron Pin Found at 244.44', and an Iron Pin Found at 457.44'.

## MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 7<sup>th</sup> DAY OF July, 2015.

*Paul E. Thulshans*  
MIAMI COUNTY ENGINEER

## VILLAGE OF COVINGTON

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 7<sup>th</sup> DAY OF December, 2015, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 23-15.

*Doris J. Boam*  
PRESIDENT OF COUNCIL

*Brenda Connell*  
CLERK OF COUNCIL

## MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA TO THE VILLAGE OF COVINGTON APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 6 DAY OF October, 2015.  
BY RESOLUTION NUMBER: \_\_\_\_\_

*John F. Evans*  
MIAMI COUNTY COMMISSIONER

*Paul E. Thulshans*  
MIAMI COUNTY COMMISSIONER

*John W. O'Brien*  
MIAMI COUNTY COMMISSIONER

**CERTIFICATION**  
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION.

*Craig W. Mescher*  
CRAIG W. MESCHER, P.S. #8237

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2015P-00036  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
12/08/2015 1:13:26 PM  
REFERENCES  
PAGES: 1

MIAMI COUNTY RECORDER  
RECEIVED FOR RECORD THIS 8 DAY OF December, 2015.  
FEE: \$ 43.20

*Jessica A. Lopez*  
MIAMI COUNTY RECORDER  
*Kim Penick*  
DEPUTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN MIAMI COUNTY RECORDER'S DOCUMENT NUMBER: 2015OR-14875

MIAMI COUNTY AUDITOR  
THIS PLAT REVIEWED AND APPROVED THIS 8 DAY OF Dec., 2015.

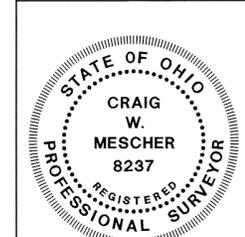
*Matthew W. Gearhardt*  
MIAMI COUNTY AUDITOR  
*Linda J. Jernigan*  
BY DEPUTY AUDITOR

REFERENCES		
LAND SURVEYS VOLUME~PAGE	RECORD PLATS VOLUME~PAGE	LOT SURVEYS VOLUME~PAGE
20~173	3~100	19~123
25~196	5~81	
38~77	6~19	
51~186	18~124	

**LEGEND**

- = IRON PIN SET
- = IRON PIN FOUND
- ⊗ = MAG NAIL FOUND
- ⦿ = MAG NAIL SET
- = 16"x16" CON POST FD
- ▨ = EXISTING CORPORATION

BEARINGS ARE BASED FROM LAND SURVEY VOLUME 51 PAGE 186



**ACCESS**  
Engineering Solutions  
www.accessengllc.com | 419-586-1430  
1200 Irmischer Blvd. Suite B Celina, Ohio 45822

PROJECT NO.: 215808.04	DRAWN BY: MPL
DATE: FEBRUARY 24, 2015	CHECKED BY: CWM



# ROSEWOOD CREEK SUBDIVISION REPLAT OF INLOTS 4148-4150

PLAT BOOK 25, PAGE 70  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Being a replat of inlots 4148-4150, Rec. P.B. 25, Pgs. 3-3A and a part of Inlot 4108, Rec. P.B. 23, Pgs. 33-33B, containing in all 0.8048 acres, in the City of Tipp City, Miami County, Ohio

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2015P-00038  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
12/21/2015 1:41:52 PM  
REFERENCES  
PAGES: 2

## LEGAL DESCRIPTION

BEING THE WHOLE OF INLOTS 4148, 4149, 4150 AND A PART OF INLOT 4108 IN THE CITY OF TIPP CITY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN FOUND IN THE NORTHWESTERLY CORNER OF INLOT NUMBER 3953 AND BEING ALSO THE SOUTHWESTERLY CORNER OF THE RIGHT OF WAY FOR ROSENTHAL DRIVE;

THENCE, NORTH 21'-31'-37" WEST, 60.00 FEET, ALONG THE WESTERLY LINE OF THE RIGHT OF WAY FOR ROSENTHAL DRIVE, TO AN IRON PIN FOUND;

THENCE, NORTH 68'-28'-23" EAST, 186.63 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE, TO AN IRON PIN FOUND;

THENCE, NORTHEASTERLY, 5.00 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, AN INTERNAL ANGLE OF 01'-18'-07" AND A CHORD 5.00 FEET IN LENGTH BEARING NORTH 67'-49'-20" EAST, TO AN IRON PIN SET AT THE PRINCIPAL PLACE OF BEGINNING;

THENCE, NORTH 22'-49'-44" WEST, 148.98 FEET, TO AN IRON PIN SET;

THENCE, NORTH 62'-58'-19" EAST, 47.61 FEET, TO AN IRON PIN SET;

THENCE, NORTH 17'-01'-35" EAST, 42.37 FEET, TO AN IRON PIN SET;

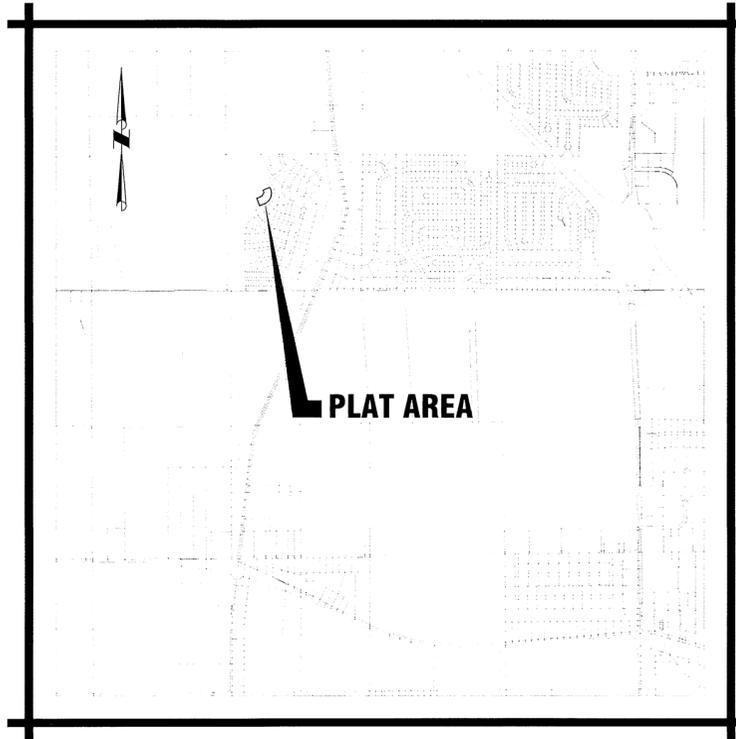
THENCE, NORTH 02'-05'-29" WEST, 46.93 FEET, TO AN IRON PIN SET;

THENCE, NORTH 61'-36'-41" EAST, 128.32 FEET, TO AN IRON PIN SET IN THE WESTERLY RIGHT OF LINE OF ROSENTHAL DRIVE;

THENCE, SOUTHWESTERLY, 366.92 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROSENTHAL DRIVE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN INTERNAL ANGLE OF 95'-33'-41" AND A CHORD 325.85 FEET IN LENGTH BEARING SOUTH 19'-23'-31" WEST, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 0.8048 ACRES MORE OR LESS ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY STEVEN E. BOWERSOX, OHIO PROFESSIONAL SURVEYOR NUMBER 7059 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.



VICINITY MAP

Jessica A Lopez  
JESSICA LOPEZ, MIAMI COUNTY RECORDER  
Joni Muscarel  
DEPUTY

TRANSFERRED THIS 21<sup>st</sup> DAY OF December 2015

Matthew W Gearhardt BY: Joyce Grilliot  
MATTHEW W. GEARHARDT DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

## APPROVALS

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY THIS 27 DAY OF October, 2015

John H. Doolley  
CITY ENGINEER

Mitch S...  
CITY PLANNER

## OWNER AND DEVELOPER

ROSEWOOD CREEK, LLC.  
3050 TIPP-COWLESVILLE RD.  
TIPP CITY, OHIO 45371  
(937) 339-2300

## COVENANTS AND RESTRICTIONS

SEE SHEETS 4 OF 5 AND 5 OF 5 OF ROSEWOOD CREEK SUBDIVISION, PHASE 2, RECORDER'S P.B. 21, PAGES 29C AND 29D FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754, PAGE 489 TO 527.

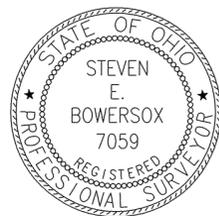
## SUMMARY OF ACREAGE

3 RESIDENTIAL INLOTS	0.7650 AC.
1 NON BUILDABLE INLOT	0.0398 AC.
<b>TOTAL</b>	<b>0.8048 AC.</b>

## DESCRIPTION

Being a Residential Subdivision of the whole of Inlots 4148, 4149, 4150, Rec. P.B. 25, Pgs. 3-3A and part of Inlot 4108, Rec. P.B. 23, Pg. 33-33B, containing in all 0.8048 acres, owned by Rosewood Creek, LLC as recorded in D.B. 747, Pg. 319 and 2015OR-13895.

St E Bowersox 10/23/2015  
STEVEN E. BOWERSOX, PS #7059 DATE



## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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

OWNER: ROSEWOOD CREEK, LLC.

BY: Matt Timmer  
MATT 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 26<sup>th</sup> DAY OF October, 2015 BY ROSEWOOD CREEK, LLC. BY MATT TIMMER, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

Kevin T. Blakeley  
NOTARY PUBLIC

MY COMMISSION EXPIRES: December 9, 2015



KEVIN T. BLAKELEY, Notary Public  
In and for the State of Ohio  
My Commission Expires December 9, 2015  
Recorded in Darke County

 SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 PORTLAND, INDIANA 260.766.2500 www.CHOICEONEENGINEERING.com	DATE: 10-06-2015
	DRAWN BY: seb
	JOB NUMBER: MIATC11515_App
	SHEET NUMBER 1 OF 2



MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2015P-00039  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 12/23/2015 9:27:05 AM

REFERENCES  
 PAGES: 5

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

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

### MIA-BIKEPATH CONNECTIONS

MIAMI COUNTY  
 CITY OF PIQUA

- MONUMENT LEGEND**
- ⊠ EXISTING R/W MONUMENT BOX
  - PROPOSED R/W MONUMENT BOX
  - EXISTING CONCRETE MONUMENT
  - PROPOSED CONCRETE MONUMENT
  - ⚡ RAILROAD SPIKE FOUND
  - I.R.P. IRON PIN FOUND
  - I.R.P. IRON PIN FOUND W/ ID CAP
  - I.R.P. IRON PIN SET W/ ID CAP
  - I.R.P. IRON PIPE FOUND
  - I.R.P. IRON PIPE SET
  - P.K. NAIL FOUND
  - M.A.G. NAIL FOUND
  - ⚡ M.A.G. SPIKE SET

**BASIS FOR BEARINGS:**  
 NAD83 (CORS96) OHIO STATE PLANE SOUTH  
 ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.

**BASIS OF RIGHT OF WAY**  
 THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING RECORD PLATS, SURVEY RECORDS, ODOT PLANS AND RECORDED DEEDS.

**DOCUMENTS USED IN THE ESTABLISHMENT OF THE LOCATION AND WIDTH OF EXISTING RIGHT OF WAY INCLUDE:**

**R/W DRAWINGS FOR MIAMI COUNTY C.R. 25A (1976)**

**MIAMI AND ERIE CANAL DRAWINGS 174-55 AND 174-A-55**

SURVEY RECORDS:	PLATS:
Lnd 52-29	Lot 15-86
Lnd 52-96	Lot 16-25
Lnd 52-147	Lot 17-103
Lot 1-102	Lot 17-128
Lot 1-134	Lot 17-128a
Lot 1-188	Lot 17-128b
Lot 2-72	Lot 17-128c
Lot 4-178	Lot 17-128d
Lot 6-71	Lot 18-179
Lot 7-1	Lot 20-53
Lot 7-49	Lot 20-82
Lot 8-33	Lot 20-166
Lot 8-146	Lot 20-165
Lot 9-64	Lot 21-195
Lot 10-1	Lot 22-143
Lot 10-189	Lot 22-173
Lot 11-37	Lot 23-28
Lot 11-164	Lot 23-118
Lot 12-26	Lot 23-113
Lot 13-86	(OL 90 #4548-4552)
	REC 22-89 Pt 2065 & 2066
	REC 1-18
	REC 1-25
	REC 1-26
	REC 1-162
	REC 1-285
	REC 2-45 NELLIS & GRAY
	REC 2-70
	REC 2-109 CLARKS
	REC 2-112 BRENDELS
	REC 2-124 JOHNSON
	REC 2-171
	REC 2-184
	REC 3-37 Pt OUTLOT 3
	REC 3-69
	REC 3-69a
	REC 9-73
	REC 11-130
	REC 12-6
	REC 16-116

I, HARRY G. HERBST III, P. S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF PIQUA IN MARCH, 2012. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE ON NAD 83 (CORS96) DATUM. THE PROJECT COORDINATES (US SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (US SURVEY FEET) BY A PROJECT ADJUSTMENT FACTOR MULTIPLIER OF 1.00001341.

AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND CENTERLINE OF EXISTING RIGHT OF WAY FOR PROPERTY TAKES CONTAINED HEREIN.

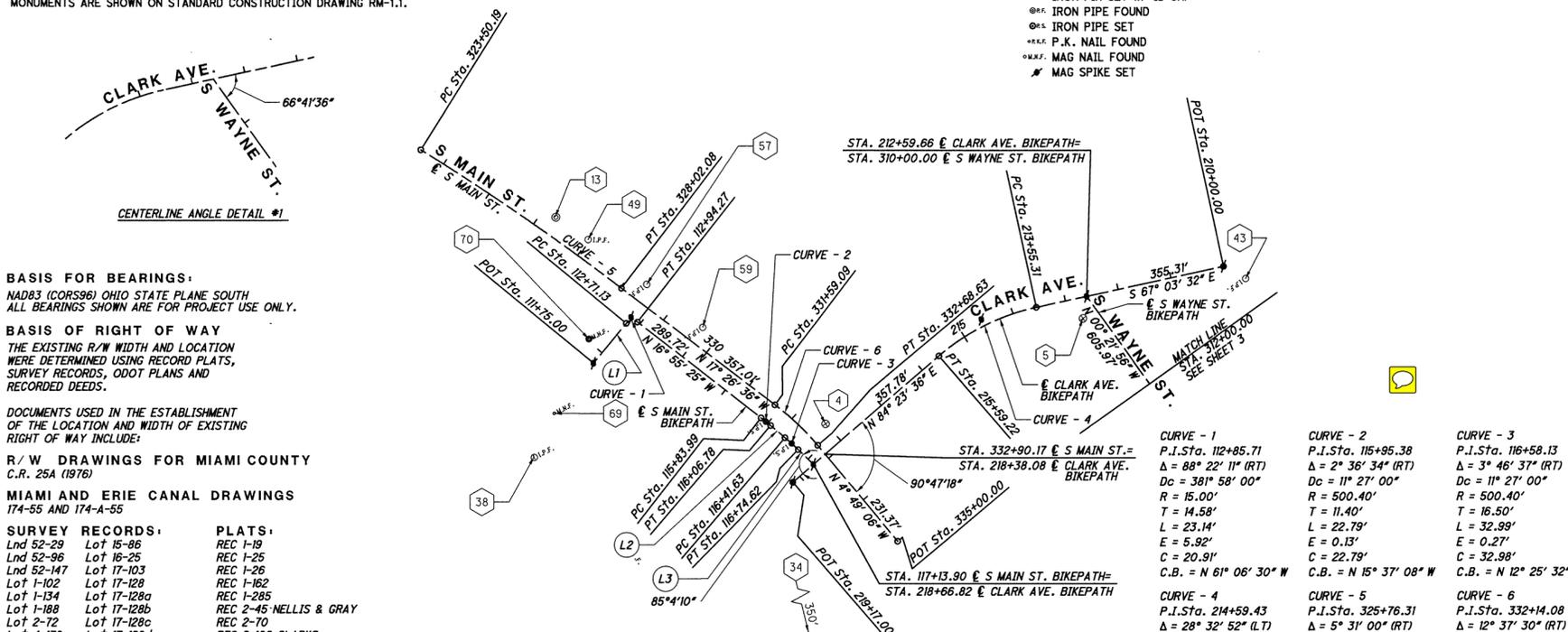
AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS AS SHOWN HEREIN.

ALL RIGHT OF WAY MONUMENTS SET AND/OR RESET BY THE CONTRACTOR'S SURVEYOR WILL INCLUDE A CAP AS PER STANDARD CONSTRUCTION DRAWING RM-1.1 AND BEAR THE SURVEYOR'S OHIO REGISTRATION NUMBER AND/OR NAME OR COMPANY NAME. THIS WORK WILL BE DONE IN ACCORDANCE WITH OAC 4733-37 AS CITED BELOW.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "A MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED.

THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

Harry G. Herbst III  
 HARRY G. HERBST III, PROFESSIONAL LAND SURVEYOR NO. #6596, DATE: 12/21/2015



C:\City of Piqua\0106873A.00 - MIA-Bikepath - Connections\882228\row\_sheets\882228RC001.dgn 12/21/2015 1:30:12 PM jhnesley

CENTERLINE PLAT  
 MIA-BIKEPATH CONNECTIONS  
 2 / 21  
 75 94

STATE OF OHIO  
 HARRY G. HERBST III  
 S-6596  
 REGISTERED PROFESSIONAL SURVEYOR

L1 S 74° 42' 24" W 96.13'  
 L2 N 14° 18' 50" W 34.85'  
 L3 N 10° 32' 14" W 39.28'

SURVEYORS SEAL  
 HARRY G. HERBST III  
 S-6596  
 REGISTERED PROFESSIONAL SURVEYOR

SIGNED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

FEE \$ 210.00

Jessica A Lopez  
 MIAMI COUNTY RECORDER

Jim P. Dem...  
 BY DEPUTY RECORDER

REVIEWED BY  
 MIAMI COUNTY AUDITOR Dec 23, 2015

Matthew W Gearhardt  
 MIAMI COUNTY AUDITOR

Joyce Driliot  
 BY DEPUTY AUDITOR

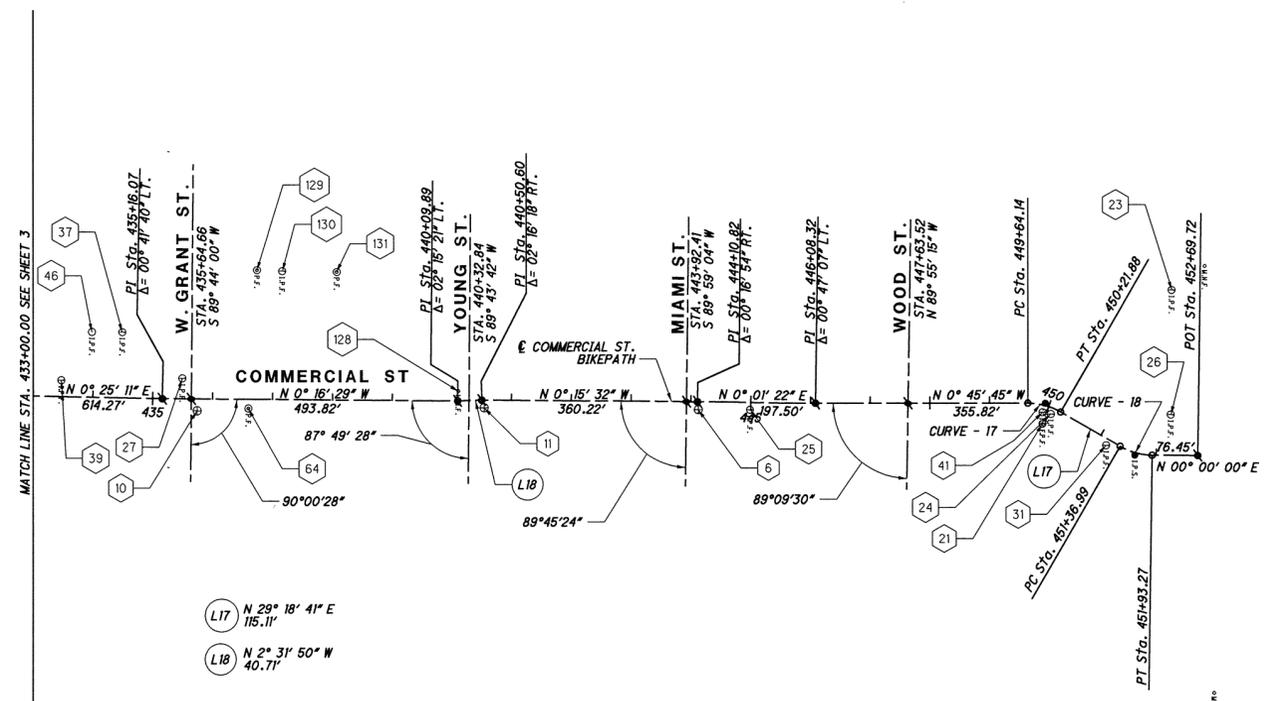
REVIEWED AND APPROVED BY THE  
 MIAMI COUNTY ENGINEER  
 THIS 23rd DAY OF December, 2015

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



**MIA-BIKEPATH CONNECTIONS**

MIAMI COUNTY  
 CITY OF PIQUA



L17 N 29° 18' 41" E  
 115.11'  
 L18 N 2° 31' 50" W  
 40.71'

**CURVE - 17**  
 P.I. Sta. 449+93.69  
 $\Delta = 30^\circ 04' 26''$  (RT)  
 $D_c = 52^\circ 05' 00''$   
 $R = 110.01'$   
 $T = 29.55'$   
 $L = 57.74'$   
 $E = 3.90'$   
 $C = 57.08'$   
 C.B. = N 14° 16' 28" E

**CURVE - 18**  
 P.I. Sta. 451+65.76  
 $\Delta = 29^\circ 18' 41''$  (LT)  
 $D_c = 52^\circ 05' 00''$   
 $R = 110.01'$   
 $T = 28.77'$   
 $L = 56.28'$   
 $E = 3.70'$   
 $C = 55.67'$   
 C.B. = N 14° 39' 21" E

N

HORIZONTAL SCALE IN FEET

0 50 100

DESIGNER: DJH  
 CHECKER: RCH

PID NO. **88228**

**MIA-BIKEPATH CONNECTIONS**

**CENTERLINE PLAT**

4 / 21

77  
94

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**MIA - BIKEPATH CONNECTIONS**  
 MIAMI COUNTY  
 CITY OF PIQUA

MISCELLANEOUS MONUMENTS							
POINT No.	PROJECT GROUND	ELEVATION	C OF BIKEPATH		SYMBOL	DESCRIPTION	
PLAN	NORTH	EAST	STATION	OFFSET			
61	782908.96	1481848.03	863.47	410+52.33	20.26 RT	IPIPE	3/4" PIPE
43	782661.44	1481618.31	865.53	410+72.58	316.83 LT	IPIN	5/8" PIN
53	783242.20	1481843.75	862.52	412+50.55	281.02 RT	IPIN	5/8" IRON PIN "COZATT"
67	783146.09	1481487.71	865.04	414+82.31	4.53 LT	MAG	MAG NAIL
127	783194.21	1481517.49	864.98	414+85.46	51.96 RT	IPIN	5/8" PIN
126	783226.75	1481517.37	865.05	415+04.61	78.47 RT	IPIN	5/8" PIN
125	783353.54	1481517.07	865.18	415+78.02	181.85 RT	IPIN	5/8" PIN
124	783417.82	1481516.92	865.40	416+15.23	234.26 RT	IPIN	5/8" PIN
58	783330.44	1481255.50	866.03	417+78.31	12.05 RT	IPIN	5/8" PIN
71	783763.57	1481486.10	866.61	418+39.91	498.86 RT	MAG	MAG NAIL
30	783383.40	1481181.85	865.15	418+69.02	12.80 RT	IPIN	5/8" IRON PIN "COZATT"
2	783382.91	1481158.51	865.44	418+87.80	1.07 LT	AXLE	
55	783418.64	1481076.26	864.70	419+75.60	19.35 LT	IPIN	5/8" PIN
1	783440.70	1481078.28	865.77	419+86.68	0.17 LT	AXLE	
45	783429.37	1481062.62	866.12	419+92.93	18.46 LT	IPIN	5/8" PIN
29	783500.70	1481018.85	866.20	420+69.96	14.04 RT	IPIN	5/8" IRON PIN "COZATT"
51	783302.51	1480835.32	868.41	421+03.17	254.02 LT	IPIN	5/8" PIN
65	783600.63	1480965.94	866.23	421+77.18	61.69 RT	IPIPE	3/4" PIPE
36	783600.16	1480936.40	866.88	422+00.65	41.50 RT	IPIN	5/8" IRON PIN "MHT"
3	783589.98	1480914.19	866.61	422+10.13	18.80 RT	AXLE	
68	783599.84	1480883.66	866.96	422+39.09	3.97 RT	MAG	MAG NAIL
28	783666.91	1480883.89	866.79	422+91.81	48.11 RT	IPIN	5/8" IRON PIN "MHT"
52	783736.06	1480728.65	868.36	424+36.89	43.11 LT	IPIN	3/4" PIN
47	783736.05	1480607.80	868.26	424+87.52	149.73 LT	IPIN	5/8" PIN BENT
63	783735.01	1480581.21	868.09	424+96.34	174.10 LT	IPIPE	5/8" PIPE
40	783784.95	1480663.96	869.03	425+04.77	77.95 LT	IPIN	5/8" IRON PIN "COZATT"
60	783735.06	1480529.85	867.25	425+13.58	220.65 LT	IPIPE	5/8" PIPE
32	783734.98	1480516.49	867.14	425+17.75	232.87 LT	IPIN	5/8" IRON PIN "COZATT"
42	783734.66	1480436.48	866.51	425+40.75	306.60 LT	IPIN	5/8" IRON PIN "COZATT"
56	783902.43	1480715.25	867.26	425+91.34	13.31 RT	IPIN	5/8" PIN
62	783781.78	1480320.94	867.15	425+98.20	398.96 LT	IPIPE	3/4" PIPE
35	783783.37	1480270.46	867.39	426+08.98	446.61 LT	IPIN	5/8" IRON PIN "COZATT"
22	783783.28	1480237.65	867.45	426+14.87	478.03 LT	IPIN	5/8" IRON PIN "COZATT"
54	783953.87	1480701.05	867.45	426+45.69	14.24 RT	IPIN	5/8" PIN
66	784003.90	1480690.28	867.11	426+97.95	14.26 RT	IPIPE	1/2" PIPE
33	784003.96	1480690.40	867.23	426+97.99	14.38 RT	IPIN	5/8" IRON PIN "JS"
50	784053.85	1480680.00	867.96	427+49.79	10.93 RT	IPIN	5/8" PIN
48	784113.81	1480679.63	868.38	428+10.66	13.96 RT	IPIN	5/8" PIN
44	784387.41	1480679.73	871.68	430+84.70	14.66 RT	IPIN	5/8" PIN
39	784649.63	1480639.81	868.95	433+46.62	27.19 LT	IPIN	5/8" IRON PIN "COZATT"
46	784700.07	1480558.20	869.51	433+96.46	109.17 LT	IPIN	5/8" PIN
37	784750.67	1480557.92	869.50	434+47.06	109.82 LT	IPIN	5/8" IRON PIN "COZATT"
27	784852.10	1480634.05	869.58	435+49.45	34.03 LT	IPIN	5/8" IRON PIN "COZATT"
64	784962.62	1480682.71	870.61	436+59.74	15.16 RT	IPIPE	1 1/2" PIPE
129	784974.04	1480451.26	870.69	436+72.27	216.24 LT	IPIPE	1 1/2" PIPE
130	785016.20	1480452.45	870.00	437+14.42	214.85 LT	IPIN	5/8" IRON PIN "COZATT"
131	785107.08	1480452.60	870.01	438+05.30	214.25 LT	IPIPE	1/4" x 1 1/2" FLAT BAR
128	785313.50	1480649.48	870.98	440+11.42	16.34 LT	MAG	MAG NAIL
25	785801.69	1480674.64	872.36	444+98.94	12.16 RT	IPIN	5/8" IRON PIN "COZATT"
41	786291.89	1480672.69	873.27	449+92.31	12.04 RT	IPIN	5/8" IRON PIN "COZATT"
21	786291.95	1480692.14	875.19	449+98.89	30.76 RT	IPIN	5/8" IRON PIN "COZATT"
24	786305.93	1480675.50	873.05	450+08.17	10.35 RT	IPIN	5/8" IRON PIN "COZATT"
23	786505.47	1480465.91	881.47	450+80.87	269.31 LT	IPIN	5/8" IRON PIN "COZATT"
31	786398.89	1480726.94	872.90	451+15.73	10.48 RT	IPIN	5/8" IRON PIN "COZATT"
26	786506.66	1480674.11	874.50	452+23.51	68.19 LT	IPIN	5/8" IRON PIN "COZATT"
13	781830.01	1482596.58	860.18	112+75.29	235.80 LT	CMON	CONCRETE MONUMENT
34	783031.73	1482776.37	857.82	117+13.90	400.60 RT	IPIN	5/8" IRON PIN DAMAGED CAP
38	782169.30	1482885.76	855.13			IPIN	5/8" IRON PIN "BRUMBAUGH"
49	781898.55	1482571.53	860.58	112+77.39	169.33 LT	IPIN	5/8" PIN BENT SOUTH
57	782029.29	1482530.52	860.78	112+89.04	70.85 LT	IPIN	5/8" PIN
59	782154.34	1482491.94	860.90	113+95.85	66.22 LT	IPIN	1/2" PIN
69	782125.21	1482808.54	856.55			MAG	MAG NAIL
70	782049.92	1482676.72	860.55	112+04.50	35.23 LT	MAG	MAG NAIL

PROJECT CONTROL COORDINATES							
POINT No.	PROJECT GROUND	ELEVATION	C OF BIKEPATH		SYMBOL	DESCRIPTION	
PLAN	NORTH	EAST	STATION	OFFSET			
18	783733.047	1480763.596	867.399	424+17.16	14.63 LT	CNPT	5/8" IRON PIN SET
17	783760.777	1480217.626	867.829	426+05.35	503.77 LT	CNPT	MAG NAIL SET
16	786560.214	1480425.175	890.017	451+08.66	331.63 LT	CNPT	MAG NAIL SET
71	786595.563	1481138.241	873.273	452+69.72	395.94 RT	CNPT	MAG NAIL SET
72	782405.943	1482838.634	855.551	115+35.64	338.70 RT	CNPT	MAG NAIL SET
73	781980.606	1482915.638	855.338	110+00.00	157.50 LT	CNPT	MAG NAIL SET

TRAVERSE POINTS TABLE							
POINT No.	PROJECT GROUND	ELEVATION	C OF BIKEPATH		SYMBOL	DESCRIPTION	
PLAN	NORTH	EAST	STATION	OFFSET			
7	782906.88	1481848.38	863.41	410+50.74	18.87 RT	BM	TEMPORARY BENCH MARK
8	783150.67	1481514.84	864.21	414+62.69	14.76 RT	BM	TEMPORARY BENCH MARK
12	783413.43	1481137.19	865.28	419+22.83	11.56 RT	BM	TEMPORARY BENCH MARK
19	783589.75	1480883.69	866.88	422+31.77	2.96 LT	CNPT	TRAVERSE POINT
9	784389.81	1480674.39	869.21	430+87.06	9.30 RT	BM	TEMPORARY BENCH MARK
10	784877.48	1480687.64	870.31	435+74.58	19.68 RT	BM	TEMPORARY BENCH MARK
11	785357.34	1480676.72	870.84	440+54.52	12.67 RT	BM	TEMPORARY BENCH MARK
6	785715.15	1480675.63	871.70	444+12.39	13.18 RT	BM	TEMPORARY BENCH MARK
4	782431.91	1482409.91	859.91	116+77.73	69.37 LT	BM	TEMPORARY BENCH MARK
5	782547.11	1481907.00	863.56	117+13.90	542.72 LT	BM	TEMPORARY BENCH MARK

CENTERLINE PLAT

MIA-BIKEPATH CONNECTIONS

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PID NO. 88228

D.J.H. REVIEWER

SCALE: HORIZONTAL 1"=200' VERTICAL 1"=40'

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**MIA-BIKEPATH  
 CONNECTIONS**

MIAMI COUNTY  
 CITY OF PIQUA

CENTERLINE CONTROL									
PROJECT GROUND		STATION AND OFFSET		DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MONUMENTS EXPECTED TO BE DISTURBED	
NORTH	EAST	STATION	OFFSET	LOCATION		MON. ASSY	R/W MON.	REF. MON.	
S. MAIN ST. BIKEPATH									
782091.6775	1482695.8907	111+75.00	0.00	RT	POT	MAG SPIKE SET			
782062.4780	1482589.1057	112+85.71	0.00	LT	PI #2	MAG SPIKE SET			
782364.5077	1482497.2064	115+95.38	0.00	LT	PI #3	5/8" IRON PIN		1	
782425.3096	1482481.6924	116+58.13	0.00	LT	PI #4	5/8" IRON PIN		1	
782480.1520	1482471.4912	117+13.90	0.00	RT	S. CLARK AVE. BP	MAG SPIKE SET			
CLARK AVE. BIKEPATH									
782619.0063	1481638.6495	210+00.00	0.00	RT	POT	MAG SPIKE SET			
782517.7957	1481877.7696	212+59.66	0.00	RT	S. WAYNE ST.	MAG SPIKE SET			
782439.9282	1482061.7395	214+59.43	0.00	RT	PI #5	MAG SPIKE SET			
782480.1520	1482471.4912	218+66.82	0.00	RT	S. MAIN ST. BP	MAG SPIKE SET			
782485.0540	1482521.4268	219+17.00	0.00	RT	POT	MAG SPIKE SET			
S. WAYNE ST. BIKEPATH									
782517.7957	1481877.7696	310+00.00	0.00	RT	S. CLARK AVE. BP	MAG SPIKE SET			
782860.0795	1481875.5858	313+42.29	0.00	RT	COMM'L ST. BP	MAG SPIKE SET			
783123.7487	1481873.9036	316+05.97	0.00	RT	POT	MAG SPIKE SET			
COMMERCIAL ST. BIKEPATH									
782860.0795	1481875.5858	410+00.00	0.00	RT	S. WAYNE ST.	MAG SPIKE SET			
782996.6350	1481709.4971	412+15.02	0.00	RT	PI #8	MAG SPIKE SET		1	
783152.0235	1481487.1422	414+86.17	0.00	RT	PI	MAG SPIKE SET			
783455.4808	1481057.6486	420+12.06	0.00	RT	PI	MAG SPIKE SET		1	
781588.1943	1480873.2076	422+39.28	0.00	LT	PI #10	MAG SPIKE SET		1	
783828.7696	1480719.7492	425+21.70	0.00	LT	PI #16	MAG SPIKE SET		1	
784023.6866	1480667.5810	427+21.63	0.00	LT	PI #17	MAG SPIKE SET		1	
784204.6236	1480663.7394	429+01.80	0.00	RT	PI	MAG SPIKE SET		1	
784417.7991	1480665.3008	431+14.98	0.00	RT	SOUTH ST.	MAG SPIKE SET			
784818.8805	1480668.2385	435+16.07	0.00	RT	PI	MAG SPIKE SET		1	
784867.4727	1480668.0056	435+64.66	0.00	RT	W. GRANT ST.	MAG SPIKE SET			
785312.6914	1480665.8719	440+09.89	0.00	RT	PI	MAG SPIKE SET		1	
785353.3613	1480664.0745	440+50.60	0.00	RT	PI	MAG SPIKE SET		1	
785695.1711	1480662.5299	443+92.41	0.00	RT	MIAMI ST.	MAG SPIKE SET			
785713.5790	1480662.4467	444+10.82	0.00	RT	PI	MAG SPIKE SET		1	
785911.0843	1480662.5256	446+08.32	0.00	RT	PI	MAG SPIKE SET		1	
786066.2698	1480660.4605	447+63.52	0.00	RT	WOOD ST.	MAG SPIKE SET			
786296.4200	1480657.3979	449+93.69	0.00	LT	PI #18	5/8" IRON PIN		1	
786447.6429	1480742.3002	451+65.76	0.00	RT	PI #19	5/8" IRON PIN		1	
786552.8674	1480742.3002	452+69.72	0.00	RT	POT	MAG SPIKE SET			
TOTAL CARRIED TO THIS SHEET							15	0	

CENTERLINE CONTROL									
PROJECT GROUND		STATION AND OFFSET		DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MONUMENTS EXPECTED TO BE DISTURBED	
NORTH	EAST	STATION	OFFSET	LOCATION		MON. ASSY	R/W MON.	REF. MON.	
CONSTRUCTION GARNSEY ST. CONNECTOR									
783667.6561	1480737.9177	510+00.00	0.00	RT	COLLEGE ST. CON.	MAG SPIKE SET			
783761.7486	1480846.8845	511+45.97	0.00	LT	PI #9	MAG SPIKE SET			
783761.9042	1480977.0498	512+70.35	0.00	RT	POT	MAG SPIKE SET			
CONSTRUCTION COLLEGE ST. CONNECTOR									
783304.4256	1480868.9201	712+05.79	0.00	RT	PC	MAG SPIKE SET			
783667.6561	1480737.9177	716+00.13	0.00	RT	GARY ST. CON.	MAG SPIKE SET			
783762.3605	1480635.0690	717+40.31	0.00	RT	GARY ST. BP	MAG SPIKE SET			
783771.4714	1480621.8625	717+56.35	0.00	RT	PT	MAG SPIKE SET			
783914.1774	1480408.4338	720+13.10	0.00	RT	POT	MAG SPIKE SET			
GARNSEY ST. BIKEPATH									
783773.5391	1479735.3566	809+95.00	0.00	RT	POT	MAG SPIKE SET			
783732.7746	1479798.1918	810+69.90	0.00	RT	PI #13	5/8" IRON PIN			
783773.6090	1479897.1344	811+68.46	0.00	LT	PI #12	5/8" IRON PIN		1	
783771.1423	1479955.5102	812+26.23	0.00	LT	PI #14	MAG SPIKE SET			
783761.2931	1480074.1704	813+45.29	0.00	RT	PI #15	MAG SPIKE SET			
783763.4131	1480260.6492	815+31.70	0.00	RT	PI	MAG SPIKE SET			
783762.3605	1480635.0690	819+06.12	0.00	RT	GARY ST. BP	MAG SPIKE SET			
CONSTRUCTION ROOSEVELT AVE.									
783758.5343	1480862.0361	910+00.00	0.00	RT	POT	MAG SPIKE SET			
783945.0580	1480861.3075	911+86.53	0.00	RT	POT	MAG SPIKE SET			
TOTAL CARRIED GENERAL SUMMARY SHEET							16	0	

CENTERLINE PLAT  
 MIA-BIKEPATH CONNECTIONS  
 6 / 21  
 79  
 94

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MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2015P-00039  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 12/23/2015 9:27:05 AM

REFERENCES  
 PAGES: 5

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

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

### MIA-BIKEPATH CONNECTIONS

MIAMI COUNTY  
 CITY OF PIQUA

- MONUMENT LEGEND**
- ☒ EXISTING R/W MONUMENT BOX
  - PROPOSED R/W MONUMENT BOX
  - EXISTING CONCRETE MONUMENT
  - PROPOSED CONCRETE MONUMENT
  - ⚡ RAILROAD SPIKE FOUND
  - I.R.P. IRON PIN FOUND
  - I.R.P. IRON PIN FOUND W/ ID CAP
  - I.R.P. IRON PIN SET W/ ID CAP
  - I.R.P. IRON PIPE FOUND
  - I.R.P. IRON PIPE SET
  - P.K. NAIL FOUND
  - M.G. NAIL FOUND
  - M.G. SPIKE SET

**BASIS FOR BEARINGS:**  
 NAD83 (CORSS96) OHIO STATE PLANE SOUTH  
 ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.

