

4 TOWN      6E RANGE      SE 1/4-4 SECTION      CONCORD TOWNSHIP      MIAMI COUNTY      OHIO STATE

PLAT BOOK 21 PAGE 1  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED 11-29, 2004 AT 11:38:52AM  
 FILE NO. 0413879 FEE \$ 43.20

# REPLAT OF LOT 62 SAXONY WOODS

John W. O'Brien BY: Kristi Kendall  
 MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 29<sup>th</sup> DAY OF November, 2004.

Chris A. Deplew BY: Linda Pearson  
 MIAMI COUNTY AUDITOR DEPUTY

### APPROVALS

THIS REPLAT WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 23<sup>rd</sup> DAY OF NOVEMBER, 2004.

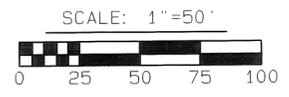
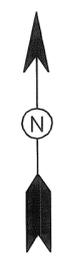
D. Ann Baird      Jack Evans      Ron Widener  
 D. ANN BAIRD      JACK EVANS      RON WIDENER

THIS REPLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 19<sup>th</sup> DAY OF October, 2004.

Chairman      Secretary  
 CHAIRMAN      SECRETARY

THIS REPLAT WAS REVIEWED AND APPROVED THIS 3<sup>rd</sup> DAY OF November, 2004.

Doug Britton  
 MIAMI COUNTY ENGINEER



### DESCRIPTION

BEING A REPLAT SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 4E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 0.509 ACRES AND BEING ALL OF LOT 62 OF THE REPLAT OF LOT 50, SAXONY WOODS SECTION 6 AS RECORDED IN P.B. 20, PAGE 100 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND CONVEYED TO JEFFREY R. VOGELMEIER AND SUSAN K. VOGELMEIER BY DEED RECORDED IN DEED BOOK 749, PAGE 928 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

### DEDICATION

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

Jeffrey R. Vogelmeier      Susan K. Vogelmeier  
 JEFFREY R. VOGELMEIER      SUSAN K. VOGELMEIER

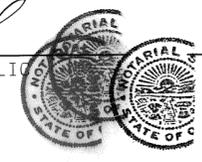


STATE OF OHIO, COUNTY OF MIAMI, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JEFFREY R. VOGELMEIER AND SUSAN K. VOGELMEIER, TO ME KNOWN, WHO 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 MY OFFICIAL SEAL THIS 28<sup>th</sup> DAY OF OCTOBER, 2004.

[Signature]      10-12-09  
 NOTARY PUBLIC      MY COMMISSION EXPIRES



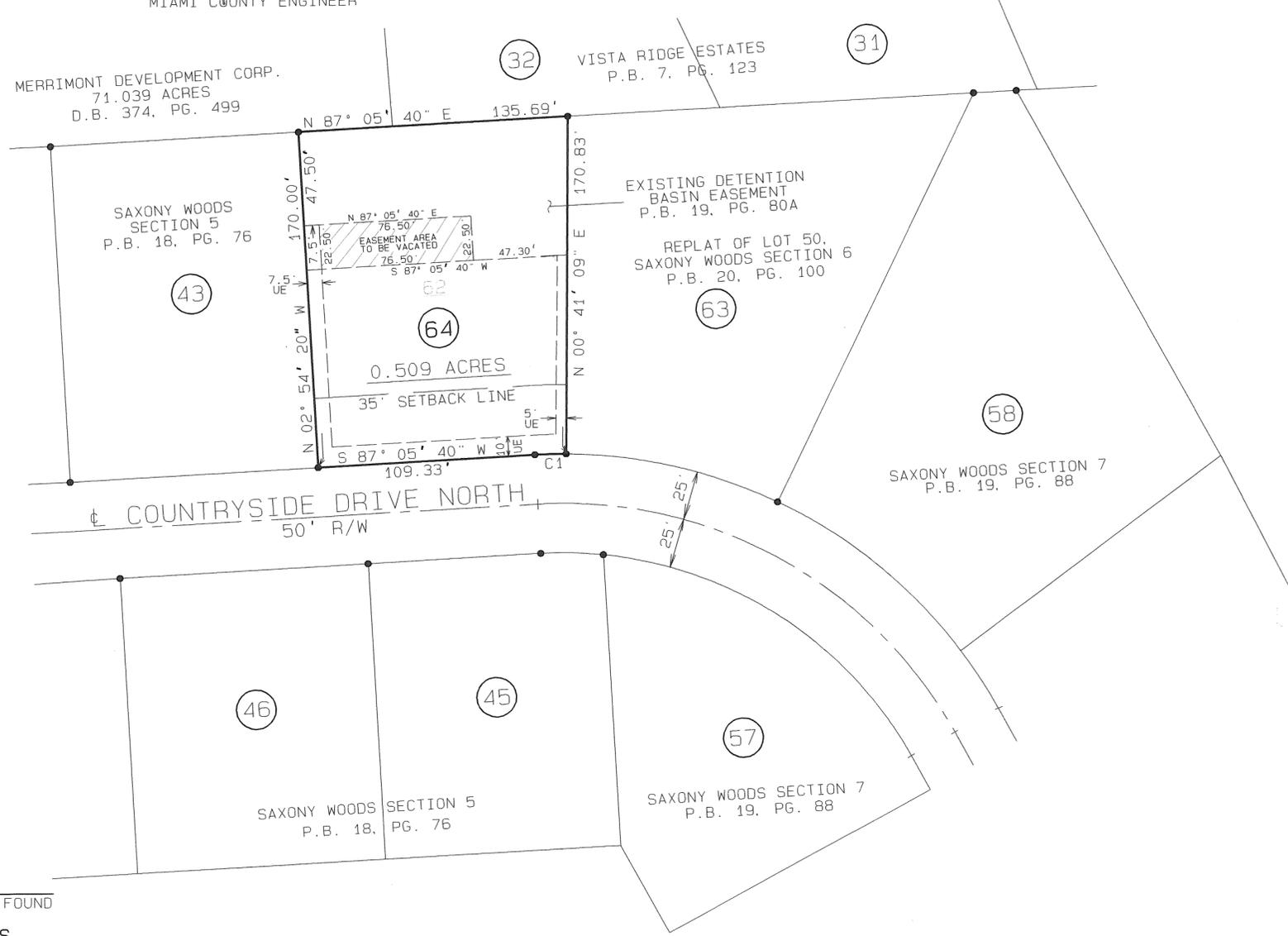
### SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH IRON PINS FOUND OR SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.



Michael W. Cozatt      9-18-04  
 MICHAEL W. COZATT, P.S. #6001      DATE

COZATT ENGINEERING COMPANY  
 CIVIL ENGINEER      LAND SURVEYOR  
 476 SWAILES ROAD      TROY, OHIO  
 JOB NO. 23904



LEGEND  
 ● IRON PIN FOUND

REFERENCES  
 P.B. 19, PG. 80 } MIAMI COUNTY RECORDER'S  
 P.B. 20, PG. 100 } PLAT RECORDS

CURVE		DATA		
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	03° 35' 29"	250.00'	15.67'	15.67', S 88° 53' 22" W

NOTE:  
 THIS REPLAT IS SUBJECT TO THE PROTECTIVE COVENANTS AND RESTRICTIONS AS SET FORTH FOR SAXONY WOODS SECTION 6, AS FILED IN P.B. 19, PAGE 80-B OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.

# REPLAT OF LOT 3903 AND 3904

S.E. SECTION PIQUA CITY MIAMI, OHIO COUNTY

TRANSFERRED THIS 14 DAY OF Dec, 2004

Chris A. Peebles BY: Linda Jirusek  
CHRIS A. PEEPLES DEPUTY AUDITOR

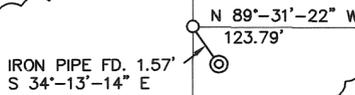
PLAT BOOK 21, PAGE 2  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 14 DAY OF December 2004, AT 2:31 P.M.  
FILE No. 0415122 FEE: \$43.20  
John W. O'Brien  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
Christine Jackson  
DEPUTY

### DEED REFERENCE

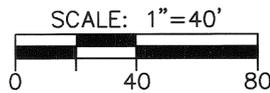
DEED BOOK 15, PAGE 488  
DEED BOOK 307, PAGE 110  
DEED BOOK 717, PAGE 535  
DEED BOOK 652, PAGE 623  
DEED BOOK 729, PAGE 218

### SURVEY REFERENCE

REC. PLAT 1, PAGE 162  
REC. PLAT 2, PAGE 50  
REC. PLAT 2, PAGE 184  
LOT SUR. VOL. 23, PAGE 35  
LOT SUR. VOL. 21, PAGE 107  
LOT SUR. VOL. 22, PAGE 142  
LOT SUR. VOL. 23, PAGE 126  
LOT SUR. VOL. 4, PAGE 177  
LOT SUR. VOL. 2, PAGE 20  
LOT SUR. VOL. 24, PAGE 56

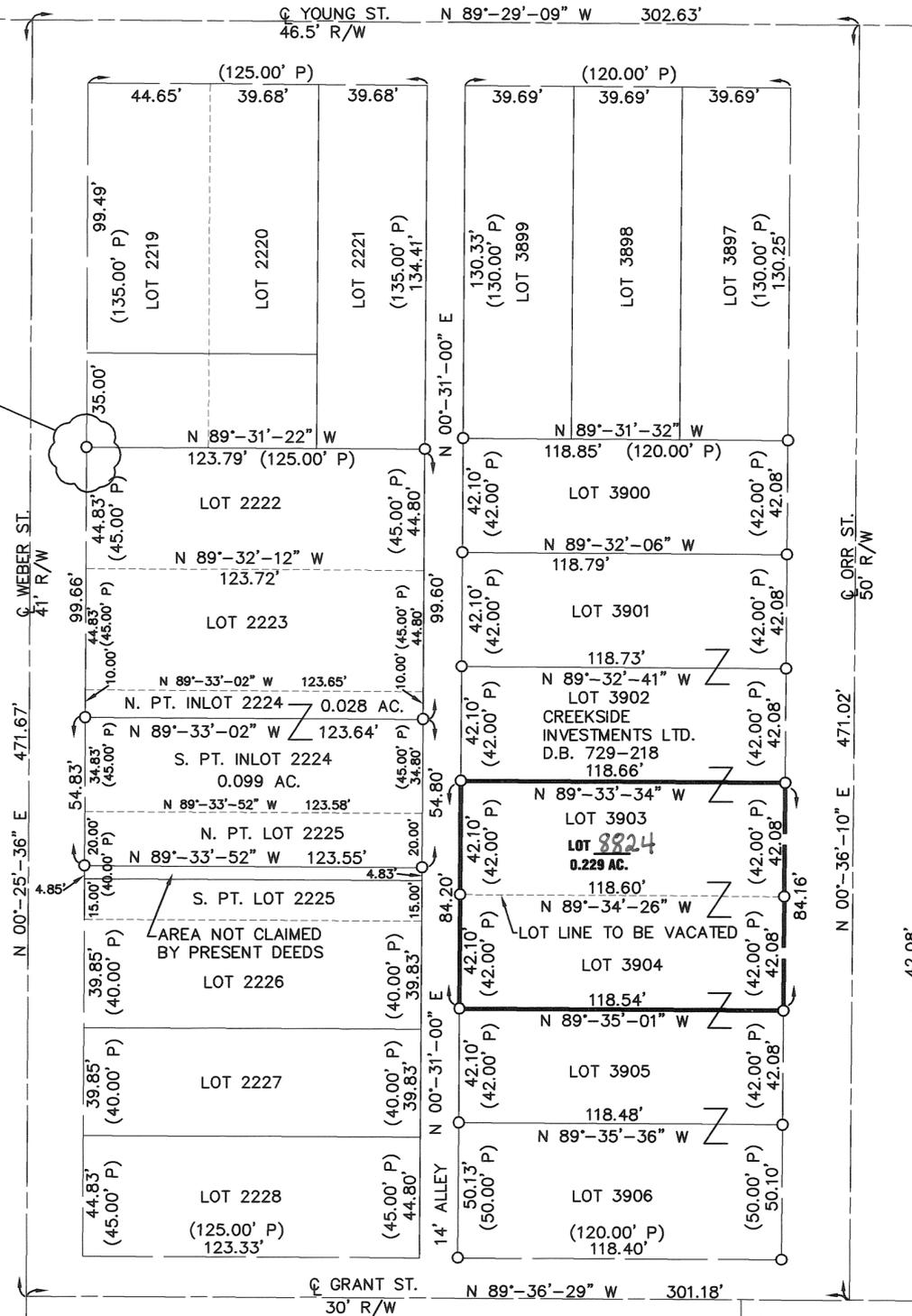


BEARINGS BASED ON LAND SURVEY  
LOT SUR. VOL. 22, PLAT 142



### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊘ P.K. NAIL FOUND
- ⊙ IRON PIPE FOUND
- (P) PLAT DISTANCE



### CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: CREEKSIDE INVESTMENTS, LTD.

Scott Dohm  
SCOTT DOHM, OWNER

### ACKNOWLEDGMENT

STATE OF OHIO, MONTGOMERY COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OWNER OF CREEKSIDE INVESTMENTS LTD., THE COMPANY WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING MEMBER ON BEHALF OF SAID COMPANY AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH MANAGING MEMBER INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Sidney, OHIO, THIS 10<sup>th</sup> DAY OF December, 2004.

NOTARY PUBLIC Cindy A. Naseman  
MY COMMISSION EXPIRES: March 19, 2005

CINDY NASEMAN  
THE STATE OF OHIO  
MARCH 19, 2005

### APPROVAL

THIS REPLAT OF LOT 3903 AND LOT 3904 WAS REVIEWED AND APPROVED BY ME THIS 13<sup>th</sup> DAY OF December, 2004

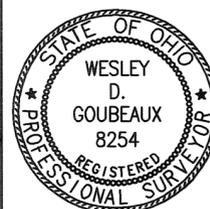
Christopher W. Schmiesing  
CHRISTOPHER W. SCHMIESING  
CITY OF PIQUA PLANNING & ZONING SUPERVISOR

### DESCRIPTION

BEING A REPLAT OF LOT 3903 AND LOT 3904 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF PIQUA, OHIO OWNED BY CREEKSIDE INVESTMENTS LTD. AS RECORDED IN DEED BOOK 729, PAGE 218.

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

11-24-2004  
DATE



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

date: 11-24-2004 drawn by: wdq job number: MIAPIQ0417

# SUBDIVISION OF INLOT 9753

9753 CITY OF TROY MIAMI, OHIO  
INLOT CITY COUNTY

PLAT BOOK 21, PAGE 3  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 17 DAY OF Dec, 2004 AT 3:00 P.M.  
FILE No. 0415492 FEE: \$4320  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Kristi Kendall  
DEPUTY

## CONSENT TO SUBDIVIDE

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACCEPT AND APPROVE THIS SUBDIVISION AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID SUBDIVISION.

OWNER: B & X PROPERTIES, LLC.

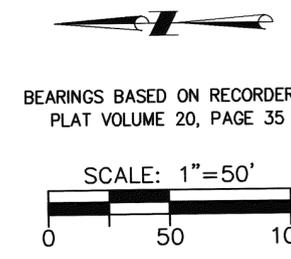
## ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Robert Arnold ON BEHALF OF THE OWNER, B & X PROPERTIES, LLC, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OWNERS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy OHIO, THIS 15<sup>th</sup> DAY OF December, 2004.

NOTARY PUBLIC: Constance M. Hilton

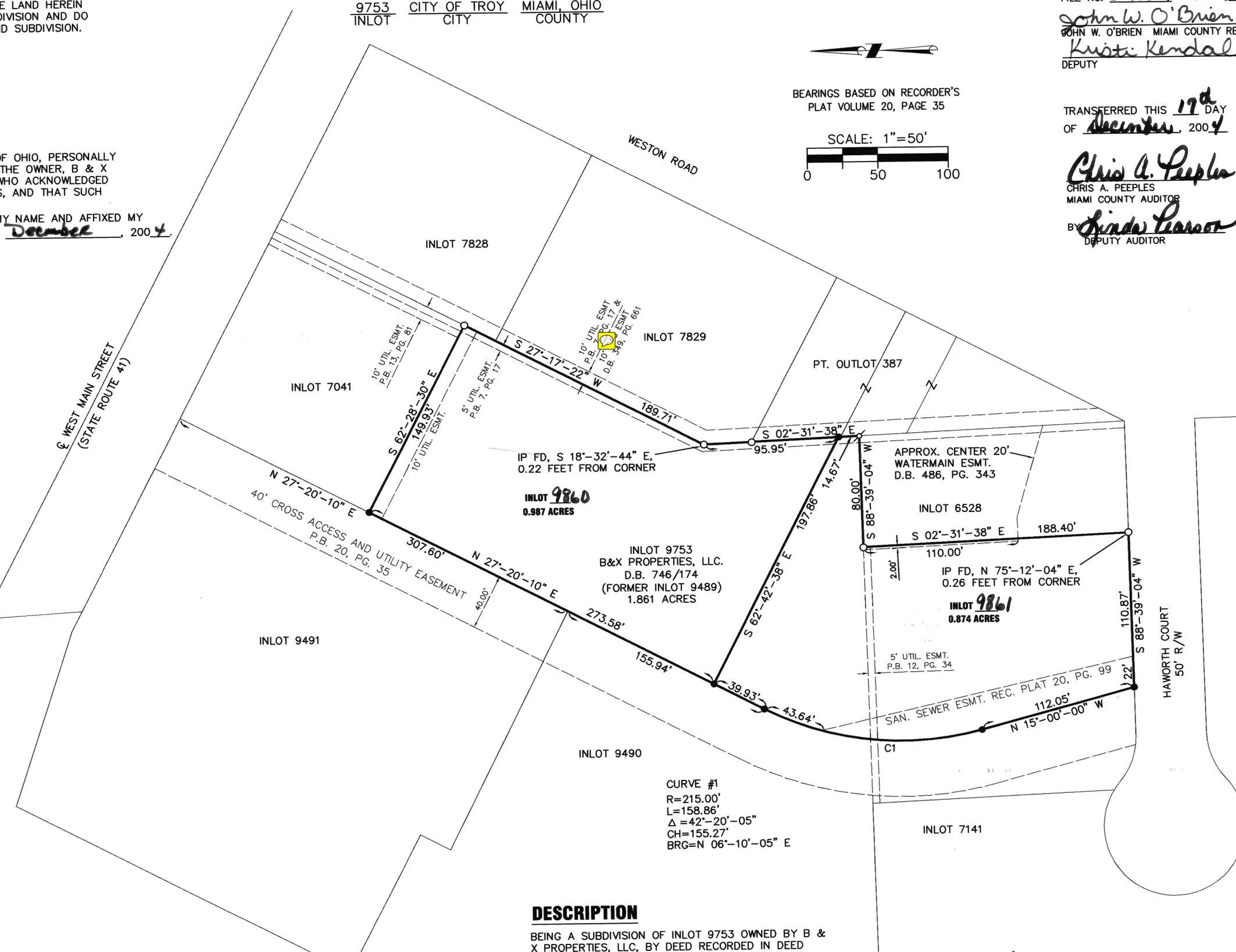
MY COMMISSION EXPIRES: 9-10-06



TRANSFERRED THIS 17<sup>th</sup> DAY OF December, 2004

Chris A. Peeples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

BY Sinda Pearson  
DEPUTY AUDITOR



## LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND

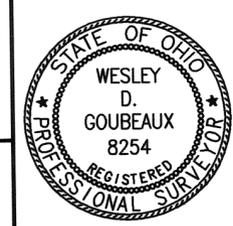
## DESCRIPTION

BEING A SUBDIVISION OF INLOT 9753 OWNED BY B & X PROPERTIES, LLC, BY DEED RECORDED IN DEED BOOK 746, PAGES 174 (FORMER INLOT 9489).

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH SURVEYS AND DEEDS OF RECORD.

**CITY OF TROY PUBLIC WORKS**  
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 17<sup>th</sup> DAY OF DEC., 2004  
Steven Whiffel  
PUBLIC WORKS DIRECTOR

Wesley D. Goubeaux 12-08-2004  
WESLEY D. GOUBEAUX, P.S. #8254 DATE



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

date: 12-08-2004	drawn by: wdq	job number: MIATRO0426
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# SEVER REPLAT NO. 2 - PIQUA, OHIO

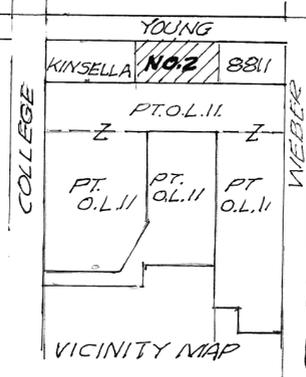
PLAT BOOK 21 PAGE 4  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 5<sup>th</sup> DAY OF

January, 2005, AT 9:22 A.M.

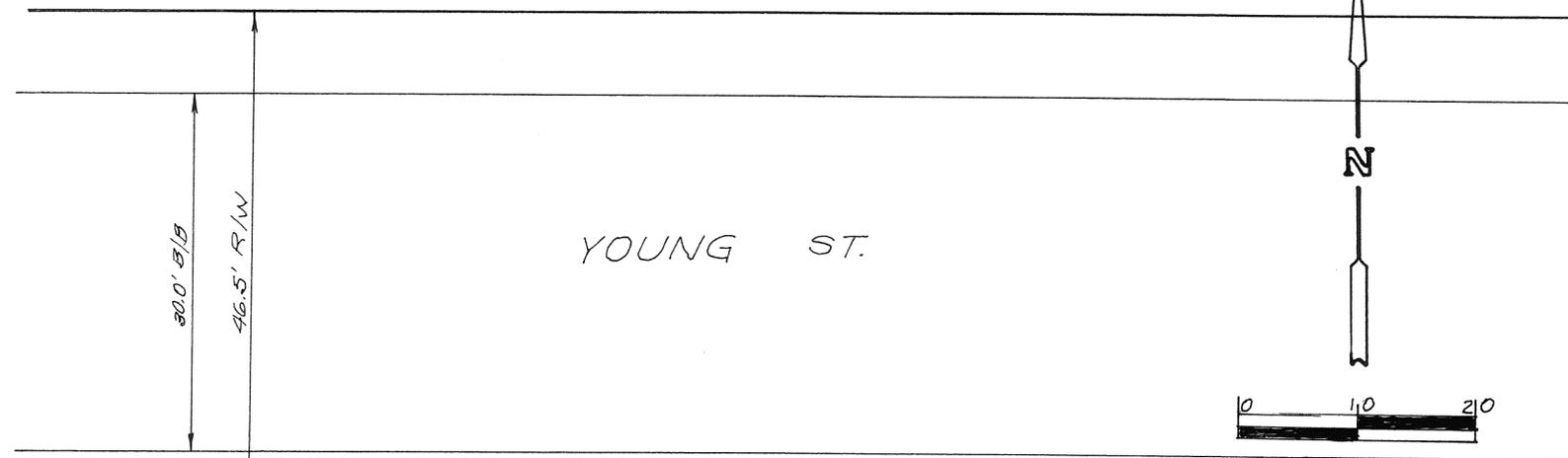
FILE NO. 0416424 FEE: \$ 43.20

John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: John R. Rume  
 DEPUTY RECORDER



**DESCRIPTION**  
 BEING A REPLAT OF A PART OF OUTLOT 11, IN THE CITY OF PIQUA, OHIO, CONTAINING A TOTAL OF 0.1997 ACRES AS ACQUIRED BY SEVER REALTY, LLC, BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 739, PAGE 469.



**DEDICATION**  
 THE UNDERSIGNED, BEING THE OWNER OF THE LAND HEREIN REPLATTED, DOES HEREBY ACCEPT AND APPROVE THIS REPLAT AS SHOWN HEREON AND DOES HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

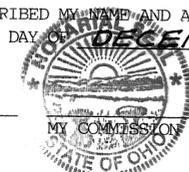
OWNERS: SEVER REALTY, LLC

Earl F. Sever, III  
 EARL F. SEVER, III, MEMBER

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO, THIS 14TH DAY OF DECEMBER, 2004.

Richard W. Klockner  
 NOTARY PUBLIC



**SURVEY REFERENCE**  
 LOT SURVEY VOL. 24, PG. 104  
 RECORD PLAT BOOK 20; PG. 130

**LEGEND**  
 ♂ = MAG NAIL SET

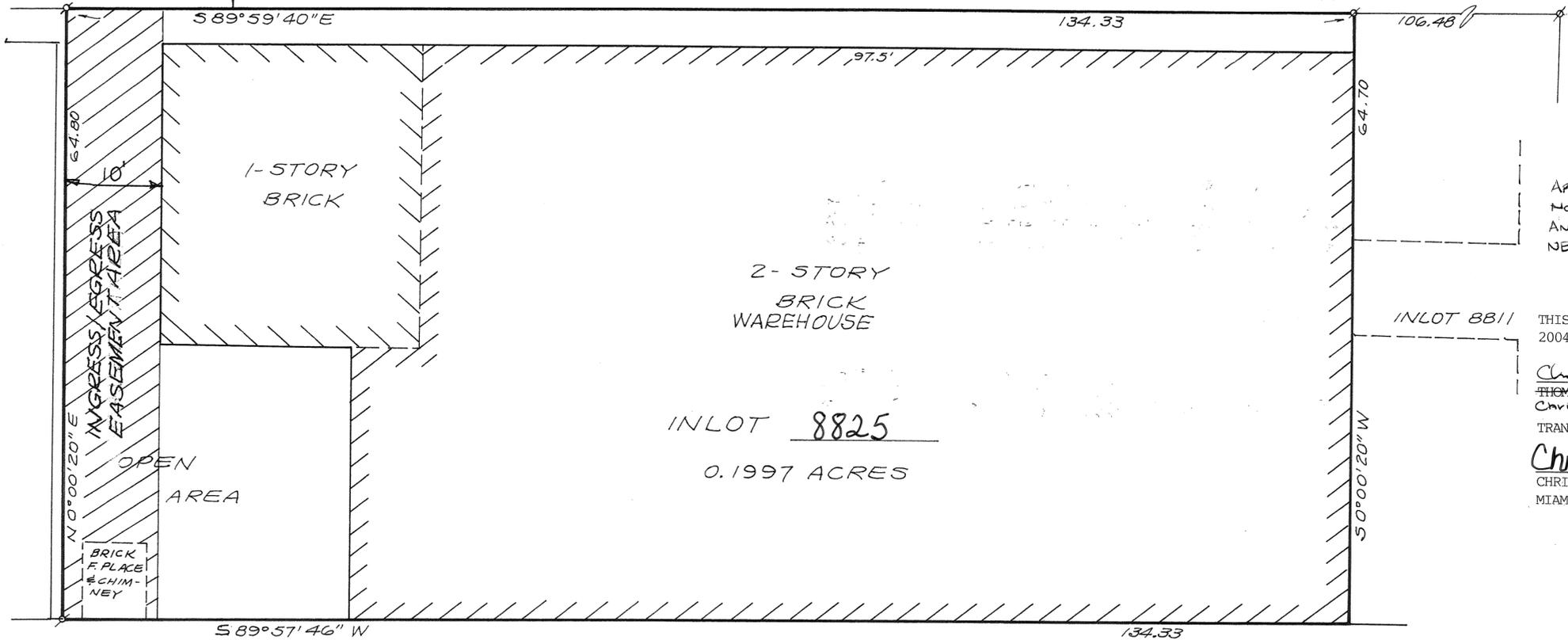
APPROVAL OF THIS REPLAT DOES NOT CHANGE THE NONSTANDARD USE STATUS OF THE LOT OR AUTHORIZE ANY FUTURE USE OF THE LOT OR STRUCTURES WITHOUT THE NECESSARY ZONING APPROVALS FIRST BEING OBTAINED.

THIS REPLAT REVIEWED AND APPROVED THIS 11<sup>th</sup> DAY OF December, 2004.

Christopher W. Schmiering  
 THOMAS R. ZECHMAN, PUBLIC WORKS DIRECTOR  
 Christopher W. Schmiering, Planning and Zoning Supervisor  
 TRANSFERRED THIS 5 DAY OF Jan, 2005

BY: Chris A. Peoples  
 CHRIS A. PEEPLES  
 MIAMI COUNTY AUDITOR

SEVER REPLAT NO. 2 PIQUA, OHIO		
SEVER REALTY PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: <u>AP</u>	SHEET NO.
	TRACED BY:	
	CHECKED BY: <u>Earl</u>	
<u>14 DEC 2004</u>	SCALE: 1" = 10'	<u>1 OF 1</u>



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



PLAT BOOK 21, PAGE 5  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS RECEIVED FOR RECORD  
 THIS 12 DAY OF January  
2005, 2004 AT 3:07 PM.  
 FILE No.: 0416874 FEE: 886.40  
*John W. O'Brien*  
 JOHN W. O'BRIEN  
 MIAMI COUNTY RECORDER  
*Jim R. Bence*  
 DEPUTY

**MONUMENT LEGEND**  
 ■ EXISTING R/W MONUMENT BOX  
 □ PROPOSED R/W MONUMENT BOX  
 ● EXISTING CONCRETE MONUMENT  
 ○ I.P.F. IRON PIN FOUND W/ ID CAP

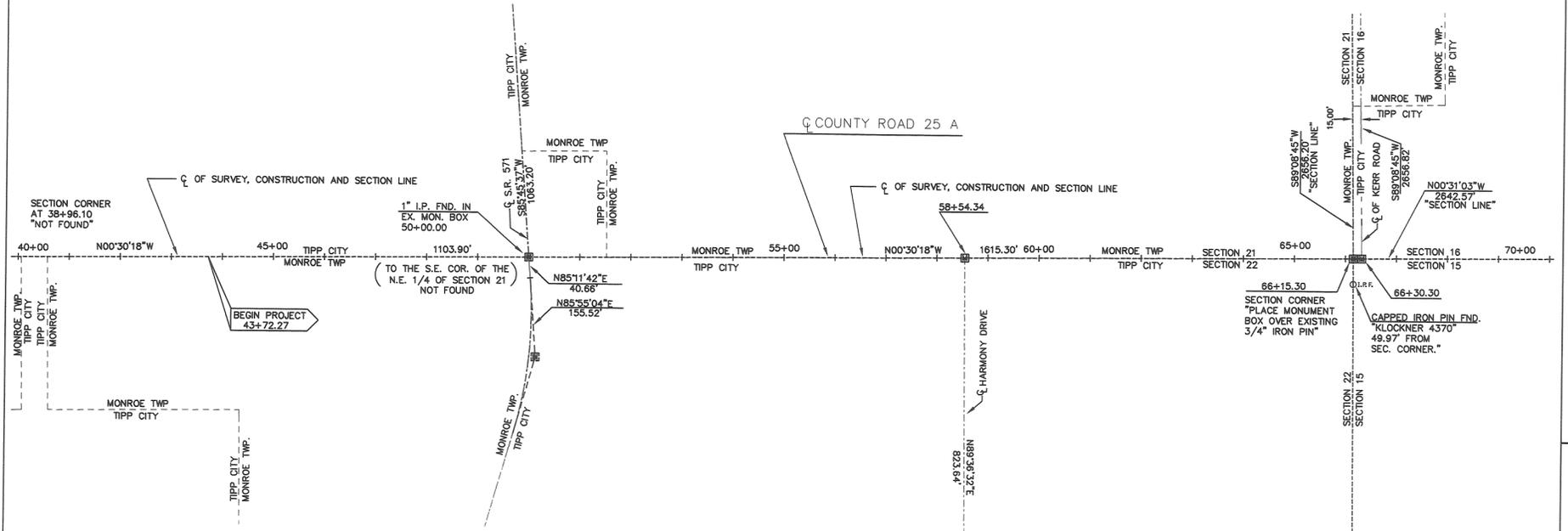
**COUNTY ROAD 25A**  
 SECTIONS 15, 16, 21 AND 22  
 TOWN 4, RANGE 6  
 EAST OF THE FIRST MERIDIAN  
 MONROE TOWNSHIP / CITY OF  
 TIPP CITY, MIAMI COUNTY, OHIO

**BASIS FOR BEARINGS:**  
 THE PROJECT (GROUND LEVEL) COORDINATE VALUES ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM (OHIO SOUTH ZONE, NAD83) BY A PROJECT ADJUSTMENT FACTOR (PAF) = 0.99998735. THE COORDINATE VALUES ARE BASED UPON MIAMI COUNTY MONUMENTS DESIGNATED "MIA 025" AND "MIA 026".

**REFERENCE DATUMS**  
 VERTICAL DATUM IS NAVD 88, BASED ON NGS BENCHMARK DESIGNATED "W 346"

**NOTE:**  
 THE EXISTING R/W WIDTH AND LOCATION ARE BASED ON INFORMATION PROVIDED BY THE MIAMI COUNTY ENGINEERS OFFICE AND DOCUMENTATION ON FILE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, DISTRICT 7 OFFICE, SIDNEY, OHIO.

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY.



STATION	DIST. FROM C		ADJUSTABLE C MONUMENT	RIGHT OF WAY MONUMENT	NOTES:
	LEFT	RIGHT			
50+00.00			ADJUST EXISTING		INT. CR 25A/SR571
58+54.34			1		INT. HARMONY DR.
66+15.30			1		REFERENCE AND REPLACE EX. 3/4" PIN
66+30.30			1		INT. KERR ROAD
70+95.30			1		INT. COMMERCE PARK DR.
80+00.00			1		P.O.T.
89+46.36			1		INT. FLORAL ACRES DRIVE
92+57.87			ADJUST EXISTING		SECTION CORNER

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

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR THE MIAMI COUNTY ENGINEER IN 2003 BY M-E COMPANIES, INC.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN AS OF THIS DATE WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.  
 BY *Roger Thompson*  
 ROGER THOMPSON  
 SURVEYOR NO. 6552 DATE 7/28/04



CONSTRUCTION PROJECT No. 1  
 CALCULATED JBA CHECKED RET  
**CENTERLINE PLAT**  
**C.R. 25 A**  
 2/20  
 XXX  
 XXX

Also see Land Survey 48 pg. 170

PLAT BOOK 81, PAGE 5A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS RECEIVED FOR RECORD  
 THIS 12 DAY OF January  
2005, 2004 AT 3:07P.M.  
 FILE No.: 0410874 FEE: 886.40

*John W. O'Brien*  
 JOHN W. O'BRIEN  
 MIAMI COUNTY RECORDER  
 BY *John E. Thompson* DEPUTY

**COUNTY ROAD 25A**  
 SECTIONS 15, 16, 21 AND 22  
 TOWN 4, RANGE 6  
 EAST OF THE FIRST MERIDIAN  
 MONROE TOWNSHIP / CITY OF  
 TIPP CITY, MIAMI COUNTY, OHIO

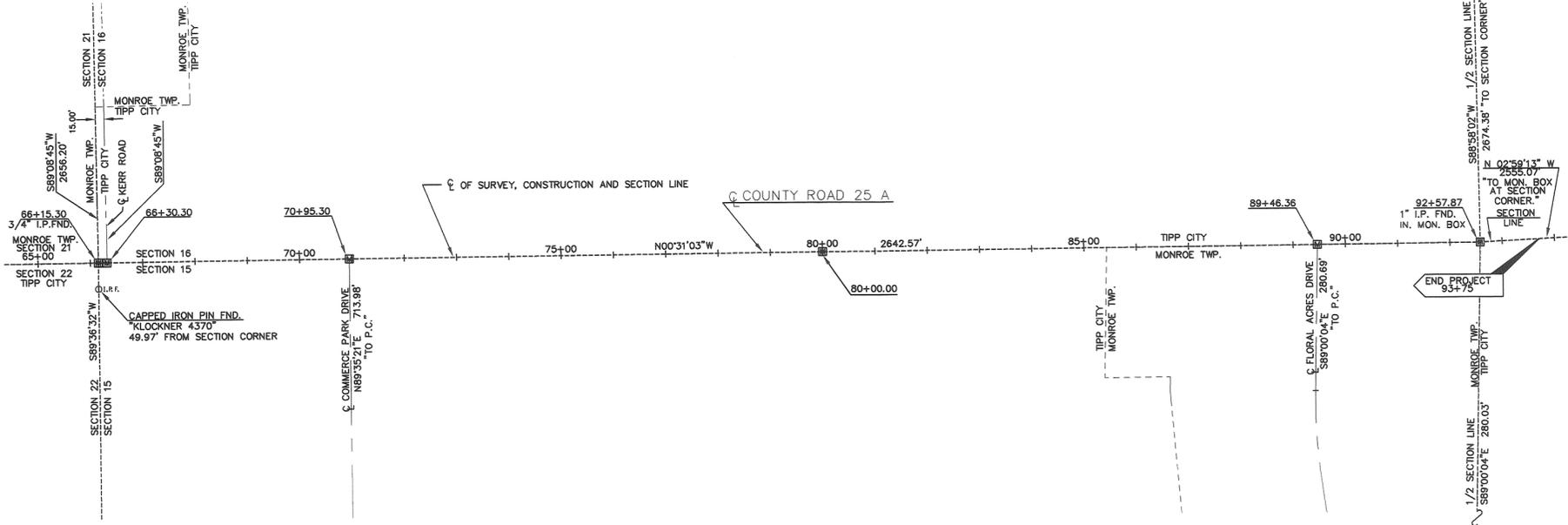
**MONUMENT LEGEND**  
 [Symbol] EXISTING R/W MONUMENT BOX  
 [Symbol] PROPOSED R/W MONUMENT BOX  
 O.I.R.F. IRON PIN FOUND  
 O.I.R.F. IRON PIN FOUND W/ ID CAP

**BASIS FOR BEARINGS:**  
 THE PROJECT (GROUND LEVEL) COORDINATE VALUES ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM (OHIO SOUTH ZONE, NAD83) BY A PROJECT ADJUSTMENT FACTOR (PAF) = 0.99998735. THE COORDINATE VALUES ARE BASED UPON MIAMI COUNTY MONUMENTS DESIGNATED "MIA 025" AND "MIA 026".

**REFERENCE DATUMS**  
 VERTICAL DATUM IS NAVD 88, BASED ON NGS BENCHMARK DESIGNATED "W 346"

**NOTE:**  
 THE EXISTING R/W WIDTH AND LOCATION ARE BASED ON INFORMATION PROVIDED BY THE MIAMI COUNTY ENGINEERS OFFICE AND DOCUMENTATION ON FILE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, DISTRICT 7 OFFICE, SIDNEY, OHIO.

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY.



MONUMENTS TO BE SET DURING CONSTRUCTION					
STATION	DIST. FROM C		ADJUSTABLE C MONUMENT	RIGHT OF WAY MONUMENT	NOTES:
	LEFT	RIGHT			
50+00.00			ADJUST EXISTING		INT. CR 25A/SR571
58+54.34			1		INT. HARMONY DR.
66+15.30			1		REFERENCE AND REPLACE EX. 3/4\"/>

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

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR THE MIAMI COUNTY ENGINEER IN 2003 BY M-E COMPANIES, INC.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN AS OF THIS DATE WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.  
 BY *Roger Thompson*  
 ROGER THOMPSON  
 SURVEYOR NO. 6552 DATE 1/28/04



**CENTERLINE PLAT**

**C.R. 25 A**

3/20

xxx  
xxx

# REPLAT OF PART OF INLOT 7604

## CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT, AND HEREBY DEDICATE THE 0.9985 ACRES IN RIGHT-OF-WAY TO THE PUBLIC FOREVER, FOR STREET PURPOSES.

OWNERS: RLG PIQUA LTD.  
  
 RANDALL L. GUNLOCK, MANAGING MEMBER

## ACKNOWLEDGMENT

STATE OF OHIO, MONTGOMERY COUNTY, SS  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE MANAGING MEMBER OF RLG PIQUA, LTD., THE COMPANY WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING MEMBER ON BEHALF OF SAID COMPANY AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH MANAGING MEMBER INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 14<sup>th</sup> DAY OF January, 2005

NOTARY PUBLIC Jeanne M. Newsome

MY COMMISSION EXPIRES: \_\_\_\_\_



JEANNE M. NEWSOME  
 Notary Public, State of Ohio  
 My Commission Expires 10/31/2009

## CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT, AND HEREBY DEDICATE THE 0.9985 ACRES IN RIGHT-OF-WAY TO THE PUBLIC FOREVER, FOR STREET PURPOSES.

OWNERS: GCG PIQUA LTD.  
  
 GLENN C. GUNLOCK, MANAGING MEMBER

## ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE MANAGING MEMBER OF RLG PIQUA, LTD., THE COMPANY WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING MEMBER ON BEHALF OF SAID COMPANY AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH MANAGING MEMBER INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 14<sup>th</sup> DAY OF January, 2005

NOTARY PUBLIC Jeanne M. Newsome

MY COMMISSION EXPIRES: \_\_\_\_\_



JEANNE M. NEWSOME  
 Notary Public, State of Ohio  
 My Commission Expires 10/31/2009

## APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 27<sup>th</sup> DAY OF January, 2005

  
 Christopher W. Schmiesing  
 City of Piqua Planning & Zoning Supervisor

7604 PT. INLOT PIQUA CITY MIAMI, OHIO COUNTY

01/14/05  
 PREPARED BY:



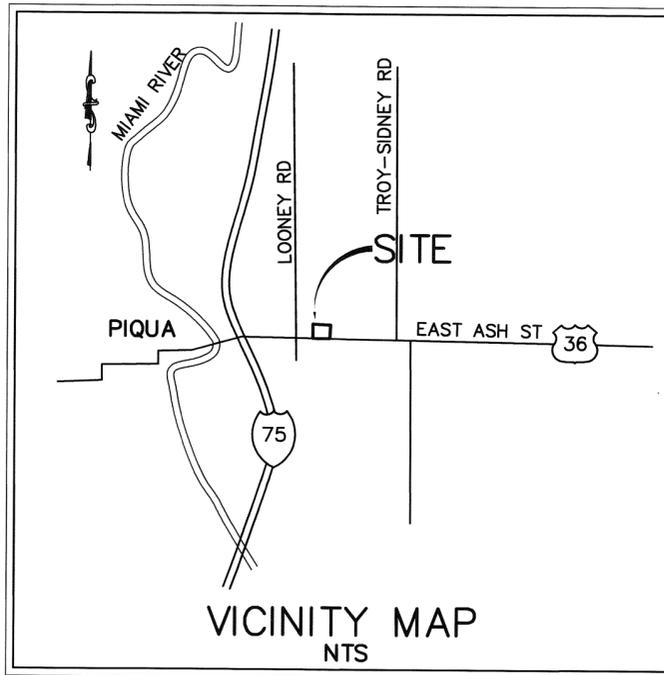
Engineering & Surveying  
 Fax: (937) 438-5645  
 245 W. Elmwood Drive Suite 202  
 Centerville, Ohio 45459  
 Phone: (937) 438-5650

TRANSFERRED THIS 27<sup>th</sup> DAY OF January, 2005  
  
 CHRIS A. PEEPLES  
 MIAMI COUNTY AUDITOR

BY:   
 KRISTI KENDALL  
 DEPUTY AUDITOR

PLAT BOOK 21, PAGE 6  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 27 DAY OF January 2005, AT 12:07:24 A.M.

FILE No. 0417638 FEE: \$129.60  
  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
  
 DEPUTY



DEED REFERENCE  
 DEED BOOK 750, PAGE 666  
 DEED BOOK 746, PAGE 136

SURVEY REFERENCE  
 LAND SUR. VOL. 19, PG. 65  
 LAND SUR. VOL. 34, PG. 163  
 LAND SUR. VOL. 30, PG. 165  
 LAND SUR. VOL. 30, PG. 47  
 LAND SUR. VOL. 40, PG. 144  
 LOT SUR. VOL. 18, PG. 90  
 LOT SUR. VOL. 23, PG. 122

### SURVEY SYMBOLS LEGEND:

-  EX CROSS NOTCH FOUND
-  EX 5/8" IRON PIN FOUND
-  EX 1" IRON PIPE FOUND
-  EX CONCRETE MONUMENT FOUND
-  EX PK NAIL FOUND
-  EX RAILROAD SPIKE FOUND
-  IRON PIN TO BE SET (5/8" DIA, 30" LONG)
-  CONCRETE MONUMENT TO BE SET
-  PK NAIL TO BE SET
-  CROSS NOTCH TO BE SET

### CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL DISTANCES ARE CORRECT AS SHOWN. ALL CURVE DISTANCES ARE MEASURED ON THE ARC.



  
 JEFFREY A. VAN ATTA  
 PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

1/14/05  
 DATE

BEING A REPLAT OF 28.3311 ACRES OF INLOT 7604 AS DESCRIBED IN DEED BOOK 746, PAGE 136.



# REPLAT OF PART OF INLOT 7604

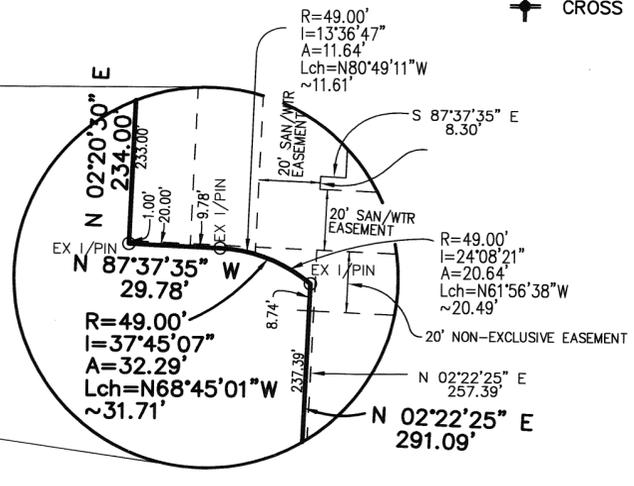
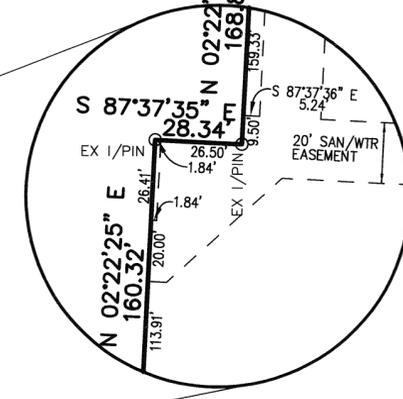
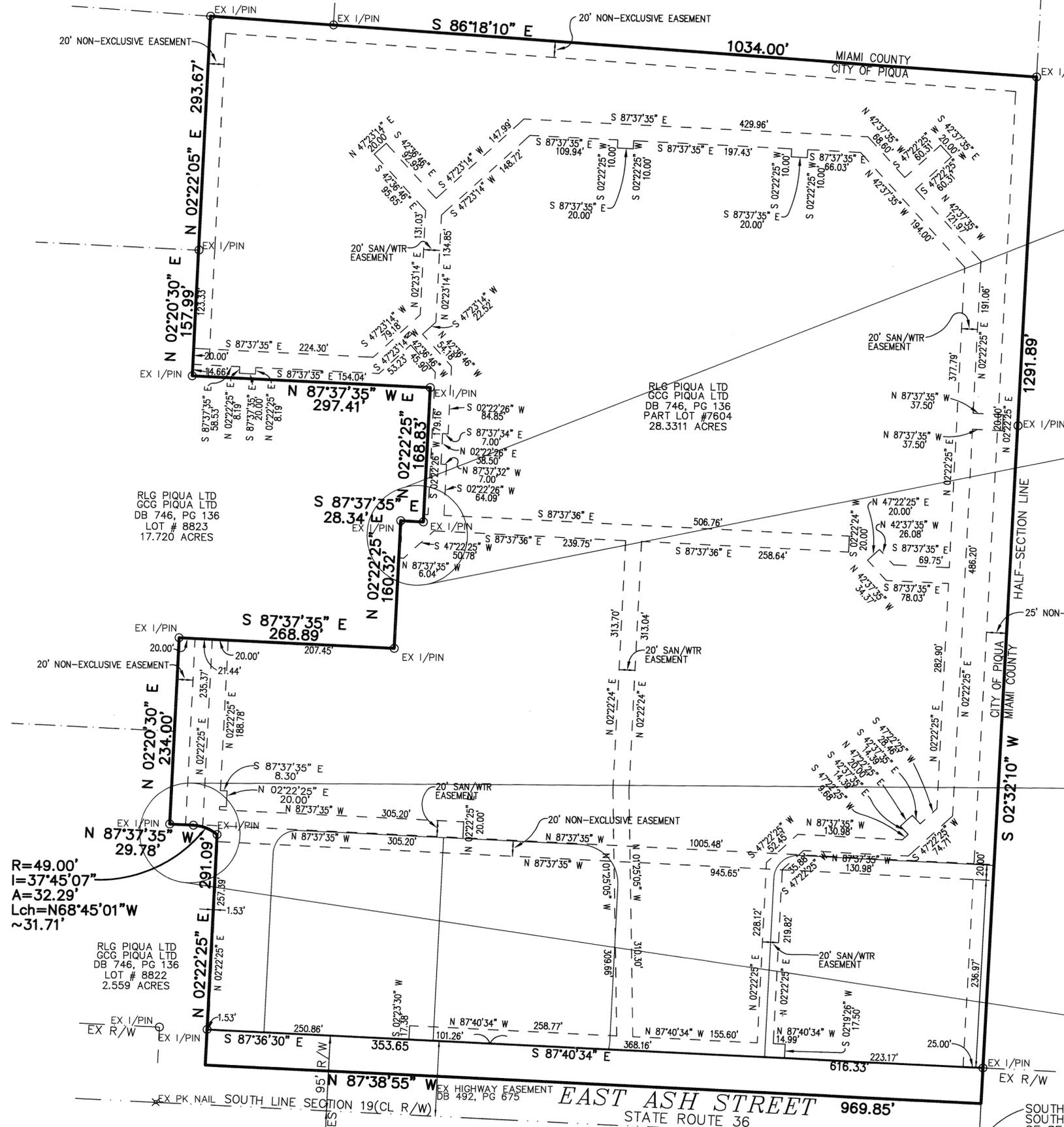
FOR EASEMENTS

7604 PIQUA MIAMI, OHIO  
PT. INLOT CITY COUNTY

01/14/05  
PREPARED BY:



**Van Atta Engineering Inc.**  
Engineering & Surveying  
Fax: (937) 438-5645  
245 W. Elmwood Drive Suite 202  
Centerville, Ohio 45459  
Phone: (937) 438-5650



### SURVEY SYMBOLS LEGEND:

- ⊕ EX CROSS NOTCH FOUND
- EX 5/8" IRON PIN FOUND
- EX 1" IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- × EX PK NAIL FOUND
- △ EX RAILROAD SPIKE FOUND
- IRON PIN TO BE SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT TO BE SET
- × PK NAIL TO BE SET
- ⊕ CROSS NOTCH TO BE SET



BASIS OF BEARINGS:  
EAST LINE OF LOT 7604—BEARING  
S 02°32'10" W PER SURVEY  
VOL 30, PLAT 165

### GRAPHIC SCALE

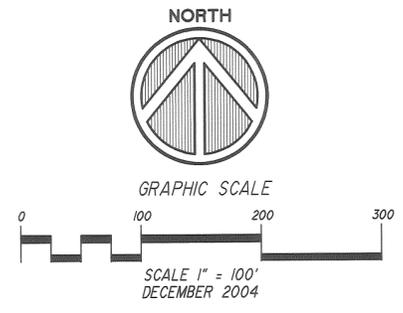


( IN FEET )  
1 inch = 100 ft.

G:\P\RG\PIQUA36\PIQUA36-RECORD-PLAN.DWG, DEC 22, 2004 - 07:56:24

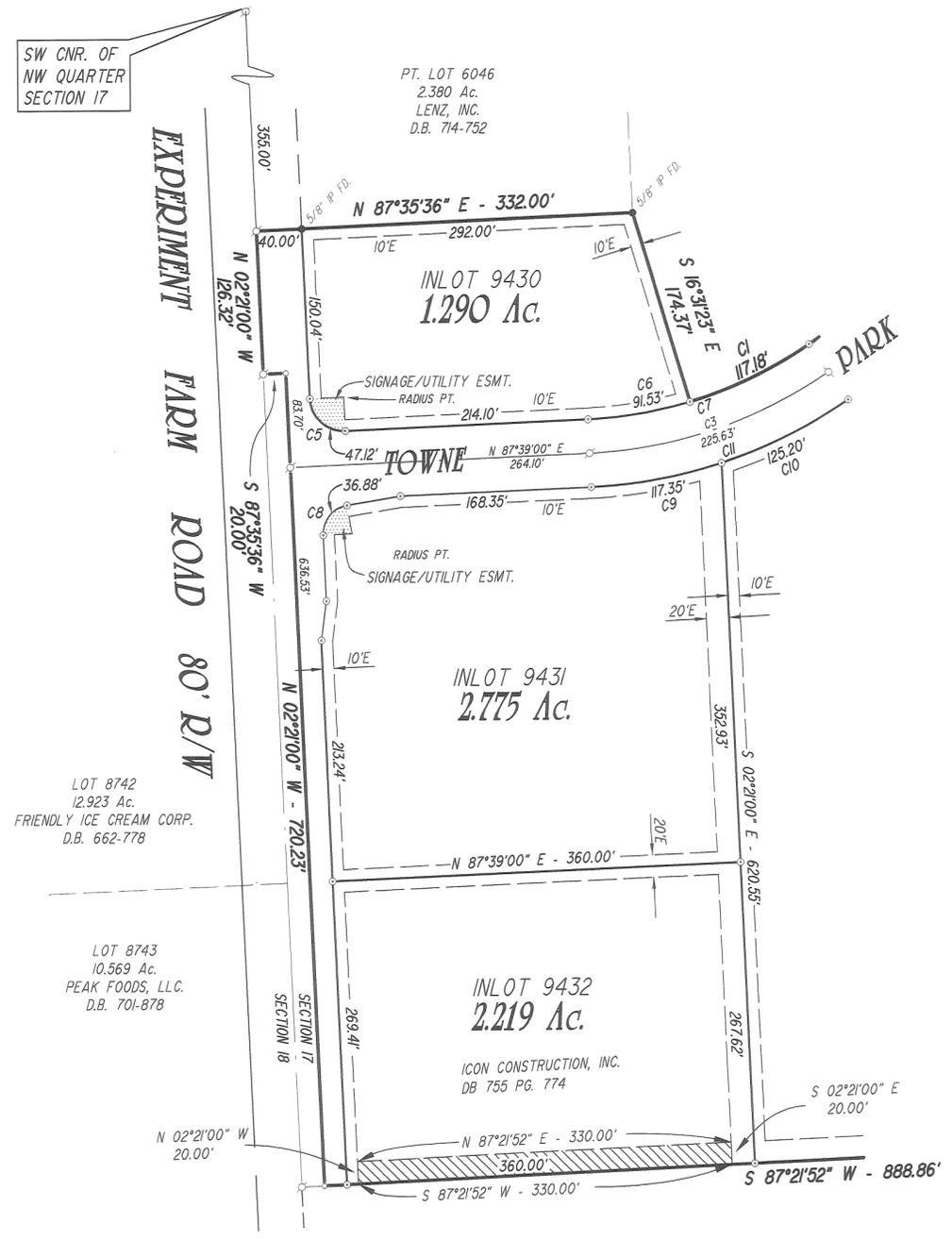


**EASEMENT VACATION  
RECORD PLAN**  
OF:  
**"TROY TOWNE PARK SEC. ONE"**  
**INLOT 9432 - PB 20 Pg. 12**  
LOCATED IN:  
**SW. QTR., SECTION 17, TOWN 5, RANGE 6 EAST**  
**CITY OF TROY, MIAMI COUNTY, OHIO**



PLAT BOOK 21, PAGE 7  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 17 DAY  
OF FEB, 2005 AT 8:02:22 A.M.  
FILE NUMBER 0418824  
FEE \$43.20  
John W. O'Brien  
MIAMI COUNTY RECORDER

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



**APPROVALS:**

CITY COUNCIL, CITY OF TROY, OHIO

At a meeting of the City Council of the City of Troy, Ohio held on the 18<sup>th</sup> day of JANUARY, 2005, this plat was reviewed and approved by Ordinance No. 0-2-05

Michael L. Bearman  
MAYOR

PRESIDENT OF COUNCIL  
Jeff D. Knight  
CLERK OF COUNCIL

TROY PUBLIC WORKS DIRECTOR  
CITY OF TROY, OHIO

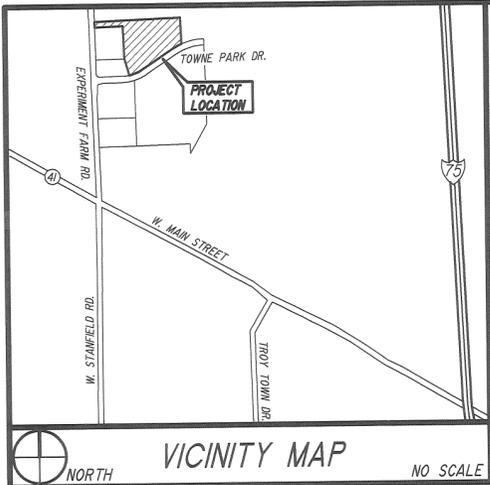
This plat reviewed and approved by the Public Works Director and City Engineer on the 18 day of JANUARY, 2005

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



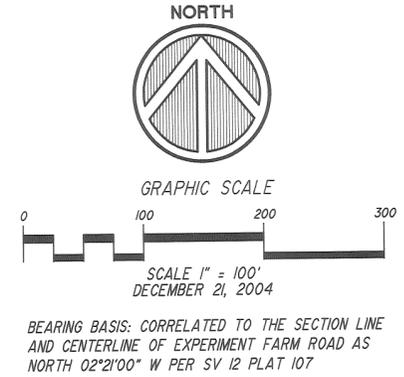
St. L. Oxner

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



- LEGEND:**
- IRON PIN FOUND - SIZE INDICATED
  - IRON PIN SET W/L.D. CAP - 5/8"
  - IRON PIPE FOUND - SIZE INDICATED
  - R/R SPIKE FOUND
  - ⊠ R/R SPIKE SET
  - MAG NAIL SET
  - MAG NAIL FOUND
  - △ STONE FOUND
  - MONUMENT FOUND
  - MONUMENT SET
  - ▩ MONUMENT BOX FD.
  - CORNER NOT MONUMENTED
- DEED REFERENCES:**
- D.B. 676-864
  - D.B. 635-784
  - D.B. 714-782
  - D.B. 710-689
  - D.B. 662-778
  - D.B. 675-578/581
  - D.B. 732-866
  - P.B. 20 PG. 12
  - P.B. 20 PG. 38

6.688 Ac.  
**RECORD PLAN**  
 OF:  
**"TROY TOWNE PARK"**  
**SECTION FOUR**  
 ( BEING A REPLAT OF PT. INLOT 9493  
 TROY TOWNE PARK SECTION TWO  
 AS RECORDED IN PLAT BOOK 20 PG.38 )  
 LOCATED IN:  
 SW. QTR., SECTION 17, TOWN 5, RANGE 6 EAST  
 CITY OF TROY, MIAMI COUNTY, OHIO



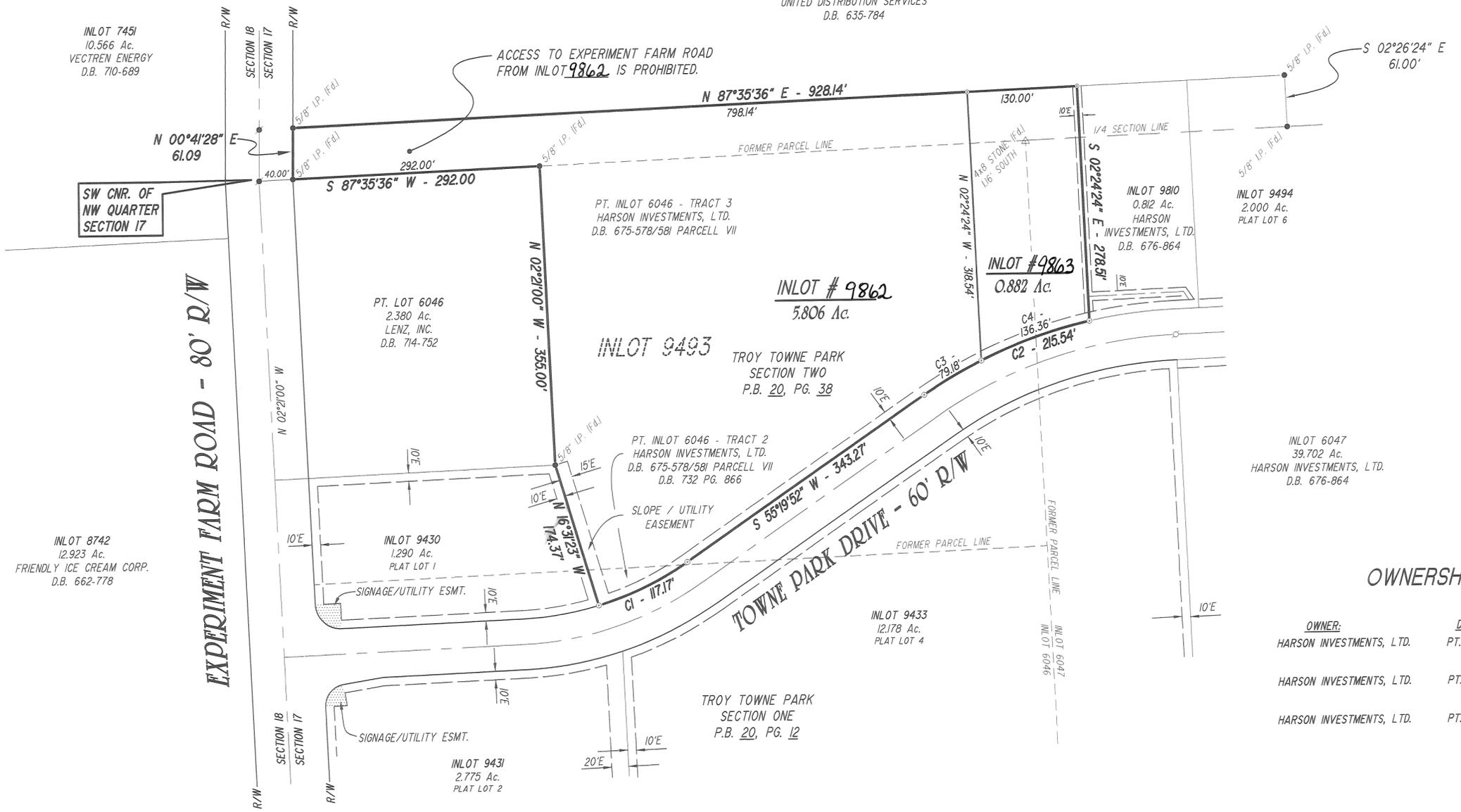
PLAT BOOK 21, PAGE 8  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 17 DAY  
 OF Feb, 2005 AT 8:07 A.M.  
 FILE NUMBER 0418925  
 FEE \$86.40

John W. O'Brien  
 MIAMI COUNTY RECORDER  
 BY: Kristi Kendall  
 DEPUTY COUNTY RECORDER

MIAMI COUNTY AUDITOR  
 I HEREBY APPROVE THIS PLAT AND HAVE  
 ASSIGNED THE LOT NUMBERS DESIGNATING  
 THE LOTS AS SHOWN ON THIS PLAT ON THIS  
11 DAY OF Feb, 2005.

Chris A. Peoples  
 MIAMI COUNTY AUDITOR  
 BY: Leida Surman  
 DEPUTY COUNTY AUDITOR

PT. INLOT 6898  
 54,890 Ac.  
 UNITED DISTRIBUTION SERVICES  
 D.B. 635-784



**OWNERSHIP / TRACT SUMMARY**

OWNER:	DESCRIPTION:	PLATTED AREA:	FORMER DESCRIPTION:	REFERENCE:
HARSON INVESTMENTS, LTD.	PT. INLOT 9493	4.992 AC.	PT. INLOT 6046 TRACT 3	DB 675-578/581
HARSON INVESTMENTS, LTD.	PT. INLOT 9493	1.634 AC.	PT. INLOT 6047	DB 676-864
HARSON INVESTMENTS, LTD.	PT. INLOT 9493	0.062 AC.	PT. INLOT 6046 TRACT 2	DB 732-866 DB 675-575

**CURVE DATA TABLE**

NUMBER	RADIUS	DELTA	ARC	TAN.	CHD. BRG.	CHORD
C1	370.00	18°08'41"	117.17'	59.08'	S 64°24'12" W	116.69'
C2	557.39	22°09'24"	215.54'	109.14'	S 66°24'33" W	214.20'
C3	557.39	8°08'22"	79.18'	39.66'	S 59°24'02" W	79.12'
C4	557.39	14°01'02"	136.36'	68.52'	S 70°28'42" W	136.02'

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

DESCRIPTION

The within plat is a subdivision of 6.688 acres and being a replat of Part Inlot No. 9493 of the consecutive lot numbers of the City of Troy, Miami County, Ohio and as shown by the Troy Towne Park Subdivision as recorded in Plat Book 20 Page 38 and being part of lands heretofore conveyed to Harson Investments, Ltd., by Deed Book 675 Pages 578/581, DB 676 Pg. 864, DB 732 Page 866 and Deed Book 675 Pg. 575.

DEDICATION:

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

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

Signed and acknowledged in the presence of:

Lauretta M. Ranly  
Witness

LAURETTA M. RANLY  
Name Printed

David M. Ranly  
Witness

David M. Ranly  
Name Printed

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

Shayna T. Kolodesh  
By: Shayna T. Kolodesh, President

STATE OF OHIO  
COUNTY OF MONTGOMERY, ss:

Be it remembered that on this 28th day of JANUARY, 2005 before me, the undersigned, a Notary Public in and for said County and State, personally came Harson Investments, Ltd., an Ohio Limited Partnership, by Shayna T. Kolodesh as President of Dayton Co., an Ohio Corporation as sole general partner of Harson Investments, Ltd. to me known and acknowledged the signing and execution of the within plat to be their free act and deed.

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

Lauretta M. Ranly  
Notary Public in and for State of Ohio  
My commission expires: JAN. 29 2007



STATE OF OHIO  
COUNTY OF MONTGOMERY, ss:

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

Shayna T. Kolodesh  
Shayna T. Kolodesh  
1/28/05  
Date

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

Lauretta M. Ranly  
Notary Public in and for State of Ohio  
My commission expires: JAN. 29, 2007



CONSENT OF MORTGAGEE:

Signed and acknowledged in the presence of:

Bill Ct  
Witness

Christina N. Kirby  
Witness

Mortgagee:

Glenn Tyra  
By:

Vice President  
Title

STATE OF OHIO, s.s.:

Be it remembered that on this 1 day of Feb, 2005 before me, the undersigned, a Notary Public in and for said State of Ohio, personally came Liberty Savings Bank, by Glenn Tyra, its Vice President, to me known, and acknowledged that the signing and execution of the within plat to be their free and voluntary act and deed.

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

Christina N. Kirby  
Notary Public in and for State of Ohio  
My commission expires: 11/27/06



APPROVALS:

TROY PUBLIC WORKS DIRECTOR  
CITY OF TROY, OHIO

This plat reviewed and approved by the Public Works Director and City Engineer on the 11 day of FEB., 2005.

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

MIAMI COUNTY AUDITOR

Approved and transferred this \_\_\_ day of \_\_\_, 2005.

By: \_\_\_\_\_  
Miami County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATION

I, Michael L. Oxner, being a Registered Professional Land Surveyor, licensed in compliance with the State of Ohio, do hereby certify that this plat correctly represents a survey completed under my direction and control during Jan. 2005, and that all monuments shown hereon will be set as shown. Curved distances are measured on the arc.

PROFESSIONAL ASSOCIATES Inc.  
217 Market Street - P.O. Box 238  
Brookville, Ohio 45309  
(513) 833-2369

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



PREPARED BY:

JOB No. 21032-4

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

**DEDICATIONS**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OBERER RESIDENTIAL CONSTRUCTION LTD

*George R. Oberer Jr.*  
 GEORGE R. OBERER JR., MANAGER  
*Mike Oberer*  
 MIKE OBERER, SECRETARY

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 21<sup>st</sup> DAY OF January, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME OBERER RESIDENTIAL CONSTRUCTION LTD., BY GEORGE R. OBERER JR., ITS MANAGER, AND MIKE OBERER, ITS SECRETARY, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

*Patricia L. Marsh*  
 NOTARY PUBLIC IN AND FOR THE STATE OF OHIO



MY COMMISSION EXPIRES: May 20, 2007

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HUNTINGTON NATIONAL BANK  
*Martha A. Riedmatt*  
 MARTHA A. RIEDMATTER, VICE PRESIDENT  
 Senior

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 1<sup>st</sup> DAY OF January, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY MARTHA A. RIEDMATTER, ITS VICE PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE OF HER VOLUNTARY ACT AND DEED.

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

*Brenda R. Parrott*  
 NOTARY PUBLIC IN AND FOR THE STATE OF OHIO



MY COMMISSION EXPIRES: 8/1/05

STATE OF OHIO, COUNTY OF MIAMI S.S.

GEORGE R. OBERER JR., BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS HAVE BEEN UNITED IN ITS EXECUTION.

*George R. Oberer Jr.*  
 GEORGE R. OBERER, JR.

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

*Patricia L. Marsh*  
 NOTARY PUBLIC IN AND FOR THE STATE OF OHIO



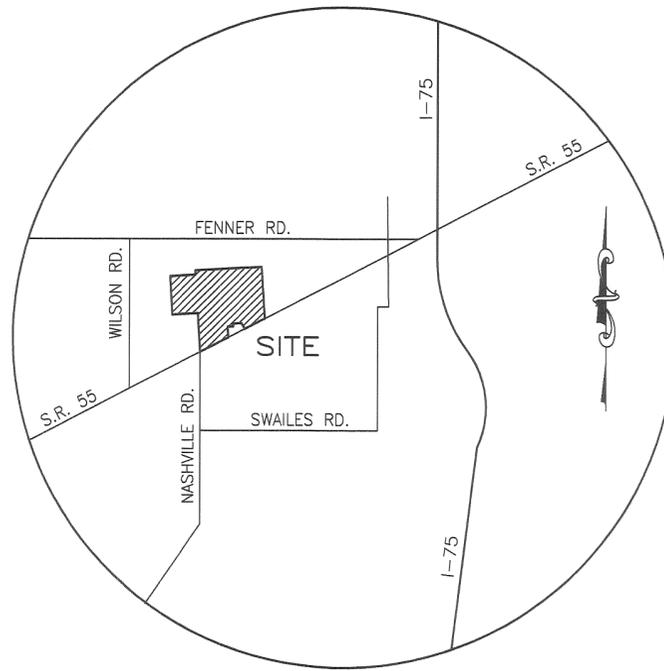
MY COMMISSION EXPIRES: May 20, 2007

**H.O.A. RESTRICTIONS**

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE EDGEWATER OWNER'S ASSOCIATION, AS RECORDED IN DEED BOOK 710, PAGE 359 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.

**RECORD PLAN  
 EDGEWATER  
 SECTION FOUR**

LOCATED IN:  
 SECTION 31 & 36, TOWN 5, RANGE 6E.  
 PART INLOT 7166 & PART INLOT 7167  
 CITY OF TROY, MIAMI COUNTY, OHIO  
 CONTAINING: 12.0835 ACRES  
 INLOT 7167 ~ 11.9074 ACRES  
 INLOT 7166 ~ 0.1761 ACRES  
 DATE: APRIL, 2004



VICINITY MAP

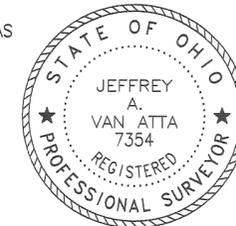
**CERTIFICATION**

THE WITHIN PLAT IS A SUBDIVISION OF 11.9074 ACRES OF INLOT 7167 AND 0.1761 ACRES OF INLOT 7166 IN THE CITY OF TROY, OHIO, TOTALING 12.0835 ACRES, BEING PART OF THE TRACTS CONVEYED TO OBERER RESIDENTIAL CONSTRUCTION LTD. IN D.B. 709, P. 173 AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

**VAN ATTA ENGINEERING**

*Jeffrey A. Van Atta* 1/20/05  
 JEFFREY A. VAN ATTA - REG. SURVEYOR - STATE OF OHIO #7354



**PREPARED BY:**

**Van Atta Engineering Inc.**  
 Engineering & Surveying  
 245 W. Elmwood Drive Suite 202  
 Centerville, Ohio 45459  
 Phone: (937) 438-5650  
 Fax: (937) 438-5645

**DEVELOPER:  
 OBERER RESIDENTIAL CONSTRUCTION LTD**

2800 E. RIVER RD - DAYTON, OHIO 45439  
 PH: (937) 278-0851 FX: (937) 278-6334

PLAT BOOK 21 PAGE 9  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NUMBER 0418826  
 RECEIVED Feb 17, 2005  
 AT 8:10:42 AM FEE \$86.40  
*John W. O'Brien*  
 MIAMI COUNTY RECORDER  
*Kristi Kendall*  
 DEPUTY

**APPROVALS**

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THE 21<sup>ST</sup> DAY OF JUNE, 2004, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-28-04.

*Michael L. Beamish*  
 MAYOR  
*William F. Lohrer*  
 PRESIDENT OF COUNCIL

*See D. Knight*  
 CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD ON THE 9<sup>TH</sup> DAY OF JUNE, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

*John W. Wateri*  
 CHAIRMAN

*See D. Knight*  
 SECRETARY

TRANSFERRED ON THE 11 DAY OF Feb, 2005.

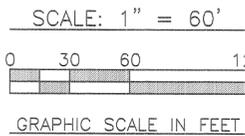
*Chris A. Peebles*  
 CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

*Sinda Jirassanan*  
 BY DEPUTY AUDITOR

CURVE TABLE						
Lot/Location	CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C1	15.00	90°00'00"	23.56	15.00	N46°52'29"W~21.21	
C2	15.00	90°00'00"	23.56	15.00	N43°07'31"E~21.21	
C3	50.00	12°52'41"	11.24	5.64	N85°26'09"W~11.21	
C4	50.00	28°31'54"	24.90	12.71	N64°43'51"W~24.64	
C5	50.00	67°19'54"	58.76	33.30	N84°07'51"W~55.43	
C6	50.00	64°04'40"	55.92	31.29	S30°09'51"W~53.05	
C7	50.00	64°49'35"	56.57	31.75	S34°17'17"E~53.60	
C8	50.00	66°34'59"	58.10	32.83	N80°00'26"E~54.89	
C9	50.00	34°21'06"	29.98	15.45	N63°53'29"E~29.53	
C10	50.00	7°03'29"	6.16	3.08	N84°35'46"E~6.16	
C11	15.00	90°00'00"	23.56	15.00	S46°52'29"E~21.21	
C12	15.00	90°00'00"	23.56	15.00	S43°07'31"W~21.21	
C13	50.00	41°24'35"	36.14	18.90	S71°10'12"E~35.36	
C14	50.00	262°49'09"	229.35	56.69	S01°52'29"E~75.00	
C15	50.00	41°24'35"	36.14	18.90	S67°25'14"W~35.36	

# RECORD PLAN EDGEWATER SECTION FOUR

LOCATED IN:  
SECTION 31 & 36, TOWN 5, RANGE 6E.  
PART INLOT 7166 & PART INLOT 7167  
CITY OF TROY, MIAMI COUNTY, OHIO  
CONTAINING: 12.0835 ACRES  
INLOT 7167 ~ 11.9074 ACRES  
INLOT 7166 ~ 0.1761 ACRES  
DATE: APRIL, 2004



**DEVELOPER**  
**OBERER RESIDENTIAL CONSTRUCTION LTD**

2800 E. RIVER RD.  
DAYTON, OHIO 45439  
PH: (937) 278-0851  
FX: (937) 278-6334

PREPARED BY:



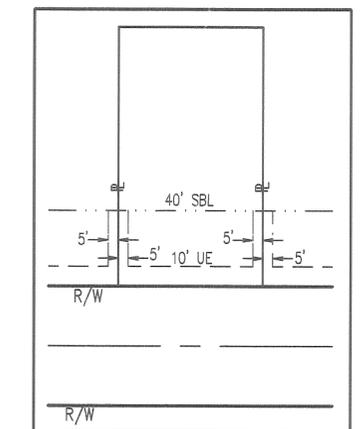
**Engineering & Surveying**  
245 W. Elmwood Drive Suite 202  
Centerville, Ohio 45459  
Phone: (937) 438-5650  
Fax: (937) 438-5645

**LEGEND**

- ▲ Denotes Railroad Spike Found
- Denotes 3/4" Iron Pin Set
- Denotes 3/4" Iron Pins Found
- ⊠ Denotes Concrete Monument Set
- UE Utility Easement
- SBL Building Setback Line

**AREA SUMMARY**

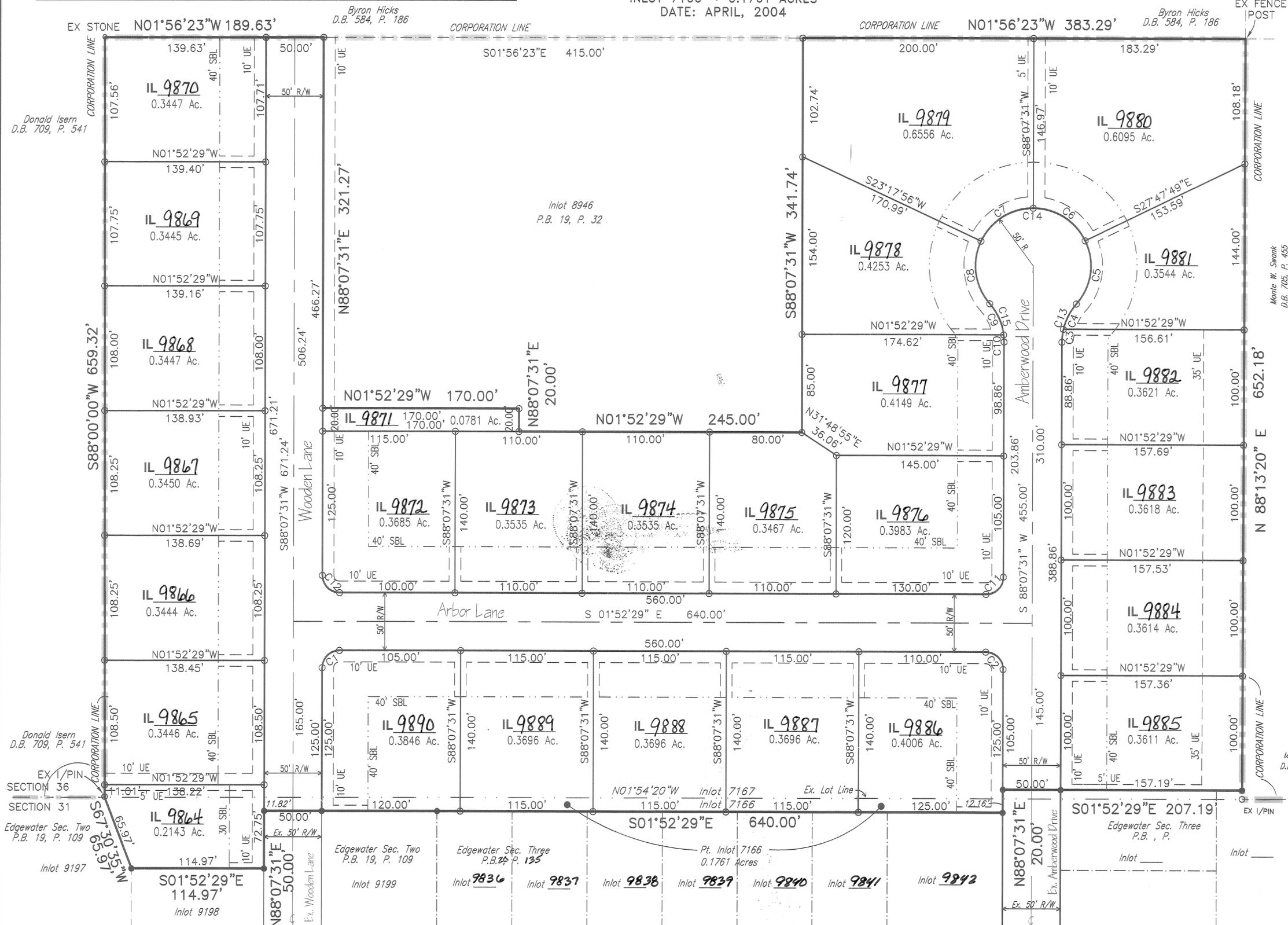
26 BUILDING LOTS	9.9029 Ac.
1 NON-BUILDING LOT	0.0781 Ac.
RIGHT OF WAY	2.1025 Ac.
<b>TOTAL</b>	<b>12.0835 Ac.</b>



TYPICAL BUILDING LOT  
EASEMENT DETAIL

Monte W. Swank  
D.B. 705, P. 455

SECTION 36  
SECTION 31



Donald Isern  
D.B. 709, P. 541

Donald Isern  
D.B. 709, P. 541

Edgewater Sec. Two  
P.B. 19, P. 109

Inlot 9197

Inlot 9198

Byron Hicks  
D.B. 584, P. 186

Inlot 8946  
P.B. 19, P. 32

Wooden Lane

Arbor Lane

Edgewater Sec. Two  
P.B. 19, P. 109

Inlot 9199

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9836

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9837

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9838

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9839

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9840

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9841

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9842

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9843

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9844

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9845

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9846

CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9847

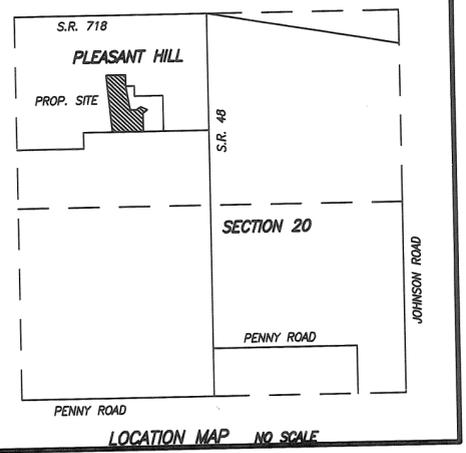
CORPORATION LINE

Wooden Lane

Arbor Lane

Edgewater Sec. Three  
P.B. 20, P. 135

Inlot 9848



# PIPER'S PINE SUBDIVISION SECTION 1 (PARTIAL PLANNED UNIT DEVELOPMENT) LOCATED PART OF O.L. 41, VILLAGE OF PLEASANT HILL SECTION 20, TOWN 7N, RANGE 5E CONTAINING 6.403 ACRES

Plat Book 71 Page 10  
 Miami County Recorder's Records of Plats  
 Received for record this 22 day of March  
 2005, at 3:57 p.m.  
 File No. 042085 Fee 886.40  
*Chris A. Peoples*  
 Miami County Recorder  
 By: Deputy *Louis Bergman*

1  
2

**DESCRIPTION**  
 Being a subdivision of 6.403 acres, part of Outlot 41, Pleasant Hill, Miami County, Ohio, conveyed to Bayer Development Group LLC by Deed recorded in Volume 756, Page 642.

**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 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 any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the application of off street parking and loading requirements of Pleasant Hill, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

Signed *[Signature]* Date: 3/11/05  
 Signed \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF OHIO, SS  
 COUNTY OF ~~MIAMI~~ Darke

Be it remembered that on this 11<sup>th</sup> day of March 2005, before me the subscriber a Notary Public in and for said state personally appeared the above named Kurt Bayer and acknowledged the signing thereof to be their voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

*Sharon A. Hemmelgarn*  
 Notary Public, State of Ohio  
 Expiration Date 01-31-06

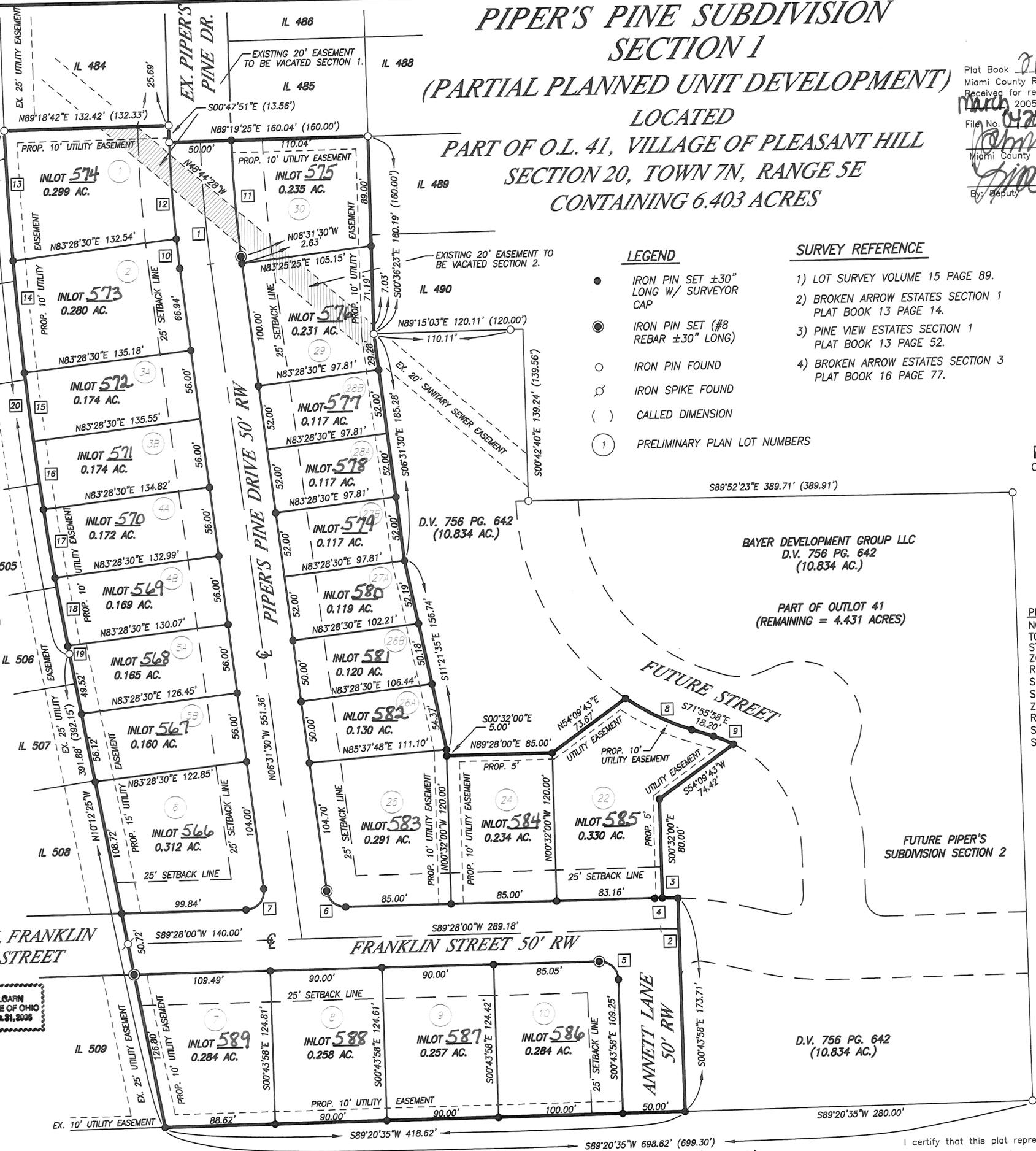


- NOTES:**
- IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON, FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES. EXCEPT LOT LINE BETWEEN LOTS 3A & 3B, 4A & 4B, 5A & 5B, 26A & 26B, 27A & 27B, 28A & 28B.
  - TEN FOOT (10) UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAY LINES.
  - NO VARIANCES WILL BE ISSUED FOR PROPOSED HOUSE PLACEMENT. LAYOUT MUST COMPLY WITH ALL APPLICABLE SETBACKS AND YARD REQUIREMENTS.
  - LOT 1 THE EXISTING SANITARY SEWER SHALL BE ABANDONED AND THE EXISTING EASEMENT REMOVED WITH SECTION 1 OF PIPERS PINE SUBD.
  - LOTS 29 & 30 WILL NOT BE BUILT UPON UNTIL THE EXISTING SANITARY SEWER IS ABANDONED AND THE EXISTING EASEMENT IS REMOVED WITH SECTION 2 OF PIPERS PINE SUBD.

At a meeting of the Council of the Village of Pleasant Hill, Ohio. Held this 1<sup>st</sup> day of February 2005. This plat was approved by Ordinance No. 1002  
*Gary Johnston* Mayor  
*Timmy Funder* Fiscal Officer

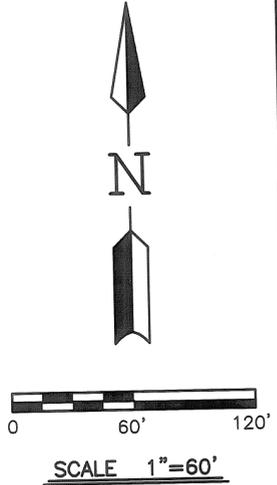
**LAWRENCE E. & SARAH H. FARNO** D.V. 597 PG. 148 (6.782 AC.)  
 Transferred and numbered to designate inlots this 22 day of March 2005.  
*Chris A. Peoples* Miami County Auditor  
*Linda Linneman* Deputy Auditor

I certify that this plat represents a survey by the undersigned, and that all monuments as shown hereon, will be set upon completion of final grading.  
*Louis Bergman P.S.* Date 1-13-05  
 Registered Surveyor #7177



- LEGEND**
- IRON PIN SET ±30" LONG W/ SURVEYOR CAP
  - ⊙ IRON PIN SET (#8 REBAR ±30" LONG)
  - IRON PIN FOUND
  - ⊗ IRON SPIKE FOUND
  - ( ) CALLED DIMENSION
  - ① PRELIMINARY PLAN LOT NUMBERS

- SURVEY REFERENCE**
- LOT SURVEY VOLUME 15 PAGE 89.
  - BROKEN ARROW ESTATES SECTION 1 PLAT BOOK 13 PAGE 14.
  - PINE VIEW ESTATES SECTION 1 PLAT BOOK 13 PAGE 52.
  - BROKEN ARROW ESTATES SECTION 3 PLAT BOOK 16 PAGE 77.



**PIPER'S PINE SUBDIVISION**  
 NO. OF LOTS 24  
 TOTAL AREA = 6.403 AC.  
 STREET. R/W AREA = 1.374 AC.  
 ZONING R1 (ONE FAMILY RESIDENTIAL)  
 SETBACKS (FRONT 25', REAR 25', SIDE MIN. 7'-15' TOTAL)  
 ZONING R2 (TWO FAMILY RESIDENTIAL)  
 SETBACKS (FRONT 25', REAR 25', SIDE MIN. 7'-15' TOTAL)

**OWNER**  
 BAYER DEVELOPMENT GROUP LLC  
 3830 RENCH ROAD  
 COVINGTON, OHIO 45318  
 D.V. 756 PG. 642



**MOTE & ASSOCIATES, INC.**  
 ENGINEERS - LAND SURVEYORS  
 214 WEST 4TH STREET  
 GREENWILE, OHIO 45331  
 PHONE: (937) 548-7511  
 FAX: (937) 548-7484  
 E-MAIL: info@moteandassociatesinc.com  
 WEBSITE: www.moteandassociatesinc.com

**PIPER'S PINE SUBDIVISION SECTION 1**  
**KURT BAYER**  
 OHIO  
 PLEASANT HILL

REVISIONS: 12-29-04, REVISED AS PER VILLAGE REVIEW COMMENTS 1-13-05, REVISED AS PER COUNTY REVIEW COMMENTS
DATE: 10-26-04
DRAWN: L.J.B.
CHECKED: J.L.M.
JOB NO. PL04071704
DRAWING NO. 1C2201



ANNEXATION TO THE CITY OF TIPP CITY

• SECTION 10 • TOWN 4 • RANGE 6 • MONROE TOWNSHIP •  
MIAMI COUNTY - OHIO

VOLUME 21 PAGE 11

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 7 DAY  
OF APRIL 2005 AT 1:29 P.M.  
FILE # 1427013 FEE \$ 43.50

JOHN W. O'BRIEN  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN VOLUME 759, PAGE 662, MIAMI COUNTY RECORDER'S DEED RECORDS.

**DESCRIPTION**

BEING A TOTAL OF 1.6166 ACRE LOCATED IN SECTION 10, TOWN 4, RANGE 6, IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO.

**MIAMI COUNTY ENGINEER**

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 19 DAY OF DECEMBER, 2004.

*Doug Christian*  
DOUGLAS L. CHRISTIAN

**MIAMI COUNTY COMMISSIONERS**

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF THIS AREA WAS APPROVED THIS 10<sup>TH</sup> DAY OF MARCH, 2005. BY RESOLUTION NO. 05-03-49

*D. Ann Baird* *Ron Widener* *John Evans*  
D. ANN BAIRD RON WIDENER JOHN EVANS

**CITY OF TIPP CITY**

THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY THIS 7<sup>TH</sup> DAY OF MARCH, 2005. BY ORDINANCE # 11-05

*Vickie K. Bell* *Misty Cox*  
PRESIDENT CLERK  
*Walden J. ...* *James P. Moore*  
MAYOR DIRECTOR OF LAW

**MIAMI COUNTY AUDITOR**

TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 7 DAY OF APRIL, 2005.

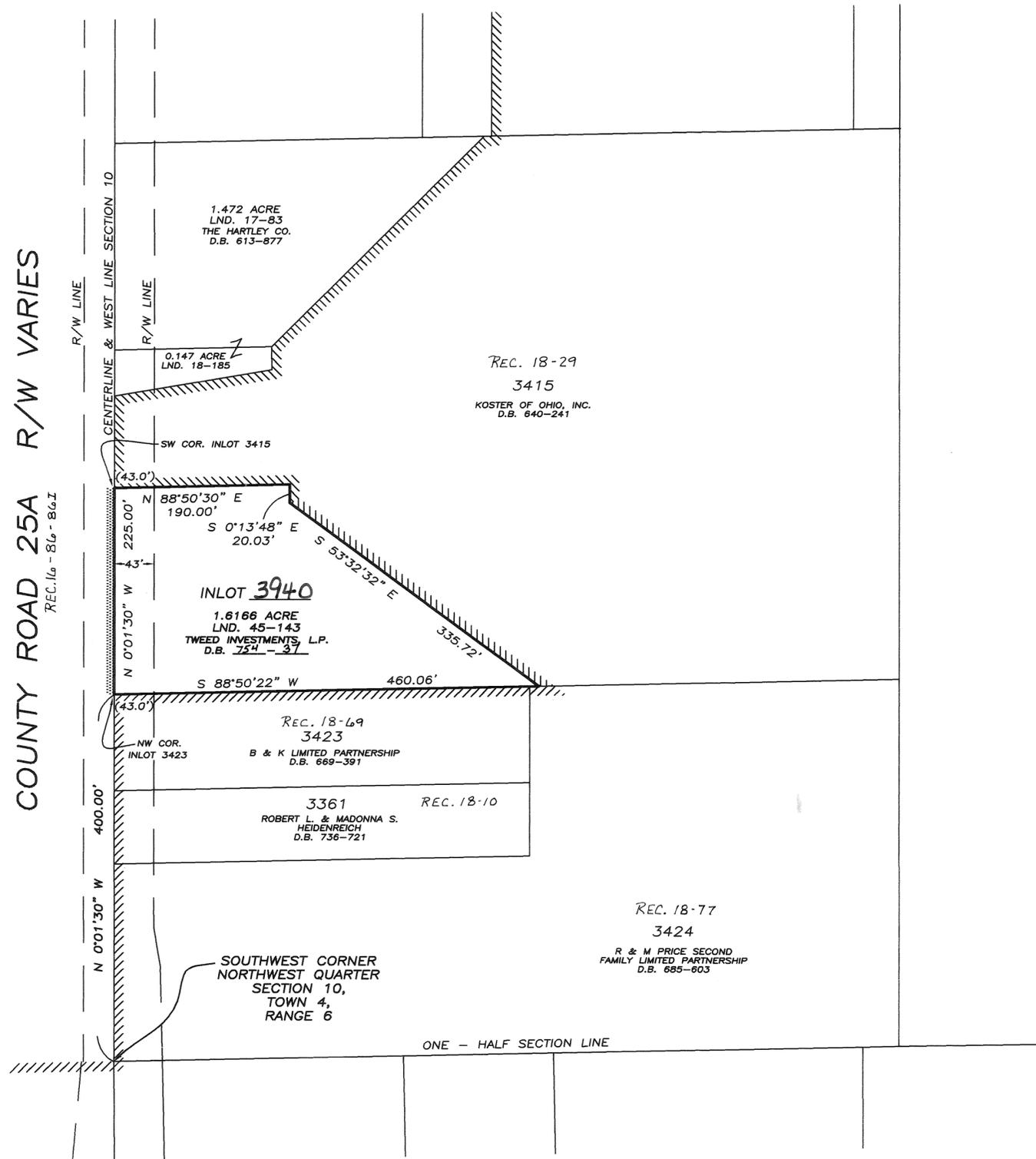
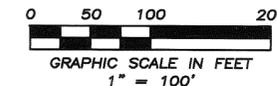
*Chris A. Peoples*  
MIAMI COUNTY AUDITOR  
*Linda ...*  
BY COUNTY DEPUTY AUDITOR



**CERTIFICATION**

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

*Daniel D. Turner*  
REGISTERED SURVEYOR NO. 4807



EXISTING CORPORATION LINE  
PROPOSED CORPORATION LINE

ANNEXATION OF 1.6166 ACRE TO CITY OF TIPP CITY, OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM STREET - TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE: SEPT., 2004	DRAWN BY: DGS CHECKED BY: D.T.	SHEET: 1 OF 1
FILE NO.: 230904	SCALE: 1"=100'	

# ANNEXATION PLAT

TO THE CITY OF TROY  
STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 13, & SECTION 7, TOWN 1, RANGE 11  
ALSO SECTION 18 & SECTION 12, TOWN 1, RANGE 10, B.T.M.R.S.

ANNEXATION PROCEEDINGS RECORDED IN DEED BOOK 760 PAGE 306. THIS NOTE WAS ADDED 4-26-2005.

*Christina G. Jackson*  
DEPUTY RECORDER

PLAT BOOK 21 PAGE 12  
MIAMI COUNTY RECORDER'S RECORD  
OF RECORDED PLATS

FILE No. 0422031

RECEIVED FOR RECORD 1:50:37PM

TIME  
DATE 4-7-05

*John W. O'Brien*  
MIAMI COUNTY RECORDER

*Kristi Kendall*  
By Deputy

SCALE: 1" = 400'  
DATE: NOVEMBER 12, 2003  
REVISED: AUGUST 4, 2004

### DESCRIPTION

BEING A TOTAL OF <sup>287,956</sup>287,965 ACRES LOCATED IN  
SECTIONS 13 & 7 TOWN 1, RANGE 11  
AND SECTIONS 18 & 12 TOWN 1, RANGE 10

DALE E. BARTEL, et al  
118.613  
D.V. 702, P. 70

TONI LOUISE CARUSO  
D.V. 607, P. 247  
115.221 AC.

M. ELIZABETH HAINES (BROWN)  
& LEON E. BROWN, CO-TRUSTEES  
40.479 AC.  
D.V. 632, P. 301  
TRACT 1

TONI LOUISE CARUSO  
D.V. 607, P. 247 57 AC.

J.S. GARBRY  
D.V. 505, P. 934

KEITH E. SNOW  
3.124 AC.  
D.V. 726, P. 497

INLOT 9891

WILLIAM R. KISER, JR., WILLIAM E. PARKER  
& ROBERT R. THOMPSON  
20.888 AC.  
O.R. 751, P. 82

INLOT 9892

M. ELIZABETH HAINES (BROWN)  
& LEON E. BROWN, CO-TRUSTEES  
PT. 65.408 AC. 44.520 AC.  
D.V. 632, P. 301  
TRACT 3

HAROLD TRADER  
D.V. 530, P. 36

IN-LOT 8670

M. ELIZABETH HAINES (BROWN)  
& LEON E. BROWN, CO-TRUSTEES  
121.014 AC.  
D.V. 632, P. 301  
TRACT 4

NORMANDY PLAT  
PLAT BK. 7, P. 112

EXISTING CORPORATION LINE  
HUNTERS RIDGE, SECTION 1  
PLAT BK. 17, P. 46

NORTHFIELD, SECTION 1  
PLAT BK. 15, P. 44

TROY SCHOOL DISTRICT

### APPROVAL BY CITY OF TROY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO,  
HELD THIS 20 DAY OF MARCH, 2005, THIS  
ANNEXATION WAS APPROVED BY ORDINANCE No. 04804

*Michael L. Beaulieu*  
*William J. Johnson*  
*Steve D. King*

### APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY MIAMI  
COUNTY ENGINEER THIS 14th DAY OF SEPTEMBER, 2004

*Donna Christ*  
MIAMI COUNTY ENGINEER

### NOTE:

- BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 13 PER A SURVEY FILED IN VOLUME 10, PAGE 11, OF THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS. (N-85°43'30"-W)
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.
- THE 287,965 AC. TRACT TO BE ANNEXED INCLUDES THE 20.888 AC. TRACT CONVEYED TO WILLIAM R. KISER, JR., WILLIAM E. PARKER, & ROBERT R. THOMPSON
- BEARINGS SHOWN ON THE 20.888 AC. TRACT ARE PER O.R. 751, P. 82.

### MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED  
THIS 31 DAY OF MARCH, 2005

*Chris A. Peoples*  
MIAMI COUNTY AUDITOR

BY: *Linda J. Trueman*  
DEP. COUNTY AUDITOR

### APPROVAL BY MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS  
HELD THIS 16th DAY OF SEPTEMBER, 2004,  
THE ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

*D. Ann Baird*  
*Don Wickens*  
*John F. ...*

### CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE  
AND BELIEF THAT THIS ANNEXATION PLAT CORRECTLY  
DEPICTS THE 287,965 AC. TRACT OF LANDS SURVEYED \*287,956  
BY FRANKLIN D RUCK REG. SURV. No. 3319, FILED IN  
VOL. 10, P. 11 OF THE MIAMI COUNTY ENGINEERS  
RECORD OF LAND SURVEYS.

*William D. Edwards*  
WILLIAM D. EDWARDS PROFESSIONAL SURVEYOR No. 7574  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937)653-6508

# ANNEXATION TO THE CITY OF TROY

0.784 ACRES - NE QUARTER SECTION 29, TOWN 5, RANGE 6, CONCORD TOWNSHIP  
MIAMI COUNTY, OHIO

PLAT BOOK VOLUME 21 PAGE 13  
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 7 DAY OF  
April, 2005, AT 1:50:38 PM.

FILE NO. 0422032 FEE: \$43.20

ADDED 4-26-2005

*Christine F. Jackson*  
DEPUTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN  
MISCELLANEOUS VOLUME 760 PAGE 368  
*DEED*

*John W. O'Brien*  
MIAMI COUNTY RECORDER  
*Kusti Kendall*  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY ENGINEER**  
THIS PLAT REVIEWED AND APPROVED THIS  
6<sup>th</sup> DAY OF June, 2004.

*Doug Chittin*  
MIAMI COUNTY ENGINEER

**APPROVAL BY CITY OF TROY**  
AT A MEETING OF THE COUNCIL OF THE CITY OF  
TROY, OHIO, HELD THIS 20<sup>th</sup> DAY OF  
Sept, 2004, THIS PLAT WAS APPROVED  
AND ACCEPTED BY ORDINANCE NO. 00824.

*Michael J. Beaulieu*  
MAYOR  
*William F. Lehner*  
PRESIDENT OF COUNCIL  
*Dave G. Hoff*  
CLERK OF COUNCIL

**APPROVAL BY MIAMI COUNTY AUDITOR**  
THIS PLAT APPROVED AND TRANSFERRED THIS  
31 DAY OF March, 2005

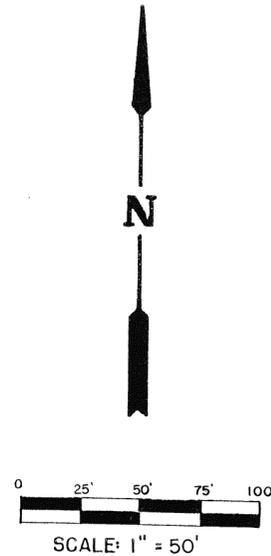
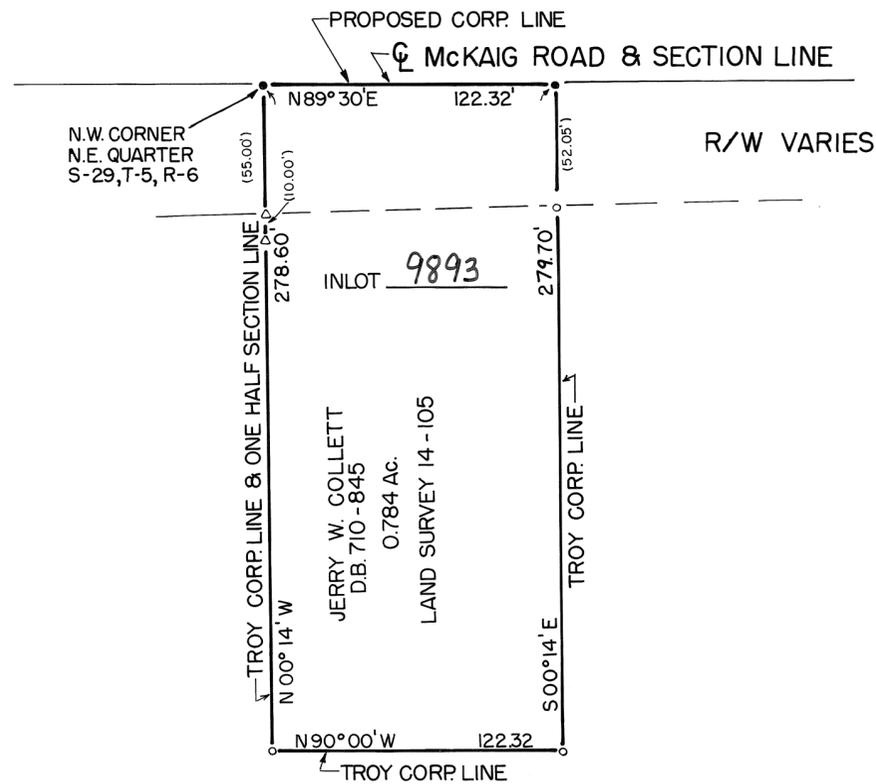
*Chris A. Peoples*  
MIAMI COUNTY AUDITOR  
*Linda J. Irwin*  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**  
THE ANNEXATION OF THE FOREGOING AREA  
TO THE CITY OF TROY, OHIO, APPROVED BY  
THE MIAMI COUNTY COMMISSIONERS THIS  
8<sup>th</sup> DAY OF JULY, 2004.

*D. Ann Baird*  
MIAMI COUNTY COMMISSIONER  
*Ron W. Widener*  
MIAMI COUNTY COMMISSIONER  
*Ann Peters*  
MIAMI COUNTY COMMISSIONER

I HEREBY CERTIFY THIS PLAT TO BE  
CORRECT BASED ON EXISTING RECORDS  
AS REFERENCED HEREON.

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



**LEGEND**  
● RAILROAD SPIKE  
○ IRON PIN  
△ CONCRETE HIGHWAY MON.



ANNEXATION TO THE CITY OF TROY, OHIO		
FOR: JERRY W. COLLETT		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING • LAND SURVEYING 16 EAST WATER ST. • TROY, OH. 45373 • 937-339-5331		
DATE	DRAWN: DAY	SHEET
NOV. 4, 2003	TRACED: CHECKED: <i>[Signature]</i>	1 OF 1
SCALE: 1" = 50'		

# 7.12 ACRE ANNEXATION TO THE CITY OF UNION, OHIO

SITUATE IN:  
SECTION 33 AND 34, TOWNSHIP 6 NORTH, RANGE 5 EAST  
TOWNSHIP OF UNION, MIAMI COUNTY, OHIO  
OCTOBER 2004

PREPARED BY:  
 409 E. MONUMENT AVE.  
DAYTON, OHIO 45402  
937.461.5660  
FAX: 937.461.0743  
**WOOLPERT LLP**

PLAT BOOK 21 PAGE 14  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS  
FILE NO. 0402269  
RECEIVED April 12, 2005  
AT 12:16 Pm FEE 86.45  
John W. O'Brien  
MIAMI COUNTY RECORDER  
Christina Jackson Deputy

ANNEXATION PROCEEDINGS  
RECORDED IN DEED BOOK 759 PAGE 805

**SURVEY REFERENCES USED**

DEED BOOK 495, PAGE 615  
DEED BOOK 599, PAGE 202  
DEED BOOK 258, PAGE 352  
DEED BOOK 643, PAGE 334  
DEED BOOK 579, PAGE 435  
DEED BOOK 549, PAGE 657  
DEED BOOK 236, PAGE 60

LAND SURVEY VOLUME 25, PAGE 175  
LAND SURVEY VOLUME 37, PAGE 144  
LAND SURVEY VOLUME 16, PAGE 132  
LAND SURVEY VOLUME 23, PAGE 150  
LAND SURVEY VOLUME 37, PAGE 146  
LAND SURVEY VOLUME 39, PAGE 16  
LAND SURVEY VOLUME 11, PAGE 135  
LAND SURVEY VOLUME 25, PAGE 175

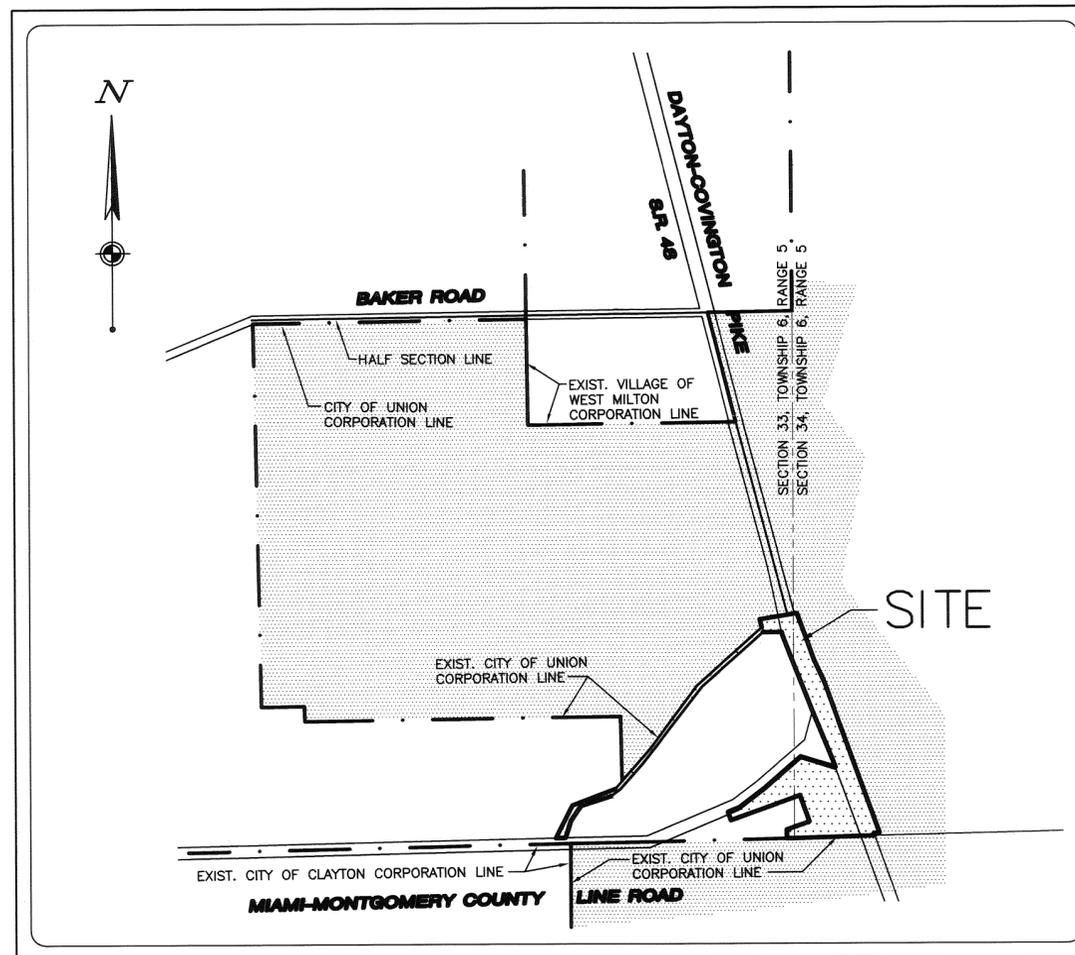
ODOT R/W PLAN MIA.48-0.00

**ACREAGE RECAP**

SECTION 33	2.54 ACRES
SECTION 34	4.58 ACRES
<b>ACREAGE TO BE ANNEXED</b>	<b>7.12 ACRES</b>

**NOTE:**

THIS MAP WAS PREPARED FROM INFORMATION TAKEN FROM THE AUDITOR'S TAX RECORDS, MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS, RECORDER'S OFFICE DEED RECORDS.



**DESCRIPTION**

BEING A TOTAL OF 7.12 ACRES, CONSISTING OF 2.54 ACRES IN SECTION 33, TOWNSHIP 6 NORTH, RANGE 5 EAST, TOWNSHIP OF UNION, MIAMI COUNTY, OHIO, AND 4.58 ACRES IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 5 EAST, TOWNSHIP OF UNION, MIAMI COUNTY, OHIO.

**MIAMI COUNTY ENGINEER**

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE COUNTY ENGINEER THIS 19<sup>th</sup> DAY OF JANUARY, 2005

Doug Austin  
MIAMI COUNTY ENGINEER

**MIAMI COUNTY COMMISSIONERS**

THE ANNEXATION OF THE FOREGOING AREA TO THE CITY OF UNION, OHIO WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO THIS 10 DAY OF FEBRUARY, 2005.

Tom Williams  
Sam Brown

**CITY OF UNION, OHIO**

THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF UNION, OHIO BY ORDINANCE No. 1352, ADOPTED THIS 28 DAY OF March, 2005.

Robert Jackson, MAYOR  
Denise A. Winemiller, CLERK

**CERTIFICATION**

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE TRUE AND CORRECT AS COMPILED FROM THE REFERENCES SHOWN HEREON.

Steven W. Newell  
STEVEN W. NEWELL  
OHIO PROFESSIONAL SURVEYOR No. 7212

DATE 10/19/04  


**MIAMI COUNTY AUDITOR**

APPROVED AND TRANSFERRED THIS 12 DAY OF April, 2005

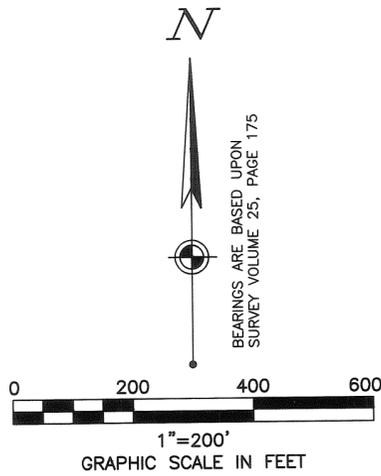
Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Linda Lira  
DEPUTY

# 7.12 ACRE ANNEXATION TO THE CITY OF UNION, OHIO

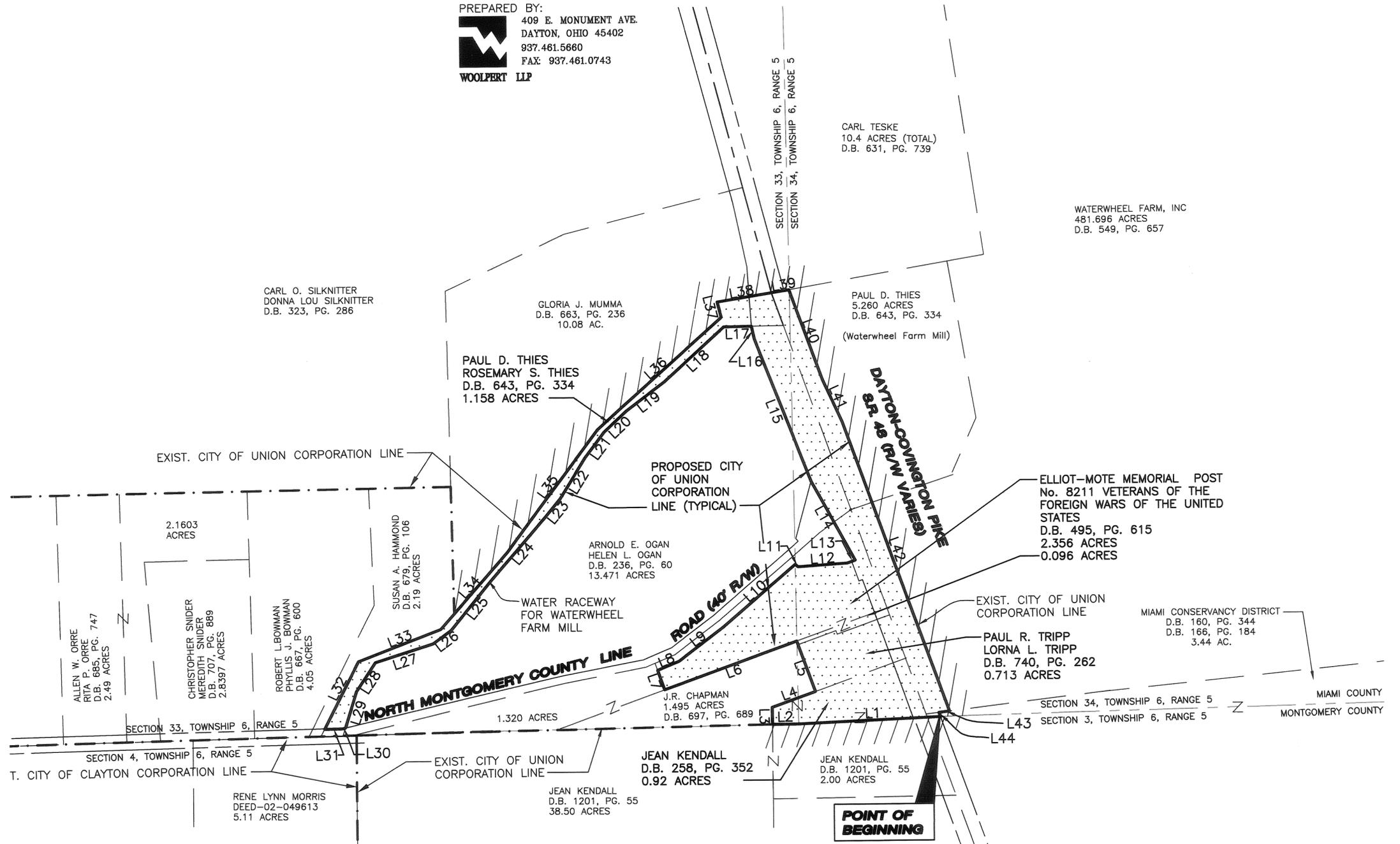
SITUATE IN:  
SECTION 33 AND 34, TOWNSHIP 6 NORTH, RANGE 5 EAST  
TOWNSHIP OF UNION, MIAMI COUNTY, OHIO  
OCTOBER 2004

PLAT BOOK 21 PAGE 14A  
MIAMI COUNTY RECORDER'S  
PLAT RECORDS  
FILE NO. 0422219  
RECEIVED April 12, 2005  
AT 12:16 PM FEE 86.40  
John W. O'Brien  
Christine Jackson Deputy  
ANNEXATION PROCEEDINGS  
RECORDED IN DEED BOOK 759 PAGE 805

PREPARED BY:  
409 E. MONUMENT AVE.  
DAYTON, OHIO 45402  
937.461.5660  
FAX: 937.461.0743  
**WOOLPERT LLP**



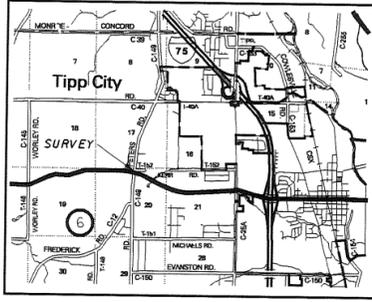
LINE TABLE		
LINE	LENGTH	BEARING
L1	371.27	S87°30'30"W
L2	68.44	S89°26'31"W
L3	44.20	N00°48'10"W
L4	120.54	N70°07'50"E
L5	141.00	N19°44'10"W
L6	367.72	S70°07'50"W
L7	54.21	N18°48'11"W
L8	60.55	N67°14'20"E
L9	147.73	N52°41'50"E
L10	248.34	N49°08'50"E
L11	9.78	S50°51'10"E
L12	128.73	N86°09'14"E
L13	22.00	N70°15'50"E
L14	235.63	N28°42'07"W
L15	400.35	N21°10'03"W
L16	34.84	N11°49'11"W
L17	72.25	S89°06'50"W
L18	212.48	S47°35'20"W
L19	124.88	S52°48'20"W
L20	80.29	S47°01'20"W
L21	83.65	S37°01'20"W
L22	123.85	S31°37'20"W
L23	64.40	S39°06'20"W
L24	211.88	S41°05'20"W
L25	171.63	S39°04'20"W
L26	58.52	S53°39'20"W
L27	159.00	S72°21'20"W
L28	90.47	S33°25'40"W
L29	99.80	S17°30'50"W
L30	6.72	S76°52'20"W
L31	47.28	S88°53'20"W
L32	197.74	N26°54'40"E
L33	231.00	N69°06'10"E
L34	267.95	N41°08'50"E
L35	396.00	N36°45'50"E
L36	437.60	N48°07'50"E
L37	42.05	N14°04'10"W
L38	143.90	N80°40'50"E
L39	45.81	N80°39'40"E
L40	252.76	S19°44'10"E
L41	120.43	S24°29'59"E
L42	808.33	S19°44'10"E
L43	27.70	S83°09'40"W
L44	11.50	S19°44'10"E



- LEGEND**
- PERIMETER OF PROPOSED ANNEXATION AREA = 7045.20 FEET
  - CONTINUOUS CONTIGUOUS BOUNDARY WITH CITY OF UNION = 2,940.11 FEET
  - CONTIGUITY WITH CITY OF UNION = 41.7%
  - --- --- INDICATES EXISTING CITY OF UNION CORPORATION LINE
  - INDICATES PROPOSED CITY OF UNION CORPORATION LINE
  - ▨ INDICATES PROPOSED ANNEXATION AREA
  - //// //// //// //// //// INDICATES CONTIGUITY LINE BETWEEN EXISTING AND PROPOSED ANNEXATIONS

CHART OF ACREAGE TO BE ANNEXED					
	DEED REFERENCE	SECTION 33	SECTION 34	TOTAL	INLOT #
ELLIOT-MOTE MEMORIAL POST No. 8211 VETERANS OF THE FOREIGN WARS OF THE UNITED STATES	D.B. 495, PG. 615	0.97 AC.	1.03 AC.	2.00 AC.	16
PAUL R. & LORNA L. TRIPP	D.B. 740, PG. 262	0.00 AC.	0.72 AC.	0.72 AC.	17
JEAN KENDALL	D.B. 258, PG. 352	0.09 AC.	0.84 AC.	0.93 AC.	18
PAUL D. & ROSEMARY S. THIES	D.B. 643, PG. 334	1.14 AC.	0.63 AC.	1.77 AC.	19
WATERWHEEL FARM, INC. (R/W ONLY)	D.B. 549, PG. 657	0.00 AC.	0.78 AC.	0.78 AC.	20
ARNOLD E. OGAN & HELEN L. OGAN (R/W ONLY)	D.B. 236, PG. 60	0.34 AC.	0.58 AC.	0.92 AC.	21
<b>TOTAL</b>		<b>2.54 AC.</b>	<b>4.58 AC.</b>	<b>7.12 AC.</b>	

VICINITY MAP



MONUMENT LEGEND

- TACKED HUB SET
- I.R.P. IRON PIN FOUND NO ID CAP
- CONCRETE MONUMENT EXISTING
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- M.N.S. MAG NAIL SET
- ⊕ R.R. SPIKE FOUND
- ⊕ SECTION CORNER
- ⊕ SECTION HALF
- ⊕ BENCHMARK

MIAMI COUNTY

MIA-571-11.67  
 MONROE TOWNSHIP  
 TOWN 4 RANGE 6  
 SECTIONS 17 & 20  
 CENTER LINE PLAT

BASIS FOR BEARING

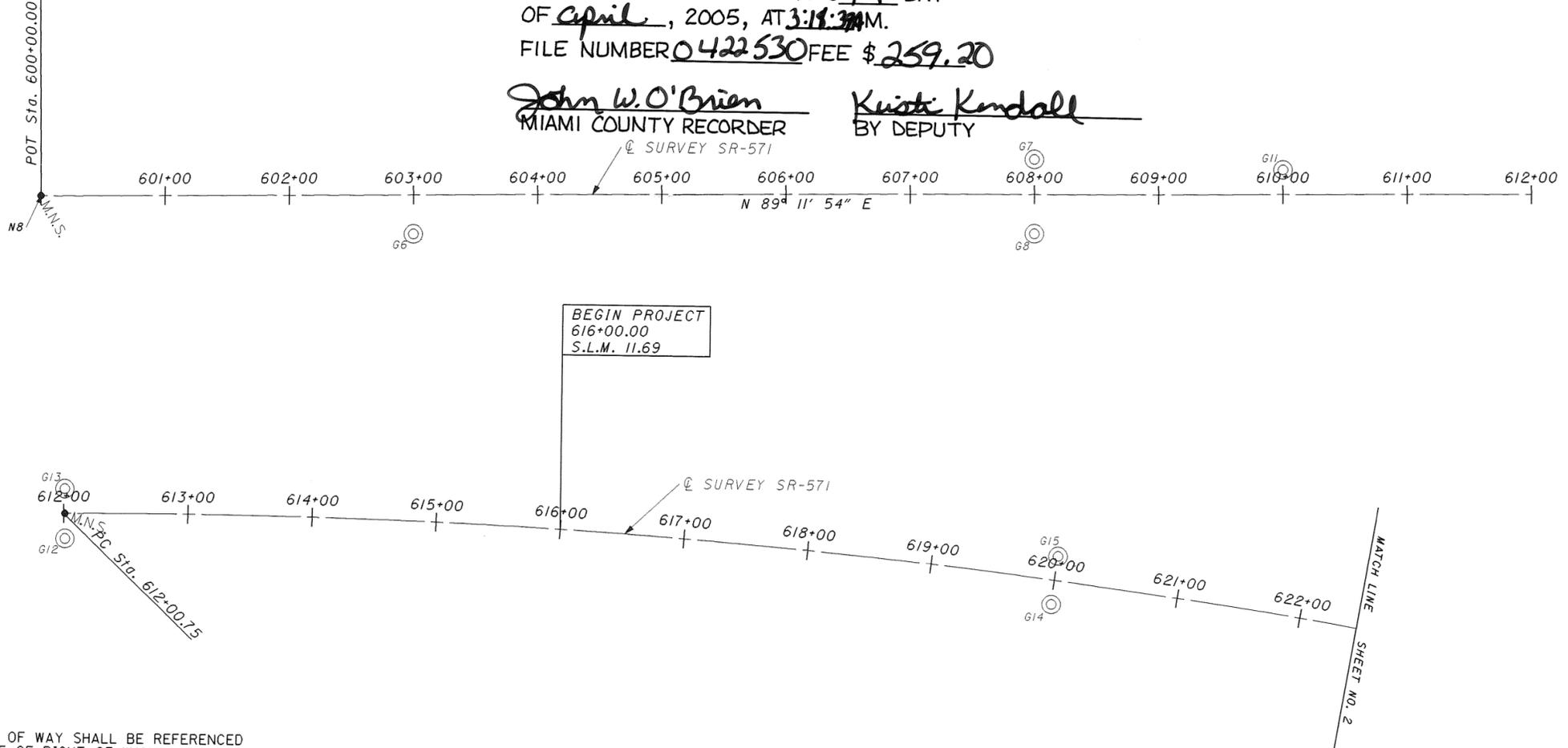
G.P.S. observations taken by the Ohio Department of Transportation on July 22nd 2002.

The coordinates on this plan are English Ground and were established from GPS observations based on the Ohio H.A.R.N. WGS 1984, Geoid 96, and in the Ohio South Zone. To convert to English State Plane Coordinates, you need to multiply the average combined scale factor of 0.99994746 times each coordinate.

- NOTES:
1. EXISTING CENTERLINE AND RIGHT OF WAY ARE DETERMINED USING PLANS MIA-571-11.55 1963 HELD STATIONING AT THE PC STA. 612+00.75.
  2. STATIONING ON CENTERLINE OF SURVEY IS BASED ON AN ALIGNMENT SET BY DISTRICT SEVEN SURVEY FORCES.
  3. REFER TO SHEET 6 OF 11 FOR MONUMENT DETAILS AND NOTE.

PLAT BOOK 21 PAGE 15  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 14 DAY OF April, 2005, AT 3:11:30 P.M.  
 FILE NUMBER 0422530 FEE \$ 259.20

John W. O'Brien MIAMI COUNTY RECORDER  
Kristi Kendall BY DEPUTY



THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY.

ADJUSTABLE CENTERLINE MONUMENTS, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM 1.1 (REV. 4-29-99) OF THE OHIO DEPARTMENT OF TRANSPORTATION. THE PLACING OF THE MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO AND ARE TO BE SET, AS SHOWN BY THE HIGHWAY CONTRACTOR AT THE TIME OF CONSTRUCTION. ANY ALTERATIONS, WITH PRIOR APPROVAL OF THE OHIO DEPARTMENT OF TRANSPORTATION, SHALL BE NOTED AND O.D.O.T. SHALL BE NOTIFIED OF THE NEW LOCATIONS.

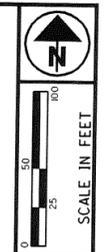
I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 2001.

Wm. Scott Fultz 4/14/05  
 Wm. Scott Fultz Registered Surveyor #7227

RECORDED  
 MIAMI COUNTY  
 Date: \_\_\_\_\_  
 Vol: \_\_\_\_\_  
 Page: \_\_\_\_\_



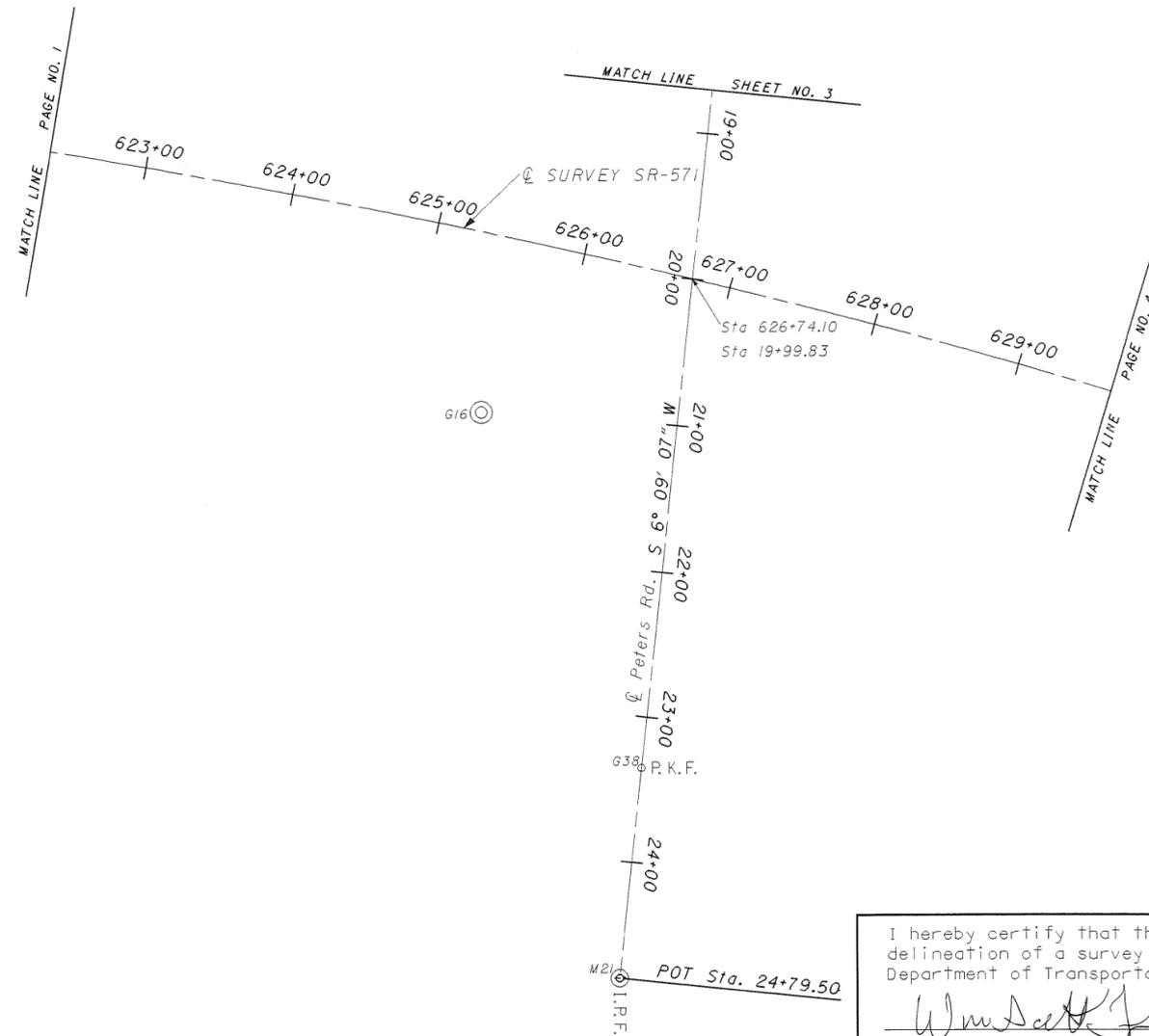
PID NO. 75182  
 CENTERLINE PLAT  
 MIA-571-11.67  
 1/11



**MIAMI COUNTY**

MIA-571-11.67  
 MONROE TOWNSHIP  
 TOWN 4 RANGE 6  
 SECTIONS 17 & 20

P.I. Sta = 626+89.38  
 D = 29° 07' 43" (RT)  
 Dc = 1° 00' 00"  
 R = 5,729.58'  
 T = 1,488.63'  
 L = 2,912.85'  
 E = 190.23'



**MONUMENT LEGEND**

- TACKED HUB SET
- I.P.F. IRON PIN FOUND NO ID CAP
- ⊙ CONCRETE MONUMENT EXISTING
- ⊙ P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- M.N.S. MAG NAIL SET
- ⊙ R.R. SPIKE FOUND
- ⊕ SECTION CORNER
- ⊕ SECTION HALF
- ⊕ BENCHMARK

I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 2001.  
*Wm. Scott Fultz* 4/14/05  
 Wm. Scott Fultz Registered Surveyor #7227

RECORDED
MIAMI COUNTY
Date: _____
Vol: _____
Page: _____

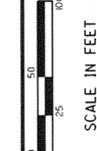


PID NO.  
**75182**

**CENTERLINE PLAT**

**MIA-571-11.67**

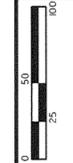
2 / 11



**MIAMI COUNTY**

MIA-571-11.67  
 MONROE TOWNSHIP  
 TOWN 4 RANGE 6  
 SECTIONS 17 & 20

PLAT BOOK 21, PAGE 15 B

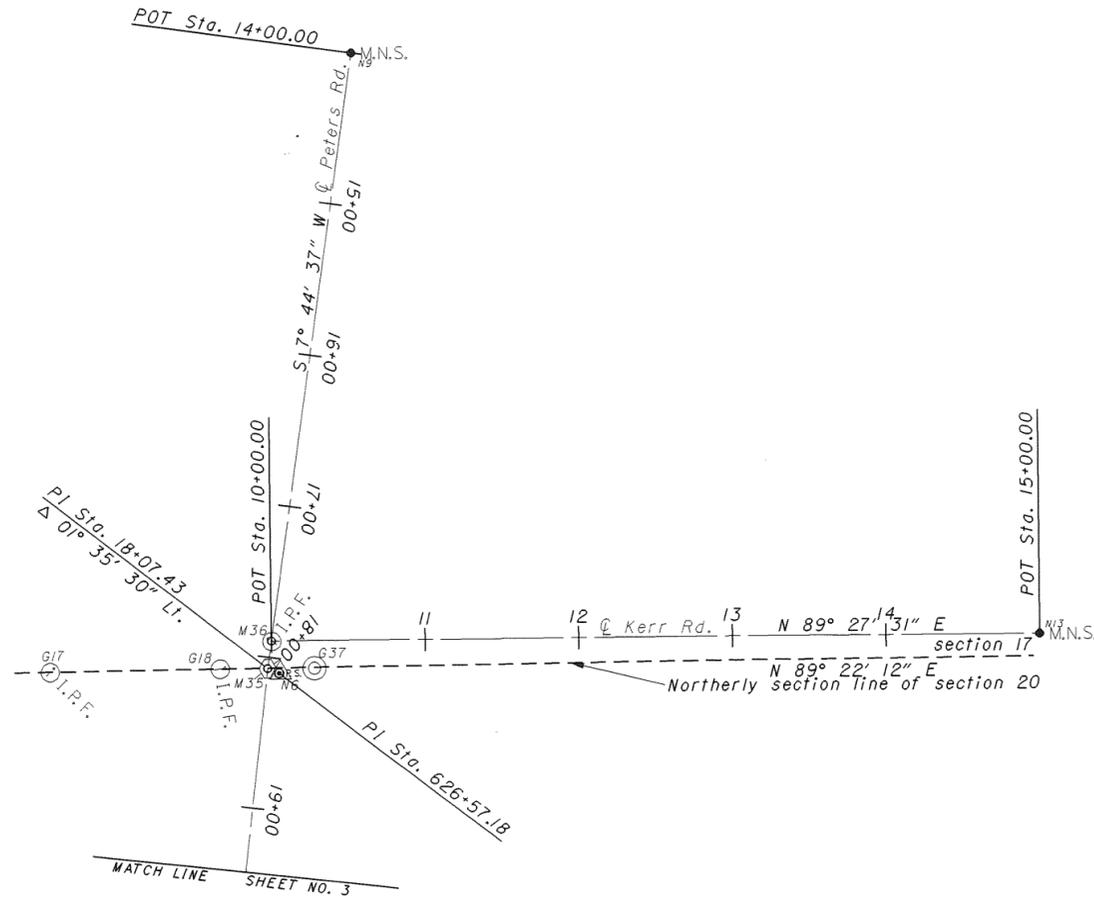


PID NO.  
**75182**

**CENTERLINE PLAT**

**MIA-571-11.67**

3 / 11



**MONUMENT LEGEND**

- TACKED HUB SET
- I.P.F. IRON PIN FOUND NO ID CAP
- ⊙ CONCRETE MONUMENT EXISTING
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- M.N.S. MAG NAIL SET
- ⊕ R.R. SPIKE FOUND
- ⊕ SECTION CORNER
- ▽ SECTION HALF
- ⊕ BENCHMARK

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*Wm. Scott Fultz* 4/14/05  
 Wm. Scott Fultz Registered Surveyor #7227

RECORDED
MIAMI COUNTY
Date: _____
Vol: _____
Page: _____



**MIAMI COUNTY**

MIA-571-11.67  
 MONROE TOWNSHIP  
 TOWN 4 RANGE 6  
 SECTIONS 17 & 20

PLAT BOOK 21, PAGE 15 C

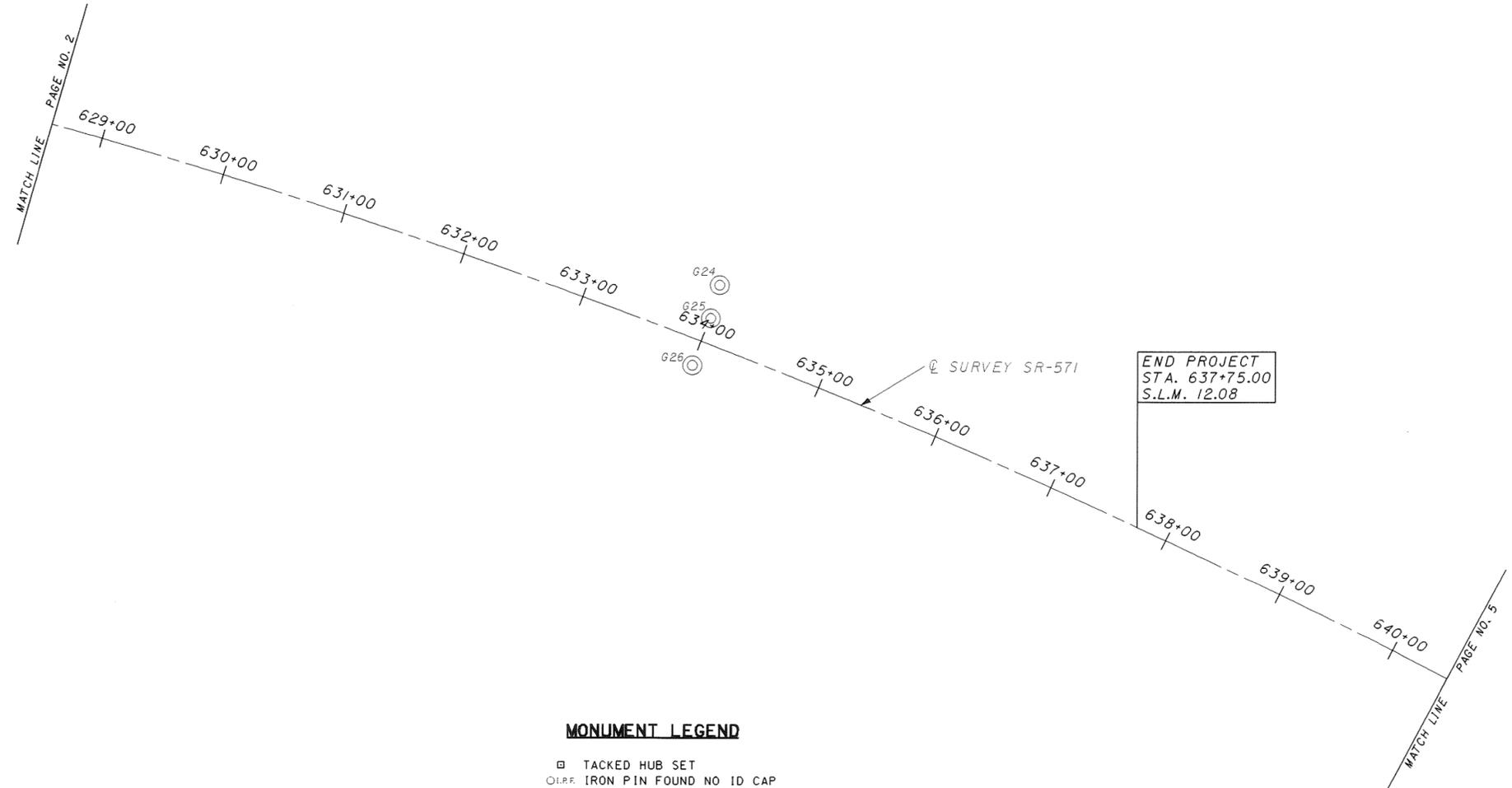


PID NO.  
**75182**

**CENTERLINE PLAT**

**MIA-571-11.67**

4 / 11



**MONUMENT LEGEND**

- ▣ TACKED HUB SET
- I.P.F. IRON PIN FOUND NO ID CAP
- ⊙ CONCRETE MONUMENT EXISTING
- ⊙ P.K. NAIL FOUND
- P.K. NAIL SET
- M.N.S. MAG NAIL SET
- ⊙ R.R. SPIKE FOUND
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*Wm. Scott Fultz* 9/14/05  
 Wm. Scott Fultz Registered Surveyor #7227

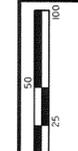
RECORDED  
 MIAMI COUNTY  
 Date: \_\_\_\_\_  
 Vol: \_\_\_\_\_  
 Page: \_\_\_\_\_



**MIAMI COUNTY**

MIA-571-11.67  
 MONROE TOWNSHIP  
 TOWN 4 RANGE 6  
 SECTIONS 17 & 20

PLAT BOOK 21, PAGE 15 D

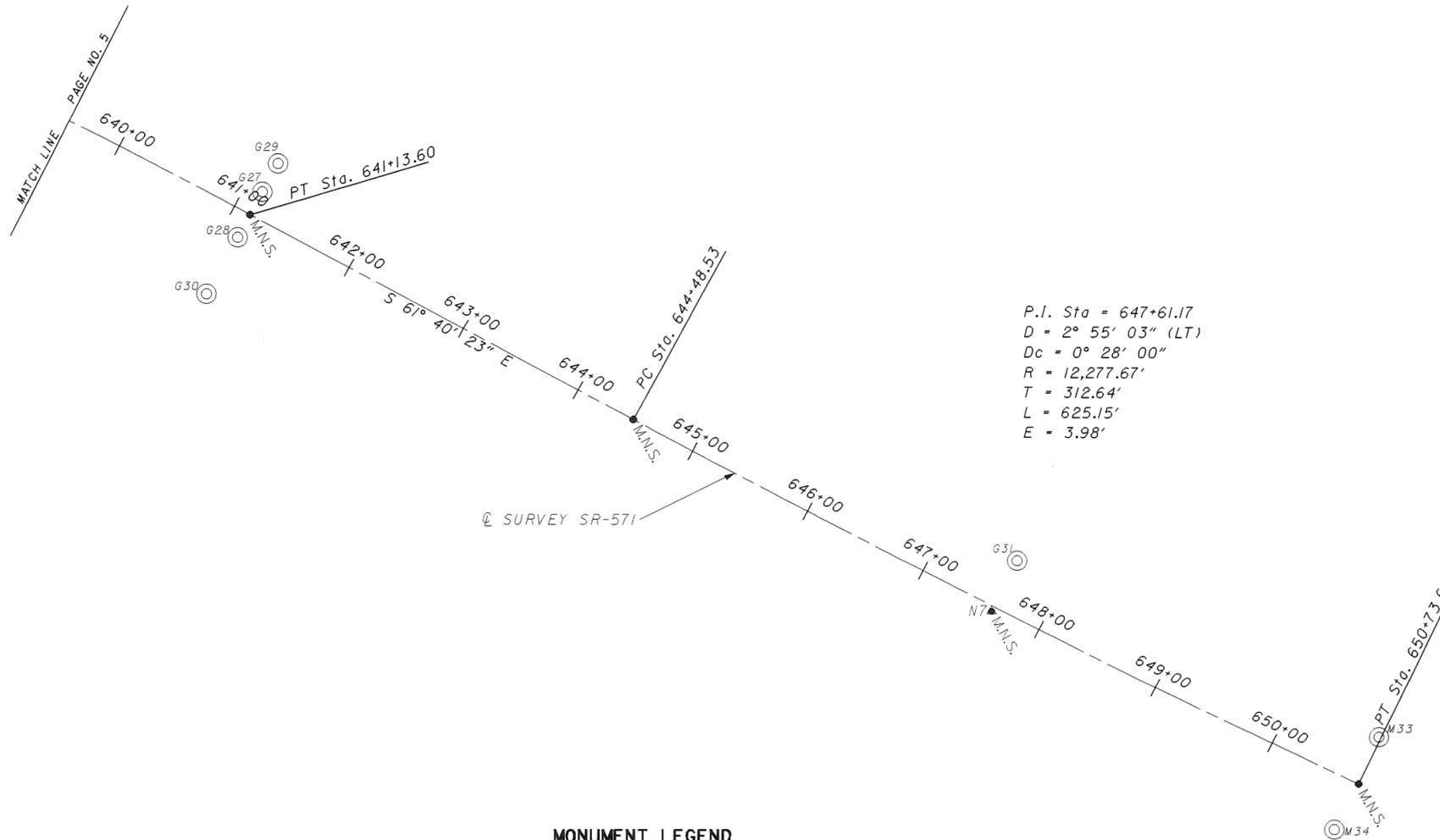


PID NO.  
**75182**

**CENTERLINE PLAT**

**MIA-571-11.67**

5 / 11



**MONUMENT LEGEND**

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- I.P.F. IRON PIN FOUND NO ID CAP
- ⊙ CONCRETE MONUMENT EXISTING
- ⊙ P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- M.N.S. MAG NAIL SET
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- ⊕ SECTION CORNER
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*Wm. Scott Fultz* 4/14/05  
 Wm. Scott Fultz Registered Surveyor #7227

RECORDED  
 MIAMI COUNTY  
 Date: \_\_\_\_\_  
 Vol: \_\_\_\_\_  
 Page: \_\_\_\_\_



**MIAMI COUNTY**

MIA-571-11.67  
 MONROE TOWNSHIP  
 TOWN 4 RANGE 6  
 SECTIONS 17 & 20



PID NO.  
**75182**

**CENTERLINE PLAT**

**MIA-571-11.67**

6 / 11

**CONTROL POINTS**

PT. #	CODE	STATION	OFFSET	NORTH COORDINATE	EAST COORDINATE	DESCRIPTION
G2	CMON	597+73.55	30' Rt.	720705.6160	1481455.9852	R/W MONUMENT
G3	CMON	597+73.55	30' Lt.	720765.1849	1481455.2115	R/W MONUMENT
G4	CMON	598+33.55	30' Rt.	720706.1759	1481516.1152	R/W MONUMENT
G6	CMON	602+99.89	SR-571' @ 31.53' Rt.	720713.1637	1481982.6106	R/W MONUMENT
G7	CMON	607+99.91	SR-571' @ 28.70' Lt.	720780.3865	1482481.7399	R/W MONUMENT
G8	CMON	607+99.77	SR-571' @ 31.60' Rt.	720720.0897	1482482.4431	R/W MONUMENT
G11	CMON	610+00.00	SR-571' @ 20.06' Lt.	720774.5410	1482681.9366	BERM MONUMENT
G12	CMON	612+00.73	SR-571' @ 20.07' Rt.	720737.2317	1482883.2049	P.C. BERM MONUMENT
G13	CMON	612+00.77	SR-571' @ 20.07' Lt.	720777.3612	1482882.6816	P.C. BERM MONUMENT
G14	CMON	620+00.30	SR-571' @ 20.01' Rt.	720692.9030	1483678.0940	BERM MONUMENT
G15	CMON	620+00.27	SR-571' @ 20.12' Lt.	720732.7213	1483683.0950	BERM MONUMENT
G16	CMON	625+55.34	SR-571' @ 120.14' Rt.	720499.5208	1484200.5419	R/W MONUMENT
G17	IPIN	625+15.50	SR-571' @ 157.09' Lt.	720778.8153	1484221.7467	
G18	IPIN	626+20.51	SR-571' @ 183.05' Lt.	720780.0383	1484332.9403	
M21	IPIN	627+44.90	Peters Rd. @ 0.00'	720112.3960	1484291.1940	
G24	CMON	633+97.56	SR-571' @ 37.01' Lt.	720415.1432	1485048.9020	R/W MONUMENT
G25	CMON	634+00.73	SR-571' @ 19.82' Lt.	720388.6439	1485042.0606	BERM MONUMENT
G26	CMON	634+00.78	SR-571' @ 20.38' Rt.	720351.1479	1485027.5632	BERM MONUMENT
G27	CMON	641+13.62	SR-571' @ 20.15' Lt.	720089.4894	1485691.3664	BERM MONUMENT
G28	CMON	641+13.54	SR-571' @ 20.07' Rt.	720054.1207	1485672.2178	BERM MONUMENT
G29	CMON	641+13.63	SR-571' @ 44.99' Lt.	720111.3507	1485703.1678	R/W MONUMENT
G30	CMON	641+13.55	SR-571' @ 69.99' Rt.	720010.1784	1485648.5446	R/W MONUMENT
G31	CMON	647+60.80	SR-571' @ 40.11' Lt.	719803.9578	1486271.4756	R/W MONUMENT
M33	CMON	650+72.09	SR-571' @ 39.81' Lt.	719667.1170	1486549.9350	
M34	CMON	650+72.11	SR-571' @ 39.97' Rt.	719594.9175	1486515.6504	
M35	RSPK	18+07.43	Peters Rd. @ 0.00'	720780.5960	1484363.2170	
M36	IPIN	17+89.68	Peters Rd. @ 0.00'	720798.1870	1484365.6090	
N6	IPIN	626+57.18 18+09.01	190.23' Lt. 8.43' Lt.	720778.1194	1484371.4242	IPIN set in monument box not set as of August 2002
N7	IPIN	647+61.10	SR-571' @ 3.98' Rt.	719764.4885	1486251.8200	IPIN set in monument box not set as of August 2002
N8	MAGS	600+00.00	SR-571' @	720740.4978	1481682.3107	
N9	MAGS	14+00.00	Peters Rd. @	721184.3107	1484418.1136	
PCI	IPIN	612+00.75	SR-571' @ 0.00'	720757.2950	1482882.9432	IPIN set in monument box not set as of August 2002
PT1	IPIN	641+13.60	SR-571' @ 0.00'	720071.7621	1485681.7938	IPIN set in monument box not set as of August 2002
PC2	IPIN	644+48.53	SR-571' @ 0.00'	719912.8389	1485976.6138	IPIN set in monument box not set as of August 2002
PT2	IPIN	650+73.68	SR-571' @ 0.00'	719630.3372	1486534.2199	IPIN set in monument box not set as of August 2002

I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 2001.

*Wm. Scott Fultz* 4/14/05  
 Wm. Scott Fultz Registered Surveyor #7227

RECORDED  
 MIAMI COUNTY  
 Date: \_\_\_\_\_  
 Vol: \_\_\_\_\_  
 Page: \_\_\_\_\_



ANNEXATION TO THE CITY OF TROY, OHIO  
TOWN 5, RANGE 6E, NW 1/4 SECTION 30,  
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 21 PAGE 16  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED Apr 4 2005 AT 9:36:07 AM  
FILE NO. 10423127 FEE 243.20

John W. O'Brien BY: Carol Pleiner  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT  
NUMBERS ASSIGNED THIS 25 DAY OF  
April, 2005

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

DESCRIPTION

BEING A TOTAL OF 2.415 ACRES IN THE N.W. QUARTER OF SECTION 30, TOWN 5, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVALS

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED THIS 21<sup>st</sup> DAY OF June, 2004.

Doug Smith  
MIAMI COUNTY ENGINEER

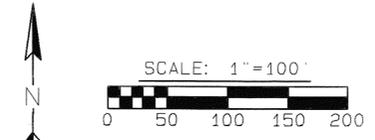
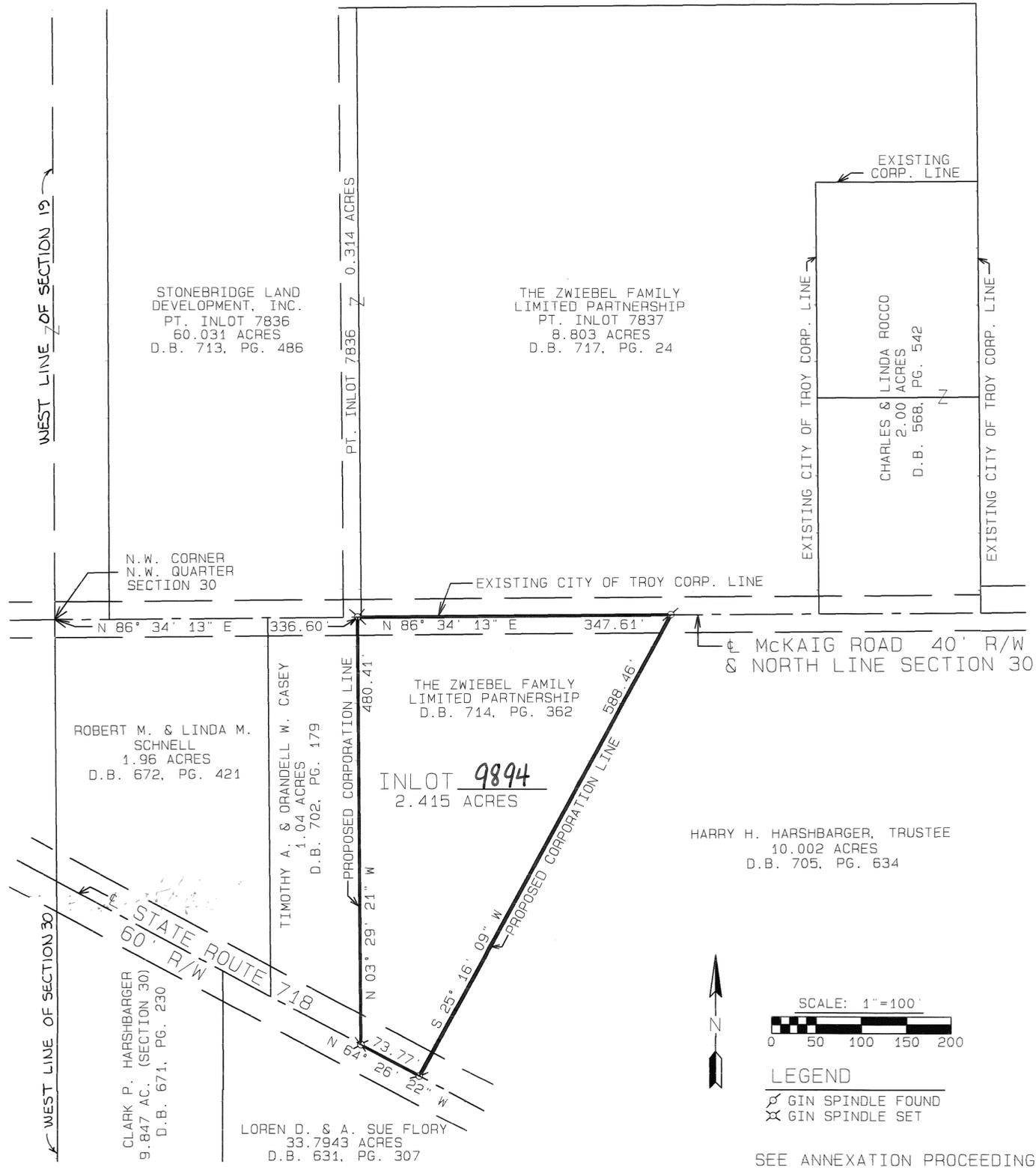
THE ANNEXATION OF THE FOREGOING AREA WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 10<sup>th</sup> DAY OF JUNE, 2004.

D. Ann Baird Jack Evans Ron Widener  
D. ANN BAIRD JACK EVANS RON WIDENER

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20<sup>th</sup> DAY OF Sept, 2004, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NUMBER 0-37-04.

William F. Johns Sean D. Kruger  
PRESIDENT CLERK  
Michael Z. Brand  
MAYOR DIRECTOR OF LAW

THIS ANNEXATION MAP WAS PREPARED FROM A FIELD SURVEY.



SEE ANNEXATION PROCEEDINGS RECORDED  
IN MISC. BOOK 760, PAGE 296.  
DEED



Michael W. Cozatt 1-28-04  
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 01704

Replat of parts of Lots 3810, 3811, 3812, 3813, 3815 & Lot 3814 into Lot 8830

PIQUA CORPORATION

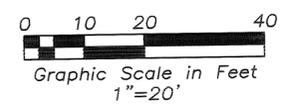
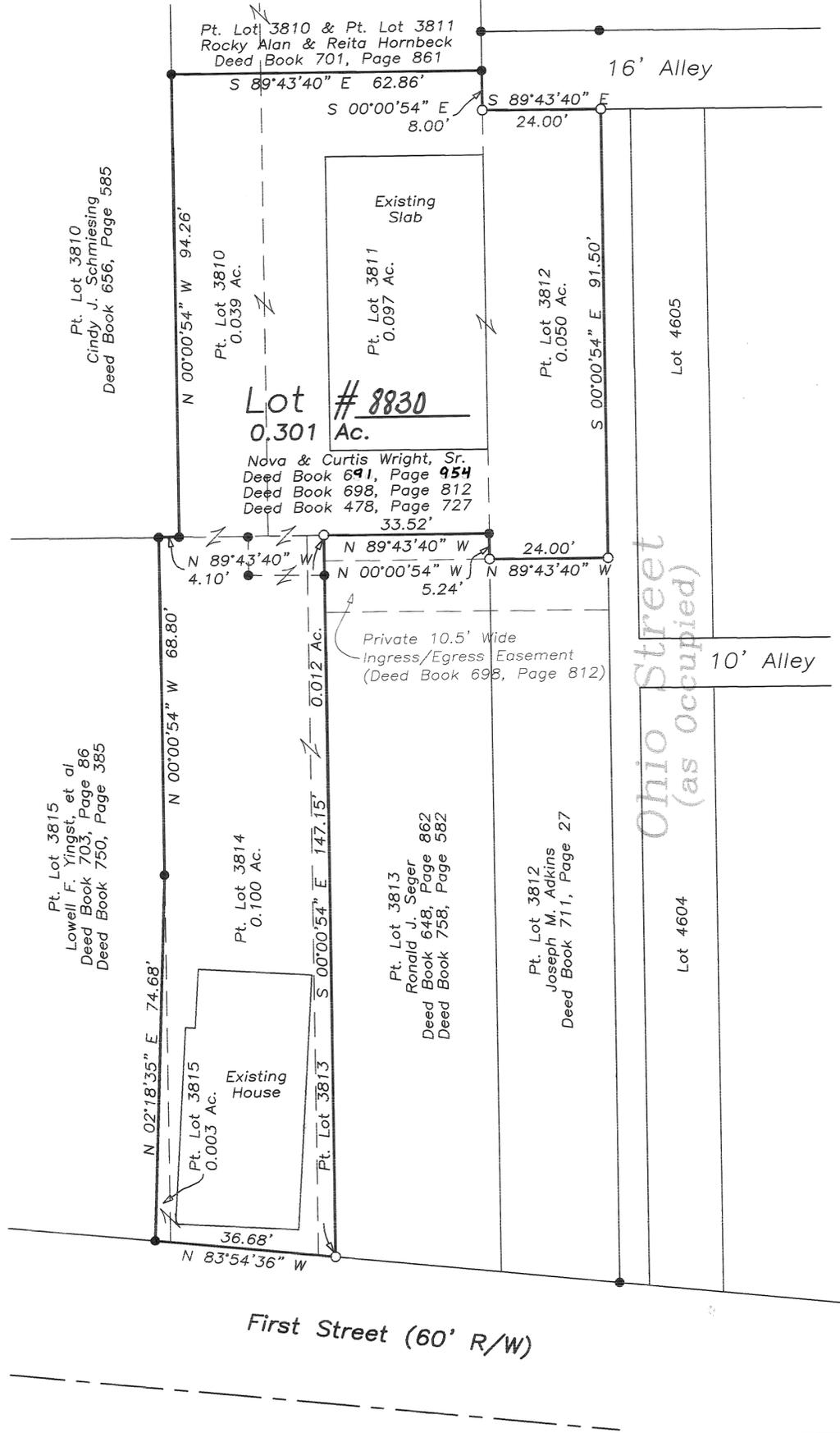
S.E. 7 TAX MAP

PLAT BOOK 01 PAGE 17  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED April 25, 2005 AT 10:36 AM  
 FILE NO. 0423125 FEE \$42.20

Michael W. Cozatt BY: Anna Ponce  
 MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 25<sup>th</sup> DAY OF April, 2005

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



**Description**

Being a replat of part of Lot 3810 - 0.039 Ac., part of Lot 3811 - 0.097 Ac., part of Lot 3812 - 0.050 Ac., part of Lot 3813 - 0.012 Ac., part of Lot 3815 - 0.003 Ac., and Lot 3814 - 0.100 Ac. in the City of Piqua, Miami County, Ohio, containing a total of 0.301 Ac. as conveyed by Deed Book 478, Page 727, Deed Book 691, Page 954, and Deed Book 698, Page 812.

**Dedication**

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.

Curtis Wright, Sr.  
 Curtis Wright, Sr.

Nova Wright  
 Nova Wright

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

Be it remembered that on this 25<sup>th</sup> day of April, 2005, before me, the undersigned, a notary public in and for said county and state, personally came the above signed being all of the owners and lienholders of the lands shown herein, 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 official seal on the day and date above written.

Vicki L. Moore  
 Notary Public in and for State of Ohio  
 My commission expires 4-4-2010

**Approval by the City of Piqua**

This replat was reviewed and approved this 14<sup>th</sup> day of April, 2005

Christopher W. Se...  
 City of Piqua

**Legend**

- IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET (COZATT, S6001)

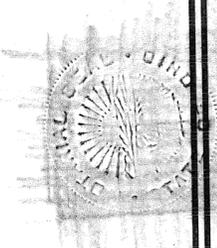
**References**

- Miami County Engineer's Record of Lot Surveys
- Volume 14, Page 28
- Volume 16, Page 30
- Volume 22, Page 156
- Miami County Recorder's Record Plats
- Plat Book 2, Page 150



Michael W. Cozatt 4-2005  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 476 Swailes Road Troy, OH 45373  
 Job No. 04205 (937)-339-2921  
 File Name: C:\Surveys\2005\05042 Wright.dwg  
 Drawn by: RES ~ Checked by: MWC



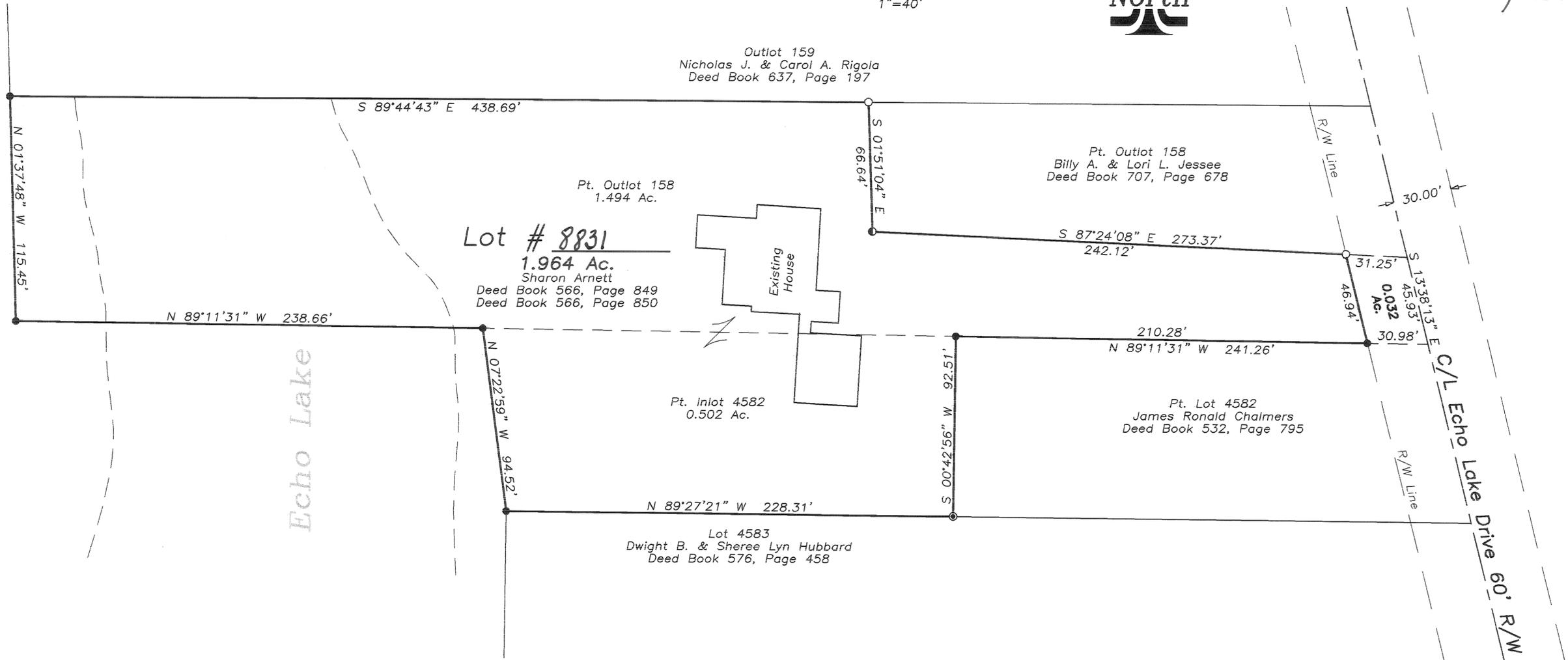
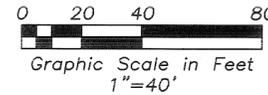
Replat of part of Outlot 158 and part of Inlot 4582 into Lot 8831

PIQUA CORPORATION

N.W. 122 & N.W. 124 TAX MAP

PLAT BOOK 21 PAGE 18  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED May 2<sup>nd</sup>, 2005 AT 1:17:30 PM  
 FILE NO. 0422633 FEE \$43.20

John W. O'Brien BY: Kristi Kendall  
 MIAMI CO. RECORDER DEPUTY  
 APPROVED AND TRANSFERRED THIS  
2<sup>nd</sup> DAY OF May, 2005  
Christi Peoples BY: Siada Pearson  
 MIAMI CO. AUDITOR DEPUTY



**Description**

Being a Replat of part of Outlot 158 - 1.494 Ac. and part of Inlot 4582 - 0.502 Ac. in the City of Piqua, Miami County, Ohio and containing a total of 1.996 Ac. INCLUDING 0.032 Ac. DEDICATED RIGHT-OF-WAY.

**Dedication**

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, and dedicate the street right-of-way for public use forever.

Sharon Arnett  
 Sharon Arnett

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

Be it remembered that on this 29<sup>th</sup> day of April, 2005, before me, the undersigned, a notary public in and for said county and state, personally came the above signed being all of the owners and lienholders of the lands shown herein, 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 official seal on the day and date above written.

Alan M. Kappers  
 Notary Public in and for  
 My commission expires \_\_\_\_\_



**Legend**

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ⊙ Iron Pipe Found
- ⊙ Concrete Monument Found

**References**

- Miami County Engineer's Record of Lot Surveys Volume 21, Page 150
- Miami County Recorder's Plat Records Plat Book 3, Page 32

**Approval by the City of Piqua**

This Replat was reviewed and approved this 14<sup>th</sup> day of April, 2005

Antonia W. Sch...  
 City of Piqua



Michael W. Cozatt 4-12-05  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 476 Swailes Road Troy, OH 45373  
 Job No. 05605 (937)-339-2921  
 File Name: C:\Surveys\2005\05056 TitleSafe.dwg  
 Drawn by: RES ~ Checked by: MWC

# REPLAT OF PART OF INLOT 6928

PIQUA  
CITY

MIAMI  
COUNTY

PLAT BOOK 21 PAGE 19  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED 5-3-05 2005 AT 3:00P  
FILE NO. 0423769 FEE \$ 43.20

John W. O'Brien BY J. McCoy  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 3rd  
DAY OF May 2005

Chris A. Peoples BY Shirley Pearson  
MIAMI CO. AUDITOR DEPUTY

### DESCRIPTION

BEING A REPLAT OF PART OF INLOT 6928 IN PIQUA, OHIO AS ACQUIRED IN DEED BOOK 753 PAGE 682 BY "RELATED DEVELOPMENT LIMITED"

### DEDICATION

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

"RELATED DEVELOPMENT LIMITED" BY Bradley M. Ullman  
OWNER

STATE OF OHIO - COUNTY OF MIAMI S.S.

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA OHIO THIS 29th DAY OF APRIL 2005.

Charles Sanders  
NOTARY PUBLIC

CHARLES SANDERS  
Notary Public, State of Ohio  
My Commission Expires: 02-06-2010

02-06-2010  
MY COMMISSION EXPIRES

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED Jol E. Jule EVP OF 2ND NATIONAL BANK CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION Jol E. Jule EVP

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Greenville OHIO THIS 30th DAY OF April 2005

Oliveria de Roth  
NOTARY PUBLIC

May 12, 2005  
MY COMMISSION EXPIRES

### APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA, OHIO THIS 3 DAY OF May 2005.

Christopher W. S. [Signature]  
CITY OF PIQUA

Planning & Zoning Supervisor  
TITLE

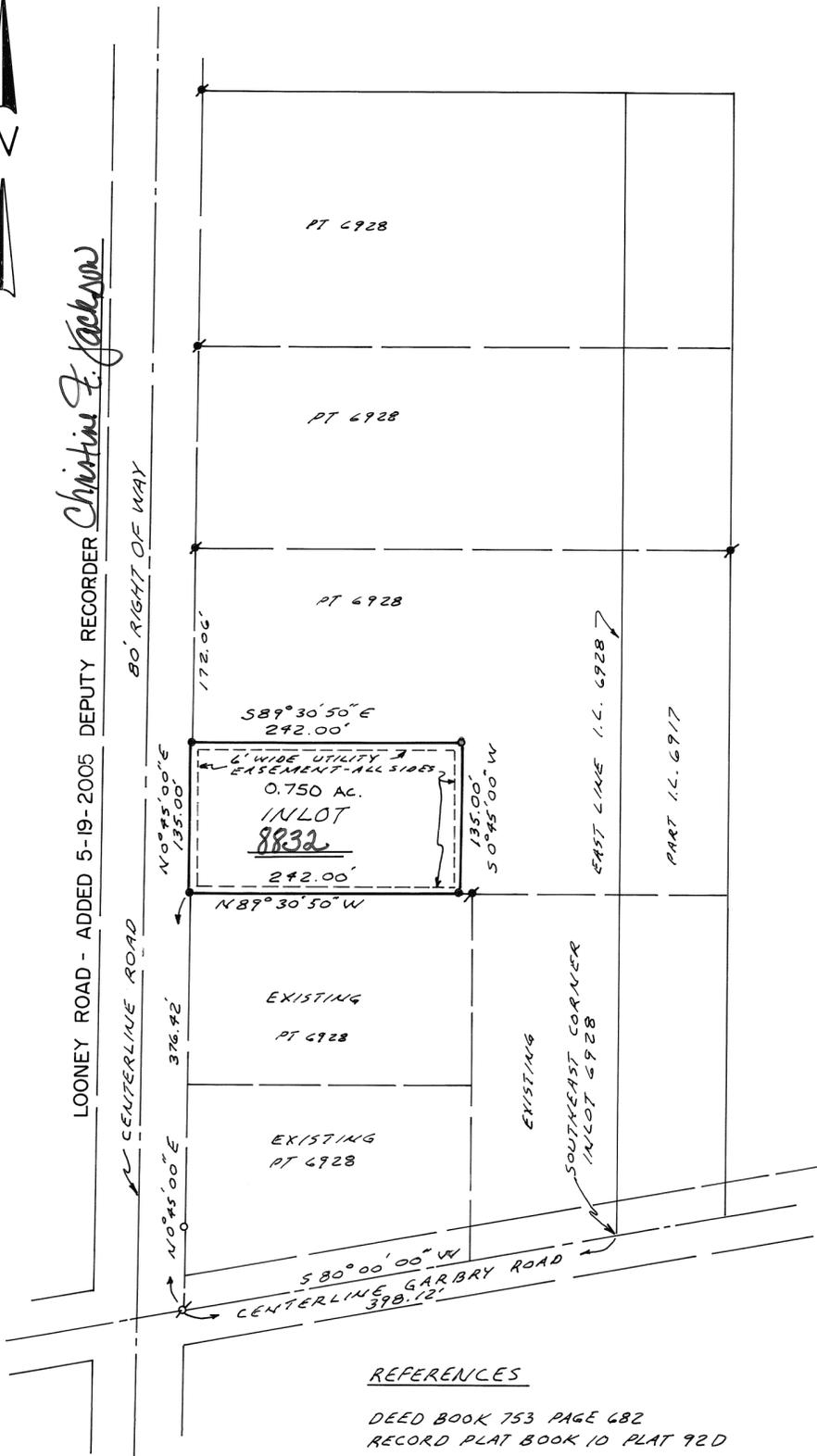
### REFERENCES

DEED BOOK 753 PAGE 682  
RECORD PLAT BOOK 10 PLAT 92D  
" " " 16 " 24  
" " " 16 " 90  
LOT SURVEY BOOK 20 " 191

### LEGEND

- ✕ RAILROAD SPIKE FOUND
- ✱ 5/8" IRON PIN FOUND
- 3/8" CAPPED IRON PIN SET

SCALE: 1 INCH = 100 FEET



I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND CORRECT SURVEY MADE BY ME DURING APRIL, 2005 AND THAT MONUMENTS ARE AS SHOWN.



SURVEY FOR  
RELATED DEVELOPMENT LIMITED  
MICHAEL H. TREON TROY, OHIO  
Michael H. Treon  
REGISTERED SURVEYOR NO. 5621

# BOWMAN WOODS SUBDIVISION

Being a subdivision of Inlot 3936  
City of Tipp City, Miami County, Ohio

PLAT BOOK 21, PAGE 20  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 6 DAY OF May  
2005 AT 12:43 P  
FILE NUMBER 0471039, FEE 129.60

John W. O'Brien  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

A. McCoy  
DEPUTY RECORDER, MIAMI COUNTY

TRANSFERRED THIS 6 DAY OF May, 2005  
Chris A. Peoples BY: Linda L. Irwin  
CHRIS A. PEEPLES DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

## LEGAL DESCRIPTION

BEING A SUBDIVISION OF INLOT NUMBER 3936 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO AS RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS VOLUME 20, PAGE 142 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND IN THE SOUTHEAST CORNER OF INLOT NUMBER 3937 AND BEING ALSO THE NORTHEAST CORNER OF INLOT NUMBER 3936;

THENCE, SOUTH 14°-09'-55" EAST, 120.00 FEET, ALONG THE EAST LINE OF INLOT NUMBER 3936 AND THE WESTERLY RIGHT OF WAY LINE OF HYATT STREET, TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF INLOT NUMBER 3936;

THENCE, NORTH 89°-36'-55" WEST, 510.58 FEET, ALONG THE SOUTH LINE OF INLOT NUMBER 3936, TO AN IRON PIN FOUND;

THENCE, NORTH 87°-11'-55" WEST, 246.89 FEET, ALONG THE SOUTH LINE OF INLOT NUMBER 3936, TO AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF SAME;

THENCE, NORTH 00°-38'-05" EAST, 283.61 FEET, ALONG THE WEST LINE OF INLOT NUMBER 3936, TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF SAME;

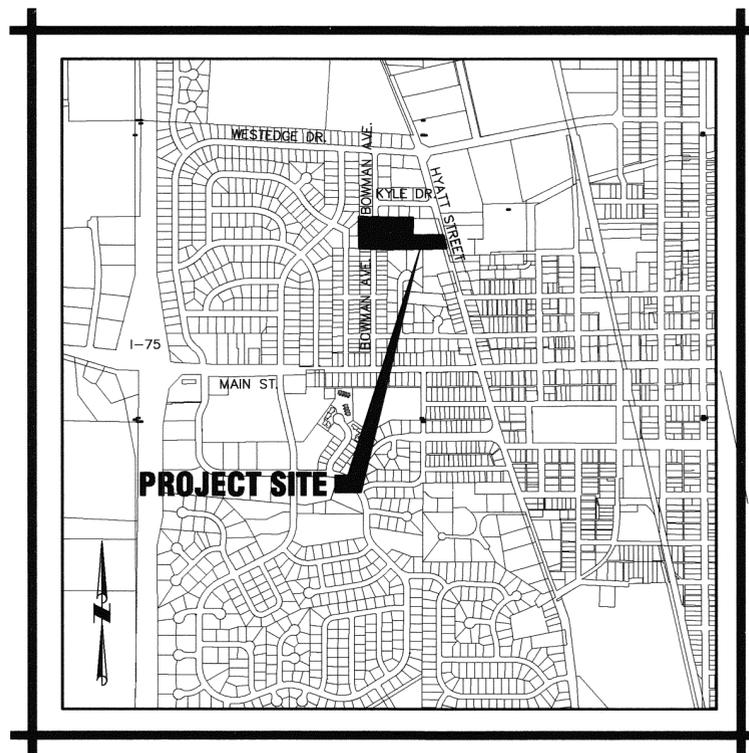
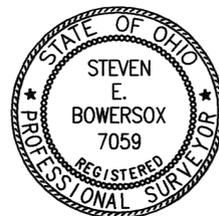
THENCE, SOUTH 87°-50'-55" EAST, 483.51 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 3936, TO AN IRON PIN FOUND IN A NORTHEAST CORNER OF SAME;

THENCE, SOUTH 00°-26'-05" WEST, 162.96 FEET, ALONG AN EAST LINE OF INLOT NUMBER 3936, TO AN IRON PIN FOUND;

THENCE, SOUTH 89°-36'-55" EAST, 242.73 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 3936, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 3.8410 ACRES MORE OR LESS WITH 0.2426 ACRES OF SAME BEING DEDICATED AS STREET RIGHT OF WAY.

St. E. Bowersox 03-01-2005  
STEVEN E. BOWERSOX, PS #7059 DATE



VICINITY MAP  
(NOT TO SCALE)

## OWNER AND DEVELOPER

THE BLAIR GROUP LAND COMPANY, LLC  
1265 E. SHOOP ROAD  
TIPP CITY, OHIO 45371  
(937) 667-6265

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, AS AUTHORIZED BY THE BLAIR GROUP LAND COMPANY, LLC, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS TO THE PUBLIC USE FOREVER.

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

OWNER: THE BLAIR GROUP LAND COMPANY, LLC

BY: Jaydee Blair  
JAYDEE BLAIR  
MANAGING MEMBER

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 6th DAY OF May, 2005 BY THE BLAIR GROUP LAND COMPANY, LLC., BY JAYDEE BLAIR, MANAGING MEMBER, AS OWNER AND DEVELOPER AUTHORIZED BY THE BLAIR GROUP LAND COMPANY, LLC.

Bradley C. Vath  
NOTARY PUBLIC

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



## COVENANTS AND RESTRICTIONS

SEE SHEET 3 OF 3 FOR COVENANTS AND RESTRICTIONS.

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 8th DAY OF March, 2005, THIS PLAT WAS REVIEWED AND APPROVED.

Michael A. ...  
CHAIRMAN

Kimberly D. Patterson  
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 4th DAY OF April, 2005, BY ORDINANCE 13-05

Valerie K. Bell  
PRESIDENT OF COUNCIL

Misty Cox  
CLERK OF COUNCIL

SHEET 1 OF 3

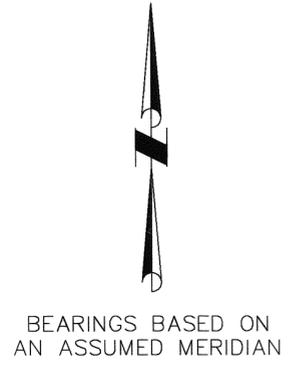
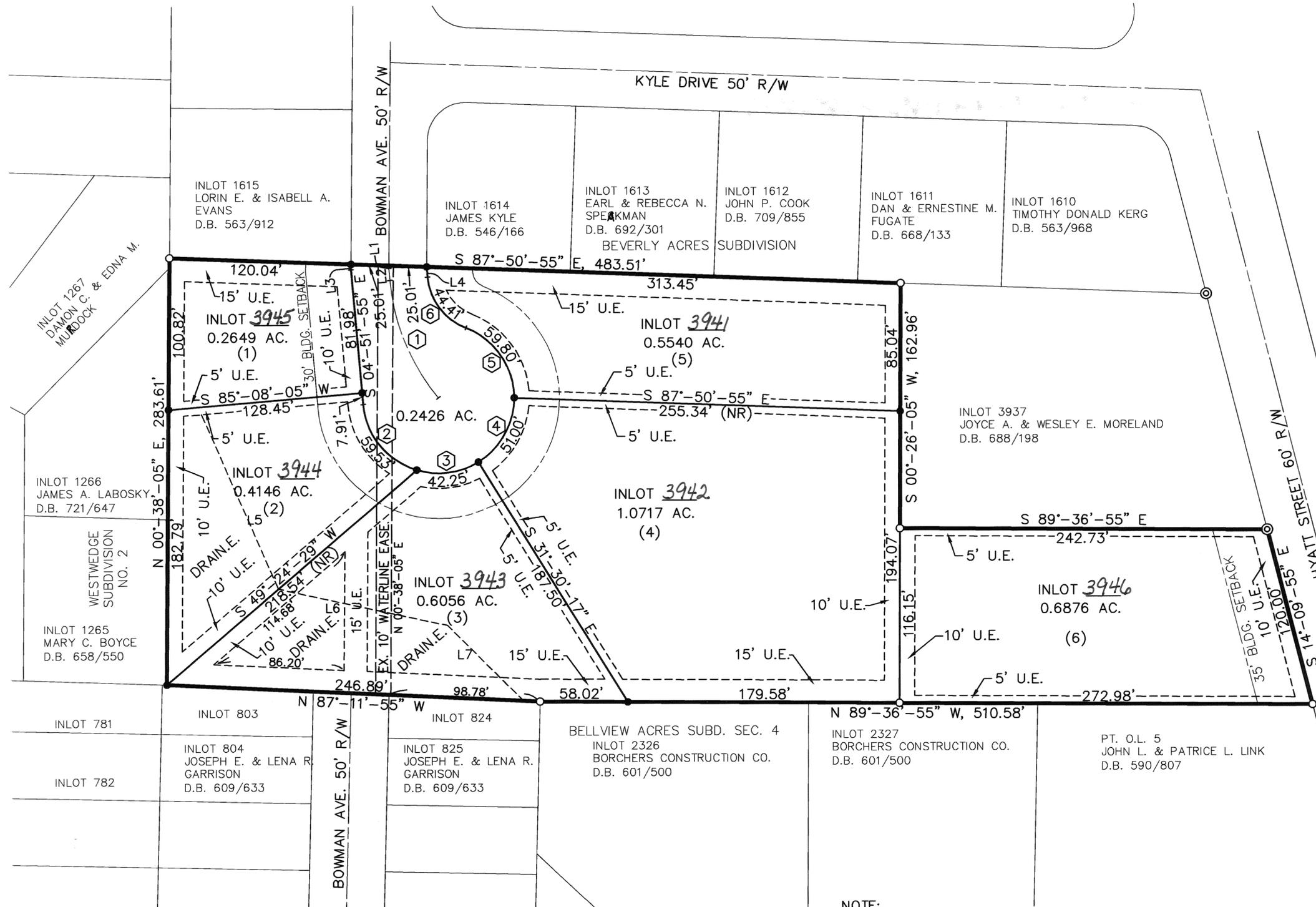


440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 03-01-2005	drawn by: seb	job number: MIATCI0502
---------------------	------------------	---------------------------

# BOWMAN WOODS SUBDIVISION

Being a subdivision of Inlot 3936  
City of Tipp City, Miami County, Ohio



- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
  - IRON PIN FOUND
  - ⚡ P.K. NAIL SET
  - ⊙ IRON PIPE FOUND
  - UTILITY EASEMENT LINE
  - (NR) NONRADIAL LINE
  - ⊠ CURVE NUMBER
  - L1 LINE NUMBER
  - (1) PRELIMINARY LOT NUMBER

**AREA SUMMARY**

6 BUILDING LOTS	3.5984 AC.
DEDICATED STREET R/W	0.2426 AC.
<b>TOTAL</b>	<b>3.8410 AC.</b>

**LINE CHART**

LINE	LENGTH	BEARING
1	1.89'	S 00°-38'-05" W
2	8.04'	S 04°-51'-55" E
3	3.73'	S 00°-38'-05" W
4	6.87'	N 04°-51'-55" W
5	130.81'	S 28°-20'-45" E
6	114.18'	S 77°-34'-51" E
7	71.09'	S 44°-46'-54" E

**CURVE TABLE**

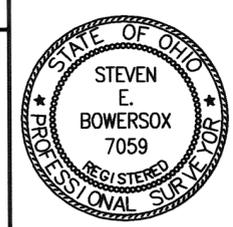
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	142.50'	34°-27'-21"	85.70'	84.41'	S 22°-05'-36" E
2	50.00'	68°-13'-09"	59.53'	56.08'	S 38°-58'-30" E
3	50.00'	48°-25'-12"	42.25'	41.01'	N 82°-42'-19" E
4	50.00'	58°-26'-41"	51.00'	48.82'	N 29°-16'-23" E
5	50.00'	68°-31'-41"	59.80'	56.30'	N 34°-12'-49" W
6	40.00'	63°-36'-44"	44.41'	42.16'	N 36°-40'-17" W

**DESCRIPTION**  
BEING A SUBDIVISION OF 3.8410 ACRES AND BEING THE WHOLE OF INLOT 3936 AS SHOWN IN PB. 20, PG. 142 OF THE MIAMI COUNTY RECORDER'S RECORD OF PLATS AND BEING OWNED BY THE BLAIR GROUP LAND CO. LLC. RECORDED IN DEED BOOK 754, PAGE 552 & DEED BOOK 744, PG. 251.

