

RECORD PLAN PARKTOWNE SECTION SEVEN

SECTION 25, TOWN 2, RANGE 9, INLOT 17
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO
CONTAINS 5.7434 ACRES TOTAL
(4.4017 ACRES IN 21 BUILDING LOTS)
(0.8669 ACRES OF RIGHT OF WAY)
(0.4748 ACRES IN RESERVE AREA)
SCALE: 1" = 60' DATE: APRIL 2002

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 IN
THE PRESENCE OF:

OBERER DEVELOPMENT CO.

Kimberly Ayers
WITNESS AS TO 1 & 2

George R. Oberer, Sr.
GEORGE R. OBERER, SR. - PRESIDENT (1)

Irish L. Marsh
WITNESS AS TO 1 & 2

Dale P. Voisard
DALE P. VOISARD - SECRETARY (2)

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 28th DAY OF August, 2002,
BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME OBERER
DEVELOPMENT CO. BY GEORGE R. OBERER SR., ITS PRESIDENT, AND DALE P. VOISARD, ITS
SECRETARY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION
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.

Patricia L. Marsh 5/20/07
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:

SIGNED AND ACKNOWLEDGED IN
THE PRESENCE OF:

HUNTINGTON NATIONAL BANK
(AND/OR ITS SUCCESSORS & ASSIGNS)

Glenda Parrott
WITNESS AS TO 3

Martha Riedmatter
MARTHA RIEDMATTER,
VICE PRESIDENT (3)

Shirley W. Carlisle
WITNESS AS TO 3

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 4th DAY OF September, 2002,
BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME HUNTINGTON NATIONAL
BANK, BY MARTHA RIEDMATTER, ITS VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED
THE SIGNING OF THE WITHIN DEDICATION 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.

Glenda R. Parrott 8/1/05
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:

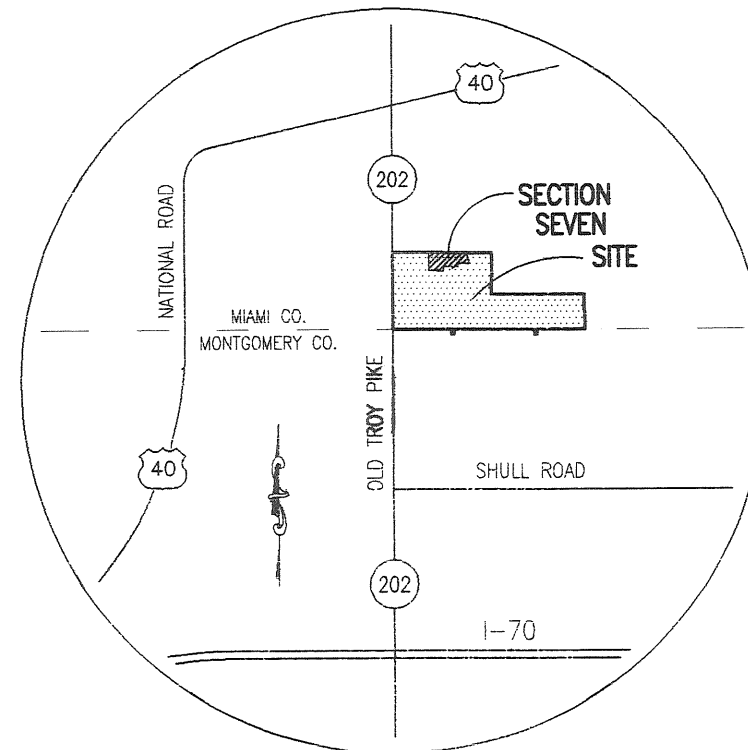
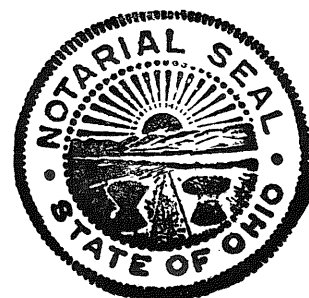
STATE OF OHIO, S.S.

GEORGE R. OBERER SR., 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, Sr.
GEORGE R. OBERER, SR.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARY SEAL ON THIS
DAY AND DATE.

Patricia L. Marsh 5/20/07
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:



VICINITY MAP
NTS

H.O.A. RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS OF THE PARKTOWNE OWNER'S ASSOCIATION, AS RECORDED IN
DEED BOOK 702, PAGE 724 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
PARKTOWNE SUBDIVISION. ACCORDINGLY, ALL LOTS MAY BE SUBJECT TO A STREET LIGHTING
ASSESSMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTS.

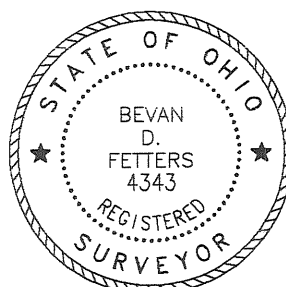
EASEMENTS

BIKEPATH EASEMENT. A SIX FOOT MAINTENANCE EASEMENT, TOGETHER WITH AN EIGHT FOOT
TEMPORARY CONSTRUCTION EASEMENT, THE CENTERLINE FOR BOTH OF WHICH IS THE CENTER OF THE
BIKEPATH, SHALL EXIST OVER ALL AREAS IN WHICH THE BIKE PATH LIES.

CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 5.7434 ACRES, BEING
PART OF A TRACT CONVEYED TO OBERER DEVELOPMENT CO. IN D.B. 696, P. 832 & P. 835
AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY.

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



NORTHMONT ENGINEERS

Bevan D. Fetter
BEVAN D. FETTER - REG. SURVEYOR - STATE OF OHIO # 4343

PREPARED BY:
NORTHMONT ENGINEERS

326 NORTH DIXIE DRIVE - VANDALIA, OHIO
PHONE: (937) 898-2021

DEVELOPER:
OBERER DEVELOPMENT COMPANY

4324 WEBSTER STREET - DAYTON, OHIO 45414
PH: (937) 278-0851 FX: (937) 278-6334

RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 20, PAGE 1

FILE No. 0347698

RECEIVED OCTOBER 7, 2002

AT 8:55 A.M. FEE \$43.20

John W. O'Brien
MIAMI COUNTY RECORDER
Rola M. McCoy
DEPUTY

AUDITOR

TRANSFERRED ON THE 7 DAY OF Oct., 2002

Chris A. Peoples
MIAMI COUNTY AUDITOR
Linda L. Lirummen
BY DEPUTY AUDITOR

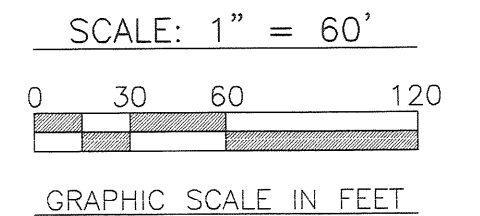
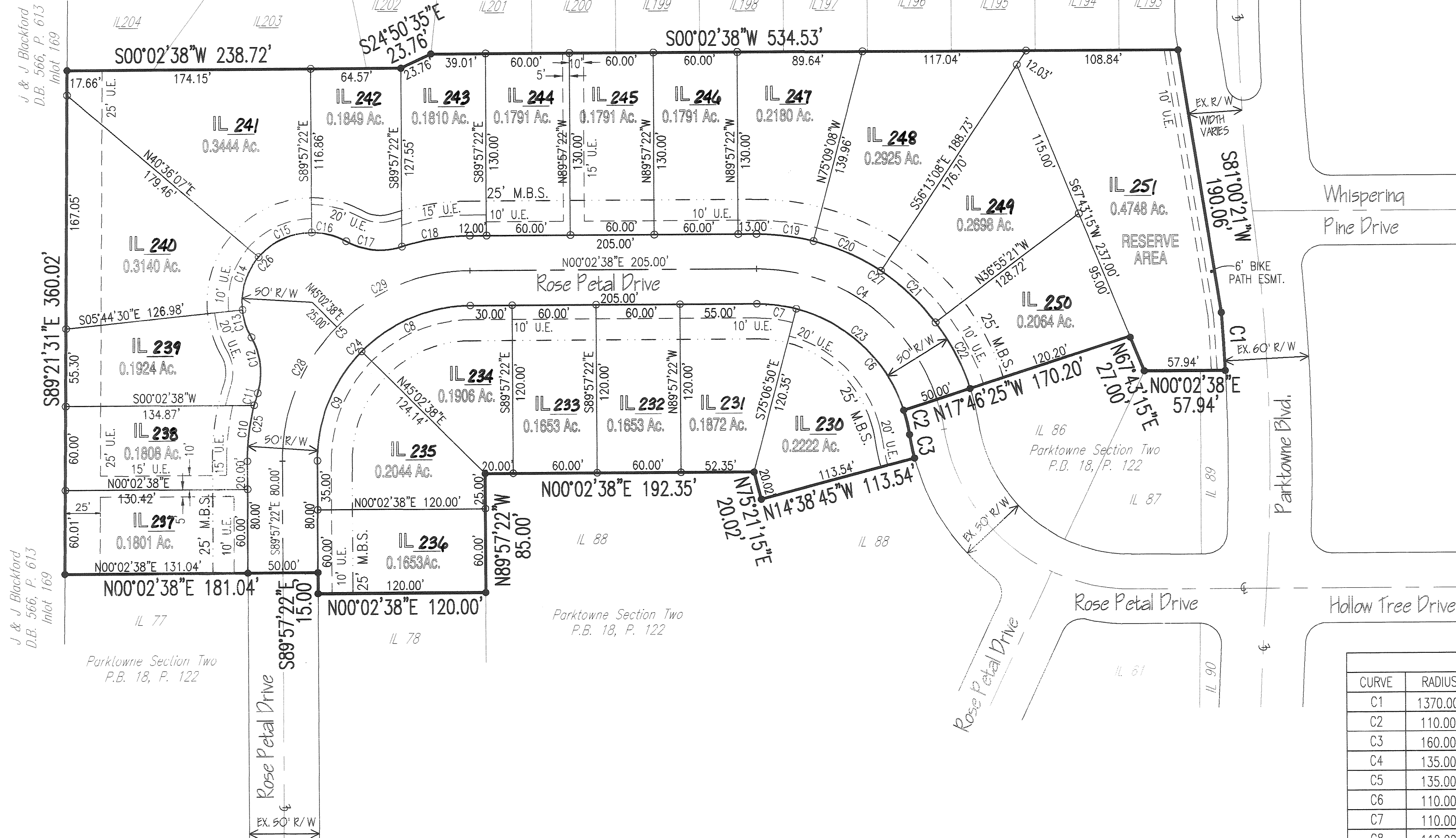
APPROVED:

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

ON May 14, 2002
J. P. Hall 9/24/02
CHAIR, HUBER HEIGHTS PLANNING COMMISSION DATE

Parktowne Section Six
P.B. 19, P. 130

Parktowne Section Six
P.B. 19, P. 130



RECORD PLAN PARKTOWNE SECTION SEVEN

SECTION 25, TOWN 2, RANGE 9, INLOT 17
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO
CONTAINS 5.7434 ACRES TOTAL
(4.4017 ACRES IN 21 BUILDING LOTS)
(0.8669 ACRES OF RIGHT OF WAY)
(0.4748 ACRES IN RESERVE AREA)
SCALE: 1" = 60' DATE: APRIL 2002

MONUMENT LEGEND

— DENOTES EX. 3/4" IRON PIN.

— DENOTES 3/4" IRON PIN TO BE SET

- 1.) BEARINGS BASIS: P.B. 18, P. 56.
- 2.) SIZE AND CONDITION OF MONUMENTS AS NOTED.
- 3.) OCCUPATION IN GENERAL MATCHES SURVEY.

NOTES

- 1.) 25' M.B.S. = 25' MINIMUM BUILDING SETBACK LINE.
- 2.) U.E. = UTILITY EASEMENT (SIZE AS NOTED).
- 3.) LOT LINES ARE THE CENTERLINE OF UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN.
- 4.) ALL LOTS ARE ZONED "PR" PER THE CITY OF HUBER HEIGHTS RESOLUTION ON 4-12-99.
- 5.) IL _____ IS A NON BUILDING, COMMON PROPERTY AS DESCRIBED IN THE DECLARATION OF COVENANTS AND IS NOT DEDICATED TO THE PUBLIC. OWNERSHIP AND MAINTENANCE OF THIS RESERVE AREA IS THE RESPONSIBILITY OF THE DECLARANT OR ITS SUCCESSORS OR ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C1	1370.00'	01°44'27"	41.63'	20.81'	S86°28'31"W~41.62'
C2	110.00'	09°17'52"	17.85'	8.94'	S76°52'31"W~17.83'
C3	160.00'	06°10'12"	17.23'	8.62'	S78°26'21"W~17.22'
C4	135.00'	72°10'57"	170.08'	98.41'	N36°08'07"E~159.05'
C5	135.00'	90°00'00"	212.06'	135.00'	N44°57'22"W~190.92'
C6	110.00'	66°38'17"	127.94'	72.31'	S48°12'19"W~120.85'
C7	110.00'	14°50'32"	28.50'	14.33'	S07°27'54"W~28.42'
C8	110.00'	45°00'00"	86.39'	45.56'	S22°27'22"E~84.19'
C9	110.00'	45°00'00"	86.39'	45.56'	S67°27'22"E~84.19'
C10	160.00'	14°28'39"	40.43'	20.32'	N82°43'02"W~40.32'
C11	160.00'	03°11'40"	8.92'	4.46'	N73°52'53"W~8.92'
C12	50.00'	47°16'04"	41.25'	21.88'	S84°04'55"W~40.09'
C13	50.00'	23°48'37"	20.78'	10.54'	S72°21'12"W~20.63'
C14	50.00'	46°20'37"	40.44'	21.40'	N72°34'11"W~39.35'
C15	50.00'	49°26'31"	43.15'	23.02'	N24°40'37"W~41.82'
C16	50.00'	29°35'45"	25.83'	13.21'	N14°50'31"E~25.54'
C17	50.00'	47°16'04"	41.25'	21.88'	N06°00'21"E~40.09'
C18	160.00'	17°40'19"	49.35'	24.87'	N08°47'31"W~49.15'
C19	160.00'	14°48'14"	41.34'	20.79'	N07°26'45"E~41.23'
C20	160.00'	18°56'00"	52.87'	26.68'	N24°18'52"E~52.63'
C21	160.00'	19°17'47"	53.89'	27.20'	N43°25'46"E~53.63'
C22	160.00'	19°08'57"	53.47'	26.99'	N62°39'06"E~53.23'
C23	110.00'	72°10'57"	138.58'	80.19'	N36°08'07"E~129.60'
C24	110.00'	90°00'00"	172.79'	110.00'	N44°57'22"W~155.56'
C25	160.00'	17°40'19"	49.35'	24.87'	S81°07'12"E~49.15'
C26	50.00'	149°11'31"	130.19'	181.47'	S44°57'21"E~96.41'
C27	160.00'	72°10'57"	201.57'	116.64'	S36°08'06"W~188.50'
C28	135.00'	45°00'00"	106.03'	55.92'	N67°27'22"W~103.32'
C29	135.00'	45°00'00"	106.03'	55.92'	N22°27'22"W~103.32'

Peter E. Jenkins
MAYOR

William F. Scher
PRESIDENT OF COUNCIL

Sam L. Sprague
CLERK OF COUNCIL

VOLUME 20 PAGE 2, 2A + 2B
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 9th
DAY OF October, 2008 AT 2:08 pm
FILE NO. 0348077 FEE \$14.80

John W. O'Brien
MIAMI COUNTY RECORDER
JOHN W. O'BRIEN
BY: Carol Pleiman
DEPUTY

SHEET 1 OF 3

PLAT MAP

PROPERTY: TROY LODGE LOYAL ORDER OF MOOSE #1044, 16 W. FRANKLIN ST.

DEDICATION: ALLEY SECTION BEING DEDICATED TO PUBLIC USE BY MOOSE. CONTAINS 431.63 FT². PT. OF IL 7128.

ALLEY SECTION TO BE VACATED & COMBINED WITH ADJACENT PROPERTIES OF FIRST UNITED CHURCH OF CHRIST. CONTAINS 114 S.F.

LOT LINES: N. LOT LINE IL 368, S. LINE CITY HALL, N. LOT LINE IL 360, S. LOT LINE IL 360, S. LOT LINE IL 361, S. LOT LINE IL 362.

EASEMENTS: PERMANENT 12' WIDTH EASEMENT FOR PUBLIC UTILITIES BEING DEDICATED HEREIN BY MOOSE. ELECTRIC EASEMENT - MOOSE TO CITY OF TROY O.H. LINES ONLY IN "TRIANGULAR" EASEMENT AREA 71.6' x 7.22'.

NOTES: NOTE: SEE NOTES ON REC. 18-140 & REFERENCES, PLUS REC. 18-140. ALLEY = 15' ALLEY = ORIG. LOT LINE SEE D.B. 19-347.

STATE OF OHIO: STEVEN DEAN LEFFEL, 6660, REGISTERED PROFESSIONAL SURVEYOR.

BEARING ASSUMED



APPROVED AND TRANSFERRED
THIS 8 DAY OF Oct. 2002.