**BASIS OF RIGHT OF WAY**  
 THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING RECORD PLATS, SURVEY RECORDS, ODOT PLANS AND RECORDED DEEDS.

**DOCUMENTS USED IN THE ESTABLISHMENT OF THE LOCATION AND WIDTH OF EXISTING RIGHT OF WAY INCLUDE:**

**R/W DRAWINGS FOR MIAMI COUNTY C.R. 25A (1976)**

**MIAMI AND ERIE CANAL DRAWINGS 174-55 AND 174-A-55**

<b>SURVEY RECORDS:</b>	<b>PLATS:</b>
Lnd 52-29	Lot 15-86
Lnd 52-96	Lot 16-25
Lnd 52-147	Lot 17-103
Lot 1-102	Lot 17-128
Lot 1-134	Lot 17-128a
Lot 1-188	Lot 17-128b
Lot 2-72	Lot 17-128c
Lot 4-178	Lot 17-128d
Lot 6-71	Lot 18-179
Lot 7-1	Lot 20-53
Lot 7-49	Lot 20-82
Lot 8-33	Lot 20-166
Lot 8-146	Lot 20-165
Lot 9-64	Lot 21-195
Lot 10-1	Lot 22-143
Lot 10-189	Lot 22-173
Lot 11-37	Lot 23-28
Lot 11-164	Lot 23-118
Lot 12-26	Lot 23-113
Lot 13-86	(OL 90 #4548-4552)
	Lot 24-144

I, HARRY G. HERBST III, P. S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF PIQUA IN MARCH, 2012. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE ON NAD 83 (CORSS96) DATUM. THE PROJECT COORDINATES (US SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (US SURVEY FEET) BY A PROJECT ADJUSTMENT FACTOR MULTIPLIER OF 1.00001341.

AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND CENTERLINE OF EXISTING RIGHT OF WAY FOR PROPERTY TAKES CONTAINED HEREIN.

AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS AS SHOWN HEREIN.

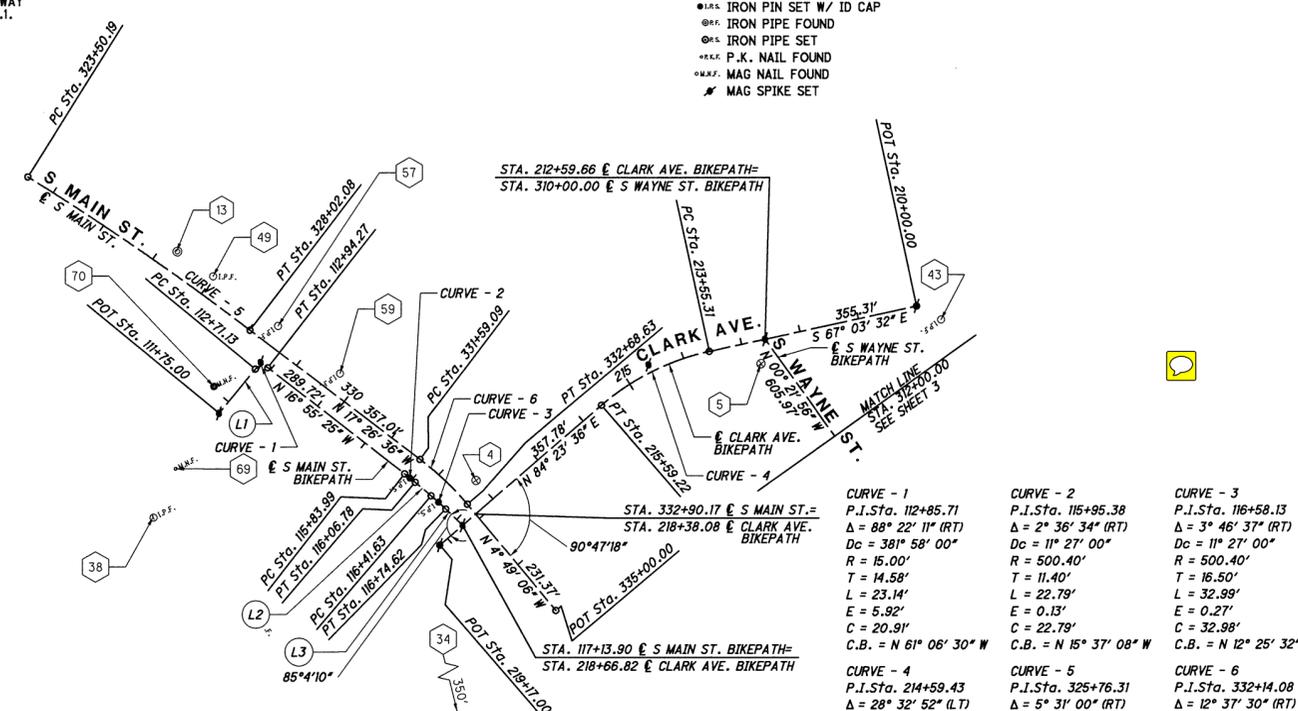
ALL RIGHT OF WAY MONUMENTS SET AND/OR RESET BY THE CONTRACTOR'S SURVEYOR WILL INCLUDE A CAP AS PER STANDARD CONSTRUCTION DRAWING RM-1.1 AND BEAR THE SURVEYOR'S OHIO REGISTRATION NUMBER AND/OR NAME OR COMPANY NAME. THIS WORK WILL BE DONE IN ACCORDANCE WITH OAC 4733-37 AS CITED BELOW.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "A MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED.

THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

*Harry G. Herbst III*  
 HARRY G. HERBST III, PROFESSIONAL LAND SURVEYOR NO. #6596, DATE: 12/21/2015

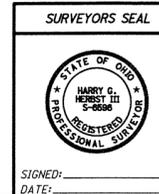
C:\City of Piqua\0106873A.00 - MIA-Bikepath - Connections\882228\row\_sheets\882228RC001.dgn 12/21/2015 1:30:12 PM jhnesley



<b>CURVE - 1</b> P.I. Sta. 112+85.71 Δ = 88° 22' 11" (RT) Dc = 381' 58" 00" R = 15.00' T = 14.58' L = 23.14' E = 5.92' C = 20.91' C.B. = N 61° 06' 30" W	<b>CURVE - 2</b> P.I. Sta. 115+95.38 Δ = 2° 36' 34" (RT) Dc = 11' 27" 00" R = 500.40' T = 11.40' L = 22.79' E = 0.13' C = 22.79' C.B. = N 15° 37' 08" W	<b>CURVE - 3</b> P.I. Sta. 116+58.13 Δ = 3° 46' 37" (RT) Dc = 11' 27" 00" R = 500.40' T = 16.50' L = 32.99' E = 0.27' C = 32.98' C.B. = N 12° 25' 32" W
<b>CURVE - 4</b> P.I. Sta. 214+59.43 Δ = 28° 32' 52" (LT) Dc = 14' 00" 00" R = 409.26' T = 104.12' L = 203.91' E = 13.04' C = 201.81' C.B. = S 81° 19' 58" E	<b>CURVE - 5</b> P.I. Sta. 325+76.31 Δ = 5° 31' 00" (RT) Dc = 1' 13' 15" R = 4,693.30' T = 226.12' L = 451.89' E = 5.44' C = 451.72' C.B. = N 20° 12' 06" W	<b>CURVE - 6</b> P.I. Sta. 332+14.08 Δ = 12° 37' 30" (RT) Dc = 11' 31' 30" R = 497.14' T = 54.99' L = 109.54' E = 3.03' C = 109.31' C.B. = N 11° 07' 51" W



- L1 S 74° 42' 24" W 96.13'
- L2 N 14° 18' 50" W 34.85'
- L3 N 10° 32' 14" W 39.28'



CENTERLINE PLAT  
 MIA-BIKEPATH CONNECTIONS  
 2 / 21  
 75 94

FEE \$ 210.00

*Jessica A Lopez*  
 MIAMI COUNTY RECORDER  
*Jim P. ...*  
 BY DEPUTY RECORDER

REVIEWED BY  
 MIAMI COUNTY AUDITOR Dec 23, 2015

*Matthew W Gearhardt*  
 MIAMI COUNTY AUDITOR

*Joyce Drillet*  
 BY DEPUTY AUDITOR

REVIEWED AND APPROVED BY THE  
 MIAMI COUNTY ENGINEER  
 THIS 23rd DAY OF December, 2015

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

**MIA-BIKEPATH CONNECTIONS**  
 MIAMI COUNTY  
 CITY OF PIQUA

**CURVE - 7**  
 P.I.Sta. 412+15.02  
 $\Delta = 4^\circ 28' 46''$  (LT)  
 $Dc = 2^\circ 00' 00''$   
 $R = 2,864.79'$   
 $T = 112.04'$   
 $L = 223.97'$   
 $E = 2.19'$   
 $C = 223.91'$   
 C.B. = N 52° 48' 48" W

**CURVE - 8**  
 P.I.Sta. 511+45.97  
 $\Delta = 40^\circ 04' 09''$  (RT)  
 $Dc = 54^\circ 23' 00''$   
 $R = 105.36'$   
 $T = 38.42'$   
 $L = 73.68'$   
 $E = 6.79'$   
 $C = 72.19'$   
 C.B. = N 69° 53' 49" E

**CURVE - 9**  
 P.I.Sta. 422+39.28  
 $\Delta = 21^\circ 43' 49''$  (RT)  
 $Dc = 9^\circ 00' 00''$   
 $R = 636.62'$   
 $T = 122.19'$   
 $L = 241.45'$   
 $E = 11.62'$   
 $C = 240.00'$   
 C.B. = N 43° 23' 53" W

**CURVE - 10**  
 P.I.Sta. 715+05.99  
 $\Delta = 56^\circ 42' 29''$  (LT)  
 $Dc = 10^\circ 18' 00''$   
 $R = 556.27'$   
 $T = 300.20'$   
 $L = 550.56'$   
 $E = 75.83'$   
 $C = 528.36'$   
 C.B. = N 27° 52' 41" W

**CURVE - 11 (NON-TAN)**  
 P.I.Sta. 811+68.46  
 $\Delta = 23^\circ 40' 35''$  (RT)  
 $Dc = 52^\circ 05' 00''$   
 $R = 110.01'$   
 $T = 23.06'$   
 $L = 45.46'$   
 $E = 2.39'$   
 $C = 45.14'$   
 C.B. = N 80° 34' 53" E

**CURVE - 12 (NON-TAN)**  
 P.I.Sta. 810+69.90  
 $\Delta = 55^\circ 44' 51''$  (LT)  
 $Dc = 57^\circ 17' 00''$   
 $R = 100.02'$   
 $T = 52.90'$   
 $L = 97.32'$   
 $E = 13.13'$   
 $C = 93.53'$   
 C.B. = S 84° 54' 00" E

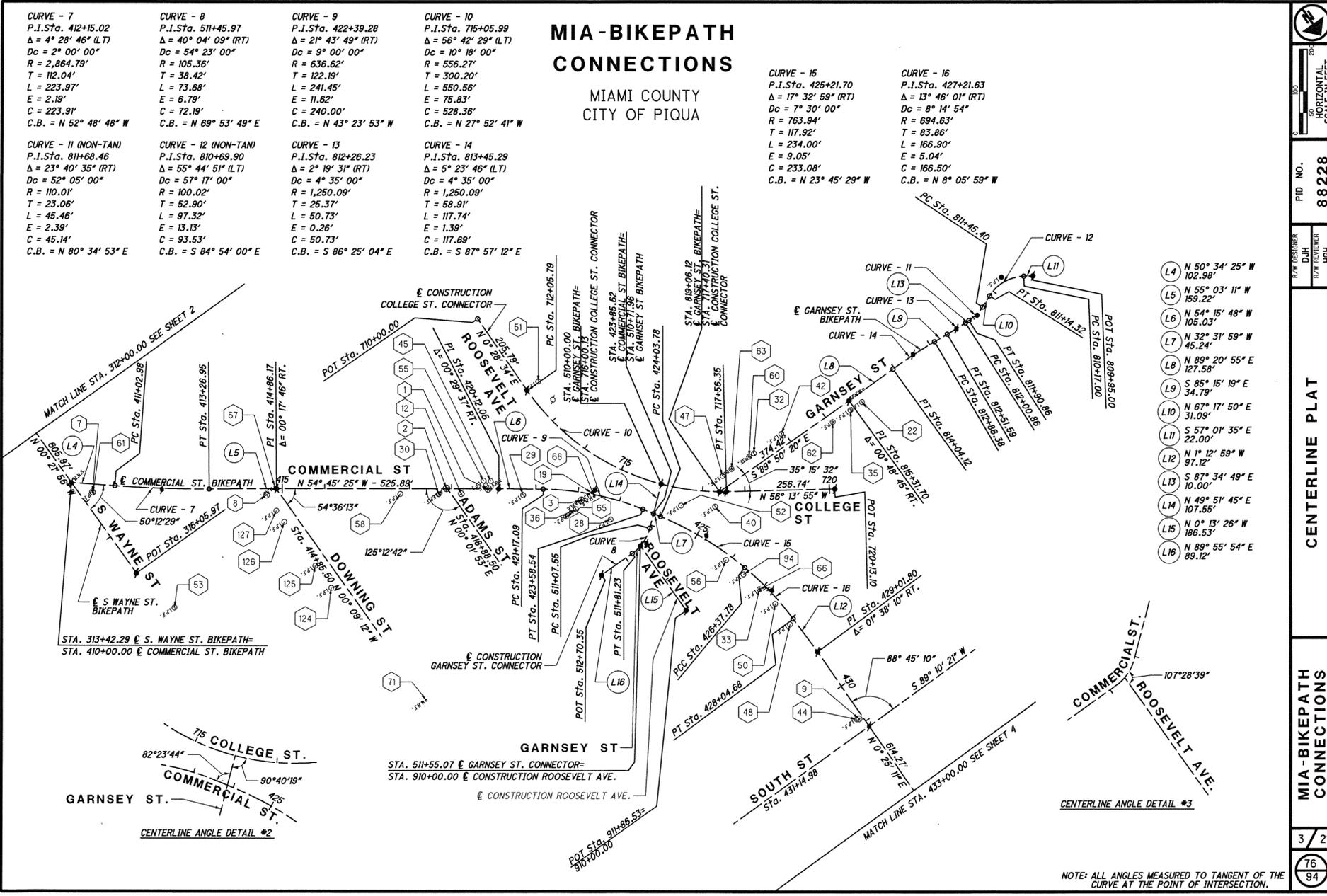
**CURVE - 13**  
 P.I.Sta. 812+26.23  
 $\Delta = 2^\circ 19' 31''$  (RT)  
 $Dc = 4^\circ 35' 00''$   
 $R = 1,250.09'$   
 $T = 52.37'$   
 $L = 50.73'$   
 $E = 0.26'$   
 $C = 50.73'$   
 C.B. = S 86° 25' 04" E

**CURVE - 14**  
 P.I.Sta. 813+45.29  
 $\Delta = 5^\circ 23' 46''$  (LT)  
 $Dc = 4^\circ 35' 00''$   
 $R = 1,250.09'$   
 $T = 58.91'$   
 $L = 117.74'$   
 $E = 1.39'$   
 $C = 117.69'$   
 C.B. = S 87° 57' 12" E

**CURVE - 15**  
 P.I.Sta. 425+21.70  
 $\Delta = 17^\circ 32' 59''$  (RT)  
 $Dc = 7^\circ 30' 00''$   
 $R = 763.94'$   
 $T = 117.92'$   
 $L = 234.00'$   
 $E = 9.05'$   
 $C = 233.08'$   
 C.B. = N 23° 45' 29" W

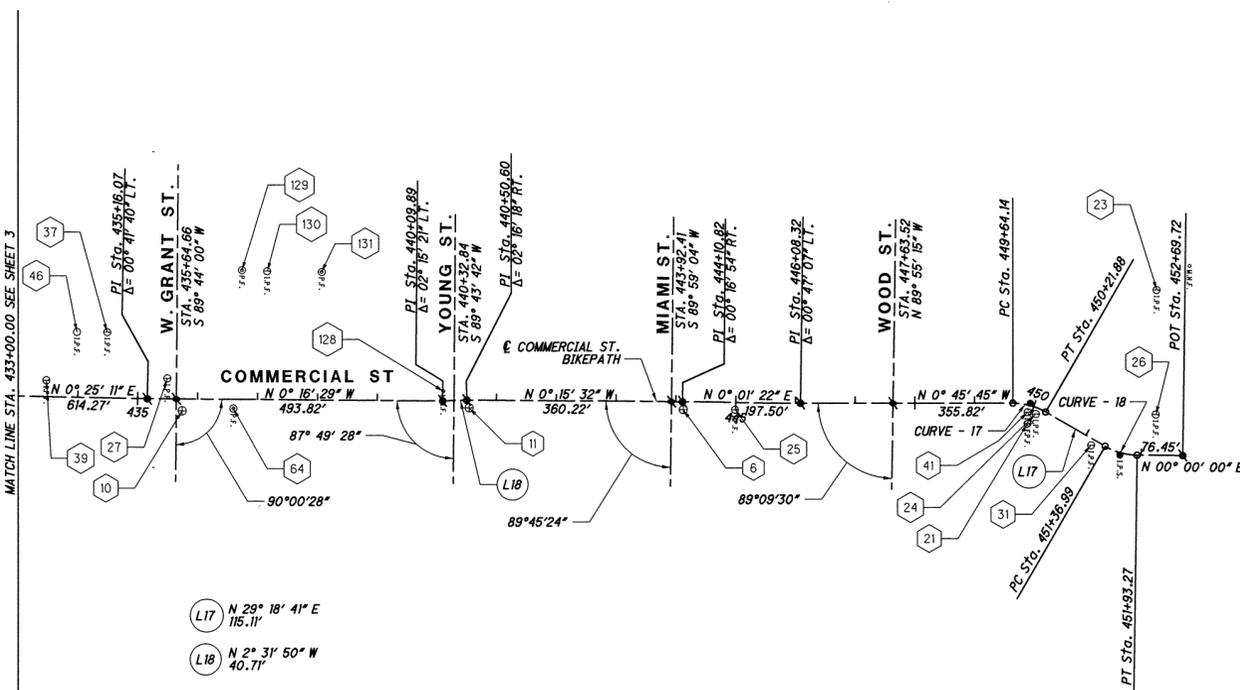
**CURVE - 16**  
 P.I.Sta. 427+21.63  
 $\Delta = 13^\circ 46' 01''$  (RT)  
 $Dc = 8^\circ 14' 54''$   
 $R = 694.63'$   
 $T = 83.86'$   
 $L = 166.90'$   
 $E = 5.04'$   
 $C = 166.50'$   
 C.B. = N 8° 05' 59" W

- (L4) N 50° 34' 25" W 102.98'
- (L5) N 55° 03' 11" W 159.22'
- (L6) N 54° 15' 48" W 105.03'
- (L7) N 32° 31' 59" W 45.24'
- (L8) N 89° 20' 55" E 127.58'
- (L9) S 85° 15' 19" E 34.79'
- (L10) N 67° 17' 50" E 31.09'
- (L11) S 57° 01' 35" E 22.00'
- (L12) N 1° 12' 59" W 97.12'
- (L13) S 87° 34' 49" E 10.00'
- (L14) N 49° 51' 45" E 107.55'
- (L15) N 0° 13' 26" W 186.53'
- (L16) N 89° 55' 54" E 89.12'



HORIZONTAL SCALE IN FEET  
 1" = 20'  
 1" = 40'  
 1" = 80'  
 1" = 160'  
 1" = 320'  
 1" = 640'  
 1" = 1280'  
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 1" = 43

**MIA-BIKEPATH CONNECTIONS**  
 MIAMI COUNTY  
 CITY OF PIQUA



L17 N 29° 18' 41" E  
 115.11'  
 L18 N 2° 31' 50" W  
 40.71'

**CURVE - 17**  
 P.I. Sta. 449+93.69  
 $\Delta = 30^\circ 04' 26''$  (RT)  
 $Dc = 52^\circ 05' 00''$   
 $R = 110.01'$   
 $T = 29.55'$   
 $L = 57.74'$   
 $E = 3.90'$   
 $C = 57.08'$   
 C.B. = N 14° 16' 28" E

**CURVE - 18**  
 P.I. Sta. 451+65.76  
 $\Delta = 29^\circ 18' 41''$  (LT)  
 $Dc = 52^\circ 05' 00''$   
 $R = 110.01'$   
 $T = 28.77'$   
 $L = 56.28'$   
 $E = 3.70'$   
 $C = 55.67'$   
 C.B. = N 14° 39' 21" E

N

HORIZONTAL SCALE IN FEET

0 50 100

BY DESIGNER  
 DUH  
 BY REVISION  
 RCH

PID NO.  
**88228**

**MIA-BIKEPATH CONNECTIONS**

**CENTERLINE PLAT**

4 / 21

77  
94

O:\City of Piqua\0106873A.00 - MIA-Bikepath Connections\88228\low\sheets\88228RCC03.dgn 12/21/2015 1:34:02 PM jhenley

**MIA - BIKEPATH CONNECTIONS**  
 MIAMI COUNTY  
 CITY OF PIQUA

MISCELLANEOUS MONUMENTS							
POINT No.	PROJECT GROUND	ELEVATION	C OF BIKEPATH		SYMBOL	DESCRIPTION	
PLAN	NORTH	EAST	STATION	OFFSET			
61	782908.96	1481848.03	863.47	410+52.33	20.26 RT	IPIPE	3/4" PIPE
43	782661.44	1481618.31	865.53	410+72.58	316.83 LT	IPIN	5/8" PIN
53	783242.20	1481843.75	862.52	412+50.55	281.02 RT	IPIN	5/8" IRON PIN "COZATT"
67	783146.09	1481487.71	865.04	414+82.31	4.53 LT	MAG	MAG NAIL
127	783194.21	1481517.49	864.98	414+85.46	51.96 RT	IPIN	5/8" PIN
126	783226.75	1481517.37	865.05	415+04.61	78.47 RT	IPIN	5/8" PIN
125	783353.54	1481517.07	865.18	415+78.02	181.85 RT	IPIN	5/8" PIN
124	783417.82	1481516.92	865.40	416+15.23	234.26 RT	IPIN	5/8" PIN
58	783330.44	1481255.50	866.03	417+78.31	12.05 RT	IPIN	5/8" PIN
71	783763.57	1481486.10	866.61	418+39.91	498.86 RT	MAG	MAG NAIL
30	783383.40	1481181.85	865.15	418+69.02	12.80 RT	IPIN	5/8" IRON PIN "COZATT"
2	783382.91	1481158.51	865.44	418+87.80	1.07 LT	AXLE	
55	783418.64	1481076.26	864.70	419+75.60	19.35 LT	IPIN	5/8" PIN
1	783440.70	1481078.28	865.77	419+86.68	0.17 LT	AXLE	
45	783429.37	1481062.62	866.12	419+92.93	18.46 LT	IPIN	5/8" PIN
29	783500.70	1481018.85	866.20	420+69.96	14.04 RT	IPIN	5/8" IRON PIN "COZATT"
51	783302.51	1480835.32	868.41	421+03.17	254.02 LT	IPIN	5/8" PIN
65	783600.63	1480965.94	866.23	421+77.18	61.69 RT	IPIPE	3/4" PIPE
36	783600.16	1480936.40	866.88	422+00.65	41.50 RT	IPIN	5/8" IRON PIN "MHT"
3	783589.98	1480914.19	866.61	422+10.13	18.80 RT	AXLE	
68	783599.84	1480883.66	866.96	422+39.09	3.97 RT	MAG	MAG NAIL
28	783666.91	1480883.89	866.79	422+91.81	48.11 RT	IPIN	5/8" IRON PIN "MHT"
52	783736.06	1480728.65	868.36	424+36.89	43.11 LT	IPIN	3/4" PIN
47	783736.05	1480607.80	868.26	424+87.52	149.73 LT	IPIN	5/8" PIN BENT
63	783735.01	1480581.21	868.09	424+96.34	174.10 LT	IPIPE	3/4" PIPE
40	783784.95	1480663.96	869.03	425+04.77	77.95 LT	IPIN	5/8" IRON PIN "COZATT"
60	783735.06	1480529.85	867.25	425+13.58	220.65 LT	IPIPE	5/8" PIPE
32	783734.98	1480516.49	867.14	425+17.75	232.87 LT	IPIN	5/8" IRON PIN "COZATT"
42	783734.66	1480436.48	866.51	425+40.75	306.60 LT	IPIN	5/8" IRON PIN "COZATT"
56	783902.43	1480715.25	867.26	425+91.34	13.31 RT	IPIN	5/8" PIN
62	783781.78	1480320.94	867.15	425+98.20	398.96 LT	IPIPE	3/4" PIPE
35	783783.37	1480270.46	867.39	426+08.98	446.61 LT	IPIN	5/8" IRON PIN "COZATT"
22	783783.28	1480237.65	867.45	426+14.87	478.03 LT	IPIN	5/8" IRON PIN "COZATT"
54	783953.87	1480701.05	867.45	426+45.69	14.24 RT	IPIN	5/8" PIN
66	784003.90	1480690.28	867.11	426+97.95	14.26 RT	IPIPE	1/2" PIPE
33	784003.96	1480690.40	867.23	426+97.99	14.38 RT	IPIN	5/8" IRON PIN "JS"
50	784053.85	1480680.00	867.96	427+49.79	10.93 RT	IPIN	5/8" PIN
48	784113.81	1480679.63	868.38	428+10.66	13.96 RT	IPIN	5/8" PIN
44	784387.41	1480679.73	871.68	430+84.70	14.66 RT	IPIN	5/8" PIN
39	784649.63	1480639.81	868.95	433+46.62	27.19 LT	IPIN	5/8" IRON PIN "COZATT"
46	784700.07	1480558.20	869.51	433+96.46	109.17 LT	IPIN	5/8" PIN
37	784750.67	1480557.92	869.50	434+47.06	109.82 LT	IPIN	5/8" IRON PIN "COZATT"
27	784852.10	1480634.05	869.58	435+49.45	34.03 LT	IPIN	5/8" IRON PIN "COZATT"
64	784962.62	1480682.71	870.61	436+59.74	15.16 RT	IPIPE	1 1/2" PIPE
129	784974.04	1480451.26	870.69	436+72.27	216.24 LT	IPIPE	1 1/2" PIPE
130	785016.20	1480452.45	870.00	437+14.42	214.85 LT	IPIN	5/8" IRON PIN "COZATT"
131	785107.08	1480452.60	870.01	438+05.30	214.25 LT	IPIPE	1/4" x 1 1/2" FLAT BAR
128	785313.50	1480649.48	870.98	440+11.42	16.34 LT	MAG	MAG NAIL
25	785801.69	1480674.64	872.36	444+98.94	12.16 RT	IPIN	5/8" IRON PIN "COZATT"
41	786291.89	1480672.69	873.27	449+92.31	12.04 RT	IPIN	5/8" IRON PIN "COZATT"
21	786291.95	1480692.14	875.19	449+98.89	30.76 RT	IPIN	5/8" IRON PIN "COZATT"
24	786305.93	1480675.50	873.05	450+08.17	10.35 RT	IPIN	5/8" IRON PIN "COZATT"
23	786505.47	1480465.91	881.47	450+80.87	269.31 LT	IPIN	5/8" IRON PIN "COZATT"
31	786398.89	1480726.94	872.90	451+15.73	10.48 RT	IPIN	5/8" IRON PIN "COZATT"
26	786506.66	1480674.11	874.50	452+23.51	68.19 LT	IPIN	5/8" IRON PIN "COZATT"
13	781830.01	1482596.58	860.18	112+75.29	235.80 LT	CMON	CONCRETE MONUMENT
34	783031.73	1482776.37	857.82	117+13.90	400.60 RT	IPIN	5/8" IRON PIN DAMAGED CAP
38	782169.30	1482885.76	855.13			IPIN	5/8" IRON PIN "BRUMBAUGH"
49	781898.55	1482571.53	860.58	112+77.39	169.33 LT	IPIN	5/8" PIN BENT SOUTH
57	782029.29	1482530.52	860.78	112+89.04	70.85 LT	IPIN	5/8" PIN
59	782154.34	1482491.94	860.90	113+95.85	66.22 LT	IPIN	1/2" PIN
69	782125.21	1482808.54	856.55			MAG	MAG NAIL
70	782049.92	1482676.72	860.55	112+04.50	35.23 LT	MAG	MAG NAIL

PROJECT CONTROL COORDINATES							
POINT No.	PROJECT GROUND	ELEVATION	C OF BIKEPATH		SYMBOL	DESCRIPTION	
PLAN	NORTH	EAST	STATION	OFFSET			
18	783733.047	1480763.596	867.399	424+17.16	14.63 LT	CNPT	5/8" IRON PIN SET
17	783760.777	1480217.626	867.829	426+05.35	503.77 LT	CNPT	MAG NAIL SET
16	786560.214	1480425.175	890.017	451+08.66	331.63 LT	CNPT	MAG NAIL SET
71	786595.563	1481138.241	873.273	452+69.72	395.94 RT	CNPT	MAG NAIL SET
72	782405.943	1482838.634	855.551	115+35.64	338.70 RT	CNPT	MAG NAIL SET
73	781980.606	1482915.638	855.338	110+00.00	157.50 LT	CNPT	MAG NAIL SET

TRAVERSE POINTS TABLE							
POINT No.	PROJECT GROUND	ELEVATION	C OF BIKEPATH		SYMBOL	DESCRIPTION	
PLAN	NORTH	EAST	STATION	OFFSET			
7	782906.88	1481848.38	863.41	410+50.74	18.87 RT	BM	TEMPORARY BENCH MARK
8	783150.67	1481514.84	864.21	414+62.69	14.76 RT	BM	TEMPORARY BENCH MARK
12	783413.43	1481137.19	865.28	419+22.83	11.56 RT	BM	TEMPORARY BENCH MARK
19	783589.75	1480883.69	866.88	422+31.77	2.96 LT	CNPT	TRAVERSE POINT
9	784389.81	1480674.39	869.21	430+87.06	9.30 RT	BM	TEMPORARY BENCH MARK
10	784877.48	1480687.64	870.31	435+74.58	19.68 RT	BM	TEMPORARY BENCH MARK
11	785357.34	1480676.72	870.84	440+54.52	12.67 RT	BM	TEMPORARY BENCH MARK
6	785715.15	1480675.63	871.70	444+12.39	13.18 RT	BM	TEMPORARY BENCH MARK
4	782431.91	1482409.91	859.91	116+77.73	69.37 LT	BM	TEMPORARY BENCH MARK
5	782547.11	1481907.00	863.56	117+13.90	542.72 LT	BM	TEMPORARY BENCH MARK

CENTERLINE PLAT

MIA-BIKEPATH CONNECTIONS

5 / 21

78 / 94

PID NO. 88228

D.J.H. REVIEWER

SCALE: HORIZONTAL 1"=200' VERTICAL 1"=40'

G:\City of Piqua\0106873A.DD - MIA-Bikepath Connections\88228\DrawSheets\88228RCD03.dwg 12/21/2015 1:34:02 PM jhenaly

**MIA-BIKEPATH CONNECTIONS**

MIAMI COUNTY  
 CITY OF PIQUA

CENTERLINE CONTROL										
PROJECT GROUND		STATION AND OFFSET		DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MONUMENTS EXPECTED TO BE DISTURBED		
NORTH	EAST	STATION	OFFSET	LOCATION		MON. ASSY	R/W MON.	REF. MON.		
⊕ S. MAIN ST. BIKEPATH										
782091.6775	1482695.8907	111+75.00	0.00	RT	POT	MAG SPIKE SET				
782062.4780	1482589.1057	112+85.71	0.00	LT	PI #2	MAG SPIKE SET				
782364.5077	1482497.2064	115+95.38	0.00	LT	PI #3	5/8" IRON PIN		1		
782425.3096	1482481.6924	116+58.13	0.00	LT	PI #4	5/8" IRON PIN		1		
782480.1520	1482471.4912	117+13.90	0.00	RT	⊕ CLARK AVE. BP	MAG SPIKE SET				
⊕ CLARK AVE. BIKEPATH										
782619.0063	1481638.6495	210+00.00	0.00	RT	POT	MAG SPIKE SET				
782517.7957	1481877.7696	212+59.66	0.00	RT	⊕ S. WAYNE ST.	MAG SPIKE SET				
782439.9282	1482061.7395	214+59.43	0.00	RT	PI #5	MAG SPIKE SET				
782480.1520	1482471.4912	218+66.82	0.00	RT	⊕ S. MAIN ST. BP	MAG SPIKE SET				
782485.0540	1482521.4268	219+17.00	0.00	RT	POT	MAG SPIKE SET				
⊕ S. WAYNE ST. BIKEPATH										
782517.7957	1481877.7696	310+00.00	0.00	RT	⊕ CLARK AVE. BP	MAG SPIKE SET				
782860.0795	1481875.5858	313+42.29	0.00	RT	⊕ COMM'L ST. BP	MAG SPIKE SET				
783123.7487	1481873.9036	316+05.97	0.00	RT	POT	MAG SPIKE SET				
⊕ COMMERCIAL ST. BIKEPATH										
782860.0795	1481875.5858	410+00.00	0.00	RT	⊕ S. WAYNE ST.	MAG SPIKE SET				
782996.6350	1481709.4971	412+15.02	0.00	RT	PI #8	MAG SPIKE SET		1		
783152.0235	1481487.1422	414+86.17	0.00	RT	PI	MAG SPIKE SET				
783455.4808	1481057.6486	420+12.06	0.00	RT	PI	MAG SPIKE SET		1		
781588.1943	1480873.2076	422+39.28	0.00	LT	PI #10	MAG SPIKE SET		1		
783828.7696	1480719.7492	425+21.70	0.00	LT	PI #16	MAG SPIKE SET		1		
784023.6866	1480667.5810	427+21.63	0.00	LT	PI #17	MAG SPIKE SET		1		
784204.6236	1480663.7394	429+01.80	0.00	RT	PI	MAG SPIKE SET		1		
784417.7991	1480665.3008	431+14.98	0.00	RT	⊕ SOUTH ST.	MAG SPIKE SET				
784818.8805	1480668.2385	435+16.07	0.00	RT	PI	MAG SPIKE SET		1		
784867.4727	1480668.0056	435+64.66	0.00	RT	⊕ W. GRANT ST.	MAG SPIKE SET				
785312.6914	1480665.8719	440+09.89	0.00	RT	PI	MAG SPIKE SET		1		
785353.3613	1480664.0745	440+50.60	0.00	RT	PI	MAG SPIKE SET		1		
785695.1711	1480662.5299	443+92.41	0.00	RT	⊕ MIAMI ST.	MAG SPIKE SET				
785713.5790	1480662.4467	444+10.82	0.00	RT	PI	MAG SPIKE SET		1		
785911.0843	1480662.5256	446+08.32	0.00	RT	PI	MAG SPIKE SET		1		
786066.2698	1480660.4605	447+63.52	0.00	RT	⊕ WOOD ST.	MAG SPIKE SET				
786296.4200	1480657.3979	449+93.69	0.00	LT	PI #18	5/8" IRON PIN		1		
786447.6429	1480742.3002	451+65.76	0.00	RT	PI #19	5/8" IRON PIN		1		
786552.8674	1480742.3002	452+69.72	0.00	RT	POT	MAG SPIKE SET				
TOTAL CARRIED TO THIS SHEET							15	0		

CENTERLINE CONTROL										
PROJECT GROUND		STATION AND OFFSET		DESCRIPTION		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MONUMENTS EXPECTED TO BE DISTURBED		
NORTH	EAST	STATION	OFFSET	LOCATION		MON. ASSY	R/W MON.	REF. MON.		
⊕ CONSTRUCTION GARNSEY ST. CONNECTOR										
783667.6561	1480737.9177	510+00.00	0.00	RT	⊕ COLLEGE ST. CON.	MAG SPIKE SET				
783761.7486	1480846.8845	511+45.97	0.00	LT	PI #9	MAG SPIKE SET				
783761.9042	1480977.0498	512+70.35	0.00	RT	POT	MAG SPIKE SET				
⊕ CONSTRUCTION COLLEGE ST. CONNECTOR										
783304.4256	1480868.9201	712+05.79	0.00	RT	PC	MAG SPIKE SET				
783667.6561	1480737.9177	716+00.13	0.00	RT	⊕ GARY ST. CON.	MAG SPIKE SET				
783762.3605	1480635.0690	717+40.31	0.00	RT	⊕ GARY ST. BP	MAG SPIKE SET				
783771.4714	1480621.8625	717+56.35	0.00	RT	PT	MAG SPIKE SET				
783914.1774	1480408.4338	720+13.10	0.00	RT	POT	MAG SPIKE SET				
⊕ GARNSEY ST. BIKEPATH										
783773.5391	1479735.3566	809+95.00	0.00	RT	POT	MAG SPIKE SET				
783732.7746	1479798.1918	810+69.90	0.00	RT	PI #13	5/8" IRON PIN				
783773.6090	1479897.1344	811+68.46	0.00	LT	PI #12	5/8" IRON PIN		1		
783771.1423	1479955.5102	812+26.23	0.00	LT	PI #14	MAG SPIKE SET				
783761.2931	1480074.1704	813+45.29	0.00	RT	PI #15	MAG SPIKE SET				
783763.4131	1480260.6492	815+31.70	0.00	RT	PI	MAG SPIKE SET				
783762.3605	1480635.0690	819+06.12	0.00	RT	⊕ GARY ST. BP	MAG SPIKE SET				
⊕ CONSTRUCTION ROOSEVELT AVE.										
783758.5343	1480862.0361	910+00.00	0.00	RT	POT	MAG SPIKE SET				
783945.0580	1480861.3075	911+86.53	0.00	RT	POT	MAG SPIKE SET				
TOTAL CARRIED GENERAL SUMMARY SHEET							16	0		

CENTERLINE PLAT  
 MIA-BIKEPATH CONNECTIONS  
 6 / 21  
 79  
 94

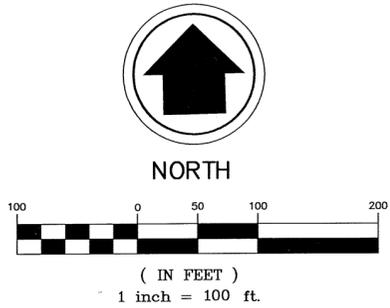
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# REPLAT PART INLOT 161

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

VOLUME 25 PAGE 72  
MIAMI COUNTY RECORDER'S RECORD

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2016P-00001**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/14/2016 1:58:59 PM  
REFERENCES  
PAGES: 1



**DESCRIPTION**

BEING A REPLAT OF PART INLOT 161 AS CONVEYED TO CITY OF HUBER HEIGHTS, BY DEED RECORDED IN DOCUMENT NUMBER 2015OR-15676, OF THE MIAMI COUNTY DEED RECORDS

**PROPERTY OWNERS CONSENT**

THE UNDERSIGNED, ROBERT SCHOMMER, CITY MANAGER, ON BEHALF OF THE CITY OF HUBER HEIGHTS, OHIO, BEING THE OWNER AND LIEN HOLDER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

**WITNESS**

*[Signature]*  
CITY OF HUBER HEIGHTS, OHIO

*[Signature]*  
KATHY YOUNG

STATE OF OHIO, COUNTY OF Montgomery SS:

BE IT REMEMBERED THAT ON THIS 11<sup>th</sup> DAY OF JANUARY, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT SCHOMMER, CITY MANAGER, 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 THE CITY OF HUBER HEIGHTS, OHIO IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Sept 1, 2018

*[Signature]*  
NOTARY PUBLIC

KATHY J. YOUNG, Notary Public  
In and for the State of Ohio  
My Commission Expires Sept 1, 2018

**CERTIFICATION**

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 2.024 ACRES AS DESCRIBED IN A DEED TO THE CITY OF HUBER HEIGHTS, OF RECORD IN BY DEED RECORDED IN DOCUMENT NUMBER 2015OR-15676, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP



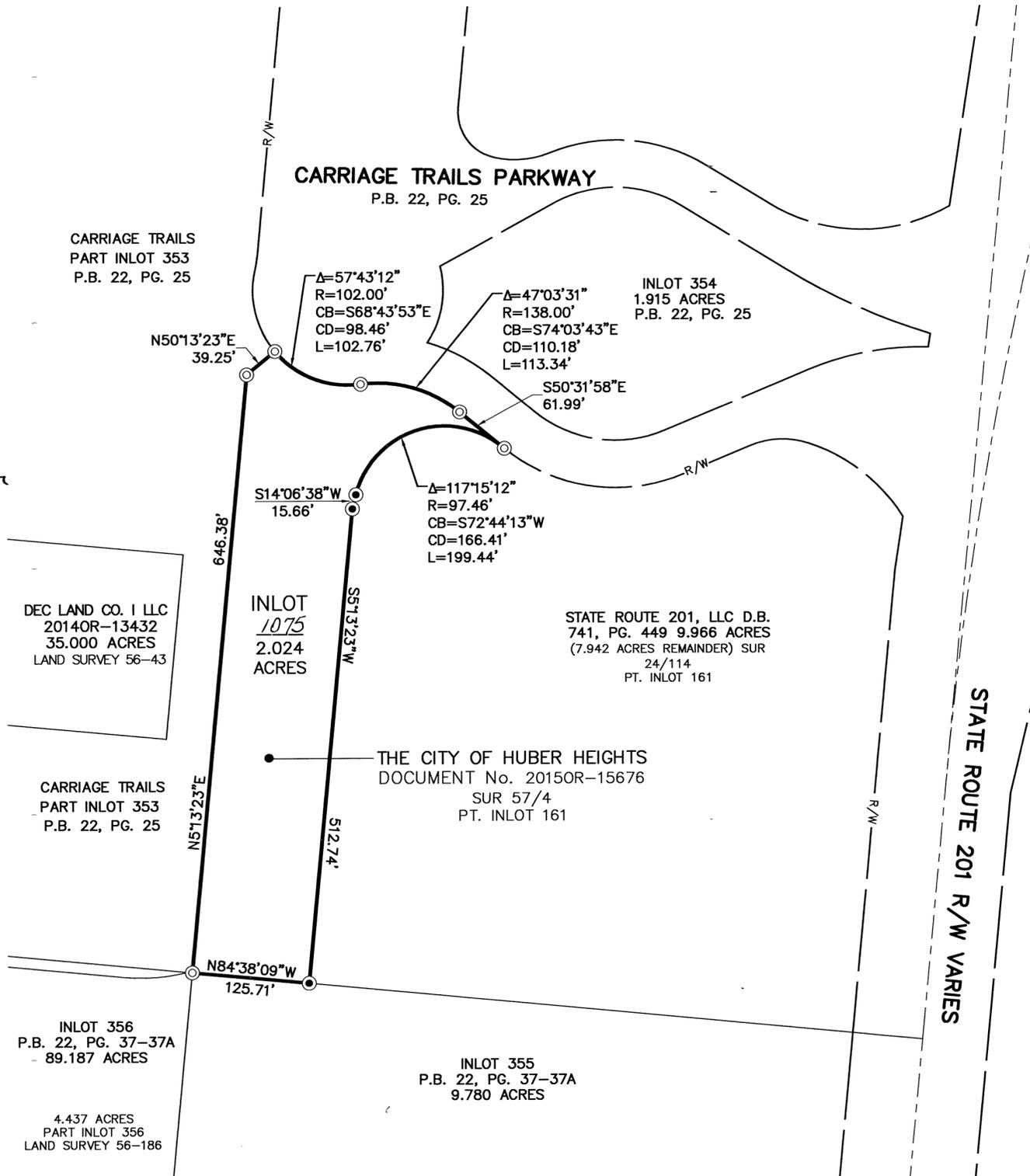
BY *[Signature]* 1/07/16  
David L. Chiesa P.S.  
Registered Surveyor No. 7740

**LEGEND**

- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- REBAR FOUND

**BASIS OF BEARINGS**

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



FEE \$ 43.20

*[Signature]*  
MIAMI COUNTY RECORDER

*[Signature]*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan. 14, 2016.