**NOTE:**  
1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.

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

STEVEN E. BOWERSOX, P.S. #7059  
DATE 3-01-2005



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

date: 03-01-2005  
drawn by: seb  
job number: MIA TCI0502fin

# BOWMAN WOODS SUBDIVISION

## CITY OF TIPP CITY, MIAMI COUNTY, OHIO

### PROTECTIVE COVENANTS AND RESTRICTIONS

1. Applicability of Zoning Regulations and Ordinances. Land use of all lots is governed by the Zoning Regulations and other ordinances for the City of Tipp City, Ohio as presently enacted or hereafter amended. The Tipp City regulations and ordinances may in certain respects be more strict or stringent than these covenants and restrictions, and these covenants and restrictions shall not be deemed to relieve the owner of its obligation to comply with any applicable Tipp City regulations and ordinances.

2. Residential Purposes. All lots in the Subdivision shall be used exclusively for residential purposes.

3. Size of Residence. No residential structure shall be erected on any building site which has an inhabitable area, excluding basements, open porches, and garages, of less than 1,300 square feet for a single-family dwelling.

4. Construction Material. At least 50% of the exterior walls of all residential structures constructed in the Subdivision shall be covered with brick, stone, or other cementitious material.

5. Animals. No animals, livestock or poultry of any kind or description shall be raised, kept, or bred on any lot in the Subdivision. Notwithstanding the foregoing, dogs (up to but not exceeding two (2) per lot), cats, or other usual household pets may be kept on any lot, provided that no such household pet may be kept on any lot for commercial purposes and provided further that no dog which constitutes a threat, danger or nuisance to any Owner or other individual may be kept on any Lot at any time. The determination as to whether any dog constitutes a threat, danger or nuisance shall be made within the sole discretion of the Developer or the Association. Exterior compounds, cages, fence runs or kennels for the keeping of household pets, including hunting dogs, are prohibited.

6. Outbuildings and Structures. Outbuildings and detached structures shall not be permitted except for outside storage buildings which shall be no less than 96 square feet in area and must be located on the rear one-third (1/3) of a Lot. Any storage structure shall be constructed with exterior materials and colors which are substantially the same as the exterior materials and colors of the residential structure.

7. Sidewalks. Sidewalks shall be installed by the Owner at Owner's expense. Developer reserves the right to establish plans and specifications for any such sidewalks, and the Owner shall comply with any such plans and specifications. The width of the sidewalks shall be determined in accordance with the final plan for the subdivision approved by the City of Tipp City. If the Owner refuses or fails to install the sidewalks promptly upon demand by the Developer or by the City of Tipp City, the Developer shall have the right to install the sidewalks, and Owner shall promptly reimburse Developer for all costs and expenses incurred in connection with the installation of the sidewalks, which costs and expenses shall constitute a lien upon the lot enforceable by appropriate proceedings at law or equity.

8. Vehicles. No inoperable motor vehicle; nor trailer, motor home; camper, recreational vehicle; boat trailer; snowmobile trailer, aircraft or motor cycle, nor any truck larger than three-quarter tons, shall be parked on any lot for more than 48 hours during any 7-day period, unless stored wholly within a private garage.

12. Garage. All residences shall have a minimum two (2) car attached garage.

10. Solar Panels. The use of solar panels shall not be permitted.

11. Antennas and Satellite Dishes. No exposed or exterior radio or television transmission or receiving antennas, and no satellite dishes which exceed 24 inches in diameter shall be erected, placed, or maintained on any part of the Subdivision.

12. Vents. Vents protruding through the roof should be placed on rear roof surfaces when possible and be painted a color to blend with roof coloring.

13. Nuisances. No noxious or offensive activity which would constitute a nuisance shall be carried on in any lot.

14. Repairs. Each owner shall, at his sole cost and expense, repair his residence, keeping the same in a condition comparable to the condition of the residence at the time of its initial construction, normal wear and tear excepted.

15. Trees Prohibited. No trees shall be planted between the street curb and sidewalks which areas shall be dedicated for utility easement purposes.

16. Driveways. All driveways shall be constructed of concrete and shall be a minimum of 18' in width to allow for the off street parking of at least two automobiles.

17. Lawn Watering and Irrigation. Lawn watering and irrigation shall not be permitted in public right of way areas without the approval of the City of Tipp City.

### STORM WATER DRAINAGE RESTRICTIONS

1. No fixed structure or improvements of any kind, excluding grass or approved bank protection shall be erected or planted within any part of a storm water drainage easement area. This includes accessory buildings, fences, shrubs and trees.

2. The lot owners upon which lot any drainage way exists, shall be responsible for maintaining these water courses and storm water detention basins 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 for maintenance purposes in the stream easement areas described in Storm Water Drainage restriction 2, above, or for maintenance purposes. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the lot owner.

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.

5. The finished floor elevation of all basements within this subdivision shall be above the elevation of 857.5.

6. Lots 3 and 4 will need a flood elevation certifications.

REPLAT OF PART OF OUTLOT NO. 284

PIQUA CORPORATION

S.E. SECTION

PT. 284 OUTLOT

PLAT BOOK 21 PAGE 21  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 12 DAY OF  
May 2005 AT 11:55:11AM  
FILE NO. 0424399 FEE \$43.20

John W. O'Brien  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
BY: Kristi Kendall  
DEPUTY RECORDER

DEDICATION

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

Jason C. McEwen 4-19-05  
JASON McEOWEN DATE WITNESS DATE  
Heather L. McEwen 4-19-05  
HEATHER McEOWEN DATE WITNESS DATE

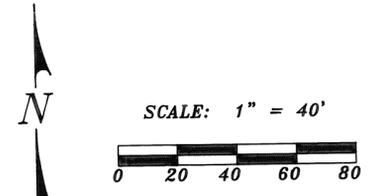
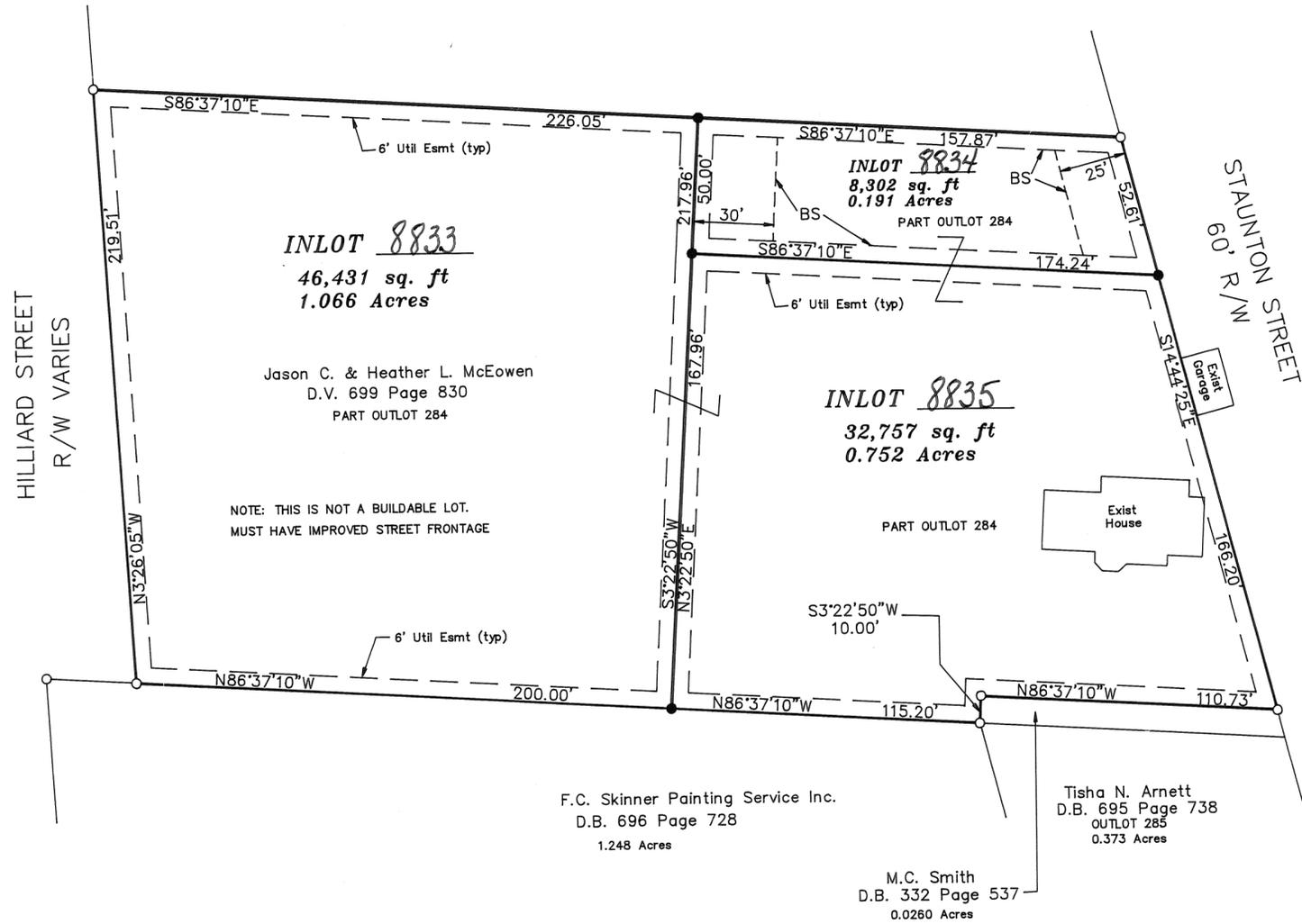
ACKNOWLEDGEMENT

STATE OF OHIO, MIAMI COUNTY, SS  
BE IT REMEMBERED THAT ON THIS 19 DAY OF April 2005  
BEFORE ME, A NOTARY PUBLIC IN MIAMI COUNTY, CAME PERSONALLY  
JASON McEOWEN AND HEATHER McEOWEN, WHO ACKNOWLEDGED THEIR  
SIGNING TO BE A VOLUNTARY ACT AND DEED FOR THE PURPOSES  
HEREIN STATED.

IN TESTIMONY WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY  
NOTARY SEAL THIS 19 DAY OF April 2005. MY COMMISSION  
EXPIRES Feb 5, 2008  
Gerald E. Hamfeld  
NOTARY PUBLIC



Eric S. & Faith A. Black  
D.B. 725 Page 257  
PART OUTLOT 284



BASIS OF BEARING IS ASSUMED AND IS USED TO DENOTE ANGULAR MEASUREMENT ONLY

LEGEND

- MONUMENT BOX
- MAG NAIL SET
- ⊗ MAG NAIL OR PK NAIL FOUND
- ⊗ R.R. SPIKE FOUND
- REBAR FOUND
- 5/8" X 30" REBAR SET W/ CAP STAMPED "LJBILL PS 7557"
- BS BUILDING SETBACK LINE

REVIEWED AND LOT NUMBERS ASSIGNED THIS 12th DAY OF May 2005

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

F.C. Skinner Painting Service Inc.  
D.B. 696 Page 728  
1.248 Acres

Tisha N. Arnett  
D.B. 695 Page 738  
OUTLOT 285  
0.373 Acres

M.C. Smith  
D.B. 332 Page 537  
0.0260 Acres

NOTE: THIS IS NOT A BUILDABLE LOT.  
MUST HAVE IMPROVED STREET FRONTAGE

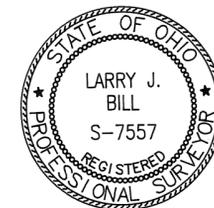
SURVEY REFERENCES

Miami County Record of Lot Surveys  
Lot Survey Volume 23 Page 17

THIS PLAT REVIEWED AND APPROVED THIS 14th DAY OF April 2005

Christopher W. Schmiesing, Planning and Zoning Supervisor

Larry J. Bill April 13, 2005  
LARRY J. BILL, P.S. #7557 DATE



Larry J. Bill  
Professional Surveyor  
9826 New Harrison-Bradford Road  
Bradford, Ohio 45308  
Phone (937) 448-6320  
e-mail larrybill@bright.net

SHELBY COUNTY  
MIAMI COUNTY

N 88°49'30" E 715.09'

VOLUME 21 PAGE 22

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 13<sup>th</sup> DAY  
OF MAY, 2005, AT 3:00 P.M.  
FILE # 0424449 FEE \$ 86.40

John W. O'Brien J. McCoy  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

**LANDMAN MILL ESTATES**  
WASHINGTON TOWNSHIP  
MIAMI COUNTY, OHIO  
SECTION 31 ~ TOWN 7 ~ RANGE 6

**DESCRIPTION**

BEING A SUBDIVISION OF 29.499 ACRES OF A 44.083 ACRE TRACT CONVEYED TO MICHAEL IVANOWICZ AND MICHAEL G. IVANOWICZ BY DEED RECORDED IN VOLUME 696, PAGE 162 OF THE MIAMI COUNTY DEED RECORDS.

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED May 13, 2005.

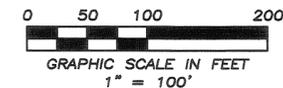
Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Sara Linneman  
BY DEPUTY AUDITOR

B  
(14.297 AC.)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TAN.	EXT.
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C2	225.00'	71°50'	282.09'	162.97'	52.82

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44.083 ACRES  
MICHAEL IVANOWICZ  
& MICHAEL G. IVANOWICZ  
D.B. 696-162  
14.584 ACRES REMAINING  
(0.287 ACRE PARCEL A)  
(14.297 ACRES PARCEL B)



**CERTIFICATION**

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON WITH IRON PINS TO BE SET AT ALL LOT CORNERS.

Daniel D. Turner  
REGISTERED SURVEYOR NO. 4807

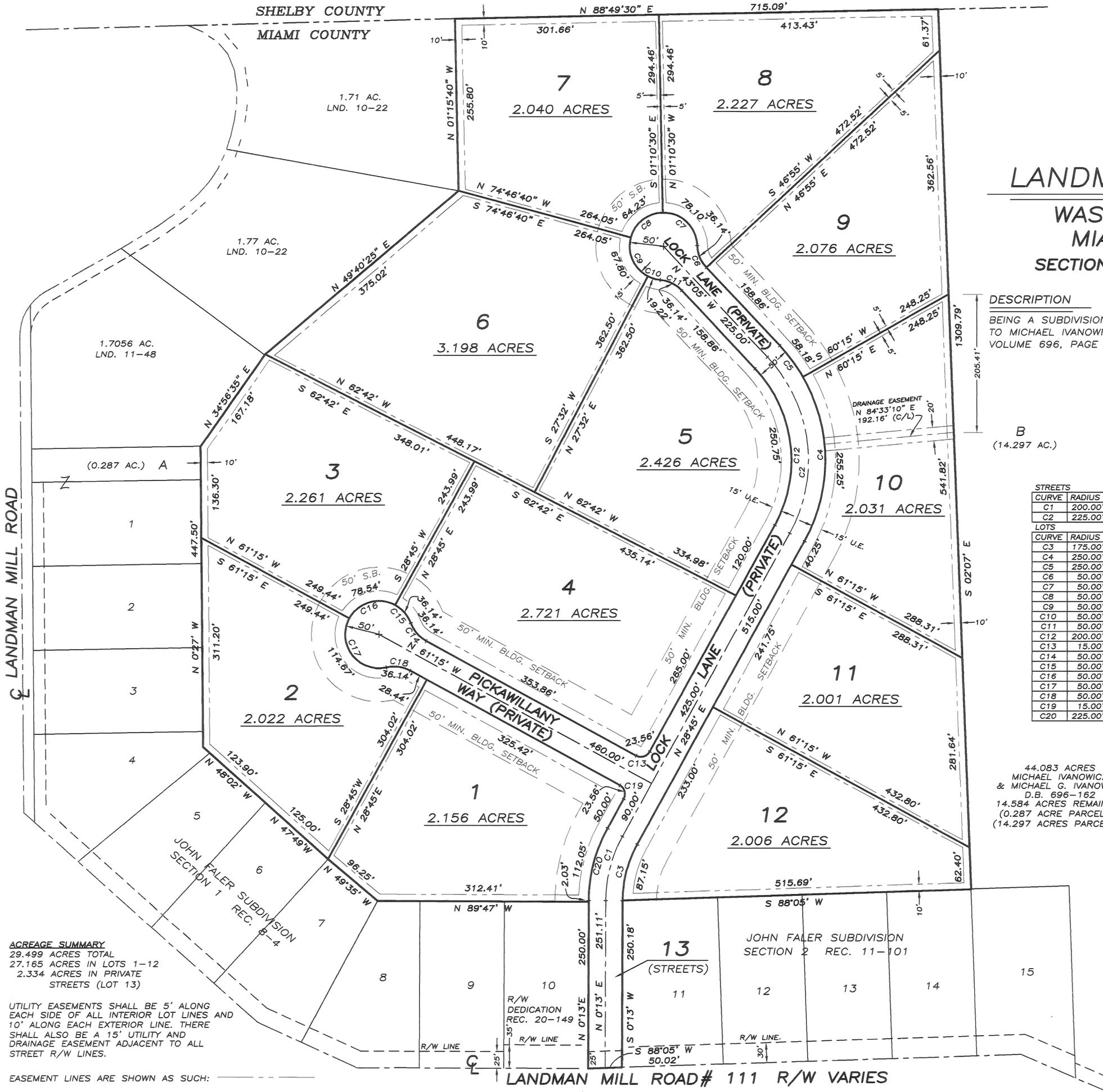


LANDMAN MILL ROAD

**ACREAGE SUMMARY**  
29.499 ACRES TOTAL  
27.165 ACRES IN LOTS 1-12  
2.334 ACRES IN PRIVATE STREETS (LOT 13)

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EASEMENT LINES ARE SHOWN AS SUCH: - - - - -



LANDMAN MILL ROAD # 111 R/W VARIES

RECORD PLAT OF LANDMAN MILL ESTATES FOR  
MICHAEL IVANOWICZ AND MICHAEL G. IVANOWICZ  
WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO

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

DATE: FEB. 2005	DRAWN BY: DGS CHECKED BY: D.T.	SHEET NO.: 1 OF 2
FILE NO.:	SCALE: 1"=100'	

Christina Jackson  
DEPUTY RECORDER

Dec. 19, 2006  
DATE

DEPUTY  
LANDMAN MILL ESTATES

January 31, 2007  
DATE

LANDMAN MILL ESTATES

RESTRICTIVE COVENANTS

A. Purpose. The purpose of the subdivision development restrictions, limitations, and covenants are to ensure the use of the property for attractive residential purposes, to prevent nuisances, to maintain the desired tone of the community, to preserve, maintain, and protect the desirability, beauty, and value of the homes throughout the subdivision, and to ensure the full benefit and enjoyment of each and every homeowner. These restrictive covenants shall take effect upon the proper recording of the lot(s) in the Recorder's Office of Miami County, Troy, Ohio and shall be binding on all parties, persons, and lot owners until January 1, 2015, at which time these covenants and restrictions shall automatically extend for successive periods of twenty (20) years, unless by the majority vote of the lot owners, the homeowner's agree to change or amend these covenants and restrictions. The covenants and restrictions shall be common to and equal for all lots in the Landman Mill Estates subdivision and shall run with the land and are to be binding upon all subsequent lot owners.

B. Restrictions, Limitations, and Requirements. 1. Homeowner's Maintenance Association. a. Purpose. A Homeowner's Maintenance Association shall be formally established. The primary function of the association shall be to provide a proper legal administrative body responsible for managing and administering to the periodic maintenance of the private roadway surface to include repair and maintenance of the roadway pavement, periodic resealing and replacement of the asphalt roadway, maintenance of major drainage ditches, snow removal, and that the restrictive covenants are followed in a fair and equitable manner. b. Legal Formation. The Homeowner's Maintenance Association shall be formulated under the guidance of an appropriate real estate attorney selected by the developer. c. Governing Body. An association governing body shall be delineated. d. Rules and Regulations.

1. Specific uses, rules, regulations, and procedures shall dictate appropriate and allowable expenditures and the manner in which maintenance funds can be administered. In addition, a specific procedure shall be included to add, delete, or change existing rules, covenants, and annual fees in the future. 2. Specific Homeowner's Maintenance Association bylaws shall be incorporated into the restrictive covenants as Appendix 1. The specific bylaws detailed in appendix 1 Landman Mill Estates Homeowner's Maintenance Association By-Laws, shall supplement these restrictive covenants and shall be binding on all persons, firms, or corporations claiming under it. 3. In the event of a violation or breach of any of the Protective Covenants contained herein, to include Appendix 1, by any lot Owner, or such agent of such lot Owner, the Declarant, its successors or assigns, or lot Owners, jointly or individually, having an interest in any lot in the development, shall have the right to proceed at law or in equity to compel compliance with the terms hereof to prevent the violation or breach of the protective covenants.

2. House Design, Lot Layout Plan, and Erosion Control Plan. a. Approval Package. The developer shall approve all house plan designs prior to the start of construction. The design and approval package shall be formally submitted in whole and shall include:

- 1. One (1) complete set of house construction plans complete with a comprehensive materials list and a scaled lot layout design plan. 2. In addition to major plantings and landscaping, the lot layout plan shall also include and indicate property boundary lines with measurements, the location and orientation of the dwelling, outbuildings and driveways, connection to the primary subdivision roadway, the location of both primary and secondary septic system leach bed fields, water well, downspout/sump drainage lines, all utility, development, and drainage easement areas, zoning set back lines, and major drainage swales. Pertinent dimensions shall be included. 3. A separate, site specific construction and building related erosion control plan shall be required and included as part of the submitted design package.

b. Approval Response. 1. The developer shall respond to a written request for approval within 30 days of receipt of the complete design package. 2. No construction shall commence unless and until formal approval of the submitted plan package is granted in writing by the developer. 3. Primary Residence Requirements, Minimum Square Footage, and Construction.

a. Single Family Residential Zoning. Each registered lot in the subdivision is zoned and designated (R1-AAA Single Family Residential) for the development of a single residence and shall not be subdivided. However, an adjoining empty lot(s) can be split if such lot is to be used only to increase the adjoining lot(s) size. Only a single family home may be placed on this type of merged lot. b. Minimum Square Footage. The minimum square footage of the primary residence shall be two thousand (2000) square feet of heated, living area for one-story designs and two thousand, four hundred and fifty (2450) square feet for two-story designs; excluding the area for garages, covered porches, decks, patios, and storage buildings, etc. c. Garages, Outbuildings, and Storage Sheds.

- 1. All residences shall have, at a minimum, a permanent, built-on two (2) car garage attached to the primary residence. The garage shall be built at the same time as the main residence. 2. The design preference is to incorporate the main overhead garage doors oriented in a direction away from the main front residential fascia, primary front entrance, and/or related main street/driveway view. 3. Any and all attached and/or unattached outbuildings and exterior storage sheds, garages, etc, shall maintain a design consistent with the primary residence and be constructed of exterior materials matching the predominant frontal fascia and trim of the primary residence. d. Leach Bed, Easements, and Drainage Areas. No construction, building, and/or excavation work shall compromise the existing primary and secondary leach bed areas, utility and service easements, natural drainage easements, and/or run-off and swale areas.

e. Trailers and Mobile Homes. 1. There shall be no house trailers, mobile homes, double-wide mobile homes, metal homes/trailers, or any derivative of the foregoing, allowed, or located on any lot. An exception, to be approved by the developer, shall be for temporary contractor/construction-oriented use during primary residence or major outbuilding development. 2. Suitably designed manufactured home designs may be approved by the developer. f. Construction and Construction Time.

- 1. The construction of the residence, driveway, and primary landscaping shall be completed in a timely manner, within nine (9) months of the commencement of such construction. During periods of construction, excavation, and landscaping, the lot shall be maintained and kept clean. 2. After the residence is established, the construction or placement of any outbuilding, additional driveway, or other major improvement(s) begun on any lot, shall be completed within six (6) months after the beginning of such construction or placement.

g. Erosion Control Plan. 1. Adherence to a separate, site specific construction and building related erosion control plan shall be required and included as part of the submitted design package. The control plan shall be implemented prior to and maintained throughout the construction process. 2. Permanent lawn seeding and/or the application of sod shall be completed within one (1) month of the completion of building. This effort shall be made to preclude the effects of soil erosion and subsequent detrimental water run off. The application of a temporary seeding of perennial rye or grass seed over the entire area under construction prior to a permanent seeding/sodding would suffice. Lawn seed or sod shall be a required item in the comprehensive construction materials list. 3. No natural drainage swales, natural drainage areas, or easements shall be affected by any type of construction or excavation and shall at all times be adequately maintained to allow run-off water to flow properly. h. Commercial and Business Use. No commercial enterprises or business activities shall be conducted on or in any of the lots, residences, or associated out-buildings in the subdivision.

MIAMI COUNTY PLANNING COMMISSION

REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 19th DAY OF April, 2006.

Chairman Secretary

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 17 DAY OF MARCH, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL IVANOWICZ AND RITA L. GALLAGHER-IVANOWICZ, HIS WIFE, AND MICHAEL G. IVANOWICZ AND KRISTINA L. IVANOWICZ, HIS WIFE, AS OWNERS, AND UNITY NATIONAL BANK BY ITS AUTHORIZED REPRESENTATIVE, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: 4-16-2009 DATE NOTARY PUBLIC

4. Driveways and Primary Street. a. Entrance and access to each individual lot will be provided by the construction of separate, improved driveways. b. All driveways shall be constructed of asphalt or concrete pavement, brick, tile, or pavers in a manner consistent with current engineering practices. Under-driveway drainage pipes shall be installed under the entrance apron of all driveways in a manner consistent with the recommendations of the Miami County Engineer's office. c. Driveways shall be fully completed at the same time as the construction of the residence, within nine (9) months of the start of construction.

d. The maintenance of all driveways, driveway entrances and apron areas, under-driveway drainage pipes, and roadside drainage ditches shall be the responsibility of the lot owner. e. No tracked or heavy vehicles or construction trash containers are to be loaded, unloaded, kept, or used on the primary subdivision street or any paved roadway in the subdivision. Individual lot owners are responsible for damage to the primary subdivision street as a result of their own actions or the actions of contractors and those subcontractors in their employ or doing work for them.

5. Outbuildings/Storage Sheds. a. Any and all unattached outbuildings and exterior storage sheds, garages, etc, shall maintain a design consistent with the primary residence and shall be constructed of exterior materials matching the predominant frontal fascia, trim type, and roof of the primary residence. b. All outbuildings shall be constructed on a properly engineered foundation with concrete floor. 6. Parking.

- a. No on-street parking shall be allowed, either temporary or permanent on the primary subdivision roadway. b. Motor homes, travel trailers, fifth wheels, boats, recreational vehicles, non-primary use automobiles, tractors, etc shall not be parked on the primary roadway and are to be parked behind a parallel line extending from the front wall surface of the primary residence. c. Temporary or permanent parking of commercial vehicles, buses, semi-trucks, and/or trailers and other large vehicles within the subdivision are prohibited except for work related passenger-type automobiles, small vans, or pick-up trucks. An additional exception shall include the application for a vehicle belonging to, or used by, a contractor employed by the lot owner, or an agent of the lot owner, for the specific use, repair, modification, renovation, and improvement to a lot or buildings on a lot located within the subdivision. 7. Trash, Junked or Abandoned Vehicles, Scrap Metal or Wood, and Other Refuse.

- a. All trash and waste shall be kept in appropriate sanitary containers, away from public view until the day prior to normal trash pickup, except during an authorized special trash pickup times. b. No junked, abandoned, inoperative, or unlicensed vehicles, nor any scrap metal, large wood piles, refuse, inoperative or junked equipment, farm implements, or machinery, nor parts of any of the foregoing shall be stored or located on a lot. An exception shall be made for standard riding lawn mowers, lawn tractors, and basic landscaping maintenance elements. c. Project and restoration vehicles shall be housed in appropriately covered garages. 8. Fences.

- a. Fences shall be limited to a standardized, split-rail type fence construction with two rails and posts set no higher than five (5) feet in height. An exception shall be made so as (1) to provide adequate protection directly around swimming pools, hot tubs, tennis courts, decks, and (2) to enclose a dog cage area. b. All fences shall be adequately maintained. c. All municipal service easements shall be recognized. d. Clear lines of sight for both motorists and pedestrians to and from any and all driveways, accesses, easements, and roadways shall be maintained. Appropriate easements shall be acknowledged.

e. Boundary fences shall not be constructed within twenty (20) feet of driveway and roadway entranceways. All boundary fencing shall be constructed of the standard split-rail construction specified in paragraph 8a. 9. Trees, Shrubs, Bushes, and Vegetative Plantings.

- a. With the exception of lawn grasses; trees, shrubs, bushes, and vegetative plantings shall not be planted within ten (10) feet of boundary lines, utility, drainage, or service easements. Vegetative plantings shall be properly maintained and trimmed as to not encroach on neighboring properties, utility easements, drainage easements, and/or the primary subdivision roadways. Lawns shall extend to the street and cover all open areas as to not lend itself to the effects of soil erosion. Existing trees are exempt. b. In regards to vegetative plantings, clear lines of sight for both motorists and pedestrians to and from any and all driveways, accesses, and roadways shall be maintained.

c. All municipal, utility, development, service, maintenance, and drainage easements shall be properly maintained and well cared for. d. Lawn upkeep and the regular maintenance of all lots, utility areas, and drainage easements, and shall be the responsibility of each lot owner. e. Undeveloped lots shall be mowed on a regular basis and maintained in a neat and attractive condition. 10. Pets, Livestock, and Animals.

- a. No farm, livestock, exotic, or other animals shall be raised, bred, contained, or kept on any lot with the exception of family dogs, cats, and/or rabbits. Other customary household pets and small animals would be allowed provided they are not kept, bred, or maintained for commercial use. b. All pets shall be confined to the owner's lot. c. All pets shall be maintained so they do not cause a disturbance or create odors which are offensive to neighbors.

d. Cages, kennels, dog runs, leash areas, and dog houses shall not be placed closer than fifty (50) feet to a lot boundary and can not be located in front yards, or in locations highly visible from the street or neighboring lots. Fenced dog cages/kennels shall have a concrete floor under the fenced area. Metal chain link fence is approved for the construction of a dog cage/kennel fence. 11. Mail Boxes.

Mail boxes shall be placed and constructed in a manner in which clear lines of sight for both motorists and pedestrians to and from any and all driveways, accesses, easements, and roadways shall be maintained. 12. Signs and Advertisements.

- a. No signs of any kind shall be displayed in public view on any lot except for the following: 1. One (1) sign of not more than nine (9) square feet advertising the real estate property for sale or rent. 2. One (1) sign of not more than nine (9) square feet to be used by the builder or developer to advertise the property during construction and the sales period. 3. One (1) sign of not more than two (2) square feet indicating the presence of a home security system. 4. Temporary signs of no more than nine (9) square feet advertising a non-commercial message such as a political candidate, party or position. Such temporary signs to remain in place no more than sixty (60) days. 5. The developer can install a sign in the main subdivision entranceway easement area until all of the lots are sold. 13. Fuel Storage Tanks.

All fuel storage tanks shall be installed underground. C. Specific provisions outlined in the Landman Mill Estates Homeowner's Maintenance Association (HMA) By-Laws include detailed requirements, responsibilities, and aspects of organization, authority, and decision making processes are provided under separate cover in Appendix 1, the Landman Mill Estates Homeowner's Maintenance Association By-Laws. Requirements delineated in the HMA by-laws (Appendix 1) are to be considered applicable and binding restrictions, covenants, and limitations.

Landman Mill Estates, Landman Mill Road, Piqua, OH 45356

Owners/Developers: Michael G. Ivanowicz, Michael Ivanowicz, 1235 W. High St., 2545 Landman Mill Road, Piqua, OH 45356, Piqua, OH 45356, (937)-615-1104, (937)-773-5878

CONSENT & DEDICATION

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

OWNERS

Michael Ivanowicz, Michael G. Ivanowicz

Rita L. Gallagher-Ivanowicz, Kristina L. Ivanowicz

UNITY NATIONAL BANK, FKA THE THIRD SAVINGS & LOAN CO.

Tom Fair, SVP

Table with 3 columns: DATE, FILE NO., DRAWN BY, CHECKED BY, SHEET NO., SCALE. Includes notary seal for Daniel D. Turner & Assoc.

SHELBY COUNTY  
MIAMI COUNTY

VOLUME 21 PAGE 22

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 13<sup>th</sup> DAY  
OF MAY, 2005, AT 3:00 P.M.  
FILE # 0424419 FEE \$ 86.40

John W. O'Brien J. McCoy  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

**LANDMAN MILL ESTATES**  
**WASHINGTON TOWNSHIP**  
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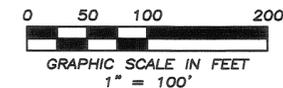
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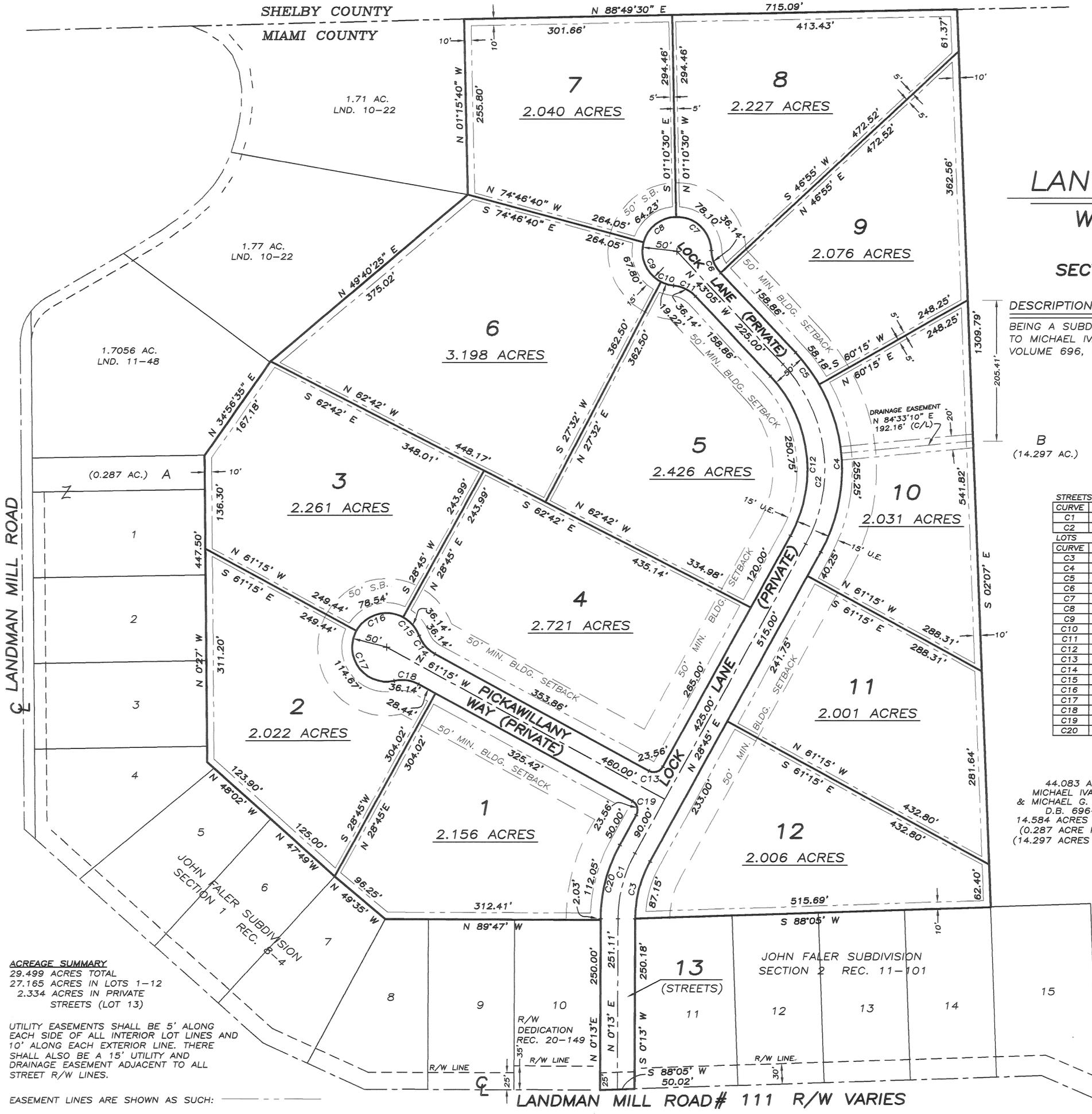


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2. House Design, Lot Layout Plan, and Erosion Control Plan. a. Approval Package. The developer shall approve all house plan designs prior to the start of construction. The design and approval package shall be formally submitted in whole and shall include:

- 1. One (1) complete set of house construction plans complete with a comprehensive materials list and a scaled lot layout design plan. 2. In addition to major plantings and landscaping, the lot layout plan shall also include and indicate property boundary lines with measurements, the location and orientation of the dwelling, outbuildings and driveways, connection to the primary subdivision roadway, the location of both primary and secondary septic system leach bed fields, water well, downspout/sump drainage lines, all utility, development, and drainage easement areas, zoning set back lines, and major drainage swales. Pertinent dimensions shall be included. 3. A separate, site specific construction and building related erosion control plan shall be required and included as part of the submitted design package.

b. Approval Response. 1. The developer shall respond to a written request for approval within 30 days of receipt of the complete design package. 2. No construction shall commence unless and until formal approval of the submitted plan package is granted in writing by the developer. 3. Primary Residence Requirements, Minimum Square Footage, and Construction.

a. Single Family Residential Zoning. Each registered lot in the subdivision is zoned and designated (R1-AAA Single Family Residential) for the development of a single residence and shall not be subdivided. However, an adjoining empty lot(s) can be split if such lot is to be used only to increase the adjoining lot(s) size. Only a single family home may be placed on this type of merged lot. b. Minimum Square Footage. The minimum square footage of the primary residence shall be two thousand (2000) square feet of heated, living area for one-story designs and two thousand, four hundred and fifty (2450) square feet for two-story designs; excluding the area for garages, covered porches, decks, patios, and storage buildings, etc. c. Garages, Outbuildings, and Storage Sheds.

- 1. All residences shall have, at a minimum, a permanent, built-on two (2) car garage attached to the primary residence. The garage shall be built at the same time as the main residence. 2. The design preference is to incorporate the main overhead garage doors oriented in a direction away from the main front residential fascia, primary front entrance, and/or related main street/driveway view. 3. Any and all attached and/or unattached outbuildings and exterior storage sheds, garages, etc, shall maintain a design consistent with the primary residence and be constructed of exterior materials matching the predominant frontal fascia and trim of the primary residence. d. Leach Bed, Easements, and Drainage Areas. No construction, building, and/or excavation work shall compromise the existing primary and secondary leach bed areas, utility and service easements, natural drainage easements, and/or run-off and swale areas.

e. Trailers and Mobile Homes. 1. There shall be no house trailers, mobile homes, double-wide mobile homes, metal homes/trailers, or any derivative of the foregoing, allowed, or located on any lot. An exception, to be approved by the developer, shall be for temporary contractor/construction-oriented use during primary residence or major outbuilding development. 2. Suitably designed manufactured home designs may be approved by the developer. f. Construction and Construction Time.

- 1. The construction of the residence, driveway, and primary landscaping shall be completed in a timely manner, within nine (9) months of the commencement of such construction. During periods of construction, excavation, and landscaping, the lot shall be maintained and kept clean. 2. After the residence is established, the construction or placement of any outbuilding, additional driveway, or other major improvement(s) begun on any lot, shall be completed within six (6) months after the beginning of such construction or placement.

g. Erosion Control Plan. 1. Adherence to a separate, site specific construction and building related erosion control plan shall be required and included as part of the submitted design package. The control plan shall be implemented prior to and maintained throughout the construction process. 2. Permanent lawn seeding and/or the application of sod shall be completed within one (1) month of the completion of building. This effort shall be made to preclude the effects of soil erosion and subsequent detrimental water run off. The application of a temporary seeding of perennial rye or grass seed over the entire area under construction prior to a permanent seeding/sodding would suffice. Lawn seed or sod shall be a required item in the comprehensive construction materials list. 3. No natural drainage swales, natural drainage areas, or easements shall be affected by any type of construction or excavation and shall at all times be adequately maintained to allow run-off water to flow properly. h. Commercial and Business Use. No commercial enterprises or business activities shall be conducted on or in any of the lots, residences, or associated out-buildings in the subdivision.

MIAMI COUNTY PLANNING COMMISSION

REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 19th DAY OF April, 2005.

Chairman Secretary

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 17 DAY OF MARCH, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL IVANOWICZ AND RITA L. GALLAGHER-IVANOWICZ, HIS WIFE, AND MICHAEL G. IVANOWICZ AND KRISTINA L. IVANOWICZ, HIS WIFE, AS OWNERS, AND UNITY NATIONAL BANK BY ITS AUTHORIZED REPRESENTATIVE, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: 4-16-2009 DATE NOTARY PUBLIC

4. Driveways and Primary Street. a. Entrance and access to each individual lot will be provided by the construction of separate, improved driveways. b. All driveways shall be constructed of asphalt or concrete pavement, brick, tile, or pavers in a manner consistent with current engineering practices. Under-driveway drainage pipes shall be installed under the entrance apron of all driveways in a manner consistent with the recommendations of the Miami County Engineer's office. c. Driveways shall be fully completed at the same time as the construction of the residence, within nine (9) months of the start of construction.

d. The maintenance of all driveways, driveway entrances and apron areas, under-driveway drainage pipes, and roadside drainage ditches shall be the responsibility of the lot owner. e. No tracked or heavy vehicles or construction trash containers are to be loaded, unloaded, kept, or used on the primary subdivision street or any paved roadway in the subdivision. Individual lot owners are responsible for damage to the primary subdivision street as a result of their own actions or the actions of contractors and those subcontractors in their employ or doing work for them.

5. Outbuildings/Storage Sheds. a. Any and all unattached outbuildings and exterior storage sheds, garages, etc, shall maintain a design consistent with the primary residence and shall be constructed of exterior materials matching the predominant frontal fascia, trim type, and roof of the primary residence. b. All outbuildings shall be constructed on a properly engineered foundation with concrete floor. 6. Parking.

- a. No on-street parking shall be allowed, either temporary or permanent on the primary subdivision roadway. b. Motor homes, travel trailers, fifth wheels, boats, recreational vehicles, non-primary use automobiles, tractors, etc shall not be parked on the primary roadway and are to be parked behind a parallel line extending from the front wall surface of the primary residence. c. Temporary or permanent parking of commercial vehicles, buses, semi-trucks, and/or trailers and other large vehicles within the subdivision are prohibited except for work related passenger-type automobiles, small vans, or pick-up trucks. An additional exception shall include the application for a vehicle belonging to, or used by, a contractor employed by the lot owner, or an agent of the lot owner, for the specific use, repair, modification, renovation, and improvement to a lot or buildings on a lot located within the subdivision. 7. Trash, Junked or Abandoned Vehicles, Scrap Metal or Wood, and Other Refuse.

- a. All trash and waste shall be kept in appropriate sanitary containers, away from public view until the day prior to normal trash pickup, except during an authorized special trash pickup times. b. No junked, abandoned, inoperative, or unlicensed vehicles, nor any scrap metal, large wood piles, refuse, inoperative or junked equipment, farm implements, or machinery, nor parts of any of the foregoing shall be stored or located on a lot. An exception shall be made for standard riding lawn mowers, lawn tractors, and basic landscaping maintenance elements. c. Project and restoration vehicles shall be housed in appropriately covered garages. 8. Fences.

a. Fences shall be limited to a standardized, split-rail type fence construction with two rails and posts set no higher than five (5) feet in height. An exception shall be made so as (1) to provide adequate protection directly around swimming pools, hot tubs, tennis courts, decks, and (2) to enclose a dog cage area. b. All fences shall be adequately maintained. c. All municipal service easements shall be recognized. d. Clear lines of sight for both motorists and pedestrians to and from any and all driveways, accesses, easements, and roadways shall be maintained. Appropriate easements shall be acknowledged.

e. Boundary fences shall not be constructed within twenty (20) feet of driveway and roadway entranceways. All boundary fencing shall be constructed of the standard split-rail construction specified in paragraph 8a. 9. Trees, Shrubs, Bushes, and Vegetative Plantings.

- a. With the exception of lawn grasses; trees, shrubs, bushes, and vegetative plantings shall not be planted within ten (10) feet of boundary lines, utility, drainage, or service easements. Vegetative plantings shall be properly maintained and trimmed as to not encroach on neighboring properties, utility easements, drainage easements, and/or the primary subdivision roadways. Lawns shall extend to the street and cover all open areas as to not lend itself to the effects of soil erosion. Existing trees are exempt. b. In regards to vegetative plantings, clear lines of sight for both motorists and pedestrians to and from any and all driveways, accesses, and roadways shall be maintained. c. All municipal, utility, development, service, maintenance, and drainage easements shall be properly maintained and well cared for. d. Lawn upkeep and the regular maintenance of all lots, utility areas, and drainage easements, and shall be the responsibility of each lot owner.

e. Undeveloped lots shall be mowed on a regular basis and maintained in a neat and attractive condition. 10. Pets, Livestock, and Animals. a. No farm, livestock, exotic, or other animals shall be raised, bred, contained, or kept on any lot with the exception of family dogs, cats, and/or rabbits. Other customary household pets and small animals would be allowed provided they are not kept, bred, or maintained for commercial use. b. All pets shall be confined to the owner's lot. c. All pets shall be maintained so they do not cause a disturbance or create odors which are offensive to neighbors. d. Cages, kennels, dog runs, leash areas, and dog houses shall not be placed closer than fifty (50) feet to a lot boundary and can not be located in front yards, or in locations highly visible from the street or neighboring lots. Fenced dog cages/kennels shall have a concrete floor under the fenced area. Metal chain link fence is approved for the construction of a dog cage/kennel fence.

11. Mail Boxes. Mail boxes shall be placed and constructed in a manner in which clear lines of sight for both motorists and pedestrians to and from any and all driveways, accesses, easements, and roadways shall be maintained. 12. Signs and Advertisements. a. No signs of any kind shall be displayed in public view on any lot except for the following: 1. One (1) sign of not more than nine (9) square feet advertising the real estate property for sale or rent. 2. One (1) sign of not more than nine (9) square feet to be used by the builder or developer to advertise the property during construction and the sales period. 3. One (1) sign of not more than two (2) square feet indicating the presence of a home security system. 4. Temporary signs of no more than nine (9) square feet advertising a non-commercial message such as a political candidate, party or position. Such temporary signs to remain in place no more than sixty (60) days. 5. The developer can install a sign in the main subdivision entranceway easement area until all of the lots are sold. 13. Fuel Storage Tanks.

All fuel storage tanks shall be installed underground. C. Specific provisions outlined in the Landman Mill Estates Homeowner's Maintenance Association (HMA) By-Laws include detailed requirements, responsibilities, and aspects of organization, authority, and decision making processes are provided under separate cover in Appendix 1, the Landman Mill Estates Homeowner's Maintenance Association By-Laws. Requirements delineated in the HMA by-laws (Appendix 1) are to be considered applicable and binding restrictions, covenants, and limitations.

Landman Mill Estates, Landman Mill Road, Piqua, OH 45356

Owners/Developers: Michael G. Ivanowicz, Michael Ivanowicz, Rita L. Gallagher-Ivanowicz, Kristina L. Ivanowicz

CONSENT & DEDICATION

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

OWNERS

Michael Ivanowicz, Rita L. Gallagher-Ivanowicz, Michael G. Ivanowicz, Kristina L. Ivanowicz

UNITY NATIONAL BANK, FKA THE THIRD SAVINGS & LOAN CO.

Tom Fair, SVP

Table with 3 columns: DATE, FILE NO., DRAWN BY, CHECKED BY, SHEET NO., SCALE. Includes notary seal for Daniel D. Turner & Assoc.

# ANNEXATION TO THE CITY OF TROY

4.983 ACREAGE    29 SECTION    5 TOWNSHIP    6 E RANGE    CONCORD TOWNSHIP    TROY CITY    MIAMI, OHIO COUNTY

PLAT BOOK 21, PAGE 23  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 9 DAY OF June, 2004 AT 1:14 P.M.  
 FILE No. 0426177 FEE: \$ 43.20

ANNEXATION PROCEEDINGS RECORDED IN DEED VOLUME 761, PG. 813

John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Kusti Kendall  
 BY DEPUTY

## APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 15<sup>th</sup> DAY OF FEBRUARY 2005

Doug Smith  
 MIAMI COUNTY ENGINEER

## APPROVAL BY CITY OF TROY

THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF TROY THIS 2nd DAY OF May, 2005, BY ORDINANCE NO. 0-18-05

Michael L. Beaman  
 MAYOR  
Step D. Meyer  
 CLERK  
Edward Johnson  
 PRESIDENT OF COUNCIL

## APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 9 DAY OF June, 2005

Chris A. Peoples Linda Vinnerman  
 CHRIS A. PEEPLES BY DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

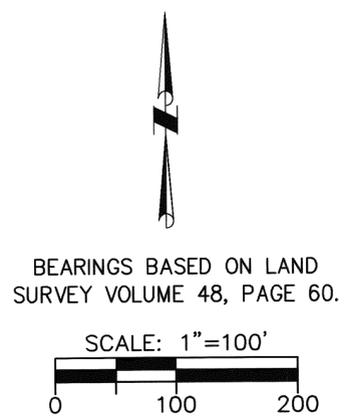
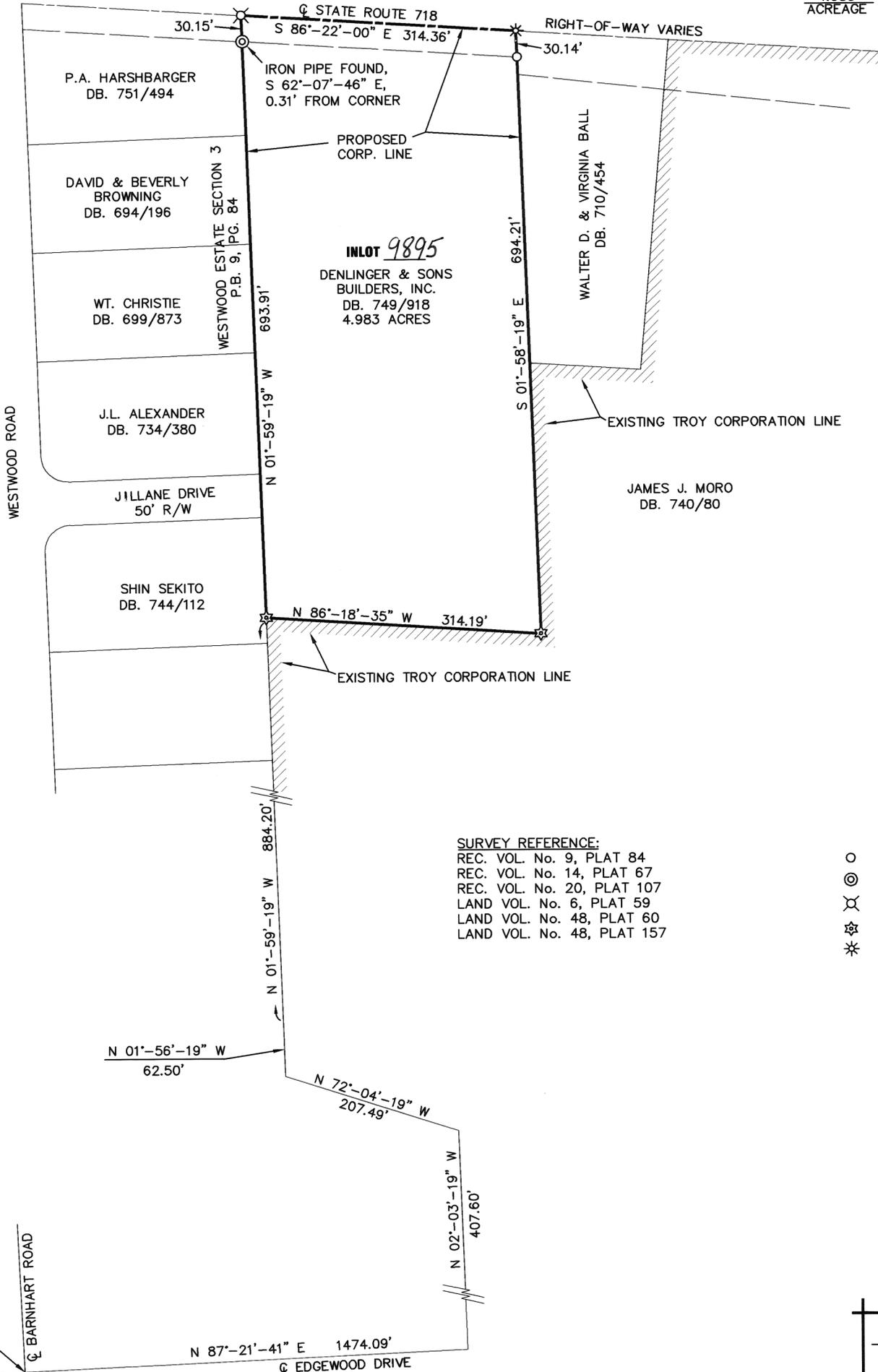
## APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 17<sup>th</sup> DAY OF FEBRUARY, 2005 BY RESOLUTION NO. 05-02-298

Ron Williams  
 MIAMI COUNTY COMMISSIONER

John F. Evans  
 MIAMI COUNTY COMMISSIONER

D. Ann Baird  
 MIAMI COUNTY COMMISSIONER



BEARINGS BASED ON LAND SURVEY VOLUME 48, PAGE 60.

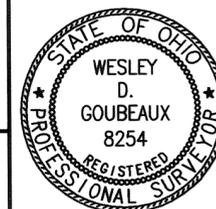
**SURVEY REFERENCE:**  
 REC. VOL. No. 9, PLAT 84  
 REC. VOL. No. 14, PLAT 67  
 REC. VOL. No. 20, PLAT 107  
 LAND VOL. No. 6, PLAT 59  
 LAND VOL. No. 48, PLAT 60  
 LAND VOL. No. 48, PLAT 157

## LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊛ STONE FOUND
- ⊛ GIN SPINDLE FOUND

THIS 4.983 ACRE TRACT OWNED BY DENLINGER & SONS BUILDERS, INC. AS RECORDED IN DEED BOOK 749, PAGE 918 AND IS BASED ON SURVEY RECORDED IN THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 48, PAGE 60.

Wesley D. Goubeaux    01-07-2005  
 WESLEY D. GOUBEAUX, P.S. #8254    DATE



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

date: 01-07-2005    drawn by: wdg    job number: MIATRO0430

SW CORNER SW QUARTER SECTION 29

# TROY CITY HIGH SCHOOL PLAT

BEING A REPLAT OF INLOT 9386  
AND OUTLOT 275 & PT. 276  
275 & PT. 276 9386 TROY MIAMI, OHIO  
OUTLOT INLOT CITY COUNTY

PLAT BOOK 21, PAGE 24  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 10<sup>th</sup> DAY  
OF JUNE, 2005 AT 1:17 PM.  
FILE No. 0426263 FEE: \$43.20  
*John W. O'Brien*  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
*Carol Pleiman*  
CAROL PLEIMAN, DEPUTY

DEED REFERENCE:  
DEED BOOK 354, PG. 179  
DEED BOOK 313, PG. 54  
DEED BOOK 313, PG. 370  
DEED BOOK 314, PG. 584  
DEED BOOK 718, PG. 2  
ORDINANCE No. 1678

TRANSFERRED THIS 10 DAY  
OF JUNE, 2005

*Chris A. Peoples*  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR  
BY: *Linda Trimmer*  
LINDA TRIMMER, DEPUTY AUDITOR

PLAT REFERENCES:  
LAND SUR. 23, PG. 72  
LOT SUR. 2, PG. 132  
LOT SUR. 12, PG. 21  
LOT SUR. 12, PG. 122  
LOT SUR. 13, PG. 92  
REC. P.B. 4, PG. 30  
REC. P.B. 19, PG. 146

NOTE:  
R/W SHOWN HEREON FITS WITH REC. P.B. 4, PG. 30 (1932)  
AND ORD. #1678 (1932) INDICATING R/W TO HAVE BEEN  
ACCEPTED BY (CITY) COUNCIL AS SHOWN ON ANNEXATION  
PLAT (REC. 4-30). DIMENSIONS OF LOTS ON OLD  
ANNEXATION PLAT APPEAR TO HAVE RECOGNIZED R/W LINE  
"ENDS" OF LOT LINES; HOWEVER DEEDS SUCH AS D.B.  
318-54 EXTEND TO THE CENTERLINE EVEN THOUGH O.L.  
275 ON REC. 4-30 MEASURES ROUGHLY TO THE R/W AND  
THESE DEEDS WERE TRANSFERRED AFTER THE 1932  
ANNEXATION AND O.L. 275 "NUMBERING" TOOK PLACE. THIS  
PLAT IS TO CLEAN-UP THE NORTHERN R/W LINES  
EXISTANCE AND IDENTIFY IT HEREON.

## PLAT AUTHORIZATION

The Troy City School District (Aka: The Board of Education of the Troy City School District, Aka: Troy City Board of Education, Troy, Ohio, Aka: The Board of Education of the Troy City School District of Troy, Ohio), the owners of the land included within this plat have caused the area located in the City of Troy, Ohio, encompassed by this plat, to be surveyed, platted, and known as Troy City Schools. Furthermore, The Troy City School District (Aka: The Board of Education of the Troy City School District, Aka: Troy City Board of Education, Troy, Ohio, Aka: The Board of Education of the Troy City School District of Troy, Ohio) hereby confirms the street as shown on this plat to the public use forever.

*Donald D. Pence*  
Donald D. Pence, Treasurer

*Douglas Trostle*  
Douglas Trostle, President

State of Ohio  
County of Miami

The forgoing instrument was acknowledged before me this 10<sup>th</sup> day of June, 2005  
by The Troy City School District (Aka: The Board of Education of the Troy City School  
District, Aka: Troy City Board of Education, Troy, Ohio, Aka: The Board of Education of the  
Troy City School District of Troy, Ohio).



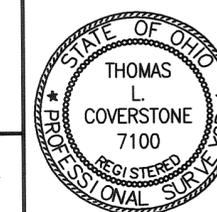
*Thomas L. Coverstone*  
Thomas L. Coverstone, Notary Public  
Oct 31, 2006  
My commission expires

## LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊙ IRON POST FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ✦ P.K. NAIL SET

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH SURVEYS AND DEEDS OF RECORD.

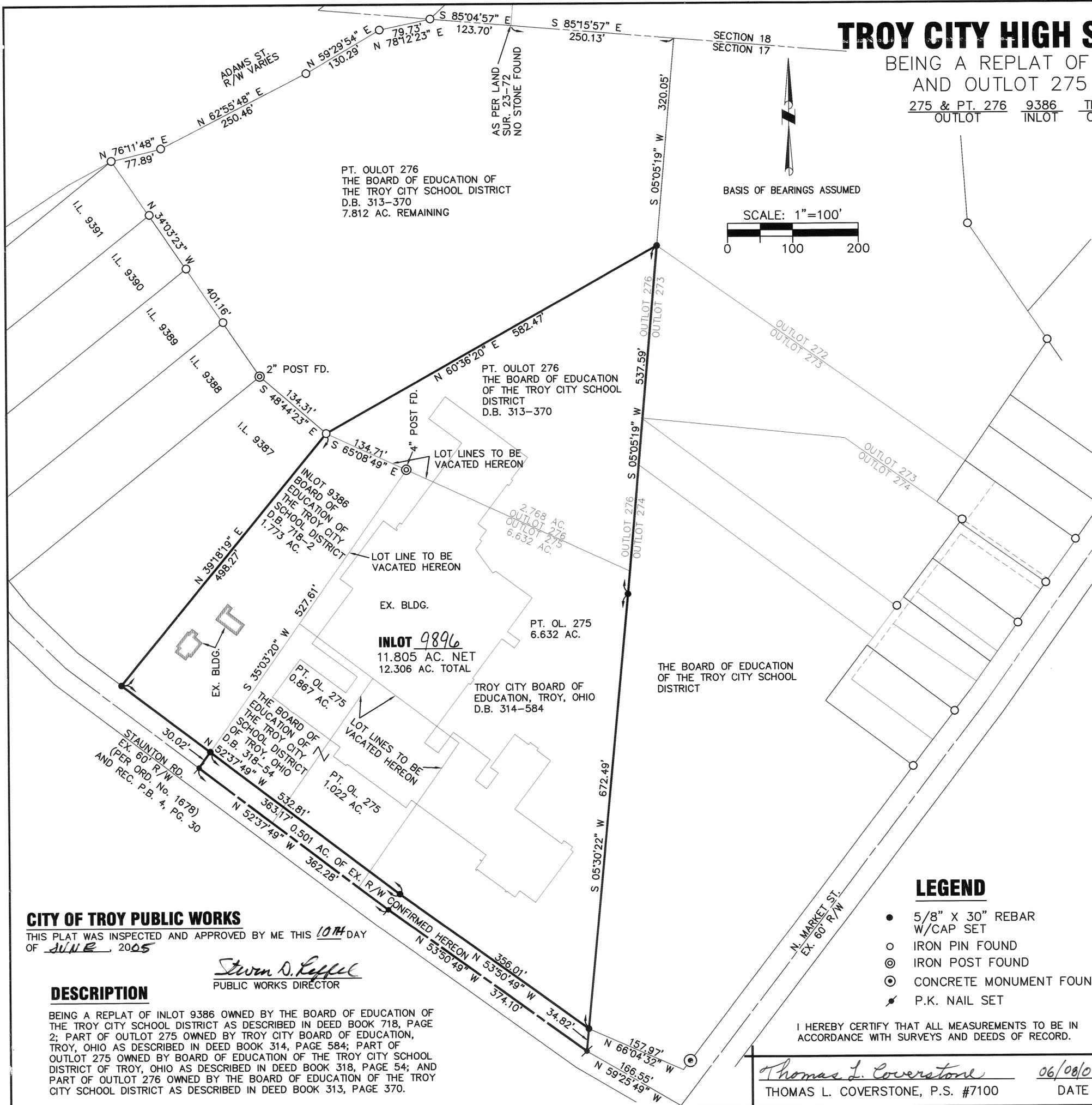
*Thomas L. Coverstone* 06/08/05  
THOMAS L. COVERSTONE, P.S. #7100 DATE



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(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 06-08-2005 drawn by: jmk job number: MIATRO0511



PT. OULOT 276  
THE BOARD OF EDUCATION OF  
THE TROY CITY SCHOOL DISTRICT  
D.B. 313-370  
7.812 AC. REMAINING

PT. OULOT 276  
THE BOARD OF EDUCATION OF  
THE TROY CITY SCHOOL DISTRICT  
D.B. 313-370

INLOT 9896  
11.805 AC. NET  
12.306 AC. TOTAL

PT. OL. 275  
6.632 AC.

TROY CITY BOARD OF  
EDUCATION, TROY, OHIO  
D.B. 314-584

**CITY OF TROY PUBLIC WORKS**  
THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 10<sup>th</sup> DAY  
OF JUNE, 2005

*Steven D. Kuffel*  
PUBLIC WORKS DIRECTOR

### DESCRIPTION

BEING A REPLAT OF INLOT 9386 OWNED BY THE BOARD OF EDUCATION OF THE TROY CITY SCHOOL DISTRICT AS DESCRIBED IN DEED BOOK 718, PAGE 2; PART OF OUTLOT 275 OWNED BY TROY CITY BOARD OF EDUCATION, TROY, OHIO AS DESCRIBED IN DEED BOOK 314, PAGE 584; PART OF OUTLOT 275 OWNED BY BOARD OF EDUCATION OF THE TROY CITY SCHOOL DISTRICT OF TROY, OHIO AS DESCRIBED IN DEED BOOK 318, PAGE 54; AND PART OF OUTLOT 276 OWNED BY THE BOARD OF EDUCATION OF THE TROY CITY SCHOOL DISTRICT AS DESCRIBED IN DEED BOOK 313, PAGE 370.

# STONEBRIDGE ESTATES - PHASE 3

PT. 7836  
INLOT  
TROY CITY  
MIAMI, OHIO COUNTY  
STONEBRIDGE ESTATES, PHASE 2  
PB. 20, PG. 88

PLAT BOOK 21, PAGE 25  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 13 DAY  
OF June, 2005 AT 2:24 PM.  
FILE No. 0420374 FEE: \$86.40  
*John W. O'Brien*  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
*David R. Demel*  
DEPUTY

TRANSFERRED THIS 10 DAY OF June, 2005  
*Chris A. Peeples* BY: *Linda Linneman*  
CHRIS A. PEEPLES MIAMI COUNTY AUDITOR  
LINDA LINNEMAN DEPUTY AUDITOR



**LINE CHART**

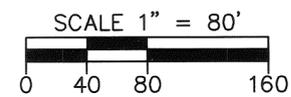
LINE	LENGTH	BEARING
1	38.38'	S 48°-05'-22" E
2	43.93'	N 30°-20'-58" E
3	72.87'	N 10°-44'-58" W

**AREA SUMMARY**

25 BUILDING LOTS	12.699 AC.
DEDICATED STREET R/W	1.942 AC.
<b>TOTAL</b>	<b>14.641 AC.</b>

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

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

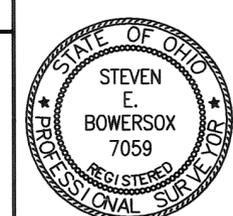


**LEGEND**

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- (NR.) NONRADIAL LINE
- ⊗ CURVE NUMBER (SEE SHEET 2 OF 2)

BEING A SUBDIVISION OF PART OF INLOT 7836 OWNED BY STONEBRIDGE LAND DEVELOPMENT, INC. RECORDED IN DEED BOOK 713, PAGE 486 CONTAINING A TOTAL OF 14.641 ACRES.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.  
*Steven E. Bowersox*  
STEVEN E. BOWERSOX, P.S. #7059 DATE 4/4/2005



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

date: 02-16-2005 drawn by: seb job number: MIATRO0502FIN

# STONEBRIDGE ESTATES - PHASE 3

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 LAND DEVELOPMENT, INC.  
*Jessica A. Minesinger*  
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S. 21<sup>st</sup> DAY OF April, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STONEBRIDGE LAND DEVELOPMENT, INC. BY JESSICA A. MINESINGER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Debra A. Newman*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 3-27-10



DEBRA A. NEWMAN  
Notary Public - Ohio  
Shelby County  
My Comm. Expires 3-27-10

MORTGAGEE:  
MINSTER ~~STATE~~ BANK  
*Daniel F. Heitmeier*  
DAN HEITMEIER  
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S. 21<sup>st</sup> DAY OF April, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN HEITMEIER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Debra A. Newman*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 3-27-10



DEBRA A. NEWMAN  
Notary Public - Ohio  
Shelby County  
My Comm. Expires 3-27-10

DATE: 4-27, 2005  
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.



*Debra A. Newman*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 3-27-10

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 9 DAY OF MARCH, 2005, THIS PLAT WAS REVIEWED AND APPROVED.

*Michael L. Branch* CHAIRMAN *Steve D. Knight* SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21<sup>ST</sup> DAY OF MARCH, 2005, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-12, 2005, EFFECTIVE 4/21, 2005

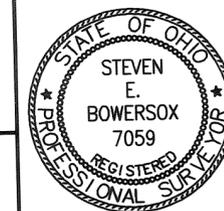
*Michael L. Branch* MAYOR *William P. Schaefer* PRESIDENT OF COUNCIL *William P. Schaefer* CLERK OF COUNCIL

## COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION STONEBRIDGE OWNERS ASSOCIATION" RECORDED IN DEED BOOK 713, PAGE 545 OF THE MIAMI COUNTY RECORDERS RECORDS.

## CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	2000.00'	03°-04'-47"	107.50'	107.49'	S 46°-32'-59" E
2	250.00'	104°-38'-26"	456.58'	395.72'	N 82°-40'-11" E
3	250.00'	30°-50'-13"	134.55'	132.93'	N 14°-55'-52" E
4	500.00'	10°-15'-43"	89.55'	89.43'	N 05°-37'-06" W
5	250.00'	09°-04'-42"	39.61'	39.57'	N 49°-31'-45" E
6	1975.00'	02°-25'-04"	83.35'	83.34'	S 45°-20'-27" E
7	1975.00'	00°-39'-42"	22.81'	22.81'	S 53°-57'-26" E
8	275.00'	17°-53'-41"	85.89'	85.54'	S 72°-53'-05" E
9	275.00'	19°-57'-37"	95.80'	95.32'	N 87°-14'-24" E
10	275.00'	19°-47'-23"	94.98'	94.51'	N 75°-15'-41" E
11	275.00'	04°-10'-04"	20.00'	20.00'	N 63°-03'-30" E
12	275.00'	20°-14'-17"	97.14'	96.63'	N 42°-59'-00" E
13	275.00'	19°-54'-43"	95.57'	95.09'	N 31°-41'-18" E
14	275.00'	02°-40'-40"	12.85'	12.85'	N 25°-15'-06" E
15	275.00'	10°-11'-46"	48.94'	48.87'	N 09°-49'-59" E
16	275.00'	20°-38'-27"	99.07'	98.53'	N 03°-35'-26" W
17	525.00'	06°-12'-23"	56.87'	56.84'	N 08°-43'-18" W
18	525.00'	04°-03'-20"	37.16'	37.15'	S 08°-52'-42" E
19	475.00'	03°-44'-32"	31.03'	31.02'	S 03°-44'-50" E
20	475.00'	06°-31'-11"	54.03'	54.02'	S 01°-03'-33" W
21	225.00'	03°-05'-36"	12.15'	12.15'	S 16°-28'-40" W
22	225.00'	27°-44'-37"	108.95'	107.89'	S 31°-38'-42" W
23	225.00'	02°-35'-27"	10.17'	10.17'	S 56°-22'-01" W
24	225.00'	46°-51'-12"	183.99'	178.91'	N 77°-50'-14" W
25	225.00'	44°-44'-17"	175.69'	171.26'	N 50°-14'-20" W
26	225.00'	10°-27'-30"	41.07'	41.01'	N 00°-00'-36" W
27	20.00'	90°-00'-00"	31.42'	28.28'	N 47°-37'-34" E
28	225.00'	05°-16'-19"	20.70'	20.70'	S 52°-09'-55" W
29	225.00'	03°-48'-22"	14.95'	14.94'	S 49°-31'-45" W
30	275.00'	09°-04'-42"	43.57'	43.53'	S 89°-28'-13" W
31	20.00'	88°-57'-38"	31.05'	28.03'	N 47°-04'-10" W
32	2025.00'	02°-02'-25"	72.10'	72.10'	



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

date: 02-16-2005 drawn by: seb job number: MIATRO0502Cov

*Steven E. Bowersox* 4/4/2005  
STEVEN E. BOWERSOX, P.S. #7059 DATE

# Replat of Part of Inlot 8210 Piqua, Ohio

Miami Piqua Pt. 8210  
County Corporation Inlot

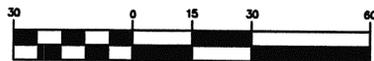
Volume 21 Page 26  
Miami County Recorder's  
Record of Plats  
Received for record this 15<sup>th</sup>  
day of JUNE, 2005, at 12:14 P.m.  
File No. 0426514 Fee: 43.20

*John W. O'Brien*  
Miami County Recorder  
*Christine Jackson*  
By Deputy

**Legend**

- △ = RR Spike Fd.
- = Mon. Box Fd.
- ▲ = Mag. Nail Set
- = IP Set = 1/2"x30" rebar with Peterman Associates Cap.

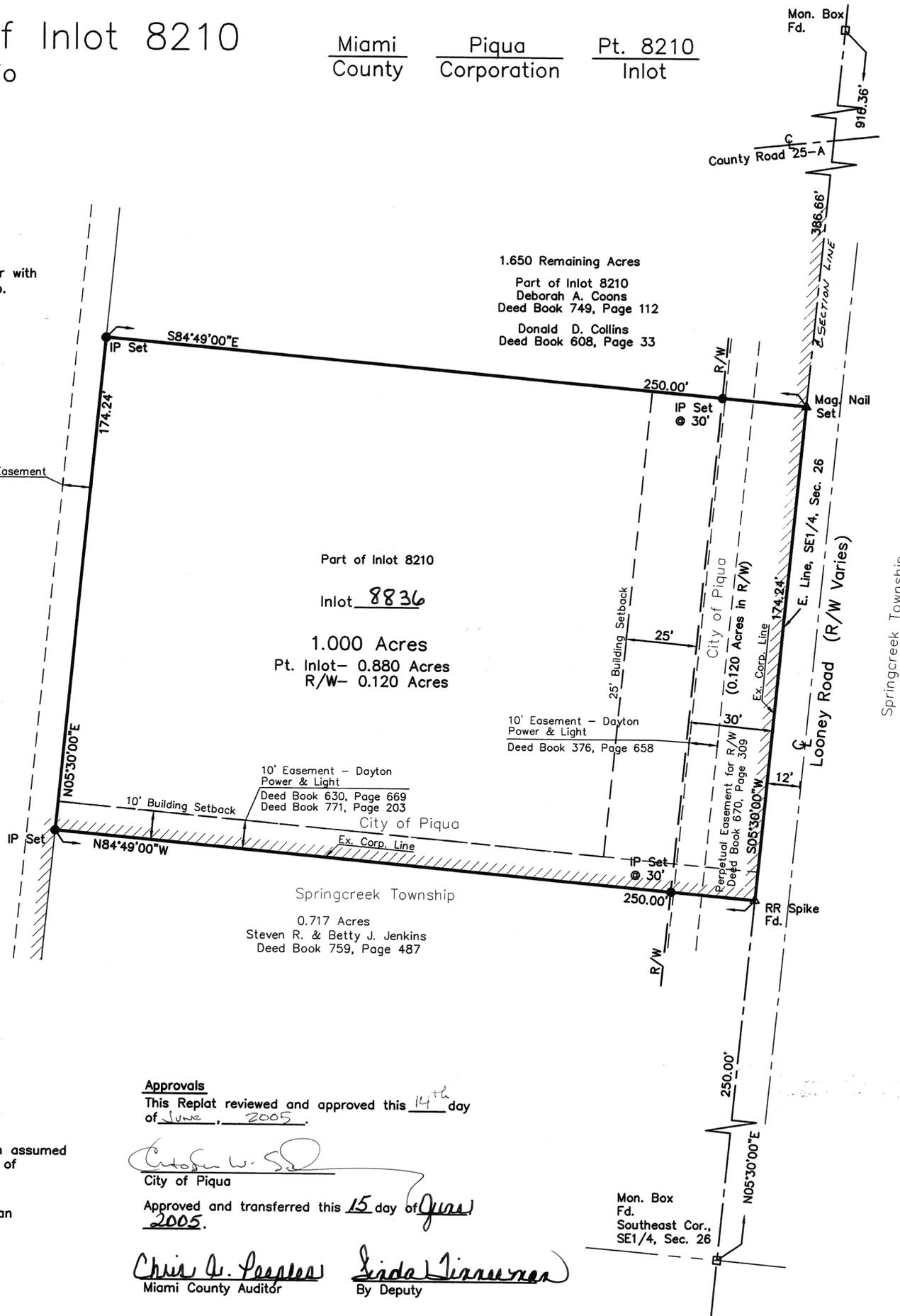
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

10' Utility Easement

Upper Valley Professional Park  
Plat Book 15, Page 105



1.650 Remaining Acres  
Part of Inlot 8210  
Deborah A. Coons  
Deed Book 749, Page 112  
Donald D. Collins  
Deed Book 608, Page 33

Part of Inlot 8210  
Inlot 8836  
1.000 Acres  
Pt. Inlot- 0.880 Acres  
R/W- 0.120 Acres

10' Easement - Dayton  
Power & Light  
Deed Book 376, Page 658

10' Easement - Dayton  
Power & Light  
Deed Book 630, Page 669  
Deed Book 771, Page 203

Springcreek Township  
0.717 Acres  
Steven R. & Betty J. Jenkins  
Deed Book 759, Page 487

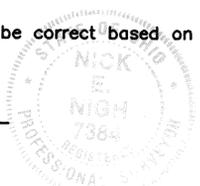
**References:**

- Land Surveys: Volume 37, Page 127  
Volume 24, Page 76
- Plats: Plat Book 15, Page 105  
Plat Book 18, Page 22

Note: The bearings on this plat are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

I hereby certify this plat to be correct based on an actual survey.

*Nick E. Nigh*  
Nick E. Nigh, P.S.  
Professional Surveyor #7384  
June 13, 2005



**Approvals**

This Replat reviewed and approved this 14<sup>th</sup> day of June, 2005.

*Christine Jackson*  
City of Piqua

Approved and transferred this 15 day of June, 2005.

*Christine Jackson*  
Miami County Auditor

*Linda Linneman*  
By Deputy

**Description**

Being a Replat of part of Inlot 8210, City of Piqua, Miami County, Ohio, as acquired by Deborah A. Coons by Deed Book 749, Page 112 and Donald D. Collins by Deed Book 608, Page 33.

**Dedication**

We, the undersigned, being all the owners of the land shown herein, do hereby voluntarily consent to the execution of this Replat.

*Deborah A. Coons*

Owner - Deborah A. Coons

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

Before me, a Notary Public in and for the State of Ohio, personally appeared Deborah A. Coons (Unmarried), who acknowledged that they did sign such instrument and that said instrument is their free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Piqua, Ohio this 14 day of June, 2005.

*Lori A. Lutz*  
Notary Public



LORI A. LUTZ  
Notary Public, State of Ohio  
My Commission Expires April 21, 2009

*Donald D. Collins*

Owner - Donald D. Collins

*Nancy Collins*

Nancy Collins

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

Before me, a Notary Public in and for the State of Ohio, personally appeared Donald D. Collins (Married) and Nancy Collins, his wife, who acknowledged that they did sign such instrument and that said instrument is their free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Piqua, Ohio this 14 day of June, 2005.

*Lori A. Lutz*  
Notary Public



LORI A. LUTZ  
Notary Public, State of Ohio  
My Commission Expires April 21, 2009

**PETERMAN ASSOCIATES, INC.**

3480 North Main Street Findlay, Ohio 45840		ARCHITECTS - ENGINEERS - SURVEYORS (419) 422-6672	
Scale 1"=30'	Date 6-10-05	Revisions	By Date
Drawn By CTW	Approved By NEN		
The Hutton Company Being part of Inlot 8210, City of Piqua, Miami County, Ohio			Job No. 05-0009

# The Gem Subdivision

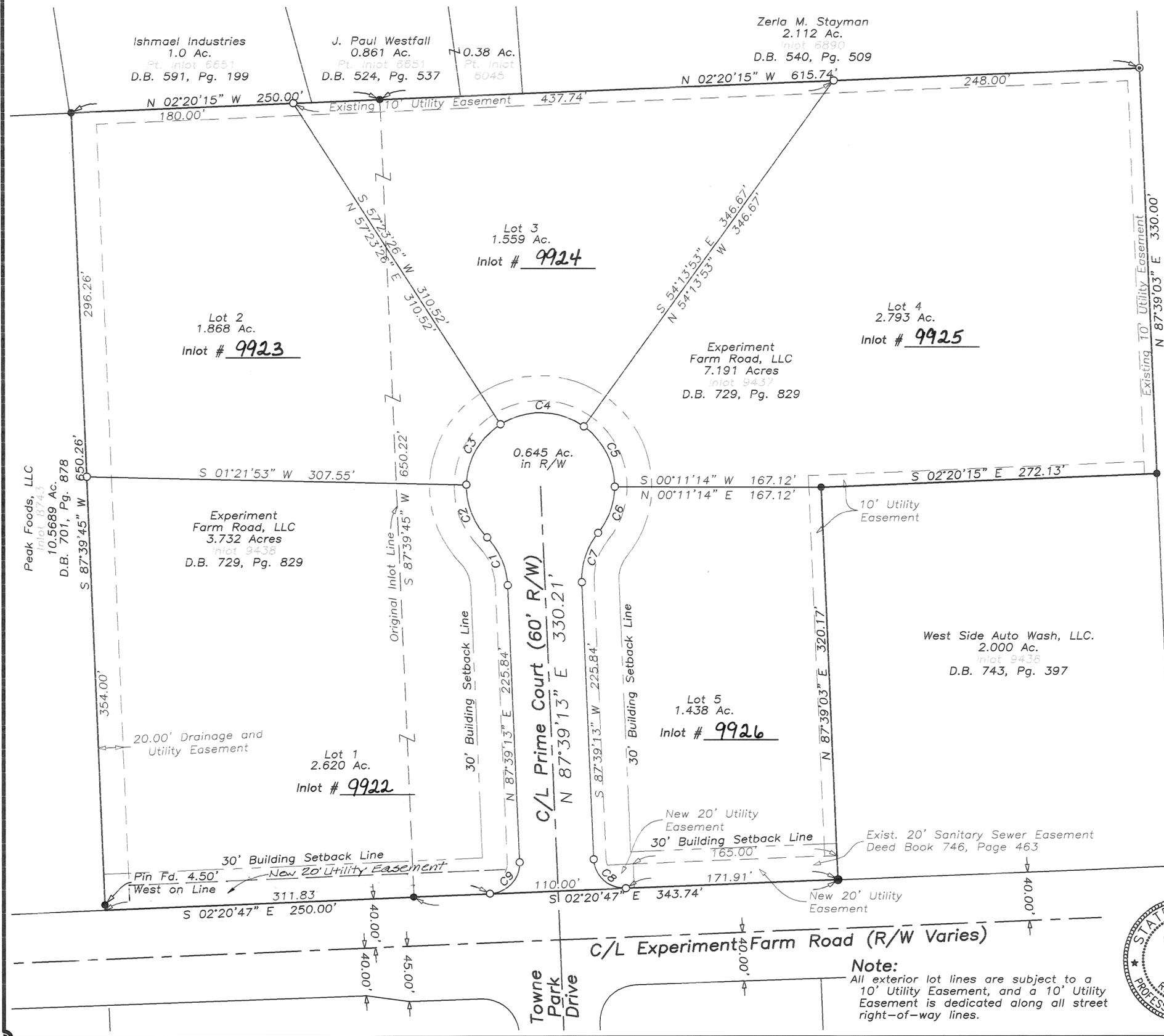
TROY CORPORATION 9437 & 9438 INLOTS MIAMI COUNTY OHIO STATE

PLAT BOOK 21 PAGE 27  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED June 22, 2005 AT 8:02  
 FILE NO. 0427010 FEE 129.60

John W. O'Brien BY: Christine Jackson  
 MIAMI CO. RECORDER DEPUTY

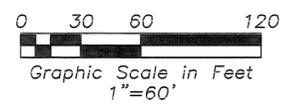
APPROVED AND TRANSFERRED WITH LOT NOS.  
 ASSIGNED THIS 22 DAY OF June, 2005

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



### Legend

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ◎ Concrete Monument Found



Curve Table			Long Chord		
No.	Delta	Arc Length	Radius	Bearing	Distance
C1	41°24'35"	43.35'	60.00'	N 66°56'56" E	42.43'
C2	45°07'15"	47.25'	60.00'	N 68°48'16" E	46.04'
C3	56°01'33"	58.67'	60.00'	S 60°37'19" E	56.36'
C4	68°22'41"	71.61'	60.00'	S 01°34'46" W	67.43'
C5	54°25'07"	56.99'	60.00'	S 62°58'41" W	54.87'
C6	38°52'34"	40.71'	60.00'	S 70°22'30" E	39.93'
C7	41°24'35"	43.35'	60.00'	S 71°38'30" E	42.43'
C8	90°00'00"	39.27'	25.00'	N 42°39'13" E	35.36'
C9	90°00'00"	39.27'	25.00'	S 47°20'47" E	35.36'

### Acreage Breakdown

Total Acreage	10.923 Ac.
Area in right-of-way of Prime Court	0.645 Ac.
Area of Lot 1	2.620 Ac.
Area of Lot 2	1.868 Ac.
Area of Lot 3	1.559 Ac.
Area of Lot 4	2.793 Ac.
Area of Lot 5	1.438 Ac.

### References

Indiana Gas & Vectren Energy  
 10.566 Ac.  
 Inlot 7451  
 D.B. 710, Pg. 689

Miami County Recorder's Plat Records  
 Plat Book 20, Page 15  
 (Basis of Bearings)

I hereby certify that the above subdivision plat is accurately represented as based on a field survey completed under my direct supervision. In accordance with the State of Ohio minimum requirements for boundary surveys, 5/8" capped iron pins will be set at all lot corners and street lines, upon completion of construction.

Michael W. Cozatt 3-07-05  
 MICHAEL W. COZATT  
 P.S. #6001



**COZATT ENGINEERING COMPANY**  
 Civil Engineer 476 Swales Road Troy, OH 45373  
 Land Surveyor (937)-339-2921  
 Job No. 28004  
 File Name: C:\Construction\02188 Logan\ Prelim Plan.dwg  
 Drawn by: RES ~ Checked by: MWC

**Note:**  
 All exterior lot lines are subject to a 10' Utility Easement, and a 10' Utility Easement is dedicated along all street right-of-way lines.

# The Gem Subdivision

PLAT BOOK 21 PAGE 27A  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

TROY CORPORATION 9437 & 9438 INLOTS MIAMI COUNTY OHIO STATE

## Schedule of Permitted Uses

Retail Uses (Max. 40%)	Other Uses (Not Less Than 60%)
	Accountant's office
	Advertising Agency office
Antique Store	
Appliance Store	Architect's office
Art & school supplies-retail sales Store	Art galleries & museums
	Artist, sculptor & composer studios
	Attorney's office
Auction sales	
Automobile accessories-retail sales, including incidental installation	
Automobile rental (See Note 1)	
Baby Supplies/Accessory Store	
Bakeries-retail and wholesale	
Bank money dispensing machines	
Banks & financial institutions	
Banquet Center	Barber & beauty schools
Barber & beauty shops	
Bed/Bedding Store	
Bicycle sale, rental & repair	
Billiard rooms	
Blueprinting, photocopying & photo finishing services	
Books-retail sales	
Bowling lanes	
Bridal Shops/Supplies and Services	
Building material sales and indoor storage only (See Note 1)	Business association meeting rooms
	Business Schools
Cameras & photo supplies-retail sales	
Candy & confectionery-retail sales	Carpentry and cabinet shops (See Note 1)
Carpet/Rug/Floor Covering Store	
Catering Services	
Cellular phone & accessory Store	
Church Supplies Store	Churches, chapels, temples, synagogues
Cigars, cigarettes, tobacco-retail sales	
	Civic, social & fraternal association meeting rooms & offices
Clock/Watch Store	Clergy's office
Clothing/Apparel Store	
Coin-operated amusement centers	
Coffee Shops	Colleges, theological schools & universities
Compact Disc, Video, Tapes, Records Stores	Composer
Computer Sales/Service Store	
Craft Supply Store	
Dairy products-retail sales	
Dance Halls	Dancing schools
	Data processing centers
	Day Care Center
	Decorator/Designer office
Delicatessen	Dentist's office
	Doctor's office
	Dressmaking, seamstress
Drinking places	Driver training schools
Drug stores-retail sales	
Dry cleaning & Laundromats-self service	
Dry cleaning & laundry pick-up stations	
Eating places	
Electrical appliance repair	Engineer's office
	Financial advisor office
Florists	
Food stores-retail sales	
Formal Wear Sales/Rental Store	
Furniture stores retail sales and rental	
Garden Stores	
Gift shops	

Retail Uses (Max. 40%)	Other Uses (Not Less Than 60%)
	Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouses, or open material storage.
Grocery, meat and fish-retail sales	
Gymnasiums	
Hardware-retail sales	Health studios and clubs
Health Food/Vitamin Store	Heating, A/C, electric and plumbing sales, service & repair
Hobby shops-retail stores	
Home Decorations Store	Hospitals
Hospital Equipment/Supplies Store	
Hotels & motels	Illustrator/Graphic Designer office
Import/Export Store	
Indoor recreational facilities	Insurance agent office
Jewelry-retail sales	Labor union meeting halls & offices
Lawn mower sales, service & repair - No outdoor display/storage allowed (See Note 1)	
Leather goods & luggage-retail sales	Libraries
Lighting Store	
Locksmiths	Machine Shops, tool & die shops (See Note 1)
	Magazine distribution agency
Mail order catalogue stores-retail sales	Mail order telephone sales
	Management Consulting office
	Manufacturing, assembling or repair of medical, dental, optical & similar precision instruments (See Note 1)
	Medical & dental clinics
	Medical & dental laboratories
	Mortuaries & funeral parlors
Musical Instruments Sales/Rental Store	
Newsstand-retail sales	
Office supplies & stationery-retail sales	Offices
Optical goods-retail sales	
Package liquor, beer & wine-retail sales	
No drive-thru facilities Allowed	
Paint, glass & wallpaper-retail sales	
Pet sales & supplies-retail sales	
Photo studios	Police & fire stations
	Printing, publishing, binding and typesetting plants (See Note 1)
Private Clubs	Public parks, playgrounds & community centers
	Public Utility-electric & telephone substations, & meter station buildings
	Public Utility-electric transmission lines, towers, or stations
	Public Utility-gas regulator station & meter station buildings
	Public Utility-telephone substations, distribution centers, microwave relay towers & telephone transmission equipment
Radio & television-sales, service & repair	
Reading rooms	Real estate broker/Appraiser office
Rent-To-Own Store	
Repair part-retail sales	Research and engineering laboratories (See Note 1)
	Sales offices & service centers (See Note 1)
	Schools - primary, intermediate & secondary - public or private
	Sculptor
	Seamstress
Shoe/Footwear Store	

Retail Uses (Max. 40%)	Other Uses (Not Less Than 60%)
	Shoe repair
Sporting Goods Store	Stock broker office
	Tailor
	Tailor shops
	Teacher
Trophy/Plaque Store	Travel Agent office
	Tutor
	Upholstery shop, not involving furniture manufacturing
	Urban planner's office
Variety stores-retail sales	Veterinarians (See Note 1)
Watch, clock & jewelry repair	Wholesale houses, warehouse & other indoor storage facilities (See Note 1)
	Water pumping stations
	Window cleaning services
	Wireless telecommunications facilities

**Note 1:** Any use listed above with the designation to "(See Note 1)" shall be only permitted on those lots which do not have frontage on Experiment Farm Road.

**Note 2:** Other uses determined by the City of Troy, Ohio Director of Planning and Development to be of the same general character as any of the uses listed above shall also be permitted.



*Michael W. Cozatt* 30705  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, OH 45373  
Job No. 28004 (937)-339-2921  
File Name: C:\Construction\02188 Logan\Prelim Plan.dwg  
Drawn by: RES ~ Checked by: MWC

# The Gem Subdivision

PLAT BOOK 21 PAGE 27-B  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

TROY CORPORATION      9437 & 9438 INLOTS      MIAMI COUNTY      OHIO STATE

## Protective Covenants and Restrictions

### Article I - Purpose

It is the intent of these restrictive covenants to require that all land of the Grantor be developed and maintained as an attractive commercial development site, with ample landscaped open areas, attractive high-quality structures, proper and desirable uses and appropriate development of all property. The use of any portion of any lot shall at all time conform to the applicable zoning ordinance of the City of Troy, Ohio. In order to protect the owners, tenants and subtenants against improper or undesirable use of surrounding properties and to guard against violation of these goals, these standards are enacted:

### Article II - Standards

#### Section I - Setbacks

No building or structures shall be erected within the following minimum setback areas.

- A. From side property lines 10 feet, or one-half the building height whichever is greater.
- B. From rear property lines 10 feet.
- C. From property lines abutting in the existing or proposed streets along highway rights-of-way 30 feet.
- D. Structures more than 40 feet in height must be set back, one additional foot for each 4 feet of height exceeding 40 feet. In no case shall the additional setback be more than 5 feet.

Where, however, the zoning ordinances of the City of Troy require greater setback, no building structure shall be erected within the minimum setback area provided for therein.

The setback areas are to be used exclusively for utilities, landscaping, lawns, driveways, walks and off-street parking, providing, however, that no off-street parking be allowed in any front yard setback. Parking shall not be permitted within 30 feet of the right-of-way line on a dedicated street.

#### Section II - Construction

Building constructions and designs shall be such as to create a completed structure with four (4) attractive sides of high quality rather than creating a front elevation of significantly different materials from side and rear elevations. The side of any structure that is not facing a public right of way may be constructed of approved materials of the basic design used in the structure.

All above roof structures in excess of 48 inches in diameter or square measurement and/or 18 inches in height shall be shielded or screened from observation from the adjoining public rights-of-way. Such shielding or screening shall be in harmony with the sidewalls of the structure. No pole barns shall be permitted.

#### Section III - Parking

Employee/Customer/Owner/Tenant parking will not be permitted on the private or publicly dedicated streets and it will be the responsibility of all property owners to provide necessary parking facilities on each property. Parking requirements shall be as follows:

- A. Business and commercial uses shall provide a minimum of one parking space per 250 square feet of gross floor space, except for office space users who shall provide a minimum of one parking space per 400 square feet of gross floor space.
- B. All parking areas shall be properly maintained by the Owner.

#### Section IV - Building Materials

No exterior walls including a rear wall shall be permitted with exposed galvanized sheet, metal siding, concrete block, vinyl or light weight aggregate block, whether painted or not. All major equipment including but not limited to air conditioning equipment, heating equipment and electrical transformers shall be screened from view with material consistent with the building material.

#### Section V - Waste and Refuse

All materials or refuse, combustible or non-combustible should be stored and maintained in closed containers. Such containers shall be shielded from view by permanent fully enclosed structures or screens using similar materials of the primary structure and consistent with the design of the building.

#### Section VI - Landscaping

All open areas on a parcel not used for building, storage, parking, access roads and loading areas shall be suitably graded and drained and shall be seeded and maintained in grass and shall be further landscaped with trees and shrubs so as to provide an attractive setting for the buildings and to screen parking, loading and road areas. Minimum cost expenditures for landscaping which shall be installed in conjunction with initial construction shall be \$3.00 per square foot (excluding irrigation) of building area.

#### Section VII - Outside Storage and Equipment

No outdoor storage shall be permitted

#### Section VIII - Fences

No fences, walls, hedges, or mass planting shall exceed a height of 6 feet, nor be erected or installed or permitted to remain within 30 feet of a property line or right-of-way line. Chain link fences are not permitted. Fencing shall be prohibited beyond the front plane of the building. Metal fencing shall be prohibited.

#### Section IX - Building Coverage

In no case shall coverage by building, access drives and parking exceed a total of 70% of the parcel.

#### Section X - Permitted Uses

No more than forty percent (40%) of the property may be used for retail uses as enumerated on Sheet 3, Schedule of Permitted Uses. The balance of the property or, any part of the property may be used for the "Other Uses" as enumerated on Sheet 3, in the Schedule of Permitted Uses.

### Description

Being all of Inlots 9437 and 9438 as shown on the Replat of Inlot 8742, City of Troy, Ohio, as recorded in Plat Book 20, Page 15, of the Miami County Recorder's Plat Records, as acquired by Experiment Farm Road, LLC, by Deed Book 729, Page 829 of the Miami County Recorder's Deed Records.

### Dedication

We, the undersigned, being all of the owners and lien holders of the land herein platted, do hereby accept and approve this plat and all of the restrictive covenants as referenced herein, and do hereby voluntarily consent to the execution of said plat and to the dedication of the streets as shown hereon, to the public use forever.

Easements shown or noted on this plat are for construction, maintenance, repair, replacement, or removal of open ditch surface water, electric, telephone, or privilege of removing any and all trees or other obstructions and to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Authorized Representative

*John L. Lenz*  
John L. Lenz

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

Be it remembered that on this 10 day of March, 2005, before me, the undersigned, a notary public in and for said county and state, personally appeared Experiment Farm Road, LLC, by John L. Lenz, 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.

*Theresa Ann Lowry*

Notary Public in and for State of Ohio

My commission expires \_\_\_\_\_

THERESE ANN LOWRY, Notary Public  
In and for the State of Ohio  
My Commission Expires Dec. 8, 2006



### City of Troy Council

At a meeting of the Council of the City of Troy, Ohio, held this 6<sup>TH</sup> day of DEC., 2004, this plat was approved by Ordinance No. 0-46-04 effective Jan. 6, 2005.

*Michael L. Beania* Mayor      *Robert F. Lehrer* President of Council

*Sam D. Knight*  
Clerk of Council

### City of Troy Planning Commission

At a meeting of the Planning Commission of the City of Troy, Ohio, held this 11<sup>th</sup> day of AUG., 2004, this plat was reviewed and approved.

*Jack McWater* Chairman      *Sam D. Knight* Secretary



*Michael W. Cozatt* 30705  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer      Land Surveyor  
476 Swailes Road      Troy, OH 45373  
Job No. 28004      (937)-339-2921  
File Name: C:\Construction\02188 Logan\Prelim Plan.dwg  
Drawn by: RES ~ Checked by: MWC

Sheet 23

# Hunter's Ridge Subdivision Section Two

Part of Inlot 3852 and all of Inlots 3854 and 3855  
City of Tipp City, Miami County, Ohio

PLAT BOOK 21, PAGE 28  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 23 DAY OF  
June, 2005 AT 10:41:57 AM  
FILE NUMBER 0427040, FEE 172.80  
John W. O'Brien  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

## LEGAL DESCRIPTION

BEING SECTION TWO OF HUNTER'S RIDGE SUBDIVISION AND BEING A PART OF INLOT NUMBER 3852 AND ALL OF INLOTS 3854 AND 3855 IN THE CITY OF TIPP CITY, OHIO AS RECORDED IN THE MIAMI COUNTY RECORDERS PLAT BOOK 20, PAGE 89 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHWEST CORNER OF INLOT NUMBER 3852 AND BEING ALSO IN THE SOUTHWEST CORNER OF INLOT NUMBER 3705;

THENCE, NORTH 74°-13'-00" EAST, 672.98 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 3852 AND THE SOUTH LINE OF HUNTER'S RIDGE SUBDIVISION, TO AN IRON PIN SET;

THENCE, NORTH 75°-58'-00" EAST, 318.78 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 3852 AND THE SOUTH LINE OF HUNTER'S RIDGE SUBDIVISION, TO AN IRON PIN SET;

THENCE, NORTH 69°-58'-00" EAST, 200.31 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 3852 AND THE SOUTH LINE OF HUNTER'S RIDGE SUBDIVISION, TO AN IRON PIN SET;

THENCE, NORTH 80°-43'-00" EAST, 67.32 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 3852 AND THE SOUTH LINE OF HUNTER'S RIDGE SUBDIVISION, TO AN IRON PIN SET;

THENCE, NORTH 75°-58'-00" EAST, 132.99 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 3852 AND THE SOUTH LINE OF HUNTER'S RIDGE SUBDIVISION, TO AN IRON PIN SET;

THENCE, NORTH 66°-28'-00" EAST, 98.01 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 3852 AND THE SOUTH LINE OF HUNTER'S RIDGE SUBDIVISION, TO AN IRON PIN SET;

THENCE, SOUTH 46°-38'-46" EAST, 86.20 FEET, ALONG THE NORTH LINE OF INLOT NUMBER 3852 AND THE SOUTH LINE OF HUNTER'S RIDGE SUBDIVISION, TO AN IRON PIN FOUND;

THENCE, SOUTH 01°-02'-25" EAST, 221.19 FEET, TO AN IRON PIN FOUND;

THENCE, NORTH 87°-01'-43" EAST, 111.35 FEET, TO AN IRON PIN FOUND IN THE EASTERLY LINE OF INLOT NUMBER 3852;

THENCE, SOUTH 27°-42'-18" WEST, 169.50 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 3852, TO AN IRON PIN SET;

THENCE, SOUTH 05°-35'-34" WEST, 335.00 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 3854, TO AN IRON PIN SET;

THENCE, SOUTH 88°-07'-28" WEST, 145.00 FEET, ALONG THE SOUTH LINE OF INLOT NUMBER 3854, TO AN IRON PIN SET;

THENCE, SOUTH 27°-42'-18" WEST, 240.00 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 3852, TO AN IRON PIN FOUND;

THENCE, SOUTH 88°-25'-25" WEST, 129.99 FEET, ALONG THE SOUTH LINE OF INLOT NUMBER 3852, TO AN IRON PIN SET;

THENCE, SOUTH 01°-34'-35" EAST, 4.48 FEET, ALONG THE EASTERLY LINE OF INLOT NUMBER 3855, TO AN IRON PIN SET;

THENCE, SOUTHERLY, 128.24 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, AN INTERNAL ANGLE OF 15°-28'-06" AND A CHORD 127.85 FEET IN LENGTH BEARING SOUTH 09°-18'-38" EAST, TO AN IRON PIN SET;

THENCE, SOUTH 17°-02'-41" EAST, 32.91 FEET, TO AN IRON PIN SET;

THENCE, SOUTHERLY, 141.74 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET, AN INTERNAL ANGLE OF 15°-28'-06" AND A CHORD 141.31 FEET IN LENGTH BEARING SOUTH 09°-18'-38" EAST, TO AN IRON PIN SET;

THENCE, SOUTH 01°-34'-35" EAST, 26.59 FEET, TO AN IRON PIN SET;

THENCE, SOUTHERLY, 80.16 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET, AN INTERNAL ANGLE OF 08°-44'-54" AND A CHORD 80.08 FEET IN LENGTH BEARING SOUTH 02°-47'-52" WEST, TO AN IRON PIN SET;

THENCE, SOUTH 07°-10'-19" WEST, 87.88 FEET, TO AN IRON PIN SET;

THENCE, SOUTHERLY, 72.53 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, AN INTERNAL ANGLE OF 08°-44'-54" AND A CHORD 72.46 FEET IN LENGTH BEARING SOUTH 02°-47'-52" WEST, TO AN IRON PIN SET;

THENCE, SOUTH 01°-34'-35" EAST, 54.55 FEET, TO A P.K. NAIL SET IN THE SOUTH LINE OF SECTION 26 AND ALSO THE CENTERLINE OF SHOOP ROAD;

THENCE, SOUTH 88°-25'-25" WEST, 50.00 FEET, ALONG THE SOUTH LINE OF SECTION 26 AND THE CENTERLINE OF SHOOP ROAD, TO A P.K. NAIL SET;

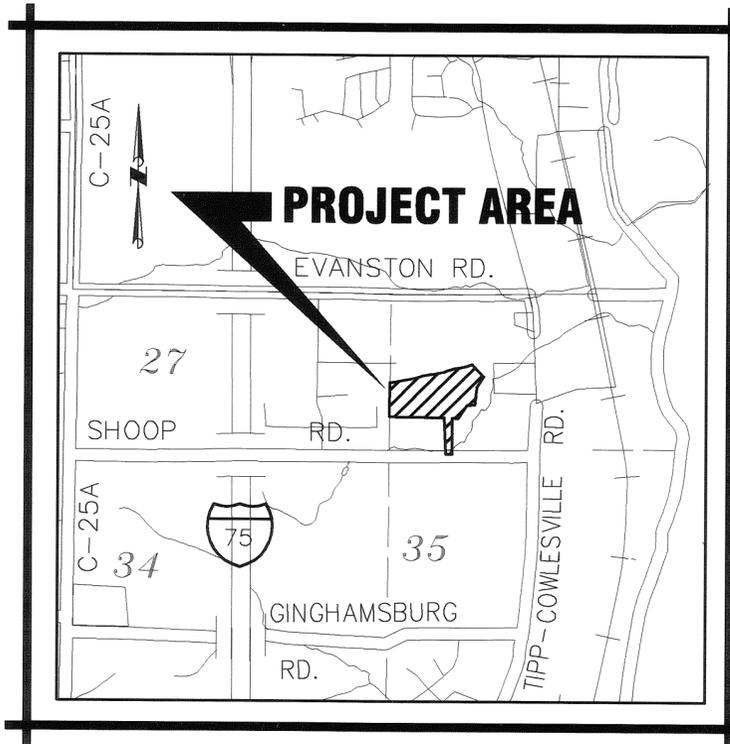
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THENCE, NORTH 01°-34'-35" WEST, 26.59 FEET, TO AN IRON PIN SET;



VICINITY MAP

SEE AFFIDAVIT RECORDED IN DEED BOOK 764 PAGE 184.

Kristi Kendall 8-19-05  
DEPUTY RECORDER DATE

THENCE, NORTHERLY, 128.24 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, AN INTERNAL ANGLE OF 15°-28'-06" AND A CHORD 127.85 FEET IN LENGTH BEARING NORTH 09°-18'-38" WEST, TO AN IRON PIN SET;

THENCE, NORTH 17°-02'-41" WEST, 32.91 FEET, TO AN IRON PIN SET;

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THENCE, NORTH 01°-34'-35" WEST, 4.48 FEET, TO AN IRON PIN SET IN THE SOUTH LINE OF INLOT NUMBER 3852;

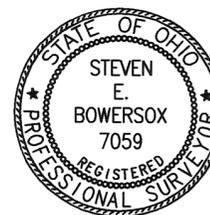
THENCE, SOUTH 88°-25'-25" WEST, 1050.00 FEET, ALONG THE SOUTH LINE OF INLOT NUMBER 3852, TO AN IRON PIN FOUND;

THENCE, NORTH 01°-02'-00" WEST, 597.99 FEET, ALONG THE WEST LINE OF INLOT NUMBER 3852, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 27.046 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 2/03/2005  
STEVEN E. BOWERSOX, PS #7059 DATE



## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, AS AUTHORIZED BY THE BLAIR GROUP LAND COMPANY, LLC, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS TO THE PUBLIC USE FOREVER.

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

OWNER: THE BLAIR GROUP LAND COMPANY, LLC

BY: Jaydee Blair  
JAYDEE BLAIR  
MANAGING MEMBER

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22 DAY OF February, 2005 BY THE BLAIR GROUP LAND COMPANY, LLC., BY JAYDEE BLAIR, MANAGING MEMBER, AS OWNER AND DEVELOPER AUTHORIZED BY THE BLAIR GROUP LAND COMPANY, LLC.

Bradley C. Vath  
NOTARY PUBLIC

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



## COVENANTS AND RESTRICTIONS

SEE SHEET 4 OF 4 FOR COVENANTS AND RESTRICTIONS.

## HOMEOWNER'S ASSOCIATION

THE "ARTICLES OF INCORPORATION HUNTER'S RIDGE, SECTION TWO, HOMEOWNERS ASSOCIATION" ARE RECORDED IN DEED BOOK 762, PAGE 336 OF THE MIAMI COUNTY RECORDER'S OFFICE

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 11th DAY OF January, 2005, THIS PLAT WAS REVIEWED AND APPROVED.

Walter J. ... CHAIRMAN  
Misty Cox acting SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 18th DAY OF January, 2005 BY ORDINANCE 01-05

Vukob K. Blahy PRESIDENT OF COUNCIL  
Misty Cox CLERK OF COUNCIL

## OWNER AND DEVELOPER

THE BLAIR GROUP LAND COMPANY, LLC  
1265 E. SHOOP ROAD  
TIPP CITY, OHIO 45371  
(937) 667-6265

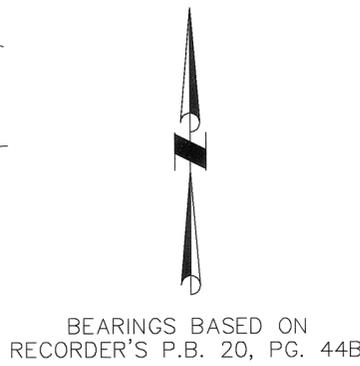
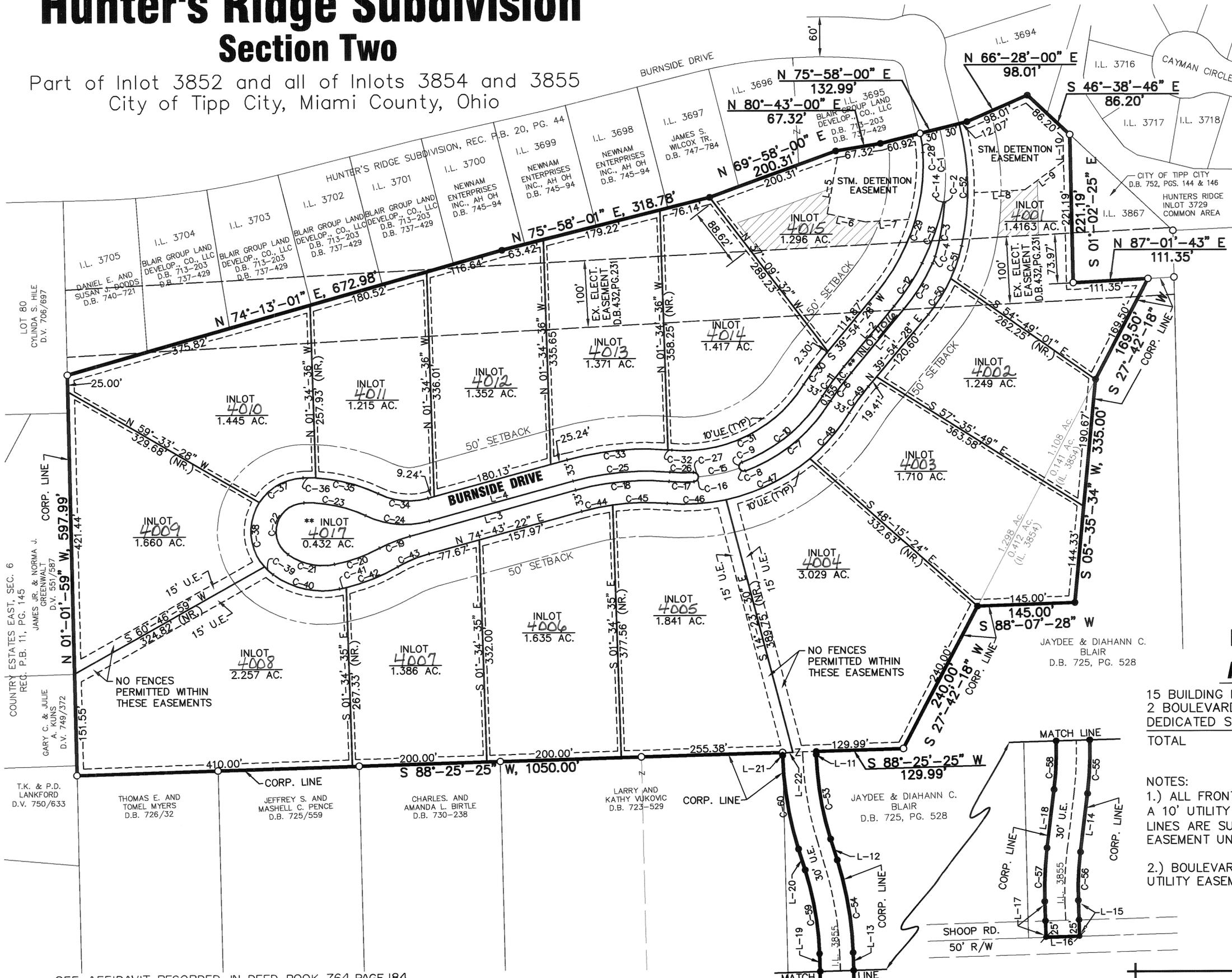
CHOICE ONE ENGINEERING  
The choice that exceeds ...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 02-03-2005 drawn by: seb job number: MiaTci0427

SHEET 1 OF 4

# Hunter's Ridge Subdivision Section Two

Part of Inlot 3852 and all of Inlots 3854 and 3855  
City of Tipp City, Miami County, Ohio



- LEGEND**
- 5/8" X 30" REBAR  
W/CAP TO BE SET
  - IRON PIN FOUND
  - ⊙ P.K. NAIL SET
  - ⊗ RAILROAD SPIKE FOUND
  - UTILITY EASEMENT LINE  
(SEE NOTE BELOW)
  - (NR.) NONRADIAL LINE
  - C-1 CURVE NUMBER (SEE SHT 3 OF 4)
  - L-1 LINE NUMBER (SEE SHT 3 OF 4)
  - ▨ BUILDABLE AREA

**AREA SUMMARY**

15 BUILDING LOTS	24.280 AC.
2 BOULEVARD (NON-BUILDABLE) LOTS	0.587 AC.
DEDICATED STREET R/W	2.179 AC.
<b>TOTAL</b>	<b>27.046 AC.</b>

NOTES:  
1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.  
2.) BOULEVARD (NON-BUILDABLE) LOTS SHALL HAVE A UTILITY EASEMENT OVER THE ENTIRE LOT.

SEE AFFIDAVIT RECORDED IN DEED BOOK 764 PAGE 184

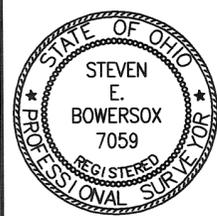
Kristi Kendall  
DEPUTY RECORDER

8-19-05  
DATE

DESCRIPTION  
BEING A SUBDIVISION OF 27.046 ACRES AND BEING A PART OF INLOT 3852 AND ALL OF INLOTS 3854 AND 3855 OWNED BY THE BLAIR GROUP LAND CO. LLC. RECORDED IN DEED BOOK 738, PAGE 90 AND DEED BOOK 762, PAGE 032, 034.

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 2/03/2005



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

date: 02-03-2005 drawn by: seb job number: MIATC10427fin

# Hunter's Ridge Subdivision Section Two

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City of Tipp City, Miami County, Ohio

PLAT BOOK 21, PAGE 28  
MIAMI COUNTY RECORDER'S  
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RECEIVED FOR RECORD THIS 23 DAY OF  
June, 2005 AT 10:41:57 AM  
FILE NUMBER 0427040, FEE 172.80  
John W. O'Brien  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

## LEGAL DESCRIPTION

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VICINITY MAP

SEE AFFIDAVIT RECORDED IN DEED BOOK 764 PAGE 184.

Kristi Kendall 8-19-05  
DEPUTY RECORDER DATE

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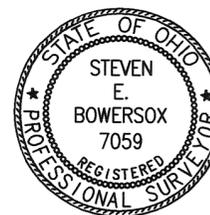
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CONTAINING 27.046 ACRES MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

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 2/03/2005  
STEVEN E. BOWERSOX, PS #7059 DATE



## DEDICATION

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OWNER: THE BLAIR GROUP LAND COMPANY, LLC

BY: Jaydee Blair  
JAYDEE BLAIR  
MANAGING MEMBER

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22 DAY OF February, 2005 BY THE BLAIR GROUP LAND COMPANY, LLC., BY JAYDEE BLAIR, MANAGING MEMBER, AS OWNER AND DEVELOPER AUTHORIZED BY THE BLAIR GROUP LAND COMPANY, LLC.

Bradley C. Vath  
NOTARY PUBLIC

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



## COVENANTS AND RESTRICTIONS

SEE SHEET 4 OF 4 FOR COVENANTS AND RESTRICTIONS.

## HOMEOWNER'S ASSOCIATION

THE "ARTICLES OF INCORPORATION HUNTER'S RIDGE, SECTION TWO, HOMEOWNERS ASSOCIATION" ARE RECORDED IN DEED BOOK 762, PAGE 336 OF THE MIAMI COUNTY RECORDER'S OFFICE

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 11th DAY OF January, 2005, THIS PLAT WAS REVIEWED AND APPROVED.

Walter J. ... CHAIRMAN  
Misty Cox acting SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 18th DAY OF January, 2005 BY ORDINANCE 01-05

Vukob K. Blahy PRESIDENT OF COUNCIL  
Misty Cox CLERK OF COUNCIL

## OWNER AND DEVELOPER

THE BLAIR GROUP LAND COMPANY, LLC  
1265 E. SHOOP ROAD  
TIPP CITY, OHIO 45371  
(937) 667-6265

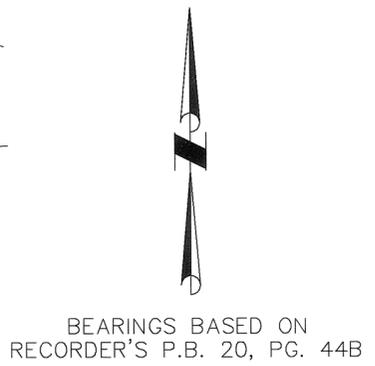
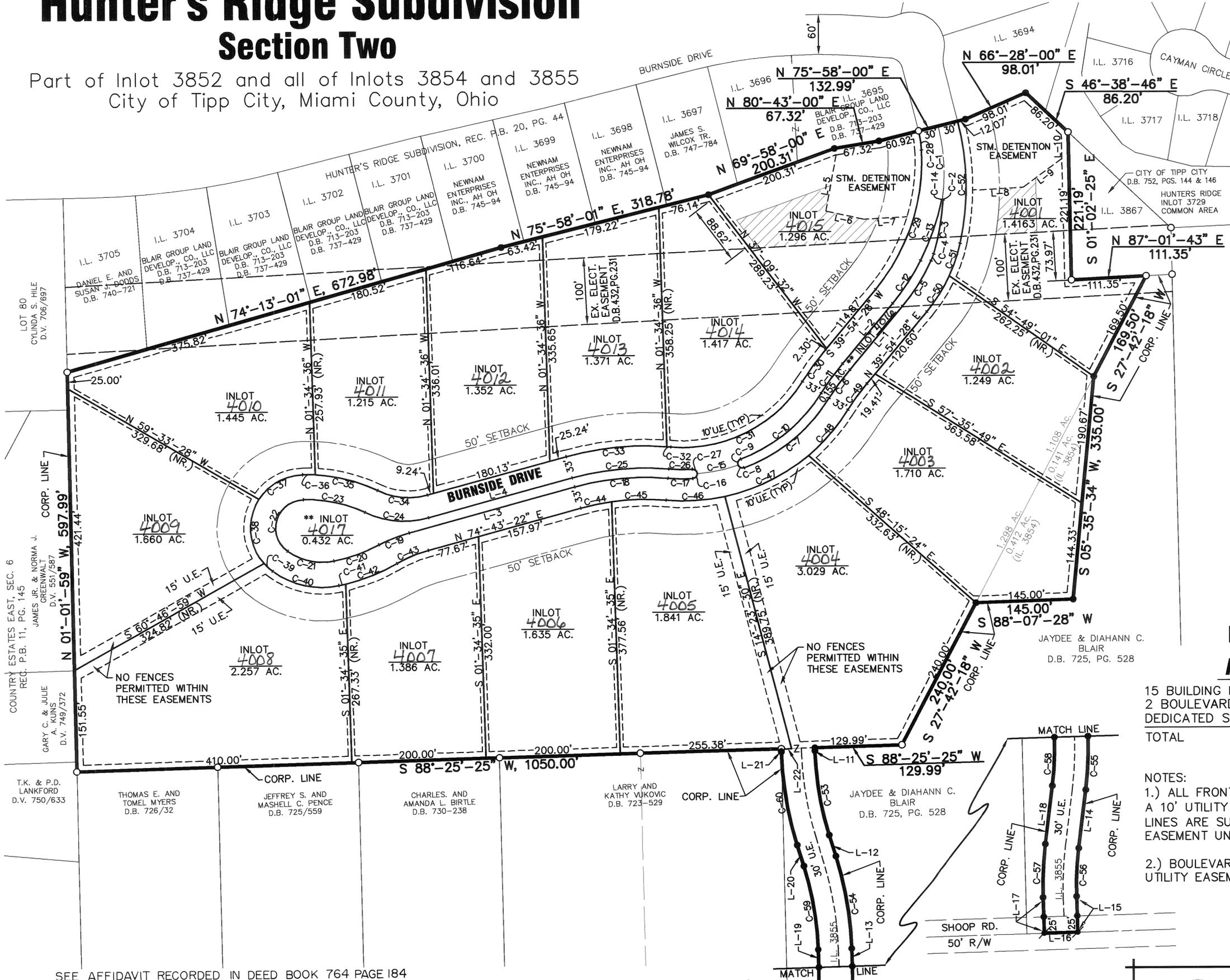
CHOICE ONE ENGINEERING  
The choice that exceeds ...  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 02-03-2005 drawn by: seb job number: MiaTci0427

SHEET 1 OF 4

# Hunter's Ridge Subdivision Section Two

Part of Inlot 3852 and all of Inlots 3854 and 3855  
City of Tipp City, Miami County, Ohio



BEARINGS BASED ON  
RECORDER'S P.B. 20, PG. 44B

### LEGEND

- 5/8" X 30" REBAR  
W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ P.K. NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE  
(SEE NOTE BELOW)
- (NR.) NONRADIAL LINE
- C-1 CURVE NUMBER (SEE SHT 3 OF 4)
- L-1 LINE NUMBER (SEE SHT 3 OF 4)
- ▨ BUILDABLE AREA

### AREA SUMMARY

15 BUILDING LOTS	24.280 AC.
2 BOULEVARD (NON-BUILDABLE) LOTS	0.587 AC.
DEDICATED STREET R/W	2.179 AC.
<b>TOTAL</b>	<b>27.046 AC.</b>

- NOTES:
- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.
  - 2.) BOULEVARD (NON-BUILDABLE) LOTS SHALL HAVE A UTILITY EASEMENT OVER THE ENTIRE LOT.

SEE AFFIDAVIT RECORDED IN DEED BOOK 764 PAGE 184

Kristi Kendall  
DEPUTY RECORDER

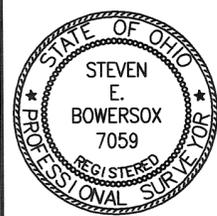
8-19-05  
DATE

DESCRIPTION  
BEING A SUBDIVISION OF 27.046 ACRES AND BEING A PART OF INLOT 3852 AND ALL OF INLOTS 3854 AND 3855 OWNED BY THE BLAIR GROUP LAND CO. LLC. RECORDED IN DEED BOOK 738, PAGE 90 AND DEED BOOK 762, PAGE 032, 034.

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

2/03/2005  
DATE



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date: 02-03-2005	drawn by: seb	job number: MIATC10427fin
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# Hunter's Ridge Subdivision Section Two

Part of Inlot 3852 and all of Inlots 3854 and 3855  
City of Tipp City, Miami County, Ohio

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	288.45'	21°-58'-30"	110.63'	109.95'	S 03°-02'-48" E
2	1.00'	87°-09'-17"	1.52'	1.38'	S 40°-07'-36" E
3	354.00'	13°-14'-42"	81.83'	81.65'	S 10°-04'-24" W
4	77.50'	08°-09'-59"	11.05'	11.04'	S 20°-46'-45" W
5	307.00'	15°-02'-44"	80.62'	80.39'	S 32°-23'-06" W
6	393.00'	07°-40'-57"	52.69'	52.66'	S 36°-04'-00" W
7	257.00'	37°-14'-10"	167.02'	164.10'	S 50°-50'-37" W
8	7.00'	90°-48'-08"	11.09'	9.97'	N 65°-08'-15" W
9	7.00'	89°-11'-52"	10.90'	9.83'	N 24°-51'-45" E
10	243.00'	37°-14'-10"	157.92'	155.16'	N 50°-50'-37" E
11	407.00'	07°-40'-57"	54.57'	54.55'	N 36°-04'-00" E
12	333.52'	13°-11'-53"	76.83'	76.66'	N 33°-18'-32" E
13	375.00'	14°-41'-18"	96.14'	95.87'	N 19°-21'-56" E
14	1.00'	84°-16'-29"	1.47'	1.34'	N 54°-09'-32" E
15	250.00'	14°-17'-43"	62.37'	62.21'	S 78°-12'-49" W
16	7.00'	90°-48'-08"	11.09'	9.97'	S 41°-33'-52" W
17	257.00'	08°-15'-00"	37.01'	36.97'	N 88°-54'-34" W
18	393.00'	20°-29'-34"	140.56'	139.81'	S 84°-58'-09" W
19	223.50'	12°-25'-01"	48.44'	48.34'	S 68°-30'-51" W
20	251.50'	16°-19'-37"	71.67'	71.43'	S 70°-28'-09" W
21	87.50'	47°-36'-56"	72.72'	70.64'	N 77°-33'-35" W
22	42.50'	142°-08'-25"	105.43'	80.40'	N 17°-19'-06" E
23	199.97'	27°-07'-34"	94.67'	93.79'	S 78°-02'-55" E
24	136.50'	40°-47'-30"	97.18'	95.14'	S 84°-52'-53" E
25	407.00'	20°-29'-34"	145.57'	144.79'	N 84°-58'-09" E
26	243.00'	08°-15'-00"	34.99'	34.96'	S 88°-54'-34" E
27	7.00'	89°-11'-52"	10.90'	9.83'	S 48°-26'-08" E
28	150.00'	11°-11'-18"	29.29'	29.24'	S 08°-26'-24" E
29	300.52'	42°-45'-13"	224.25'	219.08'	S 18°-31'-52" W
30	440.00'	07°-40'-57"	59.00'	58.95'	S 36°-04'-00" W

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
31	210.00'	62°-59'-24"	230.87'	219.42'	S 63°-43'-14" W
32	440.00'	00°-45'-24"	5.81'	5.81'	N 85°-09'-47" W
33	440.00'	19°-44'-10"	151.56'	150.81'	S 84°-35'-27" W
34	105.00'	41°-33'-53"	76.17'	74.51'	N 84°-29'-42" W
35	237.47'	23°-17'-53"	96.56'	95.90'	N 75°-21'-42" W
36	237.47'	04°-36'-04"	19.07'	19.06'	N 89°-18'-40" W
37	80.00'	55°-36'-26"	77.64'	74.63'	S 60°-35'-05" W
38	80.00'	73°-45'-56"	103.00'	96.03'	S 04°-06'-06" E
39	80.00'	12°-46'-03"	17.83'	17.79'	S 47°-22'-05" E
40	125.00'	47°-36'-56"	103.88'	100.92'	S 77°-33'-35" E
41	289.00'	02°-02'-54"	10.33'	10.33'	N 77°-36'-31" E
42	289.00'	16°-22'-41"	82.61'	82.33'	N 68°-23'-43" E
43	200.00'	14°-30'-59"	50.67'	50.54'	N 67°-27'-52" E
44	360.00'	07°-31'-25"	47.27'	47.24'	N 78°-29'-05" E
45	360.00'	12°-58'-08"	81.49'	81.31'	N 88°-43'-51" E
46	290.00'	17°-23'-15"	88.01'	87.67'	N 86°-31'-18" E
47	290.00'	27°-42'-57"	140.28'	138.92'	N 63°-58'-11" E
48	290.00'	17°-53'-11"	90.53'	90.16'	N 41°-10'-07" E
49	360.00'	07°-40'-57"	48.27'	48.23'	N 36°-04'-00" E
50	239.14'	15°-13'-06"	63.52'	63.33'	N 32°-17'-55" E
51	239.14'	12°-16'-37"	51.24'	51.14'	N 18°-33'-04" E
52	400.00'	26°-26'-48"	184.63'	183.00'	N 00°-48'-39" W
53	475.00'	15°-28'-06"	128.24'	127.85'	S 09°-18'-38" E
54	525.00'	15°-28'-06"	141.74'	141.31'	S 09°-18'-38" E
55	525.00'	08°-44'-54"	80.16'	80.08'	S 02°-47'-52" W
56	475.00'	08°-44'-54"	72.53'	72.46'	S 02°-47'-52" W
57	525.00'	08°-44'-54"	80.16'	80.08'	N 02°-47'-52" E
58	475.00'	08°-44'-54"	72.53'	72.46'	N 02°-47'-52" E
59	475.00'	15°-28'-06"	128.24'	127.85'	N 09°-18'-38" W
60	525.00'	15°-28'-06"	141.74'	141.31'	N 09°-18'-38" W

LINE CHART		
LINE NO.	LINE BEARING	DIST.
1	S 39°-54'-28" W	123.20'
2	N 39°-54'-28" E	117.16'
3	S 74°-43'-22" W	256.07'
4	N 74°-43'-22" E	222.00'
5	S 10°-35'-12" W	85.41'
6	S 77°-49'-00" E	57.65'
7	N 87°-01'-41" E	64.60'
8	N 87°-01'-41" E	75.26'
9	N 53°-35'-48" E	71.96'
10	N 01°-02'-25" W	35.30'
11	S 01°-34'-35" E	4.48'
12	S 17°-02'-41" E	32.91'
13	S 01°-34'-35" E	26.59'
14	S 07°-10'-19" W	87.88'
15	S 01°-34'-35" E	54.55'
16	S 88°-25'-25" W	50.00'
17	N 01°-34'-35" W	54.55'
18	N 07°-10'-19" E	87.88'
19	N 01°-34'-35" W	26.59'
20	N 17°-02'-41" W	32.91'
21	N 01°-34'-35" W	4.48'
22	S 88°-25'-25" W	15.38'

SEE AFFIDAVIT RECORDED IN DEED BOOK 764 PAGE 184  
Krista Kendall 8-19-05  
DEPUTY RECORDER DATE

**CHOICE ONE ENGINEERING**  
the choice that exceeds ...

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SIDNEY, OHIO 45365  
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[www.choiceoneengineering.com](http://www.choiceoneengineering.com)

date: 02-03-2005	drawn by: seb	job number: MiaTci0427
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# Hunter's Ridge Subdivision

## Section Two

PLAT BOOK 21, PAGE 28C  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS

Part of Inlot 3852 and all of Inlots 3854 and 3855  
 City of Tipp City, Miami County, Ohio

### COVENANTS AND RESTRICTIONS

Section 1. Location. That the Hunter's Ridge Subdivision, Section Two, is located in Section 26, Town 4, Range 6, all within the corporate limits of the City of Tipp City, Miami County, Ohio, being parts of former Lots numbered 3854, 3855, and 3882.

Section 2. Covenants and Restrictions. These covenants and restrictions are for the benefit of the Owners of all Lots in all sections of this subdivision and are to run with the land and are to be binding on all parties and persons claiming under them until January 1, 2025, at which they will be automatically extended for successive periods of ten years, unless by a vote of the then Owners of the Lots, it is agreed to change said covenants.

Section 3. Invalidation. Invalidation of any one of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect.

Section 4. Residential Purposes. All Lots in the subdivision shall be used exclusively for residential purposes.

Section 5. Setback. The proposed development is zoned residential and shall have the following minimum setback and square footage requirements:

FRONT SETBACK	REAR SETBACK	SIDE SETBACK	HEIGHT	MINIMUM AREA IN SQUARE FEET
50 feet	50 feet	15 feet	40 feet	3000, exclusive of garage and basement

Section 6. Utilities. All utilities shall be installed underground. Easements shall be as shown on the Plat of the Subdivision.

Section 7. Garage - Period of Construction. All houses shall have a minimum two car attached or basement garage. Construction of residence must be fully completed within one year after commencement of construction. Any basement openings or window openings shall be a minimum of two (2) feet above the 100 year flood elevations or flood protected to that elevation.

Section 8. Pools. No above ground swimming pools shall be permitted on any, except one wading pool, not to exceed 49 square feet and shall not exceed 16 inches in height.

Section 9. Lots - Subdividing. No Lot shall be hereafter subdivided into additional residential Lots.

Section 10. Use of Garage, Basement and Outbuilding. No trailer, basement, camp shack, garage, barn, or other outbuilding shall at any time be used as a residence either temporarily or permanently on any Lot, nor shall any structure of a temporary character be used as a residence.

Section 11. Fences. Any fence or hedges which may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fencing, privacy fencing or chain link fence or similar types of fencing will be permitted on any Lot; existing field fence along the rear of any Lot will be permitted to remain. Notwithstanding the foregoing, Tipp City requirements and regulations of the fencing of swimming pools shall prevail, provided, however, that all fencing of swimming pools shall be open type fencing.

Section 12. Foundations. The foundation height and location of any residential structure shall be shown on a plan and approved by the person or entity with architectural control as set forth in Article VII hereof and then submitted to the City of Tipp City prior to the commencement of construction. Further, a grading plan shall be submitted to the person or entity with architectural control as set forth in Article VII hereof and then submitted to and approved by the City of Tipp City prior to the commencement of construction. The grading plan shall prohibit houses or accessory structures from being constructed or situated in such a way as to negatively impact the drainage of adjoining lots.

Section 13. Sidewalks. Public sidewalks shall be installed by the Owner at Owner's expense. The width of the sidewalks shall be determined in accordance with the final plan for the subdivision approved by the City of Tipp City. If the Owner refuses or fails to install the sidewalks promptly upon demand by the Developer or by the City of Tipp City, the Developer shall have the right to install the sidewalks, and Owner shall promptly reimburse Developer for all costs and expenses incurred in connection with the installation of the sidewalks, which costs and expenses shall constitute a lien upon the Lot enforceable by appropriate proceedings at law or equity.

Section 14. Noxious or Offensive Activities. No noxious or offensive activities may be carried on upon any in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.

Section 15. Temporary Structure. No structure of a temporary character shall be permitted on any Lot, except during the active period of construction.

Section 16. Billboards and Signs. No sign or billboard of any kind shall be erected on any in this subdivision, except one professional sign of not more than one square foot or one sign of not more than five square feet advertising the property for sale or for rent, or signs by a builder to advertise the property during the active period of construction on the house.

Section 17. Animals. No animals, livestock or poultry of any kind or description shall be raised, kept, or bred on any Lot in the subdivision. Notwithstanding the foregoing, dogs, cats, or other usual household pets may be kept on any Lot, provided that no such household pet may be kept on any Lot for commercial purposes and provided further that no animal which constitutes a threat, danger or nuisance to any Owner or other individual may be kept on any Lot at any time. The determination as to whether any animal constitutes a threat, danger or nuisance shall be made within the sole discretion of the Developer or the Association. Exterior compounds, cages, fence runs or kennels for the keeping of animals, including hunting dogs, are prohibited.

Section 18. Parking and Storage of Vehicles. Except for delivery, loading or unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer, concession trailer, or house trailer upon or adjacent to any garage of the residence building. This covenant shall also apply to all trucks and tractor trailers of any type over one (1) ton in size.

Section 19. Dumpster. Building contractors shall be required to employ the use of dumpsters or similar debris storage devices during construction or shall promptly remove all debris and excess material during the completion of construction.

Section 20. Satellite Dish, TV and CB Radio Antennas. No pole, tower or support for same shall be permitted for the support of any television antenna or satellite dish. No ham amateur or CB radio antenna shall be permitted. No satellite dish which exceeds 24 inches in diameter shall be erected, placed, or maintained on any part of the subdivision.

Section 21. Basketball. Separate poles for basketball hoops will be permitted. No basketball hoops may be attached to any residence structure.

Section 22. Exterior Walls. All home exteriors must be at least 75% brick, stone, stucco or other cementitious material. No vinyl siding will be allowed on any home in this development.

Section 23. Mailbox. The Association may designate a mailbox design, which must be used by each Lot Owner. The mailbox erected by the Lot Owner shall meet U.S. Postal Service specifications and applicable Tipp City ordinances.

Section 24. Costs and Repairs. Each Owner shall, at his sole cost and expense, repair his residence, keeping the same in a condition comparable to the condition of the residence at the time of its initial construction, normal wear and tear excepted.

Section 25. Driveways. All driveways shall be constructed of concrete, be large enough to provide for the off street parking of at least two (2) motor vehicles, and shall be completed within six (6) months from commencement of construction.

Section 26. Lawn Watering. Lawn watering and irrigation shall not be permitted in public right-of-way areas without the approval of the City of Tipp City.

Section 27. Trees. No trees shall be planted between the street curb and sidewalks which areas shall be dedicated for utility easement purposes.

Section 28. Injunctions. These covenants may be enforceable by injunction or otherwise by the Declarant, his successors and assigns, the Association, and/or by the Owner of any Lot or Lots in this Subdivision.

Section 29. Additional Restrictions and Easements. Declarant reserves the right to impose further restrictions and dedicate additional easements and right-of-way, if required, with respect to such Lots which have not been sold by grantor by instrument recorded in the office of the Recorder of Miami County, Ohio and the office of the Zoning Authority of the City of Tipp City, or by express provisions in said conveyances.

Section 30. Sump Water. Any basement sump water shall be piped to the existing storm sewer or discharged to side yard drainage ways. No sump water shall be discharged in the public right-of-way through the curb.

Section 31. Structures. No fixed structure of any kind, excluding grass or improved bank protection, shall be erected or planted within any part of storm water drainage easement area. This includes accessory buildings, fences, shrubs and trees.

Section 32. Homeowners Association Responsibility. The Hunter's Ridge, Section Two, Homeowners Association shall be responsible for maintaining the Boulevard Lots within the street rights-of-way within the Subdivision. The Owner of any Lot upon which exists a detention basin has the duty and responsibility to maintain such detention basin.

Section 33. City of Tipp City Right of Way. The City of Tipp City shall have the right to enter upon any Boulevard Lot and/or detention basin area in this Subdivision for maintenance purposes. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Hunter's Ridge, Section Two, Homeowners Association, and/or all individual property owners if the Association ceases to exist.

Section 34. Wells. No wells shall be drilled within the boundaries of this development.

Section 35. Insurance. Nothing shall be done or kept on a Lot that would increase the rate of insurance relating thereto without the prior written consent of the Association, and no Owner shall permit anything to be done or kept on the Owner's Lot that would result in the cancellation of insurance on any residence, or which would be in violation of any law.

Section 36. Trash. No rubbish, trash, garbage, or other waste material shall be kept or permitted on any Lot, except in sanitary containers or compost piles, located in appropriate areas concealed from public view, and governmental leaf, trash, and debris collections.

Section 37. Declarant's Business. Declarant shall undertake the work of developing all Lots included within the subdivision. The completion of that work, and the sale, rental, or other disposal of residential units is essential to the establishment and welfare of the subdivision as an ongoing residential community. In order that such work may be completed and the subdivision be established as a fully occupied residential community as soon as possible, nothing in this declaration shall be understood or construed to:

a. Prevent Declarant, employees, contractors, or subcontractors of Declarant from doing on any part or parts of the subdivision owned or controlled by Declarant or its representatives, whatever they determine may be reasonably necessary or advisable in connection with the completion of such work;

b. Prevent Declarant, employees, contractors, or subcontractors of Declarant from constructing and maintaining on any part or parts of the subdivision property owned or controlled by Declarant, or its representatives, such structures as may be reasonably necessary for the completion of such work, the establishment of the subdivision as a residential community, and the disposition of Lots by sale, lease or otherwise;

c. Prevent Declarant, employees, contractors, or subcontractors of Declarant from conducting on any part or parts of the subdivision property owned or controlled by Declarant or its representatives, the business of completing such work, of establishing the subdivision as a residential community, and of disposing of Lots by sale, lease, or otherwise; or

d. Prevent Declarant, employees, contractors, or subcontractors of Declarant from maintaining such sign or signs on any of the Lots owned or controlled by any of them as may be necessary in connection with the sale, lease, or otherwise of subdivision Lots.

Section 38. Trees. Property Owners shall be required to plant one tree for every 75 feet of road frontage on the private Lots outside the utility easements. The placement of these trees must be shown on the landscaping plan of the construction drawings.

Section 39. Handicapped Ramps. For corner Lots, handicapped ramps shall be installed by the subdivider, builder, homeowners, Lot developers or assigns in accordance with the American Disabilities Act, Ohio Department of Transportation and Tipp City specifications.

Section 40. No Parking Areas. Parking is prohibited adjacent to the Boulevard Lots.

### DRAINAGE RESTRICTIONS

A grading plan for each lot shall be submitted to the developer and the City of Tipp City prior to starting any construction. The grading plan shall prohibit houses or accessory structures constructed within this plat from negatively impacting the drainage of adjoining lots.

SEE AFFIDAVIT RECORDED IN DEED BOOK 764 PAGE 184  
Krista Kendall  
 DEPUTY RECORDER DATE 8-19-05

SHEET 4 OF 4

**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...

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 www.choiceoneengineering.com

date: 02-03-2005	drawn by: seb	job number: MiaTci0427
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# Hunter's Ridge Subdivision Section Two

PLAT BOOK 21, PAGE 28B  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

Part of Inlot 3852 and all of Inlots 3854 and 3855  
City of Tipp City, Miami County, Ohio

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	288.45'	21°-58'-30"	110.63'	109.95'	S 03°-02'-48" E
2	1.00'	87°-09'-17"	1.52'	1.38'	S 40°-07'-36" E
3	354.00'	13°-14'-42"	81.83'	81.65'	S 10°-04'-24" W
4	77.50'	08°-09'-59"	11.05'	11.04'	S 20°-46'-45" W
5	307.00'	15°-02'-44"	80.62'	80.39'	S 32°-23'-06" W
6	393.00'	07°-40'-57"	52.69'	52.66'	S 36°-04'-00" W
7	257.00'	37°-14'-10"	167.02'	164.10'	S 50°-50'-37" W
8	7.00'	90°-48'-08"	11.09'	9.97'	N 65°-08'-15" W
9	7.00'	89°-11'-52"	10.90'	9.83'	N 24°-51'-45" E
10	243.00'	37°-14'-10"	157.92'	155.16'	N 50°-50'-37" E
11	407.00'	07°-40'-57"	54.57'	54.55'	N 36°-04'-00" E
12	333.52'	13°-11'-53"	76.83'	76.66'	N 33°-18'-32" E
13	375.00'	14°-41'-18"	96.14'	95.87'	N 19°-21'-56" E
14	1.00'	84°-16'-29"	1.47'	1.34'	N 54°-09'-32" E
15	250.00'	14°-17'-43"	62.37'	62.21'	S 78°-12'-49" W
16	7.00'	90°-48'-08"	11.09'	9.97'	S 41°-33'-52" W
17	257.00'	08°-15'-00"	37.01'	36.97'	N 88°-54'-34" W
18	393.00'	20°-29'-34"	140.56'	139.81'	S 84°-58'-09" W
19	223.50'	12°-25'-01"	48.44'	48.34'	S 68°-30'-51" W
20	251.50'	16°-19'-37"	71.67'	71.43'	S 70°-28'-09" W
21	87.50'	47°-36'-56"	72.72'	70.64'	N 77°-33'-35" W
22	42.50'	142°-08'-25"	105.43'	80.40'	N 17°-19'-06" E
23	199.97'	27°-07'-34"	94.67'	93.79'	S 78°-02'-55" E
24	136.50'	40°-47'-30"	97.18'	95.14'	S 84°-52'-53" E
25	407.00'	20°-29'-34"	145.57'	144.79'	N 84°-58'-09" E
26	243.00'	08°-15'-00"	34.99'	34.96'	S 88°-54'-34" E
27	7.00'	89°-11'-52"	10.90'	9.83'	S 48°-26'-08" E
28	150.00'	11°-11'-18"	29.29'	29.24'	S 08°-26'-24" E
29	300.52'	42°-45'-13"	224.25'	219.08'	S 18°-31'-52" W
30	440.00'	07°-40'-57"	59.00'	58.95'	S 36°-04'-00" W

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
31	210.00'	62°-59'-24"	230.87'	219.42'	S 63°-43'-14" W
32	440.00'	00°-45'-24"	5.81'	5.81'	N 85°-09'-47" W
33	440.00'	19°-44'-10"	151.56'	150.81'	S 84°-35'-27" W
34	105.00'	41°-33'-53"	76.17'	74.51'	N 84°-29'-42" W
35	237.47'	23°-17'-53"	96.56'	95.90'	N 75°-21'-42" W
36	237.47'	04°-36'-04"	19.07'	19.06'	N 89°-18'-40" W
37	80.00'	55°-36'-26"	77.64'	74.63'	S 60°-35'-05" W
38	80.00'	73°-45'-56"	103.00'	96.03'	S 04°-06'-06" E
39	80.00'	12°-46'-03"	17.83'	17.79'	S 47°-22'-05" E
40	125.00'	47°-36'-56"	103.88'	100.92'	S 77°-33'-35" E
41	289.00'	02°-02'-54"	10.33'	10.33'	N 77°-36'-31" E
42	289.00'	16°-22'-41"	82.61'	82.33'	N 68°-23'-43" E
43	200.00'	14°-30'-59"	50.67'	50.54'	N 67°-27'-52" E
44	360.00'	07°-31'-25"	47.27'	47.24'	N 78°-29'-05" E
45	360.00'	12°-58'-08"	81.49'	81.31'	N 88°-43'-51" E
46	290.00'	17°-23'-15"	88.01'	87.67'	N 86°-31'-18" E
47	290.00'	27°-42'-57"	140.28'	138.92'	N 63°-58'-11" E
48	290.00'	17°-53'-11"	90.53'	90.16'	N 41°-10'-07" E
49	360.00'	07°-40'-57"	48.27'	48.23'	N 36°-04'-00" E
50	239.14'	15°-13'-06"	63.52'	63.33'	N 32°-17'-55" E
51	239.14'	12°-16'-37"	51.24'	51.14'	N 18°-33'-04" E
52	400.00'	26°-26'-48"	184.63'	183.00'	N 00°-48'-39" W
53	475.00'	15°-28'-06"	128.24'	127.85'	S 09°-18'-38" E
54	525.00'	15°-28'-06"	141.74'	141.31'	S 09°-18'-38" E
55	525.00'	08°-44'-54"	80.16'	80.08'	S 02°-47'-52" W
56	475.00'	08°-44'-54"	72.53'	72.46'	S 02°-47'-52" W
57	525.00'	08°-44'-54"	80.16'	80.08'	N 02°-47'-52" E
58	475.00'	08°-44'-54"	72.53'	72.46'	N 02°-47'-52" E
59	475.00'	15°-28'-06"	128.24'	127.85'	N 09°-18'-38" W
60	525.00'	15°-28'-06"	141.74'	141.31'	N 09°-18'-38" W

LINE CHART		
LINE NO.	LINE BEARING	DIST.
1	S 39°-54'-28" W	123.20'
2	N 39°-54'-28" E	117.16'
3	S 74°-43'-22" W	256.07'
4	N 74°-43'-22" E	222.00'
5	S 10°-35'-12" W	85.41'
6	S 77°-49'-00" E	57.65'
7	N 87°-01'-41" E	64.60'
8	N 87°-01'-41" E	75.26'
9	N 53°-35'-48" E	71.96'
10	N 01°-02'-25" W	35.30'
11	S 01°-34'-35" E	4.48'
12	S 17°-02'-41" E	32.91'
13	S 01°-34'-35" E	26.59'
14	S 07°-10'-19" W	87.88'
15	S 01°-34'-35" E	54.55'
16	S 88°-25'-25" W	50.00'
17	N 01°-34'-35" W	54.55'
18	N 07°-10'-19" E	87.88'
19	N 01°-34'-35" W	26.59'
20	N 17°-02'-41" W	32.91'
21	N 01°-34'-35" W	4.48'
22	S 88°-25'-25" W	15.38'

SEE AFFIDAVIT RECORDED IN DEED BOOK 764 PAGE 184  
Krista Kendall 8-19-05  
DEPUTY RECORDER DATE

SHEET 3 OF 4

**CHOICE ONE ENGINEERING**  
the choice that exceeds ...

440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200 • FAX (937) 497-0300  
[www.choiceoneengineering.com](http://www.choiceoneengineering.com)

date: 02-03-2005	drawn by: seb	job number: MiaTci0427
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# Hunter's Ridge Subdivision

## Section Two

PLAT BOOK 21, PAGE 28C  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS

Part of Inlot 3852 and all of Inlots 3854 and 3855  
 City of Tipp City, Miami County, Ohio

### COVENANTS AND RESTRICTIONS

Section 1. Location. That the Hunter's Ridge Subdivision, Section Two, is located in Section 26, Town 4, Range 6, all within the corporate limits of the City of Tipp City, Miami County, Ohio, being parts of former Lots numbered 3854, 3855, and 3882.

Section 2. Covenants and Restrictions. These covenants and restrictions are for the benefit of the Owners of all Lots in all sections of this subdivision and are to run with the land and are to be binding on all parties and persons claiming under them until January 1, 2025, at which they will be automatically extended for successive periods of ten years, unless by a vote of the then Owners of the Lots, it is agreed to change said covenants.

Section 3. Invalidation. Invalidation of any one of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect.

Section 4. Residential Purposes. All Lots in the subdivision shall be used exclusively for residential purposes.

Section 5. Setback. The proposed development is zoned residential and shall have the following minimum setback and square footage requirements:

FRONT SETBACK	REAR SETBACK	SIDE SETBACK	HEIGHT	MINIMUM AREA IN SQUARE FEET
50 feet	50 feet	15 feet	40 feet	3000, exclusive of garage and basement

Section 6. Utilities. All utilities shall be installed underground. Easements shall be as shown on the Plat of the Subdivision.

Section 7. Garage - Period of Construction. All houses shall have a minimum two car attached or basement garage. Construction of residence must be fully completed within one year after commencement of construction. Any basement openings or window openings shall be a minimum of two (2) feet above the 100 year flood elevations or flood protected to that elevation.

Section 8. Pools. No above ground swimming pools shall be permitted on any, except one wading pool, not to exceed 49 square feet and shall not exceed 16 inches in height.

Section 9. Lots - Subdividing. No Lot shall be hereafter subdivided into additional residential Lots.

Section 10. Use of Garage, Basement and Outbuilding. No trailer, basement, camp shack, garage, barn, or other outbuilding shall at any time be used as a residence either temporarily or permanently on any Lot, nor shall any structure of a temporary character be used as a residence.

Section 11. Fences. Any fence or hedges which may be erected or planted must be of an attractive and durable material. No fence or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fencing, privacy fencing or chain link fence or similar types of fencing will be permitted on any Lot; existing field fence along the rear of any Lot will be permitted to remain. Notwithstanding the foregoing, Tipp City requirements and regulations of the fencing of swimming pools shall prevail, provided, however, that all fencing of swimming pools shall be open type fencing.

Section 12. Foundations. The foundation height and location of any residential structure shall be shown on a plan and approved by the person or entity with architectural control as set forth in Article VII hereof and then submitted to the City of Tipp City prior to the commencement of construction. Further, a grading plan shall be submitted to the person or entity with architectural control as set forth in Article VII hereof and then submitted to and approved by the City of Tipp City prior to the commencement of construction. The grading plan shall prohibit houses or accessory structures from being constructed or situated in such a way as to negatively impact the drainage of adjoining lots.

Section 13. Sidewalks. Public sidewalks shall be installed by the Owner at Owner's expense. The width of the sidewalks shall be determined in accordance with the final plan for the subdivision approved by the City of Tipp City. If the Owner refuses or fails to install the sidewalks promptly upon demand by the Developer or by the City of Tipp City, the Developer shall have the right to install the sidewalks, and Owner shall promptly reimburse Developer for all costs and expenses incurred in connection with the installation of the sidewalks, which costs and expenses shall constitute a lien upon the Lot enforceable by appropriate proceedings at law or equity.

Section 14. Noxious or Offensive Activities. No noxious or offensive activities may be carried on upon any in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.

Section 15. Temporary Structure. No structure of a temporary character shall be permitted on any Lot, except during the active period of construction.

Section 16. Billboards and Signs. No sign or billboard of any kind shall be erected on any in this subdivision, except one professional sign of not more than one square foot or one sign of not more than five square feet advertising the property for sale or for rent, or signs by a builder to advertise the property during the active period of construction on the house.

Section 17. Animals. No animals, livestock or poultry of any kind or description shall be raised, kept, or bred on any Lot in the subdivision. Notwithstanding the foregoing, dogs, cats, or other usual household pets may be kept on any Lot, provided that no such household pet may be kept on any Lot for commercial purposes and provided further that no animal which constitutes a threat, danger or nuisance to any Owner or other individual may be kept on any Lot at any time. The determination as to whether any animal constitutes a threat, danger or nuisance shall be made within the sole discretion of the Developer or the Association. Exterior compounds, cages, fence runs or kennels for the keeping of animals, including hunting dogs, are prohibited.

Section 18. Parking and Storage of Vehicles. Except for delivery, loading or unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer, concession trailer, or house trailer upon or adjacent to any garage of the residence building. This covenant shall also apply to all trucks and tractor trailers of any type over one (1) ton in size.

Section 19. Dumpster. Building contractors shall be required to employ the use of dumpsters or similar debris storage devices during construction or shall promptly remove all debris and excess material during the completion of construction.

Section 20. Satellite Dish, TV and CB Radio Antennas. No pole, tower or support for same shall be permitted for the support of any television antenna or satellite dish. No ham amateur or CB radio antenna shall be permitted. No satellite dish which exceeds 24 inches in diameter shall be erected, placed, or maintained on any part of the subdivision.

Section 21. Basketball. Separate poles for basketball hoops will be permitted. No basketball hoops may be attached to any residence structure.

Section 22. Exterior Walls. All home exteriors must be at least 75% brick, stone, stucco or other cementitious material. No vinyl siding will be allowed on any home in this development.

Section 23. Mailbox. The Association may designate a mailbox design, which must be used by each Lot Owner. The mailbox erected by the Lot Owner shall meet U.S. Postal Service specifications and applicable Tipp City ordinances.

Section 24. Costs and Repairs. Each Owner shall, at his sole cost and expense, repair his residence, keeping the same in a condition comparable to the condition of the residence at the time of its initial construction, normal wear and tear excepted.

Section 25. Driveways. All driveways shall be constructed of concrete, be large enough to provide for the off street parking of at least two (2) motor vehicles, and shall be completed within six (6) months from commencement of construction.

Section 26. Lawn Watering. Lawn watering and irrigation shall not be permitted in public right-of-way areas without the approval of the City of Tipp City.

Section 27. Trees. No trees shall be planted between the street curb and sidewalks which areas shall be dedicated for utility easement purposes.

Section 28. Injunctions. These covenants may be enforceable by injunction or otherwise by the Declarant, his successors and assigns, the Association, and/or by the Owner of any Lot or Lots in this Subdivision.

Section 29. Additional Restrictions and Easements. Declarant reserves the right to impose further restrictions and dedicate additional easements and right-of-way, if required, with respect to such Lots which have not been sold by grantor by instrument recorded in the office of the Recorder of Miami County, Ohio and the office of the Zoning Authority of the City of Tipp City, or by express provisions in said conveyances.

Section 30. Sump Water. Any basement sump water shall be piped to the existing storm sewer or discharged to side yard drainage ways. No sump water shall be discharged in the public right-of-way through the curb.

Section 31. Structures. No fixed structure of any kind, excluding grass or improved bank protection, shall be erected or planted within any part of storm water drainage easement area. This includes accessory buildings, fences, shrubs and trees.

Section 32. Homeowners Association Responsibility. The Hunter's Ridge, Section Two, Homeowners Association shall be responsible for maintaining the Boulevard Lots within the street rights-of-way within the Subdivision. The Owner of any Lot upon which exists a detention basin has the duty and responsibility to maintain such detention basin.

Section 33. City of Tipp City Right of Way. The City of Tipp City shall have the right to enter upon any Boulevard Lot and/or detention basin area in this Subdivision for maintenance purposes. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Hunter's Ridge, Section Two, Homeowners Association, and/or all individual property owners if the Association ceases to exist.

Section 34. Wells. No wells shall be drilled within the boundaries of this development.

Section 35. Insurance. Nothing shall be done or kept on a Lot that would increase the rate of insurance relating thereto without the prior written consent of the Association, and no Owner shall permit anything to be done or kept on the Owner's Lot that would result in the cancellation of insurance on any residence, or which would be in violation of any law.

Section 36. Trash. No rubbish, trash, garbage, or other waste material shall be kept or permitted on any Lot, except in sanitary containers or compost piles, located in appropriate areas concealed from public view, and governmental leaf, trash, and debris collections.

Section 37. Declarant's Business. Declarant shall undertake the work of developing all Lots included within the subdivision. The completion of that work, and the sale, rental, or other disposal of residential units is essential to the establishment and welfare of the subdivision as an ongoing residential community. In order that such work may be completed and the subdivision be established as a fully occupied residential community as soon as possible, nothing in this declaration shall be understood or construed to:

a. Prevent Declarant, employees, contractors, or subcontractors of Declarant from doing on any part or parts of the subdivision owned or controlled by Declarant or its representatives, whatever they determine may be reasonably necessary or advisable in connection with the completion of such work;

b. Prevent Declarant, employees, contractors, or subcontractors of Declarant from constructing and maintaining on any part or parts of the subdivision property owned or controlled by Declarant, or its representatives, such structures as may be reasonably necessary for the completion of such work, the establishment of the subdivision as a residential community, and the disposition of Lots by sale, lease or otherwise;

c. Prevent Declarant, employees, contractors, or subcontractors of Declarant from conducting on any part or parts of the subdivision property owned or controlled by Declarant or its representatives, the business of completing such work, of establishing the subdivision as a residential community, and of disposing of Lots by sale, lease, or otherwise; or

d. Prevent Declarant, employees, contractors, or subcontractors of Declarant from maintaining such sign or signs on any of the Lots owned or controlled by any of them as may be necessary in connection with the sale, lease, or otherwise of subdivision Lots.

Section 38. Trees. Property Owners shall be required to plant one tree for every 75 feet of road frontage on the private Lots outside the utility easements. The placement of these trees must be shown on the landscaping plan of the construction drawings.

Section 39. Handicapped Ramps. For corner Lots, handicapped ramps shall be installed by the subdivider, builder, homeowners, Lot developers or assigns in accordance with the American Disabilities Act, Ohio Department of Transportation and Tipp City specifications.

Section 40. No Parking Areas. Parking is prohibited adjacent to the Boulevard Lots.

### DRAINAGE RESTRICTIONS

A grading plan for each lot shall be submitted to the developer and the City of Tipp City prior to starting any construction. The grading plan shall prohibit houses or accessory structures constructed within this plat from negatively impacting the drainage of adjoining lots.

SEE AFFIDAVIT RECORDED IN DEED BOOK 764 PAGE 184  
Krista Kendall  
 DEPUTY RECORDER DATE 8-19-05

SHEET 4 OF 4

**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...

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

date: 02-03-2005	drawn by: seb	job number: MiaTci0427
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# LEGAL DESCRIPTION

BEING PHASE 2 OF ROSEWOOD CREEK SUBDIVISION AND BEING A PART OF INLOT NUMBER 3603 IN THE CITY OF TIPP CITY, OHIO AS RECORDED IN THE MIAMI COUNTY RECORDERS PLAT BOOK 19, PAGE 118 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A MAG NAIL FOUND AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE CENTERLINE OF PETERS ROAD;

THENCE, SOUTH 87°-59'-07" WEST, 371.20 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE NORTH LINE OF ROSEWOOD CREEK SUBDIVISION, PHASE 1, TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF INLOT 3934 OF SAID ROSEWOOD CREEK SUBDIVISION AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 02°-00'-53" EAST, 326.22 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 26°-41'-47" EAST, 164.27 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 13°-36'-49" WEST, 174.28 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 39°-55'-09" WEST, 149.71 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 79°-58'-42" WEST, 160.87 FEET, TO AN IRON PIN FOUND;

THENCE, NORTH 77°-09'-57" WEST, 258.48 FEET, TO AN IRON PIN FOUND;

THENCE, NORTH 53°-29'-10" WEST, 120.18 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 36°-30'-50" WEST, 50.00 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 53°-29'-10" EAST, 88.24 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 24°-16'-49" EAST, 86.19 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 09°-01'-50" WEST, 92.65 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 30°-01'-09" WEST, 92.77 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 13°-31'-36" WEST, 201.35 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 76°-28'-24" EAST, 182.92 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 13°-31'-36" WEST, 135.00 FEET, TO AN IRON PIN FOUND IN THE NORTH RIGHT OF WAY LINE OF THORNAPPLE WAY;

THENCE, NORTH 76°-28'-24" WEST, 20.00 FEET, ALONG THE NORTH RIGHT OF WAY LINE OF THORNAPPLE WAY, TO AN IRON PIN FOUND;

THENCE, SOUTH 13°-31'-36" WEST, 212.78 FEET, TO AN IRON PIN SET;

THENCE, NORTH 76°-28'-24" WEST, 380.50 FEET, TO AN IRON PIN SET;

THENCE, NORTH 48°-45'-51" WEST, 157.02 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 51°-42'-34" WEST, 8.06 FEET, TO AN IRON PIN SET;

THENCE, NORTH 38°-17'-26" WEST, 175.75 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 60°-11'-04" WEST, 8.29 FEET, TO AN IRON PIN SET;

THENCE, NORTH 21°-31'-37" WEST, 175.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 68°-28'-23" EAST, 29.17 FEET, TO AN IRON PIN SET;

THENCE, NORTH 21°-31'-37" WEST, 152.65 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 76°-51'-02" WEST, 33.96 FEET, TO AN IRON PIN SET;

THENCE, NORTH 11°-56'-00" WEST, 235.00 FEET, TO AN IRON PIN SET;

THENCE, NORTHEASTERLY, 43.67 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 565.00 FEET, AN INTERNAL ANGLE OF 04°-25'-42" AND A CHORD 43.66 FEET IN LENGTH BEARING NORTH 75°-51'-09" EAST, TO AN IRON PIN SET;

THENCE, NORTH 16°-21'-42" WEST, 155.96 FEET, TO AN IRON PIN SET;

THENCE, NORTH 70°-27'-11" EAST, 140.44 FEET, TO AN IRON PIN SET;

THENCE, NORTH 55°-06'-25" EAST, 269.78 FEET, TO AN IRON PIN SET;

THENCE, NORTH 32°-47'-46" WEST, 76.90 FEET, TO AN IRON PIN SET;

THENCE, NORTH 03°-29'-55" WEST, 100.33 FEET, TO AN IRON PIN SET;

THENCE, NORTH 49°-07'-30" WEST, 147.86 FEET, TO AN IRON PIN SET;

THENCE, NORTH 02°-00'-53" WEST, 50.00 FEET, TO AN IRON PIN SET IN THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8;

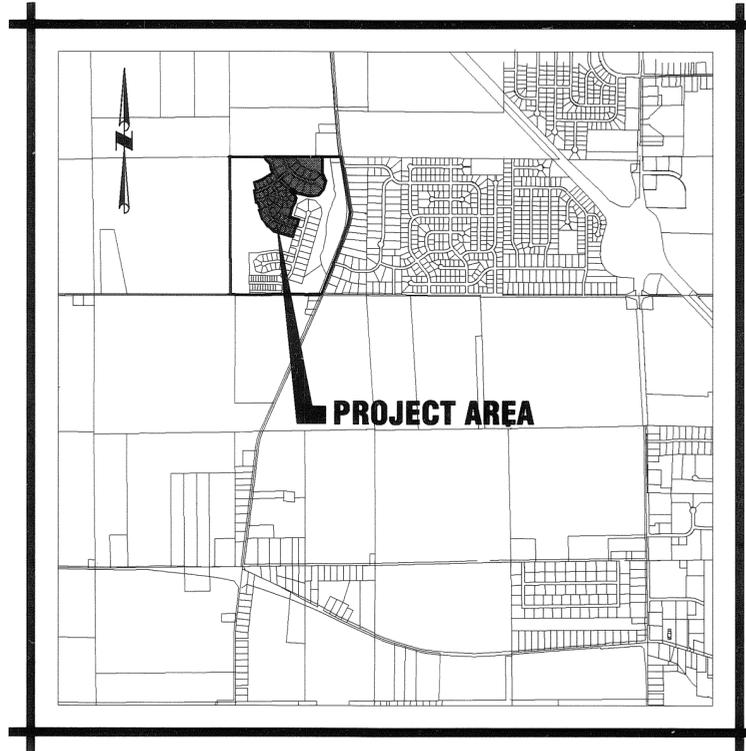
THENCE, NORTH 87°-59'-07" EAST, 1108.43 FEET, ALONG THE NORTH LINE OF THE QUARTER TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 30.3477 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.

# ROSEWOOD CREEK SUBDIVISION PHASE 2

Part Inlot 3603, Rec. P.B. 19, Pg. 118  
Sec. 8, Town 4 North, Range 6 East  
City of Tipp City, Miami County, Ohio



VICINITY MAP

## DEDICATION

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

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

OWNER: ROSEWOOD CREEK, LLC.

BY: George Timmer  
GEORGE TIMMER  
PARTNER

BY: Steve Bruns  
STEVE BRUNS  
PARTNER

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF JUNE, 2005 BY ROSEWOOD CREEK, LTD. BY GEORGE TIMMER, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT BOOK 21, PAGE 29  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 23 DAY OF  
June, 2005 AT 10:41:59 AM  
FILE NUMBER 0427042, FEE \$216.00  
John W. O'Brien  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY  
Kusti Kendall  
DEPUTY

TRANSFERRED THIS 23rd DAY OF June, 2005  
Chris A. Peeples BY: Grada Pearson  
CHRIS A. PEEPLES DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 12th DAY OF April, 2005, THIS PLAT WAS REVIEWED AND APPROVED.

W. D. Z. Fall  
CHAIRMAN

Misty Coy  
SECRETARY - ACTING

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 16th DAY OF May, 2005. Ord. 15-05

Vivian K. Bledsoe  
PRESIDENT OF COUNCIL

Misty Coy  
CLERK OF COUNCIL

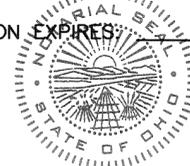
## OWNER AND DEVELOPER

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

## COVENANTS AND RESTRICTIONS

SEE SHEETS 4 OF 5 AND 5 OF 5 FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754 PAGE 489 TO 527.

Steven E. Bowersox 4/12/2005  
STEVEN E. BOWERSOX, PS #7059 DATE



## DESCRIPTION

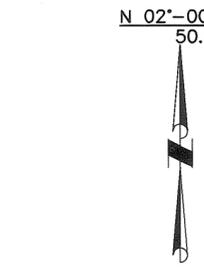
BEING A SUBDIVISION OF 30.3477 ACRES AND BEING A PART OF INLOT 3603 OWNED BY ROSEWOOD CREEK, LLC. RECORDED IN DEED BOOK 747, PAGE 319.

SHEET 1 OF 5

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

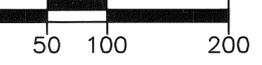
date: 04-12-2005	drawn by: seb	job number: MiaTci0426
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Fred G. & Diana Green  
 D.B. 670, Pg. 582  
 D.B. 687, Pg. 240



BEARINGS BASED ON  
 RECORDER'S P.B. 19, PG. 118

SCALE: 1"=100'



ROSEWOOD CREEK, LLC  
 D.B. 747, PG. 319

# ROSEWOOD CREEK SUBDIVISION, PHASE 2

Part Inlot 3603, Rec. P.B. 19, Pg. 118  
 Sec. 8, Town 4 North, Range 6 East  
 City of Tipp City, Miami County, Ohio

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
ESTATE	85-97	40	30	15	35	2000
EXECUTIVE	70-84, 98-102, & 114-118	30	25	10	35	1500
GARDEN	103-113	30	25	10	35	1400

## AREA SUMMARY

49 BUILDING LOTS	20.1837 AC.
DEDICATED STREET R/W	4.5457 AC.
COMMON AREA	5.6183 AC.
<b>TOTAL</b>	<b>30.3477 AC.</b>

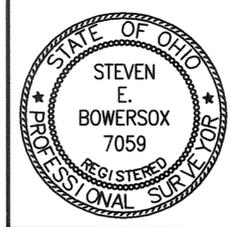
### NOTES:

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.
- 2.) ALL COMMON AREAS, LOTS (119), (120), (121), (122), AND (123) AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.

SHEET 2 OF 5

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* 4/12/2005  
 STEVEN E. BOWERSOX, P.S. #7059 DATE



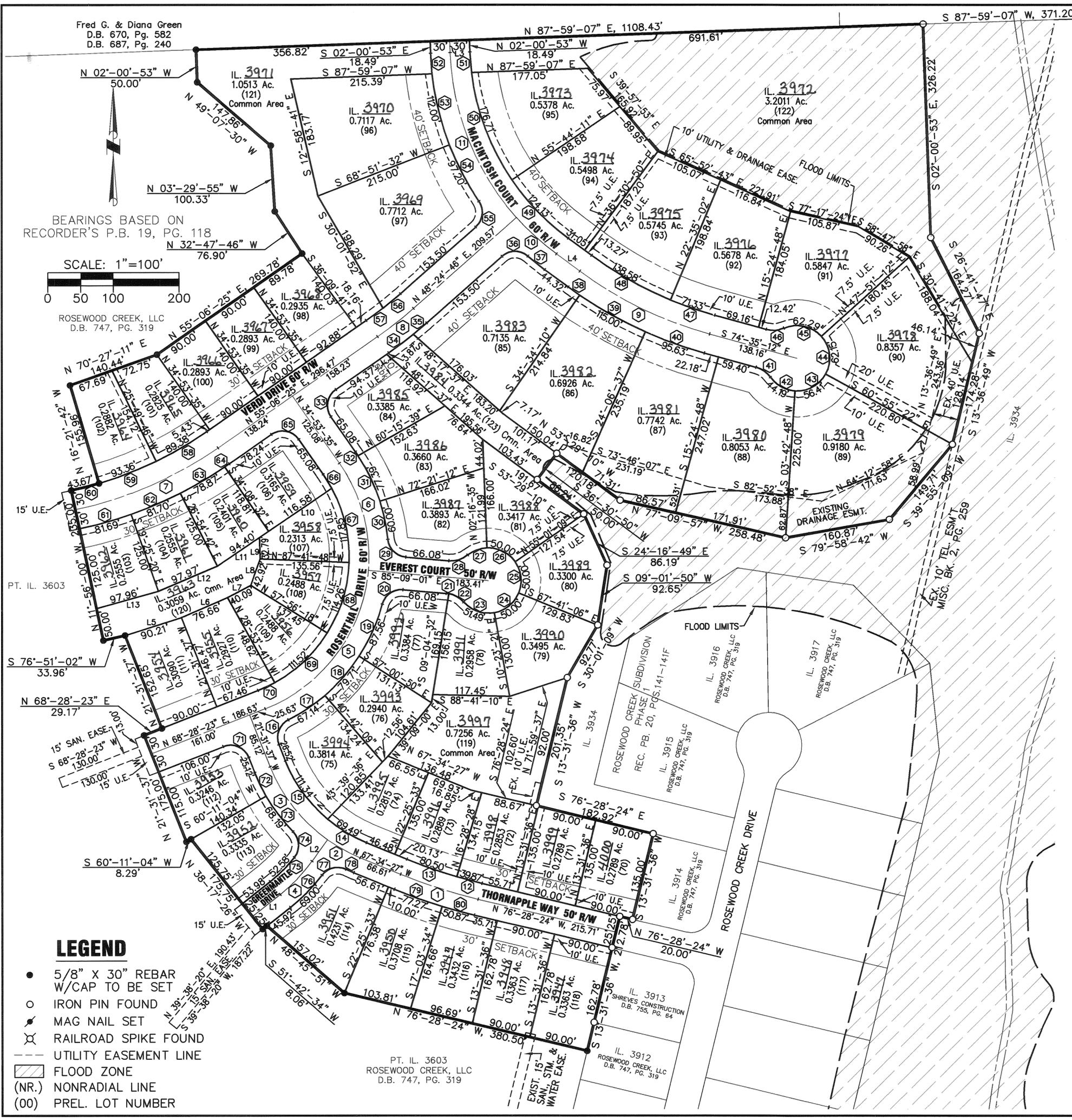
**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 04-12-2005 drawn by: seb job number: MIATCI0426fin

### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ MAG NAIL SET
- ⊕ RAILROAD SPIKE FOUND
- - - UTILITY EASEMENT LINE
- ▨ FLOOD ZONE
- (NR.) NONRADIAL LINE
- (00) PREL. LOT NUMBER

PT. IL. 3603  
 ROSEWOOD CREEK, LLC  
 D.B. 747, PG. 319



# ROSEWOOD CREEK SUBDIVISION PHASE 2

PLAT BOOK 21, PAGE 29B  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

Part Inlot 3603, Rec. P.B. 19, Pg. 118  
Sec. 8, Town 4 North, Range 6 East  
City of Tipp City, Miami County, Ohio

CURVE TABLE						CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	800.00'	08°-53'-57"	124.26'	124.13'	N 72°-01'-26" W	41	40.00'	38°-56'-33"	27.19'	26.67'	S 55°-06'-56" E
2	250.00'	13°-07'-10"	57.24'	57.12'	N 61°-00'-52" W	42	50.00'	50°-38'-33"	44.19'	42.77'	S 60°-57'-56" E
3	250.00'	32°-55'-40"	143.67'	141.71'	N 37°-59'-27" W	43	50.00'	64°-38'-10"	56.41'	53.46'	N 61°-23'-43" E
4	250.00'	16°-09'-51"	70.53'	70.30'	S 43°-37'-39" W	44	50.00'	71°-13'-27"	62.15'	58.23'	N 06°-32'-05" W
5	250.00'	63°-37'-24"	277.61'	263.56'	N 36°-39'-41" E	45	50.00'	71°-22'-57"	62.29'	58.34'	N 77°-50'-17" W
6	250.00'	39°-44'-34"	173.41'	169.95'	N 15°-01'-18" W	46	40.00'	38°-56'-33"	27.19'	26.67'	S 85°-56'-32" W
7	595.00'	22°-57'-35"	238.43'	236.84'	N 66°-35'-13" E	47	570.00'	07°-10'-14"	71.33'	71.29'	N 71°-00'-05" W
8	600.00'	06°-41'-39"	70.10'	70.06'	N 51°-45'-36" E	48	570.00'	13°-55'-49"	138.58'	138.24'	N 60°-27'-04" W
9	600.00'	21°-06'-02"	220.97'	219.72'	N 64°-02'-11" W	49	370.00'	19°-13'-21"	124.13'	123.55'	N 43°-52'-29" W
10	400.00'	11°-53'-56"	83.07'	82.92'	N 47°-32'-12" W	50	370.00'	27°-21'-48"	176.71'	175.03'	N 20°-34'-55" W
11	400.00'	39°-34'-21"	276.27'	270.81'	N 21°-48'-03" W	51	370.00'	04°-53'-08"	31.55'	31.54'	N 04°-27'-27" W
12	775.00'	02°-56'-52"	39.87'	39.87'	N 74°-59'-58" W	52	430.00'	04°-12'-09"	31.54'	31.53'	S 04°-06'-57" E
13	775.00'	05°-57'-05"	80.50'	80.46'	N 70°-32'-59" W	53	430.00'	14°-55'-26"	112.00'	111.69'	S 13°-40'-45" E
14	225.00'	17°-41'-41"	69.49'	69.21'	N 58°-43'-37" W	54	430.00'	12°-57'-05"	97.20'	96.99'	S 27°-37'-00" E
15	225.00'	28°-21'-10"	111.34'	110.21'	N 35°-42'-12" W	55	30.00'	82°-30'-19"	43.20'	39.56'	S 07°-09'-37" W
16	30.00'	84°-33'-46"	44.28'	40.37'	N 20°-45'-16" E	56	570.00'	03°-28'-17"	34.54'	34.53'	S 50°-08'-55" W
17	280.00'	13°-44'-17"	67.14'	66.98'	N 56°-10'-00" E	57	570.00'	03°-13'-22"	32.06'	32.06'	S 53°-29'-44" W
18	280.00'	16°-18'-42"	79.71'	79.44'	N 41°-08'-31" E	58	565.00'	09°-03'-48"	89.38'	89.28'	S 59°-38'-20" W
19	280.00'	17°-55'-00"	87.56'	87.20'	N 24°-01'-39" E	59	565.00'	09°-28'-04"	93.36'	93.26'	S 68°-54'-16" W
20	30.00'	79°-46'-50"	41.77'	38.48'	N 54°-57'-34" E	60	565.00'	04°-25'-42"	43.67'	43.66'	S 75°-51'-09" W
21	40.00'	05°-30'-36"	3.85'	3.85'	S 82°-23'-43" E	61	625.00'	07°-29'-20"	81.69'	81.63'	N 74°-19'-20" E
22	40.00'	38°-15'-06"	26.70'	26.21'	S 60°-30'-52" E	62	625.00'	07°-29'-22"	81.70'	81.64'	N 66°-49'-59" E
23	50.00'	59°-00'-03"	51.49'	49.24'	S 70°-53'-20" E	63	625.00'	07°-13'-50"	78.87'	78.82'	N 59°-28'-23" E
24	50.00'	57°-17'-45"	50.00'	47.94'	N 50°-57'-47" E	64	625.00'	00°-45'-02"	8.19'	8.19'	N 55°-28'-57" E
25	50.00'	57°-17'-45"	50.00'	47.94'	N 06°-19'-58" W	65	30.00'	90°-00'-00"	47.12'	42.43'	S 79°-53'-35" E
26	50.00'	57°-17'-45"	50.00'	47.94'	N 63°-37'-43" W	66	220.00'	06°-30'-15"	24.97'	24.96'	S 31°-38'-27" E
27	50.00'	36°-38'-08"	31.97'	31.43'	S 69°-24'-21" W	67	220.00'	30°-41'-32"	117.85'	116.45'	S 13°-02'-33" E
28	40.00'	43°-45'-42"	30.55'	29.81'	S 72°-58'-08" W	68	220.00'	29°-45'-29"	114.26'	112.98'	S 17°-10'-57" W
29	30.00'	79°-46'-50"	41.77'	38.48'	N 45°-15'-36" W	69	220.00'	29°-02'-37"	111.52'	110.33'	S 46°-35'-00" W
30	280.00'	12°-16'-37"	60.00'	59.88'	N 11°-30'-30" W	70	220.00'	07°-22'-05"	28.29'	28.27'	S 64°-47'-21" W
31	280.00'	15°-50'-10"	77.39'	77.14'	N 25°-33'-53" W	71	30.00'	90°-00'-00"	47.12'	42.43'	S 66°-31'-37" E
32	280.00'	01°-24'-37"	6.89'	6.89'	N 34°-11'-16" W	72	275.00'	08°-17'-19"	39.78'	39.75'	S 25°-40'-16" E
33	30.00'	90°-00'-00"	47.12'	42.43'	N 10°-06'-25" E	73	275.00'	14°-12'-23"	68.19'	68.01'	S 36°-55'-08" E
34	630.00'	04°-17'-20"	47.16'	47.15'	N 52°-57'-46" E	74	30.00'	82°-20'-36"	43.11'	39.50'	S 02°-51'-01" E
35	630.00'	02°-24'-20"	26.45'	26.45'	N 49°-36'-56" E	75	225.00'	13°-23'-18"	52.58'	52.46'	S 45°-00'-55" W
36	30.00'	82°-30'-19"	43.20'	39.56'	N 89°-39'-56" E	76	275.00'	14°-22'-36"	69.00'	68.82'	N 44°-31'-16" E
37	430.00'	04°-24'-15"	33.05'	33.04'	S 51°-17'-02" E	77	30.00'	77°-51'-08"	40.76'	37.70'	N 76°-15'-32" E
38	630.00'	01°-56'-40"	21.38'	21.38'	S 54°-27'-30" E	78	275.00'	02°-45'-33"	13.24'	13.24'	S 66°-11'-41" E
39	630.00'	10°-27'-33"	115.00'	114.85'	S 60°-39'-36" E	79	825.00'	05°-21'-59"	77.27'	77.24'	S 70°-15'-27" E
40	630.00'	08°-41'-49"	95.63'	95.54'	S 70°-14'-17" E	80	825.00'	03°-31'-58"	50.87'	50.86'	S 74°-42'-25" E

LINE CHART		
NUMBER	BEARING	LENGTH
L1	N 51°-42'-34" E	53.98'
L2	N 35°-32'-43" E	40.51'
L3	S 02°-00'-53" E	18.49'
L4	S 53°-29'-10" E	44.32'
L5	N 72°-24'-08" E	90.21'
L6	N 66°-25'-25" E	76.66'
L7	N 62°-14'-31" E	40.09'
L8	N 19°-37'-02" E	42.92'
L9	N 02°-05'-29" W	32.79'
L10	N 55°-43'-20" E	133.57'
L11	S 55°-43'-20" W	77.41'
L12	S 66°-49'-59" W	97.97'
L13	S 74°-19'-20" W	97.96'

SHEET 3 OF 5



440 E. HOEWISHER ROAD  
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date: 04-12-2005	drawn by: seb	job number: MiaTci0426
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# ROSEWOOD CREEK SUBDIVISION

## PHASE 2

Part Inlot 3603, Rec. P.B. 19, Pg. 118  
 Sec. 8, Town 4 North, Range 6 East  
 City of Tipp City, Miami County, Ohio

### COVENANTS AND RESTRICTIONS

The plat of this Rosewood Creek Subdivision shall be subject to all the terms and conditions of the Declaration Establishing Covenants, Conditions and Restrictions which Declaration is filed for record in the Office of the Recorder of Miami County, Ohio at Volume 754, Page 489 To Page 527 of the Deed Records (the "Declaration"). The Declaration includes the following Protective Covenants and Restrictions which shall, subject to the terms and conditions of the Declaration, apply to this plat:

1. **Applicability of Zoning Regulations and Ordinances.** Land use of all Lots is governed by the Zoning Regulations and other ordinances for the City of Tipp City, Ohio as presently enacted or hereafter amended. The Tipp City regulations and ordinances may in certain respects be more strict or stringent than these covenants and restrictions, and these covenants and restrictions shall not be deemed to relieve the Owner of its obligation to comply with any applicable Tipp City regulations and ordinances.

2. **Residential Purposes.** All Lots in the Subdivision shall be used exclusively for single family residential purposes; except for those lots in the Subdivision which are designated on the plat as zero lot line lots which may be used for two family residential purposes.

3. **Lot Subdivision and Building Sites.** None of the Lots shall at any time be divided into more than one (1) building site and no building site shall be less in area than the area of the smallest Lot platted in the Subdivision. A single Lot together with contiguous portion or portions of one or more adjacent Lots or, subject to limitation on building site size, contiguous portions of adjacent Lots may be used for one (1) building site, but only upon approval of the Association. If approval of the City of Tipp City Planning Board is required by the City of Tipp City Subdivision Regulations, then no Lot may be subdivided unless authorized by the City of Tipp City Planning Board as well as the Association.

4. **Building Setbacks.** Building setbacks shall be observed as provided on such plats as are filed of record with the Recorder of Miami County, Ohio, with respect to each individual Lot in the Subdivision. Setbacks will generally be in accordance with the following table provided, however, that the setbacks noted on the recorded plat for any particular lot shall control over the following table in the event of any inconsistency:

Lot Type	Front	Rear	Side	Height
Estate	40'	30'	15'	35'
Executive	30'	25'	10'	35'
Garden	30'	25'	10'	35'

5. **Site Line Easements.** Site line easements shall be observed as provided on such plats as are filed of record with the Recorder of Miami County, Ohio, with respect to each individual Lot in the Subdivision. No vehicle may be parked; no trees, shrubs, or other plants may be planted (excluding farm crops); and no obstruction or other visual impediments shall be placed or permitted to remain in any of the site line easement areas set forth in the plat. Improvements which are below the site line (for example below grade detention basins, walkways, lawn and low landscaping) shall be permitted within the site line easements provided that such improvements are installed below the site line in accordance with AASHTO Standards adopted by the State of Ohio, Department of Transportation.

6. **Lot Maintenance.**

(a) All Lots, whether occupied or unoccupied, shall at all times be maintained in a neat and attractive condition and in such manner as to prevent their becoming unsightly by reason of unattractive growth on such Lot or the accumulation of rubbish or debris thereon. In order to implement effective control of this provision, there is reserved to the Association for itself and its agents, the right, but not the obligation, after ten (10) days notice to any Lot Owner, to enter upon any residential Lot with such equipment and devices as may be necessary for the purpose of mowing, removing, cleaning or cutting underbrush, weeds or other unsightly growth and trash which in the opinion of the Association detracts from the overall beauty or safety of the Subdivision.

(b) Entrance upon such property for such purposes shall not constitute a trespass. The Association may charge the Owner a reasonable cost for such services, which charge shall constitute a lien upon the Lot enforceable by appropriate proceedings at law or equity; provided, however, that the lien shall be subordinate to the lien of any first mortgage or deed of trust encumbering the Lot. The provisions of this section shall not be construed as an obligation on the part of the Association to mow, clear, cut, or prune any Lot, nor to provide garbage or trash removal services.

7. **Garbage Containers.** Garbage containers, if any, shall be kept in a clean and sanitary condition, and shall be so placed or screened by shrubbery, fencing, or other appropriate means so as not to be visible from any road, or within sight distance of the Lot at any time except during refuse collection.

8. **Fuel Containers.** Containers for storage of home heating oil or propane gas shall not be permitted.

9. **Signs.** All signs, billboards, or advertising structures of any kind are prohibited with the following exceptions (which exceptions shall comply with Tipp City code requirements):

1. Builder and contractor signs during construction periods.
2. One professional sign of not more than four square feet to advertise a Lot for sale during a sales period.
3. Developer's sign or signs advertising the Subdivision.

10. **Utilities.** Except for above ground electric lines around the perimeter of the Subdivision, all utilities shall be installed underground.

11. **Landscaping.** Prior to obtaining a Certificate of Occupancy for any residential structure, the Owner of each Lot shall lay sod within any public right of way within such Lot. The front yard of each lot, being that portion of the lot which extends the entire width of the lot from the front of the residence to the street, shall be fully laid with sod within sixty (60) days after completion of construction. Plans for all other landscaping must be submitted to the Association for approval within ninety (90) days after completion of construction. Although the Association shall have the authority to approve any landscaping plan submitted, it is suggested as a guideline that a minimum of two and one-half percent (2 1/2 %) of the building construction cost be allocated for landscaping each building site. Landscaping includes seeding and planting of trees, shrubs, and ground covers, excluding rough grading work. Landscape work must be completed within six (6) months of occupancy.

12. **Trees Prohibited in Utility Easement.** No trees shall be planted between the street curb and sidewalks, and within the 10' utility easement immediately behind the right-of-way, which areas shall be dedicated for utility easement purposes.

13. **Lawn Watering and Irrigation.** Lawn watering and irrigation shall not be permitted in public right of way areas without the approval of the City of Tipp City.

14. **Completion of Construction.**

(a) Construction of a residence building on any building site shall be completed within two (2) years from the date of the original purchase from Developer, and completion of construction shall be within one (1) year from the date of beginning construction. Developer reserves the right to repurchase any Lot in the Subdivision upon which the construction of the residential building has not been completed within two (2) years from the date of the original purchase from Developer or within one year from the date of beginning of construction, whichever is earlier.

(b) In the event the Developer elects to exercise the repurchase rights set forth in this Section, Developer shall obtain an appraisal of the Lot by a licensed appraiser and shall give written notice to the then Owner of record of the Lot of the appraised value of the Lot and of the Developer's intent to exercise its repurchase right. The repurchase price which the Developer shall pay for such Lot, in the event of such repurchase, shall be equal to the value of the Lot as appraised, less any costs or expenses incurred by the Developer in exercising or enforcing its repurchase right, including but not limited to, appraisal fees and attorney fees. Developer may also deduct from the repurchase price an amount equal to such sums as are necessary to satisfy any and all outstanding mortgages, mechanic's liens, tax liens, assessments or any other lien or encumbrance upon the Lot. The Owner shall transfer the Lot to Developer by warranty deed free and clear of any liens and encumbrances and, in the event that the Owner fails to voluntarily transfer such Lot, the Developer shall be entitled, in addition to any other remedy, to obtain a court order effecting the transfer of the Lot to the Developer and the Owner of such Lot shall be liable to the Developer for all costs, expenses, and attorney fees incurred in connection with such efforts.

15. **Fences and Hedges.** All fence designs and locations shall be in keeping with the architectural character of the structure and no fence shall be erected until after the material, style and placement of such fence has been approved in writing by the Architectural Committee. No fence shall be erected or installed until after the Owner of the Lot upon which the fence will be installed obtains a letter from the Architectural Committee approving such fence and the Owner provides a copy of such letter to Tipp City. The type and height of fencing which is approved by the Architectural Committee will depend upon the location in which the fence will be erected.