Chris A. Peeples
MIAMI COUNTY AUDITOR
CHRIS A. PEEPLES

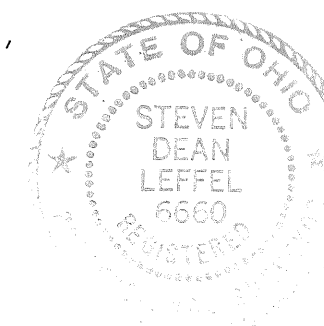
BY: Linda Linnerman
DEPUTY

PLAT REVIEWED AND APPROVED THIS
12TH DAY OF APRIL, 2000
BY THE TROY PLANNING COMMISSION.

Chairman
CHAIRMAN
Secretary
SECRETARY

PLAT FOR TROY PUBLIC WORKS
FOR CITY HALL IMPROVEMENTS.

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660



DEDICATION OF ALLEY SEGMENT FROM IL 7128;
DEDICATION OF UTILITY EASEMENT OVER IL 7128;
PARTIAL ALLEY VACATION ADJACENT TO IL 362
& PART IL 368 IN TROY, MIAMI CO., OHIO

CONSENT TO ALLEY SEGMENTS' VACATION AND EASEMENT
DEDICATION BY TROY LODGE LOYAL ORDER OF MOOSE #1044

TROY CITY HALL RENOVATIONS, ALLEY ALTERATIONS, AND UTILITY IMPROVEMENTS

The City of Troy hereby proposes a partial vacation of the 15' wide, public alley between South Cherry Street and South Market Street, running from West Franklin Street to West Canal Street. Such vacation of public right-of-way being shown on the attached record plat copy prepared by Public Works Director Steven D. Leffel, for purposes of vacating a 5' wide by 70' long segment of the northeastern section of the alley, adjacent to Inlot 71; that includes a 30.66' long taper to meet the southwesternmost corner of the City Hall tract, tapering from 5' to 0' to meet at such corner. *Including Church's partial vacation request 1.5'x76'. J.L.V. MJB*
Renovations also require the relocation of certain utilities now located in the alley, and the addition of new utilities to better service the owners of property on this block.

The City of Troy will bear the costs of improvements associated with, or necessitated by the renovations of City Hall, and the improvements to its facilities. There will be no expense to the other property owners on this block.

All surface areas disturbed during any construction work associated with the above project will be restored to match the existing conditions found at the time of the work, as nearly as reasonably possible.

The dedication of a new 12' wide, permanent utility easement along the western side of this public alley is requested from the "Moose Lodge".

DESCRIPTION OF NEW 12' WIDE UTILITY EASEMENT FOR PUBLIC PURPOSES:

A new, permanent utility easement for the installation, inspection, repair, maintenance, replacement of public utilities, and operation of public utilities within and under the following described location, is requested by the City of the Lodge: Being a 12' wide, permanent easement located adjacent to and on the western side of the public alley running from West Franklin Street to West Canal Street, such alley being located in the middle of the block between South Market Street and South Cherry Street, with such 12' wide easement being located over a part of Inlot 7328 as owned by the Troy Lodge Loyal Order of Moose #1044. Also reference the attached copy of the record plat prepared for the partial vacation of the northeasternmost section of the alley. Use as now made of the surface, ie: parking and sidewalk, ramps, etc. shall be able to continue after improvements are made.

TEMPORARY WORK PERMIT/CONSTRUCTION EASEMENT:

During the upcoming DP&L electric line relocation scheduled to start the week of March 27, 2000, and subsequent installation of new gas, storm, water or other lines, facilities or appurtenances, the Grantor (ie: the "Moose Lodge" via its duly authorized officers) hereby agrees to permit the reasonable use of additional, adjacent grounds along the alley, and new 12' permanent easement for temporary purposes and as reasonably needed during the installation of such utilities and the making of improvements. This temporary permission will automatically expire upon the completion of the City Hall renovations project. Surface restoration of any such used areas will be as described above for the permanent easement areas.

2

THE "MOOSE LODGE" OFFICERS ALSO AGREE TO BECOME A PARTY TO THE REPLATTING PROCESS OF ALL THE PROPERTIES ON THE BLOCK ON WHICH THEIR SITE IS LOCATED TO CORRECT MISSING OR INCORRECT DATA, DIMENSIONS, OR LOCATIONS OF CORNERS TO IMPROVE AND CORRECT THE BOUNDARIES FOR THE BENEFIT OF ALL PROPERTIES LOCATED ON THE BLOCK. The expense of such boundary surveying work, plats, other documents shall be borne by the City.

APPROVALS:

We the undersigned officers of the Troy Lodge Loyal Order of Moose #1044 hereby agree to the above commitments on behalf of the Lodge, in exchange for the commitments made herein and through other improved utilities, alley pavement and drainage improvements to be made by the City.

SIGNED BY:

Marvin J. Buchner
Officer

Francis L. Vore
Officer

J.R. Gov.
Title

Treasurer
Title

Mark F. Livengood
MARK F. LIVENGOOD - WITNESS

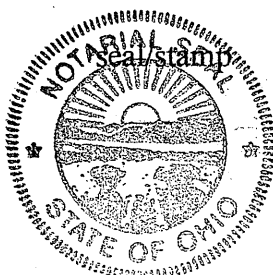
Steven D. Leffel
Steven D. Leffel
Witness

STATE OF OHIO, COUNTY OF MIAMI, ss:
Before me, a Notary Public in and for said State and County, have appeared the above individuals on this 24TH day of MARCH, 2000, and who have acknowledged their signing of this instrument to be their free act and deed, on behalf of Lodge #1044, and that they are authorized to sign on behalf of the Lodge.

Steven D. Leffel
Notary Public

STEVEN D. LEFFEL, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 25, 2003

12-25-2003



ON BEHALF OF THE CITY OF TROY:

I hereby commit to the conditions described herein as they are related to and associated with the improvements known as the "CITY HALL RENOVATIONS - PHASE 2" project to add onto and renovate the existing City Hall, on behalf of the City of Troy.

Steven D. Leffel
Steven D. Leffel
Troy Public Works Director

3/24/2000
Date

NOTE: Copies of the signed agreement will be provided to the Lodge Administrator for retention in Lodge records.

FILE: MOOSE EASEMENT AND CONSENT TO ALLEY VACATION - UPDATED 3-21-2000

PETITION TO VACATE PART OF DEEDED PUBLIC
ALLEY ALONG FIRST UNITED CHURCH OF CHRIST

PETITION REQUESTING PARTIAL VACATION OF EXISTING ALLEY RIGHT-OF-WAY ADJACENT TO THE FIRST UNITED CHURCH OF CHRIST

We the undersigned, being authorized to sign for such matters on the Church's behalf, hereby request of Troy City Council a partial vacation of the existing alley right-of-way adjacent to the rear (or west side) of our Church located at 120 South Market Street. This alley runs from Canal Street to Franklin Street, roughly parallel to South Market Street. The area requested for vacation is a strip 1.5 feet wide and 76 feet long adjacent to Inlot 362, and part of Inlot 368 owned by the Church. The cause for such request is the existing encroachment of part of the original Church building and chimney into the alley itself. We understand that this request may help expedite the legal steps of the right-of-way vacation process time-wise. Thank you.

Derrick O. Bendickson
Signed

Signed

Derrick O. Bendickson
Printed

Printed

4/4/00
Date

Date

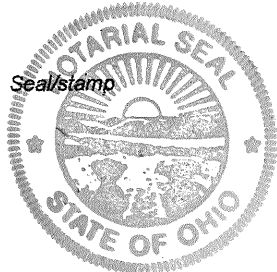
Chairman of Board of Stewards
Title

Title

CERTIFICATION OF AUTHENTICITY OF APPROVAL FORMS

STATE OF OHIO, County of Miami, ss:
Before me, a Notary Public in and for said State and County, appeared Steven D. Leffel, Troy Public Works Director, who obtained the original signatures of the parties shown hereon indicating their approvals of the vacation and dedication actions on behalf of Lodge #1044 and the First United Church of Christ. I have seen the original forms from which the data on this page was reproduced, and hereby certify that the data hereon is an accurate reproduction of the originals.

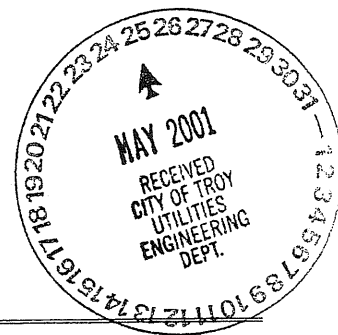
Rena L. Numerlock
Notary Public
9/24/06
My Commission Expires



**DEDICATION OF ALLEY SEGMENT FROM IL 7128; DEDICATION OF UTILITY
EASEMENT OVER IL 7128; PARTIAL ALLEY VACATION ADJACENT TO IL362 AND
PART IL 368 IN TROY, MIAMI COUNTY, OHIO**

**CONSENT TO OVERHEAD ELECTRIC EASEMENT
BY MOOSE LODGE TO CITY OF TROY**

**OVERHEAD ELECTRIC EASEMENT TO BE 10' WIDE CENTERED
ON DP&L POWER POLES AT CANAL STREET WEST OF ALLEY
AND ON EAST SIDE OF PUBLIC ALLEY NEAR CHURCH'S N.W.
PROPERTY CORNER**



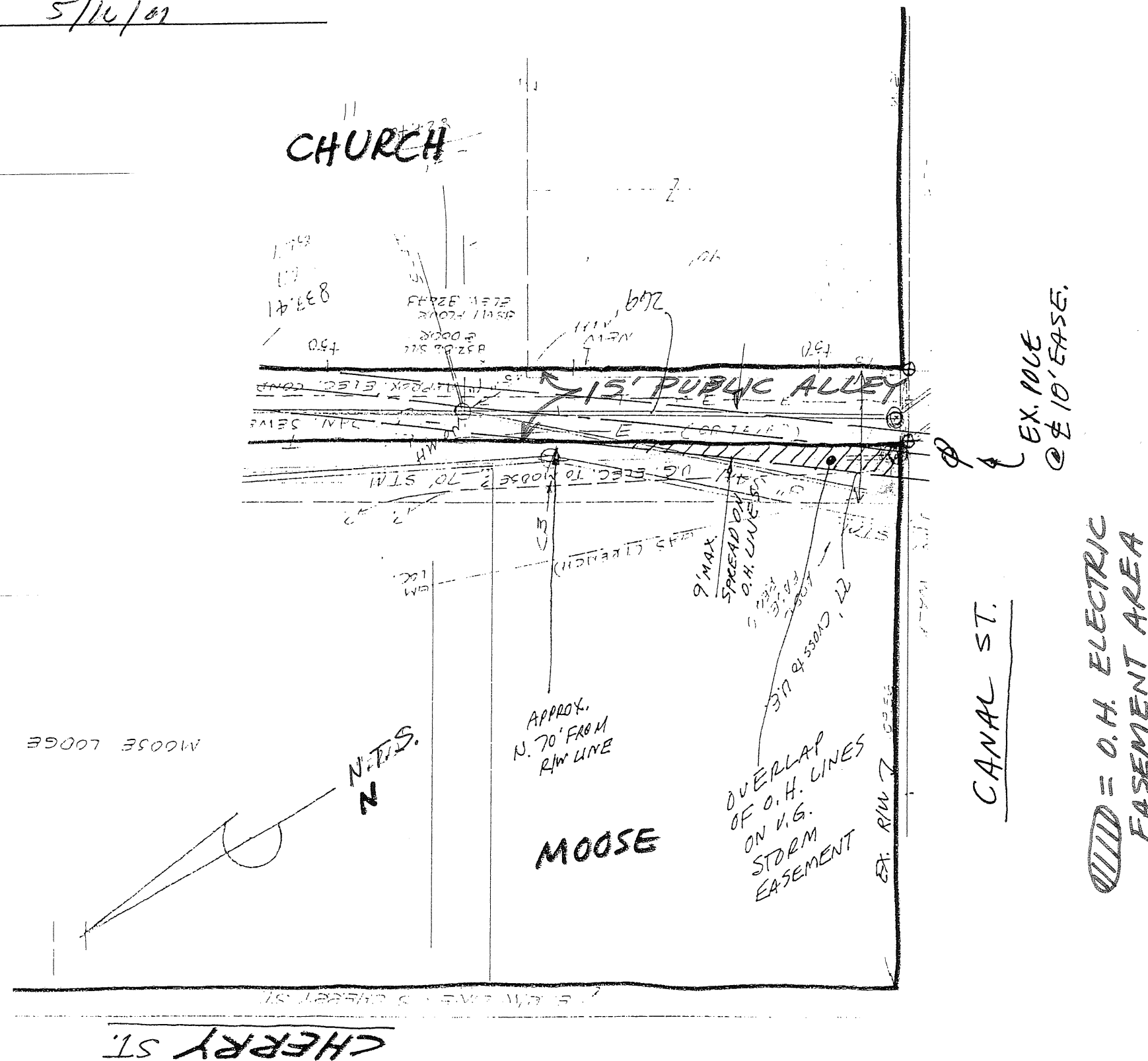
AUTHORIZATION

We, the undersigned officers of the Troy Lodge Loyal Order of Moose #1044, hereby concur with the overhead electric easement described herein and shown on the attached sketch, and authorize the City to proceed with work and the formal easement or plat documents as may be required.

[Signature]
Title: Administrator

[Signature]
Title: Governor

Date: 5/16/01



**CONSENT TO DEDICATE ADDITIONAL ALLEY RIGHT-OF-WAY
ALONG THE EASTERN SIDE OF INLOT 7128**

We the undersigned officers of the Troy Lodge Loyal Order of Moose #1044 hereby consent to the dedication of additional alley right-of-way along the western side of the deeded alley as shown on this plat, and containing some 431.65 square feet in area.

Signed by:

[Signature]
Officer

Administrator
Title

David Compton
Name Printed

Tony Vanchure
Officer

Governor
Title

Tony VANCHURE
Name Printed

Witnessed by:

[Signature]
Signed

STEVEN D. LEFFEL
Printed

N/A
Signed

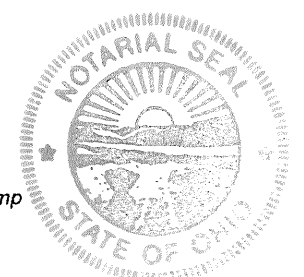
N/A
Printed

STATE OF OHIO, County of Miami, ss:
Before me, a Notary Public in and for said State and County, have appeared the above individuals on this 3RD day of OCTOBER, 2002, and who have acknowledged their signing of this instrument to be their free act and deed, on behalf of Lodge #1044, and that they are authorized to sign on behalf of the Lodge.

[Signature]
Notary Public

12-25-03
My Commission Expires

STEVEN D. LEFFEL, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 25, 2003



TROY
CORPORATION

S.W.
SECTION

7128, 71, 360, 361, 362, 367, 368
INLOTS

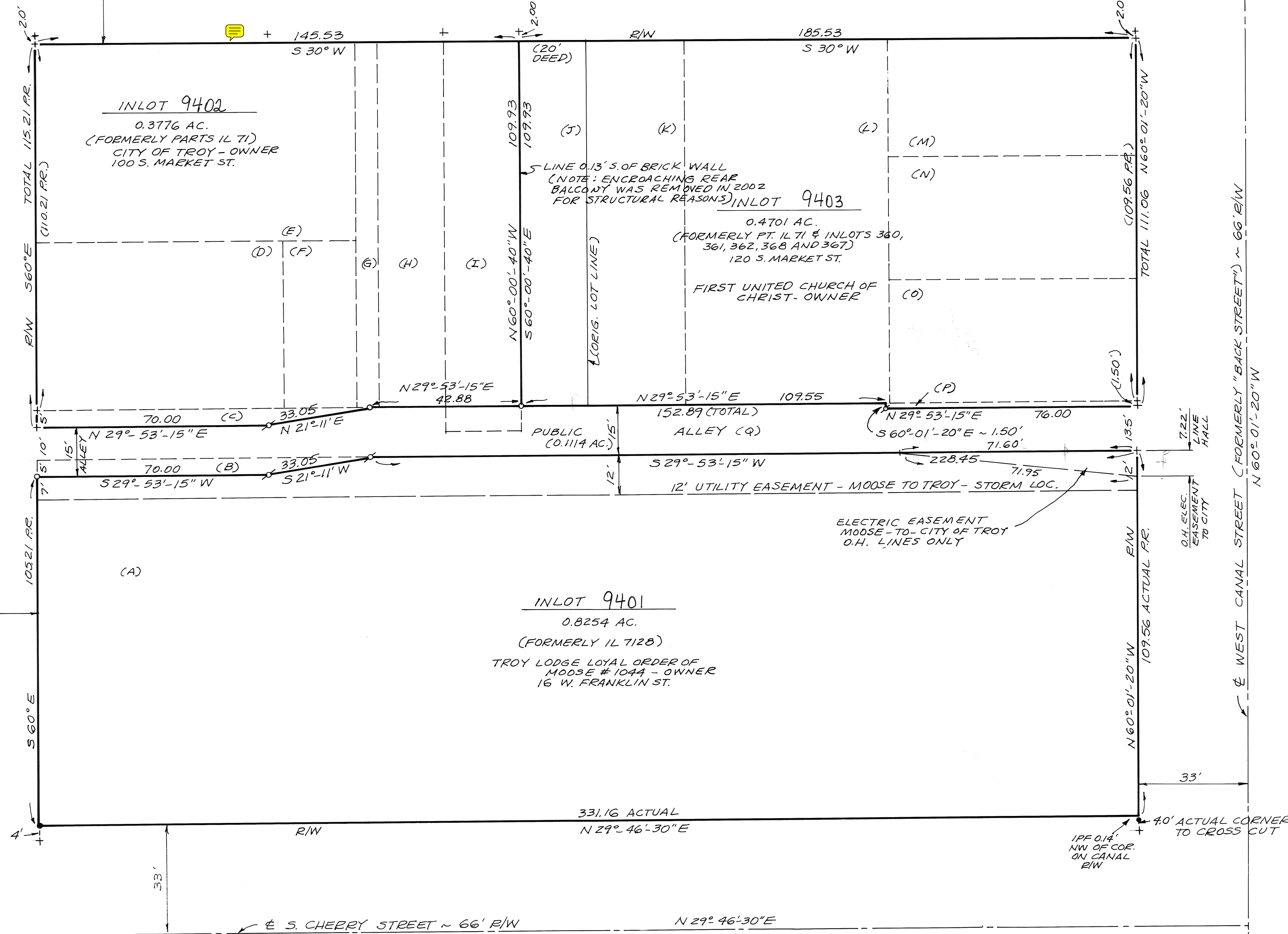
REPLAT OF "CITY HALL BLOCK"

VOLUME 20 PAGE 3, 3A

MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 9th
DAY OF October, 2002 AT 2:40 PM
FILE NO. 0348079 FEE \$43.20

John W. O'Brien
MIAMI COUNTY RECORDER
JOHN W. O'BRIEN
BY: Carol Fleiman
DEPUTY

SHEET 1 OF 2.