*[Signature]*  
MATTHEW W. HEARBY  
MIAMI COUNTY AUDITOR

*[Signature]*  
BY DEPUTY AUDITOR

**APPROVED:**

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

ON Jan 8, 2016  
*[Signature]*  
CITY OF HUBER HEIGHTS PLANNING DIRECTOR

**REFERENCES:**

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219 & VOL. 201, PG. 771  
D.B. 741, PG. 449

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG. 25 P.B. 23, PG. 44  
P.B. 22, PG. 80 P.B. 23, PG. 54  
P.B. 23, PG. 27 P.B. 22, PG. 37



**IBI GROUP**  
635 Brooksedge Boulevard  
Westerville OH 43081 USA  
tel 614 818 4900 fax 614 818 4901  
ibigroup.com  
Contact: DAVE CHIESA

**DESCRIPTION**

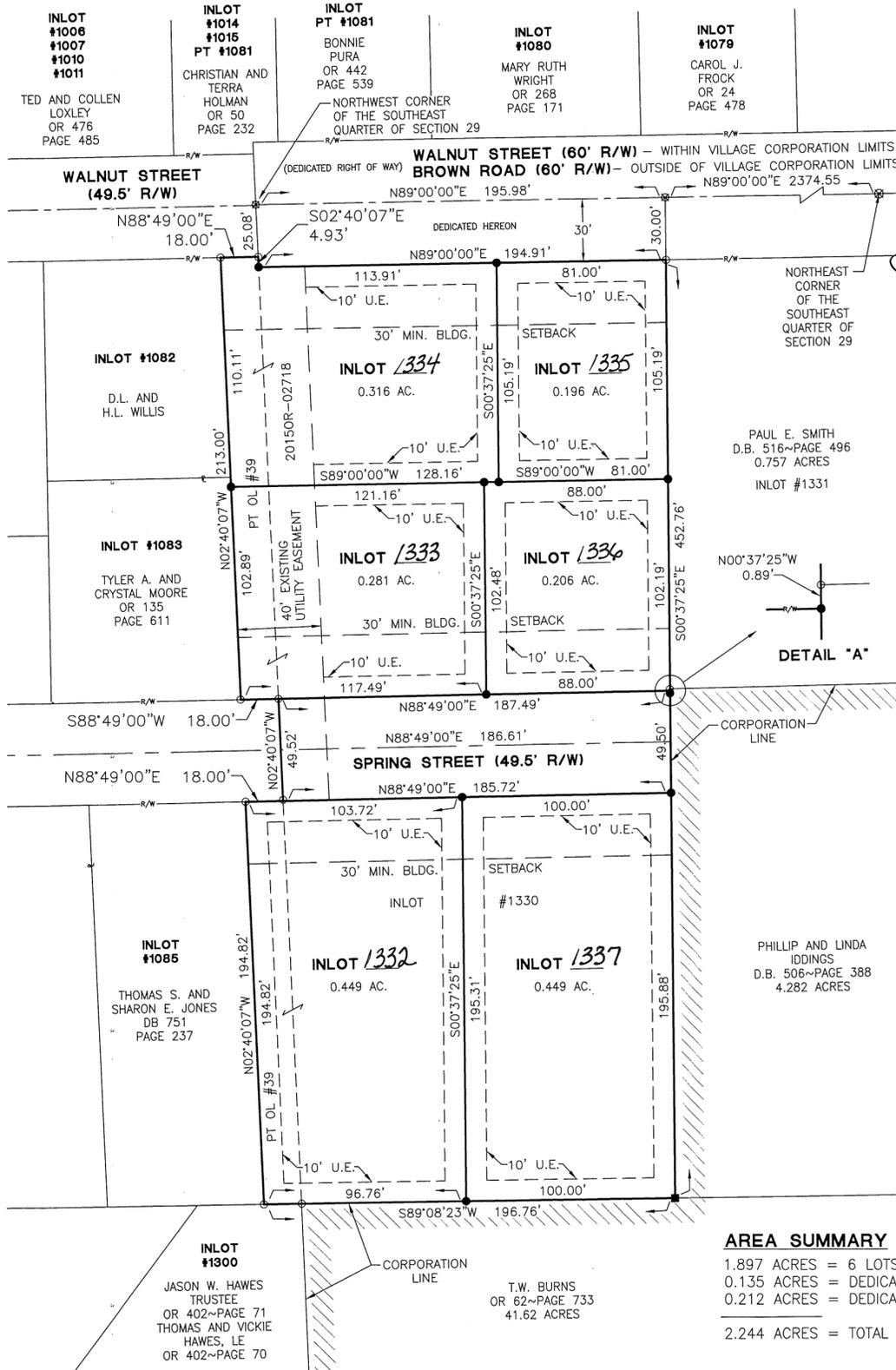
BEING A SUBDIVISION CONTAINING 2.244 ACRES OUT OF PART OUTLOT 39 AND INLOT 1330, OWNED BY DALE SINK, AS RECORDED IN DEED BOOK 799, PAGE 148-154.

**PROTECTIVE COVENANTS AND RESTRICTIONS**

ALL PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THOSE FOR BROOKSTON-SECTION THREE-COVINGTON, OHIO, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF PLATS BOOK 18, PAGE 124.

**NOTES**

- 1) MINIMUM SETBACK LINE IS 30'.
- 2) UTILITY EASEMENTS ARE TO BE 10' UNLESS OTHERWISE SHOWN.



**AREA SUMMARY**

1.897 ACRES = 6 LOTS
0.135 ACRES = DEDICATED BROWN RD.
0.212 ACRES = DEDICATED SPRING STREET
2.244 ACRES = TOTAL

# SINK SUBDIVISION

PART OUTLOT 39 AND INLOT 1330,  
VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2016P-00002**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/14/2016 2:53:21 PM

REFERENCES  
PAGES: 1

**VILLAGE OF COVINGTON**

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 16 DAY OF December, 2015, THIS PLAT WAS REVIEWED AND APPROVED.

*Edward L. McGold*  
CHAIRMAN

*Michael J. Busse*  
SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 21 DAY OF December, 2015, THIS PLAT WAS APPROVED BY ORDINANCE NO. 24-15.

*[Signature]*  
PRESIDENT OF COUNCIL

*Brenda Carroll*  
CLERK OF COUNCIL

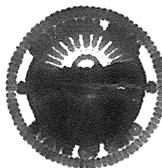
**DEDICATION**

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 SURFACES 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:  
*[Signature]*  
DALE SINK

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 29th DAY OF December, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DALE SINK, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE 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 THE STATE OF OHIO  
MY COMMISSION EXPIRES: 09/08/2019

**CERTIFICATION**

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION. IRON PINS TO BE SET AT ALL LOT CORNERS.

*[Signature]*  
CRAIG W. MESCHER, P.S. #8237

12-17-15  
DATE

MIAMI COUNTY RECORDER  
RECEIVED FOR RECORD THIS 14 DAY OF January, 2016.  
FEE: \$ 43.20

*[Signature]*  
MIAMI COUNTY RECORDER

*[Signature]*  
DEPUTY RECORDER

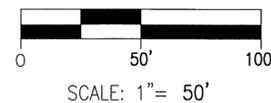
MIAMI COUNTY AUDITOR  
THIS PLAT REVIEWED AND APPROVED THIS 14 DAY OF Jan., 2016.

*[Signature]*  
MIAMI COUNTY AUDITOR

*[Signature]*  
BY DEPUTY AUDITOR

**REFERENCES**

LAND SURVEYS VOLUME~PAGE	RECORD PLATS VOLUME~PAGE	LOT SURVEYS VOLUME~PAGE
20~173	3~100	19~123
25~196	5~81	
38~77	6~19	
51~186	18~124	
	25~68	



**LEGEND**

- = IRON PIN SET
- = IRON PIN FOUND
- ⊗ = MAG NAIL FOUND
- = 16"x16" CON POST FD

BEARINGS ARE BASED FROM LAND SURVEY VOLUME 51 PAGE 186



**ACCESS**  
Engineering Solutions

www.accessengllc.com | 419-586-1430  
1200 Irmischer Blvd. Suite B Celina, Ohio 45822

PROJECT NO.: 215808.04  
DATE: DECEMBER 2015

DRAWN BY: THK  
CHECKED BY: CWM

ANNEXATION OF TERRITORY TO THE CITY OF TROY

1.243      5      6E      33 - N.W. 1/4      CONCORD      MIAMI      OHIO  
 ACREAGE      TOWN      RANGE      SECTION      TOWNSHIP      COUNTY      STATE

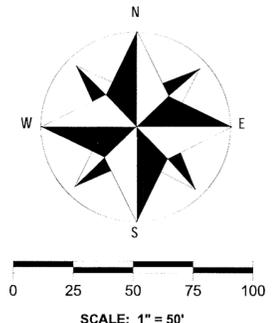
MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2016P-00003  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 01/22/2016 9:13:02 AM  
 REFERENCES  
 PAGES: 1

ANNEXATION PROCEEDINGS RECORDED  
 IN 2016008-00749

FEE \$ 43.20

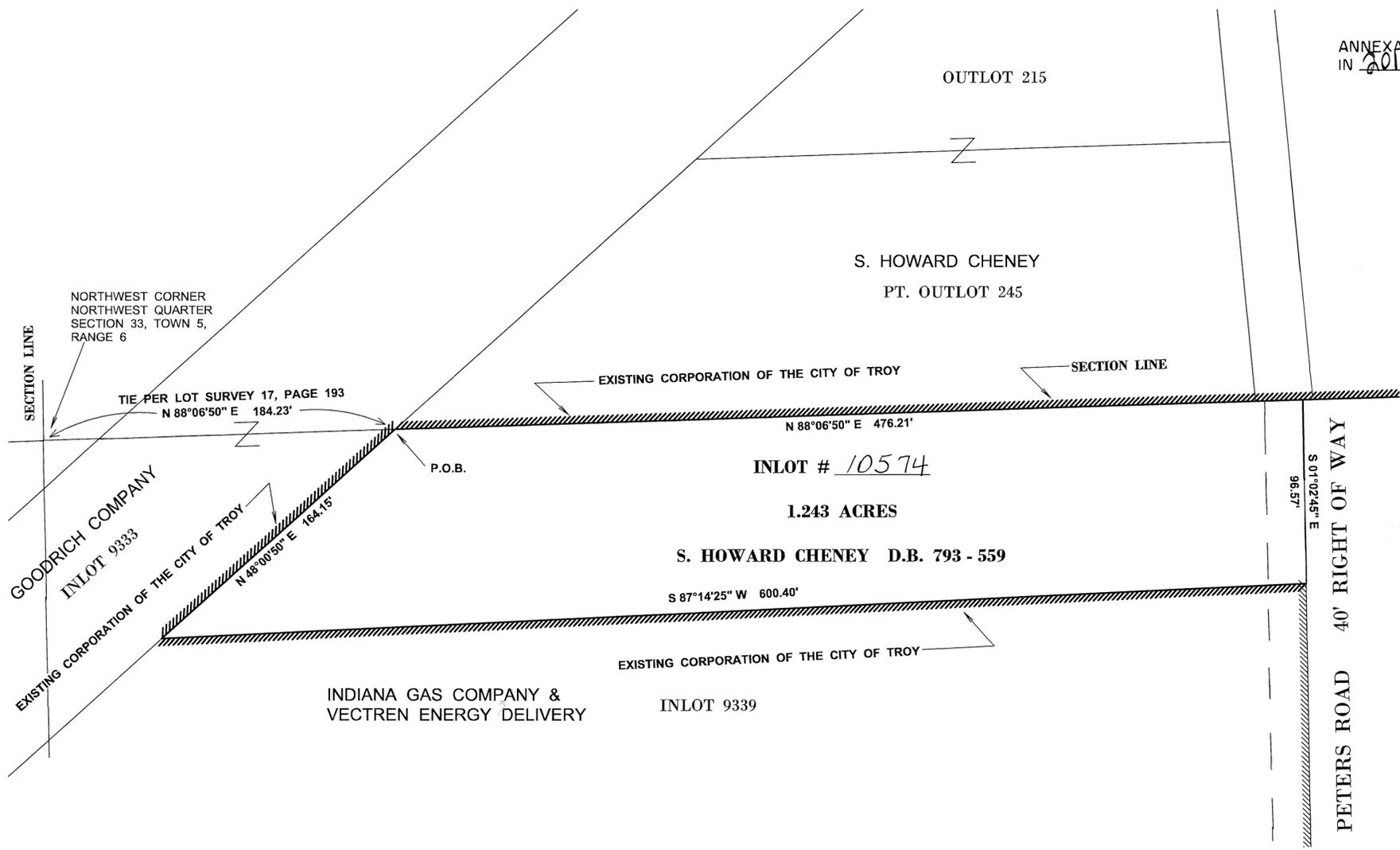
*Jessica A Lopez*      *Matthew W Cozatt*  
 MIAMI COUNTY RECORDER      BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED Jan 22, 2016  
*Matthew W Cozatt*  
 MIAMI COUNTY AUDITOR  
*Linda Linneman*  
 BY DEPUTY AUDITOR



SCALE: 1" = 50"  
 BASIS OF BEARING:  
 MIAMI CO. ENGINEER'S  
 RECORD OF LOT SURVEYS  
 VOLUME 17, PAGE 193

REFERENCES:  
 MIAMI COUNTY ENGINEER'S RECORD  
 OF LOT SURVEYS: 10-50; 10-191; 17-193  
 MIAMI COUNTY ENGINEER'S RECORD  
 OF LAND SURVEYS: 27-166  
 MIAMI COUNTY RECORDER'S RECORD OF  
 RECORDED PLATS: 19-142



**APPROVAL OF MIAMI COUNTY ENGINEER**

THIS PLAT REVIEWED AND APPROVED  
 THIS 27<sup>th</sup> DAY OF January, 2016.  
*Paul P. Hulstang*  
 MIAMI COUNTY ENGINEER

**DESCRIPTION**

BEING THE ANNEXATION OF 1.243 ACRE TRACT OF LAND OWNED BY  
 S. HOWARD CHENNEY AS RECORDED IN DEED BOOK 793, PAGE 559.

**CERTIFICATION**

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE  
 AND BELIEF THAT THIS ANNEXATION PLAT CORRECTLY  
 DEPICTS THE 1.243 ACRE TRACT OF LAND SURVEYED  
 BY MICHAEL W. COZATT REG. SURV. No. 6091, FILED IN  
 VOL. 17, P. 193 OF THE MIAMI COUNTY ENGINEER'S  
 RECORD OF LOT SURVEYS.  
*Neil E. Teaford P.S. #7724*  
 NEIL E. TEAFORD PROFESSIONAL SURVEYOR No. 7724

**THE CITY OF TROY COUNCIL**

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY HELD THIS  
8<sup>th</sup> DAY OF Sept, 2016 THE ANNEXATION OF THE  
 OF THE TERRITORY SHOWN HEREIN TO THE CITY OF TROY WAS  
 APPROVED AND ACCEPTED BY ORDINANCE No. 0-30-2016.  
*Sue J. Krupski*  
 CLERK  
*Michael L. Beamin*  
 MAYOR

**APPROVAL OF MIAMI COUNTY COMMISSIONERS**

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 14<sup>th</sup> DAY  
 OF April, 2016, BY RESOLUTION NO. 15-04-471.  
*John F. Adams*  
 MIAMI COUNTY COMMISSIONER  
*Paul J. ...*  
 MIAMI COUNTY COMMISSIONER  
*John W. O'Brien*  
 MIAMI COUNTY COMMISSIONER

SEPTEMBER 24, 2014	ANNEXATION OF 1.243 ACRES TO THE CITY OF TROY
	NEIL E. TEAFORD, PS 5260 TROY URBANA ROAD CASSTOWN, OHIO 45312 nteaford@frontier.com OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

# REPLAT PART INLOT 1075

## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, CARRIAGE TRAILS

VOLUME 25 PAGE 75  
MIAMI COUNTY RECORDER'S RECORD

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2016P-00004**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
01/28/2016 11:54:09 AM  
REFERENCES  
PAGES: 2

JANUARY 2016

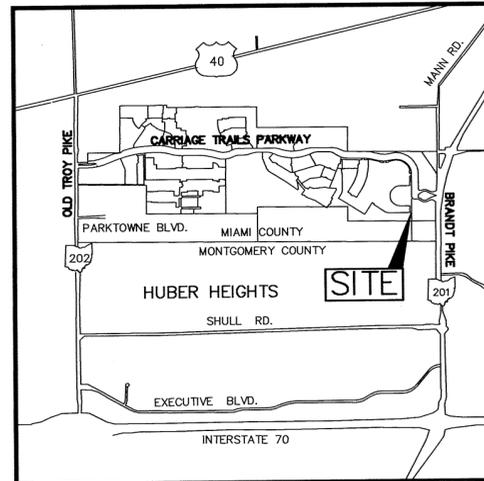
**DESCRIPTION**

BEING A REPLAT OF INLOT 1075 AS CONVEYED TO CITY OF HUBER HEIGHTS, BY DEED RECORDED IN DOCUMENT NUMBER 2015OR-15676, OF THE MIAMI COUNTY DEED RECORDS

**PROPERTY OWNERS CONSENT**

THE UNDERSIGNED, ROBERT SCHOMMER, CITY MANAGER ON BEHALF OF THE CITY OF HUBER HEIGHTS, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

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



LOCATION MAP  
NO SCALE

**BASIS OF BEARINGS**

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

**WITNESS**

*Margaret A. Meek*  
Margaret A. Meek  
*Robert Schommer*  
ROBERT SCHOMMER, CITY MANAGER  
CITY OF HUBER HEIGHTS, OHIO

*Russell A. Buzen*  
Russell A. Buzen

STATE OF OHIO, COUNTY OF MONTGOMERY SS:

BE IT REMEMBERED THAT ON THIS 27<sup>th</sup> DAY OF January, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT SCHOMMER, CITY MANAGER, 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 THE CITY OF HUBER HEIGHTS, OHIO IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES Sept 1, 2018

*Kathy J. Young*  
Kathy J. Young  
NOTARY PUBLIC



KATHY J. YOUNG, Notary Public  
in and for the State of Ohio  
My Commission Expires Sept. 1, 2018

**REFERENCES:**

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219 & VOL. 201, PG. 771  
D.B. 741, PG. 449, DOC No. 2015OR-15676

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG. 25 P.B. 23, PG. 44  
P.B. 22, PG. 80 P.B. 23, PG. 54  
P.B. 23, PG. 27 P.B. 22, PG. 37  
P.B. 25, PG. 72

FEE \$ 86.40

*Jessica A. Lopez*  
JESSICA A. LOPEZ  
MIAMI COUNTY RECORDER

*Robert Schommer*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Jan 28, 2016.

*Matthew W. Gearhardt*  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

*Joyce Grilliot*  
JOYCE GRILLIOT  
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 JANUARY 26, 2016

*[Signature]*  
CITY OF HUBER HEIGHTS PLANNING DIRECTOR

**CERTIFICATION**

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 2.024 ACRES AS DESCRIBED IN A DEED TO THE CITY OF HUBER HEIGHTS, OF RECORD IN BY DEED RECORDED IN DOCUMENT NUMBER 2015OR-15676, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

IBI GROUP



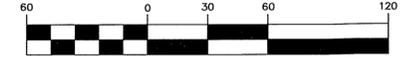
BY *David L. Chiesa*  
David L. Chiesa P.S.  
Registered Surveyor No. 7740



IBI GROUP  
635 Brookside Boulevard  
Westerville OH 43081 USA  
tel 614 818 4900  
david.chiesa@ibigroup.com  
Contact: DAVE CHIESA



NORTH



( IN FEET )  
 1 inch = 60 ft.

**CARRIAGE TRAILS  
 PARKWAY**  
 P.B. 22, PG. 25

CARRIAGE TRAILS  
 PART INLOT 353  
 P.B. 22, PG. 25

INLOT 354  
 1.915 ACRES  
 P.B. 22, PG. 25

- 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

DEC LAND CO. I LLC  
 20140R-13432  
 35.000 ACRES  
 LAND SURVEY 56-43

CARRIAGE TRAILS  
 PART INLOT 353  
 P.B. 22, PG. 25

INLOT 356  
 P.B. 22, PG. 37-37A  
 89.187 ACRES

4.437 ACRES  
 PART INLOT 356  
 LAND SURVEY 56-186

$\Delta=47^{\circ}03'31''$   
 $R=138.00'$   
 $CB=S74^{\circ}03'43''E$   
 $CD=110.18'$   
 $L=113.34'$

$\Delta=57^{\circ}43'12''$   
 $R=102.00'$   
 $CB=S68^{\circ}43'53''E$   
 $CD=98.46'$   
 $L=102.76'$

$\Delta=117^{\circ}15'12''$   
 $R=97.46'$   
 $CB=S72^{\circ}44'13''W$   
 $CD=166.41'$   
 $L=199.44'$

$S50^{\circ}31'58''E$   
 61.99'

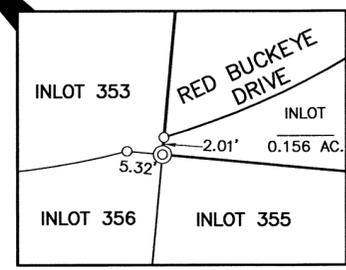
THE CITY OF HUBER HEIGHTS  
 DOCUMENT No. 20150R-15676

INLOT 1075  
 2.024 ACRES  
 P.B. 25, PG. 72

STATE ROUTE 201, LLC D.B.  
 741, PG. 449 9.966 ACRES  
 (7.942 ACRES REMAINDER) SUR  
 24/114  
 PT. INLOT 161

**RED BUCKEYE DRIVE (WIDTH VARIES) - 1.009 ACRES (R/W)**

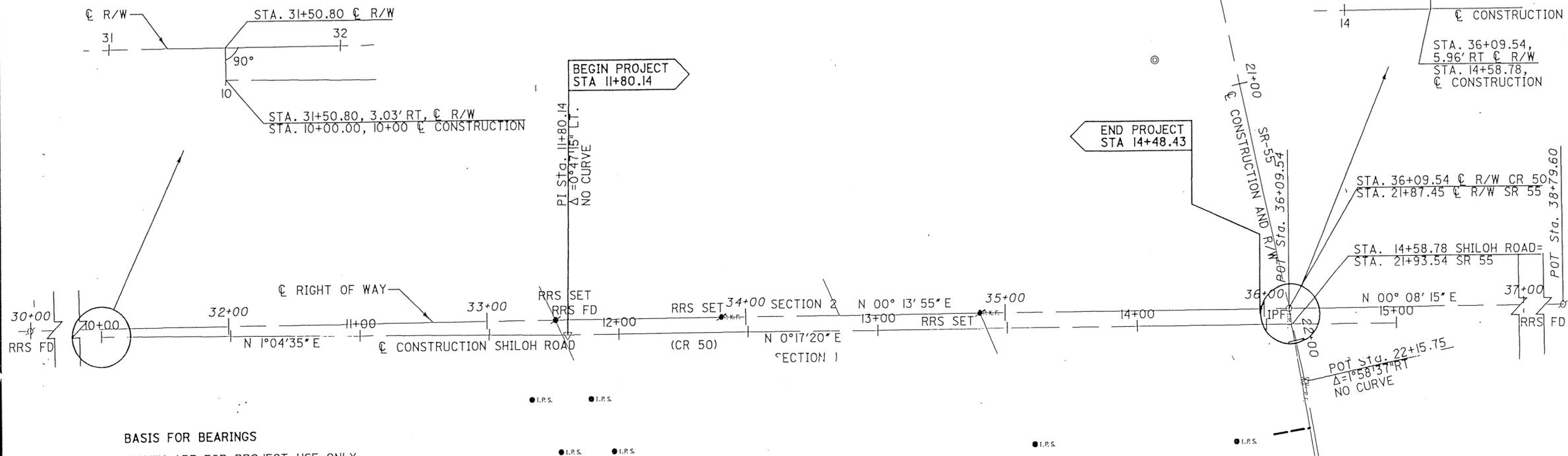
Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	232.97'	195.00'	68°27'06"	N39°37'01"E	219.36'
C2	136.79'	135.00'	58°03'25"	N34°25'11"E	131.02'
C3	84.62'	100.00'	48°28'55"	N20°52'41"W	82.12'
C4	9.34'	102.00'	5°14'52"	S42°29'43"E	9.34'
C5	93.41'	102.00'	52°28'20"	S71°21'19"E	90.18'



1.015 ACRES LOTS  
 1.009 ACRES RIGHT-OF-WAY  
 2.024 ACRES TOTAL (INLOT 1075)

**MIA - CR50-5.10**  
**SHILOH ROAD**  
SECTION 1 AND 2, T-7, R-4E  
MIAMI COUNTY  
UNION TOWNSHIP

*Jessica A. Lopez*  
JESSICA A. LOPEZ,  
MIAMI COUNTY RECORDER  
BY *Joni Mascari*  
DEPUTY RECORDER



**BASIS FOR BEARINGS**

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY, THEY ARE BASED ON AN ASSUMED AZIMUTH. NOTE: THE EXISTING R/W WIDTHS AND LOCATIONS WERE DETERMINED USING THE FOLLOWING:

- MIA-55-0.00
- ODOT SURVEY NOTES, 6-25-1965
- MIAMI COUNTY RECORD OF LAND SURVEYS
- VOL. 25, PLAT NO. 186
- VOL. 25, PLAT NO. 102
- VOL. 34, PLAT NO. 17
- VOL. 34, PLAT NO. 153

ALL EXISTING MONUMENTS LOCATED WITHIN THE CONSTRUCTION LIMITS ARE ANTICIPATED TO BE REMOVED DURING CONSTRUCTION.

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY OF SHILOH ROAD. NOTE THAT STATION 30+00.00 HAS BEEN SET ON THE PROPERTY CORNER RAILROAD SPIKE FOUND

ADJUSTABLE CENTERLINE MONUMENTS, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM 1.1(4-29-99) OF THE OHIO DEPARTMENT OF TRANSPORTATION. THE PLACING OF THE MONUMENTS SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION DRAWING RMI.1(4-29-99). ALL DISTURBED MONUMENTATION IN SHILOH ROAD SHALL BE RESET WITH SCRIBED OR PUNCHED RAILROAD SPIKES. NEW RIGHT OF WAY SHALL BE MONUMENTED BY 3/4\" DIAMETER 30\" LONG STEEL RODS WITH ALUMINUM CAPS.

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
THIS 9 DAY OF February, 2016  
*John W. O'Brien* JOHN W. O'BRIEN MIAMI COUNTY COMMISSIONER  
*Richard L. Cultice* RICHARD L. CULTICE MIAMI COUNTY COMMISSIONER  
*John F. Evans* JOHN F. EVANS MIAMI COUNTY COMMISSIONER

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
THIS 8th DAY OF February, 2016  
*Paul P. Huelskamp* PAUL P. HUELSKAMP, P.E., P.S. MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR  
THIS 9th DAY OF Feb, 2016  
*Matthew W. Gearhardt* MATTHEW W. GEARHARDT MIAMI COUNTY AUDITOR  
BY *Joyce Grilliet* DEPUTY AUDITOR

**MONUMENT LEGEND**

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

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN 2000 BY LOCKWOOD, JONES, AND BEALS, INC.

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

BY *John J. Bealis* JOHN J. BEALIS  
SURVEYOR NO. 5312 DATE 8-04-03



RECEIVED \_\_\_\_\_, 20\_\_  
RECORDED CONSTRUCTION, 20\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
COUNTY RECORDER

PID NO. **24466**

AJS  
GKB

CENTERLINE PLAT

MIA - CR50-5.10

1 / 4

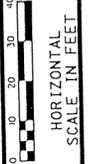
33  
36

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.

**MONUMENT LEGEND**

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



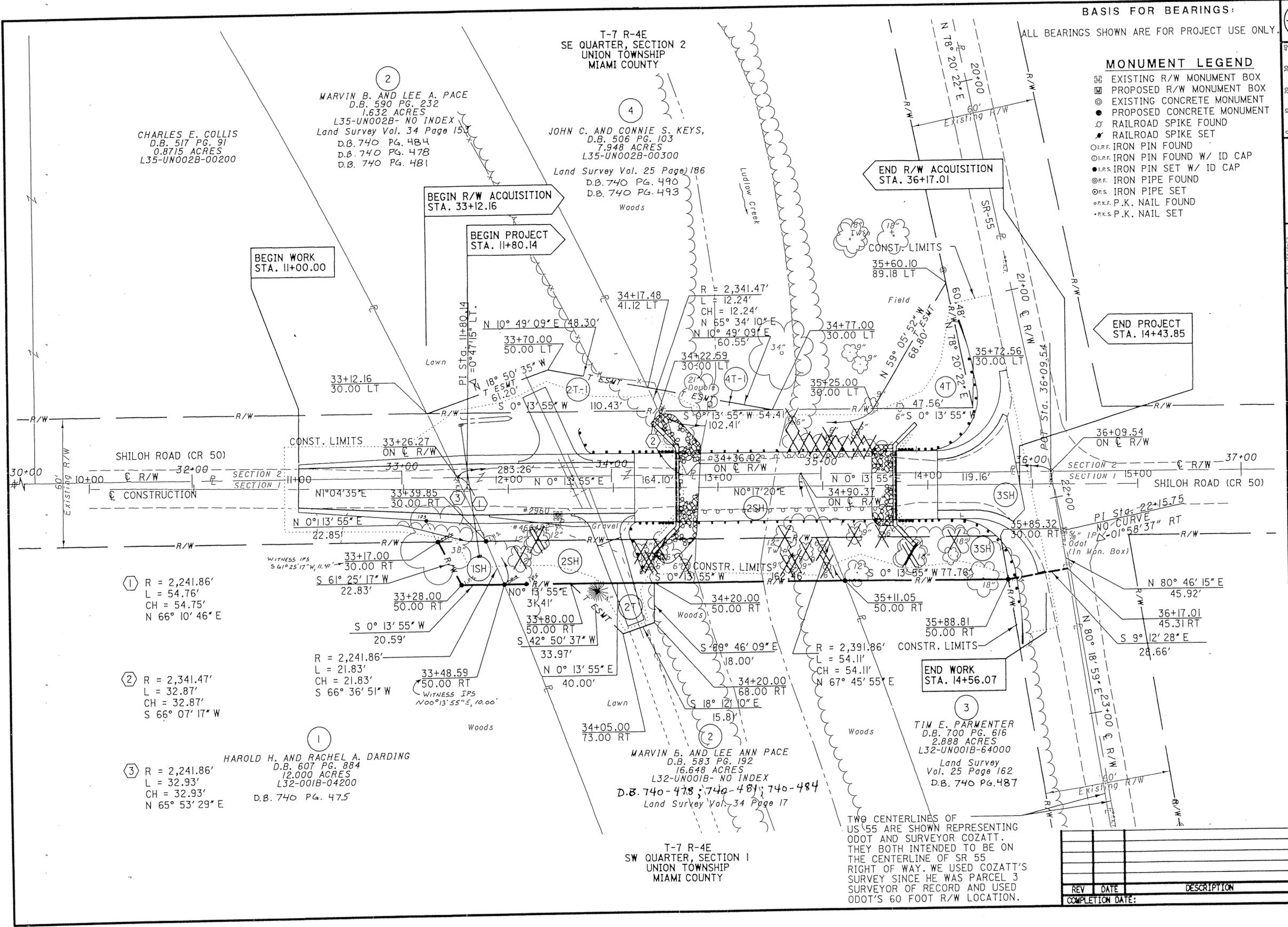
PID NO.  
**24466**

R/W DESIGNER  
AJS

R/W REVIEWER  
GKB

**RIGHT OF WAY DETAIL SHEET**

**MIA-CR50-5.10**



CHARLES E. COLLIS  
D.B. 517 PG. 91  
0.8715 ACRES  
L35-UN002B-00200

MARVIN B. AND LEE A. PACE  
D.B. 590 PG. 232  
1.632 ACRES  
L35-UN002B- NO INDEX  
Land Survey Vol. 34 Page 153

JOHN C. AND CONNIE S. KEYS,  
D.B. 506 PG. 103  
7.948 ACRES  
L35-UN002B-00300  
Land Survey Vol. 25 Page 186

① R = 2,241.86'  
L = 54.76'  
CH = 54.75'  
N 66° 10' 46" E

② R = 2,341.47'  
L = 32.87'  
CH = 32.87'  
S 66° 07' 17" W

③ R = 2,241.86'  
L = 32.93'  
CH = 32.93'  
N 65° 53' 29" E

HAROLD H. AND RACHEL A. DARDING  
D.B. 607 PG. 884  
12.000 ACRES  
L32-001B-04200  
D.B. 740 PG. 475

MARVIN B. AND LEE ANN PACE  
D.B. 583 PG. 192  
16.648 ACRES  
L32-UN001B- NO INDEX  
D.B. 740-478; 740-481; 740-484  
Land Survey Vol. 34 Page 17

TIM E. PARMENTER  
D.B. 700 PG. 616  
2.888 ACRES  
L32-UN001B-64000  
Land Survey  
Vol. 25 Page 162  
D.B. 740 PG. 487

TWO CENTERLINES OF US 55 ARE SHOWN REPRESENTING ODOT AND SURVEYOR COZATT. THEY BOTH INTENDED TO BE ON THE CENTERLINE OF SR 55 RIGHT OF WAY. WE USED COZATT'S SURVEY SINCE HE WAS PARCEL 3 SURVEYOR OF RECORD AND USED ODOT'S 60 FOOT R/W LOCATION.