(a) Fences Adjacent to Common Areas or Ponds. Fences which are adjacent to Common Areas or ponds shall be open type fencing not exceeding four feet above ground level.

(b) Fences on Lots Which are Not Adjacent to Common Areas or Ponds. Fences on Lots which are not adjacent to Common Areas or ponds may be open type fencing or privacy fencing but shall not exceed six feet above ground level.

(c) Pool Enclosures. Fences which are erected for the enclosure of a swimming pool may be open type fencing or privacy fencing but shall not exceed six feet in height. Where the Lot upon which the pool is installed is adjacent to a Common Area or pond, the fence shall be erected not less than fifteen feet from the property line which is adjacent to a Common Area and not less than fifteen feet from the high water line (as determined by the Architectural Committee) of any pond. Notwithstanding any other provision of the protective covenants and restrictions contained in this Declaration, Tipp City requirements and regulations on the fencing of swimming pools shall prevail.

(d) Hedges. No hedges shall be permitted which exceed six feet in height. No single span of hedges shall exceed 25 feet in length; however, multiple rows of hedges may be used provided that each span is offset by at least ten feet from an adjacent span of hedges.

(e) Proximity to Street. No fence or hedge shall extend closer to the street than the rear wall of the residential structure; except that, fencing and hedges on corner Lots may extend to one (but not more than one) of the front corners of the residential structure.

(f) General. Notwithstanding any provision herein to the contrary, no chain link fencing shall be permitted. No restrictions shall be placed on the planting of trees for privacy purposes.

16. **Drainage.** Drainage of surface water, storm water and/or foundation drains shall not be connected to sanitary sewers.

17. **Storm Water Drainage Restriction.** Storm water drainage restrictions shall run with the land and bind the Owners, successors and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

18. **Sump Pump Effluent.** No pump or piping device shall discharge sump pump effluent into a public right-of-way or into sanitary sewers. Sump pump effluent shall be discharged into such curb drains as may be constructed for lots in the Subdivision.

19. **Animals.** No animals, livestock, poultry, or water fowl of any kind or description, whether domesticated or wild, shall be raised, kept, fed, or bred on any Lot in the Subdivision. Dogs (up to but not exceeding two (2) per Lot), cats, or other usual household pets may be kept on any Lot, provided that no such household pet may be kept on any Lot for commercial purposes.

# ROSEWOOD CREEK SUBDIVISION

## PHASE 2

PLAT BOOK 21, PAGE 290  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS

Part Inlot 3603, Rec. P.B. 19, Pg. 118  
 Sec. 8, Town 4 North, Range 6 East  
 City of Tipp City, Miami County, Ohio

### COVENANTS AND RESTRICTIONS

**20. Outbuildings and Structures.**

(a) Outbuildings and detached structures shall not be permitted, except that one detached garage for up to three motor vehicles shall be permitted provided that any such detached garage shall be constructed with a permanent foundation and the shape, size, height, materials, color, and location of the structure shall be compatible with that of the residential structure and shall first be approved by the Association under the procedures provided for in this Declaration.

(b) Storage structures shall be allowed provided the following requirements are met:

- (1) The storage structure shall not contain more than eighty (80) square feet of floor area.
- (2) At least one wall of the storage structure shall be fully attached to the rear of the residential building.
- (3) The storage structure shall be constructed with a permanent foundation and the shape, size, height, materials, color, and location of the structure shall be compatible with that of the residential structure and shall first be approved by the Association under the procedures provided for in this Declaration.

(c) No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

**21. Sidewalks.** Sidewalks required to be installed by the City of Tipp City shall be installed by the Owner at Owner's expense. Developer reserves the right to establish plans and specifications for any such sidewalks, and the Owner shall comply with any such plans and specifications. For corner Lots, truncated dome handicapped ramps shall be installed as a part of the sidewalk by the Owner in accordance with ODOT and Tipp City specifications. The width of the sidewalks shall be determined in accordance with the final plan for the subdivision approved by the City of Tipp City. If the Owner refuses or fails to install the sidewalks promptly upon demand by the Developer or by the City of Tipp City, the Developer shall have the right to install the sidewalks, and Owner shall promptly reimburse Developer for all costs and expenses incurred in connection with the installation of the sidewalks, which costs and expenses shall constitute a lien upon the Lot enforceable by appropriate proceedings at law or equity.

**22. Vehicles.**

(a) No boat, camper, van, recreational vehicle, trailer of any kind (including but not limited to boat trailers, house trailers, and/or equipment trailers), tent, inoperable motor vehicle, or equipment or vehicle of a similar nature to any of the foregoing shall be parked or stored on any road, street, driveway, yard, or Lot in the Subdivision for any period of time except wholly within an enclosed garage. No truck of any size greater than a pickup truck shall be parked on any part of the Subdivision at any time except such limited period as may be necessary to service any part of the Subdivision. No Owner shall repair any motor vehicle, boat, trailer, or other vehicle on any portion of any Lot, or on any street in the Subdivision, except in an enclosed garage, unless and except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

(b) The provisions of this Section are not intended to replace any applicable Tipp City ordinance or regulation, and every Owner shall comply with all applicable Tipp City ordinances and regulations.

**23. Parking.**

(a) On-street parking on any street in the Subdivision shall be restricted to occasional parking for special occasions only, not to exceed twenty-four (24) hours.

(b) All Lots in the Subdivision shall be subject to such parking restrictions as are set forth in any plat of the Subdivision filed for record in the Office of the Recorder of Miami County, Ohio.

(c) The provisions of this section are not intended to replace any applicable Tipp City ordinance or regulation, and every Owner shall comply with all applicable Tipp City ordinances and regulations.

**24. Size of Residence.** Each residential structure erected on any building site shall be constructed with not less than the following minimum square feet:

- (a) 2,000 square feet for each structure constructed on a lot identified on the plat as an "Estate Lot";
- (b) 1,500 square feet for each structure constructed on a lot identified on the plat as an "Executive Lot";
- (c) 1,400 square feet for each structure constructed on a lot identified on the plat as a "Garden Lot";

This square footage shall exclude garage space and basement, decking, patios and unenclosed porches. The first floor of all structures shall have a ceiling height of not less than eight (8) feet in all enclosed, heated, habitable space.

**25. Construction Materials.** The exterior walls of each residential structure erected on any building site shall be covered with brick, stone, wood or other approved products (excluding vinyl) in accordance with the following minimum percentages:

Type of Lot	Front of House	Sides of House	Street Side of House on corner Lot	Rear of House
Estate Lot	100%	100%	100%	100%
Executive Lot	75%	30%	75%	0%*
Garden Lot	75%	30%	75%	0%*

The exterior walls of all residential structures which are not covered with the foregoing materials shall be covered with a high quality vinyl siding or such other materials as are approved by the Architectural Committee.

The Architectural Committee shall review the proposed house design to assure that the minimum percentage of permissible construction materials is used as required herein. Written approval from the Architectural Committee shall be provided to the City of Tipp City, prior to the City reviewing the construction plans. Any prospective builder, lot owner, or agent, who submits plans to the City without the required written approval of the Architectural Committee will not have their plans reviewed, until said approval letter is received by the City.

**26. Driveway Entrance Restrictions.** No driveway entrances shall be constructed from any corner Lot on Rosewood Creek Drive or Rosenthal Drive except as otherwise provided for in the final plat for the Lots which are adjacent to such streets.

**27. Deleted**

**28. Garage.** All single family residences shall have a minimum two (2) car attached garage. All Zero Lot Line units shall have a minimum one car attached garage for each residential unit.

**29. Solar Panels.** The use of solar panels shall not be permitted.

**30. Antennas and Satellite Dishes.** No exposed or exterior radio or television transmission or receiving antennas, and no satellite dishes which exceed 24 inches in diameter shall be erected, placed, or maintained on any part of the Subdivision.

**31. Vents.** Vents protruding through the roof should be placed on rear roof surfaces when possible and be painted a color to blend with roof coloring.

**32. Swimming Pools.** Swimming pools shall match architectural character of the structure and be approved by the Association. No above ground pools shall be permitted except for portable children's wading pools.

**33. Mailboxes.** The Association may designate a mailbox design which must be used by each Lot Owner. The mailbox erected by the Lot Owner shall meet U.S. Postal Service specifications and applicable Tipp City ordinances.

**34. Driveways.** All driveways shall be concrete or other non-asphaltic hard surface pavement and should extend from the garage door to the rear of the sidewalk and shall be approved by the Association. The driveway approach shall be concrete pavement from the curb to the sidewalk and shall be constructed in accordance with Tipp City specifications.

**35. Clothes Lines.** The use of exterior clothes lines shall not be permitted.

**36. Basketball Goals.** No basketball goals shall be permitted to be attached to any residential structure; however, free standing basketball goals may be permitted provided that Association approval is obtained with respect to the placement and type of basketball goal and supporting structures.

**37. Nuisances.** No noxious or offensive activity which would constitute a nuisance shall be carried on any Lot.

**38. Repairs.** Each Owner shall, at his sole cost and expense, repair his residence, keeping the same in a condition comparable to the condition of the residence at the time of its initial construction, normal wear and tear excepted.

**39. Wells Prohibited.** No wells (including but not limited to landscaping wells) or individual water supply system shall be permitted to be drilled or installed on any Lot. Public water and sewer shall be used on every Lot.

**40. Motorized Boats.** Motorized boats shall not be permitted on the ponds located within the Subdivision.

**41. Alteration of Pond Bank Prohibited.** No Lot Owner shall alter the bank of any pond or stream located within the Subdivision without prior written consent of the City of Tipp City and the Board of Trustees of the Association.

**42. Tipp City Maintenance.** The City of Tipp City shall have the right, but not the responsibility, to enter upon any Lot in this subdivision to inspect and monitor any storm water detention basin areas or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer or the Association to take corrective action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basin areas and drainage facilities; provided, however, that the Developer and/or the Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Association or, if the Association has ceased to exist, against individual lots in accordance with the Declaration. Storm water drainage restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

**43. Erosion Control.** Each Owner shall, at his sole cost and expense, follow and maintain control of erosion and sedimentation as required by the Tipp City Subdivision Regulations and the OEPA in addition to the specific notes on the final plat for the Owner's Lot, including the installation of sod within public right-of-ways.

**44. Foundations.** Foundations for slab construction shall be 8 inches above the house pad elevation, and basement/crawl construction shall be 18 to 36 inches above the house pad elevation. Houses constructed within this Subdivision shall conform to the house pad elevations as noted on the "Grading Plan" contained within the construction drawings for the Subdivision and which are available for review at the offices of the City of Tipp City, Ohio.

### STORM WATER DRAINAGE RESTRICTIONS

1. No fixed structure, filling, or improvements of any kind, excluding grass or approved bank protection shall be erected, installed, or planted within any part of a storm water drainage easement area (flood plain line). This includes accessory buildings, fences, shrubs, and trees.

2. The owners of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 62, 63, & 64 and the Rosewood Creek Owner's Association, owners of lots 65, 66, 67, & 69 which contain storm water retention ponds. The Rosewood Creek Owner's Association shall be responsible for maintaining these retention ponds below the normal water elevation and water courses in the operable manner to which they were designed.

3. The City of Tipp City shall have the right, but not the responsibility, to enter upon any Lot in this subdivision to inspect and monitor any storm water detention basin areas, storm water retention pond areas, or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer or the Association to take correction action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basin areas and drainage facilities; provided, however, that the Developer and/or the Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Association or, if the Association has ceased to exist, against individual lots in accordance with the Declaration.

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

SHEET 5 OF 5

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

date: 04-12-2005	drawn by: seb	job number: MiaTci0426
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# LEGAL DESCRIPTION

BEING PHASE 2 OF ROSEWOOD CREEK SUBDIVISION AND BEING A PART OF INLOT NUMBER 3603 IN THE CITY OF TIPP CITY, OHIO AS RECORDED IN THE MIAMI COUNTY RECORDERS PLAT BOOK 19, PAGE 118 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A MAG NAIL FOUND AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE CENTERLINE OF PETERS ROAD;

THENCE, SOUTH 87°-59'-07" WEST, 371.20 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE NORTH LINE OF ROSEWOOD CREEK SUBDIVISION, PHASE 1, TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF INLOT 3934 OF SAID ROSEWOOD CREEK SUBDIVISION AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 02°-00'-53" EAST, 326.22 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 26°-41'-47" EAST, 164.27 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 13°-36'-49" WEST, 174.28 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 39°-55'-09" WEST, 149.71 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 79°-58'-42" WEST, 160.87 FEET, TO AN IRON PIN FOUND;

THENCE, NORTH 77°-09'-57" WEST, 258.48 FEET, TO AN IRON PIN FOUND;

THENCE, NORTH 53°-29'-10" WEST, 120.18 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 36°-30'-50" WEST, 50.00 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 53°-29'-10" EAST, 88.24 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 24°-16'-49" EAST, 86.19 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 09°-01'-50" WEST, 92.65 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 30°-01'-09" WEST, 92.77 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 13°-31'-36" WEST, 201.35 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 76°-28'-24" EAST, 182.92 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 13°-31'-36" WEST, 135.00 FEET, TO AN IRON PIN FOUND IN THE NORTH RIGHT OF WAY LINE OF THORNAPPLE WAY;

THENCE, NORTH 76°-28'-24" WEST, 20.00 FEET, ALONG THE NORTH RIGHT OF WAY LINE OF THORNAPPLE WAY, TO AN IRON PIN FOUND;

THENCE, SOUTH 13°-31'-36" WEST, 212.78 FEET, TO AN IRON PIN SET;

THENCE, NORTH 76°-28'-24" WEST, 380.50 FEET, TO AN IRON PIN SET;

THENCE, NORTH 48°-45'-51" WEST, 157.02 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 51°-42'-34" WEST, 8.06 FEET, TO AN IRON PIN SET;

THENCE, NORTH 38°-17'-26" WEST, 175.75 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 60°-11'-04" WEST, 8.29 FEET, TO AN IRON PIN SET;

THENCE, NORTH 21°-31'-37" WEST, 175.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 68°-28'-23" EAST, 29.17 FEET, TO AN IRON PIN SET;

THENCE, NORTH 21°-31'-37" WEST, 152.65 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 76°-51'-02" WEST, 33.96 FEET, TO AN IRON PIN SET;

THENCE, NORTH 11°-56'-00" WEST, 235.00 FEET, TO AN IRON PIN SET;

THENCE, NORTHEASTERLY, 43.67 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 565.00 FEET, AN INTERNAL ANGLE OF 04°-25'-42" AND A CHORD 43.66 FEET IN LENGTH BEARING NORTH 75°-51'-09" EAST, TO AN IRON PIN SET;

THENCE, NORTH 16°-21'-42" WEST, 155.96 FEET, TO AN IRON PIN SET;

THENCE, NORTH 70°-27'-11" EAST, 140.44 FEET, TO AN IRON PIN SET;

THENCE, NORTH 55°-06'-25" EAST, 269.78 FEET, TO AN IRON PIN SET;

THENCE, NORTH 32°-47'-46" WEST, 76.90 FEET, TO AN IRON PIN SET;

THENCE, NORTH 03°-29'-55" WEST, 100.33 FEET, TO AN IRON PIN SET;

THENCE, NORTH 49°-07'-30" WEST, 147.86 FEET, TO AN IRON PIN SET;

THENCE, NORTH 02°-00'-53" WEST, 50.00 FEET, TO AN IRON PIN SET IN THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8;

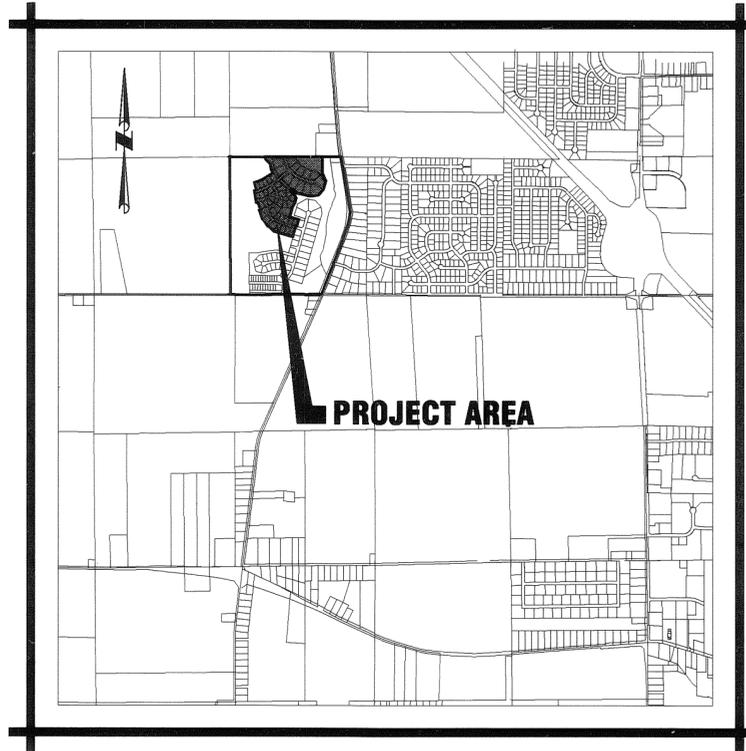
THENCE, NORTH 87°-59'-07" EAST, 1108.43 FEET, ALONG THE NORTH LINE OF THE QUARTER TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 30.3477 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.

# ROSEWOOD CREEK SUBDIVISION PHASE 2

Part Inlot 3603, Rec. P.B. 19, Pg. 118  
Sec. 8, Town 4 North, Range 6 East  
City of Tipp City, Miami County, Ohio



VICINITY MAP

## DEDICATION

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

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

OWNER: ROSEWOOD CREEK, LLC.

BY: George Timmer  
GEORGE TIMMER  
PARTNER

BY: Steve Bruns  
STEVE BRUNS  
PARTNER

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16<sup>th</sup> DAY OF JUNE, 2005 BY ROSEWOOD CREEK, LTD. BY GEORGE TIMMER, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT BOOK 21, PAGE 29  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS 23 DAY OF  
June, 2005 AT 10:41:59 AM  
FILE NUMBER 0427042, FEE \$216.00  
John W. O'Brien  
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY  
Kusti Kendall  
DEPUTY

TRANSFERRED THIS 23<sup>rd</sup> DAY OF June, 2005  
Chris A. Peeples BY: Grada Pearson  
CHRIS A. PEEPLES DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 12<sup>th</sup> DAY OF April, 2005, THIS PLAT WAS REVIEWED AND APPROVED.

W. D. Z. Fall  
CHAIRMAN

Misty Coy  
SECRETARY - ACTING

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 16<sup>th</sup> DAY OF May, 2005. Ord. 15-05

Vivian K. Bledsoe  
PRESIDENT OF COUNCIL

Misty Coy  
CLERK OF COUNCIL

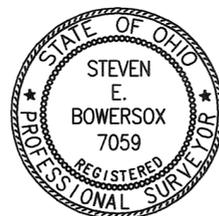
## OWNER AND DEVELOPER

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

## COVENANTS AND RESTRICTIONS

SEE SHEETS 4 OF 5 AND 5 OF 5 FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754 PAGE 489 TO 527.

Steven E. Bowersox 4/12/2005  
STEVEN E. BOWERSOX, PS #7059 DATE

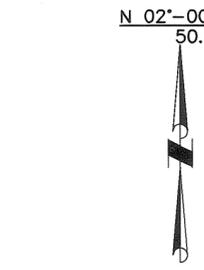


## DESCRIPTION

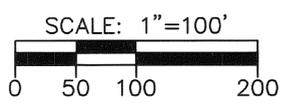
BEING A SUBDIVISION OF 30.3477 ACRES AND BEING A PART OF INLOT 3603 OWNED BY ROSEWOOD CREEK, LLC. RECORDED IN DEED BOOK 747, PAGE 319.



Fred G. & Diana Green  
 D.B. 670, Pg. 582  
 D.B. 687, Pg. 240



BEARINGS BASED ON  
 RECORDER'S P.B. 19, PG. 118



SCALE: 1"=100'

# ROSEWOOD CREEK SUBDIVISION, PHASE 2

Part Inlot 3603, Rec. P.B. 19, Pg. 118  
 Sec. 8, Town 4 North, Range 6 East  
 City of Tipp City, Miami County, Ohio

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
ESTATE	85-97	40	30	15	35	2000
EXECUTIVE	70-84, 98-102, & 114-118	30	25	10	35	1500
GARDEN	103-113	30	25	10	35	1400

### AREA SUMMARY

49 BUILDING LOTS	20.1837 AC.
DEDICATED STREET R/W	4.5457 AC.
COMMON AREA	5.6183 AC.
<b>TOTAL</b>	<b>30.3477 AC.</b>

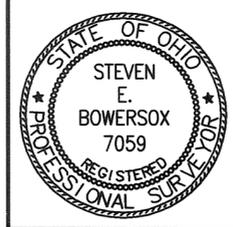
### NOTES:

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.
- 2.) ALL COMMON AREAS, LOTS (119), (120), (121), (122), AND (123) AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.

SHEET 2 OF 5

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* 4/12/2005  
 STEVEN E. BOWERSOX, P.S. #7059 DATE



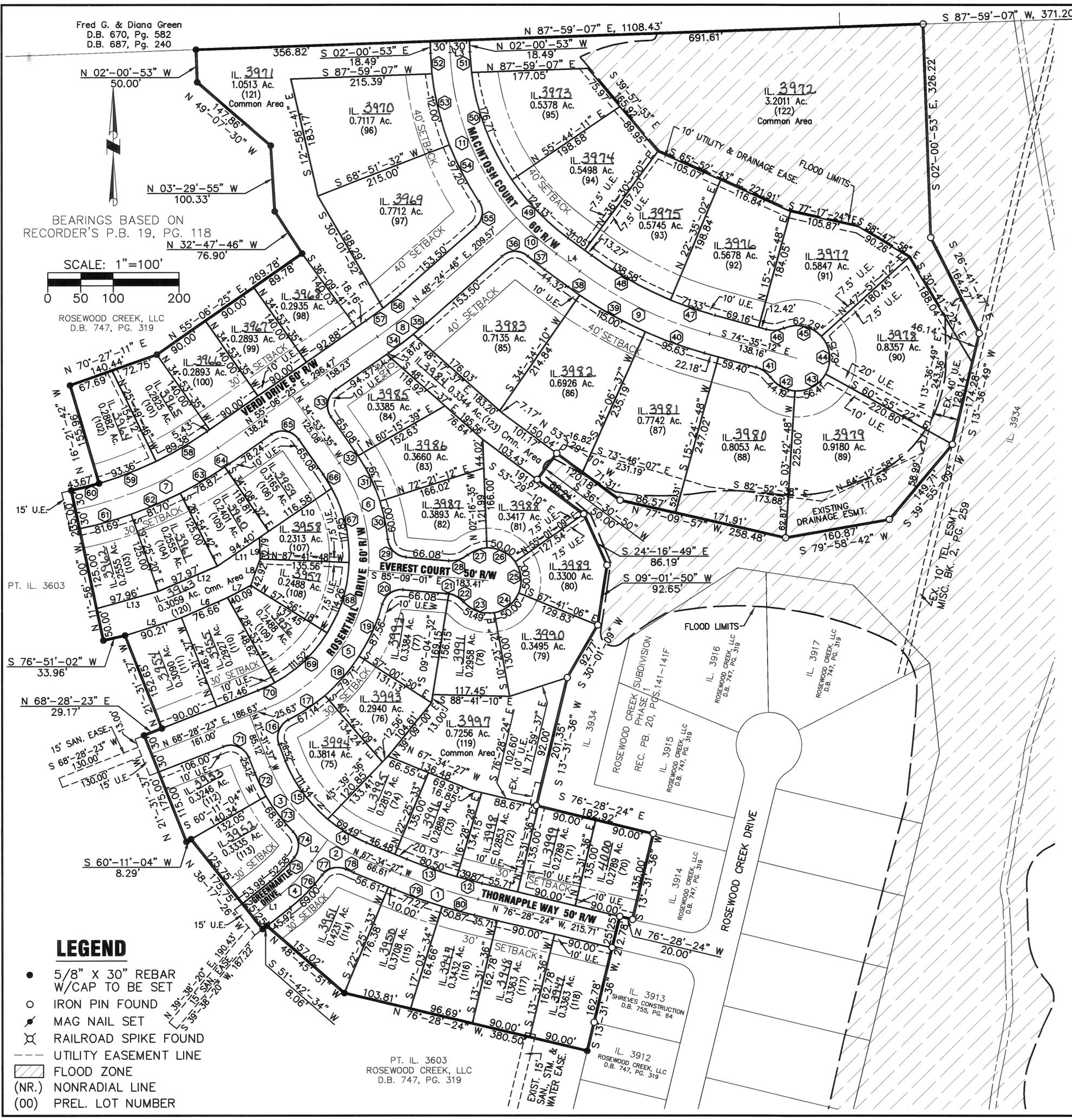
**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 04-12-2005 drawn by: seb job number: MIATCI0426fin

### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- - - UTILITY EASEMENT LINE
- ▨ FLOOD ZONE
- (NR.) NONRADIAL LINE
- (00) PREL. LOT NUMBER

PT. IL. 3603  
 ROSEWOOD CREEK, LLC  
 D.B. 747, PG. 319



# ROSEWOOD CREEK SUBDIVISION PHASE 2

PLAT BOOK 21, PAGE 29B  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

Part Inlot 3603, Rec. P.B. 19, Pg. 118  
Sec. 8, Town 4 North, Range 6 East  
City of Tipp City, Miami County, Ohio

CURVE TABLE						CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	800.00'	08°-53'-57"	124.26'	124.13'	N 72°-01'-26" W	41	40.00'	38°-56'-33"	27.19'	26.67'	S 55°-06'-56" E
2	250.00'	13°-07'-10"	57.24'	57.12'	N 61°-00'-52" W	42	50.00'	50°-38'-33"	44.19'	42.77'	S 60°-57'-56" E
3	250.00'	32°-55'-40"	143.67'	141.71'	N 37°-59'-27" W	43	50.00'	64°-38'-10"	56.41'	53.46'	N 61°-23'-43" E
4	250.00'	16°-09'-51"	70.53'	70.30'	S 43°-37'-39" W	44	50.00'	71°-13'-27"	62.15'	58.23'	N 06°-32'-05" W
5	250.00'	63°-37'-24"	277.61'	263.56'	N 36°-39'-41" E	45	50.00'	71°-22'-57"	62.29'	58.34'	N 77°-50'-17" W
6	250.00'	39°-44'-34"	173.41'	169.95'	N 15°-01'-18" W	46	40.00'	38°-56'-33"	27.19'	26.67'	S 85°-56'-32" W
7	595.00'	22°-57'-35"	238.43'	236.84'	N 66°-35'-13" E	47	570.00'	07°-10'-14"	71.33'	71.29'	N 71°-00'-05" W
8	600.00'	06°-41'-39"	70.10'	70.06'	N 51°-45'-36" E	48	570.00'	13°-55'-49"	138.58'	138.24'	N 60°-27'-04" W
9	600.00'	21°-06'-02"	220.97'	219.72'	N 64°-02'-11" W	49	370.00'	19°-13'-21"	124.13'	123.55'	N 43°-52'-29" W
10	400.00'	11°-53'-56"	83.07'	82.92'	N 47°-32'-12" W	50	370.00'	27°-21'-48"	176.71'	175.03'	N 20°-34'-55" W
11	400.00'	39°-34'-21"	276.27'	270.81'	N 21°-48'-03" W	51	370.00'	04°-53'-08"	31.55'	31.54'	N 04°-27'-27" W
12	775.00'	02°-56'-52"	39.87'	39.87'	N 74°-59'-58" W	52	430.00'	04°-12'-09"	31.54'	31.53'	S 04°-06'-57" E
13	775.00'	05°-57'-05"	80.50'	80.46'	N 70°-32'-59" W	53	430.00'	14°-55'-26"	112.00'	111.69'	S 13°-40'-45" E
14	225.00'	17°-41'-41"	69.49'	69.21'	N 58°-43'-37" W	54	430.00'	12°-57'-05"	97.20'	96.99'	S 27°-37'-00" E
15	225.00'	28°-21'-10"	111.34'	110.21'	N 35°-42'-12" W	55	30.00'	82°-30'-19"	43.20'	39.56'	S 07°-09'-37" W
16	30.00'	84°-33'-46"	44.28'	40.37'	N 20°-45'-16" E	56	570.00'	03°-28'-17"	34.54'	34.53'	S 50°-08'-55" W
17	280.00'	13°-44'-17"	67.14'	66.98'	N 56°-10'-00" E	57	570.00'	03°-13'-22"	32.06'	32.06'	S 53°-29'-44" W
18	280.00'	16°-18'-42"	79.71'	79.44'	N 41°-08'-31" E	58	565.00'	09°-03'-48"	89.38'	89.28'	S 59°-38'-20" W
19	280.00'	17°-55'-00"	87.56'	87.20'	N 24°-01'-39" E	59	565.00'	09°-28'-04"	93.36'	93.26'	S 68°-54'-16" W
20	30.00'	79°-46'-50"	41.77'	38.48'	N 54°-57'-34" E	60	565.00'	04°-25'-42"	43.67'	43.66'	S 75°-51'-09" W
21	40.00'	05°-30'-36"	3.85'	3.85'	S 82°-23'-43" E	61	625.00'	07°-29'-20"	81.69'	81.63'	N 74°-19'-20" E
22	40.00'	38°-15'-06"	26.70'	26.21'	S 60°-30'-52" E	62	625.00'	07°-29'-22"	81.70'	81.64'	N 66°-49'-59" E
23	50.00'	59°-00'-03"	51.49'	49.24'	S 70°-53'-20" E	63	625.00'	07°-13'-50"	78.87'	78.82'	N 59°-28'-23" E
24	50.00'	57°-17'-45"	50.00'	47.94'	N 50°-57'-47" E	64	625.00'	00°-45'-02"	8.19'	8.19'	N 55°-28'-57" E
25	50.00'	57°-17'-45"	50.00'	47.94'	N 06°-19'-58" W	65	30.00'	90°-00'-00"	47.12'	42.43'	S 79°-53'-35" E
26	50.00'	57°-17'-45"	50.00'	47.94'	N 63°-37'-43" W	66	220.00'	06°-30'-15"	24.97'	24.96'	S 31°-38'-27" E
27	50.00'	36°-38'-08"	31.97'	31.43'	S 69°-24'-21" W	67	220.00'	30°-41'-32"	117.85'	116.45'	S 13°-02'-33" E
28	40.00'	43°-45'-42"	30.55'	29.81'	S 72°-58'-08" W	68	220.00'	29°-45'-29"	114.26'	112.98'	S 17°-10'-57" W
29	30.00'	79°-46'-50"	41.77'	38.48'	N 45°-15'-36" W	69	220.00'	29°-02'-37"	111.52'	110.33'	S 46°-35'-00" W
30	280.00'	12°-16'-37"	60.00'	59.88'	N 11°-30'-30" W	70	220.00'	07°-22'-05"	28.29'	28.27'	S 64°-47'-21" W
31	280.00'	15°-50'-10"	77.39'	77.14'	N 25°-33'-53" W	71	30.00'	90°-00'-00"	47.12'	42.43'	S 66°-31'-37" E
32	280.00'	01°-24'-37"	6.89'	6.89'	N 34°-11'-16" W	72	275.00'	08°-17'-19"	39.78'	39.75'	S 25°-40'-16" E
33	30.00'	90°-00'-00"	47.12'	42.43'	N 10°-06'-25" E	73	275.00'	14°-12'-23"	68.19'	68.01'	S 36°-55'-08" E
34	630.00'	04°-17'-20"	47.16'	47.15'	N 52°-57'-46" E	74	30.00'	82°-20'-36"	43.11'	39.50'	S 02°-51'-01" E
35	630.00'	02°-24'-20"	26.45'	26.45'	N 49°-36'-56" E	75	225.00'	13°-23'-18"	52.58'	52.46'	S 45°-00'-55" W
36	30.00'	82°-30'-19"	43.20'	39.56'	N 89°-39'-56" E	76	275.00'	14°-22'-36"	69.00'	68.82'	N 44°-31'-16" E
37	430.00'	04°-24'-15"	33.05'	33.04'	S 51°-17'-02" E	77	30.00'	77°-51'-08"	40.76'	37.70'	N 76°-15'-32" E
38	630.00'	01°-56'-40"	21.38'	21.38'	S 54°-27'-30" E	78	275.00'	02°-45'-33"	13.24'	13.24'	S 66°-11'-41" E
39	630.00'	10°-27'-33"	115.00'	114.85'	S 60°-39'-36" E	79	825.00'	05°-21'-59"	77.27'	77.24'	S 70°-15'-27" E
40	630.00'	08°-41'-49"	95.63'	95.54'	S 70°-14'-17" E	80	825.00'	03°-31'-58"	50.87'	50.86'	S 74°-42'-25" E

LINE CHART		
NUMBER	BEARING	LENGTH
L1	N 51°-42'-34" E	53.98'
L2	N 35°-32'-43" E	40.51'
L3	S 02°-00'-53" E	18.49'
L4	S 53°-29'-10" E	44.32'
L5	N 72°-24'-08" E	90.21'
L6	N 66°-25'-25" E	76.66'
L7	N 62°-14'-31" E	40.09'
L8	N 19°-37'-02" E	42.92'
L9	N 02°-05'-29" W	32.79'
L10	N 55°-43'-20" E	133.57'
L11	S 55°-43'-20" W	77.41'
L12	S 66°-49'-59" W	97.97'
L13	S 74°-19'-20" W	97.96'

SHEET 3 OF 5



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www.choiceoneengineering.com

date: 04-12-2005	drawn by: seb	job number: MiaTci0426
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# ROSEWOOD CREEK SUBDIVISION

## PHASE 2

Part Inlot 3603, Rec. P.B. 19, Pg. 118  
 Sec. 8, Town 4 North, Range 6 East  
 City of Tipp City, Miami County, Ohio

### COVENANTS AND RESTRICTIONS

The plat of this Rosewood Creek Subdivision shall be subject to all the terms and conditions of the Declaration Establishing Covenants, Conditions and Restrictions which Declaration is filed for record in the Office of the Recorder of Miami County, Ohio at Volume 754, Page 489 To Page 527 of the Deed Records (the "Declaration"). The Declaration includes the following Protective Covenants and Restrictions which shall, subject to the terms and conditions of the Declaration, apply to this plat:

1. **Applicability of Zoning Regulations and Ordinances.** Land use of all Lots is governed by the Zoning Regulations and other ordinances for the City of Tipp City, Ohio as presently enacted or hereafter amended. The Tipp City regulations and ordinances may in certain respects be more strict or stringent than these covenants and restrictions, and these covenants and restrictions shall not be deemed to relieve the Owner of its obligation to comply with any applicable Tipp City regulations and ordinances.

2. **Residential Purposes.** All Lots in the Subdivision shall be used exclusively for single family residential purposes; except for those lots in the Subdivision which are designated on the plat as zero lot line lots which may be used for two family residential purposes.

3. **Lot Subdivision and Building Sites.** None of the Lots shall at any time be divided into more than one (1) building site and no building site shall be less in area than the area of the smallest Lot platted in the Subdivision. A single Lot together with contiguous portion or portions of one or more adjacent Lots or, subject to limitation on building site size, contiguous portions of adjacent Lots may be used for one (1) building site, but only upon approval of the Association. If approval of the City of Tipp City Planning Board is required by the City of Tipp City Subdivision Regulations, then no Lot may be subdivided unless authorized by the City of Tipp City Planning Board as well as the Association.

4. **Building Setbacks.** Building setbacks shall be observed as provided on such plats as are filed of record with the Recorder of Miami County, Ohio, with respect to each individual Lot in the Subdivision. Setbacks will generally be in accordance with the following table provided, however, that the setbacks noted on the recorded plat for any particular lot shall control over the following table in the event of any inconsistency:

Lot Type	Front	Rear	Side	Height
Estate	40'	30'	15'	35'
Executive	30'	25'	10'	35'
Garden	30'	25'	10'	35'

5. **Site Line Easements.** Site line easements shall be observed as provided on such plats as are filed of record with the Recorder of Miami County, Ohio, with respect to each individual Lot in the Subdivision. No vehicle may be parked; no trees, shrubs, or other plants may be planted (excluding farm crops); and no obstruction or other visual impediments shall be placed or permitted to remain in any of the site line easement areas set forth in the plat. Improvements which are below the site line (for example below grade detention basins, walkways, lawn and low landscaping) shall be permitted within the site line easements provided that such improvements are installed below the site line in accordance with AASHTO Standards adopted by the State of Ohio, Department of Transportation.

6. **Lot Maintenance.**

(a) All Lots, whether occupied or unoccupied, shall at all times be maintained in a neat and attractive condition and in such manner as to prevent their becoming unsightly by reason of unattractive growth on such Lot or the accumulation of rubbish or debris thereon. In order to implement effective control of this provision, there is reserved to the Association for itself and its agents, the right, but not the obligation, after ten (10) days notice to any Lot Owner, to enter upon any residential Lot with such equipment and devices as may be necessary for the purpose of mowing, removing, cleaning or cutting underbrush, weeds or other unsightly growth and trash which in the opinion of the Association detracts from the overall beauty or safety of the Subdivision.

(b) Entrance upon such property for such purposes shall not constitute a trespass. The Association may charge the Owner a reasonable cost for such services, which charge shall constitute a lien upon the Lot enforceable by appropriate proceedings at law or equity; provided, however, that the lien shall be subordinate to the lien of any first mortgage or deed of trust encumbering the Lot. The provisions of this section shall not be construed as an obligation on the part of the Association to mow, clear, cut, or prune any Lot, nor to provide garbage or trash removal services.

7. **Garbage Containers.** Garbage containers, if any, shall be kept in a clean and sanitary condition, and shall be so placed or screened by shrubbery, fencing, or other appropriate means so as not to be visible from any road, or within sight distance of the Lot at any time except during refuse collection.

8. **Fuel Containers.** Containers for storage of home heating oil or propane gas shall not be permitted.

9. **Signs.** All signs, billboards, or advertising structures of any kind are prohibited with the following exceptions (which exceptions shall comply with Tipp City code requirements):

1. Builder and contractor signs during construction periods.
2. One professional sign of not more than four square feet to advertise a Lot for sale during a sales period.
3. Developer's sign or signs advertising the Subdivision.

10. **Utilities.** Except for above ground electric lines around the perimeter of the Subdivision, all utilities shall be installed underground.

11. **Landscaping.** Prior to obtaining a Certificate of Occupancy for any residential structure, the Owner of each Lot shall lay sod within any public right of way within such Lot. The front yard of each lot, being that portion of the lot which extends the entire width of the lot from the front of the residence to the street, shall be fully laid with sod within sixty (60) days after completion of construction. Plans for all other landscaping must be submitted to the Association for approval within ninety (90) days after completion of construction. Although the Association shall have the authority to approve any landscaping plan submitted, it is suggested as a guideline that a minimum of two and one-half percent (2 1/2 %) of the building construction cost be allocated for landscaping each building site. Landscaping includes seeding and planting of trees, shrubs, and ground covers, excluding rough grading work. Landscape work must be completed within six (6) months of occupancy.

12. **Trees Prohibited in Utility Easement.** No trees shall be planted between the street curb and sidewalks, and within the 10' utility easement immediately behind the right-of-way, which areas shall be dedicated for utility easement purposes.

13. **Lawn Watering and Irrigation.** Lawn watering and irrigation shall not be permitted in public right of way areas without the approval of the City of Tipp City.

14. **Completion of Construction.**

(a) Construction of a residence building on any building site shall be completed within two (2) years from the date of the original purchase from Developer, and completion of construction shall be within one (1) year from the date of beginning construction. Developer reserves the right to repurchase any Lot in the Subdivision upon which the construction of the residential building has not been completed within two (2) years from the date of the original purchase from Developer or within one year from the date of beginning of construction, whichever is earlier.

(b) In the event the Developer elects to exercise the repurchase rights set forth in this Section, Developer shall obtain an appraisal of the Lot by a licensed appraiser and shall give written notice to the then Owner of record of the Lot of the appraised value of the Lot and of the Developer's intent to exercise its repurchase right. The repurchase price which the Developer shall pay for such Lot, in the event of such repurchase, shall be equal to the value of the Lot as appraised, less any costs or expenses incurred by the Developer in exercising or enforcing its repurchase right, including but not limited to, appraisal fees and attorney fees. Developer may also deduct from the repurchase price an amount equal to such sums as are necessary to satisfy any and all outstanding mortgages, mechanic's liens, tax liens, assessments or any other lien or encumbrance upon the Lot. The Owner shall transfer the Lot to Developer by warranty deed free and clear of any liens and encumbrances and, in the event that the Owner fails to voluntarily transfer such Lot, the Developer shall be entitled, in addition to any other remedy, to obtain a court order effecting the transfer of the Lot to the Developer and the Owner of such Lot shall be liable to the Developer for all costs, expenses, and attorney fees incurred in connection with such efforts.

15. **Fences and Hedges.** All fence designs and locations shall be in keeping with the architectural character of the structure and no fence shall be erected until after the material, style and placement of such fence has been approved in writing by the Architectural Committee. No fence shall be erected or installed until after the Owner of the Lot upon which the fence will be installed obtains a letter from the Architectural Committee approving such fence and the Owner provides a copy of such letter to Tipp City. The type and height of fencing which is approved by the Architectural Committee will depend upon the location in which the fence will be erected.

(a) Fences Adjacent to Common Areas or Ponds. Fences which are adjacent to Common Areas or ponds shall be open type fencing not exceeding four feet above ground level.

(b) Fences on Lots Which are Not Adjacent to Common Areas or Ponds. Fences on Lots which are not adjacent to Common Areas or ponds may be open type fencing or privacy fencing but shall not exceed six feet above ground level.

(c) Pool Enclosures. Fences which are erected for the enclosure of a swimming pool may be open type fencing or privacy fencing but shall not exceed six feet in height. Where the Lot upon which the pool is installed is adjacent to a Common Area or pond, the fence shall be erected not less than fifteen feet from the property line which is adjacent to a Common Area and not less than fifteen feet from the high water line (as determined by the Architectural Committee) of any pond. Notwithstanding any other provision of the protective covenants and restrictions contained in this Declaration, Tipp City requirements and regulations on the fencing of swimming pools shall prevail.

(d) Hedges. No hedges shall be permitted which exceed six feet in height. No single span of hedges shall exceed 25 feet in length; however, multiple rows of hedges may be used provided that each span is offset by at least ten feet from an adjacent span of hedges.

(e) Proximity to Street. No fence or hedge shall extend closer to the street than the rear wall of the residential structure; except that, fencing and hedges on corner Lots may extend to one (but not more than one) of the front corners of the residential structure.

(f) General. Notwithstanding any provision herein to the contrary, no chain link fencing shall be permitted. No restrictions shall be placed on the planting of trees for privacy purposes.

16. **Drainage.** Drainage of surface water, storm water and/or foundation drains shall not be connected to sanitary sewers.

17. **Storm Water Drainage Restriction.** Storm water drainage restrictions shall run with the land and bind the Owners, successors and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

18. **Sump Pump Effluent.** No pump or piping device shall discharge sump pump effluent into a public right-of-way or into sanitary sewers. Sump pump effluent shall be discharged into such curb drains as may be constructed for lots in the Subdivision.

19. **Animals.** No animals, livestock, poultry, or water fowl of any kind or description, whether domesticated or wild, shall be raised, kept, fed, or bred on any Lot in the Subdivision. Dogs (up to but not exceeding two (2) per Lot), cats, or other usual household pets may be kept on any Lot, provided that no such household pet may be kept on any Lot for commercial purposes.

# ROSEWOOD CREEK SUBDIVISION

## PHASE 2

PLAT BOOK 21, PAGE 290  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS

Part Inlot 3603, Rec. P.B. 19, Pg. 118  
 Sec. 8, Town 4 North, Range 6 East  
 City of Tipp City, Miami County, Ohio

### COVENANTS AND RESTRICTIONS

#### 20. Outbuildings and Structures.

(a) Outbuildings and detached structures shall not be permitted, except that one detached garage for up to three motor vehicles shall be permitted provided that any such detached garage shall be constructed with a permanent foundation and the shape, size, height, materials, color, and location of the structure shall be compatible with that of the residential structure and shall first be approved by the Association under the procedures provided for in this Declaration.

(b) Storage structures shall be allowed provided the following requirements are met:

- (1) The storage structure shall not contain more than eighty (80) square feet of floor area.
- (2) At least one wall of the storage structure shall be fully attached to the rear of the residential building.
- (3) The storage structure shall be constructed with a permanent foundation and the shape, size, height, materials, color, and location of the structure shall be compatible with that of the residential structure and shall first be approved by the Association under the procedures provided for in this Declaration.

(c) No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

21. Sidewalks. Sidewalks required to be installed by the City of Tipp City shall be installed by the Owner at Owner's expense. Developer reserves the right to establish plans and specifications for any such sidewalks, and the Owner shall comply with any such plans and specifications. For corner Lots, truncated dome handicapped ramps shall be installed as a part of the sidewalk by the Owner in accordance with ODOT and Tipp City specifications. The width of the sidewalks shall be determined in accordance with the final plan for the subdivision approved by the City of Tipp City. If the Owner refuses or fails to install the sidewalks promptly upon demand by the Developer or by the City of Tipp City, the Developer shall have the right to install the sidewalks, and Owner shall promptly reimburse Developer for all costs and expenses incurred in connection with the installation of the sidewalks, which costs and expenses shall constitute a lien upon the Lot enforceable by appropriate proceedings at law or equity.

#### 22. Vehicles.

(a) No boat, camper, van, recreational vehicle, trailer of any kind (including but not limited to boat trailers, house trailers, and/or equipment trailers), tent, inoperable motor vehicle, or equipment or vehicle of a similar nature to any of the foregoing shall be parked or stored on any road, street, driveway, yard, or Lot in the Subdivision for any period of time except wholly within an enclosed garage. No truck of any size greater than a pickup truck shall be parked on any part of the Subdivision at any time except such limited period as may be necessary to service any part of the Subdivision. No Owner shall repair any motor vehicle, boat, trailer, or other vehicle on any portion of any Lot, or on any street in the Subdivision, except in an enclosed garage, unless and except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

(b) The provisions of this Section are not intended to replace any applicable Tipp City ordinance or regulation, and every Owner shall comply with all applicable Tipp City ordinances and regulations.

#### 23. Parking.

(a) On-street parking on any street in the Subdivision shall be restricted to occasional parking for special occasions only, not to exceed twenty-four (24) hours.

(b) All Lots in the Subdivision shall be subject to such parking restrictions as are set forth in any plat of the Subdivision filed for record in the Office of the Recorder of Miami County, Ohio.

(c) The provisions of this section are not intended to replace any applicable Tipp City ordinance or regulation, and every Owner shall comply with all applicable Tipp City ordinances and regulations.

24. Size of Residence. Each residential structure erected on any building site shall be constructed with not less than the following minimum square feet:

- (a) 2,000 square feet for each structure constructed on a lot identified on the plat as an "Estate Lot";
- (b) 1,500 square feet for each structure constructed on a lot identified on the plat as an "Executive Lot";
- (c) 1,400 square feet for each structure constructed on a lot identified on the plat as a "Garden Lot";

This square footage shall exclude garage space and basement, decking, patios and unenclosed porches. The first floor of all structures shall have a ceiling height of not less than eight (8) feet in all enclosed, heated, habitable space.

25. Construction Materials. The exterior walls of each residential structure erected on any building site shall be covered with brick, stone, wood or other approved products (excluding vinyl) in accordance with the following minimum percentages:

Type of Lot	Front of House	Sides of House	Street Side of House on corner Lot	Rear of House
Estate Lot	100%	100%	100%	100%
Executive Lot	75%	30%	75%	0%*
Garden Lot	75%	30%	75%	0%*

The exterior walls of all residential structures which are not covered with the foregoing materials shall be covered with a high quality vinyl siding or such other materials as are approved by the Architectural Committee.

The Architectural Committee shall review the proposed house design to assure that the minimum percentage of permissible construction materials is used as required herein. Written approval from the Architectural Committee shall be provided to the City of Tipp City, prior to the City reviewing the construction plans. Any prospective builder, lot owner, or agent, who submits plans to the City without the required written approval of the Architectural Committee will not have their plans reviewed, until said approval letter is received by the City.

26. Driveway Entrance Restrictions. No driveway entrances shall be constructed from any corner Lot on Rosewood Creek Drive or Rosenthal Drive except as otherwise provided for in the final plat for the Lots which are adjacent to such streets.

#### 27. Deleted

28. Garage. All single family residences shall have a minimum two (2) car attached garage. All Zero Lot Line units shall have a minimum one car attached garage for each residential unit.

29. Solar Panels. The use of solar panels shall not be permitted.

30. Antennas and Satellite Dishes. No exposed or exterior radio or television transmission or receiving antennas, and no satellite dishes which exceed 24 inches in diameter shall be erected, placed, or maintained on any part of the Subdivision.

31. Vents. Vents protruding through the roof should be placed on rear roof surfaces when possible and be painted a color to blend with roof coloring.

32. Swimming Pools. Swimming pools shall match architectural character of the structure and be approved by the Association. No above ground pools shall be permitted except for portable children's wading pools.

33. Mailboxes. The Association may designate a mailbox design which must be used by each Lot Owner. The mailbox erected by the Lot Owner shall meet U.S. Postal Service specifications and applicable Tipp City ordinances.

34. Driveways. All driveways shall be concrete or other non-asphaltic hard surface pavement and should extend from the garage door to the rear of the sidewalk and shall be approved by the Association. The driveway approach shall be concrete pavement from the curb to the sidewalk and shall be constructed in accordance with Tipp City specifications.

35. Clothes Lines. The use of exterior clothes lines shall not be permitted.

36. Basketball Goals. No basketball goals shall be permitted to be attached to any residential structure; however, free standing basketball goals may be permitted provided that Association approval is obtained with respect to the placement and type of basketball goal and supporting structures.

37. Nuisances. No noxious or offensive activity which would constitute a nuisance shall be carried on any Lot.

38. Repairs. Each Owner shall, at his sole cost and expense, repair his residence, keeping the same in a condition comparable to the condition of the residence at the time of its initial construction, normal wear and tear excepted.

39. Wells Prohibited. No wells (including but not limited to landscaping wells) or individual water supply system shall be permitted to be drilled or installed on any Lot. Public water and sewer shall be used on every Lot.

40. Motorized Boats. Motorized boats shall not be permitted on the ponds located within the Subdivision.

41. Alteration of Pond Bank Prohibited. No Lot Owner shall alter the bank of any pond or stream located within the Subdivision without prior written consent of the City of Tipp City and the Board of Trustees of the Association.

42. Tipp City Maintenance. The City of Tipp City shall have the right, but not the responsibility, to enter upon any Lot in this subdivision to inspect and monitor any storm water detention basin areas or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer or the Association to take corrective action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basin areas and drainage facilities; provided, however, that the Developer and/or the Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Association or, if the Association has ceased to exist, against individual lots in accordance with the Declaration. Storm water drainage restrictions shall run with the land, and shall bind the owners, successors, and assigns unless and until a modification is agreed to and approved by the Council of the City of Tipp City.

43. Erosion Control. Each Owner shall, at his sole cost and expense, follow and maintain control of erosion and sedimentation as required by the Tipp City Subdivision Regulations and the OEPA in addition to the specific notes on the final plat for the Owner's Lot, including the installation of sod within public right-of-ways.

44. Foundations. Foundations for slab construction shall be 8 inches above the house pad elevation, and basement/crawl construction shall be 18 to 36 inches above the house pad elevation. Houses constructed within this Subdivision shall conform to the house pad elevations as noted on the "Grading Plan" contained within the construction drawings for the Subdivision and which are available for review at the offices of the City of Tipp City, Ohio.

### STORM WATER DRAINAGE RESTRICTIONS

1. No fixed structure, filling, or improvements of any kind, excluding grass or approved bank protection shall be erected, installed, or planted within any part of a storm water drainage easement area (flood plain line). This includes accessory buildings, fences, shrubs, and trees.

2. The owners of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 62, 63, & 64 and the Rosewood Creek Owner's Association, owners of lots 65, 66, 67, & 69 which contain storm water retention ponds. The Rosewood Creek Owner's Association shall be responsible for maintaining these retention ponds below the normal water elevation and water courses in the operable manner to which they were designed.

3. The City of Tipp City shall have the right, but not the responsibility, to enter upon any Lot in this subdivision to inspect and monitor any storm water detention basin areas, storm water retention pond areas, or drainage facilities constructed in the subdivision. In the event that the facilities are not properly constructed or maintained, upon the failure of the Developer or the Association to take correction action after being duly notified in writing by the City, the City shall have the right, but not the obligation to take whatever action is necessary to correct any improper construction or to maintain storm water detention basin areas and drainage facilities; provided, however, that the Developer and/or the Association shall first have a reasonable period of time, taking into account the urgency of the matter, to take corrective action. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Association or, if the Association has ceased to exist, against individual lots in accordance with the Declaration.

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

SHEET 5 OF 5

**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...  
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 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 04-12-2005	drawn by: seb	job number: MiaTci0426
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# EASEMENT LOCATION AND VACATION PLAT OF INLOT 8826

## CONSENT TO EASEMENT VACATION PLAT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND SHOWN HEREON, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS EASEMENT LOCATION AND VACATION PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID EASEMENT LOCATION AND VACATION PLAT.

OWNER: WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST

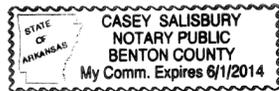
*Michael E. Gardner*  
BY: MICHAEL E. GARDNER, ITS: ASSISTANT VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF ARKANSAS, BENTON COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF ARKANSAS, PERSONALLY APPEARED THE ASSISTANT VICE PRESIDENT OF WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, THE COMPANY WHO EXECUTED THE FOREGOING EASEMENT LOCATION AND VACATION PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH ASSISTANT VICE PRESIDENT ON BEHALF OF SAID COMPANY AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH ASSISTANT VICE PRESIDENT INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT BENTONVILLE, ARKANSAS THIS 14<sup>th</sup> DAY OF JUNE, 2005.

NOTARY PUBLIC *Casey Salisbury*  
MY COMMISSION EXPIRES: 6/1/2014



8826 PIQUA MIAMI, OHIO  
INLOT CITY COUNTY

05/24/05  
PREPARED BY:



**Van Atta Engineering Inc.**  
Engineering & Surveying  
Fax: (937) 438-5645  
245 W. Elmwood Drive Suite 202  
Centerville, Ohio 45459  
Phone: (937) 438-5650

TRANSFERRED THIS 29<sup>th</sup> DAY OF June, 2005  
*Chris A. Peoples* BY: *Linda Pearson*  
CHRIS A. PEEPLES DEPUTY AUDITOR

PLAT BOOK 01, PAGE 30  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 19 DAY OF June, 2005 AT 11:32 AM.  
FILE No. 0407444 FEE: \$86.40  
*John W. O'Brien*  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
*Dina R. Pence*  
DEPUTY

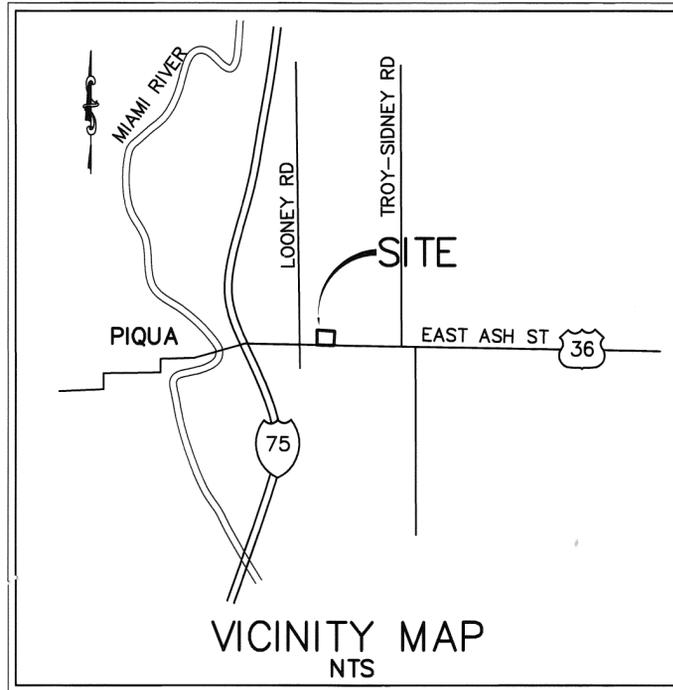
ORIGINAL BOOK AND PAGE WHERE INLOT 8826 WAS CREATED PLAT BOOK 21, PAGES 6-6B AND TRANSFERRED TO WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST RECORDED IN VOL 0758, PG455

DEED REFERENCE  
DEED BOOK 750, PAGE 666  
DEED BOOK 746, PAGE 136

SURVEY REFERENCE  
LAND SUR. VOL. 19, PG. 65  
LAND SUR. VOL. 34, PG. 163  
LAND SUR. VOL. 30, PG. 165  
LAND SUR. VOL. 30, PG. 47  
LAND SUR. VOL. 40, PG. 144  
LOT SUR. VOL. 18, PG. 90  
LOT SUR. VOL. 23, PG. 122  
PLAT BOOK 21, PAGE 6

### SURVEY SYMBOLS LEGEND:

- ⊕ EX CROSS NOTCH FOUND
- EX 5/8" IRON PIN FOUND
- EX 1" IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- × EX PK NAIL FOUND
- ◁ EX RAILROAD SPIKE FOUND
- IRON PIN TO BE SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT TO BE SET
- × PK NAIL TO BE SET
- ⊕ CROSS NOTCH TO BE SET



### CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL DISTANCES ARE CORRECT AS SHOWN. ALL CURVE DISTANCES ARE MEASURED ON THE ARC.



*Jeffrey A. Van Atta*  
JEFFREY A. VAN ATTA  
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

5/24/05  
DATE

BEING AN EASEMENT VACATION PLAT OF INLOT 8826 AS DESCRIBED IN PLAT BOOK 21, PAGE 6-6B.

THE INTENT OF THIS PLAT IS TO VACATE A PORTION OF SAN/WTR EASEMENT AND DEDICATE A NEW PORTION OF SAN/WTR EASEMENT

### APPROVAL

THIS EASEMENT LOCATION AND VACATION PLAT WAS REVIEWED AND APPROVED BY ME THIS 29 DAY OF JUNE, 2005

*Christopher W. Schmiesing*  
Christopher W. Schmiesing  
City of Piqua Planning & Zoning Supervisor

G:\P\RG\PIQUA36-RECORD-PLAN.DWG, MAY 24, 2005 - 09:00:42

# EASEMENT LOCATION AND VACATION PLAT OF INLOT 8826

FOR EASEMENTS

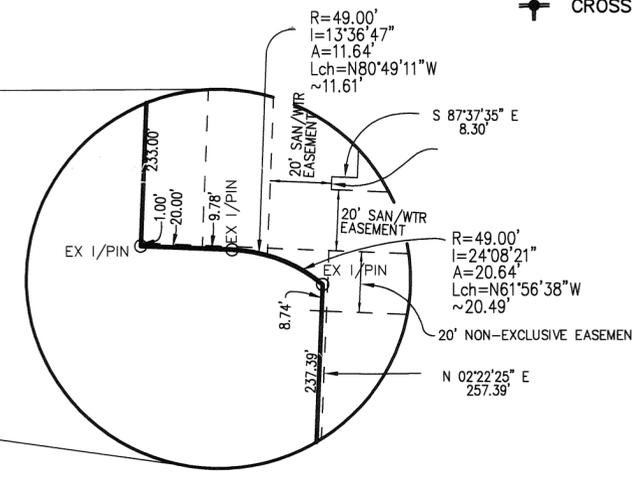
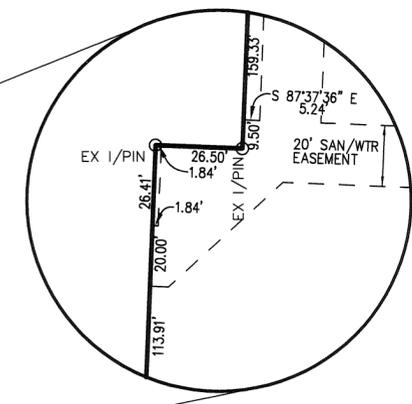
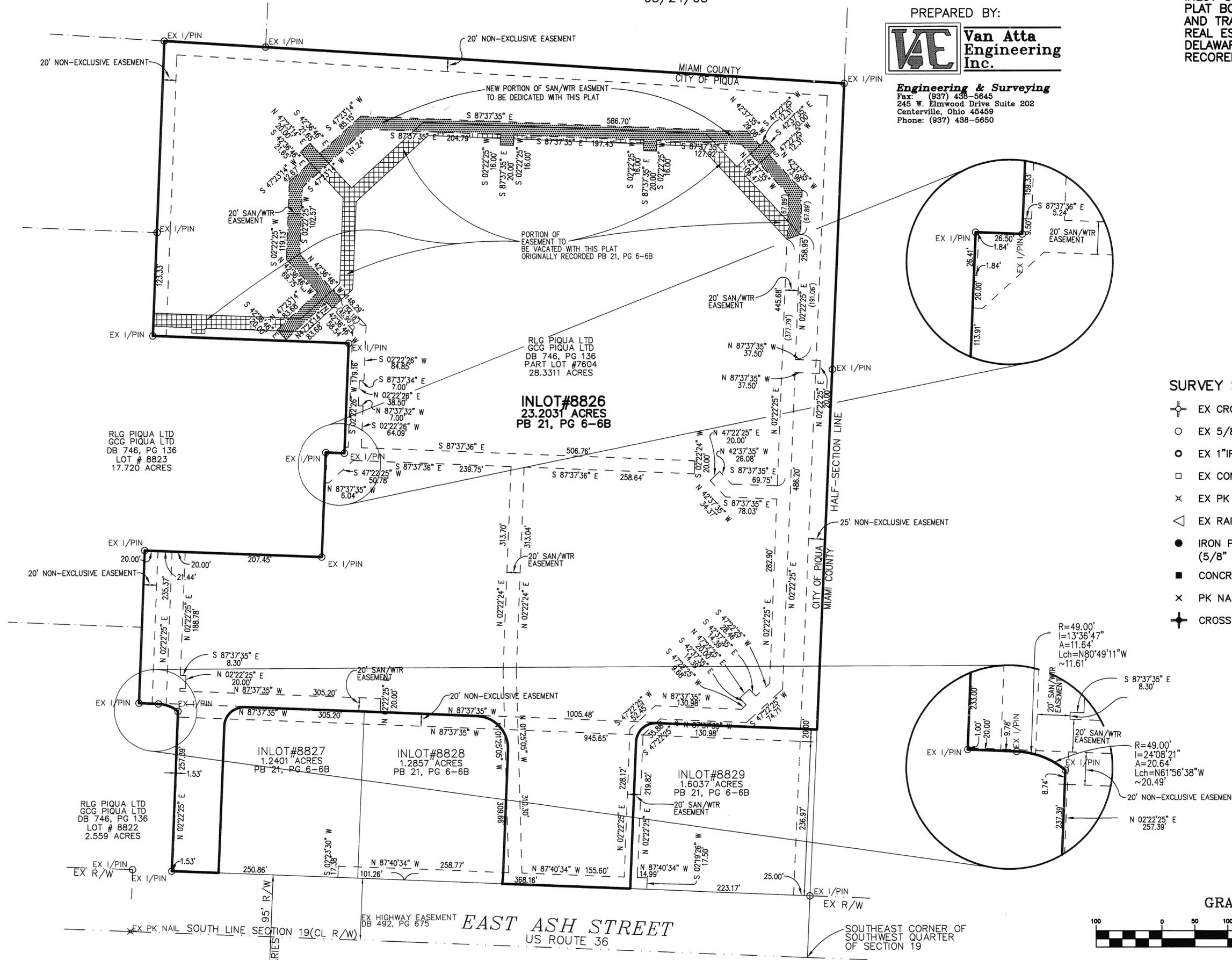
8826 INLOT  
PIQUA CITY  
MIAMI, OHIO COUNTY  
05/24/05

PREPARED BY:



**Van Atta Engineering Inc.**  
Engineering & Surveying  
Fax: (937) 438-5845  
245 W. Elmwood Drive Suite 202  
Centerville, Ohio 45459  
Phone: (937) 438-5850

ORIGINAL BOOK AND PAGE WHERE INLOT 8826 WAS CREATED PLAT BOOK 21, PAGES 6-6B AND TRANSFERRED TO WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST RECORDED IN VOL 0758, PG455

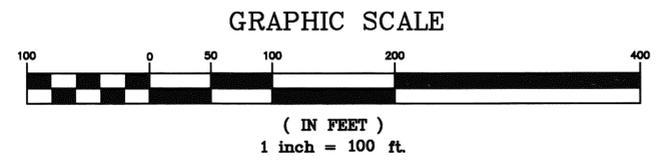


**SURVEY SYMBOLS LEGEND:**

- ⊕ EX CROSS NOTCH FOUND
- EX 5/8" IRON PIN FOUND
- EX 1" IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- × EX PK NAIL FOUND
- △ EX RAILROAD SPIKE FOUND
- IRON PIN TO BE SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT TO BE SET
- × PK NAIL TO BE SET
- ⊕ CROSS NOTCH TO BE SET



**BASIS OF BEARINGS:**  
EAST LINE OF LOT 7604-BEARING S 02°32'10" W PER SURVEY VOL 30, PLAT 165



G:\P\RC\PIQUA36\PIQUA36-RECORD-PLAN.DWG, MAY 24, 2005 - 09:00:42

# VACATION OF PART OF ULLERY STREET

PLAT BOOK 21 PAGE 31  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 19 DAY OF

July, 2005, AT 11:07:41 AM.

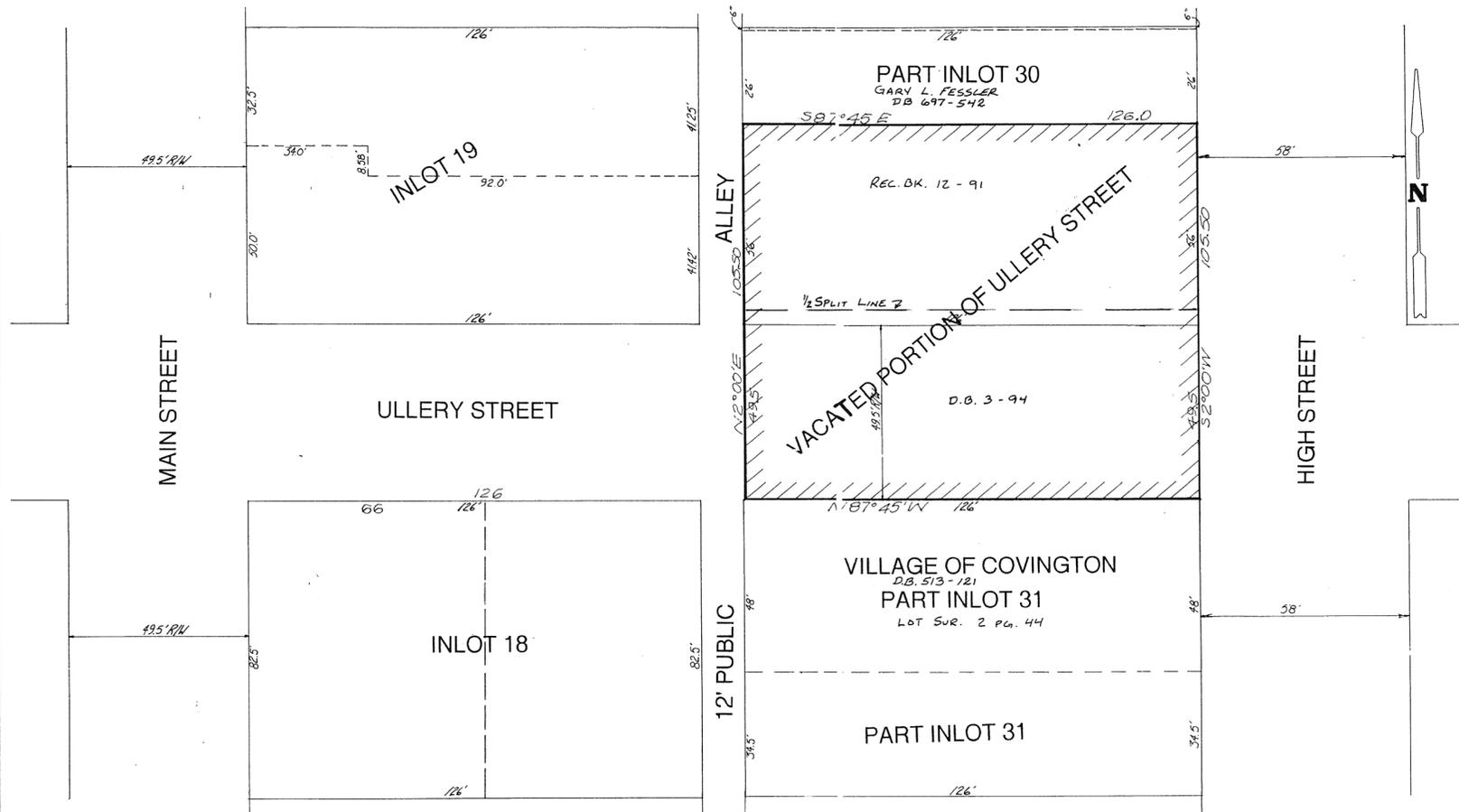
FILE NO. 0428678 FEE: 43.20

John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: Dona Swihart  
 DEPUTY RECORDER

BEING A PART OF INLOT 30 (CONTAINING 0.162 ACRES), DEDICATED AS ADDITIONAL RIGHT-OF-WAY FOR ULLERY STREET BY MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 12, PAGE 91, AND A PORTION OF PLATTED ULLERY STREET RIGHT-OF-WAY EXTENDING FROM THE WEST LINE OF HIGH STREET TO THE EAST LINE OF THE 12 FOOT ALLEY (CONTAINING 0.143 ACRES). THE VACATED AREA CONTAINS A TOTAL OF 0.305 ACRES.

SEE QUIT CLAIM DEED FROM GARY L. FESSLER TO THE VILLAGE OF COVINGTON RECORDED IN DEED BOOK 763 PAGE 138.



WE, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LAND SHOWN HEREON TO BE VACATED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

Lowell Yingst  
 MAYOR

Richard Rice  
 PRESIDENT OF COUNCIL

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO PERSONALLY APPEARED LOWELL YINGST, MAYOR, AND DICK RICE, PRESIDENT OF COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, THE CORPORATION WHO EXECUTED THIS PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH MAYOR AND PRESIDENT OF COUNCIL IN BEHALF OF THE VILLAGE OF COVINGTON, OHIO, AND BY AUTHORITY OF THE VILLAGE COUNCIL AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH MAYOR AND PRESIDENT OF COUNCIL AND THE FREE ACT AND DEED OF SAID VILLAGE OF COVINGTON, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 14th DAY OF May, 2005. Richard Rice

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 14th DAY OF April, 2005, THIS PLAT WAS REVIEWED AND APPROVED.

Steve Pelacey  
 CHAIRMAN

R. Scott Tobias  
 SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 11th DAY OF April, 2005, THIS PLAT WAS APPROVED BY ORDINANCE NO. 05-06A.

APPROVED AND TRANSFERRED THIS 19 DAY OF July, 2005.

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

BY: Jinda Jiruman  
 DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON.

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



VACATION OF PART OF ULLERY STREET COVINGTON, OHIO		
VILLAGE OF COVINGTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH: (937) 339-5331		
DATE: <b>28 FEB 05</b>	DRAWN BY: <u>RFS</u> TRACED BY: CHECKED BY: <u>Carl</u>	SHEET NO. <b>1 OF 1</b>
SCALE: 1" = 30'		

# ADDITIONAL HIGHWAY EASEMENT ~ TROY-SIDNEY ROAD AND SUBDIVISION OF 20.0394 ACRES

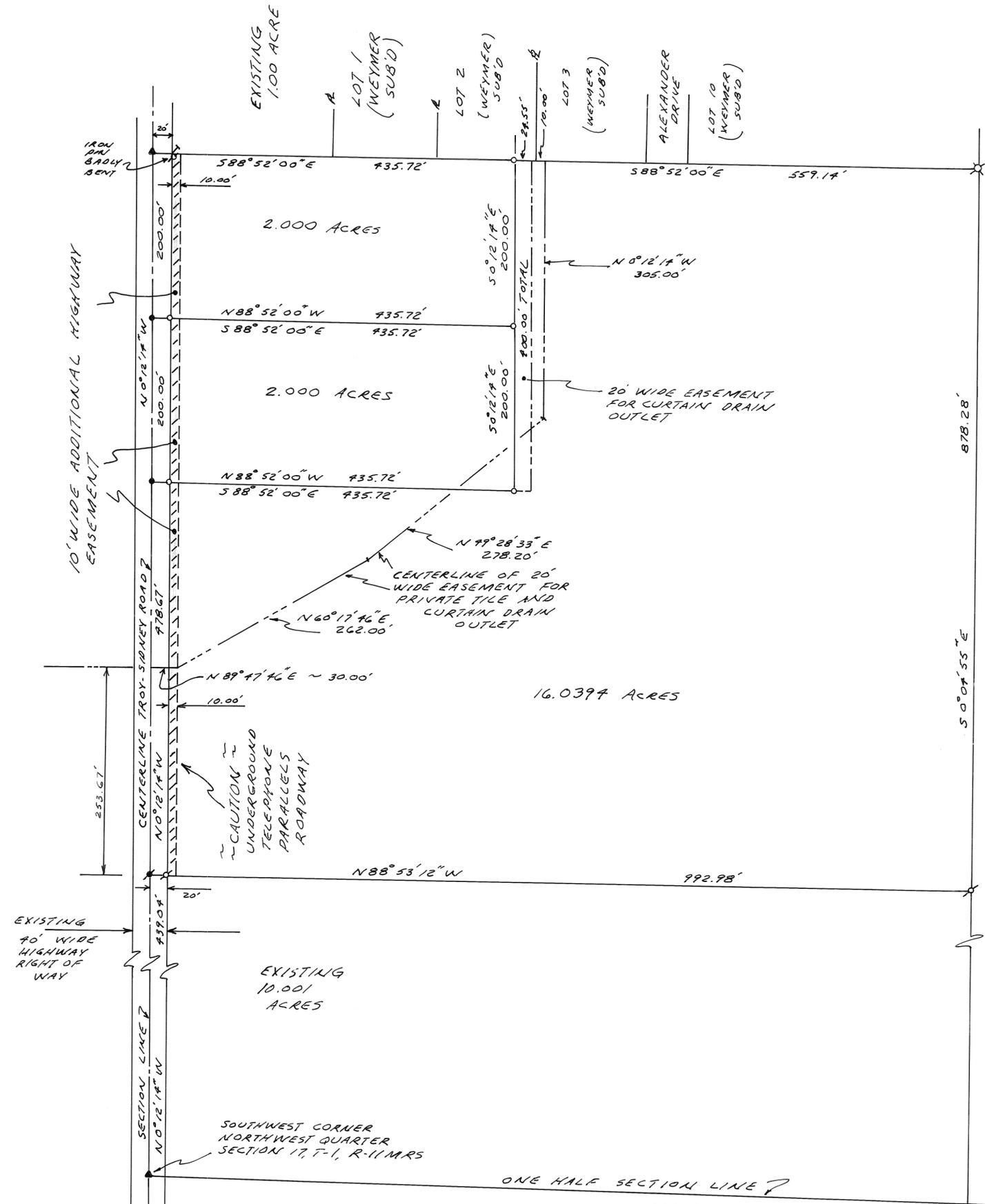
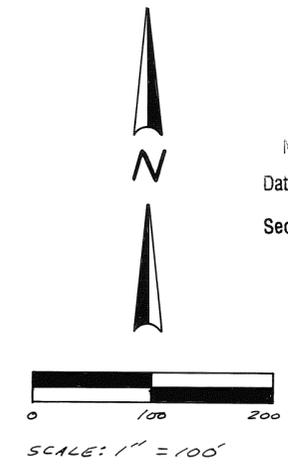
1 TOWN 11-MRS RANGE 17 SECTION N.W. QUARTER SPRINGCREEK TOWNSHIP

**APPROVED**  
Subject To Zoning Approval  
By [Signature]  
Date 7/18/05  
Miami County Health District

VOLUME NO. 21 PLAT NO. 32  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 19<sup>th</sup> DAY OF JULY 2005 AT 1:55 PM  
FILE # 0428713 FEE \$ 43.20  
[Signature] BY [Signature]  
MIAMI COUNTY RECORDER

**APPROVED**  
Miami County Planning Commission  
Date July 8<sup>th</sup>, 2005  
Secretary [Signature]

ROAD RECORD VOLUME 9 PAGE 5  
**MIAMI COUNTY ENGINEER**  
REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 19<sup>th</sup> DAY OF JULY 2005  
[Signature]  
MIAMI COUNTY ENGINEER



**MIAMI COUNTY AUDITOR**  
REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 19<sup>th</sup> DAY OF JULY 2005  
[Signature] BY [Signature]  
MIAMI COUNTY AUDITOR

**MIAMI COUNTY COMMISSIONERS**  
APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS THIS 19 DAY OF JULY 2005, BY RESOLUTION NO. 05-074 1079  
[Signature]  
D. ANN BAIRD  
[Signature]  
RON WIDENER  
[Signature]  
JOHN EVANS

**DESCRIPTION**  
BEING A DEDICATION OF ADDITIONAL HIGHWAY EASEMENT AND A SUBDIVISION OF 20.0394 ACRES AS CONVEYED TO WAYNE A. & CATHERINE V. MULLENIX BY DEED RECORDED IN DEED BOOK 753 PAGE 310.

**OWNERS CONSENT**

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREON DO HEREBY CONSENT TO THE DEDICATION OF THE ADDITIONAL HIGHWAY EASEMENT AS SHOWN BY THIS PLAT

Wayne A. Mullenix Catherine V. Mullenix  
OWNER OWNER

STATE OF OHIO ~ COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. I have witnessed Wayne Mullenix and Catherine V. Mullenix.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua OHIO THIS 23<sup>rd</sup> DAY OF June 2005

Daniel J. Patrizio [Signature] January 1, 2007  
NOTARY PUBLIC MY COMMISSION EXPIRES

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED [Signature] OF [Signature] CORPORATION WHO EXECUTED THE FOREGOING DEDICATION, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT [Signature] OHIO THIS [Signature] DAY OF [Signature] 2005

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES

**REFERENCES**  
DEED BOOK NO. 753 PAGE NO. 310  
LAND SURVEY BOOK 35 PAGE 161  
" " " 78 " 80

**LEGEND**  
X 3/8" IRON PIN FOUND ~ INSIDE PIPE  
X 3/8" IRON PIN FOUND  
▲ MAG NAIL FOUND  
○ 3/8" CAPPED IRON PIN SET  
○ 1" MONUMENT SPIKE SET  
> SPIKE SET



SURVEY FOR <b>WAYNE MULLENIX</b>	
MICHAEL H. TREON TROY, OHIO	
<u>[Signature]</u> REGISTERED SURVEYOR NO. 5621	

# REPLAT OF INLOT 8128

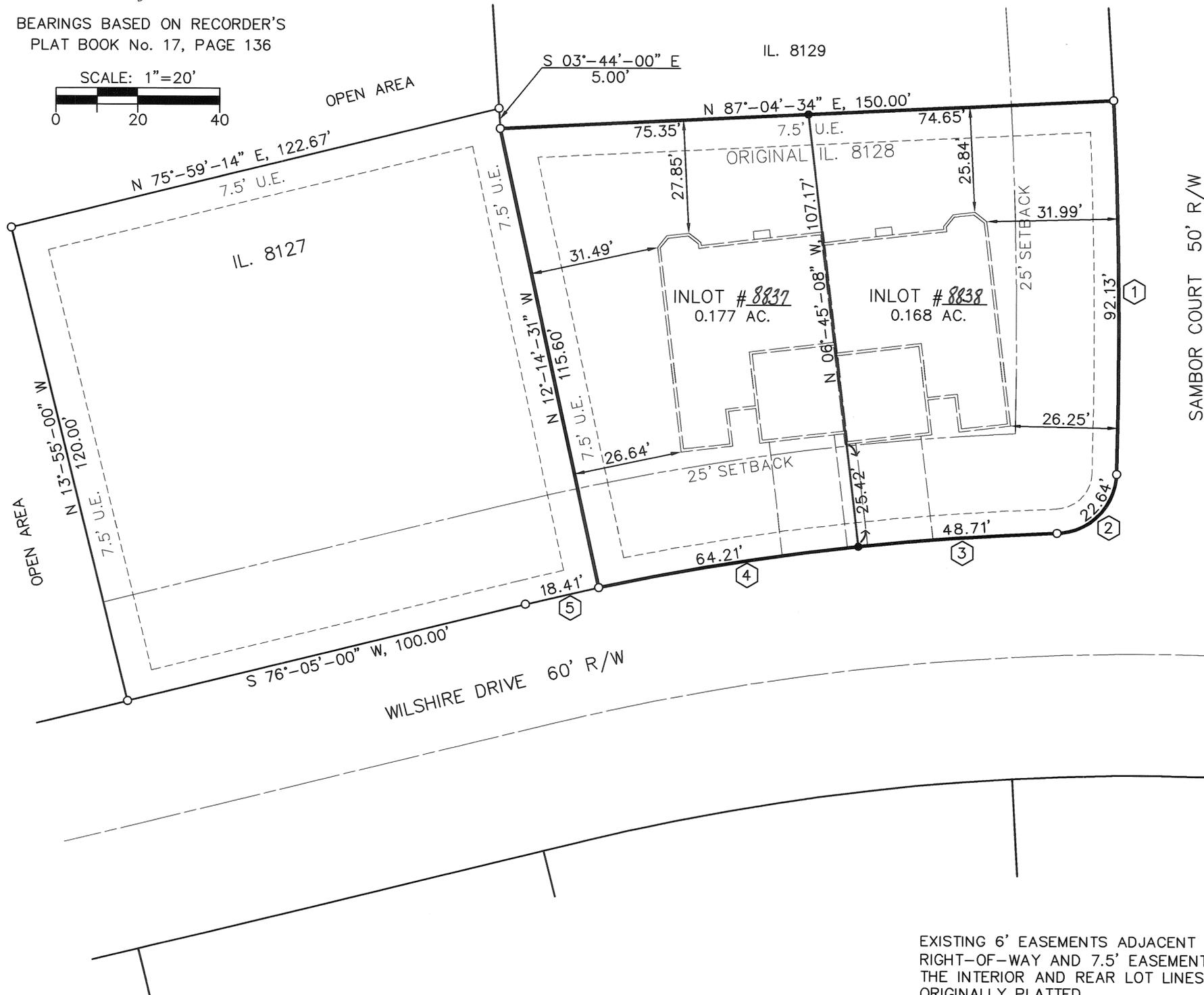
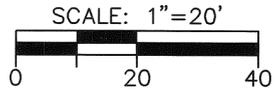
8128 INLOT PIQUA CITY MIAMI, OHIO COUNTY

PLAT BOOK 21, PAGE 33  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 10 DAY OF August, 2005, AT 9:50 A.M.  
 FILE No. 0430217 FEE: \$ 129.00  
*John W. O'Brien*  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
*David R. Prince*  
 DEPUTY

## LEGEND

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

BEARINGS BASED ON RECORDER'S PLAT BOOK No. 17, PAGE 136



TRANSFERRED THIS 10<sup>th</sup> DAY OF August, 2005  
*Chris A. Peebles*  
 CHRIS A. PEEPLES MIAMI COUNTY AUDITOR  
 BY: *Arda Pearson*  
 DEPUTY AUDITOR

## CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: CRAYCON HOMES, INC.

*Mimi A. Crawford*  
 MIMI A. CRAWFORD, PRESIDENT  
*David Crawford*  
 DAVID CRAWFORD, VICE-PRESIDENT

## ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OWNERS OF CRAYCON HOMES, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF SAID CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS, INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 9<sup>th</sup> DAY OF August, 2005.

NOTARY PUBLIC *Kimberly A. Lentz*  
 MY COMMISSION EXPIRES: 11-24-2008

KIMBERLY A. LENTZ  
 Notary Public, State of Ohio  
 My Commission Expires 11-24-2008

THIS PLAT IS IN COMPLIANCE WITH RESOLUTION No. C-10472 FOR THE FINAL PUD DEVELOPMENT PLAN APPROVED OCTOBER 2, 1995.

## APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 23 DAY OF July, 2005

*Christopher W. Schmiesing*  
 Thomas Zechman P.E., P.S: Christopher W. Schmiesing  
 City of Piqua Public Works Director P&E Supervisor

EXISTING 6' EASEMENTS ADJACENT TO THE STREET RIGHT-OF-WAY AND 7.5' EASEMENTS ADJACENT TO THE INTERIOR AND REAR LOT LINES TO REMAIN AS ORIGINALLY PLATTED.

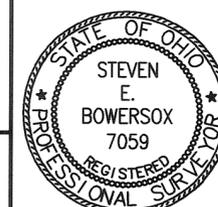
BEING A REPLAT OF INLOT 8128 IN DEERFIELD SUBDIVISION SECTION 4, CITY OF PIQUA, FOR CRAYCON HOMES.

DEED REFERENCE  
 DEED BOOK 652, PAGE 556  
 DEED BOOK 664, PAGE 588

SURVEY REFERENCE  
 REC. P.B. 17, PAGE 97  
 REC. P.B. 17, PAGE 136  
**REC. P.B. 21, PAGE 34**

*Steven E. Bowersox* 06-03-2005  
 STEVEN E. BOWERSOX, P.S. #7059 DATE

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	1175.00'	04°-29'-33"	92.13'	92.11'	S 00°-40'-50" E
2	15.00'	86°-27'-43"	22.64'	20.55'	S 44°-47'-49" W
3	630.00'	04°-25'-49"	48.71'	48.70'	S 85°-48'-46" W
4	630.00'	05°-50'-23"	64.21'	64.18'	S 80°-40'-39" W
5	630.00'	01°-40'-28"	18.41'	18.41'	S 76°-55'-14" W



**CHOICE ONE ENGINEERING**  
 the choice that exceeds...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45385  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 06-03-2005 drawn by: seb job number: MIAPIQ9635

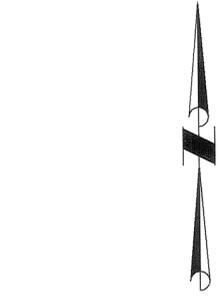
# REPLAT OF INLOT 8127

PLAT BOOK 21 PAGE 34  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 10 DAY  
 OF August, 2005, AT 9:50 A.M.  
 FILE No. 0430218 FEE: \$ 129.00  
John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Jessie R. Pence  
 DEPUTY

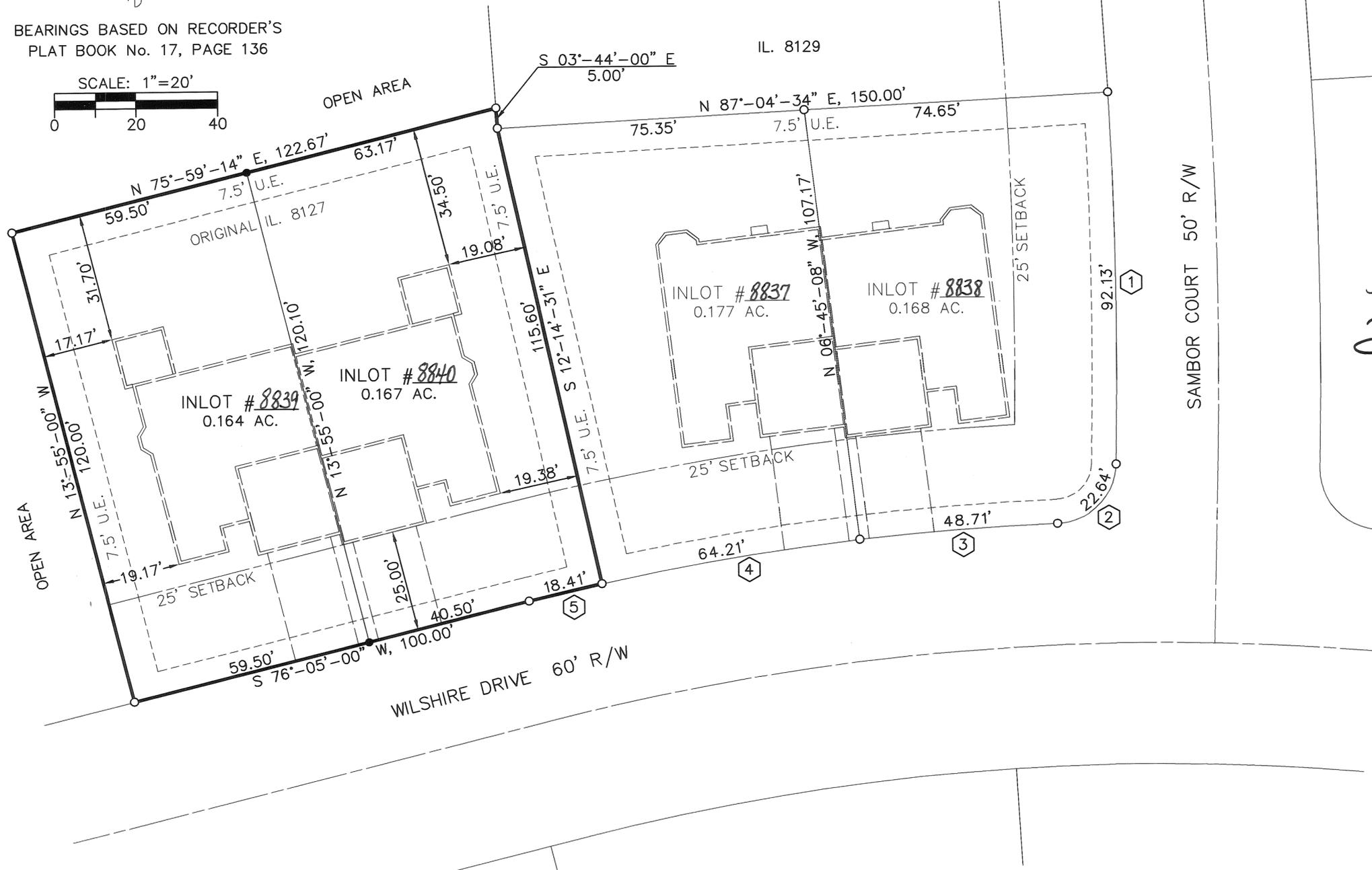
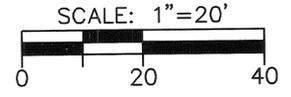
## LEGEND

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

8127 INLOT PIQUA CITY MIAMI, OHIO COUNTY



BEARINGS BASED ON RECORDER'S PLAT BOOK No. 17, PAGE 136



TRANSFERRED THIS 10th DAY OF August, 2005  
Chris A. Peebles BY: Sarah Pearson  
 CHRIS A. PEEPLES DEPUTY AUDITOR

## CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: CRAYCON HOMES, INC.  
Mimi A. Crawford  
 MIMI A. CRAWFORD, PRESIDENT  
David Crawford  
 DAVID CRAWFORD, VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS  
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OWNERS OF CRAYCON HOMES, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF SAID CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS, INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS Ten DAY OF August, 2005.  
 NOTARY PUBLIC Kimberly A. Lentz  
 MY COMMISSION EXPIRES: 11-24-2008  
 KIMBERLY A. LENTZ  
 Notary Public, State of Ohio  
 My Commission Expires 11-24-2008

THIS PLAT IS IN COMPLIANCE WITH RESOLUTION No. C-10472 FOR THE FINAL SUBDIVISION PLAN APPROVED OCTOBER 2, 1995.

## APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 8th DAY OF August, 2005  
Christopher W. Schmiessing  
 Chris Schmiessing  
 City of Piqua Planning

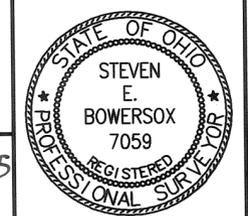
EXISTING 6' EASEMENTS ADJACENT TO THE STREET RIGHT-OF-WAY AND 7.5' EASEMENTS ADJACENT TO THE INTERIOR AND REAR LOT LINES TO REMAIN AS ORIGINALLY PLATTED.

BEING A REPLAT OF INLOT 8127 IN DEERFIELD SUBDIVISION SECTION 4, CITY OF PIQUA, FOR CRAYCON HOMES.

DEED REFERENCE  
 DEED BOOK 652, PAGE 556  
 DEED BOOK 664, PAGE 588  
 SURVEY REFERENCE  
 REC. P.B. 17, PAGE 97  
 REC. P.B. 17, PAGE 136  
 REC. P.B. 21, PAGE 33

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	1175.00'	04°-29'-33"	92.13'	92.11'	S 00°-40'-50" E
2	15.00'	86°-27'-43"	22.64'	20.55'	S 44°-47'-49" W
3	630.00'	04°-25'-49"	48.71'	48.70'	S 85°-48'-46" W
4	630.00'	05°-50'-23"	64.21'	64.18'	S 80°-40'-39" W
5	630.00'	01°-40'-28"	18.41'	18.41'	S 76°-55'-14" W

Steven E. Bowersox 08-04-2005  
 STEVEN E. BOWERSOX, P.S. #7059 DATE



**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45385  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 08-04-2005 drawn by: seb job number: MIAPIQ9635



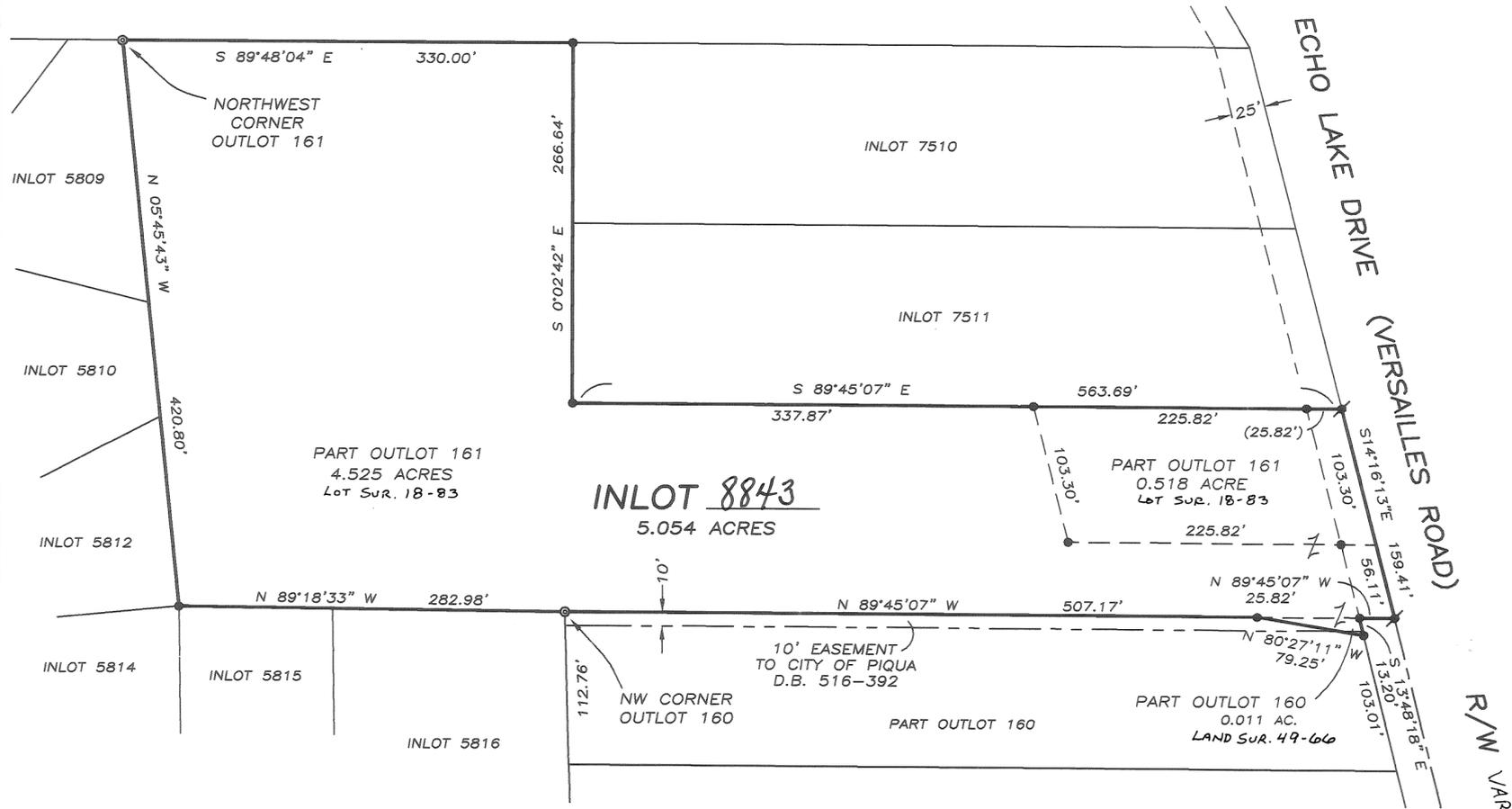
**MILLER REPLAT**  
**PARTS OF OUTLOTS 160 AND 161**  
**CITY OF PIQUA**  
**MIAMI COUNTY, OHIO**

VOLUME 21 PAGE 36

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 11<sup>th</sup> DAY  
 OF August, 2005, AT 11:11:33 A.M.  
 FILE #0430323 FEE \$ 43.20

John W. O'Brien Kristi Kerdale  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER



MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED 11<sup>th</sup> Aug, 2005.

Chris A. Peoples  
 MIAMI COUNTY AUDITOR

Jinda Pearson  
 BY DEPUTY AUDITOR

**DESCRIPTION**

BEING A REPLAT OF PART OF OUTLOT 160 AND PARTS OF OUTLOT 161 AS CONVEYED TO RUSSELL LEE AND NAOMI IRENE MILLER BY DEEDS RECORDED IN VOLUME 717, PAGE 627 AND VOLUME 763, PAGE 23 OF THE MIAMI COUNTY DEED RECORDS.

**CONSENT**

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

**OWNERS**

Russell Lee Miller  
 RUSSELL LEE MILLER

Naomi Irene Miller  
 NAOMI IRENE MILLER

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

BE IT REMEMBERED THAT ON THIS 1st DAY OF August, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RUSSELL LEE MILLER AND NAOMI IRENE MILLER, HUSBAND AND WIFE, AS OWNERS, BOTH OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: Jan 1, 2007

Regions Bank, successor by merger with UNION PLANTERS BANK, NA

Marjorie Gaenger  
 VICE PRESIDENT

Donna Burch  
 ASSISTANT VICE PRESIDENT

**STATE OF Mississippi, COUNTY OF Forrest**

BE IT REMEMBERED THAT ON THIS 3rd DAY OF August, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE AGENT/S FOR UNION PLANTERS BANK, NA, AS LIENHOLDERS, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

DATE  
 My Commission Expires June 22, 2009

Tracey Conway  
 NOTARY PUBLIC

RICHARD D. BERRY  
Richard D. Berry

STATE OF Ohio, COUNTY OF Miami, SS:  
 BE IT REMEMBERED THAT ON THIS 1st DAY OF Aug, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RICHARD D. BERRY, AS LIENHOLDER, 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: \_\_\_\_\_

Jan 1 2007  
 DATE

Richard D. Berry  
 NOTARY PUBLIC



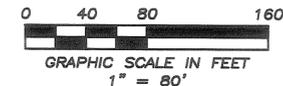
**DANIEL J. PATRIZIO**  
 Notary Public  
 In and for the State of Ohio  
 My Commission Expires  
 Jan. 1, 2007

**CITY OF PIQUA**  
 THIS RECORD PLAT REVIEWED AND APPROVED  
 THIS 2<sup>nd</sup> DAY OF August, 2005.

Gregg S. Brookhart

**LEGEND**

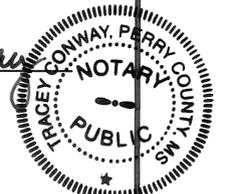
- IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊙ PINCH PIPE FOUND



REPLAT FOR RUSSELL AND NAOMI MILLER  
 IN MIAMI COUNTY, OHIO ~ JULY 22, 2005

Gregg S. Brookhart  
**GREGG S. BROOKHART**  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #6348  
 PIQUA, OHIO 45356

DANIEL J. PATRIZIO  
 Notary Public  
 In and for the State of Ohio  
 My Commission Expires  
 Jan. 1, 2007



# REPLAT OF INLOT 677, PART OF INLOTS 379, 380, AND 678, AND ADDITIONAL PARTS OF INLOTS 677 AND 678 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO

PLAT BOOK 21 PAGE 37  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED Aug. 12, 2005 AT 2:39 P.M.  
FILE NO. 0430440 FEE \$43.00

John W. O'Brien BY: J. McCoy  
MIAMI COUNTY RECORDER DEPUTY RECORDER

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 12th DAY OF August, 2005.

Chris A. Peoples BY: Syda Pearson  
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

### DESCRIPTION

BEING A REPLAT OF INLOT 677, PART OF INLOTS 379, 380, AND 678, AND PART OF UNNUMBERED OUTLOT 39 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 0.470 ACRES, INCLUDING 0.151 ACRES OF INLOT 677, 0.130 ACRES OF PART INLOT 379, 0.032 ACRES OF PART INLOT 380, 0.038 ACRES OF PART INLOT 678, 0.095 ACRES OF ADDITIONAL PART INLOT 677 AND 0.024 ACRES OF ADDITIONAL PART INLOT 678. CONVEYED TO MILDRED BOOKIN BY DEED RECORDED IN DEED BOOK 630, PAGE 786 AND DEED BOOK 678, PAGE 535 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

### DEDICATION

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

Mildred Bookin  
MILDRED BOOKIN, unmarried, aka Mildred S. Bookin

### 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 PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 11th DAY OF August, 2005.

Michael E. Gutmann  
NOTARY PUBLIC



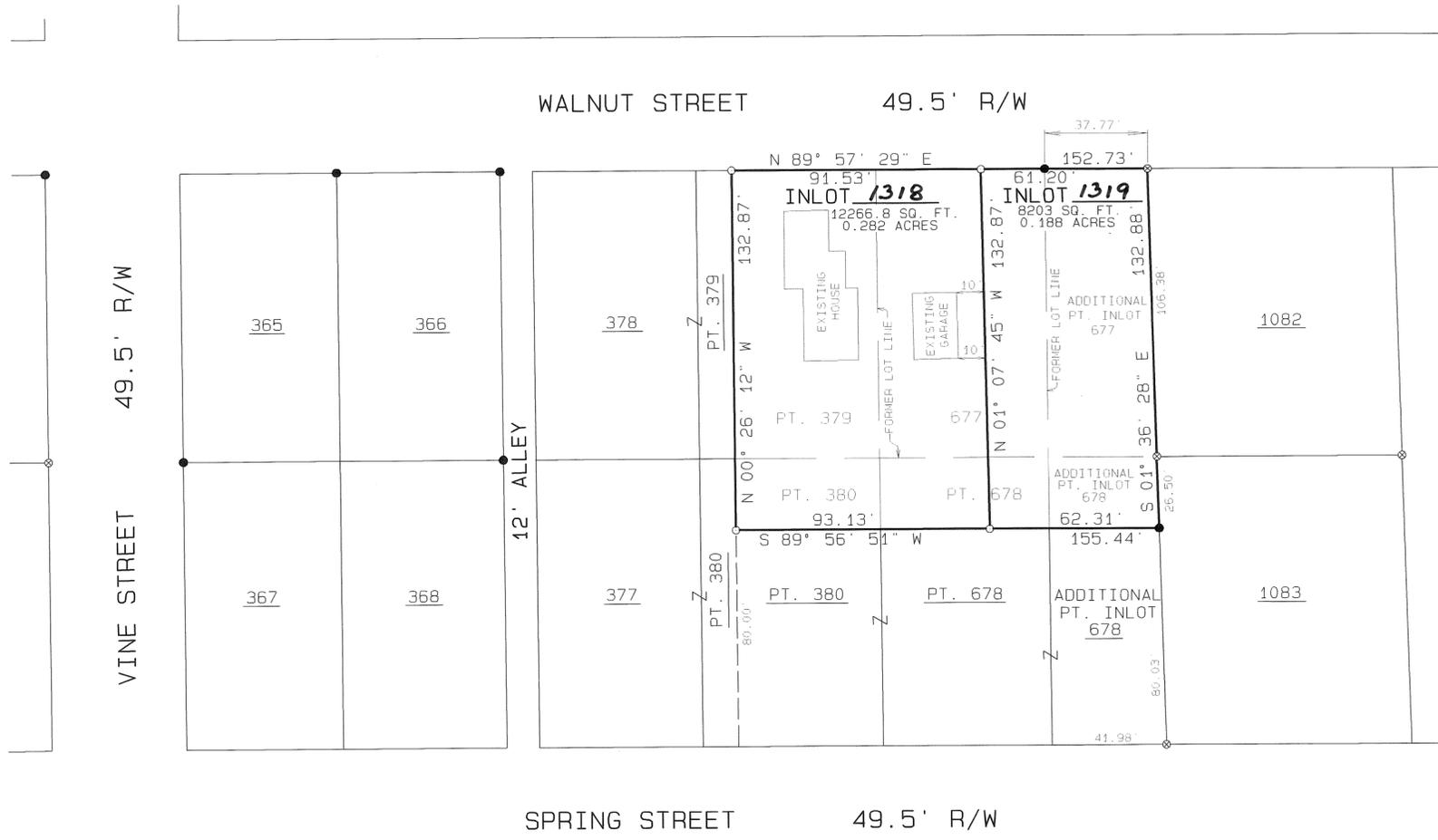
### SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION IN JULY, 2005, AND THAT ALL MONUMENTS ARE CORRECTLY SHOWN AS TO MATERIAL AND LOCATION, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.



Michael W. Cozatt 8-05-05  
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 13405



### LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND
- 5/8" ∅ CAPPED IRON PIN SET (COZATT, S6001)

### REFERENCES

P.B. 2, PG. 155 } MIAMI COUNTY RECORDER'S  
P.B. 6, PG. 19 } PLAT RECORDS

VOL. 16, PG. 102 } MIAMI COUNTY ENGINEER'S  
VOL. 19, PG. 123 } RECORD OF LOT SURVEYS

D.B. 630, PG. 786 } MIAMI COUNTY RECORDER'S  
D.B. 678, PG. 535 } DEED RECORDS

COMMON PLEAS COURT CASE #91-347

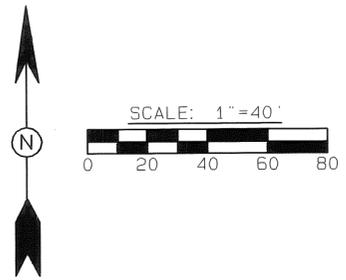
### APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO HELD THIS 4th DAY OF August, 2005, THIS REPLAT WAS APPROVED.

Steve Blay CHAIRMAN R. Scott Tobias SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO HELD THIS 8th DAY OF August, 2005, THIS REPLAT WAS APPROVED BY ORDINANCE NUMBER \_\_\_\_\_.

Richard A. Ryan PRESIDENT OF COUNCIL Kay M. Kinney CLERK OF COUNCIL

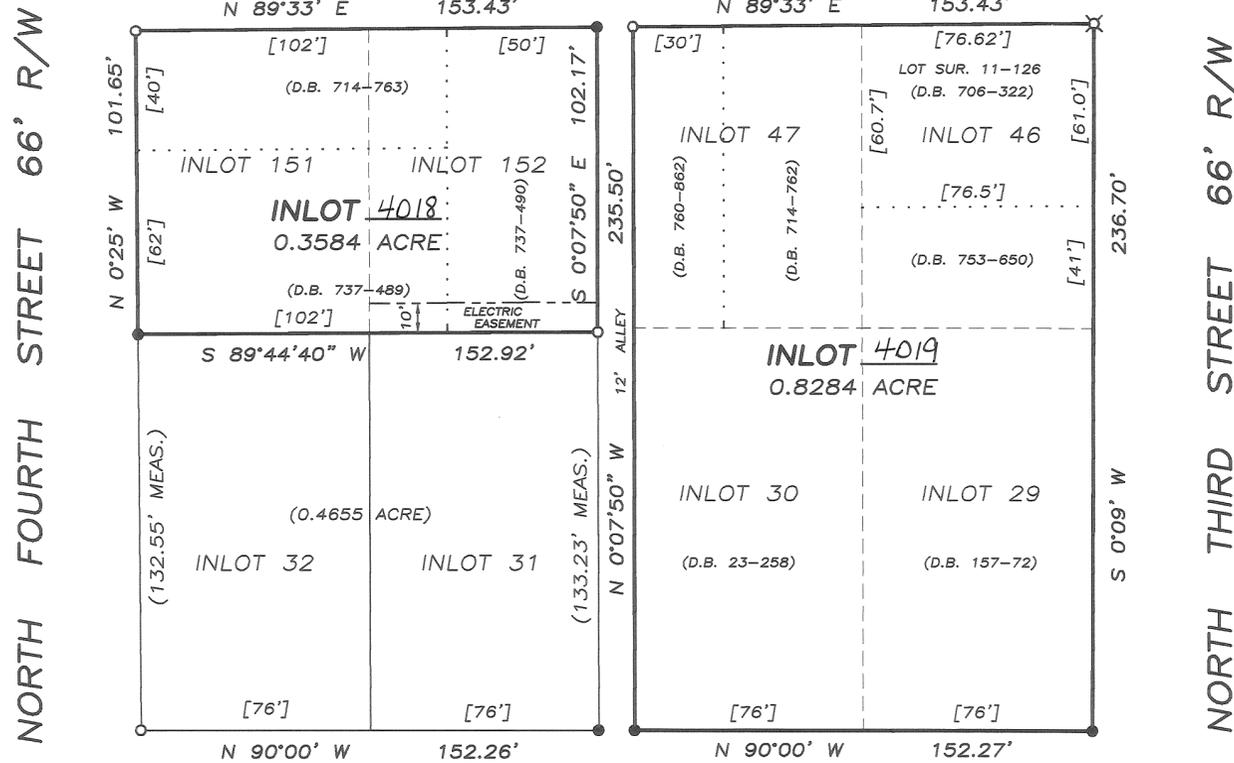


# ZION EVANGELICAL LUTHERAN CHURCH REPLAT

TIPP CITY CORPORATION      MIAMI, OHIO COUNTY      NORTHEAST SECTION

BEING A REPLAT OF INLOTS 29, 30, 46, 47, 151, & 152

WEST WALNUT STREET 50' R/W



WEST MAIN STREET 80' R/W

SURVEY NOTE: EXCESSES AND SHORTAGES PRORATED AS SHOWN HEREON. (BEARINGS ASSUMED)

NOTE:  
THE ORIGINAL INLOTS 29 AND 30 (134.70' x 152.27') REMAIN IN TIPP CITY'S OLD TIPPECANOE RESTORATION AND ARCHITECTURAL DISTRICT.

**CITY OF TIPP CITY**

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 9<sup>th</sup> DAY OF August, 2005, THIS PLAT WAS REVIEWED AND APPROVED.

*Will A. Jahn*  
CHAIRMAN

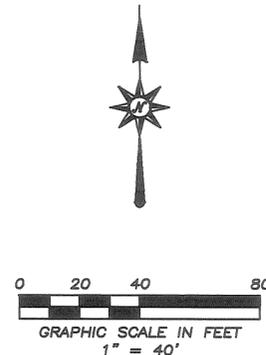
*Marilyn A. Jancek*  
SECRETARY

**REFERENCES**

MIAMI COUNTY RECORD PLATS:  
DEED VOLUME 22, PAGE 364  
DEED VOLUME 22, PAGE 561  
DEED VOLUME 23, PAGE 293

**LEGEND**

- IRON PIN SET
  - ⊗ IRON PIN FOUND
  - P.K. NAIL SET
- [00'] PLATTED/DEEDED DIMENSION



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

*Daniel D. Turner*  
REGISTERED SURVEYOR NO. 4807

VOLUME 21 PAGE 38  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 18 DAY  
OF August, 2005, AT 1:55:24 PM.  
FILE # 0430825 FEE \$ 43.20  
*John W. O'Brien* *Kristin Kendall*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED 18<sup>th</sup> Aug, 2005.  
*Chris A. Peoples*  
MIAMI COUNTY AUDITOR  
*Sida Vinnayan*  
BY DEPUTY AUDITOR

**DESCRIPTION**

BEING A REPLAT OF ALL OF INLOTS 29, 30, 46, 47, 151, AND 152, AS CONVEYED TO ZION EVANGELICAL LUTHERAN CHURCH OF TIPP CITY, BY DEEDS RECORDED IN VOLUME 23, PAGE 258; VOLUME 157, PAGE 72; VOLUME 706, PAGE 322; VOLUME 714, PAGE 762; VOLUME 714, PAGE 763; VOLUME 737, PAGE 489; VOLUME 737, PAGE 490; VOLUME 753, PAGE 650 AND VOLUME 760, PAGE 862 OF THE MIAMI COUNTY DEED RECORDS.

**OWNER'S CONSENT**

I, THE UNDERSIGNED, AUTHORIZED AGENT FOR THE ZION EVANGELICAL LUTHERAN CHURCH OF TIPP CITY, THE OWNER OF THE PARCELS HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

**ZION EVANGELICAL LUTHERAN CHURCH OF TIPP CITY**

*Steve Gellatly*  
STEVE GELLATLY, AUTHORIZED AGENT

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

BE IT REMEMBERED THAT ON THIS 7<sup>th</sup> DAY OF JULY, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STEVE GELLATLY, AUTHORIZED AGENT FOR ZION EVANGELICAL LUTHERAN CHURCH OF TIPP CITY, PROPERTY OWNER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: March 27, 2007 *Daniel D. Turner*  
DATE NOTARY PUBLIC

REPLAT OF INLOTS 29, 30, 46, 47, 151 & 152 FOR		
ZION EVANGELICAL LUTHERAN CHURCH TIPP CITY, OHIO		
<b>DANIEL D. TURNER &amp; ASSOC.</b> 19 S. PLUM STREET - TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE: JULY 2005	DRAWN BY: DGS CHECKED BY: D.T.	SHEET NO.: 1 OF 1
FILE NO.: 110605	SCALE: 1"=40'	

RECORD PLAN  
FOR  
**REPLAT OF INLOT 8806  
TROY WEST  
I-75 COMMERCE CENTER  
SECTION TWO**

BEING INLOT 8806  
SECTION 20, TOWN 5, RANGE 6,  
CITY OF TROY, MIAMI COUNTY, OHIO  
CONTAINING 111.5339 ACRES  
JUNE 2005

Plat Book 21 Page 39  
Miami County Recorder's  
Plat Records  
File No. 0431790  
Received Aug. 31, 2005  
At 9:30 AM. \$ 216.00 Fee  
John W. D'Brien  
Miami County Recorder  
Carol Pleiman  
BY DEPUTY

Dedication

We the undersigned, being all the owners and lienholders of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown hereon, to the public use forever.

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

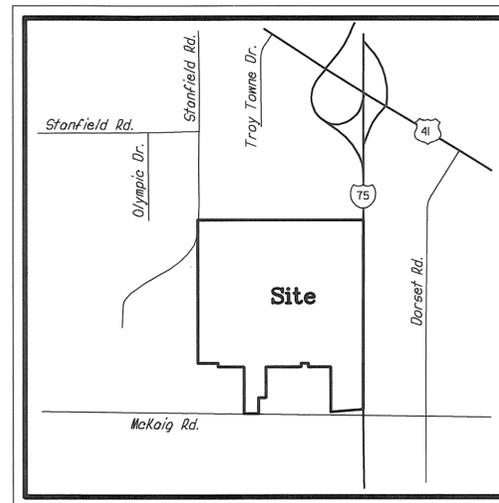
Signed and acknowledged  
in the presence of

Leslie S. Brandon  
Witness

James A. Dando  
Witness

Favorite Farms Limited,  
an Ohio Limited Partnership  
by: Ridge Labs Inc. - General  
Partner of Favorite Farms

Jo Ann Huette  
Jo Ann Huette  
President, Ridge Labs Inc.



**Vicinity Map**

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

Be it remembered that on this 26<sup>th</sup> day of July, 2005, before me, the undersigned, a notary public in and for said county and state, personally came Ridge Labs Inc., General Partner of Favorite Farms Limited, an Ohio Limited Partnership by Jo Ann Huette, 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.



James A. Dando  
Notary Public in and for the State of Ohio  
My commission Expires: 18<sup>th</sup> APRIL 2007

**JAMES A. DANDO, Notary Public  
in and for the State of Ohio  
My Commission Expires April 18, 2007**

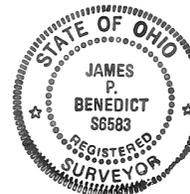
Description

Being a subdivision containing 111.5339 Acres, of a 120.381 Acre Parcel, conveyed to Favorite Farms Limited, a Limited Partnership by Deed Book 642 Page 550 of the Miami County Records. ALSO SHOWN ON RECORDER'S PLAT BOOK 18 PAGE 121.

Certification

I hereby certify this plat to be true and correct as shown. Iron Pins will be set as shown. Curved distances are measured on the arc.

James Benedict 7/15/05  
James P. Benedict P.S. 6583 Date



Approvals

At a meeting of the City Council of the City of Troy, Ohio, held on the 1<sup>ST</sup> day of AUGUST, 2005, this plat was reviewed and approved by ordinance No. 0-27-05

Michael L. Beamish  
Mayor

William F. Lohrer  
President of Council

Sue D. Knight  
Clerk of Council

At a meeting of the Planning Commission of the City of Troy, Ohio, held on the 13<sup>TH</sup> day of JULY, 2005, this plat was reviewed and approved.

Jack W. Watson  
Chairman

Sue D. Knight  
Secretary

Transferred on the 31 day of Aug., 2005

Chris A. Peeples  
Miami County Auditor

Sinda Zimmerman  
by Deputy Auditor

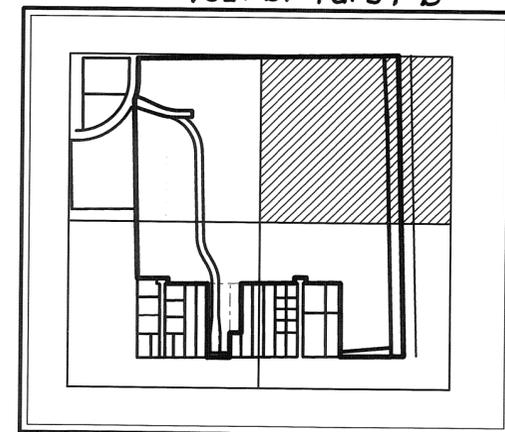
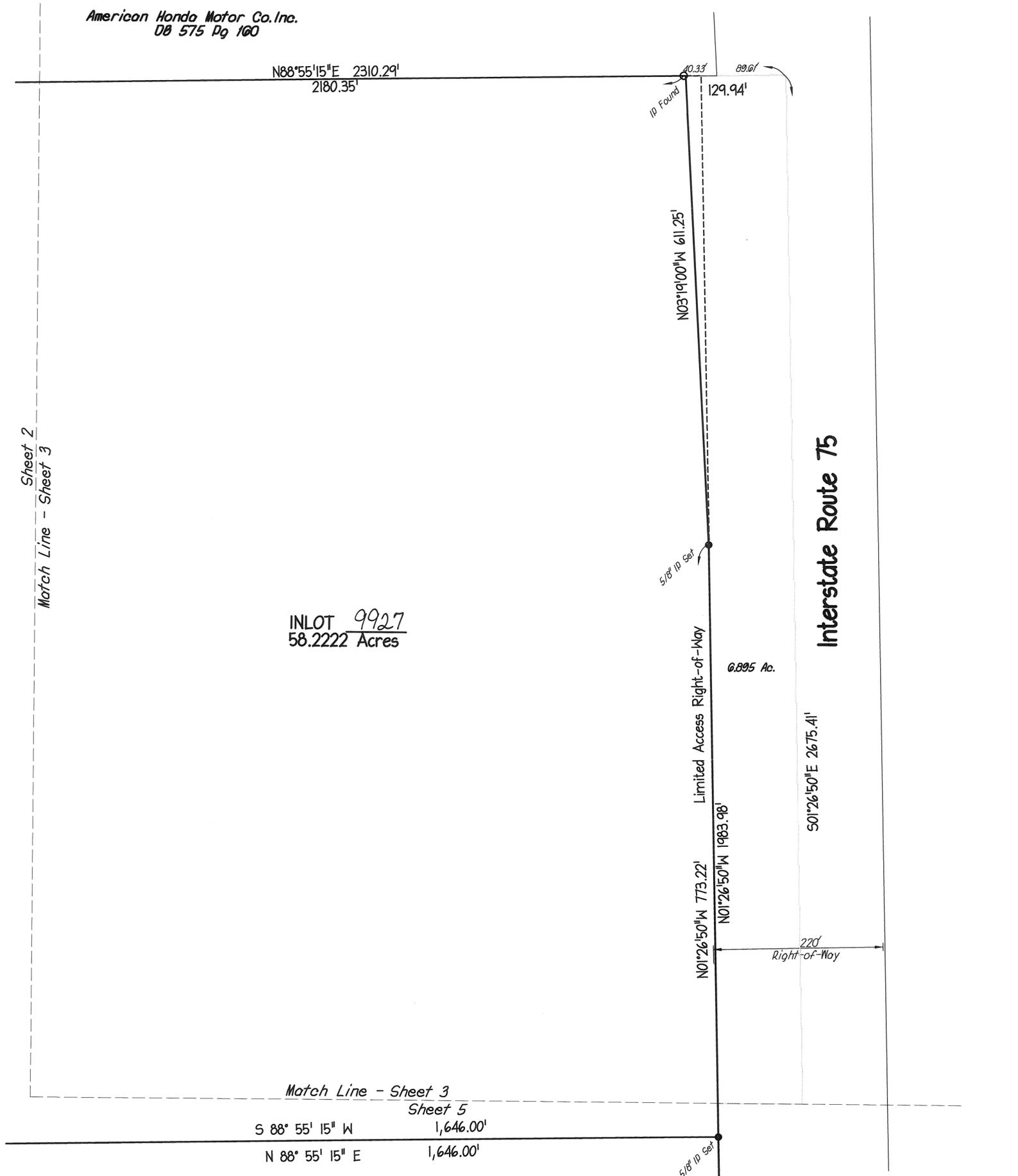


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(937) 259-5000 tel • (937) 259-5100 fax • ljbinc.com

Job No. SV22680  
Sheet No. 1 of 5



American Honda Motor Co. Inc.  
DB 575 Pg 160



Location Map

**Monument Legend**

Iron Pin Found	○
Iron Pin Set	●
Stone Found	⊗

**Area Summary:**

New Inlot (Honda)	= 58.2222 Acres
New Inlot (1)	= 29.0131 Acres
New Inlot (2)	= 2.3419 Acres
New Inlot (3)	= 0.4785 Acres
New Inlot (4)	= 18.2771 Acres
Commerce Center Boulevard R/W	= 3.2011 Acres
<b>Total</b>	<b>111.5339 Acres</b>

RECORD PLAN  
FOR  
**REPLAT INLOT 8806  
TROY WEST  
I-75 COMMERCE CENTER  
SECTION TWO**  
BEING INLOT 8806  
SECTION 20, TOWN 5, RANGE 6  
CITY OF TROY, MIAMI COUNTY, OHIO  
CONTAINING 111.5340 ACRES  
MARCH 2005



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Job No.  
SV22680  
Sheet No.  
3 of 5

Sheet 2  
Match Line - Sheet 3

INLOT 9927  
58.2222 Acres

Match Line - Sheet 3  
Sheet 5  
S 88° 55' 15" W 1,646.00'  
N 88° 55' 15" E 1,646.00'

Interstate Route 75

6.895 Ac.

Limited Access Right-of-Way  
N01°26'50"W 773.22'  
N01°26'50"W 1983.98'

501°26'50"E 2675.41'

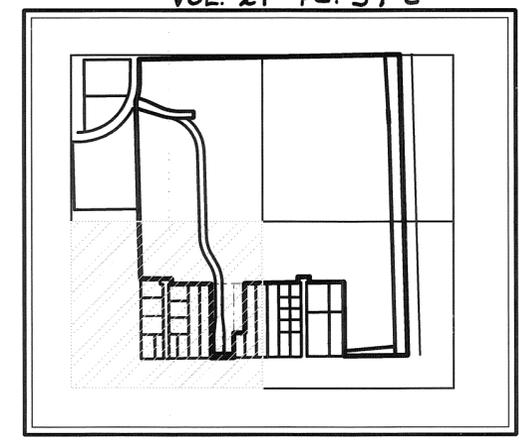
220'  
Right-of-Way

129.94'  
10.33'  
89.61'  
IP Found

N03°19'00"W 611.25'

5/8" IP Set

5/8" IP Set



Index Map

**Monument Legend**

Iron Pin Found	○
Iron Pin Set	●
Stone Found	⊗

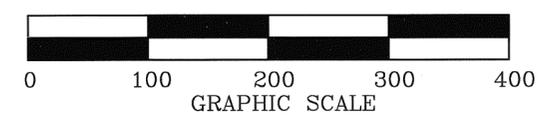


RECORD PLAN  
FOR  
**REPLAT INLOT 8806  
TROY WEST  
I-75 COMMERCE CENTER  
SECTION TWO**

BEING INLOT 8806  
SECTION 20, TOWN 5, RANGE 6  
CITY OF TROY, MIAMI COUNTY, OHIO  
CONTAINING 111.5339 ACRES  
MARCH 2005

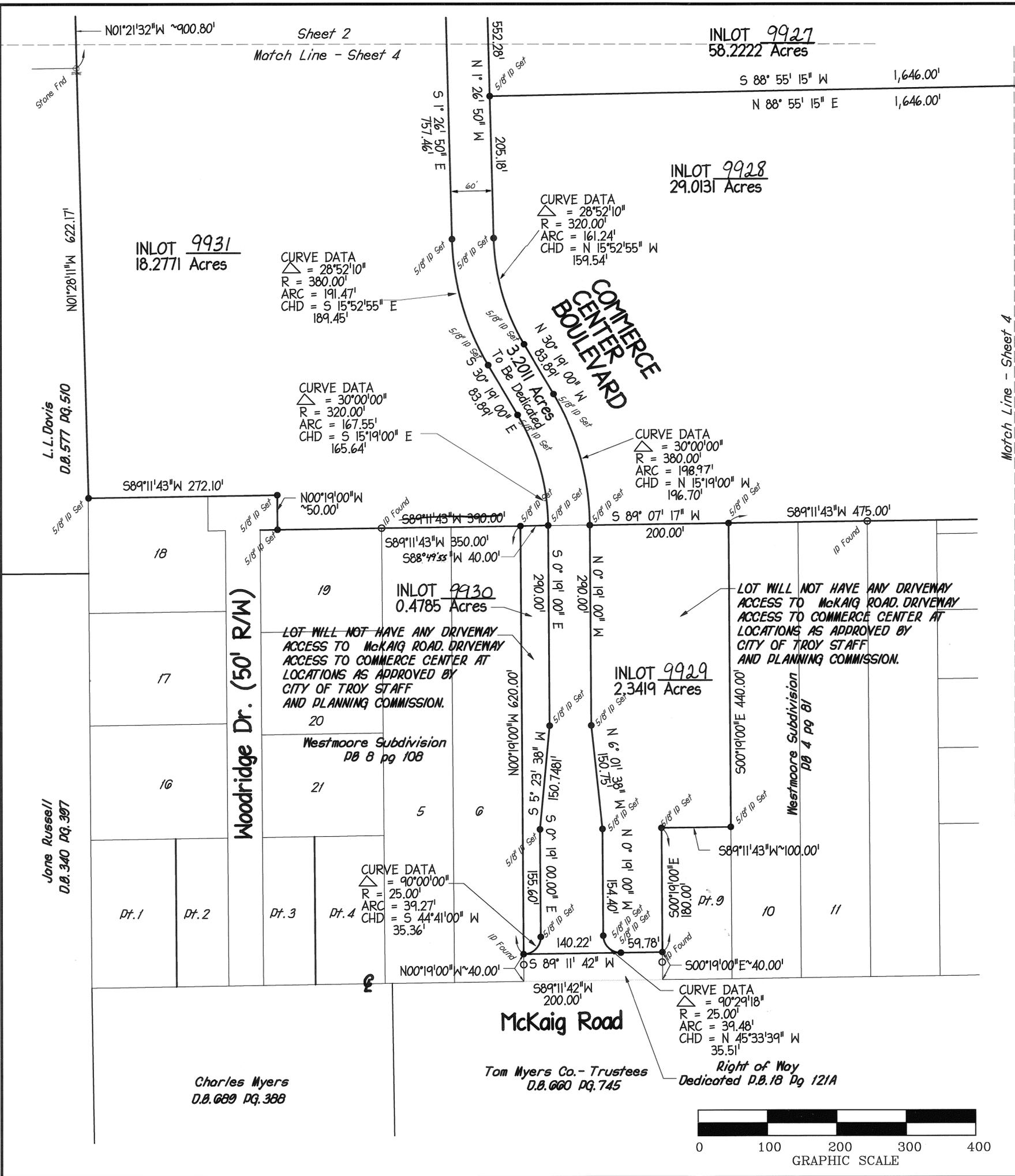
**Area Summary:**

New Inlot (Honda)	= 58.2222 Acres
New Inlot (1)	= 29.0131 Acres
New Inlot (2)	= 2.3419 Acres
New Inlot (3)	= 0.4785 Acres
New Inlot (4)	= 18.2771 Acres
Commerce Center Boulevard R/W	= 3.2011 Acres
<b>Total=</b>	<b>111.5339 Acres</b>



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Job No.  
SV22680  
Sheet No.  
4 of 5



Charles Myers  
D.B. 689 Pg. 388

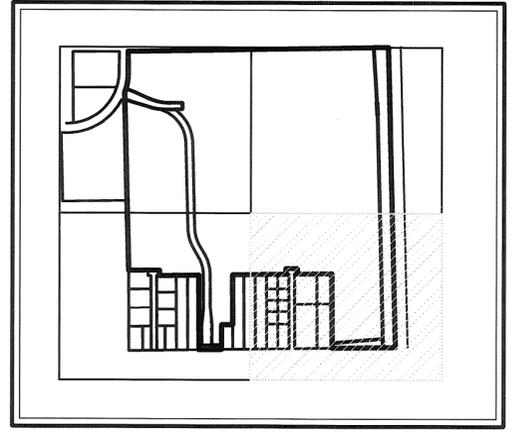
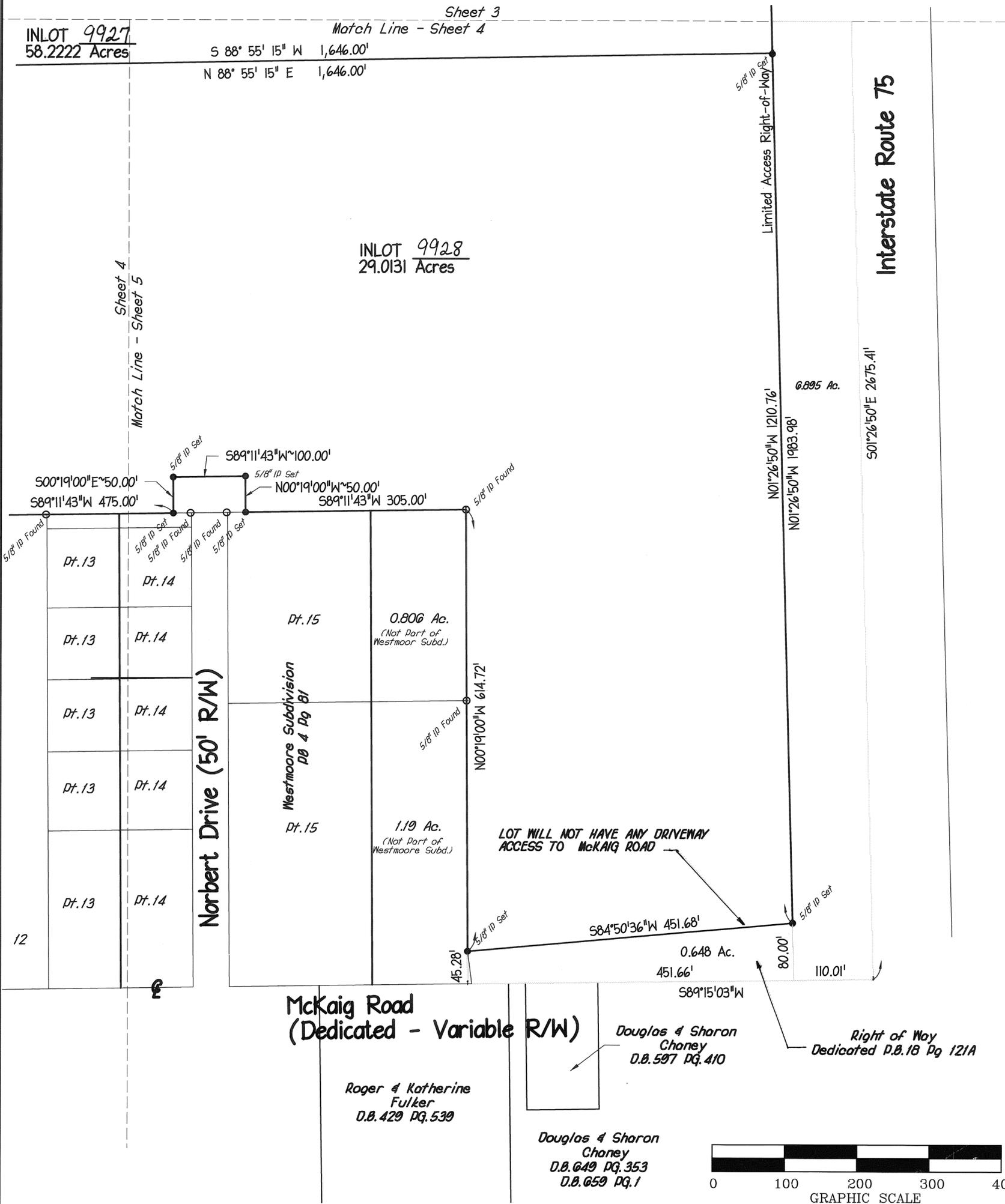
Tom Myers Co. - Trustees  
D.B. 660 Pg. 745

L.L. Davis  
D.B. 577 Pg. 510

Jane Russell  
D.B. 340 Pg. 397

Match Line - Sheet 4  
Sheet 5

Sheet 2  
Match Line - Sheet 4



Index Map

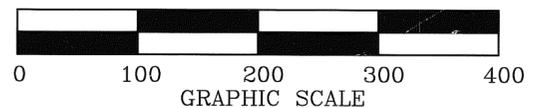
**Monument Legend**

Iron Pin Found	○
Iron Pin Set	●
Stone Found	⊗

**Area Summary:**

New Inlot (Honda)	= 58.2222 Acres
New Inlot (1)	= 29.0131 Acres
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Commerce Center Boulevard R/W	= 3.2011 Acres
<b>Total</b>	<b>111.5339 Acres</b>

RECORD PLAN  
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**REPLAT INLOT 8806  
TROY WEST  
I-75 COMMERCE CENTER  
SECTION TWO**  
BEING INLOT 8806  
SECTION 20, TOWN 5, RANGE 6  
CITY OF TROY, MIAMI COUNTY, OHIO  
CONTAINING 111.5339 ACRES  
MARCH 2005



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		Sheet No. 5 of 5

RECORD PLAN  
FOR  
**REPLAT OF INLOT 8806  
TROY WEST  
I-75 COMMERCE CENTER  
SECTION TWO**

BEING INLOT 8806  
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CONTAINING 111.5339 ACRES  
JUNE 2005

Plat Book 21 Page 39  
Miami County Recorder's  
Plat Records  
File No. 0431790  
Received Aug. 31, 2005  
At 9:30 AM. \$ 216.00 Fee  
John W. D'Brien  
Miami County Recorder  
Carol Pleiman  
BY DEPUTY

Dedication

We the undersigned, being all the owners and lienholders of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the streets as shown hereon, to the public use forever.

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

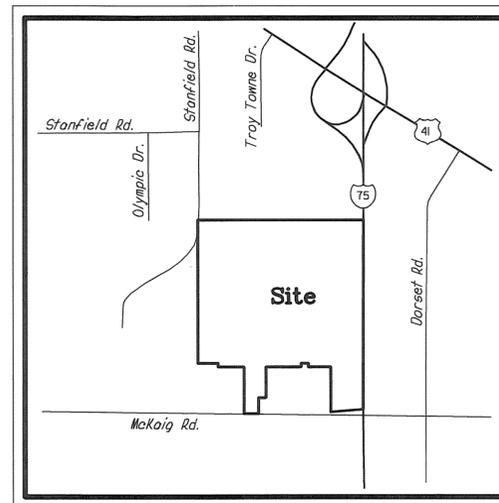
Signed and acknowledged  
in the presence of

Leslie S. Brandon  
Witness

James A. Dando  
Witness

Favorite Farms Limited,  
an Ohio Limited Partnership  
by: Ridge Labs Inc. - General  
Partner of Favorite Farms

Jo Ann Huette  
Jo Ann Huette  
President, Ridge Labs Inc.



**Vicinity Map**

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

Be it remembered that on this 26<sup>th</sup> day of July, 2005, before me, the undersigned, a notary public in and for said county and state, personally came Ridge Labs Inc., General Partner of Favorite Farms Limited, an Ohio Limited Partnership by Jo Ann Huette, 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.



James A. Dando  
Notary Public in and for the State of Ohio  
My commission Expires: 18<sup>th</sup> APRIL 2007

**JAMES A. DANDO, Notary Public**  
In and for the State of Ohio  
My Commission Expires April 18, 2007

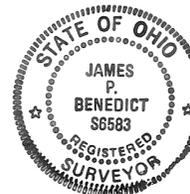
Description

Being a subdivision containing 111.5339 Acres, of a 120.381 Acre Parcel, conveyed to Favorite Farms Limited, a Limited Partnership by Deed Book 642 Page 550 of the Miami County Records. ALSO SHOWN ON RECORDER'S PLAT BOOK 18 PAGE 121.

Certification

I hereby certify this plat to be true and correct as shown. Iron Pins will be set as shown. Curved distances are measured on the arc.

James Benedict 7/15/05  
James P. Benedict P.S. 6583 Date



Approvals

At a meeting of the City Council of the City of Troy, Ohio, held on the 1<sup>ST</sup> day of AUGUST, 2005, this plat was reviewed and approved by ordinance No. 0-27-05

Michael L. Beamish  
Mayor

William F. Lohrer  
President of Council

Sue D. Knight  
Clerk of Council

At a meeting of the Planning Commission of the City of Troy, Ohio, held on the 13<sup>TH</sup> day of JULY, 2005, this plat was reviewed and approved.

Jack W. Waters  
Chairman

Sue D. Knight  
Secretary

Transferred on the 31 day of Aug., 2005

Chris A. Peeples  
Miami County Auditor

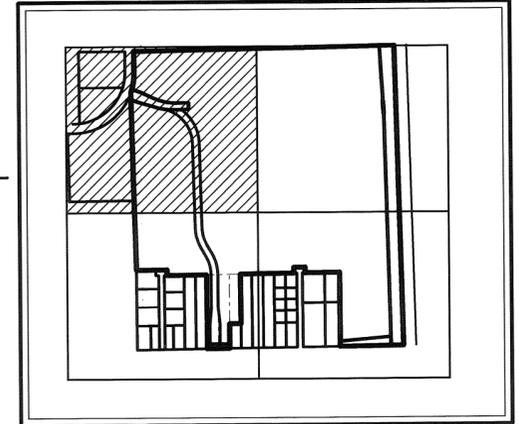
Sinda Zimmerman  
by Deputy Auditor



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Dayton, OH 45420-0246  
(937) 259-5000 tel • (937) 259-5100 fax • ljbinc.com

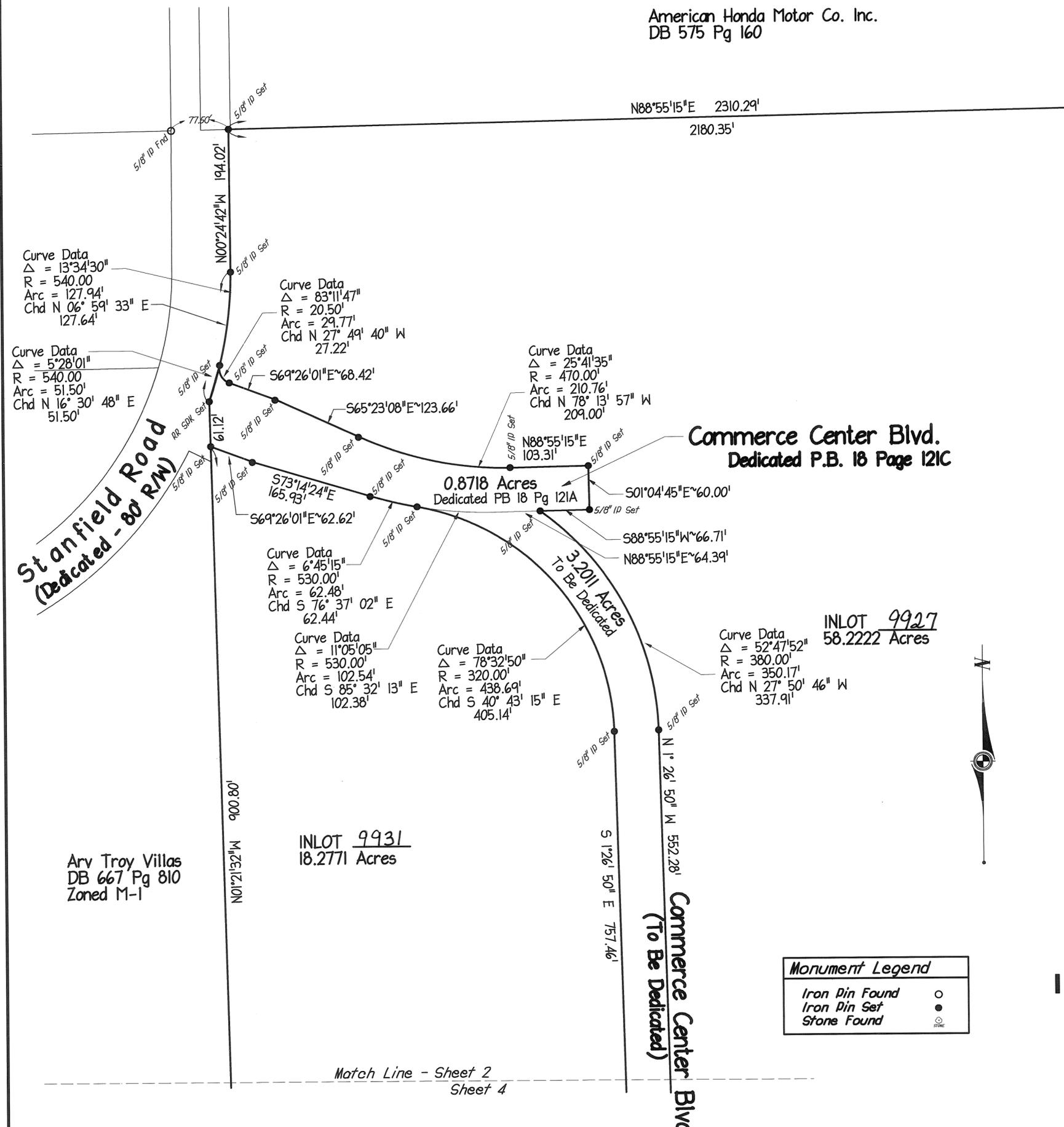
Job No. SV22680  
Sheet No. 1 of 5

American Honda Motor Co. Inc.  
DB 575 Pg 160



Index Map

Match Line - Sheet 2  
Sheet 3



DOCUMENTS USED

- PLAT BOOK 18 PAGE 121
- PLAT BOOK 8 PAGE 108
- PLAT BOOK 4 PAGE 81
- DEED BOOK 660 PAGE 745
- DEED BOOK 340 PAGE 397
- DEED BOOK 669 PAGE 388
- DEED BOOK 557 PAGE 510
- DEED BOOK 642 PAGE 550

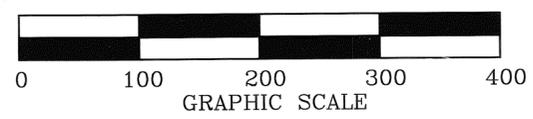
Area Summary:

New Inlot (Honda)	= 58.2222 Acres
New Inlot (1)	= 29.0131 Acres
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Commerce Center Boulevard R/W	= 3.2011 Acres
<b>Total=</b>	<b>111.5339 Acres</b>



**Monument Legend**

Iron Pin Found	○
Iron Pin Set	●
Stone Found	⊙



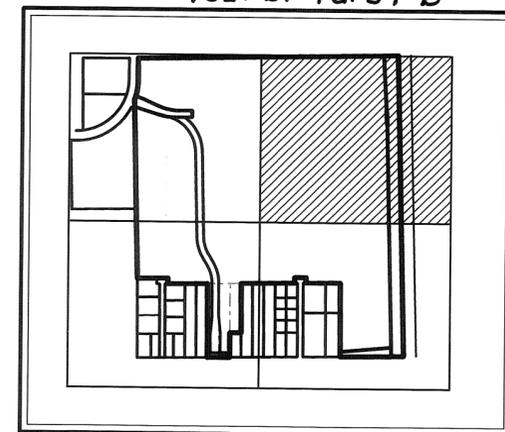
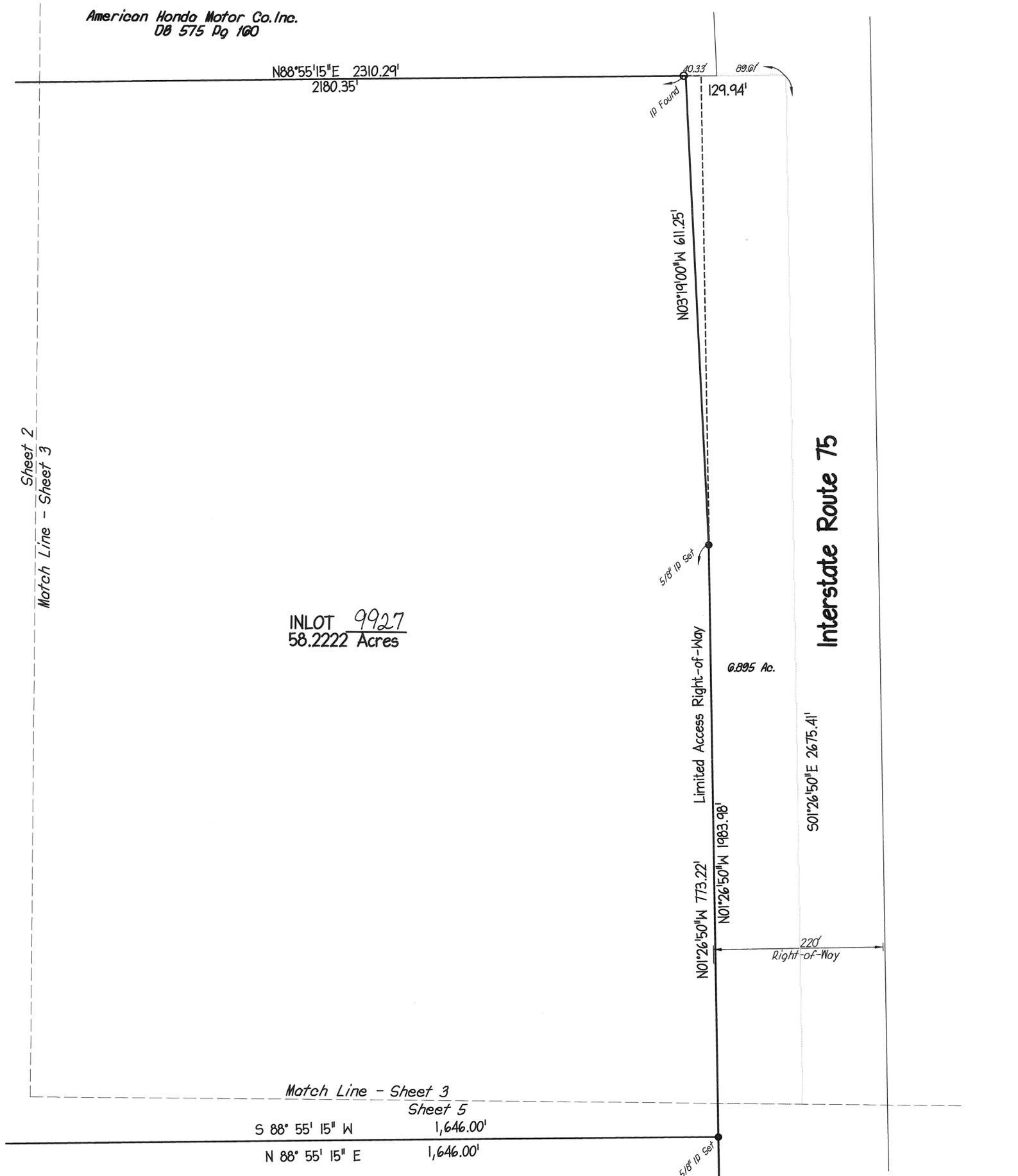
RECORD PLAN  
FOR  
**REPLAT INLOT 8806  
TROY WEST  
I-75 COMMERCE CENTER  
SECTION TWO**

BEING INLOT 8806  
SECTION 20, TOWN 5, RANGE 6  
CITY OF TROY, MIAMI COUNTY, OHIO  
CONTAINING 111.5340 ACRES  
MARCH 2005

**LJB** LJB Inc. • 3100 Research Blvd. • P.O. Box 20246  
Dayton, OH 45420-0246  
(937) 259-5000 tel • (937) 259-5100 fax • ljbinc.com

Job No.  
SV22680  
Sheet No.  
2 of 5

American Honda Motor Co. Inc.  
DB 575 Pg 160



Location Map

**Monument Legend**

Iron Pin Found	○
Iron Pin Set	●
Stone Found	⊗

**Area Summary:**

New Inlot (Honda)	= 58.2222 Acres
New Inlot (1)	= 29.0131 Acres
New Inlot (2)	= 2.3419 Acres
New Inlot (3)	= 0.4785 Acres
New Inlot (4)	= 18.2771 Acres
Commerce Center Boulevard R/W	= 3.2011 Acres
<b>Total</b>	<b>111.5339 Acres</b>

RECORD PLAN  
FOR  
**REPLAT INLOT 8806  
TROY WEST  
I-75 COMMERCE CENTER  
SECTION TWO**  
BEING INLOT 8806  
SECTION 20, TOWN 5, RANGE 6  
CITY OF TROY, MIAMI COUNTY, OHIO  
CONTAINING 111.5340 ACRES  
MARCH 2005



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Job No.  
SV22680  
Sheet No.  
3 of 5

Sheet 2  
Match Line - Sheet 3

INLOT 9927  
58.2222 Acres

Match Line - Sheet 3  
Sheet 5  
S 88° 55' 15" W 1,646.00'  
N 88° 55' 15" E 1,646.00'

Interstate Route 75

N01°26'50"W 773.22'  
N01°26'50"W 1983.98'

5/16" IP Set

5/16" IP Set

IP Found

Limited Access Right-of-Way

N01°26'50"W 1983.98'

6.895 Ac.

S01°26'50"E 2675.41'

220'  
Right-of-Way

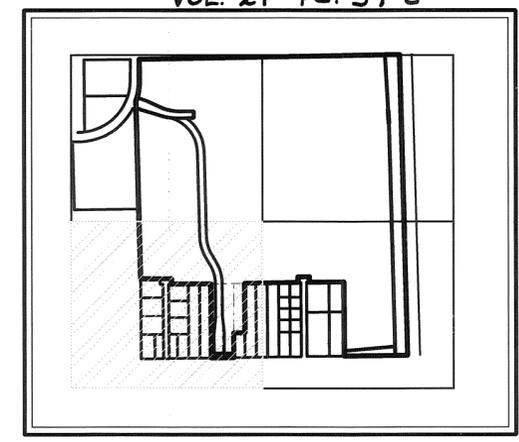
129.94'

20.33'

N03°19'00"W 611.25'

89.61'





Index Map

**Monument Legend**

Iron Pin Found	○
Iron Pin Set	●
Stone Found	⊗



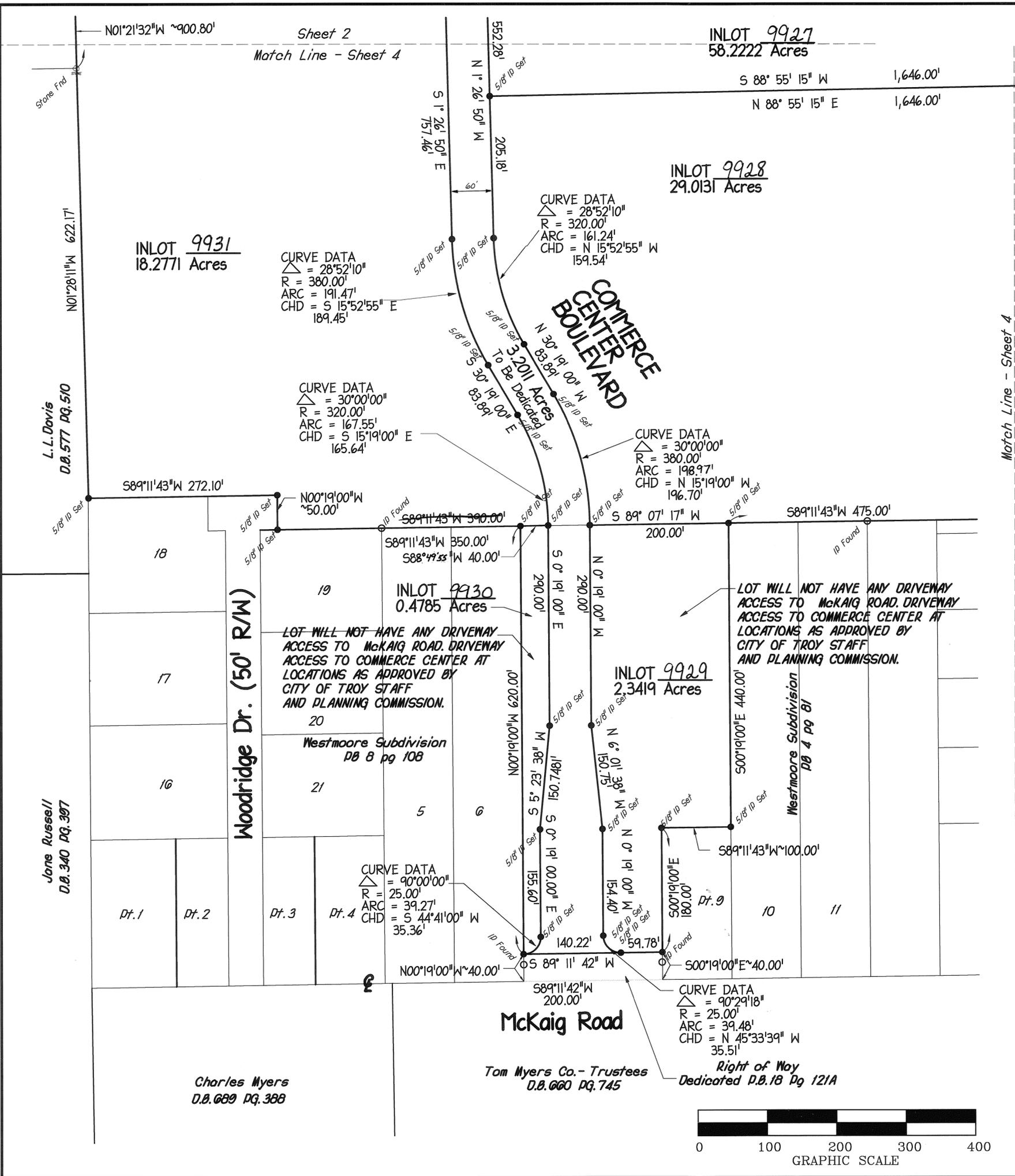
RECORD PLAN  
FOR  
**REPLAT INLOT 8806  
TROY WEST  
I-75 COMMERCE CENTER  
SECTION TWO**

BEING INLOT 8806  
SECTION 20, TOWN 5, RANGE 6  
CITY OF TROY, MIAMI COUNTY, OHIO  
CONTAINING 111.5339 ACRES  
MARCH 2005



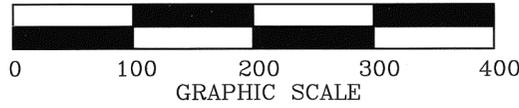
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Job No.  
SV22680  
Sheet No.  
4 of 5



**Area Summary:**

New Inlot (Honda)	= 58.2222 Acres
New Inlot (1)	= 29.0131 Acres
New Inlot (2)	= 2.3419 Acres
New Inlot (3)	= 0.4785 Acres
New Inlot (4)	= 18.2771 Acres
Commerce Center Boulevard R/W	= 3.2011 Acres
<b>Total</b>	<b>111.5339 Acres</b>



L.L. Davis  
D.B. 577 Pg. 510

Jane Russell  
D.B. 340 Pg. 397

Charles Myers  
D.B. 689 Pg. 388

Tom Myers Co. - Trustees  
D.B. 660 Pg. 745

Sheet 2  
Match Line - Sheet 4

Match Line - Sheet 4  
Sheet 5



**DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS**

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:  
 1. MIAMI COUNTY AND SPRINGCREEK TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.  
 2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.  
 3. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGMENT.  
 4. NO STRUCTURES, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1) WITHOUT THE WRITTEN PERMISSION OF THE MIAMI COUNTY ENGINEER.  
 5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.  
 6. OBERER RESIDENTIAL CONSTRUCTION, LTD., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE OFF SITE STORM AND DETENTION AREAS UNTIL DEVELOPED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE HOMEOWNERS ASSOCIATION.

# THE VILLAGES OF SPRINGCREEK PHASE 2, LOTS 38-55

6.2730 ACREAGE      27 SECTION      1 B.T.M. TOWNSHIP      12 RANGE      SPRINGCREEK TOWNSHIP      MIAMI, OHIO COUNTY

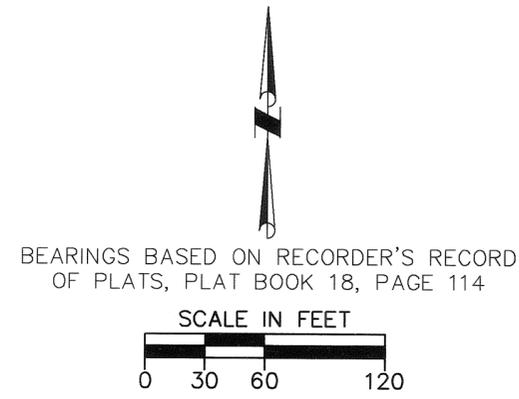
PLAT BOOK 21, PAGE 40  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 12 DAY OF September 2005 AT 2:46 P.M.  
 FILE No. 0432514 FEE: \$86.40  
 John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
 Christina F. Jackson  
 DEPUTY

**AREA SUMMARY**

17 BUILDING LOTS	4.3666 AC.
COMMON AREA	0.7714 AC.
DEDICATED STREET R/W	1.1350 AC.
TOTAL	6.2730 AC.

**NOTES:**

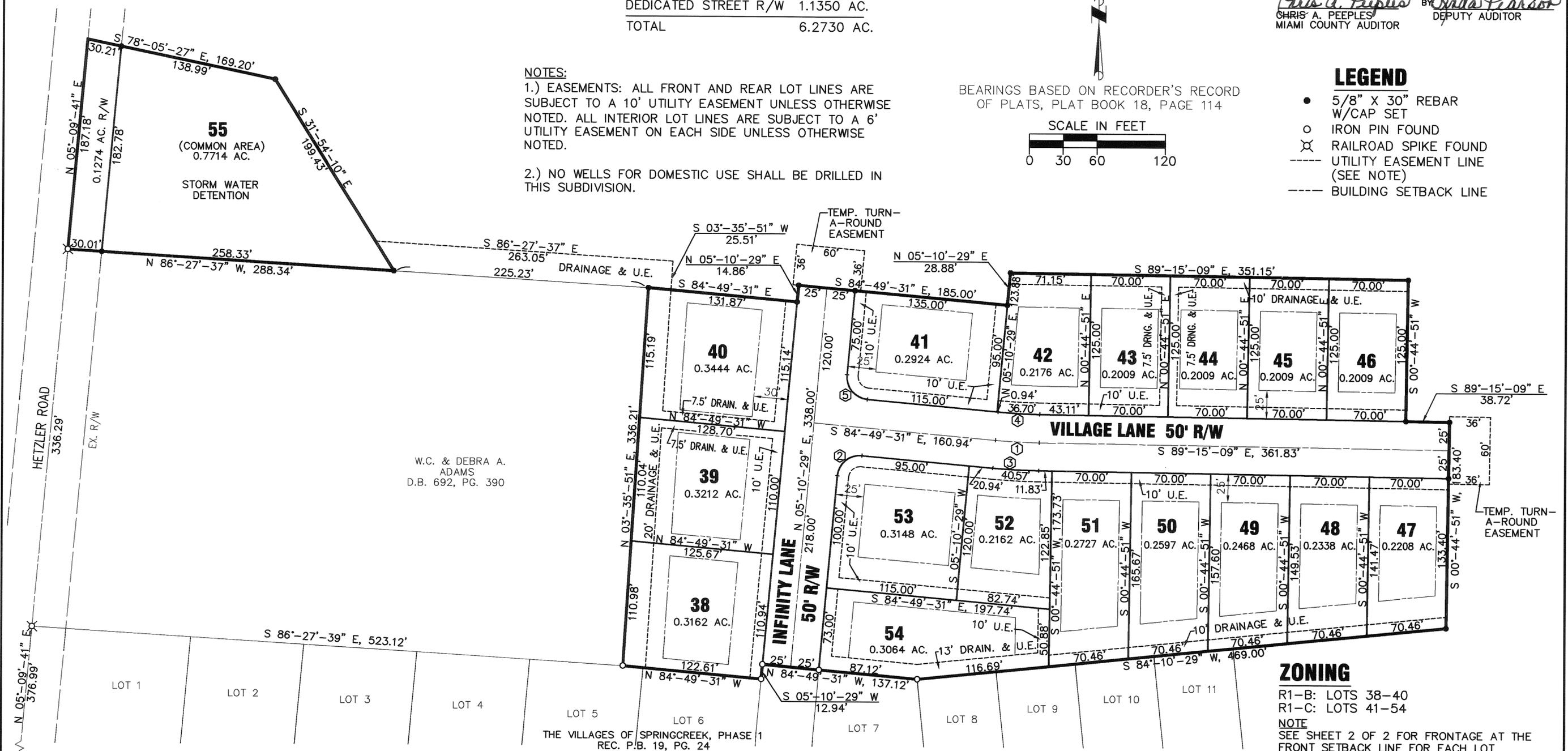
- EASEMENTS: ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 6' UTILITY EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
- NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.



**LEGEND**

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- BUILDING SETBACK LINE

TRANSFERRED THIS 12th DAY OF September, 2005  
 Chris A. Peebles by Linda Pearson  
 CHRIS A. PEEPLES DEPUTY AUDITOR



W.C. & DEBRA A. ADAMS  
 D.B. 692, PG. 390

THE VILLAGES OF SPRINGCREEK, PHASE 1  
 REC. P.B. 19, PG. 24

**ZONING**

R1-B: LOTS 38-40  
 R1-C: LOTS 41-54  
 NOTE  
 SEE SHEET 2 OF 2 FOR FRONTAGE AT THE FRONT SETBACK LINE FOR EACH LOT.

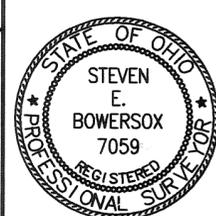
**DESCRIPTION**

BEING A RESIDENTIAL SUBDIVISION IN SECTION 27, TOWN 1, RANGE 12, CONTAINING 6.2730 ACRES OUT OF DEED BOOK 709, PAGE 587.

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

STEVEN E. BOWERSOX, P.S. #7059      DATE 3-31-2005

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	500.00'	04°-25'-38"	38.63'	38.62'	S 87°-02'-20" E
2	20.00'	90°-00'-00"	31.42'	28.28'	N 50°-10'-29" E
3	525.00'	04°-25'-38"	40.57'	40.56'	S 87°-02'-20" E
4	475.00'	04°-25'-38"	36.70'	36.69'	N 87°-02'-20" W
5	20.00'	90°-00'-00"	31.42'	28.28'	N 39°-49'-31" W



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 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 03-31-2005      drawn by: seb      job number: MIASCRO204FIN

# THE VILLAGES OF SPRINGCREEK PHASE 2, LOTS 38 - 55

BEING A PLAT SITUATED IN SECTION 27, TOWN 1, RANGE 12, B.T.M., IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 5.3742 ACRES FROM THE FOLLOWING DEED AS CONVEYED TO OBERER RESIDENTIAL CONSTRUCTION, LTD. FILED IN DEED BOOK 709, PAGE 587 AS RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE PROTECTIVE COVENANTS AND RESTRICTIONS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF ALL PARTS OF THE ROADS, STREETS, EASEMENTS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, PUBLIC GROUNDS, ETC..., SHOWN HEREON AND NOT HERETOFORE DEDICATED, TO THE PUBLIC USE FOREVER.

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

WE, THE UNDERSIGNED, FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS OF MIAMI COUNTY, OHIO FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

OWNERS: OBERER RESIDENTIAL  
CONSTRUCTION, LTD.

LIEN HOLDERS: U S BANK

George Oberer, Jr. Sharon Gross Paula S. Schweidel Paul Hemerick  
MANAGER WITNESS VICE PRESIDENT WITNESS  
Mike Oberer Sharon Gross Amy A. Middleton  
SECRETARY WITNESS WITNESS

STATE OF OHIO, COUNTY OF Montgomery S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR Montgomery County, OHIO, PERSONALLY APPEARED GEORGE OBERER, JR., MANAGER AND MIKE OBERER, SECRETARY OF OBERER RESIDENTIAL CONSTRUCTION, LTD. WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH MANAGER AND SECRETARY IN BEHALF OF SAID COMPANY AND BY AUTHORITY OF THE COMPANY'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH MANAGER AND SECRETARY AND THE FREE ACT OF DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Montgomery County, OHIO THIS 12th DAY OF September, 2005.

Nicholas D. Kuphues  
NOTARY PUBLIC



MY COMMISSION EXPIRES: August 4, 2006

STATE OF OHIO, COUNTY OF Montgomery S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR \_\_\_\_\_, OHIO, PERSONALLY APPEARED Paula S. Schweidel, VICE PRESIDENT OF U S BANK, LIEN HOLDERS, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT IN BEHALF OF SAID LIEN HOLDER AND BY AUTHORITY OF U S BANK'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH VICE PRESIDENT AND THE FREE ACT OF DEED OF SAID U S BANK.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dublin, OHIO THIS 9th DAY OF JUNE, 2005.

Greta K. Burgraf  
NOTARY PUBLIC



GRETA K. BURGRAF, Notary Public  
In and For the State of Ohio  
MY COMMISSION EXPIRES January 04, 2009

MY COMMISSION EXPIRES: \_\_\_\_\_

## LEGAL DESCRIPTION

BEING SITUATED IN SECTION 27, TOWN 1, RANGE 12, B.T.M., SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A RAILROAD SPIKE FOUND IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27 AND BEING ALSO IN THE CENTERLINE OF HETZLER ROAD;

THENCE, NORTH 05°-09'-41" EAST, 376.99 FEET, ALONG THE WEST LINE OF THE QUARTER AND CENTERLINE OF HETZLER ROAD, TO A RAILROAD SPIKE FOUND;

THENCE, SOUTH 86°-27'-39" EAST, 523.13 FEET, TO AN IRON PIN FOUND AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, NORTH 03°-35'-51" EAST, 336.21 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 84°-49'-31" EAST, 131.87 FEET, TO AN IRON PIN SET;

THENCE, NORTH 05°-10'-29" EAST, 14.86 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 84°-49'-31" EAST, 185.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 05°-10'-29" EAST, 28.88 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°-15'-09" EAST, 351.15 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 00°-44'-51" WEST, 125.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 89°-15'-09" EAST, 38.72 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 00°-44'-51" WEST, 183.40 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 84°-10'-29" WEST, 469.00 FEET, TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF LOT NUMBER 7 OF THE VILLAGES OF SPRINGCREEK, PHASE 1;

THENCE, NORTH 84°-49'-31" WEST, 137.12 FEET, ALONG THE NORTH LINE OF LOT NUMBER SEVEN AND THE NORTH RIGHT OF WAY LINE OF INFINITY LANE, TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF INFINITY LANE;

THENCE, SOUTH 05°-10'-29" WEST, 12.94 FEET, ALONG THE WEST LINE OF INFINITY LANE, TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF LOT NUMBER 6 OF THE VILLAGES OF SPRINGCREEK, PHASE 1;

THENCE, NORTH 84°-49'-31" WEST, 122.61 FEET, ALONG THE NORTH LINE OF LOT 6 AND LOT 5, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 5.3742 ACRES MORE OR LESS AND BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

ALSO ANOTHER TRACT SITUATED IN SECTION 27, TOWN 1, RANGE 12, B.T.M., SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A RAILROAD SPIKE FOUND IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27 AND BEING ALSO IN THE CENTERLINE OF HETZLER ROAD;

THENCE, NORTH 05°-09'-41" EAST, 713.28 FEET, ALONG THE WEST LINE OF THE QUARTER AND CENTERLINE OF HETZLER ROAD, TO A RAILROAD SPIKE FOUND AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, NORTH 05°-09'-41" EAST, 187.18 FEET, ALONG THE WEST LINE OF THE QUARTER AND CENTERLINE OF HETZLER ROAD, TO A P.K. NAIL SET;

THENCE, SOUTH 78°-08'-27" EAST, 169.20 FEET, TO AN IRON PIN SET, PASSING FOR REFERENCE AN IRON PIN SET AT 30.21 FEET;

THENCE, SOUTH 31°-54'-10" EAST, 199.43 FEET, TO AN IRON PIN SET, IN THE NORTH LINE OF A TRACT OF LAND OWNED BY W.C. & DEBRA A. ADAMS AS RECORDED IN DEED BOOK 390, PAGE 692;

THENCE, NORTH 86°-27'-37" WEST, 288.34 FEET, ALONG THE NORTH LINE OF THE ADAMS TRACT, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 0.8988 ACRES MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

FRONT SETBACK FRONTAGE			
LOT No.	DISTANCE	LOT No.	DISTANCE
38	110.94'	47	70.00'
39	110.00'	48	70.00'
40	115.14'	49	70.00'
41	95.00'	50	70.00'
42	78.82'	51	70.00'
43	70.00'	52	75.27'
44	70.00'	53	115.00'
45	70.00'	54	70.00'
46	70.00'		

## MIAMI COUNTY PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 1st DAY OF April, 2005.

Chad T. DeWitt  
CHAIRPERSON

Wendell L. Branden  
SECRETARY

## MIAMI COUNTY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 13th DAY OF April, 2005.

Danny Christman  
MIAMI COUNTY ENGINEER

## MIAMI COUNTY COMMISSIONERS

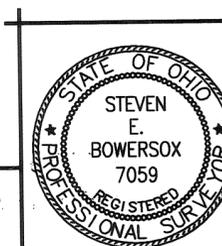
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 31st DAY OF May, 2005. (APPROVAL OF THIS PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.)

Tom Maloney John Thomas D. Ann Laird

## PROTECTIVE COVENANTS & RESTRICTIONS

THE PROTECTIVE COVENANTS, RESTRICTIONS AND HOMEOWNERS ASSOCIATION BYLAWS ARE RECORDED IN DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

SHEET 2 OF 2



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date: 03-31-2005  
drawn by: seb  
job number: MiaScr0204fin2

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

3-31-2005  
DATE

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE SIGNING DEDICATION OF THIS PLAT TO BE OF OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREETS SHOWN ON THE WITHIN PLAT TO BE TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN 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.

SIGNED AND ACKNOWLEDGED BY:

WINDBROOKE DEVELOPERS, LTD. (OWNER)

George R. Oberer, Jr. - Manager

Michael F. Oberer - Secretary

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 1st DAY OF September, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME WINDBROOKE DEVELOPERS, LTD. BY GEORGE R. OBERER JR., ITS MANAGER, AND MICHAEL F. OBERER, ITS SECRETARY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Michele D. Kempfues - Notary Public

August 4, 2006 - My Commission Expires



SIGNED AND ACKNOWLEDGED BY:

THE CITY OF HUBER HEIGHTS (OWNER)

James W. Pierce - City Manager

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 12th DAY OF September, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME THE CITY OF HUBER HEIGHTS BY JAMES W. PIERCE, ITS CITY MANAGER, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Notary Public in and for the State of Ohio

2/9/10 - My Commission Expires

SIGNED AND ACKNOWLEDGED BY:

U S BANK, NA

Paula S. Schneider - Vice President



STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 30th DAY OF August, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME U S BANK, NA BY PAMELA S. SCHNEIDER, ITS VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE OF THEIR VOLUNTARY ACT AND DEED.

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

Michele D. Kempfues - Notary Public

August 4, 2006 - My Commission Expires



STATE OF OHIO, S.S.

GEORGE R. OBERER JR., BEING DULY SWORN, SAYS THAT ALL PERSONS AND / OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

George R. Oberer, Jr.

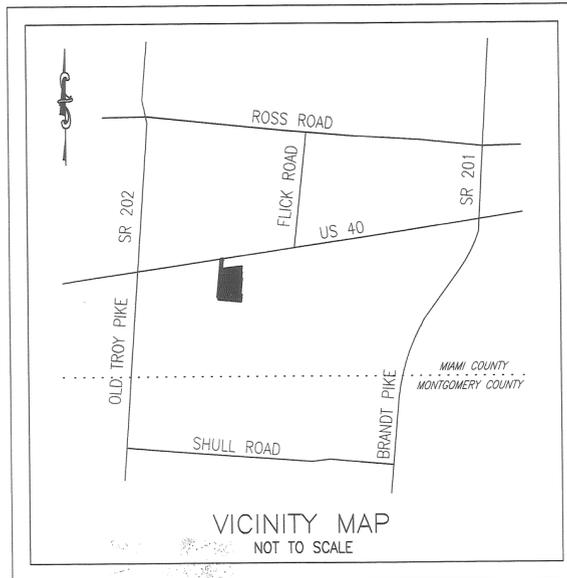
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARY SEAL ON THE ABOVE DAY AND DATE.

Michele D. Kempfues - Notary Public

August 4, 2006 - My Commission Expires



RECORD PLAN WINDBROOKE SECTION ONE SECTION 19, TOWN 2, RANGE 9 CITY OF HUBER HEIGHTS MIAMI COUNTY, OHIO 35 LOTS (30 BUILDING LOTS) CONTAINS 12.8671 ACRES (6.8256 ACRES IN BUILDING LOTS) (2.1747 ACRES IN 5 OPEN AREAS) (3.8668 ACRES IN RIGHT OF WAY) AUGUST 2005



CERTIFICATION & DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 12.8671 ACRES, BEING 12.3481 ACRES OUT OF 37.014 ACRES OF A TRACT OF LAND CONVEYED TO WINDBROOKE DEVELOPERS, LTD. AS RECORDED IN DEED BOOK 758, PG. 830, KNOWN AS LOT #303, AND BEING 0.519 AC OF LAND CONVEYED TO THE CITY OF HUBER HEIGHTS AS RECORDED BY AN AFFIDAVIT IN DEED BOOK 0764, PAGE 369, KNOWN AS PART LOT #166. ALL OF THE ABOVE CONVEYANCES ARE RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

H.O.A. RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE WINDBROOKE OWNER'S ASSOCIATION, INC. AS RECORDED IN DEED BOOK 745, PAGE 181+ OF THE MIAMI COUNTY, OHIO RECORDS 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 TEN FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

SETBACK LINES SHOWN

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 REQUIREMENT SHALL CONTROL.

STREET LIGHTING DISTRICT

A STREET LIGHTING DISTRICT MAY BE ESTABLISHED FOR THE BENEFIT OF THE LOTS IN THE WINDBROOKE SUBDIVISION. ACCORDINGLY, ALL LOTS MAY BE SUBJECT TO A STREET LIGHTING ASSESSMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTS.

RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 21, PAGE 41

FILE NO. 0433104

RECEIVED Sept. 20, 2005

AT 11:55 AM FEE \$86.40

John W. O'Brien - Miami County Recorder

Kusti Kendall - Deputy

AUDITOR

TRANSFERRED ON THE 30th DAY OF Sept., 2005

Chris A. Peoples - Miami County Auditor

Linda Pearson - Deputy Auditor

APPROVED:

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

ON APRIL 12, 2005

Jeff H. O'Connell - Chair, Huber Heights Planning Commission

3/30/05 - DATE

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

VAN ATTA ENGINEERING:

Jeffrey A. Van Atta - Professional Ohio Registered Surveyor #7354



PREPARED BY:

Van Atta Engineering Inc. Engineering & Surveying 570 Congress Park Drive Centerville, Ohio 45459 Phone: (937) 438-5650 Fax: (937) 438-5645

OWNER/DEVELOPER:

WINDBROOKE DEVELOPERS, LTD. 2800 EAST RIVER ROAD DAYTON, OHIO 45439 PHONE: (937) 278-0851



CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2013-O-2012

TO RENAME WESTFIELD DRIVE LOCATED ONE HALF MILE EAST OF OLD TROY PIKE (STATE ROUTE 202) IN THE ENTRANCE OF THE WINDBROOKE 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 Westfield Drive located one half mile east of Old Troy Pike located in the entrance of the Windbrooke subdivision; and

WHEREAS, Westfield Drive has no residential addresses assigned on this road; and

WHEREAS, the City of Huber Heights does hereby petition to have Westfield Drive in the entrance of the Windbrooke Subdivision as depicted on Attachment A shall be renamed to "Senna Street".

NOW THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio, that:

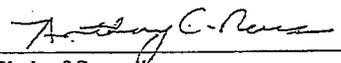
Section 1. Westfield Drive in the entrance of the Windbrooke Subdivision as depicted on Attachment A shall be renamed to "Senna Street".

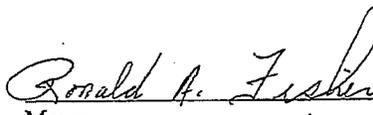
Section 2. In order to preserve the public peace, health and safety of the City of Huber Heights and its inhabitants, and for further reason that the renaming of this roadway is to have the road consistently named through the two developments; therefore, an emergency is hereby declared to exist and this Ordinance shall be an emergency measure and shall take effect immediately upon its passage.

Passed by Council on the 14<sup>th</sup> day of January, 2013;  
8 Yeas; 0 Nays.

Effective Date: January 14, 2013

AUTHENTICATION:

  
Clerk of Council

  
Mayor

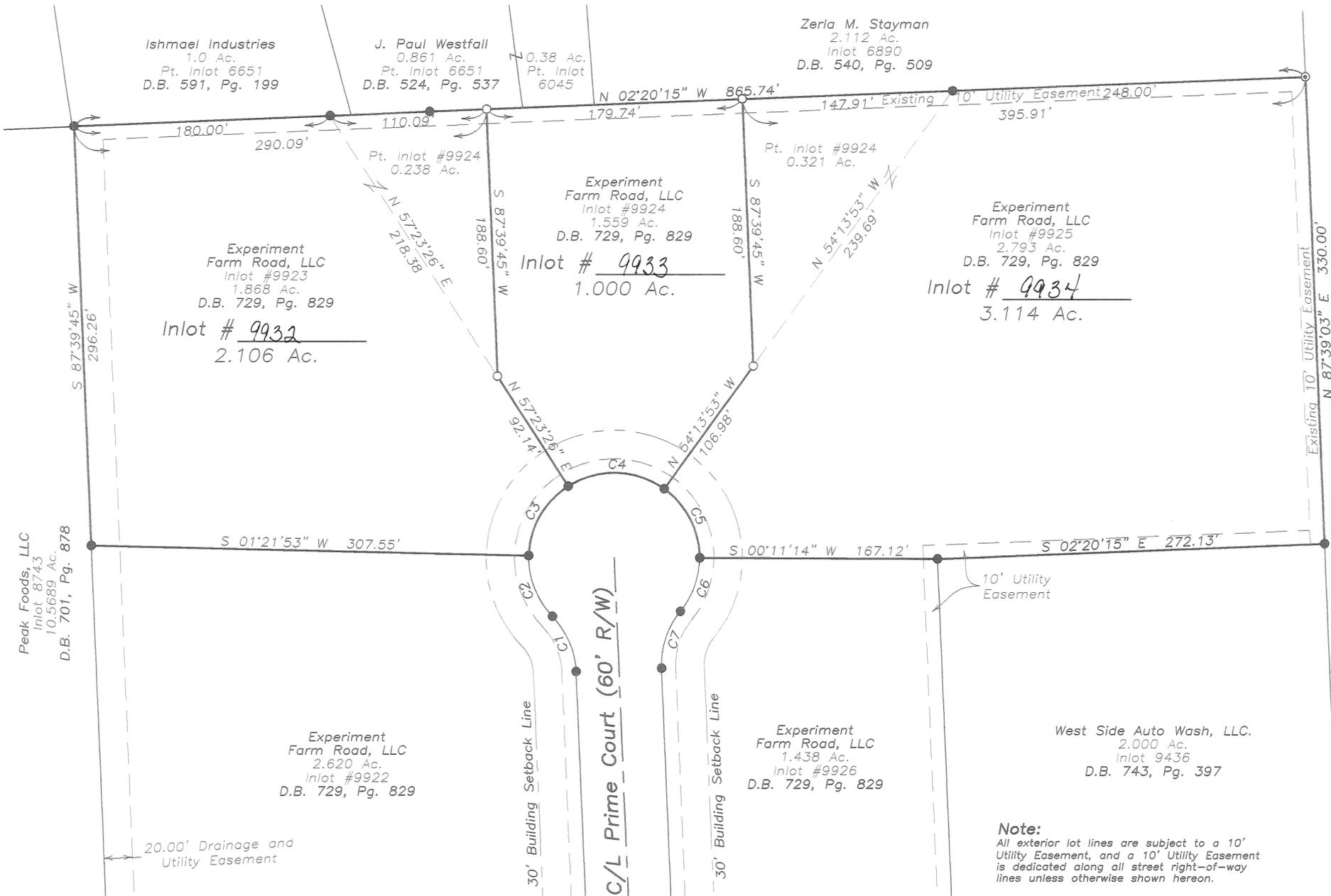
1-16-13  
Date

1-17-13  
Date

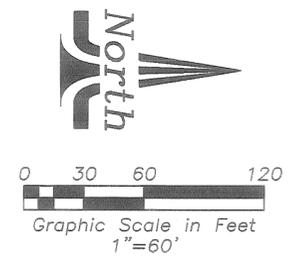
# Replat of Inlots 9923, 9924 & 9925 in the Gem Subdivision, Troy, Ohio

TROY CORPORATION MIAMI COUNTY OHIO STATE

PLAT BOOK 21 PAGE 42  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED SEPT 28, 2005 AT 11:03 AM  
 FILE NO. 043011 FEE \$80.00  
 John W. O'Brien BY Distefence  
 MIAMI CO. RECORDER DEPUTY  
 APPROVED AND TRANSFERRED WITH LOT NOS.  
 ASSIGNED THIS 28th DAY OF Sept, 2005  
 Chris A. Peoples BY Lynda Pearson  
 MIAMI CO. AUDITOR DEPUTY



Indiana Gas & Vectren Energy  
 10,566 Ac.  
 Inlot 7451  
 D.B. 710, Pg. 689



Curve Table				Long Chord	
No.	Delta	Arc Length	Radius	Bearing	Distance
C1	41°24'35"	43.35'	60.00'	N 66°56'56" E	42.43'
C2	45°07'15"	47.25'	60.00'	N 68°48'16" E	46.04'
C3	56°01'33"	58.67'	60.00'	S 60°37'19" E	56.36'
C4	68°22'41"	71.61'	60.00'	S 01°34'46" W	67.43'
C5	54°25'07"	56.99'	60.00'	S 62°58'41" W	54.87'
C6	38°52'34"	40.71'	60.00'	S 70°22'30" E	39.93'
C7	41°24'35"	43.35'	60.00'	S 71°38'30" E	42.43'

**Vacation**  
 We the owner(s) of lots platted hereon do hereby consent to the vacation of the lot lines as indicated and to the replat of the same into the lines as shown hereon.

John L. Lenz  
 John L. Lenz  
 Authorized Representative of  
 Experiment Farm Road, LLC

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

Be it remembered that on this 22nd day of September, 2005, before me, the undersigned, a notary public in and for said county and state, personally appeared Experiment Farm Road, LLC, by John L. Lenz, 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.

Theresa Ann Lowry  
 Notary Public in and for State of Ohio  
 THERESA ANN LOWRY, Notary Public  
 In and for the State of Ohio  
 My Commission Expires Dec. 8, 2006



I hereby certify that the above replat 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, 3/8" capped iron pins will be set at all replatted lot corners.

Michael W. Cozatt 9-21-05  
 MICHAEL W. COZATT  
 P.S. #6001



**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 476 Swailes Road Troy, OH 45373  
 Job No. 17105 (937)-339-2921  
 File Name: C:\Construction\Tim Logan\17105 Replat Gem.dwg  
 Drawn by: RES ~ Checked by: MWC

**Note**  
 The lots replatted hereon shall continue to be governed by the Restrictive Covenants Recorded in Plat Book 21, Page 27 of the Miami County Recorders Plat Records.

**Approval by the City of Troy Public Works Director**  
 This replat was reviewed and approved by the City of Troy Public Works Director this 28th day of SEPT., 2005 under T.C.O. 11/3.011.

Steven D. Leffel  
 City of Troy Public Works Director

- Legend**
- Iron Pin Found
  - 5/8" Capped Iron Pin Set (Cozatt, S6001)
  - ⊙ Concrete Monument Found

**References**  
 Miami County Recorder's Plat Records  
 Plat Book 21, Page 27  
 (Basis of Bearings)

# Replat of Inlots 9923, 9924 & 9925 in the Gem Subdivision, Troy, Ohio

TROY MIAMI OHIO  
CORPORATION COUNTY STATE

PLAT BOOK 21 PAGE 42 - A  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

PAGE 2 OF 2



THE  
GEM  
REAL ESTATE  
GROUP  
INC.

DAYTON  
137 NORTH MAIN STREET  
SUITE 900  
DAYTON, OH 45402  
937.228.2882  
FAX 937.228.4079

CINCINNATI  
4770 DUKE DRIVE  
SUITE 190  
CINCINNATI, OH 45040  
513.770.0555  
FAX 513.770.2113

September 8, 2005

Mr. Mark Cundiff  
Administrative Services Director  
City of Troy, Ohio  
100 South Market Street  
Troy, Ohio 45373

Re: Replat of Inlots 9923, 9924 and 9925  
Gem Subdivision, Troy, Ohio

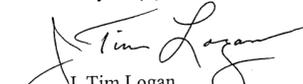
Dear Mr. Cundiff,

In follow up to our telephone conversations on the above referenced matter, please be advised that we are requesting approval of a minor change in the previously approved and recorded plat, known as the Gem Subdivision.

We are merely changing the lot lines to create a more marketable configuration of the lots on the cul-de-sac. Our engineering consultant, Mr. Mike Cozatt, is working with Mr. Steve Leffel to finalize the documents.

We appreciate your assistance in this matter.