CONSENT TO REPLAT

We, the undersigned, representing the three property owners of the various tracts located on the block formed by South Market Street, West Canal Street, South Cherry Street and West Franklin Street in Troy, Miami County, Ohio, do hereby consent to this replat. Such replatting will result in the assignment of new Inlot numbers to each aggregate property; it will simplify the descriptions of each of our properties; it will provide new and accurate dimensions, correcting deeds or surveys found to be inaccurate; and it will establish the present configuration of the public alley through this block. We also hereby confirm that we are authorized to sign for such matters relating to each of our respective properties.

TROY LODGE LOYAL ORDER OF MOOSE #1044
Owner of Part of Inlot 7128

Representatives:

David Compton
Signed

Administrator
Printed

Tony Vanchure
Signed

Tony VANCHURE
Printed

GOVERNOR
Printed

GOVERNOR
Title of Officer

STATE OF OHIO, COUNTY OF MIAMI, ss:

Before me, a Notary Public in and for said State and County, has appeared the above named individuals on this 3RD day of OCTOBER, 2002, and who have acknowledged their signing of this instrument to be their free act and deed, on behalf of the Lodge, and that they are authorized to sign on behalf of the property owner in such matters.

Steven D. Leffel
Notary Public

12-25-03
My Commission Expires

Witnesses:

Steven D. Leffel
Signed

STEVEN D. LEFFEL
Printed

N/A
Signed

N/A
Printed

N/A
Printed

N/A
Printed

N/A
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Printed

**TRACT DATA – REFER TO PARCELS
LETTERED ON PAGE 1 OF 2 MAP:**

- (A) D08-058870 = SITE OF (c. 1984) TROY LODGE LOYAL ORDER OF MOOSE #1044 – PART OF IL 7128 – SEE REC. 14-25 (NOTE DIMENSION ERROR ON CANAL STREET FRONTAGE)
- (B) NO PARCEL I.D. NO. = R/W DEDICATED BY MOOSE TO PUBLIC USE – SEE REC. _____ (2002) – COMBINE WITH TRACT (Q) REMAINDER, SEE NOTE BELOW

TRACTS (C) THROUGH (G) BELOW ARE PARTS OF D08-250080 (PT IL 71 + 5' OF ALLEY VACATED) AS OWNED BY THE CITY OF TROY, OHIO, A MUNICIPALITY:

- (C) R/W VACATED AS SHOWN ON REC. 18-140 IN 2000 & COMBINED WITH PT OF IL 71
- (D) PT OF IL 71 – D.B. 55-542 (1875)
- (E) PT OF IL 71 – D.B. 55-494 (1875)
- (F) PT OF IL 71 – D.B. _____ (____)
- (G) PT OF IL 71 – D.B. 72-235 (1883)

TRACTS (H) AND (I) ACQUIRED BY THE CITY OF TROY, OHIO FROM SHANESY – D.B. 725-74 (2002):

- (H) D08-002180 – PT IL 71
- (I) D08-002190 – PT IL 71

TRACTS (J) AND (K) ARE PARTS OF D08-002210 – OWNED BY THE FIRST UNITED CHURCH OF CHRIST = S. 20' OF PT IL 71, PLUS IL 367 – D.B. 579-439 (1985)

TRACTS (L) THROUGH (P) ARE PARTS OF D08-250490:

(L), (M), (N) & (O) – OWNED BY THE FIRST UNITED CHURCH OF CHRIST – IL 368, 360, 361, 362 – D.B. 437-363 (1967) – PLUS TRACT (P) = R/W VACATED BY REC. _____ (2002)

- (Q) DEEDED (1839) PUBLIC ALLEY – D.B. 19-347 "AS A PUBLIC HIGHWAY" – DEED RECORDED IN 1841 – COMBINE TRACT (B) WITH REMAINING (Q) (AFTER 2 SEGMENTS ARE VACATED), SEE NOTE ABOVE

APPROVED AND TRANSFERRED
THIS 8 DAY OF Oct. 2002

Chris A. Peoples
MIAMI COUNTY AUDITOR
CHRIS A. PEOPLES

BY: Linda Linnerman
DEPUTY

FIRST UNITED CHURCH OF CHRIST

Owner of Inlots 360, 361, 362, 368, Part of the vacated alley, and 20' off the south end of Inlot 71

Representative:

Lee J. Marts
Signed

Lee J. Marts
Printed

MODERATOR
Title

Witnesses:

N/A
Signed

N/A
Printed

N/A
Signed

N/A
Printed

STATE OF OHIO, COUNTY OF MIAMI, ss:

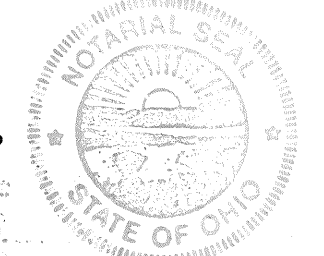
Before me, a Notary Public in and for said State and County, has appeared the above individual on this 4TH day of OCTOBER, 2002, and who have acknowledged their signing of this instrument to be their free act and deed, on behalf of the First United Church of Christ, and that he is authorized to sign on behalf of the property owner in such matters.

Steven D. Leffel
Notary Public

12-25-03
My Commission Expires

Seal/Stamp

STEVEN D. LEFFEL, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 25, 2003



CITY OF TROY, OHIO, a municipal corporation

Owner of 6 parcels of Inlot 71, being 145.53 frontage along South Market Street and a part of the vacated alley.

Signed by:

David E. Anderson
David E. Anderson

Director of Public Service
And Safety

Witnesses:

Steven D. Leffel
Signed

STEVEN D. LEFFEL
Printed

N/A
Signed

N/A
Printed

STATE OF OHIO, COUNTY OF MIAMI, ss:

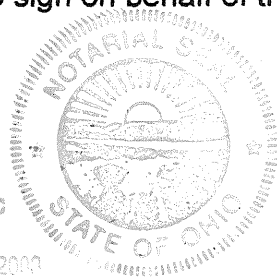
Before me, a Notary Public in and for said State and County, has appeared the above David E. Anderson on this 4TH day of OCTOBER, 2002, and who has acknowledged his signing of this instrument to be his free act and deed, on behalf of the City of Troy, Ohio, and that he is authorized to sign on behalf of the property owner in such matters.

Steven D. Leffel
Notary Public

12-25-03
My Commission Expires

Seal/Stamp

STEVEN D. LEFFEL, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 25, 2003



PLAT FOR REPLAT OF BLOCK CONTAINING "CITY HALL", "MOOSE LODGE" & "CHRISTIAN CHURCH" AFTER CHANGES TO ALLEY & TO RESOLVE PROBLEMS WITH LOT OR DEED DIMENSIONS.

Steven D. Leffel
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660

3/4/2000
REV. TO 9/11/2002.

Sycamore Woods Section Five

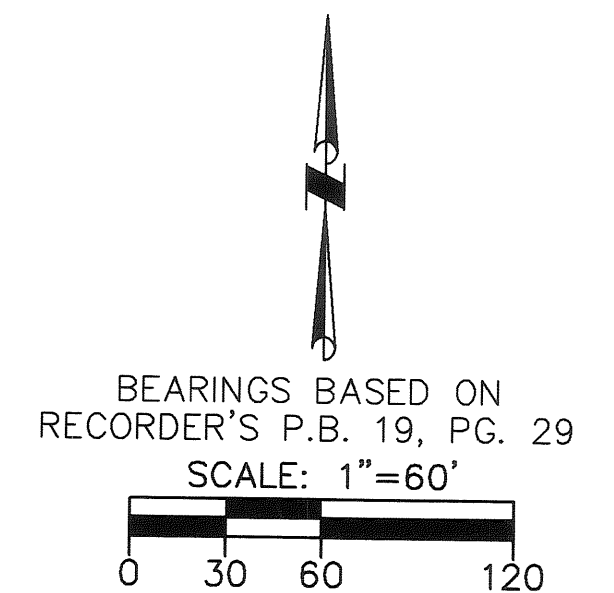
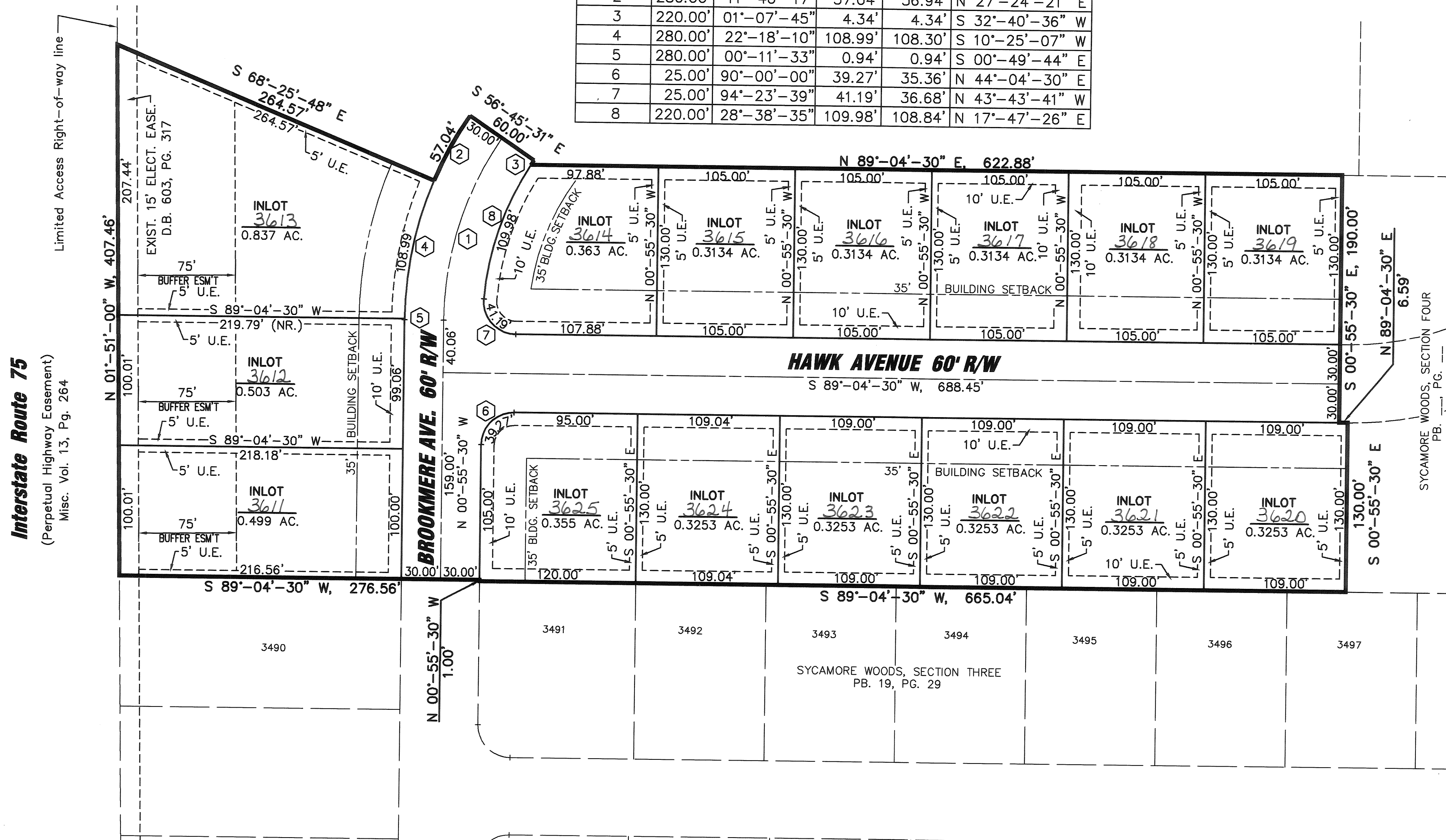
Part Lot 2245, P.B. 14, PG. 89
Sec. 27, Town 4N, Range 6E
City of Tipp City, Miami County, Ohio

TRANSFERRED THIS 10 DAY OF Oct., 2002
Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Linnerman
DEPUTY AUDITOR

PLAT BOOK 20, PAGE 5 + 5A.
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 10th DAY
OF October, 2002, AT 2:50 PM.
FILE No. 0348248 FEE: \$ 432.00
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
Carol Fleiman
DEPUTY

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	250.00'	34°-09'-59"	149.08'	146.88'	N 16°-09'-29" E
2	280.00'	11°-40'-17"	57.04'	56.94'	N 27°-24'-21" E
3	220.00'	01°-07'-45"	4.34'	4.34'	S 32°-40'-36" W
4	280.00'	22°-18'-10"	108.99'	108.30'	S 10°-25'-07" W
5	280.00'	00°-11'-33"	0.94'	0.94'	S 00°-49'-44" E
6	25.00'	90°-00'-00"	39.27'	35.36'	N 44°-04'-30" E
7	25.00'	94°-23'-39"	41.19'	36.68'	N 43°-43'-41" W
8	220.00'	28°-38'-35"	109.98'	108.84'	N 17°-47'-26" E



LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE
(SEE NOTE BELOW)
- (NR.) NONRADIAL LINE

AREA SUMMARY

15 BUILDING LOTS	5.751 AC.
DEDICATED STREET R/W	1.393 AC.
TOTAL	7.144 AC.

NOTES:

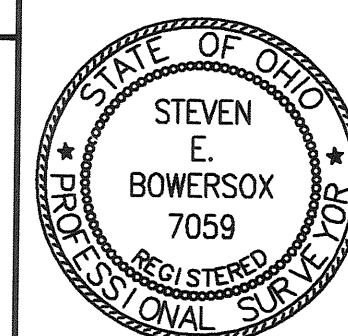
1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.

BEING A SUBDIVISION 7.144 ACRES AND BEING A PART OF INLOT 2245 OWNED BY HAWK CONSTRUCTION, INC. RECORDED IN DEED BOOK 710, PAGE 800.

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

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

7-01-2002
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: 07-01-02	drawn by: seb	job number: MiaTci0204fin
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SHEET 1 OF 2

PROTECTIVE COVENANTS & 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 residential 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.
2. The floor areas of each dwelling structure, exclusive of open porches, garages, car ports, or patios, shall not be less than 1800 square feet for a one-story plan, not less than 2200 square feet total 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 pool 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 and a minimum total side yard sum of 25 feet. All residential structures shall have a 40-foot minimum rear yard. All of the above requirements are as defined and specified by Tipp City Subdivision and 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 hedge 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, 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 adhere to the approved construction plans and shall be shown on a plot plan and approved by the developer prior to the commencement of construction. All house plans including exterior elevations shall be reviewed and approved by the developer before 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 on 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 or 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. Hawk Construction, Inc. and RL Hawk LLC shall be exempt 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 households 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 within twelve (12) months from commencement of construction.
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 residential structure.
18. 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, 2015, at which time 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.

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 this or any other section of Sycamore Woods Subdivision.
21. Owners of lots on the west boundary of Sycamore Woods Subdivision will be responsible for maintenance, upkeep, and proper appearance of the mounding installed by developer bordering I-75 (Shown within a buffer easement), the mound shall not be removed and/or altered.
- 22 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 City of Tipp City or by express provisions in said conveyances.
23. 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 or over the curb or driveway apron.
24. The subdivider shall require that all lawn areas within the public right-of-ways shall be sodded, prior to the issuance of a Certificate of Occupancy for any house. This provision shall be incorporated into all sale agreements.

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.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Maulyn A. Jannell
WITNESS

Kimberly D. Patterson
WITNESS

OWNER: HAWK CONSTRUCTION, INC.

BY: Roger Hawk
ROGER HAWK
PRESIDENT

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17th DAY OF July, 2002 BY HAWK CONSTRUCTION, INC. BY ROGER HAWK, PRESIDENT, AS OWNER.

John J. Shalinski
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 29, 2004



PLAT BOOK 20, PAGE 5A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 18th DAY OF
October 2002 AT 2:50 pm
FILE NUMBER 0348249, FEE 43.20

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

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Frank W. Wagner II
WITNESS

C. Russell Badgett
WITNESS

LIENHOLDER: THE FIFTH THIRD BANK
OF WESTERN OHIO, N.A.