REV	DATE	DESCRIPTION
COMPLETION DATE:		

4 / 4  
36  
36

RECORD PLAN  
**SAINT PATRICK SOUP KITCHEN PLAT**

PART OF INLOT 22  
 CITY OF TROY, MIAMI COUNTY, OHIO  
 CONTAINING 0.302 ACRES  
 JANUARY 7, 2016

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
**2016P-00006**  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 02/10/2016 3:08:31 PM  
 REFERENCES  
 PAGES: 1

FEE \$ 43.20

*Jessica A. Lopez*  
 MIAMI COUNTY RECORDER  
*Robb Johnson*  
 DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED THIS 10<sup>th</sup> DAY OF Feb, 2016

*Matthew W Gearhardt*  
 MIAMI COUNTY AUDITOR

*Joyce Grilliot*  
 DEPUTY MIAMI COUNTY AUDITOR

**BASIS OF BEARINGS**

BEARINGS WERE MADE TO AGREE WITH THE BEARINGS SHOWN IN LOT SURVEY VOLUME 12, PAGE 189 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

**LEGEND**

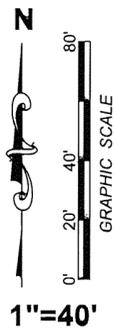
- IRON PIN FOUND (5/8" DIA)
- ⊗ AXLE FOUND (3/4" DIA)
- IRON PIN SET (5/8"x30")
- ALL PINS SET HAVE A CAP LABELED "WINEMILLER ASSOCIATES"

**SURVEY REFERENCES**

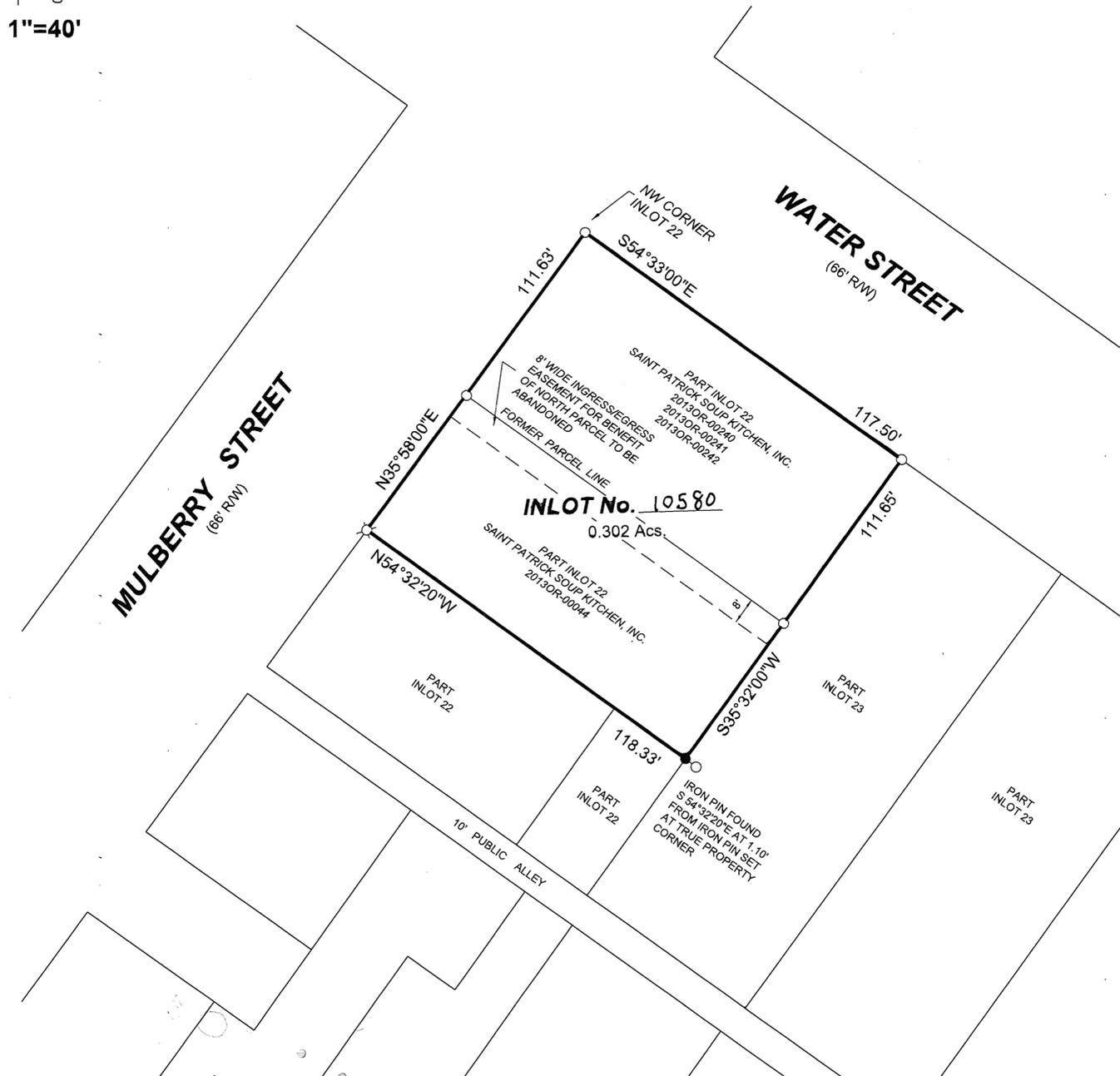
VOLUME 12, PAGE 189  
 VOLUME 16, PAGE 78  
 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS

**OCCUPATION**

OCCUPATION AGREES WITH THE SURVEYED PROPERTY LINES AS SHOWN HEREON.



1"=40'



**CERTIFICATION**

THE WITHIN PLAT IS A SUBDIVISION OF 0.302 ACRES ALL OF WHICH LIES WITHIN PART OF INLOT 22 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, THE SAME ALSO BEING ALL OF THE LAND CONVEYED TO SAINT PATRICK SOUP KITCHEN, INC. BY DEED RECORDED AS OFFICIAL RECORD 2013OR, PAGE 00044 AND OFFICIAL RECORD 2013OR-00240, 2013OR-00241 AND 2013OR-00242 IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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

THOMAS WINEMILLER & ASSOCIATES, INC.

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



**DEDICATION**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED.

SIGNED BY AND ACKNOWLEDGED IN THE PRESENCE OF:

**OWNER:**

*Richard W. Steineman*  
 RICHARD W. STEINEMAN, PRESIDENT  
 SAINT PATRICK SOUP KITCHEN, INC.  
*Craig L. Th...*  
 WITNESS  
*Monica Grimm*  
 WITNESS

**LIEN HOLDER: NONE**

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

BE IT REMEMBERED THAT ON THIS 2<sup>nd</sup> DAY OF Feb., 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, SAINT PATRICK SOUP KITCHEN, INC., BY ITS PRESIDENT, RICHARD W. STEINEMAN AND HE ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS 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.

*Monica Grimm*  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES Dec. 14, 2019



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

RICHARD W. STEINEMAN, PRESIDENT, SAINT PATRICK SOUP KITCHEN, INC., BEING DULY SWORN THIS 2<sup>nd</sup> DAY OF Feb., 2016 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

*Richard W. Steineman*  
 RICHARD W. STEINEMAN, PRESIDENT  
 SAINT PATRICK SOUP KITCHEN, INC.

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

*Monica Grimm*  
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
 MY COMMISSION EXPIRES Dec. 14, 2019



THIS INSTRUMENT WAS PREPARED BY:

**TWA**  
 THOMAS WINEMILLER & ASSOCIATES, INC.  
 CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
 212 WEST NATIONAL ROAD  
 VANDALIA, OH 45377  
 (937)-898-5862 (937)-898-5716 FAX  
 www.winemillerengineering.com

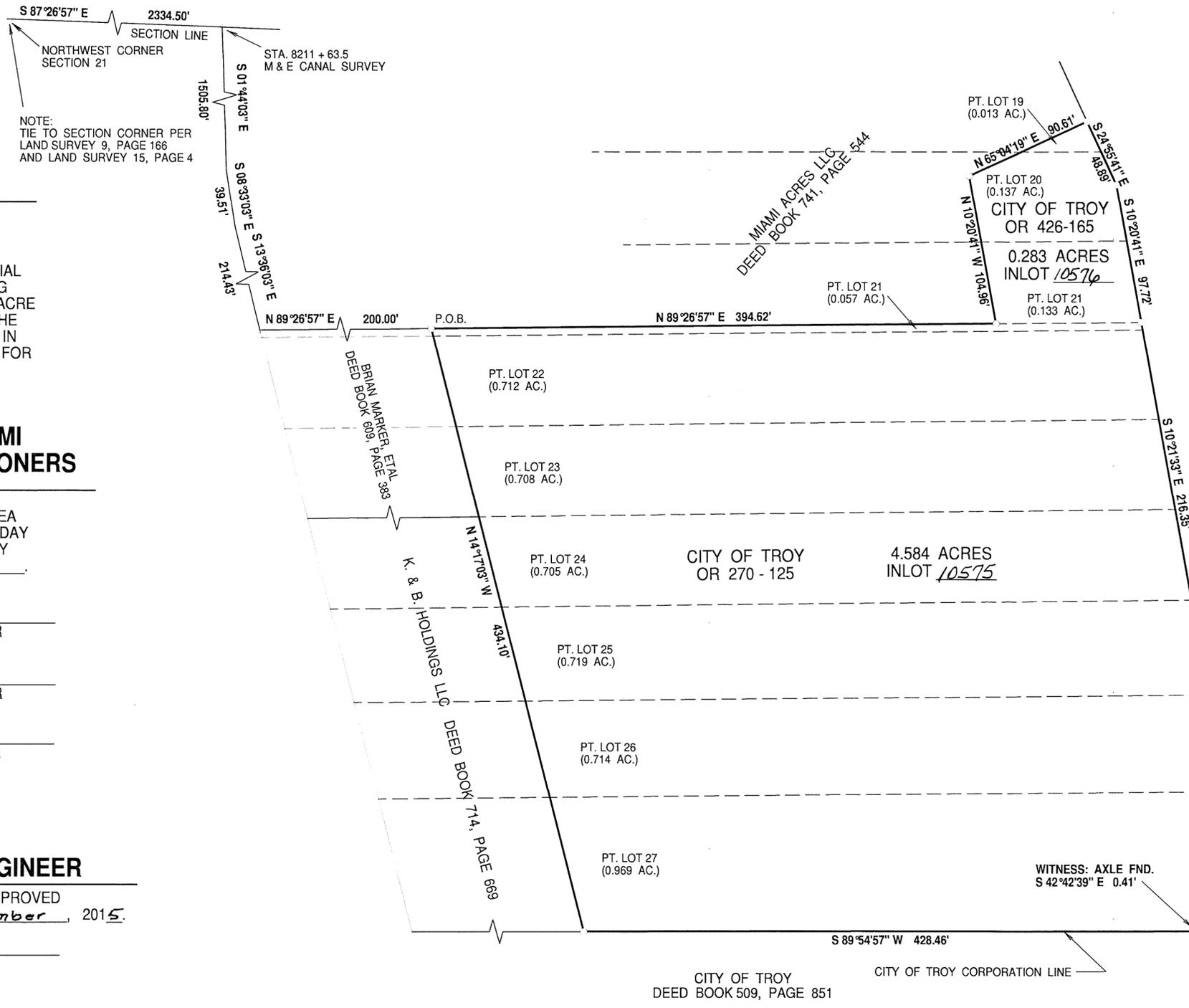
**APPROVAL BY THE CITY OF TROY, OHIO**

THIS PLAT APPROVED ON THE 2<sup>ND</sup> DAY OF FEB, 2016.

*Jillian Rhoades*  
 JILLIAN RHOADES, PE  
 CITY ENGINEER

ANNEXATION OF TERRITORY TO THE CITY OF TROY

4.867                      5                      6 EAST                      21                      CONCORD                      MIAMI                      OHIO  
ACREAGE                      TOWN                      RANGE                      SECTION                      TOWNSHIP                      COUNTY                      STATE



**DESCRIPTION**

BEING THE ANNEXATION OF A 0.283 ACRE TRACT OF LAND OWNED BY THE THE CITY OF TROY AS RECORDED IN OFFICIAL RECORD OR 426-165, AND BEING THE ANNEXATION OF A 4.584 ACRE TRACT OF LAND OWNED BY THE CITY OF TROY AS RECORDED IN OFFICIAL RECORD OR 270-125, FOR A TOTAL OF 4.867 ACRES.

**APPROVAL OF MIAMI COUNTY COMMISSIONERS**

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 19th DAY OF December, 2015 BY RESOLUTION NO. 15-12-1811.

*John J. Thomas*  
MIAMI COUNTY COMMISSIONER  
*Robert J. Carter*  
MIAMI COUNTY COMMISSIONER  
*John W. O'Brien*  
MIAMI COUNTY COMMISSIONER

**APPROVAL OF MIAMI COUNTY ENGINEER**

THIS PLAT REVIEWED AND APPROVED THIS 22nd DAY OF December, 2015.

*Paul P. Thulshorn*  
MIAMI COUNTY ENGINEER

**THE CITY OF TROY COUNCIL**

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY HELD THIS 5th DAY OF OCTOBER, 2015 THE ANNEXATION OF THE TERRITORY SHOWN HEREIN TO THE CITY OF TROY WAS INITIATED UNDER ORC SECTION 709.16, AND WAS AUTHORIZED AND APPROVED BY ORDINANCE No. 0-37-2015.

*Martha A. Baker*  
ACTING MAYOR  
*Alan R. Clark*  
PRESIDENT OF COUNCIL PRO-TEM  
*Sam A. Kungat*  
CLERK OF COUNCIL

**CERTIFICATION**

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS ANNEXATION PLAT CORRECTLY DEPICTS A 4.867 ACRE TRACT TO BE ANNEXED TO THE CITY OF TROY. THIS PLAT IS BASED ON INFORMATION FILED IN LAND SURVEY VOL. 54, P. 41 AND LAND SURVEY 49, P. 28 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS AND OTHER RECORD PLATS AND SURVEYS OF RECORD.

*Neil E. Teaford, P.S. #7724*  
NEIL E. TEAFORD PROFESSIONAL SURVEYOR No. 7724

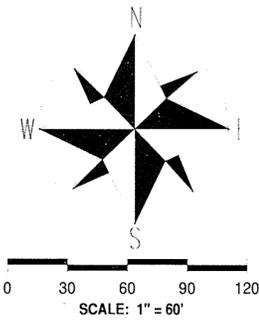
MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2016P-00007  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/11/2016 12:34:38 PM  
REFERENCES  
PAGES: 1

For PROCEEDINGS, SEE OR.2016 - 01697

FEE \$ 43.20

*Jessica A. Lopez*  
MIAMI COUNTY RECORDER  
*Matthew W. Dearhardt*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED Feb 9, 2016  
*Matthew W. Dearhardt*  
MIAMI COUNTY AUDITOR  
*Linda Finerman*  
BY DEPUTY AUDITOR



BASIS OF BEARING:  
MIAMI CO. ENGINEER'S RECORD OF LAND SURVEYS VOLUME 49, PAGE 28

REFERENCES:  
MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS: 11-71, 15-4, 26-12, 47-60, 54-41  
MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS: 12-156  
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS: 4-33

- LEGEND
- PK NAIL FOUND
  - STONE FOUND
  - IRON PIN FOUND
  - GIN SPINDLE FND
  - AXLE FOUND
  - PK NAIL SET
  - IRON PIN SET
  - RRS SET
  - RRS FOUND
  - A

DECEMBER 1, 2015	ANNEXATION OF 4.8774 ACRES TO THE CITY OF TROY
	<i>Neil E. Teaford, P.S. #7724</i> <b>NEIL E. TEAFORD, P.S.</b> Ohio Registered Professional Land Surveyor # 7724 City of Troy 100 South Market Street Troy, Ohio 45373 neil.teaford@troyohio.gov

ANNEXATION OF TERRITORY TO THE CITY OF TROY

<u>117.2782</u>	<u>1</u>	<u>11 M.R.S.</u>	<u>FRAC. -- 19</u>	<u>STAUNTON</u>	<u>MIAMI</u>	<u>OHIO</u>
ACREAGE	TOWN	RANGE	SECTION	TOWNSHIP	COUNTY	STATE

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2016P-00008  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 02/11/2016 12:34:39 PM  
 REFERENCES  
 PAGES: 2

FOR PROCEEDINGS, SEE 2016OR-01696

FEE \$ 86.40

Jessica A Lopez  
 MIAMI COUNTY RECORDER  
Matthew W. Dearhardt  
 BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Feb 9, 2016

Matthew W. Dearhardt  
 MIAMI COUNTY AUDITOR  
Linda Jaxson  
 BY DEPUTY AUDITOR

DESCRIPTION

BEING THE ANNEXATION OF A 117.2782 ACRE TRACT OF LAND OWNED BY THE THE CITY OF TROY AS RECORDED IN OFFICIAL RECORD 2015OR-11415.

APPROVAL OF MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 19th DAY OF December, 2015 BY RESOLUTION NO. 15-17-1910.

John F. Owens  
 MIAMI COUNTY COMMISSIONER

John J. Smith  
 MIAMI COUNTY COMMISSIONER

John W. O'Brien  
 MIAMI COUNTY COMMISSIONER

APPROVAL OF MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 22nd DAY OF December, 2015.

Paul P. Hubcamp  
 MIAMI COUNTY ENGINEER

THE CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY HELD THIS 5th DAY OF OCTOBER, 2015 THE ANNEXATION OF THE TERRITORY SHOWN HEREIN TO THE CITY OF TROY WAS INITIATED UNDER ORC SECTION 709.16, AND WAS AUTHORIZED AND APPROVED BY ORDINANCE No. 0-37-2015.

Martha A. Baker  
 ACTING MAYOR

Alan R. Clark  
 PRESIDENT OF COUNCIL PRO-TEM

Sup. D. Knight  
 CLERK OF COUNCIL

CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS ANNEXATION PLAT CORRECTLY DEPICTS THE 117.2782 ACRE TRACT OF LAND SURVEYED BY RICHARD W. KLOCKNER REG. SURVEYOR No. 4370, FILED IN VOL. 39, P. 101 OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS AND OTHER RECORD PLATS AND SURVEYS OF RECORD.

Neil E. Teaford, P.S. # 7724  
 NEIL E. TEAFORD PROFESSIONAL SURVEYOR No. 7724

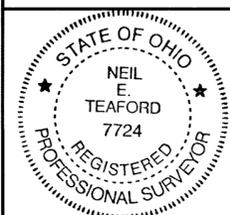
REFERENCES:

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS

- VOLUME 4, PAGE 189
- VOLUME 5, PAGE 187
- VOLUME 9, PAGE 30
- VOLUME 24, PAGE 135
- VOLUME 34, PAGE 181
- VOLUME 39, PAGE 101
- VOLUME 45, PAGE 142

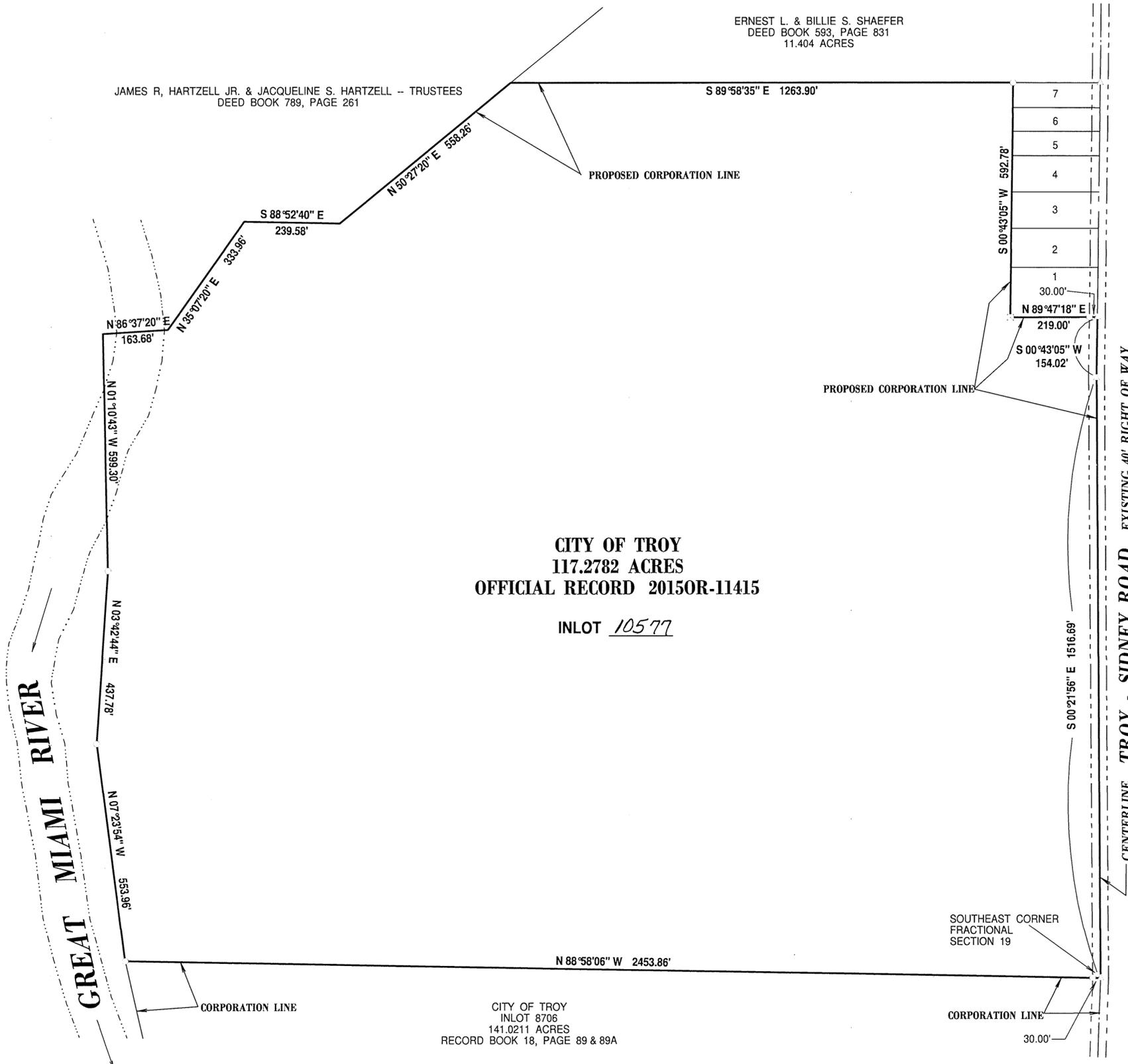
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS

PLAT 18, PAGES 89 & 89A

NOVEMBER 18, 2015	ANNEXATION OF 117.2782 ACRES TO THE CITY OF TROY
	<u>Neil E. Teaford, P.S. # 7724</u> <b>NEIL E. TEAFORD</b> CITY OF TROY 100 SOUTH MARKET STREET TROY, OHIO 45373 <b>OHIO REGISTERED          PROFESSIONAL SURVEYOR # 7724</b>

ANNEXATION OF TERRITORY TO THE CITY OF TROY

117.2782      1      11 M.R.S.      FRAC. -- 19      STAUNTON      MIAMI      OHIO  
 ACREAGE      TOWN      RANGE      SECTION      TOWNSHIP      COUNTY      STATE



ERNEST L. & BILLIE S. SHAEFER  
 DEED BOOK 593, PAGE 831  
 11.404 ACRES

JAMES R. HARTZELL JR. & JACQUELINE S. HARTZELL -- TRUSTEES  
 DEED BOOK 789, PAGE 261

CITY OF TROY  
 117.2782 ACRES  
 OFFICIAL RECORD 20150R-11415

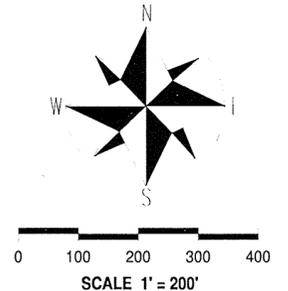
INLOT 10577

CITY OF TROY  
 INLOT 8706  
 141.0211 ACRES  
 RECORD BOOK 18, PAGE 89 & 89A

FEE \$ \_\_\_\_\_  
*[Signature]*  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
 MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED Feb 9, 2014  
*[Signature]*  
 MIAMI COUNTY AUDITOR  
*[Signature]*  
 BY DEPUTY AUDITOR

**LEGEND**

PK NAIL FOUND	RRS FOUND
STONE FOUND	TRVERSE PT.
IRON PIN FOUND	GIN SPINDLE FND
PK NAIL SET	CONC. POST FND.
IRON PIN SET	
RRS SET	



BASIS OF BEARING:  
 MIAMI CO. ENGINEER'S  
 RECORD OF LAND SURVEYS  
 VOLUME 39, PAGE 101

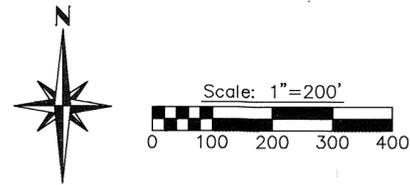
- ADJACENT LAND OWNERS**
- F.W. & SUSAN F. HUNTSMAN  
 DEED BOOK 560, PAGE 935
  - PHILIP M. & GLEENA L. OSTING  
 DEED BOOK 543, PAGE 776
  - JERRY L. LINDA G. MILLER  
 DEED BOOK 641, PAGE 631
  - BENJAMIN A. & LINDSEY A. GOODIN  
 OFFICIAL RECORD 65 - 426
  - LAWRENCE D. & LINDA S. CAVANOUGH  
 DEED BOOK 496, PAGE 143
  - JACOB J. & MARY ELIZABETH RINDLER  
 DEED BOOK 730, PAGE 400
  - M.L. MCGILLVARY  
 DEED BOOK 618, PAGE 657

- REFERENCES:**
- MIAMI COUNTY ENGINEER'S  
 RECORDS OF LAND SURVEYS
- VOLUME 4, PAGE 189  
 VOLUME 5, PAGE 187  
 VOLUME 9, PAGE 30  
 VOLUME 24, PAGE 135  
 VOLUME 34, PAGE 181  
 VOLUME 39, PAGE 101  
 VOLUME 45, PAGE 142
- MIAMI COUNTY RECORDER'S  
 RECORD OF RECORDED  
 PLATS
- PLAT 18, PAGES 89 & 89A

NOVEMBER 18, 2015	ANNEXATION OF 117.2782 ACRES TO THE CITY OF TROY
	<i>[Signature]</i> NEIL E. TEAFORD CITY OF TROY 100 SOUTH MARKET STREET TROY, OHIO 45373 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

# Annexation to the City of Troy

Town 1, Range 11BTMRS, Section 7 &  
Town 1, Range 10BTMRS, Section 12  
Staunton Township, Miami County, Ohio  
Containing 34.469 Acres



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2016P-00009**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/11/2016 2:16:08 PM  
REFERENCES  
PAGES: 1

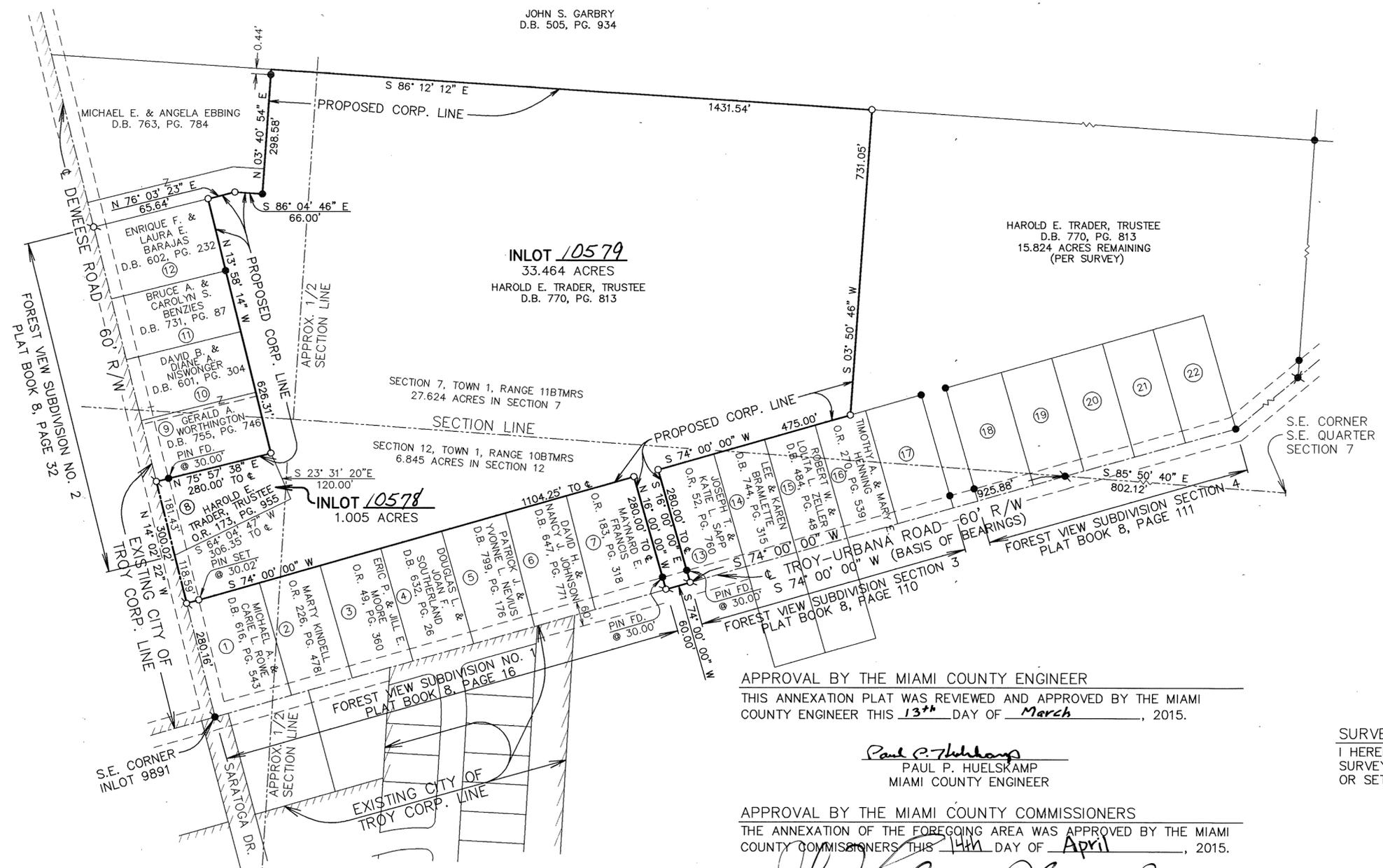
PROCEEDINGS RECORDED IN 2016OR-01708  
FEE \$ 43.20

*Jessica A Lopez* BY: *Matthew W. Cozatt*  
MIAMI COUNTY RECORDER DEPUTY

SEE ANNEXATIONS PROCEEDINGS RECORDED IN OFFICIAL RECORD 2016OR-01708

APPROVED AND TRANSFERRED WITH LOT NUMBERS 9  
ASSIGNED THIS 9 DAY OF Feb, 2016.

*Matthew W. Cozatt* BY: *Linda Trimmer*  
MIAMI COUNTY AUDITOR DEPUTY



APPROVAL BY THE MIAMI COUNTY ENGINEER  
THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 13<sup>th</sup> DAY OF March, 2015.

*Paul P. Huelskamp*  
PAUL P. HUELSKAMP  
MIAMI COUNTY ENGINEER

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS  
THE ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 14<sup>th</sup> DAY OF April, 2015.

*John F. Evans*      *John W. O'Brien*  
JOHN F. EVANS      JOHN W. O'BRIEN  
MIAMI COUNTY COMMISSIONER      MIAMI COUNTY COMMISSIONER

*Richard L. Cultice*  
RICHARD L. CULTICE  
MIAMI COUNTY COMMISSIONER

APPROVAL BY THE CITY COUNCIL OF TROY, OHIO  
THIS ANNEXATION WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY, OHIO THIS 20<sup>th</sup> DAY OF July, 2015.

*Martha A. Baker*      *Michael L. Bernick*  
MARSHA A. BAKER      MICHAEL L. BERNICK  
PRESIDENT OF COUNCIL      MAYOR

*Julie E. Knight*  
JULIE E. KNIGHT  
CLERK OF COUNCIL

SURVEYOR'S CERTIFICATION  
I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, WITH ALL CORNERS FOUND OR SET AS SHOWN.



*Michael W. Cozatt*      9/30/09  
Michael W. Cozatt, P.S. #6001      Date

**Cozatt Engineering Company**  
Civil Engineer      Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 10609A Ph. (937) 339-2921

- Legend**
- ⊠ PK nail set
  - Mag nail found
  - Iron pin found
  - ⊠ 1" Monument Spike
  - 5/8" dia. capped iron pin set (Cozatt, S6001)

- References**
- Vol. 13, Pg. 167
  - Vol. 14, Pg. 13
  - Vol. 19, Pg. 102
  - Vol. 21, Pg. 173
  - Vol. 24, Pg. 163
  - Vol. 33, Pg. 137
  - Vol. 41, Pg. 34
  - Vol. 42, Pg. 180
  - Vol. 52, Pg. 01
- } Miami County Engineer's Record of Land Surveys
- P.B. 07, Pg. 112
  - P.B. 08, Pg. 16
  - P.B. 08, Pg. 32
  - P.B. 08, Pg. 110
  - P.B. 08, Pg. 111
  - P.B. 21, Pg. 12
- } Miami County Recorder's Plat Records

# MIAMI ACRES ~ REPLAT PART LOTS 19, 20, 21

CONCORD TOWNSHIP, SECTION 21, TOWN 5, RANGE 6  
MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2016P-00010**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
02/18/2016 1:28:56 PM

REFERENCES  
PAGES: 1

FEE \$ 43.20

*Jessica Lopez*  
MIAMI COUNTY RECORDER  
*Matthew P. Miller*  
BY DEPUTY RECORDER

**DESCRIPTION:**  
BEING A SUBDIVISION SITUATED IN FRACTIONAL SECTION 21, TOWN 5, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 2.868 ACRES, PART OF LOTS 19, 20 & 21, AS SHOWN IN PLAT BOOK 4, PAGE 33, MIAMI COUNTY PLAT RECORDS, AND 0.217 ACRE IN FORMER CANAL LAND, AS CONVEYED TO MIAMI ACRES LLC, IN DEED BOOK 741, PAGE 544, MIAMI COUNTY DEED RECORDS.

**MIAMI COUNTY AUDITOR**

REVIEWED BY THE MIAMI COUNTY AUDITOR  
THIS 18<sup>th</sup> DAY OF February, 2016.

*Matthew W. Dearhart* *Joyce Grillo*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**MIAMI COUNTY ENGINEER**

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
THIS 19<sup>th</sup> DAY OF Dec, 2016.

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

**MIAMI COUNTY COMMISSIONERS**

APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS  
THIS 9<sup>th</sup> DAY OF February, 2016.

*Bob L. Carter* *John Lewis*

*John W. O'Brien*

**OWNER'S CONSENT**

I, J. E. Johnston, DVM, MEMBER, MIAMI ACRES LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY CONSENT TO THE REPLAT AS SHOWN BY THIS PLAT.

Jason E. Johnston, DVM  
MEMBER

**STATE OF OHIO, MIAMI COUNTY, SS:**

BE IT REMEMBERED THAT ON THIS 11<sup>th</sup> DAY OF December 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME Jason Johnston MEMBER, MIAMI ACRES LLC, 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 SHOWN HEREON.

MY COMMISSION EXPIRES: 9/25/19  
DATE NOTARY PUBLIC



ERIC DAVID BRITTON  
Notary Public, State of Ohio  
My Comm. Expires Sept. 25, 2019

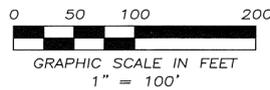
**CERTIFICATION**  
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON.

OCTOBER 14, 2015	REPLAT FOR MIAMI ACRES LLC IN MIAMI COUNTY, OHIO
	<p style="font-size: 1.2em;"><i>Neil E. Teaford, P.S. #7724</i></p> <p><b>NEIL E. TEAFORD</b> 5260 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724</p>

**MIAMI COUNTY PLANNING COMMISSION**

THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION  
THIS 19<sup>th</sup> DAY OF JANUARY, 2016.

*J. Carter*  
CHAIRMAN  
*D. Bell*  
SECRETARY



**LEGEND**

- CAPPED IRON PIN SET
- IRON PIN FOUND
- ⊗ P.K. NAIL SET
- ✱ AXLE FOUND
- ⊙ 1" PIPE FOUND

**REFERENCES**

MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:

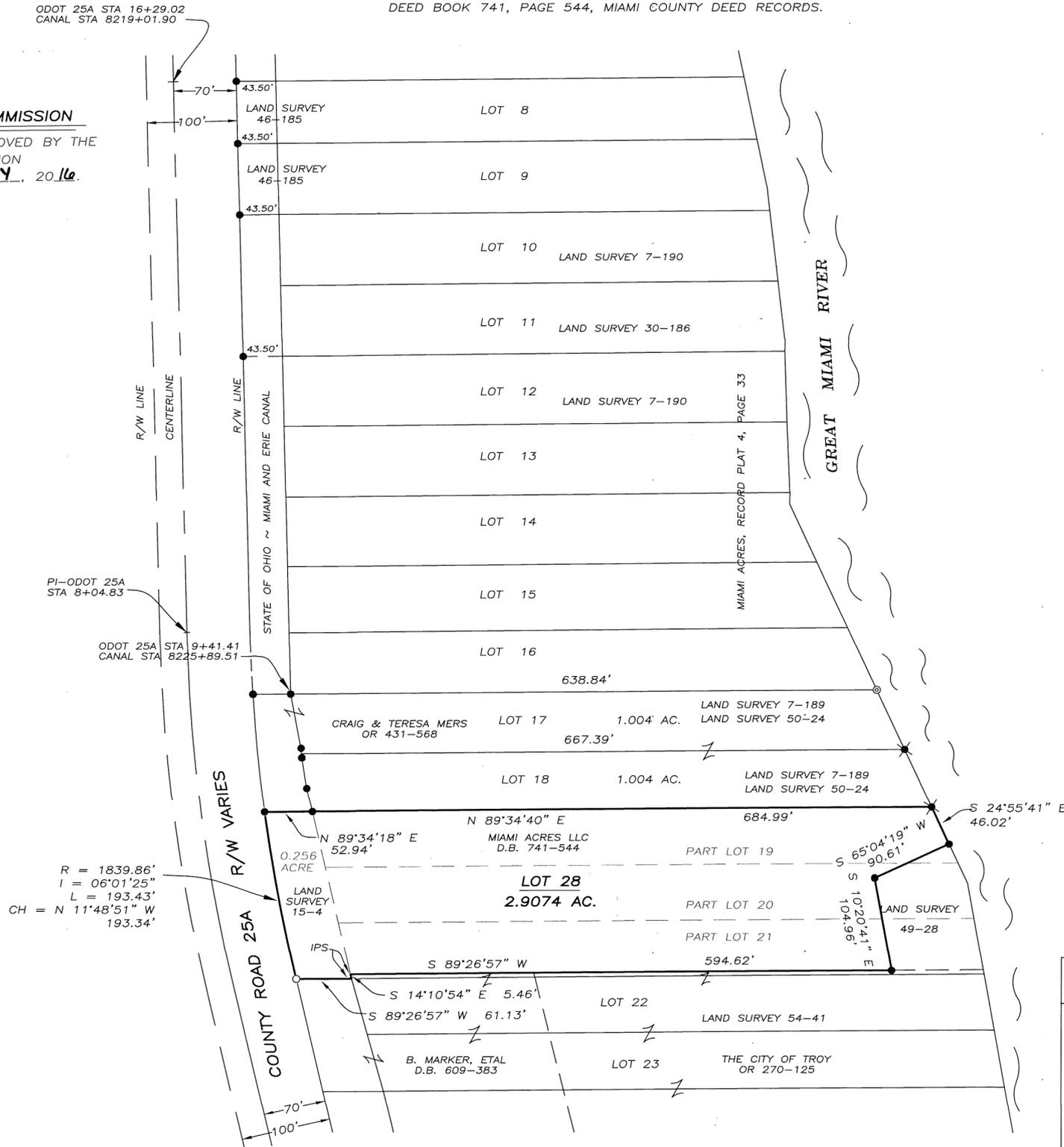
- VOLUME 11, PAGE 70
- VOLUME 26, PAGE 12
- VOLUME 47, PAGE 60
- VOLUME 50, PAGE 24
- AND AS SHOWN HEREON

MIAMI COUNTY ENGINEER'S ROAD RECORDS:  
R.C. 68

MIAMI AND ERIE CANAL MAPS

MIAMI COUNTY RECORDER'S RECORDS:

- DEED BOOK 563, PAGE 64
- DEED BOOK 741, PAGE 544
- PLAT BOOK 4, PAGE 33





# REPLAT OF INLOT 355 AND PART OF INLOT 356 AND DEDICATION OF EASEMENTS

VOLUME 25, PAGE 83  
Miami County Recorder's Record of Plats

State of Ohio, County of Miami, City of Huber Heights,  
Inlot 355 and part of Inlot 356

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2016P-00012**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
03/09/2016 1:01:35 PM  
  
REFERENCES  
PAGES: 2

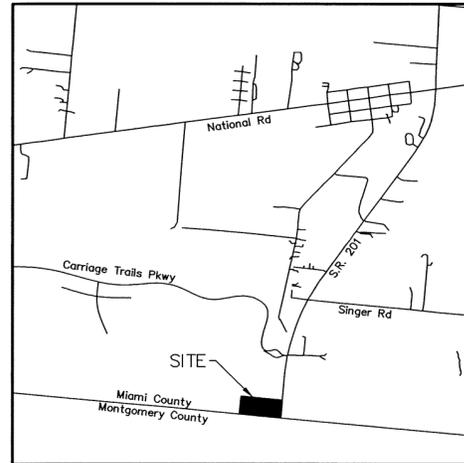
**DEDICATION**

Being a replat of Inlot 355 and 4.437 acres out of Inlot 356, both Inlots established by Plat Book 22, Page 37, as conveyed to Waterstone At Carriage Trails LLC, by deed recorded in Document Number 2015OR-15732 of the Miami County Recorder's records.