Very truly yours,

  
J. Tim Logan  
Senior Vice President



City of Troy

September 28, 2005

Mr. J. Tim Logan  
Senior Vice-President  
The GEM Real Estate Group  
137 North Main St.  
Suite 900  
Dayton, OH 45402

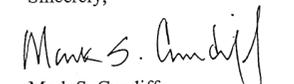
Re: Replat of Inlots 9923, 9924, and 9925 of Gem Subdivision, Troy, Ohio

Dear Mr. Logan:

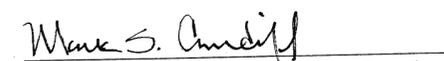
Please be advised that your proposed minor adjustment, a replat of Inlots 9923, 9924, and 9925, to the Gem Subdivision Planned Development has been approved by the City of Troy Planning Department. It is my understanding that the minor replat of the same development has been approved by Public Works Director Steve Leffel.

I hope this information is useful to you. Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

  
Mark S. Cundiff  
Administrative Services Director

Approval by the Troy Planning Department  
This replat was reviewed and approved by the City of Troy Planning Department this 28<sup>TH</sup> day of SEPT., 2005 under Section 1000.12470 of the Zoning Code for a minor PD amendment.

  
City of Troy Administrative Services Director

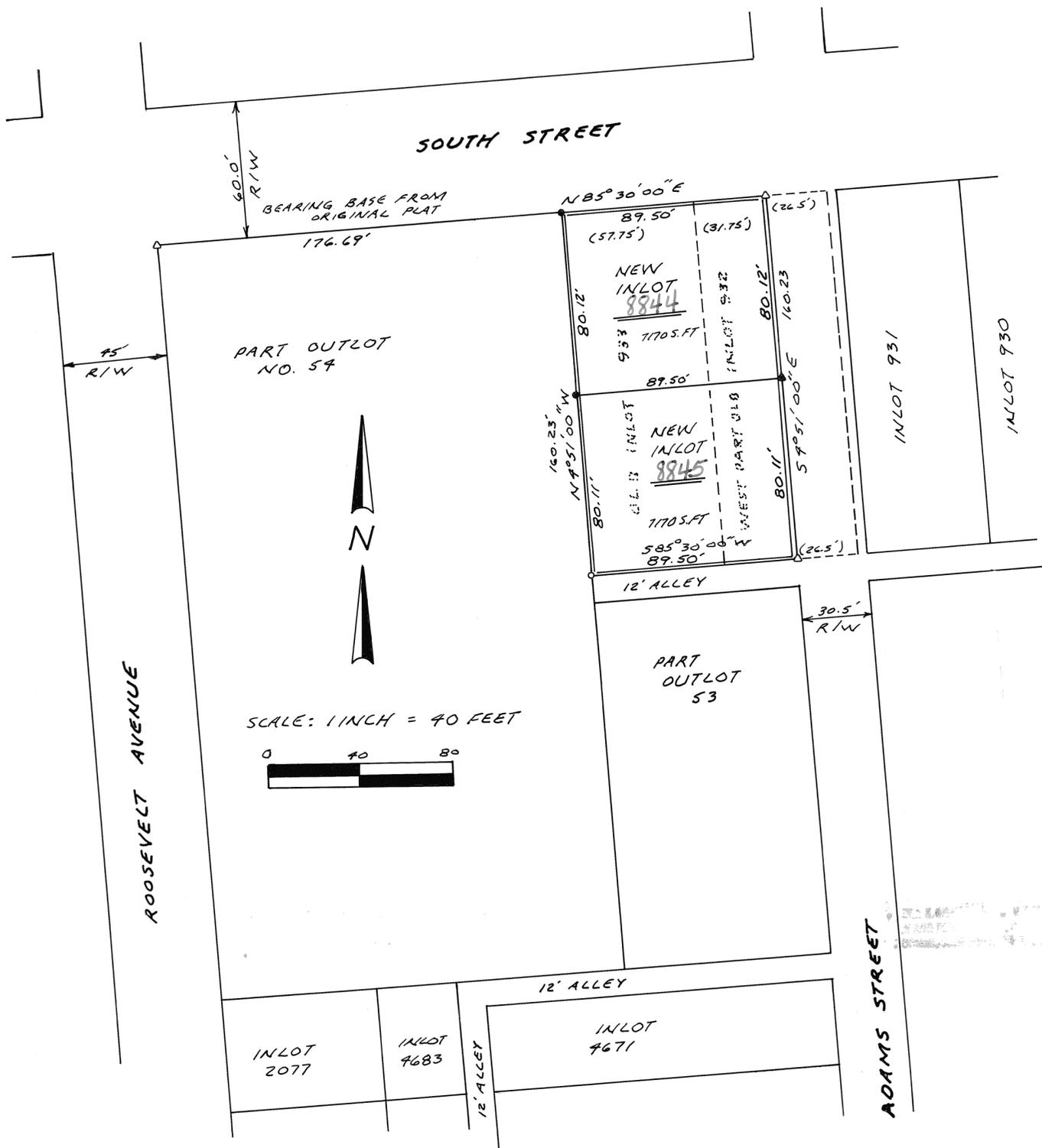
Mark S. Cundiff  
Administrative Services Director

100 South Market Street  
P. O. Box 3003  
Troy, Ohio 45373-7303  
www.troyohio.gov  
Phone: 937-339-7639  
Fax: 937-335-3758  
mark.cundiff@troyohio.gov

REPLAT OF INLOT 933 & WEST PART  
INLOT 932 PIQUA, OHIO

PLAT BOOK 21 PAGE 43  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 30 DAY OF  
September, 2005 AT 8:21:21 A.M.  
FILE NO. 0433807 FEE \$43.70  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI CO. RECORDER  
BY Jim A. Pence  
DEPUTY RECORDER

TRANSFERRED THIS 30 DAY OF Sept., 2005.  
Chris A. Peoples  
CHRIS A. PEOPLES MIAMI CO. AUDITOR  
BY Linda Linneman  
DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF INLOT 933 & THE WEST PART OF INLOT 932 IN THE CITY OF PIQUA AS DEEDED TO HABITAT FOR HUMANITY OF MIAMI COUNTY IN DEED BOOK 764, PAGE 331 AS SHOWN HEREON.

OWNERS CONSENT

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

OWNER: HABITAT FOR HUMANITY OF MIAMI COUNTY, OHIO

DeWayne Smith Its President

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

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICAL SEAL AT Troy OHIO THIS 23 DAY OF SEPTEMBER 2005.

Steven H. Westfall  
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA THIS 27<sup>TH</sup> DAY OF September, 2005.

Christopher W. Salmons  
CITY OF PIQUA ~ DIRECTOR OF PUBLIC WORKS  
PLANNING & ZONING SUPERVISOR

REFERENCES

- DEED BOOK 764 PAGE 331
- " " 146 " 439
- RECORD PLAT BOOK 1 PAGE 50
- LOT SURVEY BOOK 22 PAGE 172

LEGEND

- △ PK. OR MAG NAIL FOUND
- 3/8" IRON PIN FOUND
- ▲ PK. OR MAG NAIL SET
- 3/8" CAPPED IRON PIN SET

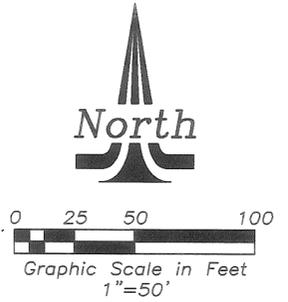
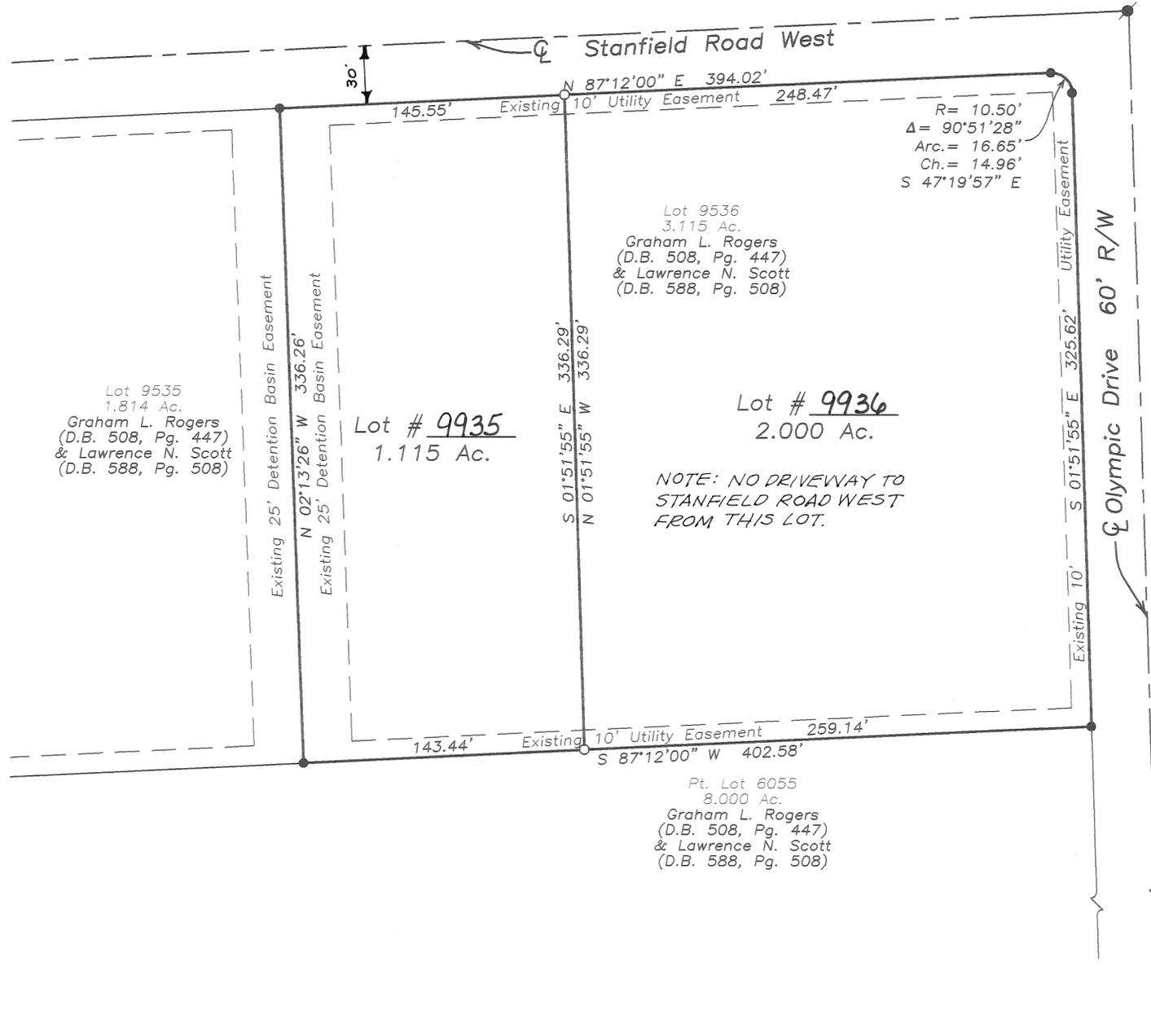


SURVEY FOR  
HABITAT FOR HUMANITY  
OF MIAMI COUNTY, OHIO  
MICHAEL H. TREON TROY, OHIO  
937-339-4963  
Michael H. Treon  
REGISTERED SURVEYOR NO. 5621

# Replat of Lot 9536 in Troy Town Section 8, Troy, Ohio

TROY CORPORATION MIAMI COUNTY OHIO STATE

PLAT BOOK 21 PAGE 44  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED 9-30, 2005 AT 1:51 PM.  
 FILE NO. 03399 FEE 643.70  
John D. Brum BY Chris Pence  
 MIAMI CO. RECORDER DEPUTY  
 APPROVED AND TRANSFERRED WITH LOT NOS.  
 ASSIGNED THIS 30 DAY OF Sept., 2005  
Chris A. Peoples BY Linda Jirumma  
 MIAMI CO. AUDITOR DEPUTY



**Dedication**  
 Being all of Inlot 9536, 3.115 Ac. as shown on Plat Book 20, Page 55 of the Miami County Recorder's Plat Records and deeded to Graham L. Rogers by Deed Book 508, Page 447 and Lawrence N. Scott by Deed Book 588, Page 508 of the Miami County Recorder's Deed Records.

**Dedication**  
 We, the undersigned, being all of the owners of the land herein platted, do hereby accept and approve this plat and all of the restrictive covenants as referenced herein 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.

Graham L. Rogers  
 Graham L. Rogers  
Lawrence N. Scott  
 Lawrence N. Scott

William F. Ganger  
 WILLIAM F. GANGER, Notary Public  
 in and for the State of Ohio  
 My Commission Expires November 12, 2008

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

Be it remembered that on this 26th day of SEPT., 2005, before me, the undersigned, a notary public in and for said county and state, personally appeared Graham L. Rogers and Lawrence N. Scott, the above signed, to me known, and acknowledged the signing and execution of the within plat to be his free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

William F. Ganger  
 Notary Public in and for State of Ohio  
 My commission expires 11-15-08

**NOTE:**  
 SEE AFFIDAVIT RECORDED IN DEED BOOK 767 PAGE 379 CORRECTING THE DESCRIPTION AND DEDICATION. THE DESCRIPTION SHOULD READ ... DEEDED TO TROY TOWN, LLC, BY DEED BOOK 748 PAGE 555 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

ADDED DECEMBER 5th, 2005.  
Kriste Quinn  
 DEPUTY RECORDER



I hereby certify that the above replat 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, 3/8" capped iron pins will be set at all replatted lot corners.

**Approval by the City of Troy Public Works Director**  
 This replat was reviewed and approved by the City of Troy Public Works Director this 27th day of SEPT., 2005 under T.C.O. 1113.011.

Steven D. Hoppel  
 City of Troy Public Works Director

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

**References**  
 Miami County Recorder's Plat Records  
 Plat Book 20, Page 55  
 (Basis of Bearings)



Michael W. Cozatt 92105  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 476 Swailes Road Troy, OH 45373  
 Job No. 17605 (937)-339-2921  
 File Name: C:\Surveys\2005\05176 Rogers.dwg  
 Drawn by: RES ~ Checked by: MWC

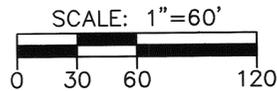
# REPLAT OF INLOTS 9565 & 9566 IN WILLOW POINT SUBDIVISION

9565 & 9566 INLOT TROY CITY MIAMI, OHIO COUNTY

PLAT BOOK 21, PAGE 45  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 4 DAY OF October, 2005, AT 3:27 P.M.  
FILE No. 0434148 FEE: \$86.40  
TRANSFERRED THIS 4 DAY OF Oct., 2005  
Chris A. Peoples BY Linda Timmerman John W. O'Brien  
CHRIS A. PEEPLES DEPUTY AUDITOR JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Diana R. Pence  
DEPUTY



BEARINGS BASED ON RECORDER'S RECORD OF PLATS, PLAT BOOK 18, PAGE 119



## LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- (NR.) NONRADIAL LINE

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, THIS PLAT WAS REVIEWED AND APPROVED.

\_\_\_\_\_, CHAIRMAN \_\_\_\_\_ SECRETARY

## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-\_\_\_\_\_-2005, EFFECTIVE \_\_\_\_\_, 2005

\_\_\_\_\_, MAYOR \_\_\_\_\_ PRESIDENT OF COUNCIL \_\_\_\_\_ CLERK OF COUNCIL

## COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION WILLOW POINT SUBDIVISION OWNERS ASSOCIATION" RECORDED IN DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE MIAMI COUNTY RECORDERS RECORDS.

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW 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:  
WILLOW POINT PROPERTIES, INC.

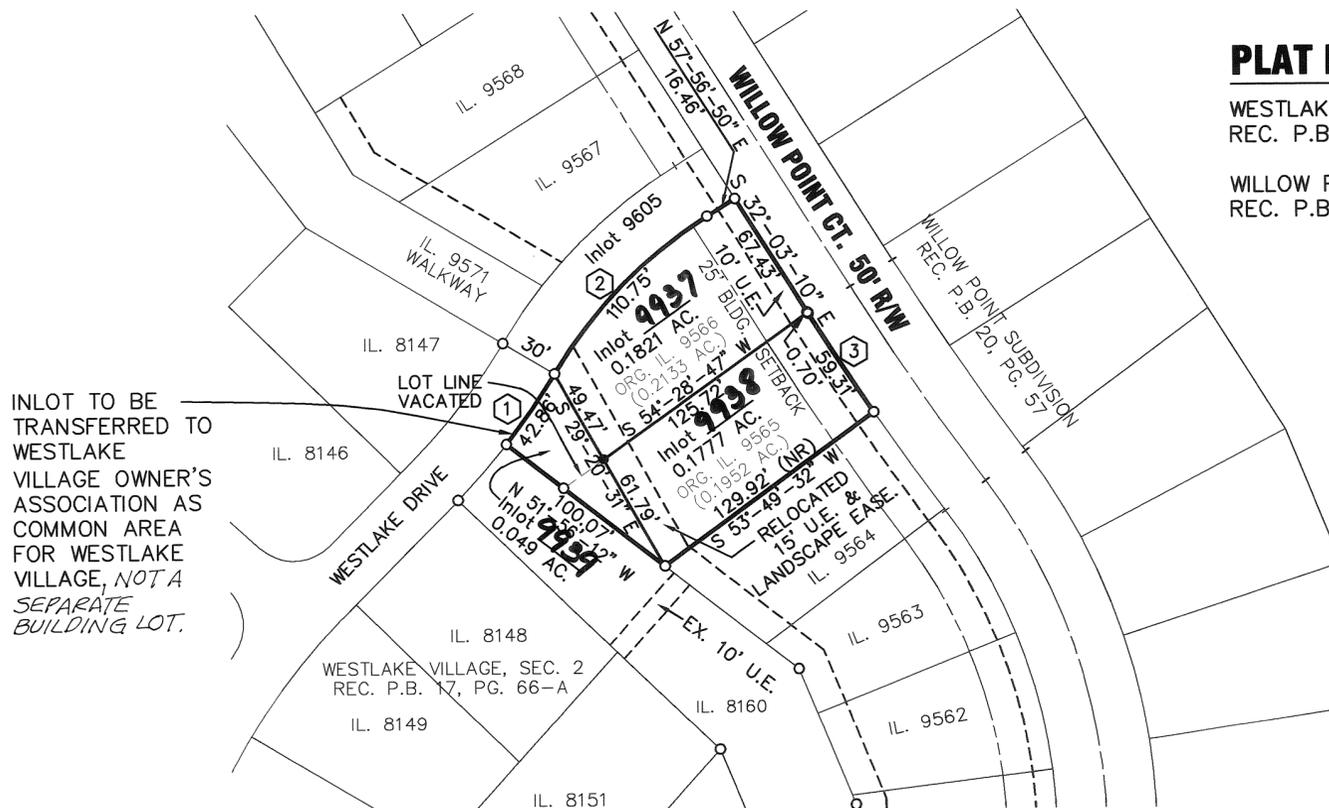
Jessica A. Minesinger  
JESSICA A. MINESINGER, PRESIDENT

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	345.00'	07°-07'-03"	42.86'	42.83'	N 34°-30'-13" E
2	235.00'	27°-00'-05"	110.75'	109.73'	N 44°-26'-47" E
3	1500.00'	02°-15'-55"	59.31'	59.30'	S 33°-11'-08" E

## PLAT REFERENCES

WESTLAKE VILLAGE SECTION TWO,  
REC. P.B. 17, PG. 66-A

WILLOW POINT SUBDIVISION,  
REC. P.B. 20, PG. 57



INLOT TO BE TRANSFERRED TO WESTLAKE VILLAGE OWNER'S ASSOCIATION AS COMMON AREA FOR WESTLAKE VILLAGE, NOT A SEPARATE BUILDING LOT.

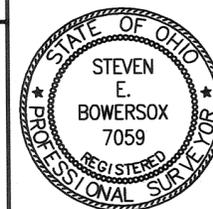
- WILLOW POINT NOTES:
- ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
  - NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
  - FRONT AND REAR SETBACKS TO BE 25' AND SIDE YARD SETBACKS TO BE 5'.

## DESCRIPTION

BEING A REPLAT OF INLOTS 9565 AND 9566 OWNED BY WILLOW POINT PROPERTIES, INC. IN DEED BOOK 741, PAGE 571.

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 05-10-2005  
STEVEN E. BOWERSOX, P.S. #7059 DATE



440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45385  
(937) 497-0200 • FAX (937) 497-0300  
www.choiceoneengineering.com

date: 05-10-2005 drawn by: seb job number: MIATR00507FIN

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 2<sup>nd</sup> DAY OF August, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLOW POINT PROPERTIES, INC. BY JESSICA A. MINESINGER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Diana M. Asher  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10



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

MORTGAGEE:  
MINSTER STATE BANK  
Dan Heitmeyer  
DAN HEITMEYER  
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 2<sup>nd</sup> DAY OF August, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN HEITMEYER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

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



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

DATE: August 2, 2005  
STATE OF OHIO, COUNTY OF MIAMI, S.S.  
JESSICA A. MINESINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

Jessica A. Minesinger  
JESSICA A. MINESINGER

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

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



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

# REPLAT OF INLOTS 9565 & 9566 IN WILLOW POINT SUBDIVISION

9565 & 9566 TROY MIAMI, OHIO  
INLOT CITY COUNTY



Date: August 23, 2005

To: Steve Leffel, Troy Public Works Director  
Debbie Swan, Troy City Engineer  
Mark Cundiff, Troy Planning Director  
Jim Dando, Troy Development Director

From: Jessica Minesinger, President  
Willow Point Properties, Inc.

Bruce Davidson, President  
Westlake Village Home Owners Association

Re: Willow Point P.D./Westlake Village P.U.D.

September 28, 2005

Mr. Bruce Davidson  
President  
Westlake Village Homeowners Assc.  
2405 Coriander Ct.  
Troy, OH 45373

Ms. Jessica A. Minesinger  
President  
Willow Point Properties, Inc.  
1204 Archer Dr.  
Troy, OH 45373

Re: Replat of Inlots 9565 and 9566 Willow Point Planned Development, Troy, Ohio

Dear Mr. Davidson and Ms. Minesinger:

Please be advised that your proposed minor adjustment, a replat of Inlots 9565 and 9566, to the Willow Point Planned Development and Westlake Village Planned Unit Development has been approved by the City of Troy Planning Department. It is my understanding that the minor replat of the same development has been approved by Public Works Director Steve Leffel.

I hope this information is useful to you. Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

*Mark S. Cundiff*  
Mark S. Cundiff  
Administrative Services Director

Greetings,

We herein request that the proposed Replat of Inlots 9565 and 9566 in the Willow Point Planned Development, granting .049 Acres of green space to the Westlake Village Owners Association, for the purposes of expanding their recreational walk path and landscape buffer and to better align the recreational trail from one side to the other, be considered a minor amendment to both the Westlake Village and Willow Point Planned Developments.

This replat does not affect the number of lots, street layouts or utilities in either subdivision. The area to be replatted simply straightens the rear lot lines of Willow Point Inlots 9565 & 9566 and benefits the neighbors in Westlake Village. The replat does not diminish the greenspace dedication in Willow Point but does slightly increase the privately maintained greenspace in Westlake Village.

Thank you for your time and consideration regarding this matter.

Feel free to contact us with any questions.

*Jessica A. Minesinger*  
Jessica A. Minesinger, President  
Willow Point Properties, Inc.

*Bruce Davidson*  
Bruce Davidson, President  
Westlake Village Owners Association, Inc.

Approval by the Troy Planning Department  
This replat was reviewed and approved by the City of Troy Planning Department this 28<sup>TH</sup> day of SEPT., 2005 under Section 1000.12470 of the Zoning Code for a minor PD amendment.

*Mark S. Cundiff*  
City of Troy Administrative Services Director

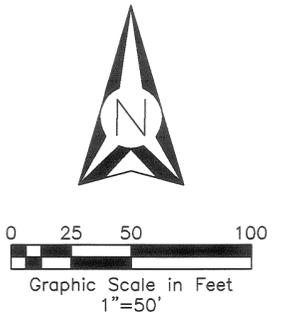
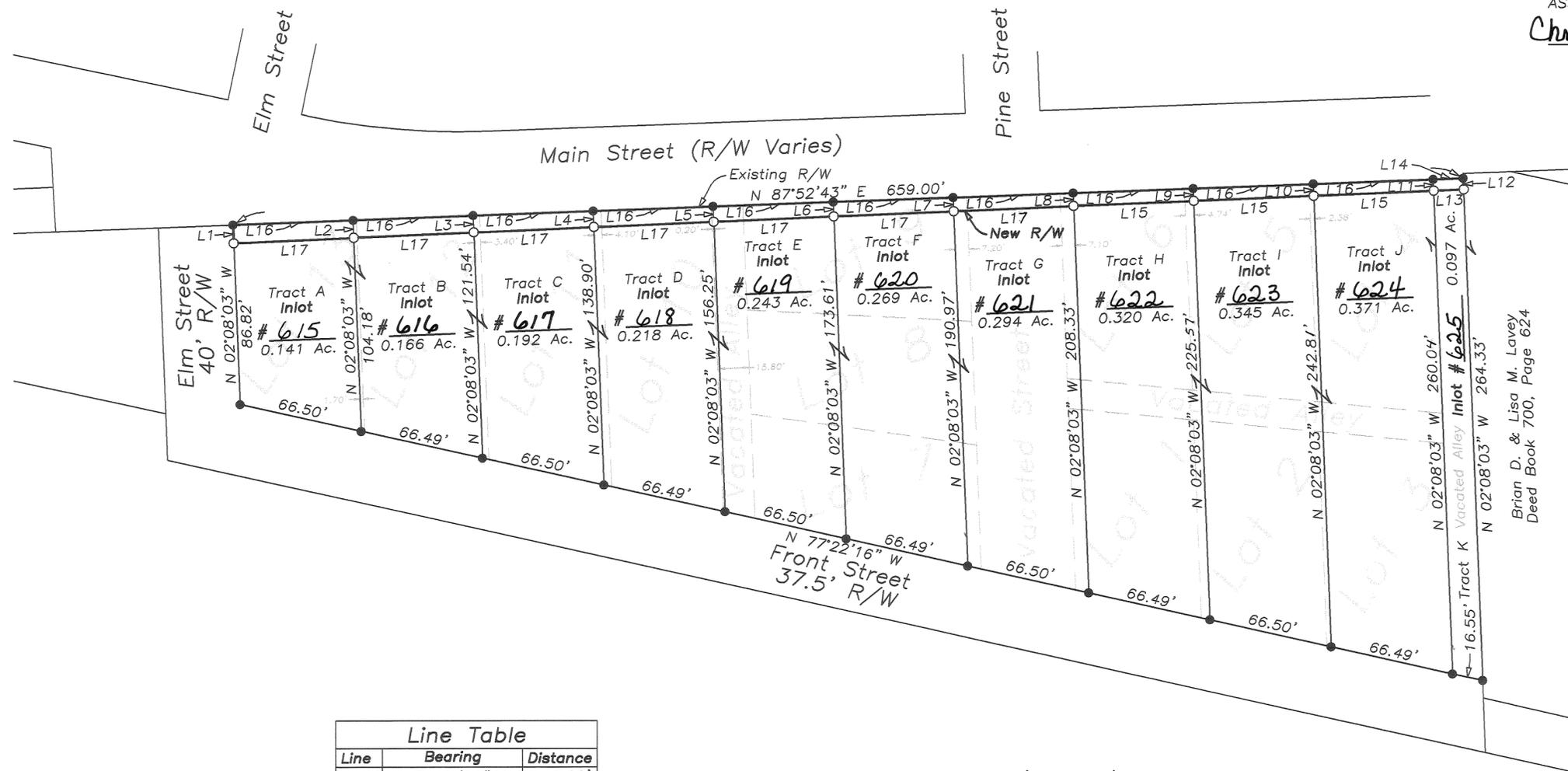
Approval by Troy Public Works Department  
This replat was reviewed and approved by the City of Troy Public Works Department this 28<sup>TH</sup> day of SEPT., 2005 under TCO 1113.011.

*Steven D. Leffel*  
City of Troy Public Works Director

# Dedication of Right-of-Way and Replat of Lots 1 thru 13 and Vacated Locust Street and Alleys, Village of Bradford, Miami County, Ohio

VOLUME 21 PAGE 46  
 Miami County Recorder's Plat Records  
 RECEIVED Oct 6<sup>th</sup>, 2005 AT 8:26 A.M.  
 FILE NO. 0434249 FEE \$86.40

John W. O'Brien BY: Christine Jackson  
 MIAMI CO. RECORDER DEPUTY  
 APPROVED AND TRANSFERRED WITH LOT NOS. 5  
 ASSIGNED THIS 5 DAY OF Oct., 2005  
Chris A. Peoples BY: Linda Linneman  
 MIAMI CO. AUDITOR DEPUTY



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

**References**

Miami County Engineer's Record of Lot Surveys  
 Volume 23, Page 21  
 (Basis of Bearings),  
 Miami County Recorder's Plat Records  
 Plat Book 18, Page 100

Line	Bearing	Distance
L1	N 02°08'03" W	10.00'
L2	N 02°08'03" W	9.57'
L3	N 02°08'03" W	9.14'
L4	N 02°08'03" W	8.71'
L5	N 02°08'03" W	8.29'
L6	N 02°08'03" W	7.86'
L7	N 02°08'03" W	7.43'
L8	N 02°08'03" W	7.00'
L9	N 02°08'03" W	6.69'
L10	N 02°08'03" W	6.38'
L11	N 02°08'03" W	6.08'
L12	N 02°08'03" W	6.00'
L13	S 87°36'16" W	16.00'
L14	N 87°52'43" E	16.00'
L15	S 87°36'16" W	64.30'
L16	N 87°52'43" E	64.30'
L17	S 87°29'48" W	64.30'

**Approvals**

Accepted and Approved by the Council of the Village of Bradford, Ohio, this 11<sup>th</sup> day of NOVEMBER, 2004  
 Ordinance No. 0-04-12

Jeffrey L. Waring Mayor  
Brenda Selanders Clerk  
 Accepted by the Planning Commission of the Village of Bradford, Ohio, this 14<sup>th</sup> day of SEPT., 2004  
Scott W. Selke Chairman

**Surveyor's Statement**

I hereby certify that the above plat is accurately represented as based on a field survey completed under my direct supervision, and that pins are set at all lot corners and points of curvature in accordance with the minimum standards for boundary surveys in the State of Ohio.

Michael W. Cozatt 8-18-04  
 MICHAEL W. COZATT  
 P.S. #6001



**COZATT ENGINEERING COMPANY**  
 CIVIL ENGINEER LAND SURVEYOR  
 476 SWALES ROAD TROY, OH 45373  
 JOB NO. 21904 (937)-339-2921  
 File Name: C:\Surveys\2004\04219 Fanning and Howey2.dwg  
 Drawn by: RES ~ Checked by: MWC

# Dedication of Right-of-Way and Replat of Lots 1 thru 13 and Vacated Locust Street and Alleys, Village of Bradford, Miami County, Ohio

Tracts	A	B	C	D	E	F	G	H	I	J	K
<b>Ownership</b>	Zeus Investments, Inc.: Deed Book 674, Page 674	Zeus Investments, Inc.: Deed Book 674, Page 674	Zeus Investments, Inc.: Deed Book 674, Page 674	Zeus Investments, Inc.: Deed Book 674, Page 674	Zeus Investments, Inc.: Deed Book 674, Page 674	Zeus Investments, Inc.: Deed Book 674, Page 674	Zeus Investments, Inc.: Deed Book 674, Page 674	Brian D. & Lisa M. Lavey Deed Book 700, Page 824	Brian D. & Lisa M. Lavey Deed Book 700, Page 824	Brian D. & Lisa M. Lavey Deed Book 700, Page 824	Zeus Investments, Inc.: Deed Book 674, Page 674
<b>Areas before Replat</b>	0.155 Ac.	0.180 Ac.	0.205 Ac.	0.230 Ac.	0.255 Ac.	0.280 Ac.	0.305 Ac.	0.330 Ac.	0.355 Ac.	0.380 Ac.	0.098 Ac.
<b>Original Lot Areas</b>	0.155 Ac. Pt. Lot 13	0.176 Ac. Pt. Lot 12 0.004 Ac. Pt. Lot 13	0.195 Ac. Pt. Lot 11 0.010 Ac. Pt. Lot 12	0.215 Ac. Pt. Lot 10 0.014 Ac. Pt. Lot 11 0.001 Ac. Vacated Alley	0.065 Ac. Pt. Lot 7 0.065 Ac. Pt. Lot 8 0.065 Ac. Pt. Lot 9 0.060 Ac. Vacated Alley	0.093 Ac. Pt. Lot 7 0.093 Ac. Pt. Lot 8 0.094 Ac. Pt. Lot 9	0.016 Ac. Pt. Lot 3 0.016 Ac. Pt. Lot 6 0.011 Ac. Pt. Lot 7 0.011 Ac. Pt. Lot 8 0.011 Ac. Pt. Lot 9 0.003 Ac. Vacated Alley 0.237 Ac. Vacated Street	0.012 Ac. Pt. Lot 2 0.141 Ac. Pt. Lot 3 0.012 Ac. Pt. Lot 5 0.141 Ac. Pt. Lot 6 0.024 Ac. Vacated Alley	0.007 Ac. Pt. Lot 1 0.159 Ac. Pt. Lot 2 0.006 Ac. Pt. Lot 4 0.159 Ac. Pt. Lot 5 0.024 Ac. Vacated Alley	0.178 Ac. Pt. Lot 1 0.178 Ac. Pt. Lot 4 0.024 Ac. Vacated Alley	0.098 Ac. Vacated Alley
<b>Total R/W Dedication</b>	0.014 Ac.	0.014 Ac.	0.013 Ac.	0.012 Ac.	0.012 Ac.	0.011 Ac.	0.011 Ac.	0.010 Ac.	0.010 Ac.	0.009 Ac.	0.001 Ac.
<b>Right-of-Way Dedication Areas</b>	0.014 Ac. Pt. Lot 13	0.0136 Ac. Pt. Lot 12 0.0004 Ac. Pt. Lot 13	0.0123 Ac. Pt. Lot 11 0.0007 Ac. Pt. Lot 12	0.0111 Ac. Pt. Lot 10 0.00086 Ac. Pt. Lot 12 0.00004 Ac. Vacated Alley	0.009 Ac. Pt. Lot 9 0.003 Ac. Vacated Alley	0.011 Ac. Pt. Lot 9	0.001 Ac. Pt. Lot 6 0.001 Ac. Pt. Lot 9 0.009 Ac. Vacated Street	0.0007 Ac. Pt. Lot 5 0.0093 Ac. Pt. Lot 6	0.0003 Ac. Pt. Lot 4 0.0097 Ac. Pt. Lot 6	0.009 Ac. Pt. Lot 4	0.001 Ac. Vacated Alley
<b>New Lot Areas</b>	0.141 Ac.	0.166 Ac.	0.192 Ac.	0.218 Ac.	0.243 Ac.	0.269 Ac.	0.294 Ac.	0.320 Ac.	0.345 Ac.	0.371 Ac.	0.097 Ac.
<b>New Lot Number</b>	<u>615</u>	<u>616</u>	<u>617</u>	<u>618</u>	<u>619</u>	<u>620</u>	<u>621</u>	<u>622</u>	<u>623</u>	<u>624</u>	<u>625</u>

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

Be it remembered that on this 15<sup>th</sup> day of Oct, 2004, before me, the undersigned, a notary public in and for said county and state, personally came Brian D. & Lisa M. Lavey, owner of above lands, 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.

Lowell E. Bicknell  
Notary Public in and for State of Ohio  
My commission expires June 20, 2009



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

Be it remembered that on this 15<sup>th</sup> day of Oct, 2004, before me, the undersigned, a notary public in and for said county and state, personally came Thomas Lagos, President of Zeus Investments, Inc., owner of above lands, 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.

Lowell E. Bicknell  
Notary Public in and for State of Ohio  
My commission expires June 20, 2009



**Dedication**

We, the undersigned, being all the owners of the lands herein platted, do hereby accept and approve this plat and do hereby voluntarily consent to the execution of said plat, and do dedicate the new right-of-way shown hereon to the public use forever.

Parts of Tracts A thru G and Part Vacated Alley  
D.B. 674-674 - Lot Survey 23-21 - Rec. BK. 18-100

Thomas Lagos  
Thomas Lagos, President  
Zeus Investments, Inc.

Parts of Tracts H, I, and J  
D.B. 700-824 Lot Sur. 23-21

Brian D. Lavey      Lisa M. Lavey  
Brian D. Lavey      Lisa M. Lavey



Michael W. Cozatt 8-18-04  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
CIVIL ENGINEER      LAND SURVEYOR  
476 SWAILES ROAD      TROY, OH 45373  
JOB NO. 21904      (937)-339-2921  
File Name: C:\Surveys\2004\04219 Fanning and Howey2.dwg  
Drawn by: RES ~ Checked by: MWC

**DEDICATION OF BIKE PATH AND RECREATIONAL  
TRAIL RIGHT OF WAY TO THE CITY OF TROY, MIAMI  
COUNTY, OHIO**

VOLUME 21 PAGE 47  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD THIS  
7 DAY OF October,  
2003 AT 1:46:17 P.M.  
FEE: \$ 86.40  
FILE NO. 0434378

**WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE AUTHORIZED BY OUR RESPECTIVE COMPANY AND/OR BOARD TO SIGN ON BEHALF OF THE CORPORATION AND/OR BOARD, AND THAT WE HEREBY CERTIFY ADDITIONALLY THAT THE DEDICATION OF PORTIONS OF OUR PARCELS TO THE CITY OF TROY, OHIO AS BIKE PATH AND RECREATIONAL TRAIL RIGHT OF WAY IS BOTH OUR FREE ACT AND DEED AS INDIVIDUALS AND REPRESENTING HOBART BROTHERS COMPANY AND HOBART INSTITUTE OF WELDING TECHNOLOGY, RESPECTIVELY.**

John W. O'Brien  
MIAMI COUNTY RECORDER  
Kristi Kendall  
DEPUTY

SHEET NO. 1 OF 2.

**DEDICATION OF PARTS OF OUTLOTS 436, 316, 374, <sup>375</sup> AND 376 BY THE HOBART BROTHERS COMPANY TO THE CITY OF TROY.**

ADDED 10-13-2005  
Carol Pfeiffer  
DEPUTY RECORDER

Scott T. Koizumi  
SCOTT T. KOIZUMI, ASSISTANT TREASURER  
6/25/03  
DATE

REVIEWED AND APPROVED THIS 7 DAY  
OF Oct. 2005 BY THE MIAMI COUNTY  
AUDITOR.  
Chris G. Peoples Linda Jansman  
MIAMI COUNTY AUDITOR BY

**DEDICATION OF PART OF OUTLOT 436 BY THE HOBART INSTITUTE OF WELDING TECHNOLOGY TO THE CITY OF TROY.**

Andre A. Odermatt  
ANDRE A. ODERMATT, CHAIRMAN OF THE BOARD  
6/25/03  
DATE

**APPROVAL BY PLANNING COMMISSION  
AT A MEETING OF THE TROY PLANNING COMMISSION  
THIS PLAT WAS REVIEWED AND APPROVED ON THE  
23<sup>RD</sup> DAY OF JULY, 2003.**

Jack M. Waters Greg J. Knight  
CHAIRMAN SECRETARY

**APPROVAL BY COUNCIL  
AT A MEETING OF THE TROY CITY COUNCIL THIS PLAT  
WAS REVIEWED AND APPROVED ON THE 4<sup>TH</sup> DAY OF  
AUGUST, 2003 BY ORDINANCE NO. O-43-03,  
EFFECTIVE ON Sept. 4<sup>th</sup>, 2003.**

Michael Z. Berman William F. Lohr  
MAYOR PRESIDENT OF COUNCIL  
Greg J. Knight  
CLERK OF COUNCIL

STATE OF OHIO )  
 ) SS  
COUNTY OF MIAMI )

BE IT REMEMBERED, that on this 25<sup>th</sup> day of June, 2003, before me, the subscriber, a Notary Public in and for said County and State, personally came Andre A. Odermatt, the Chairman of the Board of the Hobart Institute of Welding Technology which executed the foregoing instrument, who acknowledged that he did sign said instrument as such officer on behalf of said Board, and by the authority of the Board of Directors; that said instrument was signed as his free act and deed individually, and the free act and deed of said corporation.

STATE OF OHIO )  
 ) SS  
COUNTY OF MIAMI )

BE IT REMEMBERED, that on this 25<sup>th</sup> day of June, 2003, before me, the subscriber, a Notary Public in and for said County and State, personally came Scott T. Koizumi, the Assistant Treasurer of the corporation which executed the foregoing instrument, who acknowledged that he did sign said instrument as such officer on behalf of said corporation and by the authority of the Board of Directors; that said instrument was signed as his free act and deed individually, and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year first above written.

Shirley M. Miller  
Notary Public in and for the State of Ohio  
SHIRLEY M. MILLER, Notary Public  
in and for the State of Ohio  
My Commission Expires Aug. 3, 2007



IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year first above written.

Shirley M. Miller  
Notary Public in and for the State of Ohio  
SHIRLEY M. MILLER, Notary Public  
in and for the State of Ohio  
My Commission Expires Aug. 3, 2007

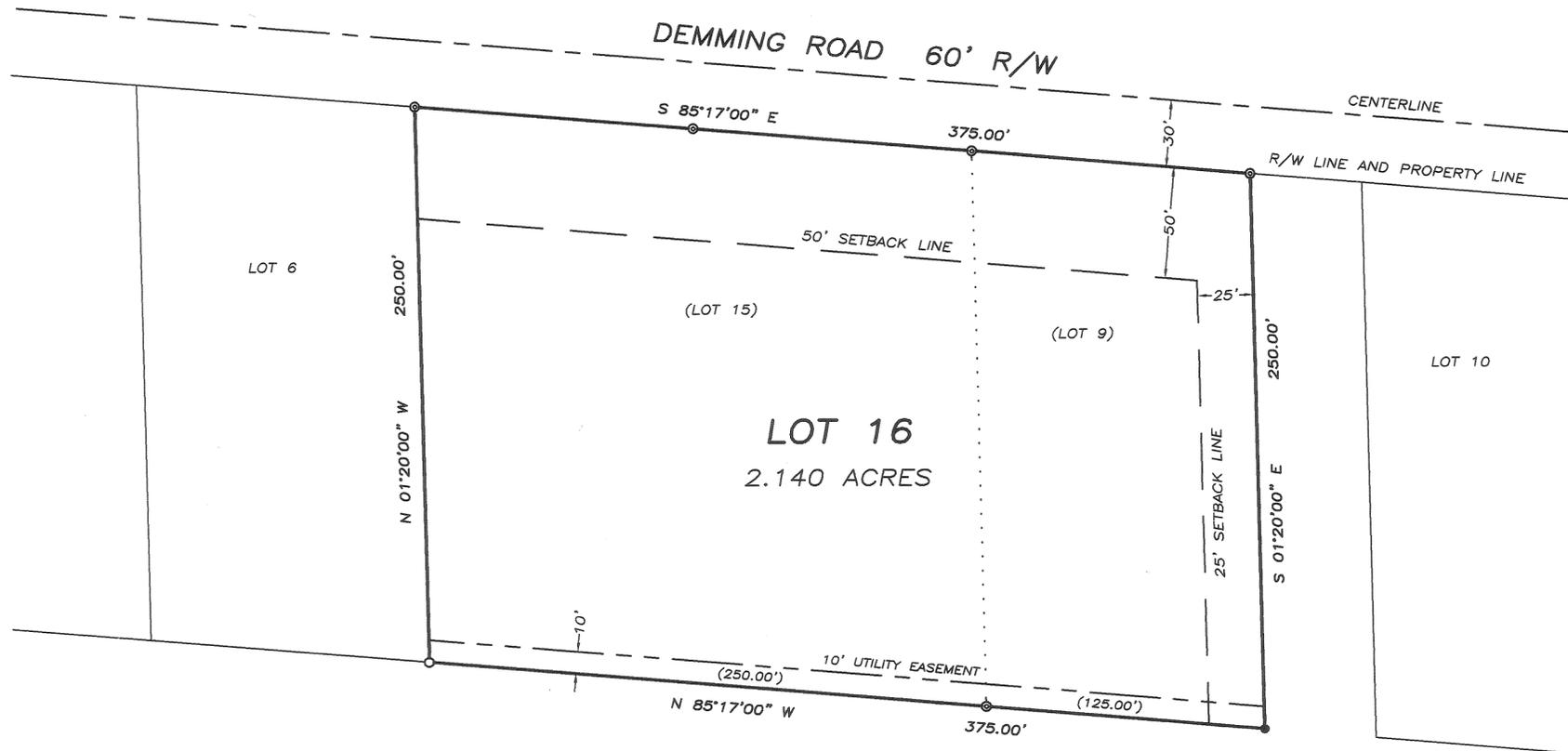
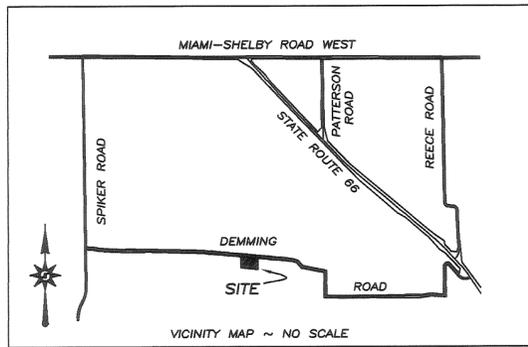




**REPLAT OF LOT 9 & 15  
HIGH ACRE ESTATES, SECTION 1  
WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO  
SECTION 35, TOWN 9, RANGE 5**

VOLUME 21 PAGE 48  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 31<sup>st</sup> DAY  
OF OCTOBER, 2005, AT 11:28 AM.  
FILE # 0435842 . FEE \$ 43.20  
*Wm. J. Bruen*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
TRANSFERRED AND REVIEWED  
THIS 31<sup>st</sup> DAY OF October, 2005.  
*Chris A. Peoples* *Linda Pearson*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



**DESCRIPTION**  
BEING A REPLAT OF LOTS 9 AND 15, HIGH ACRE ESTATES AS SHOWN IN VOLUME 7, PAGE 19 AND VOLUME 13, PAGE 112, MIAMI COUNTY PLAT RECORDS AND AS DEEDED TO LARRY L. QUIGLEY AND CHARLOTTE A. QUIGLEY IN VOLUME 437, PAGE 392 (FORMER LOT 7), AND VOLUME 465, PAGE 618 (FORMER LOT 8) AND TO LARRY QUIGLEY AKA LARRY L. QUIGLEY IN VOLUME 516, PAGE 917 (LOT 9), MIAMI COUNTY DEED RECORDS. SAID LOTS LOCATED IN WASHINGTON TOWNSHIP, SOUTHEAST QUARTER OF SECTION 35, TOWN 9, RANGE 5, MIAMI COUNTY, OHIO.

**OWNER'S CONSENT**  
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PARCELS HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON.

**OWNERS:**  
*Larry L. Quigley* *Charlotte A. Quigley*  
LARRY L. QUIGLEY CHARLOTTE A. QUIGLEY

**STATE OF OHIO, MIAMI COUNTY, SS:**  
BE IT REMEMBERED THAT ON THIS 27 DAY OF MAY, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LARRY L. QUIGLEY AND CHARLOTTE A. QUIGLEY, HUSBAND AND WIFE, AS OWNERS, BOTH OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.  
MY COMMISSION EXPIRES: 7/24/06 *Sandra J. Swier*  
DATE NOTARY PUBLIC

NOTE: THIS REPLAT IS SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH FOR HIGH ACRE ESTATES, SECTION 1, FILED IN VOLUME 7, PAGE 19, MIAMI COUNTY PLAT RECORDS.

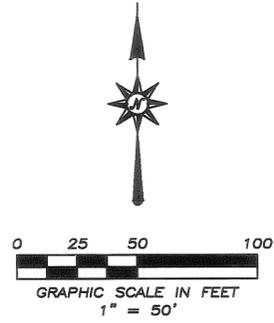
**LEGEND**  
○ IRON PIN SET  
● IRON PIN FOUND  
⊙ IRON PIPE FOUND

**REFERENCES**  
MIAMI COUNTY RECORDER'S PLAT RECORDS:  
VOLUME 7, PAGE 19  
VOLUME 13, PAGE 112

**MIAMI COUNTY ENGINEER**  
REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 31<sup>st</sup> DAY OF Sept, 2005.  
*Douglas L. Christian*  
DOUGLAS L. CHRISTIAN, P.E., P.S.

**MIAMI COUNTY PLANNING COMMISSION**  
REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 27<sup>th</sup> DAY OF Sept, 2005.  
*John J. Dyle* *Samuel A. Grandawski*  
CHAIRMAN SECRETARY

**MIAMI COUNTY COMMISSIONERS**  
APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS THIS 11<sup>th</sup> DAY OF October, 2005.  
*D. Ann Baird*  
D. ANN BAIRD  
*Jack Evans*  
JACK EVANS  
*Ron Widener*  
RON WIDENER



*Sandra J. Swier*  
SANDRA J. SWIER  
Notary Public, State of Ohio  
My Commission Expires July 24, 2006

REPLAT OF LOTS 9 & 15 FOR LARRY QUIGLEY IN MIAMI COUNTY, OHIO ~ MAY 7, 2005

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

DENOYER VACATION PLAT

DESCRIPTION OF AREA TO BE VACATED
BEING A PART OF A 14' WIDE ALLEY CREATED IN RECORD PLAT BOOK 1 -
PAGES 251-252, ALONG THE NORTHERN SIDE OF INLOTS 665 AND 666, AND
BEING A PORTION OF THE EXISTING 66' WIDE CRAWFORD STREET RIGHT-OF-
WAY LOCATED BETWEEN INLOTS 662, 663, AND 664 AND A PART OF OUTLOT 23
AS LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO.

PLAT BOOK 21 PAGE 419
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 2
DAY OF November, 2005 AT
1:20:00 P.M.
FILE NO. 0430150 FEE \$ 86.40
John W. O'Brien
JOHN W. O'BRIEN, RECORDER
BY: Disabene
DEPUTY RECORDER

PETITION TO VACATE

WE, THE UNDERSIGNED PROPERTY OWNERS, BEING THE OWNERS
ADJACENT TO THE AREAS AS REQUESTED ABOVE FOR VACATION BY CITY
COUNCIL, DO HEREBY PETITION THE COUNCIL OF THE CITY OF TROY TO
VACATE SAID AREAS AS DESCRIBED ABOVE AND SHOWN ON PAGE 2 OF 2, A
PORTION OF THE 66' WIDE CRAWFORD STREET R/W AND A PORTION OF A 14'
WIDE ALLEY NORTH OF INLOTS 665 & 666, RECOGNIZING THAT EXISTING
UTILITIES SUCH AS A 20" WATER MAIN, AND ANY OTHER SUCH UNDERGROUND
FACILITIES, WILL REMAIN IN PLACE, AS SHALL ANY EXISTING OVERHEAD
UTILITIES CROSSING THE AREAS REQUESTED FOR VACATION, AND NOW IN
USE BY THEIR RESPECTIVE OWNERS, AND THAT SAID UTILITY OWNERS SHALL
RETAIN AN INHERENT EASEMENT REMAINING AND FOLLOWING THE ROUTES
OF THEIR UTILITIES OVER THE SUBJECT AREA, AND THEY SHALL HAVE THE
RIGHT TO ACCESS SUCH UTILITIES FOR THE PURPOSES OF INSPECTION,
MAINTENANCE, REPAIR, REPLACEMENT OR FOR MAKING OF CONNECTIONS,
AND THAT THE RESTORATION OF THE SURFACE OF THE VACATED AREAS OF
PUBLIC STREET AND ALLEY RIGHT OF WAY SHALL BE RESTORED TO THE
PROXIMATE EXISTING SURFACE CONDITIONS BY SUCH UTILITIES AFTER
CONDUCTING NECESSARY WORK ON THEIR FACILITIES; AND WE FURTHER
AGREE THAT THERE SHALL BE NO PERMANENT STRUCTURES OR TREES
INSTALLED OVER OR WITHIN 10 FEET LATERALLY OF ANY SUCH
UNDERGROUND UTILITIES THAT ARE IN SERVICE AS OF THE DATE OF THIS
VACATION. FURTHER, WE REQUEST THAT THESE VACATED AREAS OF RIGHT-
OF-WAY BE VACATED AT THE EARLIEST DATE POSSIBLE AND BE DIVIDED AS
SHOWN HEREON AND TRANSFERRED TO US AS ADJACENT PROPERTY
OWNERS, IN ACCORDANCE WITH O.R.C. 723; WITH SUCH AREAS TO BE USED
BY US SUBJECT TO THE ABOVE EASEMENT CONDITIONS, AND SUCH VACATED
AREAS SHALL BE TREATED AS ARE OUR ADJACENT PROPERTIES, SUBJECT TO
ZONING AND/OR ALL OTHER APPLICABLE REGULATORY AGENCIES' DEALINGS
WITH SUCH PROPERTIES.

APPROVED AND TRANSFERRED THIS 2 DAY OF Nov., 2005.

Chris A. Peeples
CHRIS A. PEEPLES, MIAMI
COUNTY AUDITOR
Linda Lirerman
DEPUTY AUDITOR

THIS VACATION PLAT WAS REVIEWED AND APPROVED BY THE TROY PLANNING
COMMISSION ON THIS 13TH DAY OF JULY, 2005.

CHAIR
SECRETARY
Sue D. Kruger

THIS VACATION PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO.
O- 26 -2005 THIS 18TH DAY OF JULY, 2005; EFFECTIVE ON
AUGUST 18, 2005.

MAYOR
PRESIDENT OF COUNCIL
Clerk of Council
Sue D. Kruger

David E. Denoyer
DAVID E. DENOYER, HUSBAND
OWNER OF INLOTS 662 - 666

Shawn L. Denoyer
SHAWN L. DENOYER, WIFE

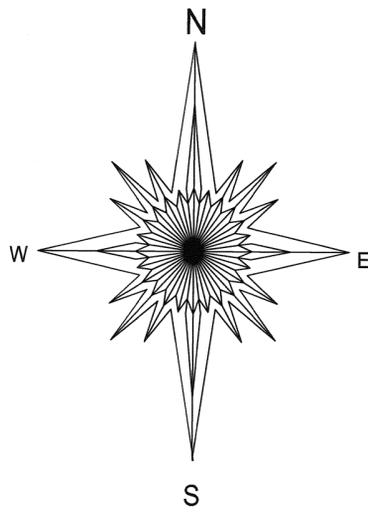


STATE OF OHIO, COUNTY OF MIAMI, SS:
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED DAVID & SHAWN DENOYER, THE ABOVE SIGNED PARTIES, WHO
ACKNOWLEDGED THAT THEY ARE THE OWNERS OF SAID PARCELS AS SHOWN,
AND THAT THEY DID SIGN THIS INSTRUMENT AND THAT SAID SIGNING IS THEIR
FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO
SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT
TROY, OHIO, THIS 8TH DAY OF JULY,
2005.

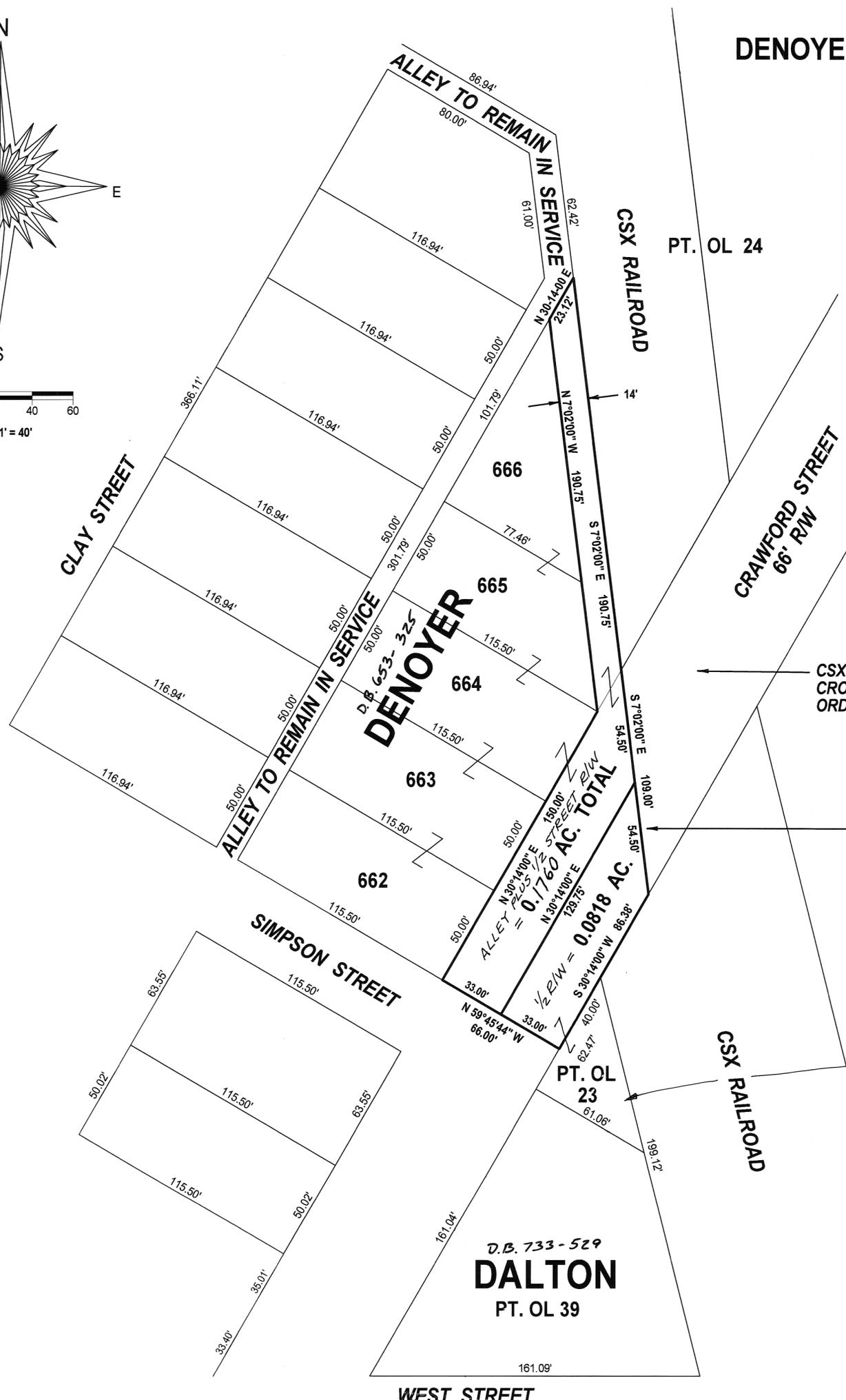
Steven D. Leffel
NOTARY PUBLIC
STEVEN D. LEFFEL
Notary Public, State of Ohio
My Commission Expires January 8, 2007
MY COMMISSION EXPIRES

STATE OF OHIO, COUNTY OF MIAMI, SS:
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED DANIEL L. DALTON, THE ABOVE SIGNED PARTY, WHO
ACKNOWLEDGED THAT HE IS THE OWNER OF SAID PARCEL AS SHOWN, AND
THAT HE DID SIGN THIS INSTRUMENT AND THAT SAID SIGNING IS HIS FREE ACT
AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY
NAME AND AFFIXED MY OFFICIAL SEAL AT
THIS DAY OF N/A, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES



SCALE: 1" = 40'



PT. OL 24

CRAWFORD STREET  
66' R/W

CSX ONLY HAS THE RIGHT TO  
CROSS CITY'S STREET R/W  
ORDINANCE # 189 (1882)

AREAS TO BE VACATED AS OUTLINED  
"BOLD" AND TRANSFERRED TO ADJACENT  
PROPERTY OWNERS SUBJECT TO EXISTING  
UTILITIES, SEE PAGE 1 OF 2.

NOTE: DAN DALTON & THE PRIOR OWNER  
OF PART OF OL 39 HAVE OCCUPIED IT (PT. OL 23)  
SINCE AT LEAST 1966 - BUT IT IS NOT  
INCLUDED IN DEED FROM PRIOR OWNER  
TO DALTON. 0.0818 AC. VACATED TRACT  
GOES TO OWNER OF THIS PT. OL 23.

OWNER - J.C. FULLERTON, JR. - D.B. 141-34 - ADDED BY  
CSX Transportation, Inc., Successor in Title MAP DEPT.  
to the Dayton & Michigan Railroad Co., by 11-2-2005  
Deed Book 27 Page 216.

Note revised 11/2/2022, Andy Smith  
Miami Co. Map Dep't.

REFERENCES:  
LOT SURVEY 12-39  
LOT SURVEY 18-63  
RECORD PLAT 1-251 & 252



PREPARED BY:  
NEIL E. TEAFORD, PS # 7724  
CITY OF TROY  
100 SOUTH MARKET STREET  
TROY, OHIO 45373

937-339-2641  
JUNE 21, 2005

D.B. 733-529  
DALTON  
PT. OL 39

# FIRST EDITION HOMES PLAT

PLAT BOOK 21, PAGE 50  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 15<sup>th</sup> DAY  
 OF NOVEMBER, 2005 AT 3:55 P.M.  
 FILE No. 0437000 FEE: \$43.20

*John W. O'Brien*  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
*Christine Jackson*  
 DEPUTY

## BEING A REPLAT OF LOTS 8177 AND 8178 IN WEST STANFIELD INDUSTRIAL PARK SEC. ONE CITY OF TROY, MIAMI CO., OHIO

MORTGAGEE  
 U.S. BANK NATIONAL ASSOCIATION

*Stanley J. Beck, Pres.*  
 COMMERCIAL LOAN OFFICER

### VACATION/DEDICATION

WE THE OWNERS OF LOTS PLATTED HEREON REQUEST VACATION AND DEDICATION OF THE LOT LINE AND UTILITY EASEMENTS AS INDICATED HEREON AND DO REPLAT SAME INTO THE LOT AS SHOWN HEREON

*Stanley J. Beck, Pres.* 11-2-05  
 FIRST EDITION HOMES INC. DATE  
 (AUTHORIZED SIGNATURE)

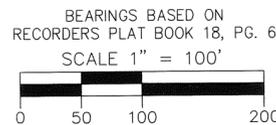
NOTE:  
 THE RESTRICTIVE COVENANTS  
 AS SHOWN IN P.B. 17, PG. 84A  
 SHALL GOVERN THE LOTS  
 REPLATTED HEREON.

DATE

### ACKNOWLEDGMENT

STATE OF OHIO, KING COUNTY, SS  
 BE IT REMEMBERED THAT ON THIS 2 DAY OF NOV, 2005, BEFORE ME,  
 A NOTARY PUBLIC IN KING COUNTY, CAME PERSONALLY THE OWNERS OF  
 THE LAND PLATTED HEREON, AND I HEREBY ACKNOWLEDGE THEIR SIGNING TO  
 BE A VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN STATED.  
 IN TESTIMONY WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY  
 NOTARY SEAL THIS 2 DAY OF NOV, 2005.  
 MY COMMISSION EXPIRES 1-18-07.

*Mary E. Covington*  
 NOTARY PUBLIC



### LEGEND

- IRON PIN FOUND
- ⚡ P.K. NAIL FOUND

TRANSFERRED THIS 15<sup>th</sup> DAY OF NOV, 2005  
*Chris A. Peoples* BY: *Ardis Pearson*  
 CHRIS A. PEEPLES DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

### CITY OF TROY COUNCIL APPROVAL

THIS REPLAT AND VACATION OF UTILITIES EASEMENT  
 BETWEEN INLOTS 8527 AND 8528 WAS REVIEWED  
 AND APPROVED BY CITY COUNCIL THIS 2<sup>ND</sup> DAY OF MAY  
 2005. REFERENCE ORDINANCE NO. 0-17-05,  
 EFFECTIVE JUNE 1, 2005.

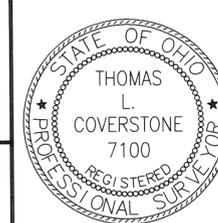
*Michael J. Beaulieu*  
 MAYOR

*William J. Lohm*  
 PRESIDENT OF COUNCIL

CLERK OF COUNCIL

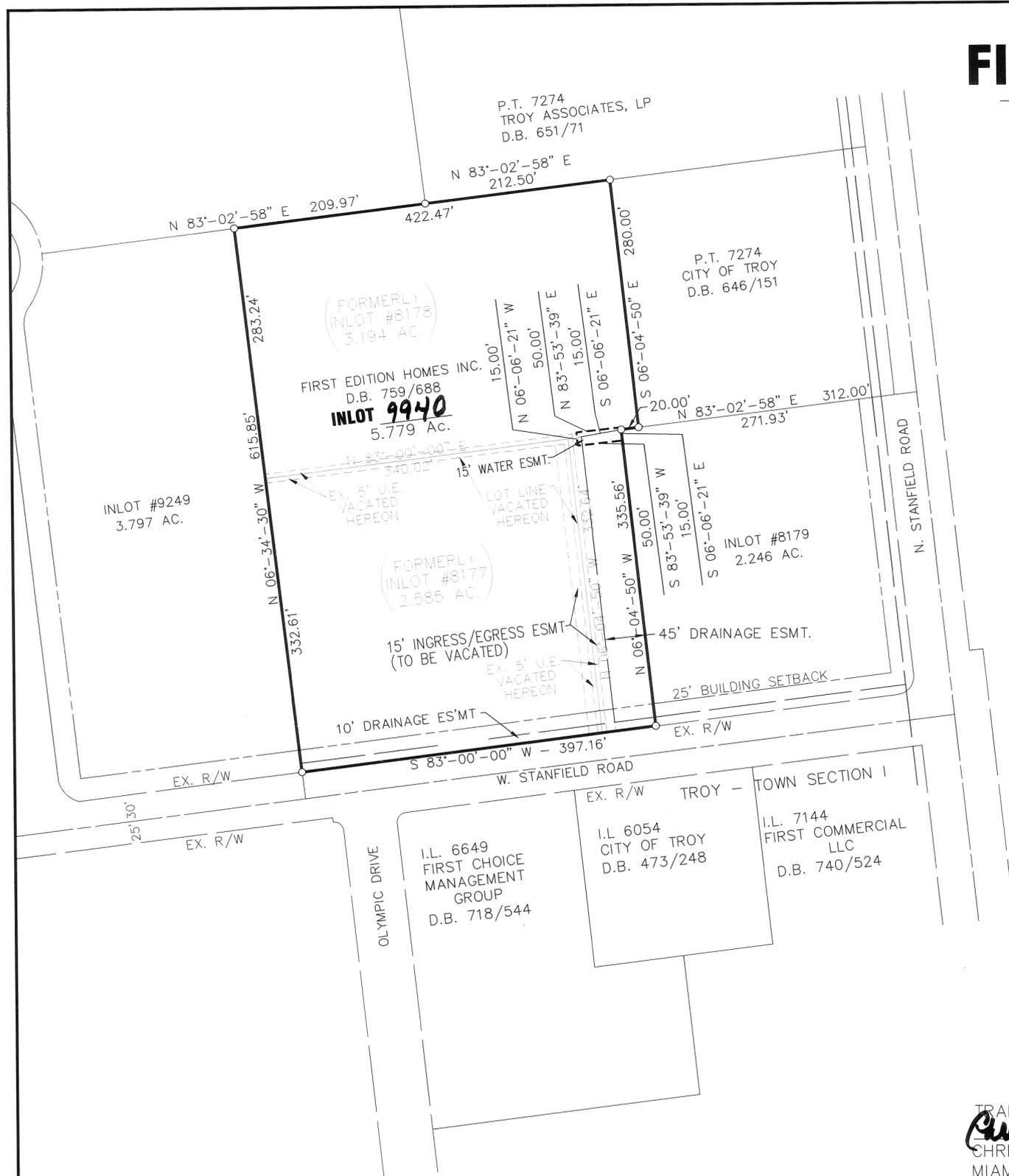
*Thomas L. Coverstone*  
 THOMAS L. COVERSTONE, P.S. #7100

04/13/05  
 DATE



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

date: 04-13-05 drawn by: GCA job number: MIATRO0508



NOTE:  
 ALL INTERIOR LOT LINES ARE  
 SUBJECT TO A 5' EASEMENT UNLESS  
 OTHERWISE NOTED.

**CONSENT TO REPLAT**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: RLG PIQUA LTD.

*Randall L. Gunlock*  
RANDALL L. GUNLOCK, MANAGING MEMBER

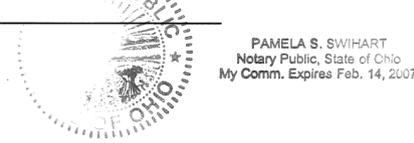
**ACKNOWLEDGMENT**

STATE OF OHIO, MONTGOMERY COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE MANAGING MEMBER OF RLG PIQUA, LTD., THE COMPANY WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING MEMBER ON BEHALF OF SAID COMPANY AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH MANAGING MEMBER INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 2<sup>nd</sup> DAY OF November, 2005

NOTARY PUBLIC Pamela S. Swihart

MY COMMISSION EXPIRES: \_\_\_\_\_



**CONSENT TO REPLAT**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: GCG PIQUA LTD.

*Glenn C. Gunlock*  
GLENN C. GUNLOCK, MANAGING MEMBER

**ACKNOWLEDGMENT**

STATE OF OHIO, MIAMI COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE MANAGING MEMBER OF GCG PIQUA, LTD., THE COMPANY WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH MANAGING MEMBER ON BEHALF OF SAID COMPANY AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH MANAGING MEMBER INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Dayton, OHIO, THIS 2<sup>nd</sup> DAY OF November, 2005

NOTARY PUBLIC Pamela S. Swihart

MY COMMISSION EXPIRES: \_\_\_\_\_



**CONSENT TO REPLAT**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN REPLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: HARVEY A. TOLSON AND CONSTANCE L. TOLSON

*Harvey A. Tolson*  
HARVEY A. TOLSON  
*Constance L. Tolson*  
CONSTANCE L. TOLSON

**ACKNOWLEDGMENT**

STATE OF OHIO, MIAMI COUNTY, SS BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED HARVEY A. TOLSON AND CONSTANCE L. TOLSON, THE OWNERS WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Taliedo, OHIO, THIS 10<sup>th</sup> DAY OF November, 2005

NOTARY PUBLIC Rolland W. Romanoff

MY COMMISSION EXPIRES: \_\_\_\_\_

ROLLAND W. ROMANOFF, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date  
Section 147.03 R. C.



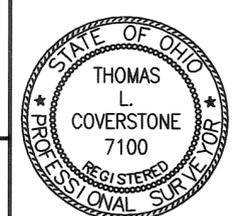
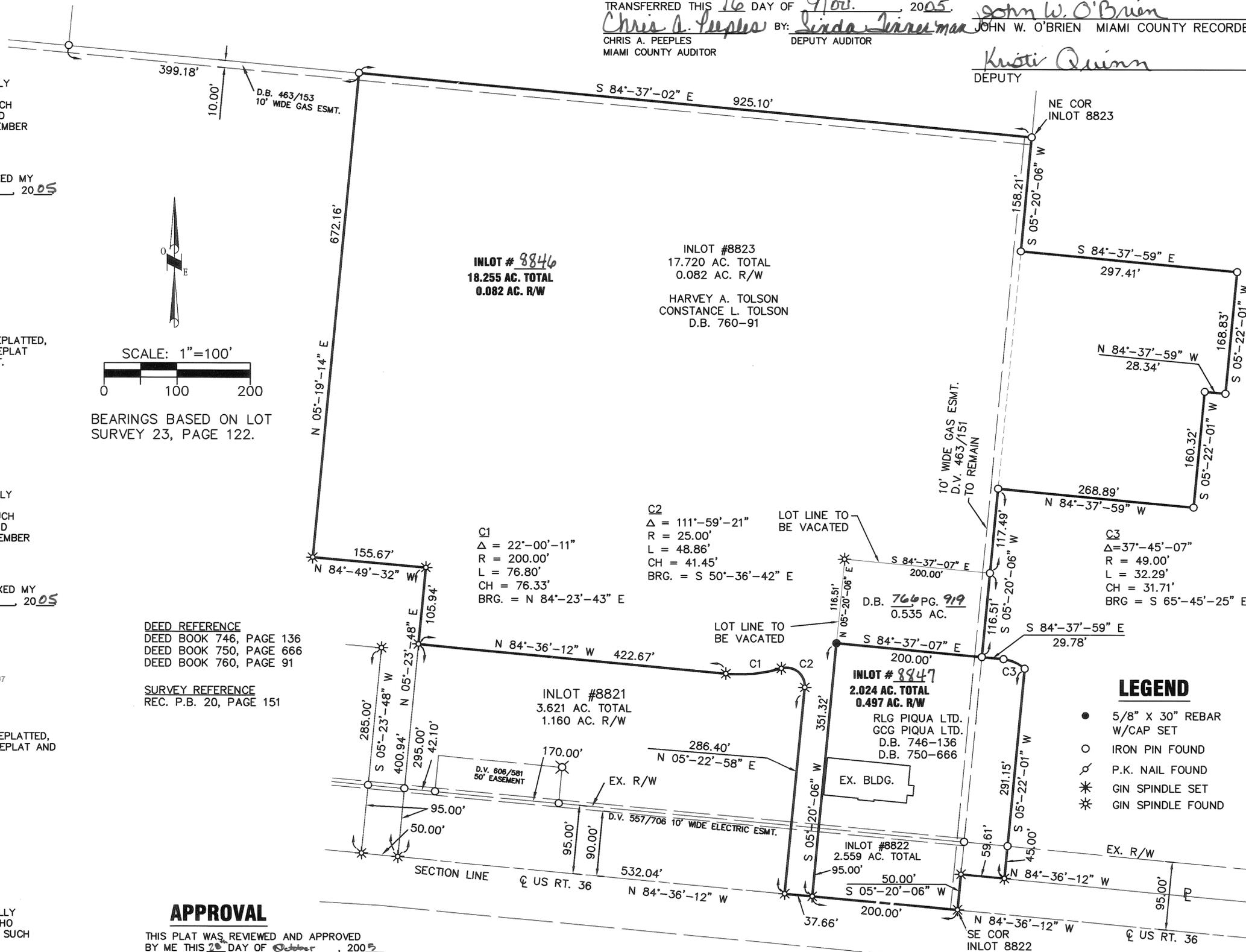
**REPLAT OF INLOT 8822 AND INLOT 8823**

8822 & 8823 INLOT PIQUA CITY MIAMI, OHIO COUNTY

PLAT BOOK 21, PAGE 51  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 16<sup>th</sup> DAY OF NOVEMBER, 2005, AT 1:32 PM.  
FILE No. 0437049 FEE: \$ 43.30

TRANSFERRED THIS 16 DAY OF Nov., 2005.  
*Chris A. Peebles* BY: *Linda Linneman*  
CHRIS A. PEEPLES DEPUTY AUDITOR  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER

*Kristi Quinn*  
DEPUTY



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

date: 10-17-2005 drawn by: wdq job number: MIAPIQ0515

# KINNA DRIVE DEDICATION/VACATION/REPLAT NORTHGATE COMMERCE CENTER

PT. 2625  
PT. 2627  
PT. 3861  
INLOT  
TIPP CITY  
CITY  
MIAMI, OHIO  
COUNTY

## LEGEND

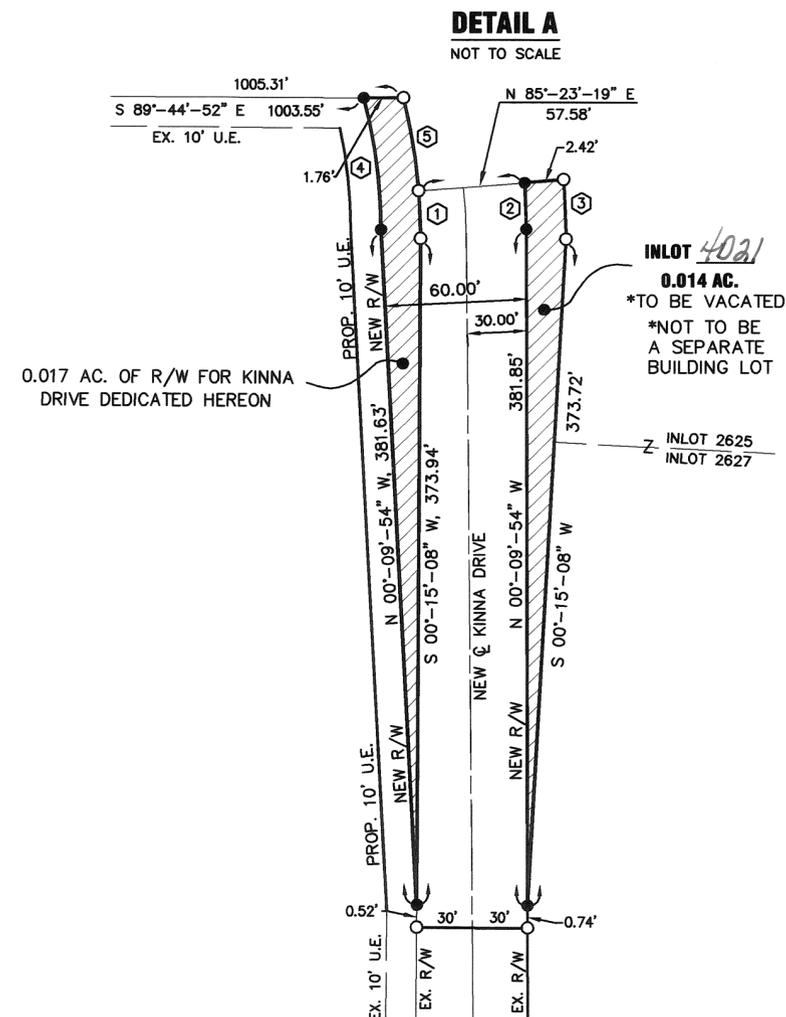
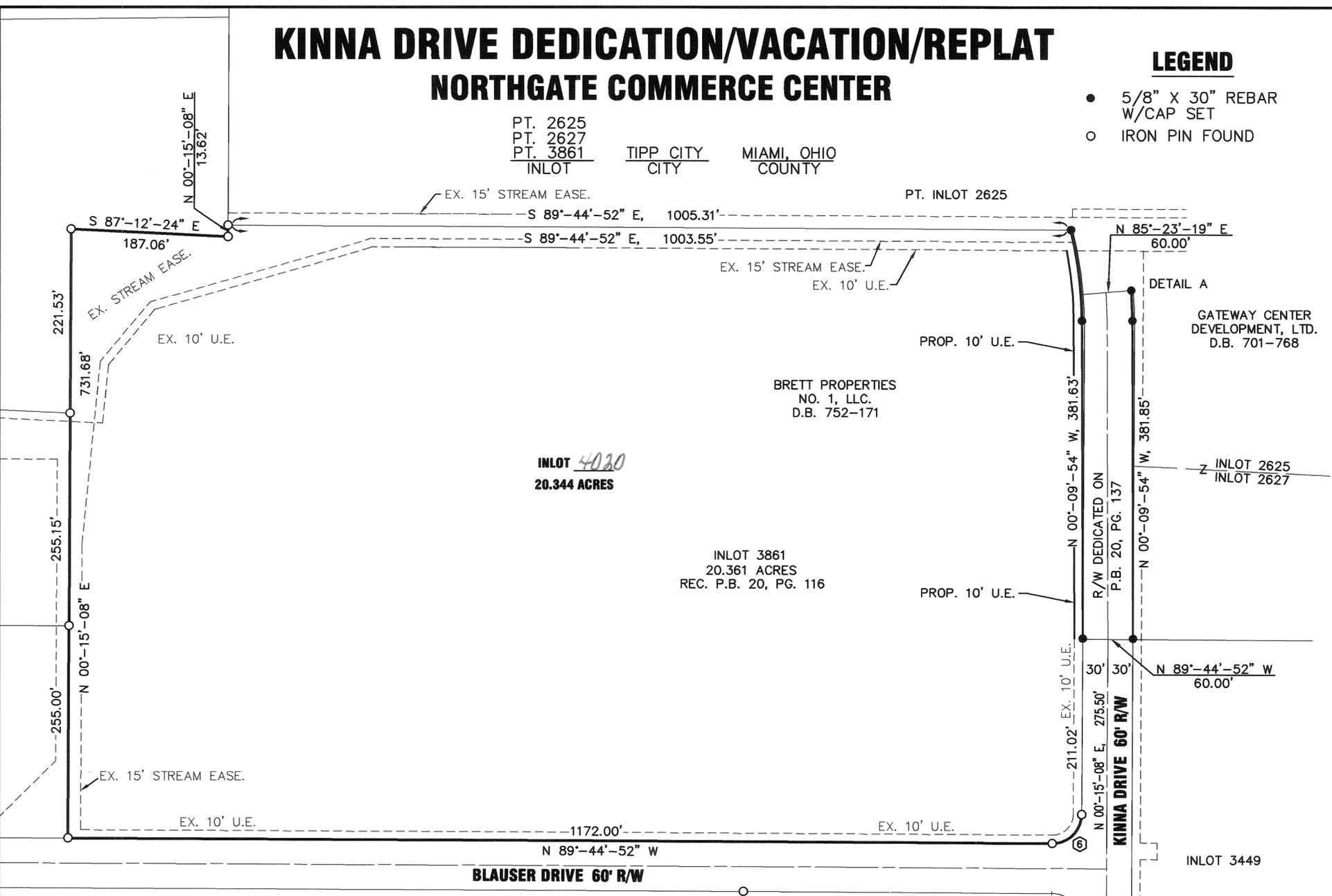
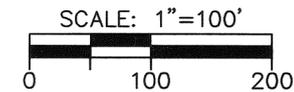
- 5/8" X 30" REBAR  
W/CAP SET
- IRON PIN FOUND

PLAT BOOK 21, PAGE 52  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 22 DAY  
OF November, 2005, AT 9:13 A.M.  
FILE No. 0437426 FEE: \$43.20  
*John W. O'Brien*  
JOHN W. O'BRIEN  
MIAMI COUNTY RECORDER  
BY DEPUTY

THIS PLAT APPROVED AND TRANSFERRED  
THIS 22 DAY OF November, 2005.

*Chris A. Peeples*  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR  
*Sandra Pearson*  
BY DEPUTY AUDITOR

BEARINGS BASED ON  
REC. P.B. 18, PG. 144



## PLAT AUTHORIZATION AND DEDICATION

Brett Properties No. 1, LLC., the owners of the land included within this plat have caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Kinna Drive Dedication/Vacation Plat. Furthermore, Brett Properties No. 1, LLC. dedicate the streets and easements as shown on this plat to the public use forever.

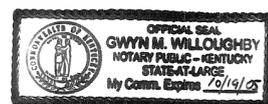
*Brett T. Leaf*  
Brett Properties No. 1, LLC.

State of Ohio, SS

The forgoing instrument was acknowledged before me this 11 day of November, 2005 by Brett Properties No. 1, LLC.

*Gregory M. Willoughby*  
Notary Public In and For The State of Ohio

10-19-09  
My commission expires



## CITY OF TIPP CITY COUNCIL

THIS PLAT WAS REVIEWED AND ACCEPTED BY US  
THIS 19 DAY OF September, 2005.  
BY ORDINANCE 29-05

*Vicki K. Brady*  
PRESIDENT OF COUNCIL  
*Misty Cheshire*  
CLERK OF COUNCIL

## CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS 1st DAY OF August, 2005.

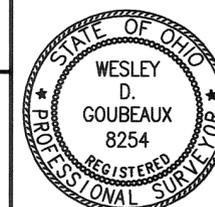
*Wesley D. Goubeaux*  
CHAIRPERSON  
*Mauldin A. Jannet*  
SECRETARY

CURVE TABLE				
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD BEARING
1	470.00'	04°-51'-50"	39.90'	39.88' S 02°-10'-45" E
2	527.50'	03°-58'-51"	36.65'	36.64' N 02°-09'-20" W
3	530.00'	04°-51'-50"	45.00'	44.99' S 02°-10'-45" E
4	467.50'	13°-32'-27"	110.49'	110.23' N 06°-56'-08" W
5	470.00'	09°-33'-24"	78.39'	78.30' S 09°-23'-23" E
6	35.00'	90°-00'-00"	54.98'	49.50' N 45°-15'-08" E

BEING THE DEDICATION OF RIGHT OF WAY FOR KINNA DRIVE OUT OF PART OF INLOT 3861 AS ACQUIRED BY BRETT PROPERTIES NO. 1, LLC. BY DEED BOOK 752, PAGE 171, MIAMI COUNTY RECORDER'S RECORDS AND THE VACATION OF A PORTION OF KINNA DRIVE AS DEDICATED ON MIAMI COUNTY RECORDER'S PLAT BOOK 20, PAGE 137.

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH SURVEYS AND DEEDS OF RECORD.

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254  
DATE 06-14-2005



**CHOICE ONE ENGINEERING**  
The choice that exceeds ...

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

date: 06-14-2005  
drawn by: WDG  
job number: MIATCI0514

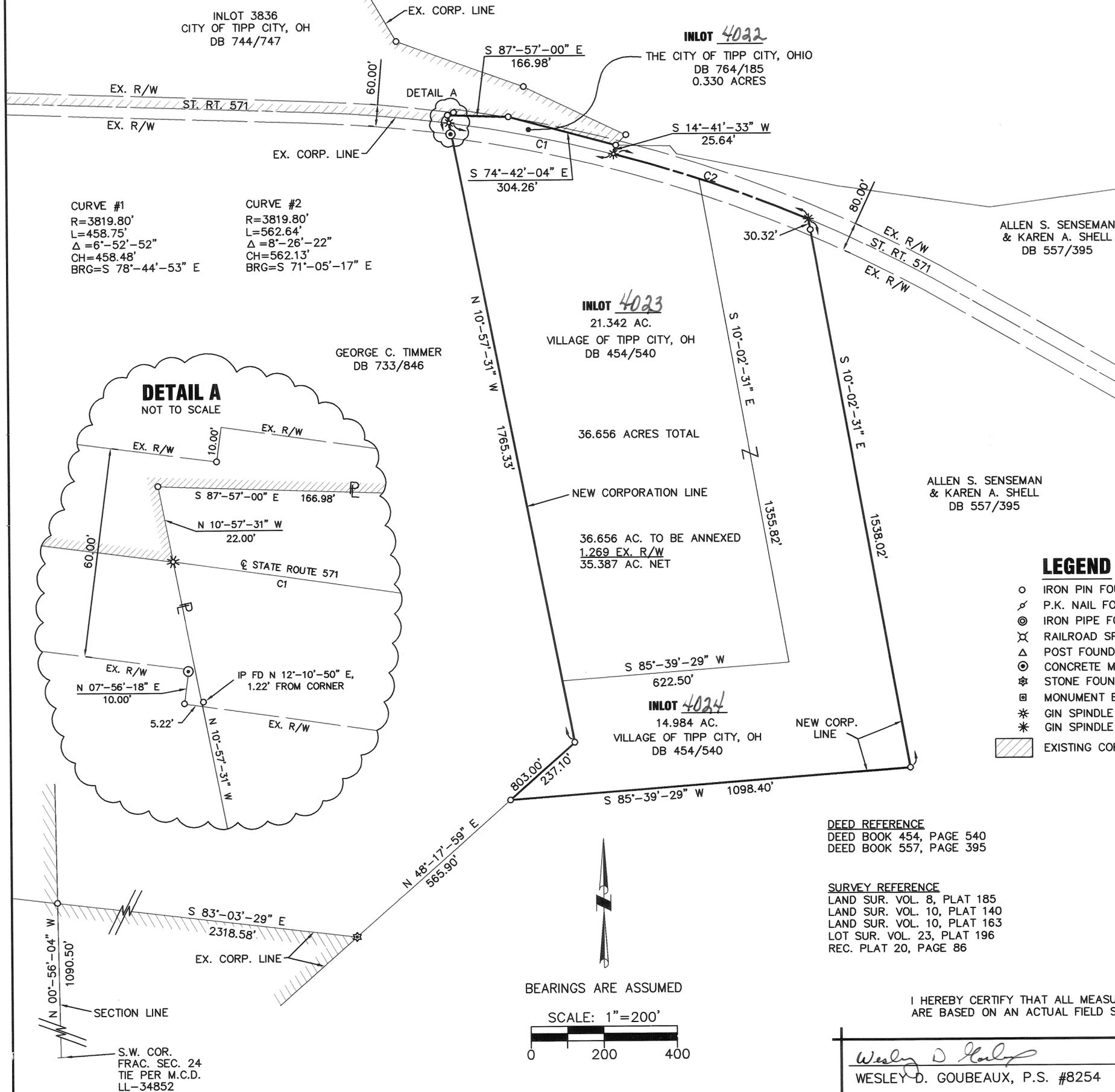
# ANNEXATION TO THE CITY OF TIPP CITY

36.656 ACRES    FRAC. 24 SECTION    4 TOWNSHIP    6 E RANGE    MONROE TOWNSHIP    MIAMI, OHIO COUNTY

PLAT BOOK 01, PAGE 53  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 22 DAY OF November, 2005 AT 9:10 A.M.  
 FILE No. 0431427 FEE: \$13.20

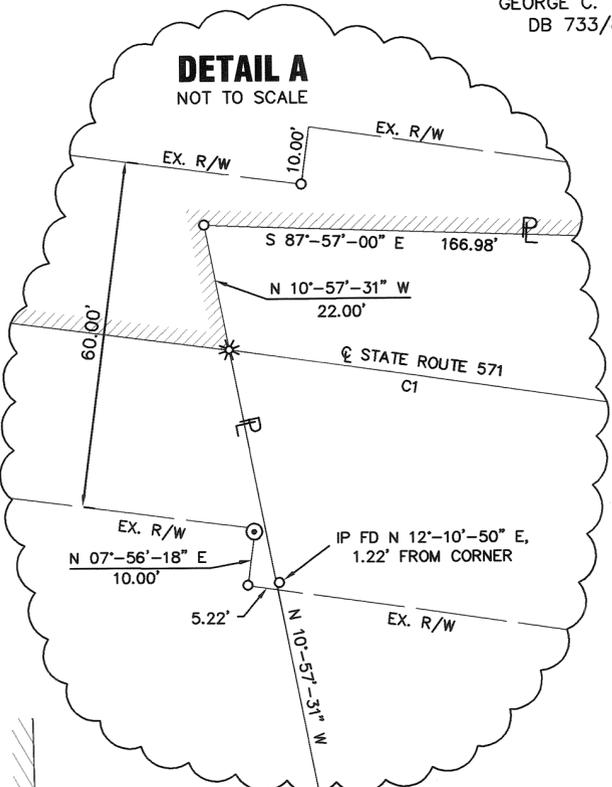
ANNEXATION PROCEEDINGS RECORDED IN DEED VOLUME 767, PG. 106

*John W. O'Brien*  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
*Christina J. Jackson*  
 BY DEPUTY



CURVE #1  
 R=3819.80'  
 L=458.75'  
 Δ=6°-52'-52"  
 CH=458.48'  
 BRG=S 78°-44'-53" E

CURVE #2  
 R=3819.80'  
 L=562.64'  
 Δ=8°-26'-22"  
 CH=562.13'  
 BRG=S 71°-05'-17" E



## APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 14th DAY OF November, 2005

*Doug Smith*  
 MIAMI COUNTY ENGINEER

## APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 22nd DAY OF November, 2005

*Chris A. Peeples*    *Sinda Purson*  
 CHRIS A. PEEPLES    BY DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

## APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 10th DAY OF November, 2005 BY RESOLUTION NO. 05-11-1768

MIAMI COUNTY COMMISSIONER

*John F. Adams*  
 MIAMI COUNTY COMMISSIONER

*D. Ann Baird*  
 MIAMI COUNTY COMMISSIONER

## APPROVAL BY CITY OF TIPP CITY (PETITIONER)

PURSUANT TO O.R.C. 709.14, THE COUNCIL OF THE CITY OF TIPP CITY HAS AUTHORIZED THE ANNEXATION OF THIS TERRITORY VIA ORDINANCE NO. 33-05 AND AUTHORIZED THE UNDERSIGNED AS AGENT FOR THE PETITIONER TO APPLY FOR ANNEXATION PURSUANT TO O.R.C. 709.15.

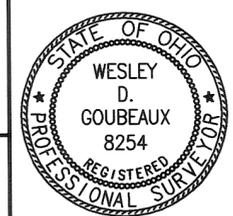
*Joseph P. Moore*  
 JOSEPH P. MOORE, LAW DIRECTOR

DEED REFERENCE  
 DEED BOOK 454, PAGE 540  
 DEED BOOK 557, PAGE 395

SURVEY REFERENCE  
 LAND SUR. VOL. 8, PLAT 185  
 LAND SUR. VOL. 10, PLAT 140  
 LAND SUR. VOL. 10, PLAT 163  
 LOT SUR. VOL. 23, PLAT 196  
 REC. PLAT 20, PAGE 86

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

*Wesley D. Goubeaux*    09-13-2005  
 WESLEY D. GOUBEAUX, P.S. #8254    DATE



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

date: 09-13-2005    drawn by: wdg    job number: MIATCIO513

# REPLAT OF INLOTS 7694 AND 7695, CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 21 PAGE 54  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED NOVEMBER 23, 2005 AT 10:47 AM  
FILE NO. 0437529 FEE # 43.20

*John W. O'Brien* BY: *M. J. [Signature]*  
MIAMI COUNTY DEPUTY  
RECORDER

APPROVED AND TRANSFERRED WITH LOT  
NUMBERS ASSIGNED THIS 23rd DAY OF  
November, 2005.

*Chris A. Peoples* BY: *Linda Pearson*  
MIAMI COUNTY DEPUTY  
AUDITOR

### DESCRIPTION

BEING A REPLAT OF INLOTS 7694 AND 7695 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS RECORDED IN PLAT BOOK 15, PAGE 5 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS, CONTAINING A TOTAL OF 8.259 ACRES, INCLUDING 2.025 ACRES IN INLOT 7694 AND 6.234 ACRES IN INLOT 7695, AS CONVEYED TO GERALD W. BLANKENSHIP AND LINDA BLANKENSHIP, CO-TRUSTEES OF THE GEORGE P. BLANKENSHIP TRUST BY DEED RECORDED IN DEED BOOK 715, PAGE 213 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

### DEDICATION

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

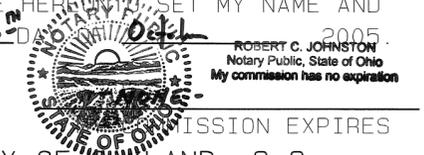
*Gerald W. Blankenship* *Linda J. Blankenship*  
GERALD W. BLANKENSHIP LINDA BLANKENSHIP  
CO-TRUSTEE CO-TRUSTEE

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LINDA BLANKENSHIP, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL THIS 18th DAY OF October, 2005.

*Robert C. Johnston*  
NOTARY PUBLIC



### STATE OF MICHIGAN, COUNTY OF OAKLAND, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GERALD W. BLANKENSHIP, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL THIS 8th DAY OF November, 2005.

*Bruce Michael Komisar*  
NOTARY PUBLIC

*Bruce Michael Komisar*  
Notary Public, Oakland County, MI  
My Commission Expires: 11/7/2010  
Acting in the County of Oakland

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY SUPERVISION IN AUGUST, 2005, AND THAT ALL MONUMENTATION IS CORRECT AS SHOWN AS TO MATERIAL AND LOCATION.



*Michael W. Cozatt* 10-12-05  
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 15805 Ph. (937) 339-2921



### EASEMENT NOTE:

THE 10 FT. UTILITY EASEMENT ALONG THE SOUTH SIDE OF WEST HIGH STREET WAS DEDICATED BY P.B. 13, PG. 47. THE REPLAT OF LOTS SHOWN ON P.B. 15, PG. 5 ONLY SHOWS EASEMENTS ON SIDE AND REAR LOT LINES, AND DOES NOT VACATE OTHER EASEMENTS AS DEDICATED BY PRIOR REPLAT. WE HAVE TAKEN "AS THE INTENT" TO VACATE THE LOT LINE BETWEEN ORIGINAL LOT 7501 AND 7502 AND THE ASSOCIATED UTILITY EASEMENTS ADJOINING THIS LINE.

### APPROVALS

THIS REPLAT WAS REVIEWED AND APPROVED  
THIS 18th DAY OF November, 2005.

*Christopher W. Schmiesing*  
CHRISTOPHER W. SCHMIESING  
CITY OF PIQUA  
PLANNING & ZONING SUPERVISOR

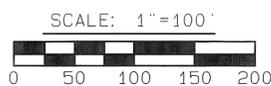
### LEGEND

- P.K. NAIL FOUND
- IRON PIN FOUND
- 5/8" Ø CAPPED IRON PIN SET (COZATT, S6001)

### REFERENCES

P.B. 11, PG. 114 } MIAMI COUNTY RECORDER'S  
P.B. 13, PG. 47 } PLAT RECORDS  
P.B. 15, PG. 5 }

VOL. 16, PG. 172 } MIAMI COUNTY ENGINEER'S  
VOL. 18, PG. 107 } RECORD OF LOT SURVEYS  
VOL. 19, PG. 52 }  
VOL. 22, PG. 20 }



WARD REPLAT

• CITY OF TROY • MIAMI COUNTY • OHIO •

BEING A REPLAT OF INLOT 400, PARTS INLOTS 401, 402, 417, PARTS OUTLOTS 87, 88 AND PART VACATED ALLEY

VOLUME 21 PAGE 55

MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 28 DAY OF November, 2005, AT 2:42:42 P.M. FILE # 0437728 FEE \$43.20

John W. O'Brien MIAMI COUNTY RECORDER  
Krista Quinn BY DEPUTY RECORDER

**DESCRIPTION**

BEING A REPLAT OF INLOT 400, PARTS INLOTS 401, 402, 417, PART VACATED ALLEY (PLAT BOOK 19, PAGE 94 AND PLAT BOOK 11, PAGE 116, MIAMI COUNTY PLAT RECORDS) AND PARTS OUTLOTS 87 AND 88, AS CONVEYED TO MARSHA JANE WARD, TRUSTEE AND WILLIS W. WARD, TRUSTEE, BY DEED RECORDED IN VOLUME 723, PAGE 101 AND IN VOLUME 766, PAGE 808, OF THE MIAMI COUNTY DEED RECORDS.

**CONSENT**

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

MARSHA JANE WARD, TRUSTEE AND WILLIS W. WARD, TRUSTEE

Marsha Jane Ward MARSHA JANE WARD  
Willis W. Ward WILLIS W. WARD

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

BE IT REMEMBERED THAT ON THIS 21 DAY OF November, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIS W. WARD, TRUSTEE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.

MY COMMISSION EXPIRES: DATE NOTARY PUBLIC

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

BE IT REMEMBERED THAT ON THIS 21 DAY OF November, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MARSHA JANE WARD, TRUSTEE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.

MY COMMISSION EXPIRES: DATE NOTARY PUBLIC

**MIAMI COUNTY AUDITOR**

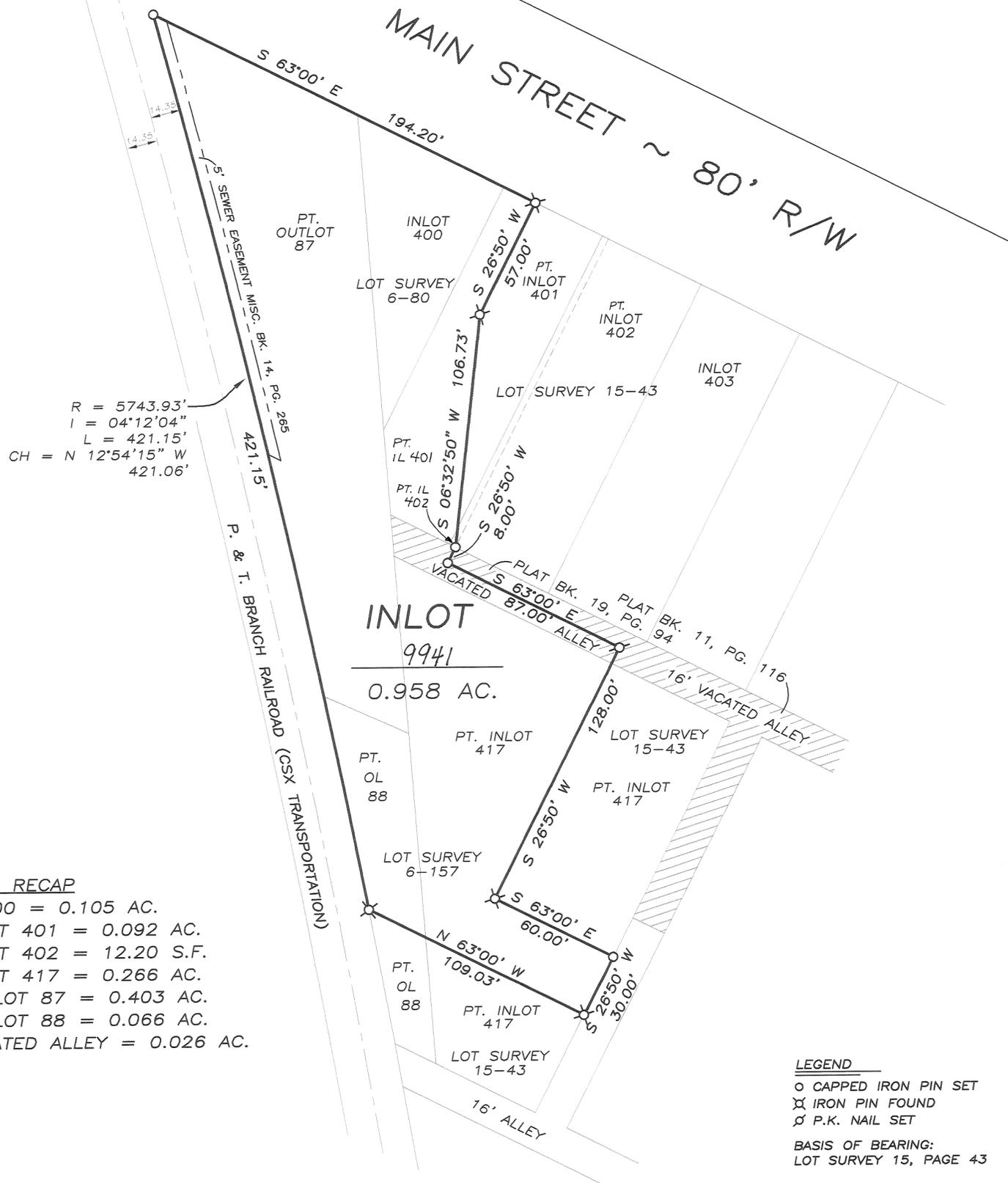
APPROVED AND TRANSFERRED  
Nov. 28, 2005.

Chris A. Peeples  
MIAMI COUNTY AUDITOR  
Linda Timmerman  
BY DEPUTY AUDITOR

**CITY OF TROY**

THIS RECORD PLAT REVIEWED AND APPROVED  
THIS 25TH DAY OF NOVEMBER, 2005.

Steven D. Leffel  
STEVEN D. LEFFEL  
PUBLIC WORKS DIRECTOR



R = 5743.93'  
I = 04°12'04"  
L = 421.15'  
CH = N 12°54'15" W 421.06'

**ACREAGE RECAP**

- INLOT 400 = 0.105 AC.
- PT. INLOT 401 = 0.092 AC.
- PT. INLOT 402 = 12.20 S.F.
- PT. INLOT 417 = 0.266 AC.
- PT. OUTLOT 87 = 0.403 AC.
- PT. OUTLOT 88 = 0.066 AC.
- PT. VACATED ALLEY = 0.026 AC.

**LEGEND**

- CAPPED IRON PIN SET
- ⊗ IRON PIN FOUND
- ⊘ P.K. NAIL SET

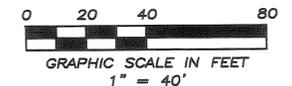
BASIS OF BEARING:  
LOT SURVEY 15, PAGE 43



**CERTIFICATION**

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON, MONUMENTS FOUND OR SET AS SHOWN.

Daniel D. Turner  
REGISTERED SURVEYOR NO. 4807



REPLAT OF MULTIPLE LOTS IN THE CITY OF TROY FOR MARSHA JANE AND WILLIS W. WARD TROY, OHIO		
<b>DANIEL D. TURNER &amp; ASSOC.</b> 19 S. PLUM STREET - TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE: NOV., 2005	DRAWN BY: DGS CHECKED BY: D.T.	SHEET: 1 OF 1
FILE NO.: 261005	SCALE: 1"=40'	

# Replat of Inlot 3735 in Tipp City, Ohio

Plat Book 21 Page 36  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED Dec 1, 2005 AT 1:29:29 PM  
 FILE NO. 0438017 EE 343.20

## Notes

- The lots replatted hereon shall continue to be governed by the Plat Restrictions recorded in Plat Book 20, Page 54 of the Miami County Recorders Plat Records.
- Property lines adjacent to Berry-Logan Drive are subject to a 10' Utility Easement.
- Property lines adjacent to Donn-Davis Way are subject to a 15' Bikeway and Utility Easement as shown on Plat Volume 20, Page 54-B.
- The interior lot lines are subject to a 20' Utility Easement centered on the lot line as shown.
- Construction Lot 1 shall have one driveway access point at the southeast corner with bi-directional movement onto and off of Donn-Davis Way. The location of this southeast driveway access point shall be approved by the Planning Board of Tipp City. An additional shared driveway access shall be centered on the new division line at Donn-Davis Way.
- Construction Lot 2 shall have one shared driveway access centered on the south property line on Donn-Davis Way and an additional driveway access point (left and right turns) to Berry-Logan Drive, but only after improvements of Berry-Logan Drive have been completed. The location of this second driveway access point shall be approved by the Planning Board of Tipp City.

TIPP CITY CORPORATION MIAMI COUNTY OHIO STATE

## References

Miami County Recorder's Plat Records  
 Plat Book 20, Page 54  
 (Basis of Bearings)

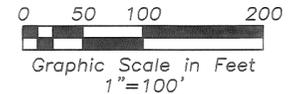
## Shared Driveway and Maintenance Easement

Each of the lot owners shall share equally in the cost of the perpetual care, maintenance, and replacement of the shared driveway located within the access easement.

John W. O'Brien BY: Kristi Quinn  
 MIAMI CO. RECORDER DEPUTY  
 APPROVED AND TRANSFERRED WITH LOT NOS.  
 ASSIGNED THIS 1 DAY OF Dec., 2005  
Chris A. Peeples BY: Janice Linneman  
 MIAMI CO. AUDITOR DEPUTY

## Legend

- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- Mag Nail Set
- ▲ Wood Fence Post



## Description

Being a replat of Inlot 3735 as shown on the Berry-Logan Subdivision, Section Two, containing a total of 19.015 Ac., as recorded in Plat Book 20, Page 54, of the Miami County Recorder's Plat Records, as acquired by Berry-Logan Properties, by Deed Book 568, Page 550 of the Miami County Recorder's Deed Records.

## Dedication

We the owner(s) of lots platted hereon do hereby consent to this replat, dedicate the easements as shown, and all of the Plat Restrictions as referenced herein, and do hereby voluntarily consent to the execution of said replat, as shown hereon.

Easements shown or noted on this replat are for construction, maintenance, repair, replacement, or removal of open ditch surface water, electric, telephone, or privilege of removing any and all trees or other obstructions and to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Owner: Berry-Logan Properties, LLC

J. Tim Logan  
 J. Tim Logan, Resident

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

Be it remembered that on this 29 day of Nov., 2005, before me, the undersigned, a notary public in and for said county and state, personally appeared Berry-Logan Properties, LLC, by J. Tim Logan, President, the above signed, to me known, and acknowledged the signing and execution of the within replat 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.

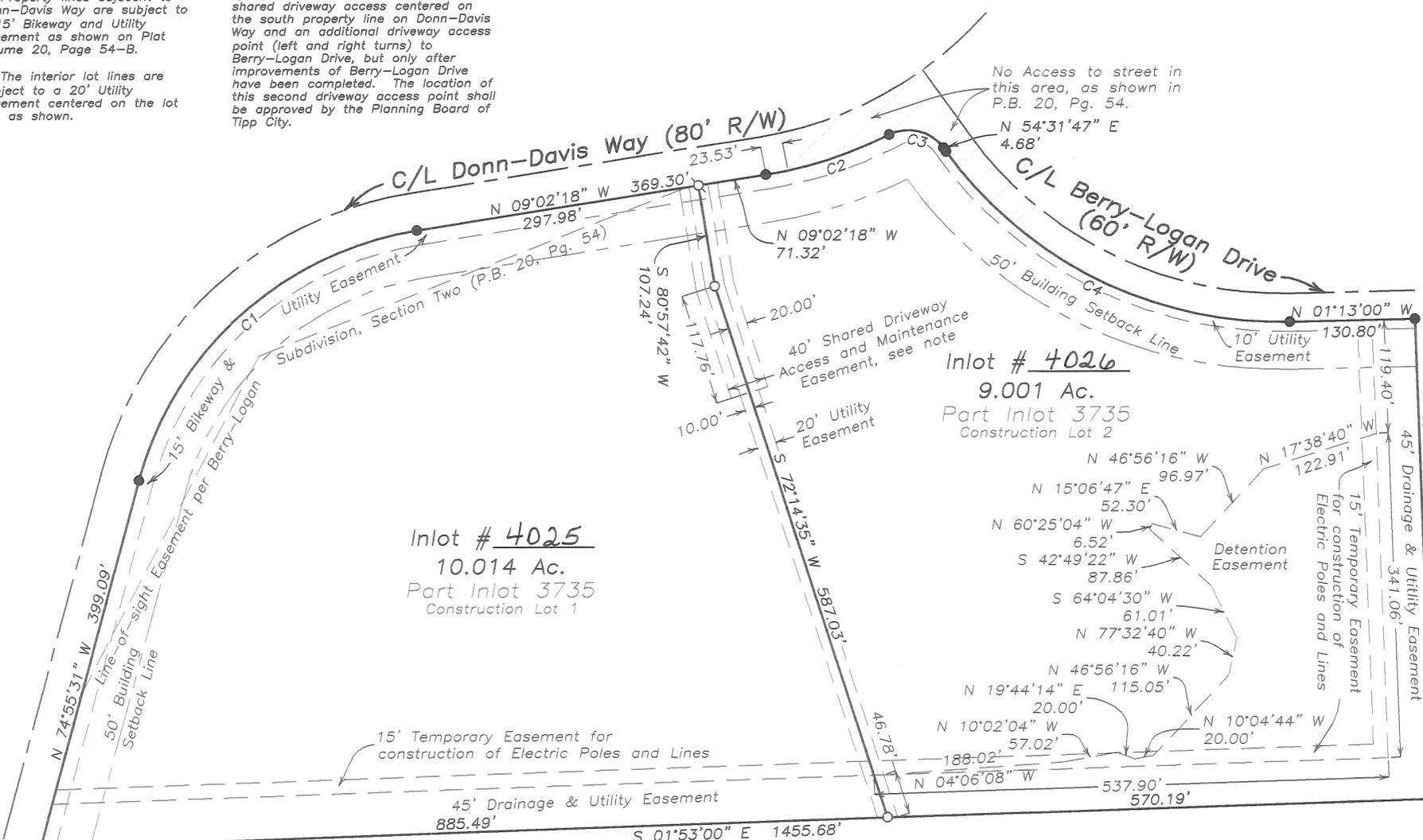


Bradley C. Vath  
 Notary Public in and for the State of Ohio  
 My commission expires Jan. 22, 2009

I hereby certify that the above replat 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, 7/8" capped iron pins will be set at all replatted lot corners.

Michael W. Cozatt 112905  
 MICHAEL W. COZATT  
 P.S. #6001

**COZATT ENGINEERING COMPANY**  
 Civil Engineer Land Surveyor  
 476 Swales Road Troy, OH 45373  
 Job No. 08804 (937)-339-2921  
 File: C:\Construction\Tim Logan\Tipp City\Replat IL 3735.dwg  
 Drawn by: RES ~ Checked by: MWC



## Storm Water Drainage Restrictions

- No fixed structure or improvements of any kind, excluding overhead electric lines, poles, grass or approved bank protection shall be erected or planted within any part of the Detention Basin Easement. This includes accessory buildings, fences, shrubs and trees.
- Any site development or building construction on either lot in this replat shall include the construction of a detention basin, subject to review and approval by the Tipp City Engineer and designed as follows:
  - The detention basin shall have its outlet at the location as designed, which shall be reviewed and approved by the Tipp City Engineer.
  - The lot owner shall maintain said basin in the operable manner to which it was designed.
  - The detention basin shall include the entire drainage area including the portions of streets (Donn-Davis Way & Berry-Logan Drive) that naturally drain into the basin, unless other detention basins are constructed to detain part of the drainage.
- 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.
- The City of Tipp City shall have the right, but not the responsibility to enter upon any lot in this replat for maintenance purposes in the detention basin easement constructed pursuant to restriction 2 above. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the owner of said lot.

## Curve Table

No.	Delta	Arc Length	Radius	Long Chord	
				Bearing	Distance
C1	65°53'13"	413.98'	360.00'	N 41°58'54" W	391.54'
C2	17°42'22"	135.97'	440.00'	N 17°53'29" W	135.43'
C3	81°06'15"	63.70'	45.00'	N 13°48'28" E	58.51'
C4	55°34'35"	417.10'	430.00'	N 26°34'18" E	400.94'

## Approval by the City of Tipp City

This replat was reviewed and approved by the Planning Board of the City of Tipp City, Ohio at a meeting held this 15th day of November, 2005

Michael W. Cozatt Chairman  
Marilyn R. Farrell Secretary

REPLAT OF PARTS OF  
INLOTS 276, 277, & 278

CITY OF TROY MIAMI COUNTY  
OHIO

PLAT BOOK 21 PAGE 57  
MIAMI COUNTY RECORDERS RECORD  
OF PLATS.

RECEIVED FOR RECORD THIS 1st  
DAY OF December 2005, AT 3:37:26 P.M.

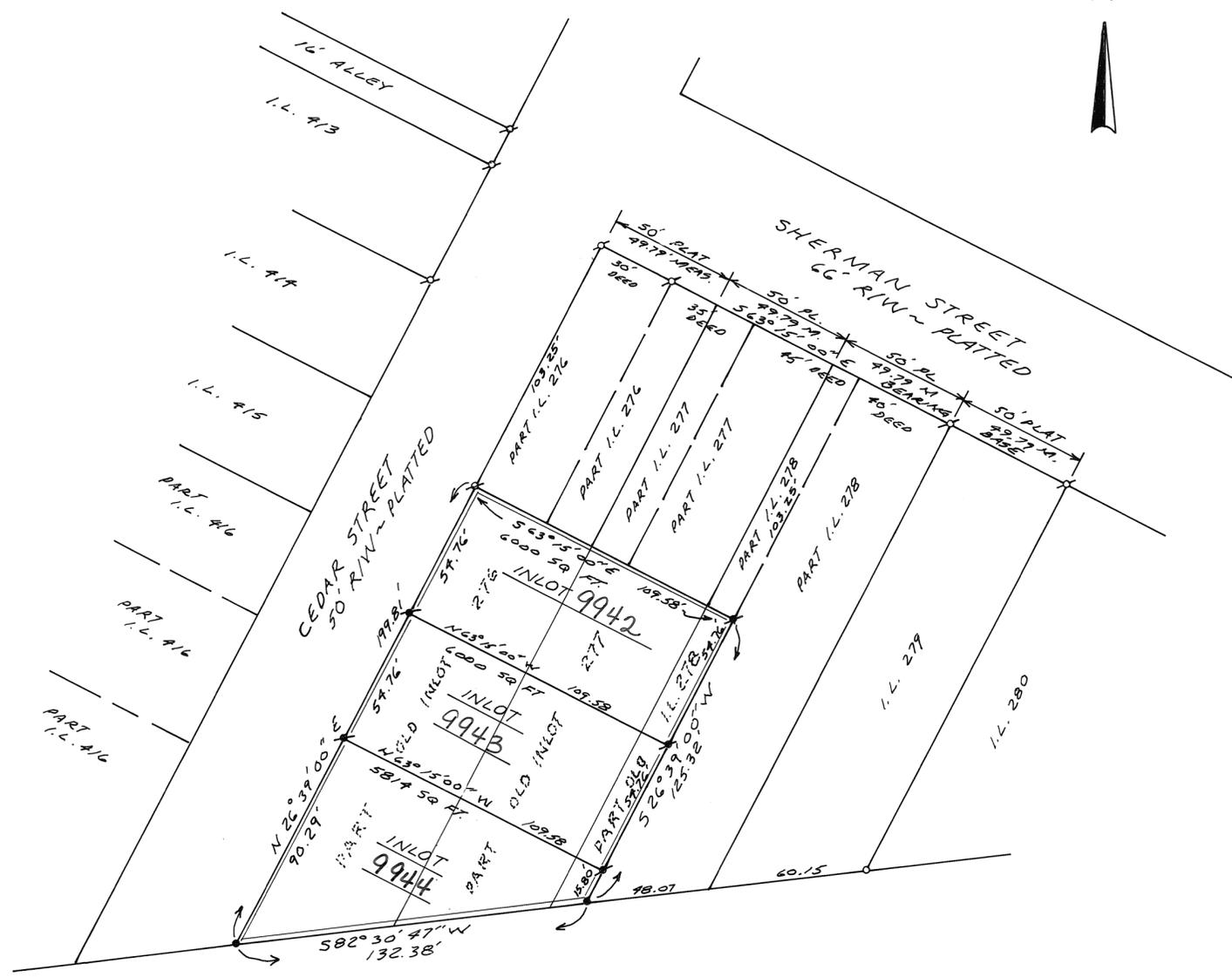
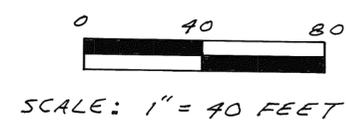
FILE NO. 0438085 FEE: \$43.20

John W. O'Brien  
JOHN W. OBREIN MIAMI CO. RECORDER

BY Kristi Quinn  
DEPUTY RECORDER

TRANSFERRED THIS 1 DAY OF Dec., 2005

Chris A. Peoples BY Linda Terwilliger  
CHRIS A. PEOPLES DEPUTY AUDITOR  
LINDA TERWILLIGER



DESCRIPTION

BEING A REPLAT OF A SOUTH PART OF INLOT 276, 277 AND A SOUTHWEST PART OF INLOT 278 IN THE CITY OF TROY, OHIO AS ACQUIRED BY HABITAT FOR HUMANITY OF MIAMI COUNTY, OHIO BY DEED BOOK 653 PAGE 475.

OWNERS CONSENT

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

OWNER: HABITAT FOR HUMANITY OF MIAMI COUNTY OHIO

BY: DeWayne Hunt its President

STATE OF OHIO, COUNTY OF MIAMI, SS.

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY OHIO THIS 14th DAY OF November 2005

Linda Powell JAN 25, 2010  
NOTARY PUBLIC MY COMMISSION EXPIRES

LINDA POWELL, Notary Public  
In and for the State of Ohio  
My Commission Expires Jan. 25, 2010

APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY PLANNING COMMISSION THIS 30th DAY OF NOV. 2005

Sue A. Knight  
BY Secretary

REFERENCES

- RECORD BOOK 1 PAGE 11
- LOT SURVEY BOOK 19 PAGE 49
- " " " 6 " 48
- " " " 15 " 43
- " " " 10 " 188

LEGEND

- ⊗ IRON PIN OR PIPE FOUND
- 5/8" CAPPED IRON PIN SET
- ★ 3/8" CAPPED IRON PIN TO BE SET AT FILING COMPLETION

ALL CORNERS SET AS OF 12-05-05  
MLT



SURVEY FOR  
HABITAT FOR HUMANITY  
OF MIAMI COUNTY, OHIO

MICHAEL H. TREON TROY, OHIO  
937-339-4963

Michael H. Treon  
REGISTERED SURVEYOR NO. 5621

# ANN DAVIES MOYER REPLAT - TROY, OHIO

PLAT BOOK 21 PAGE 58  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 7 DAY OF

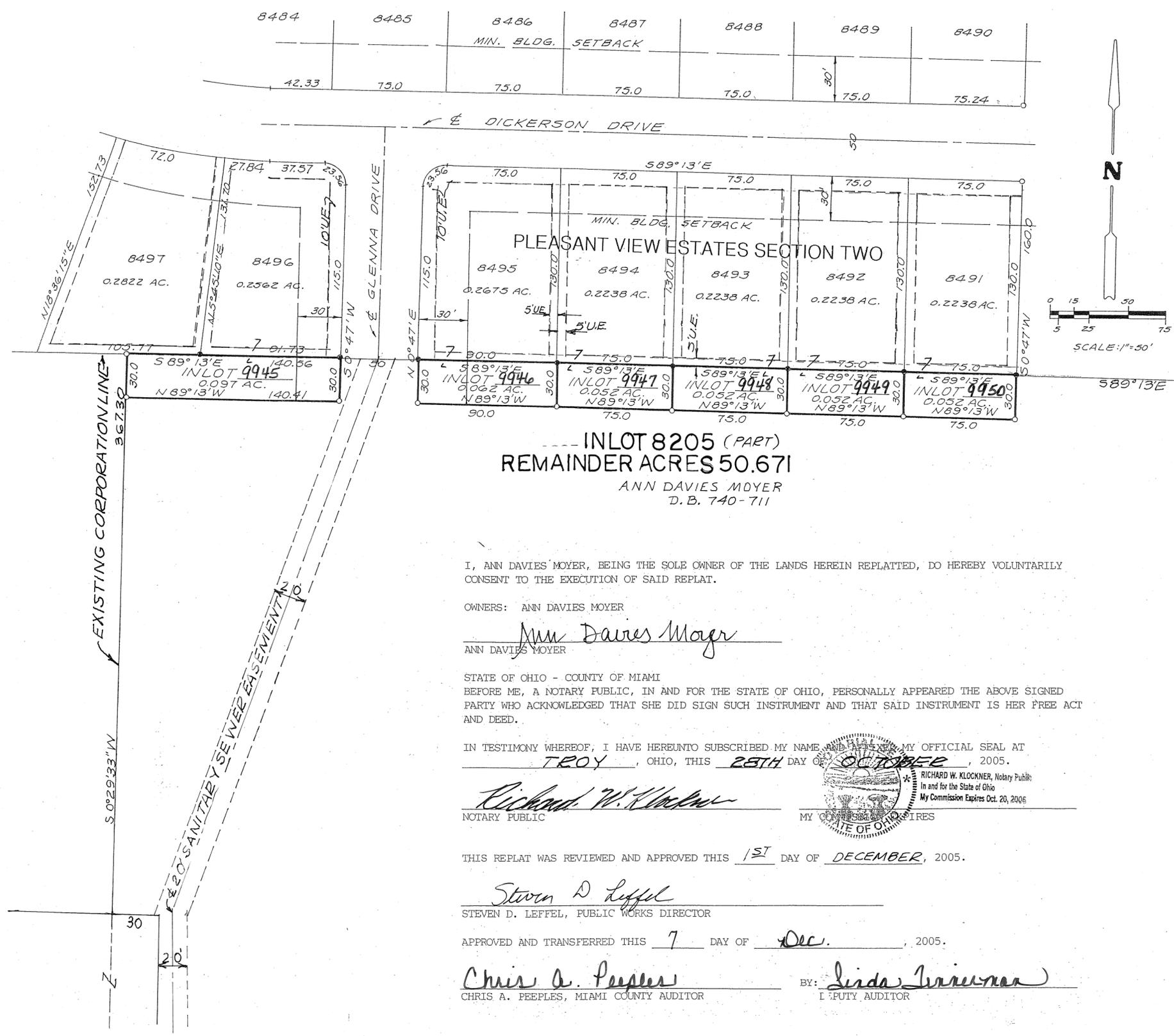
BEING A REPLAT OF 0.367 ACRES OF INLOT 8205 (51.038 TOTAL ACRES) IN THE CITY OF TROY, OHIO, WHICH IS DIVIDED INTO SIX PARCEL TO BE TRANSFERRED AND COMBINED WITH ADJACENT LOTS IN PLEASANT VIEW ESTATES SECTION TWO AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 17, PAGE 145.

December, 2005, AT 10:29A M.

FILE NO. 0438419 FEE: \$43.20

John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: Kristi Quinn  
 DEPUTY RECORDER



**NOTE:**  
 EACH OF THE NEW INLOTS CREATED HEREON ARE FOR TRANSFER TO THE OWNERS OF THE ADJACENT INLOTS AS SHOWN; THEY DO NOT CONSTITUTE ADDITIONAL BUILDING SITES, AND ARE SUBJECT TO SETBACKS AS EXTENDED ALONG GLENNA DRIVE AND TO CURRENT ZONING REQUIREMENTS. THE NEW INLOTS CREATED ADJACENT TO INLOTS 8495 AND 8496 SHALL NOT HAVE ACCESS TO GLENNA DRIVE.

**LEGEND:**  
 ● IRON PIN FOUND  
 ○ IRON PIN SET (5/8" Ø CAPPED KLOCKNER 4370)

**SURVEY DATA:**  
 MIAMI COUNTY RECORDER'S PLAT BOOK 17, PAGE 145;  
 BOOK 17, PAGE 92 (BEARING BASIS).

INLOT 8205 (PART)  
 REMAINDER ACRES 50.671  
 ANN DAVIES MOYER  
 D.B. 740-711

645.00  
 N.E. CORNER  
 INLOT 8205

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

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

I, ANN DAVIES MOYER, BEING THE SOLE OWNER OF THE LANDS HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

OWNERS: ANN DAVIES MOYER  
Ann Davies Moyer  
 ANN DAVIES MOYER

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT  
TROY, OHIO, THIS 25TH DAY OF OCTOBER, 2005.

Richard W. Klockner  
 NOTARY PUBLIC

Richard W. Klockner, Notary Public  
 in and for the State of Ohio  
 My Commission Expires Oct. 20, 2006

THIS REPLAT WAS REVIEWED AND APPROVED THIS 1ST DAY OF DECEMBER, 2005.

Steven D. Leffel  
 STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR

APPROVED AND TRANSFERRED THIS 7 DAY OF Dec., 2005.

Chris A. Peeples  
 CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

BY: Linda Terrence  
 DEPUTY AUDITOR



ANN DAVIES MOYER REPLAT TROY, OHIO		
ANN DAVIES MOYER		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH: (937) 339-5331		
DATE: <u>17 OCT 2005</u>	DRAWN BY: <u>AP</u> TRACED BY: CHECKED BY: <u>RWK</u>	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 50'		

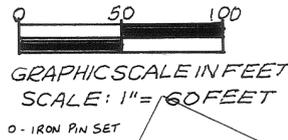
# PLEASANT VIEW ESTATES SECTION THREE - TROY, OHIO

5  
**DECEMBER**, 2004, AT 1:22 P.M.

FILE NO. 0438927 FEE: \$ 43.00

*John W. O'Brien*  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 BY: *John Penzel*  
 DEPUTY RECORDER

BEING A SUBDIVISION CONTAINING A TOTAL OF 7.4798 ACRES OF WHICH 2.208 ACRES IS A PART OF INLOT 7990 AND THE REMAINING 5.2718 ACRES IF A PART OF OUTLOT 216 IN THE CITY OF TROY, OHIO, AS ACQUIRED BY HARGER/SWAYNE CONSTRUCTION, INC., BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 752, PAGE 823. 6.7713 ACRES ARE PLATTED IN LOTS AND THE REMAINING 0.7085 ACRES ARE IN DEDICATED STREET RIGHT-OF-WAY.



I HEREBY CERTIFY THIS SUBDIVISION PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

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

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

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

OWNER: HARGER/SWAYNE CONSTRUCTION, INC.

*Matthew S. Harger*  
 MATTHEW S. HARGER, PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MATTHEW HARGER, PRESIDENT OF HARGER/SWAYNE CONSTRUCTION, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT, IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH PRESIDENT, AND INDIVIDUALLY, AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 10<sup>TH</sup> DAY OF OCTOBER, 2004.

*Richard W. Klockner*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES

LIENHOLDERS: NEW CARLISLE FEDERAL SAVINGS BANK

*Annette Ryan*  
 ANNETTE RYAN, VICE-PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ANNETTE RYAN, VICE-PRESIDENT OF NEW CARLISLE FEDERAL SAVINGS BANK, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT SHE DID SIGN SUCH INSTRUMENT AS SUCH VICE-PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HER FREE ACT AND DEED AS SUCH VICE-PRESIDENT, AND INDIVIDUALLY, AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Stuyvesant, OHIO, THIS 11<sup>th</sup> DAY OF Oct, 2004.

*Peggy A. Baumgardner*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 9-15-09

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, THIS 10<sup>TH</sup> DAY OF NOVEMBER, 2004, THIS PLAT WAS VIEWED AND APPROVED.

*Jack W. Waters* PRESIDENT  
*Steve D. Knight* SECRETARY

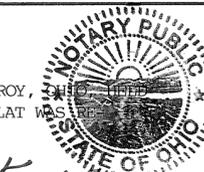
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1<sup>ST</sup> DAY OF AUGUST, 2004, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-28-05.

*Michael L. Baumgardner* MAYOR  
*Debra L. Lohrey* PRESIDENT OF COUNCIL

*Steve D. Knight*  
 CLERK OF COUNCIL

TRANSFERRED THIS 14<sup>th</sup> DAY OF December, 2005

*Chris A. Peoples* MIAMI COUNTY AUDITOR  
 BY: *Linda Pearson* DEPUTY AUDITOR



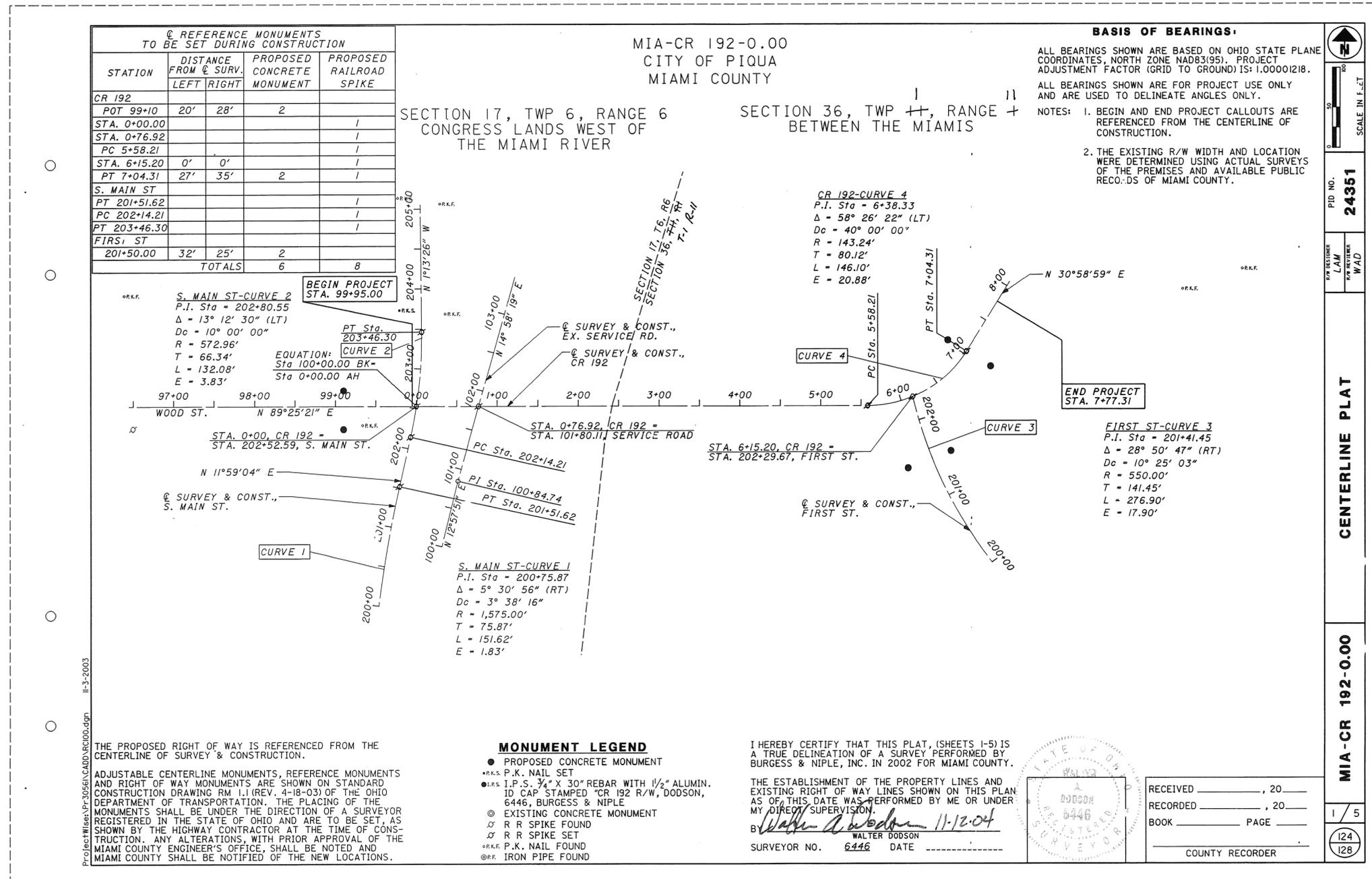
**DRAINAGE NOTE**  
 THE OWNER OF INLOT 9956 (3.4372 ACRES) SHALL BE RESPONSIBLE AND REQUIRED TO MAINTAIN THE STORM WATER RETENTION POND AS SPECIFIED BY THE TROY CITY ENGINEER. IF THE POND IS NOT MAINTAINED AS REQUIRED, THE CITY SHALL HAVE THE RIGHT TO ENTER AND MAKE REPAIRS OR NEEDED IMPROVEMENTS TO INSURE THE INTEGRITY OF THE STORM SEWER SYSTEM. ANY EXPENSES INCURRED BY THIS WORK SHALL BE ASSESSED TO THE PROPERTY OWNER.

PLEASANT VIEW ESTATES SECTION THREE TROY, OHIO		
HARGER/SWAYNE CONSTRUCTION, INC. WEST CHESTER, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE <b>18 OCT 2004</b>	DRAWN BY: <i>JP</i> CHECKED BY: <i>RWB</i>	SHEET NO. <b>1 OF 1</b>
SCALE: 1" = 60'		

NO.	RAD.	Δ	T	L	L.C.	L.C.
①	916.90	3°02'45"	24.34	48.74	N67°37'08"W	48.74
②	187.90	9°54'05"	16.28	32.47	N64°11'27"W	32.43
③	187.90	21°20'42"	35.41	70.00	N48°34'04"W	69.60
④	187.90	22°23'00"	37.18	73.41	N26°42'13"W	72.94
⑤	187.90	16°17'44"	26.90	53.44	N7°21'52"W	53.26
⑥	50.00	18°49'56"	8.29	16.43	N8°37'58"W	16.36
⑦	50.00	22°34'32"	9.98	19.70	N29°20'39"W	19.57
⑧	50.00	11°24'29"	4.99	9.96	N34°55'14"W	9.94
⑨	50.00	75°00'00"	38.37	63.45	N8°17'00"E	60.88
⑩	50.00	81°52'12"	43.36	71.45	N86°43'06"E	65.52
⑪	50.00	41°24'29"	18.90	36.14	S68°30'32"E	35.35
⑫	50.00	90°00'00"	50.00	78.54	S45°47'19"W	70.71
⑬	137.90	8°59'31"	10.84	21.64	S3°42'45"E	21.62
⑭	137.90	60°55'59"	81.12	146.65	S38°40'30"E	139.84
⑮	966.93	3°14'51"	27.41	54.60	S67°51'05"E	54.80
⑯	941.90	3°02'51"	25.06	50.10	S67°31'05"E	50.10
⑰	162.90	63°55'30"	113.91	198.81	S34°10'45"E	186.70
⑱	50.00	4°32'17"	1.98	3.96	S50°04'40"E	3.96

John W. O'Brien  
 JOHN W. OBRIEN  
 MIAMI COUNTY RECORDER

Dona Swihart  
 DEPUTY RECORDER



APPROVED AND ADDITIONAL RIGHT-OF-WAY ACCEPTED  
 BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
 THIS 15<sup>th</sup> DAY OF DECEMBER, 2005, BY THE RESOLUTION # 05-12-1956

REVIEWED BY THE MIAMI COUNTY  
 AUDITOR THIS 16 DAY OF  
Dec., 2005

REVIEWED AND APPROVED BY THE  
 MIAMI COUNTY ENGINEER  
 THIS 18<sup>th</sup> DAY OF NOVEMBER, 2004

D. Ann Baird  
 D. ANN BAIRD

Ron Widener  
 RON WIDENER

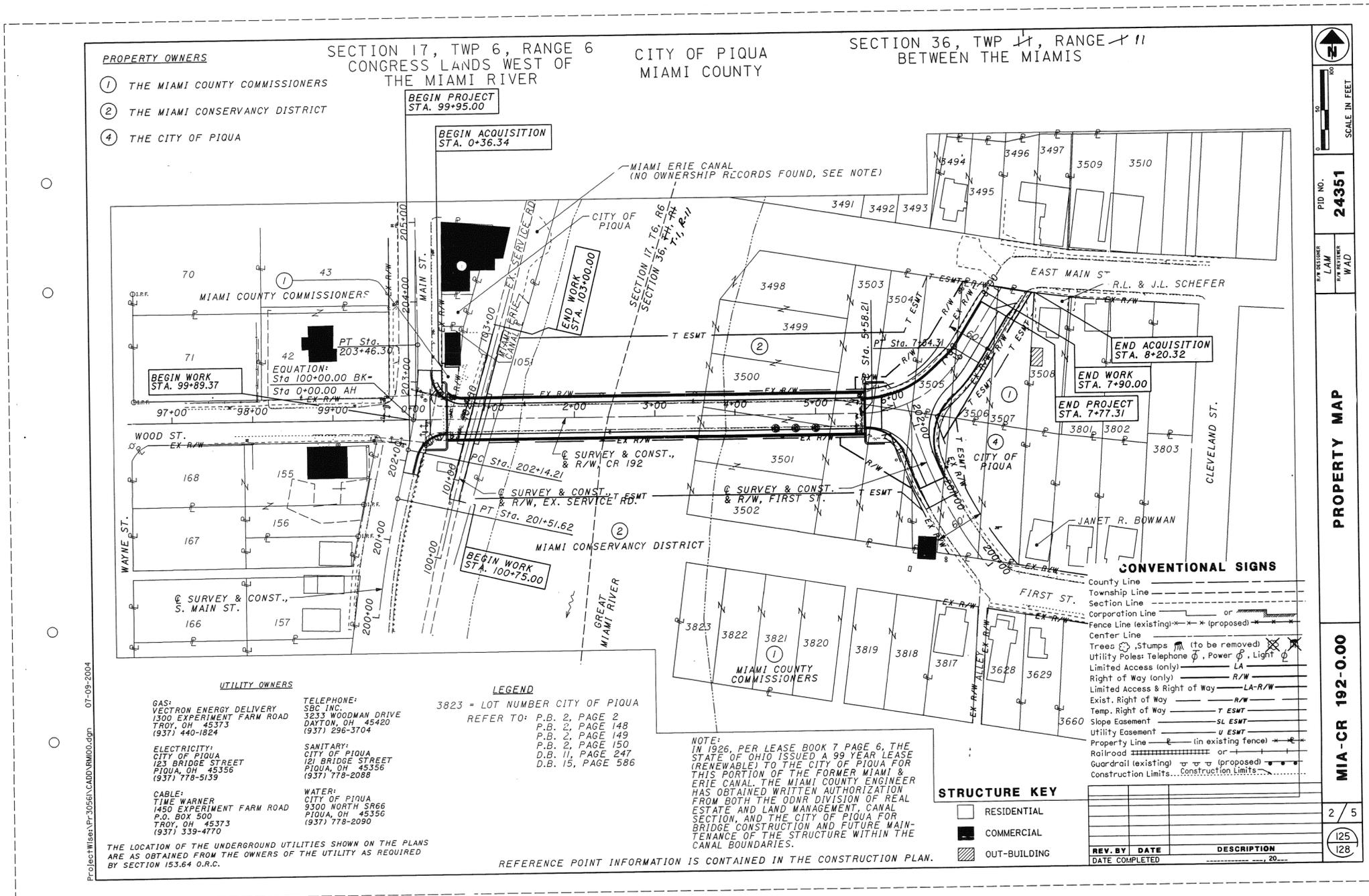
John F. Evans  
 JOHN F. EVANS

Chris A. Peoples  
 CHRIS A. PEOPLES, AUDITOR

Linda J. Jaraman  
 DEPUTY AUDITOR

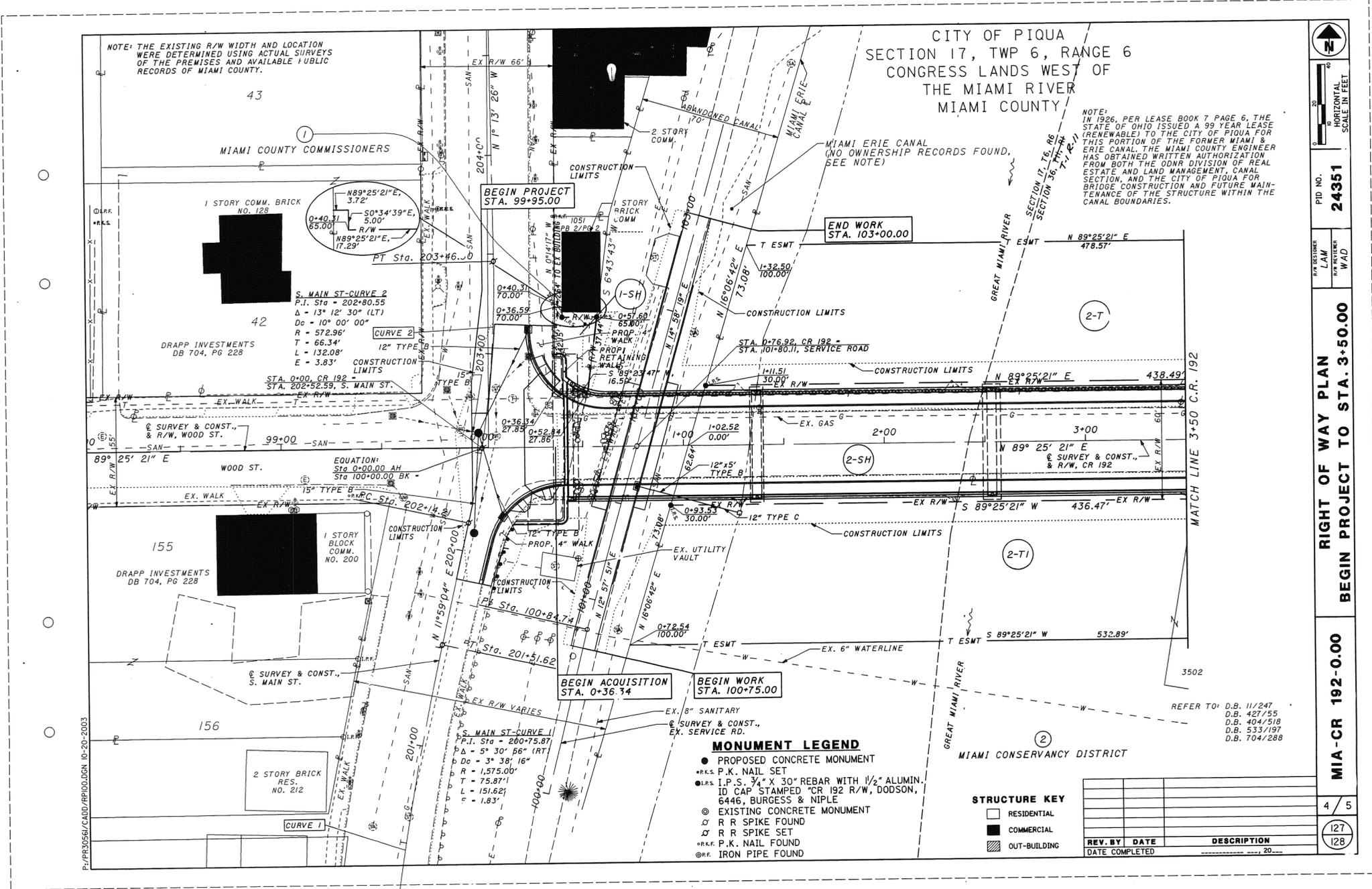
Douglas L. Christian  
 DOUGLAS L. CHRISTIAN,  
 COUNTY ENGINEER

ENGINEER'S ROAD RECORD 9 PAGE 2-A

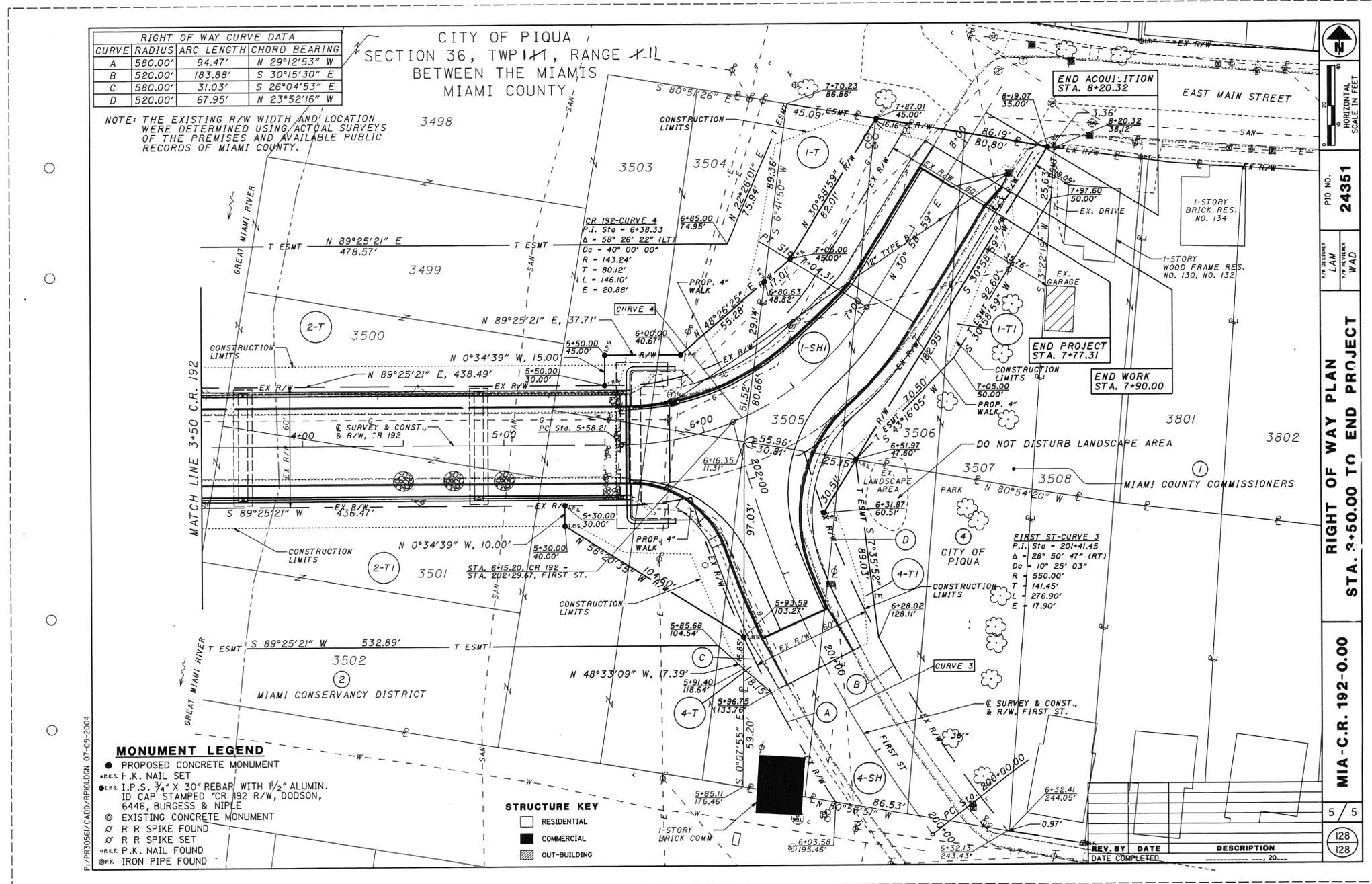




ENGINEER'S ROAD RECORD 9 PAGE 2-C



ENGINEER'S ROAD RECORD 9 PAGE 2-D



# ANNEXATION TO THE CITY OF TIPP CITY, OHIO

1.223 ACREAGE      21 SECTION      4 TOWNSHIP      6 E RANGE      MONROE TOWNSHIP      MIAMI, OHIO COUNTY

PLAT BOOK 21, PAGE 61  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 21 DAY OF December 2005 AT 9:58A.M.  
 FILE No. 0439309 FEE: \$43.00

ANNEXATION PROCEEDINGS RECORDED IN DEED VOLUME 767, PG. 845

John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Dana R. Pence  
 BY DEPUTY

SURVEY REFERENCE  
 RECORDER'S P.B. 6, PG. 94  
 LAND SUB 48, PG. 170-L  
 RECORDER'S P.B. 7, PG. 24

## APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 1st DAY OF September 2005

Dana Pence  
 MIAMI COUNTY ENGINEER

## APPROVAL BY CITY OF TIPP CITY

THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY THIS 21 DAY OF November 2005 BY ORDINANCE NO. 40-05

Donald H. Oles  
 MAYOR  
Misty Cheshire  
 CLERK  
Vickie Blahney  
 PRESIDENT OF COUNCIL

## APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 21 DAY OF Dec. 2005

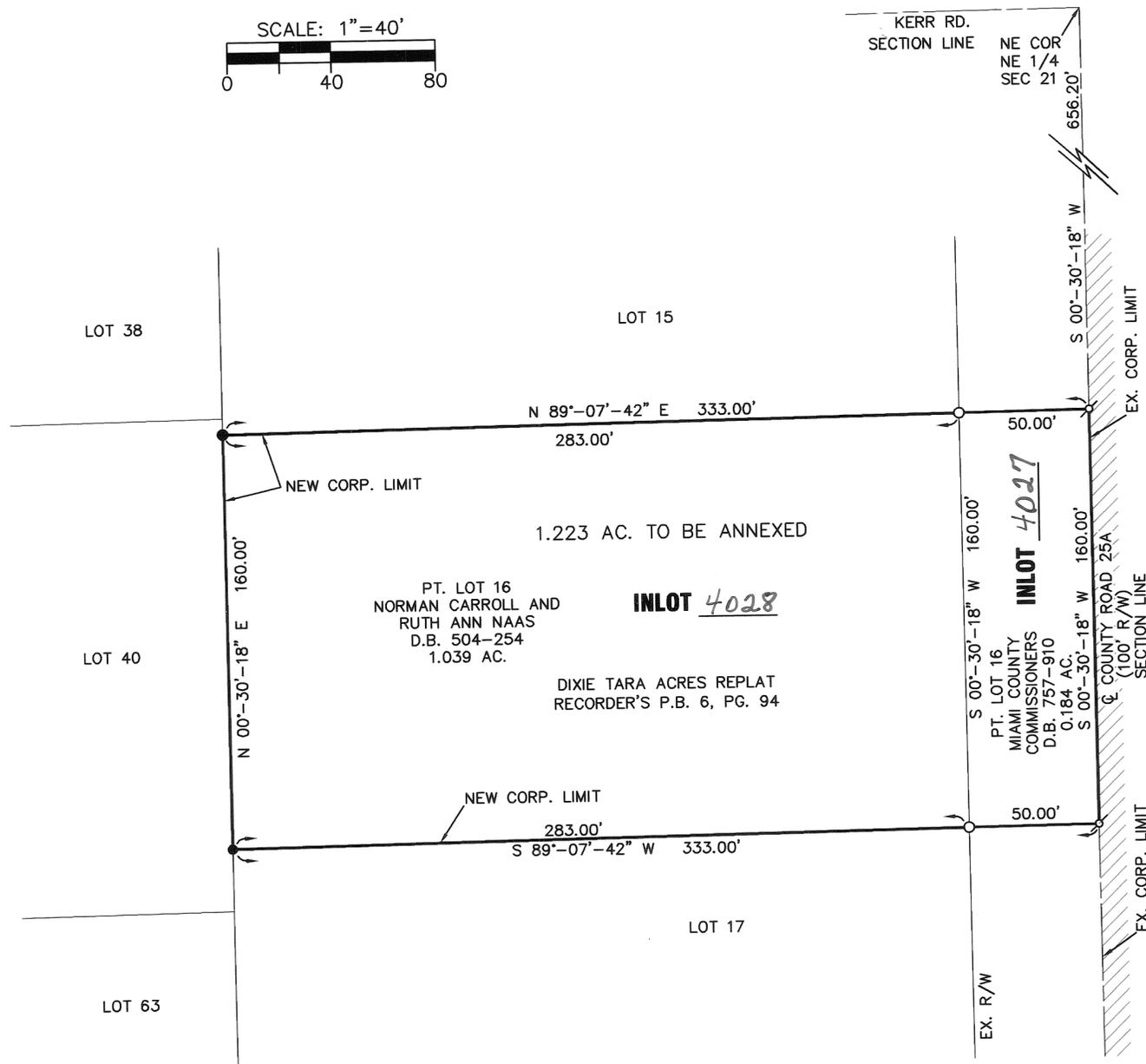
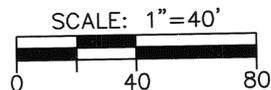
Chris A. Peoples Linda Vanneman  
 CHRIS A. PEEPLES BY DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

## APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 1st DAY OF September, 2005 BY RESOLUTION NO. 05-09-1370

Ron Wildman  
 MIAMI COUNTY COMMISSIONER  
John E. Brown  
 MIAMI COUNTY COMMISSIONER  
D. Ann ...  
 MIAMI COUNTY COMMISSIONER

BEARINGS BASED ON LAND SUR. PLAT BOOK 48, PAGE 170-L



## LEGEND

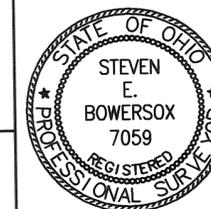
- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND

NOTE:  
 P.K. NAILS ON THE CENTERLINE AND IRON PINS ON THE WESTERLY RIGHT-OF-WAY SHOWN AS BEING FOUND ARE TO BE SET BY OTHERS AFTER CONSTRUCTION OF THE ROADWAY IS COMPLETE.

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH LAND SURVEYS AND DEEDS OF RECORD.

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

8-12-2005  
 DATE



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

date: 08-12-2005	drawn by: jmk	job number: MIATCI0522
---------------------	------------------	---------------------------

**ANNEXATION OF 3.541 ACRES  
TO THE CITY OF TROY, OHIO**

BEING A PART OF STAUNTON TOWNSHIP, SECTION 18, TOWN-1, RANGE-10MRS OF MIAMI COUNTY, OHIO  
AS ACQUIRED BY THE CITY OF TROY BY DEED, BOOK 0765, PAGE 913 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS

PLAT BOOK 21 PAGE 62

PLAT BOOK 21 PAGE 62  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS RECEIVED FOR RECORD THIS  
30 DAY OF JANUARY  
2006, AT 11:00 A.M.  
FILE NO. 0459915 FEE \$ 86.40

ANNEXATION PROCEEDINGS RECORDED  
IN DEED BOOK 768-137.

John W. O'Brien  
JOHN W. O'BRIEN, RECORDER  
Carol Plein  
DEPUTY

OWNERSHIP DATA FOR ADJACENT PARCELS AND THOSE ACROSS THE STREET FROM THE AREA TO BE ANNEXED:

INLOT/ OUTLOTNO.	COUNTY TAX ID	ADDRESS OF PARCEL	OWNER(S) TAX MAILING ADDRESS	D.B./PAGE
IL 5113	D08-100540	1527 N. MARKET ST TROY, OHIO (VACANT LOT)	LINDA K. BENTLEY 2170 E. SNYDER ROAD PIQUA, OHIO 45356	640-830
IL 5572	D08-054808	68 TAMWORTH ROAD TROY, OHIO	JOSEPH W. VAUGHN II & MISTY J. CLARK 68 TAMWORTH ROAD TROY, OHIO 45373	746-242
IL 9076	D08-100530	1523 N. MARKET STREET TROY, OHIO (OFFICE SITE)	LINDA K. BENTLEY 2170 E. SNYDER ROAD PIQUA, OHIO 45356	640-830
IL 9891	K30-040800	NO# PIQUA-TROY RD. TROY, OHIO 45373	ELIZABETH M. (TR) & LEON E. (TR) BROWN 408 S. MARKET ST. TROY, OHIO 45373	(320-339 KIDDER TO HAINES '54)
N/A	K30-250075	1504 N. MARKET ST. TROY, OHIO 45373	GRACE BAPTIST CHURCH 21 LITTLEJOHN RD. TROY, OHIO 45373	647-824 (395-582-OL435)
N/A	K30-041000	# TROY-URBANA RD. TROY, OHIO 45373	STAUNTON GRANGE C/O RITA MILLER 3075 E. RUSK RD. TROY, OHIO 45373	319-237
N/A	K30-040900	880 TROY-URBANA RD. TROY, OHIO 45373	BUDDY & JOANNE SWOB 880 TROY-URBANA RD. TROY, OHIO 45373	665-546
IL 5573	D08-054810	69 TAMWORTH RD. TROY, OHIO 45373	ALLAN & PATSY SWANK 69 TAMWORTH RD. TROY, OHIO 45373	509-451
IL 5574	D08-054812	109 FINSBURY LN. TROY, OHIO 45373	DEBRA EBERT 109 FINSBURY LN. TROY, OHIO 45373	669-619
IL 5575	D08-054814	115 FINSBURY LN TROY, OHIO 45373	CHARLES & BARBARA STURWOLD 115 FINSBURY LN. TROY, OHIO 45373	625-862
IL 5576	D08-054816	121 FINSBURY LN. TROY, OHIO 45373	MICHAEL & MARCELLA HOWARD 121 FINSBURY LN. TROY, OHIO 45373	508-361
IL 5577	D08-054818	125 FINSBURY LN. TROY, OHIO 45373	BENJAMIN A. & ERIN M. HINGER 125 FINSBURY LN. TROY, OHIO 45373	760-830
IL 5578	D08-054820	129 FINSBURY LN. TROY, OHIO 45373	GEORGE A. & SACHI KOI ADAMS 129 FINSBURY LN. TROY, OHIO 45373	659-17

TRANSFERRED THIS 3 DAY OF Jan., 2006.  
Chris A. Peoples BY: Linda Lixerman  
CHRIS A. PEEPLES, MIAMI COUNTY DEPUTY AUDITOR

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 22<sup>nd</sup> DAY OF December 2005.

[Signature]  
MIAMI COUNTY ENGINEER BY: \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS APPROVAL

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 24<sup>th</sup> DAY OF December, 2005 THE AREA SHOWN HEREON WAS APPROVED FOR ANNEXATION. RESOLUTION 05-12-2006

[Signature] [Signature] [Signature]

TROY CITY COUNCIL APPROVAL

AT A MEETING OF THE TROY CITY COUNCIL HELD THIS 19TH DAY OF DECEMBER, 2005 THE AREA SHOWN HEREON WAS APPROVED FOR ANNEXATION BY ORDINANCE NO. 0-45-05, EFFECTIVE ON DECEMBER 19TH, 2005.

REFERENCES

RECORD PLATS (PLAT BOOK - PAGE NUMBER)

- 21-12 ANNEX OF RESTHAVEN
- 20-9 NOTTINGHAM 1 (2002)
- 19-82 BENTLEY (2001)
- 18-108 DEWEY'S RUN REPLAT (1999)
- 18-83 ANNEXATION (1999)
- 16-54 NORTHBROOK 6
- 15-4 DEWEY'S RUN (1988)
- 14-138 NORTHBROOK 5 (1988)
- 10-110 ANNEXATION (1970)
- 9-117 SHERWOOD 2 REPLAT (1967)
- 9-90 REPLAT (1966)
- 9-36 SHERWOOD 2 (1965)
- 8-141 ROAD RELOCATION (1964)
- 8-45 ANNEXATION (1962)
- 7-117 ANNEXATION (1960)

- 10-43 ZILE FARM (1955)
- 10-11 (1954)
- 9-117 (CLOSURE OFF) (1954)
- 8-99 (1951) SWOB'S PARCEL - OLDER SURVEY 4-223

LOT SURVEYS (VOLUME - PAGE NUMBER)

- 20-96 (1994)
- 18-72 (1988)
- 18-61 (1988)
- 13-46 (1974)

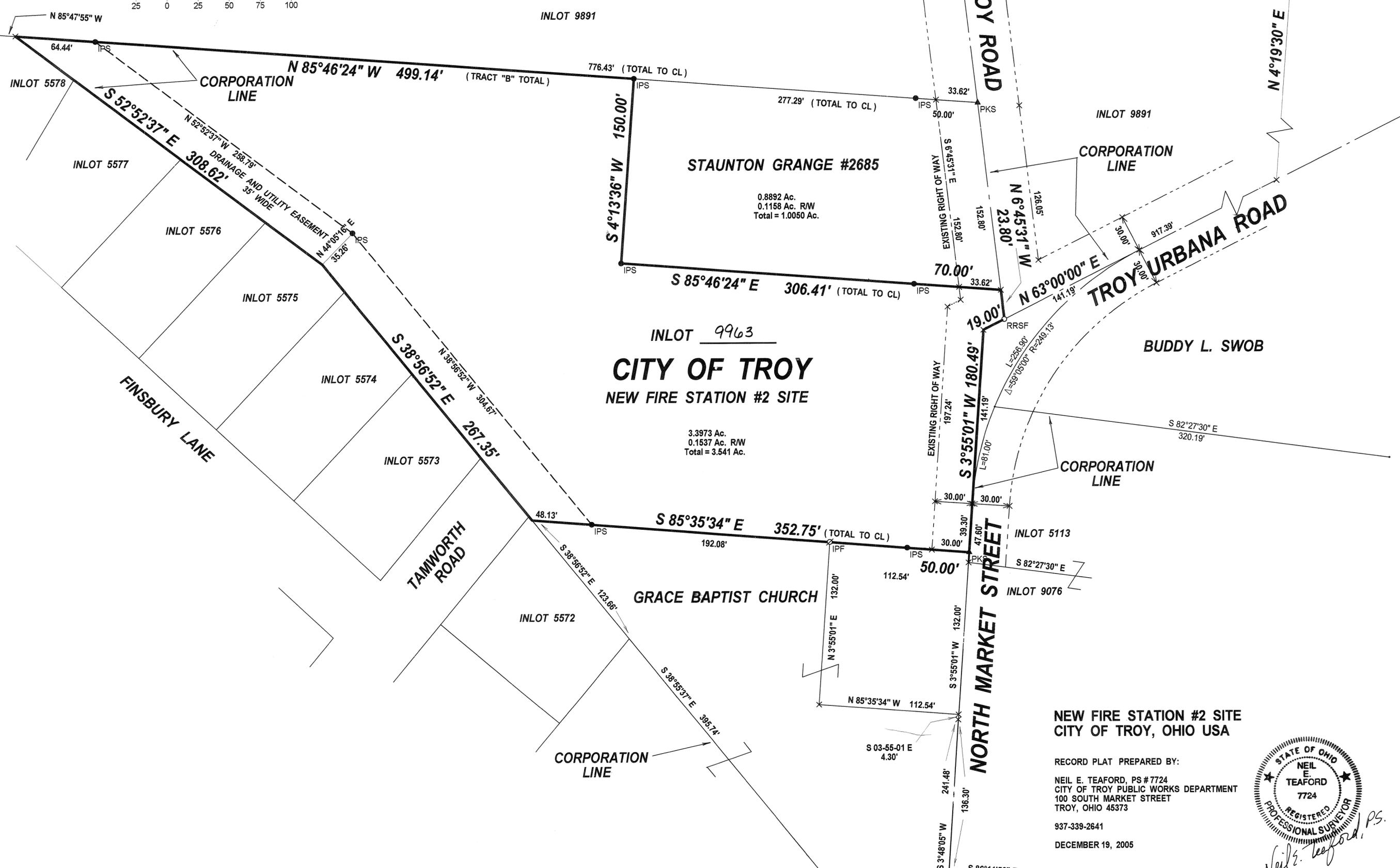
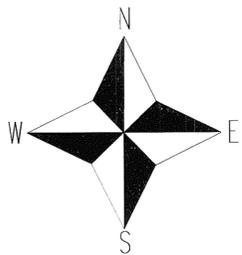
DEEDS (VOLUME - PAGE NUMBER)

- 0765-913 STAUNTON GRANGE #2685 TO TROY (2005)
- 665-546 WARD TO SWOB (1995)
- 647-824 COLE TO GRACE BAPTIST 643-444
- 638-768 GRANGE TO TROY (1992 - EASEMENT)
- 395-582 GRACE BAPTIST CHURCH
- 388-650 TAYLOR TO WARD 1962
- 375-24 GRANGE TO COLE (1960)
- 358-94 (1958)
- 319-237 ZILE TO GRANGE (1954)
- 294-481 GANTZ TO BADER (1951)
- 226-273

LAND SURVEYS (VOLUME - PAGE NUMBER)

- 49-25 GRANGE SITE (2005)
- 48-73 (2004)
- 43-21 (1997)
- 39-68 EASEMENTS (1992)
- 26-43 SWOB TRACT (1974)
- 16-164 (1964)
- 15-104 (1963)
- 13-199 (1960)
- 13-181
- 13-23 (1959)
- 13-181 (CLOSURE OFF)
- 12-118 SWOB'S PARCEL SURVEY - NEWER SURVEY
- 11-196 (1957)

# ANNEXATION OF 3.541 ACRES TO THE CITY OF TROY, OHIO



NE CORNER NE QUARTER SECTION 18, T-1, R-10E

**NEW FIRE STATION #2 SITE  
CITY OF TROY, OHIO USA**

RECORD PLAT PREPARED BY:  
NEIL E. TEAFORD, PS #7724  
CITY OF TROY PUBLIC WORKS DEPARTMENT  
100 SOUTH MARKET STREET  
TROY, OHIO 45373

937-339-2641  
DECEMBER 19, 2005



*Neil E. Teaford, PS.*

REPLAT OF PART INLOT 5, PART INLOT 949

PERTINENT INFORMATION:  
PERTINENT INFORMATION IS SHOWN HEREON.

OCCUPANCY STATEMENT:  
OCCUPANCY IS AS SHOWN HEREON.

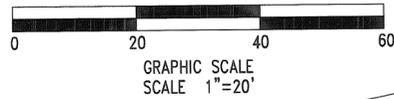
BASIS OF BEARING:  
NORTH RIGHT OF WAY OF EAST WATER STREET  
N 60°00'00" W AS RECORDED IN  
SURVEY VOL. 24 PLAT 192

TROY  
CORPORATION

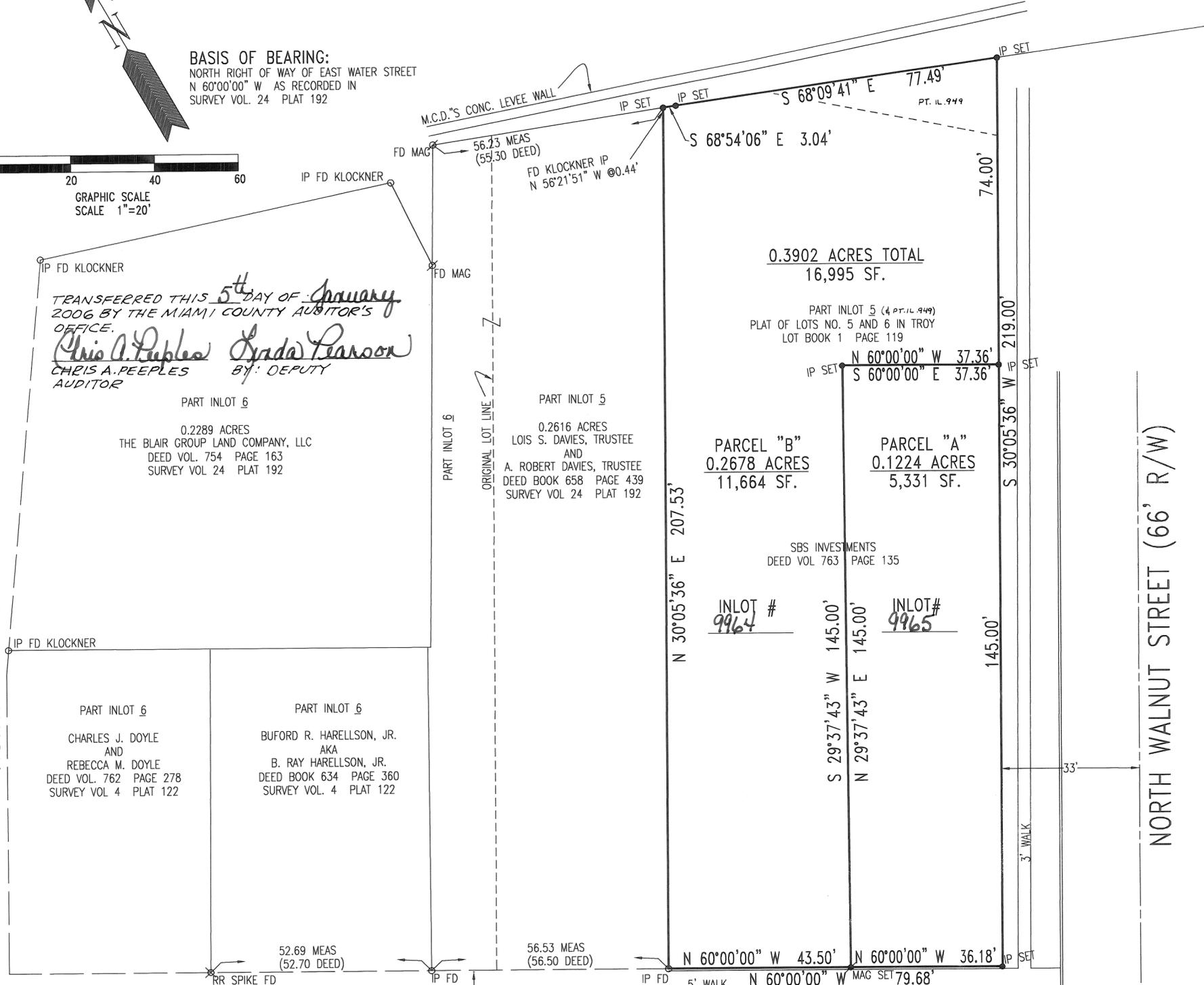
NE  
SECTION

PTS. I.L. 5  
LOTS

PLAT BOOK 21 PAGE 63  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORDS THIS 3 DAY OF  
Jan 2006 AT 3:22:25PM  
FILE NO. 0440144 FEE: \$ 43.20  
John W. O'Brien  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
Kuote Quinn  
BY DEPUTY



NORTH MARKET STREET



PEARSON COURT (R/W VARIES)

DESCRIPTION  
BEING A REPLAT OF PART INLOT 5 OF THE PLAT OF LOTS 5 AND 6 IN THE CITY OF TROY, OHIO, AND RECORDED IN LOT BOOK 1 PAGE 119 IN THE SURVEY RECORDS OF MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 16,995 SQUARE FEET ACQUIRED BY SBS INVESTMENTS BY DEED RECORDED IN DEED VOLUME 763 PAGE 278 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

DEDICATION

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

OWNER:  
SBS INVESTMENTS

RBL  
RANDY BLAIR, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

James E. Ruemping  
SIGNATURE OF WITNESS

James E. Ruemping  
WITNESS NAME PRINTED

Carol Blair  
SIGNATURE OF WITNESS

Carol Blair  
WITNESS NAME PRINTED

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED, THAT ON THIS 14 DAY OF Dec, 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SBS INVESTMENTS, BY RANDY BLAIR, AS PRESIDENT WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Erinella Powell  
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES: 6-04-06

PLANNING COMMISSION APPROVAL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 30TH. DAY OF NOVEMBER, 2005, THIS REPLAT WAS REVIEWED AND APPROVED.

CHAIR

Sue E. Knight  
SECRETARY

CLIENT: SBS INVESTMENTS



LUIS G. RIANCHO & ASSOC. INC.  
SURVEYING AND ENGINEERING LAYOUT  
JOB #05085 DEC. 12, 2005  
DRAWING NAME 05085-20-B-RP PLOT DATE

TEL 937 836-1585  
FAX 937 836-9974  
140 WEST WENGER ROAD  
ENGLEWOOD, OHIO  
45322-2727

CERTIFICATION TO:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

BY: James E. Ruemping DATE: 12-14-05  
JAMES E. RUEMPING  
REGISTERED SURVEYOR OF OHIO NO. 6631



MONUMENTATION LEGEND

- = IRON PIN FOUND
- = IRON PIPE FOUND
- ⊗ = R.R. SPIKE FOUND
- △ = STONE FOUND
- = MONUMENT FOUND
- = IRON PIN & CAP SET
- = R.R. SPIKE SET
- × = CROSS SET
- = MONUMENT SET
- ⊙ = MAG OR PK NAIL FOUND
- = MAG NAIL SET

EAST WATER STREET (66' R/W)

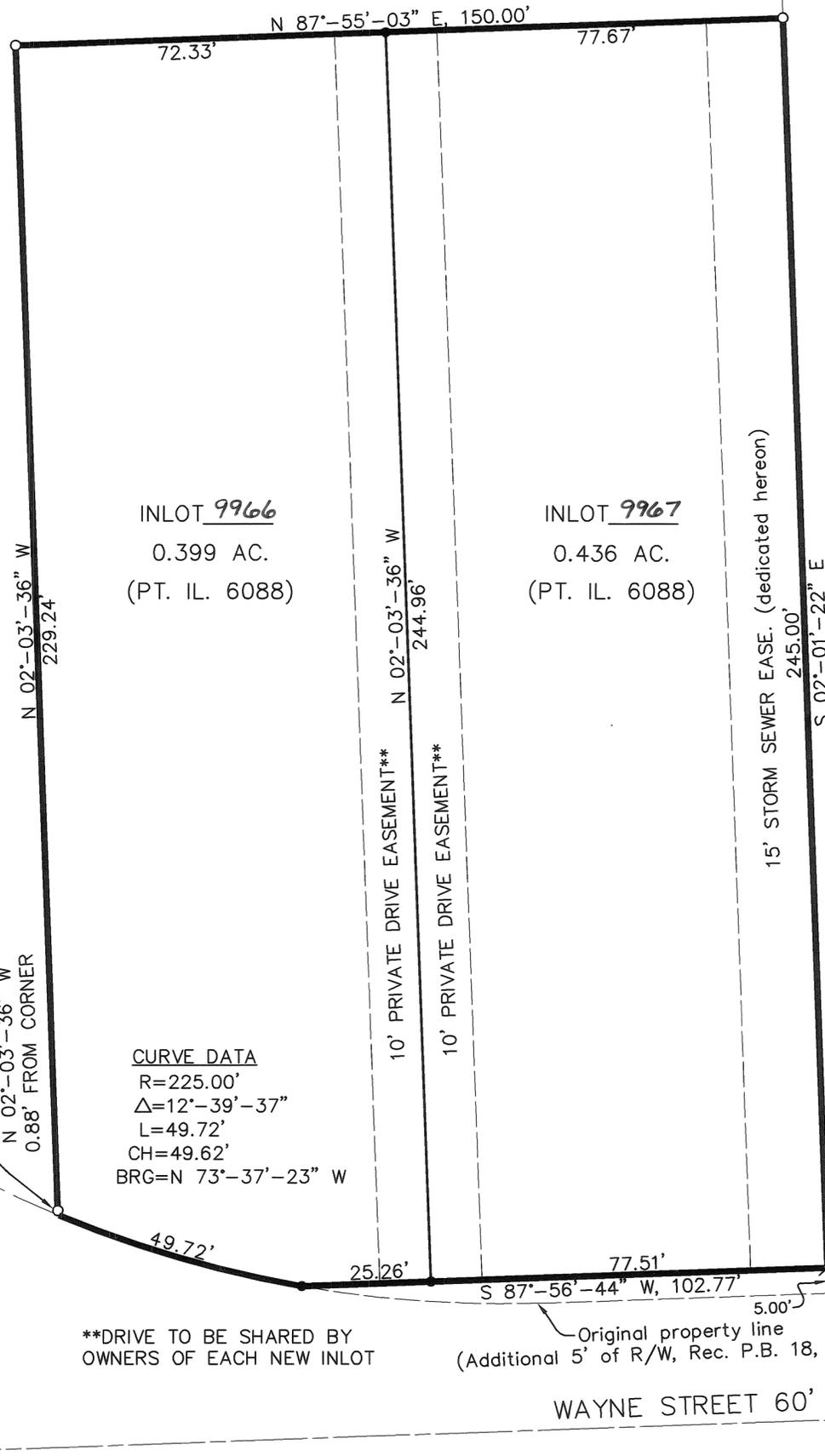
# GALIA PROPERTIES PLAT

PLAT BOOK 21, PAGE 64  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 18<sup>th</sup> DAY  
 OF JANUARY, 2006, AT 9:00 AM.  
 FILE No. 0440860 FEE: \$ 43.20  
*John W. O'Brien*  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 DEPUTY

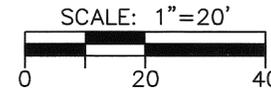
IL. 6087

PT. 6088 TROY MIAMI, OHIO  
 INLOT CITY COUNTY

TRANSFERRED THIS 18<sup>th</sup> DAY OF JANUARY, 2006  
*Chris A. Peeples* BY: *Linda Jansman*  
 CHRIS A. PEEPLES DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR



BEARINGS BASED ON RECORDER'S RECORD  
 OF PLATS, PLAT BOOK 16, PAGE 96



### LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⚡ P.K. NAIL SET
- ⚡ P.K. NAIL FOUND

### SURVEY REFERENCES

- REC. BK. 10, PG. 19
- REC. BK. 10, PG. 121
- REC. BK. 14, PG. 50
- REC. BK. 18, PG. 129
- LND. SURV. 22, PG. 113
- LOT SURV. 12, PG. 36

### DEED REFERENCE

DEED BK. 626, PG. 43  
767 18

### PLAT AUTHORIZATION AND DEDICATION

Galia Properties, LLC, the owner of the land included within this plat have caused the area located in the City of Troy, Ohio, encompassed by this plat, to be surveyed, platted, and known as Galia Properties Plat. Furthermore, Galia Properties, LLC, dedicates the storm sewer easement as shown on this plat to the public use forever.

By: *Garren Maynard*  
 Garren Maynard, Managing Member

State of Ohio  
 County of Miami

The forgoing instrument was acknowledged before me this 16 day of January, 2006 by Garren Maynard, Managing Member of Galia Properties, LLC, on behalf of Galia Properties, LLC.

*Karen S. Stollings*  
 Notary Public



MORTGAGEE:  
 MINSTER STATE BANK

*Dan Heitmeier*  
 DAN HEITMEIER  
 COMMERCIAL LOAN OFFICER

STATE OF OHIO  
 COUNTY OF Miami

BE IT REMEMBERED THAT ON THIS 16 DAY OF January, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN HEITMEYER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

*Karen S. Stollings*  
 Notary Public



### CITY OF TROY PUBLIC WORKS

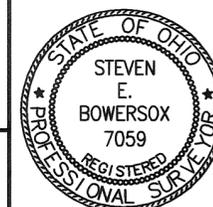
THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 18<sup>th</sup> DAY OF JANUARY, 2006

*Steven D. Luffel*  
 PUBLIC WORKS DIRECTOR

BEING A SUBDIVISION OF PART OF INLOT 6088 OWNED BY GALIA PROPERTIES, LLC. RECORDED IN DEED BOOK 767, PAGE 18 CONTAINING 0.835 ACRES.

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

1-09-2006  
 DATE



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

date: 01-09-2006 drawn by: seb job number: MiaTro0522





REPLAT OF INLOTS 3243 & 3244

PIQUA, OHIO

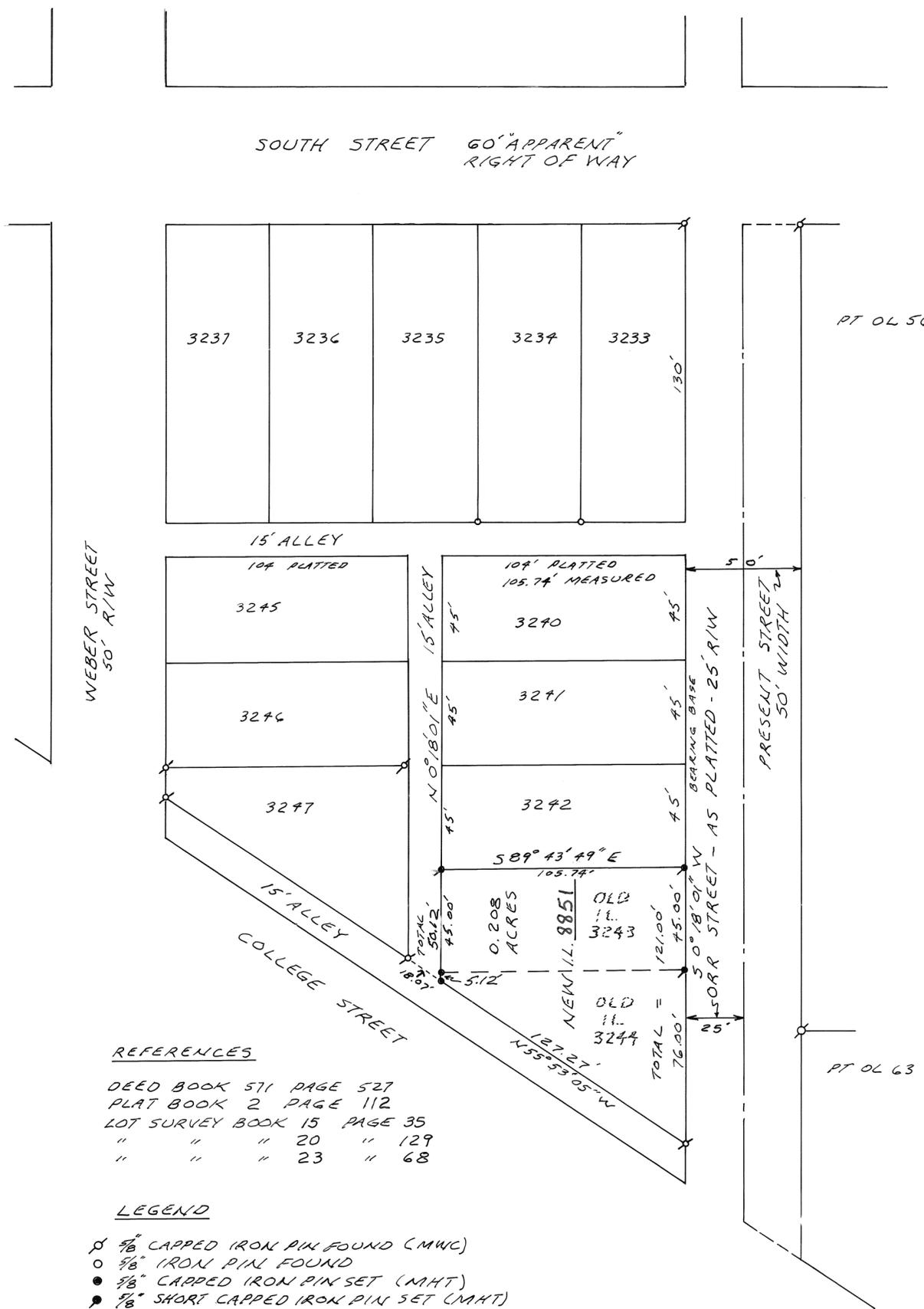
PLAT BOOK 21 PAGE 67  
 MIAMI COUNTY RECORDERS PLAT RECORDS  
 RECEIVED March 16 2006 AT 8:54:48AM  
 FILE NO. 0444124 FEE 343.20

John W. O'Brien BY: Kristi Quinn  
 MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS  
16 DAY OF March 2006

Chris A. Peeples BY: Linda Larusman  
 MIAMI COUNTY AUDITOR DEPUTY

SCALE: 1 INCH = 40 FEET



- REFERENCES**
- DEED BOOK 571 PAGE 527
  - PLAT BOOK 2 PAGE 112
  - LOT SURVEY BOOK 15 PAGE 35
  - " " " 20 " 129
  - " " " 23 " 68

- LEGEND**
- ⊗ 5/8" CAPPED IRON PIN FOUND (MWC)
  - 5/8" IRON PIN FOUND
  - 5/8" CAPPED IRON PIN SET (MHT)
  - ⊙ 5/8" SHORT CAPPED IRON PIN SET (MHT)
  - (UNDERGROUND OBSTRUCTIONS)

**DESCRIPTION**

BEING A REPLAT OF INLOT 3243 & INLOT 3244 IN THE CITY OF PIQUA, OHIO AS DEEDED TO JIM & SHERI CLINE BY DEED RECORDED IN DEED BOOK NO. 571 PAGE 527 OF THE MIAMI COUNTY RECORDERS DEED RECORDS.

**OWNERS CONSENT**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS SHOWN HERE ON, DO HEREBY CONSENT TO THE EXECUTION OF THIS REPLAT

Jim Cline  
 JIM CLINE  
Sheri Cline  
 SHERI CLINE

Ganelle Collier  
 WITNESS  
Ganelle Collier  
 WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED WHICH EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERE-UNDER SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 13th DAY OF March 2006.

Cecelia D. Stoler  
 NOTARY PUBLIC

March 1, 2011  
 MY COMMISSION EXPIRES

**APPROVAL**

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA, OHIO THIS 15th DAY OF MARCH 2006.

Clayton W. S. D.  
 CITY OF PIQUA

I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND CORRECT SURVEY MADE BY ME DURING MARCH, 2006 AND THAT MONUMENTS ARE AS SHOWN.



SURVEY FOR  
 JIM & SHERI CLINE  
 MICHAEL H. TREON TROY, OHIO  
 937-339-4963  
Michael H. Treon  
 REGISTERED SURVEYOR NO. 5621

**DETENTION BASIN AND STORM WATER COVENANTS AND RESTRICTIONS**

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:  
 1. MIAMI COUNTY AND SPRINGCREEK TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES, STORM SEWERS, AND STORM WATER DETENTION AREAS OUTSIDE OF THE ROAD RIGHT OF WAY.  
 2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, MIAMI COUNTY RECORDER'S RECORDS.  
 3. IN THE EVENT THAT THE GRANTEE FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEE AGREES TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGMENT.  
 4. NO STRUCTURES, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE SUBDIVISION DRAINAGE EASEMENTS AND STORM WATER DETENTION FACILITIES (ACCORDING TO ITEM 1) WITHOUT THE WRITTEN PERMISSION OF THE MIAMI COUNTY ENGINEER.  
 5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.  
 6. PIQUA LAND DEVELOPMENT COMPANY, L.L.C., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE STORM DETENTION AREAS UNTIL DEVELOPED, AT WHICH POINT MAINTENANCE WILL BE ASSUMED BY THE HOMEOWNERS UPON WHICH LOT THE STORM WATER DETENTION EXISTS.