BY: Frank W. Wagner II
FRANK W. WAGNER, II
VICE PRESIDENT

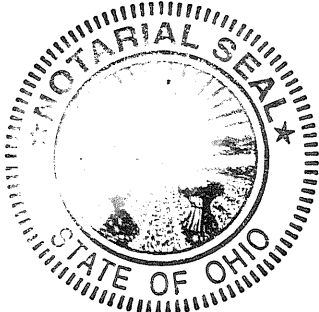
BY: C. Russell Badgett
C. RUSSELL BADGETT
VICE PRESIDENT

STATE OF OHIO – COUNTY OF MIAMI S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, II, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, N.A., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGE THEIR SIGNATURE ON SUCH INSTRUMENT AS SUCH OFFICERS 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 OFFICERS 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 15th DAY OF July, 2002.

David S. Stollings
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 10, 2003



APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 9th DAY OF July, 2002, THIS PLAT WAS REVIEWED AND APPROVED.

William D. Zaleski
CHAIRMAN

Maulyn Jannell
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 19th DAY OF August, 2002.

Douglas H. Ocho
PRESIDENT OF COUNCIL

Misty Cox
CLERK OF COUNCIL



Sycamore Woods
Section Five

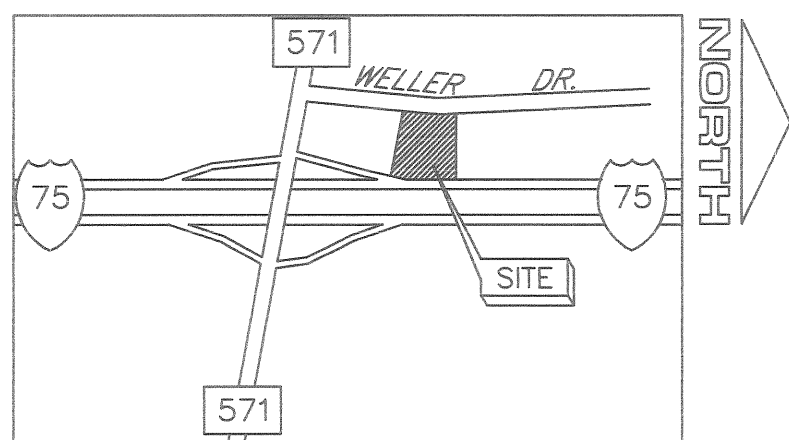
Part Lot 2245, P.B. 14, PG. 89
Sec. 27, Town 4N, Range 6E
City of Tipp City, Miami County, Ohio

SHEET 2 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: 07-01-02	drawn by: seb	job number: MiaTci0121
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VICINITY MAP
N.T.S.

TIPP CITY INTERSTATE PARK

REPLAT OF INLOT #3607

SECTION 22, TOWN 4, RANGE 6E

CITY OF TIPP CITY

MIAMI COUNTY, OHIO

BEING A REPLAT OF 1.880 ACRES OF LAND, KNOWN AS INLOT 3607

ACQUIRED BY BEF REIT, INC. BY ~~PLAT~~ FILED IN MIAMI COUNTY

RECORDER'S RECORD BOOK OF PLATS BOOK 19, PAGE 143

* DEED VOLUME 731 PAGE 019
MIAMI COUNTY DEED RECORDS
AND

PLAT BOOK 20 PAGE 6

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 10th DAY OF
October, 2002 AT 3:01 PM

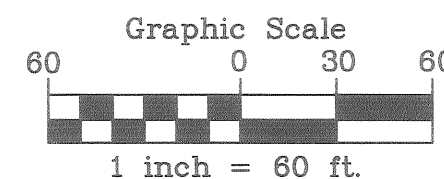
FILE# 0348254 FEE \$21.60

John W. O'Brien

JOHN O'BRIEN, MIAMI COUNTY RECORDER

Carol Plummer

BY DEPUTY



DEDICATION:

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

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, 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 MAINTAINED AS SUCH FOREVER.

Signed and Acknowledged in the presence of:

Delores J. Kish
WITNESS

Pamela E. Schaffner
WITNESS

OWNER: BEF REIT, INC.

Teresa A. Ehmman
TERESA A. EHMANN
ASST. SECRETARY

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY APPEARED, TERESA A. EHMANN, FOR BEF REIT, INC., AS OWNER, 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 Columbus, OHIO, THIS 26th DAY OF Sept., 2002.

Pamela E. Schaffner
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-25-07

APPROVALS:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 8th DAY OF October, 2002 THIS PLAT WAS REVIEWED AND APPROVED.

Michael A. Zupke
CHAIRMAN

Maulyn A. Fennell
SECRETARY

APPROVED AND TRANSFERRED THIS 10 DAY OF Oct., 2002.

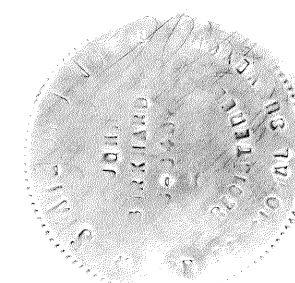
Chris G. Peoples
MIAMI COUNTY AUDITOR

Linda J. Jiruman
DEPUTY AUDITOR

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVED DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL CORNERS, P.C. AND P.T. POINTS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR THE STATE OF OHIO FOR BOUNDARY SURVEYS.

BY: John T. Burkhardt
JOHN T. BURKHARDT, REGISTERED
SURVEYOR #6487



LEGEND

INDICATES 5/8" IRON PIN FOUND

PROTECTIVE COVENANTS AND RESTRICTIONS:

- 1.) THE USE OF ANY PORTION OF ANY LOT IN TIPP CITY INTERSTATE PARK SHALL AT ALL TIMES CONFORM WITH THE APPLICABLE ZONING ORDINANCES OF THE CITY OF TIPP CITY.
- 2.) ALL OF THE LOTS IN TIPP CITY INTERSTATE PARK AND THE IMPROVEMENTS THEREON OR ADJACENT THERETO SHALL BE SUBJECT TO AND IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TIPP CITY.
- 3.) NO PORTION OF ANY LOT SHALL BE USED FOR THE SALE, SERVICE, REFUELING, REPAIRING, MAINTAINING OR WASHING OF TRUCKS LONGER THAN TWENTY EIGHT FEET OR ANY ARTICULATING TRUCK. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THIS PROVISION SHALL NOT IN ANY WAY HAMPER THE SALE OR SERVICE OF TRUCKS OF LESS THAN TWENTY EIGHT FEET IN LENGTH.
- 4.) LANDSCAPING ON ALL LOTS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO AN INDIVIDUAL PLAN FOR EACH LOT THAT SHALL BE APPROVED BY THE PLANNING BOARD OF THE CITY OF TIPP CITY.
- 5.) INVENTORIES OF MERCHANDISE OR SUPPLIES MAY NOT BE MAINTAINED OUT OF DOORS, EXCEPT IN DESIGNATED AREAS APPROVED BY THE PLANNING COMMISSION OF TIPP CITY, EXCEPT FOR VEHICLES.
- 6.) THESE PROVISIONS MAY NOT BE ALTERED WITHOUT THE APPROVAL OF THE PLANNING BOARD OF THE CITY OF TIPP CITY.
- 7.) ALL SITE PLANS FOR DEVELOPMENT ON INDIVIDUAL LOTS MUST BE SUBMITTED TO TIPP CITY PLAN BOARD FOR REVIEW.
- 8.) STORMWATER DETENTION BASIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHOSE LOT THE DETENTION BASIN IS LOCATED.
- 9.) DRAINAGEWAYS AND DETENTION BASINS SHALL BE KEPT FREE OF DEBRIS, FILL MATERIAL, STRUCTURES OR ANY OTHER PHYSICAL OBJECTS WHICH MAY OBSTRUCT THE NATURAL FLOW OR STORAGE OF STORMWATER.
- 10.) FUTURE DRAINAGE CALCULATIONS BY INDIVIDUAL LOT OWNERS MUST USE AN EXISTING CURVE NUMBER OF 79 WHICH CORRESPONDS TO LAWNS IN AVERAGE CONDITION.(USE SCS TR-55 METHOD FOR CALCULATIONS)

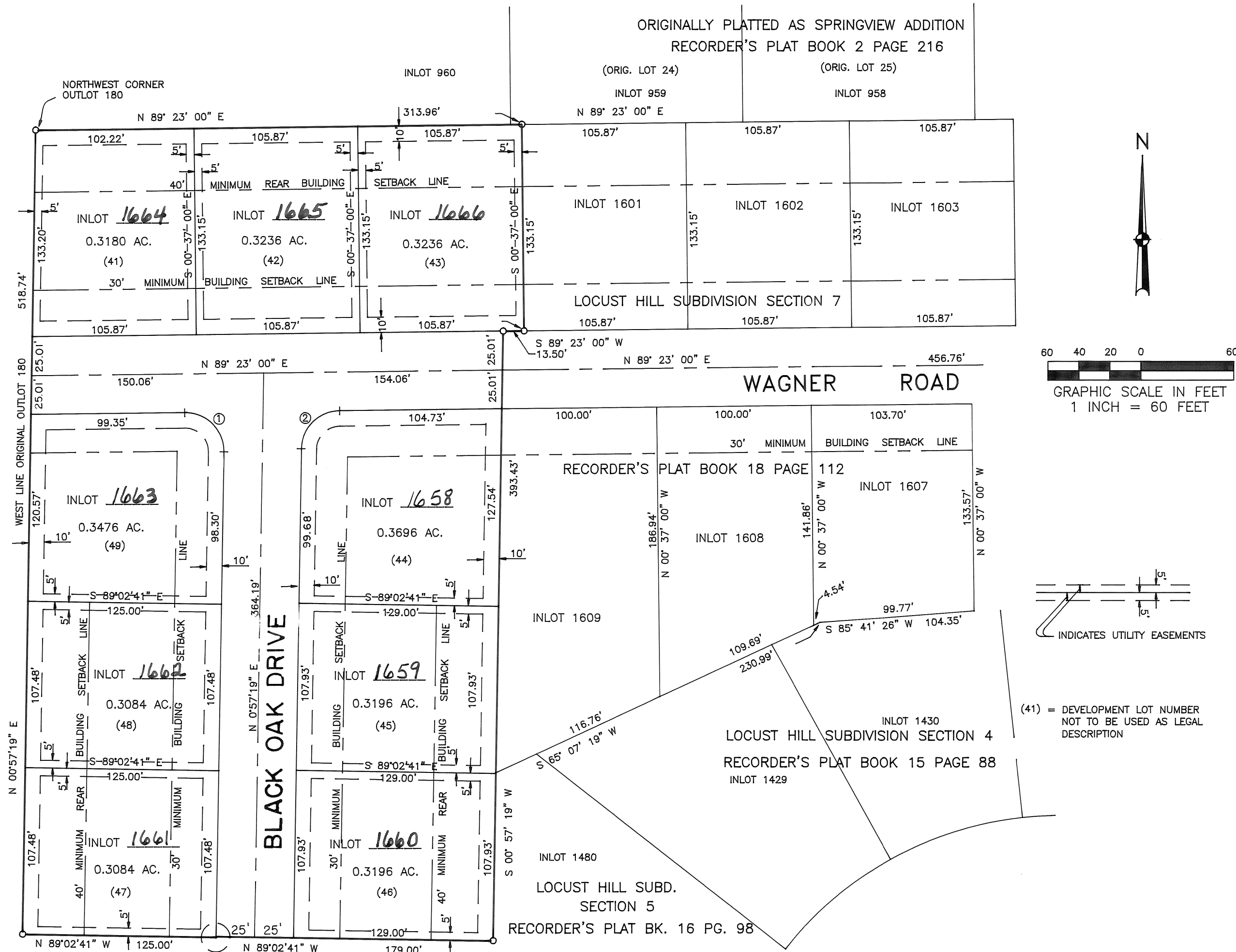
SCALE: Horiz.:1"=60'	DATE: 8/18/02
Prepared By:	
BURKHARDT ENGINEERING COMPANY	
6400 BIGGER ROAD SUITE B CENTERVILLE, OHIO 45459 PHONE:(937)436-7330 FAX:(937)436-7978	
Design: KAB	Drawn: JAW
Checked: JTB	
Sheet No. 1 of 1	

BASE DWG. 788 PROJ. NO. 788 DWG. NO. 788RP2

Locust Hill Subdivision Section 8

Village of West Milton, Miami County, Ohio

Plat Book 20 Page 7
Miami County Recorder's Plat Records
Received for record this 22nd day of
October, 2002 at 11:01 A.M.
File No. 0341033 Fee \$ 21.60
John W. O'Brien
John W. O'Brien, Recorder
By Michelle Atkins
Deputy



Description

Being a subdivision containing a total of 3.6832 acres of which 0.7448 acres is dedicated as public streets and the remaining 2.9384 acres are in lots. Said subdivision is comprised of a part of outlot 180 and is all of a 3.6832 acre tract acquired by Zen Enterprises, Inc. by deed recorded in Deed Book 732 Page 09.

Dedication

We, the undersigned, being all the owners and lien holders of the land herein platted, hereby accept this plat of same and dedicate to public use as such all parts of the roads, streets, boulevards, cul-de-sacs, parks, planting strips, public grounds, etc., shown hereon and not heretofore dedicated.

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

We, the undersigned, further agree that the use of improvements made on this land shall be in conformity with all existing zoning, platting, health, or other lawful rules and regulations including the application of off-street parking and loading requirements of West Milton, Ohio, for the benefit of ourselves and all other subsequent owners or assigns taking title from, under, or through the undersigned.

John W. O'Brien
Witness as to both

Allen L. Netzley
Zen Enterprises, Inc.
By Allen L. Netzley, President

Paul E. Johnson
Witness as to both

Linda Ann Netzley
Zen Enterprises, Inc.
By Linda Ann Netzley, Secretary

State of Ohio, Miami County, ss: 1st day of October, 2002, before me, the undersigned, a notary public in and for said County and State, personally came Zen Enterprises, Inc. by its President, Allen L. Netzley, and its Secretary, Linda Ann Netzley, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notarial seal on the day and date above written.

Sandra J. Curtiss
Notary Public
My Commission Expires May 13, 2003

Village of West Milton Planning Commission

This plat reviewed and approved by the Village of West Milton Planning Commission this 22nd day of October, 2002.

Bill O'Brien
Chairman

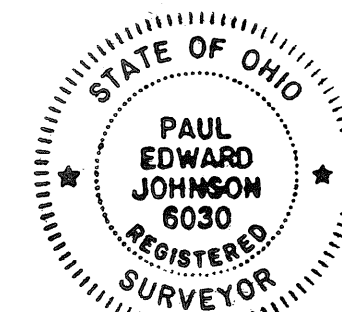
Bill Netzley
Secretary

Miami County Auditor

Transferred, and inlot numbers assigned this 22nd day of October, 2002.

Chris A. Peeples
Chris A. Peeples, Auditor

By Linda L. Liruman
Deputy



I hereby certify this plat to be correct as shown hereon. Iron pins shall be set at all lot corners and points of curvature along the street right of way lines unless otherwise noted.

Paul E. Johnson
Paul E. Johnson
Ohio Registered Surveyor No. 6030

COVENANTS AND RESTRICTIONS

- The floor area of each dwelling structure, exclusive of basements, open porches, garages, carports or patios, shall not be less than 1950 Sq. Ft. The first floor of a two story or one and one half story structure shall have a minimum of 1100 Sq. Ft. Living Area. All homes must be fully completed within nine months after construction has begun.
- No building shall be located on any lot nearer to the front property line than the minimum setback distance as provided on the record plat.
- No lot shall be used except for residential purposes and no lot shall be hereafter subdivided into additional residential lots.
- No trailer, basement, campshack, garage, barn or other outbuildings shall be at any time used as a residence, temporary or permanently upon said property, nor shall any structure of a temporary character be used as a residence.
- Any fencing or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than two (2) feet in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
- The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
- No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
- 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.
- These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until January 1, 2022 at which time they shall be automatically extended for successive period of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change said covenants.
- Invalidation of any one of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any lot owner within the plat.
- Any party purchasing a lot shall maintain the lot in a presentable manner to include, but not limited to, cutting of vegetation and keeping the lot free from debris and trash.

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.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Debra Newman
WITNESS

Debra Newman
WITNESS

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 21st DAY OF August, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BROOKHAVEN 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.