The undersigned, Waterstone At Carriage Trails LLC hereby certify that the attached plat correctly represents their "Replat of Inlot 355 and Part of Inlot 356 and Dedication of Easements", do hereby accept this plat of same and dedicate to public use as such all of the easements shown herein and not heretofore dedicated.

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

The undersigned further agrees that any use of improvements made to this land shall be in conformity with all existing zoning, platting, health, or other lawful rules and regulations.



Fee \$ 86.40

Jessica A Lopez  
Miami County Recorder

Lisa Reme  
By Deputy Recorder

In witness thereof 11<sup>th</sup> day of February, 2016.

WATERSTONE AT CARRIAGE TRAILS LLC  
an Ohio limited liability company

By: WATERSTONE CT MM LLC  
an Ohio limited liability company  
Its: Manager

By: Miller-Valentine Partners Ltd. II  
an Ohio limited liability company  
Its: Member

By: [Signature]  
Printed Name: DAVID R. LIETTE  
Title: AUTHORIZED SIGNER

**GENERAL NOTES:**

**M.O.A. Restrictions:**

This acreage in this plat is 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 and are binding in the subdivision.

**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 acreage. In all cases of conflict with local zoning regulations, the location zoning requirements shall control.

**AUDITOR**

Matthew W. Hearhardt  
Miami County Auditor

Linda Lixerman  
Deputy County Auditor

Transferred this 9 day of March, 2016

**APPROVAL**

This plat is hereby accepted by the City of Huber Heights, Ohio.

This plat approved by the City of Huber Heights, Ohio on the 2 day of December, 2015

[Signature]  
Chairman of Planning Commission,  
Huber Heights, Ohio

Be it remembered that on this 11<sup>th</sup> day of FEBRUARY, 2016, before me a Notary Public in and for said state, personally came DAVID R. LIETTE, who acknowledged the signing and execution of the foregoing instrument to be his voluntary act and deed as such officer.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

Signed [Signature]  
Notary Public



**SURVEYOR'S CERTIFICATION**

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct and meets the accuracy standards set fourth in Ohio Revised Code Chapter 4733-37. All dimensions are in feet and decimal parts thereof. All monumentation is set as indicated.

By: [Signature]  
Brian P. Bingham  
Registered Professional Surveyor No. 8438

Date: February 8, 2016



**REFERENCES**

MIAMI COUNTY RECORDER'S DEED RECORDS:  
2015OR-15676    2015OR-15732  
2014OR-13432    D.B. 791, PG 881    D.B. 741, PG 449  
OR 322, PG 856    OR 322, PG 782    D.B. 792, PG 922

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 25, PG 28    P.B. 22, PG 25    P.B. 22, PG 37  
P.B. 25, PG 72    P.B. 25, PG 75

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS  
VOL. 54, PG 137    VOL. 54, PG 136    VOL. 55, PG 159  
VOL. 51, PG 23    VOL. 34, PG 9    VOL. 49, PG 76  
VOL. 55, PG 164    VOL. 56, PG 43

<p>Owner <b>Waterstone At Carriage Trails LLC</b> 9349 Waterston Boulevard Cincinnati, OH 45249</p>	<p>Developer <b>Miller-Valentine Group</b> 6135 Park South Drive Suite 510 Charlotte, NC 28210 Tel. (980) 613-8109</p>
---	--

REPLAT OF INLOT 355  
AND PART OF INLOT 356

 2250 Corporate Exchange Drive   Suite 300 Columbus, Ohio 43231 TEL 614.901.2235   FAX 614.901.2236 www.structurepoint.com	11/06/2015 Project Number: 2014.02285
1 of 2	

# REPLAT OF INLOT 355 AND PART OF INLOT 356 AND DEDICATION OF EASEMENTS

EASEMENT OVERLAP AREA  
Waterline Easement and Sanitary Sewer Easement "B" Overlap = 0.016 Acres

PID: P48-000948  
DEC Land Co. I LLC  
O.R. 322, pg 782  
53.006 Ac.  
Pt. of Inlot 353

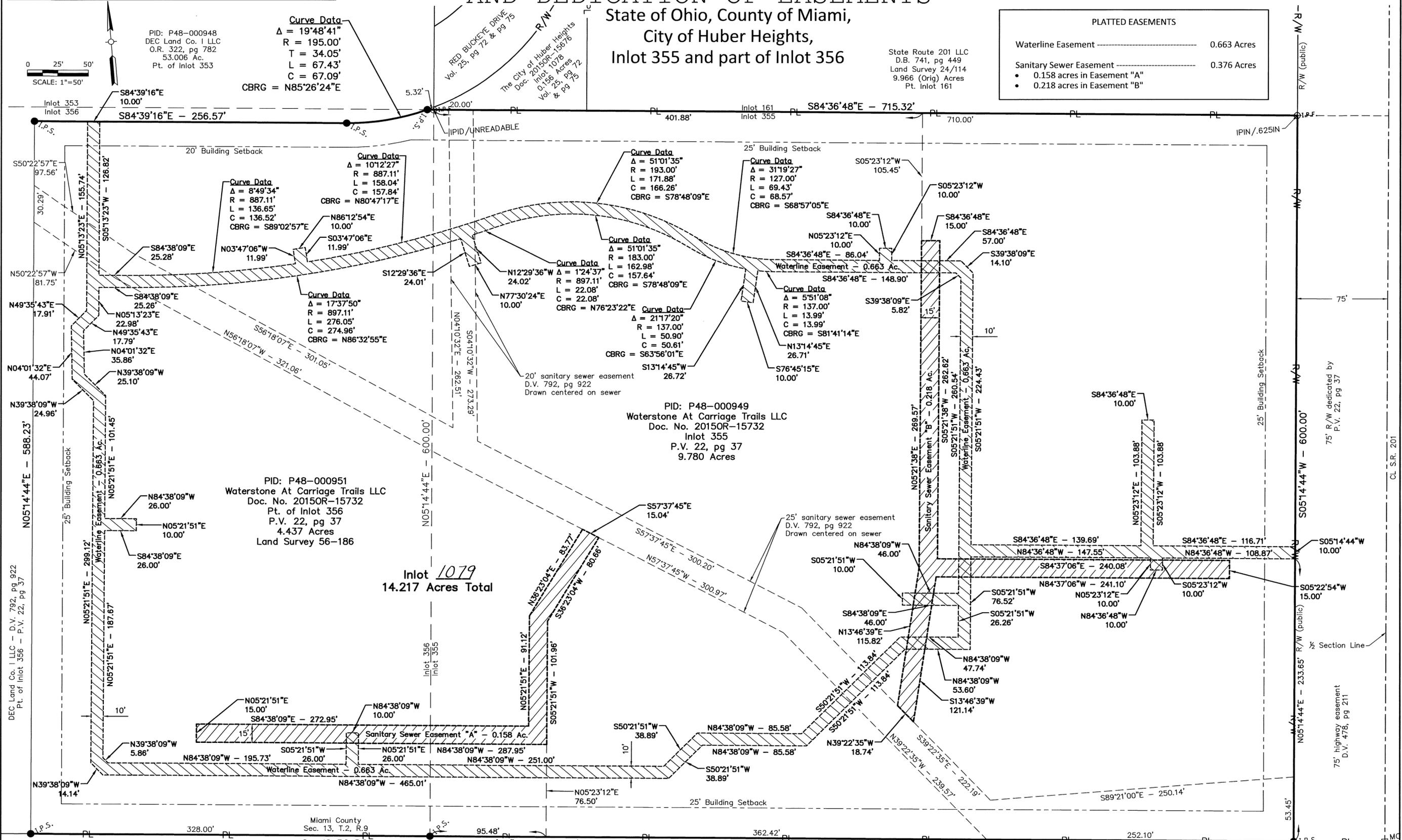
**Curve Data**  
Δ = 19°48'41"  
R = 195.00'  
T = 34.05'  
L = 67.43'  
C = 67.09'  
CBRG = N85°26'24"E

0 25' 50'  
SCALE: 1"=50'

RED BUCKEYE DRIVE  
Vol. 25, pg 72 & pg 75  
R/W  
The City of Huber Heights  
Doc. 20150R-15676  
Inlot 1078  
0.156 Acres  
Vol. 25, pg 72 & pg 75

State Route 201 LLC  
D.B. 741, pg 449  
Land Survey 24/114  
9.966 (Orig) Acres  
Pt. Inlot 161

PLATTED EASEMENTS	
Waterline Easement	0.663 Acres
Sanitary Sewer Easement	0.376 Acres
• 0.158 acres in Easement "A"	
• 0.218 acres in Easement "B"	



PID: P48-000951  
Waterstone At Carriage Trails LLC  
Doc. No. 20150R-15732  
Pt. of Inlot 356  
P.V. 22, pg 37  
4.437 Acres  
Land Survey 56-186

PID: P48-000949  
Waterstone At Carriage Trails LLC  
Doc. No. 20150R-15732  
Inlot 355  
P.V. 22, pg 37  
9.780 Acres

Inlot 1079  
14.217 Acres Total

DEC Land Co. I LLC - D.V. 792, pg 922  
Pt. of Inlot 356 - P.V. 22, pg 37

75' R/W dedicated by  
P.V. 22, pg 37

CL S.R. 201

**BASIS OF BEARINGS**  
Bearings described herein are based on the bearing of North 05 degrees 14 minutes 44 seconds East for the west right-of-way line for S.R. 201, as measured from Grid north and referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and NGS OPUS solution.

- MONUMENT LEGEND**
- I.P.F. Iron Pin Found
  - I.P.S. 5/8" dia. by 30" long rebar set with cap "Structurepoint - PS 8438"
  - Ⓜ Monument Box Found
- LEGEND**
- Waterline Easement
  - Sanitary Sewer Easement

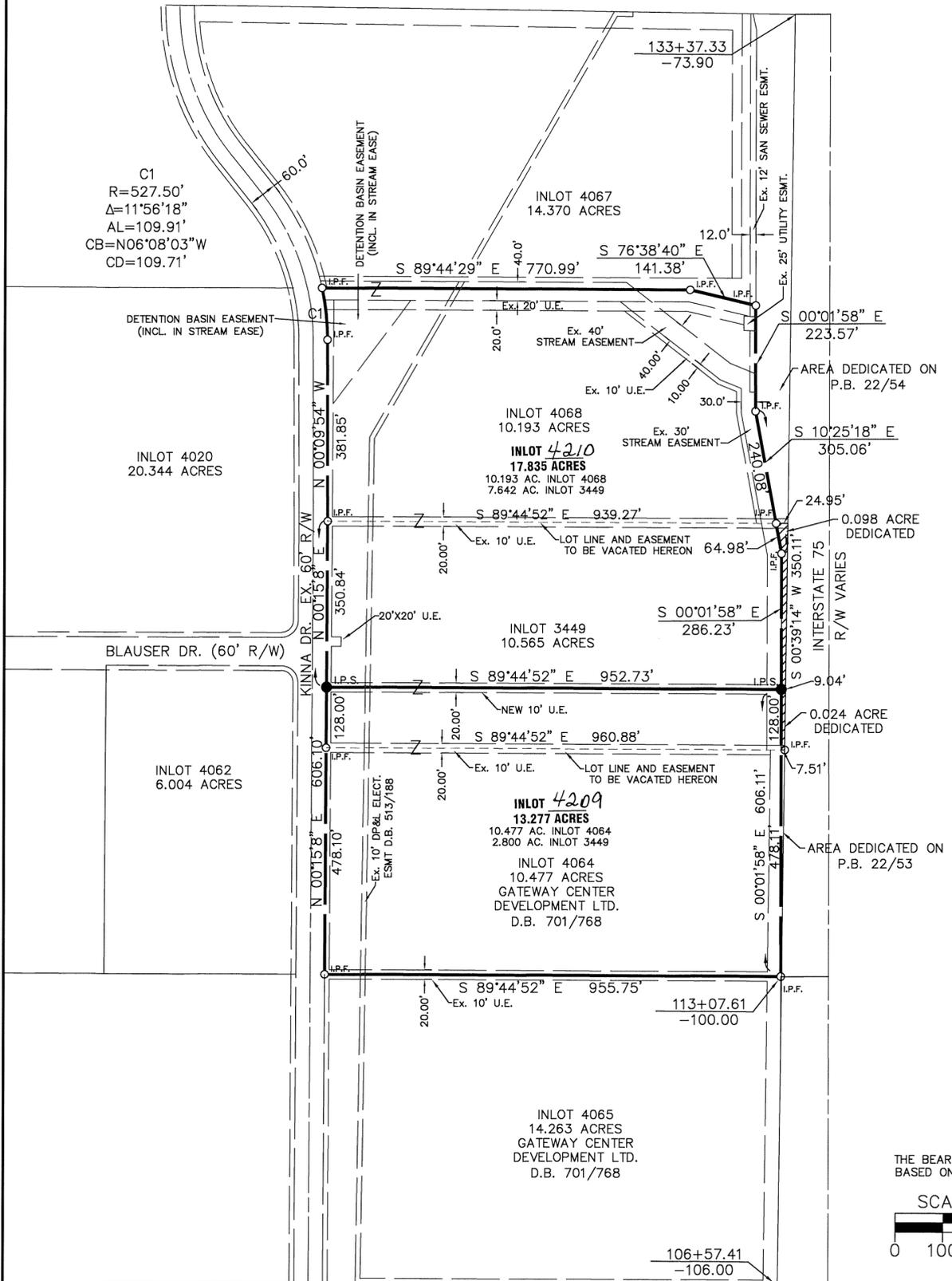
REPLAT OF INLOT 355  
AND PART OF INLOT 356

# NORTHGATE COMMERCE CENTER

VOLUME 25, PAGE 84  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

TIPP CITY CITY MIAMI, OHIO COUNTY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2016P-00013**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
03/16/2016 12:34:06 PM  
REFERENCES  
PAGES: 1



## PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE PORTION OF I-75 TO 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: GATEWAY CENTER DEVELOPMENT, LTD.

BY: Nick Bensman ITS: Co-General Manager  
AUTHORIZED SIGNATURE TITLE

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14 DAY OF March, 2016 BY Nicholas Bensman ON BEHALF OF GATEWAY CENTER DEVELOPMENT, LTD.

James Hughes  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 21, 2017

## CITY OF TIPP CITY

APPROVED AND ACCEPTED BY THE CITY OF TIPP CITY  
THIS 15<sup>th</sup> DAY OF March, 2016.

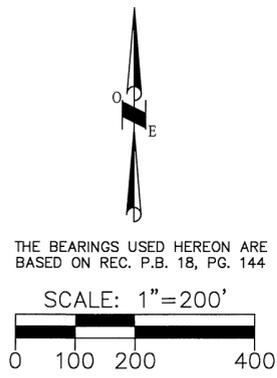
John H. Donnelly CITY ENGINEER Matthew Spitz CITY PLANNER

FEE \$ 43.20  
Jessica A Lopez BY DEPUTY RECORDER  
Matthew U. Dearholt Linda J. Janssen  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR  
APPROVED AND TRANSFERRED March 16, 2016

## UTILITY COMPANIES ACKNOWLEDGMENT

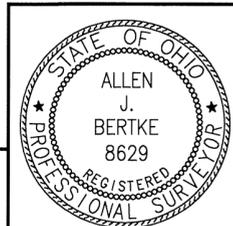
WE THE UNDERSIGNED UTILITY COMPANIES HAVE REVIEWED THIS PLAT AND APPROVE THE VACATION OF THE UTILITY EASEMENTS AS INDICATED HEREON AND ACKNOWLEDGE THE NEW UTILITY EASEMENTS AS SHOWN HEREON.

GAS: CITY OF TIPP CITY ELECTRIC/SEWER AND WATER  
BY: Don Specht DATE: 3-4-16  
GAS CITY OF TIPP CITY ELECTRIC/SEWER AND WATER  
BY: Jan H. Donnelly DATE: 3-15-16  
TELEPHONE  
BY: Charles P. Benardi DATE: 3-9-16



BEING A REPLAT OF INLOTS 4064, 3449 AND 4068 AND BEING OWNED BY GATEWAY CENTER DEVELOPMENT, LTD. IN DEED BOOK 701, PAGE 768.

Allen J. Bertke 3-8-16  
ALLEN J. BERTKE, P.S. #8629 DATE



DATE: 1-13-2016  
DRAWN BY: AJB  
JOB NUMBER: MIATCI1522  
SHEET NUMBER: 1 OF 1



# REPLAT OF INLOT 8740 MEIJER PROPERTY

## 0.930 ACRES, 1.067 ACRES, & 1.661 ACRES

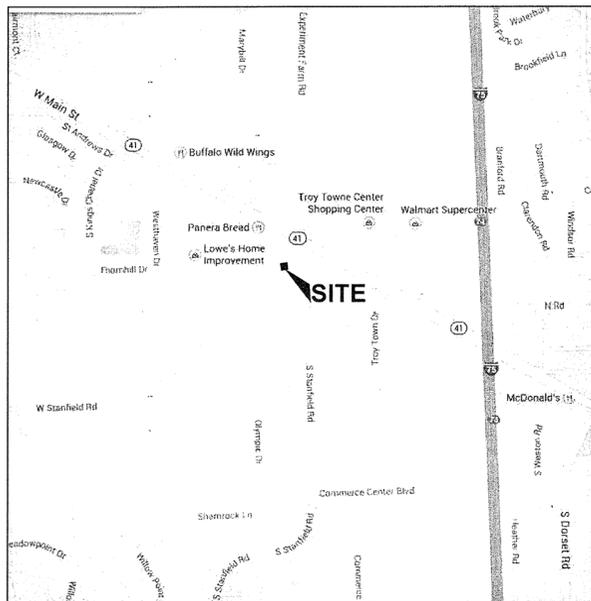
SECTION 18, TOWNSHIP 5, RANGE 6  
CITY OF TROY, COUNTY OF MIAMI, OHIO

TRANSFERRED AND INLOT NO. ASSIGNED  
THIS 18<sup>th</sup> DAY OF March, 2016

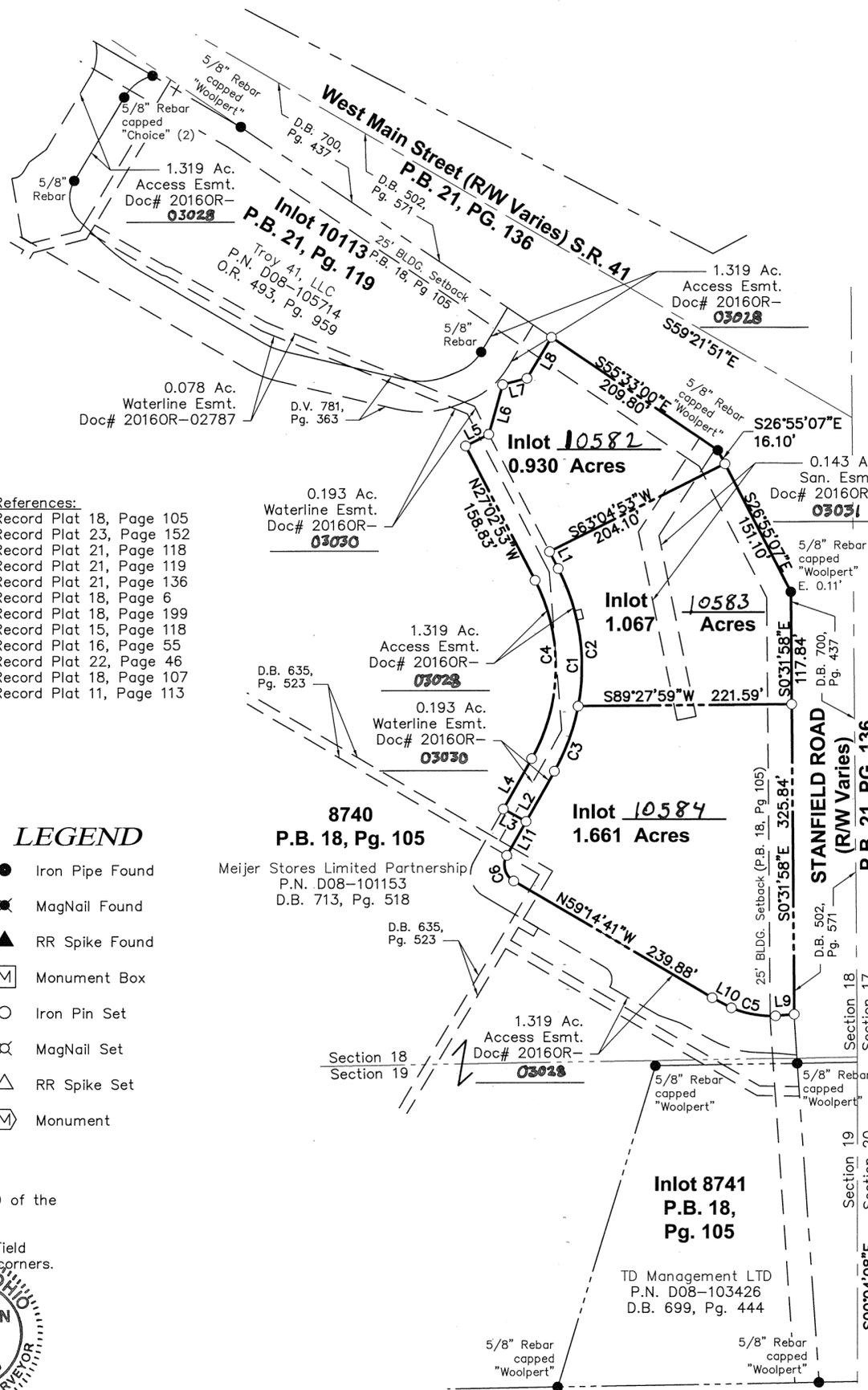
VOLUME 25 PAGE 86  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Matthew W Gearhardt  
MIAMI COUNTY AUDITOR  
BY: Joyce Grilliet  
DEPUTY AUDITOR

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2016P-00015**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
03/18/2016 12:41:59 PM  
REFERENCES  
PAGES: 1



VICINITY MAP  
SCALE: NTS

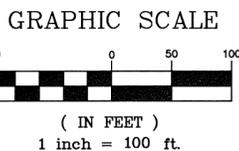


- References:  
Record Plat 18, Page 105  
Record Plat 23, Page 152  
Record Plat 21, Page 118  
Record Plat 21, Page 119  
Record Plat 21, Page 136  
Record Plat 18, Page 6  
Record Plat 18, Page 199  
Record Plat 15, Page 118  
Record Plat 16, Page 55  
Record Plat 22, Page 46  
Record Plat 18, Page 107  
Record Plat 11, Page 113

### LEGEND

- Iron Pipe Found
- ✕ MagNail Found
- ▲ RR Spike Found
- Ⓜ Monument Box
- Iron Pin Set
- ✕ MagNail Set
- △ RR Spike Set
- Ⓜ Monument

LINE TABLE		
LINE	DISTANCE	BEARING
L1	19.94'	S27°02'53"E
L2	60.40'	S29°04'43"W
L3	27.00'	N60°55'17"W
L4	60.40'	N29°04'43"E
L5	27.00'	N62°57'07"E
L6	53.99'	N15°26'01"E
L7	25.92'	N75°26'59"E
L8	50.10'	N30°26'59"E
L9	19.49'	S84°56'56"W
L10	22.60'	N61°54'52"W
L11	101.40'	N29°04'43"E



Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation that determine a portion of the centerline of West Main Street (S.R. 41) to have a bearing of S59°21'51"E.

- CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	056°07'36"	226.00'	221.39'	S01°00'55"W	212.64'
C2	037°40'42"	226.00'	148.62'	N08°12'32"W	145.96'
C3	018°26'54"	226.00'	72.77'	N19°51'16"E	72.45'
C4	056°07'36"	199.00'	194.94'	N01°00'55"E	187.24'
C5	026°01'16"	103.35'	46.94'	N79°28'43"W	46.53'
C6	088°19'24"	20.00'	30.83'	N15°04'59"W	27.87'

The within is a 3.658 acre plat in the City of Troy, Ohio, being part of Inlot 8740 of the consecutive lot numbers of the City of Troy, Ohio.

I hereby certify that this plat is true and correct as determined from an Actual Field Survey performed under my direction and iron pins or magsnails will be set at all corners.

Jonathan E. Phelps 3/15/16  
Jonathan E. Phelps, P.S. date  
Registration Number 8241



We, the undersigned, being the sole owners of the lands herein replatted, do hereby voluntarily consent to the execution of said replat.

### MEIJER STORES LIMITED PARTNERSHIP

By: Meijer Group, Inc.,  
Its: General Partner

By: Michael L. Kinstle  
Its: Vice President-Real Estate

Legal OM  
Bus. \_\_\_\_\_

STATE OF MICHIGAN )  
COUNTY OF KENT ) ss.

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2016 by Michael L. Kinstle, the Vice President-Real Estate of Meijer Group, Inc., the General Partner of Meijer Stores Limited Partnership, a Michigan limited partnership, on behalf of said limited partnership.

Angela M. Mazurek  
Angela M. Mazurek, Notary Public  
State of Michigan, County of Ottawa  
My commission expires: 3-2-2022  
Acting in the County of Kent



Approved by the City of Troy this 18 Day of MARCH, 2016  
[Signature]  
City Engineer

SECTION 18, TOWNSHIP 5, RANGE 6  
CITY OF TROY, COUNTY OF MIAMI, OHIO

PLAN PREPARED BY: JEP  
CHECKED BY: JEP

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

**ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**

SCALE: 1" = 100'  
DATE: March 15, 2016

SHEET 1 / 1  
JOB NO.: 14-0014-412

Z:\14-0014-412\DWG\PRODUCTION DRAWINGS\SURVEY\14-0014-412 Sub Plat\_18by24.dwg SUB PLAT Mar 15, 2016 - 2:23:08pm jphelps

10161 INLOT TROY CITY MIAMI, OHIO COUNTY

**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: SEW-EURODRIVE INC.  
*Erica Marley*  
 AUTHORIZED SIGNATURE  
 Treasurer  
 TITLE

**ACKNOWLEDGMENT**

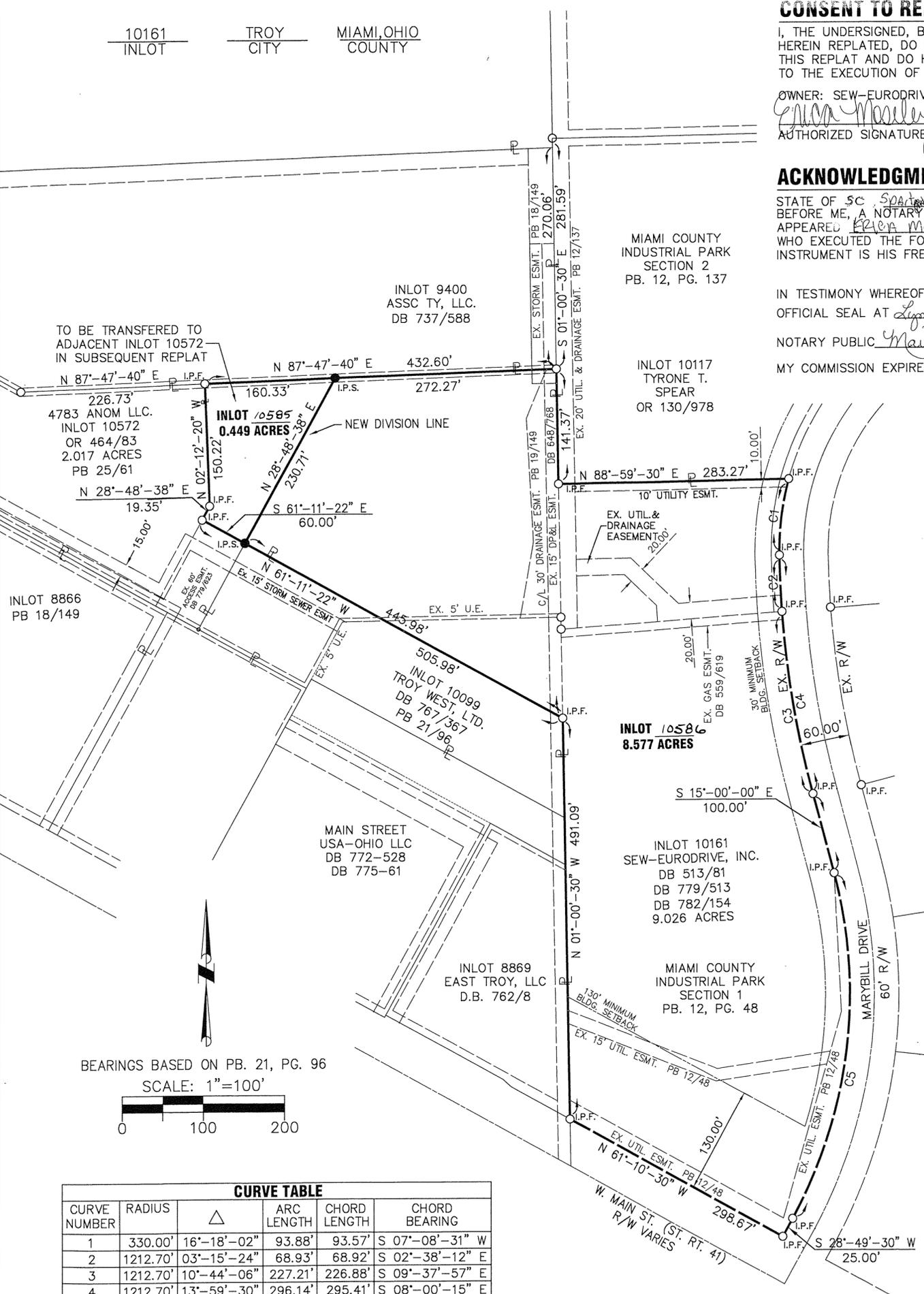
STATE OF SC, Spartanburg COUNTY, SS  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF SC, PERSONALLY APPEARED *Allen Bertke*, ON BEHALF OF SEW-EURODRIVE INC., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT *Lynch, SC*, THIS *3rd* DAY OF *March*, 2016.

NOTARY PUBLIC *Martha J. Settle*  
 MY COMMISSION EXPIRES: *March 21, 2017*

MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2016P-00016  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 03/30/2016 2:07:27 PM  
 REFERENCES  
 PAGES: 1

FEE \$ *43.20*  
*Jessica Lopez* BY DEPUTY RECORDER  
 MIAMI COUNTY RECORDER  
 MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED *March 30, 2016*  
*Matthew W. Yearhardt* BY DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR



**CITY OF TROY ENGINEER**

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS *30* DAY OF *MARCH*, 2016

*Jai ABOS*  
 CITY ENGINEER

**LEGEND**

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

**DESCRIPTION**

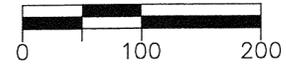
BEING A REPLAT OF INLOT 10161 OWNED BY SEW-EURODRIVE, INC. BY DEED RECORDED IN DEED BOOK 513, PAGE 81, DEED BOOK 779, PAGE 513, AND DEED BOOK 782, PAGE 154. THE PURPOSE OF THE REPLAT IS TO BREAK INLOT 10161 INTO TWO INLOTS SO THE WEST INLOT CAN BE TRANSFERRED TO THE OWNER OF INLOT 10572.

**SURVEY REFERENCE**

- REC. P.B. 12, PG. 48
- REC. P.B. 12, PG. 137
- REC. P.B. 21, PG. 96
- REC. P.B. 22, PG. 6
- REC. P.B. 22, PG. 8
- REC. P.B. 25, PG. 32
- REC. P.B. 25, PG. 61

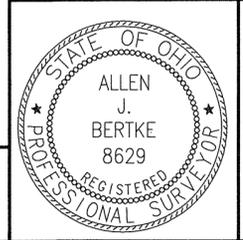
I HEREBY CERTIFY THAT ALL MEASUREMENTS BASED ON AN ACTUAL FIELD SURVEY.

BEARINGS BASED ON PB. 21, PG. 96  
 SCALE: 1"=100'



CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	330.00'	16°-18'-02"	93.88'	93.57'	S 07°-08'-31" W
2	1212.70'	03°-15'-24"	68.93'	68.92'	S 02°-38'-12" E
3	1212.70'	10°-44'-06"	227.21'	226.88'	S 09°-37'-57" E
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

*Allen J. Bertke*  
 ALLEN J. BERTKE, P.S. #8629  
 12-15-15  
 DATE



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

DATE: 12-9-15  
 DRAWN BY: AJB  
 JOB NUMBER: MIATRO1535  
 SHEET NUMBER: 1 OF 1

10572  
INLOT  
TROY  
CITY  
MIAMI, OHIO  
COUNTY

**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: 4783 ANOM LLC  
*Tom Martin* President  
 AUTHORIZED SIGNATURE TITLE

**ACKNOWLEDGMENT**

STATE OF OHIO, SHELBY COUNTY, SS  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Tom Martin, ON BEHALF OF 4783 ANOM 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 Sidney, OHIO, THIS 23<sup>rd</sup> DAY OF December, 2015.

NOTARY PUBLIC Kaye M. Borchers  
 MY COMMISSION EXPIRES: 3/10/2020



KAYE M. BORCHERS  
 NOTARY PUBLIC  
 FOR THE  
 STATE OF OHIO  
 My Commission Expires  
3/10/2020

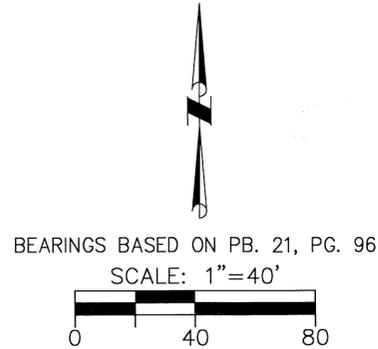
MIAMI COUNTY RECORDER  
 JESSICA A LOPEZ  
 2016P-00017  
 PRESENTED FOR RECORD  
 MIAMI COUNTY, TROY, OHIO  
 03/30/2016 2:07:29 PM

REFERENCES  
 PAGES: 1

FEE \$ 43.<sup>20</sup>

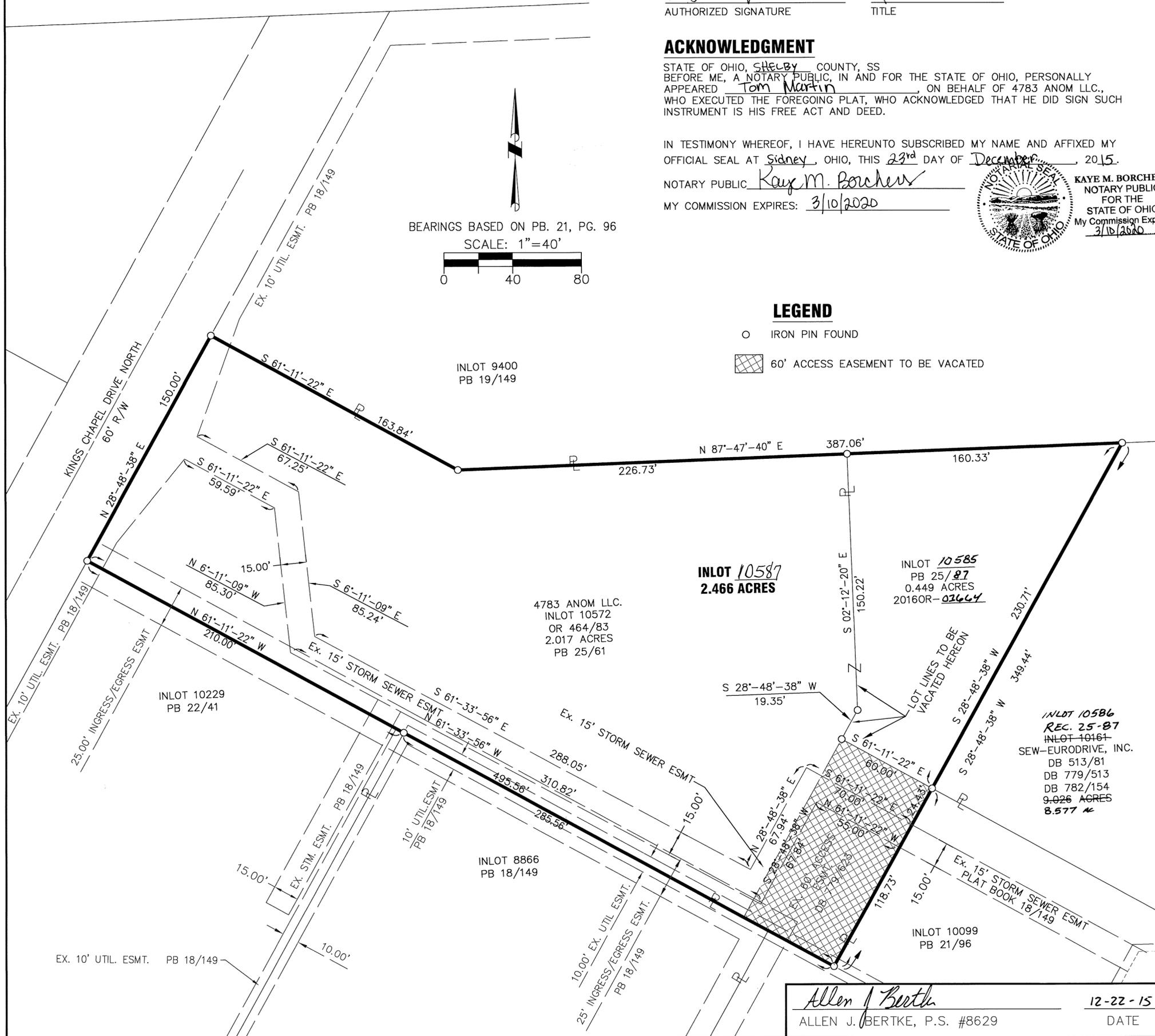
*Jessica A Lopez* *Juni M... ..*  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED March 30, 2016  
*Matthew W. Gearhardt* *Linda J. ... ..*  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



**LEGEND**

- IRON PIN FOUND
- 60' ACCESS EASEMENT TO BE VACATED



**CITY OF TROY ENGINEER**

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 30 DAY OF MARCH, 2016.