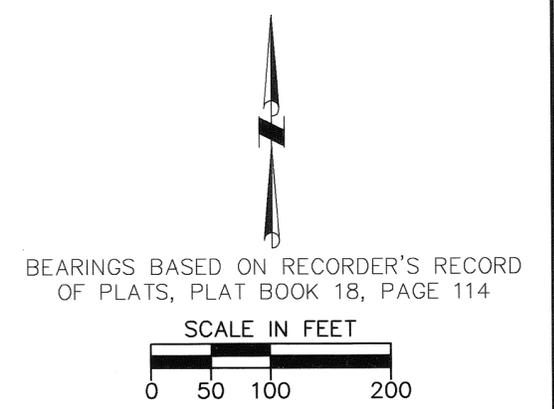
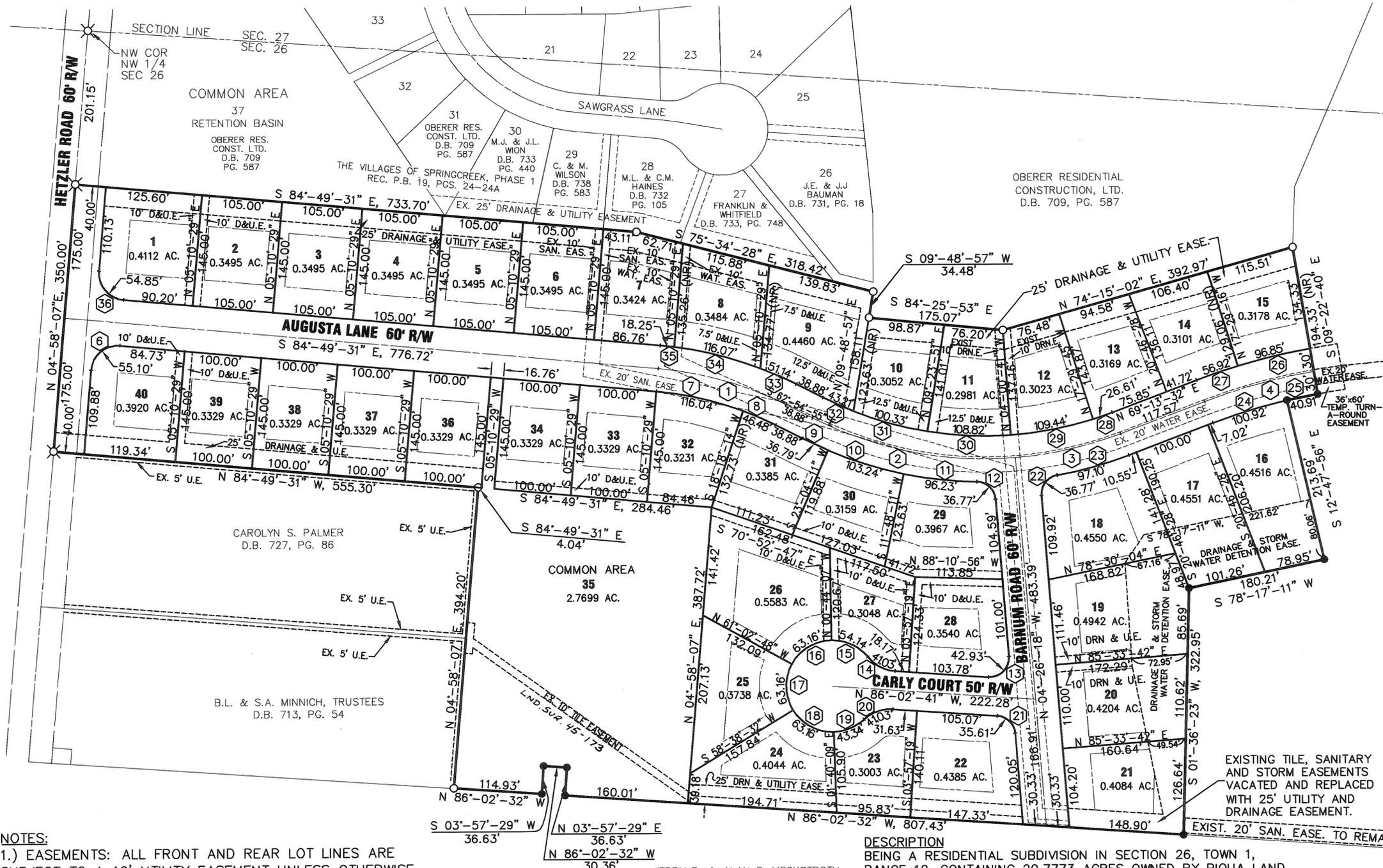
# FARMINGTON MEADOWS, PHASE 1 LOTS 1-40

20.7773 ACREAGE      26 SECTION      1 B.T.M. TOWNSHIP      12 RANGE      SPRINGCREEK TOWNSHIP MIAMI, OHIO COUNTY

NOTE: SEE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FARMINGTON MEADOWS, SECTION ONE, AS RECORDED IN DEED BOOK 769 PAGE 729.

PLAT BOOK 21, PAGE 68  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 17 DAY OF March, 2006 AT 12:37 P.M.  
 FILE No. 0444199 FEE: \$189.60  
 John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
 Christine Jackson  
 DEPUTY

TRANSFERRED THIS 17th DAY OF March, 2006  
 Chris A. Peebles BY: Linda Pearson  
 CHRIS A. PEEPLES DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR



- LEGEND**
- 5/8" X 30" REBAR W/CAP SET
  - IRON PIN FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - - - UTILITY EASEMENT LINE (SEE NOTE)
  - - - BUILDING SETBACK LINE
  - CURVE TABLE SHT. 2 OF 3

**AREA SUMMARY**

39 BUILDING LOTS	14.3283 AC.
1 COMMON AREA LOT	2.7699 AC.
DEDICATED STREET R/W	3.6791 AC.
<b>TOTAL</b>	<b>20.7773 AC.</b>

**ZONING & SETBACKS**

R1-A: LOTS 1-34 & 36-40  
 FRONT: 35' REAR: 40' SIDE: MIN. 10' EACH SIDE  
 A-1: LOT 35

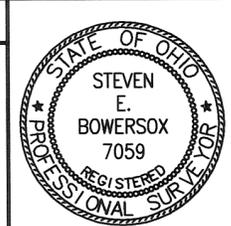
NOTE  
 SEE SHEET 2 OF 3 FOR FRONTAGE AT THE FRONT SETBACK LINE FOR EACH CURVED LOT.

**NOTES:**  
 1.) EASEMENTS: ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 6' UTILITY EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.  
 2.) NO WELLS FOR DOMESTIC USE SHALL BE DRILLED IN THIS SUBDIVISION.

JERRY P. & ALAN F. MECKSTROTH  
 D.B. 722, PG. 500

**DESCRIPTION**  
 BEING A RESIDENTIAL SUBDIVISION IN SECTION 26, TOWN 1, RANGE 12, CONTAINING 20.7773 ACRES OWNED BY PIQUA LAND DEVELOPMENT COMPANY, L.L.C., OUT OF DEED BOOK 766 PAGE 797

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 10-13-2005



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 The choice that exceeds...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45385  
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 www.choiceoneengineering.com

date: 10-13-2005	drawn by: seb	job number: MIASCRO503FIN
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# FARMINGTON MEADOWS, PHASE 1

## LOTS 1 - 40

### COVENANTS AND RESTRICTIONS

1. No lot shall be used except for residential purposes. Outbuildings will be permitted subject, however, to the following restrictions:
  - A) Any outbuilding must be placed on a poured concrete footing, foundation and floor.
  - B) Exterior finish material must be the same as or comparable to that on the lower or main level of the residence building (e.g. brick, cedar siding, etc.)
  - C) 200 square feet maximum area.
  - D) Only one outbuilding permitted per lot.
  - E) Use of the outbuilding shall be limited to that of a garden house, storage of lawn care equipment, and similar uses and shall not be used for storage of any car, boat, motor home, camper, or similar vehicle. Golf carts will be permitted.
2. The floor areas of each dwelling structure, exclusive of open porches, garages, carports, or patios shall not be less than 1,500 square feet for a one-story plan, not less than 1,800 square feet for other than a one-story plan. All houses shall have a minimum two-car attached or basement garage. Construction of residence structure must be fully completed within one year after commencement of construction.
3. No above ground swimming pool or wading pools shall be permitted on any lot except one wading pool not to exceed 49 square feet and shall not exceed 16 inches in height.
4. No building shall be located on any lot nearer to the street property line than the 35 foot minimum setback distance as provided on the recorded plat of this subdivision. All structures shall have a minimum side yard clearance of 10 feet. All residential structures shall have a 40 foot minimum rear yard. All of the above requirements are as defined and specified by Miami County zoning regulations. Notwithstanding the provisions of this restriction, location of the residence upon the lot shall be subject to the provisions of covenant number 8, below.
5. No lot shall be hereafter subdivided into additional residential lots.
6. No trailer, basement, campshack, garage, barn or other outbuilding shall at any time be used as a residence either temporarily or permanently on any lot, nor shall any structure of a temporary character be used as a residence.
7. Any fence or hedges which may be erected or planted must be of an attractive and durable material. No fence or hedge greater than six feet in height shall be placed or allowed to remain nearer to the street than the rear of the house. No barbed wire, wire field fencing, or chain link fence or similar types of fencing will be permitted on any lot except existing field fence along the rear of any lot which will be permitted to remain.
8. The foundation height and location of any residential structure shall be shown on a plot plan and approved by the developer prior to the commencement of construction. All structures including exterior elevations shall be reviewed and approved by the developer prior to the commencement of construction. Developer may require sod or other erosion protection as a condition of approval.
9. No noxious or offensive activities may be carried out upon any lot in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.
10. No structure of a temporary character shall be permitted on any premises except during the active period of construction.
11. No sign of billboard of any kind shall be erected on any lot in this subdivision except one professional sign of not more than two square feet or one sign of not more than five square feet advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. Piqua Land Development Company, LLC, shall be exempted from this covenant during the period of the plat development and lot sales.
12. No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats, or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes or kept in unreasonable numbers.
13. Except for delivery, loading, or unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any garage of the residence building. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.
14. Building contractors shall be required to employ the use of dumpsters or similar debris storage devices during construction or shall promptly remove all debris and excess material during and at the completion of construction.
15. All driveways must be paved with asphalt or concrete surface; such paving to be completed prior to occupancy.
16. No pole, tower or support for same shall be permitted per lot for the support of any television antenna or satellite dish. No ham amateur or CB radio antenna shall be permitted.
17. Separate poles for basketball hoops will be permitted. No basketball hoop may be attached to any residence structure.
18. These covenants and restrictions are for the benefit of the owners of all lots in Farmington Meadows, Section One, and are to run with the land and are to be binding on all parties and persons claiming under them until January 1, 2015, at which time they will be automatically extended for successive periods of ten years.
19. Invalidation of any one of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect.
20. These covenants may be enforceable by injunction or otherwise by the grantor, his successors and assigns, and also by the owner of any lot in Section One of Farmington Meadows.
21. Grantor reserves the right to impose further restrictions and dedicate additional easements and right-of-way, if required, with respect to such lots which have not been sold by grantor by instrument recorded in the office of the recorder of Miami County, Ohio, and the office of the zoning authority of the Miami County or by express provisions in said conveyances.
22. Any basement sump water shall be piped to the existing storm sewer. No sump water shall be discharged in the public right-of-way through the curb.
23. All roofs shall have a dark shading.
24. Siding shall be permitted on any rear or side of building. Approved building material are limited to brick, cedar, stone and concrete siding. Front of structure shall be brick or stone only.
25. All yards shall be sodded or seeded. All work shall be completed as soon as possible, weather permitting, not to exceed six months after completion of home.
26. Preliminary building plans shall be approved prior to closing. All final building plans must be reviewed and approved in writing by Seller or Seller's designated agent not less than thirty (30) days prior to commencement of construction.
27. A purchaser of a lot shall close within thirty (30) days after the date of acceptance of the purchase agreement. If Purchaser does not close within thirty (30) days, Seller will retain all of the deposit.
28. All homes to tie in downspouts to storm sewer drains on all lots.

### CURVE TABLE

CURVE NUMBER	RADIUS	$\Delta$	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	455.00'	21°-54'-36"	173.99'	172.94'	S 73°-52'-13" E
2	495.00'	31°-31'-23"	272.34'	268.92'	S 78°-40'-37" E
3	495.00'	16°-20'-10"	141.13'	140.66'	N 77°-23'-37" E
4	755.00'	11°-12'-59"	147.80'	147.57'	N 74°-50'-02" E
5	500.00'	09°-22'-18"	81.78'	81.69'	N 81°-21'-32" W
6	35.00'	90°-12'-21"	55.10'	49.59'	N 50°-04'-18" E
7	425.00'	15°-38'-39"	116.04'	115.68'	S 77°-00'-12" E
8	425.00'	06°-15'-57"	46.48'	46.45'	S 66°-02'-54" E
9	525.00'	04°-00'-54"	36.79'	36.78'	S 64°-55'-22" E
10	525.00'	11°-16'-00"	103.24'	103.07'	S 72°-33'-53" E
11	525.00'	10°-30'-08"	96.23'	96.10'	S 83°-26'-53" E
12	25.00'	84°-15'-39"	36.77'	33.54'	S 46°-34'-07" E
13	25.00'	98°-23'-37"	42.93'	37.85'	S 44°-45'-30" W
14	50.00'	47°-00'-51"	41.03'	39.89'	N 62°-32'-16" W
15	60.00'	51°-42'-16"	54.14'	52.33'	N 64°-52'-59" W
16	60.00'	60°-18'-41"	63.16'	60.28'	S 59°-06'-33" W
17	60.00'	60°-18'-41"	63.16'	60.28'	S 01°-12'-08" E
18	60.00'	60°-18'-41"	63.16'	60.28'	S 61°-30'-49" E
19	60.00'	41°-23'-23"	43.34'	42.41'	N 67°-38'-09" E
20	50.00'	47°-00'-51"	41.03'	39.89'	N 70°-26'-53" E
21	25.00'	81°-36'-23"	35.61'	32.67'	S 45°-14'-30" E
22	25.00'	84°-15'-39"	36.77'	33.54'	N 37°-41'-32" E
23	525.00'	10°-35'-49"	97.10'	96.96'	N 74°-31'-27" E
24	725.00'	07°-58'-32"	100.92'	100.84'	N 73°-12'-48" E
25	725.00'	03°-14'-00"	40.91'	40.91'	S 78°-49'-04" W
26	785.00'	07°-04'-09"	96.85'	96.79'	S 76°-54'-52" W
27	785.00'	04°-09'-15"	56.92'	56.90'	S 71°-18'-10" W
28	465.00'	03°-16'-43"	26.61'	26.60'	S 70°-51'-53" W
29	465.00'	13°-29'-05"	109.44'	109.19'	S 79°-14'-47" W
30	465.00'	13°-24'-32"	108.82'	108.58'	N 87°-18'-25" W
31	465.00'	12°-21'-44"	100.33'	100.14'	N 74°-25'-17" W
32	465.00'	05°-19'-29"	43.21'	43.20'	N 65°-34'-40" W
33	485.00'	06°-02'-30"	51.14'	51.12'	N 65°-56'-10" W
34	485.00'	13°-42'-45"	116.07'	115.80'	N 75°-48'-48" W
35	485.00'	02°-09'-21"	18.25'	18.25'	N 83°-44'-51" W
36	35.00'	89°-47'-39"	54.85'	49.41'	N 39°-55'-42" W

### FRONT SETBACK FRONTAGE

LOT No.	DISTANCE	LOT No.	DISTANCE
10	100.20'	29	107.80'
11	100.63'	30	110.67'
12	101.20'	31	114.77'
15	101.50'	32	112.05'
16	103.07'		
23	100.00'		
24	100.00'		
25	100.00'		
26	100.00'		

### LEGAL DESCRIPTION

BEING SITUATED IN SECTION 26, TOWN 1, RANGE 12, B.T.M., SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A RAILROAD SPIKE FOUND IN THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 26 AND BEING ALSO IN THE CENTERLINE OF HETZLER ROAD;

THENCE, SOUTH 04°-58'-07" WEST, 201.15 FEET, ALONG THE WEST LINE OF THE QUARTER AND CENTERLINE OF HETZLER ROAD, TO A RAILROAD SPIKE FOUND AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 84°-49'-31" EAST, 733.70 FEET, ALONG THE SOUTH LINE OF THE VILLAGES OF SPRINGCREEK, PHASE 1, AS RECORDED IN RECORDER'S PLAT BOOK 19, PAGE 24, TO AN IRON PIN FOUND;

THENCE, SOUTH 75°-34'-28" EAST, 318.42 FEET, ALONG THE SOUTH LINE OF THE VILLAGES OF SPRINGCREEK, PHASE 1, TO AN IRON PIN FOUND;

THENCE, SOUTH 09°-48'-57" WEST, 34.48 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 84°-25'-53" EAST, 175.07 FEET, TO AN IRON PIN FOUND;

THENCE, NORTH 74°-15'-02" EAST, 392.97 FEET, TO AN IRON PIN FOUND;

THENCE, SOUTH 09°-22'-40" EAST, 194.33 FEET, TO AN IRON PIN SET;

THENCE, SOUTHWESTERLY, 40.91 FEET, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 725.00 FEET, AN INTERNAL ANGLE OF 03°-14'-00" AND A CHORD 40.91 FEET IN LENGTH BEARING SOUTH 78°-49'-04" WEST, TO AN IRON PIN SET;

THENCE, SOUTH 12°-47'-56" EAST, 213.69 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 78°-17'-11" WEST, 180.21 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 01°-36'-23" WEST, 322.95 FEET, TO AN IRON PIN SET IN THE NORTH LINE OF A TRACT OF LAND OWNED BY JERRY P. AND ALAN F. MECKSTROTH AS RECORDED IN DEED BOOK 722, PAGE 500;

THENCE, NORTH 86°-02'-32" WEST, 807.43 FEET, ALONG THE NORTH LINE OF THE MECKSTROTH TRACT, TO AN IRON PIN SET;

THENCE, NORTH 03°-57'-29" EAST, 36.63 FEET, ALONG AN EAST LINE OF THE MECKSTROTH TRACT, TO AN IRON PIN SET;

THENCE, NORTH 86°-02'-32" WEST, 30.36 FEET, ALONG A NORTH LINE OF THE MECKSTROTH TRACT, TO AN IRON PIN SET;

THENCE, SOUTH 03°-57'-29" WEST, 36.63 FEET, ALONG A WEST LINE OF THE MECKSTROTH TRACT, TO AN IRON PIN SET;

THENCE, NORTH 86°-02'-32" WEST, 114.93 FEET, ALONG THE NORTH LINE OF THE MECKSTROTH TRACT, TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF A TRACT OF LAND OWNED BY B.L. AND S.A. MINNICH, TRUSTEES AS RECORDED IN DEED BOOK 713, PAGE 54;

THENCE, NORTH 04°-58'-07" EAST, 394.20 FEET, ALONG THE EAST LINE OF THE MINNICH TRACT AND THE EAST LINE OF A TRACT OF LAND OWNED BY CAROLYN S. PALMER AS RECORDED IN DEED BOOK 727, PAGE 86, TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF THE PALMER TRACT;

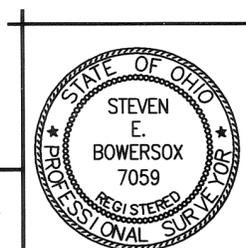
THENCE, NORTH 84°-49'-31" WEST, 555.30 FEET, ALONG THE NORTH LINE OF THE PALMER TRACT, TO A RAILROAD SPIKE FOUND IN THE WEST LINE OF THE QUARTER AND CENTERLINE OF HETZLER ROAD;

THENCE, NORTH 04°-58'-07" EAST, 350.00 FEET, ALONG THE WEST LINE OF THE QUARTER AND CENTERLINE OF HETZLER ROAD, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 20.7773 ACRES MORE OR LESS AND BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

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

10-13-2005  
DATE



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date: 10-13-2005	drawn by: seb	job number: MiaScr0503fin2
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**APPROVAL:**  
 AT A MEETING OF THE TROY CITY COUNCIL HELD ON  
 MARCH 20, 2006, THIS VACATION PLAT WAS REVIEWED  
 AND APPROVED BY ORDINANCE NO. O-14-06 AS SHOWN  
 HEREON, AND AS IT IS EFFECTIVE ON THIS SAME DATE.

VACATION OF "HAWK'S NEST SECTION ONE" PLAT, RIGHTS-OF-WAY,  
 EASEMENTS, ET AL, AS CREATED BY THEN-OWNER JAMES J. MORO WITH  
 THE FILING OF HIS PLAT IN MIAMI COUNTY RECORDER'S PLAT BOOK 20,  
 PAGES 107, 107A AND 107B, ON JUNE 18, 2004,  
 LOCATED IN THE CITY OF TROY, MIAMI COUNTY, OHIO.  
 PROPERTY NOW OWNED BY HAWK'S NEST LAND DEVELOPMENT, INC.,  
 REFERENCE MIAMI COUNTY RECORDER'S RECORD OF DEEDS: D.B. 756-348, D.B. 0765-132,  
 D.B. 0765-660, D.B. **770 117**

PLAT BOOK 21 PAGE 70  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS.  
 FILE NO. 0444520  
 RECEIVED MARCH 22, 2006  
 AT 1:26 P.M. FEE \$ 43.20  
*John W. O'Brien*  
 JOHN W. O'BRIEN  
 MIAMI COUNTY RECORDER  
*Carol Pleiman*  
 DEPUTY

*Michael J. Beaman*  
 MAYOR  
 PRESIDENT OF COUNCIL  
*Joe G. Knight*  
 CLERK OF COUNCIL

NOTE: SEE PLAT FILED IN BOOK 21 PAGE 71.

- NOTES:**
- THIS ORIGINAL "HAWK'S NEST SECTION ONE" WAS APPROVED BY COUNCIL ORDINANCE NO O-10-04.
  - NONE OF THE INFRASTRUCTURE ANTICIPATED BY THE APPROVAL OF THE PLAT SHOWN HEREON WAS CONSTRUCTED BY MORO.
  - COUNCIL APPROVED THE VACATION OF THE PLAT SHOWN HEREON, AND APPROVED THE CREATION OF A REVISED "HAWK'S NEST SECTION 1" BY HAWK'S NEST LAND DEVELOPMENT, INC., BY ORDINANCE O-2-06.

NOTE: VACATED STREETS RETURNED  
 TO INLOT 7155, PER MIAMI  
 COUNTY AUDITOR'S OFFICE

THIS PLAT REVIEWED AND APPROVED  
 THIS 22<sup>nd</sup> DAY OF March,  
 2006.

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

ORDINANCE No. O-14-06

**AN ORDINANCE VACATING PUBLIC STREETS, ROADS, RIGHTS-OF-WAY AND EASEMENTS CONTAINED IN THE PLAT OF HAWK'S NEST SUBDIVISION SECTION ONE, ACCEPTING THE FINAL PLAT KNOWN AS HAWK'S NEST SUBDIVISION SECTION 1, IN THE CITY OF TROY, OHIO AND DECLARING AN EMERGENCY**

WHEREAS, Hawk's Nest Subdivision Section One was previously vacated by Ordinance No. O-2-06, and  
 WHEREAS, Hawk's Nest Subdivision Section One was previously accepted and adopted by this Council, and  
 WHEREAS, Council desires to vacate the public streets, roads, rights-of-way and easements in Hawk's Nest Subdivision Section One,  
 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, as follows:

**SECTION I:** That the public streets, roads, rights-of-way and easements previously dedicated to public use in Hawk's Nest Subdivision Section One filed in the Miami County Recorder's Plat Book 20, Page 107, 107A and 107B are hereby vacated except the water and sewer easement acquired by the City of Troy in Miami County Recorder's Deed Book 592, Page 737, and any other existing highway easements.

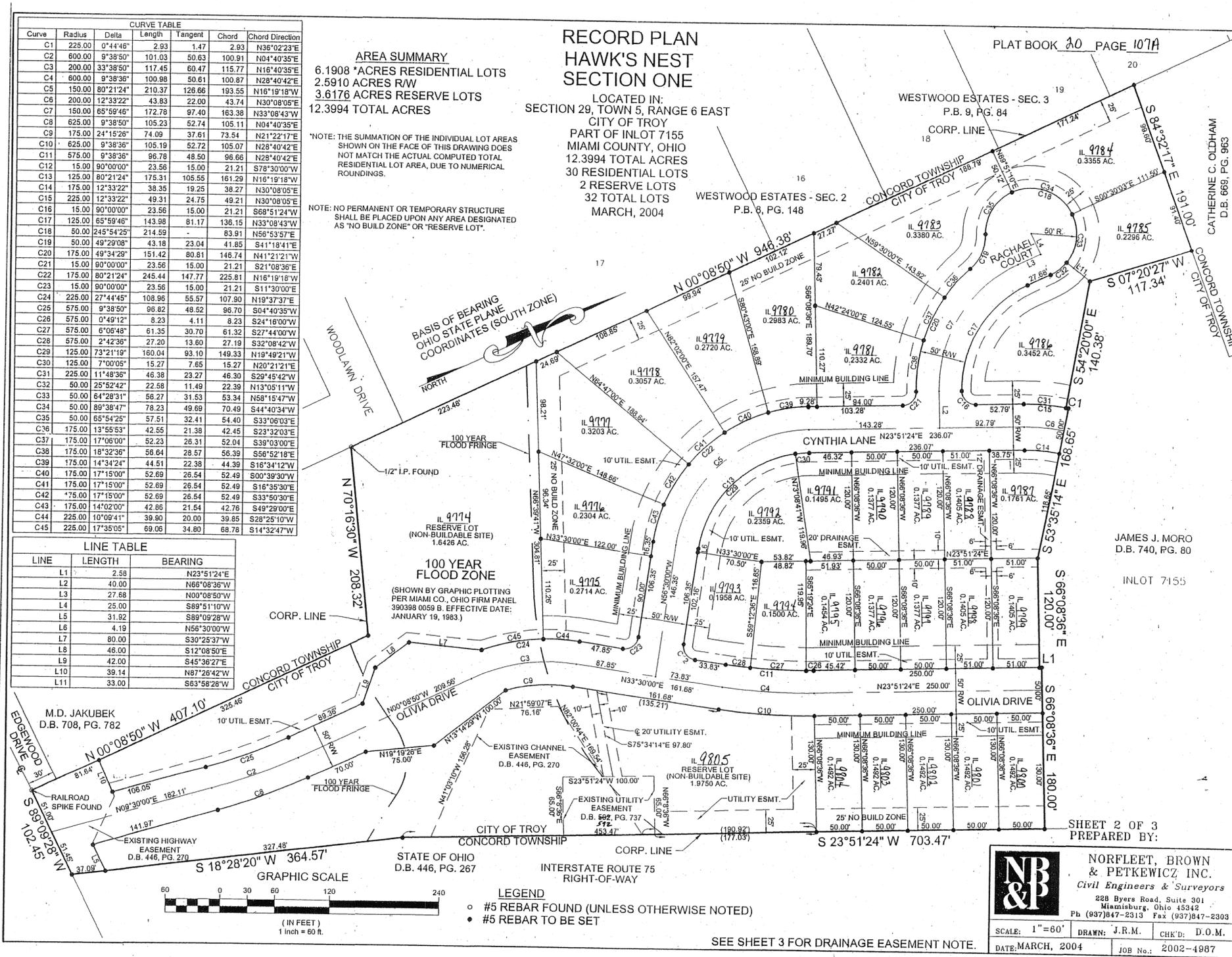
**SECTION II:** That Council confirms the acceptance of Hawk's Nest Subdivision Section 1 previously accepted by Ordinance No. O-2-06.

**SECTION III:** That this Ordinance is an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City of Troy, Ohio, and for the further reason that the developer needs to begin construction as soon as possible, and any delay was not caused by the developer, NOW THEREFORE this Ordinance shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: March 20, 2006  
 President of Council  
 Approved: March 20, 2006  
 Attest: *Joe G. Knight* Clerk of Council  
*Michael J. Beaman* Mayor

THIS PLAT PREPARED FOR THE TROY PUBLIC WORKS DEPARTMENT TO ILLUSTRATE THE VACATION OF THE ENTIRE PLAT & ITS FEATURES AS SHOWN HEREON.

*Steven D. Leffel* 3-20-06  
 STEVEN D. LEFFEL DATE  
 PROFESSIONAL SURVEYOR NO. 6660



# HAWK'S NEST SUBDIVISION, SECTION 1

9895 & PT. 7155 INLOT TROY CITY MIAMI, OHIO COUNTY

PLAT BOOK 21, PAGE 71  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 22<sup>ND</sup> DAY OF MARCH, 2006, AT 1:30 P.M.

FILE No. 0444522 FEE: \$86.49

John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Carol Pleiman  
DEPUTY

**NOTES:**

1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.

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

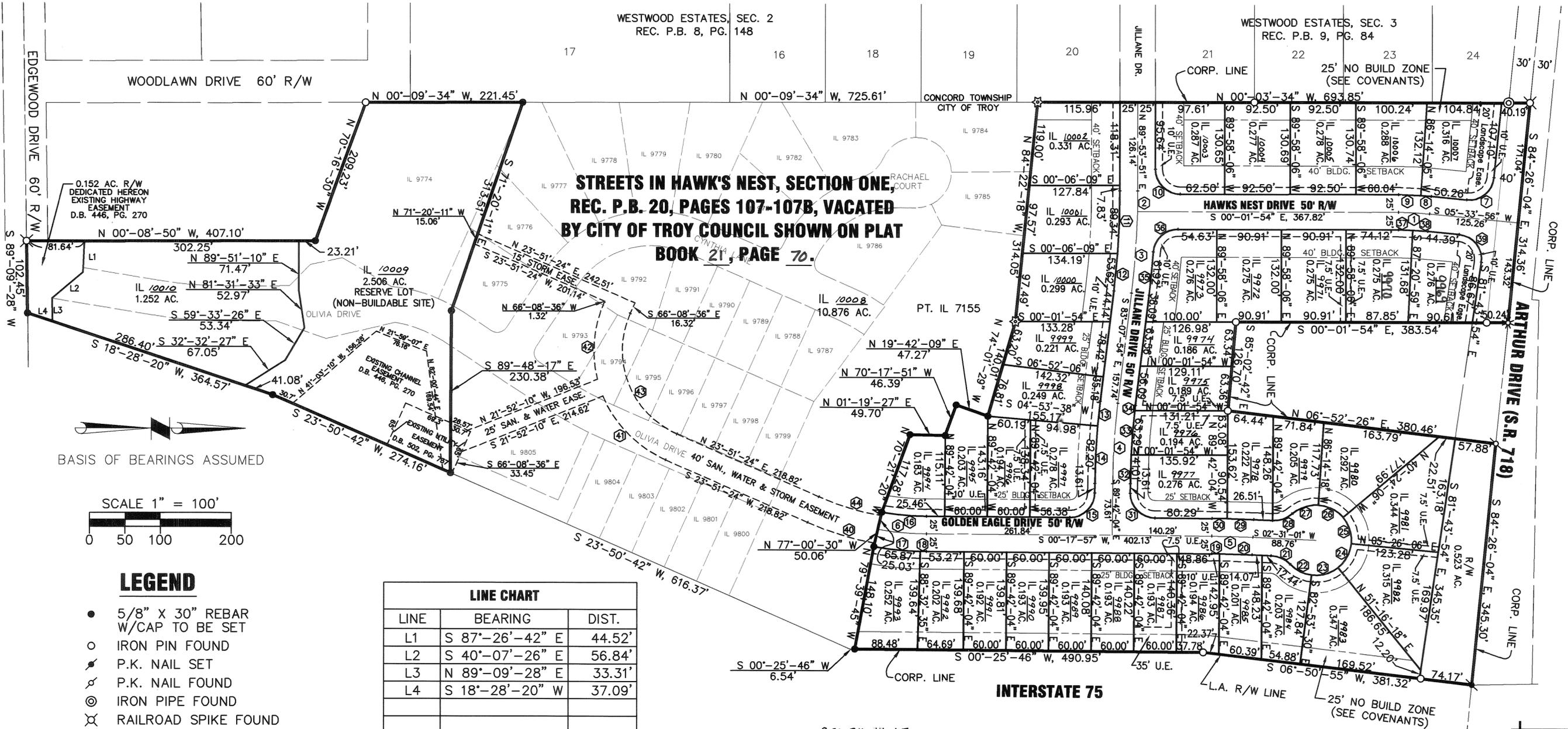
**THIS PLAT SUPERSEDES AND REPLACES THE ORIGINAL PLAT FOR HAWK'S NEST, SECTION ONE RECORDED IN RECORDER'S PLAT BOOK 20, PAGES 107-107B**

**AREA SUMMARY**

40 BUILDING LOTS 10.915 AC.  
RESERVE LOT 2.506 AC.  
DEDICATED STREET R/W 3.079 AC.  
TOTAL 16.500 AC.

TRANSFERRED THIS 22<sup>ND</sup> DAY OF March, 2006

Chris A. Peoples  
CHRIS A. PEEPLES MIAMI COUNTY AUDITOR  
By: Kenda Pearson  
DEPUTY AUDITOR



**STREETS IN HAWK'S NEST, SECTION ONE, REC. P.B. 20, PAGES 107-107B, VACATED BY CITY OF TROY COUNCIL SHOWN ON PLAT BOOK 21, PAGE 70.**

LINE	BEARING	DIST.
L1	S 87°-26'-42" E	44.52'
L2	S 40°-07'-26" E	56.84'
L3	N 89°-09'-28" E	33.31'
L4	S 18°-28'-20" W	37.09'

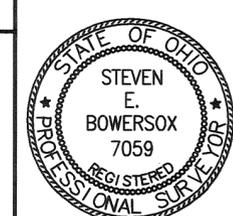
- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
  - IRON PIN FOUND
  - ⊙ P.K. NAIL SET
  - ⊙ P.K. NAIL FOUND
  - ⊙ IRON PIPE FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ⊙ STONE FOUND
  - ⊙ GIN SPINDLE FOUND
  - UTILITY EASEMENT LINE (SEE NOTE)
  - (NR.) NONRADIAL LINE
  - ⊗ CURVE NUMBER (SEE SHEET 2 OF 2)

BEING A SUBDIVISION OF PART OF INLOT 7155 AND ALL OF INLOT 9895 OWNED BY HAWKS NEST LAND DEVELOPMENT, INC. RECORDED IN DEED BOOK 770, PAGE 117 AND DEED BOOK 765, PAGE 660 CONTAINING A TOTAL OF 16.500 ACRES.

REC. BK. 14-67  
REC. BK. 21-23  
LND. SUR. 48-157

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

STEVEN E. BOWERSOX, P.S. #7059 DATE 3-16-2006



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

date: 03-16-2006 drawn by: seb job number: MIATRO0505FIN

# HAWK'S NEST SUBDIVISION, SECTION 1

## 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:  
HAWKS NEST LAND DEVELOPMENT, INC.  
*Jessica A. Minesinger*  
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 17<sup>th</sup> DAY OF March, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HAWKS NEST LAND DEVELOPMENT, INC. BY JESSICA A. MINESINGER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

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

*Dana M. Ashe*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10

MORTGAGEE INLOT 9895:  
MINSTER STATE BANK

*Daniel F. Heitmyer*  
DAN HEITMEYER  
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 20<sup>th</sup> DAY OF March, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN HEITMEYER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

*Dana M. Ashe*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10

MORTGAGEE PT. INLOT 7155:  
NEW CARLISLE FEDERAL SAVINGS BANK  
*Annette M. Ryan*  
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 17<sup>th</sup> DAY OF March, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME *Annette M. Ryan*, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

*Dana M. Ashe*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10

DATE: 17<sup>th</sup> March, 2006  
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.

*Dana M. Ashe*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10

### CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14<sup>th</sup> DAY OF DECEMBER, 2006, THIS PLAT WAS REVIEWED AND APPROVED.

\_\_\_\_\_, CHAIRMAN *See D. Knight* SECRETARY

### CITY OF TROY COUNCIL

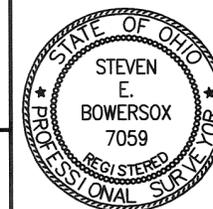
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 17<sup>th</sup> DAY OF JANUARY \*, 2006, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-\*-200, EFFECTIVE \*, 2006.

*Michael L. Bernard* *William Bohner* *See D. Knight*  
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL  
\* JAN. 17, 2006 ORD. NO. 0-02-06  
MARCH 20, 2006 ORD. NO. 0-14-06

### COVENANTS AND RESTRICTIONS

COVENANTS AND RESTRICTIONS ARE RECORDED IN DEED BOOK 170, PAGE 301 OF THE MIAMI COUNTY RECORDERS RECORDS.

CURVE TABLE					
CURVE NUMBER	RADIUS	$\Delta$	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	450.00'	05°-35'-50"	43.96'	43.94'	S 02°-46'-01" W
2	1200.00'	01°-24'-25"	29.47'	29.47'	S 89°-23'-57" E
3	1200.00'	05°-33'-50"	116.48'	116.48'	S 85°-54'-49" E
4	1000.00'	06°-34'-10"	114.66'	114.60'	S 86°-24'-59" E
5	1500.00'	02°-13'-04"	58.06'	58.06'	S 01°-24'-29" W
6	400.00'	09°-52'-20"	68.92'	68.84'	S 05°-14'-07" W
7	35.00'	90°-00'-00"	54.98'	49.50'	S 39°-26'-04" E
8	475.00'	01°-48'-02"	14.93'	14.93'	S 04°-39'-55" W
9	475.00'	03°-47'-48"	31.48'	31.47'	S 01°-52'-00" W
10	35.00'	89°-55'-44"	54.93'	49.47'	S 44°-55'-59" W
11	1175.00'	04°-21'-23"	89.34'	89.32'	S 87°-55'-28" E
12	1175.00'	02°-36'-52"	53.62'	53.61'	S 84°-26'-20" E
13	1025.00'	01°-58'-28"	35.32'	35.32'	S 84°-07'-08" E
14	1025.00'	04°-35'-42"	82.20'	82.18'	S 87°-24'-13" E
15	35.00'	90°-00'-01"	54.98'	49.50'	S 44°-42'-04" E
16	375.00'	09°-41'-03"	63.38'	63.31'	S 05°-08'-28" W
17	425.00'	08°-52'-49"	65.87'	65.81'	N 05°-53'-50" E
18	425.00'	01°-09'-29"	8.59'	8.59'	N 00°-52'-41" E
19	1475.00'	00°-25'-58"	11.14'	11.14'	N 00°-30'-56" E
20	1475.00'	01°-47'-06"	45.95'	45.95'	N 01°-37'-28" E
21	40.00'	43°-45'-42"	30.55'	29.81'	N 24°-23'-52" E
22	50.00'	39°-10'-13"	34.18'	33.52'	N 26°-41'-36" E
23	50.00'	45°-50'-12"	40.00'	38.94'	N 15°-48'-36" W
24	50.00'	45°-50'-12"	40.00'	38.94'	N 61°-38'-48" W
25	50.00'	45°-50'-12"	40.00'	38.94'	S 72°-31'-00" W
26	50.00'	45°-50'-12"	40.00'	38.94'	S 26°-40'-48" W
27	50.00'	45°-00'-24"	39.28'	38.27'	S 18°-44'-30" E
28	40.00'	43°-45'-42"	30.55'	29.81'	S 19°-21'-50" E
29	1525.00'	01°-24'-37"	37.54'	37.54'	S 01°-48'-42" W
30	1525.00'	00°-48'-27"	21.49'	21.49'	S 00°-42'-10" W
31	35.00'	89°-59'-59"	54.98'	49.50'	S 45°-17'-56" W
32	975.00'	02°-24'-35"	41.01'	41.00'	N 88°-29'-47" W
33	975.00'	03°-43'-10"	63.29'	63.28'	N 85°-25'-54" W
34	975.00'	00°-26'-25"	7.49'	7.49'	N 83°-21'-06" W
35	1225.00'	02°-53'-45"	61.92'	61.91'	N 84°-34'-47" W
36	35.00'	85°-59'-46"	52.53'	47.74'	N 43°-01'-47" W
37	425.00'	02°-40'-55"	19.89'	19.89'	N 01°-18'-34" E
38	425.00'	02°-54'-55"	21.62'	21.62'	N 04°-06'-29" E
39	35.00'	92°-42'-10"	56.63'	50.65'	N 51°-55'-01" E
40	420.00'	13°-33'-03"	99.33'	99.10'	S 17°-04'-52" W
41	170.00'	43°-42'-40"	129.69'	126.57'	S 45°-42'-44" W
42	170.00'	37°-50'-17"	112.27'	110.24'	N 85°-03'-45" W
43	130.00'	90°-00'-00"	204.20'	183.85'	N 68°-51'-24" E
44	380.00'	13°-50'-02"	91.75'	91.53'	N 16°-56'-23" E



440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
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date: 03-16-2006 drawn by: seb job number: MIATR00505Cov

*Steven E. Bowersox*  
STEVEN E. BOWERSOX, P.S. #7059  
3-16-2006  
DATE



# DEERFIELD SUBDIVISION, SECTION 10 PIQUA, OHIO

PLAT BOOK 21, PAGE 12-A  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 29 DAY  
OF March, 2006 AT 2:09 P.M.

FILE No. 0444966 FEE: \$ 43.00

John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Ma Denise  
DEPUTY

### RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANYTHING OTHER THAN RESIDENTIAL PURPOSES. ALL BUILDINGS SHALL CONFORM TO THE SPECIFICATIONS AND PLANS APPROVED BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. AND SHALL NOT BE ALTERED WITHOUT APPROVAL OF SAID COMMITTEE. ALL GARAGES AND/OR ADDITIONS SHALL BE ATTACHED TO THE HOUSE.
2. THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. SHALL APPROVE THE DESIGN AND LOCATION OF ALL STRUCTURES PRIOR TO THE CONSTRUCTION THEREOF. PLANS MUST BE SUBMITTED IN A TIMELY FASHION.
3. LOTS BOUGHT FOR INVESTMENT OR FUTURE BUILDING MUST BE MAINTAINED ON A REGULAR BASIS, I.E., GRASS MUST BE CUT, SNOW REMOVED FROM THE WALKS, SHRUBS AND/OR TREES MAINTAINED. IF THIS IS NOT DONE IN A TIMELY FASHION BY THE OWNER, IT WILL BECOME THE RESPONSIBILITY OF CRAYCON HOMES, INC., WHICH CORPORATION WILL BILL THE OWNER FOR ANY MAINTENANCE.
4. VEHICLES:
  - A.) NO PARKED AND/OR INOPERABLE CARS, TRUCKS, BOATS, TRAILERS, CAMPERs, VANS, RV's, TENTS OR OTHERS SHALL BE PARKED ON THE STREET, DRIVE, YARD, OR LOT EXCEPT IN AN ENCLOSED GARAGE.
  - B.) NO TRUCK OF ANY SIZE GREATER THAN A PICK-UP TRUCK SHALL BE PERMITTED TO BE PARKED IN THE SUBDIVISION.
  - C.) NO VEHICLES MAY BE REPAIRED EXCEPT IN AN ENCLOSED GARAGE.
5. NO ANTENNAS OR SATELLITE DISHES GREATER THAN 20" IN DIAMETER SHALL BE EXPOSED.
6. INGROUND POOLS AND BATH HOUSES MAY NOT BE BUILT WITHOUT PRIOR APPROVAL OF DESIGN AND PLACEMENT BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC. NO ABOVE GROUND SWIMMING POOLS SHALL BE PERMITTED ON ANY LOT EXCEPT ONE WADING POOL, NOT TO EXCEED 50 SQ. FT. AND SHALL NOT EXCEED 16" IN HEIGHT.
7. THE FLOOR AREA OF ANY DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1300 SQUARE FEET FOR A ONE STORY PLAN DESIGN; A ONE AND ONE-HALF STORY OR TWO STORY DESIGN SHALL HAVE A MINIMUM OF 1700 SQUARE FEET; AND A SPLIT LEVEL DESIGN SHALL HAVE A MINIMUM OF 1800 SQUARE FEET. THE DEVELOPER RESERVES THE RIGHT TO REQUIRE MORE THAN THE MINIMUM SQUARE FOOTAGES.
8. FENCES:
  - A.) WOOD FENCES SHALL BE PERMITTED.
  - B.) NO CHAIN LINK OR METAL FENCING SHALL BE PERMITTED.
  - C.) NO FENCES SHALL BE CONSTRUCTED WITHIN THE UTILITY EASEMENTS.
  - D.) FENCES SHALL NOT BE ERECTED NEARER TO THE STREET THAN THE FRONT CORNER OF THE HOUSE.
9. NO TRAILERS, GARAGES OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
10. OUTBUILDINGS:
  - A.) OUTBUILDINGS SHALL BE PERMITTED UP TO 120 ~~300~~ SQUARE FEET.
  - B.) OUTBUILDINGS SHALL BE IN LINE WITH THE PRIMARY STRUCTURE IN REAR YARD.
  - C.) DESIGN AND COMPOSITION OF THE OUTBUILDINGS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE OF CRAYCON HOMES, INC.
11. NO COMMERCIAL TRADE SHALL BE ON AT ANY RESIDENCE.
12. ANIMALS:
  - A.) NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE KEPT, BRED OR RAISED ON ANY LOT IN THIS SUBDIVISION. EXCEPT DOGS OR CATS OR OTHER HOUSEHOLD PETS WHICH ARE CONSIDERED TRADITIONAL.
  - B.) NO ANIMALS OF ANY TYPE SHALL BE KEPT OR BRED FOR ANY TYPE OF COMMERCIAL PURPOSES.
  - C.) NO MORE THAN TWO DOGS MAY BE KEPT ON ANY LOT.
13. THERE SHALL BE AT LEAST ONE 3 1/2" DECIDUOUS TREE PLANTED IN THE FRONT YARD AT THE TIME OF CONSTRUCTION.
14. NO SIGN, NOTICE, ADVERTISEMENT OR ILLUMINATION SHALL BE INSCRIBED OR EXPOSED ON OR AT ANY WINDOW OR ANY PART OF THE SUBDIVISION, WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD.
15. THESE COVENANTS SHALL RUN WITH THE LAND (DEERFIELD SECTION 10) AND SHALL BE BINDING TO ALL PARTIES CLAIMING UNDER THEM UNTIL THE YEAR 2020, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE THEN MAJORITY OR LOT OWNERS, IT IS AGREED TO CHANGE THE COVENANTS.
16. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	400.00'	39°-20'-09"	274.62'	269.25'	N 82°-15'-58" W
2	920.00'	11°-07'-14"	178.56'	178.28'	S 83°-37'-34" W
3	920.00'	04°-41'-49"	75.42'	75.40'	N 88°-27'-55" W
4	686.00'	00°-54'-24"	10.86'	10.85'	S 06°-09'-40" W
5	425.00'	05°-12'-12"	38.60'	38.58'	N 65°-12'-00" W
6	425.00'	10°-06'-06"	74.93'	74.83'	N 72°-51'-09" W
7	425.00'	09°-40'-29"	71.76'	71.68'	N 82°-44'-27" W
8	425.00'	09°-26'-40"	70.05'	69.98'	S 87°-41'-59" W
9	425.00'	04°-54'-42"	36.43'	36.42'	S 80°-31'-18" W
10	895.00'	02°-29'-20"	38.88'	38.87'	S 79°-18'-37" W
11	895.00'	05°-23'-12"	84.15'	84.11'	S 83°-14'-53" W
12	895.00'	05°-12'-57"	81.48'	84.45'	S 88°-32'-58" W
13	895.00'	02°-43'-33"	42.58'	42.58'	N 87°-28'-47" W
14	945.00'	01°-27'-47"	24.13'	24.13'	S 86°-50'-54" E
15	30.00'	86°-45'-58"	45.43'	41.21'	S 44°-11'-48" E
16	636.00'	07°-25'-41"	82.45'	82.40'	S 02°-54'-01" W
17	686.00'	06°-31'-17"	78.08'	78.04'	N 02°-26'-49" E
18	30.00'	86°-45'-58"	45.43'	41.21'	N 42°-34'-10" E
19	945.00'	06°-31'-14"	107.55'	107.49'	N 82°-41'-32" E
20	945.00'	01°-21'-58"	22.53'	22.53'	N 78°-44'-56" E
21	375.00'	09°-52'-10"	64.59'	64.51'	N 83°-00'-02" E
22	375.00'	13°-20'-45"	87.35'	87.15'	S 85°-23'-31" E
23	375.00'	14°-17'-40"	93.56'	93.31'	S 71°-34'-19" E
24	375.00'	01°-49'-35"	11.95'	11.95'	S 63°-30'-41" E
25	661.00'	07°-25'-41"	85.69'	85.63'	N 02°-54'-01" E

### DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS TO THE PUBLIC USE FOREVER.

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

OWNERS: CRAYCON HOMES, INC.

Mimi A. Crawford  
MIMI A. CRAWFORD, PRESIDENT  
David Crawford  
DAVID CRAWFORD, VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OWNERS OF CRAYCON HOMES, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF SAID CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS, INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 20 DAY OF March, 2006  
NOTARY PUBLIC Kimberly A. Lentz  
MY COMMISSION EXPIRES: 11-24-2008  
KIMBERLY A. LENTZ  
Notary Public, State of Ohio  
My Commission Expires 11-24-08

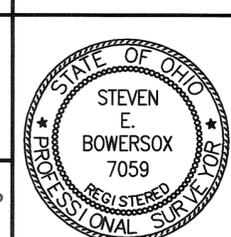
### CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 7<sup>th</sup> DAY OF February, 2006 THIS PLAT WAS REVIEWED AND RECOMMENDED  
[Signature] 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 21 DAY OF April, 2006 THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO: 50-04  
[Signature] MAYOR  
[Signature] CLERK

[Signature] 02-08-2006  
STEVEN E. BOWERSOX, P.S. #7059 DATE



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

date: 01-04-2006	drawn by: seb	job number: MIAPIQ0516COV
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ORDINANCE NO. 6-12

AN ORDINANCE-TO CHANGE THE STREET NAME OF WHITE TAIL DRIVE

WHEREAS, the Planning Commission has met to study a request to change the street name of White Tail Drive; and

WHEREAS, the Planning Commission met in open sessions and took public comment regarding the recommended changes; and

WHEREAS, the Planning Commission after hearing the request and considering the public comments and information provided, recommended that the street name of the subject public right of way improvements be recognized as White Tail Lane; and

WHEREAS, pursuant to Piqua Charter Section 98, street name changes must be adopted by Ordinance by this Commission.

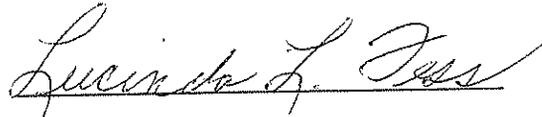
NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: This Commission hereby takes the action necessary to change the street name of White Tail Drive public right of way improvements to White Tail Lane.

SEC. 2: The City Manager shall cause notice of the street name change to be served to all property owners contiguous to the affected portions of street and road right of way.

SEC. 3: This Ordinance shall take precedent over all prior Ordinances or Resolutions pertaining to the street name of the affected portions of public right of way improvements.

SEC. 4: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.



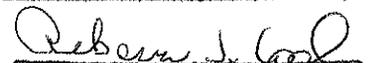
LUCINDA L. FESS, MAYOR

PASSED: February 21, 2012

ATTEST: Rebecca J. Cool

REBECCA J. COOL  
CLERK OF COMMISSION

I, the undersigned Clerk of the City Commission of the City of Piqua, Ohio do hereby certify that the above Ordinance 6-12 is a true, accurate and correct copy of Ordinance 6-12 passed by the Commission of the City of Piqua, Ohio, on the 21 day of February, 2012.

  
CLERK OF COMMISSION

PETITION TO  
RENAME WHITE TAIL DRIVE  
TO WHITE TAIL LANE

We the under signed are in support of this petition

<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
1. Dennis Zimpfer	2321 White Tail Ln	Dennis Zimpfer	1/8/12
2. Mark Holowecy	2308 WHITE TAIL LN.	Mark Holowecy	1/14/12
3. Mike Lumpkin	2309 WHITE TAIL LN	Mike Lumpkin	1/14/12
4. Frank Petruavalle	2305 White Tail Lane	Frank Petruavalle	1/14/12
5. Rick Snyder	2309 WHITE TAIL LN	Rick Snyder	1/14/12
6.			

ALL LOTS ON THIS PLAT ARE SUBJECT TO HOMEOWNERS DOCUMENTS, COVENANTS AND RESTRICTIONS AS RECORDED IN THE MIAMI COUNTY, OHIO RECORDS IN:

MISCELLANEOUS BOOK 31 PAGE 661  
MISCELLANEOUS BOOK 31 PAGE 678

# RECORD PLAN HUNTERS RIDGE SECTION THREE

LOCATED IN:  
SECTION 12, TOWN 1, RANGE 10 MRS  
CITY OF TROY  
MIAMI COUNTY, OHIO  
CONTAINING: 9.9919 Acres  
FEBRUARY, 2006

PLAT BOOK 21, PAGE 73  
MIAMI COUNTY RECORDERS RECORD OF PLATS  
RECEIVED FOR RECORD THIS 6 DAY OF  
April, 2006 AT 8:07:15 A.M.  
FILE No. 0446380 FEE \$129.60

John W. O'Brien  
JOHN W. OBRIEN  
MIAMI COUNTY RECORDER

Kristi Quinn  
BY DEPUTY

## DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THE SAME TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE THE STREETS, RIGHTS-OF-WAY AND RESERVE THE EASEMENTS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

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

OWNER:  
TROY-URBANA DEVELOPMENT CO., LLC.  
BY HORIZON PROPERTIES, INC. (ITS MANAGER)  
BY: Todd S. Deutsch, Jr.  
TODD S. DEUTSCH (ITS PRESIDENT)

STATE OF OHIO, SS:  
BE IT REMEMBERED THAT ON THIS 21<sup>st</sup> DAY OF MARCH, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME TROY-URBANA DEVELOPMENT COMPANY, LLC BY TODD S DEUTSCH, PRESIDENT OF HORIZON PROPERTIES INC., ITS MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.  
Patricia J. Kepner  
NOTARY PUBLIC  
MY COMMISSION EXPIRES ON DATE ABOVE August 30, 2006

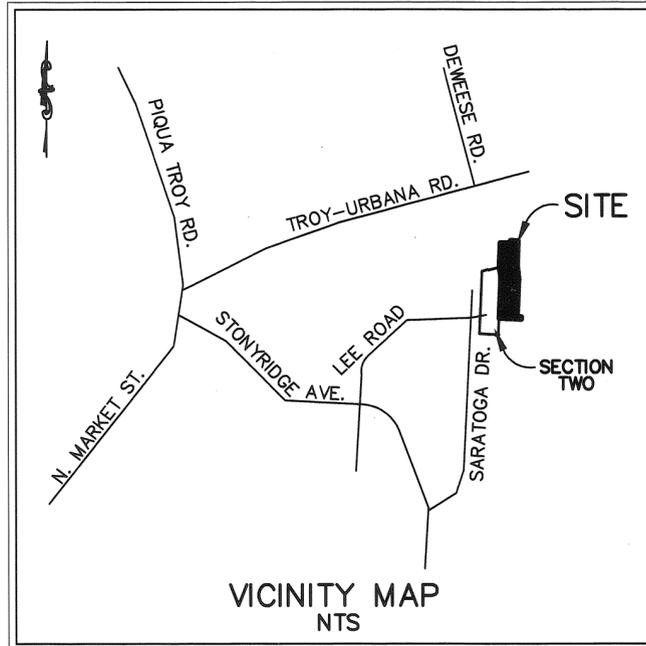


MORTGAGEE:  
OAK HILL BANKS  
Don C. Shillings  
IT'S ASST. VICE PRESIDENT

STATE OF OHIO, SS:  
BE IT REMEMBERED THAT ON THIS 21<sup>st</sup> DAY OF MARCH, 2006, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME OAK HILL BANKS, BY Don C. Shillings, IT'S ASST VICE Pres. TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE VOLUNTARY ACT AND DEED.  
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Patricia J. Kepner  
NOTARY PUBLIC  
MY COMMISSION EXPIRES ON DATE ABOVE August 30, 2006

TODD S. DEUTSCH, BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS OR PARTNERSHIPS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.  
Todd S. Deutsch  
TODD S. DEUTSCH

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.  
Patricia J. Kepner  
NOTARY PUBLIC  
MY COMMISSION EXPIRES ON DATE ABOVE August 30, 2006



VICINITY MAP  
NTS

33 SINGLE FAMILY LOTS  
7.2830 ACRES IN LOTS  
0.7100 ACRES RESERVE AREA D  
1.9989 ACRES IN R/W  
9.9919 ACRES TOTAL

## CERTIFICATION

THE WITHIN IS A 9.9919 ACRE PLAT OF LAND AS CONVEYED TO TROY-URBANA DEVELOPMENT CO., LLC. AS RECORDED IN D.V. 738 PG. 524 OF THE MIAMI COUNTY RECORDER'S RECORDS. BEING 9.5546 ACRES OF PART INLOT 9272; AND 0.2188 ACRES OF PART INLOT 9708; AND 0.2185 ACRES OF PART INLOT 9709.

ALL MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN UPON COMPLETION OF THIS SUBDIVISION. CURVE DISTANCES ARE MEASURED ON THE ARC.



Jeffrey A. Van Atta  
JEFFREY A. VAN ATTA  
OHIO REGISTERED SURVEYOR #7354  
DATE 3/21/06

MIAMI COUNTY AUDITOR  
TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS 6 DAY OF April, 2006.

Chris A. Peoples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR  
BY: Linda Liraunna  
DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION  
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22<sup>ND</sup> DAY OF JULY, 2006, THIS PLAT WAS APPROVED.

Joe C. Harrison CHAIRMAN  
Sue L. Knight SECRETARY

COUNCIL OF THE CITY OF TROY  
AT A MEETING OF COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16<sup>TH</sup> DAY OF AUGUST, 2006, THIS PLAT WAS APPROVED BY ORDINANCE No. 0-36-04.

Michael L. Kurniak MAYOR  
PRESIDENT OF COUNCIL  
Sue L. Knight CLERK OF COUNCIL

G:\P\HUNTERS RIDGE\HUNTERS RIDGE-3.DWG, FEB 03, 2006 - 12:00:55

# RECORD PLAN HUNTERS RIDGE SECTION THREE

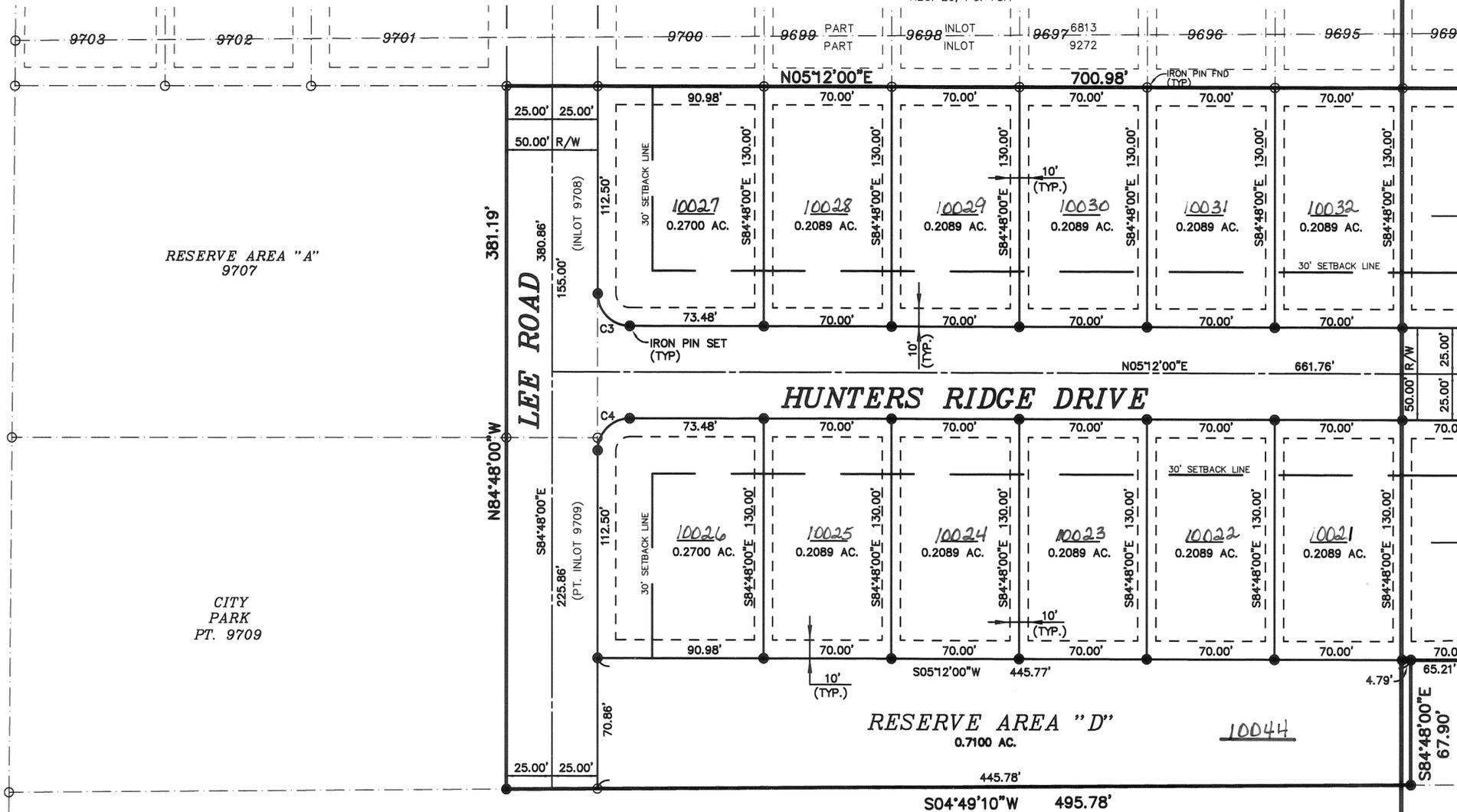
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CITY OF TROY  
MIAMI COUNTY, OHIO  
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FEBRUARY, 2006



MATCHLINE  
SEE SHEET #3

MATCHLINE  
SEE SHEET #3

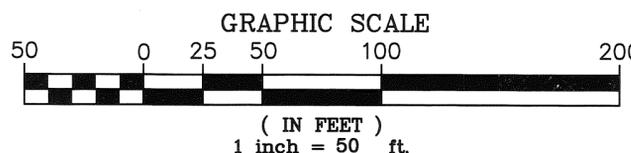
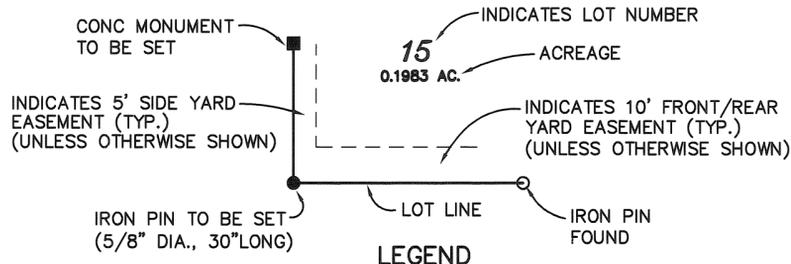
HUNTERS RIDGE SECTION TWO  
REC. 20, PG. 78A



REMAINING PART INLOT 9272  
20.0000 ACRES  
-4.1126 ACRES (HUNTERS RIDGE ONE)  
-3.4844 ACRES (HUNTERS RIDGE TWO)  
-9.5546 ACRES (HUNTERS RIDGE THREE)  
2.8484 ACRES REMAINING

ALBERT EUGENE DEWEESE, TRUSTEE  
DEED VOL. 761, PG. 499  
90.614 ACRES

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD BRG & DIST
C1	295.00'	11°36'14"	59.74'	29.97'	N00°36'07"W~59.84'
C2	305.00'	11°13'24"	59.74'	29.97'	S00°47'32"E~59.65'
C3	17.50'	90°00'00"	27.49'	17.50'	N50°12'00"E~24.75'
C4	17.50'	90°00'00"	27.49'	17.50'	S39°48'00"E~24.75'
C5	270.00'	11°36'14"	54.68'	27.43'	N00°36'07"W~54.59'
C6	320.00'	11°36'14"	64.81'	32.52'	N00°36'07"W~64.70'
C7	330.00'	11°13'24"	64.64'	32.42'	S00°47'32"E~64.54'
C8	280.00'	11°13'24"	54.85'	27.51'	S00°47'32"E~54.76'
C9	15.00'	90°00'00"	23.56'	15.00'	S49°49'10"W~21.21'
C10	15.00'	90°00'00"	23.56'	15.00'	S40°10'50"E~21.21'
C11	270.00'	3°01'12"	14.23'	7.12'	N03°41'24"E~14.23'
C12	270.00'	8°35'01"	40.45'	20.26'	N02°06'43"W~40.41'
C13	330.00'	2°34'14"	14.81'	7.40'	S05°07'07"E~14.80'
C14	330.00'	8°39'10"	49.84'	24.97'	S00°29'35"W~49.79'
C15	280.00'	9°03'09"	44.24'	22.17'	S00°17'36"W~44.19'
C16	280.00'	2°10'15"	10.61'	5.30'	S05°19'06"E~10.61'
C17	320.00'	9°12'02"	51.39'	25.75'	N01°48'13"W~51.33'
C18	320.00'	2°24'12"	13.42'	6.71'	N03°59'54"E~13.42'



G:\P\HUNTERS RIDGE\HUNTERS RIDGE-3.DWG, FEB 03, 2006 - 12:00:55

FIRST NATIONAL BANK OF  
SOUTHWESTERN OHIO, TRUSTEE  
D.B. 640, PG. 118 & 120  
160.0 ACRES

# RECORD PLAN HUNTERS RIDGE SECTION THREE

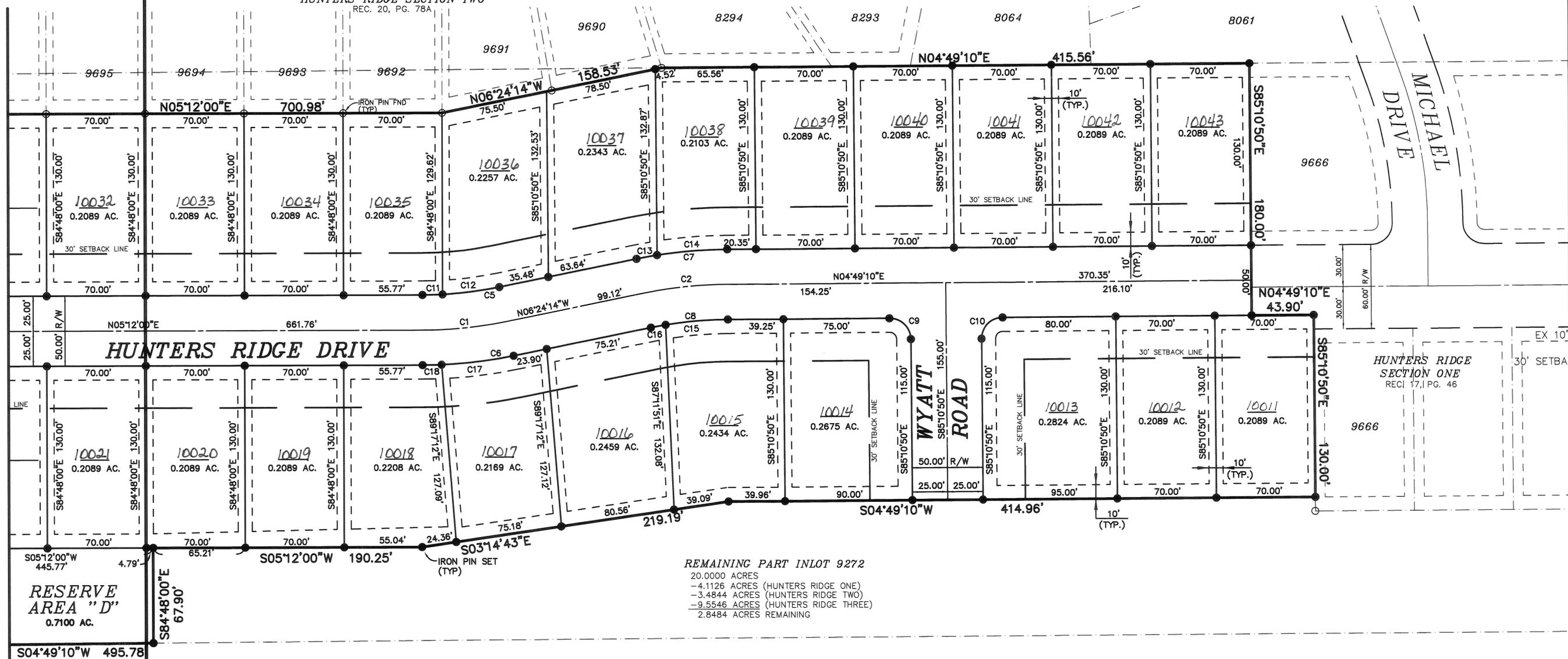
LOCATED IN:  
SECTION 12, TOWN 1, RANGE 10 MRS  
CITY OF TROY  
MIAMI COUNTY, OHIO  
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FEBRUARY, 2006



MATCHLINE  
SEE SHEET #2

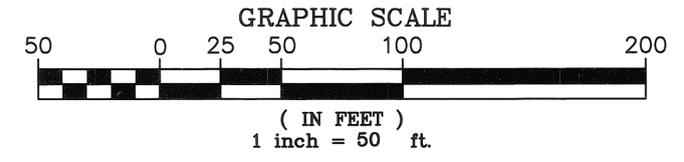
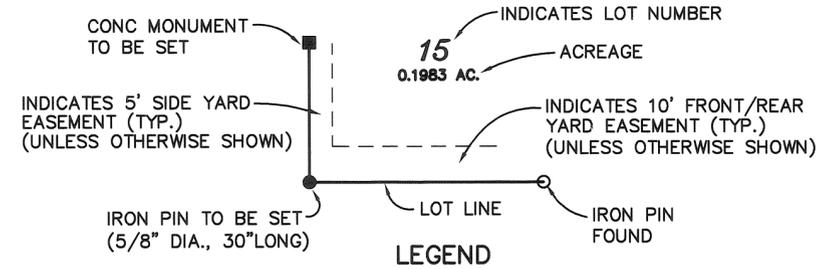
HUNTERS RIDGE  
SECTION ONE  
REC. 17, PG. 46

HUNTERS RIDGE SECTION TWO  
REC. 20, PG. 78A



**REMAINING PART IN LOT 9272**  
20.0000 ACRES  
- 4.1126 ACRES (HUNTERS RIDGE ONE)  
- 3.4844 ACRES (HUNTERS RIDGE TWO)  
- 9.5546 ACRES (HUNTERS RIDGE THREE)  
2.8484 ACRES REMAINING

ALBERT EUGENE DEWEESE, TRUSTEE  
VOL. 761, PG. 499  
90.614 ACRES



G:\P\HUNTERS RIDGE\HUNTERS RIDGE-3.DWG, FEB 03, 2006 - 12:00:55

MATCHLINE  
SEE SHEET #2

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FEBRUARY, 2006

PLAT BOOK 21, PAGE 73  
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RECEIVED FOR RECORD THIS 6 DAY OF  
April, 2006 AT 8:07:15 A.M.  
FILE No. 0446380 FEE \$129.60

John W. O'Brien  
JOHN W. OBRIEN  
MIAMI COUNTY RECORDER

Kristi Quinn  
BY DEPUTY

## DEDICATION

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OWNER:  
TROY-URBANA DEVELOPMENT CO., LLC.  
BY HORIZON PROPERTIES, INC. (ITS MANAGER)  
BY: Todd S. Deutsch, Jr.  
TODD S. DEUTSCH (ITS PRESIDENT)

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IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.  
Patricia J. Kepner  
NOTARY PUBLIC  
MY COMMISSION EXPIRES ON DATE ABOVE August 30, 2006



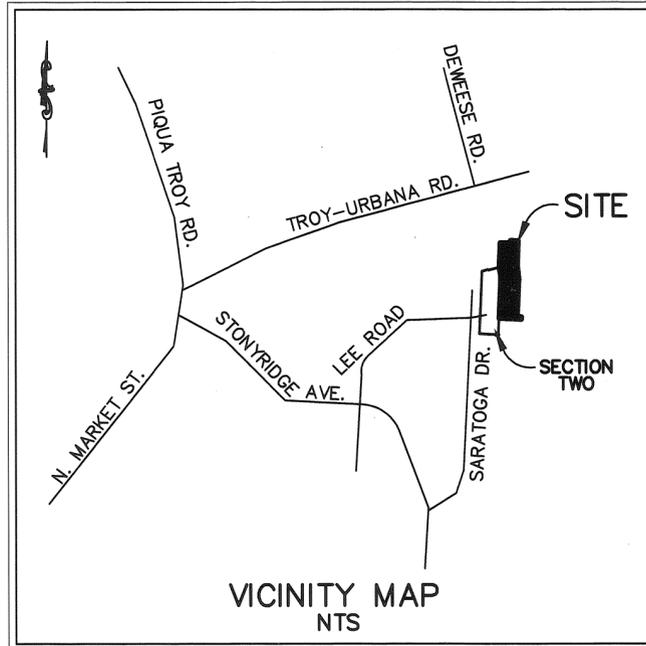
MORTGAGEE:  
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Todd S. Deutsch  
TODD S. DEUTSCH

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VICINITY MAP  
NTS

33 SINGLE FAMILY LOTS  
7.2830 ACRES IN LOTS  
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1.9989 ACRES IN R/W  
9.9919 ACRES TOTAL

## CERTIFICATION

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Jeffrey A. Van Atta  
JEFFREY A. VAN ATTA  
OHIO REGISTERED SURVEYOR #7354  
DATE 3/21/06

MIAMI COUNTY AUDITOR  
TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS 6 DAY OF April, 2006.

Chris A. Peoples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR  
BY: Linda Lirauman  
DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION  
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22<sup>ND</sup> DAY OF JULY, 2006, THIS PLAT WAS APPROVED.

Joe C. Hs. Brainer CHAIRMAN  
Sue L. Knight SECRETARY

COUNCIL OF THE CITY OF TROY  
AT A MEETING OF COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16<sup>TH</sup> DAY OF AUGUST, 2006, THIS PLAT WAS APPROVED BY ORDINANCE No. 0-36-04.

Michael L. Kurniak MAYOR  
PRESIDENT OF COUNCIL  
Sue L. Knight CLERK OF COUNCIL

G:\P\HUNTERSBRIDGE\HUNTERSBRIDGE-3.DWG, FEB 03, 2006 - 12:00:55

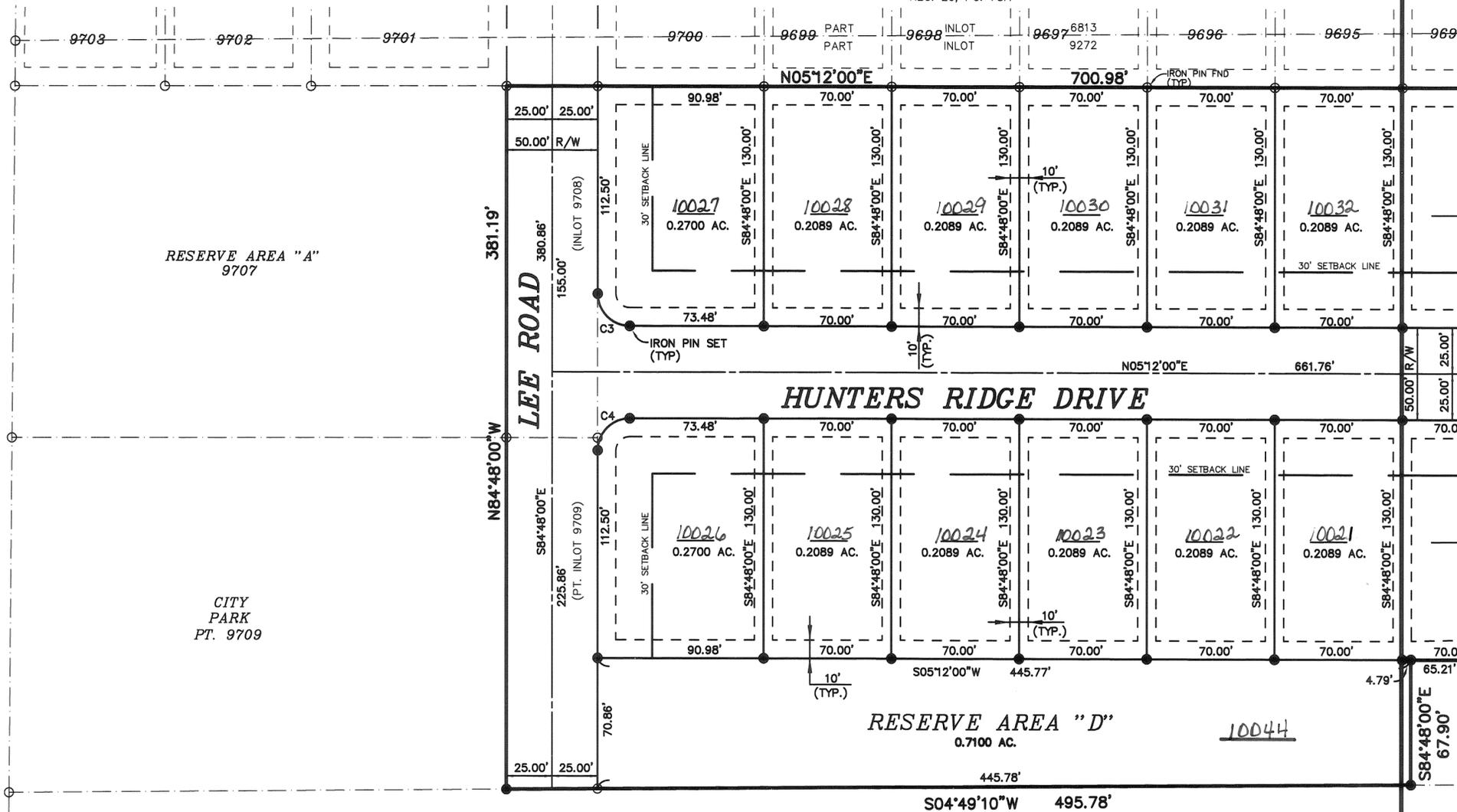
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CITY OF TROY  
MIAMI COUNTY, OHIO  
CONTAINING: 9.9919 Acres  
FEBRUARY, 2006



MATCHLINE SEE SHEET #3

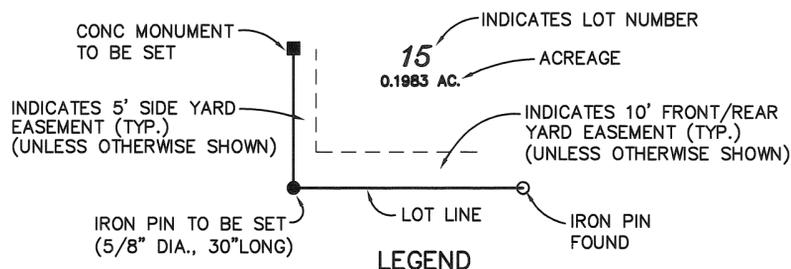
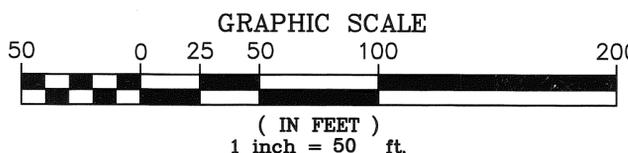
HUNTERS RIDGE SECTION TWO  
REC. 20, PG. 78A



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DEED VOL. 761, PG. 499  
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G:\P\HUNTERS RIDGE\HUNTERS RIDGE-3\HUNTERS RIDGE-3.DWG, FEB 03, 2006 - 12:00:55

FIRST NATIONAL BANK OF  
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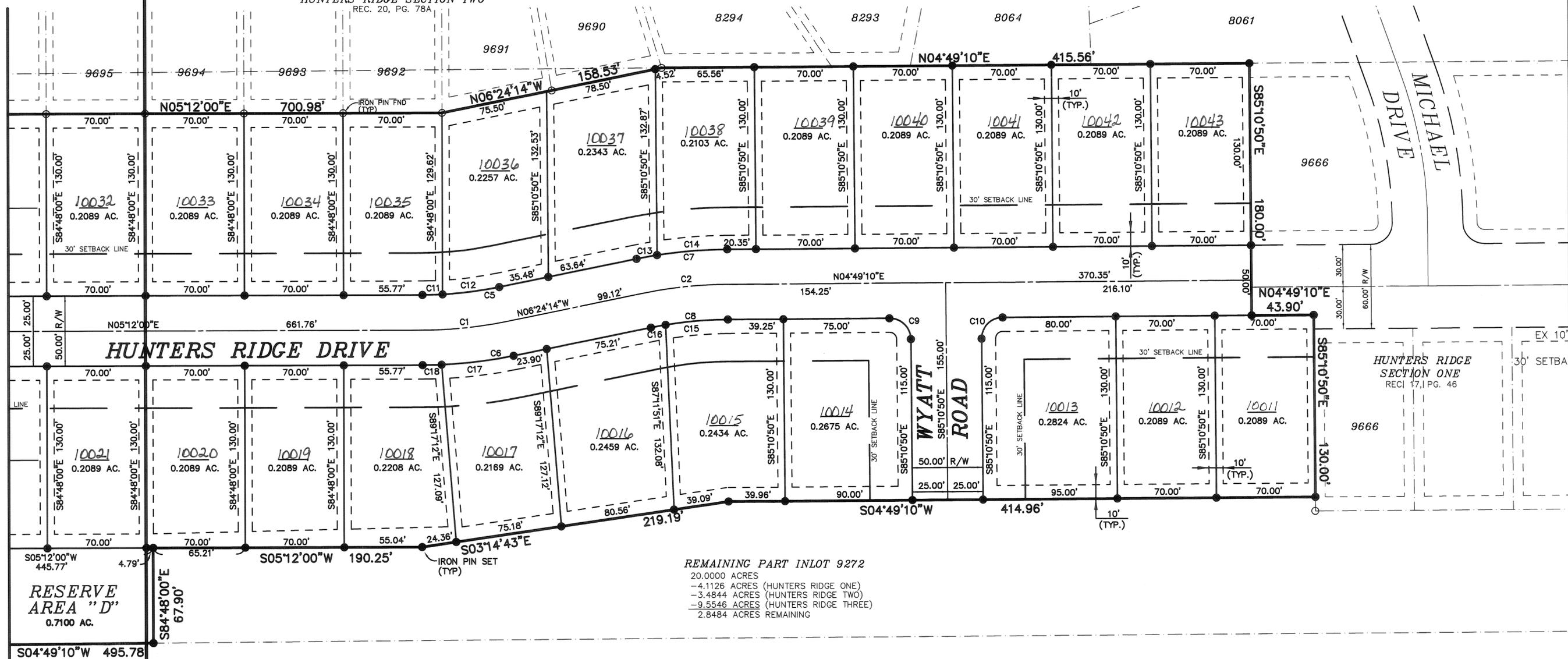
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SEE SHEET #2

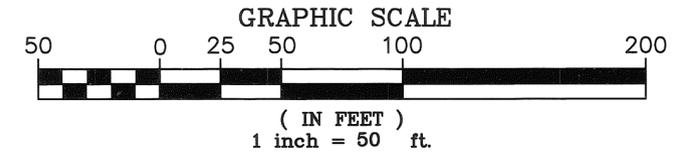
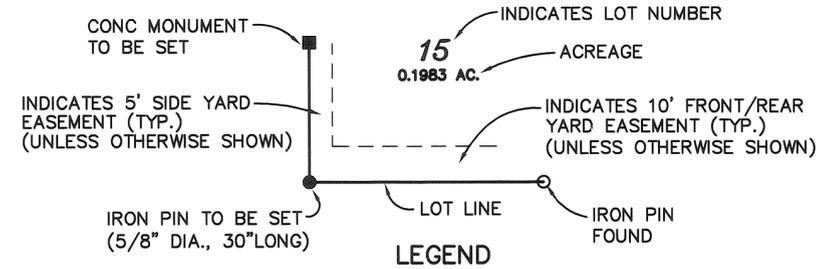
HUNTERS RIDGE  
SECTION ONE  
REC. 17, PG. 46

HUNTERS RIDGE SECTION TWO  
REC. 20, PG. 78A



**REMAINING PART IN LOT 9272**  
20.0000 ACRES  
- 4.1126 ACRES (HUNTERS RIDGE ONE)  
- 3.4844 ACRES (HUNTERS RIDGE TWO)  
- 9.5546 ACRES (HUNTERS RIDGE THREE)  
2.8484 ACRES REMAINING

ALBERT EUGENE DEWEESE, TRUSTEE  
VOL. 761, PG. 499  
90.614 ACRES



G:\P\HUNTERS RIDGE\HUNTERS RIDGE-3.DWG, FEB 03, 2006 - 12:00:55

MATCHLINE  
SEE SHEET #2

WATERLINE EASEMENT OVER A  
PART OF VACATED STREET R/W ADJACENT TO  
PART OF INLOT 3326 LOCATED  
IN THE CITY OF TROY, OHIO

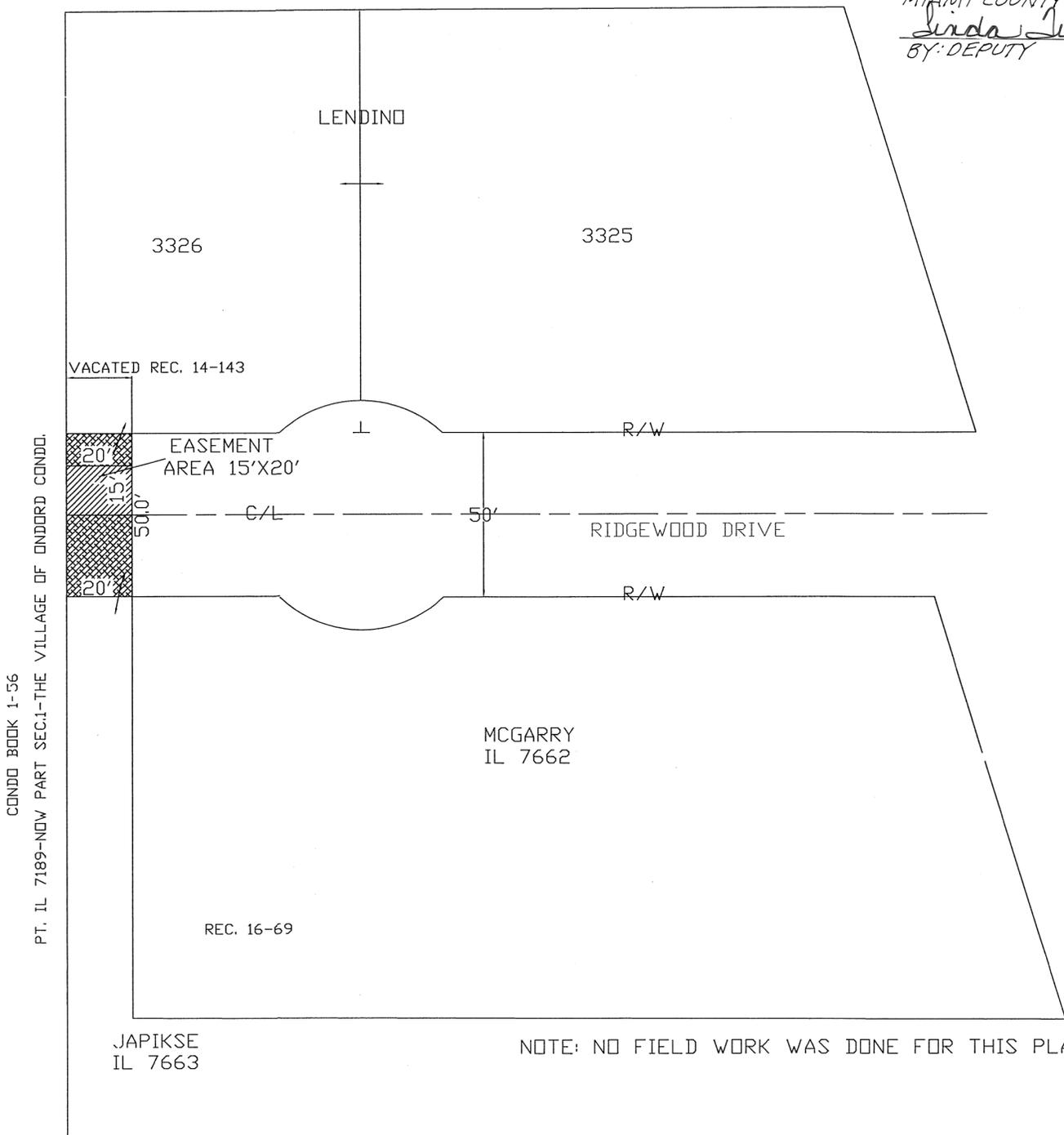
REVIEWED & APPROVED THIS 11 DAY  
OF APRIL 2006.

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Sinda Surman  
BY DEPUTY

PLAT BOOK 21 PAGE 74  
MIAMI COUNTY RECORDER'S RECORD PLATS  
RECEIVED FOR RECORD THIS 11<sup>th</sup> DAY OF  
April, 2004 AT 2:03 pm

FILE NO. 0445716 FEE 343.20

John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Carol Plummer  
DEPUTY



CONSENT FOR EASEMENT  
PASQUALE AND JANET LENDINO, THE OWNERS OF INLOT 3326,  
TROY, OHIO, DO CONSENT TO THE GRANTING TO THE CITY OF  
TROY, OHIO OF A PERMANENT 15' BY 20' WATERLINE EASEMENT  
LOCATED IN A PORTION OF THE VACATED LAND AT THE END OF  
RIDGEWOOD DRIVE, FOR THE PURPOSE OF INSTALLATION,  
MAINTENANCE, OPERATION, INSPECTION AND REPAIR OF A  
WATERLINE AND ITS APPURTENANCES AND SUCH EASEMENT AREA  
SHALL HAVE NO TREES OR STRUCTURES LOCATED WITHIN ITS  
BOUNDARY.

Carol Plummer Pasquale J. Lendino

STATE OF OHIO-COUNTY OF MIAMI  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,  
PERSONALLY APPEARED THE ABOVE SIGNED PARTY WHO  
ACKNOWLEDGE THAT THEY DID SIGN THE ABOVE CONSENT TO THE  
EASEMENT AND IT IS THEIR FREE ACT AND DEED AS OWNERS OF  
SAID LAND.

IN TESTIMONY, WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME  
AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 11<sup>th</sup>  
DAY OF May, 2004.

Rena L. Summerlock  
NOTARY PUBLIC

RENA L. SUMMERLOCK, NOTARY PUBLIC  
IN AND FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES SEPT. 24, 2006

EASEMENT PLAT PREPARED BY CITY OF TROY  
ENGINEERING DEPARTMENT.

Steven D. Leffel 5/7/04  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR NO. 6660  
TROY PUBLIC WORKS DIRECTOR



SCALE  
1"=30'

CONDO BOOK 1-56  
PT. IL 7189-NEW PART SEC.1-THE VILLAGE OF ONDRD CONDO.

JAPIKSE  
IL 7663

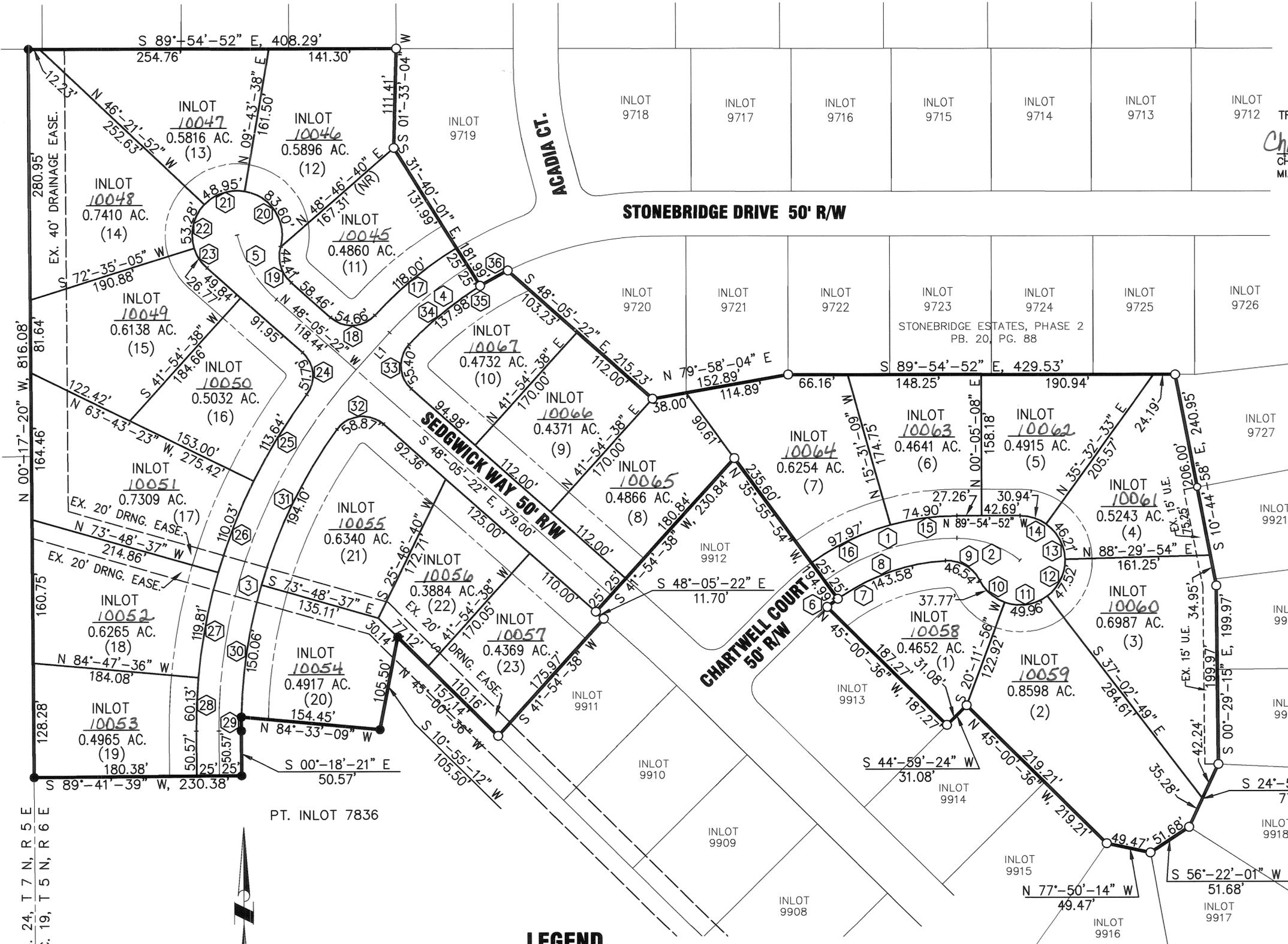
NOTE: NO FIELD WORK WAS DONE FOR THIS PLAT

# STONEBRIDGE ESTATES - PHASE 4

PT. 7836  
INLOT  
TROY CITY  
MIAMI, OHIO  
COUNTY

PLAT BOOK 21, PAGE 75  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 20 DAY  
OF April, 2006 AT 1:25:30PM.  
FILE No. 0446248 FEE: \$86.40  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Kristi Quinn  
DEPUTY

TRANSFERRED THIS 20 DAY OF April, 2006  
Chris A. Peoples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR  
BY: Linda Linneman  
DEPUTY AUDITOR



STONEBRIDGE DRIVE 50' R/W

SEDGWICK WAY 50' R/W

CHARTWELL COURT 50' R/W

**LINE CHART**

LINE	BEARING	DIST.
L1	N 41°-54'-38" E	55.86'

**AREA SUMMARY**

23 BUILDING LOTS	12.8460 AC.
DEDICATED STREET R/W	1.9300 AC.
<b>TOTAL</b>	<b>14.7760 AC.</b>

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

**LEGEND**

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

BEING A SUBDIVISION OF PART OF INLOT 7836 OWNED BY STONEBRIDGE LAND DEVELOPMENT, INC. RECORDED IN DEED BOOK 713, PAGE 486 CONTAINING A TOTAL OF 14.7760 ACRES.

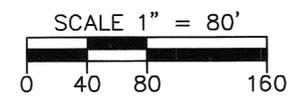
I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

Steven E. Bowersox  
STEVEN E. BOWERSOX, P.S. #7059  
DATE 1-25-2006



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

date: 01-25-2006 drawn by: seb job number: MIATRO0601FIN



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

# STONEBRIDGE ESTATES - PHASE 4

## 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 LAND DEVELOPMENT, INC.

*Jessica A. Minesinger*  
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 24<sup>th</sup> DAY OF March, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STONEBRIDGE LAND DEVELOPMENT, INC. BY JESSICA A. MINESINGER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

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

*Nancy M. Asher*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10

MORTGAGEE:  
MINSTER STATE BANK

*Dan Heitmeier*  
DAN HEITMEIER  
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 24<sup>th</sup> DAY OF March, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAN HEITMEIER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

*Nancy M. Asher*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10

DATE: March 24, 2006

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.

*Nancy M. Asher*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10

### CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 2<sup>nd</sup> DAY OF FEBRUARY, 2006, THIS PLAT WAS REVIEWED AND APPROVED.

\_\_\_\_\_, CHAIRMAN *Steve D. Knight* SECRETARY

### CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21<sup>st</sup> DAY OF FEBRUARY, 2006, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-8-2006, EFFECTIVE 3/23/, 2006

*Mark L. Baird* MAYOR *Steve D. Knight* PRESIDENT OF COUNCIL CLERK OF COUNCIL

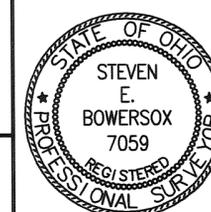
### COVENANTS AND RESTRICTIONS

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

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	250.00'	36°-01'-02"	157.15'	154.58'	N 72°-04'-37" E
2	110.35'	39°-20'-07"	75.76'	74.28'	S 70°-14'-48" E
3	600.00'	42°-12'-59"	442.09'	432.16'	N 20°-48'-08" E
4	400.00'	16°-25'-21"	114.65'	114.26'	N 50°-07'-18" E
5	142.50'	34°-27'-21"	85.70'	84.41'	N 30°-51'-41" W
6	225.00'	03°-48'-22"	14.95'	14.94'	N 52°-09'-55" E
7	225.00'	36°-33'-41"	143.58'	141.15'	N 68°-32'-34" E
8	225.00'	32°-45'-19"	128.63'	126.89'	N 70°-26'-43" E
9	40.00'	66°-39'-39"	46.54'	43.96'	S 59°-50'-45" E
10	50.00'	43°-17'-08"	37.77'	36.88'	S 48°-09'-30" E
11	50.00'	57°-14'-45"	49.96'	47.90'	N 81°-34'-34" E
12	50.00'	54°-27'-17"	47.52'	45.75'	N 25°-43'-33" E
13	50.00'	52°-57'-21"	46.21'	44.59'	N 27°-58'-46" W
14	50.00'	35°-27'-25"	30.94'	30.45'	N 72°-11'-09" W
15	275.00'	15°-36'-17"	74.90'	74.67'	S 82°-16'-59" W
16	275.00'	20°-24'-45"	97.97'	97.46'	S 64°-16'-28" W
17	425.00'	15°-54'-26"	118.00'	117.62'	S 50°-22'-46" W
18	35.00'	89°-29'-05"	54.66'	49.27'	S 87°-10'-05" W
19	40.00'	63°-36'-44"	44.41'	42.16'	N 16°-17'-00" W
20	50.00'	95°-47'-43"	83.60'	74.19'	N 32°-22'-30" W
21	50.00'	56°-05'-31"	48.95'	47.02'	S 71°-40'-53" W
22	50.00'	61°-03'-03"	53.28'	50.79'	S 13°-06'-37" W
23	50.00'	30°-40'-27"	26.77'	26.45'	S 32°-45'-08" E
24	35.00'	84°-47'-03"	51.79'	47.19'	S 05°-41'-51" E
25	625.00'	10°-25'-04"	113.64'	113.48'	S 31°-29'-09" W
26	625.00'	10°-05'-14"	110.03'	109.89'	S 21°-14'-00" W
27	625.00'	10°-58'-59"	119.81'	119.62'	S 10°-41'-53" W
28	625.00'	05°-30'-45"	60.13'	60.11'	S 02°-27'-01" W
29	575.00'	01°-32'-35"	15.48'	15.48'	N 00°-27'-56" E
30	575.00'	14°-57'-09"	150.06'	149.63'	N 08°-42'-48" E
31	575.00'	19°-20'-29"	194.10'	193.18'	N 25°-51'-38" E
32	35.00'	96°-22'-46"	58.87'	52.17'	N 83°-43'-15" E
33	35.00'	90°-41'-50"	55.40'	49.80'	N 02°-44'-27" W
34	375.00'	15°-43'-32"	102.92'	102.60'	N 50°-28'-13" E
35	375.00'	21°-04'-56"	137.98'	137.21'	N 53°-08'-55" E
36	375.00'	05°-21'-24"	35.06'	35.05'	N 61°-00'-41" E

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

1-25-2006  
DATE



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date: 01-25-2006 drawn by: seb job number: MIATRO0601Cov

VOLUME 01 PAGE 76  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 25<sup>th</sup> DAY  
 OF April, 2006, AT 3:00:28P.  
 FILE # 0440547 FEE \$ 43.20

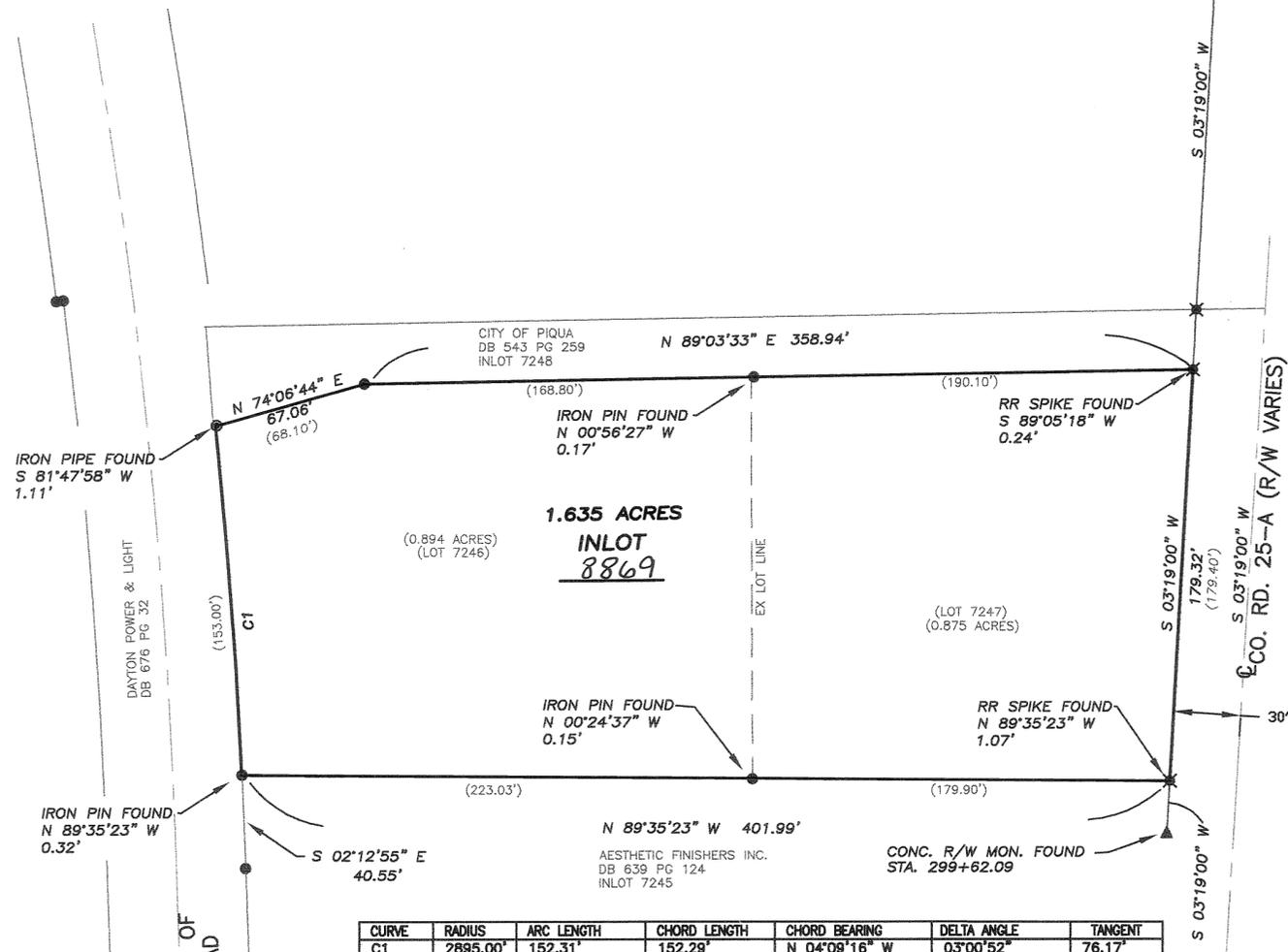
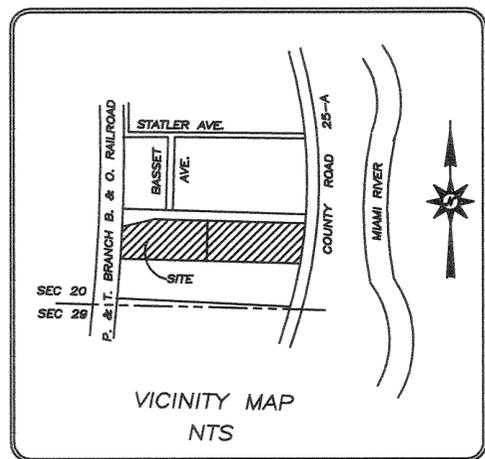
*John W. O'Brien*  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 TRANSFERRED AND LOT NUMBERS ASSIGNED  
 THIS 25 DAY OF April, 2006  
*Chris A. Peoples*  
 MIAMI COUNTY AUDITOR  
*Sinda Lirumyer*  
 BY DEPUTY AUDITOR

# REPLAT OF INLOTS 7246 & 7247

## CITY OF PIQUA, MIAMI COUNTY, OHIO

DESCRIPTION  
 BEING A REPLAT OF INLOTS 7246 & 7247 LOCATED IN THE CITY OF  
 PIQUA, MIAMI COUNTY, OHIO, AS ACQUIRED BY KENNETH & JOYCE  
 BRICKER IN VOLUME 598, PAGE 220, MIAMI COUNTY DEED RECORDS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2895.00'	152.31'	152.29'	N 04°09'16" W	03°00'52"	76.17'

- REFERENCES**
- MIAMI COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS:  
 VOLUME 7, PAGE 71  
 VOLUME 8, PAGE 193  
 VOLUME 10, PAGE 117  
 VOLUME 19, PAGE 162  
 VOLUME 22, PAGE 176  
 VOLUME 25, PAGE 27
- MIAMI COUNTY ENGINEER'S  
 RECORD OF LOT SURVEYS:  
 VOLUME 16, PAGE 92  
 VOLUME 19, PAGE 162
- MIAMI COUNTY RECORDER'S  
 RECORD OF PLAT PLAT RECORDS  
 PLAT BOOK 11, PAGE 133  
 PLAT BOOK 12, PAGE 79-C

- LEGEND**
- IRON PIN FOUND
  - ✕ RAILROAD SPIKE FOUND
  - PK NAIL FOUND
  - IRON PIPE FOUND
  - ▲ CONC HIGHWAY MON
  - ( ) REFERENCED DISTANCE / BEARING OF RECORD

**DEDICATION:**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE  
 LAND BEING SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF  
 THIS REPLAT TO BE OUR VOLUNTARY ACT AND DEED.

SIGNED AND ACKNOWLEDGED

OWNER:

*Kenneth Bricker*  
 KENNETH BRICKER  
 TITLE: OWNER  
*Joyce Bricker*  
 JOYCE BRICKER  
 TITLE: OWNER

STATE OF OHIO - COUNTY OF Miami, S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,  
 PERSONALLY APPEARED KENNETH BRICKER & JOYCE BRICKER, WHO  
 ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND  
 THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED  
 MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA,  
 OHIO, THIS 22<sup>nd</sup> DAY OF March, 2006



**APPROVAL**

THIS PLAT WAS REVIEWED AND APPROVED BY ME  
 THIS 5<sup>th</sup> DAY OF April, 2006  
*Christopher W. Schmiesing*  
 Christopher W. Schmiesing  
 City of Piqua Planning and Zoning Supervisor

**CERTIFICATION**

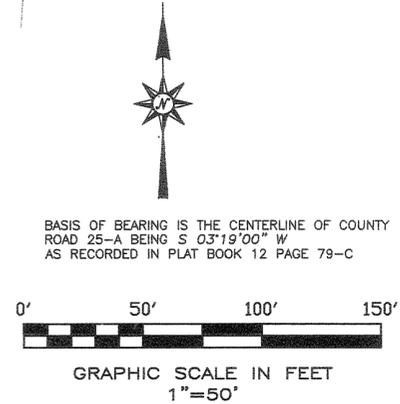
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND  
 IN ACCORDANCE WITH THE DATA SHOWN HEREIN.

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

REPLAT OF INLOTS 7246 AND 7247 FOR  
 KENNETH BRICKER IN MIAMI COUNTY ~ MARCH 14, 2006

**BRUMBAUGH  
 ENGINEERING &  
 SURVEYING, LLC**

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



BASIS OF BEARING IS THE CENTERLINE OF COUNTY  
 ROAD 25-A BEING S 03°19'00" W  
 AS RECORDED IN PLAT BOOK 12 PAGE 79-C

25  
SECTION

2  
TOWN

9  
RANGE

BETHEL  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

PLAT BOOK 21 PAGE 17  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED April 27, 2006 AT 11:45 A.M.  
FILE No. 0446444 FEE 348.20

APPROVALS

THIS REPLAT WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 18th DAY OF April, 2006.

D. Ann Baird  
D. ANN BAIRD

Jack Evans  
JACK EVANS

Ron Widener  
RON WIDENER

THIS REPLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 21 DAY OF March, 2006.

Chairman  
CHAIRMAN

Secretary  
SECRETARY

THIS REPLAT WAS REVIEWED AND APPROVED THIS 6th DAY OF FEBRUARY, 2006.

Miami County Engineer  
MIAMI COUNTY ENGINEER

BASIS OF BEARING:

S 84° 04' 30" E  
BEING THE NORTH  
RIGHT-OF-WAY LINE OF  
GIBSON DRIVE. PER WILEY  
INDUSTRIAL PARK SECTION  
ONE AS RECORDED IN  
PLAT BOOK 10, PAGE 118  
OF THE MIAMI COUNTY  
RECORDS

DESCRIPTION

BEING A REPLAT SITUATED IN SEC 25, TOWN 2, RANGE 9, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING A TOTAL OF 0.952 ACRES AND BEING ALL OF LOT 81 OF THE REPLAT OF LOT #12, WILEY INDUSTRIAL PARK, SECTION ONE AS RECORDED IN PB 10, PG. 118 AND PT LOT #73, WILEY INDUSTRIAL PARK, SECTION TWO AS RECORDED IN PB 11, PG. 118 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND CONVEYED TO MJM DEVELOPMENT, AN OHIO PARTNERSHIP BY DEED'S RECORDED IN DEED BOOK 695, PAGE 419, AND DEED BOOK 767, PAGE 498 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

John W. O'Brien BY: Dona Swilhart  
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 27th DAY OF April, 2006.

Chris D. Peoples BY: Lynda Pearson  
MIAMI COUNTY AUDITOR DEPUTY

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. EASEMENTS SHOWN ARE NOTED ON THIS REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, GAS, SEWER, WATER, TELEPHONE, CABLE T.V., OR OTHER UTILITY LINES OR SERVICES. AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Jeffrey Bear Horace Bear  
JEFFREY BEAR HORACE BEAR

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JEFFREY BEAR AND HORACE BEAR TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND THE EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 11th DAY OF Jan, 2006.

Carolyn F. Boutwell 9-11-09  
NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. WITH IRON PINS FOUND OR SET AT ALL LOT CORNERS AND POINTS OF CURVATURE. IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

Earnest C. Boutwell 1-11-06  
EARNEST C. BOUTWELL, P.S.  
STATE OF OHIO REGISTERED SURVEYOR #7489



LOT COMBINATION		
DRAWN	DATE	PREPARED FOR
KKB	8/30/05	MJM DEVELOPMENT
APPROVED	DATE	PROJECT NO.
<u>R.B.</u>	1-11-06	05-1798
SCALE	SHEET	
1"=60'	1 OF 1	

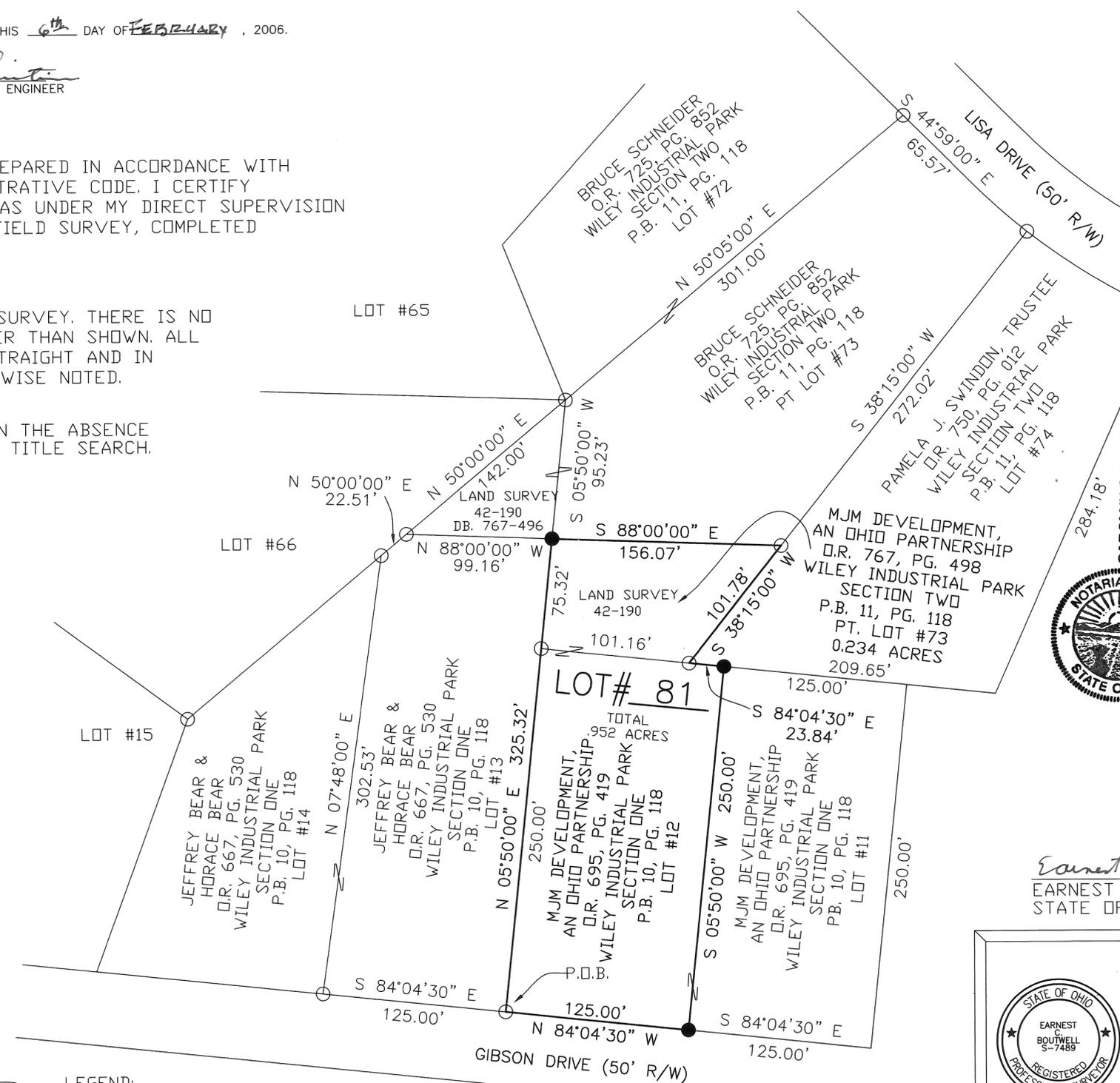
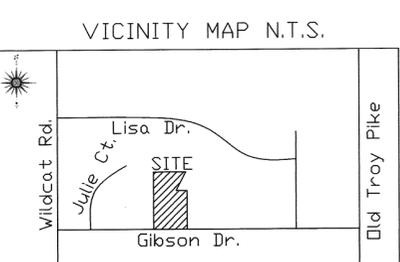
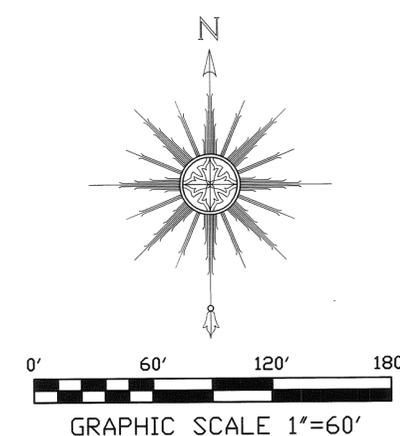
CERTIFICATION:

THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH 4733-37 OF THE OHIO ADMINISTRATIVE CODE. I CERTIFY THAT THIS PLAT OF SURVEY WAS UNDER MY DIRECT SUPERVISION AND IS BASED ON AN ACTUAL FIELD SURVEY, COMPLETED IN AUGUST, 2005.

OCCUPATIONAL STATEMENT:

OCCUPATION IN GENERAL FITS SURVEY. THERE IS NO EVIDENCE OF OCCUPATION OTHER THAN SHOWN. ALL FOUND MONUMENTATION WERE STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH.



LEGEND:  
○=5/8"φ IRON PIN (FOUND)  
●=5/8"φ IRON PIN (SET-BOUTWELL & ASSOC. INC)

**Boutwell & Associates, Inc.**  
Commercial and Residential Surveys  
4058 Col. Glenn Highway, Beavercreek, Ohio 45431  
Phone: (937) 431-4755, Fax: (937) 431-4775

John W. O'Brien Christie Jackson  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

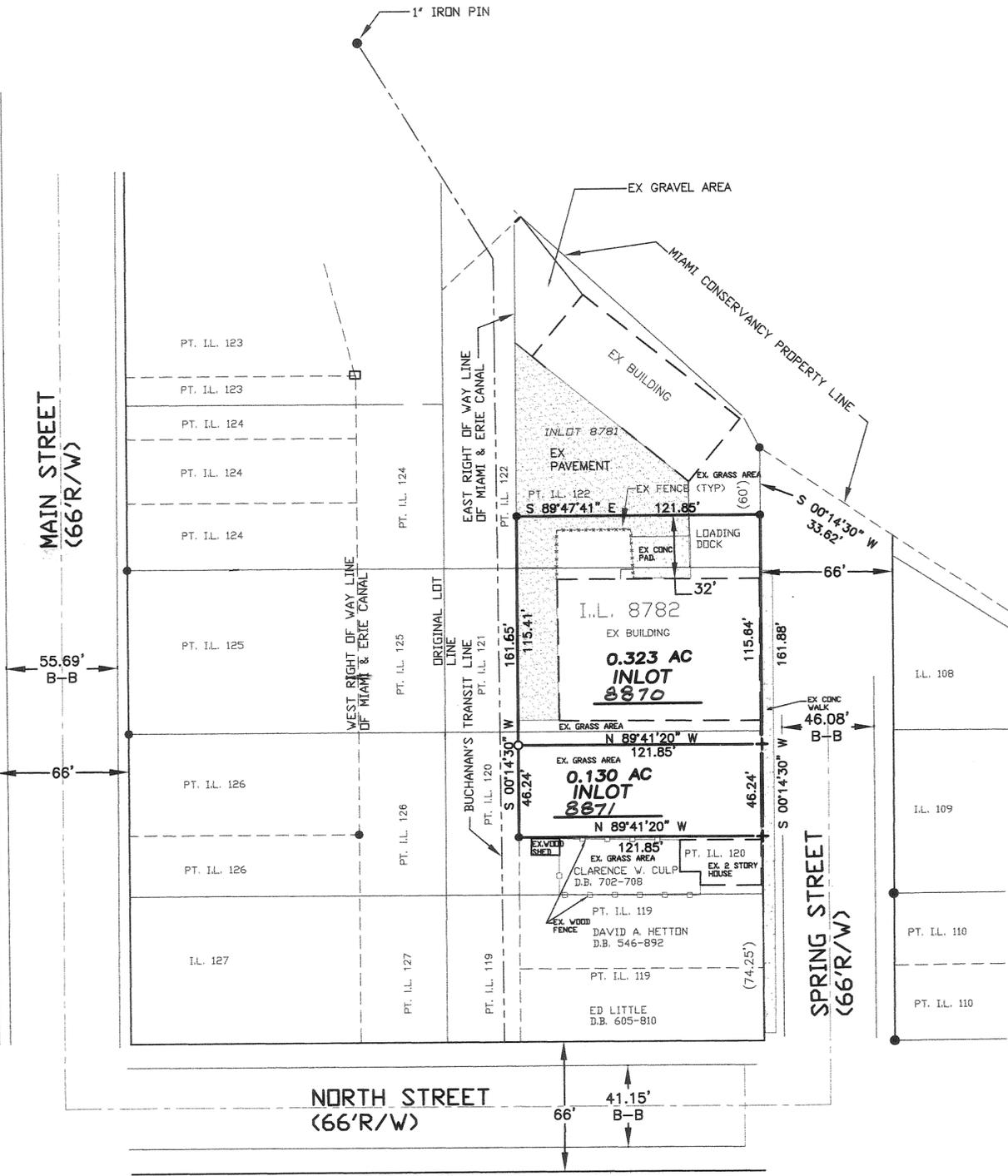
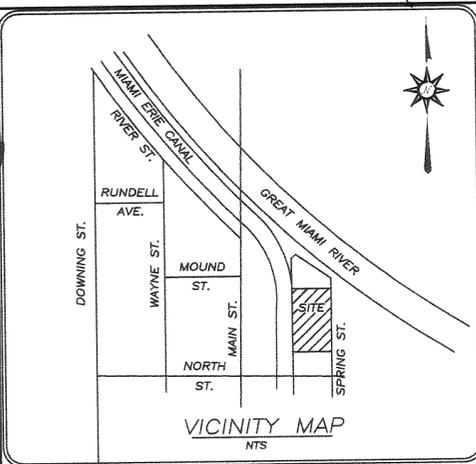
MIAMI COUNTY AUDITOR  
 TRANSFERRED AND LOT NUMBERS ASSIGNED  
 THIS 2<sup>ND</sup> DAY OF MAY, 2006

Chris A. Peoples  
 MIAMI COUNTY AUDITOR  
Sandra Sinnerman  
 BY DEPUTY AUDITOR

# REPLAT OF INLOT 8782 CITY OF PIQUA, MIAMI COUNTY, OHIO

## DESCRIPTION

BEING A REPLAT OF INLOT 8782 AS RECORDED IN THE MIAMI COUNTY  
 RECORDERS RECORD OF PLATS VOLUMN 20 PAGE 96 AS ACQUIRED BY  
 DRAPP INVESTMENTS LTD IN DEED BOOK 704 PAGE 228, AND DEED  
 BOOK 714 PAGE 615 ,617, & 619.



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

DRAPP INVESTMENTS LTD

Sarah J. Dunn, POA  
 SARAH J. DUNN  
 POWER OF ATTORNEY

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,  
 PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO  
 ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND  
 THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED  
 MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua,  
 OHIO, THIS 1<sup>st</sup> DAY OF May, 2006

REFERENCES  
 MIAMI COUNTY RECORD OF PLATS VOLUME 20  
 PAGE 96.

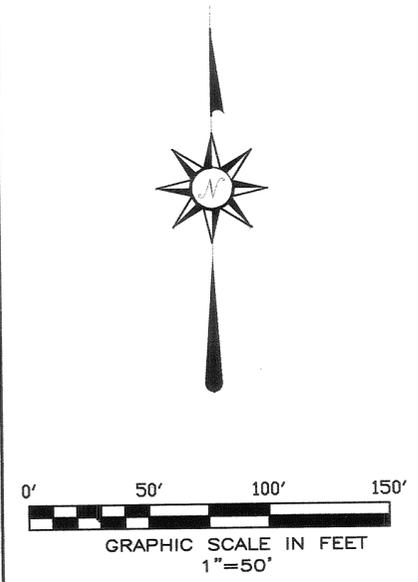
DEEDS: AS REFERENCED HEREON

APPROVAL  
 THIS PLAT WAS REVIEWED AND APPROVED BY ME  
 THIS 1<sup>st</sup> DAY OF MAY, 2006  
Christopher W. Schmiesing  
 Christopher W. Schmiesing  
 City of Piqua Planning and Zoning Supervisor

CERTIFICATION  
 I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND  
 IN ACCORDANCE WITH THE DATA SHOWN HEREIN.

- LEGEND  
 + CHISELED CROSS  
 ○ IRON PIN SET  
 ● IRON PIN FOUND  
 □ STATE MONUMENT FOUND  
 ( ) ORIGINAL LOT DIMENSIONS

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



REPLAT FOR CLARENCE W. CULP, APRIL 28, 2006



**BRUMBAUGH  
 ENGINEERING &  
 SURVEYING, LLC**  
 1105 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 (937) 698-3000 ~ OFFICE  
 (937) 698-3928 ~ FAX

# VACATION OF PART OF PLUM STREET AND REPLAT OF INLOTS 831, 832, 833 & 834

• CITY OF TIPP CITY • MIAMI COUNTY • OHIO •

VOLUME 21 PAGE 79

MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 3<sup>RD</sup> DAY  
OF MAY, 2006, AT 12:32 AM.  
FILE # D446990 FEE \$ 43.20

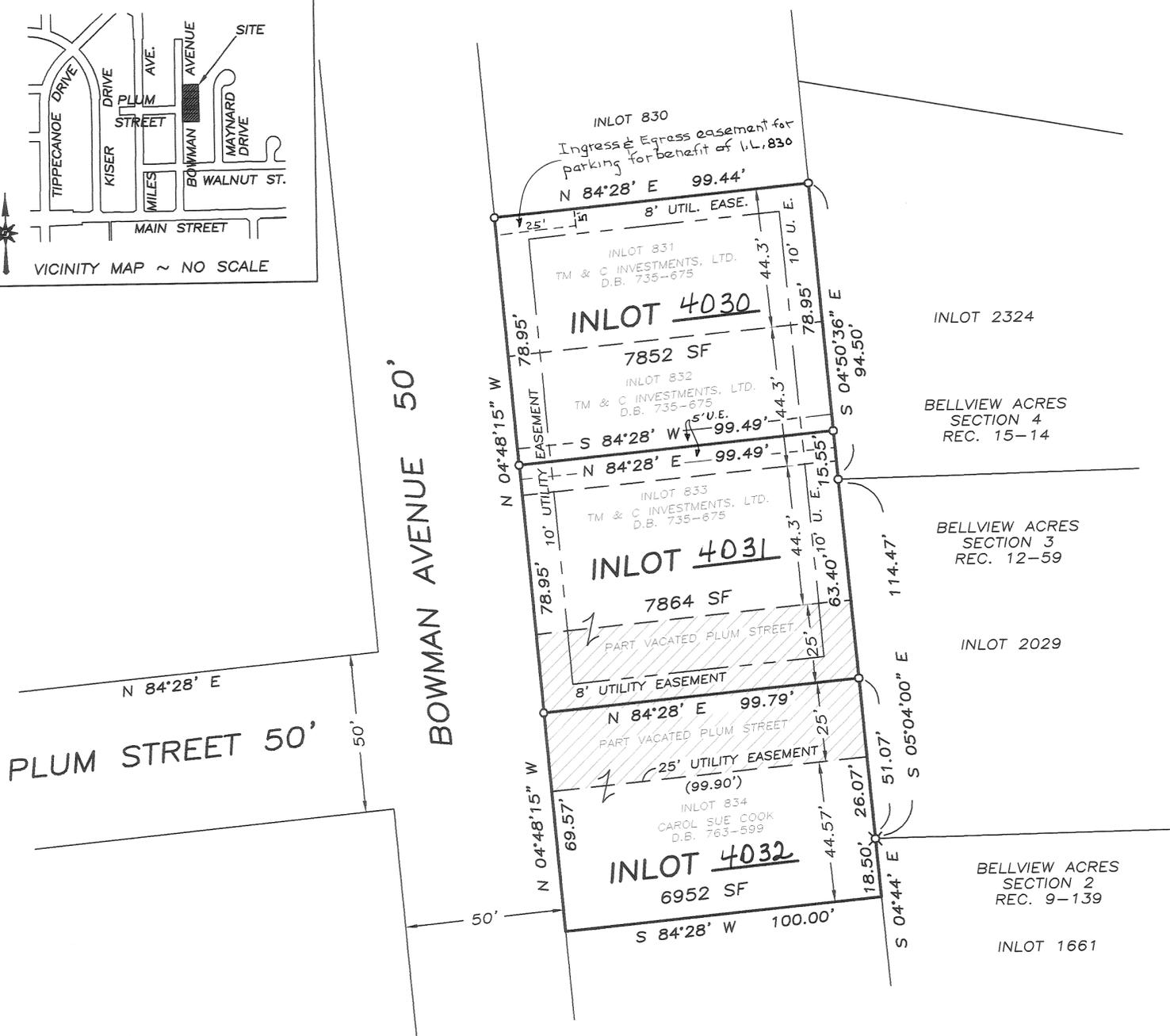
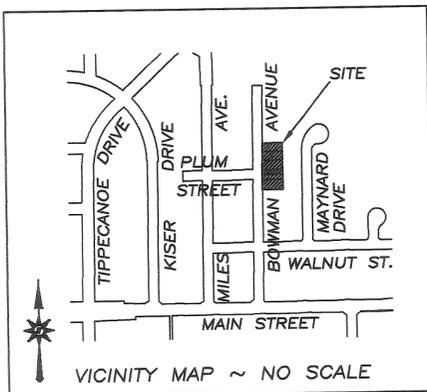
John W. D'Brien Carol Pleiman  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED May 3, 2006

Chris A. Peoples  
MIAMI COUNTY AUDITOR

Sandra J. ...  
BY DEPUTY AUDITOR



**DESCRIPTION**

BEING A VACATION OF PART OF PLUM STREET AND BEING A REPLAT OF PART OF VACATED PLUM STREET AND A REPLAT OF INLOTS 831, 832, 833, 834 AS CONVEYED TO TM & C INVESTMENTS, LTD. BY DEED RECORDED IN VOLUME 735, PAGE 675, AND AS CONVEYED TO CAROL SUE COOK BY DEED RECORDED IN VOLUME 763, PAGE 599, OF THE MIAMI COUNTY RECORDER'S RECORDS.

**OWNERS' CONSENT**

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

**TM & C INVESTMENTS, LTD.**

Thomas R. Martz  
THOMAS R. MARTZ, MEMBER

Brian P. Clawson member  
BRIAN P. CLAWSON, MEMBER

**CAROL SUE COOK**

Carol Sue Cook  
CAROL SUE COOK

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

BE IT REMEMBERED THAT ON THIS YTH DAY OF DEC, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TM & C INVESTMENTS, LTD. BY THOMAS R. MARTZ, MEMBER AND BRIAN P. CLAWSON, MEMBER, BOTH OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: June 29, 2009  
DATE

John J. ...  
NOTARY PUBLIC

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

BE IT REMEMBERED THAT ON THIS 8TH DAY OF DEC, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CAROL SUE COOK WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: June 29, 2009  
DATE

John J. ...  
NOTARY PUBLIC

**CITY OF TIPP CITY**

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 13<sup>th</sup> DAY OF December, 2005. THIS PLAT WAS REVIEWED AND APPROVED.

William A. ...  
CHAIRMAN

Marilyn A. ...  
SECRETARY

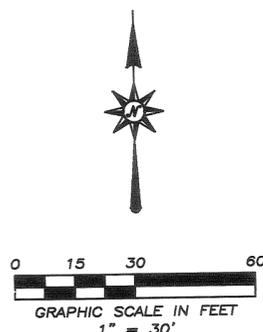
THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO, COUNCIL ON THIS 6<sup>th</sup> DAY OF February, 2006. BY ORDINANCE # 02-06

William A. ...  
PRESIDENT OF COUNCIL

Misty Cheshire  
CLERK OF COUNCIL

**LEGEND**

○ CAPPED IRON PIN SET  
⊗ IRON PIN FOUND  
BEARINGS PER RECORD PLATS:  
VOL. 12, PG. 59 & VOL. 15, PG. 14



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



Daniel D. Turner  
REGISTERED SURVEYOR NO. 4807

VACATION OF PART OF PLUM STREET AND REPLAT OF INLOTS 831, 832, 833 & 834, FOR TM & C INVESTMENTS, LTD. TIPP CITY, OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM STREET - TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE: NOV. 2005	DRAWN BY: DGS CHECKED BY: D.T.	SHEET NO.: 1 OF 1
FILE NO.: 140705	SCALE: 1"=30'	

**LEGEND**

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

LINE	BEARINGS	DIST
1	N 44°-27'-10" E	13.05'
2	N 56°-58'-36" E	13.12'

# SUBDIVISION OF INLOT 9324

BEING A SUBDIVISION OF INLOT 9324  
IN THE CITY OF TROY, MIAMI COUNTY, OHIO

**CITY OF TROY PUBLIC WORKS**  
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 18<sup>TH</sup> DAY OF MAY, 2006

*Steven D. Leffel*  
PUBLIC WORKS DIRECTOR

TRANSFERRED THIS 18<sup>th</sup> DAY OF May, 2006

*Chris A. Peeples*  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

BY: *Rinda Pearson*  
DEPUTY AUDITOR

PLAT BOOK 21, PAGE 80  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 18<sup>th</sup> DAY OF May, 2006 AT 2:54:47A.  
FILE No. 044 7938 FEE: \$4320  
*John W. O'Brien*  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
*Kristi Quinn*  
DEPUTY

**CONSENT TO SUBDIVIDE**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN SUBDIVIDED, DO HEREBY ACCEPT AND APPROVE THIS SUBDIVISION AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID SUBDIVISION.

OWNER: FIESSINGER FAMILY, LTD.

AUTHORIZED SIGNATURES

**ACKNOWLEDGMENT**

STATE OF OHIO, MIAMI COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OWNERS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Miami Co. OHIO, THIS 11<sup>th</sup> DAY OF May, 2006.

NOTARY PUBLIC *Terry L. Boitnot*  
MY COMMISSION EXPIRES: 03-15-2009



TERRY L. BOITNOT, Notary Public  
In and for the State of Ohio  
My Commission Expires March 15, 2009

LIEN HOLDER:  
UNIZAN BANK NATIONAL ASSOCIATION  
*David D. Dippold*  
AUTHORIZED SIGNATURE

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 11<sup>th</sup> DAY OF May, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME David D. Dippold 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.

*June G. Vosler-Atterholt*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES: \_\_\_\_\_



JUNE G. VOSLER-ATTERHOLT  
Notary Public, State of Ohio  
My Commission Expires May 24, 2011  
Recorded in Miami County

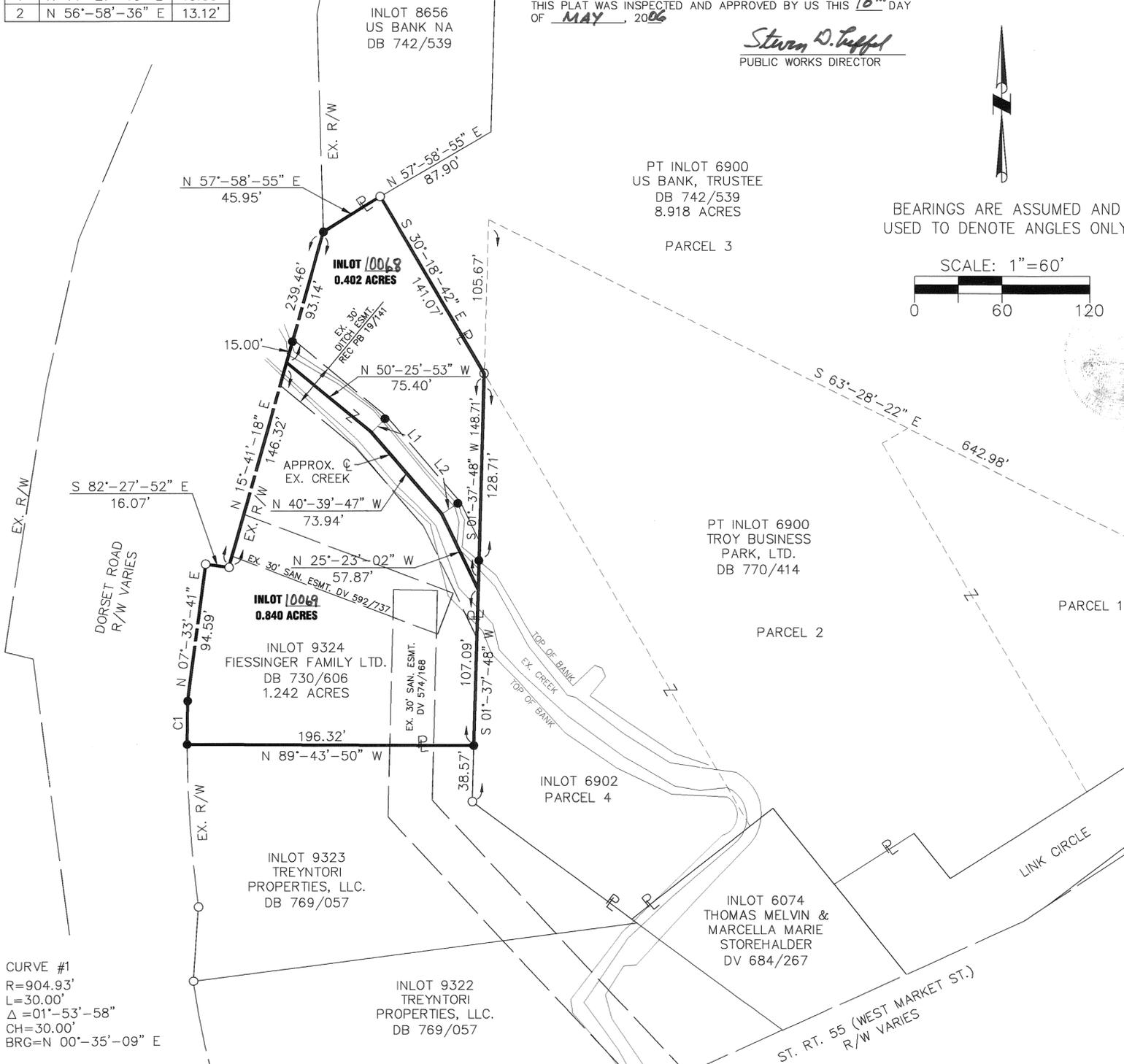
LIEN HOLDER:  
CITY OF TROY  
*Arthur D. Haddad*  
AUTHORIZED SIGNATURE

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 10<sup>th</sup> DAY OF MAY, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ARTHUR D. HADDAD 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.

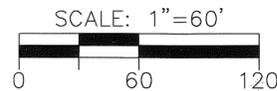
*Steven D. Leffel*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO

MY COMMISSION EXPIRES: 1-5-09

STEVEN D. LEFFEL  
Notary Public, State of Ohio  
My Commission Expires January 5, 2009



BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY

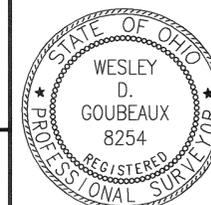


**DESCRIPTION**

BEING A SUBDIVISION OF INLOT 9324, OWNED BY FIESSINGER FAMILY, LTD. BY DEED RECORDED IN DEED BOOK 730, PAGES 606.

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH SURVEYS AND DEEDS OF RECORD.

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254 DATE 04-04-2006



**CHOICE ONE ENGINEERING**  
The choice that exceeds...

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

date: 04-04-2006	drawn by: WDG	job number: MIATRO0609
---------------------	------------------	---------------------------

CURVE #1  
R=904.93'  
L=30.00'  
Δ=01°-53'-58"  
CH=30.00'  
BRG=N 00°-35'-09" E

DEED REFERENCE  
DEED BOOK 730, PAGE 606

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

# CERTIFIED OIL REPLAT WEST MILTON, MIAMI COUNTY, OHIO

BEING A REPLAT OF 0.451 ACRE OF PARTS INLOT 482 AND PART INLOT 887, AS CONVEYED TO CERTIFIED OIL CORPORATION BY DEED RECORDED IN VOLUME 510, PAGE 313 AND VOLUME 772, PAGE 155 OF THE MIAMI COUNTY DEED RECORDS.

**INSTRUMENT # 0448129**

MUNICIPALITY OF WEST MILTON

AT A MEETING OF THE PLANNING COMMISSION OF THE MUNICIPALITY OF WEST MILTON, OHIO, HELD THIS 10 DAY OF MAY, 2006. THIS PLAT WAS REVIEWED AND APPROVED.

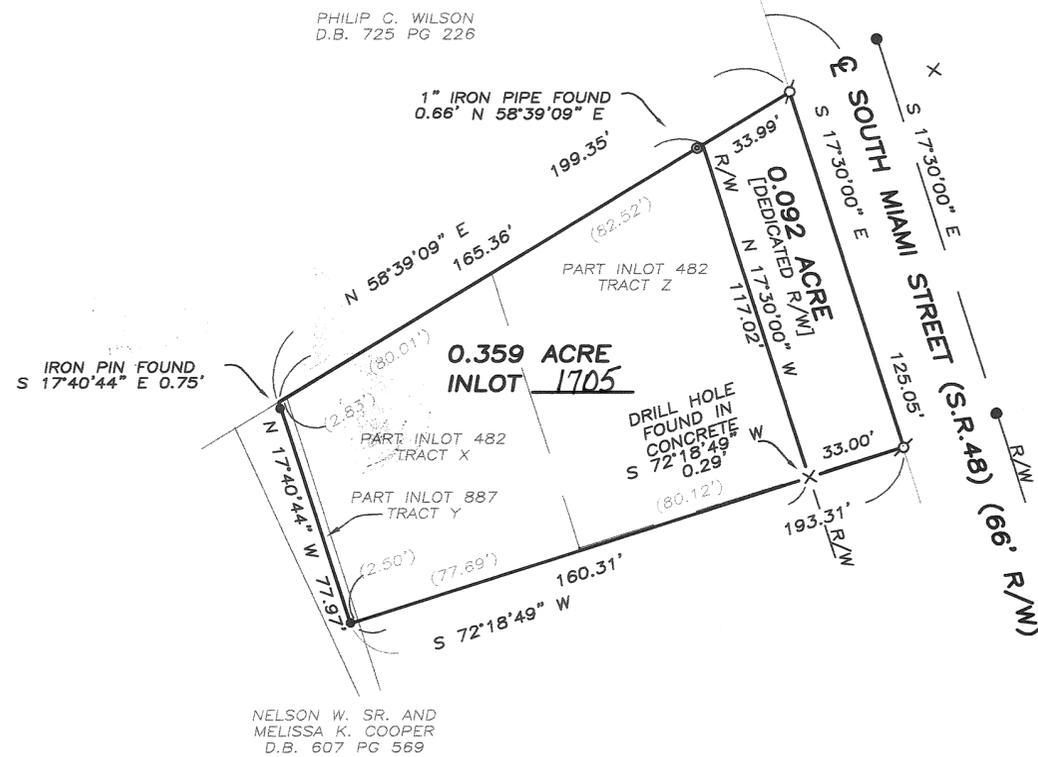
William O'Brien  
CHAIRMAN

Deborah Miller  
SECRETARY

**PARTS INLOT 482**  
TRACT Z - 0.288 ACRE  
0.092 AC. IN R/W  
CERTIFIED OIL CORPORATION,  
SUCCESSOR BY MERGER TO  
CERTIFIED OIL COMPANY-SOUTHWEST  
D.B. 564-818, 510-313

TRACT X - 0.157 ACRE  
CERTIFIED OIL CORPORATION  
D.B. 772-155

TRACT Y - 0.005 ACRE  
CERTIFIED OIL CORPORATION  
D.B. 772-155



- LEGEND**
- P.K. NAIL FOUND
  - P.K. NAIL SET
  - IRON PIPE FOUND
  - IRON PIN FOUND
  - IRON PIN SET
  - ( ) DISTANCE/BEARING OF RECORD,  
& DISTANCE CALCULATED FROM RECORD

THIS REPLAT FOLLOWS A LOT SPLIT FILED IN VOLUME 50, PAGE 35, MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS. SAID LOT SPLIT INCLUDED A PARCEL INTENDING TO CONVEY AN EIGHTY FOOT DEPTH TO ADD TO ADJACENT PARCEL FRONTING ON MIAMI STREET. BASED ON FIELD CALCULATIONS AND PLAT RECORD RESEARCH, THE EIGHTY FOOT PARCEL ALSO INCLUDES A PORTION OF INLOT 887 AND IS SHOWN ON THIS REPLAT AS SUCH.

VOLUME 21 PAGE 81  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 23<sup>RD</sup> DAY  
OF MAY, 2006, AT 1:30 AM.  
FILE # 0448174 FEE \$ 43.20

John W. O'Brien Carol Pleiman  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED May 23, 2006  
Chris A. Peoples Linda Linneman  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**CONSENT & DEDICATION**  
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AND DO HEREBY DEDICATE THE STREET TO PUBLIC USE AS SHOWN HEREON.

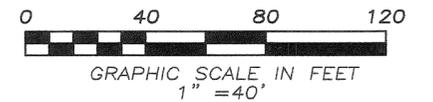
CERTIFIED OIL CORPORATION fka  
CERTIFIED OIL COMPANY - SOUTHWEST  
David J Hogan C.O.O  
AGENT

STATE OF OHIO, MIAMI COUNTY, SS:  
BE IT REMEMBERED THAT ON THIS 10<sup>TH</sup> DAY OF MAY, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CERTIFIED OIL CORPORATION, BY DAVID J HOGAN, AS AGENT, 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: MAY 10, 2006 Ronald E Mowry  
DATE NOTARY PUBLIC



RONALD E. MOWRY  
Notary Public, State of Ohio  
My Commission Expires  
July 7, 2010



BASIS OF BEARING IS CENTERLINE OF MIAMI STREET (S.R. 48) AS RECORDED IN VOLUME 6 PAGE 96 OF THE MIAMI COUNTY RECORD OF LOT SURVEYS.

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

REPLAT FOR CERTIFIED OIL CORPORATION IN MIAMI COUNTY ~ MAY 10, 2006	
	<b>BRUMBAUGH ENGINEERING &amp; SURVEYING, LLC</b>  1105 SOUTH MIAMI STREET WEST MILTON, OHIO 45383 (937) 698-3000 ~ OFFICE (937) 698-3928 ~ FAX

# COOPER REPLAT WEST MILTON, MIAMI COUNTY, OHIO

BEING A REPLAT OF 0.826 ACRES OF PARTS INLOT 482, PARTS OUTLOT 129 AND PART  
INLOT 887, AS CONVEYED TO NELSON W. COOPER, SR. AND MELISSA K. COOPER BY DEED  
RECORDED IN VOLUME 607, PAGE 569 OF THE MIAMI COUNTY DEED RECORDS.

VOLUME 21 PAGE 82

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 25<sup>th</sup> DAY  
OF MAY, 2006 AT 1:56 P.M.  
FILE # 0448175 FEE \$ 43.12

John W. O'Brien Carol Pleiman  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

**MUNICIPALITY OF WEST MILTON**

AT A MEETING OF THE PLANNING COMMISSION OF THE MUNICIPALITY OF  
WEST MILTON, OHIO, HELD THIS 10 DAY OF MAY, 2006,  
THIS PLAT WAS REVIEWED AND APPROVED.

William O'Brien  
CHAIRMAN

Suzanne Wells  
SECRETARY

**MIAMI COUNTY AUDITOR**

APPROVED AND TRANSFERRED May 23 2006

Chris A. Peoples  
MIAMI COUNTY AUDITOR

Linda Jaraman  
BY DEPUTY AUDITOR

**CONSENT & DEDICATION**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PARCEL HEREIN  
REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AND  
DO HEREBY DEDICATE THE STREET TO PUBLIC USE AS SHOWN HEREON.

**OWNERS**

Nelson W. Cooper Sr.  
NELSON W. COOPER, SR.

Melissa K. Cooper  
MELISSA K. COOPER

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

BE IT REMEMBERED THAT ON THIS 11<sup>th</sup> DAY OF May, 2006, BEFORE  
ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND  
STATE, PERSONALLY CAME NELSON W. COOPER, SR. AND MELISSA K.  
COOPER, HUSBAND AND WIFE, WHOM ACKNOWLEDGED THE SIGNING AND  
EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND  
DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL  
ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 11, 2006  
DATE

Kathryn Schwytzer  
NOTARY PUBLIC

June 24, 2007

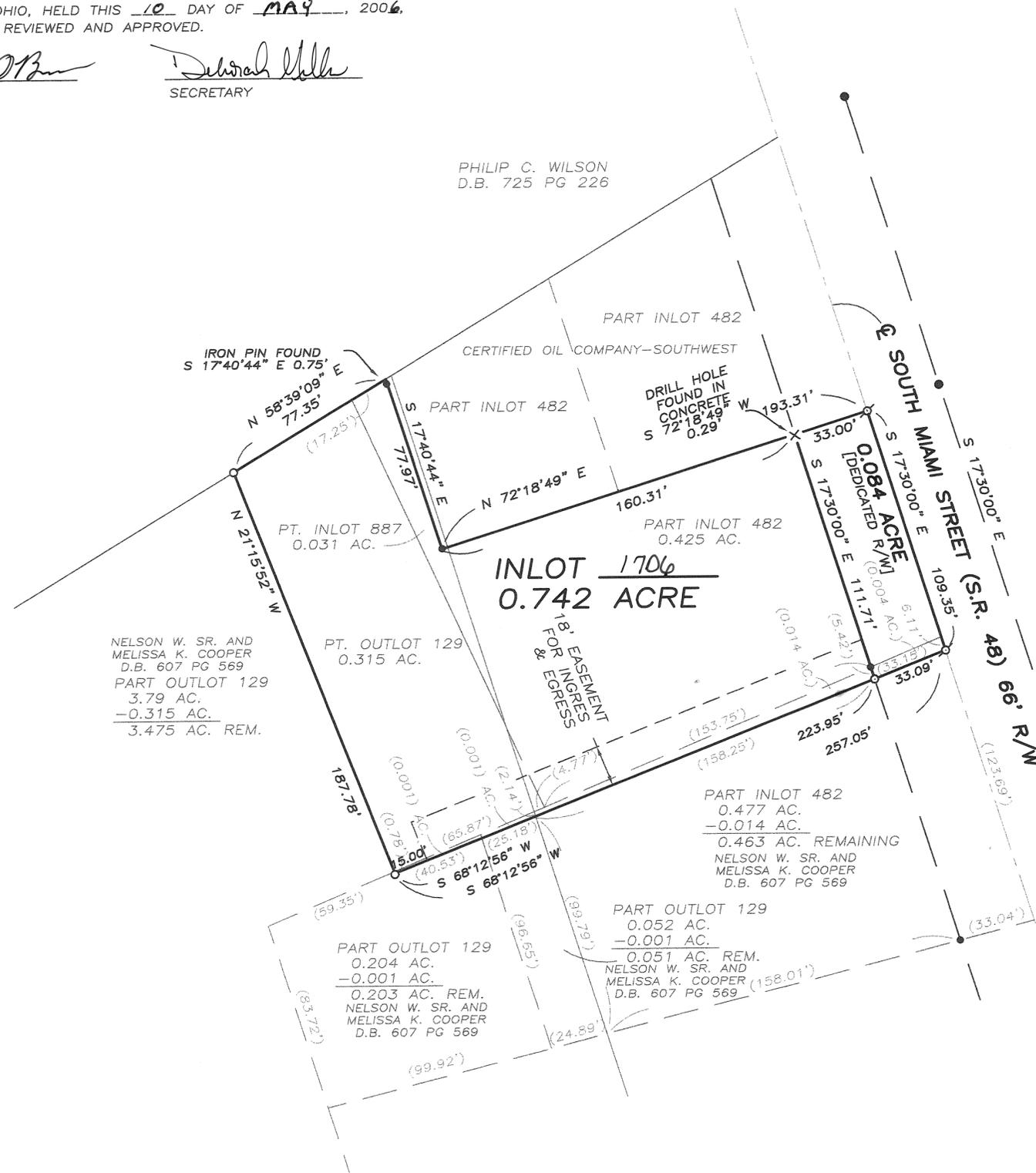
KATHRYN SCHWYTZER  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION EXPIRES  
JUNE 24, 2007

**LEGEND**

- P.K. NAIL FOUND
- P.K. NAIL SET
- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- ( ) DISTANCE/BEARING OF RECORD,  
& DISTANCE CALCULATED FROM RECORD



BASIS OF BEARING IS CENTERLINE  
OF MIAMI STREET (S.R. 48)  
AS RECORDED IN VOLUME 6  
PAGE 96 OF THE MIAMI COUNTY  
RECORD OF LOT SURVEYS.



NELSON W. SR. AND  
MELISSA K. COOPER  
D.B. 607 PG 569  
PART OUTLOT 129  
3.79 AC.  
-0.315 AC.  
3.475 AC. REM.

PART INLOT 482  
0.477 AC.  
-0.014 AC.  
0.463 AC. REMAINING  
NELSON W. SR. AND  
MELISSA K. COOPER  
D.B. 607 PG 569

PART OUTLOT 129  
0.052 AC.  
-0.001 AC.  
0.051 AC. REM.  
NELSON W. SR. AND  
MELISSA K. COOPER  
D.B. 607 PG 569

PART OUTLOT 129  
0.204 AC.  
-0.001 AC.  
0.203 AC. REM.  
NELSON W. SR. AND  
MELISSA K. COOPER  
D.B. 607 PG 569

REPLAT FOR NELSON W., SR. AND MELISSA K. COOPER  
IN MIAMI COUNTY ~ MAY 10, 2006

PHILIP C. BRUMBAUGH  
REGISTERED  
PROFESSIONAL SURVEYOR

**BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC**

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

# BEING A REPLAT OF PART INLOT 1538 AND PART OF OUTLOT 162

3.237 ACREAGE PT. 1538 INLOT PT 162 OUTLOT WEST MILTON VILLAGE MIAMI, OHIO COUNTY

PLAT BOOK 21, PAGE 83  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 25 DAY OF May, 2006 AT 12:43 P.M.  
FILE No. 0448392 FEE: \$43.20

John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Dona Swihart  
BY DEPUTY

## DEDICATION/VACATION

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 VACATION OF THE LOT LINE AND EASEMENT AS SHOWN AND DO REPLAT SAME INTO THE LOTS AS SHOWN HEREON.

OWNER:  
TAMMY J. MYERS, TRUSTEE  
*Tammy J. Myers (Trustee)*  
TAMMY J. MYERS

OWNER:  
KENNETH W. MYERS, TRUSTEE  
*Kenneth W. Myers (Trustee)*  
KENNETH W. MYERS

## VILLAGE OF WEST MILTON PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 5 DAY OF October, 2005

*William J. O'Brien* CHAIRPERSON  
*Martin D. Hubbard* SECRETARY

## APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 25 DAY OF May, 2006

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

STATE OF OHIO, COUNTY OF Montgomery  
BE IT REMEMBERED THAT ON THIS 25 DAY OF May, 2006  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KENNETH W. MYERS AND TAMMY J. MYERS, 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.

*Tracy C. Young*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 10-10-07

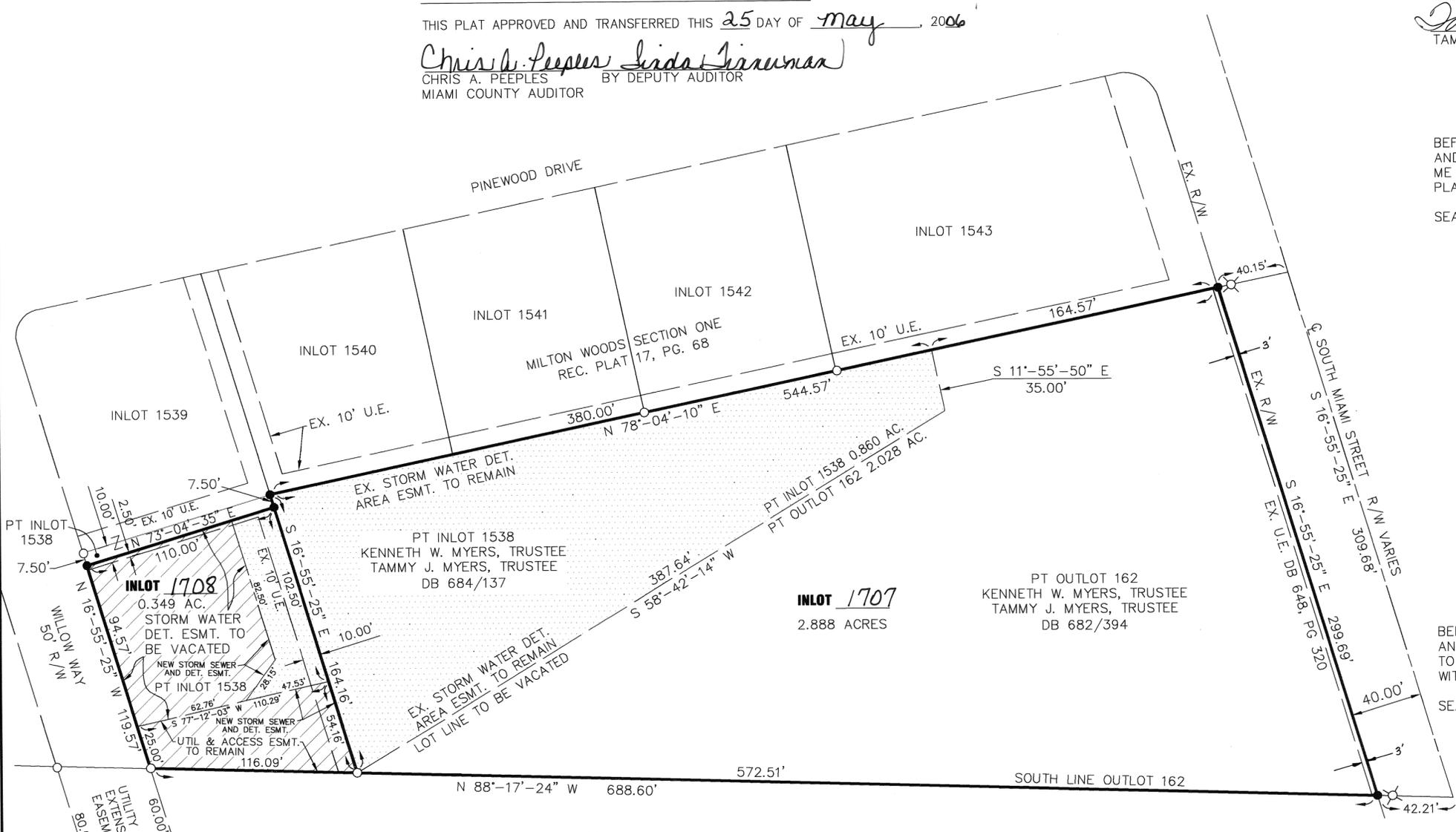
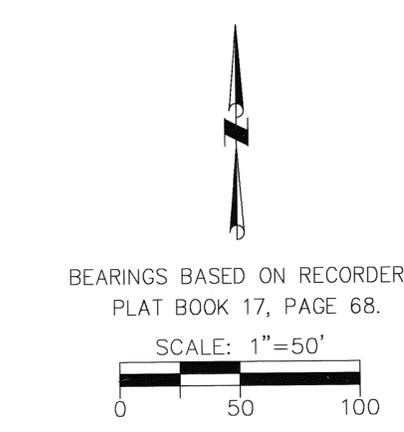


Peoples Saving Bank  
655 South Market St  
Troy, OH 45373  
Ph: 937-339-5000  
*Jawad Jorjy*  
PEOPLES SAV BANK

MORTGAGEE: \_\_\_\_\_  
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF \_\_\_\_\_, S.S.  
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_,  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ANNETTE RYAN, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: \_\_\_\_\_



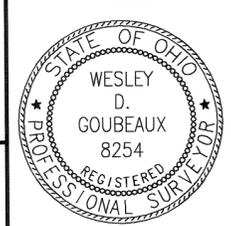
DEED REFERENCE  
DEED BOOK 682, PAGE 394  
DEED BOOK 736, PAGE 403  
DEED BOOK 739, PAGE 373

SURVEY REFERENCE  
LOT SURVEY 13, PAGE 29  
LOT SURVEY 21, PAGE 103  
LOT SURVEY 22, PAGE 33  
RECORDER'S PLAT 17, PAGE 68  
RECORDER'S PLAT 17, PAGE 127

- ### LEGEND
- 5/8" X 30" REBAR W/CAP SET
  - IRON PIN FOUND
  - ⊗ CUT CROSS FOUND
  - ▨ DET. AREA TO BE VACATED
  - ▤ DET. AREA TO REMAIN

BEING A REPLAT OF PART INLOT 1538 AND PT OUTLOT 162 IN THE VILLAGE OF WEST MILTON OWNED BY KENNETH W. MYERS, TRUSTEE AND TAMMY J. MYERS, TRUSTEE AS DESCRIBED IN DEED BOOK 684, PAGE 137 AND DEED BOOK 682, PAGE 394.

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254  
DATE 03-10-2006



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

date: 03-10-2006 drawn by: wdg job number: MIAWMI0505

# EDGEWATER LAKE PLAT

PT. 7165  
PT. 7166  
INLOT TROY CITY MIAMI, OHIO COUNTY

PLAT BOOK 21, PAGE 94  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 30 DAY OF May, 2006 AT 10:08 A.M.  
FILE No. 0448509 FEE: \$43.20

John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Christie Jackson  
DEPUTY

TRANSFERRED THIS 30<sup>th</sup> DAY OF May, 2006  
Chris A. Peeples BY: Sinda Pearson  
CHRIS A. PEEPLES 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:  
EDGEWATER LAND COMPANY

Jessica A. Minesinger  
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 24<sup>th</sup> DAY OF May, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EDGEWATER LAND COMPANY 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.

Harriet M. Ashe  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10

MORTGAGEE:  
PEOPLES SAVINGS BANK OF TROY

B. Anne Mercer  
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 24<sup>th</sup> DAY OF May, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME B. Anne Mercer, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

David Eugene Wion  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 4/6/08

DAVID EUGENE WION  
Notary Public, State of Ohio  
My Commission Expires June 6, 2008

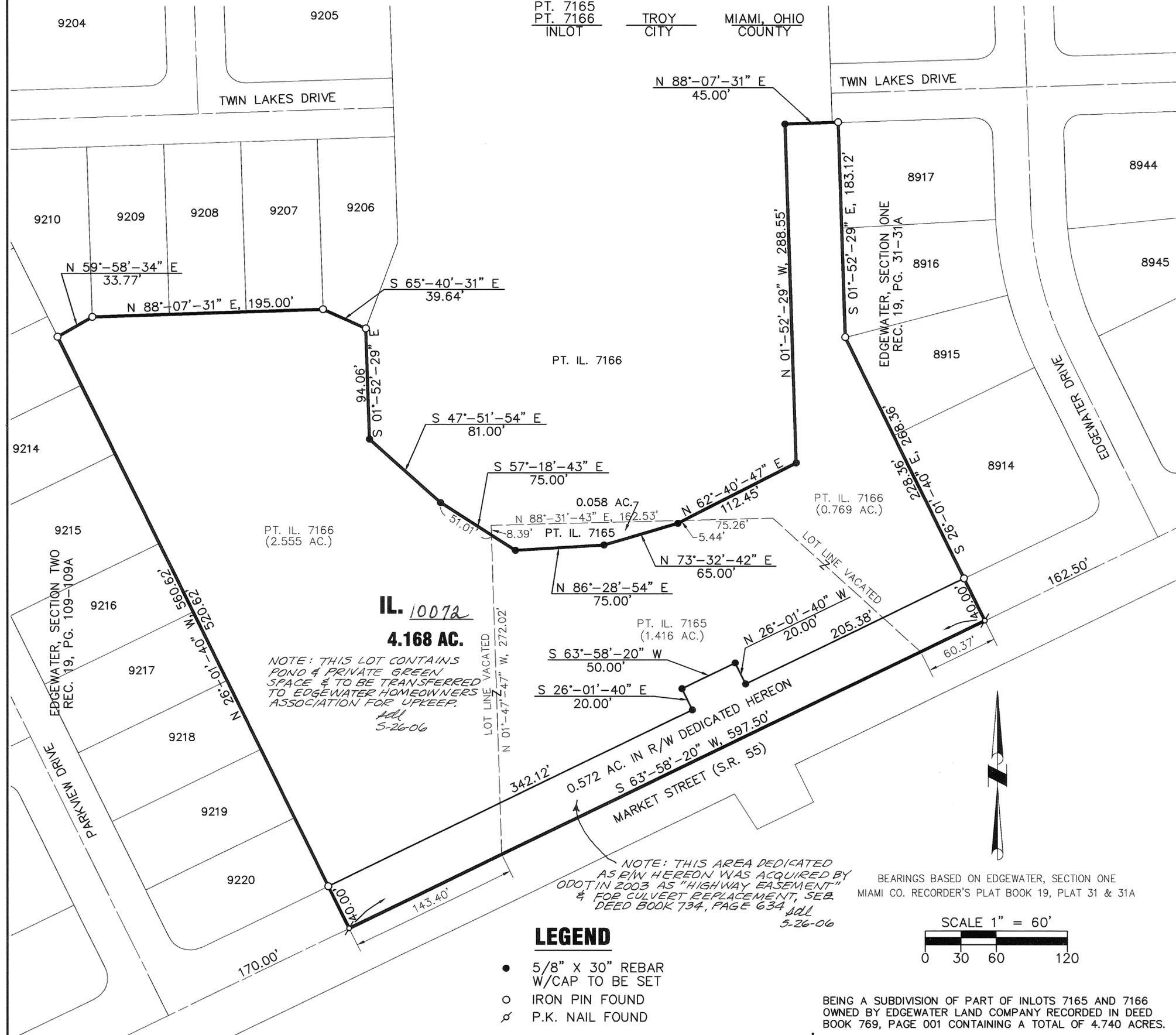
DATE: May 24, 2006

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.

Harriet M. Ashe  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10



**IL. 10072**  
**4.168 AC.**  
NOTE: THIS LOT CONTAINS POND & PRIVATE GREEN SPACE & TO BE TRANSFERRED TO EDGEWATER HOMEOWNERS ASSOCIATION FOR UPKEEP.  
Add 5-26-06

NOTE: THIS AREA DEDICATED AS R/W HEREON WAS ACQUIRED BY ODOT IN 2003 AS "HIGHWAY EASEMENT" & FOR CULVERT REPLACEMENT, SEE DEED BOOK 734, PAGE 634 Add 5-26-06

### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND

### AREA SUMMARY

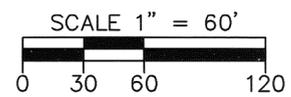
LOT	4.168 AC.
DEDICATED STREET R/W	0.572 AC.
TOTAL	4.740 AC.

### CITY OF TROY PUBLIC WORKS

THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 26 DAY OF MAY, 2006

Steven D. Lypel  
PUBLIC WORKS DIRECTOR

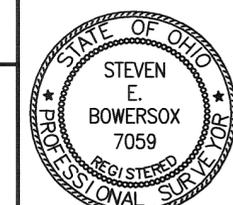
BEARINGS BASED ON EDGEWATER, SECTION ONE MIAMI CO. RECORDER'S PLAT BOOK 19, PLAT 31 & 31A



BEING A SUBDIVISION OF PART OF INLOTS 7165 AND 7166 OWNED BY EDGEWATER LAND COMPANY RECORDED IN DEED BOOK 769, PAGE 001 CONTAINING A TOTAL OF 4.740 ACRES.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

Steven E. Bowersox 5/24/2006  
STEVEN E. BOWERSOX, P.S. #7059 DATE



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

date: 04-14-2006 drawn by: seb job number: MiaTro0407EDGE

# Replat of Pt. Outlot 314 City of Piqua, Miami County, Ohio

Linda Blankenship  
Pt. Outlot 314  
5.000 Ac.

N 86°50'53" E 951.86

INLOT 8872  
12.709 Ac. Total

581.98

N 03°25'27" W

581.97

S 03°18'49" E

Original West line of Outlot 314

Commerce Drive

60'

S 86°50'53" W 950.73

N 86°50'53" E 950.73

INLOT 8873  
12.710 Ac. Total

584.04

N 03°25'27" W

581.36

S 03°18'49" E

Robert M. Davis Parkway

80'

S.E. Corner  
S.E. Quarter  
Section 14  
Stone fd.

S 86°41'11" W 949.61

Polecat Enterprises, LLC  
Pt. Outlot 314  
7.083 Ac.

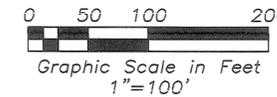
N 03°18'49" W 915.56

S 86°40'17" W 377.49  
South Line Section 14

### City of Piqua Planning and Zoning

This plat was reviewed and approved  
this 30<sup>th</sup> day of May, 2006.

*Christopher W. Schmiesing*  
Christopher W. Schmiesing  
Supervisor



### Legend

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

### References

- Miami County Recorder's Plat Records  
Plat Book 17, Page 151
- Miami County Engineer's Record of Lot Surveys  
Volume 22, Page 140 (Basis of Bearings)
- Volume 23, Page 15
- Volume 23, Page 179

PLAT BOOK 21 PAGE 85  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED 6-1, 2006 AT 11:06:50AM  
FILE NO. 0448704 FEE 343.20

*John W. O'Brien* BY: *Kristi Quinn*  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED  
THIS 1 DAY OF June, 2006

*Chris A. Peoples* BY: *Linda Linneman*  
MIAMI CO. AUDITOR DEPUTY

### Description

Being a replat of Part of Outlot 314 in the City of Piqua, Miami County, Ohio. As shown in Volume 22, Page 140 of the Miami County Engineer's Record of Lot Surveys. Containing a total of 25.419 acres being split into 2 tracts of 12.709 ac. and 12.710 ac., as a remainder of the lands deeded to \*Everett Lavy by Deed Book 598, Pgs. 375-380 of the Miami County Recorder's Deed Records.

\*Everett Elwood Lavy and Marland Lavy, Co-Trustees

### Dedication

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

*Everett Elwood Lavy* *Marland Lavy*  
Everett Elwood Lavy, Co-Trustee Marland Lavy, Co-Trustee

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

Be it remembered that on this 31<sup>st</sup> day of May, 2006, before me, the undersigned, a notary public in and for said county and state, personally appeared \*Everett Lavy, whomacknowledged 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.

Everett Elwood Lavy and Marland Lavy, Co-Trustees

*Pamela Heidenescher*  
Notary Public in and for State of Ohio



My Commission Expires \_\_\_\_\_  
PAMELA HEIDENESCHER, Notary Public  
In and for the State of Ohio  
My Commission Expires April 17, 2010

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* 5-30-06  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer  
476 Swailes Road  
Job No. 10906  
File Name: C:\Surveys\10906.dwg  
Drawn by: DMC ~ Checked by: MWC

Land Surveyor  
Troy, OH 45373  
(937)-339-2921

Hinsch Farms, Inc. et al  
Pt. Outlot 314  
122.148 Ac.

# HARMONY INDUSTRIAL PARK REPLAT

VOLUME 21 PAGE 86

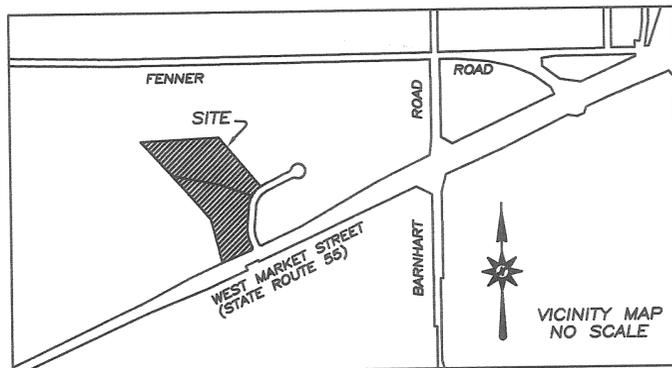
CITY OF TROY, MIAMI COUNTY, OHIO  
 CONCORD TOWNSHIP, SECTION 31, TOWN 5, RANGE 6  
 MAY 16, 2006

MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 2<sup>ND</sup> DAY  
 OF JUNE, 2006, AT 11:22 A.M.  
 FILE #0448782 FEE \$86.40

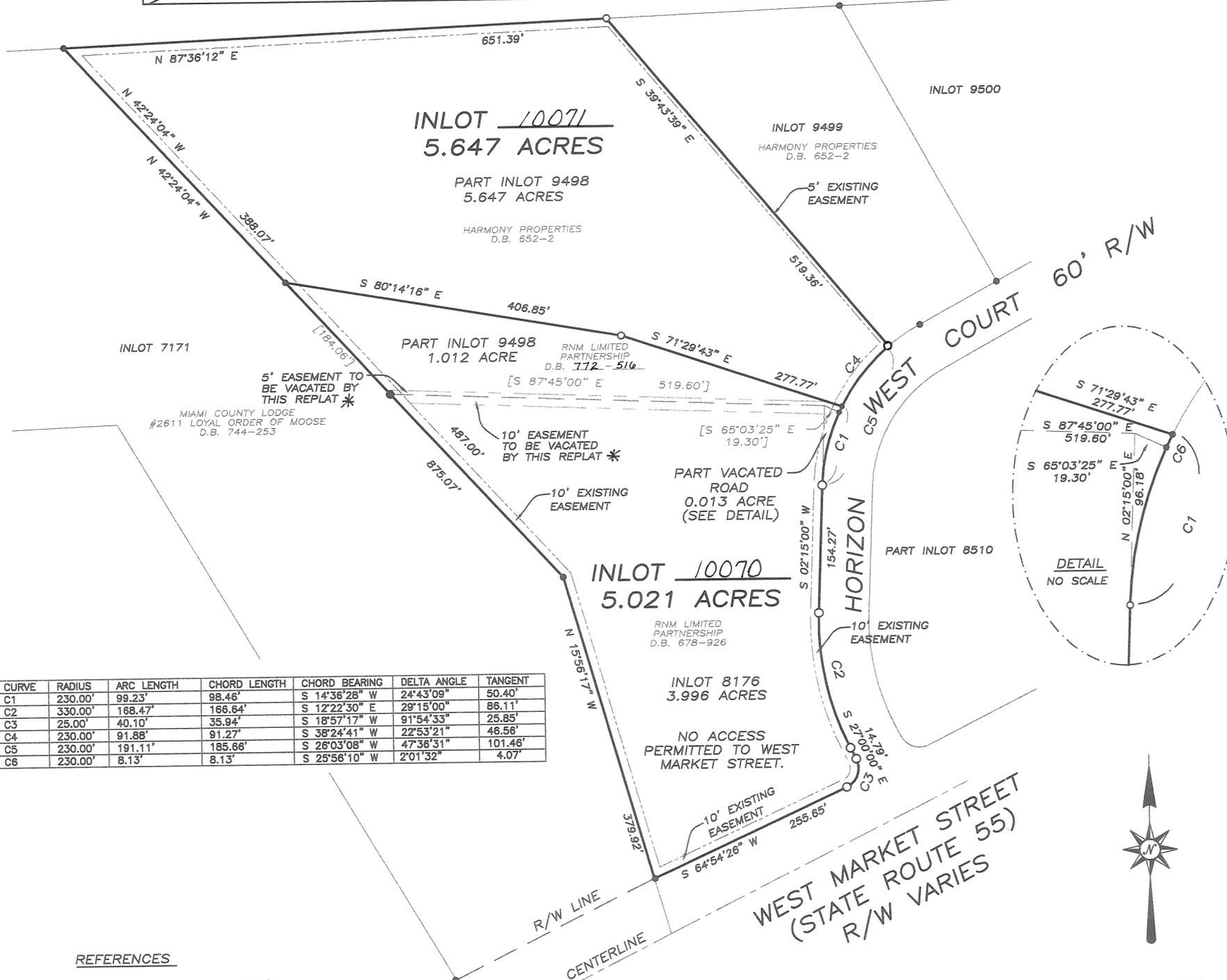
*William O'Brien*  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 TRANSFERRED AND LOT NUMBERS ASSIGNED  
 THIS 26 DAY OF MAY, 2006

*Chris A. Peoples* *Linda J. Jansman*  
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR



DESCRIPTION  
 BEING A REPLAT OF 10.668 ACRES OF PART OF INLOT 9498 (RECORD PLAT 20, PAGE 46) AS ACQUIRED BY RNM LIMITED PARTNERSHIP IN VOLUME 772, PAGE 516, MIAMI COUNTY DEED RECORDS; INLOT 8176 (RECORD PLAT 17, PAGE 82) AS ACQUIRED BY RNM LIMITED PARTNERSHIP IN VOLUME 678, PAGE 926, MIAMI COUNTY DEED RECORDS AND PART VACATED ROAD AS ACQUIRED AND SHOWN IN RECORD PLAT 18, PAGE 125, MIAMI COUNTY RECORDS AND PART INLOT 9498 AS ACQUIRED BY HARMONY PROPERTIES BY VOLUME 652, PAGE 2, MIAMI COUNTY DEED RECORDS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	230.00'	99.23'	98.46'	S 14°36'28" W	24°43'09"	50.40'
C2	330.00'	168.47'	166.64'	S 12°22'30" E	29°15'00"	86.11'
C3	25.00'	40.10'	35.94'	S 18°57'17" W	91°54'33"	25.85'
C4	230.00'	91.88'	91.27'	S 38°24'41" W	22°53'21"	48.56'
C5	230.00'	191.11'	185.66'	S 26°03'08" W	47°36'31"	101.46'
C6	230.00'	8.13'	8.13'	S 25°56'10" W	2°01'32"	4.07'

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

RNM LIMITED PARTNERSHIP  
*Raymond J. Mathieu* General Partner  
 RAYMOND J. MATHIEU, GENERAL PARTNER  
*Nannette L. Mathieu* General Partner  
 NANNETTE L. MATHIEU, GENERAL PARTNER

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED RNM LIMITED PARTNERSHIP BY RAYMOND J. MATHIEU AND NANNETTE L. MATHIEU, GENERAL PARTNERS, WHOM 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 22<sup>ND</sup> DAY OF MAY, 2006

*David Redick*  
 NOTARY PUBLIC  
 HARMONY PROPERTIES  
 MY COMMISSION EXPIRES: 2-19-08

*Bart Denlinger* General Partner  
 BART DENLINGER, MANAGING GENERAL PARTNER

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED HARMONY PROPERTIES, BY BART DENLINGER, MANAGING GENERAL PARTNER, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 22<sup>ND</sup> DAY OF MAY, 2006

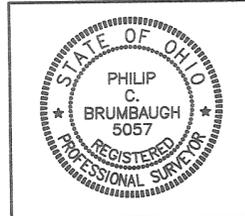
*Steven D. Leffel*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: January 5, 2009



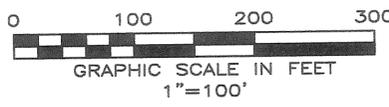
APPROVAL  
 THIS PLAT WAS REVIEWED AND APPROVED BY THE CITY OF TROY  
 THIS 22<sup>ND</sup> DAY OF MAY, 2006

*Steven D. Leffel*

CERTIFICATION  
 I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND IN ACCORDANCE WITH THE DATA SHOWN HEREIN.  
*Philip C. Brumbaugh* 5-16-06  
 PHILIP C. BRUMBAUGH DATE  
 OHIO REGISTERED PROFESSIONAL SURVEYOR #5057



BRUMBAUGH ENGINEERING & SURVEYING, LLC  
 1105 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 (937) 698-3000 ~ OFFICE  
 (937) 698-3928 ~ FAX



LEGEND  
 ○ IRON PIN SET  
 ● IRON PIN FOUND

REFERENCES  
 MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEY:  
 VOLUME 50, PAGE 40  
 AND AS REFERENCED HEREON



April 18, 2006

Dan Wigger- Senior Project Manager  
Bruns General Contracting Inc.  
3050 Tipp Cowlesville Rd.  
Tipp City, Ohio 45371

Subject: Vacation of Utility Easement

Mr. Wiggler,

Time Warner Cable has no plant along the property line between 2323 State Route 55(# IL 8176) and Lot # 9498 Horizon West Court. We have no objections to the vacation of this utility easement.

If you have any questions or comments I can be reached at (937)425-8871 and my fax number is (937)425-8860.

Thank you,

Reuben LeMaster  
Project Engineer

Network Design Engineering - 275 Leo St. - Dayton, OH 45404  
937-425-8854 Phone 937-425-8860 Fax

\* NOTE:  
THE FULL-SIZED COPIES OR ORIGINALS FOR THE VARIOUS UTILITY RELEASES AND THE NOTARIZATION STATEMENT FOR NANNETTE L. MATHIEU AS COMPLETED IN FLORIDA HAVE BEEN PHOTO-REDUCED AND/OR COPIED ONTO THIS PAGE 2 OF 2 FOR EASE OF REFERENCE ONCE THIS REPLAT IS FILED.

EASEMENT VACATION NOTE:  
REFERENCE THE \* AS SHOWN ON PAGE 1 OF 1 - THE TROY CITY COUNCIL MET AND APPROVED THE VACATION OF THE EASEMENTS ON THE COMMON LINE BETWEEN INLOTS 8176 AND 9498 ON APRIL 17, 2006 AS SHOWN IN ORDINANCE NO. O-17-06.

Holmes Beach, Florida

May 18<sup>th</sup> 2006

To whom it may concern.

This document hereby certifies that Nannette L. Mathieu has appeared in front of me on this, the 18<sup>th</sup> day of May 2006, to sign the "CONSENT TO REPLAT" document pertaining to the "harmony Industrial Park" drawn and signed by Philip C. Brumbaugh on May 16<sup>th</sup> 2006. Nannette L. Mathieu, who is personally known to me provided proof of identity and signed the above described document in my presence.



*Faith M. Test*  
Notary Public for State of Florida



Working For You Today And Tomorrow

May 10, 2006

Mr. Dan Wigger  
Bruns General Contracting  
3050 Tipp-Cowlesville Road  
Tipp City, Ohio 45371

RE: Vacation of a five (5) foot and ten (10) foot utility easements.

Dear Mr. Wigger:

The Dayton Power and Light Company has agreed to the replat of lot 9498 and I. L. 8176 in the City of Troy, Miami County, Ohio and the vacation of the existing five(5) and ten (10) foot wide utility easements adjacent to the joint property lines of said properties.

The Dayton Power and Light Company does not have any existing electric facilities in these utility easements.

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

Sincerely,  
*Patricia K. Swanke*  
Patricia K. Swanke  
Vice President, Operations

The Dayton Power and Light Company • 1065 Woodman Drive • Dayton, OH 45432



Vectren Energy Delivery  
Centerville Operations  
6600 Clys Road  
Centerville, Ohio 45459

May 2, 2006

Dan Wigger  
Bruns General Contracting, Inc.  
3050 Tipp-Cowlesville Rd.  
Tipp City, OH 45371

Mr. Wigger:

Please accept this correspondence as the formal response by Vectren Energy Delivery of Ohio, Inc. (Vectren) to your request for the approval to replant lot 9498 and I.L. 8176 in the city of Troy, Miami County, Ohio and whereas Vectren agrees to vacate the 10' (foot) and 5' (foot) plated utility easement adjacent to the joint property lines of said properties.

Vectren does not have facilities in said easements nor do we anticipate any future use.

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

Sincerely,  
*Robert Baird*  
Robert Baird  
Vectren Land Services



April 18, 2006

RECEIVED APR 19 2006

Mr. Dan Wigger  
Bruns General Contracting, Inc.  
3050 Tipp-Cowlesville Rd.  
Tipp City, OH 45371

Dear Mr. Wigger:

Verizon has no existing utilities in the 5' easement on the south side of In lot #9498 along Horizon West Ct. or the 10' easement on the north side of the lot owned by the Raymath Co. at 2323 W State Rte 55 located in Miami County, OH. Therefore, we have no objections to having this easement vacated as requested. Feel free to contact me at 937-833-0459 if you need further information.

Sincerely,  
*Sandra Rummel*  
SANDRA RUMMEL  
Verizon Network Engineer

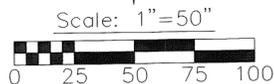
# Replat of Inlot 5264 City of Piqua, Miami County, Ohio

Plat Book 21 Page 87  
Miami County Recorder's Plat Records  
Received June 6, 2006, at 3:35:39PM  
File No. 0449015 Fee \$43.20

John W. O'Brien By: Kristi Quinn  
Miami County Recorder Deputy

Approved and transferred with lot numbers assigned this 5th day of June, 2006.

Chris A. Peoples By: Linda Pearson  
Miami County Auditor Deputy

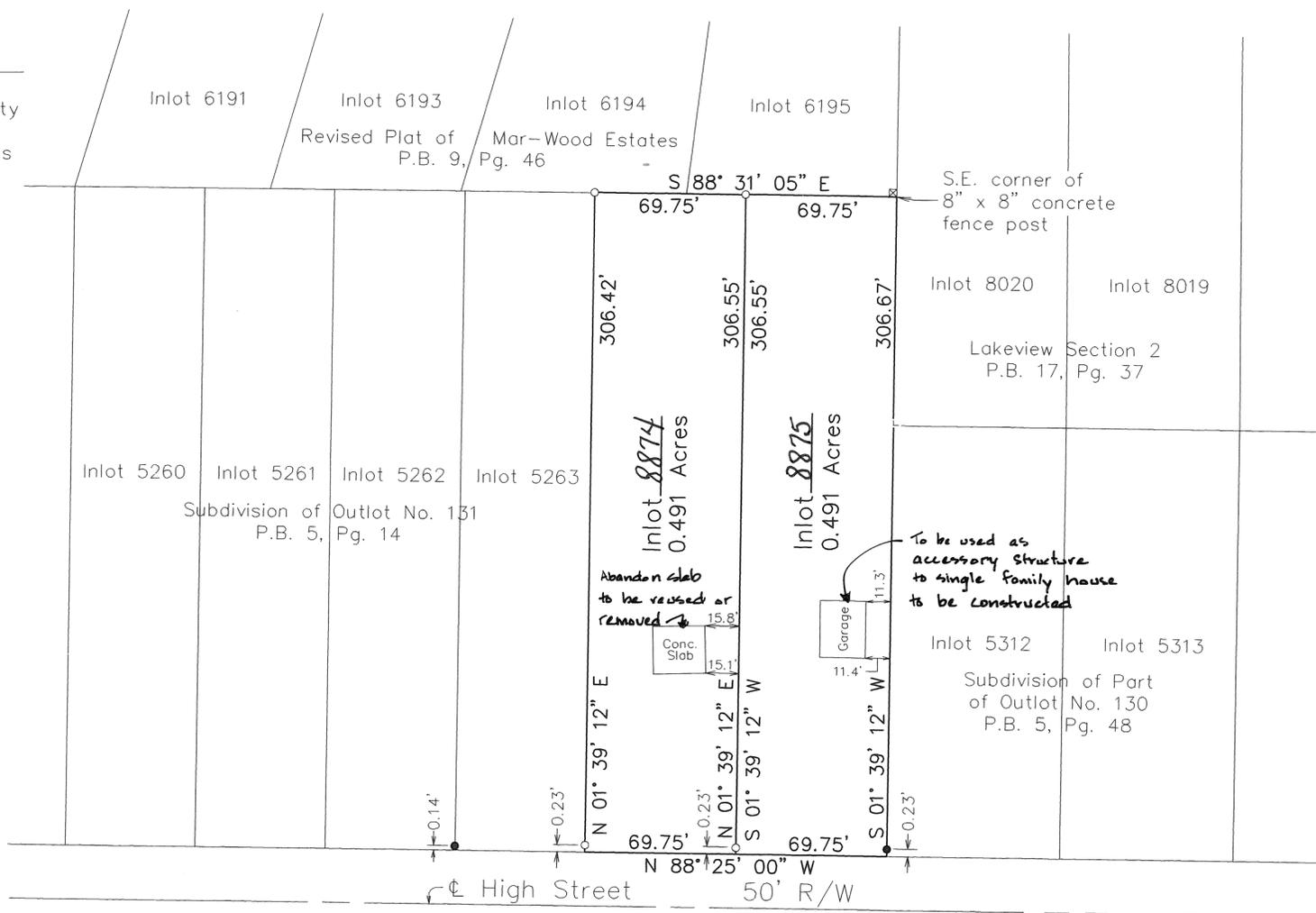


### Legend

- Iron pin found
- 8" X 8" Concrete corner post
- 5/8" dia. capped iron pin set (Cozatt, S6001)
- └ 3" Angle iron post

### References

- P.B. 5, Pg. 14
  - P.B. 5, Pg. 48
  - P.B. 9, Pg. 46
  - P.B. 10, Pg. 112
  - P.B. 17, Pg. 37
- } Miami County Recorder's Plat Records



### Description

Being a replat of Inlot 5264 in the City of Piqua, Ohio, as found in the Subdivision of Outlot No. 131, as recorded in Plat Book 5, Page 14 of the Miami County Recorder's Plat Records and acquired by Herman R. Bryant by deed recorded in Deed Book 715, Page 870 of the Miami County Recorder's Deed Records.