SEE D.B. 713-486 RE:
NAME CHANGE OF
COMPANY.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Debra Newman
WITNESS

Debra Newman
WITNESS

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 26 DAY OF August, 2002, 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. In and For the State of Ohio

Debra Newman
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: May 28, 2007

DATE: Aug 21, 2002

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 Newman
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: May 28, 2007

Debra Newman
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: May 28, 2007

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NOTARY PUBLIC IN AND FOR STATE OF OHIO
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NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: May 28, 2007

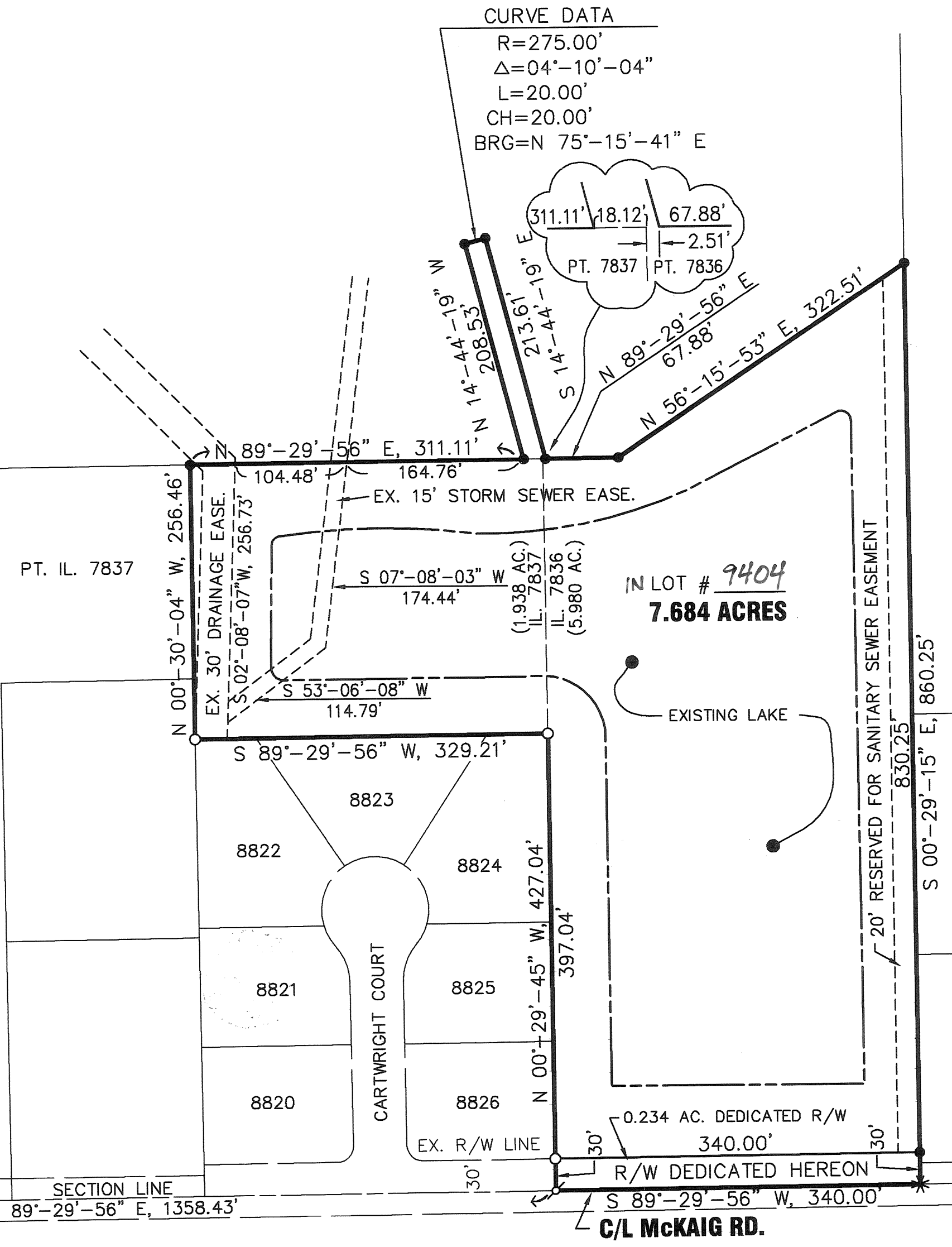
STONE LAKE PLAT
STONEBRIDGE ESTATES

7.918 ACRES
PT. 7836 & PT. 7837
TROY CITY
MIAMI, OHIO COUNTY

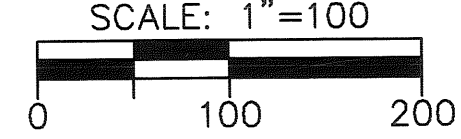
TRANSFERRED THIS 30 DAY OF Oct., 2002
Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: *Debra Newman*
DEPUTY AUDITOR

PLAT BOOK 20, PAGE 8
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 30 DAY
OF October, 2002, AT 1:45 P.M.
FILE No. 0350036 FEE: \$21.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Christie Jackson
DEPUTY



BEARINGS BASED ON RECORDER'S
PLAT BOOK 19, PAGE 50



LEGEND

- 5/8\" X 30\" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ✱ P.K. NAIL SET
- ✱ P.K. NAIL FOUND
- ✱ RAILROAD SPIKE FOUND
- ✱ GIN SPINDLE SET
- ✱ GIN SPINDLE FOUND

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 24TH DAY OF APRIL, 2002, THIS PLAT WAS REVIEWED AND APPROVED.

Cheryl Knight CHAIRMAN *Steve Knight* SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20TH DAY OF MAY, 2002, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-25, -2002, EFFECTIVE 6/20, 2002

Peter E. Jenkins MAYOR *William P. Jones* PRESIDENT OF COUNCIL *Steve Knight* CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

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

DEED REFERENCE

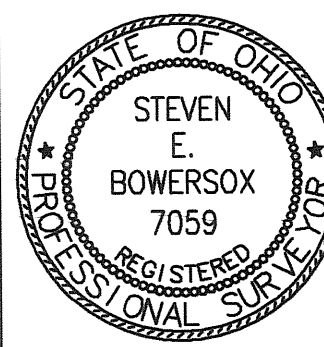
DEED BOOK 713, PAGE 486

SURVEY REFERENCE

LAND SURV. 36, PLAT 38
LAND SURV. 36, PLAT 45
LOT SURV. 21, PLAT 29
REC'S. P.B. 17, PLAT 2
REC'S. P.B. 18, PLAT 8
REC'S. P.B. 19, PLAT 50,A,B,C

BEING A SURVEY OF 5.980 ACRES OUT OF PART OF INLOT 7836 AND 1.938 ACRES OUT OF INLOT 7837 FOR A TOTAL OF 7.918 ACRES BEING SURVEYED FOR STONEBRIDGE LAND COMPANY DEED BOOK 713, PAGE 486. THIS LOT IS TO BE TRANSFERRED TO THE STONEBRIDGE HOMEOWNERS ASSOCIATION.

Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059
DATE 04-08-2002



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

date: 04-08-2002	drawn by: seb	job number: MIATRO0019LAKE
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NOTTINGHAM SUBDIVISION SECTION ONE

TROY, OHIO

PLAT BOOK 20 PAGE 9
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 6th DAY OF

NOVEMBER, 2002, AT 8:50 A.M.

FILE NO. 0350571 FEE: \$43.20

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

BY: Carol Pleiman
DEPUTY RECORDER

BEING A SUBDIVISION CONTAINING 12.3446 ACRES, WHICH IS A PART OF INLOT 8670 (66.7704 ACRES TOTAL) IN THE CITY OF TROY, OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 18, PAGE 83, ACQUIRED BY MCGOVERN-WILLOUGHBY HOMES, LTD., BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 721, PAGE 841. 10.2193 ACRES ARE PLATTED INLOTS AND 2.1253 ACRES ARE DEDICATED STREET RIGHTS-OF-WAY.

CURVE DATA

NO.	RADIUS	ARC LENGTH	DELTA	BEARING	LONG CHORD LENGTH
1.	230.00	17.52	04° 21' 48"	N52° 25' 24"W	17.51
2.	170.00	198.27	66° 49' 20"	N83° 39' 10"W	187.22
3.	15.00	21.60	82° 30' 19"	S21° 41' 00"W	19.78
4.	330.00	41.48	07° 12' 09"	S15° 58' 05"E	41.46
5.	270.00	52.85	11° 12' 54"	N17° 58' 27"W	52.76
6.	270.00	111.25	23° 36' 29"	N35° 23' 08"W	110.46
7.	330.00	35.82	06° 13' 09"	N44° 04' 48"W	35.80
8.	330.00	109.24	18° 57' 59"	N31° 29' 14"W	108.74
9.	15.00	21.60	82° 30' 16"	N63° 15' 30"W	19.78
10.	15.00	21.60	82° 30' 19"	N34° 14' 16"E	19.78
11.	330.00	62.35	10° 49' 30"	N01° 36' 08"W	62.25
12.	270.00	84.00	17° 49' 31"	S05° 06' 08"E	83.66
13.	270.00	108.00	22° 55' 06"	S25° 28' 27"E	107.28
14.	270.00	48.33	10° 15' 23"	S42° 03' 41"E	48.27
15.	330.00	72.75	12° 37' 51"	S40° 52' 27"E	72.60
16.	15.00	21.60	82° 30' 19"	S75° 48' 43"E	19.78
17.	230.00	45.54	11° 20' 39"	N68° 36' 30"E	45.46
18.	230.00	84.98	21° 10' 13"	N84° 51' 56"E	84.50
19.	230.00	40.20	10° 00' 56"	S79° 32' 30"E	40.15
20.	230.00	80.00	19° 55' 44"	S64° 34' 10"E	79.60
21.	300.00	95.92	18° 19' 11"	N05° 20' 58"W	95.51
22.	300.00	171.11	32° 40' 49"	N30° 50' 58"W	168.80
23.	300.00	105.37	20° 07' 32"	N37° 07' 37"W	104.84
24.	300.00	76.95	14° 41' 50"	N19° 42' 56"W	76.74
25.	200.00	233.25	66° 49' 20"	N83° 39' 10"W	220.26
26.	300.00	182.33	34° 49' 23"	N29° 46' 42"W	179.54

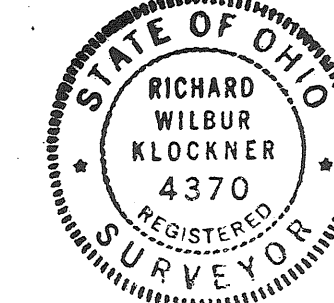
DRAINAGE NOTE:

PERMANENT DRAINAGE EASEMENT AREA IS TO BE MAINTAINED BY THE DEVELOPER OF THE PLAT UNTIL THE LOTS SURROUNDING THE STORMWATER DETENTION AREA ARE DEVELOPED AND SOLD, AT WHICH TIME THE MAINTENANCE OF THE STORMWATER DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF SAID LOTS.

THE CITY OF TROY SHALL HAVE THE RIGHT TO MONITOR THESE AREAS AND TO MAKE REPAIRS/PERFORM MAINTENANCE IF THE DEVELOPER AND/OR FUTURE LOT OWNERS DO NOT SATISFACTORILY MAINTAIN THESE AREAS.

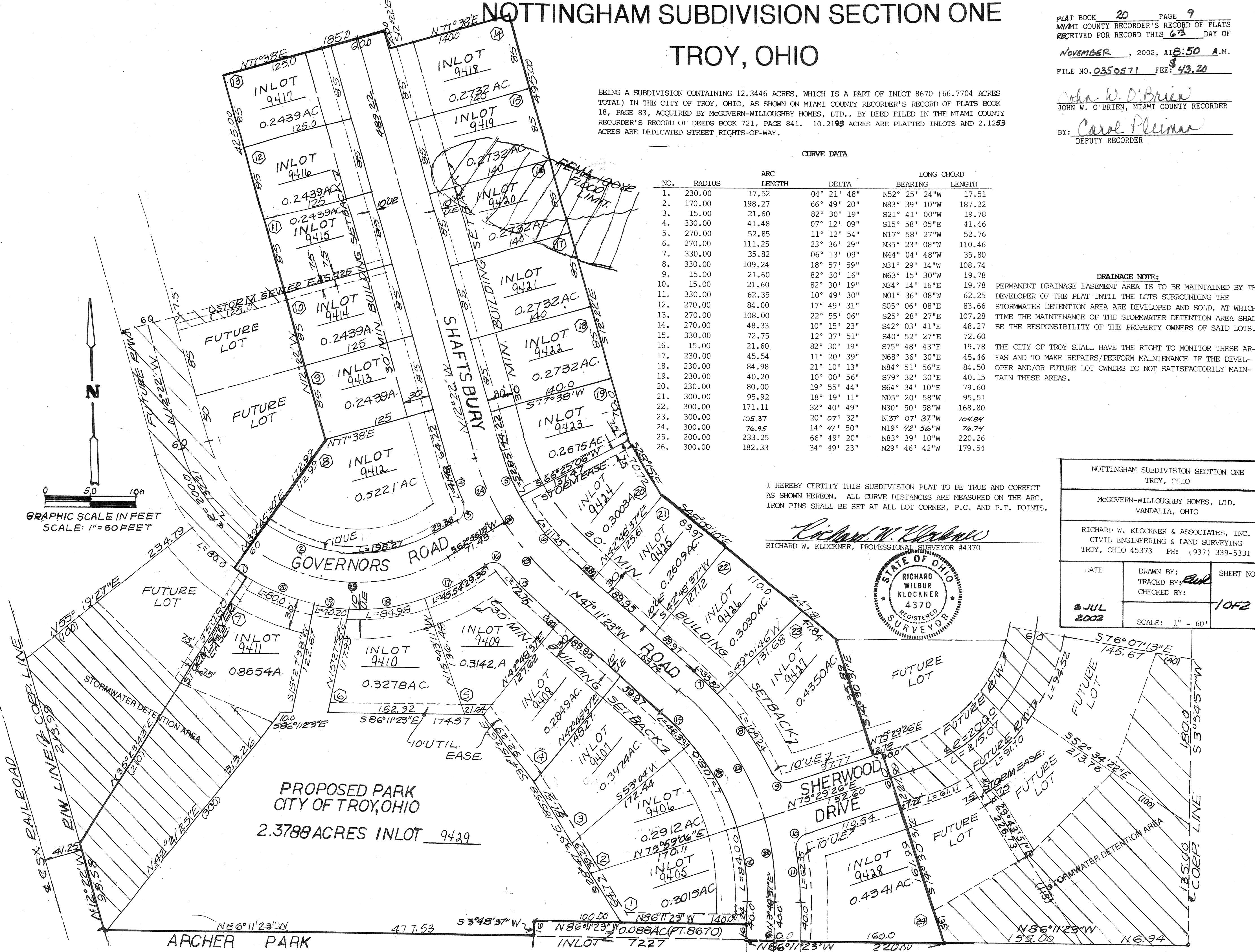
I HEREBY CERTIFY THIS SUBDIVISION PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNER, P.C. AND P.T. POINTS.

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



NOTTINGHAM SUBDIVISION SECTION ONE TROY, OHIO		
MCGOVERN-WILLOUGHBY HOMES, LTD. VANDALIA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 8 JUL 2002	DRAWN BY: TRACED BY: <i>RWK</i> CHECKED BY:	SHEET NO. 1 OF 2
SCALE: 1" = 60'		

GRAPHIC SCALE IN FEET
SCALE: 1"=60 FEET



NOTTINGHAM SUBDIVISION SECTION ONE

TROY, OHIO

PLAT BOOK 20 PAGE 9-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS DAY OF

, 2002, AT .M.

FILE NO. FEE:

JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: DEPUTY RECORDER

PROTECTIVE COVENANTS AND RESTRICTIONS

- ALL NUMBERED LOTS IN THIS SUBDIVISION SECTION SHALL BE KNOWN AS SINGLE FAMILY, SINGLE RESIDENCE RESIDENTIAL HOMESITES. NO TRACT SHALL BE RESUBDIVIDED INTO SMALLER TRACTS FOR ADDITIONAL RESIDENCES.
- NO LIVING AREA OF THE MAIN STRUCTURE CONSTRUCTED AS A ONE-STORY RESIDENCE ON ANY HOMESITE, EXCLUSIVE OF PORCHES, BASEMENTS AND GARAGES, SHALL BE LESS THAN 1,500 SQUARE FEET, AND IN THE CASE OF ANY RESIDENCE OF MORE THAN ONE-STORY, THE REQUIREMENTS AS TO LIVING AREA SHALL BE AT LEAST 2,000 SQUARE FEET.
- ALL RESIDENCES SHALL HAVE AN ATTACHED GARAGE, FOR NOT LESS THAN TWO (2) CARS, WHETHER DIRECTLY ATTACHED OR BY A CONNECTING BREEZEWAY, AND SHALL BE OF LIKE DESIGN AND MATERIAL AS THE MAIN RESIDENCE.
- ALL BUILDINGS SHALL BE PLACED BACK OF THE BUILDING SET-BACK LINES AS SHOWN ON THE WITHIN PLAT. SIDEYARD RESTRICTIONS SHALL BE AS REQUIRED BY THE CITY OF TROY ZONING ORDINANCES. NO FENCE SHALL BE ERECTED ANY NEARER TO THE ROAD THAN THE BUILDING SET-BACK LINE UNLESS SAME SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED THREE (3) FEET IN HEIGHT. NO CHAIN LINK OR METAL FENCE IS TO BE INSTALLED IN THIS SUBDIVISION.
- EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. ANY LOT AREA DESIGNATED FOR THE NATURAL FLOW OF SURFACE WATER, AND ANY IMPROVEMENTS MADE ON OR UNDER AN EASEMENT BY THE PROPERTY OWNER ARE AT THE RISK OF THE PROPERTY OWNER.
- NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, HOUSE, CAR OR OTHER TEMPORARY SHELTER OR HOUSING DEVICE SHALL BE MAINTAINED OR USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, IN SAID SUBDIVISION.
- NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON THIS LAND, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE TO THE NEIGHBORHOOD.
- NO UNUSED BUILDING MATERIAL OR RUBBISH SHALL BE LEFT EXPOSED ON ANY TRACT EXCEPT DURING ACTUAL BUILDING OPERATIONS.
- NO WORN OUT OR DISCARDED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED ON ANY TRACT AND NO PORTION THEREOF SHALL BE USED FOR AUTOMOBILE JUNK PILES OR THE STORAGE OF ANY KIND OF WASTE MATERIAL.
- ANY TRUCK, MOTORCYCLE, BOAT, BUS, TENT, CAR, CAMPER, TRAILER OR OTHER SIMILAR HOUSING OR RECREATIONAL DEVICE, IF STORED ON ANY SAID LOT, SHALL BE HOUSED WITHIN A GARAGE BUILDING.
- NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES, THAT THEY ARE LIMITED IN NUMBER SO AS NOT TO CAUSE A NUISANCE OR DISTURBANCE TO OTHERS, AND THAT THEY ARE NOT PERMITTED TO RUN LOOSE.
- NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
- NO ABOVE GROUND SWIMMING 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.
- PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES CLAIMING UNDER THEM FOR THIS SUBDIVISION UNTIL AUGUST 1, 2012, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR TEN YEAR PERIODS UNLESS A MAJORITY OF THE THEN OWNERS OF THE LAND AGREE TO CHANGE SAID RESTRICTIONS IN WHOLE OR IN PART.
- FRONT ELEVATION OF ANY STRUCTURE MUST CONSIST OF A MINIMUM OF 60% BRICK OR STONE. BUILDING PLANS, PLOT AND GRADING PLANS AS WELL AS LANDSCAPING PLANS SHALL BE REVIEWED AND APPROVED IN WRITING BY THE GRANTORS, PRIOR TO ANY CONSTRUCTION ON THESE LOTS.
- THE CITY OF TROY WILL NOT ACCEPT FOR MAINTENANCE THE STORM WATER DETENTION FACILITIES AS SHOWN ON THE WITHIN PLAT. THE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE INDIVIDUALLY AND COLLECTIVELY TO MAINTAIN AND REPAIR THE STORM WATER DETENTION FACILITIES IN A MANNER WHICH COMPLIES WITH THE SPECIFICATIONS AND APPROVAL OF THE CITY OF TROY. IN THE EVENT THAT THE GRANTEE FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE CITY OF TROY, THE GRANTEE AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE CITY OF TROY. THE CITY OF TROY SHALL BE GRANTED AUTHORITY TO PERFORM ALL SUCH MAINTENANCE AND REPAIR AS THEY DEEM NECESSARY IN THEIR SOLE JUDGEMENT.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL 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.