*Jessica A Lopez*  
 CITY ENGINEER

**DESCRIPTION**

BEING A REPLAT OF INLOT 10572 AND INLOT 10585, OWNED BY 4783 ANOM LLC. BY DEED RECORDED IN OFFICIAL RECORD 464/83 AND 2016OR-03664, THE PURPOSE OF THE REPLAT IS TO VACATE THE INTERIOR LOT LINE TO CREATE ONE INLOT AND TO VACATE THE ACCESS EASEMENT TO INLOT 10586.

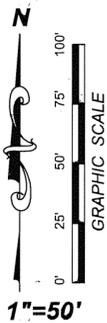
SURVEY REFERENCE  
 REC. P.B. 22, PG. 8  
 REC. P.B. 25, PG. 32  
 REC. P.B. 25, PG. 61

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

	<b>CHOICE ONE</b> ENGINEERING	DATE: 12-21-15
		DRAWN BY: AJB
440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365 (937) 497-0200 FAX (937) 497-0300 www.choiceoneengineering.com		JOB NUMBER: MIATRO1530
		SHEET NUMBER 1 OF 1

*Allen J. Bertke*  
 ALLEN J. BERTKE, P.S. #8629  
 12-22-15  
 DATE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHD. LENGTH
C1	325.00'	20°28'03"	116.10'	S 13°46'30" W	115.48'
C2	325.00'	22°21'49"	126.85'	S 35°11'26" W	126.05'
C3	325.00'	42°49'52"	242.95'	S 24°57'20" W	237.34'



**LEGEND**

- IRON PIN FOUND (5/8" DIA.)
- IRON PIN SET (5/8" x 30")
- ALL PINS SET HAVE CAP LABELED "WINEMILLER ASSOCIATES"

BEARINGS ARE MADE TO AGREE WITH THE BEARINGS AS SHOWN IN PLAT BOOK 18, PAGES 114 - 114B

**REPLAT OF ALL OF LOT 20 AND LOT 21, THE GREENS OF SPRINGCREEK, PHASE I, LOTS 1 - 40**

LOCATED IN:  
FRACTIONAL SECTION 27, TOWN 1, RANGE 12 M.Rs  
SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO  
1 LOT - CONTAINING 0.648 ACRES  
DATE: FEBRUARY, 2016

**APPROVAL: MIAMI COUNTY PLANNING COMMISSION**

AT A MEETING OF THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO HELD THE 15<sup>th</sup> DAY OF MARCH, 2016 THIS REPLAT WAS REVIEWED AND APPROVED.

*[Signature]*  
CHAIRMAN

*[Signature]*  
SECRETARY

**APPROVAL: MIAMI COUNTY ENGINEER**

THIS REPLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 29<sup>th</sup> DAY OF March, 2016

*[Signature]*  
MIAMI COUNTY ENGINEER

**APPROVAL: MIAMI COUNTY COMMISSIONERS**

APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS THIS 5<sup>th</sup> DAY OF April, 2016.

*[Signature]*  
RICHARD L. CULTICE

*[Signature]*  
JOHN F. EVANS

*[Signature]*  
JOHN W. O'BRIEN

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

CYNTHIA A. LILICRAP BEING DULY SWORN THIS 1<sup>st</sup> DAY OF April, 2016 SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HER KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

*[Signature]*  
CYNTHIA A. LILICRAP

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

*[Signature]*  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES 4-4-2020



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2016P-00018  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/07/2016 9:33:03 AM  
REFERENCES  
PAGES: 1

FEE \$ 43.<sup>20</sup>

*[Signature]*  
MIAMI COUNTY RECORDER  
*[Signature]*  
DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED THIS 7 DAY OF April, 2016

*[Signature]*  
MIAMI COUNTY AUDITOR

*[Signature]*  
DEPUTY MIAMI COUNTY AUDITOR

**CERTIFICATION**

THE WITHIN PLAT IS A REPLAT OF ALL OF LOT 20 AND LOT 21, THE GREENS OF SPRINGCREEK, PHASE I, LOTS 1 - 40 AS RECORDED IN PLAT BOOK 18, PAGES 114 - 114B.

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

**THOMAS WINEMILLER & ASSOCIATES, INC.**

*[Signature]*  
DAVID R. WINEMILLER  
OHIO REGISTERED SURVEYOR No. 7197



**DEDICATION**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED.

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, STORM SEWERS, STORM WATER RETENTION SYSTEMS, SANITARY SEWERS, 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 ARE TO BE MAINTAINED AS SUCH FOREVER. ALL EASEMENTS ARE RESERVED TO THE PUBLIC'S USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

**OWNERS:**

*[Signature]* THOMAS C. LILICRAP OWNER  
*[Signature]* CYNTHIA A. LILICRAP OWNER  
WITNESS WITNESS

LIEN HOLDER: NONE

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

BE IT REMEMBERED THAT ON THIS 1<sup>st</sup> DAY OF April, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNERS CYNTHIA A. LILICRAP AND THOMAS C. LILICRAP, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*[Signature]*  
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO  
MY COMMISSION EXPIRES 4-4-2020

**OWNERS:**

LOT 21 - THOMAS C. & CYNTHIA A. LILICRAP  
2015OR-13146  
LOT 20 - THOMAS C. & CYNTHIA A. LILICRAP  
2015OR-13146

**SURVEY REFERENCES**

PLAT BOOK 18, PAGES 114 - 114B

**GENERAL NOTES**

THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GREENS OF SPRINGCREEK ON FILE WITH THE RECORDER OF MIAMI COUNTY, OHIO IN DEED BOOK 700, PAGE 384 WHICH DECLARATION IS INCORPORATED HEREIN BY REFERENCE THERETO.

THIS SUBDIVISION IS ALSO SUBJECT TO THE TERMS AND CONDITIONS OF THE DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS AS SHOWN ON PLAT BOOK 18, PAGE 114.

EASEMENTS SHOWN ON LOT 20 AND LOT 21 THE GREENS OF SPRINGCREEK PHASE I, LOTS 1-40 ARE HEREBY VACATED. NEW, REPLACEMENT EASEMENTS ARE RESERVED AS SHOWN ON THIS PLAT.

PREPARED BY:  
**THOMAS WINEMILLER & ASSOCIATES, INC.**  
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
212 WEST NATIONAL ROAD  
VANDALIA, OHIO 45377  
PHONE: 937-898-5862 FAX: 937-898-5716  
www.winemillerengineering.com

# LOCUST HILL SUBDIVISION SECTION 9

BEING A REPLAT OF INLOT 1724

LOCATED IN

SECTION 20, TOWN 6, RANGE 5

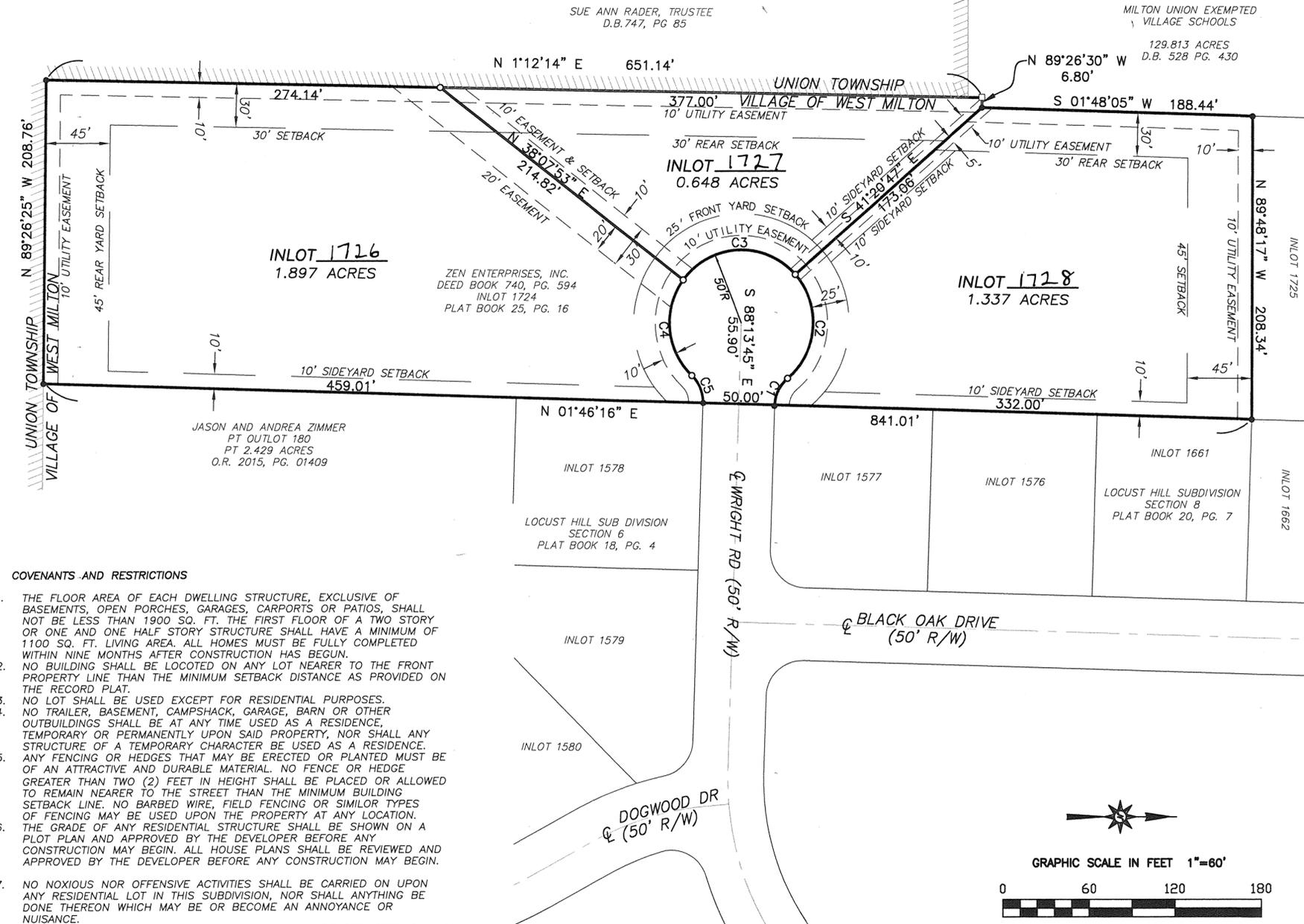
VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO

DECEMBER 22, 2015

VOLUME 25 PAGE 90  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2016P-00019  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/08/2016 9:06:38 AM  
REFERENCES  
PAGES: 1

- LEGEND**
- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
  - IRON PIN FOUND
  - STONE FOUND



**COVENANTS AND RESTRICTIONS**

1. THE FLOOR AREA OF EACH DWELLING STRUCTURE, EXCLUSIVE OF BASEMENTS, OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1900 SQ. FT. THE FIRST FLOOR OF A TWO STORY OR ONE AND ONE HALF STORY STRUCTURE SHALL HAVE A MINIMUM OF 1100 SQ. FT. LIVING AREA. ALL HOMES MUST BE FULLY COMPLETED WITHIN NINE MONTHS AFTER CONSTRUCTION HAS BEGUN.
2. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT PROPERTY LINE THAN THE MINIMUM SETBACK DISTANCE AS PROVIDED ON THE RECORD PLAT.
3. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES.
4. NO TRAILER, BASEMENT, CAMPSHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE AT ANY TIME USED AS A RESIDENCE, TEMPORARY OR PERMANENTLY UPON SAID PROPERTY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
5. ANY FENCING OR HEDGES THAT MAY BE ERRECTED OR PLANTED MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN TWO (2) FEET IN HEIGHT SHALL BE PLACED OR ALLOWED TO REMAIN NEARER TO THE STREET THAN THE MINIMUM BUILDING SETBACK LINE. NO BARBED WIRE, FIELD FENCING OR SIMILOR TYPES OF FENCING MAY BE USED UPON THE PROPERTY AT ANY LOCATION.
6. THE GRADE OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN. ALL HOUSE PLANS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPER BEFORE ANY CONSTRUCTION MAY BEGIN.
7. NO NOXIOUS NOR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
8. NO STRUCTURE OF A TEMPORARY CHARACTER MAY BE PERMITTED ON ANY PREMISES EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION OF BUILDING.
9. NO ANIMAL, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS, MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR COMMERCIAL PURPOSES.
10. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND ARE TO BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2026 AT WHICH TIME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIOD OF TEN YEARS, UNLESS BY A VOTE OF THE MAJORITY OF THE THEN LOT OWNERS, IT IS AGREED TO CHANGE SAID COVENANTS.
11. INVALIDATION OF ANYONE OF THESE COVENANTS BY JUDGEMENTS OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, OR BY ANY LOT OWNER WITHIN THE PLAT.
13. ANY PARTY PURCHASING A LOT SHALL MAINTAIN THE LOT IN A PRESENTABLE MANNER TO INCLUDE, BUT NOT LIMITED TO, CUTTING OF VEGETATION AND KEEPING THE LOT FREE FROM DEBRIS AND TRASH.

**CURVE DATA**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.02'	25.00'	48°10'46"	S 64°07'39" E	20.41'
C2	79.68'	50.00'	91°18'19"	S 85°41'31" E	71.51'
C3	89.53'	50.00'	102°35'46"	N 02°38'25" W	78.04'
C4	71.98'	50.00'	82°29'05"	N 84°49'27" E	65.92'
C5	21.02'	25.00'	48°10'56"	S 67°40'27" W	20.41'

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

**DEVELOPER**  
ALLEN L. NETZLEY  
ZEN ENTERPRISES, INC.  
100 WATER STREET  
WEST MILTON, OHIO 45383

**ENGINEER**  
**BRUMBAUGH ENGINEERING & SURVEYING, LLC**  
1105 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000

FEES \$43.20  
Matthew W Gearhart  
MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED 8<sup>th</sup> April, 2016  
Joyce Grillo  
DEPUTY AUDITOR

**DESCRIPTION**  
BEING A SUBDIVISION CONTAINING A TOTAL OF 4.073 ACRES OF WHICH 0.191 ACRES IS DEDICATED AS PUBLIC STREETS AND THE REMAINING 3.882 ACRES ARE IN LOTS. SAID SUBDIVISION IS COMPRISED OF ALL OF INLOT 1724 AS RECORDED IN PLAT BOOK 25 PAGE 16 AND BEING ALL OF A 4.073 ACRE TRACT ACQUIRED BY ZEN ENTERPRISES, INC. AS RECORDED IN DEED BOOK 740 PAGE 594.

**DEDICATION**  
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL PARTS OF THE ROADS, STREETS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, PUBLIC GROUNDS, ETC., SHOWN HEREON AND NOT HERETOFORE DEDICATED. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, MAINTENANCE OF DRAINAGE AND OPEN WATERWAYS, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WE, THE UNDERSIGNED, FURTHER AGREE THAT THE USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICATION OF OFF-STREET PARKING AND LOADING REQUIREMENTS OF WEST MILTON, OHIO, FOR THE BENEFIT OF OURSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

Allen L. Netzley  
ZEN ENTERPRISES, INC.  
BY ALLEN L. NETZLEY, PRESIDENT  
Linda Ann Netzley  
ZEN ENTERPRISES, INC.  
BY LINDA ANN NETZLEY, SECRETARY

STATE OF OHIO, MIAMI COUNTY, SS: 1st DAY OF April, 2016  
BE IT REMEMBERED THAT ON THIS DAY OF SAID COUNTY AND STATE, PERSONALLY CAME ZEN ENTERPRISES, INC. BY ITS PRESIDENT, ALLEN L. NETZLEY, AND ITS SECRETARY, LINDA ANN NETZLEY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kathleen Goodman  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10-12-20

VILLAGE OF WEST MILTON PLANNING COMMISSION  
THIS PLAT REVIEWED AND APPROVED BY THE VILLAGE OF WEST MILTON PLANNING COMMISSION THIS 6th DAY OF April, 2016.

Amin Cozy  
CHAIRMAN  
Val Lurie  
SECRETARY

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

Philip C. Brumbaugh  
OHIO REGISTERED PROFESSIONAL SURVEYOR #5057  
4/11/16



# NOTTINGHAM SUBDIVISION, SECTION NINE

PT. 9891  
INLOT

TROY  
CITY

MIAMI, OHIO  
COUNTY

PLAT BOOK 25, PAGE 91  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
2016P-00020  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/11/2016 3:20:06 PM

REFERENCES  
PAGES: 2

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

TRANSFERRED THIS 11<sup>th</sup> DAY  
OF April, 2016

Matthew W. Gearhardt  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

Joyce Grilliot  
BY: DEPUTY AUDITOR

## 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:  
NOTTINGHAM DEVELOPMENT, INC.

*Jessica A. Minesinger*  
JESSICA A. MINESINGER, PRESIDENT



KAREN BOONE, Notary Public  
In and for the State of Ohio  
My Commission Expires 9-8-19  
Recorded in Miami County

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 4<sup>th</sup> DAY OF April, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NOTTINGHAM DEVELOPMENT, INC. BY JESSICA A. MINESINGER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

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

*Karen Boone*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 9-8-19

MORTGAGEE:  
MINSTER STATE BANK

*Daniel F. Heitmeyer*  
DANIEL F. HEITMEYER  
VICE PRESIDENT OF COMMERCIAL BANKING

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 6<sup>th</sup> DAY OF April, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MINSTER STATE BANK, BY DANIEL F. HEITMEYER, ITS VICE PRESIDENT OF COMMERCIAL BANKING, 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 the State of Ohio  
My Commission Expires 5-16-20  
Recorded in Miami County

*Diana M. Asher*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 5-16-20

DATE: April 4, 2016

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.

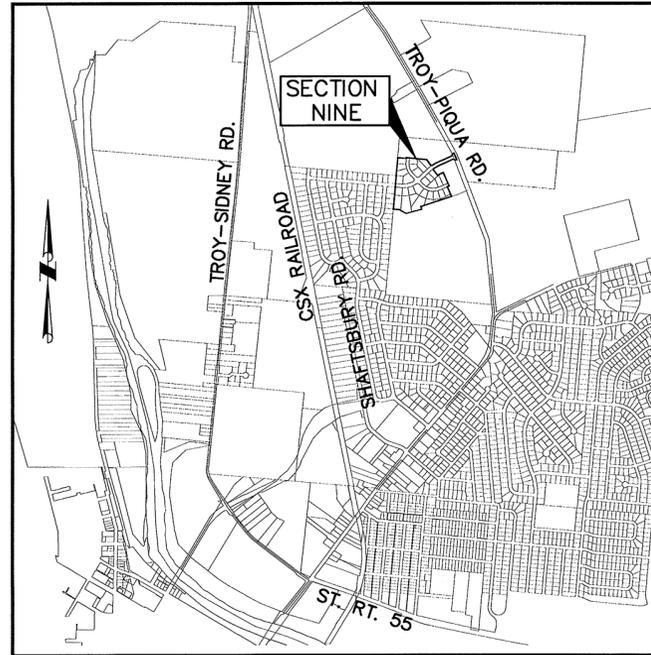
*Jessica A. Minesinger*  
JESSICA A. MINESINGER

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

*Karen Boone*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 9-8-19



KAREN BOONE, Notary Public  
In and for the State of Ohio  
My Commission Expires 9-8-19  
Recorded in Miami County



## VICINITY MAP

N.T.S.

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13<sup>th</sup> DAY OF JAN, 2016, THIS PLAT WAS REVIEWED AND APPROVED.

*Chad Kypers* CHAIRMAN *Sue J. Knight* SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 14<sup>th</sup> DAY OF Feb., 2016, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-5-2016, EFFECTIVE 3-17, 2016

*Michael T. Deamin* MAYOR *Martha A. Baker* PRESIDENT OF COUNCIL *Sue J. Knight* CLERK OF COUNCIL

## COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD 32 PAGES 1-17 OF THE MIAMI COUNTY RECORDER'S RECORDS.

## DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 15.152 ACRES, WITH 13.862 ACRES OUT OF PART OF INLOT NUMBER 9891, TRACT 2, LND. SUR. 56/155 AND OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN 2015OR-11327, AND 1.290 ACRES OUT OF PART OF INLOT NUMBER 9891, TRACT 3, LND. SUR. 57/16 AND OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN 2016OR-04156

## CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	325.00'	48°-11'-59"	273.40'	265.41'	N 70°-50'-54" E
2	500.00'	19°-25'-59"	169.59'	168.77'	N 56°-27'-54" E
3	142.50'	07°-47'-34"	19.38'	19.37'	S 62°-43'-07" W
4	250.00'	70°-08'-00"	306.01'	287.26'	N 78°-19'-05" W
5	250.00'	48°-19'-38"	210.87'	204.67'	N 19°-05'-16" W
6	530.00'	12°-06'-32"	112.01'	111.80'	N 60°-07'-38" E
7	30.00'	90°-00'-00"	47.12'	42.43'	N 21°-10'-54" E
8	30.00'	90°-00'-00"	47.12'	42.43'	N 68°-49'-06" W
9	470.00'	13°-29'-37"	110.69'	110.43'	S 59°-26'-05" W
10	355.00'	00°-25'-59"	2.68'	2.68'	S 85°-16'-05" E
11	355.00'	13°-55'-31"	86.28'	86.07'	N 87°-33'-09" E
12	355.00'	13°-55'-31"	86.28'	86.07'	N 73°-37'-38" E
13	355.00'	11°-42'-10"	<del>72.51'</del>	72.38'	N 60°-48'-47" E
14	30.00'	81°-47'-12"	42.82'	39.28'	S 84°-08'-42" E
15	275.00'	12°-44'-44"	61.17'	61.05'	S 49°-37'-27" E
16	275.00'	17°-32'-30"	84.19'	83.87'	S 64°-46'-05" E
17	275.00'	16°-41'-22"	80.10'	79.82'	S 81°-53'-00" E
18	275.00'	16°-13'-57"	77.91'	77.65'	N 81°-39'-20" E
19	275.00'	06°-55'-27"	33.23'	33.21'	N 70°-04'-38" E
20	40.00'	28°-53'-05"	20.17'	19.95'	S 52°-10'-22" W
21	225.00'	53°-23'-47"	209.69'	202.18'	N 86°-41'-12" W
22	225.00'	16°-44'-13"	65.73'	65.49'	N 51°-37'-12" W
23	30.00'	90°-00'-00"	47.12'	42.43'	N 01°-44'-55" E
24	470.00'	05°-56'-22"	48.72'	48.70'	N 49°-43'-06" E
25	530.00'	07°-19'-27"	67.75'	67.70'	S 50°-24'-38" W
26	30.00'	90°-00'-00"	47.12'	42.43'	N 88°-15'-05" W
27	225.00'	08°-46'-59"	34.49'	34.46'	N 38°-51'-36" W
28	225.00'	33°-10'-10"	130.26'	128.44'	N 17°-53'-01" W
29	225.00'	06°-22'-29"	25.03'	25.02'	N 01°-53'-19" E
30	275.00'	04°-18'-34"	20.68'	20.68'	S 02°-55'-16" W
31	275.00'	16°-09'-55"	77.59'	77.33'	S 07°-18'-58" E
32	275.00'	16°-43'-09"	80.25'	79.96'	S 23°-45'-30" E
33	275.00'	11°-08'-01"	53.44'	53.35'	S 37°-41'-05" E
34	30.00'	101°-58'-43"	53.40'	46.62'	S 07°-44'-16" W
35	295.00'	28°-27'-19"	146.51'	145.01'	S 72°-57'-17" W
36	295.00'	07°-45'-58"	39.99'	39.95'	N 88°-56'-05" W



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

DATE:  
03-04-2016

DRAWN BY:  
seb

JOB NUMBER:  
MiaTro1526app

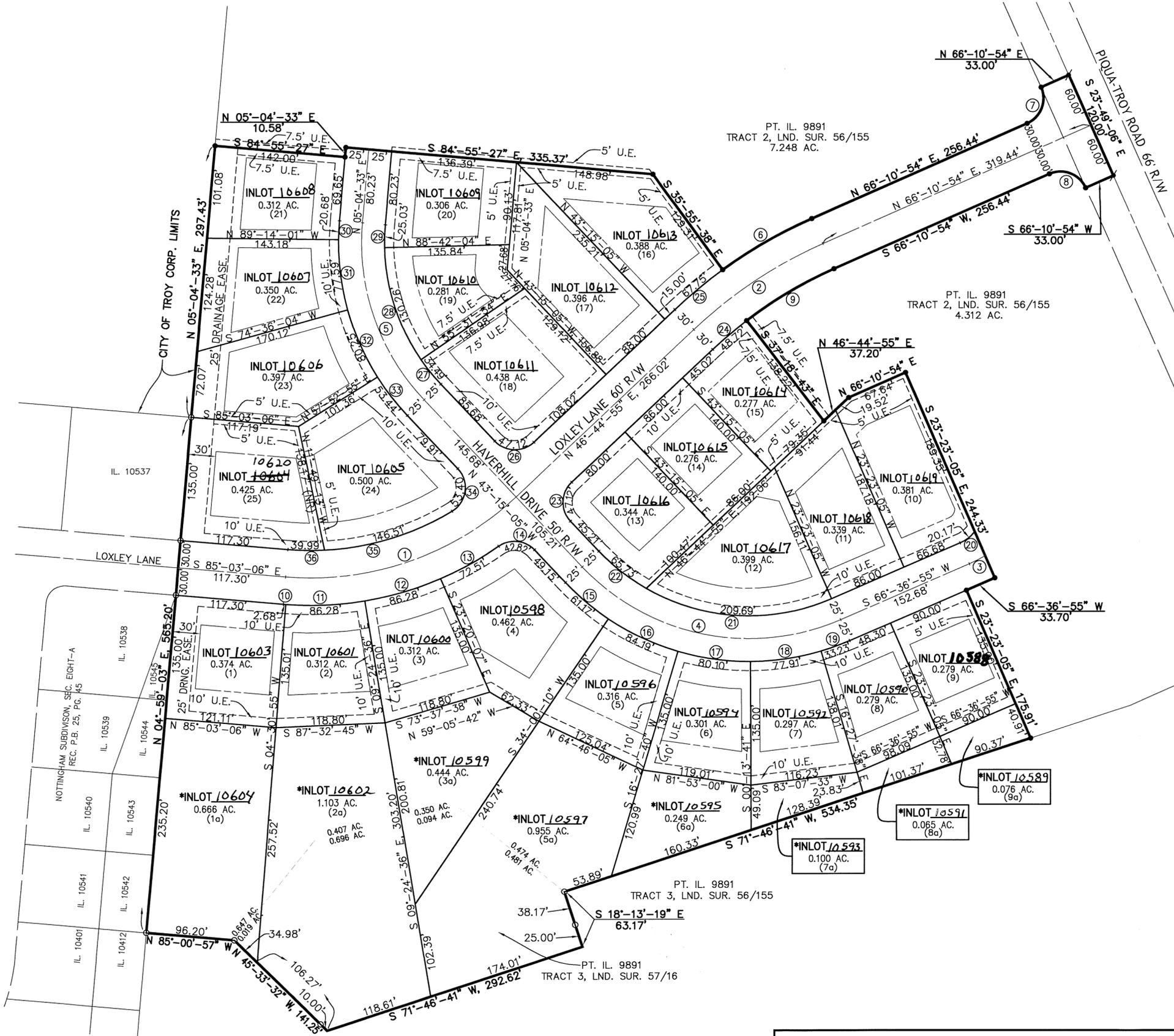
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1 OF 2

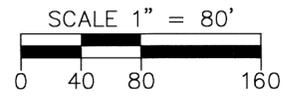
# NOTTINGHAM SUBDIVISION, SECTION NINE

PLAT BOOK 05, PAGE 91 - A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS

PT. 9891 TROY MIAMI, OHIO  
INLOT CITY COUNTY



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



### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ✂ MAG NAIL SET
- - - UTILITY EASEMENT LINE (SEE NOTE)
- ⊗ CURVE NUMBER (SEE SHT. 1)
- - - BUILDING SETBACK LINE FRONT=30' REAR=35' SIDE=10'(UNLESS OTHERWISE SHOWN)
- \*INLOT FLOOD PLAIN LOT
- (XX) PRELIMINARY LOT NUMBER

### AREA SUMMARY

*8 FLOOD PLAIN LOTS	3.658 AC.
25 BUILDING LOTS	8.741 AC.
DEDICATED STREET R/W	2.753 AC.
<b>TOTAL</b>	<b>15.152 AC.</b>

- NOTES:
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.
  - 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
  - 3.) THE FLOOD PLAIN LOTS ARE NON-BUILDABLE AND CANNOT BE SOLD SEPARATELY FROM THE INLOT NORTHERLY OF AND CONTIGUOUS WITH EACH FLOOD PLAIN LOT. A DRAINAGE EASEMENT SHALL EXIST OVER THE ENTIRETY OF THE FLOOD PLAIN LOT.

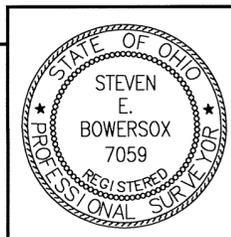
### DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 15.152 ACRES, WITH 13.862 ACRES OUT OF PART OF INLOT NUMBER 9891, TRACT 2, LND. SUR. 56/155 AND OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN 2015OR-11327, AND 1.290 ACRES OUT OF PART OF INLOT NUMBER 9891, TRACT 3, LND. SUR. 57/16 AND OWNED BY NOTTINGHAM DEVELOPMENT, INC. AS RECORDED IN 2016 OR-04156

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

3/4/2016  
DATE



DATE: 03-04-2016  
DRAWN BY: seb  
JOB NUMBER: MiaTro1526fin  
SHEET NUMBER: 2 OF 2

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2016P-00021  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/12/2016 8:57:42 AM

FEE \$ 43.20

Jessica A Lopez  
MIAMI COUNTY RECORDER

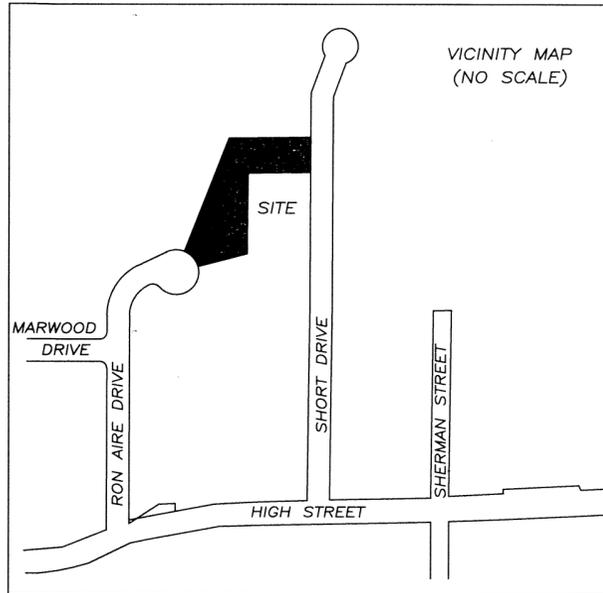
Matthew W. Hayward  
MIAMI COUNTY RECORDER

Michelle Pence  
DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED 12 Apr, 2016  
Matthew W. Hayward  
MIAMI COUNTY AUDITOR

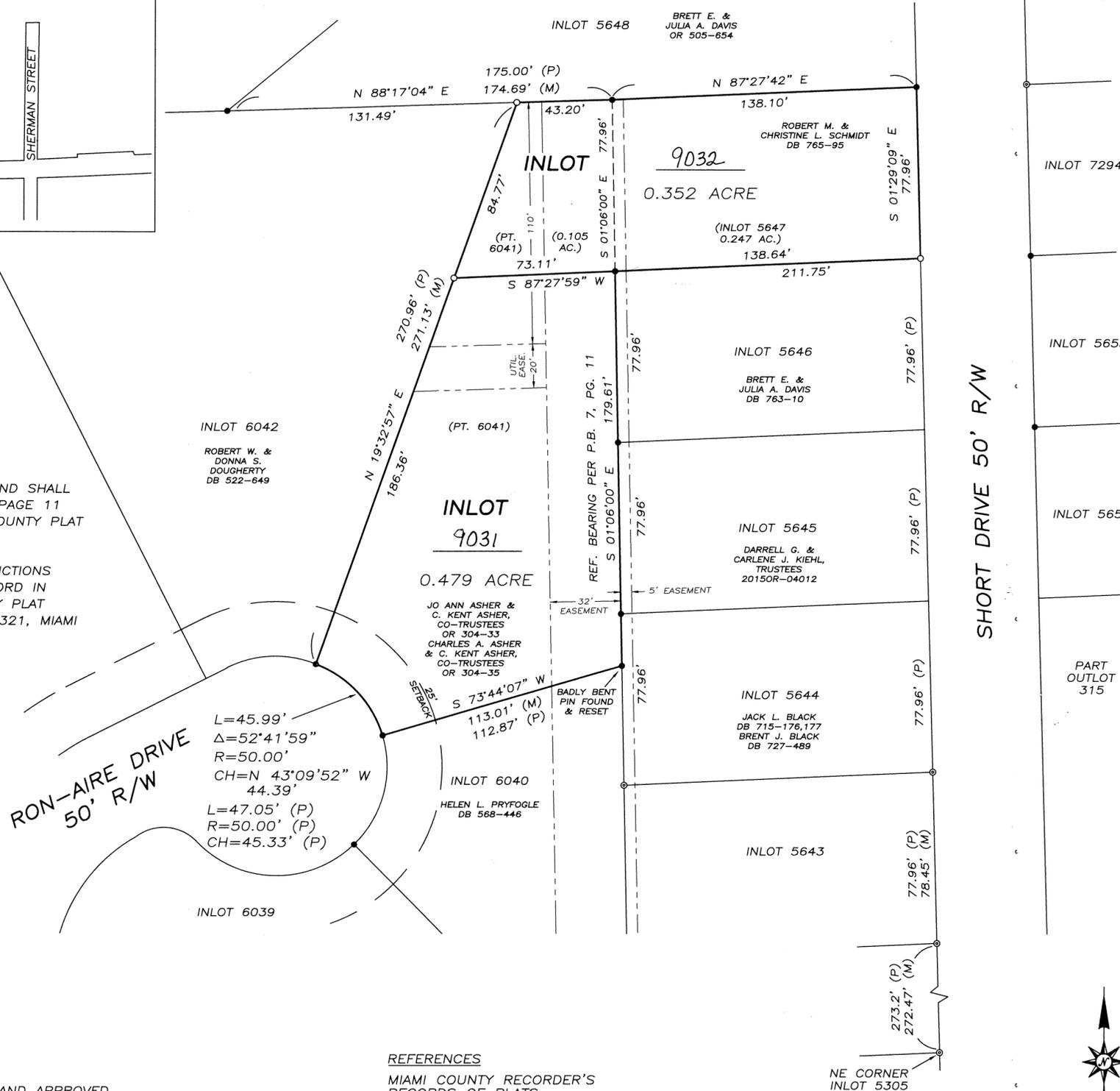
Jinda Tirrenee  
DEPUTY AUDITOR

REPLAT OF INLOT 6041, LAKEVIEW SUBDIVISION  
& INLOT 5647, SCHROERLUKE & SHORT REPLAT  
CITY OF PIQUA, MIAMI COUNTY, OHIO



EASEMENTS SHOWN ARE EXISTING AND SHALL COMPLY AS STATED IN VOLUME 7, PAGE 11 AND VOLUME 8, PAGE 90, MIAMI COUNTY PLAT RECORDS

PROTECTIVE COVENANTS AND RESTRICTIONS SHALL APPLY AS APPEARS OF RECORD IN VOLUME 8, PAGE 90, MIAMI COUNTY PLAT RECORDS AND VOLUME 364, PAGE 321, MIAMI COUNTY DEED RECORDS



DESCRIPTION

BEING A REPLAT OF INLOT 6041 AND INLOT 5647 AS CONVEYED TO JO ANN ASHER & C. KENT ASHER, CO-TRUSTEES AND CHARLES A. ASHER & C. KENT ASHER, CO-TRUSTEES BY DEEDS RECORDED IN OFFICIAL RECORD 304, PAGES 33 & 35, AND TO ROBERT M. & CHRISTINE L. SCHMIDT IN DEED BOOK 765, PAGE 95, AND DOCUMENT NO. 2016OR-04245, MIAMI COUNTY RECORDER'S RECORDS AND AS SHOWN IN PLAT BOOK 7, PAGE 11 & PLAT BOOK 8, PAGE 90.

CONSENT

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

OWNERS

JO ANN ASHER, CO-TRUSTEE  
CHARLES A. ASHER, CO-TRUSTEE  
C. KENT ASHER, CO-TRUSTEE

ROBERT M. SCHMIDT  
CHRISTINE L. SCHMIDT

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 7<sup>TH</sup> DAY OF APRIL, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JO ANN ASHER, CHARLES A. ASHER, & C. KENT ASHER, TRUSTEES, AND ROBERT M. & CHRISTINE L. SCHMIDT, HUSBAND & WIFE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: No Expiration Date

LIENHOLDER

AGENT, UNITY NATIONAL BANK

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 14<sup>TH</sup> DAY OF MARCH, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE MENTIONED, AGENT FOR UNITY NATIONAL BANK, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-11-17

REPLAT OF INLOTS 6041 & 5647 IN THE CITY OF PIQUA IN MIAMI COUNTY, OHIO ~ FEBRUARY 24, 2016

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

CITY OF PIQUA  
THIS RECORD PLAT REVIEWED AND APPROVED  
THIS 15<sup>TH</sup> DAY OF MARCH, 2016

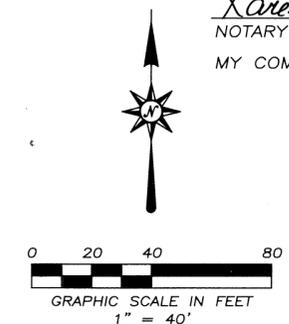
Ch S. O'Neil

REFERENCES  
MIAMI COUNTY RECORDER'S RECORDS OF PLATS:  
VOLUME 7, PAGE 11  
VOLUME 8, PAGE 90

MIAMI COUNTY RECORDER'S RECORDS OF DEEDS:  
OFFICIAL RECORD 304, PAGES 33, 35  
DEED BOOK 765, PAGE 95

LEGEND

- 5/8" CAPPED IRON PIN SET
- IRON PIN FOUND
- IRON PIPE FOUND
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE



- Legend**
- Iron pin found
  - + Cut cross set
- References**
- Vol. 09, Pg. 160 } Miami County Engineer's Record of Lot Surveys
  - Vol. 11, Pg. 123 }
  - Vol. 21, Pg. 21 }
  - Vol. 21, Pg. 33 }
  - Vol. 24, Pg. 53 }
  - P.B. 19, Pg. 112 } Miami County Recorder's Plat Records
  - P.B. 20, Pg. 14 }
  - Vol. 53, Pg. 84 } Miami County Engineer's Record of Land Surveys

**REPLAT OF INLOTS, 1317, 1318, 9248, 9434  
PT. INLOT 1277, PT. OUTLOT 107 AND  
FORMER RAILROAD RIGHT-OF-WAY  
CITY OF TROY, MIAMI COUNTY, OHIO**

PLAT BOOK 25 PAGE 93  
MIAMI COUNTY RECORDER'S PLAT RECORDS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2016P-00022**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/20/2016 2:14:39 PM  
REFERENCES  
PAGES: 1

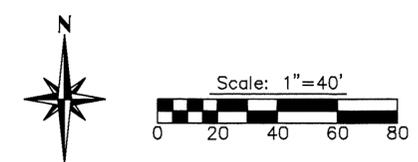
**Approval by the City of Troy Engineer**  
This replat was reviewed and approved by the City of Troy Engineer this 18<sup>th</sup> day of APRIL, 2016.