### Consent to Replat

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

Herman R. Bryant  
Herman R. Bryant

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

Before me, a Notary Public in and for said State and County, personally appeared Herman R. Bryant, who acknowledged that they did sign this instrument and that it is their free act and deed.

In testimony whereof, I have hereunto set my name and affixed my official seal this 2 day of June, 2006.

Jill L. Rank  
Notary Public

August 23, 2010  
My commission expires

Jill L. Rank  
Notary Public, State of Ohio  
My commission expires Aug. 23, 2010  
Recorded in Miami County

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



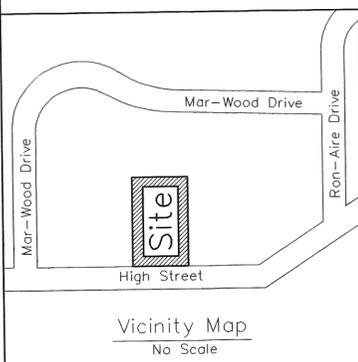
Michael W. Cozatt 5-12-06  
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, Ohio  
Job No. 08706 Ph. (937) 339-2921

### Approval

This replat was reviewed and approved by the City of Piqua, Ohio this 30th day of May, 2006.

Christopher W. Schmiesing  
Christopher W. Schmiesing  
City of Piqua Planning and Zoning Supervisor



# REPLAT OF INLOT 1060 PIQUA, OHIO

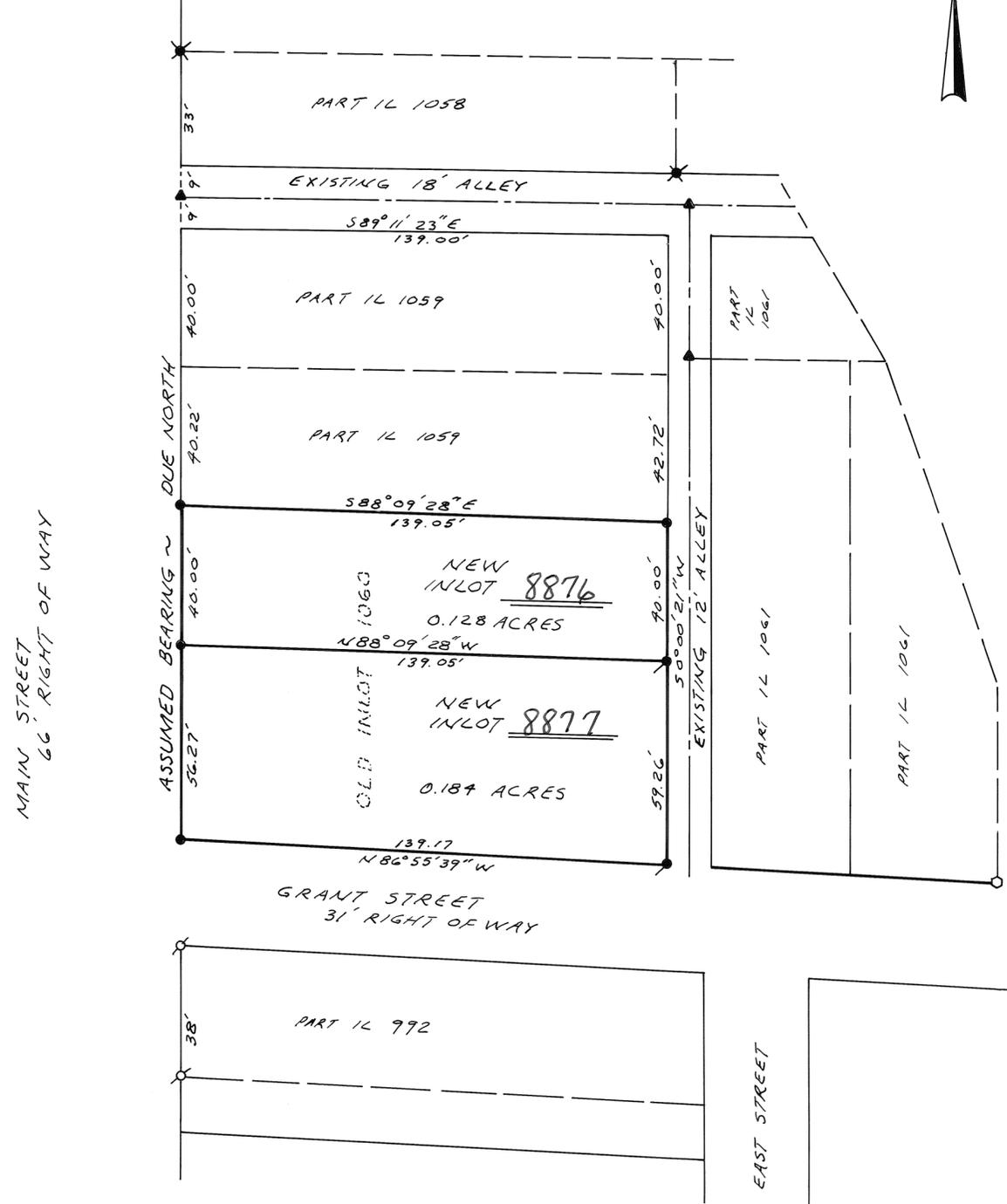
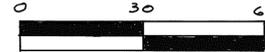
PLAT BOOK 21 PAGE 88  
MIAMI COUNTY RECORDER'S RECORD OF PLATS.  
RECEIVED FOR RECORD THIS 9 DAY OF  
June, 2006 AT 11:53:50 A.M.

FILE NUMBER 0449285 FEE \$43.20

John W. O'Brien  
JOHN W. O'BRIEN MIAMI CO. RECORDER

BY Krista Quinn  
DEPUTY RECORDER

SCALE: 1 INCH = 30 FEET



**LEGEND**

- ⊗ IRON PIPE FOUND
- ⊗ 5/8" IRON PIN FOUND
- ▲ P.K. NAIL FOUND
- MCD MONUMENT FOUND
- 5/8" CAPPED IRON PIN SET
- RAILROAD SPIKE SET

**SURVEY REFERENCES**

RECORD PLAT BOOK 2	PAGE 2
LOT SURVEY BOOK 19	PAGE 48
"	" " 22 " 138
"	" " 15 " 39
"	" " 15 " 100
"	" " 15 " 105

**DESCRIPTION**

BEING A REPLAT OF INLOT 1060 IN THE CITY OF PIQUA, OHIO AS DEEDED TO PHILIP S. AND BRENDA S. SULLENBERGER IN DEED BOOK NO. 767 PAGE NO. 227 AS SHOWN HEREON.

**OWNERS CONSENT**

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

OWNERS:

[Signature]  
PHILIP S. SULLENBERGER

[Signature]  
BRENDA S. SULLENBERGER

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

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

IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua OHIO THIS 8<sup>th</sup> DAY OF June 2006

[Signature]  
NOTARY PUBLIC

July 12, 2009  
MY COMMISSION EXPIRES

**APPROVAL**

THIS REPLAT WAS REVIEWED AND APPROVED BY THE BOARD OF ZONING APPEALS OF THE CITY OF PIQUA, OHIO ON THE 14<sup>th</sup> DAY OF MAY 2006.

[Signature]  
BY Planning & Zoning Supervisor  
TITLE

APPROVED AND TRANSFERRED THIS 9<sup>th</sup> DAY OF JUNE, 2006

[Signature]  
MIAMI COUNTY AUDITOR

BY: [Signature]  
DEPUTY



REPLAT FOR  
PHILIP & BRENDA  
SULLENBERGER & "HABITAT"

MICHAEL H. TREON TROY, OHIO  
937-339-4963

[Signature]  
REGISTERED SURVEYOR NO. 5621

VACATION  
ALLEY

LAURA  
CORPORATION

MIAMI  
COUNTY

OHIO  
STATE

# Alley Vacation

Alley Between Inlot 30 and Inlot 31

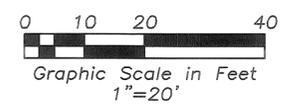
PLAT BOOK 21 PAGE 89  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED JUNE 16, 2006 AT 12:06 P.M.  
FILE NO. 0449671 FEE \$43.39



*John W. O'Brien* BY: *Christie Jackson*  
MIAMI CO. RECORDER DEPUTY

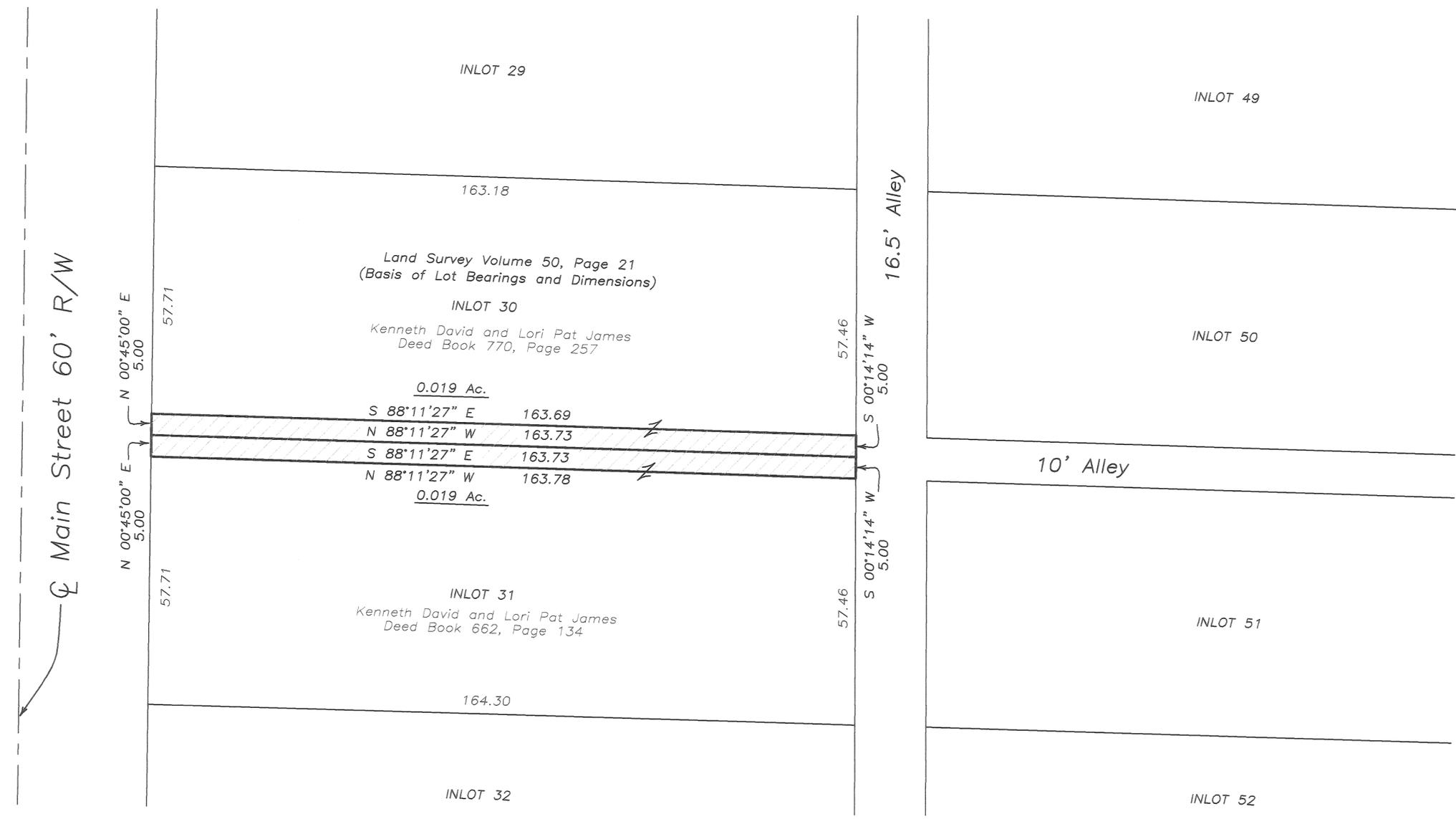
APPROVED AND TRANSFERRED  
THIS 16<sup>th</sup> DAY OF JUNE, 2006

*Chris A. Peoples* BY: *Sinda Trueman*  
MIAMI CO. AUDITOR DEPUTY



### References

Miami County Engineer's  
Record of Land Surveys  
Volume 50, Page 21  
(Basis of Bearings)



Alley vacation in Laura  
for Ken & Lori James

The alley vacated hereon was vacated by Ordinance No. 6-06  
enacted by the Village of Laura, Ohio.

*[Signature]* 6-16-06 *[Signature]* 6-16-06  
Mayor Date Clerk Date



*Michael W. Cozatt* 6-15-06  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, OH 45373  
Job No. 11506 (937) 339-2921  
File Name: C:\Surveys\2006\jobs\11506.dwg  
Drawn by: DMC ~ Checked by: MWC

# REPLAT OF INLOT 3067, CITY OF TIPP CITY, MIAMI COUNTY, OHIO

Plat Book 21 Page 90  
 Miami County Recorder's Plat Records  
 Received June 20, 2006 at 2:32 PM  
 File No. 0450065 Fee \$43.20  
 By: John W. O'Brien  
 Miami County Deputy Recorder

## Approval

At a meeting of the Planning Commission of the City of Tipp City, Ohio, held this 13 day of June, 2006, this replat was reviewed and approved.

[Signature]  
Chairman

[Signature]  
Secretary

## Note:

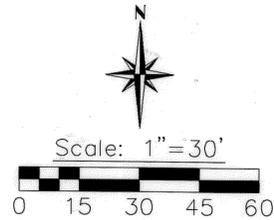
Amendment of Declaration and Submission of Additional Property to Declaration: Pursuant to article 7 of the Declaration of Covenants, Conditions and Restrictions, of Windmere Subdivision ("Declaration"), which is filed for record in Volume 23, Page 55 of the Miami County Miscellaneous Records, Tippecanoe Land Company, Inc. hereby amends the Declaration and submits the real property described in this plat shall constitute a part of the real property which is subject to the Declaration.

All covenants & restrictions as recorded on Windmere Subdivision Section 7, as recorded in P.B. 16, Page 118, shall remain in effect for this replat.

## Drainage Restrictions

These restrictions and agreements shall run with the land and shall bind the owners, successors, and assigns unless and until a modification or change thereto is agreed to and approved by the Council of the City of Tipp City, Ohio.

No Structure or fixed improvement of any kind, excluding grass or approved bank protection, shall be erected or planted within any easement area. This includes accessory buildings, fences, shrubs, and trees.



## Legend

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

## Description

Being a replat of Inlot 3067 in the City of Tipp City, Miami County, Ohio, as found on the plat of Windmere Subdivision Section 7, as recorded in Plat Book 16, Page 118 of the Miami County Recorder's Plat Records and acquired by Christopher D. Mays and Denise L. Bertelsen by deed recorded in Deed Book 770, Page 562 of the Miami County Recorder's Deed Records. Containing a total of 0.7945 Acres.

## Dedication

We, the undersigned, being all of the owners of the land herein replatted, do hereby acknowledge the making and signing of the same to be our voluntary act and deed, and do hereby reserve the easements shown hereon to the public use forever.

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

[Signature]  
Christopher D. Mays

[Signature]  
Denise L. Bertelsen

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

Before me, a notary public in and for said State and County, personally appeared Christopher D. Mays and Denise L. Bertelsen, 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 15<sup>th</sup> day of June, 2006.

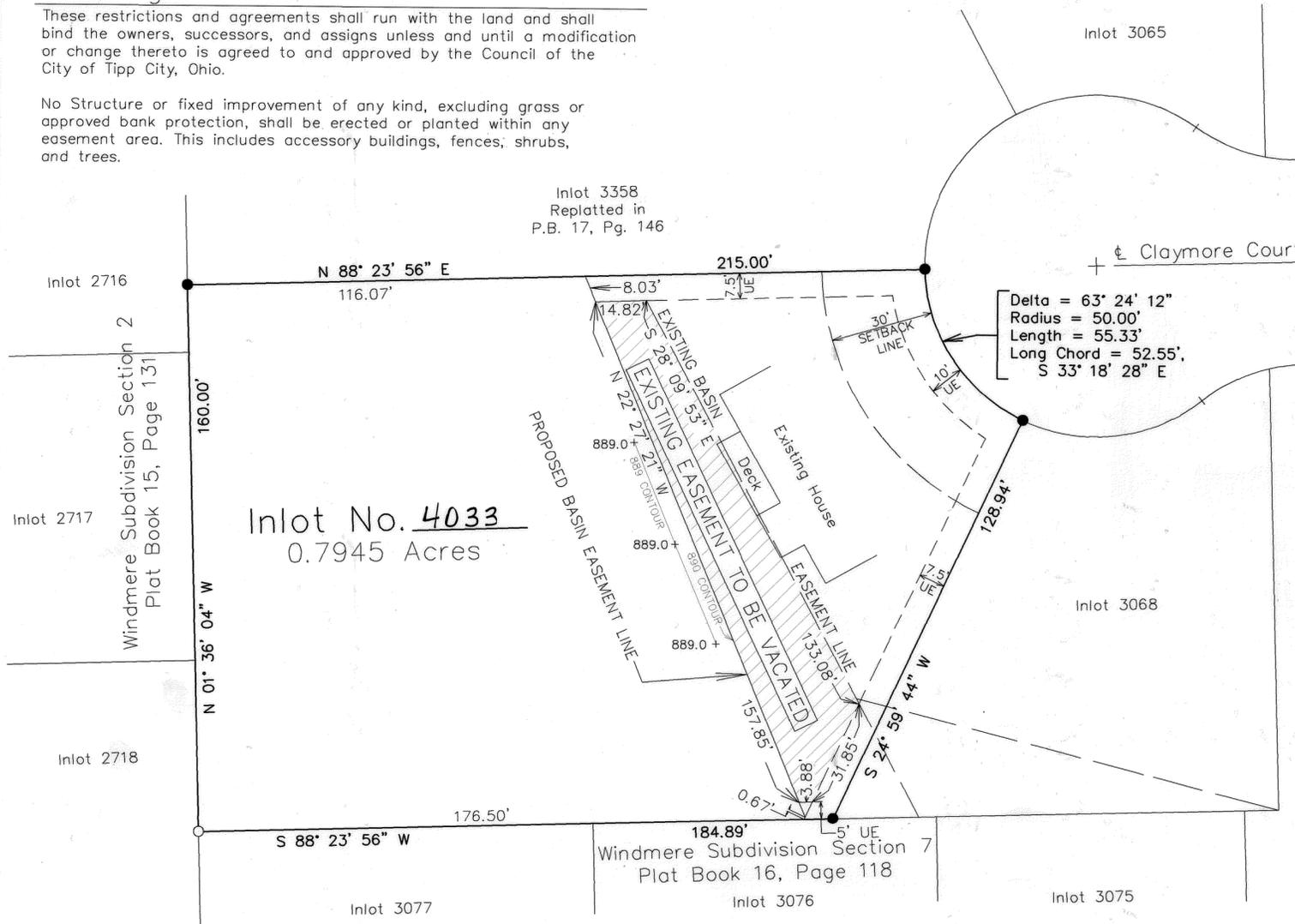
[Signature]  
Notary Public

May 31, 2010  
My Commission Expires

The measurements are certified correct and in conformance with minimum standards for boundary surveys in the State of Ohio, with monuments found or set as shown.



[Signature] 6-12-06  
 Michael W. Cozatt, P.S. #6001 Date  
 Cozatt Engineering Company  
 Civil Engineer Land Surveyor  
 476 Swailes Road Troy, Ohio  
 Job No. 09306 Ph. (937) 339-2921

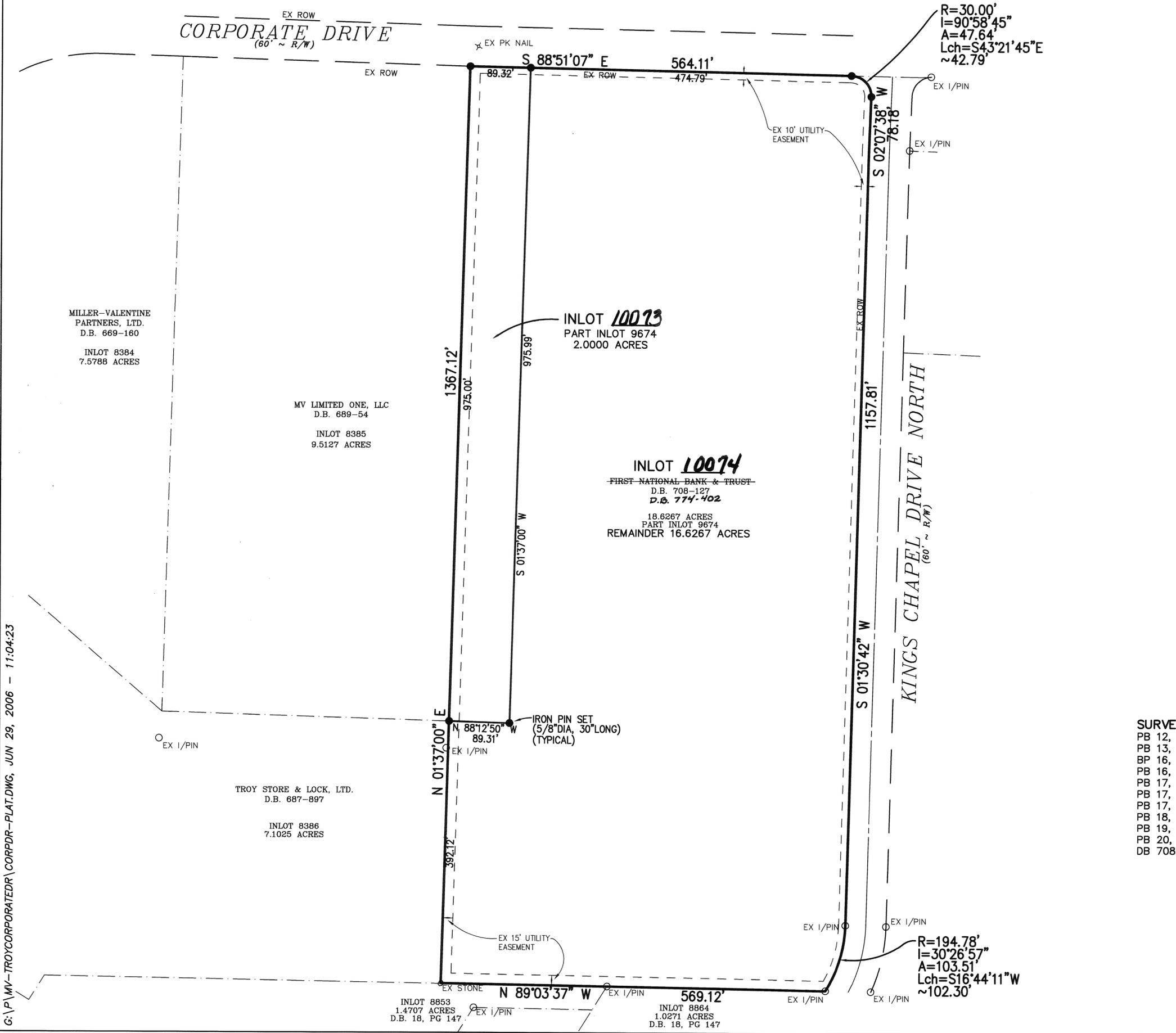




# REPLAT OF INLOT 9674 LONGENDELPHER INDUSTRIAL PARK

PLAT BOOK 21 PAGE 91-A

$\frac{18.6267}{\text{ACREAGE}}$      $\frac{9674}{\text{INLOT}}$      $\frac{\text{TROY}}{\text{CITY}}$      $\frac{\text{MIAMI, OHIO}}{\text{COUNTY/STATE}}$   
 LOCATED IN SECTION 18, TOWN 5, RANGE 6  
 JUNE 29, 2006



**SURVEY SYMBOLS LEGEND:**

- ⊕ EX CROSS NOTCH FOUND
- EX 5/8" IRON PIN FOUND
- EX 1" IRON PIPE FOUND
- EX CONCRETE MONUMENT FOUND
- × EX PK NAIL FOUND
- △ EX RAILROAD SPIKE FOUND
- IRON PIN SET (5/8" DIA, 30" LONG)
- CONCRETE MONUMENT SET
- × PK NAIL SET
- ⊕ CROSS NOTCH SET



**Van Atta  
Engineering  
Inc.**

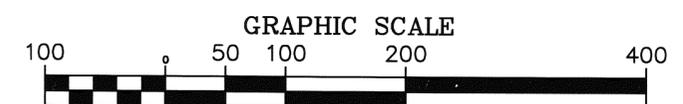
**Engineering & Surveying**

570 Congress Park Drive  
Centerville, Ohio 45459  
Phone: (937) 438-5650  
Fax: (937) 438-5645

**SURVEY REFERENCES:**

- PB 12, PG 137
- PB 13, PG 137
- BP 16, PG 73
- PB 16, PG 107
- PB 17, PG 61
- PB 17, PG 121
- PB 17, PG 123
- PB 18, PG 116
- PB 19, PG 149
- PB 20, PG 65
- DB 708, PG 127

**BASIS OF BEARINGS:**  
 THE WEST PROPERTY LINE OF INLOT 9674  
 RECORDED IN PLAT BOOK 20, PAGE 65 OF  
 THE PLAT RECORDS OF MIAMI COUNTY, OHIO  
 (BEARING: N 01°37'00" E)



# Nottingham Subdivision Section Three

City of Troy, Miami County, Ohio

THE WITHIN PLAT IS A SUBDIVISION OF 8.2701 ACRES, BEING PART OF INLOT 8670 BEING CONVEYED TO McGOVERN-WILLOUGHBY HOMES, LTD., BY DEED RECORDED IN DEED BOOK 721, PAGE 841 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO. 6.4051 ACRES LOTS / 1.8650 ACRES R/W  
**8.2701 ACRES TOTAL**

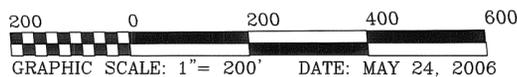
**McDougall, Marsh & Chico**  
Surveyors and Civil Engineers  
8529 Byers Road, Miamisburg, Ohio 45342  
Tel: 937-847-2660, Fax 937-847-2670

PLAT BOOK 21 PAGE 92  
MIAMI COUNTY RECORDED'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 7<sup>th</sup> DAY OF  
July, 2006 AT 3:19 P.M.  
FILE NO. 0450985, FEE \$86.40

*John W. O'Brien*  
JOHN W. O'BRIEN  
MIAMI COUNTY RECORDER  
BY *Rola Mccoy* DEPUTY



Bearings based on the north line of Lot 9744 of Nottingham Subdivision Section 2 as Recorded in Plat Book 20, Page 91, of the Plat Records of Miami County, Ohio (S 77°38'00"W)



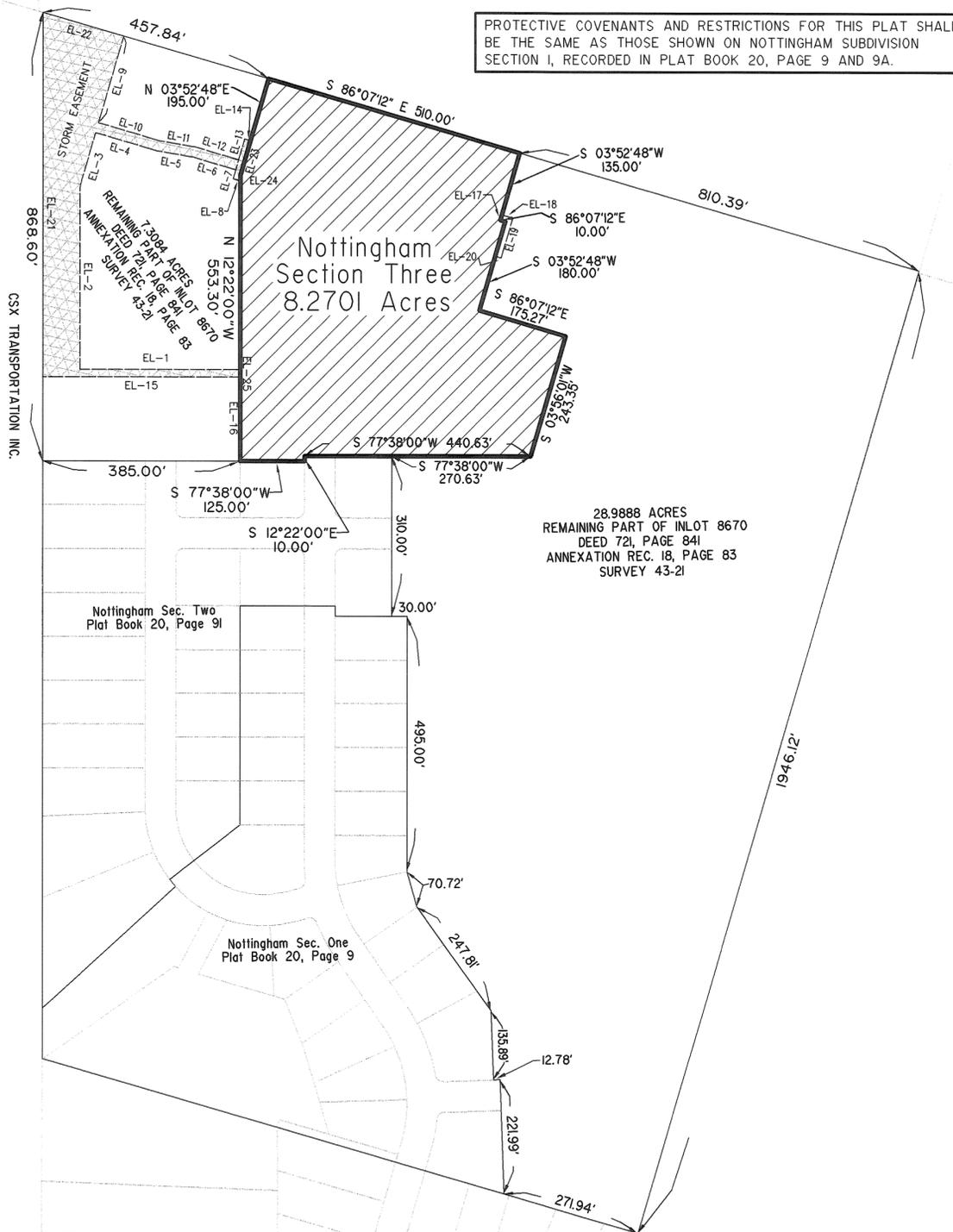
**REFERENCES:**

Deed: McGovern-Willoughby Homes, Ltd. - Deed Book 721, Page 841  
Survey: ANNEXATION REC. 18, PAGE 83 Survey 43-21

Plat: Nottingham Subdivision Sec.1 - P.B. 20, Pg. 9;  
Nottingham Subdivision Sec.1 - P.B. 20, Pg. 91;

**EASEMENT LINE DATA:**

Course	Bearing	Distance	Course	Bearing	Distance
EL-1	S 77°38'00" W	312.99'	EL-13	N 03°52'48" E	41.75'
EL-2	N 12°22'00" W	352.51'	EL-14	S 86°07'12" E	12.00'
EL-3	N 03°52'48" E	109.92'	EL-15	S 77°38'00" W	385.00'
EL-4	S 86°07'12" E	124.56'	EL-16	N 12°22'00" W	162.50'
EL-5	N 87°10'23" E	70.64'	EL-17	N 03°52'48" E	10.00'
EL-6	S 86°07'12" E	87.26'	EL-18	S 86°07'12" E	22.00'
EL-7	S 03°52'48" W	18.25'	EL-19	S 03°52'48" W	80.00'
EL-8	S 86°07'12" E	14.91'	EL-20	N 86°07'12" W	12.00'
EL-9	S 03°52'48" W	175.00'	EL-21	N 12°22'00" W	706.10'
EL-10	S 86°07'12" E	123.39'	EL-22	S 86°07'12" E	163.86'
EL-11	N 87°10'23" E	70.64'	EL-23	S 03°52'48" W	70.00'
EL-12	S 86°07'12" E	88.43'	EL-24	S 12°22'00" E	10.42'
			EL-25	S 12°22'00" E	15.00'



PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT SHALL BE THE SAME AS THOSE SHOWN ON NOTTINGHAM SUBDIVISION SECTION I, RECORDED IN PLAT BOOK 20, PAGE 9 AND 9A.

**DEDICATION**

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS 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: McGOVERN - WILLOUGHBY HOMES, INC.

*Billy E. Willoughby*  
Billy E. Willoughby Member

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED McGOVERN-WILLOUGHBY HOMES, LTD. BY CHARLES G. McGOVERN, III AND BILLY E. WILLOUGHBY WHO EXECUTED THE FOREGOING PLAT AND WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT ON BEHALF OF SAID McGOVERN-WILLOUGHBY HOMES, LTD. AND THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY HAND AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 1 DAY OF JUNE, 2006  
*Russell Thayer* NOTARY PUBLIC MY COMMISSION EXPIRES OCT 1, 2010

RUSSELL THAYER, Notary Public  
in and for the State of Ohio  
My Commission Expires Oct. 1, 2010

**LIENHOLDER:**

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED *B. Anne Merwin* PRESIDENT AND RICHARD J. DUTTON, VICE PRESIDENT OF PEOPLES SAVINGS BANK, THE CORPORATION WHO APPROVED THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT, ON BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS, AND THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

LIENHOLDER: PEOPLES SAVINGS BANK

*B. Anne Merwin*  
BY: TITLE: VICE PRESIDENT

*Richard J. Dutton*  
BY: TITLE: Vice President

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY HAND AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 1 DAY OF JUNE, 2006  
*Russell Thayer* NOTARY PUBLIC MY COMMISSION EXPIRES OCT 1, 2010

RUSSELL THAYER, Notary Public  
in and for the State of Ohio  
My Commission Expires Oct. 1, 2010

COUNTY AUDITOR  
TRANSFERRED ON THIS 7<sup>th</sup> DAY OF July, 2006.  
*Sandra Pearson* DEPUTY  
*Christa Peoples* COUNTY AUDITOR

CITY OF TROY PLANNING COMMISSION:  
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, HELD THIS 26<sup>th</sup> DAY OF APRIL, 2006, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-19-06

CHAIRMAN *Steve J. Knight* SECRETARY

COUNCIL OF THE CITY OF TROY:  
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, HELD THIS 5<sup>th</sup> DAY OF JUNE, 2006, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-19-06

*Michael B. Williams* MAYOR  
*William F. Lerner* PRESIDENT OF COUNCIL  
*Steve J. Knight* CLERK OF COUNCIL

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

McDougall, Marsh and Chico, LLC.

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

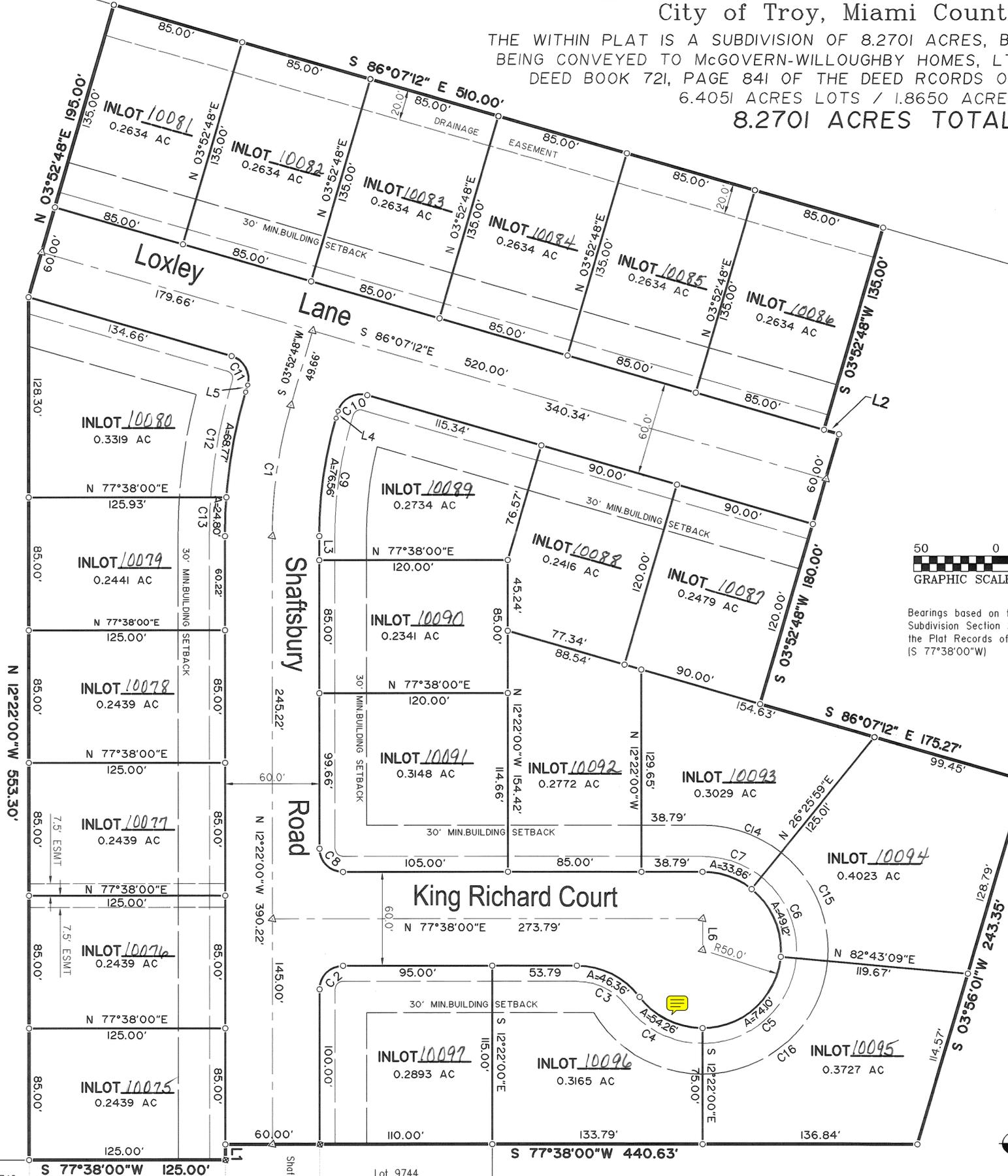


# Nottingham Subdivision Section Three

City of Troy, Miami County, Ohio

THE WITHIN PLAT IS A SUBDIVISION OF 8.2701 ACRES, BEING PART OF INLOT 8670 BEING CONVEYED TO McGOVERN-WILLOUGHBY HOMES, LTD., BY DEED RECORDED IN DEED BOOK 721, PAGE 841 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

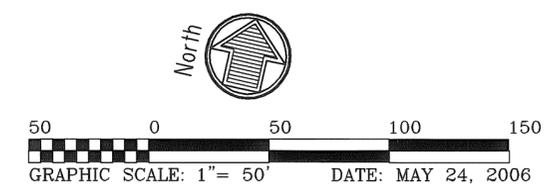
6.4051 ACRES LOTS / 1.8650 ACRES R/W  
8.2701 ACRES TOTAL



UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN, ARE HEREBY CREATED AS FOLLOWS:  
10' IN WIDTH ADJACENT TO ALL STREET RIGHT-OF-WAY LINES  
5' ON EACH SIDE OF ALL SIDE LOT LINES  
5' ALONG ALL REAR LOT LINES

### Monument Legend

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ⊙ Indicates Iron Pipe found
- ⊠ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- Indicates Concrete Monument found
- ⊞ Indicates Concrete Monument set
- Indicates Railroad Spike found



Bearings based on the north line of Lot 9744 of Nottingham Subdivision Section 2 as Recorded in Plat Book 20, Page 91, of the Plat Records of Miami County, Ohio (S 77°38'00"W)

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT SHALL BE THE SAME AS THOSE SHOWN ON NOTTINGHAM SUBDIVISION SECTION I, RECORDED IN PLAT BOOK 20, PAGE 9 AND 9A.

CURVE DATA:

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	300.00'	42.82'	85.07'	16°14'48"	84.78'	N 04°14'36" W
C2	15.00'	15.00'	23.56'	90°00'00"	21.21'	N 32°38'00" E
C3	50.00'	25.00'	46.36'	53°07'48"	44.72'	S 75°48'06" E
C4	50.00'	25.00'	46.36'	53°07'48"	44.72'	S 75°48'06" E
C5	50.00'	45.75'	74.10'	84°54'51"	67.50'	N 35°10'34" E
C6	50.00'	26.75'	49.12'	56°17'09"	47.17'	N 35°25'26" W
C7	50.00'	17.61'	33.86'	38°47'59"	33.22'	N 82°58'00" W
C8	15.00'	15.00'	23.56'	90°00'00"	21.21'	N 57°22'00" W
C9	270.00'	38.54'	76.56'	16°14'48"	76.30'	N 04°14'36" W
C10	15.00'	15.00'	23.56'	90°00'00"	21.21'	N 48°52'48" E
C11	15.00'	15.00'	23.56'	90°00'00"	21.21'	N 41°07'12" E
C12	330.00'	34.51'	68.77'	11°56'26"	68.65'	S 02°05'25" E
C13	330.00'	12.41'	24.80'	4°18'22"	24.80'	S 10°12'49" E
C14	80.00'	28.17'	54.18'	38°47'59"	53.15'	S 82°58'00" E
C15	80.00'	42.79'	78.59'	56°17'09"	75.47'	S 35°25'26" E
C16	80.00'	73.20'	118.56'	84°54'51"	108.01'	S 35°10'34" W

LINE DATA:

Course	Bearing	Distance
L1	S 12°22'00" E	10.00'
L2	S 86°07'12" E	10.00'
L3	N 12°22'00" W	15.56'
L4	N 03°52'48" E	4.66'
L5	S 03°52'48" W	4.66'
L6	S 12°22'00" E	20.00'

### SURVEY NOTES:

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

**McDougall, Marsh & Chico**  
Surveyors and Civil Engineers  
8529 Byers Road, Miamisburg, Ohio 45342  
Tel: 937-847-2660, Fax 937-847-2670

Lot 9742 Nottingham Sec. Two Plat Book 20, Page 91  
Lot 9743 Nottingham Sec. Two Plat Book 20, Page 91  
Lot 9744 Nottingham Sec. Two Plat Book 20, Page 91

# JAN A. & CAROL A. MOTTINGER SURVEY OF DEDICATED LAND

PLAT BOOK 21 PAGE 93  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED July 10, 2006 AT 1:23:22 PM  
 FILE NO. 04510101 FEE \$43.20  
John W. O'Brien  
 JOHN W. O'BRIEN - MIAMI COUNTY RECORDER  
Mag Pence  
 DEPUTY COUNTY RECORDER

BEING PART OF INLOT 546 LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWN 9 NORTH, RANGE 4 EAST, NEWBERRY TOWNSHIP, VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO

## DESCRIPTION OF DEDICATED LAND

Being Part of INLOT 546 located in the northwest quarter of Section 22, Township 9 North, Range 4 East, Newberry Township, Village of Bradford, Miami County, Ohio and described as follows:

Commencing at a PK Nail Found at Northwest Corner of Section 22;

Thence South 00°10'00" East along the approximate centerline of Miami Avenue and the county line a distance of five hundred seventy-two and forty-four hundredths feet (572.44') to a Mag Nail Set for the TRUE POINT OF BEGINNING,

Thence North 89°50'00" East a distance of thirty and zero hundredths feet (30.00') to an Iron Pin Set,

Thence South 00°10'00" East a distance of two hundred thirty-three and zero hundredths feet (233.00') to an Iron Pin Set,

Thence South 89°50'00" West a distance of thirty and zero hundredths feet (30.00') to a Mag Nail Set on the approximate center line of Miami Avenue,

Thence North 00°10'00" West a distance of two hundred thirty-three and zero hundredths feet (233.00') along the approximate centerline of Miami Avenue to the TRUE POINT OF BEGINNING containing 0.160 acres of land more or less.

Deed Reference: Vol. 496, Pg.655.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in September of 2005.

Surveyed By:  
 Craig W. Mescher Reg. Surveyor No. 8237  
 Date:

### OWNER'S DEDICATION AND ACKNOWLEDGEMENT

We, the undersigned, being all the owners of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the area as shown thereon, comprising of a total of 0.160 acres, to the public forever.

Jan A. Mottinger 6/8/06  
 Jan A. Mottinger Date

Carol A. Mottinger  
 Carol A. Mottinger Date 6/8/06

### COUNTY AUDITOR

I hereby certify that the land described by this plat was transferred on 6-27-06

Miami County Auditor Chris A. Depleo

Deputy County Auditor Lydia Pearson

### VILLAGE OF BRADFORD

We, The Council of the Village of Bradford and the Mayor of the Village of Bradford, reviewed and accepted this plat.

Brenda Selander  
 Clerk of Council for the Village of Bradford

Date 5-24-06

Jeffery L. Wierig  
 Mayor of Village of Bradford

Date May 24, 2006

### AFFIDAVIT

State of Ohio, County of Miami } SS.

Before me, a Notary Public for the State of Ohio, appeared the above named, who acknowledged and signed the foregoing instrument and their signing was their free act.

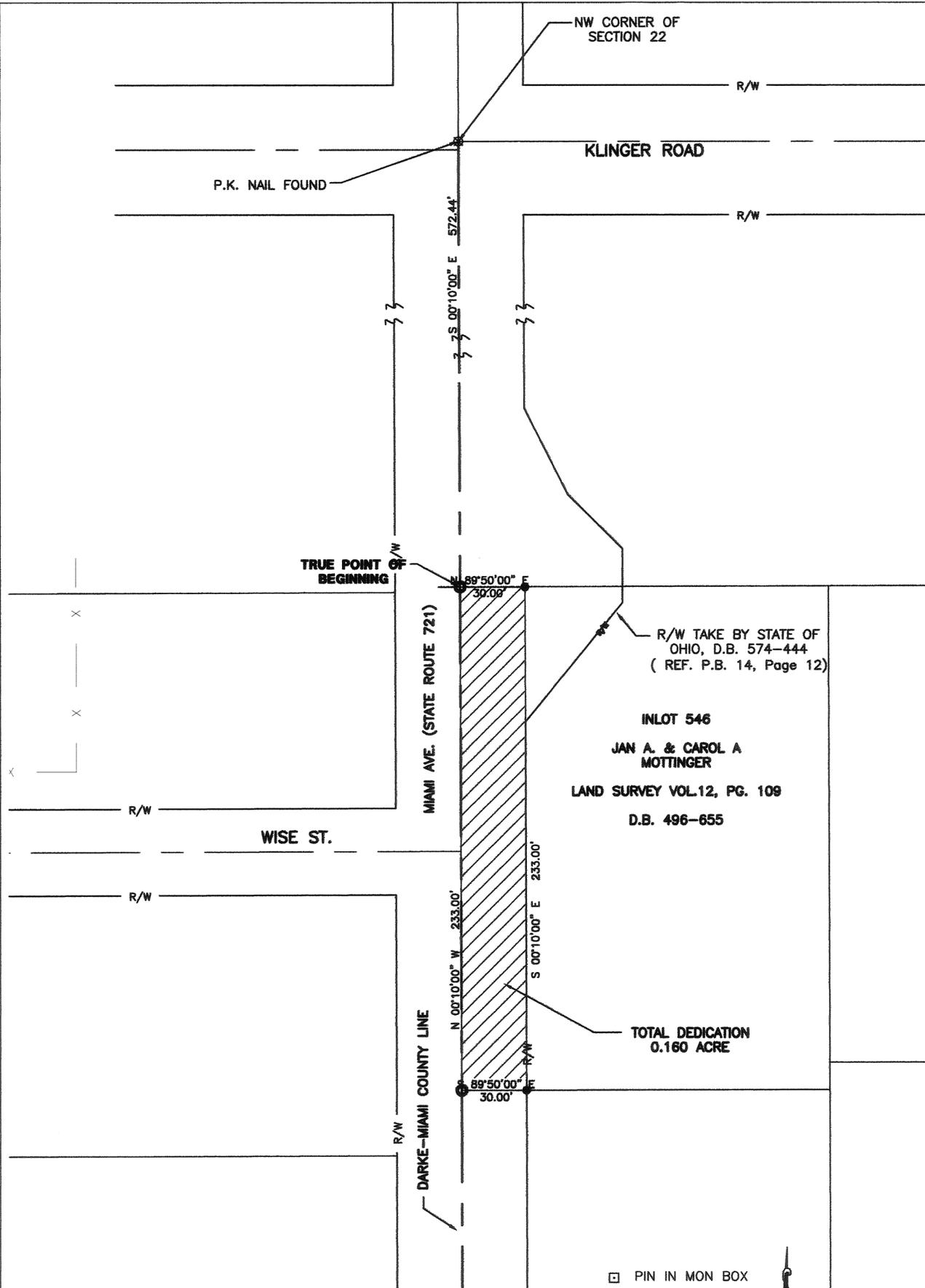
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal this 8th day of June, 2006

(written signature) Amy L. Gade

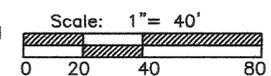
(typed or printed name) Amy L. Gade

Notary Public, State of Ohio  
 My Commission Expires 10-2-07

Notary Public, State of Ohio  
My Commission Expires 10-2-07



- PIN IN MON BOX
- Iron Pin Found
- Iron Pin Set
- Mag Nail Set
- P.K. Nail Found
- Prop. Dedication



**FANNING-HOWEY**  
 CIVIL ENGINEERING DIVISION  
 www.fhai.com/civilengineering | 419.586.2292



OWNER Jan A. & Carol A. Mottinger	OWNER ADDRESS 608 N. Miami Avenue
DRAWN BY: DEW CHECKED BY: CWM	COMM NO.: 203840.03 DATE: September 2005
References: Centerline of Miami Avenue is based on ODOT R/W plans	

PLAT BOOK 21 PAGE 94  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED 10/10/06 AT 1:23:23PM  
 FILE NO. 0451067 FEE \$43.70  
John W. O'Brien  
 JOHN W. O'BRIEN - MIAMI COUNTY RECORDER  
[Signature]  
 DEPUTY COUNTY RECORDER

# STEVEN L. & CYNTHIA KAY HOCKER SURVEY OF DEDICATED LAND

BEING PART OF INLOT 547 LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWN 9 NORTH, RANGE 4 EAST, NEWBERRY TOWNSHIP, VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO

### DESCRIPTION OF DEDICATED LAND

Being Part of INLOT 547 located in the northwest quarter of Section 22, Township 9 North, Range 4 East, Newberry Township, Village of Bradford, Miami County, Ohio, and described as follows:

Commencing at a PK Nail Found at Northwest Corner of Section 22;

Thence South 00°10'00" East along the approximate centerline of Miami Avenue and the county line a distance of eight hundred five and forty-four hundredths feet (805.44') to a Mag Nail Set for the TRUE POINT OF BEGINNING,

Thence North 89°50'00" East a distance of thirty and zero hundredths feet (30.00') to an Iron Pin Set,

Thence South 00°10'00" East a distance of one hundred thirty-seven and forty hundredths feet (137.40') to an Iron Pin Set,

Thence North 89°50'00" East a distance of one hundred forty and zero hundredths feet (140.00') to an Iron Pin Set,

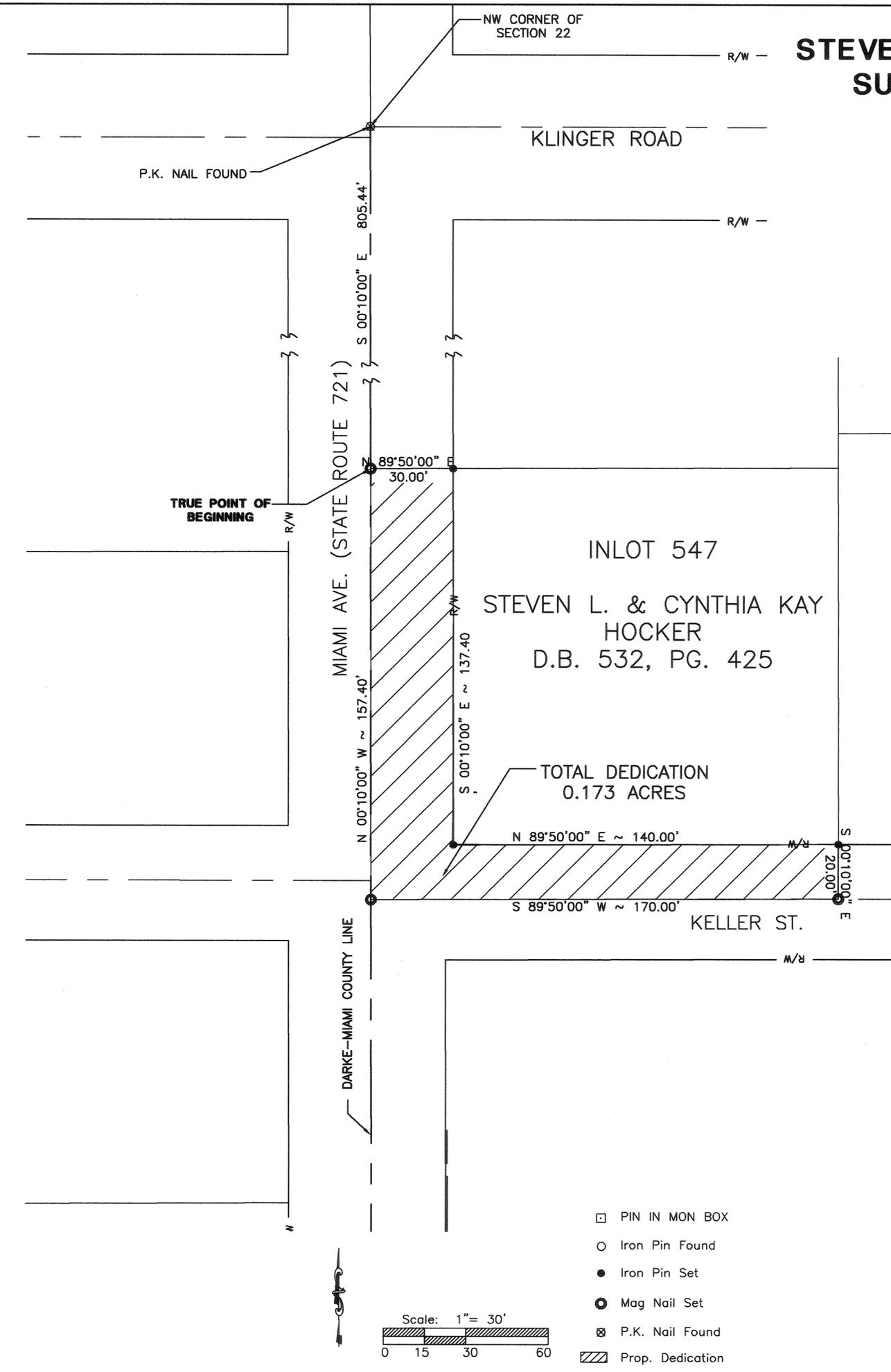
Thence South 00°10'00" East a distance of twenty and zero hundredths feet (20.00') to a Mag Nail Set on the approximate center line of Keller St.,

Thence South 89°50'00" West a distance of one hundred seventy and zero hundredths feet (170.00') along the approximate centerline of Keller St. to a Mag Nail Set on the approximate centerline of Miami Avenue,

Thence North 00°10'00" West a distance of one hundred fifty-seven and forty hundredths feet (157.40') along the approximate center line of Miami Avenue to the TRUE POINT OF BEGINNING containing 0.173 acres of land more or less.

Deed Reference: Vol. 532, Pg. 425.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in September of 2005.



Surveyed By: [Signature]  
 Craig W. Mescher Reg. Surveyor No. 8237  
 Date:

OWNER'S DEDICATION AND ACKNOWLEDGEMENT  
 We, the undersigned, being all the owners of the land platted herein, do hereby voluntarily consent to the execution of said plat, and dedicate the area as shown thereon, comprising of a total of 0.173 acres, to the public forever.

Steven L. Hocker 6-13-06  
 Steven L. Hocker Date

Cynthia Kay Hocker 6-13-06  
 Cynthia Kay Hocker Date

AFFIDAVIT  
 State of Ohio, County of Miami } SS.  
 Before me, a Notary Public for the State of Ohio, appeared the above named, who acknowledged and signed the foregoing instrument and their signing was their free act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal this 13th day of June, 2006.

(written signature) Amy L. Gade  
 (typed or printed name) Amy L. Gade  
 Notary Public, State of Ohio  
 My Commission expires

COUNTY AUDITOR  
 I hereby certify that the land described by this plat was transferred on 6-27-06  
 Miami County Auditor [Signature]  
 Deputy County Auditor [Signature]

VILLAGE OF BRADFORD  
 We, The Council of the Village of Bradford and the Mayor of the Village of Bradford, reviewed and accepted this plat.  
[Signature] 5-24-06  
 Clerk of Council for the Village of Bradford Date  
[Signature] May 24, 2006  
 Mayor of Village of Bradford Date

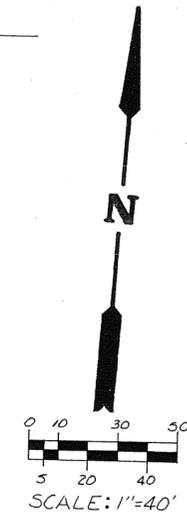
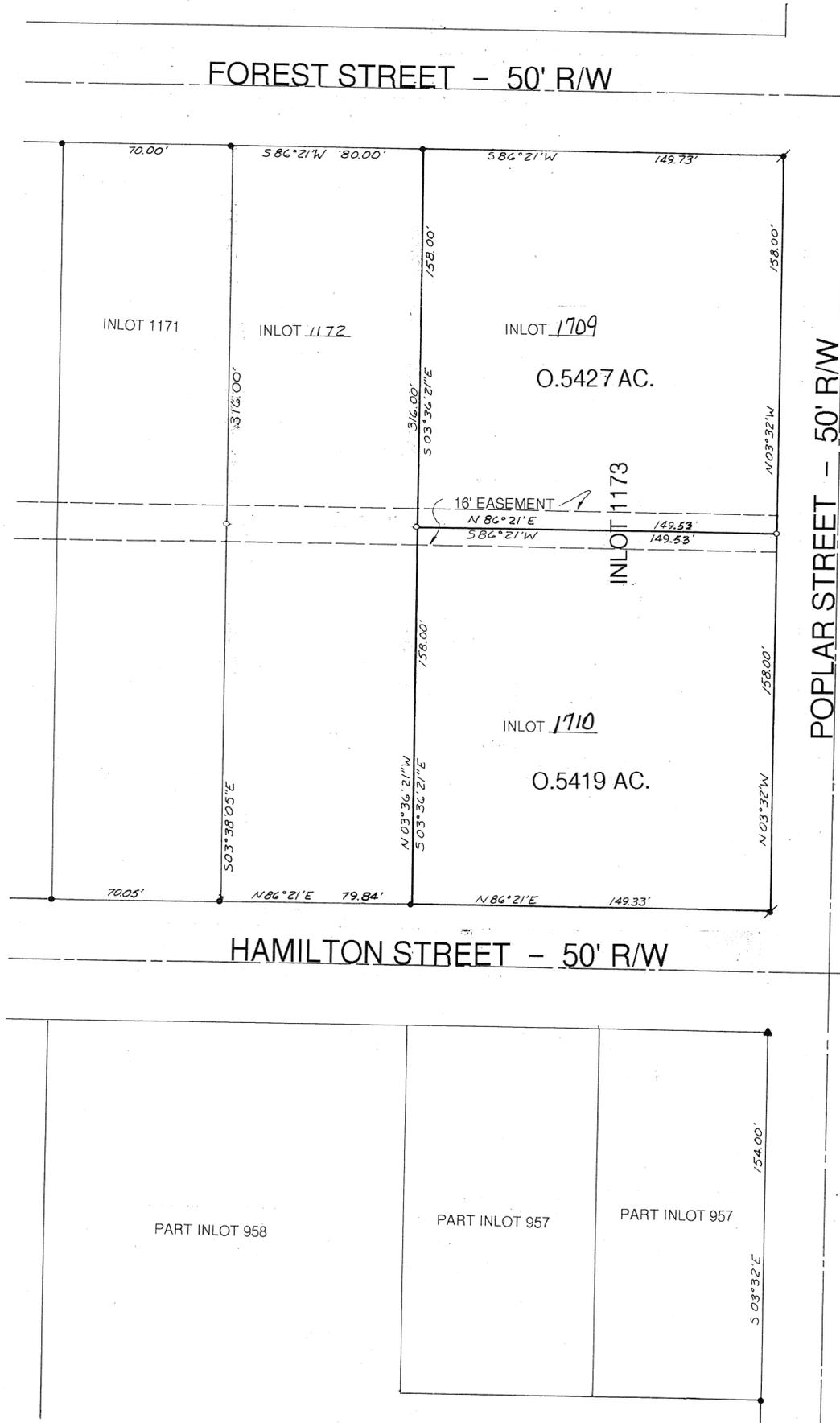
<b>FANNING-HOWEY</b> CIVIL ENGINEERING DIVISION www.fhai.com/civilengineering   419.586.2292		OWNER Steven L. & Cynthia Kay Hocker	OWNER ADDRESS 600 N. Miami Avenue
		DRAWN BY: DEW CHECKED BY: CWM	COMM NO.: 203840.03 DATE: September 2005
References: Centerline of Miami Avenue is based on ODOT R/W plans			

REPLAT OF INLOT 1173 IN WEST MILTON, OHIO

PLAT BOOK 21 PAGE 95  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 19<sup>TH</sup> DAY OF

BEING A REPLAT OF INLOT 1173, WEST MILTON, OHIO, ACQUIRED BY DON H. THOMPSON & JUDITH WEAVER BOOK 681, PAGE 577 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.  
 JULY, 2006, AT 12:19 P.M.  
 FILE NO. 0451638 FEE: \$43.20

John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
 BY: Christine F. Jackson  
 DEPUTY RECORDER

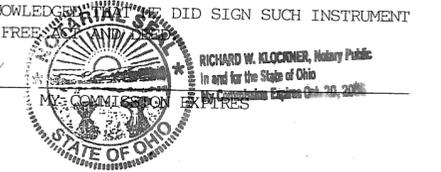


WE, THE UNDERSIGNED OWNERS OF INLOT 1173, WEST MILTON, OHIO, DO HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF THIS PARCEL INTO THE TWO NEW LOTS CREATED BY THIS REPLAT.

OWNERS: DON H. THOMPSON & JUDITH WEAVER  
Don H. Thompson & Judith T. Weaver  
 DON H. THOMPSON JUDITH WEAVER

STATE OF OHIO - COUNTY OF MIAMI S.S.  
 BEFORE, 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 SUCH INSTRUMENT IS HIS FREE AND VOLUNTARY ACT AND DEED.

Richard W. Klockner  
 NOTARY PUBLIC



- LEGEND**
- = IRON PIN FOUND
  - = IRON PIN SET
  - ✱ = MAG NAIL FOUND
  - ▲ = CROSS CUTIN CONCRETE FOUND

**SURVEY REFERENCE**  
 LOT SURVEY VOL. 21, PAGE 188  
 LOT SURVEY VOL. 5, PAGE 117  
 LAND SURVEY VOL. 50, PAGE 28  
 RECORDER'S PLAT BOOK 9, PAGE 140

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 12 DAY OF July, 2006, THIS PLAT WAS REVIEWED AND APPROVED.

William G. O'Brien CHAIRMAN  
Deborah Miller SECRETARY

TRANSFERRED THIS 19 DAY OF July, 2006.  
Chris A. Peoples CHAIRMAN  
 CHRIS A. PEEPLES MIAMI COUNTY AUDITOR  
 BY: Sinda Liraunax DEPUTY AUDITOR



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

REPLAT OF INLOT 1173 WEST MILTON, OHIO		
DON H. THOMPSON & JUDITH WEAVER		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 6 JULY 2006	DRAWN BY: <u>RFS/III</u> TRACED BY: CHECKED BY: <u>Rick</u>	SHEET NO. 1 OF 1
SCALE: 1" = 40'		

# RECORD PLAN KINGS TOWER SHOPPING CENTER AND BUSINESS PARK SECTION FOUR

PLAT BOOK 21 PAGE 96  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 21<sup>ST</sup> DAY OF  
July, 2006, AT 1:25 PM  
FILE NO. 0431797 FEE \$129.00

**DESCRIPTION**  
BEING A REPLAT OF INLOTS #8870, #9398 AND #9399 AS CONVEYED TO TROY WEST, LTD. IN VOL. 767, PG. 367 AND ALL OF INLOT #8868, AS CONVEYED TO MAINSTREET USA-OHIO, LLC IN VOL. 752, PG. 528 AND ALL OF THAT 0.4243 ACRES OF INLOT #8870 AS CONVEYED TO MAINSTREET USA-OHIO, LLC IN VOL. 775, PG. 61 ALL OF THE DEED RECORDS OF SAID COUNTY.

REPLAT OF INLOTS #8868, #8870, #9398 AND #9399  
LOCATED IN SECTION 18, TOWN 5, RANGE 6

CITY OF TROY  
MIAMI COUNTY  
STATE OF OHIO  
CONTAINING: 9.7970 ACRES  
MAY 2, 2006

PREPARED BY:  
**Van Atta Engineering Inc.**  
*Engineering & Surveying*  
570 Congress Park Drive  
Centerville, Ohio 45459  
Phone: (937) 438-5650  
Fax: (937) 438-5645

John W. O'Brien  
MIAMI COUNTY RECORDER  
Kristi Quinn  
BY

TRANSFERRED AND NEW INLOT NUMBERS ASSIGNED THIS 21 DAY OF July, 2006

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Linda Lirio  
BY

**DEDICATION**  
WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY CONSENT TO THE REPLAT AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THE PLAT TO THE TO THE PUBLIC USE FOREVER.  
EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER  
**TROY WEST, LTD.**  
Steven A. Bruns  
STEVEN A. BRUNS  
IT'S manager-owner

BE IT REMEMBERED THAT ON THIS 10<sup>th</sup> DAY OF May, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TROY WEST, LTD., BY STEVEN A. BRUNS, IT'S manager-owner TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

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

Feb. 28, 2009  
MY COMMISSION EXPIRES ON DATE ABOVE

MORTGAGEE  
**MINSTER BANK**  
Jerry Herbe, Jr.  
IT'S sr. con'l loan officer

STATE OF OHIO, COUNTY OF MIAMI, SS:  
BE IT REMEMBERED THAT ON THIS 10<sup>th</sup> DAY OF May, 2006, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME **MINSTER BANK**, BY JERRY HERBE, IT'S SR. COMMERCIAL LOAN OFFICER AND BY \_\_\_\_\_, IT'S \_\_\_\_\_ TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN 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.

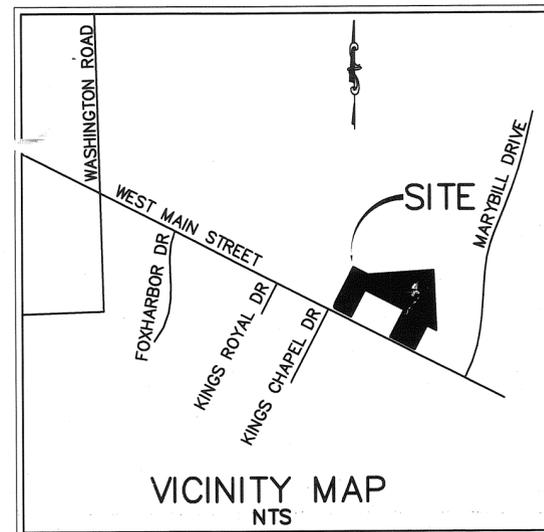
Terry L. Boitnot  
NOTARY PUBLIC

TERRY L. BOITNOT, Notary Public  
In and for the State of Ohio  
My Commission Expires March 15, 2009 03-15-2009  
MY COMMISSION EXPIRES ON DATE ABOVE.

STATE OF OHIO, COUNTY OF MIAMI, SS:  
STEVEN A. BRUNS BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

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

Steven A. Bruns  
STEVEN A. BRUNS  
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.  
Feb. 28, 2009  
MY COMMISSION EXPIRES ON DATE ABOVE



APPROVAL BY THE CITY OF TROY

CITY OF TROY PLANNING COMMISSION  
AT A MEETING OF THE CITY PLANNING COMMISSION HELD THIS 14<sup>th</sup> DAY OF JUNE, 06, THIS PLAT WAS APPROVED

Charles D. De... VICE CHAIRMAN  
Sue L. Long... SECRETARY

BE IT REMEMBERED THAT ON THIS 17<sup>th</sup> DAY OF May, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MAINSTREET USA-OHIO, LLC, BY DR. DONG S. LEE, D.D.S., IT'S TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

Kenice Abell  
NOTARY PUBLIC

OWNER  
**MAINSTREET USA-OHIO, LLC.**  
Dr. Dong S. Lee D.D.S.  
IT'S Manager-owner

1-1-10  
MY COMMISSION EXPIRES ON DATE ABOVE

MORTGAGEE  
**UNION SAVINGS BANK**  
Paul C. Wagner P.P.  
IT'S Vice President

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, SS:  
BE IT REMEMBERED THAT ON THIS 30<sup>th</sup> DAY OF May, 2006, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME UNION SAVINGS BANK, BY Paul C. Wagner, IT'S Vice President AND BY \_\_\_\_\_, IT'S \_\_\_\_\_ TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN 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.

Robin R. Grimes  
NOTARY PUBLIC

ROBIN R. GRIMES  
Notary Public, State of Ohio  
My Commission Expires 9-11-07  
MY COMMISSION EXPIRES ON DATE ABOVE.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL DISTANCES ARE CORRECT AS SHOWN. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS WILL BE SET ON ALL LOT CORNERS

Jeffrey A. Van Atta  
JEFFREY A. VAN ATTA  
7354  
REGISTERED PROFESSIONAL SURVEYOR

Jeffrey A. Van Atta  
JEFFREY A. VAN ATTA  
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354  
5/9/06  
DATE

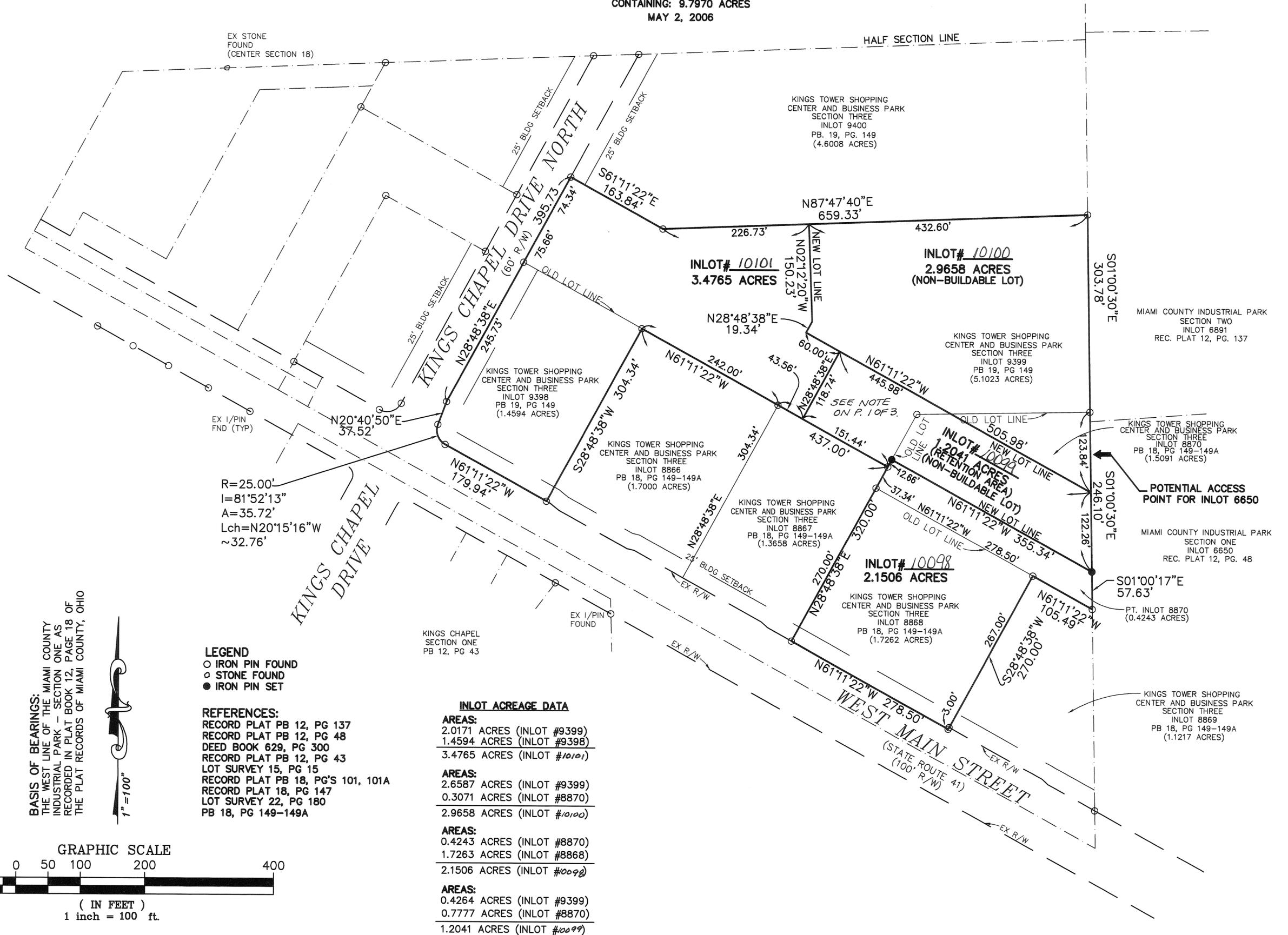
NOTE: REFER TO "POND LOT" ON PGS. 2 & 3 OF 3.

"The maintenance of the detention basin lot shall be subject to the terms and conditions of the Declaration of Covenants for the Kings Tower Shopping Center and Business Park filed for record on May 25, 2000 at Volume 705, Page 583 of the Deed Records of Miami County, Ohio, as amended, (the "Declaration"). The Declaration provides that the cost of the maintenance of the detention basin shall be borne by certain owners of lots in Kings Tower Shopping Center and Business Park. In the event that the detention basin lot is not properly maintained the City of Troy, Ohio shall have the right, but not the obligation, to provide for repairs and maintenance of the detention basin and in such event, the City of Troy shall have the right to assess the owners who are obligated to pay for such repairs and maintenance and to create liens upon the property of such owners in accordance with the terms and conditions of the Declaration."

COVENANTS, CONDITIONS AND RESTRICTIONS  
AS RECORDED IN D.B. 705, PGS. 583-600

# RECORD PLAN KINGS TOWER SHOPPING CENTER AND BUSINESS PARK SECTION FOUR

REPLAT OF INLOTS #8868, #8870, #9398 AND #9399  
LOCATED IN SECTION 18, TOWN 5, RANGE 6  
CITY OF TROY  
MIAMI COUNTY  
STATE OF OHIO  
CONTAINING: 9.7970 ACRES  
MAY 2, 2006



G:\P\HORIZON-TROY-KINGSTOWER\DrLee-RECORDPLAN.DWG, MAY 02, 2006 - 09:04:43

**BASIS OF BEARINGS:**  
THE WEST LINE OF THE MIAMI COUNTY INDUSTRIAL PARK - SECTION ONE AS RECORDED IN PLAT BOOK 12, PAGE 18 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO

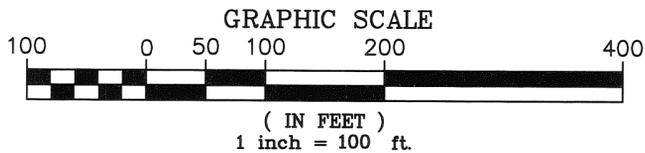


**LEGEND**  
○ IRON PIN FOUND  
◊ STONE FOUND  
● IRON PIN SET

**REFERENCES:**  
RECORD PLAT PB 12, PG 137  
RECORD PLAT PB 12, PG 48  
DEED BOOK 629, PG 300  
RECORD PLAT PB 12, PG 43  
LOT SURVEY 15, PG 15  
RECORD PLAT PB 18, PG'S 101, 101A  
RECORD PLAT 18, PG 147  
LOT SURVEY 22, PG 180  
PB 18, PG 149-149A

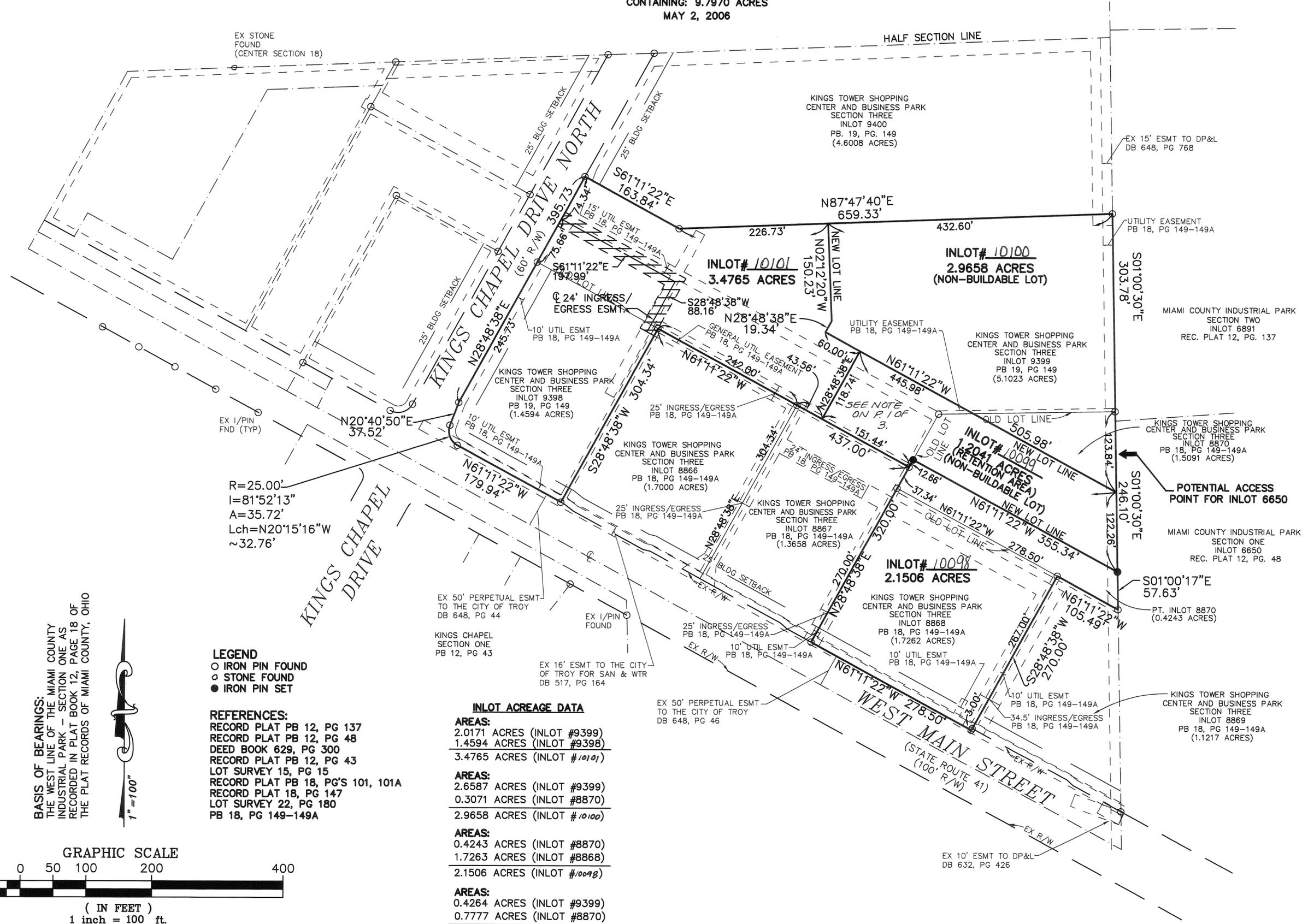
**INLOT ACREAGE DATA**

<b>AREAS:</b>	2.0171 ACRES (INLOT #9399)
	1.4594 ACRES (INLOT #9398)
	3.4765 ACRES (INLOT #10101)
<b>AREAS:</b>	2.6587 ACRES (INLOT #9399)
	0.3071 ACRES (INLOT #8870)
	2.9658 ACRES (INLOT #10100)
<b>AREAS:</b>	0.4243 ACRES (INLOT #8870)
	1.7263 ACRES (INLOT #8868)
	2.1506 ACRES (INLOT #10098)
<b>AREAS:</b>	0.4264 ACRES (INLOT #9399)
	0.7777 ACRES (INLOT #8870)
	1.2041 ACRES (INLOT #10099)



# RECORD PLAN KINGS TOWER SHOPPING CENTER AND BUSINESS PARK SECTION FOUR

REPLAT OF INLOTS #8868, #8870, #9398 AND #9399  
LOCATED IN SECTION 18, TOWN 5, RANGE 6  
CITY OF TROY  
MIAMI COUNTY  
STATE OF OHIO  
CONTAINING: 9.7970 ACRES  
MAY 2, 2006



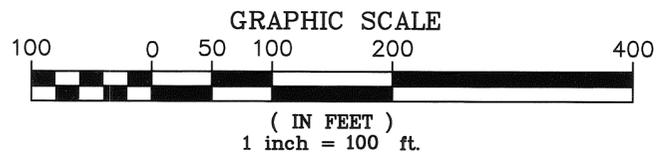
**LEGEND**  
 ○ IRON PIN FOUND  
 ◊ STONE FOUND  
 ● IRON PIN SET

**REFERENCES:**  
 RECORD PLAT PB 12, PG 137  
 RECORD PLAT PB 12, PG 48  
 DEED BOOK 629, PG 300  
 RECORD PLAT PB 12, PG 43  
 LOT SURVEY 15, PG 15  
 RECORD PLAT PB 18, PG'S 101, 101A  
 RECORD PLAT 18, PG 147  
 LOT SURVEY 22, PG 180  
 PB 18, PG 149-149A

**INLOT ACREAGE DATA**

AREAS:	AREAS:
2.0171 ACRES (INLOT #9399)	0.4243 ACRES (INLOT #8870)
1.4594 ACRES (INLOT #9398)	1.7263 ACRES (INLOT #8868)
3.4765 ACRES (INLOT #10101)	2.1506 ACRES (INLOT #10098)
2.6587 ACRES (INLOT #9399)	0.4264 ACRES (INLOT #9399)
0.3071 ACRES (INLOT #8870)	0.7777 ACRES (INLOT #8870)
2.9658 ACRES (INLOT #10100)	1.2041 ACRES (INLOT #10099)

**BASIS OF BEARINGS:**  
 THE WEST LINE OF THE MIAMI COUNTY INDUSTRIAL PARK - SECTION ONE, AS RECORDED IN PLAT BOOK 12, PAGE 18 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO



G:\P\HORIZON-TROY-KINGSTOWER\DrLee-RECORDPLAN.DWG, MAY 02, 2006 - 09:04:43

# REPLAT OF INLOTS 9860 AND 9861

BEING A REPLAT OF INLOTS 9860 AND 9861  
IN THE CITY OF TROY, MIAMI COUNTY, OHIO  
AS SHOWN ON P.B. 21, PG. 3 OF THE  
MIAMI COUNTY RECORDER'S OFFICE

PLAT BOOK 21, PAGE 97  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 3<sup>RD</sup> DAY  
OF August, 2006 AT 1:38 PM.  
FILE No. 0452634 FEE: \$ 86.<sup>40</sup>  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Carol Kleiman  
DEPUTY

## PLAT AUTHORIZATION AND DEDICATION

B & X Properties, the owner of the land included within this plat have caused the area located in the City of Troy, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of inlots 9860 and 9861. Furthermore, B & X Properties dedicates the easement and vacates the easement as shown on this plat to the public use forever.

[Signature]  
B & X Properties

State of Ohio  
County of Ohio

The forgoing instrument was acknowledged before me this 15 day of May, 2006  
by B & X Properties.

[Signature]  
Notary Public in and for State of Ohio

My commission expires: 11/2/09

Rita C. Brun, Notary Public  
in And For The State of Ohio  
My Commission Expires  
11/2/09

## MORTGAGEE:

SKY BANK  
[Signature] SVP  
AUTHORIZED SIGNATURE

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 3<sup>RD</sup> DAY OF May, 2006 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY  
CAME David Walton, SVP of Sky Bank 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.

[Signature]  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: April 12, 2009

[Signature]  
Donna R. Wheatcraft, Notary Public  
in and For the State of Ohio  
My Commission Expires April 12, 2009

DEED REFERENCE  
DEED BOOK 746, PAGE 174

SURVEY REFERENCE  
REC. PLAT 20, PAGE 35  
REC. PLAT 20, PAGE 99  
REC. PLAT 21, PAGE 3

## LEGEND

- 5/8" X 30" REBAR  
W/CAP SET
- IRON PIN FOUND
- ⊕ P.K. NAIL FOUND

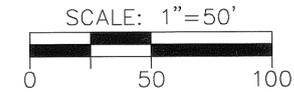
## CITY OF TROY PUBLIC WORKS

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 3<sup>RD</sup> DAY  
OF AUG., 2006

[Signature]  
PUBLIC WORKS DIRECTOR



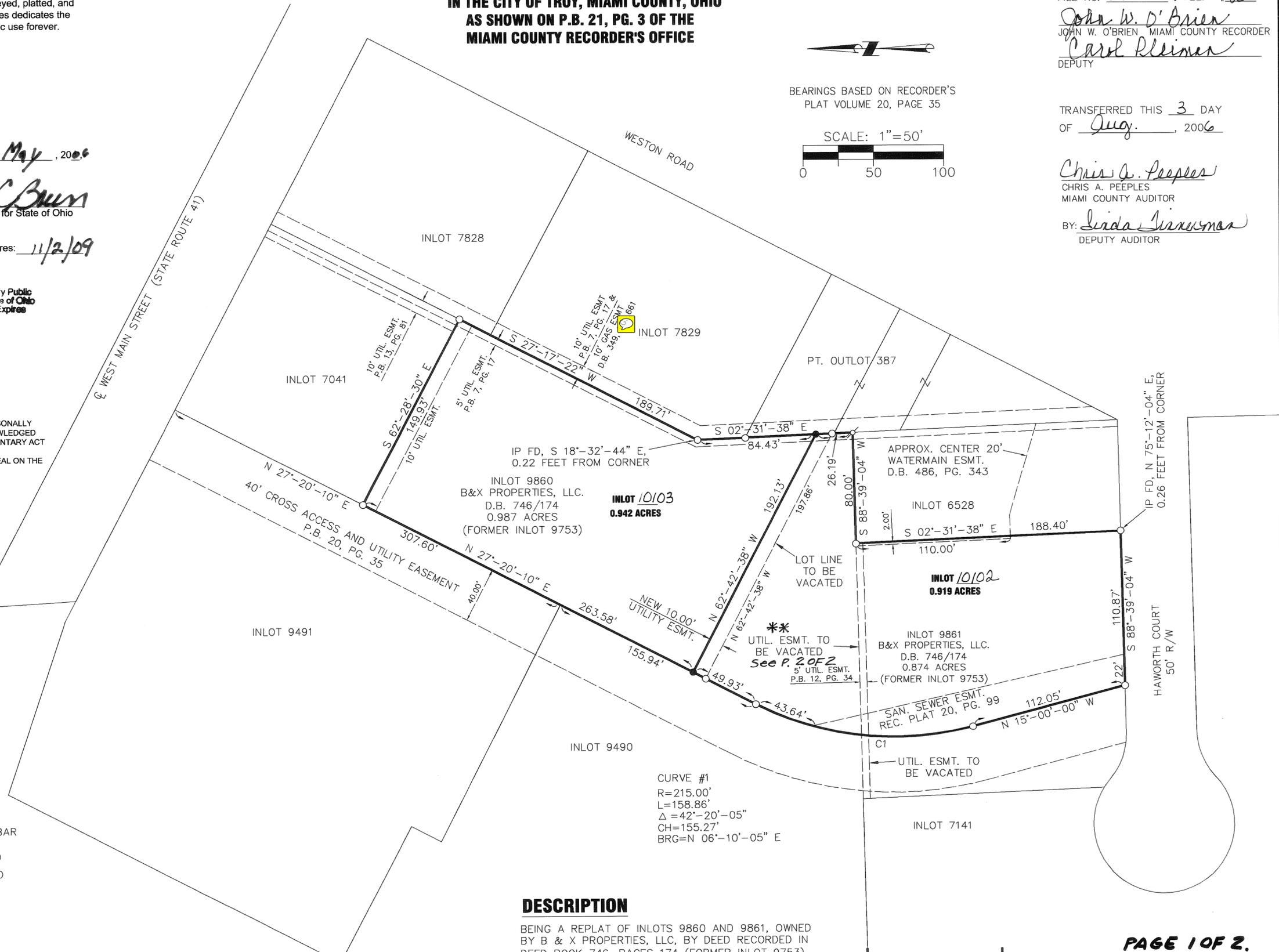
BEARINGS BASED ON RECORDER'S  
PLAT VOLUME 20, PAGE 35



TRANSFERRED THIS 3 DAY  
OF Aug., 2006

[Signature]  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

BY: [Signature]  
DEPUTY AUDITOR

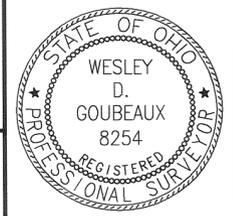


## DESCRIPTION

BEING A REPLAT OF INLOTS 9860 AND 9861, OWNED  
BY B & X PROPERTIES, LLC, BY DEED RECORDED IN  
DEED BOOK 746, PAGES 174 (FORMER INLOT 9753).

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN  
ACCORDANCE WITH SURVEYS AND DEEDS OF RECORD.

[Signature]  
WESLEY D. GOUBEAUX, P.S. #8254  
DATE 04-05-2006



PAGE 1 OF 2.

**CHOICE ONE ENGINEERING**  
The choice that exceeds...

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

date: 04-05-2006	drawn by: wdg	job number: MIATRO0606
---------------------	------------------	---------------------------

# REPLAT OF INLOTS 9860 AND 9861

BEING A REPLAT OF INLOTS 9860 AND 9861  
 IN THE CITY OF TROY, MIAMI COUNTY, OHIO  
 AS SHOWN ON P.B. 21, PG. 3 OF THE  
 MIAMI COUNTY RECORDER'S OFFICE



Ready for the Public and Internet

June 23, 2006

Mr. Stephan Hubler  
 Triton Commercial Building Contractor  
 2496 Commons Blvd  
 Beavercreek, Ohio 45431

RE: Vacation of a five (5) foot utility easement.

Dear Mr. Hubler:

The Dayton Power and Light Company has agreed to the replat of lot 9860 and 9861 in the City of Troy, Miami County, Ohio, identified in Plat Book 21, Page 3 of the Miami County Recorder's office. The Dayton Power and Light Company does consent to the vacation of the existing five (5) utility easement as described.

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

Sincerely,  
  
 Patricia K. Swank  
 Vice President, Operations

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

Network Engineering  
 Planning & Design



July 26, 2006

Steve Hubler  
 Triton Commercial Building Contractors  
 2496 Commons Blvd.  
 Beavercreek, Ohio 45431

RE: Prudential Site Easement Vacation  
 MIA-TRO-0426

Dear Mr. Hubler,

I have reviewed your request for vacation of the 5' utility easement running west from the northwest corner of Inlot 6528 (corner of Hawthorn Ct. and Weston Rd.) to the 40' cross and utility easement. Time Warner Cable does not have any plans in this easement or have plans to occupy this easement. We have no objection to the vacation of this easement.

Should you need further information, please feel free to call me at (937) 425-8871.

Thank You,

Raydon LeMaster  
 Project Engineer  
 Time Warner Cable

375 Leo St. Dayton OH 45404 Phone: (937)294-6800 Fax: (937) 425-8860



Vectren Energy Delivery  
 Centerville Operations  
 6800 Cyo Road  
 Centerville, Ohio 45459

May 30, 2006

Stephan Hubler  
 Triton Commercial Building Contractor  
 2496 Common Blvd.  
 Beavercreek, Ohio 45431

Dear Mr.: Hubler

Please accept this correspondence as the formal response by Vectren Energy Delivery of Ohio, Inc. (Vectren) to your request for the approval to replat inlots 9860 and 9861 in the City of Troy, Miami County, Ohio, as shown on P.B. 21, PG. 3 of the Miami County Recorder's office.

Vectren does consent to the replat as described. Vectren's existing natural gas distribution pipeline has been relocated into to the new plat utility easement as described in the replat.

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

Sincerely,  
  
 Robert Baird  
 Vectren Land Services

May 15, 2006

Mr. Steve Hubler  
 Triton Commercial Building Contractors  
 2496 Commons Blvd.  
 Beavercreek, OH 45431

Dear Mr. Hubler:

Verizon will agree to vacate the easement across Inlot 9763, which has an address of 1800 W Main St. in Troy, OH. This easement has a starting point at the intersection of Inlots 9753 and 6528, 188.40' north of the northern right-of-way line of Haworth Ct. is 5' in width, and runs west of the starting point parallel to Haworth Ct. for 127', ending at the access and utility easement of a private drive. Verizon currently has existing facilities in this easement, and we cannot vacate the easement until a new cable has been placed and spliced in a different location and the existing facilities have been abandoned. At such time that the new cable has been placed and spliced, and dial tone no longer travels through the cables in the afore-mentioned easement, Verizon agrees to vacate this easement.

Please contact me at 937-833-0459 if you need further information.

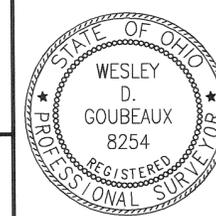
Sincerely,

SANDRA RUMMEL  
 Verizon Network Engineer

TRANSFER NOT NECESSARY  
~~June 21, 2006~~  
 CHRIS A. PEPPLES, AUDITOR  
 MIAMI COUNTY, OHIO

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

EASEMENT VACATION NOTE:  
 REFERENCE THE \*\* AS SHOWN ON PAGE 1 OF 1, THE TROY CITY COUNCIL MET AND APPROVED THE VACATION OF THE UTILITY EASEMENT AS SHOWN ON PB. 12, PAGE 5 AND PB. 21, PAGE 3 ON 4-17-06 AS SHOWN IN ORDINANCE NO. 0-18-06.



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

WESLEY D. GOUBEAUX, P.S. #8254

08-01-2006  
 DATE

date: 08-01-2006	drawn by: wdg	job number: MIATRO0606
---------------------	------------------	---------------------------

# STONE MEADOWS REPLAT WEST MILTON, MIAMI COUNTY, OHIO

BEING A REPLAT OF 5.077 ACRES BEING ALL OF THE REMAINING PART OF INLOT 1598  
RECORDED AS 5.088 ACRES, AS CONVEYED TO S & S INVESTMENTS BY DEED RECORDED IN  
VOLUME 694, PAGE 888 OF THE MIAMI COUNTY DEED RECORDS.

VOLUME 21 PAGE 98

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 7<sup>th</sup> DAY  
OF August 2006, AT 11:20 A.M.  
FILE # 0452749 FEE \$ 43.32

John W. O'Brien Carol Pleiman  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, HEREBY ACCEPT THIS PLAT OF SAME HEREON AND DEDICATE TO PUBLIC USE AS SUCH ALL PARTS OF THE ROADS, STREETS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANNING STRIPS, PUBLIC GROUNDS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, CABLE, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESSED 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 PROPERTIES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WE, THE UNDERSIGNED, FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICATIONS OF OFF-STREET PARKING AND LOADING REQUIREMENTS OF WEST MILTON, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED

S & S INVESTMENTS

OWNER: J. STEVEN SARVER

OWNER: JOHN E. SARVER

GREENVILLE NATIONAL BANK

AGENT

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 4<sup>th</sup> DAY OF Aug, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME S & S INVESTMENTS, BY J. STEVEN SARVER, AS OWNER & JOHN E. SARVER AS OWNER, AND GREENVILLE NATIONAL BANK, BY BRAD BIKER, V.P., AGENT WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: Aug 7, 2006

DATE: Aug 7, 2006

Brenda A. Sparks  
NOTARY PUBLIC

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED

Aug 7, 2006

Chris A. Peoples  
MIAMI COUNTY AUDITOR

Sinda Pearson  
BY DEPUTY AUDITOR

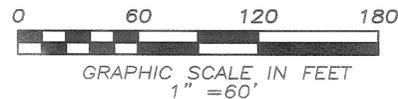
MUNICIPALITY OF WEST MILTON

AT A MEETING OF THE PLANNING COMMISSION OF THE MUNICIPALITY OF WEST MILTON, OHIO, HELD THIS 12 DAY OF July, 2006, THIS PLAT WAS REVIEWED AND APPROVED.

William O'Brien  
CHAIRMAN

Markie D. Waldman  
SECRETARY

BASIS OF BEARING IS THE CENTERLINE OF STATE ROUTE 571 PER LAND SURVEY VOLUME 35 PAGE 116.



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

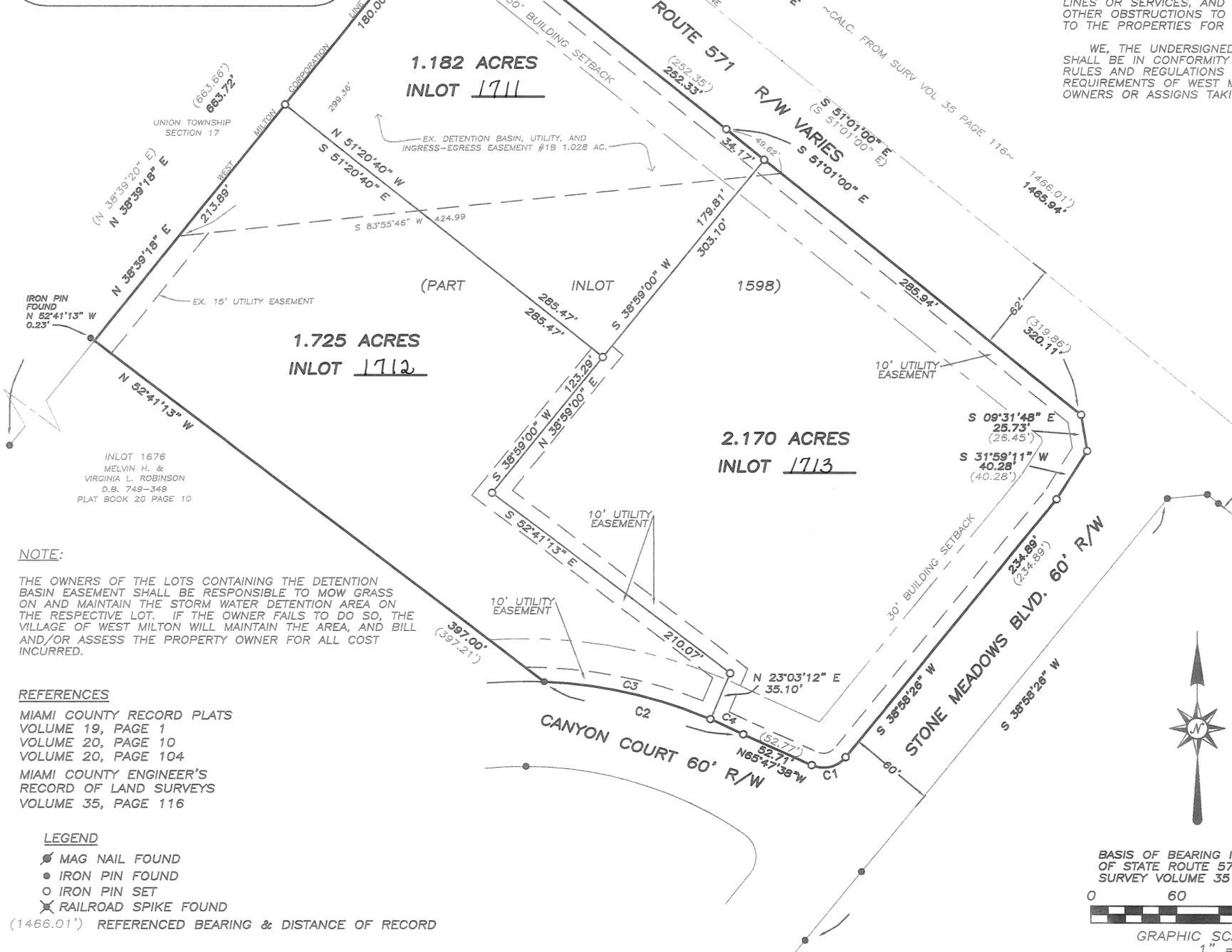
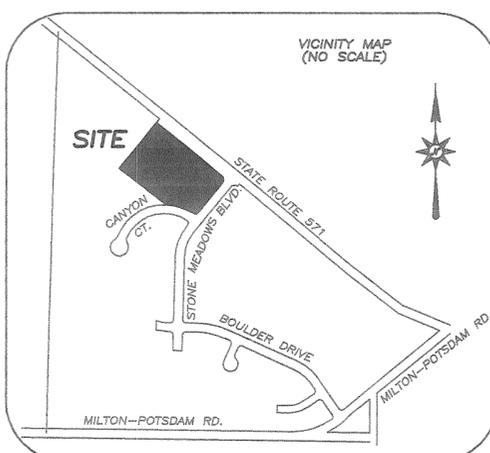
SHEET 1 OF 1

REPLAT FOR S & S INVESTMENTS  
IN MIAMI COUNTY ~ JULY 12, 2006

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 ~ PHONE



**NOTE:**  
THE OWNERS OF THE LOTS CONTAINING THE DETENTION BASIN EASEMENT SHALL BE RESPONSIBLE TO MOW GRASS ON AND MAINTAIN THE STORM WATER DETENTION AREA ON THE RESPECTIVE LOT. IF THE OWNER FAILS TO DO SO, THE VILLAGE OF WEST MILTON WILL MAINTAIN THE AREA, AND BILL AND/OR ASSESS THE PROPERTY OWNER FOR ALL COST INCURRED.

**REFERENCES**  
MIAMI COUNTY RECORD PLATS  
VOLUME 19, PAGE 1  
VOLUME 20, PAGE 10  
VOLUME 20, PAGE 104  
MIAMI COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
VOLUME 35, PAGE 116

**LEGEND**  
● MAG NAIL FOUND  
● IRON PIN FOUND  
○ IRON PIN SET  
✕ RAILROAD SPIKE FOUND  
(1466.01') REFERENCED BEARING & DISTANCE OF RECORD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	26.27'	24.42'	S 76°35'57" W	75°15'02"	15.42'
C2	330.00'	145.51'	144.33'	N 75°10'02" W	25°15'48"	73.95'
C3	330.00'	120.10'	119.44'	N 77°22'22" W	20°51'08"	60.72'
C4	330.00'	25.41'	25.40'	N 64°44'28" W	4°24'40"	12.71'

# STREET DEDICATION PLAT WILDCAT ROAD NO. 181

BETHEL TOWNSHIP, MIAMI COUNTY, OHIO  
FRACTIONAL SECTION 32, TOWN 2, RANGE 9

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREET RIGHT-OF-WAY SHOWN HEREON TO THE PUBLIC FOREVER.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

CYMI REAL ESTATE VI, L.L.C.

*James P. Benedict*  
WITNESS

*Leslie S. Banwart*  
LESLIE S. BANWART  
VICE PRESIDENT

*Kelly A. Warner*  
WITNESS

STATE OF OHIO, COUNTY OF MONTGOMERY

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 18 DAY OF July, 2006.

*Catherine Adler*

NOTARY PUBLIC  
MY COMMISSION EXPIRES: Nov. 11, 2007

DATE: July 18, 2006

STATE OF OHIO, COUNTY OF MONTGOMERY

*Leslie S. Banwart* BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

*Catherine Adler*

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 18 DAY OF July, 2006.

*Catherine Adler*

NOTARY PUBLIC  
MY COMMISSION EXPIRES: Nov. 11, 2007

## MIAMI COUNTY APPROVALS

REVIEWED BY THE MIAMI COUNTY AUDITOR  
15<sup>th</sup> DAY OF August, 2006.

*Chris A. Peeples*  
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

*Jaida Pearson*  
(BY DEPUTY AUDITOR)

THIS PLAT WAS REVIEWED AND HEREBY APPROVED, ACCEPTING 30 FEET OFF THE EAST LINES OF TRACTS I & II AND BEING 30 FEET OFF THE CENTERLINE OF WILDCAT ROAD. ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO THIS 15<sup>th</sup> DAY OF August, 2006. RES. NO. 06-08-12.18

*John F. Evans*  
JOHN F. EVANS, COMMISSIONER

*Ron Widener*  
RON WIDENER, COMMISSIONER

*D. Ann Baird*  
D. ANN BAIRD, COMMISSIONER

VOLUME 21, PAGE 99

MIAMI COUNTY RECORDER'S PLAT RECORDS

ROAD RECORD VOLUME 9, PAGE 7

RECEIVED FOR RECORD THIS 15<sup>th</sup> DAY OF August, 2006, AT 10:56 A.M.

FILE NUMBER 0453422 FEE \$ 0.00

*John O'Brien*  
JOHN O'BRIEN, MIAMI COUNTY RECORDER

*Christina Jackson*  
(BY DEPUTY RECORDER)

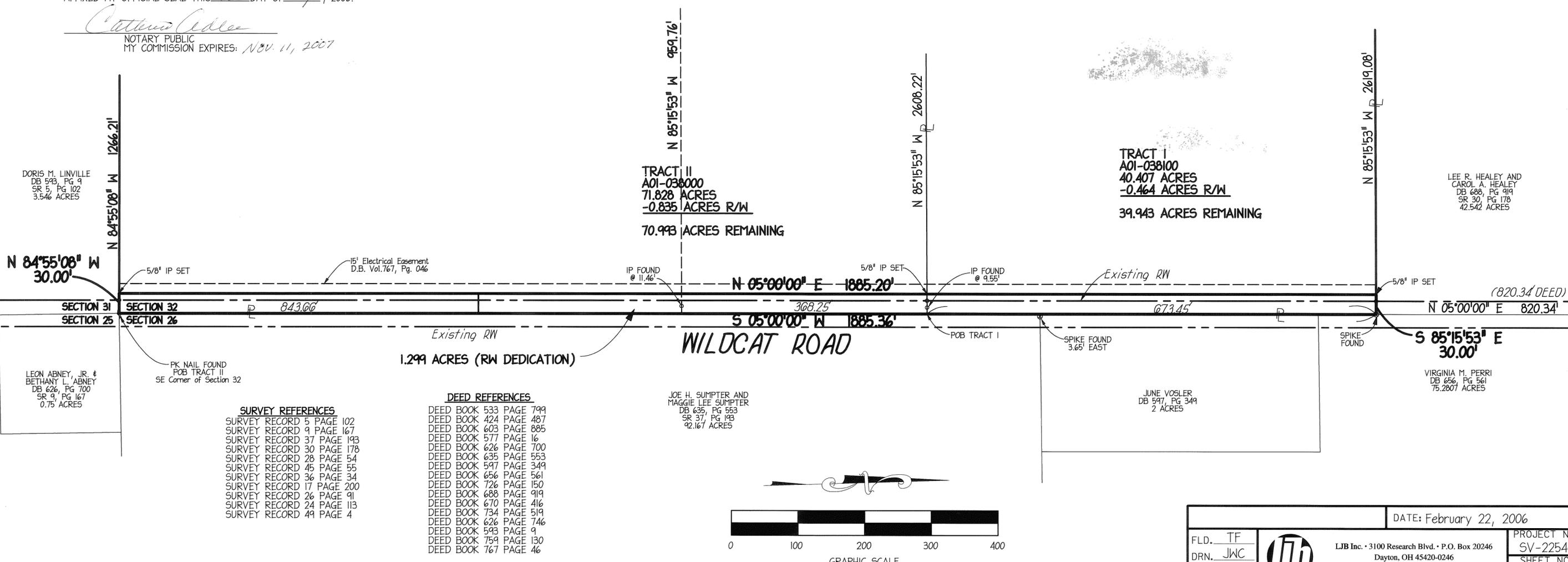
THIS PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 3<sup>rd</sup> DAY OF August, 2006.

*Douglas L. Christian*  
DOUGLAS L. CHRISTIAN,  
MIAMI COUNTY ENGINEER



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

*James Benedict 7/11/06*  
JAMES P. BENEDICT  
OHIO PROFESSIONAL SURVEYOR No. 6583



FLD. <u>TF</u>		LJB Inc. • 3100 Research Blvd. • P.O. Box 20246 Dayton, OH 45420-0246 (937) 259-5000 tel • (937) 259-5100 fax • ljbinc.com	DATE: February 22, 2006
DRN. <u>JWC</u>			PROJECT NO. <u>SV-22540</u>
CKD. <u>JPB</u>			SHEET NO. <u>1 of 1</u>

# REPLAT OF INLOTS 8036 & 8342 - PIQUA, OHIO

BEING A REPLAT OF INLOT 8036 AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 17, PAGE 81, IN THE CITY OF PIQUA, OHIO, ACQUIRED BY THE UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC. BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 672; PAGE 619 AND INLOT 8342 AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 18, PAGE 115, ACQUIRED BY THE UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC. BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 702; PAGE 479. THE COMBINED AREA OF THIS REPLAT CONTAINS A TOTAL OF 7.2027 ACRES.

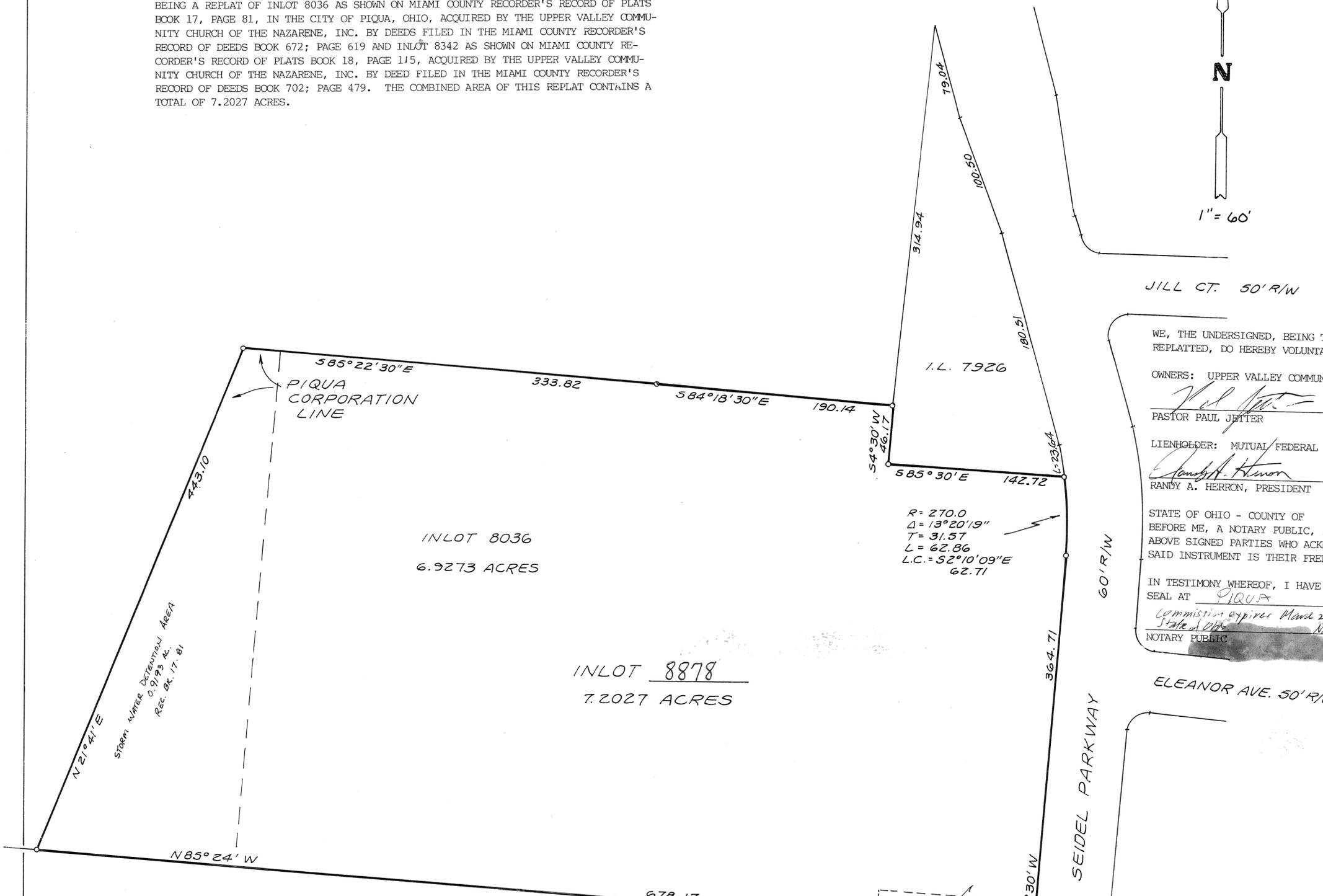
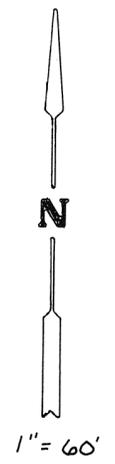
PLAT BOOK 21 PAGE 100  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 25<sup>th</sup> DAY OF

August, 2006, AT 8:55 A.M.

FILE NO. 0454036 FEE: 43.20

John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: Carol Pleiman  
 DEPUTY RECORDER



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

OWNERS: UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC.  
Paul Jetter  
 PASTOR PAUL JETTER

LIENHOLDER: MUTUAL FEDERAL SAVINGS BANK  
Randy A. Herron  
 RANDY A. HERRON, PRESIDENT

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO, THIS 17<sup>th</sup> DAY OF August, 2006.  
Judith Wallace  
 NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT REVIEWED AND APPROVED THIS 22<sup>nd</sup> DAY OF August, 2006.

Chris Schmiesing  
 CHRIS SCHMIESING, PLANNING & ZONING SUPERVISOR

APPROVED AND TRANSFERRED THIS 25 DAY OF Aug., 2006.

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

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

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

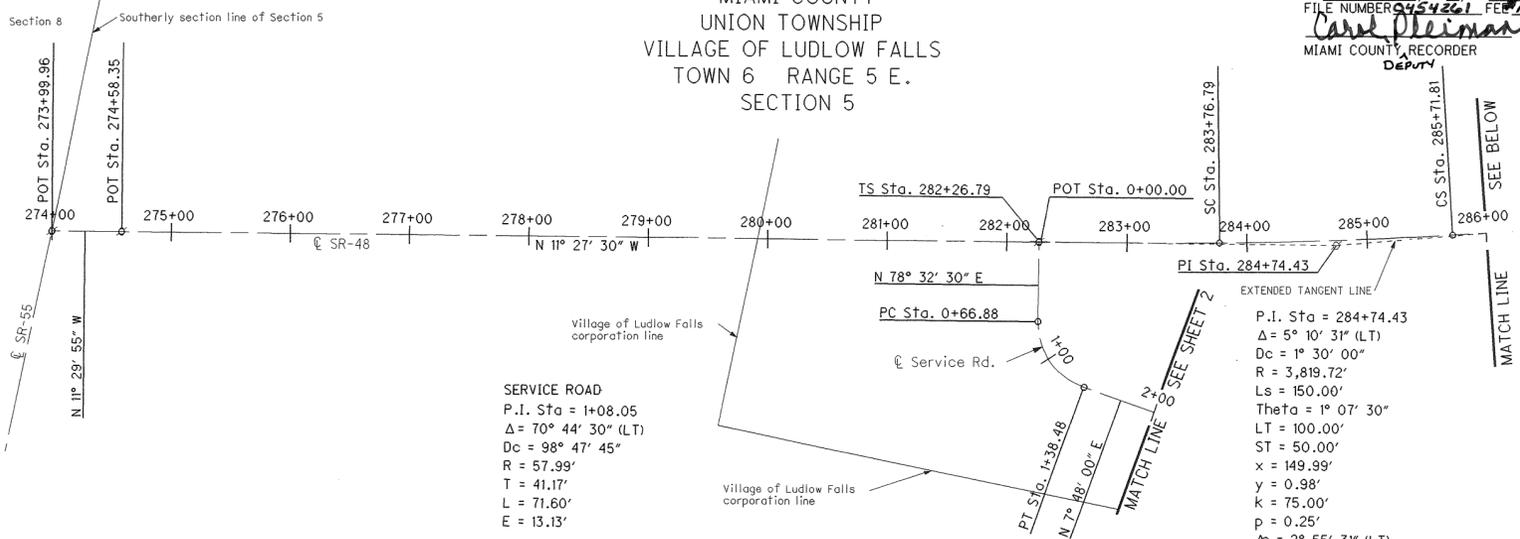


REPLAT OF INLOTS 8036 AND 8342 PIQUA, OHIO		
UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE, INC.		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH: (937) 339-5331		
DATE: <u>1 AUG 06</u>	DRAWN BY: <u>JP</u> TRACED BY: CHECKED BY: <u>LPB</u>	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 60'		

**MIA-48-5.45**

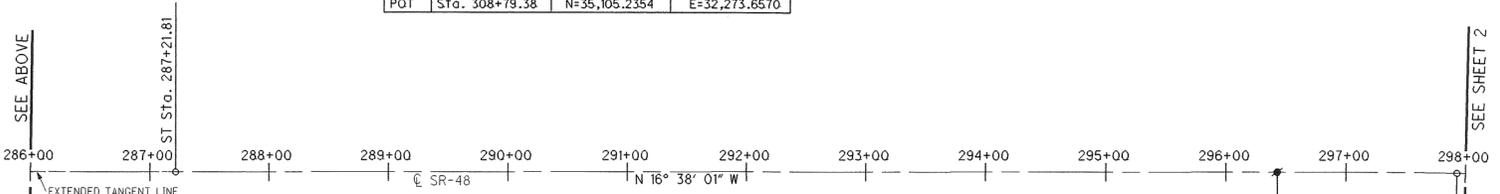
MIAMI COUNTY  
UNION TOWNSHIP  
VILLAGE OF LUDLOW FALLS  
TOWN 6 RANGE 5 E.  
SECTION 5

PLAT BOOK 21 PAGE 101  
MIAMI COUNTY RECORDER'S  
RECORDS OF PLATS.  
RECEIVED FOR RECORD THIS DAY 29th  
OF August, 2006 AT 3:12 PM  
FILE NUMBER 45426-1 FEB 17 2006  
Carol Pheasant DEPUTY RECORDER  
John W. O'Brien DEPUTY RECORDER



SR-48 COORDINATES			
POT	Sta. 273+99.96	N=31,755.2863	E=33,021.8226
PI	Sta. 274+58.35	N=31,812.5044	E=33,010.1830
TS	Sta. 282+26.79	N=32,565.6289	E=32,857.5283
PI SPI	Sta. 284+74.43	N=32,808.3300	E=32,808.3340
ST	Sta. 287+21.81	N=33,045.6043	E=32,737.4479
TS	Sta. 296+43.16	N=32,473.7094	E=32,473.7094
PI SPI	Sta. 300+94.13	N=34,360.4976	E=32,344.6214
ST	Sta. 305+42.83	N=34,809.4639	E=32,302.2475
POT	Sta. 308+73.38	N=35,105.2354	E=32,273.6570

SERVICE RD. COORDINATES			
POT	Sta. 0+00.00	N=32,565.6289	E=32,857.5283
PI	Sta. 1+08.05	N=32,963.4246	E=32,963.4246
PI	Sta. 4+20.72	N=32,907.5107	E=33,007.3163
PI	Sta. 8+59.60	N=33,301.3535	E=33,207.7006
POT	Sta. 11+53.29	N=33,469.8942	E=32,864.4246



**MONUMENT LEGEND**

- RAILROAD SPIKE FOUND
- ✱ RAILROAD SPIKE SET
- IRON PIN FOUND
- IRON PIN FOUND W/ ID CAP
- IRON PIN SET W/ ID CAP
- ⊗ IRON PIPE FOUND
- ⊙ EXISTING CONCRETE MONUMENT
- ✱ P.K. NAIL FOUND
- ✱ 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 1993 BY OHIO DEPARTMENT OF TRANSPORTATION.

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

By: Wm. J. [Signature]  
SURVEYOR'S NAME  
SURVEYOR NO. 7227 DATE 8-24-06



**BASIS FOR BEARINGS:**

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. THEY ARE FROM A 1993 SURVEY DONE BY THE OHIO DEPARTMENT OF TRANSPORTATION, HOLDING THE TANGENT LINE FROM STA. 274+58.35 TO THE TS STA. 282+26.79, BEARING N 11° 27' 30" W.

CENTERLINE PLAT

MIA-48-5.45

1 / 2



**MIA-48-5.45**  
 MIAMI COUNTY  
 UNION TOWNSHIP  
 VILLAGE OF LUDLOW FALLS  
 TOWN 6 RANGE 5 E.  
 SECTION 5

PLAT BOOK 21 PAGE 101-A  
 MIAMI COUNTY RECORDER'S  
 RECORDS OF PLATS  
 RECEIVED FOR RECORD THIS DAY \_\_\_\_\_  
 OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_  
 FILE NUMBER \_\_\_\_\_ FEE \_\_\_\_\_

MIAMI COUNTY RECORDER BY DEPUTY

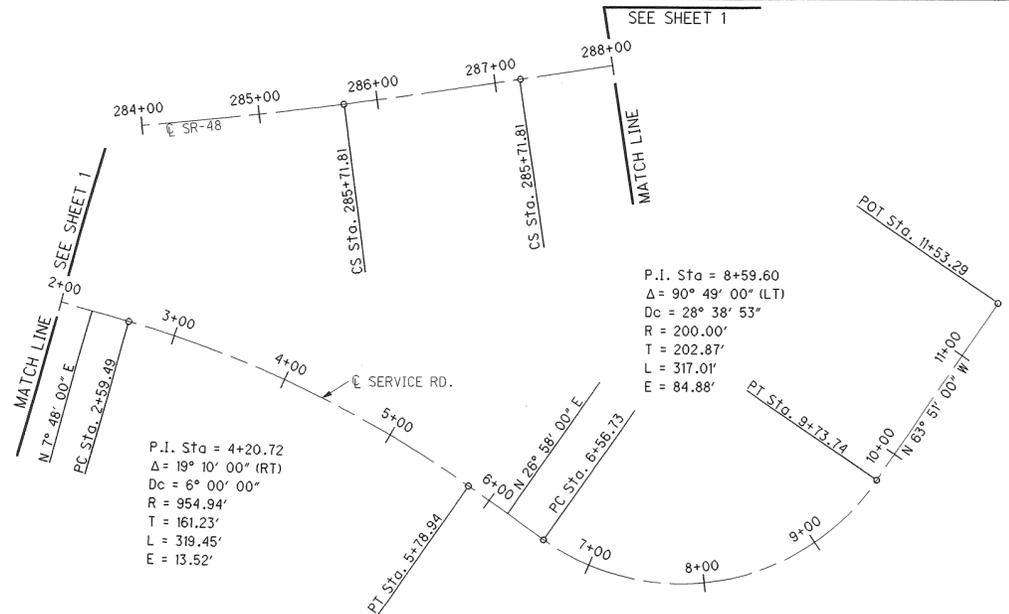
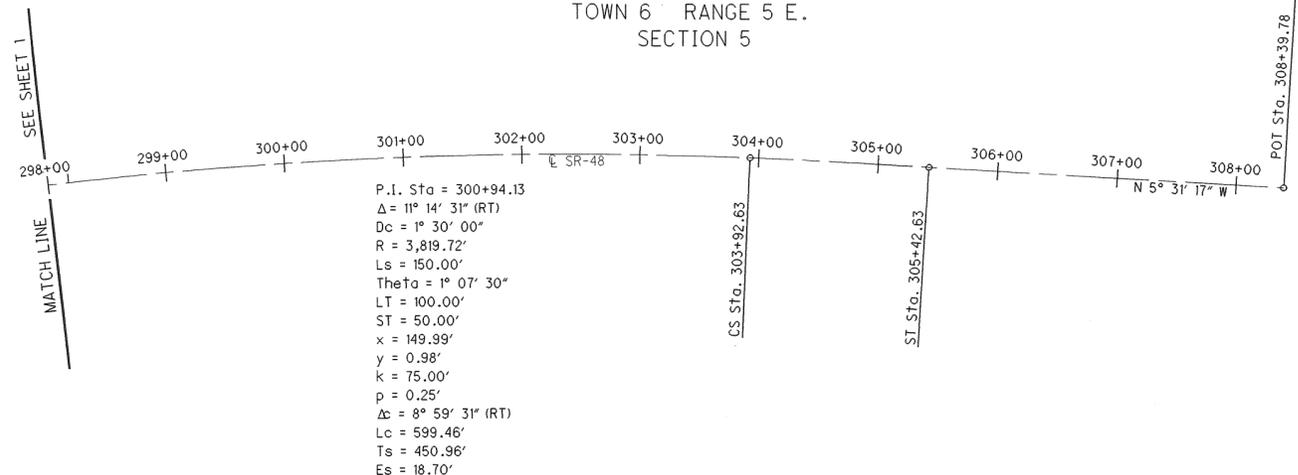


PID NO. \_\_\_\_\_  
 T.P.W. \_\_\_\_\_  
 P.W. NUMBER \_\_\_\_\_

**CENTERLINE PLAT**

**MIA-48-5.45**

2 / 2



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE  
 DELINEATION OF A SURVEY MADE FOR THE OHIO  
 DEPARTMENT OF TRANSPORTATION IN 1993 BY  
 OHIO DEPARTMENT OF TRANSPORTATION.

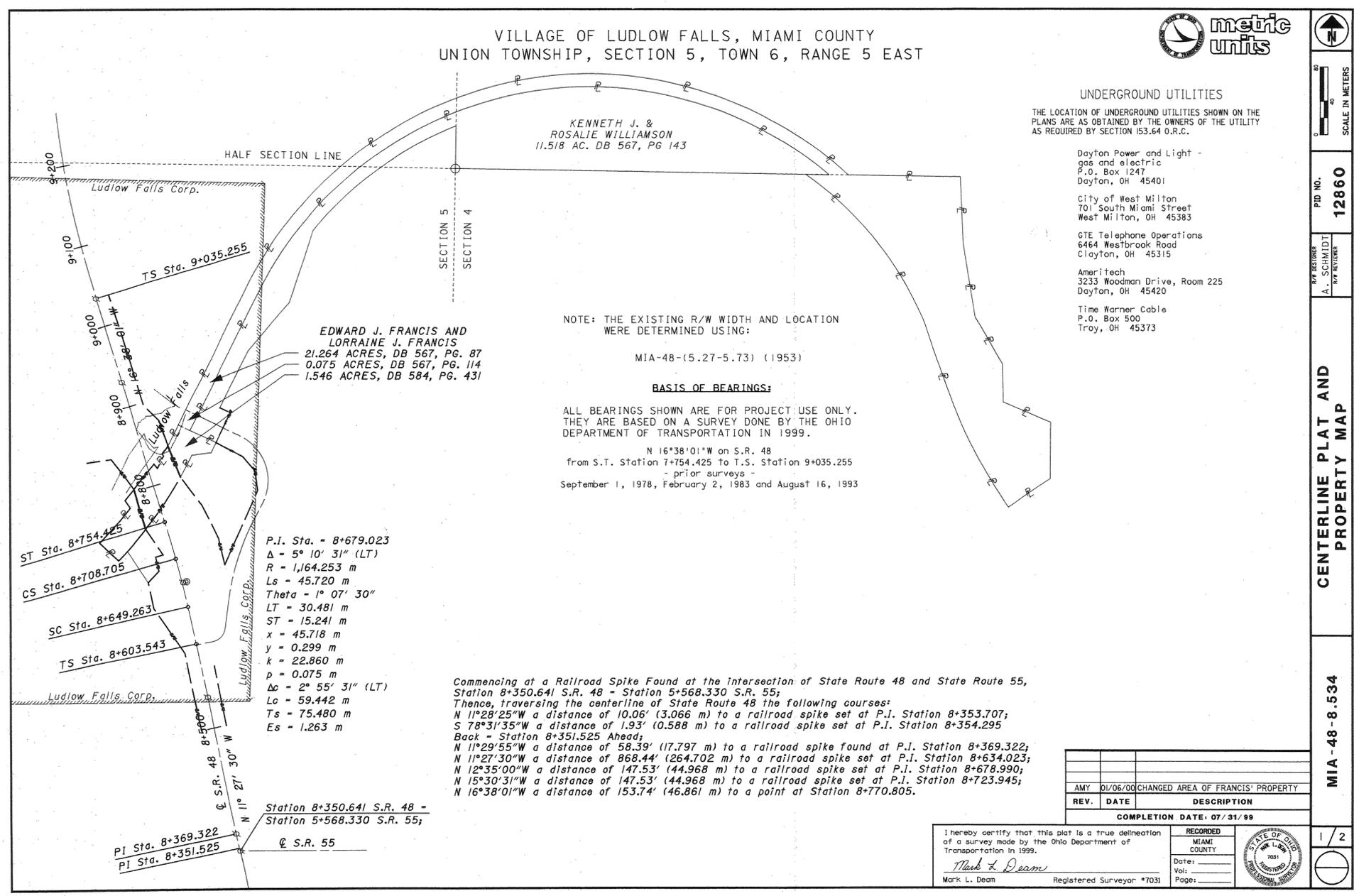
THE ESTABLISHMENT OF THE PROPERTY LINES AND  
 EXISTING RIGHT OF WAY LINES SHOWN ON THIS  
 PLAN AS OF THIS DATE WERE PERFORMED BY ME  
 OR UNDER MY DIRECT SUPERVISION.  
 BY \_\_\_\_\_  
 SURVEYOR'S NAME  
 SURVEYOR NO. 7227 DATE 8-24-06



I:\Redesign\2860\EDON\856sp1011.dgn 29-AUG-2006 8:56AM TWAMPLER

PLAT BOOK 21 PAGE 101B  
 MIAMI COUNTY RECORDER'S PLAT RECORDS  
 RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY.  
 OF \_\_\_\_\_ 2006, AT \_\_\_\_\_  
 FILE NO. \_\_\_\_\_ FEE \_\_\_\_\_  
 SEE FIRST PAGE

MIAMI COUNTY RECORDER  
 BY DEPUTY RECORDER



PLAT BOOK 21, PAGE 102  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 12 DAY OF September, 2006, AT 12:41 P.M.  
 FILE No. 0455089 FEE: \$129.60  
 JOHN W. O'BRIEN  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
 CHRISTOPHER GACHAN DEPUTY

ALSO SEE LAND SURVEY 50 PG. 89

**MIA-CR25A-16.85**

MIAMI COUNTY, OHIO  
 SPRINGCREEK TOWNSHIP  
 SECTION 31, T-1, R-12  
 SECTION 25, T-1, R-12  
 SECTION 26, T-1, R-12

**MONUMENT LEGEND**

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊕ P.K. NAIL SET
- ⊕ P.K. NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊙ RAILROAD SPIKE FOUND
- ⊙ CONCRETE R/W MONUMENT FOUND
- ⊙ PROPOSED MONUMENT BOX ASSEMBLY
- ⊙ MONUMENT BOX W/IP FOUND
- \* GIN SPINDLE SET
- \* GIN SPINDLE FOUND

**CURVE DATA**  
 P.I. = 4+02.42 @ CONST. PIQUA-LOCKINGTON RD.  
 Δ = 44°-04'-00" LT  
 Dc = 20'-00'-00"  
 R = 286.48'  
 T = 115.94'  
 L = 220.33'  
 E = 22.57'  
 EMAX = NC

**CURVE DATA**  
 P.I. = 117+32.57 @ CONST. HETZLER RD.  
 Δ = 25°-54'-32" RT  
 Dc = 20'-00'-00"  
 R = 286.48'  
 T = 65.89'  
 L = 129.55'  
 E = 7.48'  
 EMAX = NC

**CURVE DATA**  
 P.I. = 36+73.43 @ CONST. C.R. 25-A  
 Δ = 11°-53'-59" RT  
 Dc = 03'-49'-11"  
 R = 1500.00'  
 T = 156.33'  
 L = 311.53'  
 E = 8.12'  
 EMAX = NC

**CURVE DATA**  
 P.I. = 43+80.51 @ CONST. C.R. 25-A  
 Δ = 24°-26'-37" RT  
 Dc = 02'-20'-00"  
 R = 2455.53'  
 T = 531.88'  
 L = 1047.58'  
 E = 56.94'  
 EMAX = NC

**CURVE DATA**  
 P.I. = 201+72.99 @ CONST. N. DIXIE DR.  
 Δ = 44°-37'-55" RT  
 Dc = 28'-38'-52"  
 R = 200.00'  
 T = 82.09'  
 L = 155.80'  
 E = 16.19'  
 EMAX = NC

**CURVE DATA**  
 P.I. = 29+67.53 @ CONST. C.R. 25-A  
 Δ = 11°-54'-06" RT  
 Dc = 03'-49'-11"  
 R = 1500.00'  
 T = 156.36'  
 L = 311.59'  
 E = 8.13'  
 EMAX = NC

**CURVE DATA**  
 P.I. = 22+47.45 @ CONST. C.R. 25-A  
 Δ = 26°-39'-57" RT  
 Dc = 02'-20'-00"  
 R = 2455.53'  
 T = 581.95'  
 L = 1142.82'  
 E = 68.02'  
 EMAX = NC

**CURVE DATA (TOTAL)**  
 P.I. = 35+46.86 @ SURVEY C.R. 25-A  
 Δ = 74°-55'-00" RT  
 Dc = 2'-20'-00"  
 R = 2455.53'  
 T = 1881.36'  
 L = 3210.71'  
 E = 637.87'  
 EMAX = NC

NO.	ROADWAY	STATION	DISTANCE FROM @ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
1	CR-25A	42+28.06	50.00'		CONC. R/W MON. FD.
2	CR-25A	43+09.16	69.70'		IRON PIN FD.
3	CR-25A	43+66.67	68.30'		IRON PIN FD.
4	CR-25A	45+30.54	71.73'		CONC. R/W MON. FD.
5	CR-25A	45+77.43	69.83'		IRON PIN FD.
6	CR-25A	46+63.24	69.00'		IRON PIN FD.
7	CR-25A	46+28.01		69.84'	IRON PIN FD.

ROADWAY	STATION	DISTANCE FROM @ OF SURVEY		@ MON. ASSLY.	@ REF. MON.
		LEFT	RIGHT		
CR-25A	16+65.50	ON @		1	
CR-25A	22+00.00	ON @		1	
CR-25A	31+00.00	ON @		1	
CR-25A	40+00.00	ON @		1	
TOTAL				4	

**BASIS FOR BEARINGS:**

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND ARE FOR PROJECT USE ONLY.

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



BY Steven E. Bowersox  
 SURVEYOR NO. 7059 DATE 12/12/2003

REV.	DATE	DESCRIPTION

DATE OF COMPLETION



SCALE IN FEET  
 0 50 100 200

PID NO. 24579

CENTERLINE PLAT 1 OF 3

MIA-CR25A-16.85

1 / 37

193  
229

**MIA-CR25A-16.85**

MIAMI COUNTY, OHIO  
SPRINGCREEK TOWNSHIP  
SECTION 31, T-1, R-12  
SECTION 25, T-1, R-12  
SECTION 26, T-1, R-12

**CURVE DATA**

P.I. = 1+80.61 @ CONST. I-75 SOUTH OFF-RAMP  
 $\Delta = 35^{\circ}-11'-58''$  RT  
 $D_c = 28^{\circ}-38'-52''$   
 $R = 200.00'$   
 $L_s = 100.00'$   
 $OS = 14^{\circ}-19'-26''$   
 $LT = 66.89'$   
 $ST = 33.53'$   
 $x = 99.38'$   
 $y = 8.29'$   
 $k = 49.90'$   
 $p = 2.08'$   
 $DC =$   
 $LC = 99.71'$   
 $T_s = 113.99'$   
 $E_s =$   
 $EMax =$   
 $L_c = 22.87'$   
 $\Delta_s = 6^{\circ}-33'-06''$  RT

**CURVE DATA**

P.I. = 161+28.79 @ CONST. COUNTRY CLUB RD.  
 $\Delta = 56^{\circ}-16'-36''$  RT  
 $D_c = 38^{\circ}-11'-50''$   
 $R = 150.00'$   
 $T = 80.22'$   
 $L = 147.33'$   
 $E = 20.10'$   
 $EMax = NC$

**CURVE DATA**

P.I. = 75+39.86 @ SURVEY & CONST. C.R. 25-A  
 $\Delta = 36^{\circ}-10'-04''$  RT  
 $D_c = 04^{\circ}-00'-00''$   
 $R = 1432.40'$   
 $T = 467.74'$   
 $L = 904.20'$   
 $E = 74.43'$   
 $EMax = NC$

**CURVE DATA**

P.I. = 57+84.85 @ CONST. C.R. 25-A  
 $\Delta = 15^{\circ}-27'-00''$  LT  
 $D_c = 04^{\circ}-00'-00''$   
 $R = 1432.40'$   
 $T = 194.30'$   
 $L = 386.25'$   
 $E = 13.12'$   
 $EMax = NC$

NO.	ROADWAY	STATION	DISTANCE FROM @ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
8	CR-25A	49+53.26		34.93'	IRON PIN FD.
9	CR-25A	55+49.13		30.28'	R.R. SPIKE FD.
10	CR-25A	55+49.02'		0.26'	P.K. NAIL FD.
11	CR-25A	56+20.32	30.36'		IRON PIN FD.
12	CR-25A	57+04.48		33.63'	IRON PIN FD.
13	CR-25A	65+33.09	29.78'		IRON PIN FD.
14	CR-25A	65+45.63	29.93'		IRON PIN FD.
15	CR-25A	66+80.65	29.83'		IRON PIN FD.
16	CR-25A	67+37.61	29.81'		IRON PIN FD.
17	CR-25A	68+26.44	28.91'		IRON PIN FD.
18	CR-25A	69+25.30	40.01'		IRON PIN FD.
19	CR-25A	69+10.16		49.39'	IRON PIN FD.
20	CR-25A	71+23.68		60.21'	IRON PIN FD.
21	CR-25A	72+26.90		60.23'	CONC. R/W MON. FD.
22	CR-25A	73+26.50		59.85'	CONC. R/W MON. FD.
23	CR-25A	73+66.41		60.21'	CONC. R/W MON. FD.

**MONUMENT LEGEND**

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ P.K. NAIL SET
- ⊗ P.K. NAIL FOUND
- ⊗ IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊗ CONCRETE R/W MONUMENT FOUND
- ⊗ PROPOSED MONUMENT BOX ASSEMBLY
- ⊗ MONUMENT BOX W/IP FOUND
- \* GIN SPINDLE SET
- \* GIN SPINDLE FOUND

SEC. 26, T 1, R 12, BTM  
SEC. 25, T 1, R 12, BTM  
SEC. 31, T 1, R 12, BTM  
SEC. 25, T 1, R 12, BTM

MATCH LINE STA. 47+00  
SEE PREVIOUS PAGE  
END WORK STA. 122+00  
SEE PREVIOUS PAGE

① SURVEY & CONSTRUCTION SHERRY DRIVE  
STA. 47+93.15 C.R. 25-A  
STA. 120+00 SHERRY DR.  
PT STA = 48+76.21  
PROP. MONUMENT BOX  
STA. 49+15.91 C.R. 25-A  
STA. 138+80.99 IND. PARK DR.  
PC STA = 55+90.55  
PROP. MONUMENT BOX  
② SURVEY & CONSTRUCTION INDUSTRY PARK DRIVE  
BEGIN WORK STA. 136+25

MONUMENTS ARE TO BE SET DURING CONSTRUCTION AT THE FOLLOWING STATIONS AT A TOLERANCE OF 0.02 FT.					
ROADWAY	STATION	REF. MON. DISTANCE FROM @ OF SURVEY		@ MON. ASSLY.	@ REF. MON.
		LEFT	RIGHT		
CR-25A	48+76.21	ON @		1	
CR-25A	55+90.55	ON @		1	
CR-25A	59+76.79	ON @		1	
TOTAL				3	

**BASIS FOR BEARINGS.**

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND ARE FOR PROJECT USE ONLY.

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



NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING THE FOLLOWING:  
 MIA-25-(16.62-17.01)  
 MIA-25-17.48  
 MIA-25-18.18  
 S.H. No. 237 SEC. F

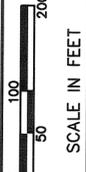
THE PROPOSED RIGHT-OF-WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY AND CONSTRUCTION.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN 2003 BY CHOICE ONE ENGINEERING CORPORATION.

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 Steven E. Bowersox  
 SURVEYOR NO. 7059 DATE 12/12/2003

REV.	DATE	DESCRIPTION



PID NO. **24579**

CENTERLINE PLAT 2 OF 3

MIA-CR25A-16.85

2 / 37

194  
229



REPLAT OF INLOT 1172 IN WEST MILTON, OHIO

PLAT BOOK 21 PAGE 103  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 13<sup>TH</sup> DAY OF

SEPTEMBER, 2006, AT 11:46 A.M.

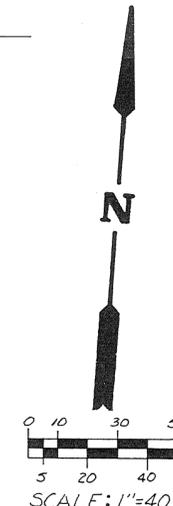
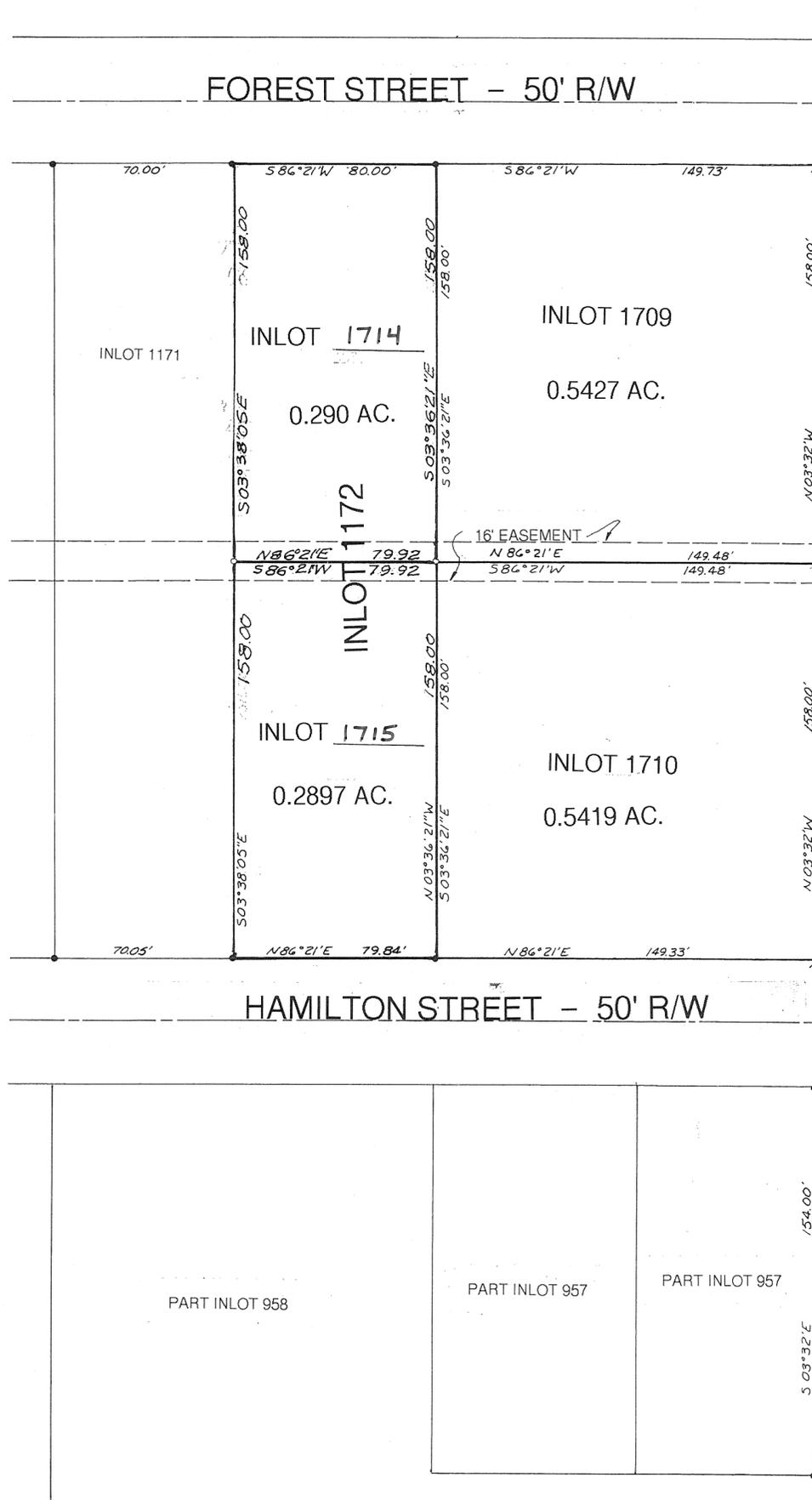
FILE NO. 0455176 FEE: \$43.20

John W. O'Brien  
 JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: Carol Pleiman  
 DEPUTY RECORDER

BEING A REPLAT OF INLOT 1172, WEST MILTON,  
 OHIO, ACQUIRED BY GAIL P. CROSS BY DEED  
 BOOK 736, PAGE 872 OF THE MIAMI COUNTY  
 RECORDER'S RECORD OF DEEDS.

\* AND BETTY T.



- LEGEND**
- = IRON PIN FOUND
  - = IRON PIN SET
  - ✱ = MAG NAIL FOUND
  - ▲ = CROSS CUT IN CONCRETE FOUND

**SURVEY REFERENCE**

LOT SURVEY VOL. 21, PAGE 188  
 LOT SURVEY VOL. 5, PAGE 117  
 LAND SURVEY VOL. 50, PAGE 28  
 RECORDER'S PLAT BOOK 9, PAGE 140  
 RECORDER'S PLAT BOOK 21, PAGE 95

WE, THE UNDERSIGNED OWNER OF INLOT 1172, WEST MILTON, OHIO, DO HEREBY  
 VOLUNTARILY CONSENT TO THE REPLAT OF THIS PARCEL INTO TWO NEW LOTS  
 CREATED BY THIS REPLAT.

OWNER: GAIL P. CROSS Betty T. Cross  
Gail P. Cross Betty T. Cross  
 GAIL P. CROSS BETTY T. CROSS

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 SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

Jana R. Brandon Feb 27, 2010  
 NOTARY PUBLIC MY COMMISSION EXPIRES



AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD  
 THIS 10 DAY OF September, 2006, THIS PLAT WAS REVIEWED AND APPROVED.

William J. O'Brien Martin J. Hubbard  
 CHAIRMAN SECRETARY

TRANSFERRED THIS 13<sup>th</sup> DAY OF September, 2006.

Chris A. Peeples Synda Pearson  
 CHRIS A. PEEPLES BY: SYNDA PEARSON  
 MIAMI COUNTY AUDITOR DEPUTY AUDITOR



I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS  
 SHOWN HEREON. IRON PINS ARE SET AS SHOWN.

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

REPLAT OF INLOT 1172 WEST MILTON, OHIO		
GAIL P. CROSS		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATED	DRAWN BY: TRACED BY: CHECKED BY:	SHEET NO.
28 AUG 2006	<u>RWK</u>	1 OF 1
SCALE: 1" = 40'		

# LEE REPLAT

PT. 149 & 150  
INLOT  
TIPP CITY  
CITY  
MIAMI, OHIO  
COUNTY

PLAT BOOK 21, PAGE 104  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 20 DAY  
OF Sept. 20, 2006 AT 10:14 A.M.  
FILE No. 0455615 FEE: \$43.20

*John W. O'Brien*  
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER  
*Kathy L. Miller*  
BY DEPUTY

## CONSENT TO REPLAT

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.

OWNERS: PAUL D. AND KATHY L. LEE

*Paul D. Lee*  
PAUL D. LEE  
*Kathy L. Lee*  
KATHY L. LEE

## ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED PAUL D. LEE AND KATHY L. LEE, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OWNERS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO, THIS 20<sup>th</sup> DAY OF September, 2006

NOTARY PUBLIC: *Kerry E. Shelton*  
MY COMMISSION EXPIRES: \_\_\_\_\_



SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*Patrice Hayner*  
WITNESS PATRICK HAYNER

*Tom Moore*  
WITNESS TOM MOORE

LIENHOLDER: ABN AMRO MORTGAGE GROUP INC.

BY: *Beverly J. Messis*  
AUTHORIZED SIGNATURE  
BEVERLY J. MESSIS  
ASST. VICE PRESIDENT

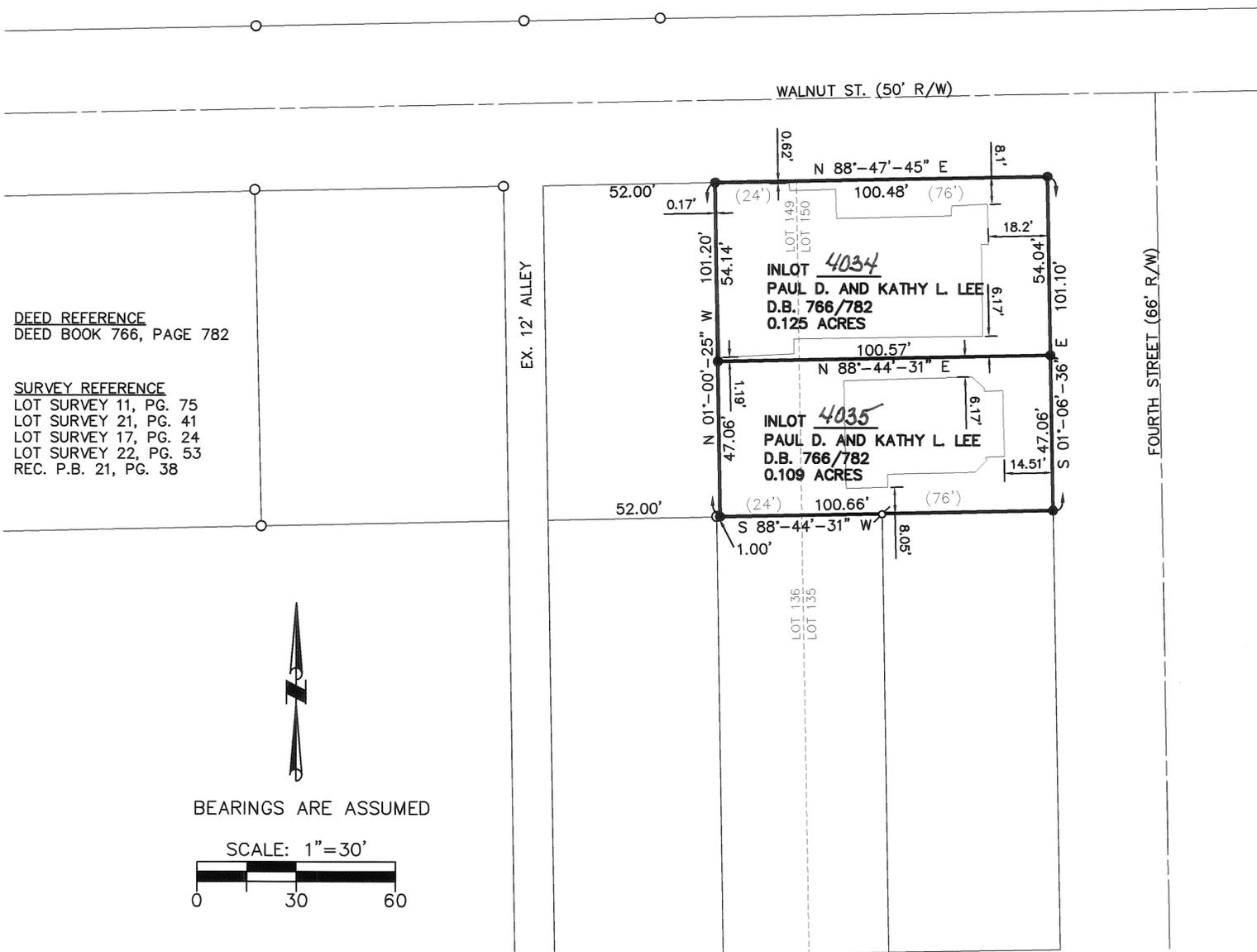
~~MICHIGAN~~ OAKLAND  
STATE OF ~~OHIO~~ - COUNTY OF ~~MIAMI~~ S.S. ~~MIAMI~~  
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF ~~OHIO~~,  
PERSONALLY APPEARED BEVERLY J. MESSIS OF ABN AMRO  
MORTGAGE GROUP INC., THE CORPORATION WHO EXECUTED THE  
FOREGOING PLAT, WHO ACKNOWLEDGE THEIR SIGNATURE ON SUCH  
INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID CORPORATION AND  
BY AUTHORIZATION OF ITS BOARD OF DIRECTORS AND THAT SUCH  
INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICER AND THE  
FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THIS 27<sup>th</sup> DAY OF SEPTEMBER, 2006

*Racquell Jacobs*  
NOTARY PUBLIC RACQUELL JACOBS  
MY COMMISSION EXPIRES: JULY 27, 2007  
OAKLAND COUNTY, MICHIGAN  
ACTING IN OAKLAND COUNTY

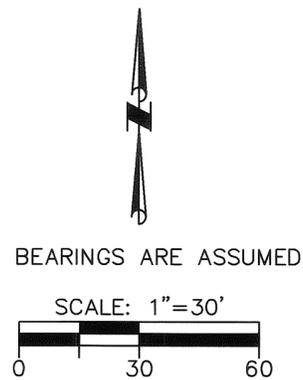
RACQUELL JACOBS  
Notary Public, Oakland County, Michigan  
Acting in Oakland County  
My Commission Expires July 27, 2007

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON ACTUAL FIELD MEASUREMENTS PERFORMED UNDER MY DIRECTION.



DEED REFERENCE  
DEED BOOK 766, PAGE 782

SURVEY REFERENCE  
LOT SURVEY 11, PG. 75  
LOT SURVEY 21, PG. 41  
LOT SURVEY 17, PG. 24  
LOT SURVEY 22, PG. 53  
REC. P.B. 21, PG. 38



## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 17<sup>th</sup> DAY OF September, 2006, THIS PLAT WAS REVIEWED AND APPROVED.

*Chris A. Peoples*  
CHAIRMAN  
*Marilyn A. Jennell*  
SECRETARY

## LEGEND

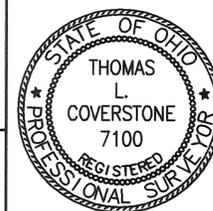
- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND

TRANSFERRED THIS 30<sup>th</sup> DAY OF September, 2006  
*Chris A. Peoples*  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR  
BY: *Linda Pearson*  
LINDA PEARSON  
DEPUTY AUDITOR

## DESCRIPTION

BEING A REPLAT OF PART INLOT 149 AND INLOT 150 OWNED BY THE PAUL D. AND KATHY L. LEE BY DEED RECORDED IN DEED BOOK 766, PAGE 782.

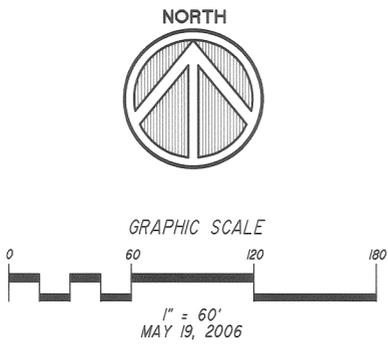
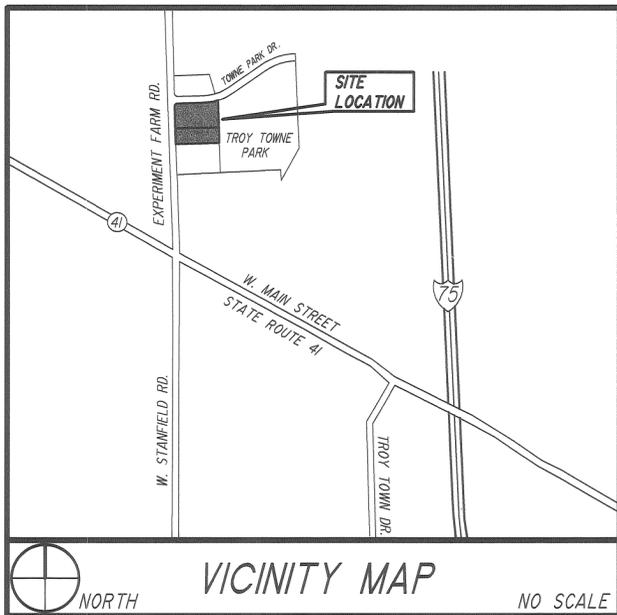
*Thomas L. Coverstone*  
THOMAS L. COVERSTONE, P.S. #7100  
DATE 11/15/05  
REVISED 08/31/06



**CHOICE ONE ENGINEERING**  
the choice that exceeds ...

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

date: 11-15-2005	drawn by: jmk	job number: MIATCI0525
------------------	---------------	------------------------



# REPLAT OF INLOT 9431

LOCATED IN:  
 SECTION 17, TOWN 5, RANGE 6 EAST  
 CITY OF TROY  
 MIAMI COUNTY, OHIO  
 CONTAINING:  
 1.715 & 1.060 ACRES

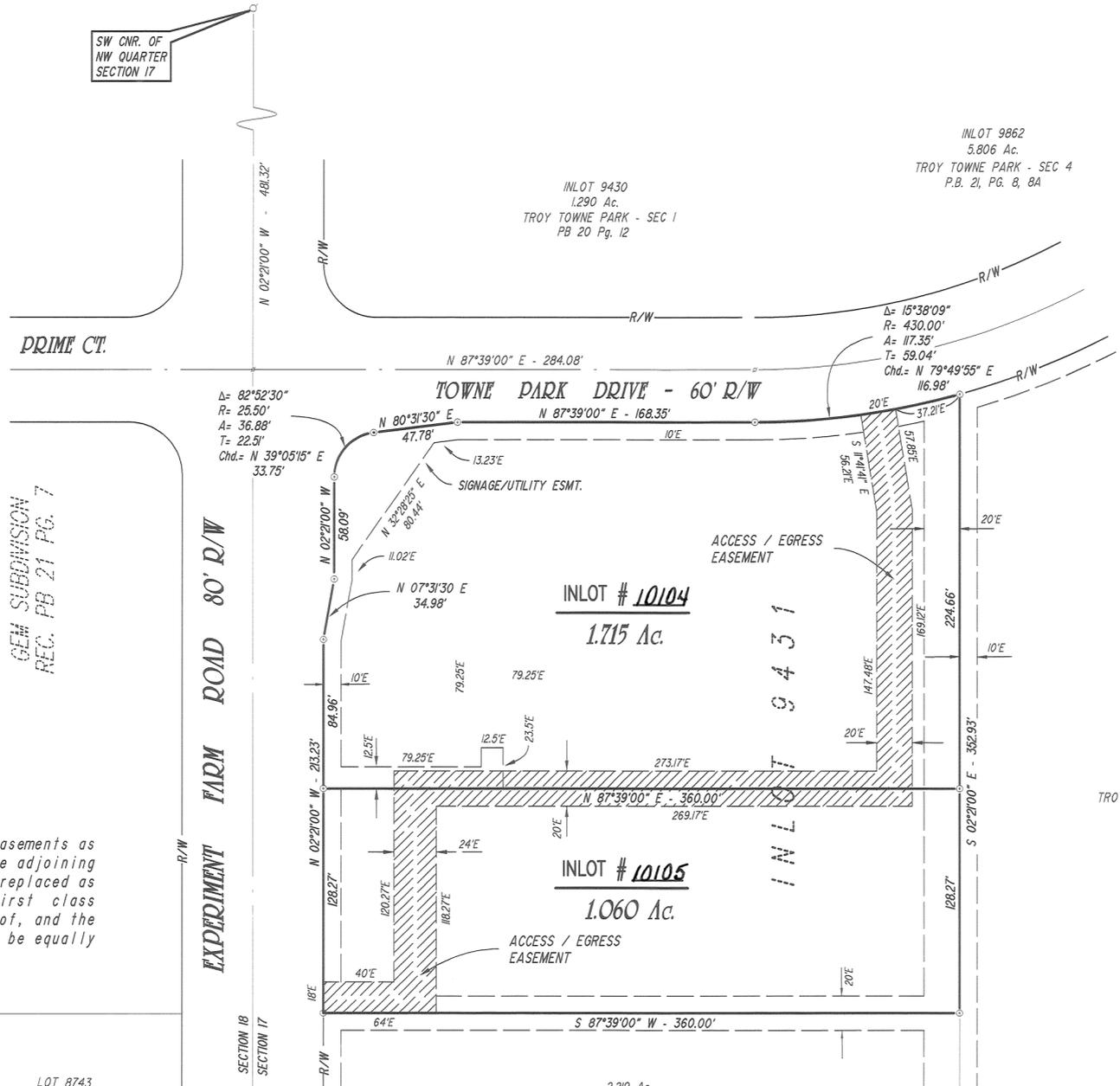
PLAT BOOK 21, PAGE 105  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 22<sup>ND</sup> DAY  
 OF SEPTEMBER, 2006 AT 9:04 A.M.  
 FILE NUMBER 0455725  
 FEE \$86.42

John W. O'Brien  
 MIAMI COUNTY RECORDER  
 BY: Christine Jackson  
 DEPUTY COUNTY RECORDER

MIAMI COUNTY AUDITOR  
 I HEREBY APPROVE THIS PLAT AS SHOWN ON  
 THIS PLAN ON THIS 22<sup>ND</sup> DAY OF  
September, 2006.

Chris A. Peoples  
 MIAMI COUNTY AUDITOR  
 BY: Deirda Pearson  
 DEPUTY COUNTY AUDITOR

- LEGEND:**
- IRON PIN FOUND - SIZE INDICATED
  - IRON PIN SET W/LD. CAP - 5/8"
  - IRON PIPE FOUND - SIZE INDICATED
  - ✦ R/R SPIKE FOUND
  - ✧ R/R SPIKE SET
  - MAG NAIL SET
  - MAG NAIL FOUND
  - △ STONE FOUND
  - MONUMENT FOUND
  - MONUMENT SET
  - ▨ MONUMENT BOX FD.
  - CORNER NOT MONUMENTED



**NOTE:** The cross hatched "access / egress" easements as located are for the joint and unrestricted use of the adjoining lots and shall be jointly maintained, repaired, or replaced as needed to maintain said area and improvements in a first class condition at all times by the respective owners thereof, and the costs of such maintenance, repair or replacement shall be equally shared by such owners of record.



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

DESCRIPTION

The within plat is a subdivision of 2.775 acres and being a replat of Inlot No. 9431 of the consecutive lot numbers of the City of Troy, Miami County, Ohio as recorded in P.B. 20, PG. 12 and being part of the lands heretofore conveyed to Harson Investments, Ltd. by deeds recorded in Deed Book 675, Page 575 and Deed Book 732 866.

DEDICATION:

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

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

Signed and acknowledged in the presence of:

Lauretta M. Ranly  
Witness

LAURETTA M. RANLY  
Name Printed

Brenda G. Heyns  
Witness

Brenda G. Heyns  
Name Printed

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

Shayna T. Kolodesh  
By: Shayna T. Kolodesh, President

STATE OF OHIO  
COUNTY OF MONTGOMERY, ss:

Be it remembered that on this 18th day of JULY, 2006 before me, the undersigned, a Notary Public in and for said County and State, personally came Harson Investments, Ltd., an Ohio Limited Partnership, by Shayna T. Kolodesh as President of Dayton Co., an Ohio Corporation as sole general partner of Harson Investments, Ltd. to me known and acknowledged the signing and execution of the within plat to be their free act and deed.

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

Lauretta M. Ranly  
Notary Public in and for State of Ohio  
My commission expires: JAN. 29, 2007



STATE OF OHIO  
COUNTY OF MONTGOMERY, ss:

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

Shayna T. Kolodesh  
Shayna T. Kolodesh  
7/18/06  
Date

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

Lauretta M. Ranly  
Notary Public in and for State of Ohio  
My commission expires: JAN. 29, 2007



CONSENT OF MORTGAGEE:

Signed and acknowledged in the presence of:

Shayne G. Degen  
Witness

Shayne G. Degen  
Witness

Mortgagee:

Glenn Tyra  
By:

Vice President  
Title

STATE OF OHIO, s.s.:

Be it remembered that on this 1st day of August, 2006 before me, the undersigned, a Notary Public in and for said State of Ohio, personally came Liberty Savings Bank, F.S.B., by Glenn Tyra, its Vice President, to me known, and acknowledged that the signing and execution of the within plat to be their free and voluntary act and deed.

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

Shayne G. Degen  
Notary Public in and for State of Ohio  
My commission expires: April 16, 2008



APPROVALS:

TROY PUBLIC WORKS DIRECTOR  
CITY OF TROY, OHIO

This plat reviewed and approved by the Public Works Director and City Engineer on the 18th day of SEPTEMBER, 2006.

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

SURVEYOR'S CERTIFICATION

I, Michael L. Oxner, being a Registered Professional Land Surveyor, licensed in compliance with the State of Ohio, do hereby certify that this plat correctly represents a survey completed under my direction and control during MAY 2006, and that all monuments shown hereon will be set as shown. Curved distances are measured on the arc.

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

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



# Merrimont Subdivision No.9

4N  
TOWN

6E  
RANGE

4 NE¼ NW¼  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

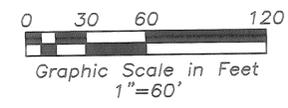
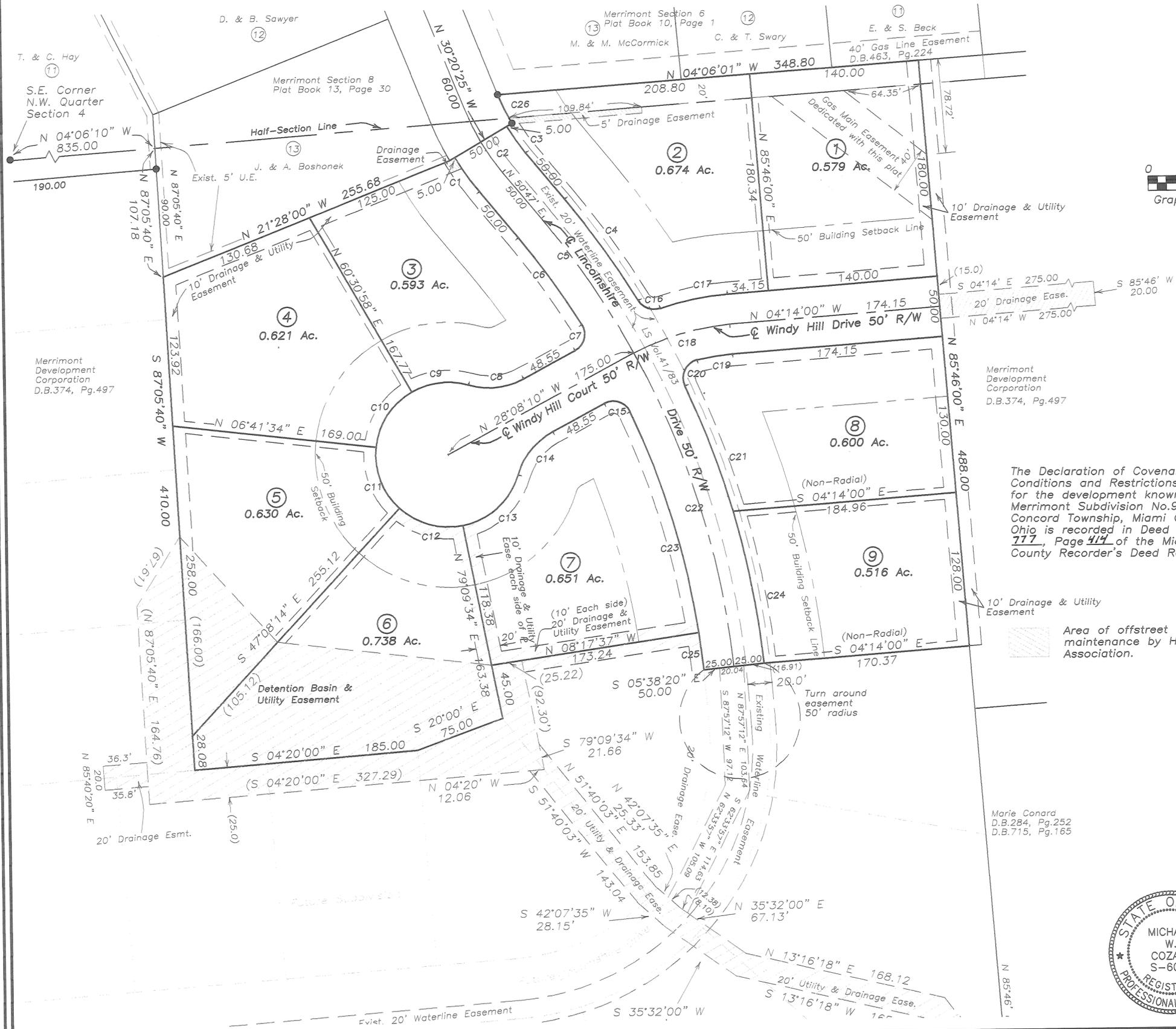
OHIO  
STATE

PLAT BOOK 41 PAGE 106  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED Oct. 10, 2006 AT 10:08 AM  
FILE NO. 0456728 FEE 149.60

John W. O'Brien BY: Christina Jackson  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED  
THIS 10 DAY OF Oct., 2006

Chris A. Sepler BY: Luide Trauman  
MIAMI CO. AUDITOR DEPUTY



### Legend

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

### References

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

### Description

Being a subdivision of 6.808 acres of a 99.5 acre tract located in the northwest and northeast quarters 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 497 of the Miami County Recorder's Deed Records. 5.602 acres in lots and 1.206 acres in streets.

\* AND A 46.57 AC TRACT  
\* AND 499

### Area Summary

9 Building Lots	5.602 Ac.
Dedicated Street R/W	1.206 Ac.
<b>Total</b>	<b>6.808 Ac.</b>
	0.159 AC NW ¼
	6.649 AC NE ¼
Offsite Basin Easement Area	0.392 Ac.
Lot 5 Basin Easement Area	0.144 Ac.
Lot 6 Basin Easement Area	0.430 Ac.
<b>Total Basin Easement Area</b>	<b>0.966 Ac.</b>

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.

### Frontage Distance at Setback

Lot No.	Distance
4	103.33'
5	103.35'
6	103.10'

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

I hereby certify that the above platted land is accurately represented as based on a field survey completed under my direct supervision. In accordance with the State of Ohio minimum requirements for boundary surveys, 5/8" capped iron pins set at all lot corners.

Michael W. Cozatt 9-11-06  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
476 Swales Road Troy, OH 45373  
Job No. 18205 (937)-339-2921  
File Name: C:\Plats and Const.\merris10-R.dwg  
Drawn by: DMC ~ Checked by: MWC

# Merrimont Subdivision No.9

PLAT BOOK 11 PAGE 106-A  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

4N  
TOWN

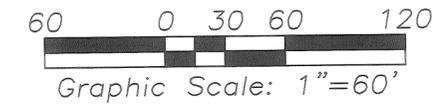
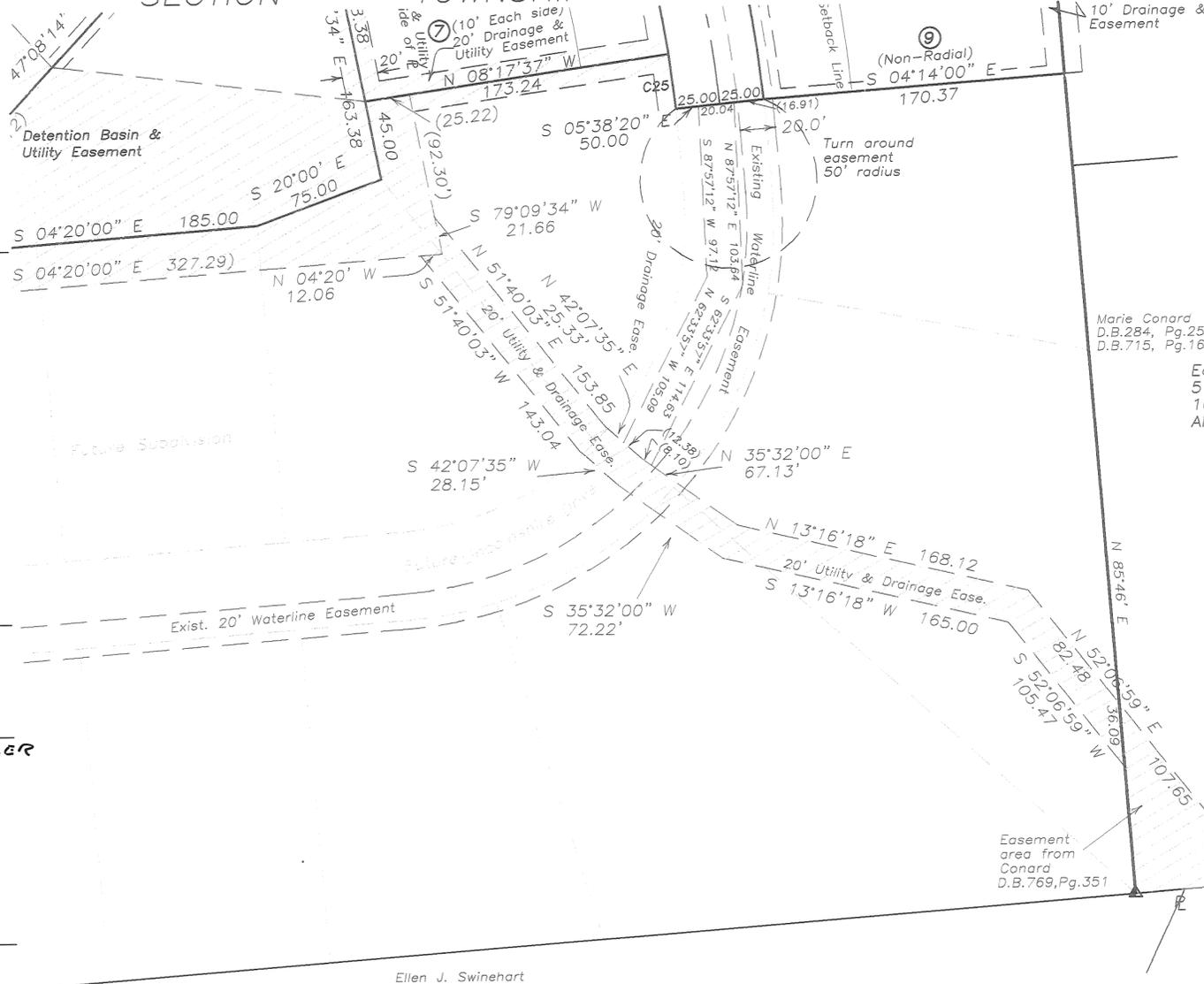
6E  
RANGE

4 NE 1/4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE



### Dedication

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

Merrimont Development Corporation  
Officers

*Louise Shroyer* *Irving Shroyer*  
Louise Shroyer—President Irving Shroyer—Secretary

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

Be it remembered that on this 13<sup>th</sup> day of SEPTEMBER, 2006 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.

*W. J. Fulker*  
Notary Public in and for State of Ohio

My commission expires \_\_\_\_\_

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

### Easement Detail

Scale as noted above

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

### Miami County Planning Commission

This plat was reviewed and approved by the Planning Commission this 21 day of February, 2006.

*Debra J. ...* *John ...*  
Chairperson Secretary

### Miami County Engineer

This plat was reviewed and approved by the Engineer this 21<sup>st</sup> day of February, 2006.

*Doug ...*  
Miami County Engineer

### Miami County Commissioners

This plat was reviewed and approved by the Commissioners this 20<sup>th</sup> day of Sept., 2006.  
(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.)

*D. ...* *Ron ...*



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

Curve Table								
No.	Radius	Δ	Arc Length	Long Chord	No.	Radius	Δ	Long Chord
1.	225.00'	08°52'33"	34.86'	34.82' N 55°13'16" E	14.	60.00'	44°54'14"	47.02'
2.	200.00'	08°52'33"	30.98'	30.95' N 55°13'16" E	15.	15.50'	93°30'43"	25.30'
3.	175.00'	08°52'33"	27.11'	27.08' S 55°13'16" W	16.	15.50'	77°39'46"	21.01'
4.	725.00'	08°11'57"	103.75'	103.66' S 54°53'00" W	17.	225.00'	14°26'03"	56.68'
5.	700.00'	11°04'50"	135.37'	135.16' N 56°19'25" E	18.	200.00'	23°54'10"	83.43'
6.	675.00'	07°33'35"	89.06'	89.00' N 54°33'48" E	19.	175.00'	09°42'34"	29.66'
7.	15.50'	93°30'43"	25.30'	22.58' S 74°53'47" E	20.	15.50'	100°40'06"	27.23'
8.	60.00'	44°54'23"	47.02'	45.83' S 05°41'09" E	21.	725.00'	08°47'24"	111.23'
9.	60.00'	46°15'20"	48.43'	47.13' S 06°21'35" E	22.	700.00'	22°29'50"	274.86'
10.	60.00'	53°49'24"	56.36'	54.31' S 56°23'44" E	23.	675.00'	16°19'18"	192.29'
11.	60.00'	53°49'48"	56.37'	54.32' N 69°46'40" E	24.	725.00'	10°11'41"	129.00'
12.	60.00'	53°42'11"	56.24'	54.20' N 16°00'40" E	25.	675.00'	02°39'17"	31.27'
13.	60.00'	62°11'46"	65.13'	61.98' N 41°56'19" W	26.	170.00'	08°52'24"	26.33'



*Michael W. Cozatt* 9-11-06  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, OH 45373  
Job No. 18205 (937)-339-2921  
File Name: C:\Plats and Const.\merris\merri10-R.dwg  
Drawn by: DMC ~ Checked by: MWC

# Merrimont Section 9

## Protective Covenants and Restrictions

- No lot shall be used except for residential purposes. No building shall be occupied during construction.
- The square footage of each dwelling structure, exclusive of open porches, garages, car ports or patios shall not be less than 2,400 sq. feet for a two story and multi-story plans, and no less than 2,200 sq. feet for one story plans. Each house shall have a minimum two car attached or basement garage and an attached garage shall be a minimum size of 450 sq. feet. No vinyl or aluminum lap siding shall be allowed. Modular homes shall not be permitted.  
Each builder, during the active house construction period, shall provide portable sanitary toilet facilities for the use of their employees and/or subcontractors on each building site controlled by the builder. Facilities may be shared with the approval of the builder renting the facility.  
Construction of a residential structure shall be completed within 9 months after commencement of construction and not more than 12 months after deed transfer.
- Setback and side yard requirements shall be as set forth by the Miami County Planning and Zoning Code. Location of the residence shall be subject to the provisions of covenant number 7.
- No above ground swimming or wading pools shall be permitted on any lot except one wading pool, not to exceed 50 sq. feet and shall not exceed 16 inches in height. Storage units not attached to the residence, and all other detached buildings of any kind are prohibited.
- No lot shall hereafter be subdivided into additional residential lots.
- Any fence or hedges which may be erected or planted must be of attractive and durable material. No fence or hedge greater than 4 feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fence, or chain link fence or similar type of fencing will be permitted on any lot. Wood and wrought iron fencing shall be permitted. Fence design must be submitted to and approved by the Developer prior to construction. No fences shall be constructed in or on any utility or access easements.
- No pole, tower or brace for the same shall be permitted on any lot for the support of any T.V. antenna, radio antenna or satellite dish. No satellite dish larger than 40" in diameter, C.B. antenna, or Ham Radio antenna shall be permitted.
- The foundation height and location of any residential structure shall be shown on a plot plan and approved by the Developer prior to the commencement of construction. The Developer shall retain the right to approve all designs and material lists and shall determine whether the plans and specifications are acceptable to the Developer. All plans, material lists, specifications and site grading and landscaping plans shall be submitted to the Developer for approval prior to construction; said approval shall not be unreasonably upheld as long as the plans meet the required covenants and are not duplications of existing homes.  
The Developer shall approve a minimum landscaping plan for each house. Minimum roof pitch shall be 6/12.
- No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which may be, or become, an annoyance or nuisance.
- No structure of a temporary character shall be permitted on any premises except during active construction.
- No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign not more than 3 feet square advertising the property for sale or rent, or signs by a builder to advertise the property during the active period of construction of the house. During the period of development and lot sales, the Developer shall be exempt from this covenant.
- No animals, livestock or poultry of any kind shall be raised, kept, or bred on any lot except dogs, cats, or other household pets, providing that they are not kept, bred or raised for commercial purposes or kept in unreasonable numbers. Outside kennels and runs shall not be permitted.
- Except for delivery, loading and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any lot. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.
- All driveways must be concrete, asphalt, or individual pavers with paving to be completed not more than nine months from the commencement of construction.
- Building contractors are required to employ trash dumpsters or similar debris receptacles during construction or shall promptly remove all debris and excess material during and at the completion of construction.
- Basement sump pump water shall be piped to the existing storm sewer. The discharge of sump pump water into the public right-of-way, directly into a detention basin or into the sanitary sewer system is prohibited.
- The Owners of any lot containing storm water detention basins shall be responsible for maintaining the basin in the operable manner as they were designed. Maintenance, mowing and clearing are the responsibility of the lot owner. No building or other structure shall be placed within the basin without the written permission of the Miami County Engineer. Maintained shrubs or other landscaping is not allowed without written permission of the Miami County Engineer. Miami County reserves the right, but not the responsibility, to enter upon said detention basin areas for maintenance purposes.
- Each builder shall be responsible for any damage to curbs, roads, right-of-ways, detention areas, water, sewer and storm lines, and other common area items that the builder his sub-contractors and/or his representatives may damage during the construction process. The Developer reserves the right to charge the builder for any damages incurred.
- These covenants and restrictions are for the benefit of the owners of all lots in all sections of this subdivision, including future sections of this subdivision, and are to run with the land and are to be binding on all parties and persons claiming under them until January 01, 2026, at which time they will be automatically extended for successive periods of ten years, unless by vote of a majority of the then land owners of the lots, agree to change said covenants.
- Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions, which shall remain in full force and effect.
- These covenants may be enforced by injunction or otherwise by the Grantor, his successors or assigns, and also by the owner of any lot in this or any other section of Merrimont Subdivision.
- The Grantor reserves the right to impose further restrictions and dedicate additional easements and rights-of-way, if required, with respect to such lots which have not been sold by the Grantor by instrument recorded in the office of the Recorder of Miami County, and the office of the zoning authority of Miami County, Ohio or by express provisions in said conveyances.
- No changes shall be made to the Protective Covenants of Merrimont Subdivision except by the Developer and approved by the Miami County Planning Commission. This prohibition shall automatically apply to any and all future sections of Merrimont Subdivision. This prohibition shall apply to all current and future lot owners.

### Detention Basin and Stormwater Restrictions

- The following covenants are non-amendable and shall run with the land:
- Miami County and Concord Township do not accept for maintenance the stormwater facilities which includes the drainage swales, stormwater detention areas, and any storm sewer outside the street right-of-way.
  - The lots on the within plat are governed by the Rules and Regulations as noted in the Miami County Stormwater Management Control Regulations as recorded in Misc. Book 21, Page 585 of the Miami County Recorder's Records.
  - In the event that the Grantees fail to maintain and repair said facilities in a manner approved by the Miami County Engineer, the Grantees agree to pay any and all assessments as determined by the Miami County Engineer. The Miami County Engineer shall be granted sole authority to perform any and all maintenance and repair as deemed necessary.
  - No structures, planting, fencing, driveways, culvert pipes or other materials shall be placed or permitted to remain within the stormwater detention facilities or within a drainage easement area (according to item 1) without written permission of the Miami County Engineer.
  - The finish grade of any lot or parts thereof shall comply with the finish grade and grading plan as shown on the sediment and erosion control plan.
  - The Owners, their successors and assigns, shall maintain the offsite storm and detention areas until developed.
  - Maintenance of all offsite storm sewers (outside of street right-of-way) shall be the responsibility of the Homeowners Association once the streets are accepted.