OWNERS: McGOVERN-WILLOUGHBY HOMES, LTD.

Charles C. McGovern, III, MEMBER Billy E. Willoughby, MEMBER

STATE OF OHIO COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED CHARLES C. McGOVERN, III, AND BILLY E. WILLOUGHBY, MEMBERS OF McGOVERN-WILLOUGHBY HOMES, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH MEMBERS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH MEMBERS.

IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL, IN AND FOR THE STATE OF OHIO, THIS 8TH DAY OF OCTOBER, 2002.

Richard W. Klockner, NOTARY PUBLIC MY COMMISSION EXPIRES OCT. 20, 2006

LIENHOLDERS: PEOPLES SAVINGS BANK

Ronald B. Scott, PRESIDENT Richard J. Dutton, VICE PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED RONALD B. SCOTT, 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, IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL, IN AND FOR THE STATE OF OHIO, THIS 8TH DAY OF OCTOBER, 2002.

Richard W. Klockner, NOTARY PUBLIC MY COMMISSION EXPIRES OCT. 20, 2006

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10TH DAY OF JULY, 2002, THIS PLAT WAS REVIEWED AND APPROVED.

Chairman, President Secretary

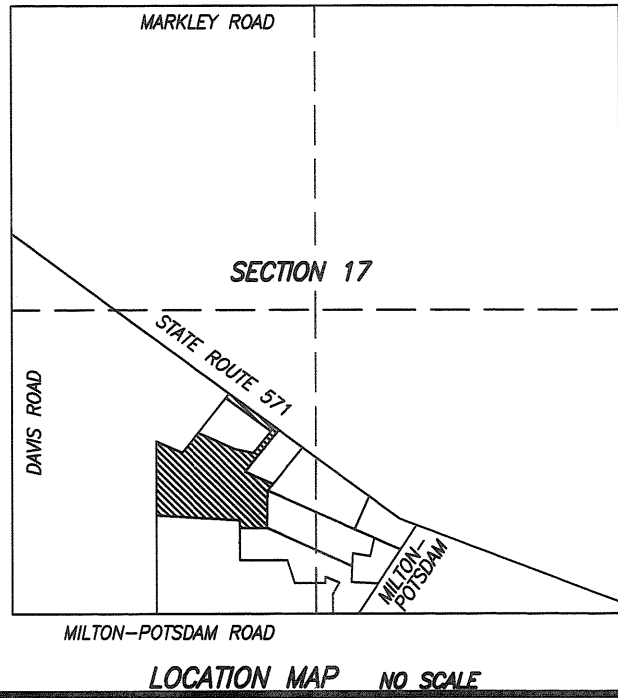
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3RD DAY OF SEPT., 2002, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-36-02.

Peter E. Jenkins, Mayor Richard A. Peeples, President of Council Susan E. Angeli, Clerk of Council

TRANSFERRED THIS 16th DAY OF November, 2002.

Chris A. Peeples, Miami County Auditor By: Gada Pearson, Deputy Auditor

NOTTINGHAM SUBDIVISION SECTION ONE TROY, OHIO		
McGOVERN-WILLOUGHBY HOMES, LTD. VANDALIA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE	DRAWN BY: TRACED BY: CHECKED BY:	SHEET NO.
6 JUL 2002	SCALE: 1" = 60'	2052



17 SECTION 6 TOWN 5 E RANGE
UNION CIVIL TOWNSHIP WEST MILTON VILLAGE MIAMI COUNTY
PART OF INLOT 1610
LOTS 1615 THRU 1622

STONE MEADOWS SUBD. SECTION 1 REPLAT
NO. OF LOTS 15
TOTAL AREA OF REPLAT = 14.292 AC.
STREET R/W AREA = 3.191 AC.
ZONING R1-A (RESIDENTIAL)
SETBACKS (FRONT 35', REAR 50', SIDE 15')
ZONING R1-B (RESIDENTIAL)
SETBACKS (FRONT 35', REAR 45', SIDE 10')

OWNER
S & S INVESTMENTS
(JOHN SARVER)
3369 SCHNORF - JONES ROAD
ARCANUM, OHIO 45304
937-832-0614

MARY BETH FURLONG
(TRUSTEE)
D.B. 689 PG. 123
(9.620 ACRES)

S & S INVESTMENTS
D.B. 694 PG. 888
(9.620 ACRES)
(INLOT 1598)

PARTIAL REPLAT OF STONE MEADOWS SUBDIVISION SECTION 1

Plot Book 20 Page 10
Miami County Recorder's Office of Plats
Received for record this 15th day of
Nov, 2002, at 9:42 A.M.
File No. 0251302 Fee \$43.20
John W. O'Brien
Miami County Recorder
Michelle Adkins
By: Deputy

0 100' 200'
SCALE 1"=100'

SURVEY REFERENCE

- 1) SUR. VOL. 36 PAGE 4
- 2) SUR. VOL. 35 PAGE 116
- 3) SUR. VOL. 33 PAGE 148
- 4) SUR. VOL. 40 PAGE 183
- 5) STONE MEADOWS SECTION 1
PLAT BOOK 19 PG. 1, 1A
& 1B.

LEGEND

- IRON PIN SET $\pm 30"$
LONG W/ SURVEYOR
CAP
- IRON PIN SET (#8
REBAR $\pm 30"$ LONG)
- IRON SPIKE SET
- IRON PIN SET (#8
REBAR)
- IRON PIN FOUND
- IRON SPIKE FOUND
- P.K. NAIL FOUND
- WOOD POST
- CONCRETE POST
- () CALLED DIMENSION

COATE BURIAL VAULT INC.
D.B. 696 PG. 496
(6.336 ACRES)
(PART OF INLOT 1599)

DESCRIPTION

Being a subdivision of 14.292 acres of Lots 1615 through 1621 and part of
Inlot 1610, as platted in Stone Meadows Subdivision Section 1, Plat Book 19 Pages
1, 1A, & 1B, as conveyed to S & S Investments by Deeds recorded in Volume 694,
Page 888 and Volume 696, Page 494 of the Miami County Record of Recorded Deeds.

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
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 West Milton, Ohio, for the benefit of himself and
all other subsequent owners or assigns taking title from, under, or through
the undersigned.

Witnessed *[Signature]* Signed *[Signature]*

Witnessed *[Signature]* Signed *[Signature]*

STATE OF OHIO, SS
COUNTY OF DARKE

Be it remembered that on this 15th day of Nov.
2002, before me the subscriber a Notary Public in and for said
state personally appeared the above named John E. Sarver & J. Steven Sarver
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.

Brenda S. Sparks
Notary Public, State of Ohio
Expiration Date Nov. 16, 2003

At a meeting of the Planning Commission of the Village of West Milton, Ohio
held this 15th day of Nov., 2002 this plat was reviewed and approved.

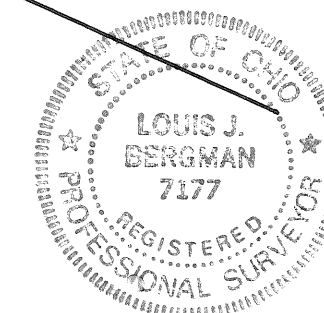
[Signature] Chairman
[Signature] Secretary

Transferred and numbered to designate inlots this 15th day of Nov. 2002.
[Signature] Chris A. Peeples
Miami County Auditor
[Signature] Linda Lissnerman
Deputy Auditor

STONE
MEADOWS SUBD. SECTION 1
PLAT BOOK 19 PAGES 1, 1A, & 1B

I certify that this plat represents a survey by the undersigned,
and that all monuments will be set upon completion of final
grading as shown hereon.

[Signature] Louis J. Bergman
Louis Bergman P.S.
Registered Surveyor #7177
Date 8-26-02



MOTE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
214 WEST 4th STREET
GREENVILLE, OHIO 45331
PHONE: (937) 548-7511
FAX: (937) 548-7484

REPLAT OF STONE MEADOWS SUBDIVISION SECTION 1
S & S INVESTMENTS
WEST MILTON
OHIO

REVISIONS:
DATE: 8-26-02
DRAWN: L.J.B.
CHECKED: J.L.M.
JOB NO.
WM09050495
DRAWING NO.
1C2057

STONE MEADOWS SUBDIVISION SECTION 1
RESTRICTIVE COVENANTS

BL 20 pg 10-A

1. No parking shall be allowed on Stone Meadows Boulevard. Residences that have the drive approaches entering off Stone Meadows Boulevard must have a minimum of (4) parking spaces (min. size 180 S.F. each space). Parking spaces shall not encroach into easement of roadway right of way. Garages may qualify for required spaces.
2. The living area of all structures shall comply with the Municipality of West Milton ordinances as they relate to the Municipality's Zoning Codes. All lots regardless of zoning shall have a minimum floor area of 1600 square feet and a front yard setback of 35 feet.
3. All dwellings must be completed within one year of commencement of construction. Lawns must be developed around the residence and must be sown within 7 months after completion of the residence.
4. The exterior walls of any structure including attached structures constructed in the development, shall be covered with brick, stone, natural wood or similar materials. Vinyl and/or aluminum siding may be used for soffits, fascias and wall structures, but may not exceed 30% of the structures exterior. Developer may approve other materials and must approve all structure's floor plans and exterior architectural designs.
5. All dwellings shall be located on any said Lot as to comply with the Municipality of West Milton Standards or as approved by the Municipality of West Milton. (see item number two)
6. All private driveways must be concrete or other approved hard surface and completed within 6 months from commencement of construction.
7. All electrical service, telephone lines and cable TV shall be placed underground, and no outside electrical wires shall be placed overhead.
- Regarding fencing around swimming pools, the Municipality of West Milton Zoning Ordinances shall apply.
8. No above ground swimming or wading pools shall be permitted on any lot, with the exception of wading pools which do not exceed 49 square feet and shall not exceed 16 inches in height.
9. Satellite dishes larger than 36" in diameter shall not be permitted on any lot.
10. Radio, television signals, or any other form of electro-magnetic radiation shall not be permitted to originate from any lot, which may unreasonably interfere with the reception of television or radio signals upon any other lot.
11. The premises shall be kept neat and clean, the building well painted and weeds and underbrush shall be kept under control. No unlicensed motor vehicles, machinery, junk, trash or building materials shall be stored on any lot in this subdivision.
12. No recreational vehicle shall be allowed on the streets, easements and/or residential lot for more than three consecutive calendar days in a six month period. Detached structures for storage and/or garages may not be metal and must comply with all Municipality ordinances. No temporary garages, barns or other storage structures shall be constructed prior to obtaining approval from the Municipality of West Milton and the Developer.
13. No sign or billboard of any kind shall be erected on any residential lot in this subdivision except one professional sign of not more than one square foot or one sign not more than five square feet advertising property for sale or for rent, or construction of the house. All signs and billboards erected on commercial and industrial lots shall comply with the Municipality of West Milton ordinances, and must be approved by the Developer.
14. A person or persons buying a lot for investment or for future building purposes must not allow vegetation to exceed a 6" maximum height and shall maintain the lot in a presentable manner.
15. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plan and any improvements placed on such lands are placed at the risk of the owner.
16. All dwellings erected on said lots and all use of said lots will conform to the zoning ordinances of the Municipality of West Milton.
17. The owners of the lots containing the 1.028, and 2.083 acre detention basin easements shall be responsible to mow grass on and maintain the storm water detention area on their respective lots. If the owner fails to do so, the Village of West Milton will maintain the areas, and bill and/or assess the property owners for all costs incurred.
18. These restrictive covenants are for the benefit of all lot owners and are to conform with the land and shall be binding on all parties and all persons claiming the ownership until January 1, 2007, at which time said covenant shall be automatically extended for successive periods of ten (10) years unless by a vote of majority of the then owners of said lots it is agreed to change these covenants in whole or in part.
19. If the parties hereto or any of them or their heirs, successors or assigns should violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.
20. Invalidation of any one of these covenants and restriction by judgement or court order shall in no way effect any of the provisions, which shall remain in full force and effect.
21. Storage facilities for petroleum products (above or below grade) will not be allowed on any residential property.

CURVE DATA				
NUMBER	RADIUS	CENTRAL ANGLE	ARC	CHORD
44	270.00'	25° 27' 53"	120.00'	N13°44'07"E 119.02'
45	330.00'	08° 43' 49"	50.28'	S05°24'18"W 50.23'
46	330.00'	29° 12' 46"	168.25'	S24°22'36"W 166.44'
47	300.00'	37° 58' 49"	198.86'	N19°59'35"E 195.24'
48	270.00'	12° 30' 56"	58.98'	N32°43'31"E 58.86'
49	20.00'	94° 34' 02"	33.01'	S08°18'02"E 29.39'
50	20.00'	75° 15' 02"	26.27'	N76°36'30"E 24.42'
51	330.00'	25° 15' 49"	145.51'	S75°09'29"E 144.33'
52	270.00'	34° 28' 14"	162.44'	S72°49'10"E 160.00'
53	270.00'	31° 49' 53"	150.00'	N74°01'47"E 148.08'
54	270.00'	37° 11' 48"	175.29'	N39°30'56"E 172.22'
55	20.00'	58° 09' 48"	20.30'	N08°09'52"W 19.44'
56	60.00'	38° 29' 13"	40.30'	N18°00'09"W 39.55'
57	60.00'	103° 56' 04"	108.84'	N53°12'30"E 94.52'
58	60.00'	76° 03' 56"	79.66'	S36°47'30"E 73.93'
59	60.00'	63° 38' 35"	66.65'	S33°03'45"W 63.27'
60	20.00'	46° 00' 04"	16.06'	S41°53'04"W 15.63'
61	330.00'	18° 26' 46"	106.24'	S28°06'21"W 105.78'
62	330.00'	24° 08' 27"	139.04'	S49°23'58"W 138.01'
63	330.00'	30° 44' 26"	177.05'	S76°50'24"W 174.94'
64	300.00'	121° 10' 02"	634.43'	N68°24'25"E 522.64'

2

2

0661

MOTE & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS

PHONE: (937) 548-7511

FAX: (937) 548-7464

214 WEST 4th STREET

GREENVILLE, OHIO 45331

REPLAT OF STONE MEADOWS SUBDIVISION SECTION 1

S & S INVESTMENTS

WEST MILTON

OHIO

REVISIONS:

DATE: 8-26-02

DRAWN: L.J.B.

CHECKED: J.L.M.

JOB NO.
WM09050495

DRAWING NO.
1C2058

REPLAT OF PART OF INLOT 25

• TIPP CITY- OHIO •

PLAT BOOK 20, PAGE 11

MIAMI COUNTY RECORDER'S RECORD OF
RECORDED PLATS.

FILE NO. 0351413

RECEIVED FOR RECORD: 2:22 P.M.
TIME

FEE: \$ 21.00 Nov. 15 2002
DATE

John W. D'Brien
MIAMI COUNTY RECORDER
Carol Pleiman
DEP. COUNTY RECORDER

DESCRIPTION

Being a replat of part of I.L. 25 as conveyed to Anthony M. Mantia by deed recorded in Vol. 690, P. 369, of the Miami Co. 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 also dedicate the 10' utility easement shown hereon to public use forever.