*[Signature]*  
City of Troy Engineer

CERTIFIED TO CONFORM WITH  
MIAMI COUNTY SURVEY REQUIREMENTS

*Paul P. Huuskamp, P.E., P.S.*  
MIAMI COUNTY ENGINEER

*Dennis A. Untch* 2-17-2016  
DEPUTY DATE



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

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED  
THIS 20 DAY OF April, 2016.

*Matthew W. Dearholt* BY: *Linda Truxman*  
MIAMI COUNTY AUDITOR DEPUTY

**DESCRIPTION**

Being a replat of Inlots 1317, 1318, 9248, 9434, Pt. Inlot 1277, Pt. Outlot 107, and former railroad right-of-way in the City of Troy, Miami County, Ohio, as shown in P.B. 19, Page 112, P.B. 20, Page 14 of the Miami County Recorder's Plat Records and Land Survey Volume 53, Page 84 of the Miami County Engineer's Record of Land Surveys and acquired by Jason G. Marko AKA Jason Gregory Marko by 2015OR-09775 and O.R.V. 184, Page 364 of the Miami County Recorder's Official Records.

**DEDICATION**

We, the undersigned, being all of the owners of the land herein replatted, do hereby accept and approve this replat and hereby voluntarily consent to the execution of said replat. Easements shown or noted on this replat are for the construction, maintenance, repair, replacement or removal of open ditch surface water drainage, 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.

*Jason Gregory Marko*  
JASON GREGORY MARKO

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

Be it remembered that on this 23 day of February, 2016, before me, a notary public in and for said State and County, personally appeared the above signed, to me known, and acknowledged the signing and execution of the within replat to be their free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and affixed seal on the day and date written above.

*Inge Foisand*  
Notary Public

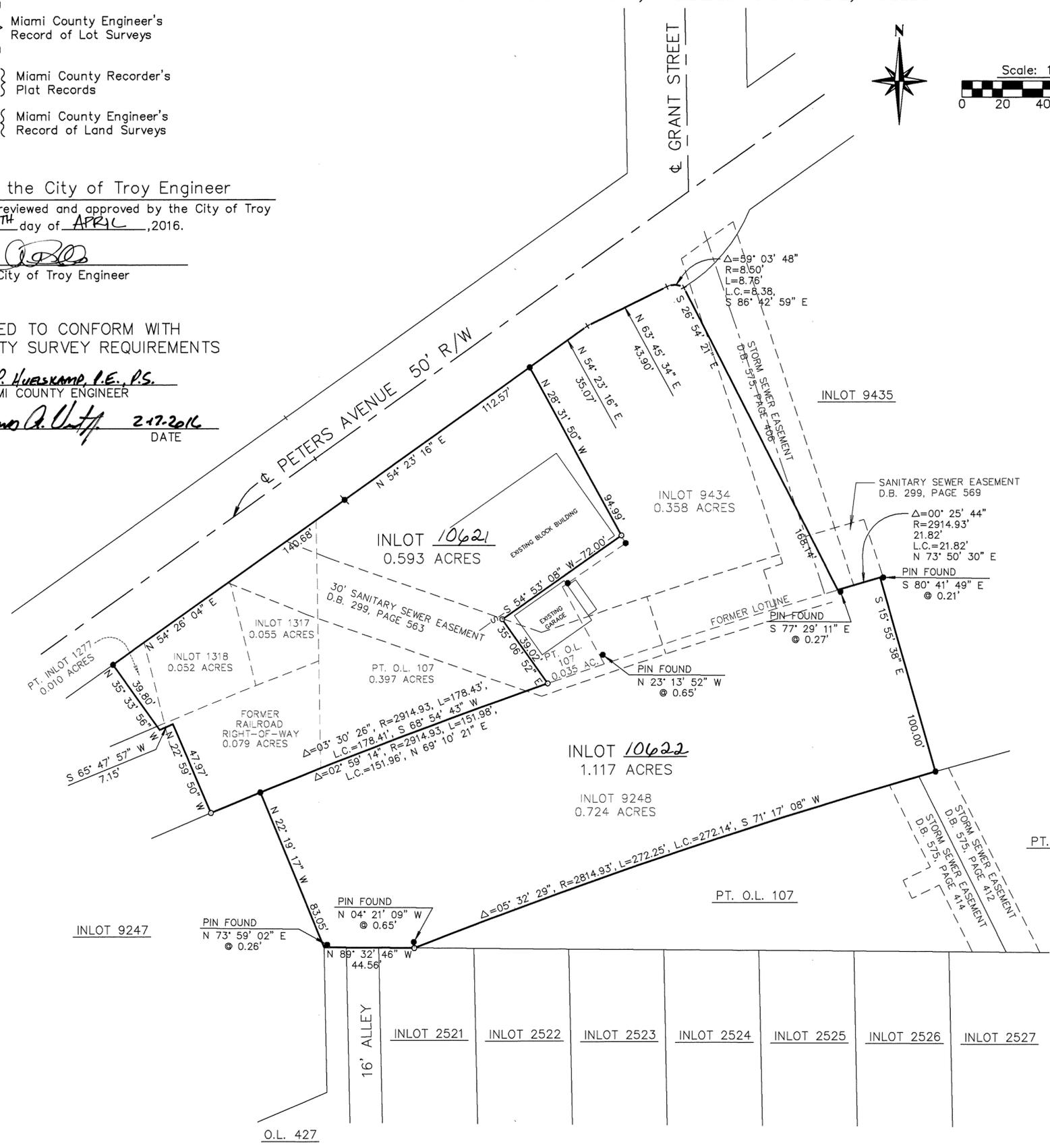
My commission expires July 23, 2019

I hereby certify that the replat shown hereon is and accurate representation based on a field survey performed under my direct supervision in accordance with the State of Ohio Minimum Requirements for Boundary Surveys.

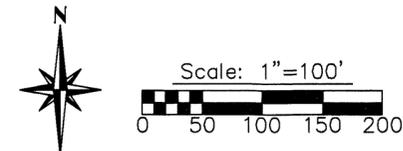
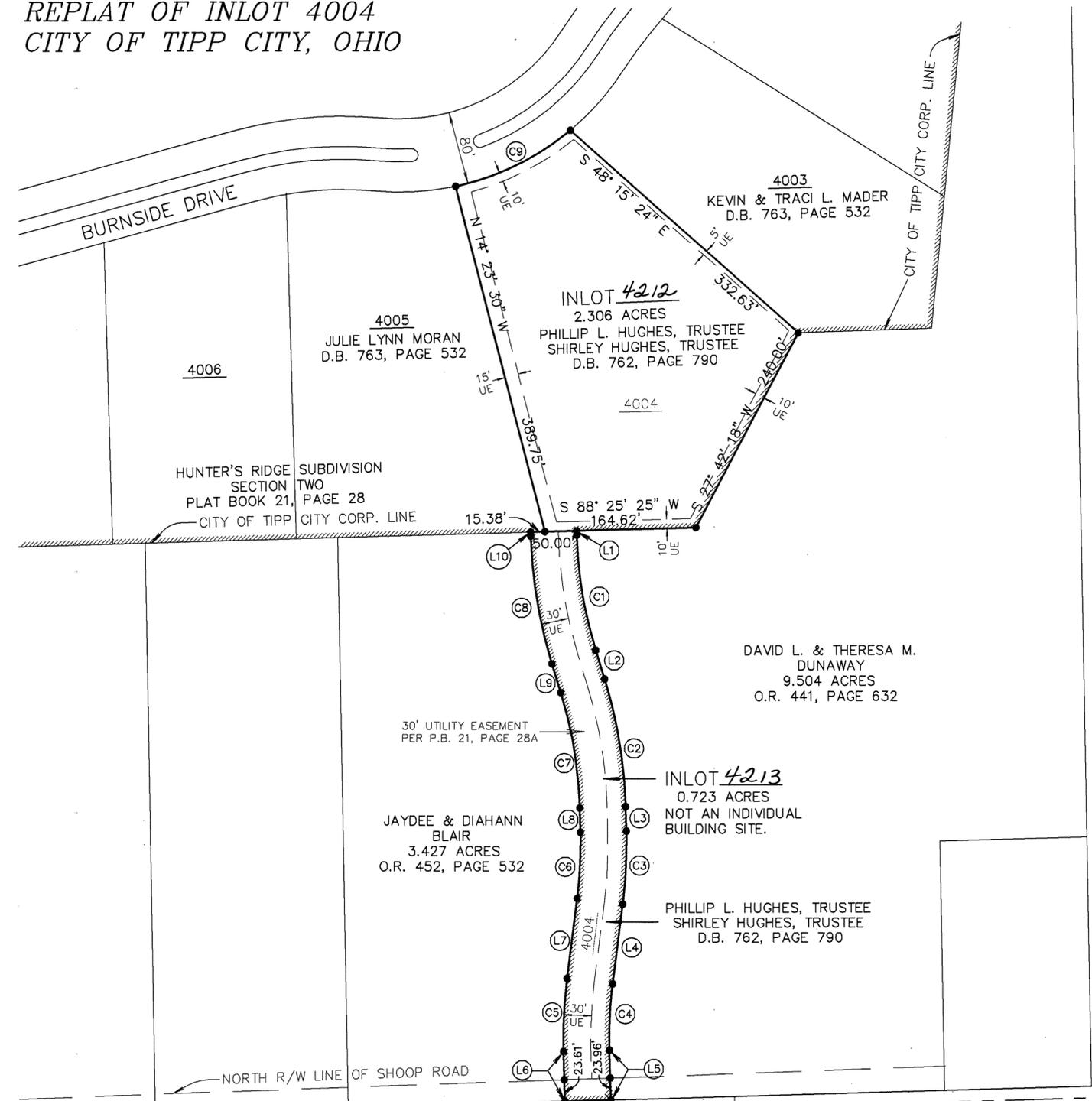


*Michael W. Cozatt* 2/16/16  
Michael W. Cozatt, P.S. #6001 Date

**Cozatt Engineering Company**  
Civil Engineering Land Surveyor  
534 N. Elm Street, Suite C Troy, Ohio  
Job No. 22115 Ph. (937) 339-2921



REPLAT OF INLOT 4004  
CITY OF TIPP CITY, OHIO



LEGEND

- IRON PIN FOUND
- ==== TIPP CITY CORP. LINE

PLAT BOOK 25 PAGE 94  
MIAMI COUNTY RECORDER'S PLAT RECORDS

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2016P-00023  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/22/2016 10:10:13 AM  
REFERENCES  
PAGE: 1

FEE 43.20  
*Jessica A Lopez* BY: *Shirley Hughes*  
MIAMI COUNTY RECORDER DEPUTY  
APPROVED AND TRANSFERRED WITH LOT  
NUMBERS ASSIGNED THIS 22 DAY OF  
April, 2016.  
*Matthew W. Gearhardt* BY: *Linda C. Wells*  
MIAMI COUNTY AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF INLOT 4004 IN THE CITY OF TIPP CITY, OHIO AS FOUND IN PLAT BOOK 21, PAGE 28 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND ACQUIRED BY PHILLIP L. HUGHES, TRUSTEE AND SHIRLEY HUGHES, TRUSTEE BY DEED RECORDED IN D.B. 762, PAGE 790 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR THE 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.

*Phillip L. Hughes* PHILLIP L. HUGHES, TRUSTEE  
*Shirley Hughes* SHIRLEY HUGHES, TRUSTEE

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

BE IT REMEMBERED THAT ON THIS 21<sup>st</sup> DAY OF April, 2016, BEFORE ME, A NOTARY PUBLIC IN AND SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

*Dawn M. Gross*  
NOTARY PUBLIC

4-15-2018  
MY COMMISSION EXPIRES



CERTIFICATION

I HEREBY CERTIFY THAT THE REPLAT SHOWN HEREON IS AN ACCURATE REPRESENTATION AS BASED ON A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM REQUIREMENTS FOR BOUNDARY SURVEYS.

APPROVAL BY THE CITY OF TIPP CITY, OHIO

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TIPP CITY THIS 21<sup>st</sup> DAY OF April, 2016,

*John H. Connelly* CITY ENGINEER  
*Matthew S. [Signature]* CITY PLANNER

NOTE:

THE LOTS SHOWN REPLATTED HEREON ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS AS FOUND IN THE PLAT OF HUNTER'S RIDGE SUBDIVISION TWO RECORDED IN PLAT BOOK 21, PAGE 28C OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.



*Michael W. Cozatt*  
Michael W. Cozatt, P.S. #6001 4-20-16 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
534 N. Elm Street, Suite C, Troy, Ohio  
Job No. 14713 Ph. (937) 339-2921

CURVE CHART					LINE CHART		
No.	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	No.	BEARING	DISTANCE
C1	15° 28' 06"	475.00'	128.24'	127.85'	L1	S 01° 34' 35" E	4.48'
C2	15° 28' 06"	525.00'	141.74'	141.31'	L2	S 17° 02' 41" E	32.91'
C3	08° 44' 54"	525.00'	80.16'	80.08'	L3	S 01° 34' 35" E	26.59'
C4	08° 44' 54"	475.00'	72.53'	72.46'	L4	S 07° 10' 19" W	87.88'
C5	08° 44' 54"	525.00'	80.16'	80.08'	L5	S 01° 34' 35" E	54.53'
C6	08° 44' 54"	475.00'	72.53'	72.46'	L6	N 01° 34' 35" W	54.53'
C7	15° 28' 06"	475.00'	128.24'	127.85'	L7	N 07° 10' 19" E	87.88'
C8	15° 28' 06"	525.00'	141.74'	141.31'	L8	N 01° 34' 35" W	26.59'
C9	27° 42' 57"	290.00'	140.28'	138.92'	L9	N 17° 02' 41" W	32.91'
					L10	N 01° 34' 35" W	4.48'

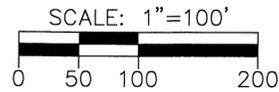
# PROTO-MOLD PRODUCTS REPLAT

S.W. SECTION PIQUA CITY MIAMI, OHIO COUNTY

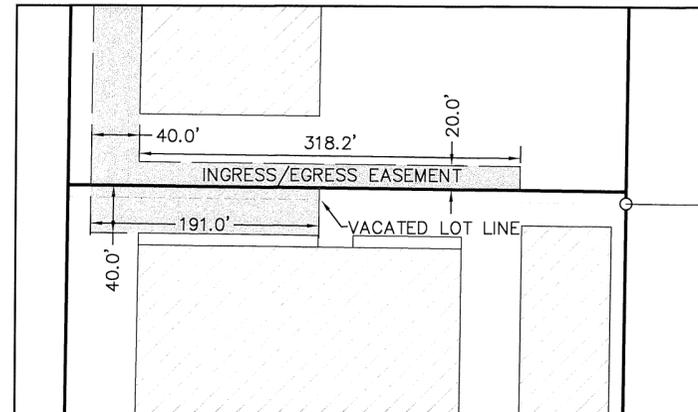
## LEGEND

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

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



## EASEMENT DETAIL



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2016P-00024**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/22/2016 11:08:03 AM  
REFERENCES  
PAGES: 1

FEE \$ 43.20

*Jessica A. Lopez*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED April 22, 2016  
*Matthew W. Beardsley*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

## CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS 22<sup>nd</sup> DAY OF April, 2016.

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

## PLAT AUTHORIZATION AND DEDICATION

PROTO-MOLD PRODUCTS CO., INC., THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQUA, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS PROTO-MOLD PRODUCTS REPLAT. FURTHERMORE, PROTO-MOLD PRODUCTS INC., DEDICATE THE INGRESS EGRESS EASEMENT AS SHOWN ON THIS PLAT FOR THE USE OF BOTH LOTS TO USE FOREVER.

*Craig Elitcraft*  
AUTHORIZED SIGNATURE

*President*  
TITLE

STATE OF OHIO  
COUNTY OF Miami

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF April, 2016, BY Craig Elitcraft, ON BEHALF OF PROTO-MOLD PRODUCTS INC..

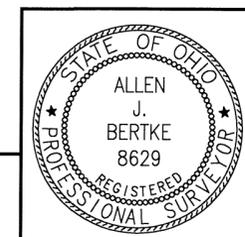
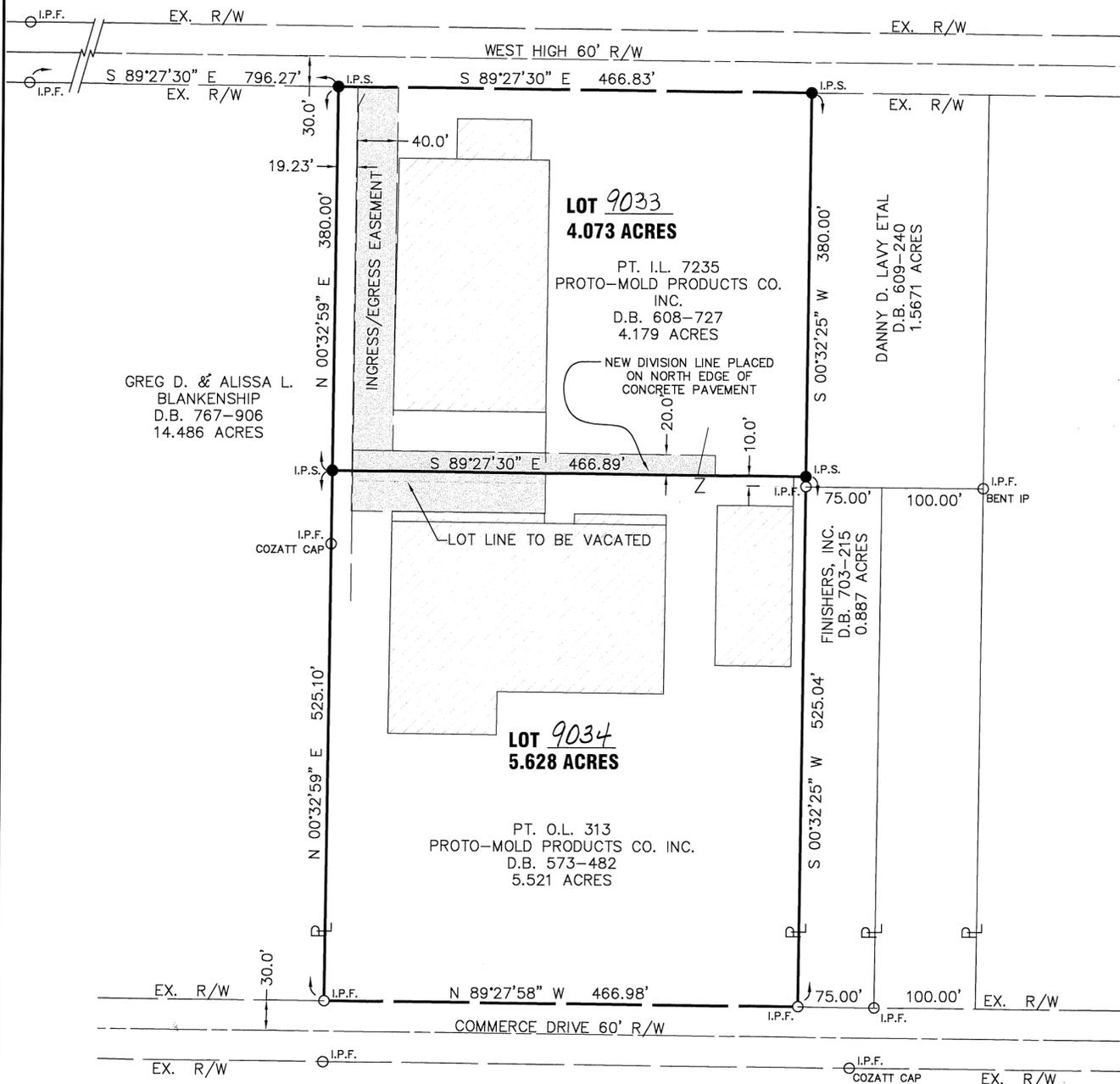
*Krista K. Leece*  
NOTARY PUBLIC



KRISTA K. LEECE  
Notary Public, State of Ohio  
My Commission Expires 8/03/2020

**SURVEY REFERENCE**  
LOT SURVEY 12, PG. 69  
LOT SURVEY 18, PG. 107  
REC. P.B. 11, PG. 104  
REC. P.B. 21, PG. 54  
REC. P.B. 25, PG. 14

BEING A REPLAT OF PART INLOT 7235, AND PT. OUT LOT 313 AND BEING OWNED BY PROTO-MOLD PRODUCTS CO., INC. AS DESCRIBED IN DEED BOOK 573, PAGE 482 AND DEED BOOK 608, PAGE 727.



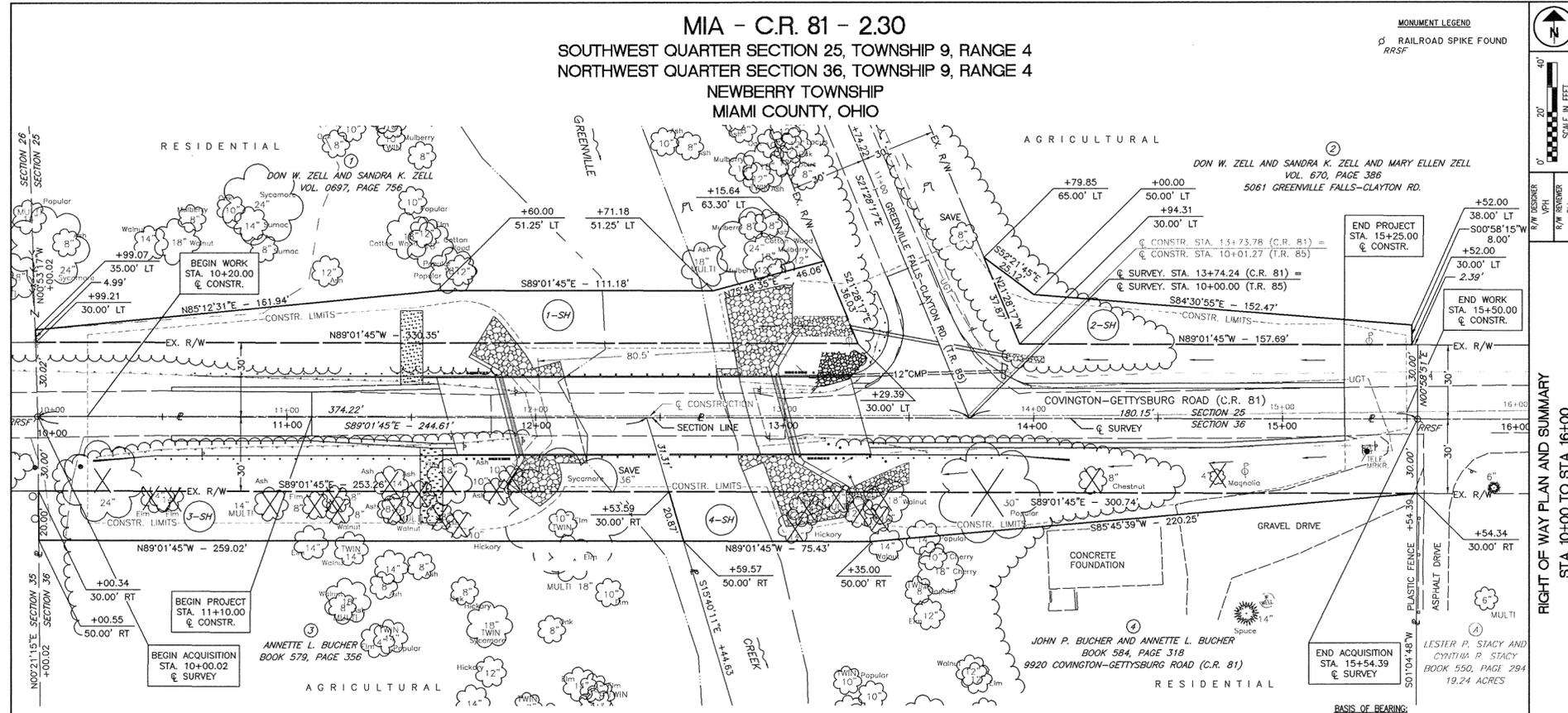
DATE: 04-08-2016  
DRAWN BY: AJB  
JOB NUMBER: MIAPIQ1603  
SHEET NUMBER: 1 OF 1

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629  
4-19-2016  
DATE

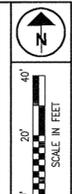


ENGINEER'S ROAD RECORD 9 PAGE 32A

MIA - C.R. 81 - 2.30  
 SOUTHWEST QUARTER SECTION 25, TOWNSHIP 9, RANGE 4  
 NORTHWEST QUARTER SECTION 36, TOWNSHIP 9, RANGE 4  
 NEWBERRY TOWNSHIP  
 MIAMI COUNTY, OHIO



MONUMENT LEGEND  
 RRSP RAILROAD SPIKE FOUND



SUMMARY OF ADDITIONAL RIGHT OF WAY													GRANTEE: ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF THE MIAMI COUNTY COMMISSIONERS, UNLESS OTHERWISE SHOWN			
NET RESIDUE = RECORD AREA - TOTAL P.R.O. - NET TAKE																
PARCEL	OWNER (S)	SHEET NUMBER	AUDITOR'S PARCEL #	OWNERS RECORD BOOK	RECORD PAGE	RECORD AREA *	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	TO BE ACQUIRED NET TAKE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALITY	AS ACQUIRED BOOK	PAGE
1-SH	DON W. ZELL AND SANDRA K. ZELL	THIS SHEET	H17-002500	697	756	3.736	0.786	0.136	0.000	0.136	NO	3.600		STANDARD HIGHWAY EASEMENT & GRADING STORM PIPE INSTALLATION	750	097
2-SH	DON W. ZELL AND SANDRA K. ZELL AND MARY ELLEN ZELL	THIS SHEET	H17-033600	670	386	53.989	1.359	0.056	0.000	0.056	NO	52.933		STANDARD HIGHWAY EASEMENT & GRADING	750	105
3-SH	ANNETTE L. BUCHER	THIS SHEET	H17-004010	579	356	5.829	0.171	0.118	0.000	0.118	NO	5.711		STANDARD HIGHWAY EASEMENT FOR GRADING, 15 TREES TO BE TAKEN	750	102
4-SH	JOHN P. BUCHER AND ANNETTE L. BUCHER	THIS SHEET	H17-004050	584	318	1.286	0.210	0.086	0.000	0.086	NO	1.200		STANDARD HIGHWAY EASEMENT FOR GRADING, 9 TREES TO BE TAKEN	750	098

BASIS OF BEARING:  
 BEARINGS ARE BASED ON THE CENTERLINE OF COVINGTON-GETTYSBURG ROAD (C.R. 81) (N 89°01'45" W) AS SHOWN ON SURVEY PLAT VOL. 42, PLAT NO. 16 ON FILE AT THE MIAMI CO. ENGINEERS RECORD OF LAND SURVEYS, MIAMI COUNTY, OHIO.

NOTE:  
 ALL REFERENCES TO STATIONS AND OFFSETS ARE BASED ON THE CENTERLINE OF SURVEY OF COUNTY ROAD 81 UNLESS OTHERWISE NOTED.  
 TEMPORARY PARCELS:  
 ALL TEMPORARY PARCELS TO BE OF 180 DAYS DURATION.  
 UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTES:  
 1.) \* ACCESSED ACREAGE (OBTAINED FROM AUDITOR'S OFFICE)  
 2.) UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN ACRES.  
 COLUMBUS ENGINEERING CONSULTANTS, INC.

RIGHT OF WAY PLAN AND SUMMARY  
 STA. 10+00 TO STA. 16+00

MIA - C.R. 81 - 2.30

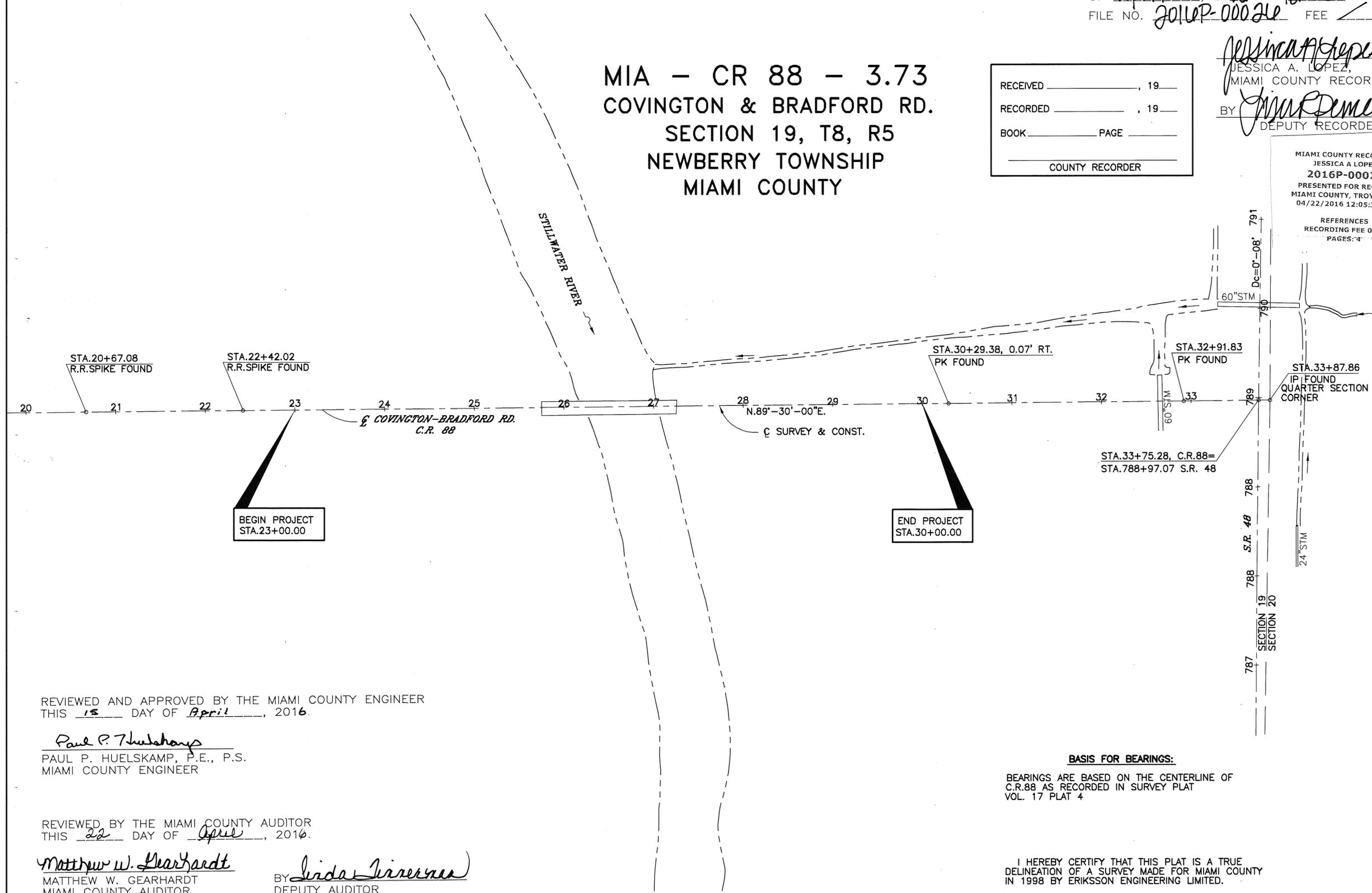
2 / 2  
 31  
 31

MIA - CR 88 - 3.73  
COVINGTON & BRADFORD RD.  
SECTION 19, T8, R5  
NEWBERRY TOWNSHIP  
MIAMI COUNTY

RECEIVED \_\_\_\_\_, 19\_\_\_\_  
RECORDED \_\_\_\_\_, 19\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
\_\_\_\_\_  
COUNTY RECORDER

*Jessica A. Lopez*  
JESSICA A. LOPEZ,  
MIAMI COUNTY RECORDER  
BY *Jim Peme*  
DEPUTY RECORDER

MIAMI COUNTY RECORDER  
JESSICA A. LOPEZ  
**2016P-00026**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/22/2016 12:05:33 PM  
REFERENCES  
RECORDING FEE 0.00  
PAGES: 4



REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
THIS 15 DAY OF April, 2016.

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

REVIEWED BY THE MIAMI COUNTY AUDITOR  
THIS 22 DAY OF April, 2016.

*Matthew W. Gearhardt*  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR  
BY *Linda Tirrenea*  
DEPUTY AUDITOR

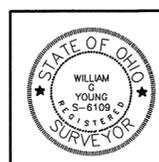
APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
THIS 21st DAY OF April, 2016.

*John W. O'Brien* JOHN W. O'BRIEN MIAMI COUNTY COMMISSIONER  
*Richard L. Cultice* RICHARD L. CULTICE MIAMI COUNTY COMMISSIONER  
*John F. Evans* JOHN F. EVANS MIAMI COUNTY COMMISSIONER

**BASIS FOR BEARINGS:**

BEARINGS ARE BASED ON THE CENTERLINE OF  
C.R. 88 AS RECORDED IN SURVEY PLAT  
VOL. 17 PLAT 4

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE  
DELINEATION OF A SURVEY MADE FOR MIAMI COUNTY  
IN 1998 BY ERIKSSON ENGINEERING LIMITED.  
*William G. Young* DATE 3-13-00  
WILLIAM G. YOUNG  
REGISTERED SURVEYOR NO. 6109



SCALE IN FEET

FEDERAL PROJECT NO.

STATE PROJECT NO. PID 2027

CENTERLINE PLAT

MIA-C.R. 88-3.73  
COVINGTON-BRADFORD RD.

1/4

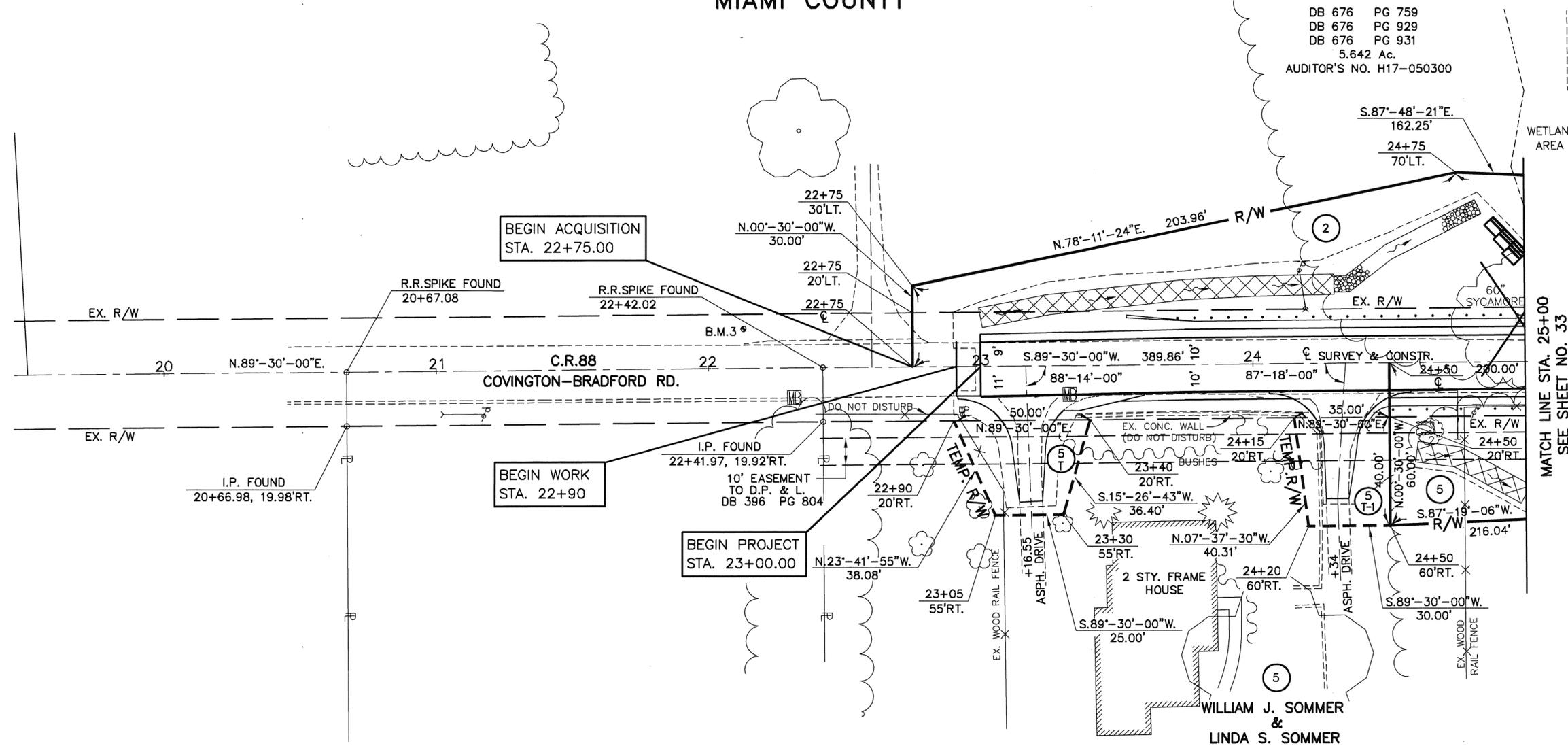
30  
33



MIA - CR 88 - 3.73  
 COVINGTON & BRADFORD RD.  
 SECTION 19, T8, R5  
 NEWBERRY TOWNSHIP  
 MIAMI COUNTY

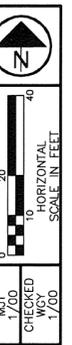
2

MICHAEL INGLE  
 DB 676 PG 759  
 DB 676 PG 929  
 DB 676 PG 931  
 5.642 Ac.  
 AUDITOR'S NO. H17-050300



MATCH LINE STA. 25+00  
 SEE SHEET NO. 33

WILLIAM J. SOMMER  
 &  
 LINDA S. SOMMER  
 DB 591 PG 630  
 8.765 Ac.  
 AUDITOR'S NO. H17-050150



RIGHT-OF-WAY PLAN  
 STA. 23+00 TO STA. 25+00

MIA-C.R. 88-3.73  
 COVINGTON-BRADFORD RD.