*Michael W. Cozatt* 9-11-06  
Michael W. Cozatt, P.E. #6001 Date  
Cozatt Engineering Company  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, Ohio  
Job No.18205 Ph. (937) 339-2921

# Merrimont Subdivision No.9

4N  
TOWN

6E  
RANGE

4 NE¼ NW¼  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

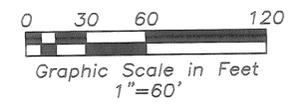
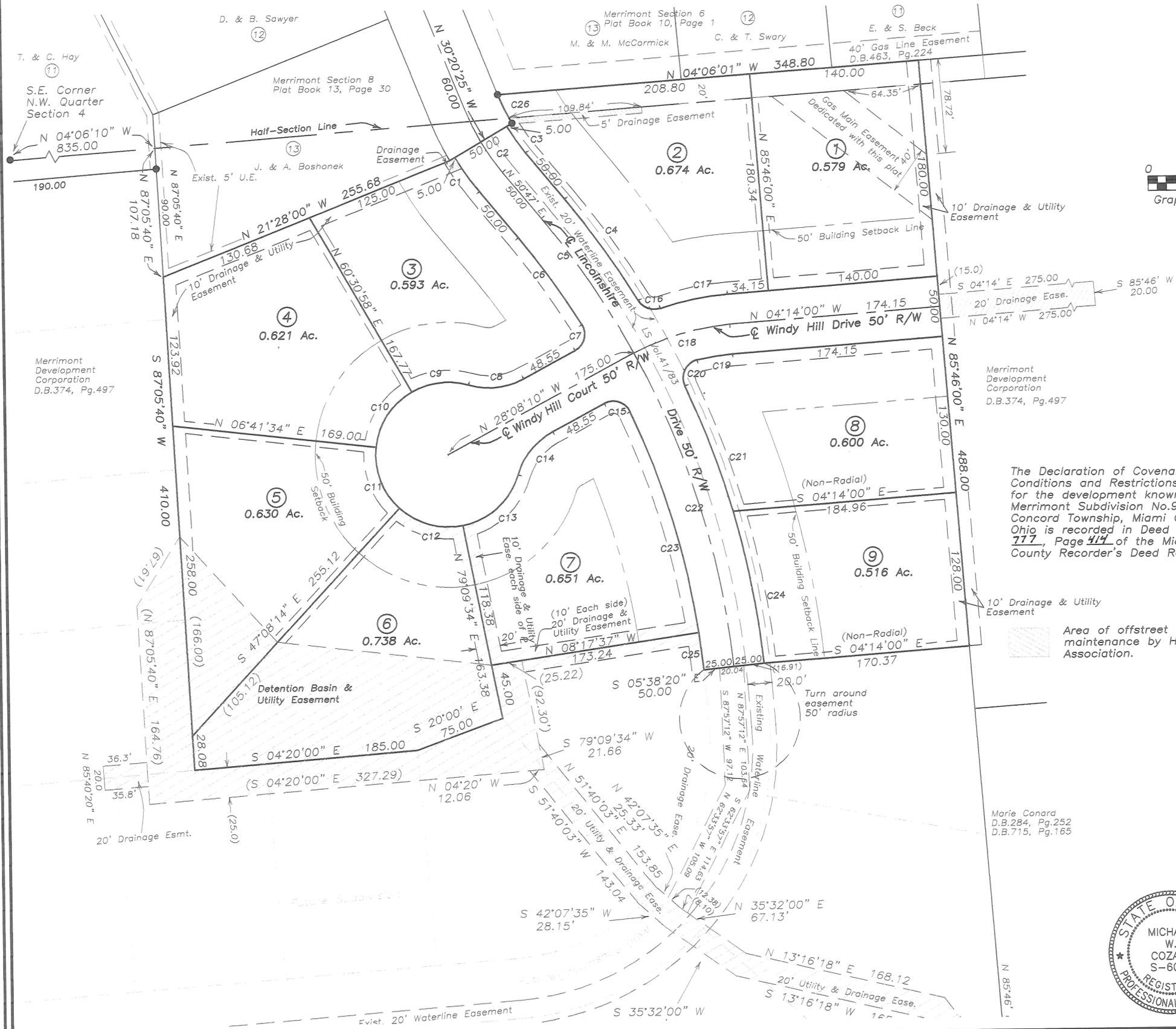
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PLAT BOOK 41 PAGE 106  
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RECEIVED Oct. 10, 2006 AT 10:08 AM  
FILE NO. 0456728 FEE 149.60

John W. O'Brien BY: Christina Jackson  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED  
THIS 10 DAY OF Oct., 2006

Chris A. Sepler BY: Luide Trauman  
MIAMI CO. AUDITOR DEPUTY



### Legend

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

### References

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

### Description

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\* AND A 46.57 AC TRACT

### Area Summary

9 Building Lots	5.602 Ac.
Dedicated Street R/W	1.206 Ac.
<b>Total</b>	<b>6.808 Ac.</b>
	0.159 AC NW ¼
	6.649 AC NE ¼
Offsite Basin Easement Area	0.392 Ac.
Lot 5 Basin Easement Area	0.144 Ac.
Lot 6 Basin Easement Area	0.430 Ac.
<b>Total Basin Easement Area</b>	<b>0.966 Ac.</b>

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### Frontage Distance at Setback

Lot No.	Distance
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5	103.35'
6	103.10'

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

I hereby certify that the above platted land is accurately represented as based on a field survey completed under my direct supervision. In accordance with the State of Ohio minimum requirements for boundary surveys, 5/8" capped iron pins set at all lot corners.

Michael W. Cozatt 9-11-06  
MICHAEL W. COZATT  
P.S. #6001



**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
476 Swales Road Troy, OH 45373  
Job No. 18205 (937)-339-2921  
File Name: C:\Plats and Const.\merris10-R.dwg  
Drawn by: DMC ~ Checked by: MWC

# Merrimont Subdivision No.9

PLAT BOOK 11 PAGE 106-A  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

4N  
TOWN

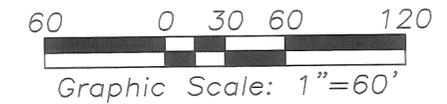
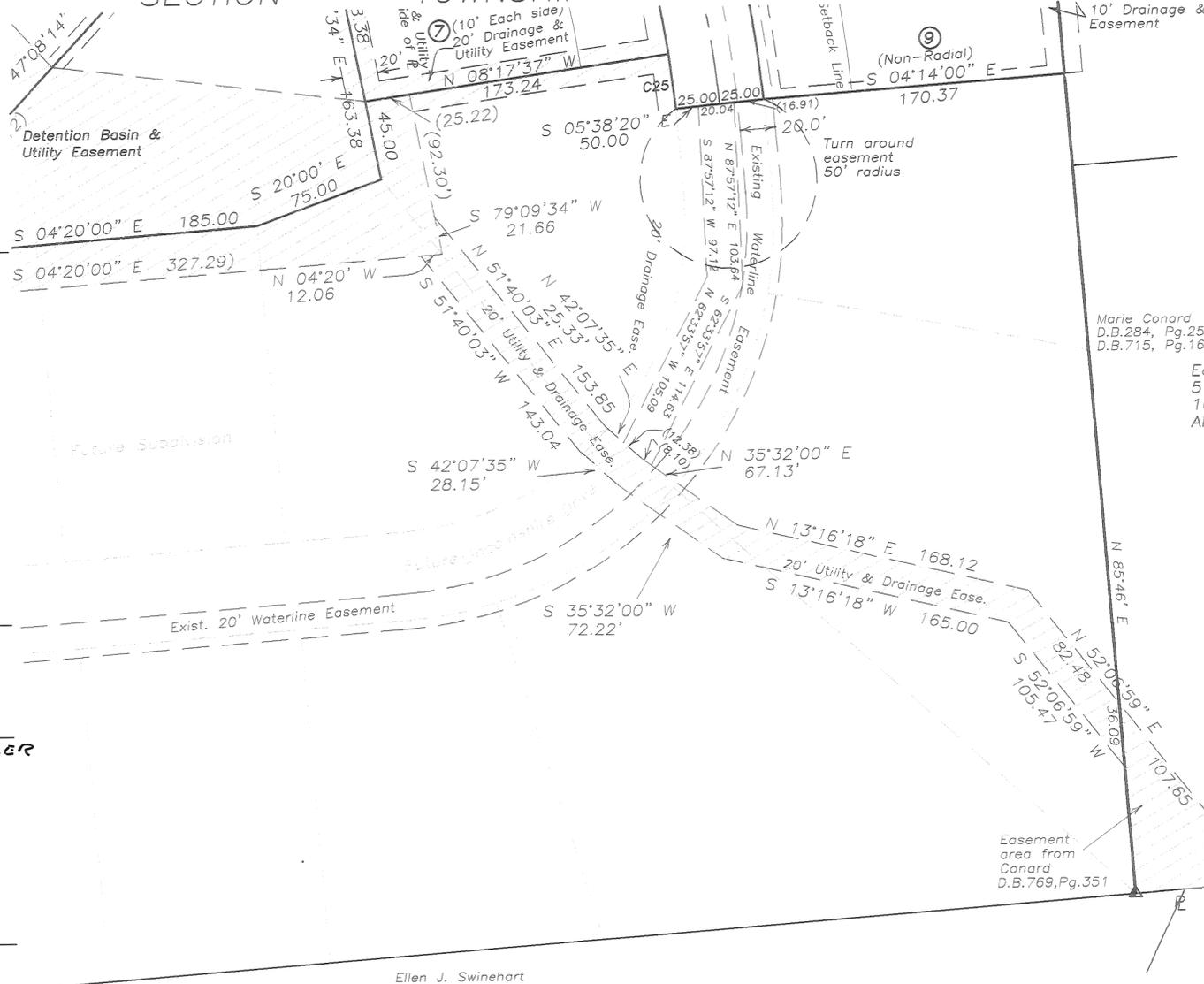
6E  
RANGE

4 NE 1/4  
SECTION

CONCORD  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE



### Dedication

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

Merrimont Development Corporation  
Officers

*Louise Shroyer* *Irving Shroyer*  
Louise Shroyer—President Irving Shroyer—Secretary

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

Be it remembered that on this 13<sup>th</sup> day of SEPTEMBER, 2006 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.

*W. J. Fulker*  
Notary Public in and for State of Ohio

My commission expires \_\_\_\_\_

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

### Easement Detail

Scale as noted above

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

### Miami County Planning Commission

This plat was reviewed and approved by the Planning Commission this 21 day of February, 2006.

*Debra J. ...* *John ...*  
Chairperson Secretary

### Miami County Engineer

This plat was reviewed and approved by the Engineer this 21<sup>st</sup> day of February, 2006.

*Doug ...*  
Miami County Engineer

### Miami County Commissioners

This plat was reviewed and approved by the Commissioners this 20<sup>th</sup> day of Sept., 2006.  
(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.)

*D. ...* *Ron ...*



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

Curve Table								
No.	Radius	Δ	Arc Length	Long Chord	No.	Radius	Δ	Arc Length
1.	225.00'	08°52'33"	34.86'	34.82' N 55°13'16" E	14.	60.00'	44°54'14"	47.02'
2.	200.00'	08°52'33"	30.98'	30.95' N 55°13'16" E	15.	15.50'	93°30'43"	25.30'
3.	175.00'	08°52'33"	27.11'	27.08' S 55°13'16" W	16.	15.50'	77°39'46"	21.01'
4.	725.00'	08°11'57"	103.75'	103.66' S 54°53'00" W	17.	225.00'	14°26'03"	56.68'
5.	700.00'	11°04'50"	135.37'	135.16' N 56°19'25" E	18.	200.00'	23°54'10"	83.43'
6.	675.00'	07°33'35"	89.06'	89.00' N 54°33'48" E	19.	175.00'	09°42'34"	29.66'
7.	15.50'	93°30'43"	25.30'	22.58' S 74°53'47" E	20.	15.50'	100°40'06"	27.23'
8.	60.00'	44°54'23"	47.02'	45.83' S 05°41'09" E	21.	725.00'	08°47'24"	111.23'
9.	60.00'	46°15'20"	48.43'	47.13' S 06°21'35" E	22.	700.00'	22°29'50"	274.86'
10.	60.00'	53°49'24"	56.36'	54.31' S 56°23'44" E	23.	675.00'	16°19'18"	192.29'
11.	60.00'	53°49'48"	56.37'	54.32' N 69°46'40" E	24.	725.00'	10°11'41"	129.00'
12.	60.00'	53°42'11"	56.24'	54.20' N 16°00'40" E	25.	675.00'	02°39'17"	31.27'
13.	60.00'	62°11'46"	65.13'	61.98' N 41°56'19" W	26.	170.00'	08°52'24"	26.33'



*Michael W. Cozatt* 9-11-06  
MICHAEL W. COZATT  
P.S. #6001

**COZATT ENGINEERING COMPANY**  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, OH 45373  
Job No. 18205 (937)-339-2921  
File Name: C:\Plats and Const.\merris\merri10-R.dwg  
Drawn by: DMC ~ Checked by: MWC

# Merrimont Section 9

## Protective Covenants and Restrictions

- No lot shall be used except for residential purposes. No building shall be occupied during construction.
- The square footage of each dwelling structure, exclusive of open porches, garages, car ports or patios shall not be less than 2,400 sq. feet for a two story and multi-story plans, and no less than 2,200 sq. feet for one story plans. Each house shall have a minimum two car attached or basement garage and an attached garage shall be a minimum size of 450 sq. feet. No vinyl or aluminum lap siding shall be allowed. Modular homes shall not be permitted.  
Each builder, during the active house construction period, shall provide portable sanitary toilet facilities for the use of their employees and/or subcontractors on each building site controlled by the builder. Facilities may be shared with the approval of the builder renting the facility.  
Construction of a residential structure shall be completed within 9 months after commencement of construction and not more than 12 months after deed transfer.
- Setback and side yard requirements shall be as set forth by the Miami County Planning and Zoning Code. Location of the residence shall be subject to the provisions of covenant number 7.
- No above ground swimming or wading pools shall be permitted on any lot except one wading pool, not to exceed 50 sq. feet and shall not exceed 16 inches in height. Storage units not attached to the residence, and all other detached buildings of any kind are prohibited.
- No lot shall hereafter be subdivided into additional residential lots.
- Any fence or hedges which may be erected or planted must be of attractive and durable material. No fence or hedge greater than 4 feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fence, or chain link fence or similar type of fencing will be permitted on any lot. Wood and wrought iron fencing shall be permitted. Fence design must be submitted to and approved by the Developer prior to construction. No fences shall be constructed in or on any utility or access easements.
- No pole, tower or brace for the same shall be permitted on any lot for the support of any T.V. antenna, radio antenna or satellite dish. No satellite dish larger than 40" in diameter, C.B. antenna, or Ham Radio antenna shall be permitted.
- The foundation height and location of any residential structure shall be shown on a plot plan and approved by the Developer prior to the commencement of construction. The Developer shall retain the right to approve all designs and material lists and shall determine whether the plans and specifications are acceptable to the Developer. All plans, material lists, specifications and site grading and landscaping plans shall be submitted to the Developer for approval prior to construction; said approval shall not be unreasonably upheld as long as the plans meet the required covenants and are not duplications of existing homes.  
The Developer shall approve a minimum landscaping plan for each house. Minimum roof pitch shall be 6/12.
- No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which may be, or become, an annoyance or nuisance.
- No structure of a temporary character shall be permitted on any premises except during active construction.
- No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign not more than 3 feet square advertising the property for sale or rent, or signs by a builder to advertise the property during the active period of construction of the house. During the period of development and lot sales, the Developer shall be exempt from this covenant.
- No animals, livestock or poultry of any kind shall be raised, kept, or bred on any lot except dogs, cats, or other household pets, providing that they are not kept, bred or raised for commercial purposes or kept in unreasonable numbers. Outside kennels and runs shall not be permitted.
- Except for delivery, loading and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any lot. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.
- All driveways must be concrete, asphalt, or individual pavers with paving to be completed not more than nine months from the commencement of construction.
- Building contractors are required to employ trash dumpsters or similar debris receptacles during construction or shall promptly remove all debris and excess material during and at the completion of construction.
- Basement sump pump water shall be piped to the existing storm sewer. The discharge of sump pump water into the public right-of-way, directly into a detention basin or into the sanitary sewer system is prohibited.
- The Owners of any lot containing storm water detention basins shall be responsible for maintaining the basin in the operable manner as they were designed. Maintenance, mowing and clearing are the responsibility of the lot owner. No building or other structure shall be placed within the basin without the written permission of the Miami County Engineer. Maintained shrubs or other landscaping is not allowed without written permission of the Miami County Engineer. Miami County reserves the right, but not the responsibility, to enter upon said detention basin areas for maintenance purposes.
- Each builder shall be responsible for any damage to curbs, roads, right-of-ways, detention areas, water, sewer and storm lines, and other common area items that the builder his sub-contractors and/or his representatives may damage during the construction process. The Developer reserves the right to charge the builder for any damages incurred.
- These covenants and restrictions are for the benefit of the owners of all lots in all sections of this subdivision, including future sections of this subdivision, and are to run with the land and are to be binding on all parties and persons claiming under them until January 01, 2026, at which time they will be automatically extended for successive periods of ten years, unless by vote of a majority of the then land owners of the lots, agree to change said covenants.
- Invalidation of any one of these covenants by judgement or court order shall in no way affect the other provisions, which shall remain in full force and effect.
- These covenants may be enforced by injunction or otherwise by the Grantor, his successors or assigns, and also by the owner of any lot in this or any other section of Merrimont Subdivision.
- The Grantor reserves the right to impose further restrictions and dedicate additional easements and rights-of-way, if required, with respect to such lots which have not been sold by the Grantor by instrument recorded in the office of the Recorder of Miami County, and the office of the zoning authority of Miami County, Ohio or by express provisions in said conveyances.
- No changes shall be made to the Protective Covenants of Merrimont Subdivision except by the Developer and approved by the Miami County Planning Commission. This prohibition shall automatically apply to any and all future sections of Merrimont Subdivision. This prohibition shall apply to all current and future lot owners.

### Detention Basin and Stormwater Restrictions

- The following covenants are non-amendable and shall run with the land:
- Miami County and Concord Township do not accept for maintenance the stormwater facilities which includes the drainage swales, stormwater detention areas, and any storm sewer outside the street right-of-way.
  - The lots on the within plat are governed by the Rules and Regulations as noted in the Miami County Stormwater Management Control Regulations as recorded in Misc. Book 21, Page 585 of the Miami County Recorder's Records.
  - In the event that the Grantees fail to maintain and repair said facilities in a manner approved by the Miami County Engineer, the Grantees agree to pay any and all assessments as determined by the Miami County Engineer. The Miami County Engineer shall be granted sole authority to perform any and all maintenance and repair as deemed necessary.
  - No structures, planting, fencing, driveways, culvert pipes or other materials shall be placed or permitted to remain within the stormwater detention facilities or within a drainage easement area (according to item 1) without written permission of the Miami County Engineer.
  - The finish grade of any lot or parts thereof shall comply with the finish grade and grading plan as shown on the sediment and erosion control plan.
  - The Owners, their successors and assigns, shall maintain the offsite storm and detention areas until developed.
  - Maintenance of all offsite storm sewers (outside of street right-of-way) shall be the responsibility of the Homeowners Association once the streets are accepted.



*Michael W. Cozatt* 9-11-06  
Michael W. Cozatt, P.E. #6001 Date  
Cozatt Engineering Company  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, Ohio  
Job No.18205 Ph. (937) 339-2921

**INDIAN RIDGE**  
**REPLAT OF INLOTS 8569-8588 AND 8710-8713**  
**CITY OF PIQUA, MIAMI COUNTY, OHIO**

VOLUME 21 PAGE 107  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 17<sup>TH</sup> DAY  
 OF OCTOBER, 2006, AT 9:15 AM.  
 FILE # 0457247 FEE \$ 86.40

*John W. O'Brien* *Christina Jackson*  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 TRANSFERRED AND LOT NUMBERS ASSIGNED  
 THIS 17 DAY OF Oct., 2006

*Chris A. Luescher*  
 MIAMI COUNTY AUDITOR  
*Janda Lirgeman*  
 BY DEPUTY AUDITOR

**DEDICATIONS/SIGNATURES**

**DEDICATION**  
 WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY DEDICATE THE EASEMENTS TO PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, CABLE, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESSED 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 PROPERTIES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER Lots 8571 & 8572 OWNER  
*Robert H. Stuhler* *Cynthia A. Stuhler*  
 ROBERT H. STUHLER CYNTHIA A. STUHLER

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 29<sup>th</sup> DAY OF Sept., 2006.



*Joell S. Davis*  
 NOTARY PUBLIC

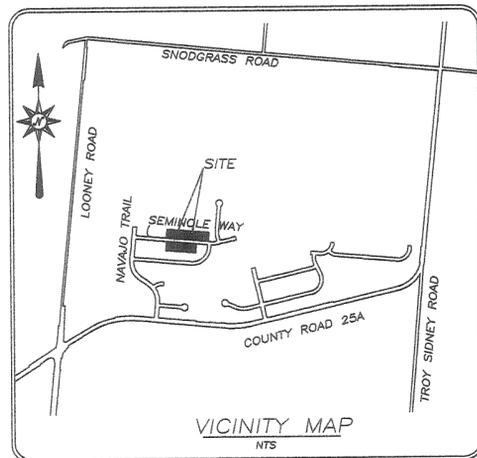
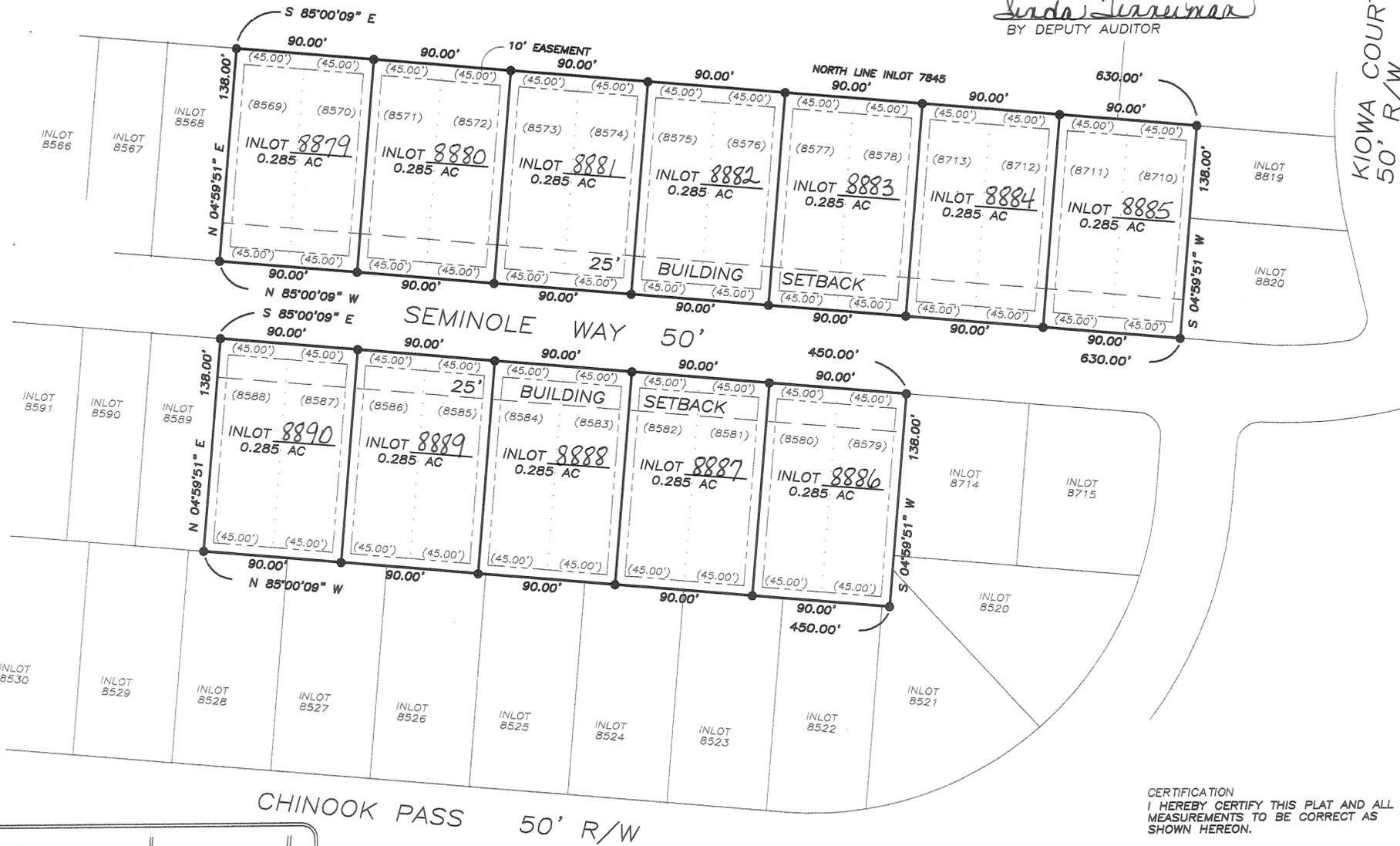
BANK: M&T MORTGAGE CORPORATION  
*Doree Carter*  
 BANK AGENT:

STATE OF Ohio - COUNTY OF Miami, S.S. OHIO  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 29<sup>th</sup> DAY OF Sept., 2006.

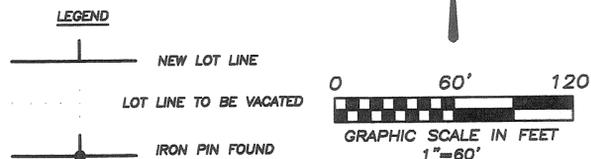


*Joell S. Davis*  
 NOTARY PUBLIC

DESCRIPTION  
 BEING A REPLAT OF INLOTS 8569, 8570, 8571, 8572, 8573, 8574, 8575, 8576, 8577, 8578, 8579, 8580, 8581, 8582, 8583, 8584, 8585, 8586, 8587, 8588 AS RECORDED IN THE REPLAT OF INDIAN RIDGE SECTION 5 PLAT BOOK 19, PAGE 101, AND 8710, 8711, 8712, AND 8713 AS RECORDED IN THE REPLAT OF INDIAN RIDGE SECTION 6 PLAT BOOK 19, PAGE 124, AS ACQUIRED BY TEETERS AND BRUMBAUGH, LLC IN VOLUME 742, PAGE 480, AND VOLUME 775, PAGE 482 AND ROBERT H. & CYNTHIA A. STUHLER IN VOLUME 776, PAGE 591, MIAMI COUNTY DEED RECORDS.



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.



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

*John J. Brumbaugh* 9-20-06  
 JOHN J. BRUMBAUGH DATE  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #8218

REPLAT OF PART SECTION 5 AND 6, INDIAN RIDGE  
 IN MIAMI COUNTY ~ SEPTEMBER 20, 2006

**BRUMBAUGH ENGINEERING & SURVEYING, LLC**  
 1105 SOUTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 (937) 698-3000  
 PAGE 1 OF 2

INDIAN RIDGE  
REPLAT OF INLOTS 8569-8588 AND 8710-8713  
CITY OF PIQUA, MIAMI COUNTY, OHIO

PROTECTIVE COVENANTS & RESTRICTIONS

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than as provided by City of Piqua Zoning Regulations.
- The floor area of each single dwelling structure, exclusive of open porches, garages, carports or patios, shall not be less than 1300 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 1000 Sq. Ft. per living unit.
- The exterior design, square footage, elevations, building locations and construction materials of all buildings and pools shall be approved in writing by the developer, TEETERS & BRUMBAUGH, LLC or an architectural review committee (ARC) chosen by TEETERS & BRUMBAUGH, LLC prior to the issuance of a building permit and evidenced by a signed plot plan and blueprint. An accurate, approved blueprint and plot plan shall be provided for the files of the developer/ARC. All residences and attached garages shall have exteriors containing brick and/or stone, with combinations of wood or vinyl siding permitted. Detached structure exteriors may contain any combination of the above materials. Vinyl soffits are permitted. Roll roofing is not permitted. No exterior shall have more than eight (8) inches of exposed concrete block or concrete walls or foundation.
- No lot shall be hereafter subdivided into additional residential lots. Except double lots can be split for two deedable residences.
- No trailer, basement, campshack, garage, barn or other out-building shall be used at any time as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character to be used as a residence.
- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fences shall be placed or allowed to remain nearer to the street than the front face of house. No barbed wire, no chain link, no field fencing or similar types of fencing may be used upon the property at any location.
- No worn out, discarded or unlicensed automobiles, machinery or vehicles or parts thereof shall be stored on any lot and no part thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may become an annoyance or nuisance.
- 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.
- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
- No above ground swimming or wading pools shall be permitted on any lot except one wading pool not to exceed fifty (50) Sq. Ft. and shall not exceed 16 inches in height.
- All lots are to be seeded or sodden and landscaped within six (6) months of the completion of the house. Landscaping shall include planting three (3) trees which are five (5) ft. min. height.
- These protective covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2020, and subsequently until or unless amended by written consent of sixty percent (60%) of the owners of lots to be affected by said amendment(s). Owners may make said amendments at any time either before or after January 1, 2020. Affected lots shall include those to which the changes would apply plus all contiguous properties within this development. Each owner shall have one (1) vote for each individual lot owned by him. If more than one person owns a lot then all of the owners of the lot together shall have one vote. The signatures of all of the owners shall be necessary to exercise the one vote.
- These covenants shall be enforceable by injunction or otherwise by the grantor, his, her or its successors or assigns. If the parties hereto, or their grantees, heirs, successors or assigns, shall violate or attempt to violate any of the protective covenants or restrictions herein, it shall be lawful for any other person(s) owning a lot in said development or the developer/ARC to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such protective covenant or restriction and either to prevent him, her or them from doing so or to recover damages or other dues from such violation.
- Invalidation of any one of these protective covenants or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. All costs of litigation and attorney's fees resulting from violation of these protective covenants and restrictions shall be the financial responsibility of the lot owner or owners found in violation.
- All lot owners are members of and must comply with the declarations, and any rules and regulations including the payment of dues of the INDIAN RIDGE Homeowners Association as recorded in the Miami County Records Book \_\_\_\_\_ Pg. \_\_\_\_\_ for the mutual benefit of all owners.
- All builders must be approved by The Developer.
- All sheds built shall be wood sheds with no metal sheds allowed. All sheds must comply with city ordinances and are not to be erected within building setback lines, easements, and drainage ways.

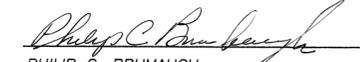
DEDICATIONS/SIGNATURES

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY DEDICATE THE EASEMENTS TO PUBLIC USE FOREVER.

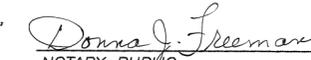
EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, CABLE, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESSED PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE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

TEETERS AND BRUMBAUGH, LLC Lots 8569, 8570, 8573 THRU 8588, 8710-8713

  
PHILIP C. BRUMBAUGH

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO, THIS 14th DAY OF Sept., 2006.

  
NOTARY PUBLIC

My Commission Expires 03-21-09

BANK   
BANK AGENT

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

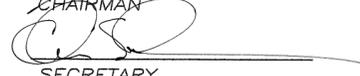
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Bellefontaine, OHIO, THIS 18th DAY OF Sept., 2006

  
NOTARY PUBLIC  
Jannette Jacobs  
My Commission Expires 04-04-2007

APPROVAL BY THE PIQUA CITY COMMISSION  
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 18th DAY OF September, 2006.  
BY RESOLUTION NO. R-93-06.

  
MAYOR  
  
CLERK

APPROVAL BY THE PIQUA PLANNING COMMISSION  
THIS PLAT REVIEWED AND APPROVED THIS 5th DAY OF September, 2006.

  
CHAIRMAN  
  
SECRETARY

**BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC**  
1105 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000  
PAGE 2 OF 2

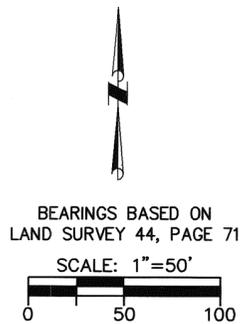
# ANNEXATION OF TERRITORY TO THE CITY OF PIQUA

1.629 ACREAGE    24 SECTION    8 N TOWNSHIP    5 E RANGE    WASHINGTON TOWNSHIP    MIAMI, OHIO COUNTY

PLAT BOOK 21, PAGE 108  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 25 DAY OF October, 2006 AT 9:59:31M.  
 FILE No. 0457691 FEE: \$4320

ANNEXATION PROCEEDINGS RECORDED IN DEED VOLUME 777 PG. 800

John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Kristie Quinn  
 BY DEPUTY



### APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 16<sup>th</sup> DAY OF FEBRUARY 2006

[Signature]  
 MIAMI COUNTY ENGINEER

### CITY OF PIQUA PLANNING COMMISSION

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 23<sup>rd</sup> DAY OF MAY, 2006

[Signature]  
 CHAIRPERSON

### APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 24<sup>th</sup> DAY OF October, 2006

[Signature]  
 CHRIS A. PEEPLES  
 MIAMI COUNTY AUDITOR

[Signature]  
 BY DEPUTY AUDITOR

### APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 25<sup>th</sup> DAY OF May, 2006 BY RESOLUTION NO. 06-05-785  
 (06-04-496 March 30, 2006)

MIAMI COUNTY COMMISSIONER

[Signature]  
 MIAMI COUNTY COMMISSIONER  
[Signature]  
 MIAMI COUNTY COMMISSIONER

### APPROVAL BY CITY OF PIQUA

AT A MEETING OF THE PIQUA CITY COMMISSION HELD THIS 30<sup>th</sup> DAY OF August, 2006 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 20-06

[Signature]  
 MAYOR  
[Signature]  
 CLERK

### PLAT AUTHORIZATION AND DEDICATION

Mark A. Hanshaw, the owners of the land included within this plat have caused the area located in Washington Township, Miami County, Ohio, encompassed by this plat, to be surveyed, platted, and known as Annexation of Territory to the City of Piqua.

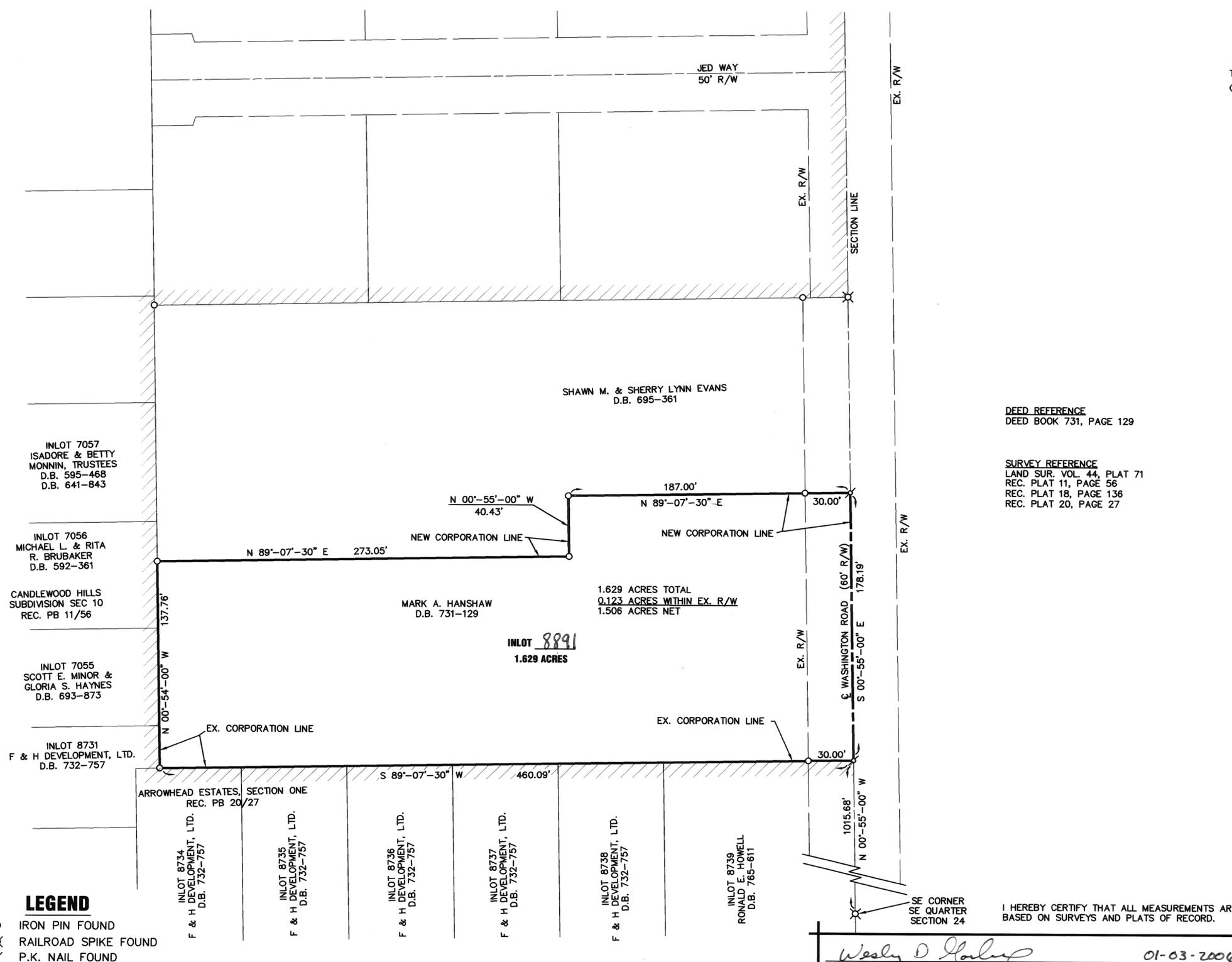
[Signature]  
 Mark A. Hanshaw

State of Ohio  
 County of MIAMI

The foregoing instrument was acknowledged before me this 14 day of FEB, 2006 by Mark A. Hanshaw.

JAMES R. O'DONNELL, Attorney at Law  
 Notary Public - State of Ohio  
 My Commission has no expiration date  
 SECTION 147.03 O.R.C.

[Signature]  
 Notary Public  
 NO EXPIRATION  
 My commission expires  
 ↑↑↑↑↑  
 LAW

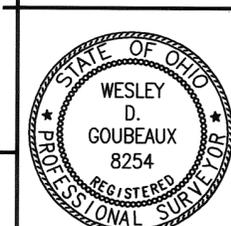


DEED REFERENCE  
 DEED BOOK 731, PAGE 129

SURVEY REFERENCE  
 LAND SUR. VOL. 44, PLAT 71  
 REC. PLAT 11, PAGE 56  
 REC. PLAT 18, PAGE 136  
 REC. PLAT 20, PAGE 27

EX. R/W

[Signature]  
 WESLEY D. GOUBEAUX, P.S. #8254    DATE 01-03-2006



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

date: 01-03-2006	drawn by: WDG	job number: MIAWAS0505
---------------------	------------------	---------------------------

- LEGEND**
- IRON PIN FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ⊕ P.K. NAIL FOUND

DEDICATION OF EASEMENTS IN TROY, OHIO

VOLUME 21 PAGE 109  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS.  
FILE NO. 0451911 FEE \$43.20  
RECEIVED FOR RECORD THIS  
27th DAY OF October 2006.  
John W. O'Brien  
RECORDER  
BY: Carol Pleiman  
DEPUTY

BEARING ASSUMED



EASEMENT ON BAIRD TRACT - OVER PT. OF OL 266

A PERMANENT EASEMENT IS HEREBY GRANTED TO THE CITY OF TROY, OHIO, AND DP&L FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DP&L ELECTRIC POWER POLE AND GUY/ANCHOR LINE, & FOR OTHER AERIAL CABLES AS ARE CUSTOMARILY CO-LOCATED ON SUCH POLES, & FOR A NEW DROP/SERVICE LINE TO THE ADJACENT PROPERTY (IL 2888), & FOR THE CITY OF TROY TO INSTALL, MAINTAIN, REPAIR & REPLACE AS NEEDED THE SUPPORT CABLES AND APPURTENANCES ASSOCIATED WITH THE FLASHER/SIGNAL LIGHTS AT N. MARKET ST. & FERGUSON DR. I HEREBY CERTIFY THAT I HAVE FULL AUTHORITY TO GRANT THIS EASEMENT.

Delores A. Baird, Trustee  
DELORES A. BAIRD, TRUSTEE

STATE OF OHIO, MIAMI COUNTY, SS:  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED GRANTOR, WHO ACKNOWLEDGED THAT SHE DID SIGN THIS PERMANENT EASEMENT DOCUMENT & THAT SAME IS HER FREE ACT & DEED, AND THAT SHE IS DULY AUTHORIZED TO SIGN THIS EASEMENT.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND & AFFIXED MY OFFICIAL SEAL THIS 27TH DAY OF OCTOBER, 2006.

STEVEN D. LEFFEL  
Notary Public, State of Ohio  
My Commission Expires January 3, 2009

Steven D. Luffel  
NOTARY PUBLIC

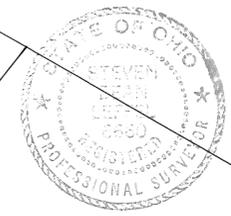
STAMP & EXP.  
CUSAC  
IL 2888



APPROVAL BY MIAMI COUNTY AUDITOR  
REVIEWED & APPROVED THIS 27 DAY OF Oct., 2006.

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

OL 266  
LOT 9-81, REC. 4-30  
BAIRD FUNERAL HOME SITE  
DELORES A. BAIRD, TRUSTEE  
D.B. 673-589



EASEMENTS FOR TROY & DP&L FOR POLES AND/OR STREET IMPROVEMENTS.  
Steven D. Luffel 8/30/06  
STEVEN D. LEFFEL  
PROFESSIONAL SURVEYOR 6660  
TROY PUBLIC WORKS DIRECTOR

STATE OF OHIO, MIAMI COUNTY, SS:  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED GRANTOR WHO ACKNOWLEDGED THAT SHE DID SIGN THIS PERMANENT EASEMENT DOCUMENT AND THAT SAME IS HER FREE ACT & DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND & AFFIXED MY OFFICIAL SEAL THIS 25TH DAY OF OCTOBER, 2006.

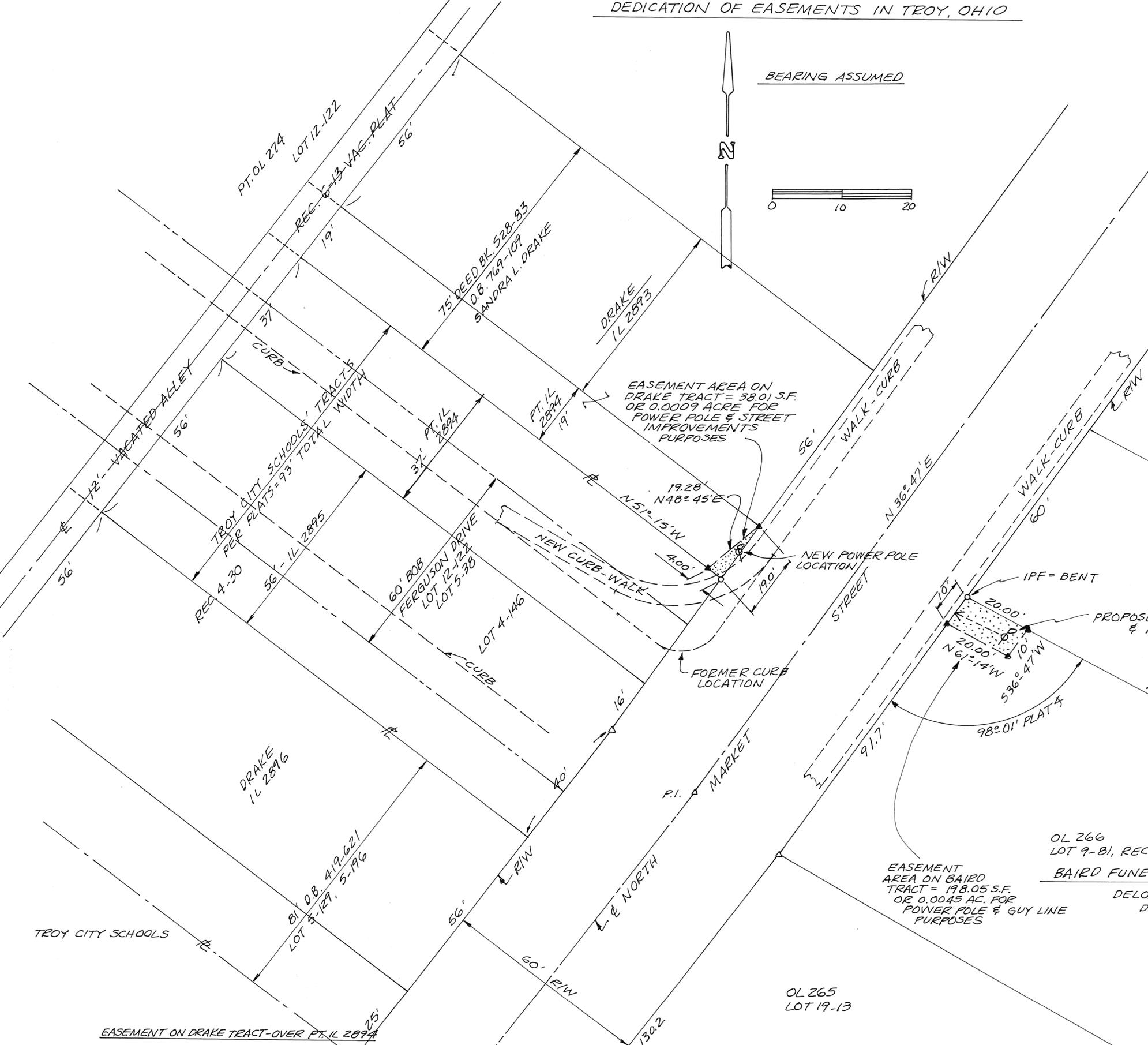
STEVEN D. LEFFEL  
Notary Public, State of Ohio  
My Commission Expires January 3, 2009  
1-3-2009  
STAMP & EXPIRATION

Steven D. Luffel  
NOTARY PUBLIC

EASEMENT ON DRAKE TRACT - OVER PT. IL 2874

A PERMANENT EASEMENT IS HEREBY GRANTED TO THE CITY OF TROY, OHIO, AND DP&L FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DP&L ELECTRIC POWER POLE & GUY/ANCHOR LINE AS MAY BE REQUIRED WITHIN THE EASEMENT AREA, & FOR OTHER AERIAL CABLES AS ARE CUSTOMARILY CO-LOCATED ON SUCH POLES, & FOR THE INSTALLATION OF NEW COMBINATION CURB/WALK AND PAVEMENT ASSOCIATED WITH IMPROVEMENTS TO THE ENTRY OFF N. MARKET STREET INTO FERGUSON DRIVE BY THE CITY OF TROY & TROY CITY SCHOOLS.

Sandra L. Drake  
SANDRA L. DRAKE, GRANTOR



well

# ROSEWOOD CREEK SUBDIVISION PHASE 1 REPLAT

PLAT BOOK 21, PAGE 110  
 MIAMI COUNTY RECORDER'S  
 RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 2 DAY OF  
Nov, 2006 AT 11:15:36 AM  
 FILE NUMBER 0458182, FEE 86.40  
John W. O'Brien  
 JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF INLOTS 3869-3872 AND INLOTS 3881-3888 HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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

OWNER: ROSEWOOD CREEK, LLC.

BY: Matthew Timmer BY: Steve Bruns  
 GEORGE TIMMER PARTNER STEVE BRUNS PARTNER

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4 DAY OF October, 2006 BY ROSEWOOD CREEK, LLC. BY GEORGE MATTHEW TIMMER, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

Bradley C. Vath  
 NOTARY PUBLIC  
 BRADLEY C. VATH, Notary Public  
 In and for the State of Ohio  
 MY COMMISSION EXPIRES: My Commission Expires Jan. 22, 2009



## DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF INLOTS 3889 AND 3890 HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

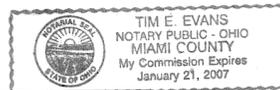
EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER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

OWNER: BOURELLE BUILDERS, LTD.

BY: Mark Bouelle  
 MARK BOURELLE PARTNER

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16 DAY OF OCTOBER, 2006 BY BOURELLE BUILDERS, LTD., BY MARK BOURELLE, PARTNER, AS OWNER.

Tim E. Evans  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: My Commission Expires January 21, 2007



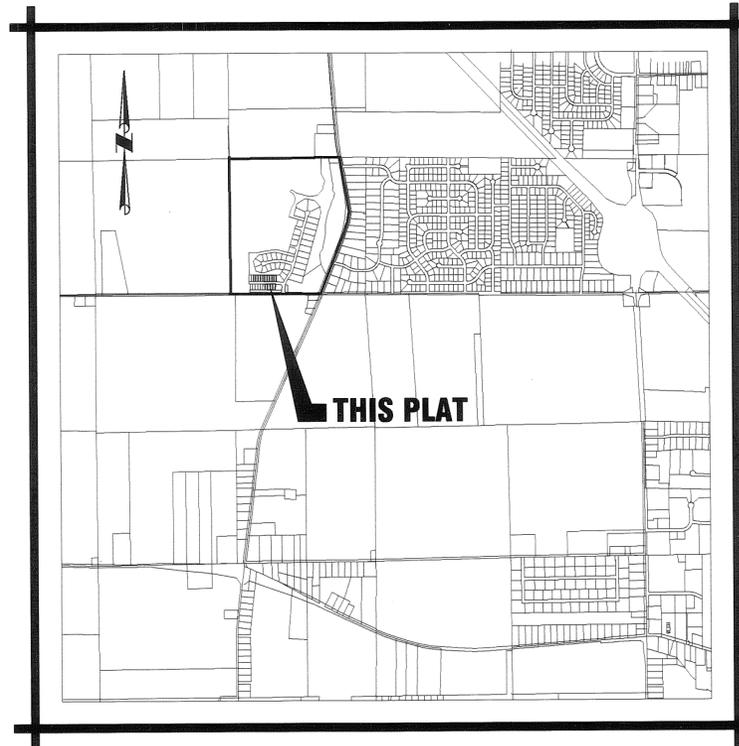
LIENHOLDER: FIFTH THIRD BANK OF WESTERN OHIO (INLOTS 3889 & 3890)

BY: Joel K. Bopp

STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20 DAY OF October, 2006 BY Joel K. Bopp AS AVP FOR FIFTH THIRD BANK OF WESTERN OHIO, LIENHOLDER. Joel K. Bopp

Lesley E. Swarts  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: Aug 11, 2007  
 LESLEY E. SWARTS, NOTARY PUBLIC  
 IN AND FOR THE STATE OF OHIO  
 MY COMMISSION EXPIRES 8-11-2007

BEING A REPLAT OF LOTS 3869, 3870, 3871, 3872, 3881, 3882, 3883, 3884, 3885, 3886, 3887 3888, 3889 and 3890 of Rosewood Creek Subdivision Phase 1, Rec. Plat Book 20, pages 141-141F City of Tipp City, Miami County, Ohio



VICINITY MAP

## DESCRIPTION

BEING A REPLAT OF INLOTS 3869, 3870, 3871, 3872, 3881, 3882, 3883, 3884, 3885, 3886, 3887, and 3888 of Rosewood Creek Subdivision Phase 1, Rec. Plat Book 20, pages 141-141F Owned by ROSEWOOD CREEK, LLC. Recorded in Deed Book 747, Page 319. And INLOTS 3889 and 3890 Owned by BOURELLE BUILDERS, LTD. Recorded in Deed Book 756, Page 857.

TRANSFERRED THIS 2nd DAY OF November, 2006  
Chris A. Peoples BY: Synda Pearson  
 CHRIS A. PEOPLES DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

## APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 8th DAY OF August, 2006, THIS PLAT WAS REVIEWED AND APPROVED.

Tim Beagle CHAIRMAN Marilyn Jennell SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 18th DAY OF September, 2006.

William W. Beagle PRESIDENT OF COUNCIL Misty Cheshire CLERK OF COUNCIL

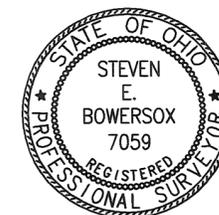
## OWNER AND DEVELOPER

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

## COVENANTS AND RESTRICTIONS

SEE SHEETS 6 OF 7 AND 7 OF 7 OF ROSEWOOD CREEK SUBDIVISION, PHASE 1, AS RECORDED IN RECORDER'S PLAT BOOK 20, PAGES 141E AND 141F FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN DEED BOOK 754 PAGE 489 TO 527.

SHEET 1 OF 2



St E Bowersox 9/1/2006  
 STEVEN E. BOWERSOX, PS #7059 DATE

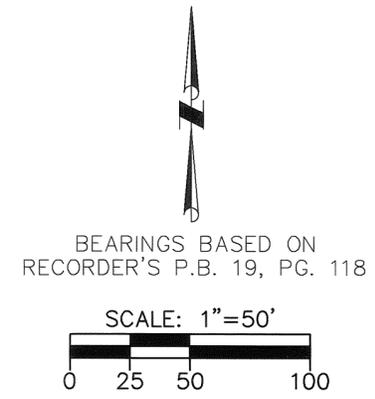
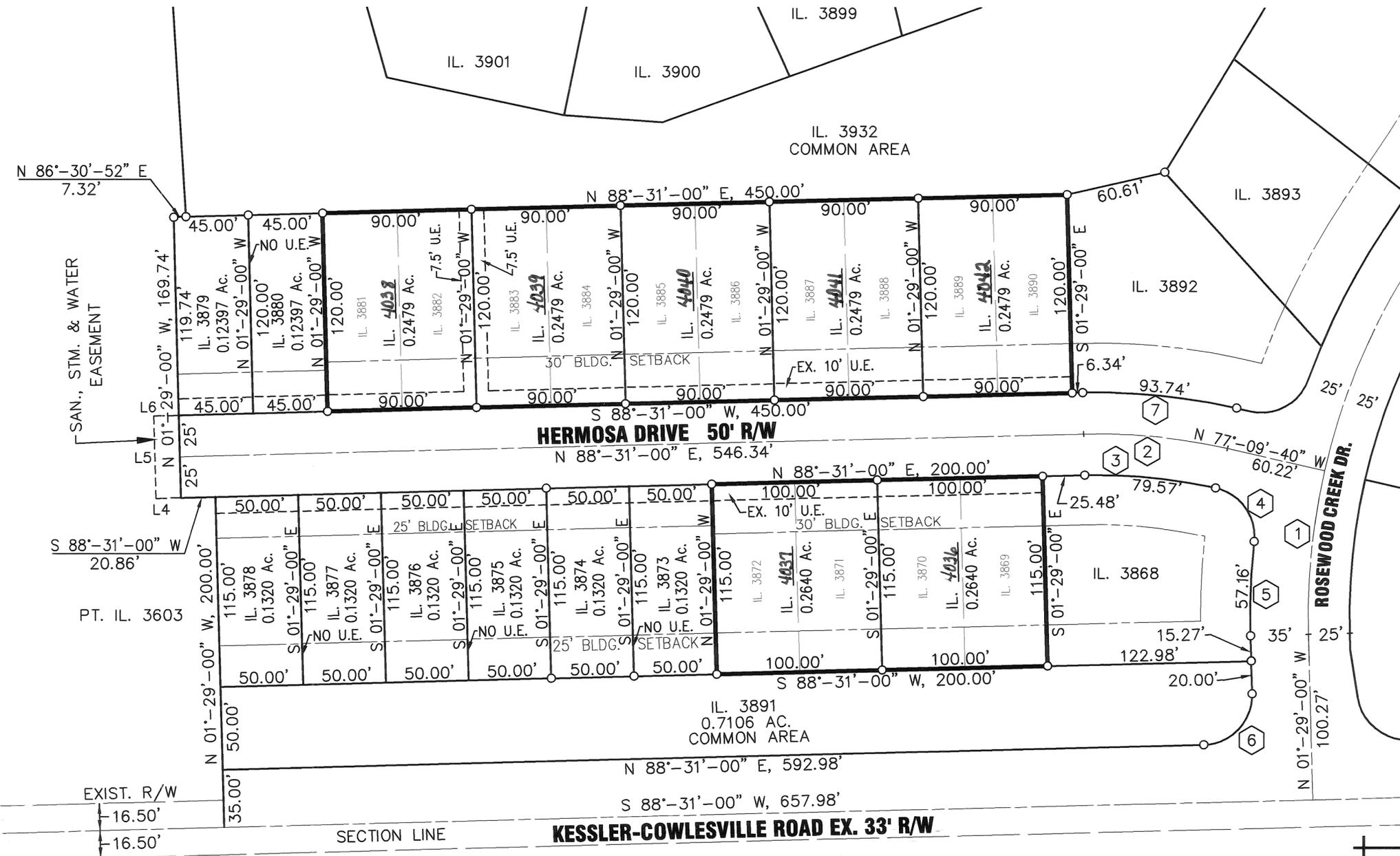
**CHOICE ONE ENGINEERING**  
 the choice that exceeds...  
 440 E. HOEWISHER ROAD  
 SIDNEY, OHIO 45365  
 (937) 497-0200 • FAX (937) 497-0300  
 www.choiceoneengineering.com

date: 07-20-2006 drawn by: seb job number: MiaTci0608

# ROSEWOOD CREEK SUBDIVISION PHASE 1 REPLAT

BEING A REPLAT OF LOTS 3869, 3870, 3871, 3872, 3881, 3882, 3883, 3884, 3885, 3886, 3887, 3888, 3889 and 3890 of Rosewood Creek Subdivision Phase 1, Rec. Plat Book 20, pages 141-141F City of Tipp City, Miami County, Ohio

PLAT BOOK 21, PAGE 110A  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 2 DAY OF Nov, 2006, AT 11:16:34A.  
FILE No. 0458182 FEE: \$86.90  
*John W. O'Brien*  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
*Kristi Quinn*  
DEPUTY



- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
  - IRON PIN FOUND
  - ⊕ MAG NAIL SET
  - ⊗ RAILROAD SPIKE FOUND
  - UTILITY EASEMENT LINE (SEE NOTE BELOW)
  - (NR.) NONRADIAL LINE

**NOTES:**  
1.) ALL FRONT LOT LINES ARE SUBJECT TO AN EXISTING 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO AN EXISTING 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.  
2.) THE LOTS REPLATTED HEREON SHALL BE RECLASSIFIED AS GARDEN LOTS AND MEET THE FOLLOWING SETBACKS AND REQUIREMENTS; FRONT 30', REAR 25', SIDE 10', HEIGHT 35', MIN. S.F. 1400.

**CURVE TABLE**

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	400.00'	14°-19'-20"	99.99'	99.73'	N 05°-40'-40" E
2	350.00'	14°-19'-20"	87.49'	87.26'	N 84°-19'-20" W
3	325.00'	14°-01'-41"	79.57'	79.37'	S 84°-28'-09" E
4	30.00'	83°-30'-03"	43.72'	39.95'	S 35°-42'-17" E
5	435.00'	07°-31'-44"	57.16'	57.12'	S 02°-16'-52" W
6	30.00'	90°-00'-00"	47.12'	42.43'	S 43°-31'-00" W
7	375.00'	14°-19'-20"	93.74'	93.50'	S 84°-19'-20" E

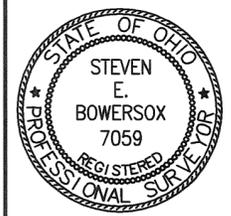
**LINE CHART**

NUMBER	BEARING	LENGTH
L4	S 88°-31'-00" W	15.00'
L5	N 01°-29'-00" W	50.00'
L6	N 88°-31'-00" E	15.00'

**SHEET 2 OF 2**

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

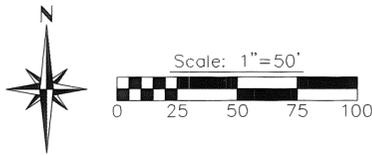
*Steven E. Bowersox*  
STEVEN E. BOWERSOX, P.S. #7059  
8-01-2006  
DATE



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

date: 07-20-2006  
drawn by: seb  
job number: MIATCI0608fin

# Replat of ~~Part~~ Inlot 6194, City of Troy, Miami County, Ohio

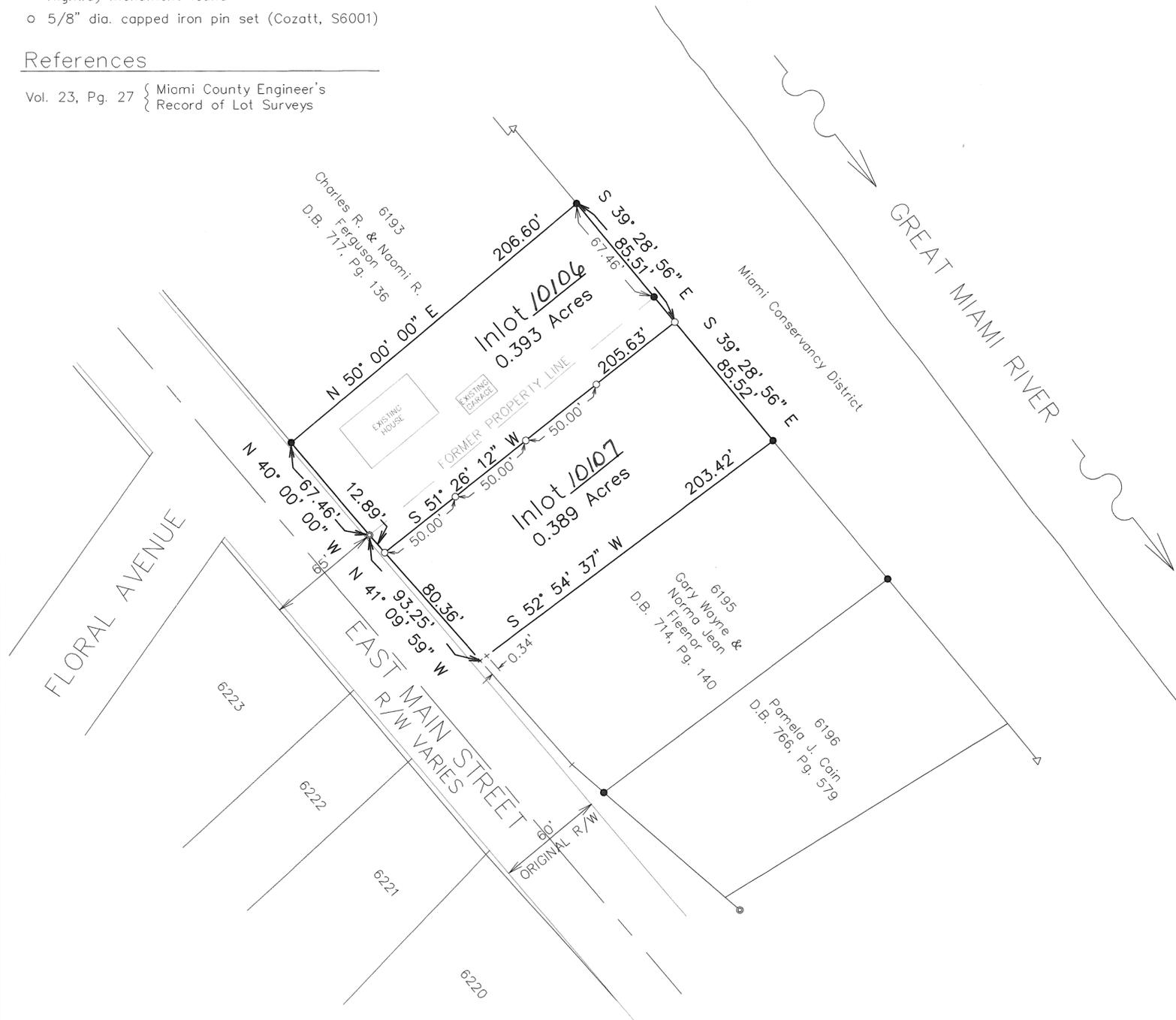


### Legend

- Iron pin found
- + Cut cross found
- △ MCD monument found
- ⊙ Highway monument found
- 5/8" dia. capped iron pin set (Cozatt, S6001)

### References

Vol. 23, Pg. 27 { Miami County Engineer's  
Record of Lot Surveys



Plat Book 21 Page 111  
Miami County Recorder's Plat Records  
Received Nov. 3, 2006, at 1:45 PM  
File No. 0458305 Fee 43.20

John W. O'Brien By: Christine Jackson  
Miami County Recorder Deputy

Approved and transferred with Lot numbers assigned this 3 day of Nov., 2006.

Chris A. Peoples By: Linda Linneman  
Miami County Auditor Deputy

### Description

Being a replat of Inlot 6194 in the City of Troy, Miami County, Ohio, as acquired by May K. and Lyle Henry Ellicott, aka Lyle H. Ellicott, by deed recorded in Deed Book 744, Page 854 and Deed Book 757, Page 197 of the Miami County Recorder's Deed Records.

### 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.

May K. Ellicott  
May K. Ellicott

Lyle H. Ellicott  
Lyle Henry Ellicott

### 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 2nd day of November, 2006.

David Eugene Wion  
Notary Public

My Commission Expires June 6, 2008

### Approval by the City of Troy, Ohio

This replat was reviewed and approved by the City of Troy, Ohio this 3rd day of NOVEMBER, 2006.

Stavros D. Kuffel  
City of Troy  
Director of Public Works

### Surveyor's Certification

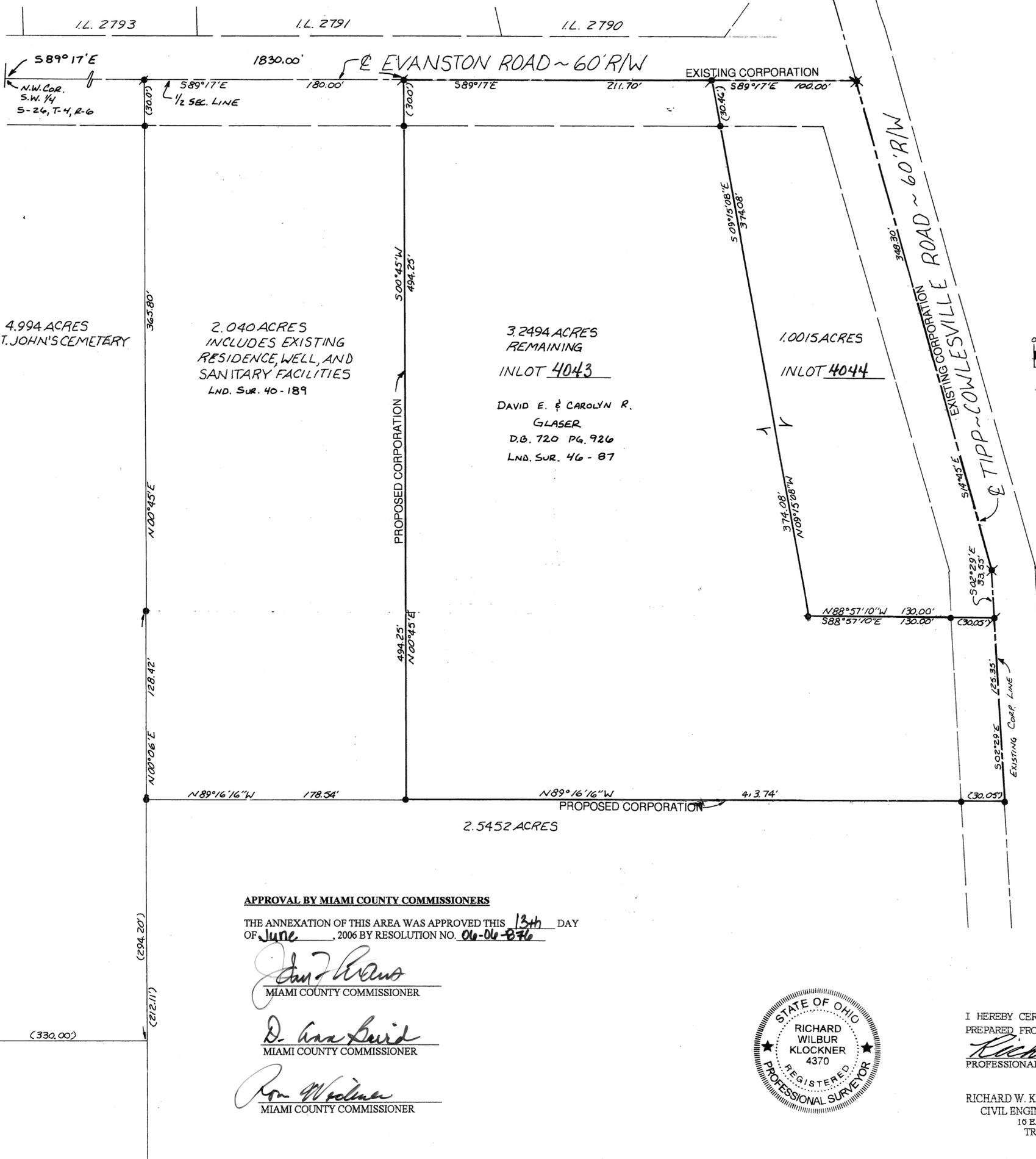
I hereby certify this replat to be a true and correct survey with monumentation found or set as shown, in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio.

Michael W. Cozatt 10-18-06  
Michael W. Cozatt, P.S. #6001 Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, Ohio  
Job No. 16906 Ph. (937) 339-2921

# GLASER ANNEXATION TO TIPP CITY, OHIO

4.2509 ACRES IN SOUTHWEST QUARTER SECTION 26; TOWN - 4; RANGE - 6 EAST MONROE TOWNSHIP, MIAMI COUNTY, OHIO



PLAT BOOK 21 PAGE 112

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 13<sup>th</sup> DAY OF

November, 2006, AT 8:10 A.M.

FILE NO. 0458699 FEE 045.20

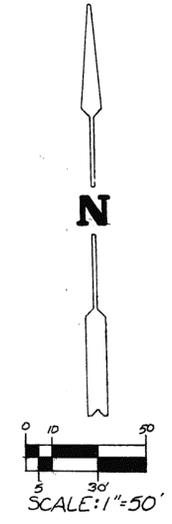
ANNEXATION PRECEEDINGS RECORDED IN DEED VOLUME 778 PG. 402

John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER

Carol Pleiman  
BY DEPUTY

APPROVAL BY MIAMI COUNTY ENGINEER  
THIS PLAT REVIEWED AND APPROVED THIS 12<sup>th</sup> DAY OF JUNE, 2006

Douglas  
MIAMI COUNTY ENGINEER



- LEGEND**
- = IRON PIPE OR PIN FOUND
  - ◆ = PK NAIL FOUND
  - ✕ = RAIL ROAD SPIKE FOUND
  - = IRON PIN SET
  - ⊕ = MAG NAIL SET

APPROVAL BY CITY OF TIPP CITY  
THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY THIS 2<sup>nd</sup> DAY OF October BY ORDINANCE NO. 27-06

Sharon A. Foster  
MAYOR

Christy Cheshire  
CLERK

Willie D. Beagle  
PRESIDENT OF COUNCIL

APPROVAL BY MIAMI COUNTY AUDITOR  
THIS PLAT APPROVED AND TRANSFERRED THIS 13<sup>th</sup> DAY OF Nov, 2006

Chris A. Peoples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

Syda Pearson  
BY DEPUTY AUDITOR

APPROVAL BY MIAMI COUNTY COMMISSIONERS  
THE ANNEXATION OF THIS AREA WAS APPROVED THIS 13<sup>th</sup> DAY OF June, 2006 BY RESOLUTION NO. 06-06-076

Jan F. Evans  
MIAMI COUNTY COMMISSIONER

D. Ann Laird  
MIAMI COUNTY COMMISSIONER

Ron Medina  
MIAMI COUNTY COMMISSIONER



I HEREBY CERTIFY THAT THIS PLAT WAS CORRECTLY PREPARED FROM EXISTING LAND RECORDS  
Richard W. Klockner  
PROFESSIONAL SURVEYOR NO. 4370

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

GLASER ANNEXATION - TIPP CITY, OHIO  
3.2494 ACRES & 1.0015 ACRES

DAVID GLASER

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

DATE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ SHEET NO. \_\_\_\_\_  
TRACED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

SCALE: AS SHOWN

# REPLAT OF INLOTS 4221 & 4222

• CITY OF PIQUA • MIAMI COUNTY • OHIO •

VOLUME 21 PAGE 113

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 16 DAY  
OF November, 2006 AT 2:21:18 P.M.  
FILE # 0459007 FEE \$ 43.20

John W. O'Brien Kristi Quinn  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

### DESCRIPTION

BEING A REPLAT OF INLOTS 4221 AND 4222 (PLAT BOOK 2, PAGE 220, MIAMI COUNTY PLAT RECORDS) AS CONVEYED TO RICHARD M. AND BRENDA M. RHODES BY DEED RECORDED IN VOLUME 772, PAGE 377, OF THE MIAMI COUNTY DEED 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.

### OWNERS

FIRST NATIONAL BANK  
IN NEW BREMEN  
Richard M. Rhodes Jeffrey J. Beecher  
RICHARD M. RHODES AGENT  
Brenda M. Rhodes  
BRENDA M. RHODES

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

BE IT REMEMBERED THAT ON THIS 7<sup>th</sup> DAY OF November, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RICHARD M. RHODES AND BRENDA M. RHODES AS OWNERS, AND Jeffrey J. Beecher, AGENT FOR FIRST NATIONAL BANK IN NEW BREMEN, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: March 24, 2008 Mona S. Fridley  
DATE NOTARY PUBLIC

MIAMI COUNTY AUDITOR Mona S. Fridley  
Notary Public, State of Ohio  
My Commission Expires March 24, 2008

APPROVED AND TRANSFERRED Nov. 16, 2006

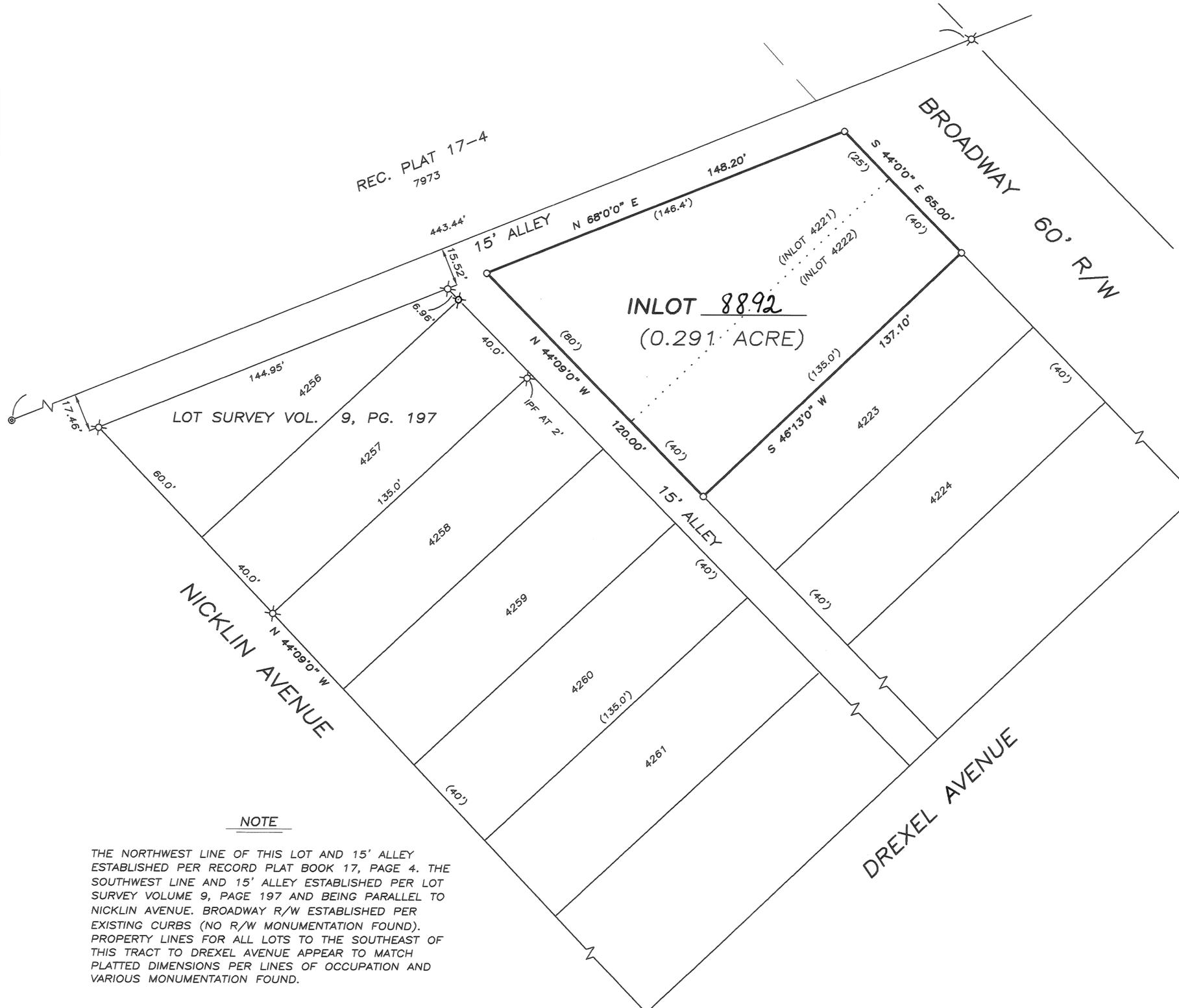
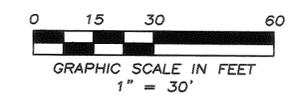
Chris A. Peeples  
MIAMI COUNTY AUDITOR  
Sandra Turner  
BY DEPUTY AUDITOR



### CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON. MONUMENTS SET OR FOUND AS SHOWN.

Daniel D. Turner  
REGISTERED SURVEYOR NO. 4807



### NOTE

THE NORTHWEST LINE OF THIS LOT AND 15' ALLEY ESTABLISHED PER RECORD PLAT BOOK 17, PAGE 4. THE SOUTHWEST LINE AND 15' ALLEY ESTABLISHED PER LOT SURVEY VOLUME 9, PAGE 197 AND BEING PARALLEL TO NICKLIN AVENUE. BROADWAY R/W ESTABLISHED PER EXISTING CURBS (NO R/W MONUMENTATION FOUND). PROPERTY LINES FOR ALL LOTS TO THE SOUTHEAST OF THIS TRACT TO DREXEL AVENUE APPEAR TO MATCH PLATTED DIMENSIONS PER LINES OF OCCUPATION AND VARIOUS MONUMENTATION FOUND.

### LEGEND

- CAPPED IRON PIN SET
- ⊗ IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- (XX.X) PLATTED DIMENSIONS

BASIS OF BEARINGS:  
MIAMI COUNTY PLAT RECORD:  
VOLUME 2, PAGE 220

### CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED  
THIS 15<sup>th</sup> DAY OF NOVEMBER, 2006.

Christopher W. Selman

REPLAT OF INLOT 4221 & 4222 FOR RICHARD & BRENDA RHODES PIQUA, OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM STREET - TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE: OCTOBER 2006	DRAWN BY: DGS CHECKED BY: D.T.	SHEET NO.: 1 OF 1
FILE NO.: 211006	SCALE: 1"=30'	

REPLAT OF OUTLOT 191  
CITY OF TROY, MIAMI COUNTY, OHIO

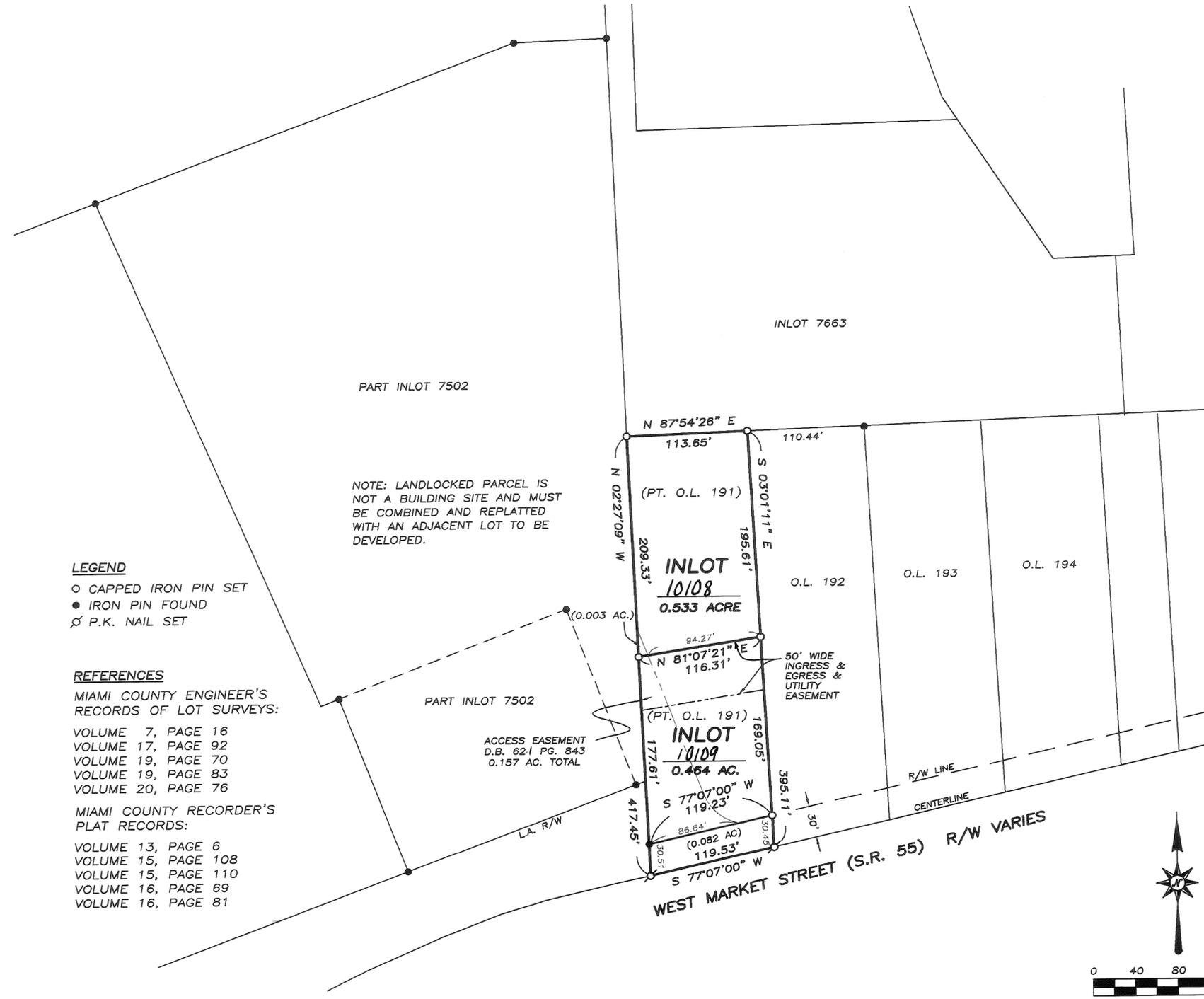
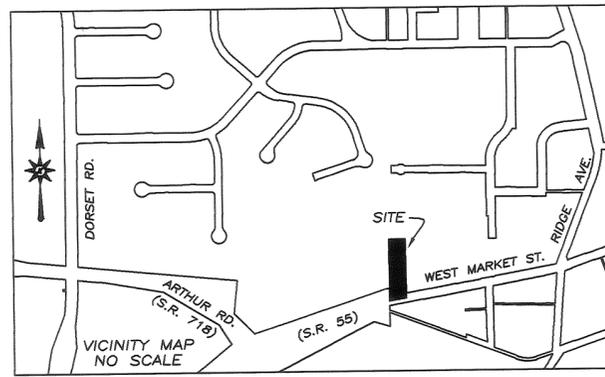
VOLUME 21 PAGE 114

MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 17 DAY  
OF November, 2006 AT 10:35:25AM.  
FILE # 0459039 FEE \$ 43.20

John W. O'Brien Kriste Quinn  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
APPROVED AND TRANSFERRED  
November 17, 2006

Chris A. Peebles  
MIAMI COUNTY AUDITOR  
Jinda Pearson  
BY DEPUTY AUDITOR



- LEGEND**
- CAPPED IRON PIN SET
  - IRON PIN FOUND
  - ⊕ P.K. NAIL SET

- REFERENCES**
- MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:
- VOLUME 7, PAGE 16
  - VOLUME 17, PAGE 92
  - VOLUME 19, PAGE 70
  - VOLUME 19, PAGE 83
  - VOLUME 20, PAGE 76
- MIAMI COUNTY RECORDER'S PLAT RECORDS:
- VOLUME 13, PAGE 6
  - VOLUME 15, PAGE 108
  - VOLUME 15, PAGE 110
  - VOLUME 16, PAGE 69
  - VOLUME 16, PAGE 81

NOTE: LANDLOCKED PARCEL IS NOT A BUILDING SITE AND MUST BE COMBINED AND REPLATTED WITH AN ADJACENT LOT TO BE DEVELOPED.

ACCESS EASEMENT  
D.B. 621 PG. 843  
0.157 AC. TOTAL

**DESCRIPTION**

BEING A REPLAT OF OUTLOT 191, (VOLUME 2, PAGES 25-28, MIAMI COUNTY PLAT RECORDS) AS CONVEYED TO BRADLEY FAMILY PROPERTIES, LLC, BY DEED RECORDED IN VOLUME 776, PAGE 870 OF THE MIAMI COUNTY DEED RECORDS.

**CONSENT**

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

BRADLEY FAMILY PROPERTIES, LLC  
Michael T. Bradley  
MICHAEL T. BRADLEY, MEMBER

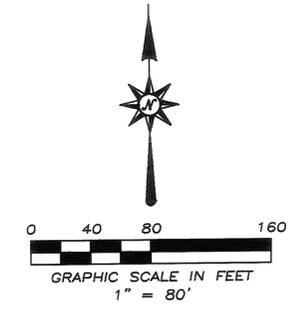
UNITY NATIONAL BANK, DIVISION OF SECURITY NATIONAL BANK  
John A. Brown  
**JOHN A. BROWN, PRESIDENT**  
STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 16<sup>th</sup> DAY OF November, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BRADLEY FAMILY PROPERTIES, LLC, BY MICHAEL T. BRADLEY, MEMBER, AND UNITY NATIONAL BANK, DIVISION OF SECURITY NATIONAL BANK, BY John A. Brown, AGENT, ALL OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.

MY COMMISSION EXPIRES: 11/16/06 Frank W. Wagner II  
DATE NOTARY PUBLIC

CITY OF TROY PLANNING COMMISSION  
THIS RECORD PLAT REVIEWED AND APPROVED BY THE PLANNING COMMISSION THIS 07<sup>th</sup> DAY OF NOVEMBER, 2006

Neil E. Teaford  
VICE CHAIRMAN SECRETARY



NOVEMBER 1, 2006	REPLAT OF OUTLOT 191 IN THE CITY OF TROY MIAMI COUNTY, OHIO
	<u>Neil E. Teaford, PS # 7724</u> <b>NEIL E. TEAFORD</b> 5620 TROY-URBANA ROAD CASSTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

**CURVE DATA**

CURVE 1 (C1) RADIUS=325.00' DELTA=0° 52' 40" ARC=4.98' CHORD-N 4° 41' 40"E 4.98'

CURVE 2 (C2) RADIUS=375.00' DELTA=12° 38' 01" ARC=82.69' CHORD-S 3° 32' 59"E 82.52'

CURVE 3 (C3) RADIUS=325.00' DELTA=14° 07' 20" ARC=80.10' CHORD-S 2° 48' 20"E 79.90'

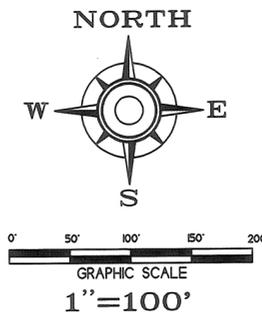
**CATLOW COMMERCIAL PARK SECTION THREE**

BEING A PLAT OF ALL OF INLOT 9 AND PART OF INLOT 10 NE QUARTER, SECTION 31, TOWN 2, RANGE 9 M.R.s CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO

**3.922 ACRES**

2 LOTS (3.757 ACRES) ~ R/W (0.165 ACRES)

JANUARY 20, 2006



PLAT BOOK 21 PAGE 115  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 21 DAY OF NOVEMBER, 2006 AT 10:57 AM.  
 FILE No. 0459891 FEE: 43.30

*John W. O'Brian*  
 MIAMI COUNTY RECORDER

*Christina Jackson*  
 DEPUTY RECORDER

APPROVED AND TRANSFERRED THIS 21st DAY OF November, 2006

*Chris A. Peoples*  
 MIAMI COUNTY AUDITOR

*Sinda Pearson*  
 DEPUTY AUDITOR

BEARING OF CENTERLINE OF US RT. 40 (N 82° 53' 00" E) MADE TO AGREE WITH SURVEY FILED IN LAND SURVEY VOLUME 13, PAGE 198.

**LEGEND**

- IRON PIN SET (5/8"x30")
- ⊗ IRON PIN FOUND (5/8"DIA)
- ✱ MAG NAIL SET

**SURVEY REFERENCES**

VOLUME 13, PAGE 20  
 VOLUME 19, PAGE 71  
 VOLUME 21, PAGE 188  
 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

PLAT BOOK 17, PAGE 119  
 PLAT BOOK 17, PAGE 152  
 MIAMI COUNTY PLAT RECORDS

**OWNER**

PAUL D. CARMACK  
 DEED BOOK 626, PAGE 750  
 DEED BOOK 637, PAGE 453

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS AT A MEETING HELD THIS 28th DAY OF February 2006

*J. J. Halloran*  
 PLANNING COMMISSION CHAIRMAN

THE WITHIN PLAT IS A SUBDIVISION OF 3.922 ACRES, BEING A PLAT OF ALL OF INLOT 9 AND PART OF INLOT 10 AS CONVEYED TO PAUL D. AND JANICE R. CARMACK BY DEEDS RECORDED IN DEED BOOK 626, PAGE 750 AND DEED BOOK 637, PAGE 453 OF THE MIAMI COUNTY DEED RECORDS.

MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN IN ACCORDANCE WITH THE MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVE DISTANCES ARE MEASURED ON THE ARC.

THOMAS WINEMILLER & ASSOCIATES, INC.

*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 VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID PLAT AND DEDICATE THE US ROUTE 40 RIGHT-OF-WAY AND DO HEREBY RESERVE THE EASEMENT SHOWN ON SAID PLAT TO THE PUBLIC'S USE FOREVER. THE EASEMENT SHOWN ON THE PLAT IS FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

*Paul D. Carmack*      *John Thiebaut*  
 PAUL D. CARMACK, OWNER      WITNESS

*Carol Daub*  
 WITNESS

*Janice R. Carmack*      *John Thiebaut*  
 JANICE R. CARMACK, OWNER      WITNESS

*Carol Daub*  
 WITNESS

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

PAUL D. CARMACK, BEING DULY SWORN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006 SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

PAUL D. CARMACK, OWNER

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

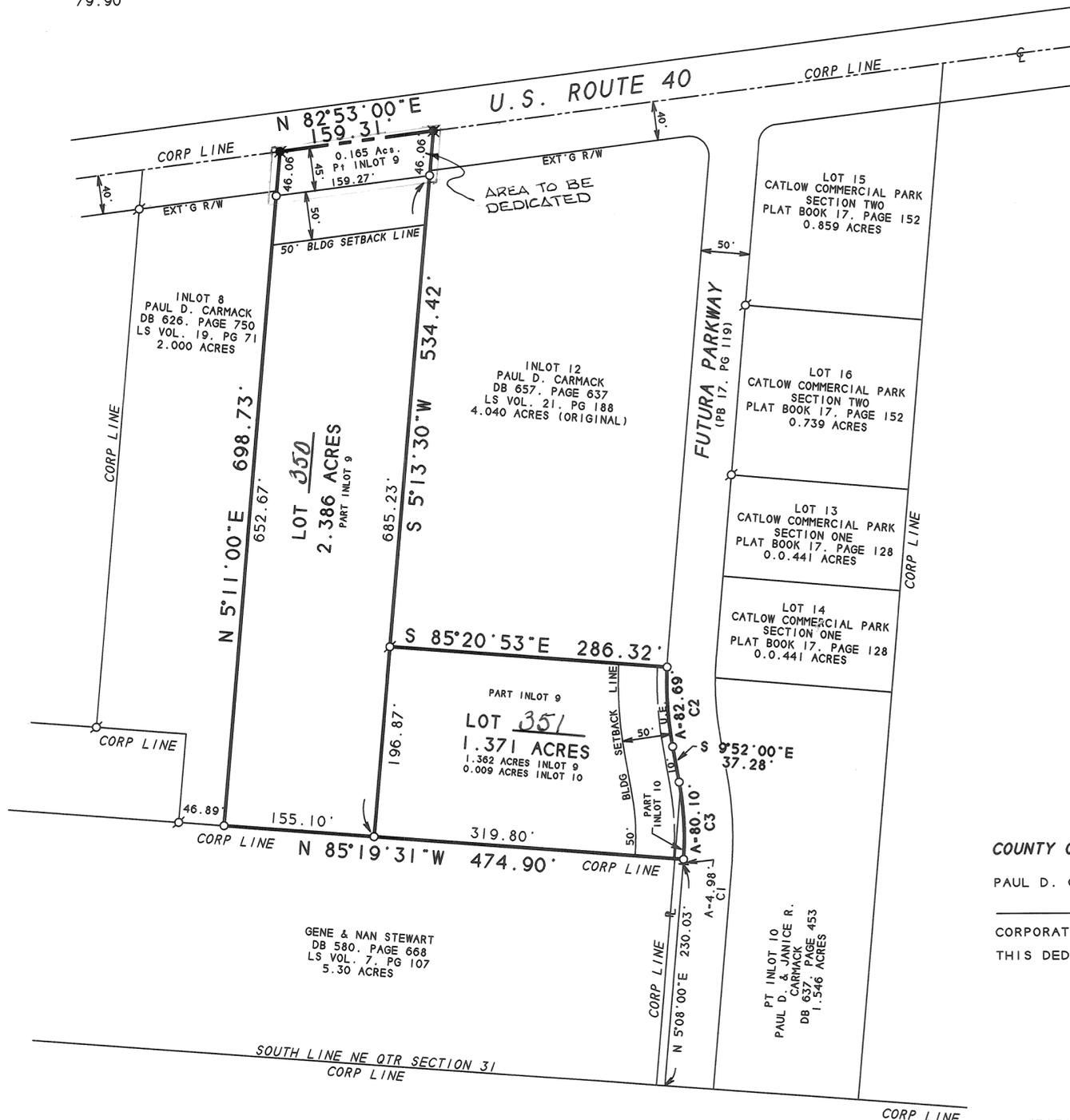
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
 MY COMMISSION EXPIRES \_\_\_\_\_

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

BE IT REMEMBERED THAT ON THIS 20th DAY OF October, 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME THE OWNERS PAUL D. CARMACK AND JANICE R. CARMACK AND BOTH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY AND AND DEED. IN TESTIMONY WHEREOF I SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Brenda K. Phillips*  
 NOTARY PUBLIC IN AND FOR THE STATE OF OHIO  
 MY COMMISSION EXPIRES \_\_\_\_\_

BRENDA K. PHILLIPS, Notary Public  
 In and for the State of Ohio  
 My Commission Expires March 4, 2011



THIS INSTRUMENT PREPARED BY:

THOMAS WINEMILLER & ASSOCIATES, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS  
 34 EAST NATIONAL ROAD  
 VANDALIA, OHIO 45377  
 1-(937)-898-5862  
 FAX: 898-5716

# ANNEXATION TO THE CITY OF TIPP CITY, OHIO

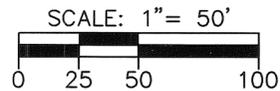
3.794 ACREAGE      21 SECTION      4 TOWNSHIP      6 E RANGE      MONROE TOWNSHIP      MIAMI, OHIO COUNTY

PLAT BOOK 21, PAGE 116  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 21 DAY OF November, 2006 AT 1:24 P.M.  
 FILE No. 0459310 FEE: \$43.20

ANNEXATION PROCEEDINGS RECORDED IN DEED VOLUME 778, PG. 751

John W. O'Brien  
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Christine Jackson  
 BY DEPUTY

BEARINGS BASED ON RECORDER'S PLAT BOOK 48, PAGE 170-L



**SURVEY REFERENCE**  
 RECORDER'S P.B. 6, PG. 94  
 RECORDER'S P.B. 48, PG. 170-L  
 RECORDER'S P.B. 7, PG. 24

## APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 24<sup>th</sup> DAY OF July, 2006

Dennis Christian  
 MIAMI COUNTY ENGINEER

## APPROVAL BY CITY OF TIPP CITY

THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY THIS 16<sup>th</sup> DAY OF October 2006 BY ORDINANCE NO. 28-06

Joseph J. Fowler  
 MAYOR  
Misty Cheskire  
 CLERK  
John Blum  
 PRESIDENT OF COUNCIL

## APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 21 DAY OF Nov., 2006

Chris A. Peeples Linda Lirumana  
 CHRIS A. PEEPLES BY DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

## APPROVAL BY MIAMI COUNTY COMMISSIONERS

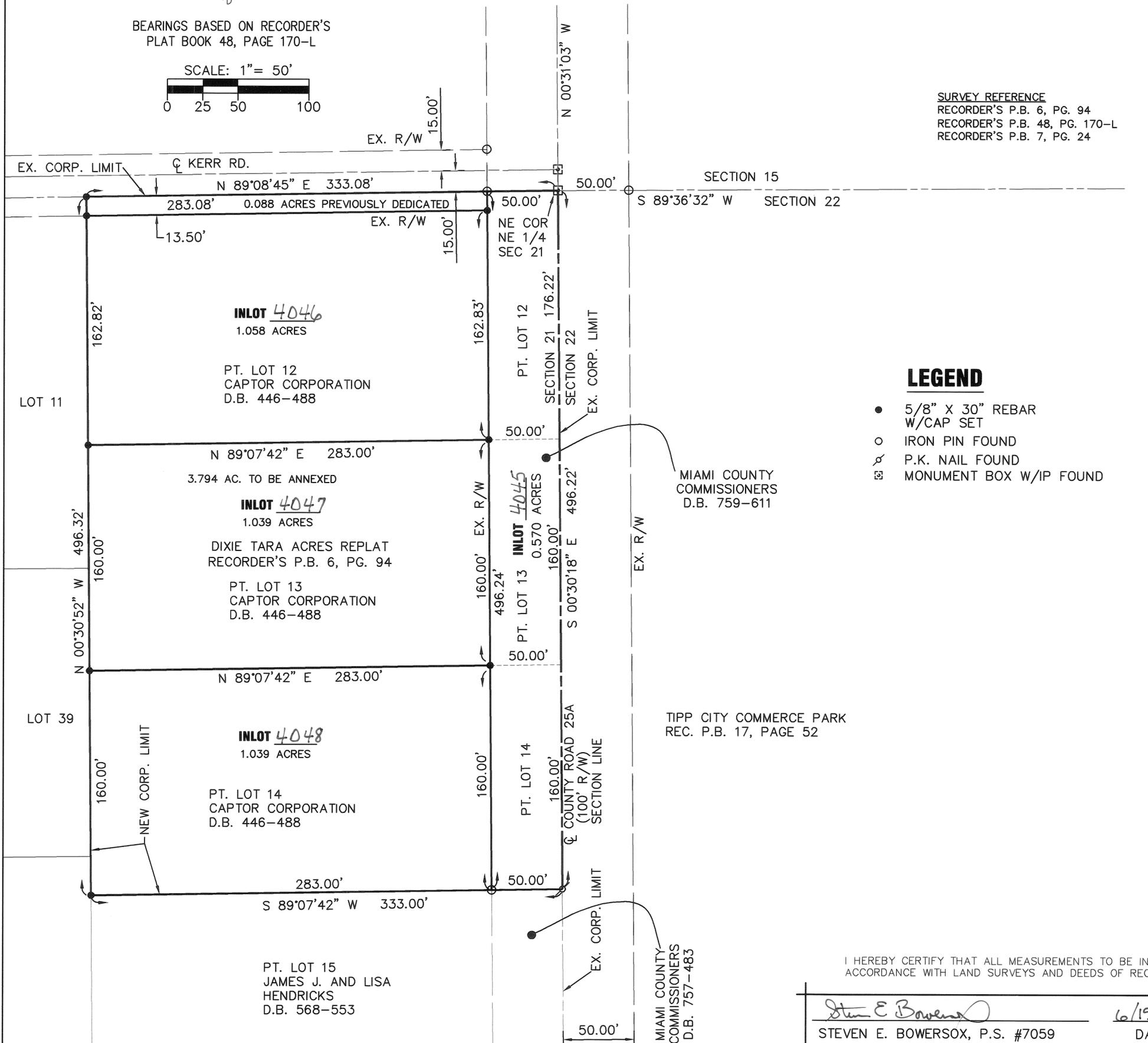
THE ANNEXATION OF THIS AREA WAS APPROVED THIS 27<sup>th</sup> DAY OF July, 2006 BY RESOLUTION NO. 06-07-1126

D. Ann Baird  
 MIAMI COUNTY COMMISSIONER

Ron Waldman  
 MIAMI COUNTY COMMISSIONER

MIAMI COUNTY COMMISSIONER

REVISION DATE 07-12-2006

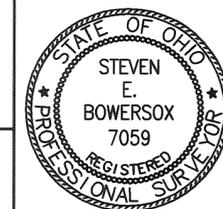


## LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊞ MONUMENT BOX W/IP FOUND

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH LAND SURVEYS AND DEEDS OF RECORD.

Steven E. Bowersox      6/19/2006  
 STEVEN E. BOWERSOX, P.S. #7059      DATE



**CHOICE ONE ENGINEERING**  
 the choice that exceeds ...

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

date: 06-19-2006      drawn by: jmk      job number: MIATCI0609



DESCRIPTION

The within plat is a subdivision of 2.000 acres and being a replat of Pt. Inlot No. 6047 of the consecutive lot numbers of the City of Troy, Miami County, and being part of a 17.857 acre tract as conveyed to Harson Investments, Ltd. by deed recorded in Deed Book 749 page 205 of the Deed Records of Miami County, Ohio.

DEDICATION:

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

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

Signed and acknowledged in the presence of:

Lauretta M. Ranly  
Witness

LAURETTA M. RANLY  
Name Printed

Brenda G. Heyns  
Witness

BRENDA G. HEYNS  
Name Printed

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

Shayna T. Kolodess  
By: Shayna T. Kolodess, President

STATE OF OHIO  
COUNTY OF MONTGOMERY, ss:

Be it remembered that on this 26th day of SEPTEMBER, 2006 before me, the undersigned, a Notary Public in and for said County and State, personally came Harson Investments, Ltd., an Ohio Limited Partnership, by Shayna T. Kolodess as President of Dayton Co., an Ohio Corporation as sole general partner of Harson Investments, Ltd. to me known and acknowledged the signing and execution of the within plat to be their free act and deed.

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

Lauretta M. Ranly  
Notary Public in and for State of Ohio  
My commission expires: JAN 29, 2007



STATE OF OHIO  
COUNTY OF MONTGOMERY, ss:

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

Shayna T. Kolodess  
Shayna T. Kolodess  
9/26/07  
Date

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

Lauretta M. Ranly  
Notary Public in and for State of Ohio  
My commission expires: JAN 29, 2007



CONSENT OF MORTGAGEE:

Signed and acknowledged in the presence of:

Witness  
Merrin K. Baska  
Witness

Mortgagee:

James R. Carpenter  
By: James R. Carpenter  
President  
Title

STATE OF OHIO, s.s.:

Be it remembered that on this 27th day of Sept., 2006 before me, the undersigned, a Notary Public in and for said State of Ohio, personally came Liberty Savings Bank by James R. Carpenter, its President, to me known, and acknowledged that the signing and execution of the within plat to be their free and voluntary act and deed.

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

Merrin K. Baska  
Notary Public in and for State of Ohio  
My commission expires: 5/1/2011



APPROVALS:

TROY PUBLIC WORKS DIRECTOR  
CITY OF TROY, OHIO

This plat reviewed and approved by the Public Works Director and City Engineer on the 13th day of DECEMBER, 2006.

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

SURVEYOR'S CERTIFICATION

I, Michael L. Oxner, being a Registered Professional Land Surveyor, licensed in compliance with the State of Ohio, do hereby certify that this plat correctly represents a survey completed under my direction and control during SEPT. 2006, and that all monuments shown hereon will be set as shown. Curved distances are measured on the arc.

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

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



# MEIJER WEST OUTLOT PLAT

PT. 8740 TROY MIAMI, OHIO  
INLOT CITY COUNTY

PLAT BOOK 21, PAGE 118  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 21 DAY  
OF December, 2006 AT 2:17:20 PM.  
FILE No. 0460899 FEE: \$43.20  
John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Kristi Quinn  
DEPUTY

## CITY OF TROY PUBLIC WORKS

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 21<sup>st</sup> DAY  
OF DEC., 2006

Steven D. Lippel  
PUBLIC WORKS DIRECTOR

DEED REFERENCE:  
DEED BOOK 713, PG. 518

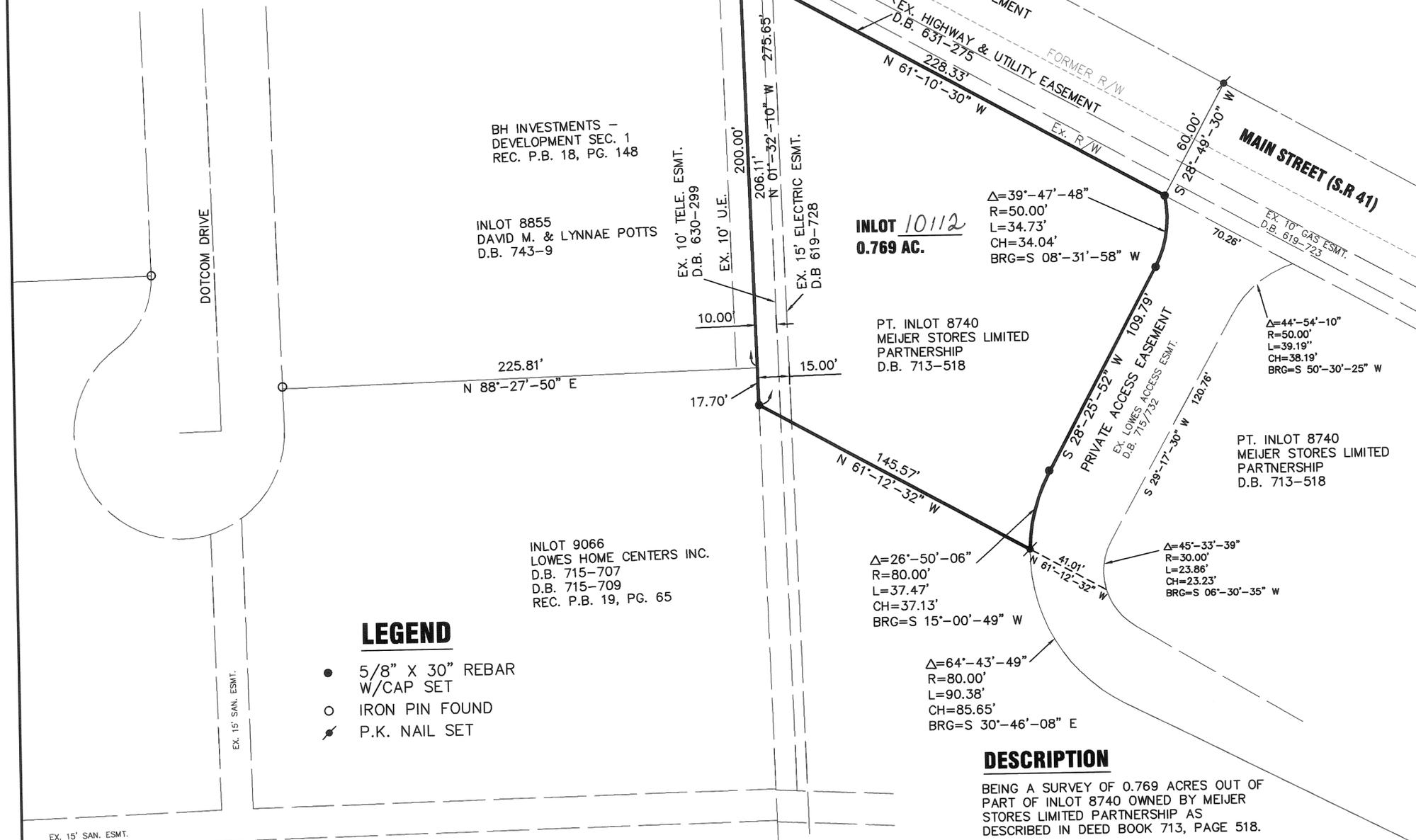
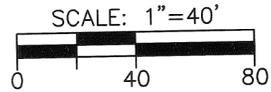
PLAT REFERENCES:  
LOT SUR. 23, PG. 152  
LOT SUR. 18, PG. 199  
LOT SUR. 18, PG. 200  
REC. P.B. 15, PG. 118  
REC. P.B. 16, PG. 55  
REC. P.B. 18, PG. 105  
REC. P.B. 18, PG. 148  
REC. P.B. 19, PG. 65

TRANSFERRED THIS 21 DAY  
OF Dec., 2006

Chris A. Peoples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

By: Linda Linneman  
DEPUTY AUDITOR

BEARINGS BASED ON REC. PB. 18, PG. 105



BH INVESTMENTS -  
DEVELOPMENT SEC. 1  
REC. P.B. 18, PG. 148

INLOT 8855  
DAVID M. & LYNNAE POTTS  
D.B. 743-9

INLOT 10112  
0.769 AC.

PT. INLOT 8740  
MEIJER STORES LIMITED  
PARTNERSHIP  
D.B. 713-518

PT. INLOT 8740  
MEIJER STORES LIMITED  
PARTNERSHIP  
D.B. 713-518

INLOT 9066  
LOWES HOME CENTERS INC.  
D.B. 715-707  
D.B. 715-709  
REC. P.B. 19, PG. 65

### LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⚡ P.K. NAIL SET

### DESCRIPTION

BEING A SURVEY OF 0.769 ACRES OUT OF  
PART OF INLOT 8740 OWNED BY MEIJER  
STORES LIMITED PARTNERSHIP AS  
DESCRIBED IN DEED BOOK 713, PAGE 518.

Thomas L. Coverstone  
THOMAS L. COVERSTONE, P.S. #7100

12/15/06  
DATE

### PLAT AUTHORIZATION

Meijer Stores Limited Partnership, the owner of the land included within this plat have caused the area located in the City of Troy, Ohio, encompassed by this plat, to be surveyed, platted, and known as Meijer West Outlot Plat.

By: Meijer Group, Inc.  
Its: General Partner

By: Robert J. Verheulen  
Its: Vice President

State of ~~Ohio~~ Michigan  
County of ~~Franklin~~ Kent

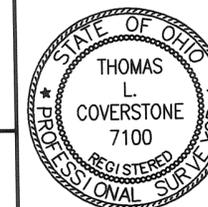
The forgoing instrument was acknowledged before me this 20<sup>th</sup> day of Dec., 2006  
by Robert J. Verheulen the Vice President of Meijer Group, Inc., the General  
Partner of Meijer Stores Limited Partnership, on behalf of Meijer Stores Limited  
Partnership.



Barbara J. Strayer  
Notary Public  
Barbara J. Strayer  
My commission expires  
April 14, 2008  
Acting in Kent County

NOTE:  
1. THERE IS TO BE NO ACCESS ONTO WEST MAIN STREET.  
2. THE RIGHT-OF-WAY IS TO BE DEDICATED BY A FUTURE INSTRUMENT.

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON  
ACTUAL FIELD MEASUREMENTS PERFORMED UNDER MY  
DIRECTION.



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

date: 12-15-2006	drawn by: JMK	job number: MIATRO0620PLAT
---------------------	------------------	-------------------------------

# MEIJER STRIP CENTER PLAT

PT. 8740 INLOT TROY MIAMI, OHIO  
INLOT CITY COUNTY

PLAT BOOK 21, PAGE 119  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 21 DAY  
OF December, 2006, AT 2:12:21 P.M.

FILE No. 0460900 FEE: \$43.20

John W. O'Brien  
JOHN W. O'BRIEN MIAMI COUNTY RECORDER  
Kristi Quinn  
DEPUTY

DEED REFERENCE:  
DEED BOOK 713, PG. 518

PLAT REFERENCES:  
LOT SUR. 23, PG. 152  
LOT SUR. 18, PG. 199  
LOT SUR. 18, PG. 200  
REC. P.B. 15, PG. 118  
REC. P.B. 16, PG. 55  
REC. P.B. 18, PG. 105  
REC. P.B. 18, PG. 148  
REC. P.B. 19, PG. 65

TRANSFERRED THIS 21 DAY  
OF Dec., 2006

Chris A. Peoples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR

BY: Linda J. Janssen  
DEPUTY AUDITOR

## LEGEND

- 5/8" X 30" REBAR  
W/CAP SET
- ⚡ P.K. NAIL SET
- ⊗ RAILROAD SPIKE FOUND

## CITY OF TROY PUBLIC WORKS

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 21<sup>ST</sup> DAY  
OF DEC., 2006

Steven D. Luff  
PUBLIC WORKS DIRECTOR

NOTE:  
1. THERE IS TO BE NO ACCESS ONTO WEST MAIN STREET.  
2. THE RIGHT-OF-WAY IS TO BE DEDICATED BY A FUTURE INSTRUMENT.

## PLAT AUTHORIZATION

Meijer Stores Limited Partnership, the owner of the land included within this plat have caused the area located in the City of Troy, Ohio, encompassed by this plat, to be surveyed, platted, and known as Meijer Strip Center Plat.

By: Meijer Group, Inc. \_\_\_\_\_  
Its: General Partner

By: Robert J. VerHeulen  
Its: Vice President

State of Michigan  
County of Kent

The forgoing instrument was acknowledged before me this 20<sup>th</sup> day of Dec., 2006  
by Robert J. VerHeulen the Vice President of Meijer Group, Inc., the General Partner of Meijer Stores Limited Partnership, on behalf of Meijer Stores Limited Partnership.



Barbara J. Strayer  
Notary Public  
April 16, 2008  
My commission expires  
Acting in Kent County

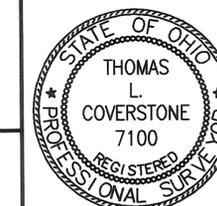
I HEREBY CERTIFY THAT THIS PLAT IS  
BASED ON ACTUAL FIELD MEASUREMENTS  
PERFORMED UNDER MY DIRECTION.

## DESCRIPTION

BEING A SURVEY OF 1.665 ACRES OUT OF  
PART OF INLOT 8740 OWNED BY MEIJER  
STORES LIMITED PARTNERSHIP AS  
DESCRIBED IN DEED BOOK 713, PAGE 518.

Thomas L. Coverstone  
THOMAS L. COVERSTONE, P.S. #7100

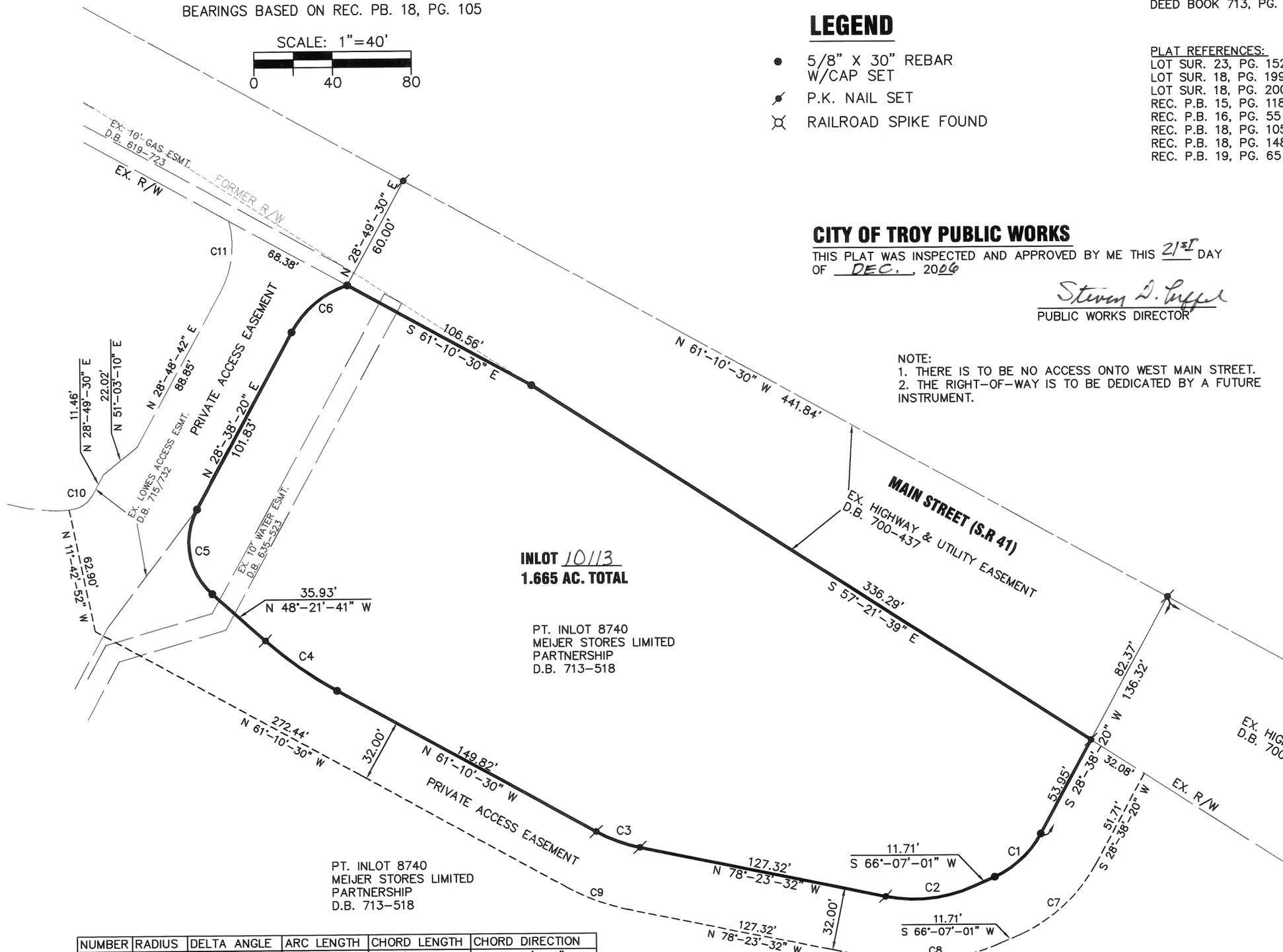
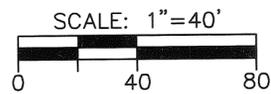
12/15/06  
DATE



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

date: 12-15-2006 drawn by: JMK job number: MIATRO0621PLAT

BEARINGS BASED ON REC. PB. 18, PG. 105



INLOT 10113  
1.665 AC. TOTAL

PT. INLOT 8740  
MEIJER STORES LIMITED  
PARTNERSHIP  
D.B. 713-518

PT. INLOT 8740  
MEIJER STORES LIMITED  
PARTNERSHIP  
D.B. 713-518

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	50.00'	37°-28'-41"	32.71'	32.13'	S 47°-22'-40" W
C2	74.00'	35°-29'-27"	45.84'	45.11'	S 83°-51'-44" W
C3	79.00'	17°-13'-02"	23.74'	23.65'	N 69°-47'-01" W
C4	199.00'	12°-48'-50"	44.50'	44.41'	N 54°-46'-05" W
C5	35.00'	77°-00'-01"	47.04'	43.58'	N 09°-51'-40" W
C6	50.00'	43°-24'-02"	37.87'	36.98'	N 50°-20'-21" E
C7	82.00'	37°-28'-41"	53.64'	52.69'	S 47°-22'-40" W
C8	106.00'	35°-29'-27"	65.66'	64.62'	S 83°-51'-44" W
C9	111.00'	17°-13'-02"	33.36'	33.23'	N 69°-47'-01" W
C10	15.00'	57°-37'-56"	15.09'	14.46'	N 57°-38'-21" E
C11	50.00'	42°-50'-31"	37.39'	36.52'	N 07°-24'-10" E

# LEGACY MEADOW SECTION I

PART INLOT 8205 CITY OF TROY, OHIO  
 N.W. QUARTER SECTION 33, TOWN 5, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY

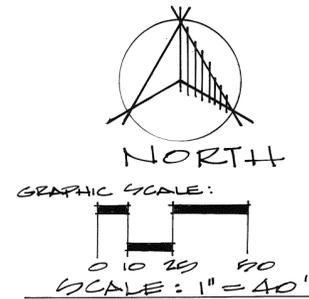
PLAT VOLUME 21 PAGE 120  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS

RECEIVED FOR RECORD THIS 28 DAY OF  
 December 2006 AT 11:39:10AM  
 FILE # 0461231 FEE \$43.20

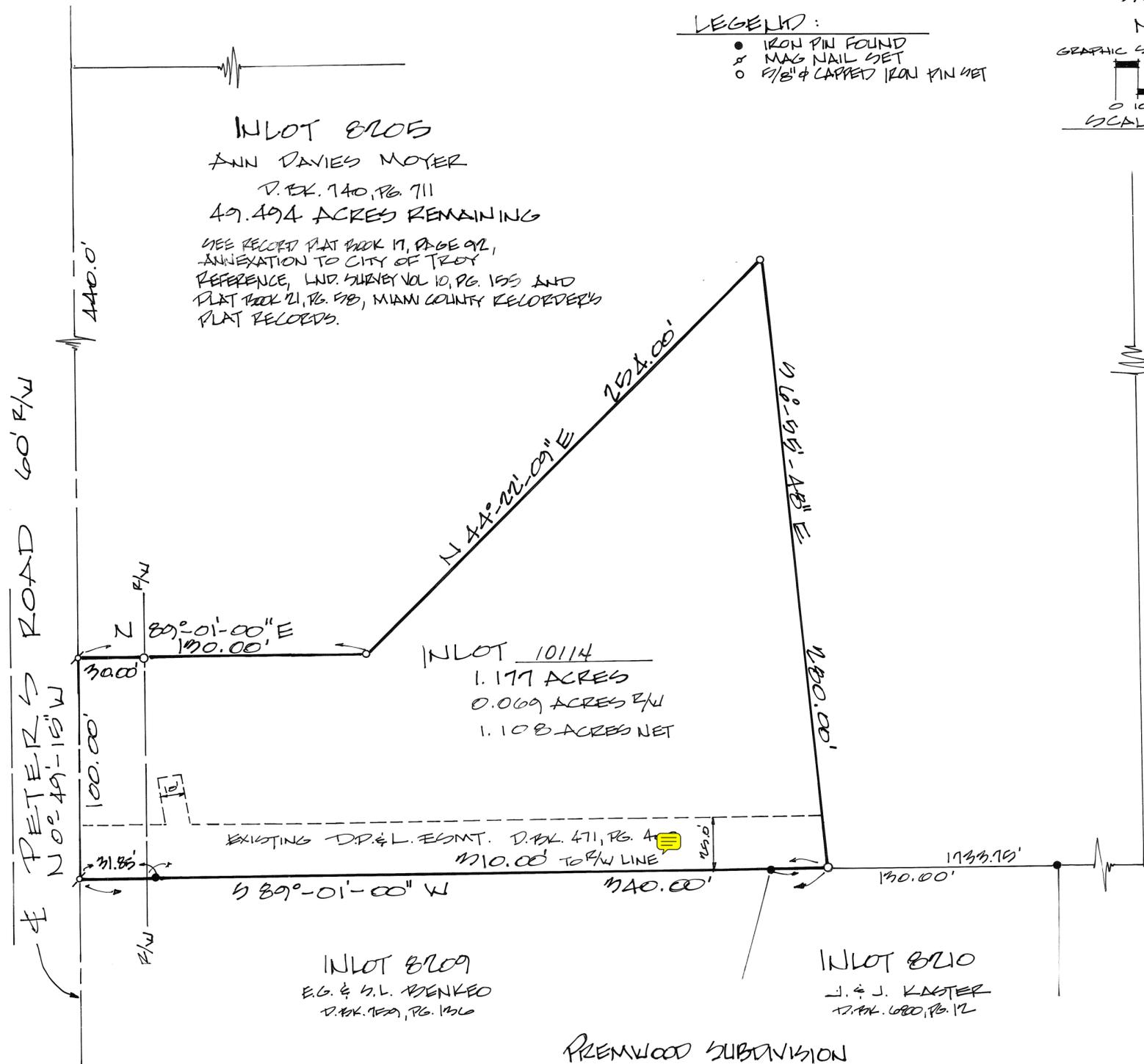
John W. O'Brien MIAMI COUNTY RECORDER  
 Krista Quinn BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 APPROVED AND TRANSFERRED Dec 28, 2006

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



LEGEND:  
 ● IRON PIN FOUND  
 ♂ MAG NAIL SET  
 ○ P/E & CAPPED IRON PIN SET



**INLOT 8205**  
 ANN DAVIES MOYER  
 D.EK. 140, PG. 711  
 49.494 ACRES REMAINING  
 SEE RECORDED PLAT BOOK 17, PAGE 92,  
 ANNEXATION TO CITY OF TROY  
 REFERENCE, L&D SURVEY VOL 10, PG. 155 AND  
 PLAT BOOK 21, PG. 98, MIAMI COUNTY RECORDER'S  
 PLAT RECORDS.

**INLOT 10114**  
 1.177 ACRES  
 0.069 ACRES R/W  
 1.108 ACRES NET

**INLOT 8209**  
 E.G. & S.L. DENKED  
 D.EK. 122, PG. 126

**INLOT 8210**  
 J. & J. KASTER  
 D.EK. 680, PG. 12

PREMWOOD SUBDIVISION  
 REC. BK. 17, PG 77

**DESCRIPTION**  
 BEING A REPLAT OF PART OF INLOT 8205 AS  
 ACQUIRED BY ANN DAVIES MOYER BY  
 DEED RECORDED IN BOOK 140, PAGE 711 OF  
 THE MIAMI COUNTY RECORDER'S DEED RECORDS.

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

STATE OF OHIO, MIAMI COUNTY, S.S.  
 BE IT REMEMBERED THAT ON THIS 28 DAY OF NOVEMBER  
 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC  
 IN AND FOR SAID COUNTY AND STATE, PERSONALLY  
 CAME THE ABOVE SIGNED, AS OWNERS, BOTH OF  
 WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF  
 THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.  
 IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND  
 NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.  
JUNE 13, 2006 Deborah J. Shaeffer  
 MY COMMISSION EXPIRES NOTARY PUBLIC

CITY OF TROY  
 THIS RECORDED PLAT REVIEWED AND APPROVED  
 THIS 28TH DAY OF DEC. 2006.  
Stacy D. Lippel  
 PUBLIC WORKS DIRECTOR



Michael W. Cozatt 11-07-06  
 MICHAEL W. COZATT, P.E., L.S.  
 COZATT ENGINEERING COMPANY  
 CIVIL ENGINEER LAND SURVEYOR  
 470 SWAILES ROAD TROY, OHIO  
 JOB # 10306 937.332-2921

# REPLAT OF LOTS 1441, 1442, & 1300, 1299 CITY OF PIQUA, MIAMI COUNTY, OHIO

## DESCRIPTION

BEING A REPLAT OF ALL OF LOTS 1441 & 1442 AS ACQUIRED BY XSSV PROPERTIES LTD. IN DEED BOOK 713 PAGE 291 AND BEING A REPLAT OF ALL OF LOT 1300 & 1299 AS ACQUIRED BY WILLIAMSON & WILLIAMSON, LLC IN DEED BOOK 745 PAGE 441, AND DEED BOOK 764 PAGE 782.

VOLUME 21 PAGE 121  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 8 DAY  
OF JANUARY 2007 AT 3:42 PM  
FILE # 04161430 FEE \$ 45.20  
*Maria P. Miller*  
BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 8 DAY OF JANUARY 2007.  
*Chris A. Peoples*  
MIAMI COUNTY AUDITOR  
*Sandra Pearson*  
BY DEPUTY AUDITOR

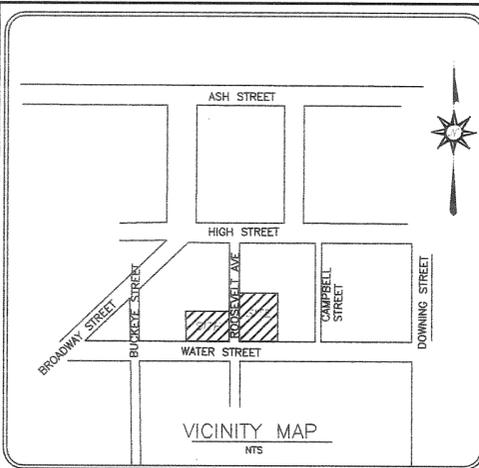
APPROVAL  
THIS PLAT WAS REVIEWED AND APPROVED BY ME  
THIS 4 DAY OF JANUARY, 2007  
*Christopher W. Schmiesing*  
Christopher W. Schmiesing  
City of Piqua Planning and Zoning  
Supervisor

## REFERENCES

MIAMI COUNTY RECORD OF DEEDS  
DB 17 PAGE 244  
DB 19 PAGE 648  
DB 24 PAGE 254  
DB 89 PAGE 34  
DB 140 PAGE 1  
DB 140 PAGE 517  
DB 141 PAGE 544  
DB 169 PAGE 346  
DB 283 PAGE 395  
DB 366 PAGE 427  
AND AS REFERENCED HEREON

MIAMI COUNTY RECORD OF PLATS:  
VOLUME 1 PAGE 158.  
VOLUME 2 PAGE 7.

LOT SURVEYS:  
VOLUME 1 PAGE 94  
VOLUME 11 PLAT 121  
VOLUME 14 PLAT 162  
VOLUME 15 PLAT 44  
VOLUME 16 PLAT 140  
VOLUME 18 PLAT 115

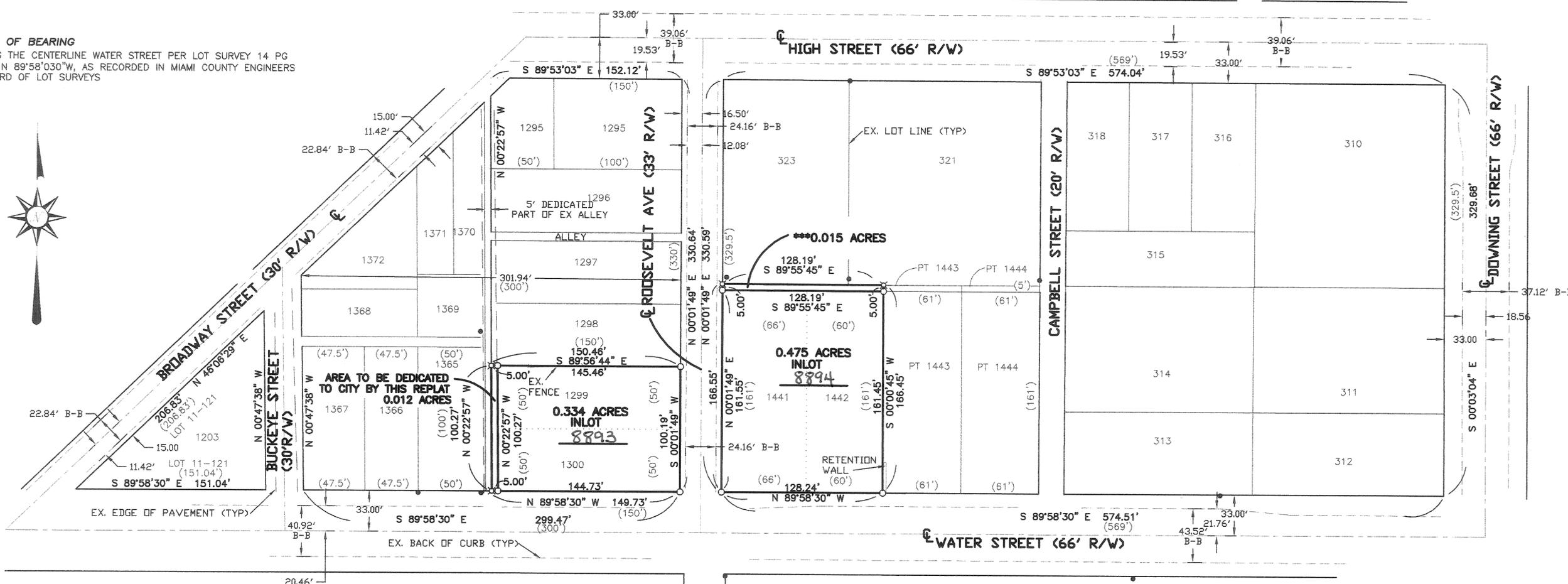


## LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊠ RAILROAD SPIKE SET
- ( ) REFERENCED BEARING & DISTANCE OF RECORD

## BASIS OF BEARING

BEING THE CENTERLINE WATER STREET PER LOT SURVEY 14 PG 162, N 89°58'03"W, AS RECORDED IN MIAMI COUNTY ENGINEERS RECORD OF LOT SURVEYS



## DEDICATION

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

## OWNER

WILLIAMSON & WILLIAMSON LLC,  
*Jerry Williamson* JERRY WILLIAMSON, MEMBER  
XSSV PROPERTIES LTD.  
*Jerry Williamson* JERRY WILLIAMSON, PRESIDENT

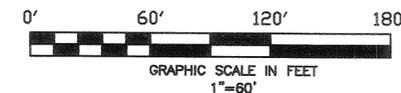
## ACKNOWLEDGMENT

STATE OF OHIO - COUNTY OF MIAMI S.S.  
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED WILLIAMSON & WILLIAMSON LLC BY JERRY WILLIAMSON, MEMBER, & XSSV PROPERTIES LTD. BY JERRY WILLIAMSON WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 4th DAY OF Jan, 2007.

NOTARY PUBLIC  
*Janelle Collier*

MY COMMISSION EXPIRES: July 2, 2011

\*\*\*NOTE: BECAUSE OF THE LACK OF CLEAR TITLE IN THE DEED OF RECORD FOR THE EXISTING ALLEY THAT RUNS BETWEEN INLOTS 1441-1444 AND 321-323 THIS REPLAT WILL BE USED TO DEDICATE ANY INTEREST IN THAT 5' OF THE ALLEY FROM THE SAID DEED BOOK 713 PAGE 291 PER CITY/COUNTY.



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

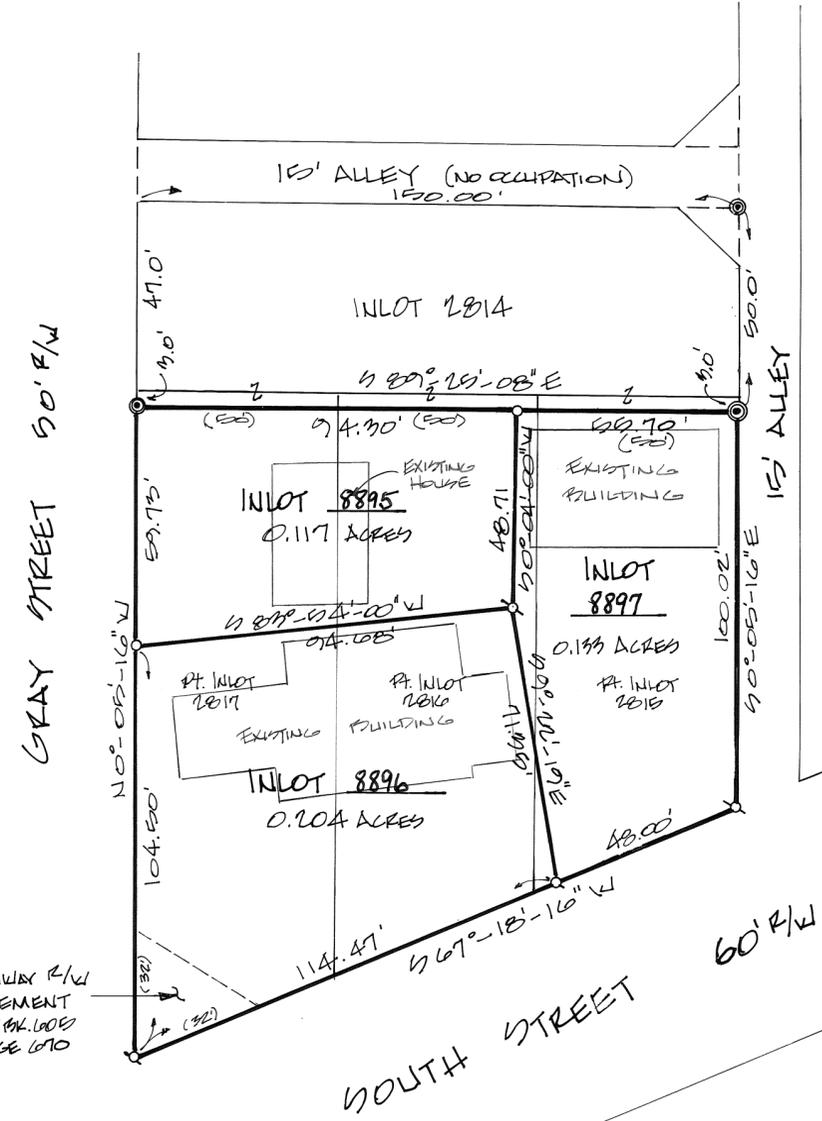
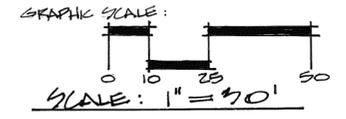
REPLAT FOR FOR JERRY WILLIAMSON, DECEMBER 18, 2006

**BRUMBAUGH ENGINEERING & SURVEYING, LLC**  
1105 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
(937) 698-3000 ~ OFFICE  
(937) 698-3928 ~ FAX

# REPLAT OF PART INLOTS 2815, 2816, & 2817

S.W. SECTION TAX MAP      PIQUA CORPORATION      MIAMI COUNTY      OHIO STATE

PLAT BOOK 21 PAGE 122  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED Jan. 2, 2007 AT 3:11 PM  
 FILE NO. 8461792 FEE \$ 43.20  
 BY: Christina Jackson  
 MIAMI COUNTY RECORDER  
 APPROVED AND TRANSFERRED  
 THIS 9<sup>th</sup> DAY OF January, 2007  
 Chris A. Peoples BY: Brida Pearson  
 MIAMI COUNTY AUDITOR DEPUTY



- LEGEND**
- ⊙ IRON PIPE FOUND
  - 1/8" & CAPPED IRON PIN SET
  - ⊠ MAG NAIL SET

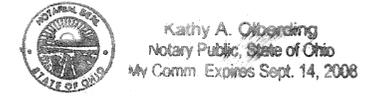
- SURVEY REFERENCES**
- PLAT BK. 2, PG. 77 MIAMI COUNTY RECORDER'S PLAT RECORDS
  - PLAT BK. 1, PG. 90
  - PLAT BK. 5, PG. 77
  - VOL. 9, PG. 123 MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
  - VOL. 12, PG. 100
  - VOL. 10, PG. 148
  - VOL. 15, PG. 48
  - VOL. 15, PG. 107
  - VOL. 14, PG. 198

**DESCRIPTION**  
 BEING A REPLAT OF PART INLOTS 2815, 2816, AND 2817 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS ACQUIRED BY BRENDA S. ARNETT BY DEED BOOK 717, PAGE 14 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

**DEDICATION**  
 THE UNDERSIGNED BEING THE EXECUTRIX OF THE ESTATE OF BRENDA S. ARNETT, DO HEREBY ACCEPT, APPROVE, AND CONSENT TO THE EXECUTION OF THE REPLAT SHOWN HEREON.  
 Catherine E. Arnett - Powell  
 CO-EXECUTRIX OF THE ESTATE OF BRENDA S. ARNETT

**STATE OF OHIO, COUNTY OF MIAMI, S.S.**  
 BE IT REMEMBERED THAT ON THIS DAY OF JANUARY 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL F. ARNETT & CATHERINE E. ARNETT-POWELL, CO-EXECUTRIX OF THE ESTATE OF BRENDA S. ARNETT, WHICH EXECUTED THE FOREGOING PLAT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kathy A. Ojarding 9-14-08  
 NOTARY PUBLIC IN AND FOR STATE OF OHIO MY COMMISSION EXPIRES



**PLANNING AND ZONING**  
 THIS PLAT WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING SUPERVISOR THIS 28<sup>th</sup> DAY OF DECEMBER, 2006.  
Christopher W. SeQuening  
 CHRISTOPHER SEQUENING

**COZATT ENGINEERING COMPANY**  
 CIVIL ENGINEER      LAND SURVEYOR  
 476 SWAILES RD.      TROY, OHIO 45373  
 PH. & FAX# (937) 339-2921  
 JOB NO. 207106



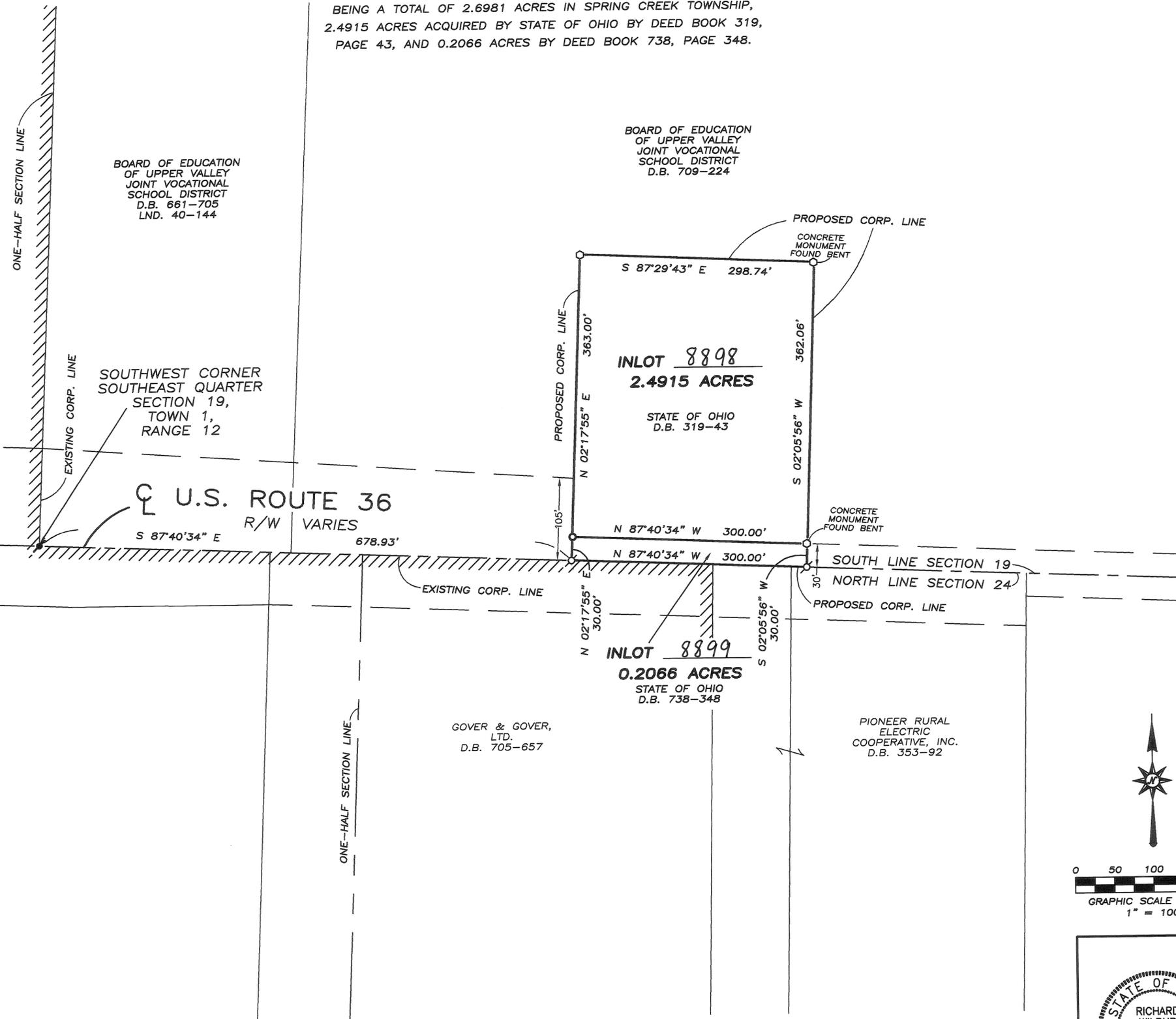
**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THE ABOVE PLATTED LAND IS ACCURATELY REPRESENTED AS BASED ON A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION. IN ACCORDANCE WITH THE STATE OF OHIO MINIMUM REQUIREMENTS FOR BOUNDARY SURVEYS, 1/8" & CAPPED IRON PIN SET AT LOT CORNERS, AS SHOWN.  
Michael W. Cozatt 12-22-06  
 MICHAEL W. COZATT P.E. #6001

HIGHWAY R/W EASEMENT DEED BK. 1005 PAGE 600

# ANNEXATION TO THE CITY OF PIQUA SPRING CREEK TOWNSHIP – MIAMI COUNTY – OHIO SECTION 19, TOWN 1, RANGE 12

## DESCRIPTION

BEING A TOTAL OF 2.6981 ACRES IN SPRING CREEK TOWNSHIP,  
2.4915 ACRES ACQUIRED BY STATE OF OHIO BY DEED BOOK 319,  
PAGE 43, AND 0.2066 ACRES BY DEED BOOK 738, PAGE 348.



VOLUME 21 PAGE 163  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 10 DAY  
OF January, 2001, AT 3:41 P.M.  
FILE # 01101992 FEE \$ 49.70

*Christie Jackson*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
ANNEXATION PROCEEDINGS RECORDED:  
DEED VOLUME 780, PAGE 456.

**APPROVAL BY THE MIAMI COUNTY ENGINEER**  
THIS ANNEXATION PLAT REVIEWED AND APPROVED  
BY THE MIAMI COUNTY ENGINEER  
THIS 10<sup>TH</sup> DAY OF MAY, 2004.  
*Doug Christie*  
DOUGLAS L. CHRISTIAN

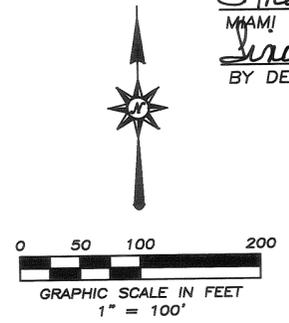
**APPROVAL BY THE MIAMI COUNTY COMMISSIONERS**  
THIS ANNEXATION OF THE FOREGOING AREA APPROVED  
BY THE MIAMI COUNTY COMMISSIONERS  
THIS 13 DAY OF MAY, 2004.  
BY RESOLUTION NO. 04-05-007.  
*D. Ana Baird*  
COMMISSIONER  
*Ken Widner*  
COMMISSIONER  
*Sam Wilson*  
COMMISSIONER

**APPROVAL BY CITY OF PIQUA**  
THIS ANNEXATION ACCEPTED AT  
A MEETING OF THE PIQUA CITY COMMISSION  
THIS 19<sup>th</sup> DAY OF NOVEMBER, 2006.  
THIS PLAT APPROVED AND ACCEPTED  
BY ORDINANCE # Resolution # R-105-06

*Sharon D. Hudson*  
MAYOR  
*Richard J. Cool*  
CLERK OF COUNCIL

**MIAMI COUNTY AUDITOR**  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 10 DAY OF Jan., 2007.  
*Chris A. Peoples*  
MIAMI COUNTY AUDITOR  
*Jinda Zimmerman*  
BY DEPUTY AUDITOR

**CERTIFICATION**  
I HEREBY CERTIFY THIS PLAT TO BE CORRECT  
BASED ON AN ACTUAL FIELD SURVEY.  
*Richard W. Klockner*  
RICHARD W. KLOCKNER  
OHIO REGISTERED  
PROFESSIONAL SURVEYOR #4370



- LEGEND**
- IRON PIN SET
  - ⊗ P.K. NAIL SET
  - ⊗ P.K. NAIL FOUND
  - CONCRETE MONUMENT FOUND



ANNEXATION TO THE CITY OF PIQUA 2.4915 ACRES & 0.2066 ACRES		
<b>RICHARD W. KLOCKNER &amp; ASSOCIATES, INC.</b> CIVIL ENGINEERING ~ LAND SURVEYING 16 EAST WATER STREET ~ TROY, OHIO 45373 (937) 339-5331		
DATE: SEPT. 19, 2001	DRAWN: DS SCALE: 1"=100'	SHEET: 1 OF 1

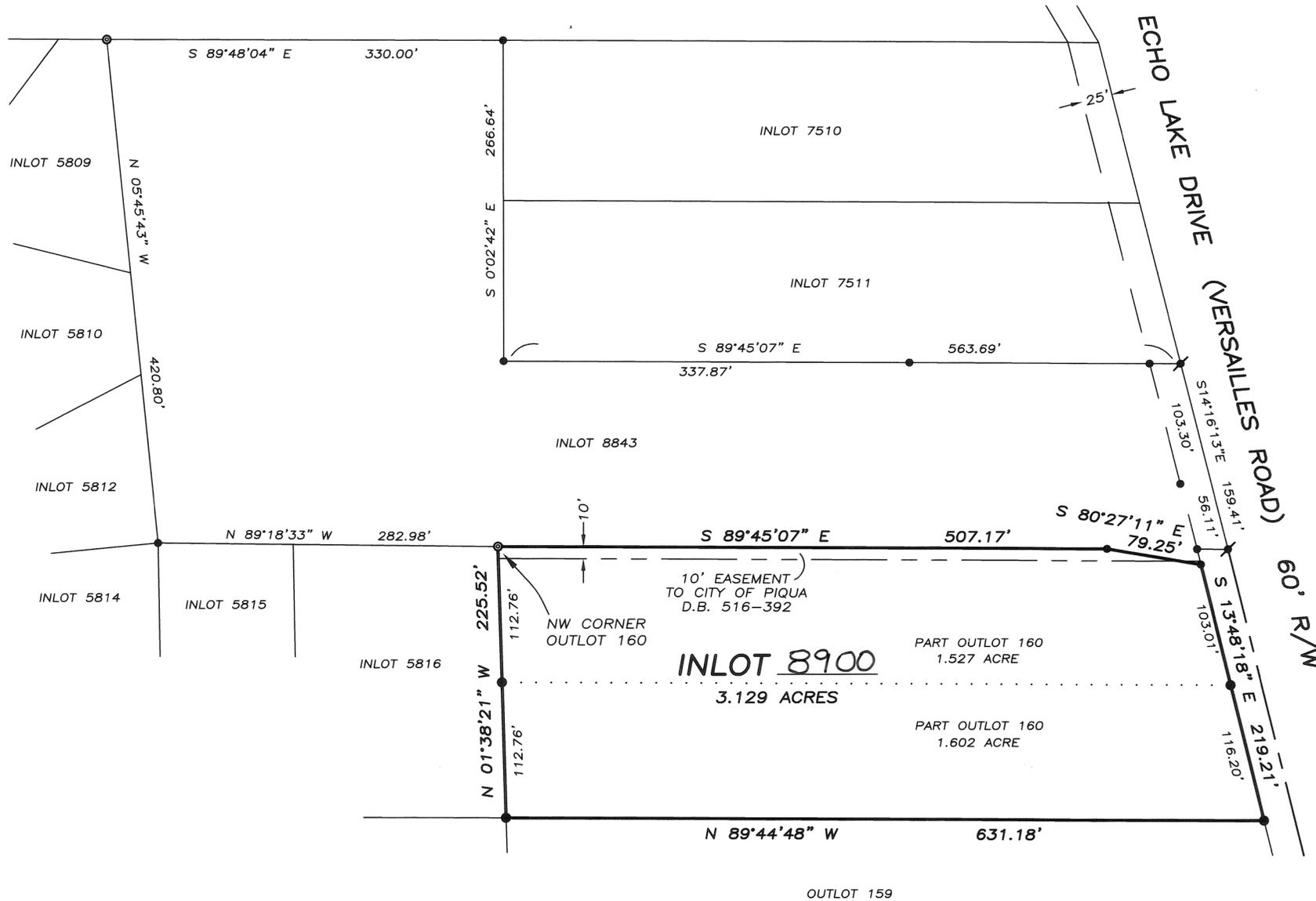
**DAVIS REPLAT**  
**PARTS OF OUTLOT 160**  
**CITY OF PIQUA**  
**MIAMI COUNTY, OHIO**

VOLUME 21 PAGE 124

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 11 DAY  
 OF JANUARY, 2007, AT 11:20:39 A.M.  
 FILE # 046190 FEE \$ 43.20

MIAMI COUNTY RECORDER BY DEPUTY RECORDER Kristi Quinn



**MIAMI COUNTY AUDITOR**

APPROVED AND TRANSFERRED Jan 11, 2007.

Chris A. Peebles  
 MIAMI COUNTY AUDITOR

Sinda Pearson  
 BY DEPUTY AUDITOR

**DESCRIPTION**

BEING A REPLAT OF PARTS OF OUTLOT 160 AS CONVEYED TO MICHAEL D. AND BONNIE R. DAVIS BY DEED RECORDED IN VOLUME 763, PAGE 337 OF THE MIAMI COUNTY DEED RECORDS.

**CONSENT**

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

**OWNERS**

Michael D. Davis  
 MICHAEL D. DAVIS

Bonnie R. Davis  
 BONNIE R. DAVIS

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

BE IT REMEMBERED THAT ON THIS 21 DAY OF December, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL D. AND BONNIE R. DAVIS, HUSBAND AND WIFE, AS OWNERS, BOTH OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: 6-21-2009  
 DATE

Kelly J. Morthmiller  
 NOTARY PUBLIC

**CITY OF PIQUA**

THIS RECORD PLAT REVIEWED AND APPROVED THIS 2<sup>ND</sup> DAY OF JANUARY, 2007.

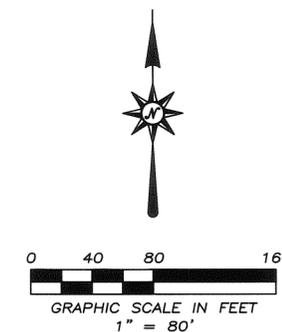
Stephen W. Schmitz



KELLY J. MORTHMILLER, Notary Public  
 In and for the State of Ohio  
 My Commission Expires June 21, 2009

**LEGEND**

- IRON PIN FOUND
- ⚡ P.K. NAIL FOUND
- ⊙ PINCH PIPE FOUND



REPLAT FOR MICHAEL D. AND BONNIE R. DAVIS  
 IN MIAMI COUNTY, OHIO ~ DECEMBER 12, 2006

Gregg S. Brookhart  
**GREGG S. BROOKHART**  
 OHIO REGISTERED  
 PROFESSIONAL SURVEYOR #6348  
 PIQUA, OHIO 45356

# REPLAT OF INLOTS 2229, 2228 & PART 2227 - TROY, OHIO

PLAT BOOK 21 PAGE 125  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 12<sup>TH</sup> DAY OF

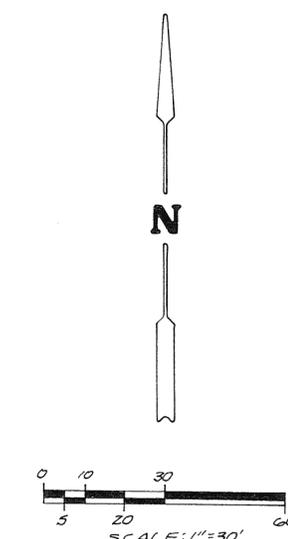
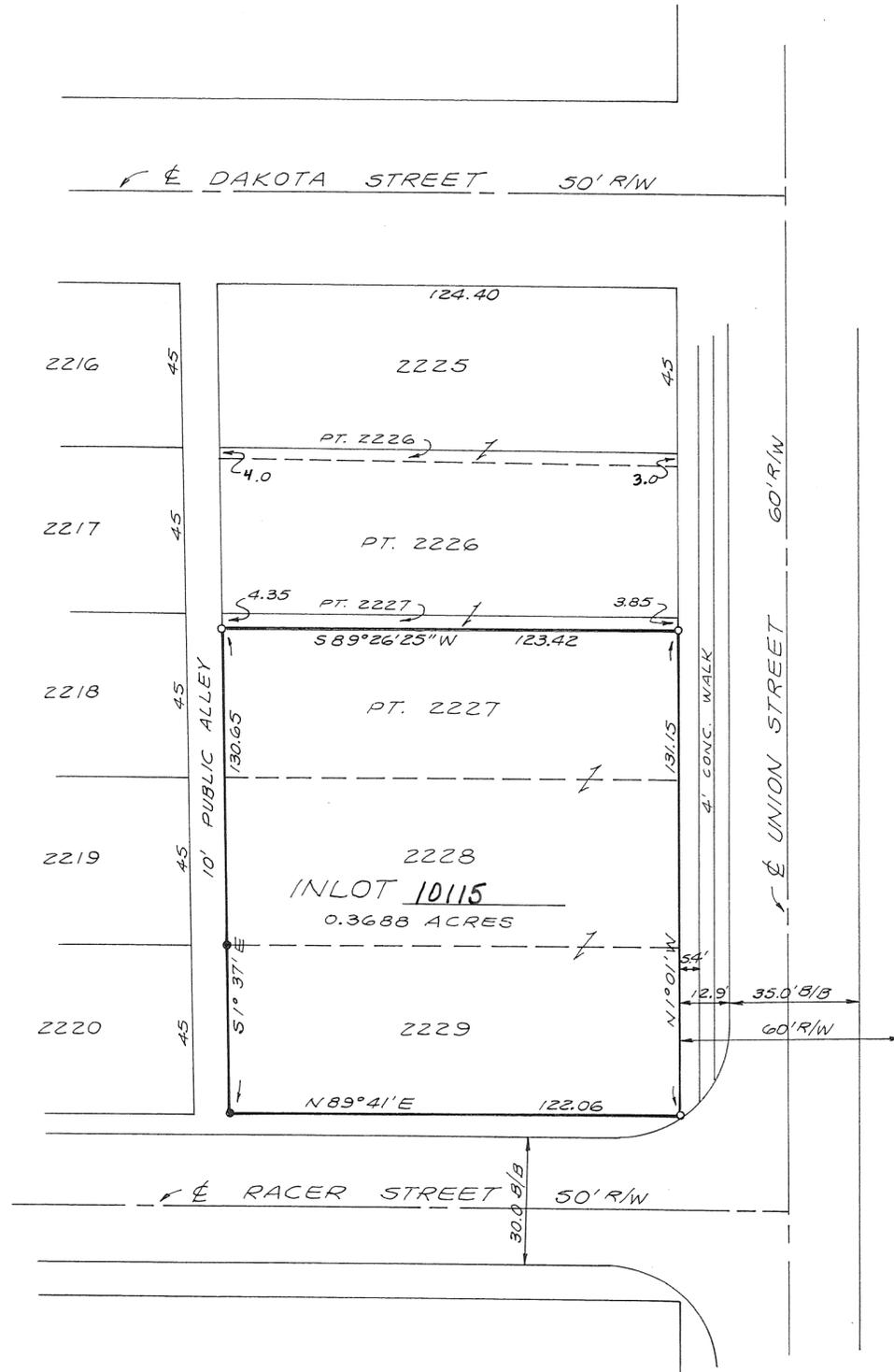
JANUARY, 2007, AT 9:38 A.M.

FILE NO. 0461948 FEE: \$43.20

MIAMI COUNTY RECORDER

BY: Christine Jackson  
 DEPUTY

**DESCRIPTION**  
 BEING A REPLAT OF INLOTS 2229, 2228 AND PART OF 2227, IN THE CITY OF TROY, OHIO, ACQUIRED BY MD FAMILY ENTERPRISE, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS VOLUME 762, PAGE 734, 736.



BEARINGS  
 LOT SURVEY VOL. 13; PG. 153

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

OWNERS: MD FAMILY ENTERPRISE, LLC

Joseph M. Sawchek  
 JOSEPH M. SAWCHEK, MEMBER  
Kathleen M. Sawchek  
 KATHLEEN M. SAWCHEK, MEMBER

STATE OF OHIO - 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 IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 10<sup>TH</sup> DAY OF JANUARY, 2007.

Richard W. Klockner  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 2011

THIS REPLAT WAS REVIEWED AND APPROVED THIS 11<sup>TH</sup> DAY OF JANUARY, 2007.

Steven D. Leffel  
 STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR

APPROVED AND TRANSFERRED THIS 12<sup>th</sup> DAY OF January, 2007.

Chris A. Peoples  
 CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR  
 BY: Birda Pearson  
 DEPUTY AUDITOR

**SURVEY REFERENCE**  
 LOT SURVEY VOL. 15; PG. 181

**LEGEND**  
 ○ 5/8" IRON PIN SET (CAPPED 4370 - KLOCKNER)  
 ● 5/8" IRON PIN FOUND

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON AN ACTUAL SURVEY.  
Richard W. Klockner  
 RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



REPLAT OF INLOTS 2229, 2228 & PART 2227 TROY, OHIO		
MD FAMILY ENTERPRISE, LLC		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATED 9 JAN 07	DRAWN BY: <u>SP</u> TRACED BY: CHECKED BY: <u>SPH</u>	SHEET NO. <b>1/1</b>
SCALE: 1" = 30'		



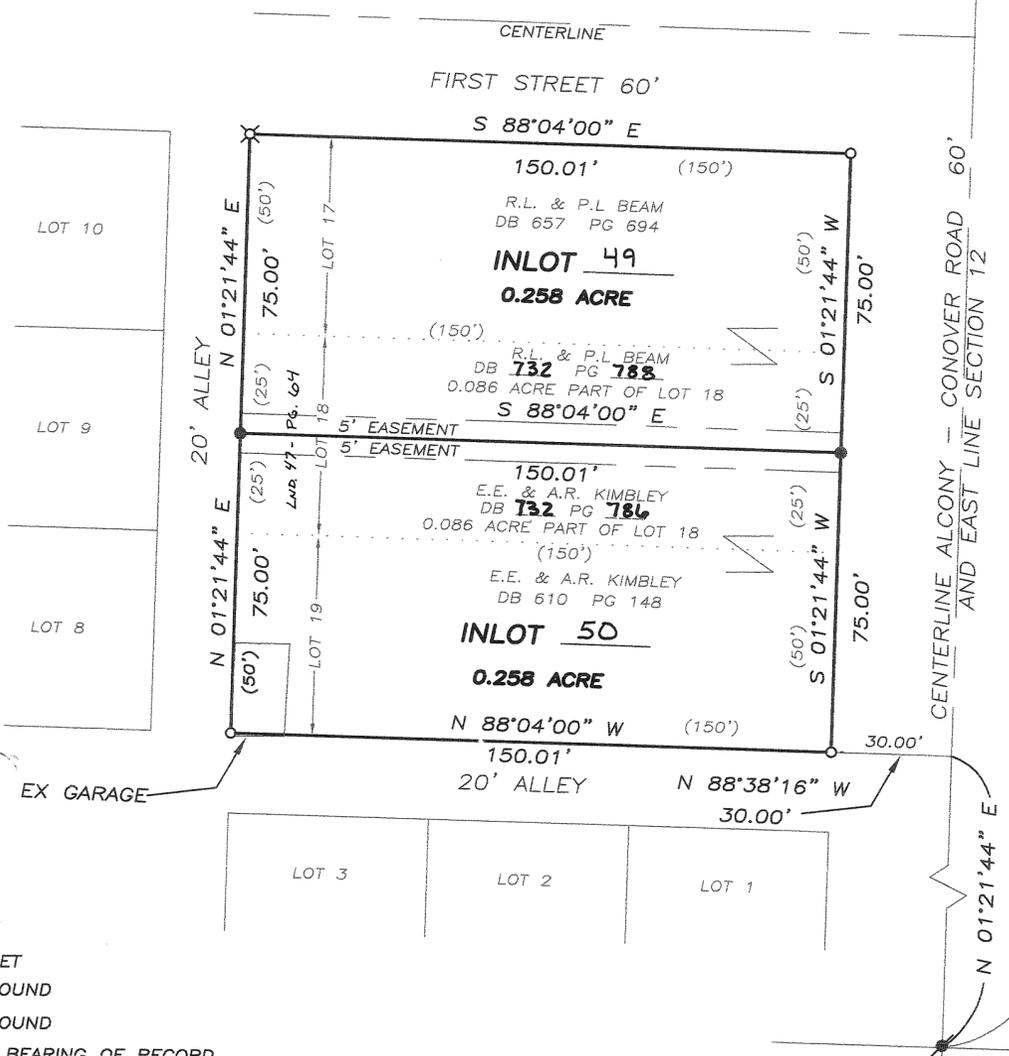
APPROVAL BY THE MIAMI COUNTY PLANNING COMMISSION  
 THIS PLAT REVIEWED AND APPROVED  
 BY THE MIAMI COUNTY PLANNING COMMISSION  
 THIS 15th DAY OF October, 2002

*Charles J. ...*  
 CHAIRMAN  
*William H. ...*  
 SECRETARY

REPLAT OF LOTS 17, 18 & 19  
 VILLAGE OF CONOVER (UNINCORPORATED)  
 SECTION 12 - TOWN 2 - RANGE 11 - BROWN TOWNSHIP  
 MIAMI COUNTY, OHIO

VOLUME 21 PAGE 127  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 26th DAY  
 OF January, 2007, AT 2:05:21 P.M.  
 FILE #0462740 FEE \$43.20  
 Kristi Quinn  
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR  
 TRANSFERRED AND LOT NUMBERS ASSIGNED  
 THIS 26 DAY OF Jan., 2007.  
*Chris A. Peoples*  
 MIAMI COUNTY AUDITOR  
*Linda Linneman*  
 BY DEPUTY AUDITOR



**DESCRIPTION**  
 BEING A REPLAT OF LOTS 17, 18, AND 19 IN THE UNINCORPORATED VILLAGE OF CONOVER, SAID LOTS LOCATED IN SECTION 12, TOWN 2, RANGE 11, BROWN TOWNSHIP, MIAMI COUNTY, OHIO, OF WHICH LOT 17 AND THE NORTH 0.086 ACRE PART OF LOT 18 IS CONVEYED TO ROBERT L. & PAMELA L. BEAM IN VOLUME 657, PAGE 654, AND IN VOLUME 732, PAGE 789; AND OF WHICH LOT 19 AND THE SOUTH 0.086 ACRE PART OF LOT 18 IS CONVEYED TO EDWARD E. & ANNA R. KIMBLEY IN VOLUME 610, PAGE 148, AND IN VOLUME 732, PAGE 786 OF THE MIAMI COUNTY DEED RECORDS.

**DEDICATION OF OWNERS**  
 WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF SEWER, WATER, ELECTRIC, GAS, TELEPHONE OR OTHER UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. WE FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING AND VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICATION OF OFF STREET PARKING AND LOADING REQUIREMENTS OF MIAMI COUNTY, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE FROM, UNDER AND THROUGH THE UNDERSIGNED.

*Robert L. Beam*      *Pamela L. Beam*  
 ROBERT L. BEAM      PAMELA L. BEAM  
*Edward E. Kimbley*      *Anna R. Kimbley*  
 EDWARD E. KIMBLEY      ANNA R. KIMBLEY

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 Conover, OHIO, THIS 20th DAY OF May, 2005.  
*Debra Peck*  
 NOTARY PUBLIC

- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - ✱ P.K. NAIL FOUND
  - ( ) DISTANCE / BEARING OF RECORD
  - ⊗ RAILROAD SPIKE SET

**DEDICATION OF LEINHOLDER (BEAMS)**  
 WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.  
 EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF SEWER, WATER, ELECTRIC, GAS, TELEPHONE OR OTHER UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. WE FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING AND VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICATION OF OFF STREET PARKING AND LOADING REQUIREMENTS OF MIAMI COUNTY, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE FROM, UNDER AND THROUGH THE UNDERSIGNED.

**DEDICATION OF LEINHOLDER (KIMBLEY)**  
 WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.  
 EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF SEWER, WATER, ELECTRIC, GAS, TELEPHONE OR OTHER UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. WE FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING AND VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICATION OF OFF STREET PARKING AND LOADING REQUIREMENTS OF MIAMI COUNTY, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE FROM, UNDER AND THROUGH THE UNDERSIGNED.

APPROVAL BY THE MIAMI COUNTY ENGINEER  
 THIS DEDICATION PLAT REVIEWED AND APPROVED  
 BY THE MIAMI COUNTY ENGINEER  
 THIS 8th DAY OF January, 2007.  
*Douglas L. Christian*  
 DOUGLAS L. CHRISTIAN

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS  
 THIS PLAT REVIEWED AND APPROVED  
 BY THE BOARD OF MIAMI COUNTY COMMISSIONERS  
 THIS 11th DAY OF January, 2007.  
*John W. O'Brien*  
 JOHN W. O'BRIEN  
*B. Ronald Widener*  
 B. RONALD WIDENER  
*Jack Evans*  
 JACK EVANS

FIFTH THIRD BANK  
 CINCINNATI, OHIO  
*Philip C. Bodde*  
 PHILIP C. BODDE  
 WITNESS  
 STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, OHIO, THIS 14th DAY OF April, 2005.  
*Joyce A. Hizer*  
 JOYCE A. HIZER  
 NOTARY PUBLIC  
 IN AND FOR THE STATE OF OHIO  
 MY COMMISSION EXPIRES JULY 5, 2009

WELLS FARGO FINANCIAL AMERICA, INC.  
 SPRINGFIELD, OHIO  
*Bill Dewitt*  
 BILL DEWITT  
 WITNESS  
 STATE OF OHIO - COUNTY OF MIAMI, S.S.  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, OHIO, THIS 22 DAY OF April, 2005.  
*Joyce A. Hizer*  
 JOYCE A. HIZER  
 NOTARY PUBLIC  
 IN AND FOR THE STATE OF OHIO  
 MY COMMISSION EXPIRES SEPTEMBER 27, 2009

GRAPHIC SCALE IN FEET  
 1" = 30'

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

REPLAT OF LOTS 17, 18, 19 ~ CONOVER  
 IN MIAMI COUNTY ~ NOVEMBER 26, 2002

STATE OF OHIO  
 PHILIP C. BRUMBAUGH  
 5057  
 REGISTERED  
 PROFESSIONAL SURVEYOR

BRUMBAUGH  
 ENGINEERING &  
 SURVEYING, LLC

362 NORTH MIAMI STREET  
 WEST MILTON, OHIO 45383  
 (937) 698-3000

# SUBDIVISION OF INLOT 6891

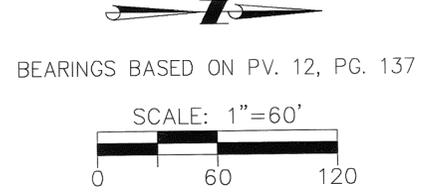
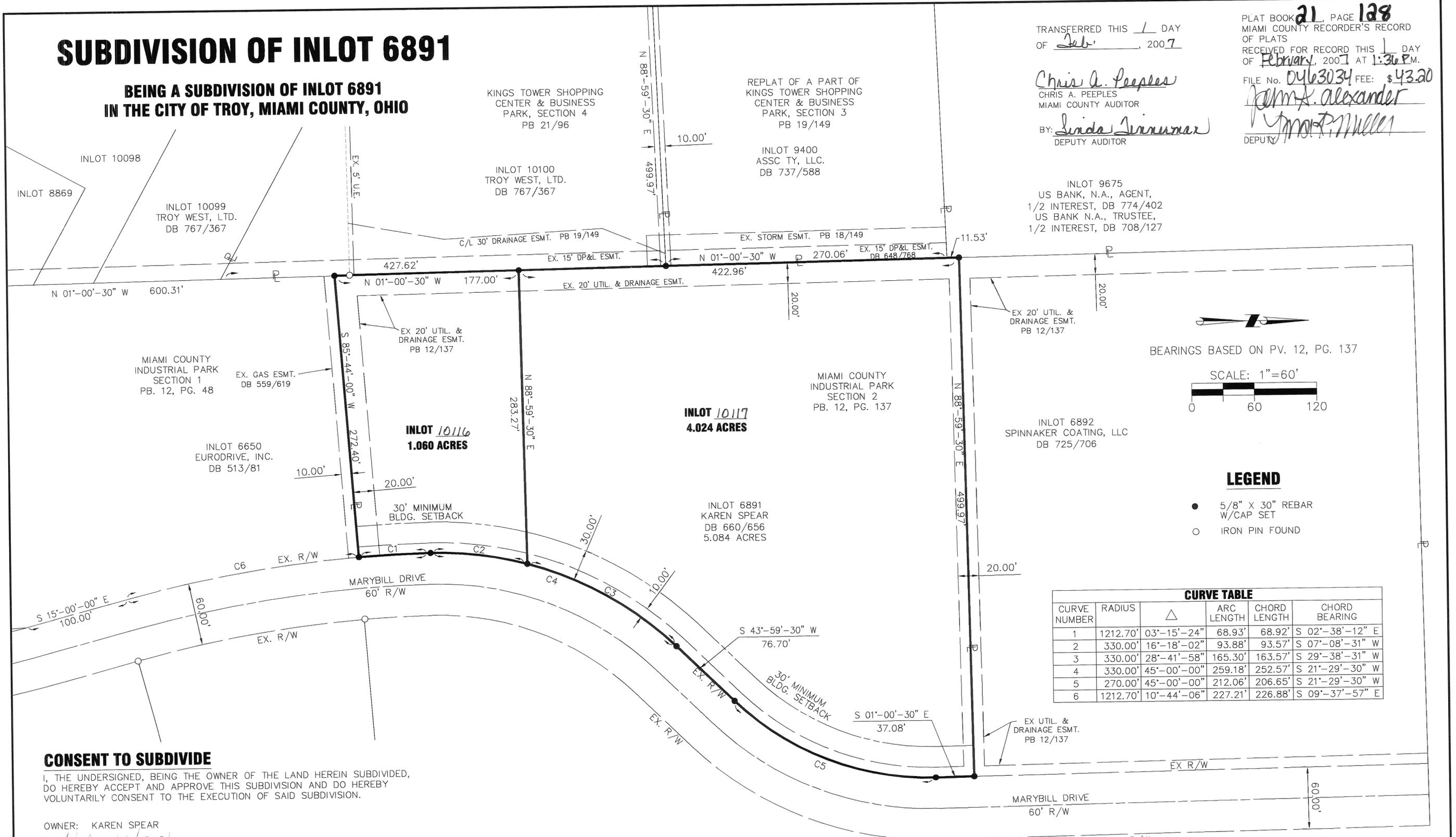
BEING A SUBDIVISION OF INLOT 6891  
IN THE CITY OF TROY, MIAMI COUNTY, OHIO

TRANSFERRED THIS 1 DAY  
OF Feb., 2007

PLAT BOOK 21, PAGE 128  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 1 DAY  
OF February, 2007 AT 1:30 P.M.  
FILE No. 0463034 FEE: \$43.20  
John A. Alexander  
MIAMI COUNTY AUDITOR  
DEPUTY Mark P. Miller

Chris A. Peoples  
CHRIS A. PEEPLES  
MIAMI COUNTY AUDITOR  
BY: Linda Svirumax  
DEPUTY AUDITOR

INLOT 9675  
US BANK, N.A., AGENT,  
1/2 INTEREST, DB 774/402  
US BANK N.A., TRUSTEE,  
1/2 INTEREST, DB 708/127



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

## CONSENT TO SUBDIVIDE

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

OWNER: KAREN SPEAR  
Karen Spear  
AUTHORIZED SIGNATURE

## CITY OF TROY PUBLIC WORKS

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 25<sup>TH</sup> DAY  
OF JANUARY, 2007

Steven A. Luppel  
PUBLIC WORKS DIRECTOR

DEED REFERENCE  
DEED BOOK 660, PAGE 656

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

## DESCRIPTION

BEING A SUBDIVISION OF INLOT 6891,  
OWNED BY KAREN SPEAR BY DEED  
RECORDED IN DEED BOOK 660, PAGE 656.

## ACKNOWLEDGMENT

STATE OF OHIO, MIAMI COUNTY, SS  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED KAREN SPEAR, THE OWNER, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OWNER, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

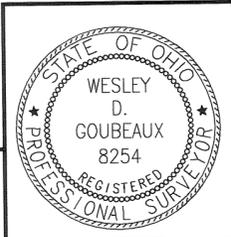
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 23<sup>rd</sup> DAY OF December, 2006.

NOTARY PUBLIC Lois K. Russell  
MY COMMISSION EXPIRES: 3/15/09



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

Wesley D. Goubeaux  
WESLEY D. GOUBEAUX, P.S. #8254  
DATE 11-08-2006



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

DATE:	11-08-2006
DRAWN BY:	WDG
JOB NUMBER:	MIATRO0626
SHEET NUMBER	1 OF 1

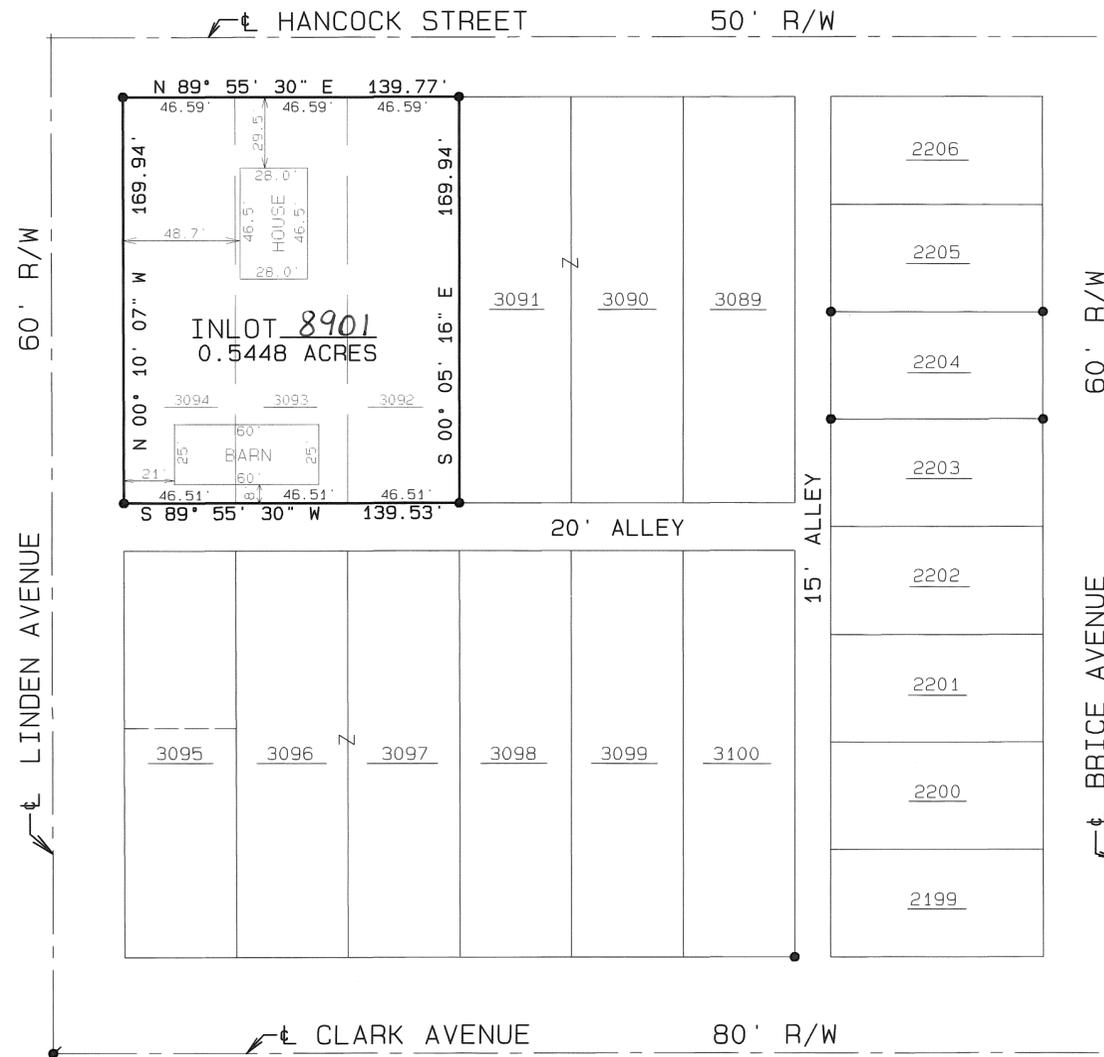
# REPLAT OF INLOTS 3092, 3093 AND 3094 CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 21 VOLUME 129  
MIAMI COUNTY RECORDER'S PLAT RECORDS  
RECEIVED Feb. 13, 2007 AT 11:21 AM  
FILE NO. 2463710 FEE 43.20

John Alexander BY Christa Jackson  
MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 13 DAY  
OF Feb., 2007

Chris G. Peoples BY Linda J. Jirumal  
MIAMI COUNTY AUDITOR DEPUTY



### DESCRIPTION

BEING A REPLAT OF INLOTS 3092, 3093 & 3094 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 0.5448 AC.

### DEDICATION

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

Richard Baker Barbara Baker  
RICHARD BAKER BARBARA BAKER

### 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 PARTIES, WHICH EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT 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 13 DAY OF FEB, 2007.

Debra Brewer  
NOTARY PUBLIC

10-10-11  
MY COMMISSION EXPIRES

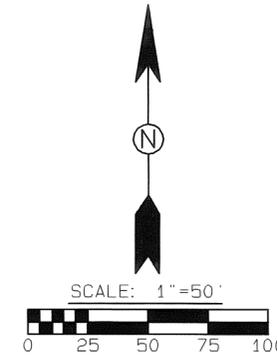
### APPROVAL BY THE CITY OF PIQUA

THIS REPLAT WAS REVIEWED AND APPROVED THIS 6<sup>th</sup> DAY OF May, 2005.

Christopher W. Schmeing  
CITY OF PIQUA

### SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH IRON PIN SET AT ALL LOT CORNERS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.



### REFERENCES

VOL. 23, PG. 147 { MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS  
P.B. 2, PG. 103 { MIAMI COUNTY RECORDER'S PLAT RECORDS

### LEGEND

● IRON PIN FOUND  
⦿ PK NAIL FOUND



Michael W. Cozatt 50205  
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY  
CIVIL ENGINEER LAND SURVEYOR  
476 SWAILES ROAD TROY, OHIO  
JOB NO. 07105

# Electric Avenue Vacation

S.E. 142  
TAX MAP

PIQUA  
CORPORATION

MIAMI  
COUNTY

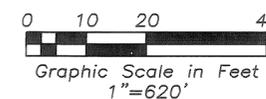
OHIO  
STATE

PLAT BOOK 21 PAGE 130  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED Feb. 13, 2007 AT 11:21 AM  
FILE NO. 046311 FEE \$43.20

John S. Alexander BY: Christa Jordan  
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED  
THIS 13 DAY OF Feb, 2007

Chris A. Peoples BY: Jaida Trimmer  
MIAMI CO. AUDITOR DEPUTY



### References

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

### Surveyor's Certification

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

Michael W. Cozatt 1-05-07

MICHAEL W. COZATT  
P.S. #6001

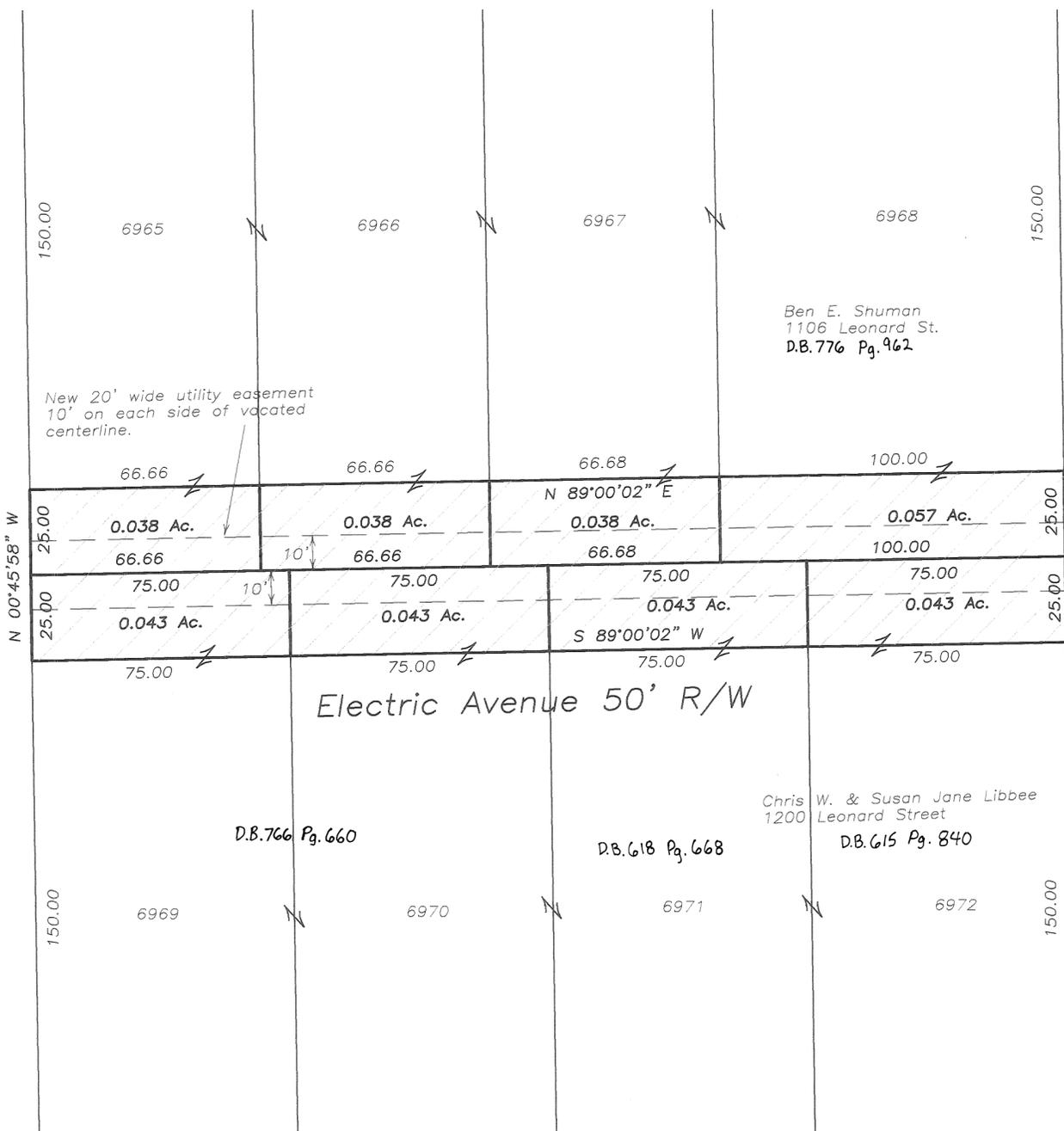


### COZATT ENGINEERING COMPANY

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

Willard Street 50' R/W

Leonard Street 50' R/W



O.L.329

### City of Piqua Planning Commission

This vacation was reviewed and approved by the Planning Commission this 5<sup>th</sup> day of DECEMBER 2006.

[Signature]  
Chairperson

[Signature]  
Secretary

### Piqua City Commission

The avenue shown vacated hereon was vacated by Ordinance No. 35-06 enacted by the City Commission of Piqua, Ohio.

[Signature] Mayor Date 1-16-07 [Signature] Clerk Date 1-2-07

# REPLAT OF INLOT 6909 CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 21, PAGE 131  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 23 DAY  
 OF Feb, 2007, AT 10:45 A.  
 FILE NO. 06154 FEE: 43.20  
 John S. Alexander  
 JOHN S. ALEXANDER, MIAMI COUNTY RECORDER  
 D. McCoy  
 DEPUTY

**LEGAL DESCRIPTION**  
 Situated in the State of Ohio, County of Miami, City of Piqua, within Section 24, Township 1, Range 11, Between the Miamis District and being a replat of that Inlot 6909 of the City of Piqua as described in a deed to 1243, L.L.C., of record in Deed Volume 760, Page 527.