OWNER

Sandra Bicknell WITNESS
Anthony M. Mantia
Debbie Baker WITNESS
Nora Mantia-Swinner (SPOUSE)

BARTON FAMILY REVOCABLE TRUST

Sandra Bicknell WITNESS
Leslie W. Barton TRUSTEE
Kathy Wells WITNESS
My Commission Expires Sept. 12, 2005

PHILLIPS & TATONE INVESTMENTS

Tony Smart WITNESS
Dennis Phillips PARTNER
Robert P. Tatone PARTNER

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 12th day of Sept., 2002, before me, the undersigned, a notary public in and for said County and State, personally came Anthony M. Mantia & Nora Mantia-Swinner, and Barton Family Revocable Trust by its trustee Leslie W. Barton, all of whom acknowledged the signing and execution of the foregoing replat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Sandra S. Bicknell
NOTARY PUBLIC

My commission expires: DATE
My Commission Expires Sept. 12, 2005

TIPP CITY PLANNING COMMISSION

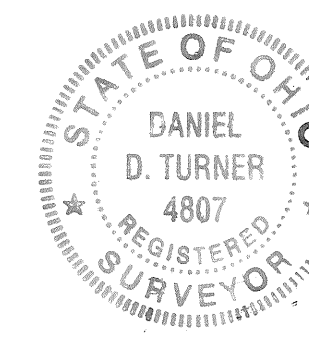
This plat reviewed and approved this 18th day of November, 2002

William J. Labat CHAIRMAN
Maureen J. Jannell SECRETARY

CERTIFICATION

I hereby certify this plat to be correct as shown hereon. Monuments found or set as shown.

Daniel D. Turner
REG. SURVEYOR NO. 4807



SCALE: 1" = 30'



NOTE

- = IRON PIN SET
- ✕ = IRON PIN FOUND
- = P.K. NAIL SET

BASIS OF BRGS.: LOT SURVEY VOL. 14, P. 16

MIAMI COUNTY AUDITOR

Approved and transferred Nov. 15, 2002.

Chris A. Peeper
MIAMI CO. AUDITOR
Sandra J. Jannell
DEP. COUNTY AUDITOR

STATE OF OHIO, MONTGOMERY COUNTY, ss:

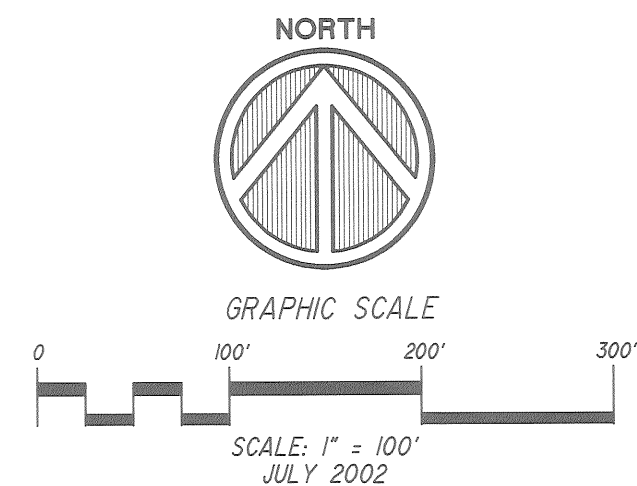
Be it remembered that on this 11th day of Sept., 2002, before me, the undersigned, a notary public in and for said County and State, personally came Phillips & Tatone Investments, an Ohio partnership, by its partners Dennis Phillips and Robert Tatone, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

Charles E. Chitoner
NOTARY PUBLIC

My commission expires: DATE



20.471 Ac.
RECORD PLAN
OF:
"TROY TOWNE PARK"
SECTION ONE
LOCATED IN:
SW. QTR., SECTION 17, TOWN 5, RANGE 6 EAST
CITY OF TROY (PT. INLOT 6046, 6047)
MIAMI COUNTY, OHIO



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

PLAT BOOK 20, PAGE 12
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 30th DAY
OF December, 2002 AT 1:01 P.M.
FILE NUMBER 0352819
FEE \$45.20

John W. D'Brien
MIAMI COUNTY RECORDER
Carol Plummer, DEPUTY
MIAMI COUNTY AUDITOR
I HEREBY APPROVE THIS PLAT AND HAVE
ASSIGNED THE LOT NUMBERS DESIGNATING
THE LOTS AS SHOWN ON THIS PLAT ON THIS
30th DAY OF Dec, 2002.

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

SW CNR. OF
NW QUARTER
SECTION 17

EXPERIMENT FARM ROAD 80' R/W

PT. INLOT 6046
2.380 Ac.
LENZ, INC.
D.B. 714-752

PT. INLOT 6046 - TRACT 3
HARSON INVESTMENTS, LTD.
D.B. 675-578/581 PARCELL VII

AREA SUMMARY:

LOT No. 1 1.290 Ac.
LOT No. 2 2.775 Ac.
LOT No. 3 2.219 Ac.
LOT No. 4 12.178 Ac.
AREA IN RIGHT OF WAY..... 2.009 Ac.

TOTAL AREA 20.471 Ac.

INLOT 6047
39.702 Ac.
HARSON INVESTMENTS, LTD.
D.B. 676-864

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

DEED REFERENCES:

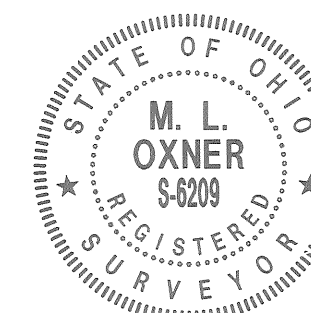
D.B. 676-864
D.B. 701-878
D.B. 714-752
D.B. 675-575
D.B. 671-133-147
D.B. 662-778
D.B. 584-49
D.B. 682, PG. 976

CURVE DATA TABLE

NUMBER	RADIUS	DELTA	ARC	TAN.	CHD. BRG.	CHORD
C1	370.00	18°08'45"	117.18	59.08	N 64°24'14" E	116.69
C2	557.39	32°19'08"	314.41	161.51	N 71°29'26" E	310.26
C3	400.00	32°19'08"	225.63	115.90	N 71°29'26" E	222.65
C4	527.39	32°19'08"	297.49	152.82	N 71°29'26" E	293.56
C5	30.00	90°00'00"	47.12	30.00	N 47°21'00" W	42.43
C6	370.00	14°10'23"	91.53	46.00	S 80°33'48" W	91.29
C7	370.00	32°19'08"	208.70	107.21	N 71°29'26" E	205.95
C8	25.50	82°52'30"	36.88	22.51	N 39°05'15" E	33.75
C9	430.00	15°38'09"	117.35	59.04	N 79°49'55" E	116.98
C10	430.00	16°40'59"	125.20	63.05	N 63°40'21" E	124.76
C11	430.00	32°19'08"	242.56	124.60	S 71°29'26" W	239.35
C12	497.39	32°19'08"	280.56	144.12	N 71°29'26" E	276.86

OWNERSHIP / TRACT SUMMARY

OWNER	DESCRIPTION	PLATTED AREA	REFERENCE
HARSON INVESTMENTS, LTD.	PT. INLOT 6046 TRACT 3	2.329 AC.	DB 675-578
HARSON INVESTMENTS, LTD.	PT. INLOT 6047	3.552 AC.	DB 676-864
HARSON INVESTMENTS, LTD.	PT. INLOT 6046 TRACT 2 & TRACT 4	9.721 AC. - TR. 2 4.869 AC. - TR. 4	DB 675-575 DB 732-866



M. L. Oxner

PROFESSIONAL ASSOCIATES INC.
ENGINEERS, PLANNERS & SURVEYORS
217 MARKET ST. BROOKVILLE, OH 43303-2369

DESCRIPTION

The within plat is a subdivision of 20.471 acres and being a plat of Part Inlots No. 6046 and 6047 of the consecutive lot numbers of the City of Troy, Miami County, Ohio heretofore conveyed to Harson Investments, Ltd. by deeds recorded in Deed Book 675 Pages 575 & 578, Deed Book 676 Page 864, and Deed Book 732 Page 866 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 do hereby dedicate the roads and streets to the public use, and easements shown on this plat are herein reserved for the purposes hereafter stated.

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

Signed and acknowledged in the presence of:

M. L. Oxner
Witness

M. L. Oxner
Name Printed

Lauretta M. Ranly
Witness

LAURETTA 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 26TH day of NOVEMBER, 2002 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
NOVEMBER 26, 2002
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, 2002



CONSENT OF MORTGAGEE:

Signed and acknowledged in the presence of:

Andrea C. Porichlusa
Witness

Angela Porvill
Witness

Mortgagee:
Liberty Savings Bank

Glenn Tyra
By: Glenn Tyra
Vice President
Title

STATE OF OHIO, s.s.:

Be it remembered that on this 26th day of November, 2002 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.

Andrea C. Porichlusa
Notary Public in and for State of Ohio
My commission expires: 1-2-2005



APPROVALS:

CITY COUNCIL, CITY OF TROY, OHIO

At a meeting of the City Council of the City of Troy, Ohio held on the 21ST day of OCTOBER, 2002, this plat was reviewed and approved by Ordinance No. O-40-02

Peter E. Jenkins
MAYOR
Queen E. Jones
PRESIDENT OF COUNCIL
Sue D. Kuyper
CLERK OF COUNCIL

PLANNING COMMISSION, CITY OF TROY

At a meeting of the Planning Commission of the City of Troy, Ohio, held on the 9TH day of OCTOBER, 2002, this plat was reviewed and approved.

John T. Doherty
CHAIRMAN
Sue D. Kuyper
SECRETARY

WORKS
TROY PUBLIC SERVICE DIRECTOR
CITY OF TROY, OHIO

This plat reviewed and approved by the Public **WORKS** Service Director and City Engineer on the 3RD day of DECEMBER, 2002.

By: Steven D. Lippel
Public **WORKS** Director
Steven D. Lippel, P.E., P.S.

MIAMI COUNTY AUDITOR

Approved and transferred this 3rd day of Dec, 2002.

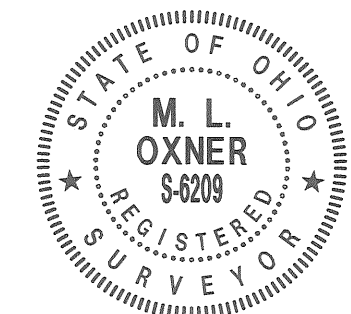
By: Chris A. Pappas Linda Pearson
Miami County Auditor Deputy County Auditor

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. 2002, 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



RECORD PLAN PARKTOWNE SECTION EIGHT

SECTION 19, TOWN 2, RANGE 9, INLOT 17
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO
CONTAINS 7.0470 ACRES TOTAL
(5.8170 ACRES IN 22 BUILDING LOTS)
(1.2300 ACRES OF RIGHT OF WAY)
SCALE: 1" = 60' DATE: JULY 2002

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 IN
THE PRESENCE OF:

OBERER DEVELOPMENT CO.

Kimberly Ayers
WITNESS AS TO 1 & 2

George R. Oberer, Sr.
GEORGE R. OBERER, SR. - PRESIDENT (1)

Irish R. Marsh
WITNESS AS TO 1 & 2

Dale P. Voisard
DALE P. VOISARD - SECRETARY (2)

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 38th DAY OF August, 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME OBERER DEVELOPMENT CO. BY GEORGE R. OBERER SR., ITS PRESIDENT, AND DALE P. VOISARD, ITS SECRETARY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION 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.

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

5/20/07
MY COMMISSION EXPIRES:

SIGNED AND ACKNOWLEDGED IN
THE PRESENCE OF:

HUNTINGTON NATIONAL BANK
(AND/OR ITS SUCCESSORS & ASSIGNS)

Glenda Parrott
WITNESS AS TO 3

Martha Riedmatt
MARTHA RIEDMATTER, (3)
VICE PRESIDENT

Shirley W. Carls
WITNESS AS TO 3

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 4th DAY OF September, 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY MARTHA RIEDMATTER, ITS VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION 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.

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

8/1/05
MY COMMISSION EXPIRES:



STATE OF OHIO, S.S.

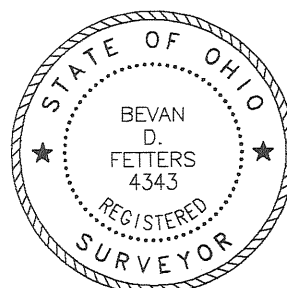
GEORGE R. OBERER SR., BEING DULY SWORN, SAYS THAT ALL PERSONS AND / OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

George R. Oberer, Sr.
GEORGE R. OBERER, SR.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARY SEAL ON THIS DAY AND DATE.

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

5/20/07
MY COMMISSION EXPIRES:



NORTHMONT ENGINEERS

Bevan D. Fetters
BEVAN D. FETTERS - REG. SURVEYOR - STATE OF OHIO # 4343

RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 20, PAGE 13

FILE No. 0353024

RECEIVED DECEMBER 5, 2002

AT 9:00 A.M. FEE # 43.20

John W. O'Brien
MIAMI COUNTY RECORDER
Carol Pleiman
DEPUTY

AUDITOR

TRANSFERRED ON THE 5 DAY OF Dec., 2002

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

APPROVED:

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

ON MAY 28, 2002
Jeff H. Out 26 NOV 02
CHAIR, HUBER HEIGHTS PLANNING COMMISSION DATE

H.O.A. RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE PARKTOWNE OWNER'S ASSOCIATION, AS RECORDED IN DEED BOOK 702, PAGE 724 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 PARKTOWNE SUBDIVISION. ACCORDINGLY, ALL LOTS MAY BE SUBJECT TO A STREET LIGHTING ASSESSMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTS.

EASEMENTS

BIKEPATH EASEMENT. A SIX FOOT MAINTENANCE EASEMENT, TOGETHER WITH AN EIGHT FOOT TEMPORARY CONSTRUCTION EASEMENT, THE CENTERLINE FOR BOTH OF WHICH IS THE CENTER OF THE BIKEPATH, SHALL EXIST OVER ALL AREAS IN WHICH THE BIKE PATH LIES.

CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 7.0470 ACRES, BEING PART OF A TRACT CONVEYED TO OBERER DEVELOPMENT CO. IN D.B. 696, P. 832 AND P. 835 AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY.

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

PREPARED BY:
NORTHMONT ENGINEERS

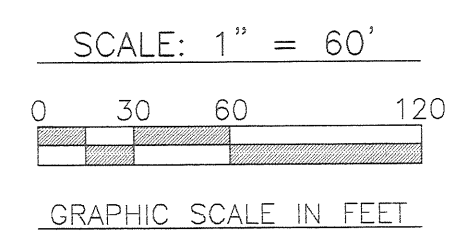
326 NORTH DIXIE DRIVE - VANDALIA, OHIO
PHONE: (937) 898-2021

DEVELOPER:
OBERER DEVELOPMENT COMPANY

2800 EAST RIVER ROAD - DAYTON, OHIO 45439
PH: (937) 278-0851 FX: (937) 278-6334

Oberer Development Co.
Pt. Inlot 17
D.B. 696, P. 832 & 835

Oberer Development Co.
Pt. Inlot 17
D.B. 696, P. 832
& 835



City of Huber Heights
Inlot 20
D.B. 608, P. 434

CITY OF HUBER HEIGHTS
CORPORATION LIMITS

Land Survey
Vol. 35, P. 86
Tr. 29

BETHEL TWP., MIAMI COUNTY

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY

RECORD PLAN PARKTOWNE SECTION EIGHT

SECTION 19, TOWN 2, RANGE 9, INLOT 17
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO
CONTAINS 7.0470 ACRES TOTAL

(5.8170 ACRES IN 22 BUILDING LOTS)
(1.2300 ACRES OF RIGHT OF WAY)

SCALE: 1" = 60' DATE: JULY 2002

MONUMENT LEGEND

— DENOTES EX. 3/4" IRON PIN.

— DENOTES 3/4" IRON PIN TO BE SET

- 1.) BEARINGS BASIS: P.B. 18, P. 56.
- 2.) SIZE AND CONDITION OF MONUMENTS AS NOTED.
- 3.) OCCUPATION IN GENERAL MATCHES SURVEY.

NOTES

- 1.) 25' M.B.S. = 25' MINIMUM BUILDING SETBACK LINE.
- 2.) U.E. = UTILITY EASEMENT (SIZE AS NOTED).
- 3.) LOT LINES ARE THE CENTERLINE OF UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN.
- 4.) ALL LOTS ARE ZONED "PR" PER THE CITY OF HUBER HEIGHTS RESOLUTION ON 4-12-99.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD DIR & LEN
C1	125.00'	90°00'00"	196.35'	125.00'	N45°02'38"E~176.78'
C2	125.00'	45°00'00"	98.17'	51.78'	N67°32'38"E~95.67'
C3	125.00'	45°00'00"	98.17'	51.78'	N22°32'38"E~95.67'
C4	150.00'	16°02'42"	42.01'	21.14'	N82°01'17"E~41.87'
C5	50.00'	46°34'03"	40.64'	21.52'	S82°43'03"E~39.53'
C6	50.00'	42°31'09"	37.10'	19.45'	S80°41'36"E~36.26'
C7	50.00'	46°39'31"	40.72'	21.56'	N54°43'05"E~39.60'
C8	50.00'	59°27'53"	51.89'	28.56'	N01°39'23"E~49.59'
C9	50.00'	02°24'09"	2.10'	1.05'	N29°16'38"W~2.10'
C10	50.00'	46°34'03"	40.64'	21.52'	N07°11'41"W~39.53'
C11	150.00'	13°10'44"	34.50'	17.33'	N09°29'58"E~34.43'
C12	150.00'	02°51'58"	7.50'	3.75'	N01°28'37"E~7.50'
C13	100.00'	90°00'00"	157.08'	100.00'	S45°02'38"W~141.42'
C14	15.00'	90°00'00"	23.56'	15.00'	N44°57'22"W~21.21'
C15	15.00'	90°00'00"	23.56'	15.00'	S45°02'38"W~21.21'
C16	50.00'	151°02'42"	131.81'	193.65'	S45°02'38"W~96.82'
C17	150.00'	16°02'42"	42.01'	21.14'	S08°03'59"W~41.87'

PROPERTY OWNERS CONSENT
WE THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE
THIS REPLAT TO BE OUR FREE ACT AND DEED.