REV.	DATE	DESCRIPTION

3 / 4  
 32  
 33

COMPLETION DATE: MARCH 10, 2000

3723RW



STATE OF OHIO  
DEPARTMENT OF TRANSPORTATION  
**MIA-C.R.9-17.13**  
(RANGE LINE ROAD)  
NEWBERRY TOWNSHIP  
MIAMI COUNTY  
RIGHT-OF-WAY

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2016P-00027  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/22/2016 12:05:34 PM  
REFERENCES  
RECORDING FEE 0.00  
PAGES: 5

PROJECT DESCRIPTION:

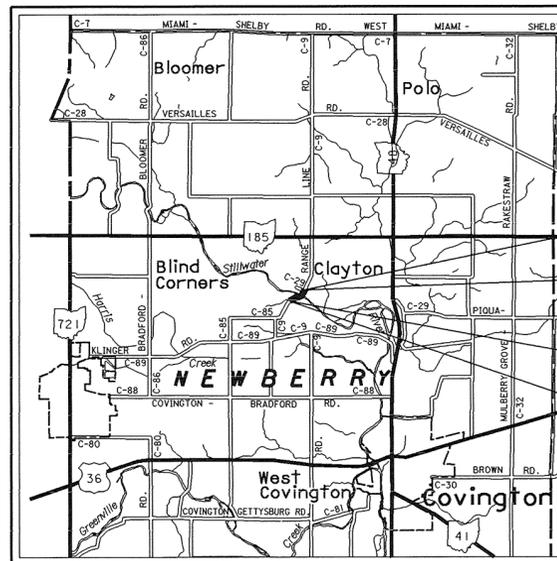
Improvement of 0.21 miles of C.R. 9 (Range Line Road) by approach realignment, paving with asphalt concrete and by replacing Bridge No. MIA-C.R.9-1713 over the Stillwater River.

RECEIVED FOR RECORD THIS 22 DAY  
OF April, 2016 AT 12:05P M.  
FILE NO. 2016P-00027 FEE ✓

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

INDEX OF SHEETS:

Title Sheet 1  
Property Map/Summary 2-4  
Detail Right-of-Way Plan Sheets



LOCATION MAP

LATITUDE: N40°09'00" LONGITUDE: W84°22'36"

SCALE IN MILES



PORTION TO BE IMPROVED: \_\_\_\_\_  
INTERSTATE & DIVIDED HIGHWAY: \_\_\_\_\_  
UNDIVIDED STATE & FEDERAL ROUTES: \_\_\_\_\_  
OTHER ROADS: \_\_\_\_\_

END PROJECT  
STA. 909+00.00

BEGIN PROJECT  
STA. 897+75.00

VIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
HIS 15<sup>th</sup> DAY OF April, 2016.

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

VIEWED BY THE MIAMI COUNTY AUDITOR  
HIS 22 DAY OF April, 2016.

Matthew W. Gearhardt  
MATTHEW W. GEARHARDT  
MIAMI COUNTY AUDITOR

BY Linda Terrence  
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
THIS 21st DAY OF April, 2016

John W. O'Brien  
JOHN W. O'BRIEN  
MIAMI COUNTY COMMISSIONER

Richard L. Cultice  
RICHARD L. CULTICE  
MIAMI COUNTY COMMISSIONER

John F. Evans  
JOHN F. EVANS  
MIAMI COUNTY COMMISSIONER

UNDERGROUND UTILITIES  
TWO WORKING DAYS  
**BEFORE YOU DIG**  
CALL 1-800-362-2764 (TOLL FREE)  
OHIO UTILITIES PROTECTION SERVICE  
NON-MEMBERS  
MUST BE CALLED DIRECTLY

PLAN PREPARED BY:  
**KORDA**  
Korda/Nemeth Engineering, Inc - Consulting Engineers  
1650 Watermark Drive, Suite 200  
Columbus Ohio 43215-7010  
TEL 614-487-1650 FAX 614-487-8981  
WEB www.korda.com  
FOR MIAMI COUNTY

FRONT-END SHEETS/TITLE.DGN

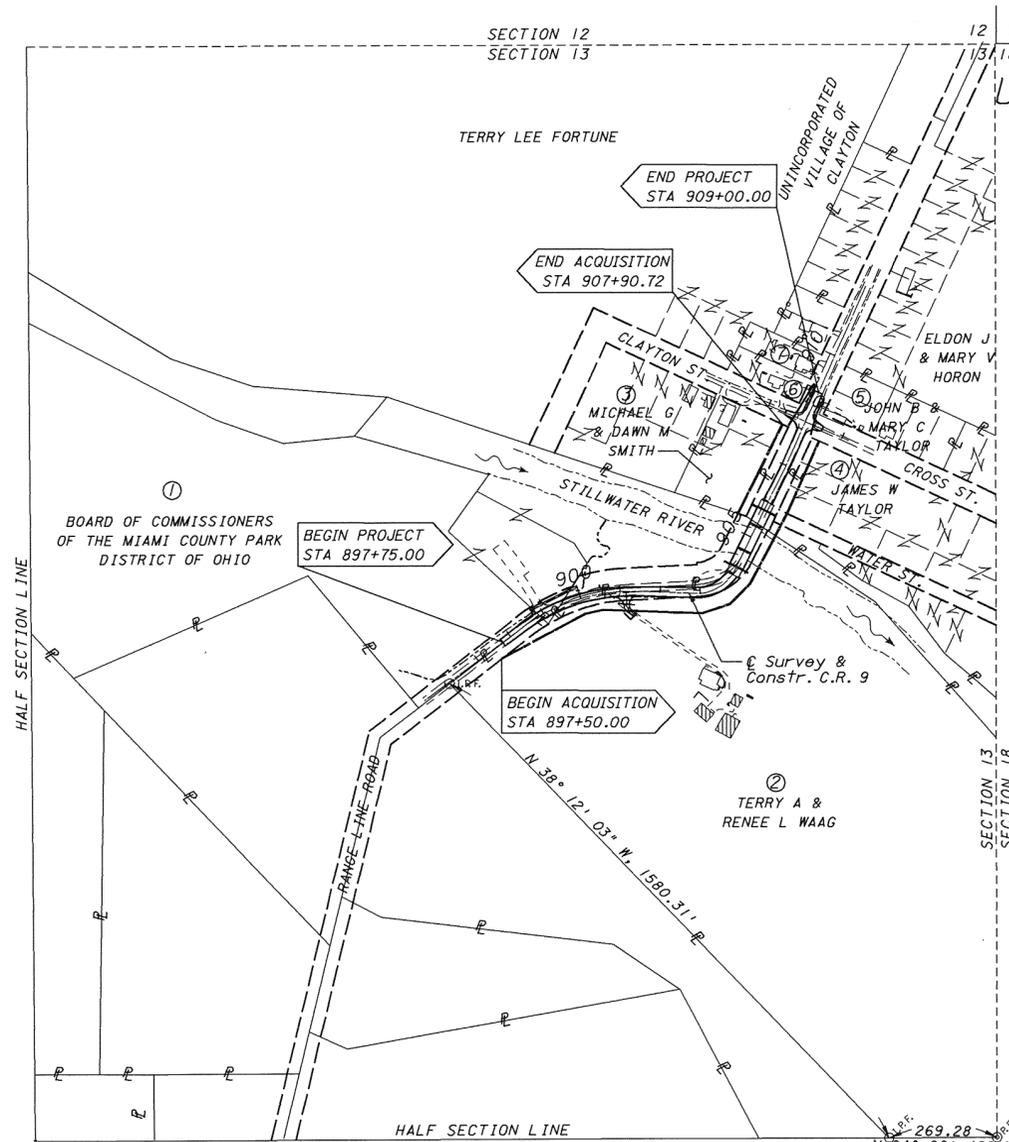
FEDERAL PROJECT NO. **TE21-G020 (226)**  
PID NO. **22242**  
CONSTRUCTION PROJECT NO. **NONE**  
RAILROAD INVOLVEMENT **NONE**  
MIA-C.R.9-17.13

**CONVENTIONAL SIGNS**

- County Line \_\_\_\_\_
- Township Line \_\_\_\_\_
- Section Line \_\_\_\_\_
- Corporation Line \_\_\_\_\_ or \_\_\_\_\_
- Fence Line (existing) \* \* \* (proposed) \* \* \*
- Center Line \_\_\_\_\_
- Trees, Stumps (to be removed)
- Utility Poles: Telephone , Power , Light
- Limited Access (only) LA \_\_\_\_\_
- Right of Way (only) R/W \_\_\_\_\_
- Limited Access & Right of Way LA-R/W \_\_\_\_\_
- Exist. Right of Way R/W \_\_\_\_\_
- Temp. Right of Way T ESMT \_\_\_\_\_
- Slope Easement SL ESMT \_\_\_\_\_
- Utility Easement U ESMT \_\_\_\_\_
- Property Line \_\_\_\_\_ (in existing fence) \* \* \*
- Railroad or \_\_\_\_\_
- Guardrail (existing) (proposed)
- Construction Limits... Construction Limits \_\_\_\_\_

Utility Companies	
Type	Name and Address
Telephone	Alltel Inc. 225 West Columbus St. Kenton, Ohio 43326 (419) 674-1100
	Sprint 803 12th Street Greenville, Ohio 45331 (937) 547-4258
Electric	Dayton Power & Light Co. 2385 Campbell Road Sidney, Ohio 45365 (937) 548-5977
Cable	Time Warner Cable 1450 Experiment Farm Road Troy, Ohio 45373 (937) 339-4770

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.



MIA-C.R.9-17.13  
RANGE LINE ROAD  
UNINCORPORATED VILLAGE OF CLAYTON  
NEWBERRY TOWNSHIP  
MIAMI COUNTY  
TOWN 9N, RANGE 4E, SECTION 13

**STRUCTURE KEY**

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

REFERENCE MONUMENT LOCATIONS			
STATION	OFFSET	REMARKS	
897+50.00	31.18' RT.	R/W MONUMENT	1
898+98.36	27.37' RT.	REF. MONUMENT	1
899+97.26	P.I.	REF. MONUMENT	1
900+00.00	40.00' RT.	R/W MONUMENT	1
900+50.00	40.00' RT.	R/W MONUMENT	1
902+94.00	21.98' LT.	R/W MONUMENT	1
903+00.00	50.00' RT.	R/W MONUMENT	1
903+50.00	50.00' RT.	R/W MONUMENT	1
903+56.50	P.I.	REF. MONUMENT	1
904+00.00	50.00' RT.	R/W MONUMENT	1
905+38.56	54.74' LT.	R/W MONUMENT	1
906+00.00	55.00' RT.	R/W MONUMENT	1
907+88.95	50.00' RT.	R/W MONUMENT	1
907+90.72	50.00' LT.	R/W MONUMENT	1
TOTAL			15

MONUMENT ASSEMBLY LOCATIONS		
STATION	REMARKS	
898+34.20	P.C.	1
901+47.52	P.T.	1
902+87.25	P.C.	1
907+00.00	P.I.	1
TOTAL		4

REFERENCE MONUMENT, AS PER PLAN LOCATIONS			
STATION	OFFSET	REMARKS	
898+88.09	4.08' LT.		1
899+49.90	3.57' LT.		1
901+17.69	7.91' LT.		1
TOTAL			3

SEE RECORD PLAT BOOK 20, PAGE 70  
NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

**SUMMARY OF ADDITIONAL R/W REQUIRED**

NET RESIDUE = RECORD AREA-TOTAL P.R.O.-NET TAKE  
ALL AREAS IN ACRES UNLESS OTHERWISE NOTED

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTHS DURATION

TOTAL NUMBER OF:  
3 OWNERSHIPS  
4 PARCELS  
0 TOTAL TAKES  
0 OWNERSHIPS WITH STRUCTURES INVOLVED  
0 OWNERSHIPS WITH "P" ITEMS

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	Board of Commissioners of the Miami County Park Dist. of Ohio	536	53			29.000									No Take Required		
		687	382		H17-030759	1.244											
		700	783			4.095											
2SH	Terry A & Renee L Waag	652	290	2-3	H17-030700	27.088	0.612	0.955	0.515	0.440	NO		26.036			731	218
2T				3				0.011	0.000	0.011	NO				To Construct Driveway Approach	731	222
3SH	Michael G & Dawn M Smith	683	837	3-4	H17-030850	0.756	0.000	0.084	0.000	0.084	NO	0.672				731	225
					H17-030747	0.200	0.000	0.025	0.000	0.025	NO	0.175					
	Grand Total					0.956	0.000	0.109	0.000	0.109		0.109					
4SH	James W Taylor	602	577	3-4	H17-050700	0.200	0.000	0.033	0.000	0.033	NO		0.167			731	214
					H17-050701	0.200	0.000	0.031	0.000	0.031	NO		0.169				
					H17-050702	0.200	0.000	0.029	0.000	0.029	NO		0.171				
	Grand Total					0.600	0.000	0.093	0.000	0.093		0.093					
5	John B & Mary C Taylor	701	301		H17-050712	0.400									No Take Required		
6	Raymond James Hutton	631	539		H17-050736	0.200									No Take Required		
7	Britt H & Carla R Coburn	678	306		H17-050735	0.200									No Take Required		

REV. BY	DATE	DESCRIPTION

PID NO. 22242  
 R/W DESIGNER TWG  
 R/W REVIEWER MDW  
**PROPERTY MAP R/W SUMMARY**  
**MIA-C.R. 9-17.13**  
 41 / 44

H:\2000-03\IN\CIVIL\Drawings\ROW\ 031ipm.dgn

MIA-C.R.9-17.13  
RANGE LINE ROAD  
UNINCORPORATED VILLAGE OF CLAYTON  
NEWBERRY TOWNSHIP  
MIAMI COUNTY  
TOWN 9N, RANGE 4E, SECTION 13



PID NO.  
22242

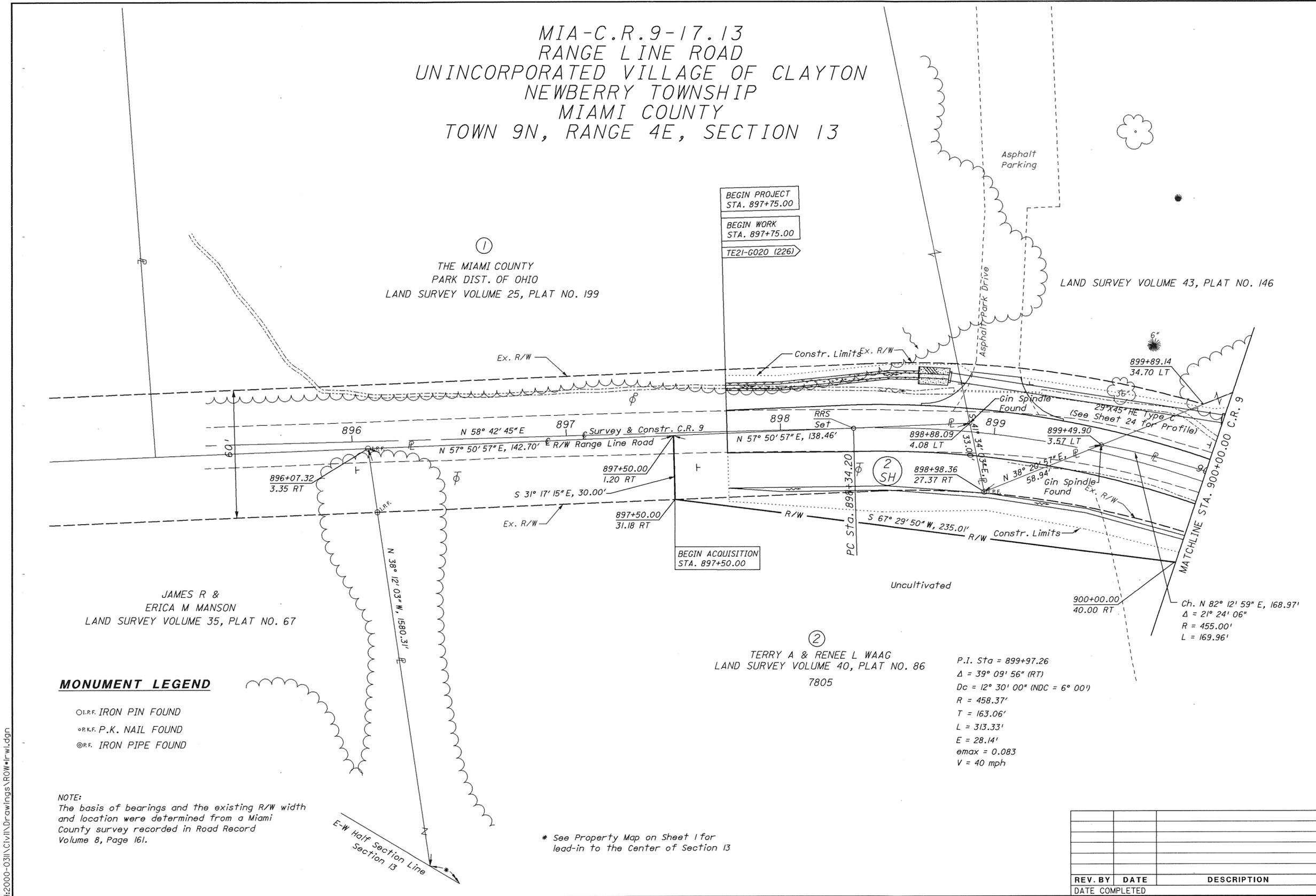
R/W DESIGNER  
TWG  
R/W REVIEWER  
MDW

RIGHT OF WAY PLAN  
STA. 897+75.00 TO STA. 900+00.00

MIA-C.R.9-17.13

2 / 4

42  
44



①  
THE MIAMI COUNTY  
PARK DIST. OF OHIO  
LAND SURVEY VOLUME 25, PLAT NO. 199

JAMES R &  
ERICA M MANSON  
LAND SURVEY VOLUME 35, PLAT NO. 67

②  
TERRY A & RENEE L WAAG  
LAND SURVEY VOLUME 40, PLAT NO. 86  
7805

**MONUMENT LEGEND**

- I.R.F. IRON PIN FOUND
- P.K.F. P.K. NAIL FOUND
- R.F. IRON PIPE FOUND

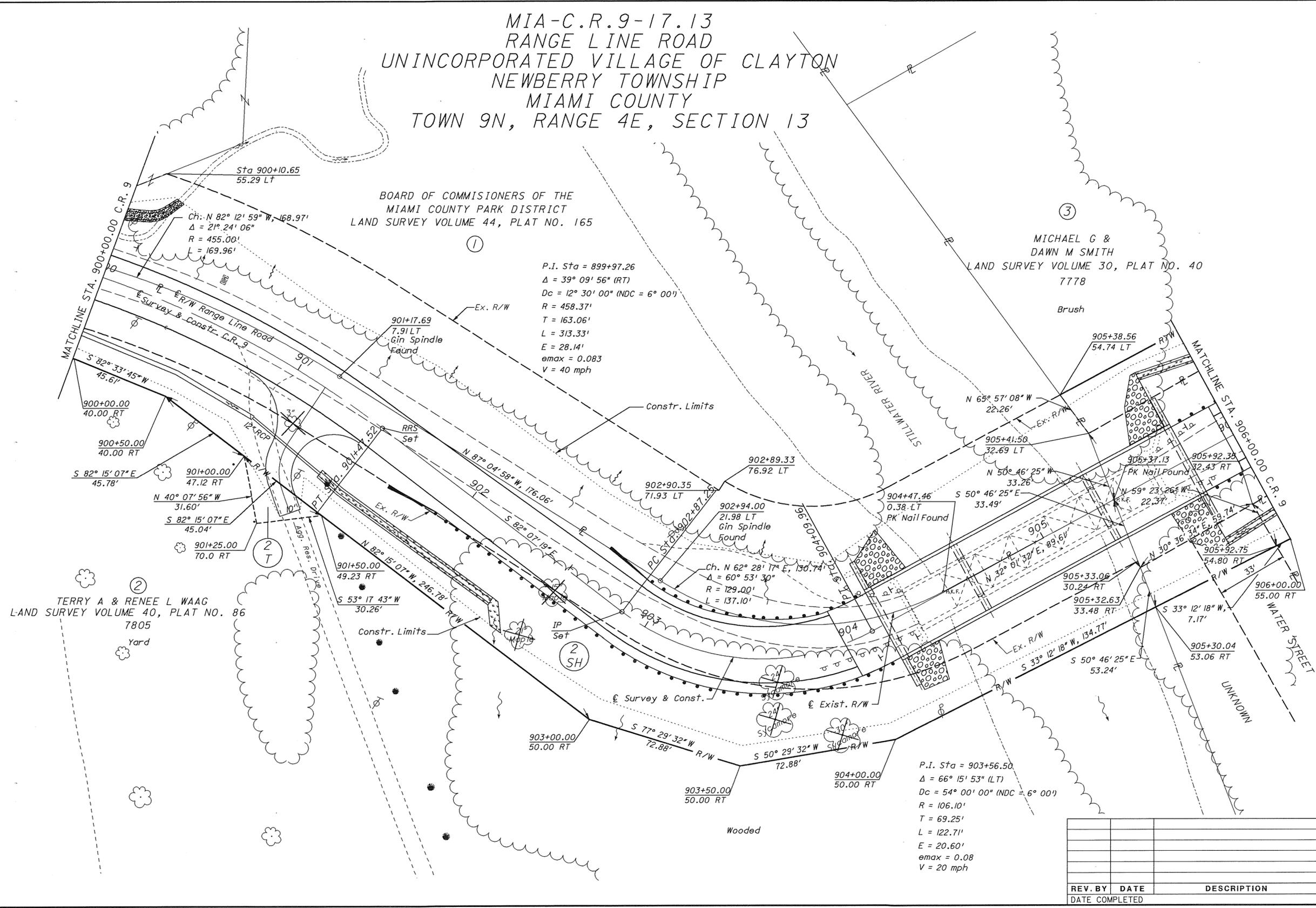
NOTE:  
The basis of bearings and the existing R/W width  
and location were determined from a Miami  
County survey recorded in Road Record  
Volume 8, Page 161.

\* See Property Map on Sheet 1 for  
lead-in to the Center of Section 13

H:\2000-031\Civil\Drawings\ROW\17.rwl.dgn

REV. BY	DATE	DESCRIPTION

MIA-C.R.9-17.13  
RANGE LINE ROAD  
UNINCORPORATED VILLAGE OF CLAYTON  
NEWBERRY TOWNSHIP  
MIAMI COUNTY  
TOWN 9N, RANGE 4E, SECTION 13



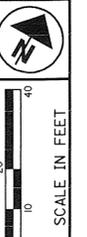
BOARD OF COMMISSIONERS OF THE  
MIAMI COUNTY PARK DISTRICT  
LAND SURVEY VOLUME 44, PLAT NO. 165

MICHAEL G &  
DAWN M SMITH  
LAND SURVEY VOLUME 30, PLAT NO. 40  
7778  
Brush

TERRY A & RENEE L WAAG  
LAND SURVEY VOLUME 40, PLAT NO. 86  
7805  
Yard

P.I. Sta = 899+97.26  
Δ = 39° 09' 56" (RT)  
Dc = 12° 30' 00" (NDC = 6° 00')  
R = 458.37'  
T = 163.06'  
L = 313.33'  
E = 28.14'  
emax = 0.083  
V = 40 mph

P.I. Sta = 903+56.50  
Δ = 66° 15' 53" (LT)  
Dc = 54° 00' 00" (NDC = 6° 00')  
R = 106.10'  
T = 69.25'  
L = 122.71'  
E = 20.60'  
emax = 0.08  
V = 20 mph



PID NO.  
**22242**

RIGHT OF WAY PLAN  
STA 900+00.00 TO STA 906+00.00

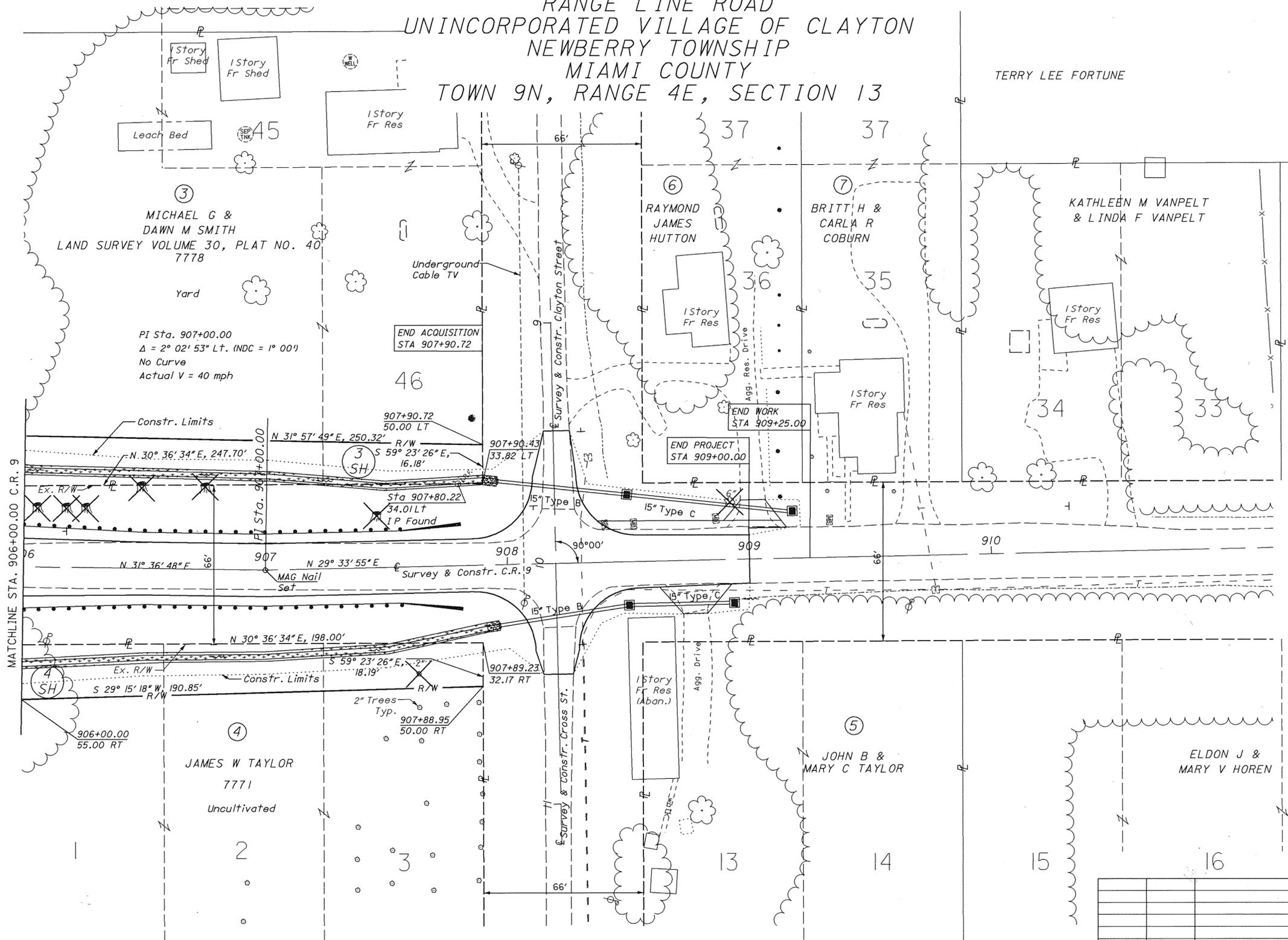
MIA-C.R.9-17.13

REV. BY	DATE	DESCRIPTION

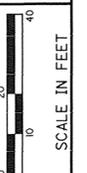
3 / 4  
43  
44

H:\2000-03\1\Civil\Drawings\RO\W\rw2.dgn

MIA-C.R.9-17.13  
RANGE LINE ROAD  
UNINCORPORATED VILLAGE OF CLAYTON  
NEWBERRY TOWNSHIP  
MIAMI COUNTY  
TOWN 9N, RANGE 4E, SECTION 13



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PID NO. 22242  
R/W DESIGNER TWG  
R/W REVIEWER MDW

RIGHT OF WAY PLAN  
STA 906+00.00 TO STA 909+00.00

MIA-C.R. 9-17.13

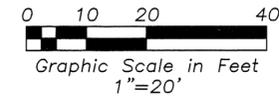
REV. BY	DATE	DESCRIPTION

4 / 4  
44  
44

# REPLAT INLOTS 2713-2714

PLAT BOOK 25 PAGE 99  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

N.W. SECTION 2713-2714 INLOT PIQUA CORPORATION MIAMI COUNTY OHIO STATE



MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
**2016P-00028**  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
04/25/2016 9:04:26 AM  
REFERENCES  
PAGES: 1

FEE 43.20

Jessica A Lopez BY: Mark Pence  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NO.  
ASSIGNED THIS 25 DAY OF April, 2016

Matthew W. Beahard BY: Linda Tinney  
MIAMI CO. AUDITOR DEPUTY



### Description

Being all of Inlots 2713 and 2714, City of Piqua, Ohio, as recorded in Plat Book 2, Page 224, of the Miami County Recorder's Plat Records, as acquired by Leslie Robert Long, by Official Record 2015OR-11261 of the Miami County Recorder's Records.

### Acknowledgment

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

Leslie Robert Long  
Leslie Robert Long  
Kathleen A. Hildebrand US BANK  
U.S. Bank, NA (Mortgage)

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

Be it remembered that on this 29th day of February, 2016, before me, the undersigned, a notary public in and for said county and state, personally appeared Leslie Robert Long, 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.

Kathleen A. Hildebrand  
KATHLEEN A. HILDEBRAND  
Notary Public, State of Ohio  
My Commission Expires July 18, 2018

### State of Kentucky, County of Miami, S.S.

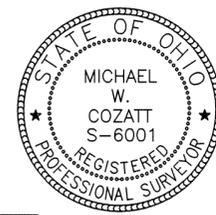
Be it remembered that on this 14th day of April, 2016, before me, the undersigned, a notary public in and for said county and state, personally appeared US Bank, NA by its duly authorized representative, its the above signed, to me known, and acknowledged the signing and execution of the within plat 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.

Lauren Leach  
LAUREN LEACH  
Notary Public, State of Ohio  
My Commission Expires 7/16/2020  
Notary Public in and for State of Kentucky, Ohio  
My commission expires 7-16-2020

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 8/11/15  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
534 N. Elm St. Suite C Troy, OH 45373  
Job No. 15115 (937) 339-2921  
File Name: C:\JOBS\2015\15115.dwg  
Drawn by: DMC ~ Checked by: MWC



### Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- P.K. Nail Found
- Mag Nail Set
- △ Fence Post

### Piqua City Planner

Approved by the City Planner of the City of Piqua, Ohio, this 25 day of Nov, 2015, this replat was reviewed and approved.

Chris Schmiesing  
Chris Schmiesing

Replat of Lots 2713-2714 for Leslie Robert Long

Certified to conform with Miami County Survey Requirements  
Paul P. Hruskame, P.E., P.S.  
Miami County Engineer  
Paul P. Hruskame  
Deputy Date

### References

Miami County Engineer's Record of Lot Surveys  
Volume 23, Page 45 (Basis of Bearings)  
Volume 18, Page 3

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 353 AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, AND DOCUMENT NUMBER 2014OR-07326 AND A REPLAT OF PART INLOT 356 AS CONVEYED TO DEC LAND CO. LLC IN OFFICIAL RECORD VOLUME 792 PAGE 922, RECORDED IN THE MIAMI COUNTY DEED RECORDS.

PROPERTY OWNERS CONSENT

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

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

WITNESS

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

*[Handwritten signatures]*

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

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED THAT ON THIS 18<sup>th</sup> DAY OF March, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-16-2020



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

*[Signature]*  
NOTARY PUBLIC

CONSENT OF LIENHOLDER  
WESBANCO BANK, INC.

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

STATE OF Ohio, COUNTY OF Franklin, SS:

BE IT REMEMBERED THAT ON THIS 18<sup>th</sup> DAY OF March, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.



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

*[Signature]*  
NOTARY PUBLIC

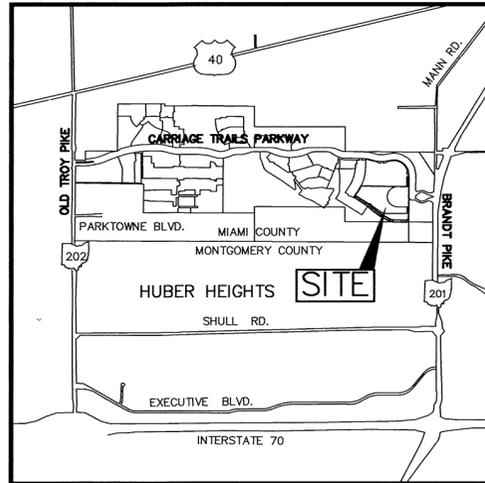
MY COMMISSION EXPIRES:

# DEDICATION OF RED BUCKEYE DRIVE RIGHT-OF-WAY AND EASEMENTS REPLAT PART INLOTS 353 & 356 CARRIAGE TRAILS

## STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS, MARCH 2016

VOLUME 25 PAGE 100  
MIAMI COUNTY RECORDER'S RECORD

MIAMI COUNTY RECORDER  
JESSICA A LOPEZ  
2016P-00029  
PRESENTED FOR RECORD  
MIAMI COUNTY, TROY, OHIO  
05/16/2016 11:57:03 AM  
REFERENCES  
PAGES: 2



LOCATION MAP  
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Dedication of Red Buckeye Drive Right-of-Way and Easements, Replat Part Inlots 353 and 356 Carriage Trails 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.

EASEMENTS

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

BASIS OF BEARINGS

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

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:  
VOL. 790, PG. 219 & VOL. 201, PG. 771  
D.B. 741, PG. 449, DOC No. 2015OR-15676

MIAMI COUNTY ENGINEER'S RECORDS  
OF LAND SURVEYS:  
VOLUME 54, PAGE 137  
VOLUME 55, PAGE 164  
VOLUME 56, PAGE 43  
VOLUME 56, PAGE 186  
VOLUME 57, PAGE 4

MIAMI COUNTY RECORDERS PLAT RECORDS  
P.B. 22, PG. 25 P.B. 22, PG. 37  
P.B. 25, PG. 28 P.B. 25, PG. 75  
P.B. 25, PG. 72

FEE \$ 86.40

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

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED May 16, 2016.

*[Signature]*  
MIAMI COUNTY AUDITOR

*[Signature]*  
BY DEPUTY AUDITOR

APPROVED:

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

ON 5/11/16 2016

*[Signature]*  
CITY OF HUBER HEIGHTS PLANNING DIRECTOR

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF LAND CONTAINING 239.801 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD 322, PAGE 782, A REPLAT OF LAND CONTAINING 25.000 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DOCUMENT NUMBER 2014OR-07326 AND A REPLAT OF LAND CONTAINING 100.042 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN DEED BOOK 792, PAGE 922, RECORDED IN THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

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



IBI GROUP

BY *[Signature]*  
David L. Chiesa P.S.  
Registered Surveyor No. 7740



IBI GROUP  
635 Brooksedge Boulevard  
Westerville OH 43081 USA  
tel 614 818 4900  
david.chiesa@ibigroup.com  
Contact: DAVE CHIESA

INLOT 973  
P.B. 25, PG. 46  
8.422 ACRES

VOLUME 25 PAGE 100 A  
MIAMI COUNTY RECORDER'S RECORD

INLOT 1080  
23.485 ACRES

INLOT 1081  
4.335 ACRES

PART INLOT 356  
P.B. 22, PG. 37-37A  
DEC LAND CO. I LLC  
D.B. 792, PG. 922

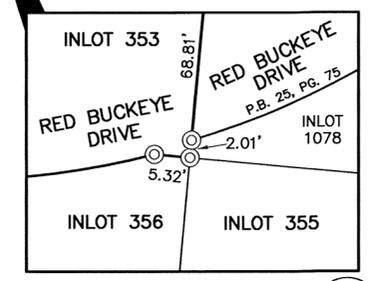
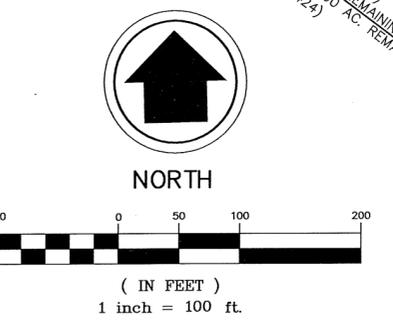
EAST PART INLOT 353 B (P48-000424)  
29.608 ACRES  
-9.579 ACRES (INLOT 1080)  
-2.706 ACRES (INLOT 1081)  
-1.733 ACRES (RED BUCKEYE DRIVE)  
15.590 ACRES REMAINING

PART INLOT 353 (P48-000950)  
LAND SURVEY 55, PAGE 164  
14.310 ACRES  
-1.795 ACRES (INLOT 1080)  
-0.643 ACRE (RED BUCKEYE DRIVE)  
11.872 ACRES REMAINING

PART INLOT 356 (P48-000951)  
84.750 ACRES  
-0.130 ACRE (RED BUCKEYE DRIVE)  
84.620 ACRES REMAINING

PART INLOT 353 (P48-000948)  
LAND SURVEY 56, PAGE 43  
ALL 13.740 ACRES  
-12.111 ACRES (INLOT 1080)  
- 1.629 ACRES (INLOT 1081)

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	67.43'	195.00'	19°48'40"	N85°25'03"E	67.09'
C2	75.10'	135.00'	31°52'29"	N79°23'09"E	74.14'
C3	131.67'	265.00'	28°28'05"	S70°26'34"E	130.32'
C4	161.48'	325.00'	28°28'05"	S70°26'34"E	159.82'
C5	20.25'	225.00'	5°09'25"	S53°37'49"E	20.24'
C6	14.85'	165.00'	5°09'20"	S53°37'52"E	14.84'
C7	22.38'	165.00'	7°46'16"	S47°10'10"E	22.36'
C8	30.52'	225.00'	7°46'14"	S47°10'10"E	30.49'
C9	29.05'	175.00'	9°30'37"	N48°02'26"W	29.01'
C10	39.01'	235.00'	9°30'37"	N48°02'26"E	38.96'
C11	110.04'	1315.00'	4°47'40"	N34°48'25"E	110.01'
C12	14.29'	102.00'	8°01'46"	N09°14'17"E	14.28'
C13	94.57'	102.00'	53°07'27"	S13°18'34"E	91.22'
C14	78.54'	25.00'	180°00'00"	N84°46'37"W	50.00'



- LEGEND**
- ⊙ IRON PIN FOUND PREVIOUSLY SET BY IBI GROUP
  - ⊙ IRON PIN SET (AFTER CONSTRUCTION) 5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUP S-6872/S-7740"
  - IRON PIN FOUND CAPPED "AMERICAN STRUCTEPOINT 8439"
  - U/E UTILITY EASEMENT

J:\pre-114141515-072.ct MISC.dwg SURVEY\RED BUCK RW DEDICATION.dwg by: david.chiesa on 03/15/2016 @ 07:53:57 am © M+E Companies, Inc.