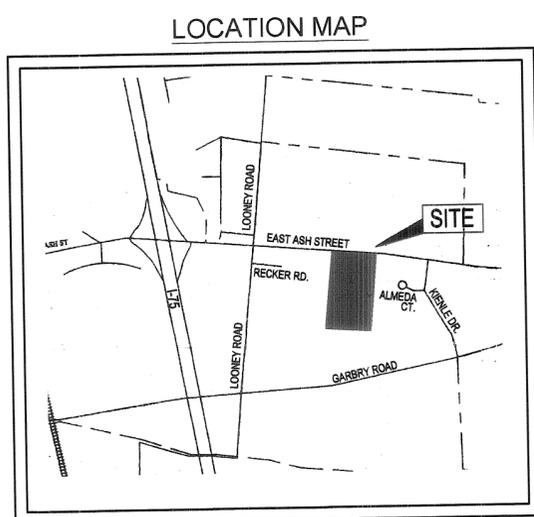
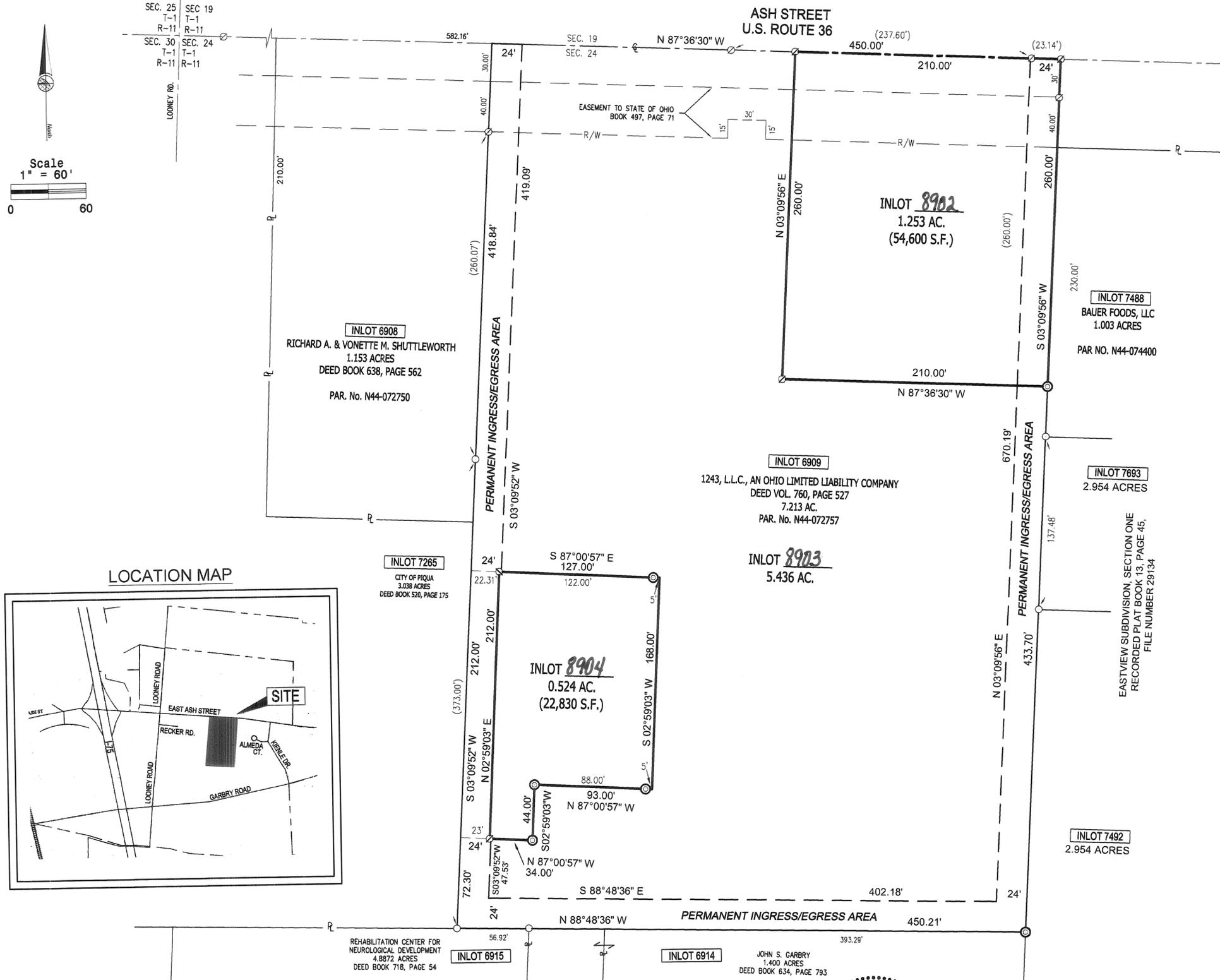
**CONSENT TO REPLAT**  
 We the undersigned, being all of the owners and lienholders of the land, do hereby accept and approve this replat and do hereby voluntarily consent to the execution of said replat.  
 William T. Sharpe  
 William T. Sharpe, Managing Member  
 1243, L.L.C.  
 Eric W. Reisch, Vice President  
 National City Bank

**ACKNOWLEDGEMENT**  
 STATE OF OHIO, MIAMI COUNTY, SS  
 Before me, a Notary Public in and for said County and State, personally appeared William T. Sharpe, the Managing Member of 1243, L.L.C., who executed the foregoing replat, who acknowledged that he did sign such instrument as such managing member of said company and that such instrument is their free act and deed.  
 In Witness Whereof, I have hereunto set my hand and affixed my official seal this 23 day of February, 2007.  
 Jarrod B. Long  
 Notary Public, State of Ohio  
 My Commission expires Feb 5, 2011

**ACKNOWLEDGEMENT**  
 STATE OF OHIO, MIAMI COUNTY, SS  
 Before me, a Notary Public in and for said County and State, personally appeared Eric Reisch, a Vice President and Officer of National City Bank, who executed the foregoing replat, who acknowledged that he did sign such instrument as such Officer of said Bank and that such instrument is their free act and deed.  
 In Witness Whereof, I have hereunto set my hand and affixed my official seal this 23 day of February, 2007.  
 Theresa L. Kirk  
 Notary Public, State of Ohio  
 My Commission expires 11-24-08

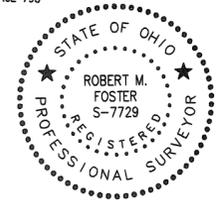
**APPROVAL**  
 THIS PLAT WAS REVIEWED AND APPROVED BY ME THIS 23<sup>RD</sup> DAY OF FEBRUARY, 2007:  
 Christopher W. Schmieging  
 CITY OF PIQUA, PLANNING & ZONING SUPERVISOR

- NOTES TO SURVEY**
- THE FOLLOWING ITEMS WERE USED IN CONJUNCTION WITH THIS SURVEY:
    - ALTA/ACSM LAND TITLE SURVEY, JUNE, 2005 BY FLOYD BROWN GROUP
    - RECORD DESCRIPTION IN DEED VOL. 475, PG 448
  - BY GRAPHIC DEPICTION, THE SUBJECT PROPERTY LIES WITHIN ZONE "C", AN AREA DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARDS, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM, COMMUNITY PANEL NO. 390400 0001C, EFFECTIVE DATE NOVEMBER 9, 1979.
  - ACCESS AND RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS OF THE PARENT TRACT (INLOT 6909) AND THE MINOR TRACTS (0.524 AC AND 1.253 AC) IS HEREBY GRANTED AND ARE TO BE RECORDED IN THE RECORDER'S OFFICE, MIAMI COUNTY, OHIO.



**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON THE CENTERLINE OF U.S. ROUTE 36 AS DESCRIBED IN DEED VOLUME 755, PAGE 448, AND GIVEN AS SOUTH 87°36'30" EAST.

WE HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY US AND IS BASED ON A FIELD SURVEY AND THAT ALL DISTANCES ARE CORRECT AS SHOWN. ALL CURVE DISTANCES ARE MEASURED ALONG THE ARC.  
 earthmetric, LLC  
 Robert M. Foster, P.S.  
 REGISTERED PROFESSIONAL SURVEYOR NO. S-7729  
 DATE: 2-21-2007



Rev No.	Date	Revision

Location: 45356 Drawn/Chkd: RF/RF  
 Job No. 02004-05-005 SHEET 1 OF 1  
 Date: Feb 12, 2007

earthmetric, LLC  
 p o box 814  
 circleville, ohio 43113  
 740.420.7111  
 614.263.6600  
 866.258.1086 fax

**LEGEND**

⊗ PK NAIL FOUND	⊗ PK NAIL SET	⊗ DECIDUOUS TREE	⊗ SANITARY MANHOLE
⊗ RAIL SPIKE FOUND	⊗ RAIL SPIKE SET	⊗ CONIFER TREE	⊗ STORM SEWER MANHOLE
⊗ PIPE FOUND	+	⊗ STUMP	⊗ WATER METER
⊗ REBAR FOUND	⊗	⊗ CATCH BASIN	⊗ WATER VALVE
⊗ PINCH TOP FOUND	⊗	⊗ TEL. CLOSURE	⊗ FIRE HYDRANT
⊗ REBAR SET	⊗	⊗ TEL. MANHOLE	
⊗ 3/4" IRON PIN SET W/CAP	⊗		
(R M FOSTER S 7729)	⊗		

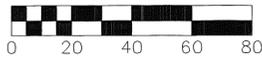
⊕ SIGN  
 ⊕ POWER POLE  
 ⊕ LIGHT POLE

## REPLAT OF LOT 6909 CITY OF PIQUA, OHIO

# Replat of Pt. Inlot 959, Pt. Inlot 960, Inlot 979 and Vacated Alley City of Troy, Miami County, Ohio



Scale: 1"=40'



Bearings are assumed

### References

P.B. 01, Pg. 458 } Miami County Recorder's  
P.B. 17, Pg. 132 } Plat Records

Vol. 03, Pg. 93 } Miami County Engineer's  
Vol. 09, Pg. 186 } Record of Lot Surveys  
Vol. 19, Pg. 81 }

### Legend

- 5/8" dia. capped iron pin set (Cozatt, S6001)
- Iron pipe found
- Iron pin found
- ✱ 60d nail with "M.H.T." cap found
- (xxx.xx') Plat dimension

### Approval by the City of Troy

This replat was reviewed and approved this  
14th day of FEBRUARY, 2007.

*Steven D. Leifer*  
Steven D. Leifer  
City of Troy  
Public Works Director

Plat Book 21 Page 132  
Miami County Recorder's Plat Records  
Received 2-26-07, 2007, at 2:47 pm  
File No. 0464267 Fee 943.20  
*John S. Alexander* By: *Carol Pleiman*  
Miami County Recorder Deputy

Approved and transferred this 26 day  
of Feb., 2007.  
*Chris A. Peeples* By: *Linda Linneman*  
Miami County Auditor Deputy

### Description

Being a replat of Pt. Inlot 959, Pt. Inlot 960, Inlot 979 and a vacated alley, acquired by Glenn R. and Rebecca Witters by deed recorded in Deed Book 734, Page 747 of the Miami County Recorder's Plat Records.

### Description

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.

*Glenn R. Witters* *Rebecca Witters*  
Glenn R. Witters Rebecca Witters

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

Before me, a notary public in and for said state and county, personally appeared Glenn R. Witters and Rebecca Witters, 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 9th day of February, 2007.

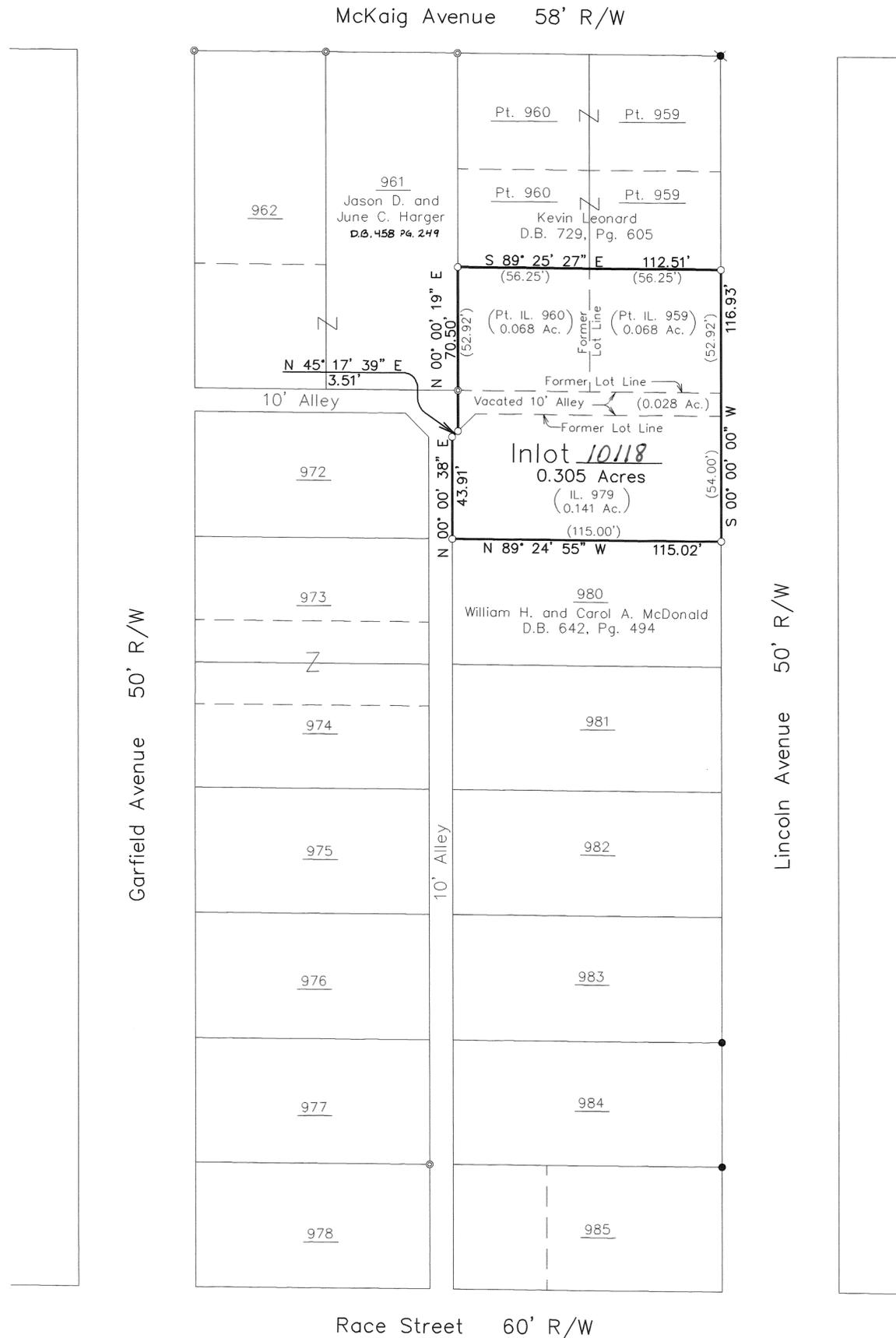
*Breccy J. Davis* *Dec. 7, 2010*  
Notary Public My Commission Expires

### Surveyor's Statement

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



*Michael W. Cozatt* 2-07-07  
Michael W. Cozatt, P.E. #6001 Date  
Cozatt Engineering Company  
Civil Engineer Land Surveyor  
476 Swales Road Troy, Ohio  
Job No. 00507 Ph. (937) 339-2921



# 97.942 ACRE ANNEXATION TO THE VILLAGE OF PLEASANT HILL

PLAT BOOK 21 PAGE 133  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO. 0464750  
 RECEIVED MARCH 6, 2007  
 AT 12:17 P.M. FEE \$ 86.40  
*Donna J. Swihart for*  
*John S. Alexander, Recorder*

7N  
Town

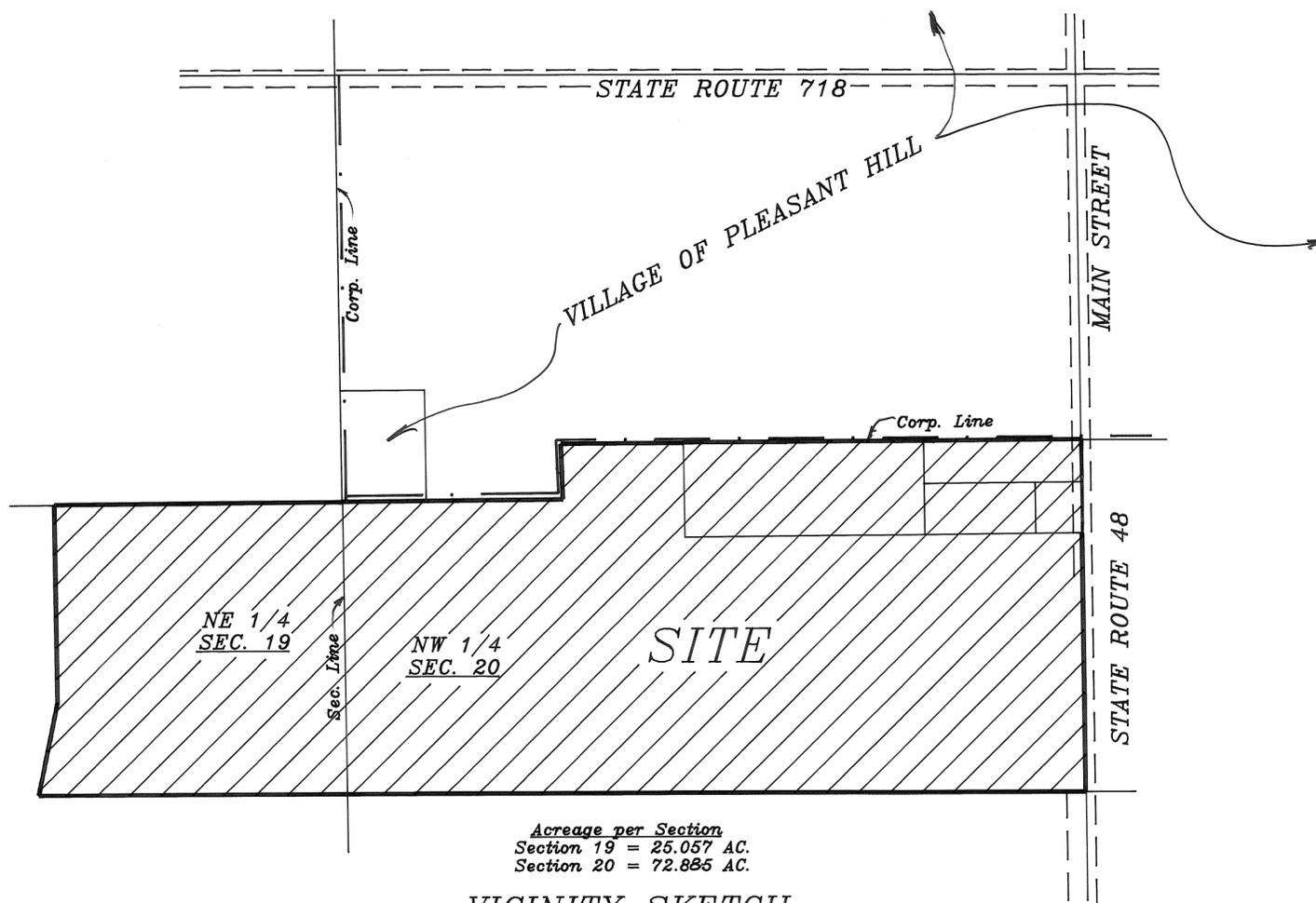
5E  
Range

19 NE 1/4  
20 NW 1/4  
Section

NEWTON  
Township

MIAMI  
County

OHIO  
State



Acreage per Section  
 Section 19 = 25.057 AC.  
 Section 20 = 72.885 AC.

**VICINITY SKETCH**  
Not to Scale

References: All deeds shown on this Plat. Land Surveys PBV 5-149  
 PBV 37-54 PBV 14-32 PBV 9-125 PBV 25-174 PBV 8-47 PBV 20-75

ANNEXATION PROCEEDINGS  
 RECORDED IN DEED BOOK 765 PAGE 445

**MIAMI COUNTY ENGINEER**  
 THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED  
 BY THE COUNTY ENGINEER THIS 19<sup>th</sup> DAY OF  
APRIL, 2007

**MIAMI COUNTY COMMISSIONERS**  
 THE ANNEXATION OF THE FOREGOING AREA TO THE  
 VILLAGE OF PLEASANT HILL, OHIO WAS APPROVED BY  
 THE BOARD OF COUNTY COMMISSIONERS OF MIAMI  
 COUNTY, OHIO THIS 21<sup>st</sup> DAY OF APRIL, 2007

*Donna J. Swihart*  
*John S. Alexander*  
*W. Gray Baird*

**VILLAGE OF PLEASANT HILL, OHIO**  
 THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED  
 BY THE COUNCIL OF THE VILLAGE OF PLEASANT HILL,  
 OHIO, BY RESOLUTION NO. 2005-05, ADOPTED THIS  
5<sup>th</sup> DAY OF JULY, 2005

*Larry Johnston*, MAYOR  
*Larry Feala*, CLERK FISCAL OFFICER

**MIAMI COUNTY AUDITOR**  
 APPROVED AND TRANSFERRED THIS 6<sup>th</sup> DAY OF  
MARCH, 2007

*Chris A. Peoples*  
 MIAMI COUNTY AUDITOR  
*Saida Pearson*  
 DEPUTY  
 Lots 590 - 595

**DESCRIPTION**

Being a total of 97.942 acres, consisting of 25.057 acres in the Northeast Quarter of Section Nineteen (19), Township Seven (7) North, Range Five (5) East, and 72.885 acres in the Northwest Quarter of Section Twenty (20), Township Seven (7) North, Range Five (5) East, Township of Newton, Miami County, Ohio.



**CERTIFICATION**  
 I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE TRUE  
 AND CORRECT AS COMPILED FROM THE REFERENCES SHOWN  
 HEREON.

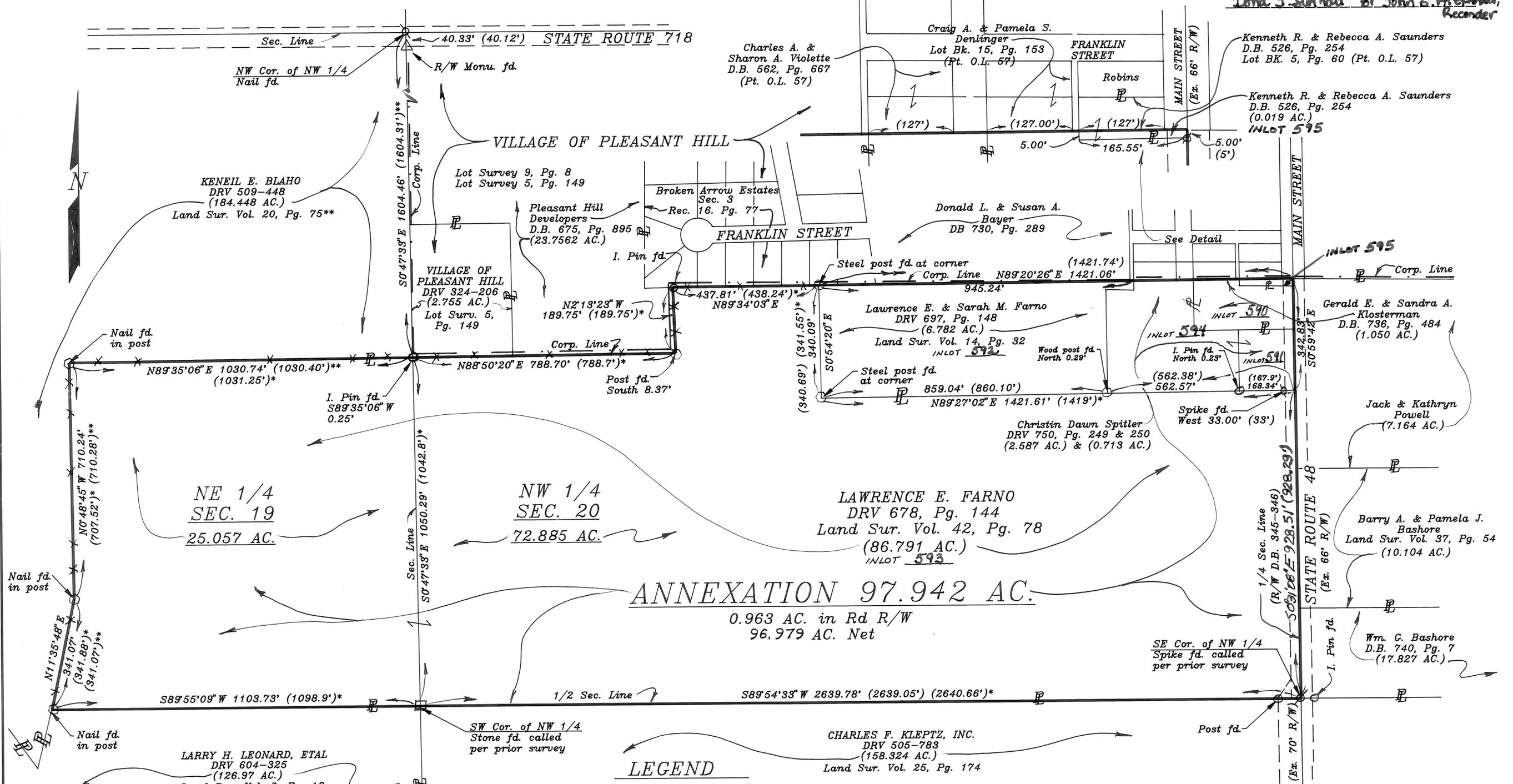
Surveyed by: *James F. Stayton* Date 10-12-04  
 James F. Stayton  
 Reg. Surveyor #6739

97.942 ACRE ANNEXATION PLAT		Date: 10-12-04
LAWRENCE E. & SARAH M. FARNO 666 NORTH STATE ROUTE 48 PLEASANT HILL, OHIO 45359		Drawn By: KMS
J.F. STAYTON & ASSOCIATES ELDORADO, OHIO PH. 273-4341		Checked: JFS
		Dwg. No. 2484

# 97.942 ACRES ANNEXATION TO THE VILLAGE OF PLEASANT HILL

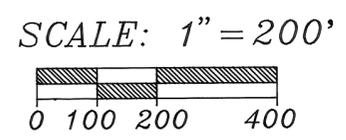
PLAT BOOK 21 PAGE 133-A  
 MIAMI COUNTY RECORDER'S  
 PLAT RECORDS  
 FILE NO. SEE FIRST PAGE  
 RECEIVED March 6, 2007  
 AT 12:17 P. FEE \$86.40  
*Dona J. Surhart for John G. Alexander,*  
 Recorder

7N 5E NEWTON MIAMI OHIO 19 NE 1/4  
 Town Range Township County State Section  
 20 NW 1/4



**ANNEXATION 97.942 AC.**  
 0.963 AC. in Rd R/W  
 96.979 AC. Net

- LEGEND**
- Stone Found
  - Corner Post Found
  - ⊙ R. R. Spike Found
  - Iron Pipe Found
  - Iron Pin Found
  - Iron Pin Set
  - ⊙ R. R. Spike Set



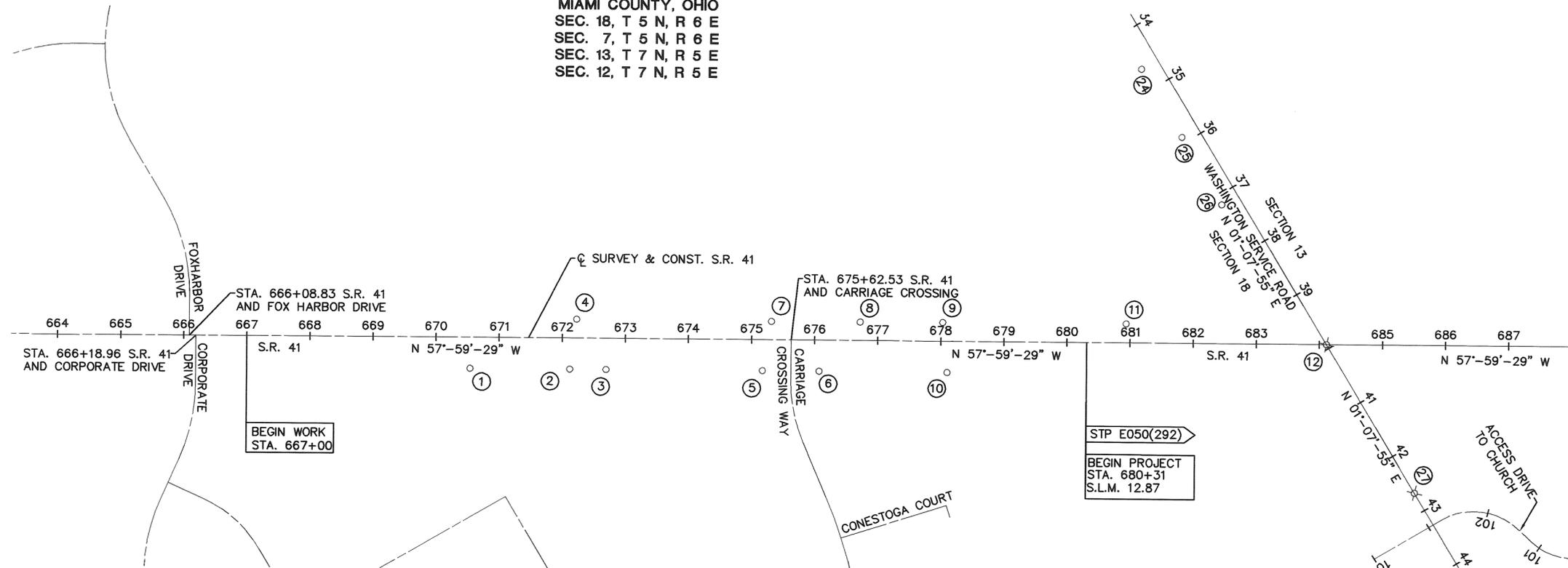
Note: Called distances are enclosed by parentheses.

97.942 ACRES ANNEXATION PLAT		Date: 10-12-04
LAWRENCE E. & SARAH M. FARNO 666 NORTH STATE ROUTE 48 PLEASANT HILL, OHIO 45359		Drawn By: KMS
J.F. STAYTON & ASSOCIATES ELDORADO, OHIO PH. 273-4341		Checked: JFS
		Dwg. No. 2483

PLAT BOOK 21, PAGE 134  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS DAY  
OF March 8, 2007 AT 1:50 P.M.  
FILE NO. 040498 FEE: \$172.80  
John A. Alexander  
JOHN ALEXANDER, MIAMI COUNTY RECORDER  
BY DEPUTY *Wesley D. Goubeau*

**MIA-41-12.64**

CITY OF TROY  
CONCORD TOWNSHIP  
MIAMI COUNTY, OHIO  
SEC. 18, T 5 N, R 6 E  
SEC. 7, T 5 N, R 6 E  
SEC. 13, T 7 N, R 5 E  
SEC. 12, T 7 N, R 5 E



N

SCALE IN FEET  
0 50 100 200

PID NO. 77454

R/W DESIGNER BHB  
R/W REVIEWER WDG

CENTERLINE PLAT 1 OF 4

MIA-41-12.64

2 / 22

109  
129

TABLE OF EXISTING MONUMENTATION					
NO.	ROADWAY	STATION	DISTANCE FROM C OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
1	STATE ROUTE 41	670+54.12		50.08'	IRON PIN FOUND
2	STATE ROUTE 41	672+12.19		50.12'	IRON PIN FOUND
3	STATE ROUTE 41	672+69.70		50.15'	IRON PIN FOUND
4	STATE ROUTE 41	672+22.72	30.03'		IRON PIN FOUND
5	STATE ROUTE 41	675+17.28		49.86'	IRON PIN FOUND
6	STATE ROUTE 41	676+07.38		49.94'	IRON PIN FOUND
7	STATE ROUTE 41	675+31.52	29.31'		IRON PIN FOUND
8	STATE ROUTE 41	676+72.12	29.42'		IRON PIN FOUND
9	STATE ROUTE 41	678+03.04	30.23'		IRON PIN FOUND
10	STATE ROUTE 41	678+10.19		49.72'	IRON PIN FOUND
11	STATE ROUTE 41	680+93.63	30.41'		IRON PIN FOUND
12	STATE ROUTE 41	684+11.23	0.00'		RAILROAD SPIKE FD.
24	WASHINGTON SERV. RD.	34+64.94		29.81'	IRON PIN FOUND
25	WASHINGTON SERV. RD.	34+64.94		29.61'	IRON PIN FOUND
26	WASHINGTON SERV. RD.	34+64.94		29.75'	IRON PIN FOUND
27	WASHINGTON SERV. RD.	34+64.94	0.11'		RAILROAD SPIKE FD.

**BASIS FOR BEARINGS**

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND IS FOR PROJECT USE ONLY.

**MONUMENT LEGEND**

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⚡ P.K. NAIL FOUND
- ▣ MONUMENT BOX W/IP PLACED

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

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME ON CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT 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 ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

I, Wesley D. Goubeau, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the 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 property takes contained herein. I also have set monuments at the proposed Property Corners, Section 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 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 Minimum Standards for Boundary Survey in the State of Ohio unless so noted. The words I and my as used herein are to mean that either myself or someone working for me under my direct control or supervision.

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING THE FOLLOWING:

- MIA-41-12.95
- FOX HARBOR-SECTION 1
- FAIRFIELD SUBDIVISION NO. 2
- CARRIAGE CROSSING-SECTION 1

VARIOUS LAND SURVEYS ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY.

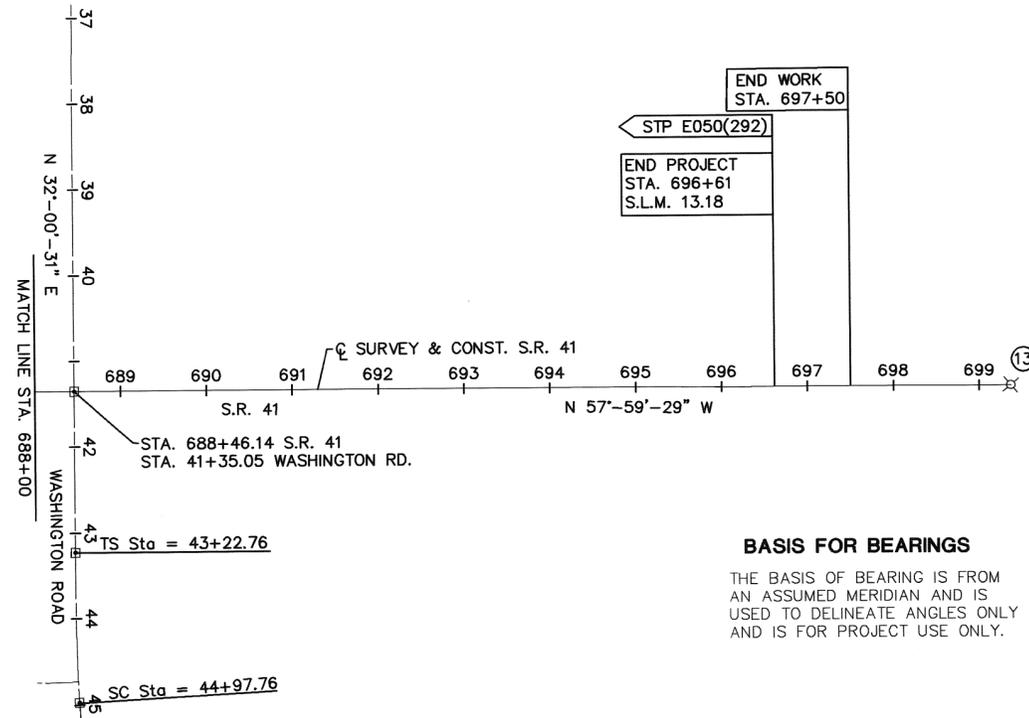
By *Wesley D. Goubeau*  
 Surveyor No. 8254 Date 03/05/2007



PLAT BOOK 104-11 PAGE 104-11  
 MIAMI COUNTY RECORDER'S RECORD OF PLATS  
 RECEIVED FOR RECORD THIS 8 DAY OF March 2007 AT 1:50 P.M.  
 FILE No. 0416908 FEE: \$ 178.80  
John S. Alexander  
 JOHN S. ALEXANDER, MIAMI COUNTY RECORDER  
 BY DEPUTY John R. Miller

**MIA-41-12.64**

CITY OF TROY  
 CONCORD TOWNSHIP  
 MIAMI COUNTY, OHIO  
 SEC. 18, T 5 N, R 6 E  
 SEC. 7, T 5 N, R 6 E  
 SEC. 13, T 7 N, R 5 E  
 SEC. 12, T 7 N, R 5 E



MONUMENTS TO BE SET DURING CONSTRUCTION			
CL OF RIGHT OF WAY	STATION	OFFSET	ADJUSTABLE CL MON.
WASHINGTON ROAD	41+35.05	0.00' LT	1
WASHINGTON ROAD	43+22.76	0.00' LT	1
WASHINGTON ROAD	44+97.76	0.00' LT	1

**BASIS FOR BEARINGS**

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND IS FOR PROJECT USE ONLY.

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME ON CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT 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 ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING THE FOLLOWING:

MIA-41-12.95  
 FOX HARBOR-SECTION 1  
 FAIRFIELD SUBDIVISION NO. 2  
 CARRIAGE CROSSING-SECTION 1

VARIOUS LAND SURVEYS ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY.

**MONUMENT LEGEND**

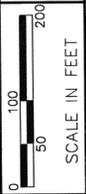
- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊘ P.K. NAIL FOUND
- ▣ MONUMENT BOX W/IP PLACED

TABLE OF EXISTING MONUMENTATION					
NO.	ROADWAY	STATION	DISTANCE FROM C OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
13	STATE ROUTE 41	699+36.70		0.00'	RAILROAD SPIKE FD.

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

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the 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 property takes contained herein. I also have set monuments at the proposed Property Corners, Section 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 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 Minimum Standards for Boundary Survey in the State of Ohio unless so noted. The words I and my as used herein are to mean that either myself or someone working for me under my direct control or supervision.

By Wesley D. Goubeaux  
 Surveyor No. 8254 Date 03/05/2007



PID NO. **77454**

R/W DESIGNER: BHB  
 R/W REVIEWER: WDG

CENTERLINE PLAT 2 OF 4

MIA-41-12.64

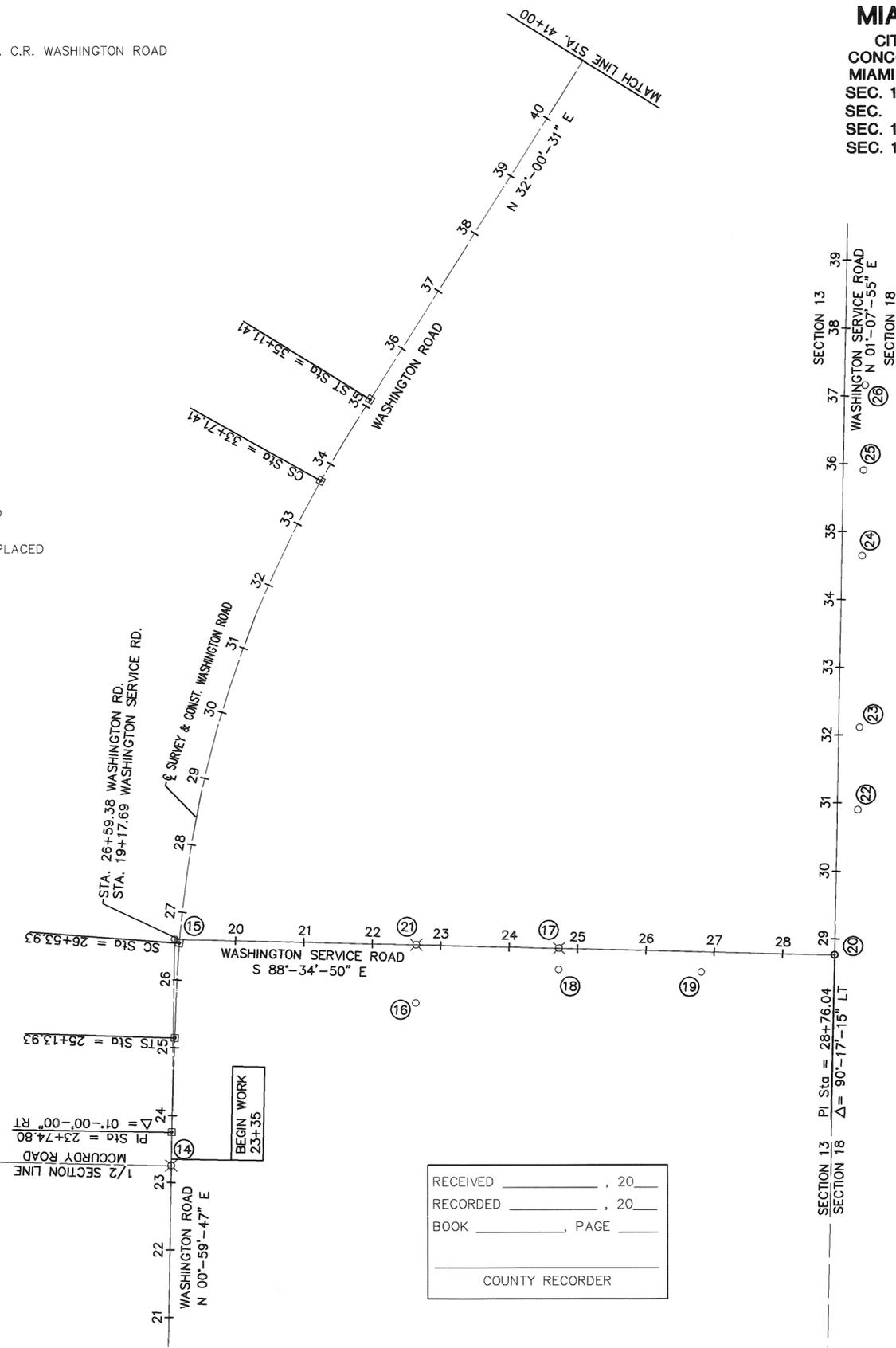
3 / 22

110  
129

PLAT BOOK 21, PAGE 134-B  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 8 DAY  
 OF March 2007 AT 1:50 P.M.  
 FILE NO. 041918 FEE: \$ 172.80  
John Alexander  
 JOHN ALEXANDER, MIAMI COUNTY RECORDER  
 BY DEPUTY Gina Mully

**CURVE DATA**  
 P.I. STA. 30+22.88 @ CONST. C.R. WASHINGTON ROAD  
 $\Delta = 30^{\circ}-00'-44''$  RT  
 $R_c = 1637.00'$   
 $L_s = 140.00'$   
 $\Theta_s = 2^{\circ}-27'-00''$   
 $L.T. = 93.34'$   
 $S.T. = 46.67'$   
 $L_c = 717.48'$   
 $T_s = 508.95'$   
 $E_s = 58.31'$   
 $\Theta_{max} = 0.054$   
 $L.C. = 139.99'$

- MONUMENT LEGEND**
- 5/8" X 30" REBAR W/CAP SET
  - IRON PIN FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ⋈ P.K. NAIL FOUND
  - MONUMENT BOX W/IP PLACED



**MIA-41-12.64**  
 CITY OF TROY  
 CONCORD TOWNSHIP  
 MIAMI COUNTY, OHIO  
 SEC. 18, T 5 N, R 6 E  
 SEC. 7, T 5 N, R 6 E  
 SEC. 13, T 7 N, R 5 E  
 SEC. 12, T 7 N, R 5 E

TABLE OF EXISTING MONUMENTATION

NO.	ROADWAY	STATION	DISTANCE FROM @ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
14	WASHINGTON RD.	23+24.77	0.04'		RAILROAD SPIKE FD.
15	WASHINGTON RD.	26+58.99	7.19'		IRON PIN FOUND
16	WASHINGTON SERV. RD.	22+65.26		85.55'	IRON PIN FOUND
17	WASHINGTON SERV. RD.	24+72.77		0.03'	RAILROAD SPIKE FD.
18	WASHINGTON SERV. RD.	24+72.98		31.50'	IRON PIN FOUND
19	WASHINGTON SERV. RD.	26+81.63		30.06'	IRON PIN FOUND
20	WASHINGTON SERV. RD.	28+76.04		0.65'	IRON PIN FOUND
21	WASHINGTON SERV. RD.	22+64.09		0.03'	RAILROAD SPIKE FD.
22	WASHINGTON SERV. RD.	30+90.63		30.10'	IRON PIN FOUND
23	WASHINGTON SERV. RD.	32+11.79		30.68'	IRON PIN FOUND
24	WASHINGTON SERV. RD.	34+64.94		29.81'	IRON PIN FOUND
25	WASHINGTON SERV. RD.	35+91.11		29.61'	IRON PIN FOUND
26	WASHINGTON SERV. RD.	37+16.12		29.75'	IRON PIN FOUND

MONUMENTS TO BE SET DURING CONSTRUCTION

CL OF RIGHT OF WAY	STATION	OFFSET	ADJUSTABLE CL MON.
WASHINGTON ROAD	23+74.80	0.00' LT	1
WASHINGTON ROAD	25+13.93	0.00' LT	1
WASHINGTON ROAD	26+53.93	0.00' LT	1
WASHINGTON ROAD	33+71.41	0.00' LT	1
WASHINGTON ROAD	35+11.41	0.00' LT	1

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING THE FOLLOWING:  
 MIA-41-12.95  
 FOX HARBOR-SECTION 1  
 FAIRFIELD SUBDIVISION NO. 2  
 CARRIAGE CROSSING-SECTION 1  
 VARIOUS LAND SURVEYS ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY.  
 THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME ON CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT ARE TO BE SET BY THE RIGHT OF WAY DESIGN CONSULTANT.

**BASIS FOR BEARINGS**  
 THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND IS FOR PROJECT USE ONLY.

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 ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the 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 property takes contained herein. I also have set monuments at the proposed Property Corners, Section 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 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 Minimum Standards for Boundary Survey in the State of Ohio unless so noted. The words I and my as used herein are to mean that either myself or someone working for me under my direct control or supervision.

By Wesley D. Goubeaux  
 Surveyor No. 8254 Date 03/05/2007

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

N

SCALE IN FEET  
0 50 100 200

PID NO. **77454**

R/W DESIGNER: BHB  
R/W REVIEWER: WDC

**CENTERLINE PLAT 3 OF 4**

**MIA-41-12.64**

4 / 22

111  
129



PLAT BOOK 21, PAGE 131C  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 8 DAY  
 OF March 2007 AT 1:50 P.M.  
 FILE NO. 0004908 FEE: \$172.80  
 John K. Alexander  
 JOHN ALEXANDER, MIAMI COUNTY RECORDER  
 BY DEPUTY

**CURVE DATA**  
 P.I. STA. 48+62.55 @ CONST. C.R. WASHINGTON RD.  
 $\Delta = 30^\circ-52'-36''$  LT  
 $R_c = 1637.00'$   
 $L_s = 175.00'$   
 $\Theta_s = 03^\circ-03'-45''$   
 $L.T. = 116.68'$   
 $S.T. = 58.35'$   
 $L_c = 707.18'$   
 $T_s = 539.79'$   
 $E_s = 62.09'$   
 $\Theta_{max} = 0.054$   
 $L.C. = 174.98'$

**MIA-41-12.64**  
 CITY OF TROY  
 CONCORD TOWNSHIP  
 MIAMI COUNTY, OHIO  
 SEC. 18, T 5 N, R 6 E  
 SEC. 7, T 5 N, R 6 E  
 SEC. 13, T 7 N, R 5 E  
 SEC. 12, T 7 N, R 5 E

TABLE OF EXISTING MONUMENTATION					
NO.	ROADWAY	STATION	DISTANCE FROM @ OF SURVEY		DESCRIPTION
			LEFT	RIGHT	
27	WASHINGTON SERV. RD.	42+68.24	0.11'		RAILROAD SPIKE FD.
28	WASHINGTON SERV. RD.	47+75.90		0.06'	PK NAIL FOUND
29	WASHINGTON SERV. RD.	48+94.04		40.02'	IRON PIN FOUND
30	WASHINGTON SERV. RD.	50+99.81		40.00'	IRON PIN FOUND
31	WASHINGTON SERV. RD.	51+79.82		40.06'	IRON PIN FOUND
32	WASHINGTON SERV. RD.	51+91.13		0.00'	RAILROAD SPIKE FD.
32	WASHINGTON ROAD	51+90.64		3.95'	RAILROAD SPIKE FD.
33	WASHINGTON SERV. RD.	51+90.84	30.47'		IRON PIN FOUND
34	WASHINGTON SERV. RD.	52+69.78		40.00'	IRON PIN FOUND
35	WASHINGTON ROAD	53+69.18		39.94'	IRON PIN FOUND
36	WASHINGTON ROAD	54+24.06		0.00'	PK NAIL FOUND
37	WASHINGTON ROAD	55+90.91	0.02'		IRON PIN FOUND

MONUMENTS TO BE SET DURING CONSTRUCTION			
CL OF RIGHT OF WAY	STATION	OFFSET	ADJUSTABLE CL MON.
WASHINGTON ROAD	41+35.05	0.00' LT	1
WASHINGTON ROAD	43+22.76	0.00' LT	1
WASHINGTON ROAD	44+97.76	0.00' LT	1
WASHINGTON ROAD	51+90.64	3.95' RT	1
WASHINGTON ROAD	52+04.94	0.00' LT	1
WASHINGTON ROAD	53+79.94	0.00' LT	1

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING THE FOLLOWING:

MIA-41-12.95  
 FOX HARBOR-SECTION 1  
 FAIRFIELD SUBDIVISION NO. 2  
 CARRIAGE CROSSING-SECTION 1

VARIOUS LAND SURVEYS ON FILE WITH THE MIAMI COUNTY ENGINEER'S OFFICE

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF SURVEY.

THE PLACING OF MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE CENTERLINE MONUMENT ASSEMBLY BOXES WILL BE INSTALLED BY THE HIGHWAY CONTRACTOR AT THE TIME ON CONSTRUCTION. THE IRON PIN WITH CAP MARKING THE ACTUAL CENTERLINE STATION POINT 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 ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 OF THE OHIO DEPARTMENT OF TRANSPORTATION.

I, Wesley D. Goubeaux, P.S. 8254, have conducted a survey of the existing conditions for the Ohio Department of Transportation in September, 2005. The results of that survey are contained herein. Further more, I have calculated the proposed property lines, Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residues, as well as prepared the 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 property takes contained herein. I also have set monuments at the proposed Property Corners, Section 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 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 Minimum Standards for Boundary Survey in the State of Ohio unless so noted. The words I and my as used herein are to mean that either myself or someone working for me under my direct control or supervision.

By Wesley D. Goubeaux  
 Surveyor No. 8254 Date 03/05/2007



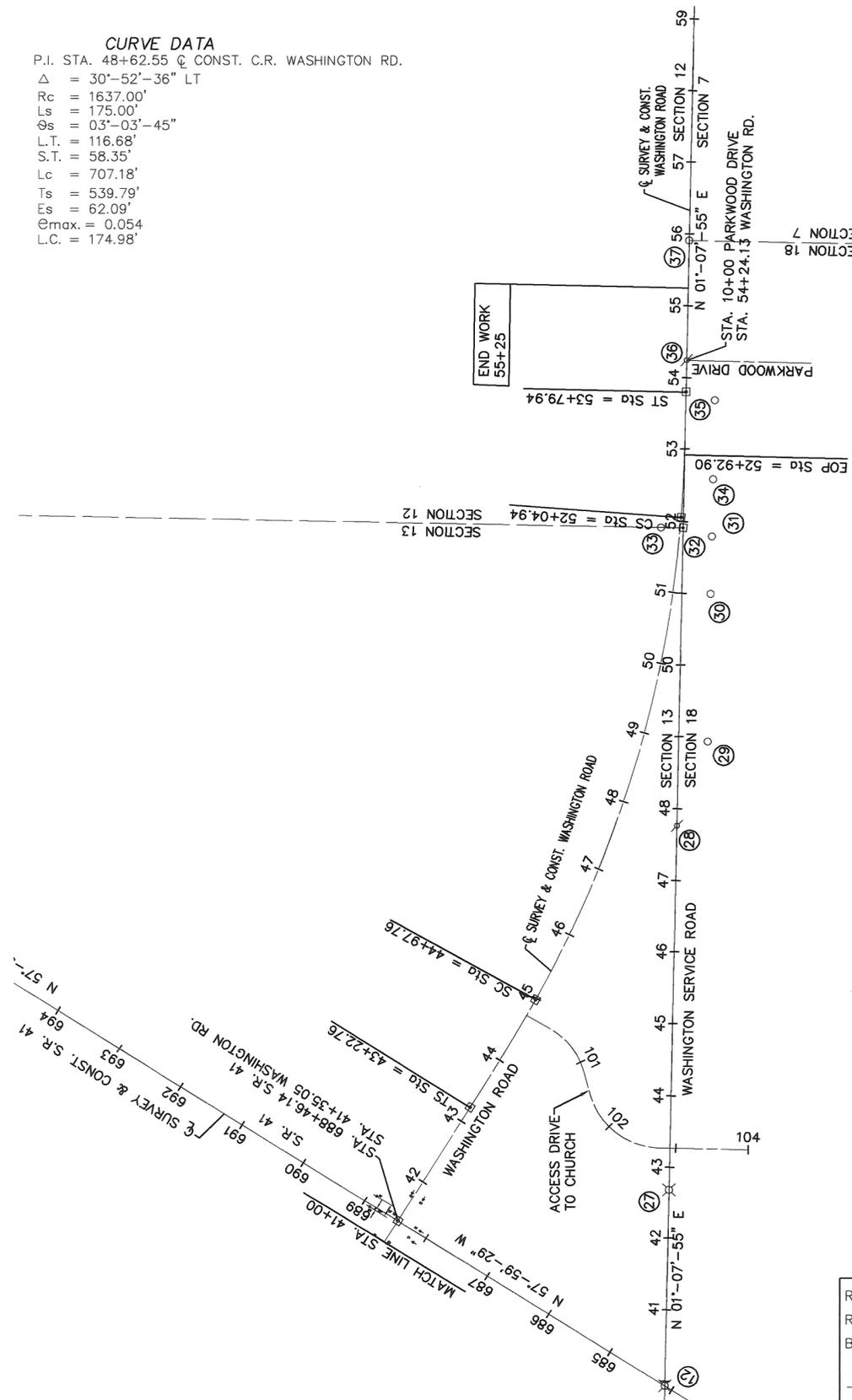
**MONUMENT LEGEND**

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊗ P.K. NAIL FOUND
- MONUMENT BOX W/ I/P PLACED

**BASIS FOR BEARINGS**

THE BASIS OF BEARING IS FROM AN ASSUMED MERIDIAN AND IS USED TO DELINEATE ANGLES ONLY AND IS FOR PROJECT USE ONLY.

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



▲  
N

100 200  
SCALE IN FEET

PID NO. 77454

R/W DESIGNER BHB R/W REVIEWER WDC

CENTERLINE PLAT 4 OF 4

MIA-SR41-12.64

5 / 22

112  
129

REPLAT OF OUTLOT 192 & INLOT 10108  
CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 21 PAGE 135

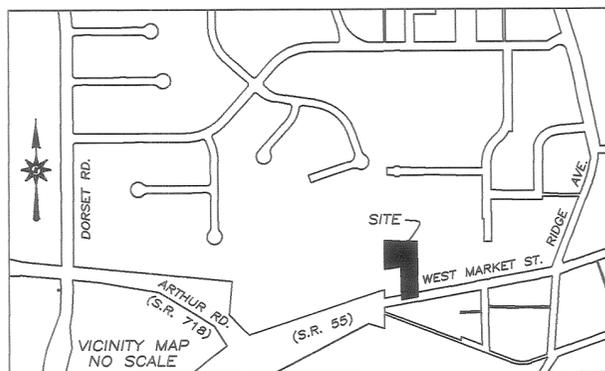
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 14 DAY  
OF March, 2007, AT 2:20P.M.  
FILE # 0465223 FEE \$ 43.20

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

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED  
March 14, 2007.

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Linda Surman  
BY DEPUTY AUDITOR



DESCRIPTION

BEING A REPLAT OF OUTLOT 192 AND INLOT 10108, (VOLUME 2, PAGES 25-28 AND VOLUME 21, PAGE 114, MIAMI COUNTY PLAT RECORDS) AS CONVEYED TO DEBRA L. POLAND, BY DEED RECORDED IN VOLUME 776, PAGE 912 AND VOLUME 779, PAGE 763, OF THE MIAMI COUNTY DEED RECORDS.

CONSENT

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

OWNER

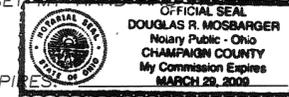
Debra L. Poland  
DEBRA L. POLAND

LIENHOLDER

William D. McArthur  
WILLIAM D. McARTHUR

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 29<sup>TH</sup> DAY OF DECEMBER, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DEBRA L. POLAND, UNMARRIED, OWNER, AND ARGENT MORTGAGE COMPANY, LLC, BY DEBRA L. POLAND AND WILLIAM D. McARTHUR, AGENT, BOTH OF WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.



MY COMMISSION EXPIRES DATE March 29, 2009  
Douglas R. Mosbarger  
NOTARY PUBLIC

CITY OF TROY PLANNING COMMISSION

THIS RECORD PLAT REVIEWED AND APPROVED BY THE PLANNING COMMISSION THIS 8<sup>TH</sup> DAY OF NOVEMBER, 2006

CHAIRMAN Sue J. Knight SECRETARY

LEGEND

- CAPPED IRON PIN SET
- IRON PIN FOUND
- ∅ P.K. NAIL SET
- ⊗ P.K. NAIL FOUND

REFERENCES

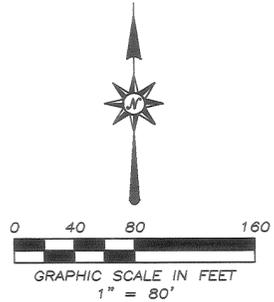
MIAMI COUNTY ENGINEER'S RECORDS OF LOT SURVEYS:

- VOLUME 7, PAGE 16
- VOLUME 17, PAGE 92
- VOLUME 19, PAGE 70
- VOLUME 19, PAGE 83
- VOLUME 20, PAGE 76

MIAMI COUNTY RECORDER'S PLAT RECORDS:

- VOLUME 13, PAGE 6
- VOLUME 15, PAGE 108
- VOLUME 15, PAGE 110
- VOLUME 16, PAGE 69
- VOLUME 16, PAGE 81
- VOLUME 21, PAGE 114

DECEMBER 3, 2006	REPLAT OF OUTLOT 192 & INLOT 10108 IN THE CITY OF TROY, MIAMI COUNTY, OHIO
	<u>Neil E. Teaford, P.S.</u> <b>NEIL E. TEAFORD</b> 5620 TROY-URBANA ROAD CASHTOWN, OHIO 45312 OHIO REGISTERED PROFESSIONAL SURVEYOR # 7724

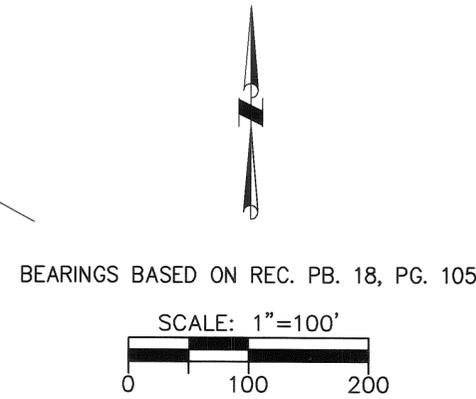


# MAIN STREET AND STANFIELD ROAD DEDICATION PLAT

PT. 8740 INLOT TROY MIAMI, OHIO  
INLOT CITY COUNTY

PLAT BOOK 21, PAGE 136  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 2<sup>ND</sup> DAY OF April, 2007 AT 3:27 P.M.  
FILE No. 0466234 FEE: \$ 43.20  
John A. Alexander  
MIAMI COUNTY RECORDER  
Carol Fleiman  
DEPUTY

TRANSFERRED THIS 2 DAY OF April, 2007  
Chris A. Peeples BY: Linda Sinnerman  
CHRIS A. PEEPLES DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR



INLOT 8855

INLOT 10112

INLOT 9066

INLOT 10113

PT. INLOT 8740

DEED REFERENCE  
D.B. 502, PG. 571  
D.B. 637, PG. 900  
D.B. 700, PG. 437

SURVEY REFERENCE  
REC. 14/133  
LOT 18/199  
LOT 18/200  
REC. 18/105  
LOT 23/152  
REC. 19/64  
REC. 19/65  
REC. 18/148  
REC. 21/118  
REC. 21/119

## 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 JANUARY, 2007, THIS PLAT WAS REVIEWED AND APPROVED.

\_\_\_\_\_, CHAIRMAN Julia D. Knight SECRETARY

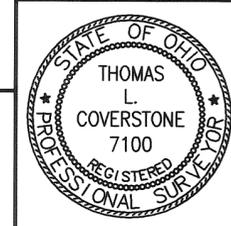
## CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, THIS PLAT WAS APPROVED BY ORDINANCE NO. \_\_\_\_\_, EFFECTIVE \_\_\_\_\_, 2007.

\_\_\_\_\_, MAYOR N/A PRESIDENT OF COUNCIL SA Ruff CLERK OF COUNCIL Troy Parks

DESCRIPTION  
BEING THE DEDICATION OF 3.495 ACRES OF RIGHT OF WAY OUT OF INLOT NUMBER 8740 OWNED BY MEIJER STORES LIMITED PARTNERSHIP RECORDED IN DEED BOOK 713, PAGE 518.

THIS PLAT WAS PREPARED FROM ACTUAL FIELD WORK FOR INLOTS 10112 AND 10113 AS WELL AS SURVEYS OF RECORD.  
Thomas L. Coverstone 01/16/07  
THOMAS L. COVERSTONE, P.S. #7100 DATE



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

DATE: 01-16-2007  
DRAWN BY: seb  
JOB NUMBER: MIATRO0628.DWG  
SHEET NUMBER: 1 OF 1

## PLAT AUTHORIZATION AND DEDICATION

Meijer Stores Limited Partnership, the owner of the land included within this plat have caused the area located in the City of Troy, Ohio, encompassed by this plat, to be surveyed, platted, and known as Main Street and Stanfield Road Dedication Plat. Furthermore, Meijer Stores Limited Partnership dedicates the street rights of way as shown on this plat to the public use forever.

By: Meijer Group, Inc.  
Its: General Partner

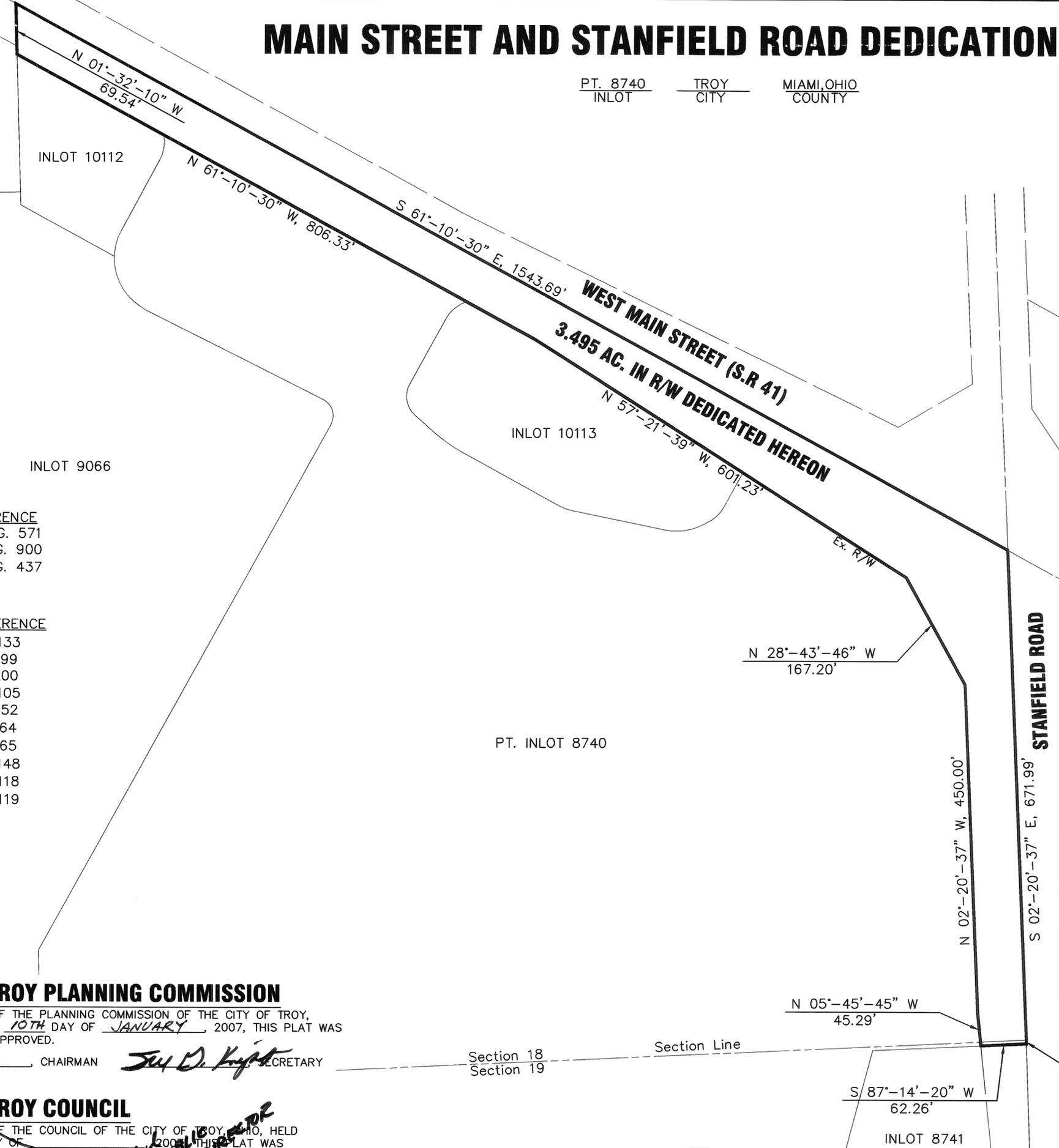
By: Michael L. Kinsale  
Its: Vice President - Real Estate

State of Michigan  
County of Kent

The forgoing instrument was acknowledged before me this 22<sup>nd</sup> day of January, 2007 by Michael L. Kinsale Vice President of Meijer Group, Inc., the General Partner of Meijer Stores Limited Partnership, on behalf of Meijer Stores Limited Partnership.



Larue B. Steigenmaier  
Notary Public  
2-17-11  
My commission expires  
Acting in Kent Co.



# ANNEXATION TO CITY OF TROY, OHIO

1.2845 ACRES

STAUNTON  
TOWNSHIP

FRAC. ~ 24  
SECTION

1  
TOWN

10  
RANGE

PLAT BOOK 21 PAGE 137  
MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 6 DAY OF  
April, 2007 AT 10:00 A.M.  
FILE NO. 0466 449 FEE: \$43.20

John S. Alexander  
JOHN W. O'BRIEN John S. Alexander  
MIAMI COUNTY RECORDER

Lola McCoy  
BY DEPUTY

ANNEXATION PROCEEDINGS RECORDED IN  
DEED BOOK 782 PAGE 869

MIAMI COUNTY COMMISSIONERS  
THIS ANNEXATION APPROVED BY THE MIAMI  
COUNTY COMMISSIONERS THIS 4th DAY  
OF September, 2006.

John F. Lewis  
COMMISSIONER

D. Ann Baird  
COMMISSIONER

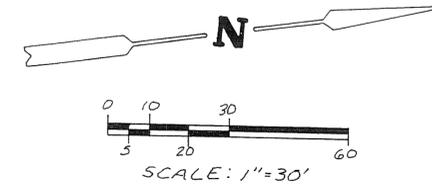
Ron Widmer  
COMMISSIONER

CITY OF TROY  
THIS ANNEXATION APPROVED BY THE COUNCIL  
OF THE CITY OF TROY, OHIO THIS 4th DAY  
OF Dec., 2006, BY ORDINANCE 0-95-06

Michael L. Beamish  
MAYOR

Suz G. Knight  
CLERK OF COUNCIL

William F. Zehner  
PRESIDENT OF COUNCIL



- LEGEND
- ✱ = RAILROAD SPIKE FOUND
  - = PK OR MAG NAIL FOUND
  - = IRON PIN FOUND
  - = IRON PIN SET
  - △ = WOOD FENCE POST
  - ⊘ = MAG NAIL SET

REFERENCE  
LAND SURVEY VOL. 7; PG. 36  
LAND SURVEY VOL. 24; PG. 135  
RECORDER'S PLAT BK. 18; PG. 89  
(BASIS OF BEARINGS)  
LAND SURVEY 49-199

MIAMI COUNTY ENGINEER  
THIS PLAT REVIEWED AND APPROVED  
BY THE MIAMI COUNTY ENGINEER  
THIS 25th DAY OF August, 2006.  
Donna Christ  
MIAMI COUNTY ENGINEER

MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBERS ASSIGNED  
THIS 6 DAY OF April, 2007

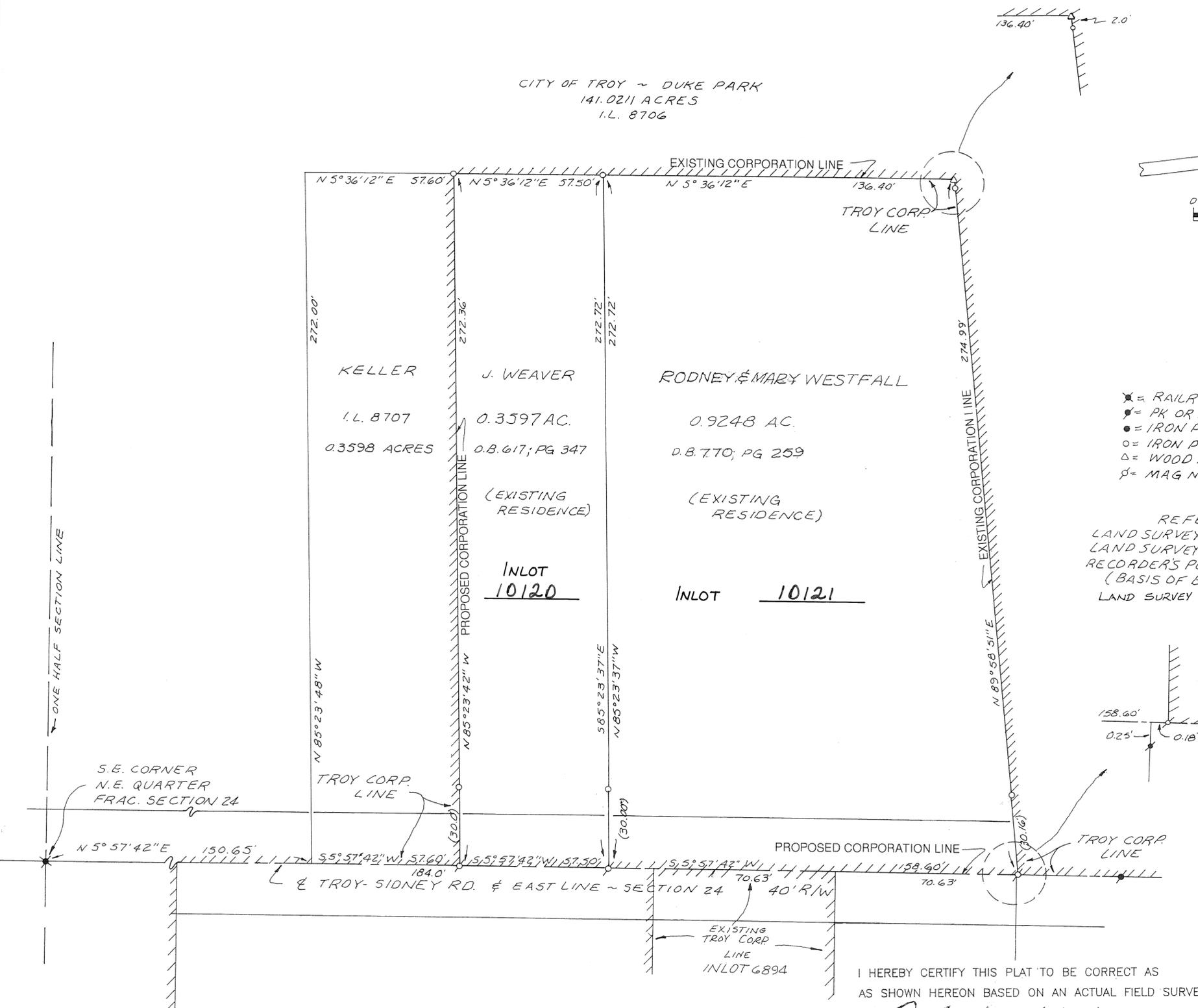
Chris A. Peoples  
MIAMI COUNTY AUDITOR

BY Linda Zimmerman  
DEPUTY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS  
AS SHOWN HEREON BASED ON AN ACTUAL FIELD SURVEY  
Richard W. Klockner  
RICHARD W. KLOCKNER  
PROFESSIONAL SURVEYOR NO. 4370



ANNEXATION OF 1.2845 ACRES STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH.: (937) 339-5331		
DATE	DRAWN BY: <u>RFS/III</u>	SHEET NO.
AUGUST 4, 2006	CHECKED BY: <u>RWS</u>	1 OF 1
SCALE: AS SHOWN		



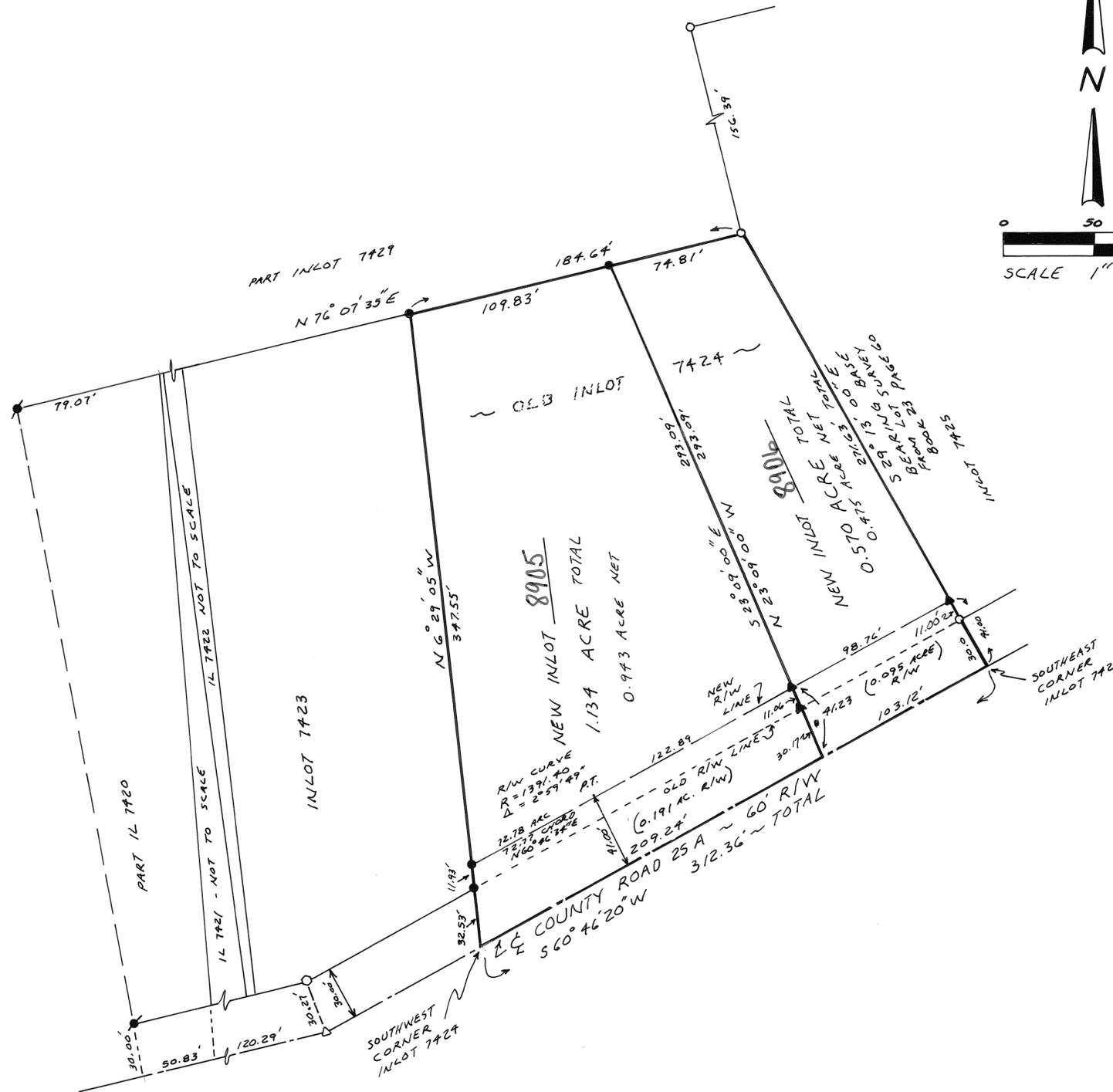
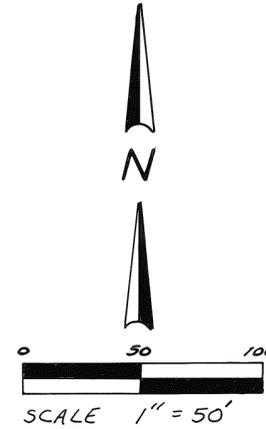
# REPLAT OF INLOT 7424 PIQUA, OHIO

PLAT BOOK 21 PAGE 138  
 MIAMI COUNTY RECORDERS PLAT RECORDS  
 RECEIVED 4-19 2007 AT 11:12 AM  
 FILE # 0467229 FEE: \$43.20

John D. Alexander BY Carol Pleiman  
 MIAMI COUNTY RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS  
19th DAY OF April 2007

Chris A. Peoples BY Jinda Pearson  
 MIAMI COUNTY AUDITOR DEPUTY



## DESCRIPTION

BEING A REPLAT OF ALL OF INLOT 7424 IN THE CITY OF PIQUA, OHIO AS DEEDED TO FINKES PROPERTIES LLC AS RECORDED IN DEED BOOK NO. 762 PAGE 826 MIAMI COUNTY RECORDERS RECORD OF DEEDS.

## OWNERS CONSENT

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

Karl-Heinz Fink  
Sandra J. Fink  
 FINKES PROPERTIES LLC  
John Brown  
 UNITY NATIONAL BANK

Angie L. Schultz  
 WITNESS  
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED WHICH EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND MY OFFICIAL SEAL THIS 18 DAY OF April, 2007

Angela L. Schultz May 7, 2009  
 NOTARY PUBLIC MY COMMISSION EXPIRES

## APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA THIS 18th DAY OF APRIL 2007

Christopher Sumner PHOTOGRAPHIC ZONING  
 CITY OF PIQUA

I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND ACCURATE SURVEY MADE BY ME DURING APRIL, 2007 AND THAT MONUMENTS ARE AS SHOWN

Michael H. Iron  
 REGISTERED SURVEYOR NO. 5621  
 TROY, OHIO APRIL 10, 2007

## REFERENCES

DEED BOOK 762 PAGE 826  
 RECORD PLAT BOOK 13 PAGE 31-B  
 LAND SURVEY BOOK 7 PAGE 87  
 " " " 14 " 159  
 " " " 15 " 153  
 LOT SURVEY BOOK 18 " 45A  
 " " " 23 " 60  
 LAND SURVEY BOOK 50 " 89  
 (ADDITIONAL R/W)

## LEGEND

- 5/8" CAPPED IRON PIN SET
- ▲ 1" MONUMENT SPIKE SET
- 5/8" CAPPED IRON PIN FOUND (PYRAMID ENGR)
- 5/8" IRON PIN FOUND
- 60' SPIKE SET
- △ 1" MONUMENT SPIKE SET OVER 1/2" IRON PIN FOUND

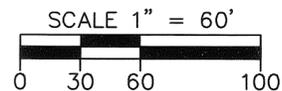
# EDGEWATER, SECTION 5

PT. 7165 & PT. 7166  
INLOT TROY MIAMI, OHIO  
CITY COUNTY

PLAT BOOK 21, PAGE 139  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 27<sup>th</sup> DAY  
OF April, 2007 AT 9:03 AM  
FILE No. D467625 FEE: \$86.40  
*John D. Alexander*  
MIAMI COUNTY RECORDER  
*Carol Pleiman*  
DEPUTY



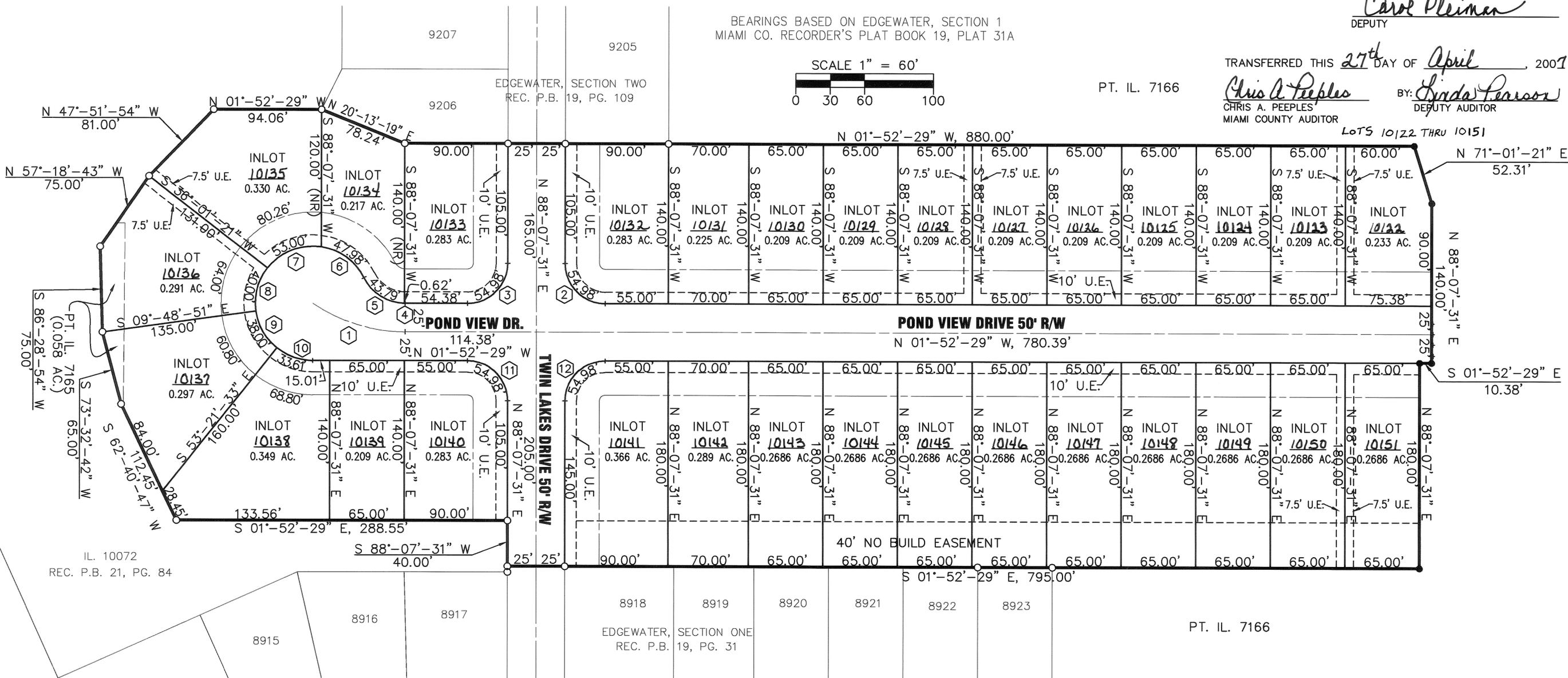
BEARINGS BASED ON EDGEWATER, SECTION 1  
MIAMI CO. RECORDER'S PLAT BOOK 19, PLAT 31A



PT. IL. 7166

TRANSFERRED THIS 27<sup>th</sup> DAY OF April, 2007

*Chris A. Peoples* BY: *Linda Perrow*  
CHRIS A. PEOPLES DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR



IL. 10072  
REC. P.B. 21, PG. 84

EDGEWATER, SECTION ONE  
REC. P.B. 19, PG. 31

PT. IL. 7166

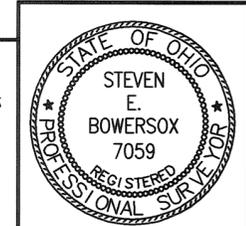
### AREA SUMMARY

30 BUILDING LOTS	7.745 AC.
DEDICATED STREET R/W	1.650 AC.
TOTAL	9.395 AC.

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

DESCRIPTION:  
BEING A SUBDIVISION OF PARTS OF INLOT 7165 AND INLOT 7166 OWNED BY EDGEWATER LAND COMPANY RECORDED IN DEED BOOK 769, PAGE 001 CONTAINING A TOTAL OF 9.395 ACRES.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.  
*Steven E. Bowersox*  
STEVEN E. BOWERSOX, P.S. #7059  
DATE 4/05/2007



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

DATE: 03-22-2007  
DRAWN BY: seb  
JOB NUMBER: MIATR00701FIN  
SHEET NUMBER: 1 OF 2

### LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- (NR) NONRADIAL LINE
- ⊗ CURVE NUMBER
- BUILDING SETBACK LINE

### CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	142.50'	34°-27'-21"	85.70'	84.41'	N 15°-21'-12" E
2	35.00'	90°-00'-00"	54.98'	49.50'	S 43°-07'-31" W
3	35.00'	90°-00'-00"	54.98'	49.50'	S 46°-52'-29" E
4	40.00'	00°-53'-27"	0.62'	0.62'	S 01°-25'-46" E
5	40.00'	62°-43'-17"	43.79'	41.63'	S 30°-22'-36" W
6	50.00'	54°-58'-54"	47.98'	46.16'	S 34°-14'-48" W
7	50.00'	60°-44'-01"	53.00'	50.55'	S 23°-36'-39" E
8	50.00'	45°-50'-12"	40.00'	38.94'	S 76°-53'-45" E
9	50.00'	43°-32'-41"	38.00'	37.09'	N 58°-24'-48" E
10	50.00'	38°-30'-56"	33.61'	32.98'	N 17°-22'-59" E
11	35.00'	90°-00'-00"	54.98'	49.50'	N 43°-07'-31" E
12	35.00'	90°-00'-00"	54.98'	49.50'	N 46°-52'-29" W

# EDGEWATER, SECTION 5

PT. 7165 & PT. 7166  
INLOT

TROY  
CITY

MIAMI, OHIO  
COUNTY

## DEDICATION

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

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

OWNER:  
EDGEWATER LAND COMPANY  
*Jessica A. Minesinger*  
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 16<sup>th</sup> DAY OF April, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EDGEWATER LAND COMPANY 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.

*Barbara M. Asher*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10

MORTGAGEE:  
MAIN SOURCE BANK  
*David Wion*  
DAVID WION  
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.  
BE IT REMEMBERED THAT ON THIS 16<sup>th</sup> DAY OF April, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAVID WION, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

*Barbara M. Asher*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10

DATE: April 16, 2007  
STATE OF OHIO, COUNTY OF MIAMI, S.S.  
JESSICA A. MINESINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

*Jessica A. Minesinger*  
JESSICA A. MINESINGER

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

*Barbara M. Asher*  
NOTARY PUBLIC IN AND FOR STATE OF OHIO  
MY COMMISSION EXPIRES: 05-16-10

## CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 28<sup>th</sup> DAY OF FEB, 2007, THIS PLAT WAS REVIEWED AND APPROVED.

\_\_\_\_\_, CHAIRMAN *Sean J. Kuyper* SECRETARY

## CITY OF TROY COUNCIL

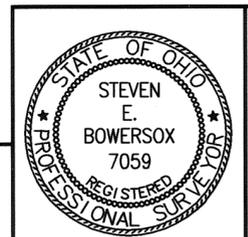
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 19<sup>th</sup> DAY OF MARCH, 2007, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-21-2007, EFFECTIVE 4/18, 2007

*Michael L. Brannan* *William J. Johnson* *Sean J. Kuyper*  
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

## COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION EDGEWATER OWNERS ASSOCIATION" RECORDED IN DEED BOOK 767, PAGE 329 OF THE MIAMI COUNTY RECORDER'S RECORDS.

*Steven E. Bowersox* 4/05/2007  
STEVEN E. BOWERSOX, P.S. #7059 DATE



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

DATE: 03-22-2007  
DRAWN BY: seb  
JOB NUMBER: MIATRO0701Cov  
SHEET NUMBER: 2 OF 2

23 NE 1/4  
SECTION

8  
TOWN

5 E  
RANGE

WASHINGTON  
TOWNSHIP

MIAMI  
COUNTY

OHIO  
STATE

THE LITTLE PRINTING CO.  
ANNEXATION TO THE CITY OF PIQUA

PLAT BOOK 21 PAGE 140

MIAMI COUNTY RECORDER'S RECORD  
OF PLATS- RECEIVED FOR RECORDING 7  
THIS 30 DAY OF April, 2006  
FILE NO. 0461728 FEE 43.20 1:58AM

John S. Alexander by Dona Swihart  
JOHN W. O'BRIEN John S. Alexander  
MIAMI COUNTY RECORDER

BY: Dona Swihart  
DEPUTY

See Annexation Proceedings Recorded in DEED Misc. Bk. 783 Page 554

Miami County Recorder Deputy

MIAMI COUNTY ENGINEER

This annexation plat reviewed and approved by the Miami County Engineer this 3<sup>rd</sup> day of JANUARY, 2006

Douglas L. Christian, Miami County Engineer

MIAMI COUNTY COMMISSIONERS

At a meeting of the Miami County Commissioners held this 11<sup>th</sup> day of January, 2006 this plat was approved for Annexation by Resolution 07-01-04

John W. O'Brien, John Evans, Ron Widener

MIAMI COUNTY AUDITOR

Approved and transferred with lot numbers assigned this 30 day of April, 2006

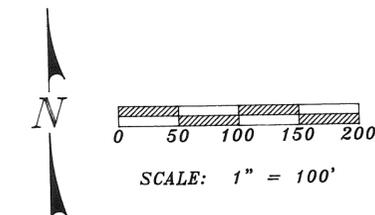
Chris A. Peeples, Linda Irwinman

N.W. Corner  
N.E. Quarter  
Section 23  
T 8, R 8E  
5

PIQUA CITY COMMISSION

At a meeting of the Piqua City Commission held this 19<sup>th</sup> day of March, 2006 this annexation plat accepted and approved by Ordinance No. R-46-07

Sharon D. Hudson, City Manager, Rebecca J. Good, Clerk



BASIS OF BEARING IS LAND SURVEY  
VOLUME 23 PAGE 136 OF MIAMI COUNTY  
ENGINEER'S RECORD OF LAND SURVEYS

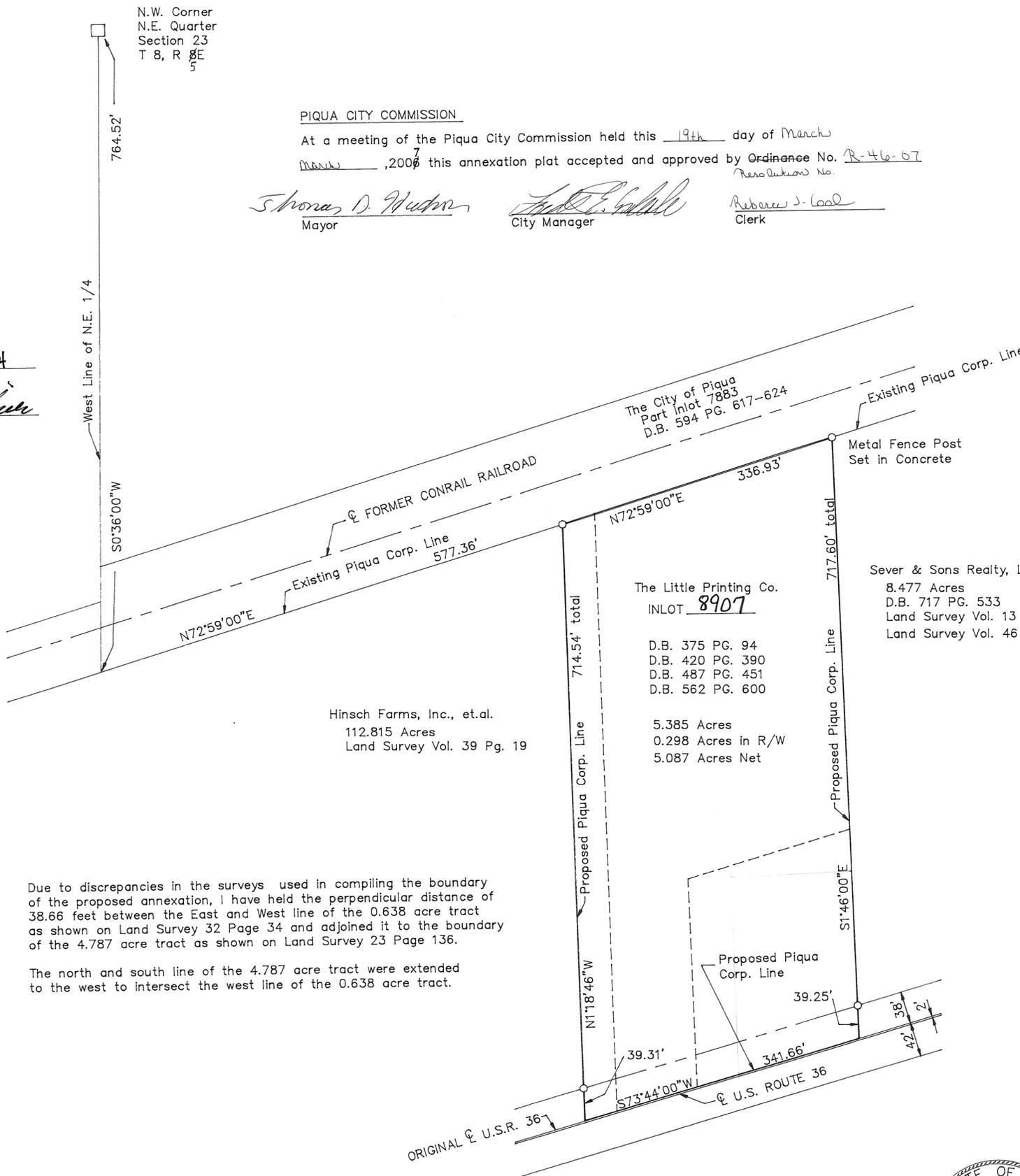
LEGEND

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

SURVEY REFERENCES

- Miami County Engineer's Record of Land Surveys, Miami County Recorder's Office, Miami County Recorder's Record Plat Book

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



Due to discrepancies in the surveys used in compiling the boundary of the proposed annexation, I have held the perpendicular distance of 38.66 feet between the East and West line of the 0.638 acre tract as shown on Land Survey 32 Page 34 and adjoined it to the boundary of the 4.787 acre tract as shown on Land Survey 23 Page 136.

The north and south line of the 4.787 acre tract were extended to the west to intersect the west line of the 0.638 acre tract.



Larry J. Bill, P.S. #7557, Aug. 15, 2006 DATE

Larry J. Bill, Professional Surveyor, 9826 New Harrison-Bradford Road, Bradford, Ohio 45308, Phone (937) 448-6320, Fax (937) 448-6323

# ANNEXATION OF TERRITORY TO THE CITY OF PIQUA

91.448      2      8 N      5 E  
 176.329      1      8 N      5 E  
 7.408      36      9 N      5 E  
 ACREAGE      SECTION      TOWNSHIP      RANGE

WASHINGTON      MIAMI, OHIO  
 TOWNSHIP      COUNTY

PLAT BOOK 21 PAGE 141  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS  
 RECEIVED FOR RECORD THIS 30 DAY  
 OF April, 2007 AT 2:01 P.M.  
 FILE No. 0467730 FEE: \$43.20 x4  
John S. Alexander  
 MIAMI COUNTY RECORDER  
Dona Swihart  
 DEPUTY

TRANSFERRED THIS 30 DAY OF April, 2007  
Chris A. Peeples      BY: Linda Jirassanan  
 CHRIS A. PEEPLES      DEPUTY AUDITOR  
 MIAMI COUNTY AUDITOR

PROCEEDINGS RECORDED IN DEED BOOK 783 PG. 584

## APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED  
 THIS 16<sup>th</sup> DAY OF January, 2007

David A. ...  
 MIAMI COUNTY ENGINEER

## APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 18<sup>th</sup> DAY  
 OF January, 2007, BY RESOLUTION NO. 07-01-95

Ron Widener  
 MIAMI COUNTY COMMISSIONER  
John ...  
 MIAMI COUNTY COMMISSIONER  
John W. O'Brien  
 MIAMI COUNTY COMMISSIONER

## THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY PIQUA HELD THIS  
2<sup>nd</sup> DAY OF April, 2007 THE ANNEXATION  
 OF THE TERRITORY SHOWN HEREON TO THE CITY OF PIQUA  
 WAS APPROVED AND ACCEPTED BY ORDINANCE No. \_\_\_\_\_  
 Resolution No. 55-07

Rebecca J. ...  
 CLERK  
Thomas ...  
 MAYOR

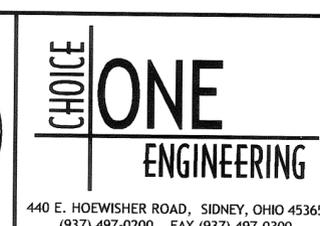
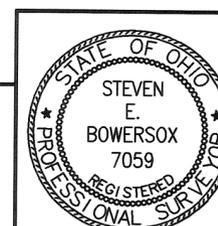
NOTE: SAMUEL E. JACKSON'S INTEREST IN THE PROPERTY  
 BEING ANNEXED HEREIN WAS CONVEYED TO  
 FIFTH THIRD BANK OF WESTERN OHIO, TRUSTEE,  
 BY CERTIFICATE OF TRANSFER, RECORDED IN  
 DEED VOLUME 769, PAGE 249.

DESCRIPTION: BEING THE ANNEXATION OF 275.185 ACRES  
 OUT TRACTS OF LAND OWNED BY SAMUEL E. JACKSON  
 AND THE FRY FAMILY LIMITED PARTNERSHIP AS RECORDED  
 IN DEED BOOK 532, PAGE 328, DEED BOOK 535, PAGE  
 172, DEED BOOK 639, PAGE 593 AND DEED BOOK 692,  
 PAGE 707.

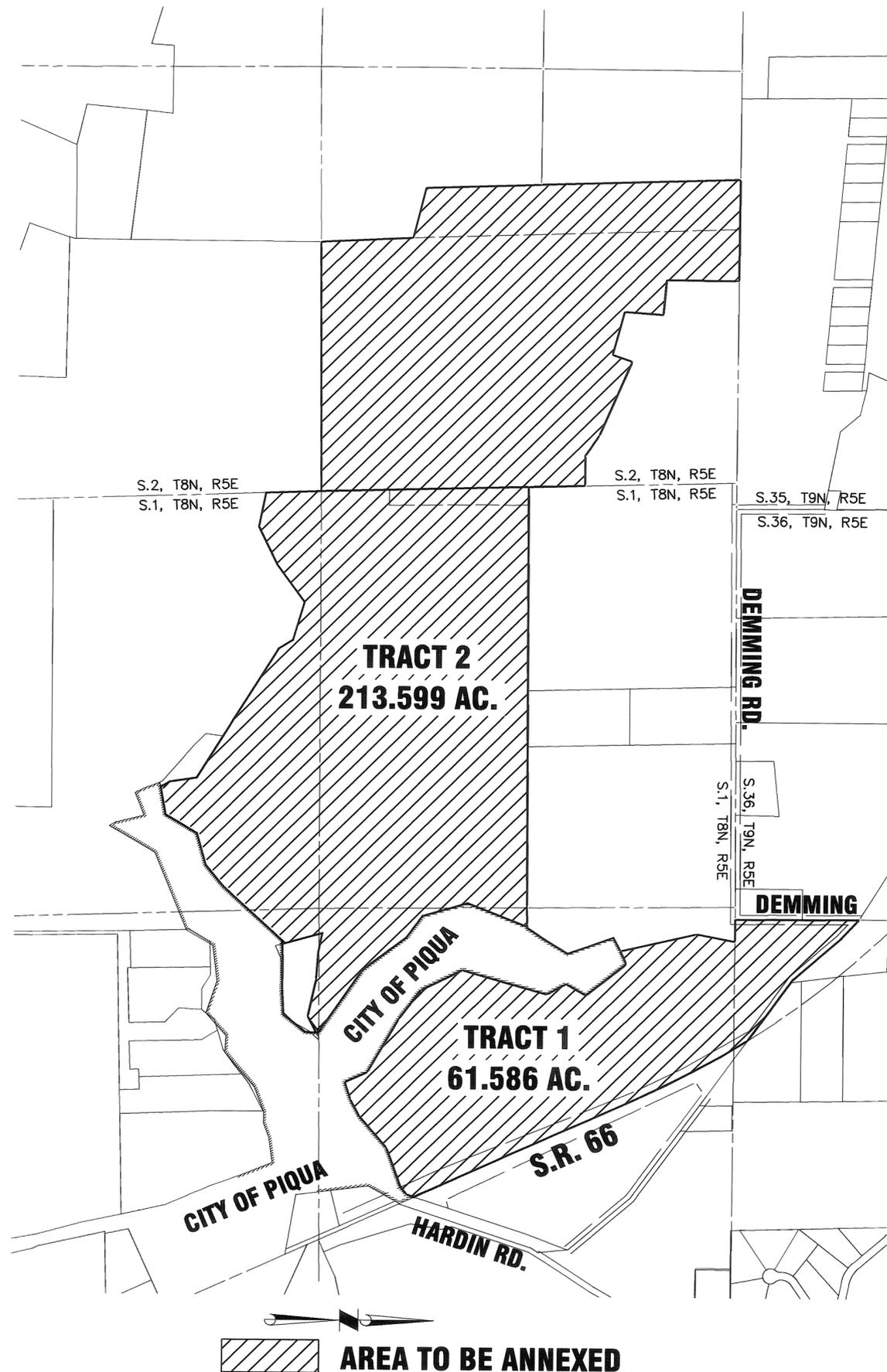
THIS PLAT IS BASED ON ACTUAL FIELD WORK ALONG  
 WITH PLATS AND DEEDS OF RECORD AND IS A TRUE  
 AND ACCURATE REPRESENTATION OF THE BOUNDARY OF  
 THE TERRITORY BEING ANNEXED.

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

1-17-2007  
 DATE



DATE: 01-17-2007  
 DRAWN BY: seb  
 JOB NUMBER: MiaPiq0701Anx  
 SHEET NUMBER: 1 OF 4

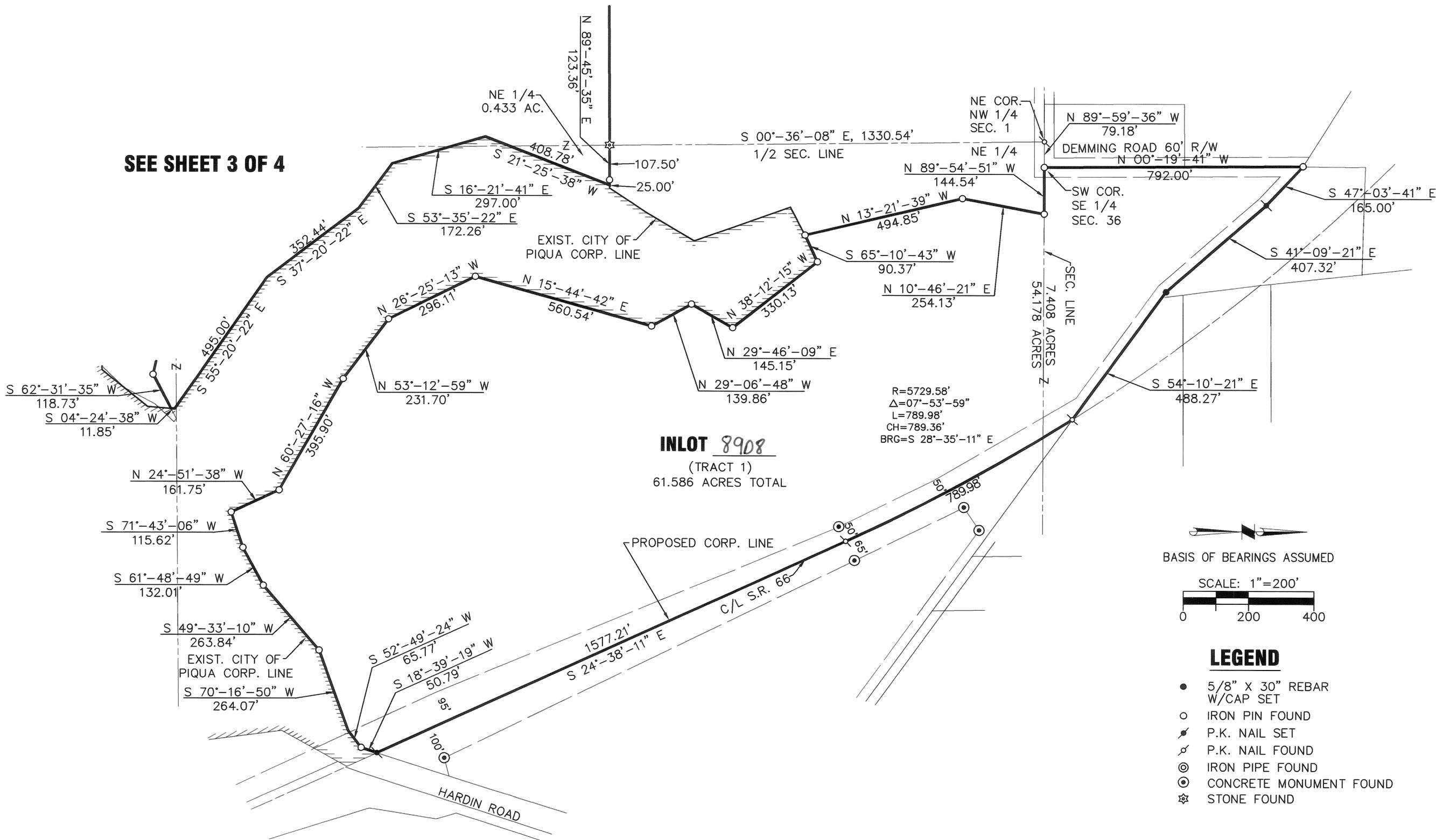


# ANNEXATION OF TERRITORY TO THE CITY OF PIQUA

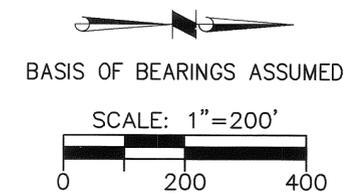
PLAT BOOK 21, PAGE 141A  
 MIAMI COUNTY RECORDER'S RECORD  
 OF PLATS

54.178      1      8 N      5 E      WASHINGTON      MIAMI, OHIO  
 7.408      36      9 N      5 E      TOWNSHIP      COUNTY  
 ACREAGE      SECTION      TOWNSHIP      RANGE      TOWNSHIP      COUNTY

SEE SHEET 3 OF 4



**INLOT 8908**  
 (TRACT 1)  
 61.586 ACRES TOTAL



**LEGEND**

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊙ P.K. NAIL SET
- ⊘ P.K. NAIL FOUND
- ⊗ IRON PIPE FOUND
- ⊕ CONCRETE MONUMENT FOUND
- ☆ STONE FOUND

*Steven E. Bowersox*  
 STEVEN E. BOWERSOX, P.S. #7059      1-17-2007      DATE

	<b>CHOICE ONE</b> ENGINEERING 440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365 (937) 497-0200 FAX (937) 497-0300 www.choiceoneengineering.com	DATE: 01-17-2007
		DRAWN BY: seb
		JOB NUMBER: MiaPiq0701Anx
		SHEET NUMBER 2 OF 4

# ANNEXATION OF TERRITORY TO THE CITY OF PIQUA

91.448  
122.151  
ACREAGE

2  
1  
SECTION

8 N  
8 N  
TOWNSHIP

5 E  
5 E  
RANGE

WASHINGTON  
TOWNSHIP

MIAMI, OHIO  
COUNTY

**INLOT 8909**

122.151 ACRES  
(PT. TRACT 2)

NW 1/4  
SEC. 1  
82.397 AC.

SW 1/4  
SEC. 1  
31.294 AC.

1/2 SEC. LINE

PROPOSED CORP. LINE

N 89°-44'-44" E, 2715.62'

DEMING ROAD 60' R/W

N 08°-35'-22" W  
172.92'

S 64°-05'-44" W  
273.90'

S 53°-35'-44" W  
297.00'

N 73°-29'-13" W  
254.10'

N 31°-54'-47" W  
105.60'

N 58°-20'-22" W, 986.70'

GAP IN DEEDS

N 31°-35'-22" W  
70.61'

S 79°-54'-38" W  
180.84'

S 30°-24'-38" W  
234.96'

S 74°-24'-38" W  
211.86'

S 50°-24'-38" W  
173.58'

S 42°-24'-38" W  
211.86'

EXIST. CITY OF  
PIQUA CORP. LINE

S 88°-54'-38" W  
21.07'

N 78°-12'-25" W  
126.10'

N 85°-50'-25" W  
175.40'

N 77°-53'-25" W  
244.32'

S 62°-31'-35" W  
118.73'

S 04°-24'-38" W  
11.85'

SE 1/4  
1.537 AC.

NE 1/4  
6.100 AC.

SE 1/4  
0.390 AC.

THIS TRACT  
TO REMAIN  
IN TWP.

S 55°-20'-22" E  
495.00'

S 37°-20'-22" E  
352.44'

S 15°-43'-21" E  
265.17'

S 21°-25'-38" W  
408.78'

S 16°-21'-41" E  
297.00'

S 53°-35'-22" E  
172.26'

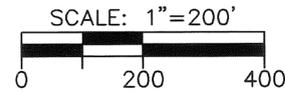
CENTER OF SEC. 1

NE 1/4  
0.433 AC.

N 89°-45'-35" E  
123.36'

EXIST. CITY OF  
PIQUA CORP. LINE

BASIS OF BEARINGS ASSUMED



### LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊙ P.K. NAIL SET
- ⊙ P.K. NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ☆ STONE FOUND

S 00°-36'-08" E, 1330.54'  
1/2 SEC. LINE

NE COR.  
NW 1/4  
SEC. 1

N 89°-59'-36" W  
79.18'

DEMING ROAD 60' R/W  
N 00°-19'-41" W  
792.00'

N 89°-54'-51" W  
144.54'

N 13°-21'-39" W  
494.85'

S 65°-10'-43" W  
90.37'

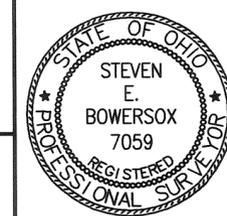
N 10°-46'-21" E  
254.13'

SW COR.  
SE 1/4  
SEC. 36

SEE SHEET 2 OF 4

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

1-17-2007  
DATE



**CHOICE ONE ENGINEERING**

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

DATE:  
01-17-2007

DRAWN BY:  
seb

JOB NUMBER:  
MiaPiq0701Anx

SHEET NUMBER  
3 OF 4

# ANNEXATION OF TERRITORY TO THE CITY OF PIQUA

91.448  
122.151  
ACREAGE

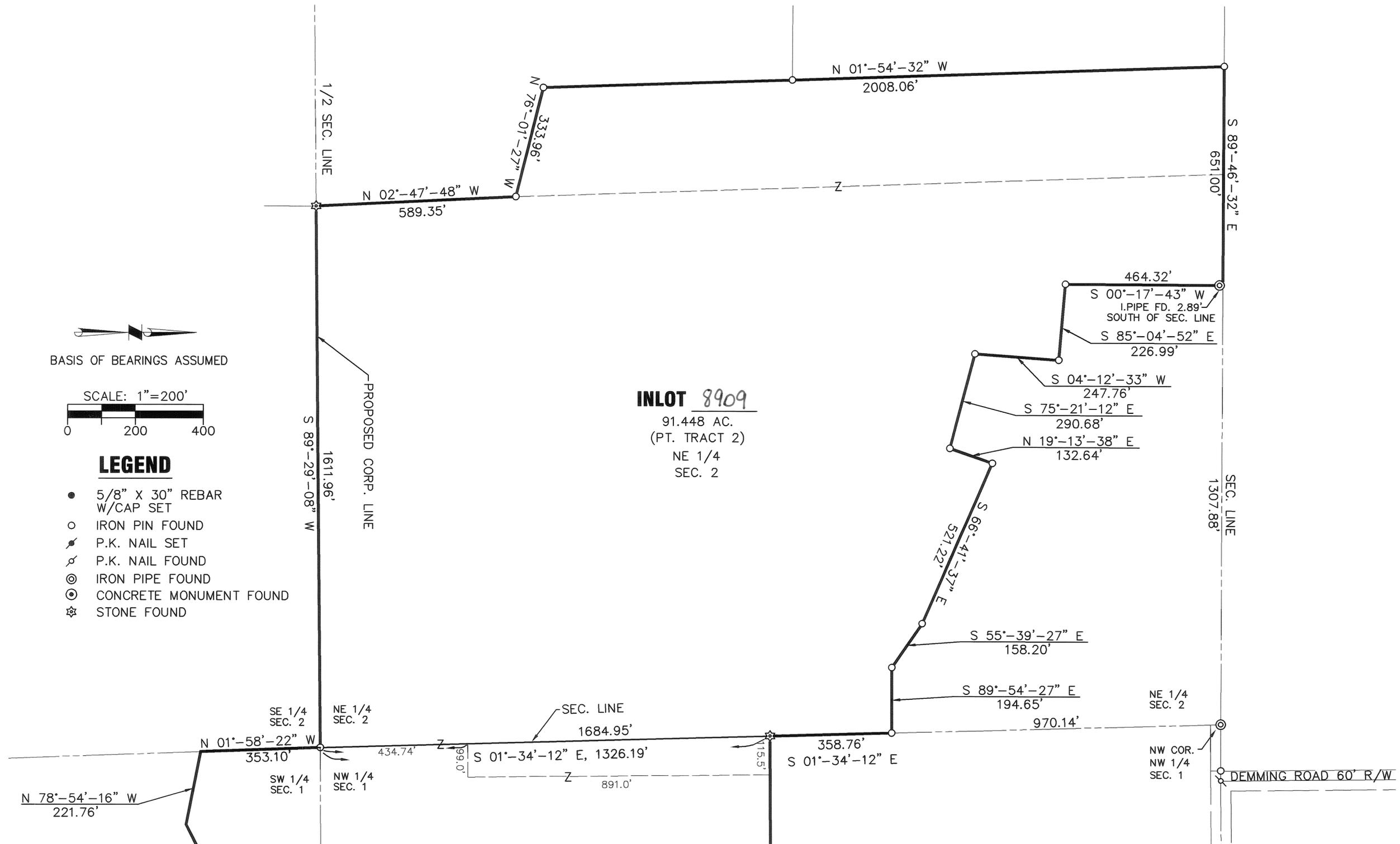
2  
1  
SECTION

8 N  
8 N  
TOWNSHIP

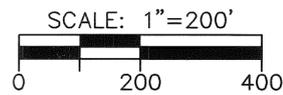
5 E  
5 E  
RANGE

WASHINGTON  
TOWNSHIP

MIAMI, OHIO  
COUNTY

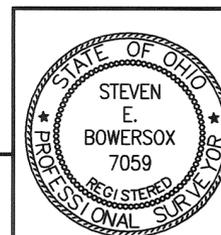


BASIS OF BEARINGS ASSUMED



### LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊕ P.K. NAIL SET
- ⊗ P.K. NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊚ CONCRETE MONUMENT FOUND
- ⊛ STONE FOUND



**CHOICE ONE ENGINEERING**

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

DATE:  
01-17-2007

DRAWN BY:  
seb

JOB NUMBER:  
MiaPiq0701Anx

SHEET NUMBER  
4 OF 4

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

1-17-2007  
 DATE

**SPRINGBROOK SUBDIVISION SECTION 6  
AND REPLAT OF LOT 28, SPRINGBROOK SUBDIVISION SECTION 5**  
SPRING CREEK TOWNSHIP, SECTION 25, TOWN 1, RANGE 12  
MIAMI COUNTY, OHIO

VOLUME 21 PAGE 142

MIAMI COUNTY RECORDER'S RECORD OF PLATS  
RECEIVED FOR RECORD THIS 1<sup>ST</sup> DAY  
OF May, 2007, AT 1:13 P.M.  
FILE # 0467784 FEE \$ 43.20

*John A. Alvandu* *Christie Jackson*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

**DESCRIPTION:**  
BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWN 1, RANGE 12, SPRING CREEK TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 1.652 ACRE, INCLUDING 1.279 ACRE IN LOT 28 OF SPRINGBROOK SUBDIVISION SECTION 5 AS SHOWN IN PLAT BOOK 10, PAGE 38, MIAMI COUNTY PLAT RECORDS AND 0.373 ACRE AS SHOWN IN VOLUME 50, PAGE 29, MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS AS CONVEYED TO DONALD E. BLACK IN VOLUME 772, PAGE 150 AND 152, MIAMI COUNTY DEED RECORDS.

**MIAMI COUNTY AUDITOR**

REVIEWED BY THE MIAMI COUNTY AUDITOR  
THIS 1 DAY OF May, 2007.

*Chris A. Peoples* *Linda Termerman*  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

**MIAMI COUNTY ENGINEER**

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER  
THIS 27<sup>th</sup> DAY OF April, 2007.

*Douglas L. Christian*  
DOUGLAS L. CHRISTIAN, P.E., P.S.

**MIAMI COUNTY COMMISSIONERS**

APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS  
THIS 1<sup>st</sup> DAY OF May, 2007.

*John F. ...* *John W. ...*

**OWNER'S CONSENT**

I, DONALD E. BLACK, THE UNDERSIGNED, BEING THE OWNER OF THE LAND SHOWN HEREON DO HEREBY CONSENT TO THE REPLAT AS SHOWN BY THIS PLAT.

*Donald E. Black*  
DONALD E. BLACK

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

BE IT REMEMBERED THAT ON THIS 27<sup>th</sup> DAY OF April, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DONALD E. BLACK, OWNER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: 9-14-08 *Kathy A. Olberding*  
DATE NOTARY PUBLIC

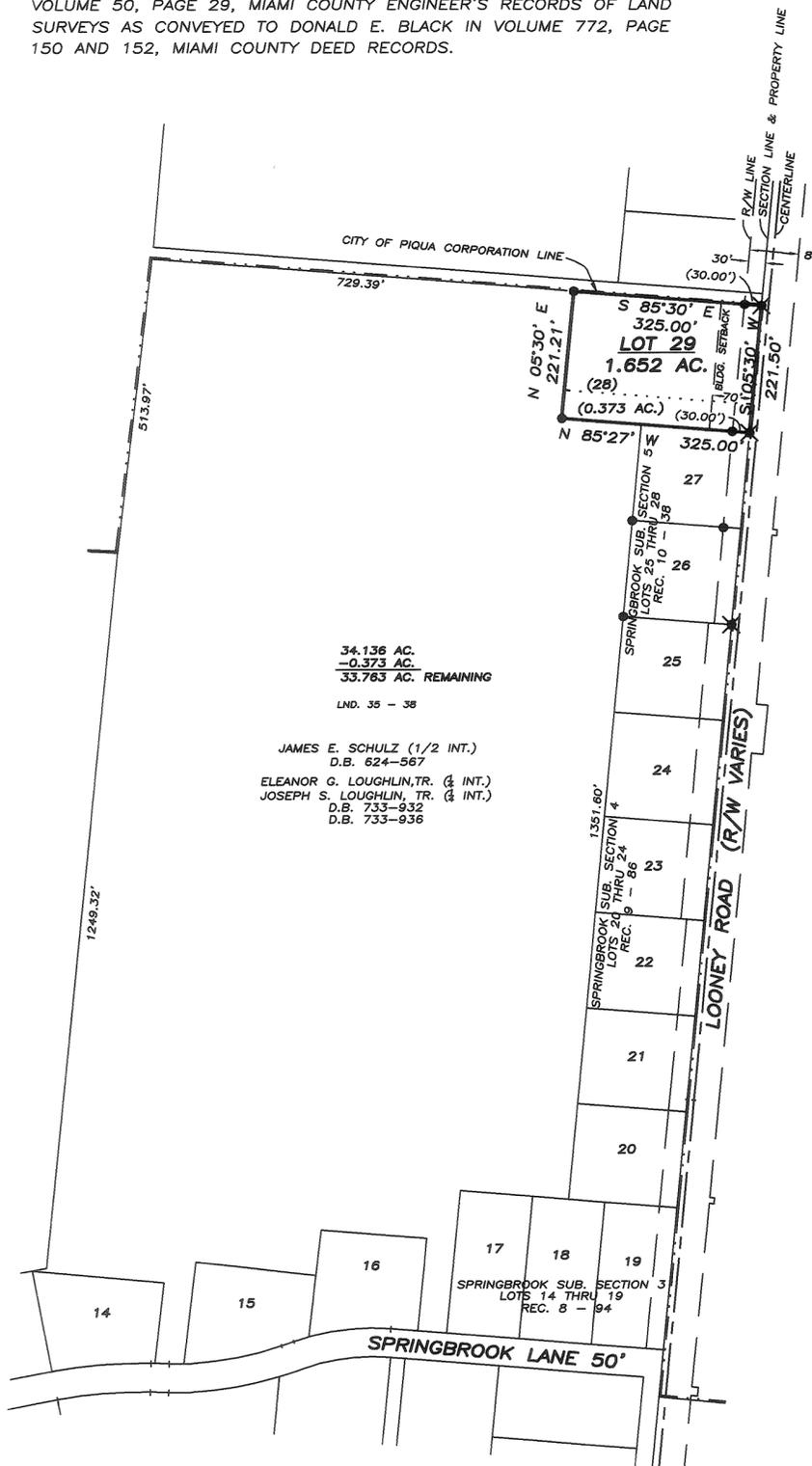
*Kathy A. Olberding*  
Notary Public, State of Ohio  
My Comm. Expires Sept. 14, 2008

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

REPLAT FOR DONALD E. BLACK  
IN MIAMI COUNTY, OHIO ~ OCTOBER 9, 2006

*Thomas R. Zechman*

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



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

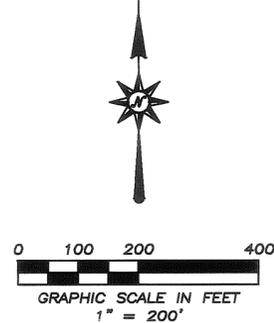
**APPROVED**  
Miami County Planning Commission  
Date 5-1-07  
Secretary *Jack ...*

**NOTE**  
THERE IS A FIVE FOOT (5') UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND ALONG EACH REAR OR SIDE LOT LINE.

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

**LEGEND**  
○ IRON PIN SET  
● IRON PIN FOUND  
✕ RAILROAD SPIKE FOUND

**REFERENCES**  
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:  
VOLUME 35, PAGE 38  
VOLUME 50, PAGE 29  
MIAMI COUNTY RECORDER'S PLAT RECORDS:  
VOLUME 10, PAGE 38  
VOLUME 18, PAGE 32





# ANNEXATION TO THE CITY OF TROY

BEING 0.5934 ACRES IN THE NORTHWEST QUARTER  
OF SECTION 12, TOWN 1, RANGE 10, STAUNTON TWP,  
MIAMI COUNTY, OHIO

PLAT BOOK 21 PAGE 144  
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 4 DAY OF  
MAY, 2007, AT 11:21 AM.

FILE NO. 0467970 FEE: 43.20

ANNEXATION PROCEEDINGS RECORDED IN  
DEED BOOK 783 PAGE 774

John S. Alexander  
MIAMI COUNTY RECORDER

Z. McCoy  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY ENGINEER**

THIS PLAT REVIEWED AND APPROVED THIS  
15 DAY OF SEPTEMBER, 2005.

Doug Chitt  
MIAMI COUNTY ENGINEER

**APPROVAL BY CITY OF TROY**

AT A MEETING OF THE COUNCIL OF THE CITY OF  
TROY, OHIO, HELD THIS 2<sup>ND</sup> DAY OF DECEMBER,  
2005, THIS PLAT WAS APPROVED AND ACCEPTED  
BY ORDINANCE NO. 0-43-05

Michael E. Deamid  
MAYOR

William F. Zehner  
PRESIDENT OF COUNCIL

**APPROVAL BY MIAMI COUNTY AUDITOR**

THIS PLAT APPROVED AND TRANSFERRED THIS  
4 DAY OF MAY, 2007.

Chris A. Peoples  
MIAMI COUNTY AUDITOR

Linda Lirumnan  
BY DEPUTY

**APPROVAL BY MIAMI COUNTY COMMISSIONERS**

THE ANNEXATION OF THE FOREGOING AREA TO  
THE CITY OF TROY, OHIO, APPROVED BY  
THE MIAMI COUNTY COMMISSIONERS THIS  
15<sup>TH</sup> DAY OF SEPTEMBER, 2005.

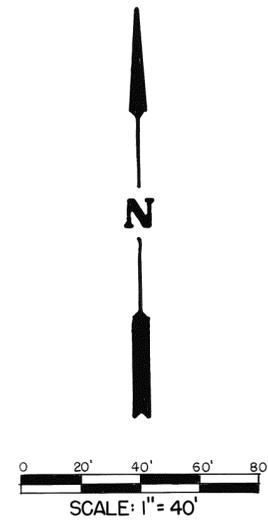
Ron Williams  
MIAMI COUNTY COMMISSIONER

John F. Adams  
MIAMI COUNTY COMMISSIONER

D. Ann Baird  
MIAMI COUNTY COMMISSIONER

I HEREBY CERTIFY THIS PLAT TO BE  
CORRECT BASED ON EXISTING RECORDS.

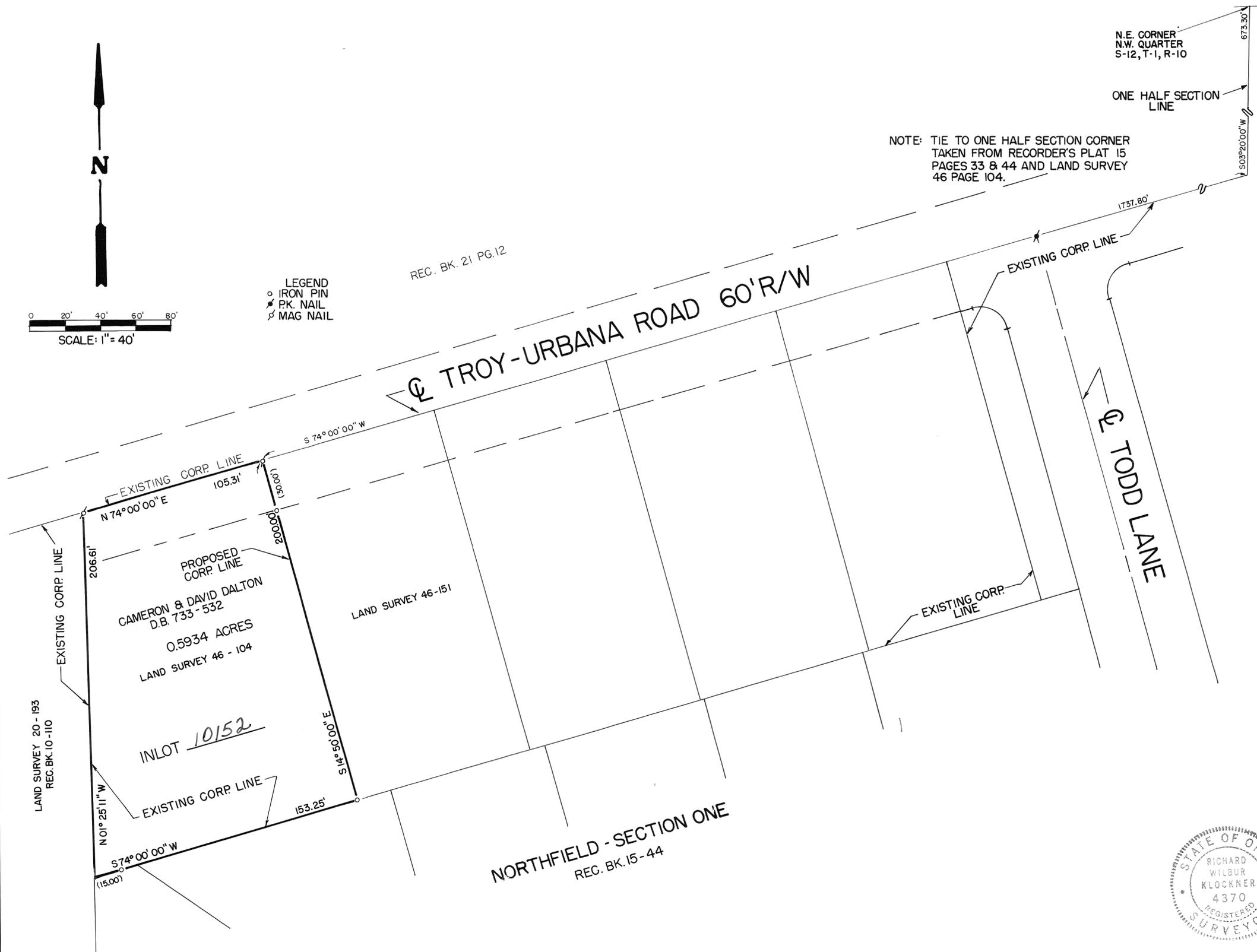
Richard W. Klockner  
PROFESSIONAL SURVEYOR NO. 4370



LEGEND  
○ IRON PIN  
\* PK. NAIL  
⊕ MAG NAIL

REC. BK. 21 PG. 12

NOTE: TIE TO ONE HALF SECTION CORNER  
TAKEN FROM RECORDER'S PLAT 15  
PAGES 33 & 44 AND LAND SURVEY  
46 PAGE 104.



ANNEXATION TO THE CITY OF TROY		
SECTION 12, TOWN 1, RANGE 10, STAUNTON TOWNSHIP		
FOR: CAMERON DALTON, ETAL		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING - LAND SURVEYING 16 EAST WATER ST. TROY, OH. 45373 937-339-5331		
DATE	DRAWN: DV.	SHEET
1 - 25 - 2003	CHECKED: <u>RWK</u>	1 OF 1
SCALE: 1" = 40'		

REPLAT OF LOT 25 AND PART OF SECTION 10  
TOWNSHIP OF BETHEL  
SECTION 10, TOWN 2, RANGE 9  
MIAMI COUNTY, OHIO

VOLUME 21, PAGE 145.

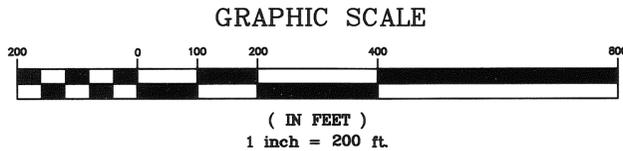
MIAMI COUNTY RECORDERS RECORD OF PLATS  
RECEIVED FOR RECORD THIS 7<sup>th</sup> DAY  
OF MAY, 2007, AT 1:27 P.M.

*John D. Alexander* *Carol Pleiman*  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
FILE # 0468088 FEE # 43.20

CURRENT OWNER:  
• R.M. & C.A. RATERMANN  
D.B. 714, PAGE 509  
D.B. 718, PAGE 843

GENERAL NOTES:  
• ALL MONUMENTS WERE FOUND OR SET  
IN GOOD CONDITION.  
• OCCUPATION, IN GENERAL, FITS THE SURVEY.

LINE	BEARING	LENGTH
L1	S85°59'35"E	334.75'
L2	S04°15'00"W	263.67'
L3	N85°45'00"W	244.75'
L4	N04°15'00"E	10.00'
L5	N85°45'00"W	90.00'
L6	N04°15'00"E	252.25'



BASIS OF BEARINGS:  
• EAST RIGHT-OF-WAY LINE OF BETHELVILLE DRIVE - S04°15'00"W  
BEAUTILAWN ACRES SUBDIVISION NO. 1, SECTION NO. 2 -  
P.B. 7, PAGE 127

SURVEY REFERENCES:  
• BEAUTILAWN ACRES SUBDIVISION NO. 1, SECTION NO. 2 -  
P.B. 7, PAGE 127  
• S.R.V. 46, PAGE 2  
• S.R.V. 13, PAGE 84  
• S.R.V. 39, PAGE 184

MIAMI COUNTY AUDITOR

Reviewed and approved by the Miami County Auditor  
this 7 day of May, 2007.

*Chris A. Peoples* *Linda Linsman*  
Miami County Auditor By Deputy Auditor

MIAMI COUNTY ENGINEER

Reviewed and approved by the Miami County Engineer  
this 20<sup>th</sup> day of April, 2007.

*Doug Christian* *Gregg Brookhart*  
Miami County Engineer by Deputy Engineer

MIAMI COUNTY PLANNING COMMISSION

Approved and accepted by the Miami County Planning  
Commission this 17 day of April, 2007.

*Alan Dea* *Jack Howe*  
Chairman Secretary

DESCRIPTION

Being a replat of Lot Number 25 of Beutilawn Acres Subdivision No. 1,  
Section No. 2 as recorded in Plat Book 7, Page 127, Miami County Plat  
Records and part of Section 10, Town 2, Range 9 in Bethel Township, Miami  
County, Ohio as conveyed to R.M.\* and C.A.\* Ratermann in Deed Book 714,  
Page 509,\* Miami County Deed Records.  
\* AND DEED BOOK 718 PAGE 843

OWNER'S CONSENT

We, the undersigned being all of the owners and lien holders of the lands  
shown hereon, do hereby consent to the execution of this replat.

WITNESSES:

*Kathy Davenport*  
Print Name: Kathy Davenport  
*Pamela Estep*  
Print Name: Pamela Estep

OWNERS:

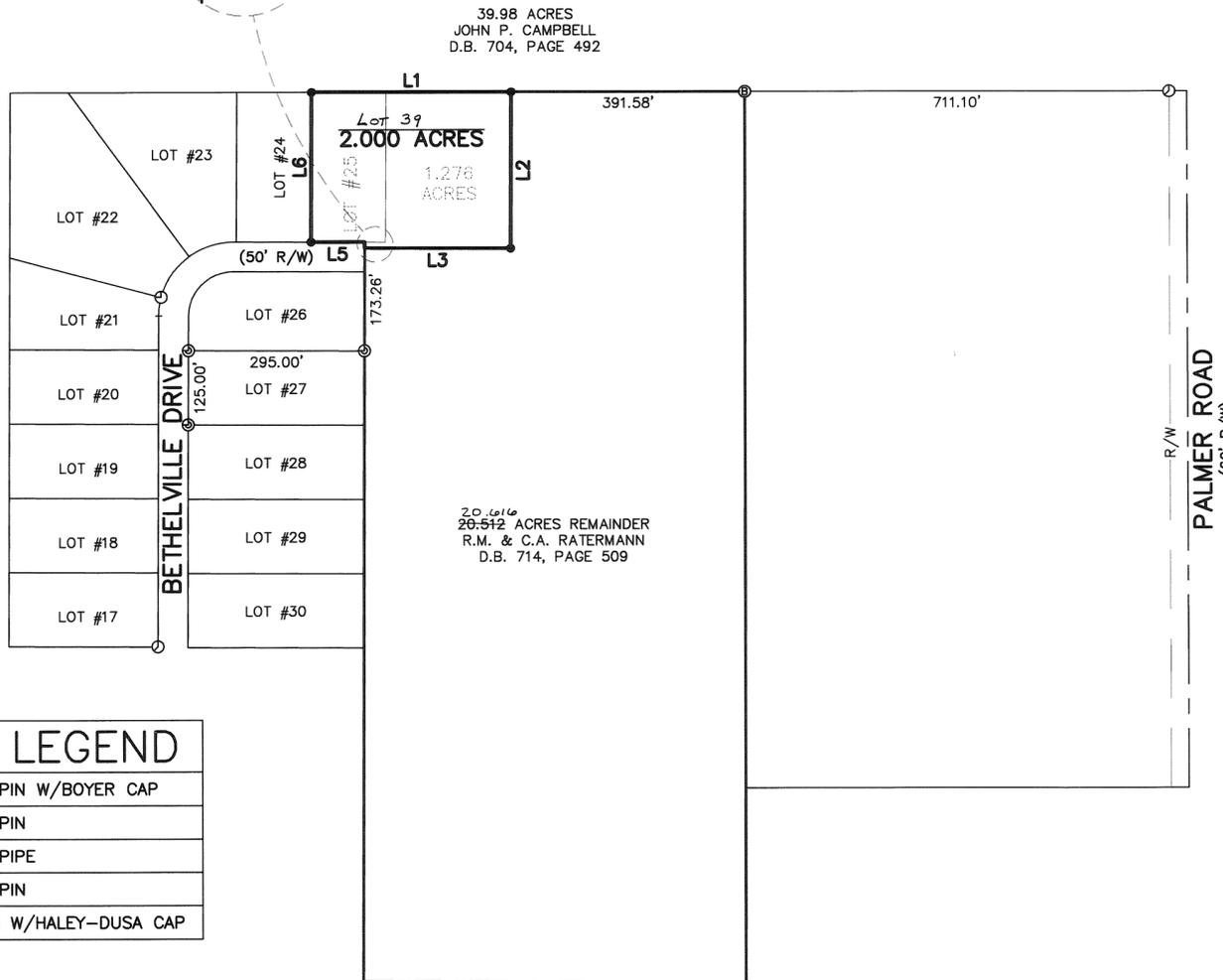
*R.M. Ratermann*  
Print Name: R.M. Ratermann  
\*\* AKA RICHARD M. RATERMANN  
*C.A. Ratermann*  
Print Name: C.A. Ratermann  
\*\* AKA CAROL A. RATERMANN

STATE OF OHIO, COUNTY OF MIAMI, SS:

Be it remembered that on this 14 day of April, 2007, before me  
the undersigned, a notary public in and for said State of Ohio, personally  
came R.M. and C.A. Ratermann, owners, and acknowledged the signing and  
execution of the within plat to be her voluntary act and deed.

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

NOTARY PUBLIC *Pamela S. Estep*  
PAMELA S. ESTEP, Notary Public  
in and for the State of Ohio  
My Commission Expires Feb. 25, 2009  
MY COMMISSION EXPIRES \_\_\_\_\_



SYMBOL LEGEND

⊙	FOUND 5/8" IRON PIN W/BOYER CAP
⊙	FOUND 5/8" IRON PIN
⊙	FOUND 3/4" IRON PIPE
⊙	FOUND 3/4" IRON PIN
●	SET 5/8" IRON PIN W/HALEY-DUSA CAP

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

*John P. Haley*  
John P. Haley  
Registered Surveyor  
Ohio License Number 6819  
Field Survey Date: 10-12-06



MIAMI COUNTY COMMISSION

Approved and accepted by the Miami County Commissioners  
this 24<sup>th</sup> day of April, 2007.

*Don Williams* *John Filkins*  
Commissioner Commissioner  
*John W. O'Brien*  
Commissioner

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

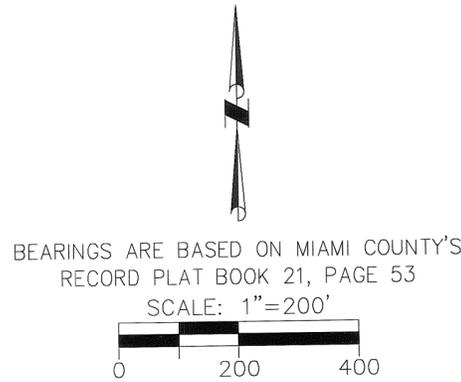
Scale: 1"=200'	Drawn: SBM	Checked: JPH
Date: 04-02-07	Job No. S1964	

# ANNEXATION TO THE CITY OF TIPP CITY

23.203 ACRES    FRAC. 24    4    6 E    MONROE    MIAMI, OHIO  
SECTION    TOWNSHIP    RANGE    TOWNSHIP    COUNTY

PLAT BOOK 21, PAGE 146  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS  
RECEIVED FOR RECORD THIS 21 DAY  
OF May, 2007 AT 9:26 A.M.  
FILE No. 0467852 FEE: \$ 43.20

John J. Alexander  
MIAMI COUNTY RECORDER  
Donna Swihart  
BY DEPUTY  
ANNEXATION PROCEEDINGS RECORDED IN  
DEED BOOK 784 PAGE 207.



CURVE #1  
R=2864.80'  
L=843.34'  
Δ=16°-52'-00"  
CH=840.29'  
BRG=N 68°-07'-12" W

CURVE #2  
R=3819.80'  
L=1041.42'  
Δ=15°-37'-15"  
CH=1038.20'  
BRG=N 67°-29'-50" W

CURVE #3  
R=3819.80'  
L=458.75'  
Δ=06°-52'-52"  
CH=458.47'  
BRG=N 78°-44'-53" W

## APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 21 DAY OF May, 2007

Chris A. Peeples Linda Lissman  
CHRIS A. PEEPLES BY DEPUTY AUDITOR  
MIAMI COUNTY AUDITOR

## APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 13th DAY OF March, 2007 BY RESOLUTION NO. 07-03-33B

Ron Widener  
MIAMI COUNTY COMMISSIONER

John W. O'Brien  
MIAMI COUNTY COMMISSIONER

MIAMI COUNTY COMMISSIONER

## APPROVAL BY CITY OF TIPP CITY (PETITIONER)

PURSUANT TO O.R.C. 709.14, THE COUNCIL OF THE CITY OF TIPP CITY HAS AUTHORIZED THE ANNEXATION OF THIS TERRITORY VIA ORDINANCE NO. 07-07 AND AUTHORIZED THE UNDERSIGNED AS AGENT FOR THE PETITIONER TO APPLY FOR ANNEXATION PURSUANT TO O.R.C. 709.15.

Joseph P. Moore  
JOSEPH P. MOORE, LAW DIRECTOR

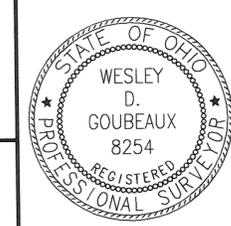
## APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS 27th DAY OF March, 2007

Wesley D. Goubeaux  
MIAMI COUNTY ENGINEER

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

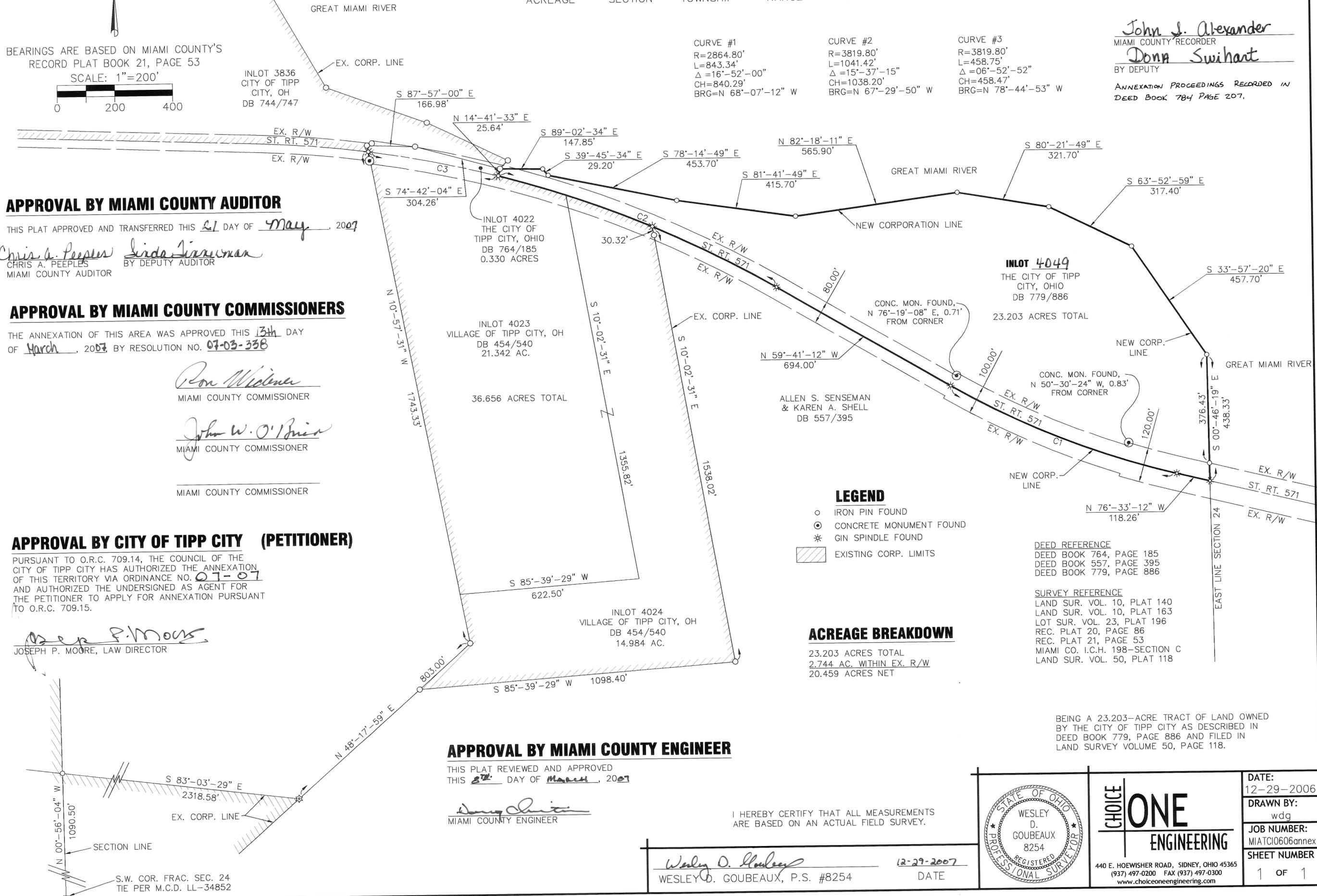
Wesley D. Goubeaux 12-29-2007  
WESLEY D. GOUBEAUX, P.S. #8254 DATE



**CHOICE ONE ENGINEERING**

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

DATE:	12-29-2006
DRAWN BY:	wdg
JOB NUMBER:	MIATC10606annex
SHEET NUMBER:	1 OF 1



- LEGEND**
- IRON PIN FOUND
  - ⊙ CONCRETE MONUMENT FOUND
  - \* GIN SPINDLE FOUND
  - ▨ EXISTING CORP. LIMITS

**ACREAGE BREAKDOWN**

23.203 ACRES TOTAL  
2.744 AC. WITHIN EX. R/W  
20.459 ACRES NET

**DEED REFERENCE**

DEED BOOK 764, PAGE 185  
DEED BOOK 557, PAGE 395  
DEED BOOK 779, PAGE 886

**SURVEY REFERENCE**

LAND SUR. VOL. 10, PLAT 140  
LAND SUR. VOL. 10, PLAT 163  
LOT SUR. VOL. 23, PLAT 196  
REC. PLAT 20, PAGE 86  
REC. PLAT 21, PAGE 53  
MIAMI CO. I.C.H. 198-SECTION C  
LAND SUR. VOL. 50, PLAT 118

BEING A 23.203-ACRE TRACT OF LAND OWNED BY THE CITY OF TIPP CITY AS DESCRIBED IN DEED BOOK 779, PAGE 886 AND FILED IN LAND SURVEY VOLUME 50, PAGE 118.

# ALLEY CHANGE VACATION ~ DEDICATION

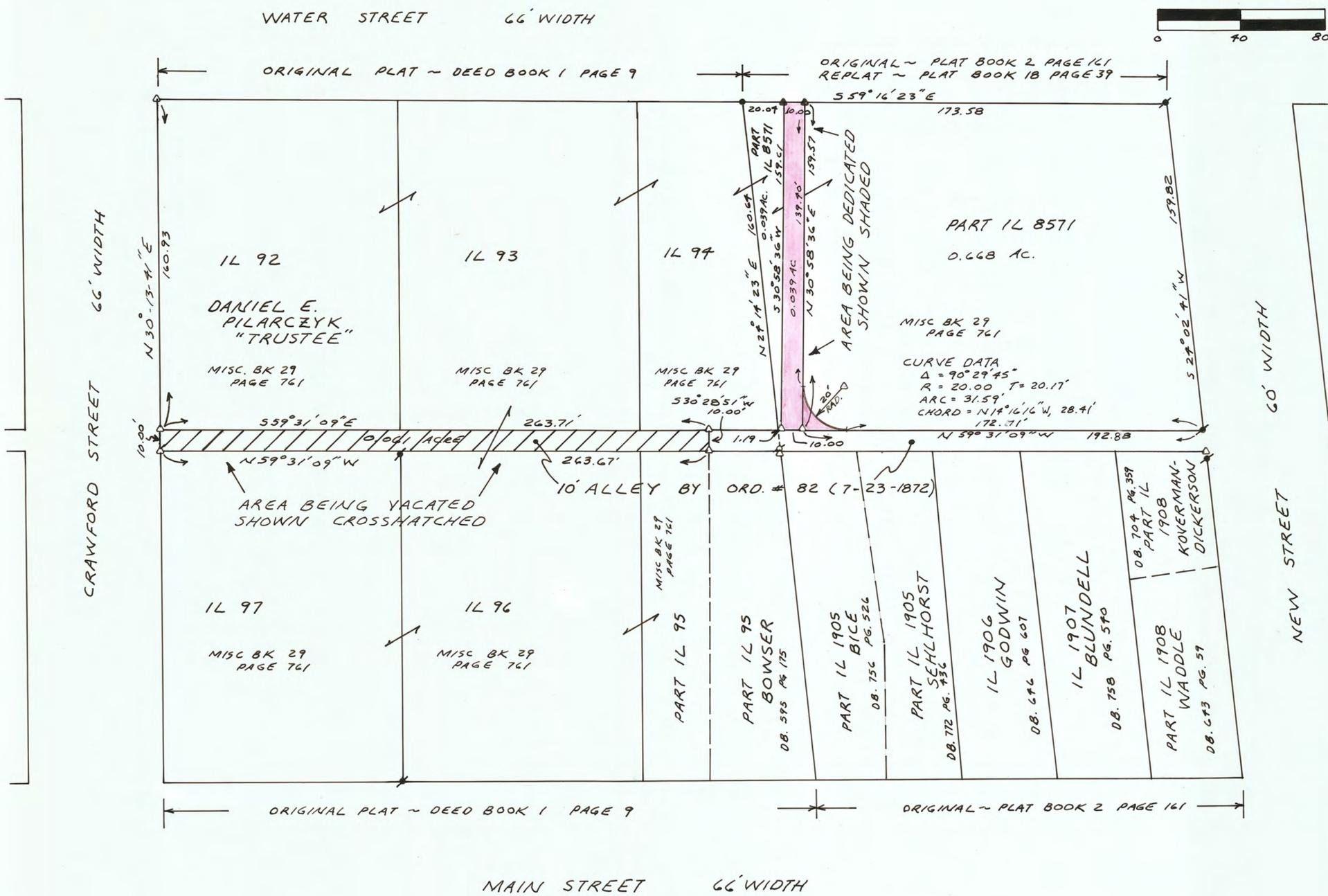
**TROY  
CITY**

VOLUME NO. 21 PAGE NO. 147  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

RECEIVED FOR RECORD THIS 21 DAY OF  
May 2007, AT 3:25 P.M.  
FILE NO. 0468925 FEE \$43.20

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

SCALE: 1 INCH = 40 FEET



~ APPROVAL BY CITY OF TROY COUNCIL ~  
THIS PARTIAL ALLEY VACATION AND NEW ALLEY  
DEDICATION ACCEPTED AT A MEETING OF THE  
CITY OF TROY COUNCIL THIS 10TH DAY OF  
DECEMBER, 2006  
THIS PLAT APPROVED AND ACCEPTED BY  
ORDINANCE NO. 0-53-06

Michael L. Ream  
MAYOR  
Sue A. Kneiff  
CLERK OF COUNCIL

~ APPROVAL BY CITY OF TROY ~  
THIS PARTIAL ALLEY VACATION AND NEW  
ALLEY DEDICATION ACCEPTED AT A MEETING  
OF THE TROY PLANNING COMMISSION  
THIS 29TH DAY OF NOVEMBER 2006

Jack M. Watson  
CHAIRMAN  
Julie Morrison  
SECRETARY-ACTING

~ MIAMI COUNTY AUDITOR ~  
TRANSFERRED THIS 21 DAY OF  
May 2007

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Linda J. Jirassakuldech  
BY DEPUTY AUDITOR

**LEGEND**

- AREA BEING VACATED
- AREA BEING DEDICATED
- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN RESET
- MAG NAIL SET
- 12" SPIKE SET



**~ DEDICATION ~**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND  
LEINHOLDERS OF THE LAND HEREIN DEDICATED FOR  
ALLEY, DO HEREBY DEDICATE AND APPROVE THIS  
PLAT AND DO HEREBY VOLUNTARILY CONSENT TO  
THE EXECUTION OF SAID PLAT.

Daniel E. Pilarczyk  
Nancy D. Dombottom  
WITNESS  
[Signature]  
WITNESS

STATE OF OHIO, COUNTY OF Hamilton S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID  
STATE AND COUNTY, PERSONALLY APPEARED

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY  
NAME AND AFFIXED MY OFFICIAL SEAL THIS 21TH  
DAY OF November 2006.

Clara A. Jips  
NOTARY PUBLIC  
Aug 2 2009  
MY COMMISSION  
EXPIRES

- PURPOSE -  
PARTIAL ALLEY VACATION ~  
NEW ALLEY DEDICATION  
MICHAEL H. TREON TROY, OHIO  
937-339-4963  
Michael H. Treon 16 NOV. 2006  
REGISTERED SURVEYOR NO. 5621

# ALLEY CHANGE VACATION ~ DEDICATION

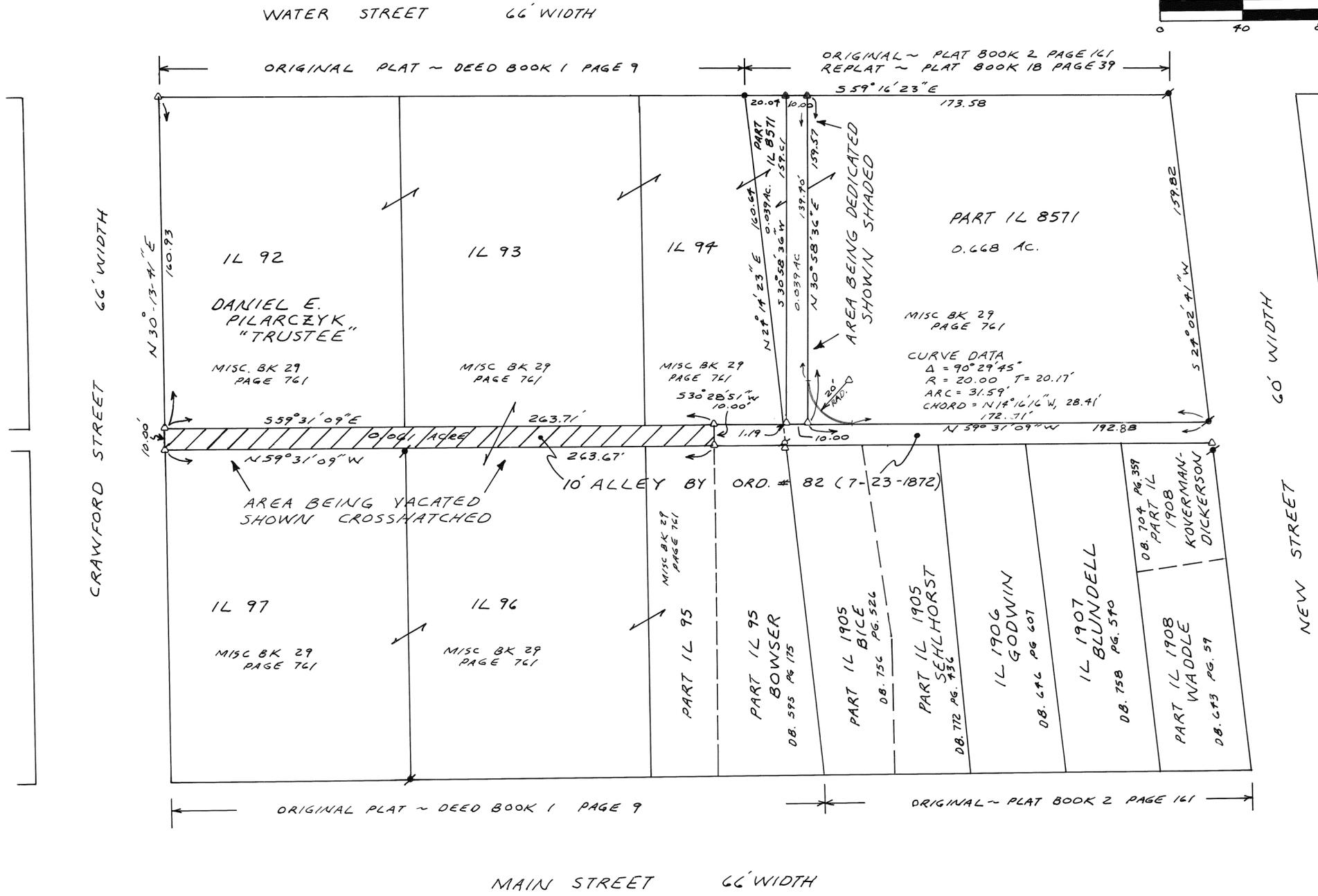
**TROY  
CITY**

VOLUME NO. 21 PAGE NO. 147  
MIAMI COUNTY RECORDER'S  
RECORD OF PLATS

RECEIVED FOR RECORD THIS 21 DAY OF  
May, 2007, AT 3:25 P.M.  
FILE NO. 0468925 FEE \$43.20

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

SCALE: 1 INCH = 40 FEET



~ APPROVAL BY CITY OF TROY COUNCIL ~  
THIS PARTIAL ALLEY VACATION AND NEW ALLEY  
DEDICATION ACCEPTED AT A MEETING OF THE  
CITY OF TROY COUNCIL THIS 18TH DAY OF  
DECEMBER, 2006  
THIS PLAT APPROVED AND ACCEPTED BY  
ORDINANCE NO. 0-53-06

Michael L. Beaman  
MAYOR  
  
Sheila S. Kneiff  
CLERK OF COUNCIL

~ APPROVAL BY CITY OF TROY ~  
THIS PARTIAL ALLEY VACATION AND NEW  
ALLEY DEDICATION ACCEPTED AT A MEETING  
OF THE TROY PLANNING COMMISSION  
THIS 29TH DAY OF NOVEMBER 2006

Jack M. Watson  
CHAIRMAN  
Julie Morrison  
SECRETARY-ACTING

~ MIAMI COUNTY AUDITOR ~  
TRANSFERRED THIS 21 DAY OF  
May, 2007.

Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Linda J. Johnson  
BY DEPUTY AUDITOR

- LEGEND
- AREA BEING VACATED
  - AREA BEING DEDICATED
  - IRON PIPE FOUND
  - IRON PIN FOUND
  - IRON PIN RESET
  - MAG NAIL SET
  - 12" SPIKE SET



**~ DEDICATION ~**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND  
LEIHHOLDERS OF THE LAND HEREIN DEDICATED FOR  
ALLEY, DO HEREBY DEDICATE AND APPROVE THIS  
PLAT AND DO HEREBY VOLUNTARILY CONSENT TO  
THE EXECUTION OF SAID PLAT.

Daniel E. Pilarczyk  
Harvey D. Donkottan  
WITNESS  
[Signature]  
WITNESS

STATE OF OHIO, COUNTY OF Hamilton S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID  
STATE AND COUNTY, PERSONALLY APPEARED

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY  
NAME AND AFFIXED MY OFFICIAL SEAL THIS 21TH  
DAY OF November 2006.

Clara A. [Signature]  
NOTARY PUBLIC  
Aug 2, 2009  
MY COMMISSION  
EXPIRES

- PURPOSE -  
PARTIAL ALLEY VACATION ~  
NEW ALLEY DEDICATION  
MICHAEL H. TREON TROY, OHIO  
937-339-4963  
Michael H. Treon 16 NOV. 2006  
REGISTERED SURVEYOR NO. 5621

# ANNEXATION OF 0.5050 ACRES TO THE CITY OF TROY

BEING PART OF LOT #9 OF WESTMOOR SUBDIVISION, LOCATED IN CONCORD TWP., SECTION 20, TOWN 5, RANGE 6 EAST, MIAMI COUNTY, OHIO

PLAT BOOK 21, PAGE 148

MIAMI COUNTY RECORDER'S  
RECORD OF PLATS  
RECEIVED FOR RECORD, THIS 22<sup>nd</sup> DAY  
OF MAY, 2007 AT 3:12 PM  
FILE NUMBER 0469041  
FEE: 43.20

John S. Alexander  
MIAMI COUNTY RECORDER

Christine Jackson  
BY DEPUTY

ANNEXATION PROCEEDINGS RECORDED IN  
DEED 784 PAGE 307

MIAMI COUNTY COMMISSIONERS  
THIS ANNEXATION APPROVED BY THE MIAMI  
COUNTY COMMISSIONERS THIS 14<sup>th</sup> DAY  
OF February, 2007.

Ron Wickner  
COMMISSIONER

John Flannery  
COMMISSIONER

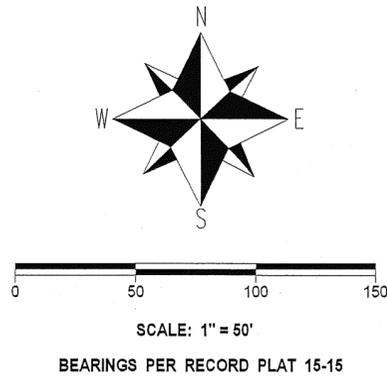
John W. O'Brien  
COMMISSIONER

CITY OF TROY  
THIS ANNEXATION APPROVED BY THE COUNCIL  
OF THE CITY OF TROY, OHIO THIS 16<sup>th</sup> DAY  
OF April, 2007.  
BY ORDINANCE 0-25-2007

Michael L. Bernard  
MAYOR

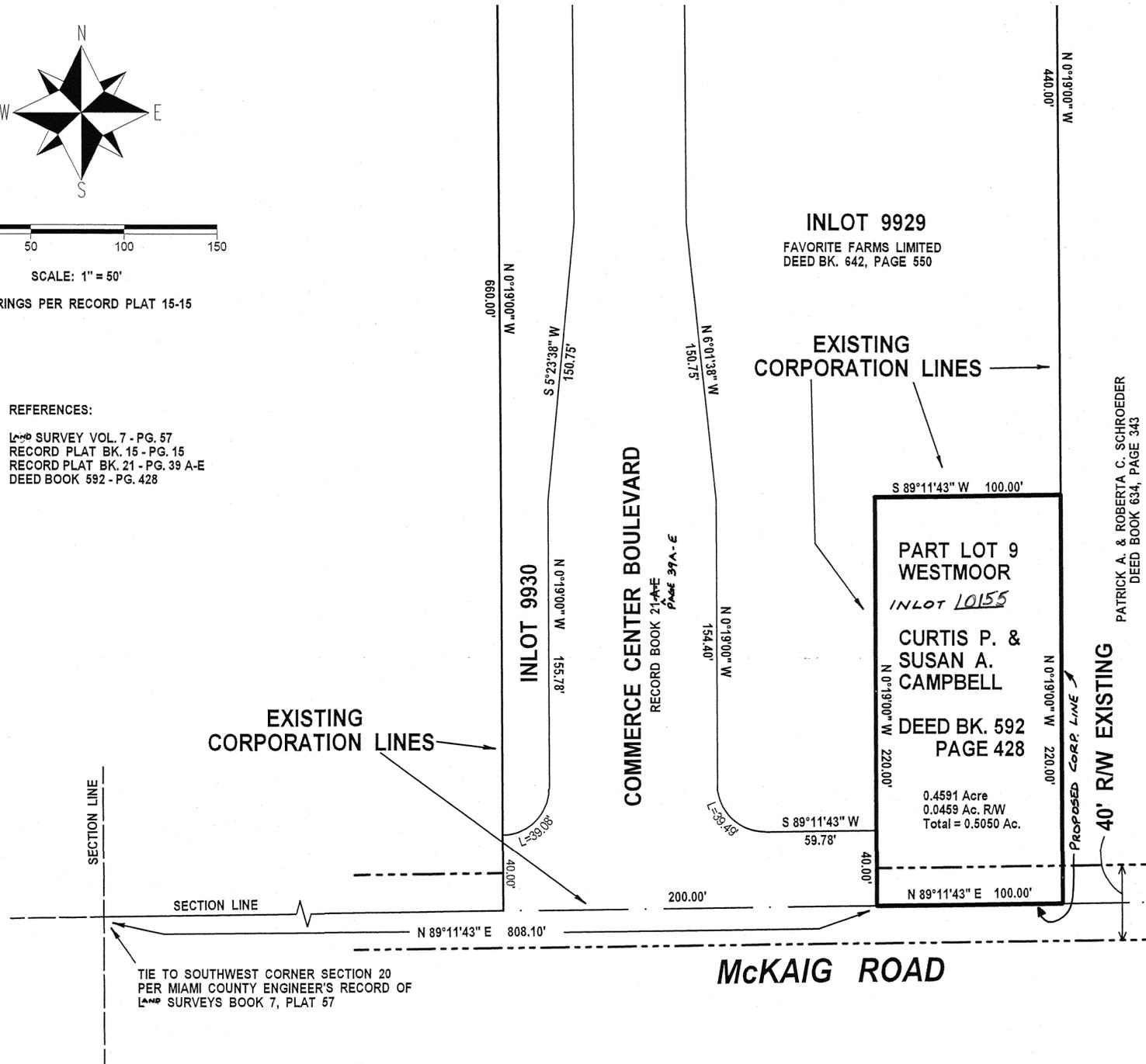
Sue G. Knight  
CLERK OF COUNCIL

Deborah L. Lohmeyer  
PRESIDENT OF COUNCIL



REFERENCES:

LAND SURVEY VOL. 7 - PG. 57  
RECORD PLAT BK. 15 - PG. 15  
RECORD PLAT BK. 21 - PG. 39 A-E  
DEED BOOK 592 - PG. 428



PATRICK A. & ROBERTA C. SCHROEDER  
DEED BOOK 634, PAGE 343



RECORD PLAT PREPARED BY:  
BASED ON EXISTING RECORDS  
Neil E. Teaford, P.S. #7724  
NEIL E. TEAFORD, PS #7724  
CITY OF TROY  
PUBLIC WORKS DEPARTMENT  
100 SOUTH MARKET STREET  
TROY, OHIO 45373

937-339-2641 DEC. 7, 2006

MIAMI COUNTY AUDITOR  
TRANSFERRED AND LOT NUMBER ASSIGNED  
THIS 22 DAY May, 2007.  
Chris A. Peoples  
MIAMI COUNTY AUDITOR  
Linda L. Irwin  
BY DEPUTY

MIAMI COUNTY ENGINEER  
THIS PLAT REVIEWED AND APPROVED  
BY THE MIAMI COUNTY ENGINEER  
THIS 30<sup>th</sup> DAY OF January, 2007.  
Doug Chritton  
MIAMI COUNTY ENGINEER

**ANNEXATION OF 1.5286 ACRES  
TO THE CITY OF TROY, OHIO**

BEING A PART OF STAUNTON TOWNSHIP, SECTION 18, TOWN-1, RANGE- 0MRS OF MIAMI COUNTY, OHIO  
AS ACQUIRED BY THE GRACE BAPTIST CHURCH BY DEED 647, PAGE 824 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT BOOK 21 PAGE 149  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS RECEIVED FOR RECORD THIS  
22<sup>nd</sup> DAY OF May  
2007, AT 3:17 P.M.  
FILE NO. 0469045 FEE \$ 86.40

OWNERSHIP DATA FOR ADJACENT PARCELS AND THOSE ACROSS THE STREET FROM THE AREA TO BE ANNEXED:

INLOT/ OUTLOTNO.	COUNTY TAX ID	ADDRESS OF PARCEL	OWNER(S) TAX MAILING ADDRESS	D.B./PAGE
OL 435	D08-250450	21 LITTLEJOHN ROAD TROY, OHIO	GRACE BAPTIST CHURCH 21 LITTLEJOHN ROAD TROY, OHIO 45373	395-582
IL 5113	D08-100540	1527 N. MARKET ST TROY, OHIO (VACANT LOT)	LINDA K. BENTLEY 2170 E. SNYDER ROAD PIQUA, OHIO 45356	640-836
IL 5572	D08-054808	68 TAMWORTH ROAD TROY, OHIO	JOSEPH W. VAUGHN II & MISTY J. CLARK 68 TAMWORTH ROAD TROY, OHIO 45373	746-242
IL 7288	D08-059328	1308 STONYRIDGE AVE TROY, OHIO	ROBERT WADE 1102 ROBIN ROAD SPRINGFIELD, OHIO 45503	753-100
IL 7367	D08-059510	1495 N. MARKET STREET TROY, OHIO	FOREST F. & SANDRA L. SCHERER 1495 N. MARKET STREET TROY, OHIO 45373	636-481 (IL 7367) 657-50 (PT. OL 413)
IL 9077	D08-100520	1519 N. MARKET STREET TROY, OHIO (FORMER OFFICE)	LINDA K. BENTLEY 2170 E. SNYDER ROAD PIQUA, OHIO 45356	640-836 577-686 (WAS PT OL 422)
IL 9076	D08-100530	1523 N. MARKET STREET TROY, OHIO (OFFICE SITE)	LINDA K. BENTLEY 2170 E. SNYDER ROAD PIQUA, OHIO 45356	640-836
N/A* NKA IL 9963	K30-250075	1528 NORTH MARKET ST** TROY, OHIO 45373	CITY OF TROY, OHIO A MUNICIPAL CORPORATION 100 SOUTH MARKET STREET TROY, OHIO 45373	0765-913

ANNEXATION PROCEEDINGS  
RECORDED IN DEED BOOK  
784 PAGE 248

John S. Alexander  
JOHN S. ALEXANDER, RECORDER  
Christie Jackson  
DEPUTY

TRANSFERRED THIS 22 DAY OF May, 2007.  
Chris A. Peoples BY: Jinda Lirauma  
CHRIS A. PEOPLES, MIAMI COUNTY DEPUTY AUDITOR  
AUDITOR

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 30<sup>th</sup> DAY OF JANUARY, 2007.

Donna Chintia  
MIAMI COUNTY ENGINEER

BY: \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS APPROVAL

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 6<sup>th</sup> DAY OF February, 2007 THE AREA SHOWN HEREON WAS APPROVED FOR ANNEXATION.

Don Williams John Williams John W. O'Brien

TROY PLANNING COMMISSION APPROVAL

AT A MEETING OF THE TROY PLANNING COMMISSION HELD THIS 10<sup>th</sup> DAY OF Jan, 2007 THE AREA SHOWN HEREON WAS APPROVED FOR ANNEXATION.

CHAIRMAN \_\_\_\_\_ SECRETARY She D. Kuyat

TROY CITY COUNCIL APPROVAL

AT A MEETING OF THE TROY CITY COUNCIL HELD THIS 16<sup>th</sup> DAY OF April, 2007 THE AREA SHOWN HEREON WAS APPROVED FOR ANNEXATION BY ORDINANCE NO. 0-20-267 EFFECTIVE ON 5-16-2007

Michael L. Deane She D. Kuyat William F. Lohm  
MAYOR CLERK PRESIDENT OF COUNCIL

REFERENCES

RECORD PLATS (PLAT BOOK - PAGE NUMBER)

ANNEX OF RESTHAVEN Rec. 21-12  
20-9 NOTTINGHAM 1 (2002)  
19-82 BENTLEY (2001)  
18-108 DEWEY'S RUN REPLAT (1999)  
18-83 ANNEXATION (1999)  
16-54 NORTHBROOK 6  
15-4 DEWEY'S RUN (1988)  
14-138 NORTHBROOK 5 (1988)  
10-110 ANNEXATION (1970)  
9-117 SHERWOOD 2 REPLAT (1967)  
9-90 REPLAT (1966)  
9-36 SHERWOOD 2 (1965)  
8-141 ROAD RELOCATION (1964)  
8-45 ANNEXATION (1962)  
7-117 ANNEXATION (1960)  
21-62

10-43 ZILE FARM (1955)

10-11 (1954)  
9-117 (CLOSURE OFF) (1954)  
8-99 (1951) SWOB'S PARCEL - OLDER SURVEY  
4-223

LOT SURVEYS (VOLUME - PAGE NUMBER)

20-96 (1994)  
18-72 (1988)  
18-61 (1988)  
13-46 (1974)

DEEDS (VOLUME - PAGE NUMBER)

0765-913 STAUNTON GRANGE #2685 TO TROY (2005)  
665-546 WARD TO SWOB (1995)  
647-824 COLE TO GRACE BAPTIST  
643-444  
638-768 GRANGE TO TROY (1992 - EASEMENT)  
395-582 GRACE BAPTIST CHURCH  
388-650 TAYLOR TO WARD 1962  
375-24 GRANGE TO COLE (1960)  
358-94 (1958)  
319-237 ZILE TO GRANGE (1954)  
294-481 GANTZ TO BADER (1951)  
226-273

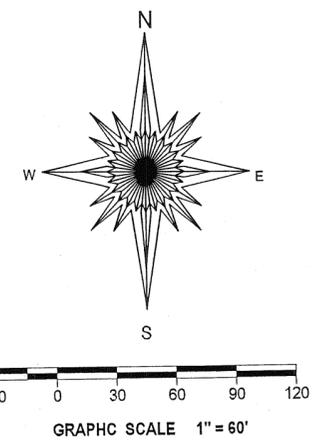
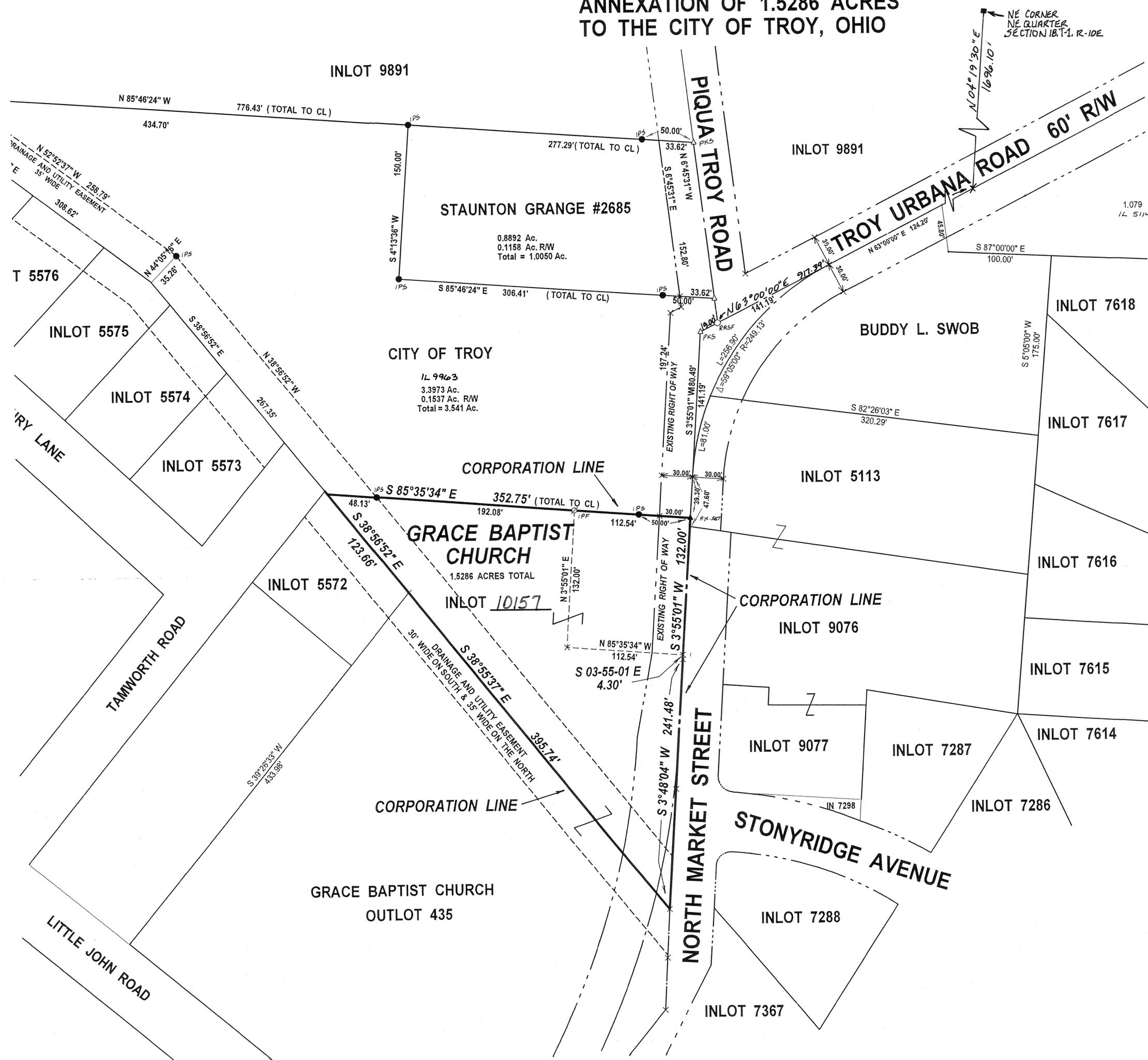
LAND SURVEYS (VOLUME - PAGE NUMBER)

49-25 GRANGE SITE (2005)  
48-73 (2004)  
43-21 (1997)  
39-68 EASEMENTS (1992)  
26-43 SWOB TRACT (1974)  
16-164 (1964)  
15-104 (1963)  
13-199 (1960)  
13-181  
13-23 (1959)  
13-181 (CLOSURE OFF) (UNKNOWN)  
12-118 SWOB'S PARCEL SURVEY - RECENT  
11-196 (1957)

\* BEING PART OF STAUNTON TOWNSHIP, SECTION 18, TOWN 1, RANGE 10, CONTAINING 3.541 ACRES TOTAL  
\*\* KNOWN ON TAX RECORDS AS 1504 TROY-URBANA ROAD (NUMBERED OUT OF SEQUENCE WITH IN-CITY LOTS ACROSS THE STREET)

NOTE: PARCEL TO BE ANNEXED IS 1500 NORTH MARKET STREET, TROY OHIO - "GRACE BAPTIST CHURCH ANNEX" CONTAINING TOTAL OF 1.5286 ACRES. COUNTY TAX RECORDS PRESENTLY MAY SHOWN ONLY ABOUT 0.34 ACRE LOCATED AT (NO #) TROY-URBANA ROAD PER TAX RECORDS.

# ANNEXATION OF 1.5286 ACRES TO THE CITY OF TROY, OHIO



*Neil E. Teaford, P.S. # 7724*  
- BASED ON A PARTIAL SURVEY AND EXISTING RECORDS -

**GRACE BAPTIST CHURCH**

RECORD PLAT PREPARED BY:  
NEIL E. TEAFORD, PS # 7724  
CITY OF TROY PUBLIC WORKS DEPARTMENT  
100 SOUTH MARKET STREET  
TROY, OHIO 45373  
937-339-2641  
APRIL 20, 2006

**ANNEXATION OF 1.0050 ACRES  
TO THE CITY OF TROY, OHIO**

BEING A PART OF STAUNTON TOWNSHIP, SECTION 18, TOWN-1, RANGE-10MRS OF MIAMI COUNTY, OHIO  
AS ACQUIRED BY THE STAUNTON GRANGE #2685 BY DEED 319, PAGE 237 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT BOOK 21 PAGE 150  
MIAMI COUNTY RECORDER'S RECORD  
OF PLATS. RECEIVED FOR RECORD THIS  
22<sup>ND</sup> DAY OF MAY  
2007 AT 3:24 P.M.  
FILE NO. 046904 FEE \$ 86.40

ANNEXATION PROCEEDINGS  
RECORDED IN DEED BOOK 784 PAGE 397

John S. Alexander  
JOHNS. ALEXANDER, RECORDER  
Christine Jackson  
DEPUTY

OWNERSHIP DATA FOR ADJACENT PARCELS AND THOSE ACROSS THE STREET FROM THE AREA TO BE ANNEXED:

INLOT/ OUTLOTNO.	COUNTY TAX ID	ADDRESS OF PARCEL	OWNER(S) TAX MAILING ADDRESS	D.B./PAGE
IL 5113	D08-100540	1527 N. MARKET ST TROY, OHIO (VACANT LOT)	LINDA K. BENTLEY 2170 E. SNYDER ROAD PIQUA, OHIO 45356	640-836
IL 9963	K30-250075*	1528 NORTH MARKET ST TROY, OHIO 45373	CITY OF TROY, OHIO A MUNICIPAL CORPORATION 100 SOUTH MARKET STREET TROY, OHIO 45373	0765-913
IL9891	K30-040800	PIQUA-TROY ROAD TROY, OHIO 45373	M. ELIZABETH & LEON E. BROWN 408 SOUTH MARKET ROAD TROY, OHIO 45373	632-301
N/A	K30-040900	880 TROY-URBANA ROAD TROY, OHIO 45373	BUDDY L. & JOANNE SWOB 880 TROY-URBANA ROAD TROY, OHIO 45373	665-546

TRANSFERRED THIS 22 DAY OF May, 2007.

Chris A. Peeples BY: Linda J. Jansman  
CHRIS A. PEEPLES, MIAMI COUNTY DEPUTY AUDITOR  
AUDITOR DEPUTY AUDITOR

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY MIAMI COUNTY ENGINEER THIS 29<sup>TH</sup> DAY OF November, 2006.

Doug Clark  
MIAMI COUNTY ENGINEER BY: \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS APPROVAL

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 19<sup>th</sup> DAY OF December, 2006 THE AREA SHOWN HEREON WAS APPROVED FOR ANNEXATION.

Jim Evans D. Ann Baird Ron Williams

TROY PLANNING COMMISSION APPROVAL

AT A MEETING OF THE TROY PLANNING COMMISSION HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_ THE AREA SHOWN HEREON WAS APPROVED FOR ANNEXATION.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

TROY CITY COUNCIL APPROVAL

AT A MEETING OF THE TROY CITY COUNCIL HELD THIS 16<sup>th</sup> DAY OF April, 2007 THE AREA SHOWN HEREON WAS APPROVED FOR ANNEXATION BY ORDINANCE NO. 0-23-07 EFFECTIVE ON May 16, 2007.

Michael L. Beaudin Sup. D. Knight Dennis L. Fisher  
MAYOR CLERK PRESIDENT OF COUNCIL

REFERENCES

RECORD PLATS (PLAT BOOK - PAGE NUMBER)

- ANNEX OF RESTHAVEN REC. 21-12
- 20-9 NOTTINGHAM 1 (2002)
- 19-82 BENTLEY (2001)
- 18-108 DEWEY'S RUN REPLAT (1999)
- 18-83 ANNEXATION (1999)
- 16-54 NORTHBROOK 6
- 15-4 DEWEY'S RUN (1988)
- 14-138 NORTHBROOK 5 (1988)
- 10-110 ANNEXATION (1970)
- 9-117 SHERWOOD 2 REPLAT (1967)
- 9-90 REPLAT (1966)
- 9-36 SHERWOOD 2 (1965)
- 8-141 ROAD RELOCATION (1964)
- 8-45 ANNEXATION (1962)
- 7-117 ANNEXATION (1960)

10-43 ZILE FARM (1955)

- 10-11 (1954)
- 9-117 (CLOSURE OFF) (1954)
- 8-99 (1951) SWOB'S PARCEL - OLDER SURVEY
- 4-223

LOT SURVEYS (VOLUME - PAGE NUMBER)

- 20-96 (1994)
- 18-72 (1988)
- 18-61 (1988)
- 13-46 (1974)

DEEDS (VOLUME - PAGE NUMBER)

- 0765-913 STAUNTON GRANGE #2685 TO TROY (2005)
- 665-546 WARD TO SWOB (1995)
- 647-824 COLE TO GRACE BAPTIST
- 643-444
- 638-768 GRANGE TO TROY (1992 - EASEMENT)
- 395-582 GRACE BAPTIST CHURCH
- 388-650 TAYLOR TO WARD 1962
- 375-24 GRANGE TO COLE (1960)
- 358-94 (1958)
- 319-237 ZILE TO GRANGE (1954)
- 294-481 GANTZ TO BADER (1951)
- 226-273

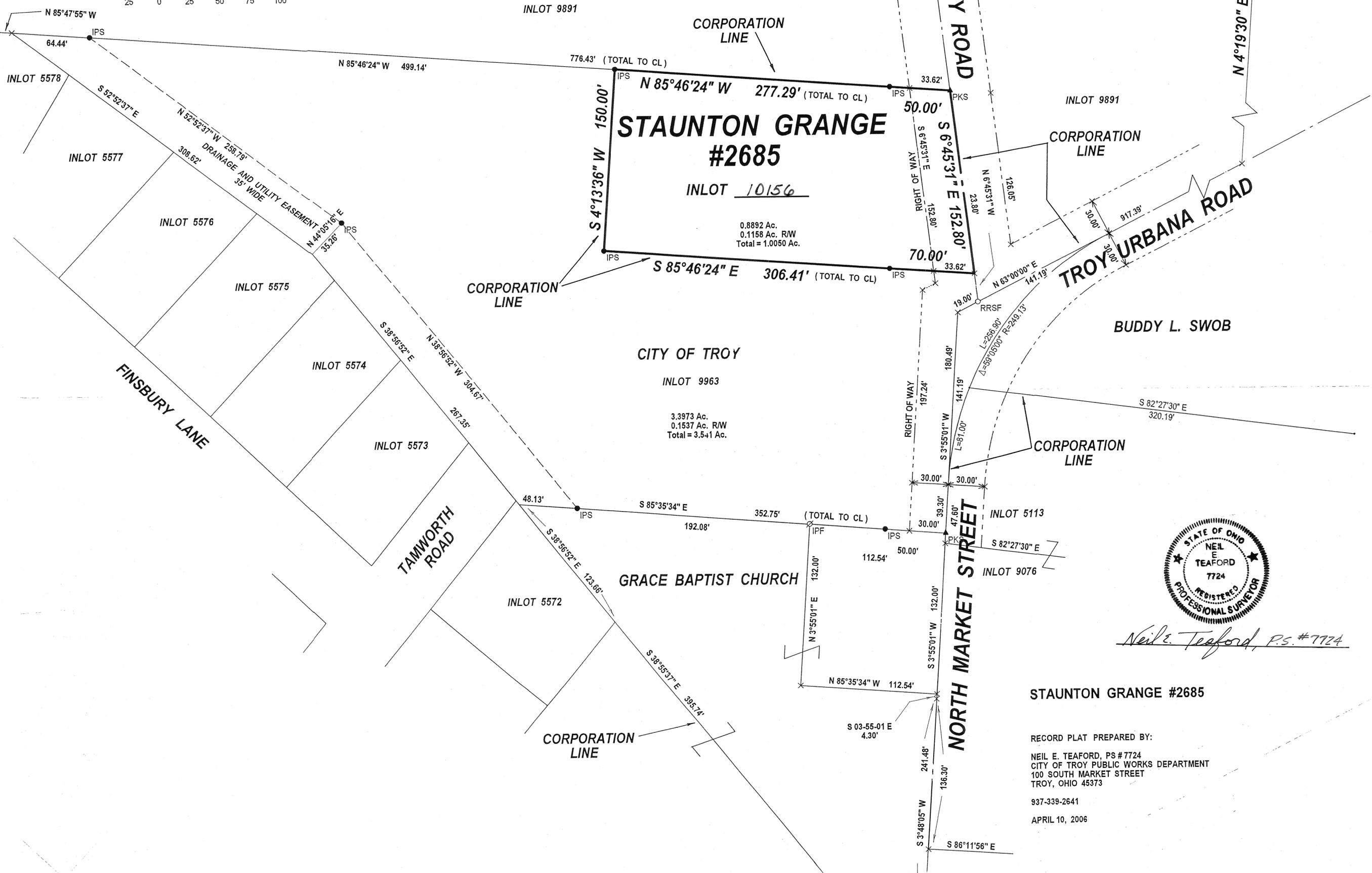
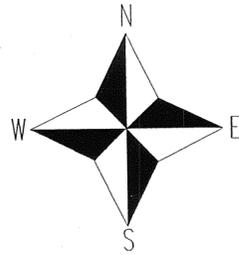
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- 11-196 (1957)

\* NUMBER PRIOR TO ANNEXATION INTO TROY

NOTE: PARCEL TO BE ANNEXED IS 1530 NORTH MARKET STREET, TROY OHIO - "STAUNTON GRANGE #2685" CONTAINING TOTAL OF 1.0050 ACRES.

# ANNEXATION OF 1.0050 ACRES TO THE CITY OF TROY, OHIO



NE CORNER  
NE QUARTER  
SECTION 18, T-1, R-10E

**STAUNTON GRANGE  
#2685**

INLOT 10156

0.8892 Ac.  
0.1158 Ac. R/W  
Total = 1.0050 Ac.

**CITY OF TROY**

INLOT 9963

3.3973 Ac.  
0.1537 Ac. R/W  
Total = 3.541 Ac.

**GRACE BAPTIST CHURCH**

INLOT 5572

INLOT 5113

INLOT 9076

**BUDDY L. SWOB**



*Neil E. Teaford, P.S. #7724*

**STAUNTON GRANGE #2685**

RECORD PLAT PREPARED BY:  
NEIL E. TEAFORD, PS #7724  
CITY OF TROY PUBLIC WORKS DEPARTMENT  
100 SOUTH MARKET STREET  
TROY, OHIO 45373  
937-339-2641  
APRIL 10, 2006