TROY-MARKET, LLC

Bret J. Boyd
SIGNATURE
Bret J. Boyd, Manager
PRINTED NAME AND TITLE

STATE OF ILLINOIS
COUNTY OF COOK, S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR THE
STATE OF OHIO, APPEARED THE ABOVE INDIVIDUAL
WHO ACKNOWLEDGE HIS SIGNING TO BE HIS FREE
ACT AND DEED. SIGNED BEFORE ME THIS 22ND
DAY OF OCTOBER, 2002.

Kathy E. Roy
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/08/05
OFFICIAL SEAL
KATHY E. ROY
COMMISSION EXPIRES 09/08/05

WE THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE
THIS REPLAT TO BE OUR FREE ACT AND DEED.

GOODALL ENTERPRISES, INC.

Joseph H. Goodall
SIGNATURE
Joseph H. Goodall President
PRINTED NAME AND TITLE

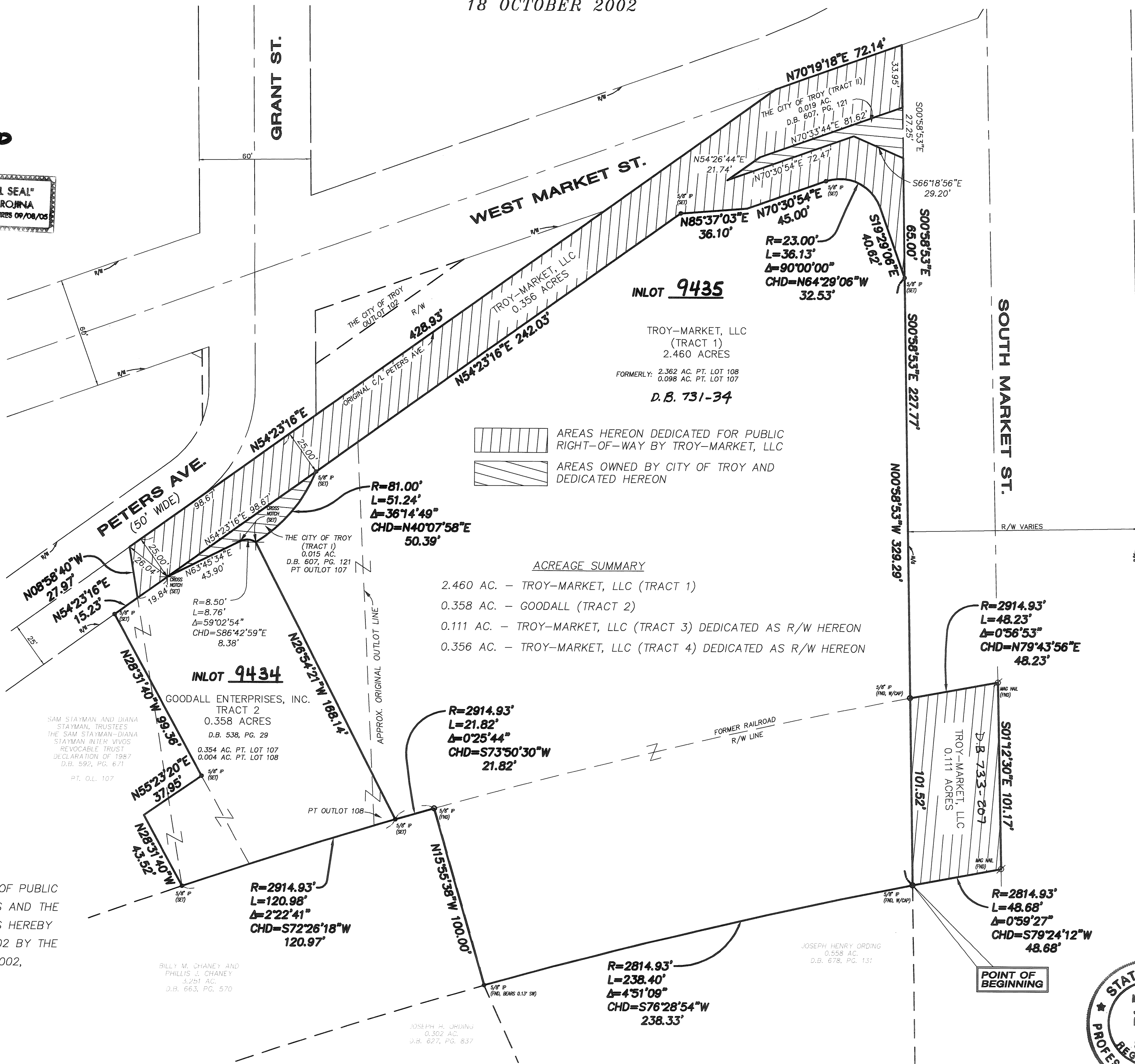
STATE OF OHIO
COUNTY OF MIAMI, S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR THE
STATE OF OHIO, APPEARED THE ABOVE INDIVIDUAL
WHO ACKNOWLEDGE HIS SIGNING TO BE HIS FREE
ACT AND DEED. SIGNED BEFORE ME THIS 6TH
DAY OF NOVEMBER, 2002.

Steven D. Heppel
NOTARY PUBLIC
MY COMMISSION EXPIRES
12/25/03

REPLAT OF CITY ~~IN~~^{OUT}LOTS 107 AND 108 AND RIGHT-OF-WAY DEDICATION

LOCATED IN THE S.W. SECTION OF
THE CITY OF TROY, MIAMI COUNTY, OHIO
18 OCTOBER 2002



REPLAT AND DEDICATION APPROVAL:
THIS REPLAT OF NEW INLOTS AND THE DEDICATION OF PUBLIC
RIGHT-OF-WAY BY THE PRIVATE PROPERTY OWNERS AND THE
CITY OF TROY FOR PARCELS OWNED BY THE CITY IS HEREBY
APPROVED THIS 4TH DAY OF NOVEMBER, 2002 BY THE
TROY CITY COUNCIL BY ORDINANCE NO. O-44-2002,
EFFECTIVE ON DEC. 4, 2002.

William Shier
PRESIDENT OF COUNCIL
Peter E. Jenkins
MAYOR

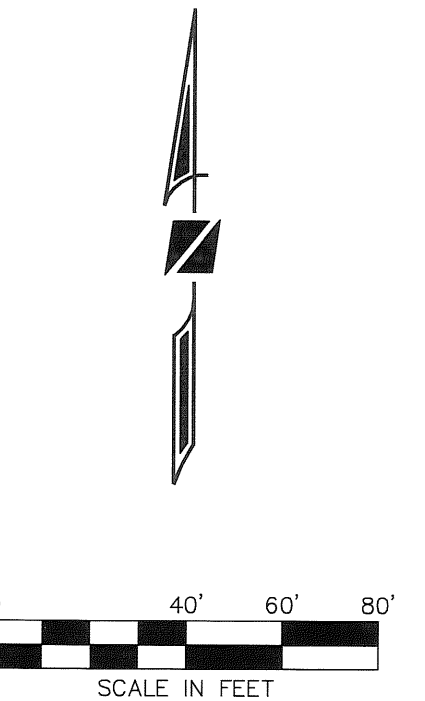
Sam L. Wright
CLERK OF COUNCIL

VOLUME 20 PAGE 14
MIAMI COUNTY RECORDER'S RECORD
OF PLATS. RECEIVED THIS 10th DAY
OF December, 2002 FOR FILING AT
1:11 P.M.
FILE NO. 0353515 FEE \$21.60

John W. O'Brien
MIAMI COUNTY RECORDER'S
Michael Adkins
BY

TRANSFERRED THIS 10 DAY OF
Dec., 2002 BY THE MIAMI
COUNTY AUDITOR

Chris A. Peesles
MIAMI COUNTY AUDITOR
Sinda Linnerman
BY

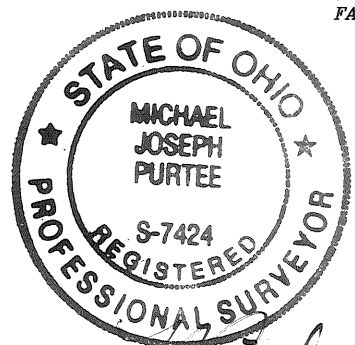


LEGEND
Ø MAGNAIL FOUND
○ IRON PIN FOUND
+ CROSS-NOTCH SET
● 5/8" IRON PIN SET

SURVEY REFERENCES
LOT VOLUME 24, PAGE 53

PREPARED BY:

R.D. Zande & Associates, Inc.
11500 Northlake Drive, Cincinnati, Ohio 45249
(513) 769-5009
FAX (513) 769-5030



Michael J. Purtee
REGISTERED SURVEYOR NO. 7424
DATE 10-21-02

REPLAT OF INLOT 8742

CITY OF TROY MIAMI COUNTY, OHIO

PLAT BOOK 20 PAGE 15
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED 12-16, 2002 AT 10:29 AM
FILE NO. 0354076 FEE \$ 21.60

APPROVAL BY THE CITY OF TROY

THIS REPLAT WAS REVIEWED AND APPROVED BY THE PUBLIC WORKS DIRECTOR
OF THE CITY OF TROY, OHIO THIS 5TH DAY OF DECEMBER, 2002.

Steven D. Leffel
STEVEN D. LEFFEL

John W. O'Brien Carol Pleiman
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NO.'S
THIS 16 DAY OF Dec., 2002.

MIAMI COUNTY
AUDITOR: Chris A. Peppers BY: Linda L. Lippman
DEPUTY

DESCRIPTION

BEING A REPLAT OF INLOT 8742 IN THE CITY OF TROY, OHIO, CONTAINING A TOTAL
OF 12.923 ACRES ACQUIRED BY EXPERIMENT FARM ROAD, L.L.C. BY DEED
FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 729, PAGE 829.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE
LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO
HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.
EASEMENTS SHOWN OR NOTED ON THIS REPLAT ARE FOR 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.

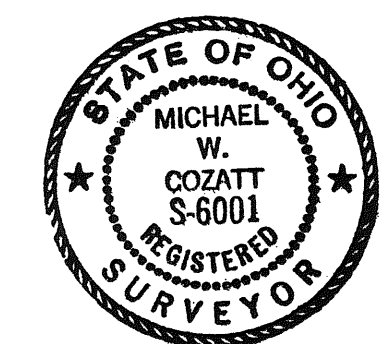
John L. Leffel Grace Campbell
AUTHORIZED REPRESENTATIVE WITNESS
James D. Leffel
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED EXPERIMENT FARM ROAD LLC. BY THE ABOVE SIGNED, TO ME
KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN
REPLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
ON THE DAY AND DATE ABOVE WRITTEN.

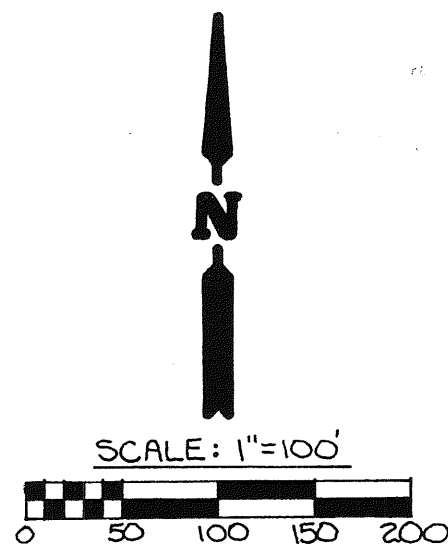
Rann Way
NOTARY PUBLIC
MY COMMISSION EXPIRES Dec. 19, 2008
R. ANN WAGNER, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 19, 2008

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND
CORRECT WITH MONUMENTS FOUND OR SET AS
SHOWN HEREON.



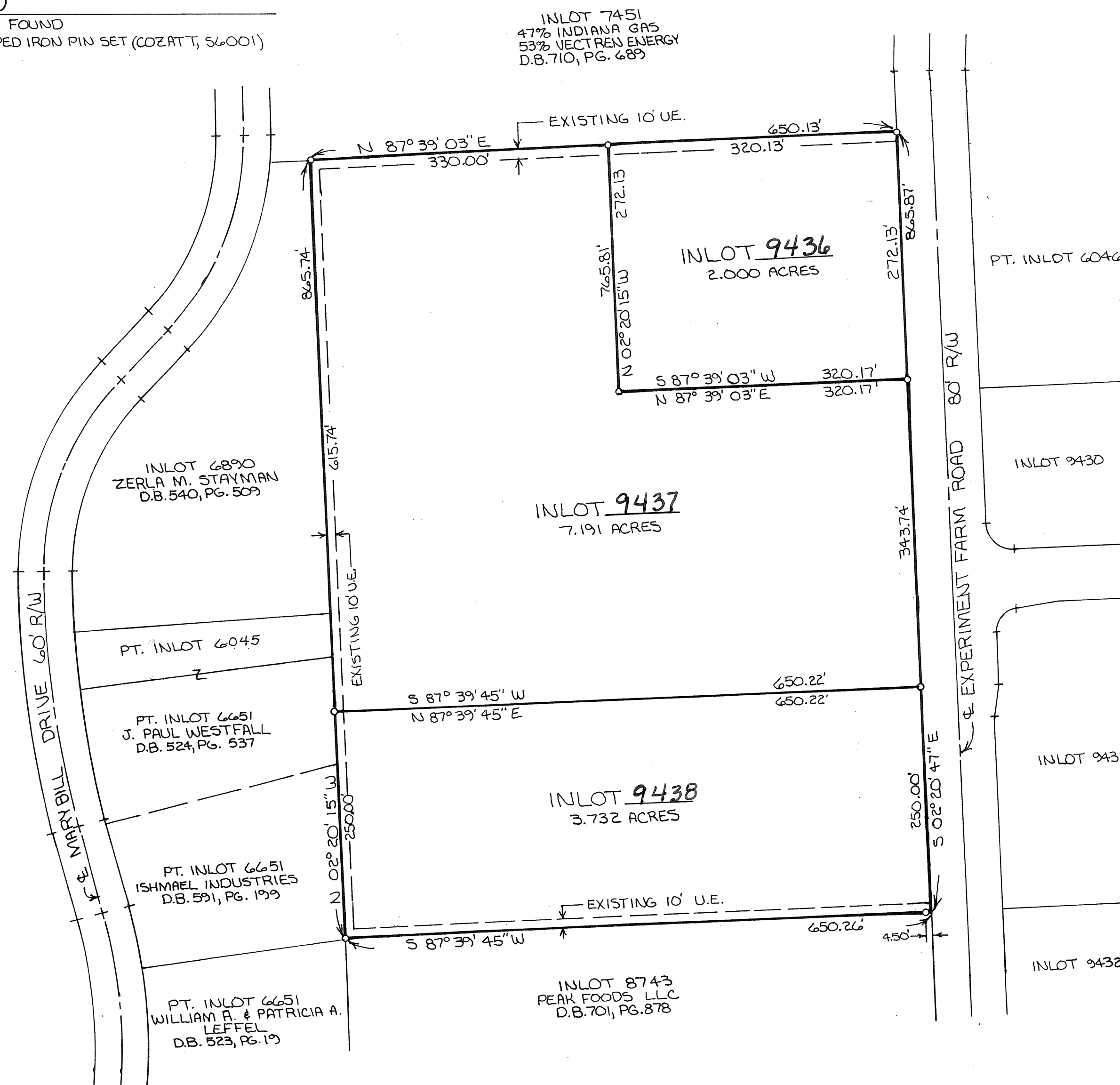
Michael W. Cozatt 7-22-02
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OHIO
JOB NO. 18802



LEGEND

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



HOBART BROTHERS CO. REPLAT - TROY, OHIO

PLAT BOOK 20 PAGE 16
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16th DAY OF

DECEMBER, 2002, AT 1:49 PM.

FILE NO. 0354139 FEE: 21.60

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

BY: Carol Pleiman
DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF PART OF OUTLOT 67, ALL OF INLOT 127 AND PARTS OF INLOTS 124, 125, 126, 582, 581, & 271 IN THE CITY OF TROY, OHIO CONTAINING A TOTAL OF 3.3052 ACRES ACQUIRED BY HOBART BROTHERS CO. BY CORPORATE MERGER FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 436, PAGE 155.

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

OWNERS: HOBART BROTHERS CO.

SCOTT KOIZUMI, CONTROLLER

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 15TH DAY OF NOVEMBER, 2002.

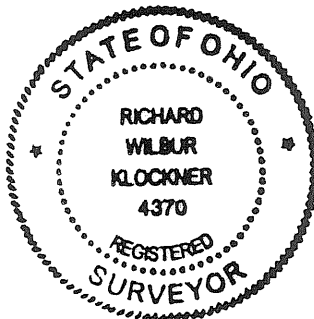
Richard W. Klockner
NOTARY PUBLIC MY COMMISSION EXPIRES

THIS REPLAT WAS REVIEWED AND APPROVED THIS 25TH DAY OF NOVEMBER, 2002.

Steven D. Leffel
STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR

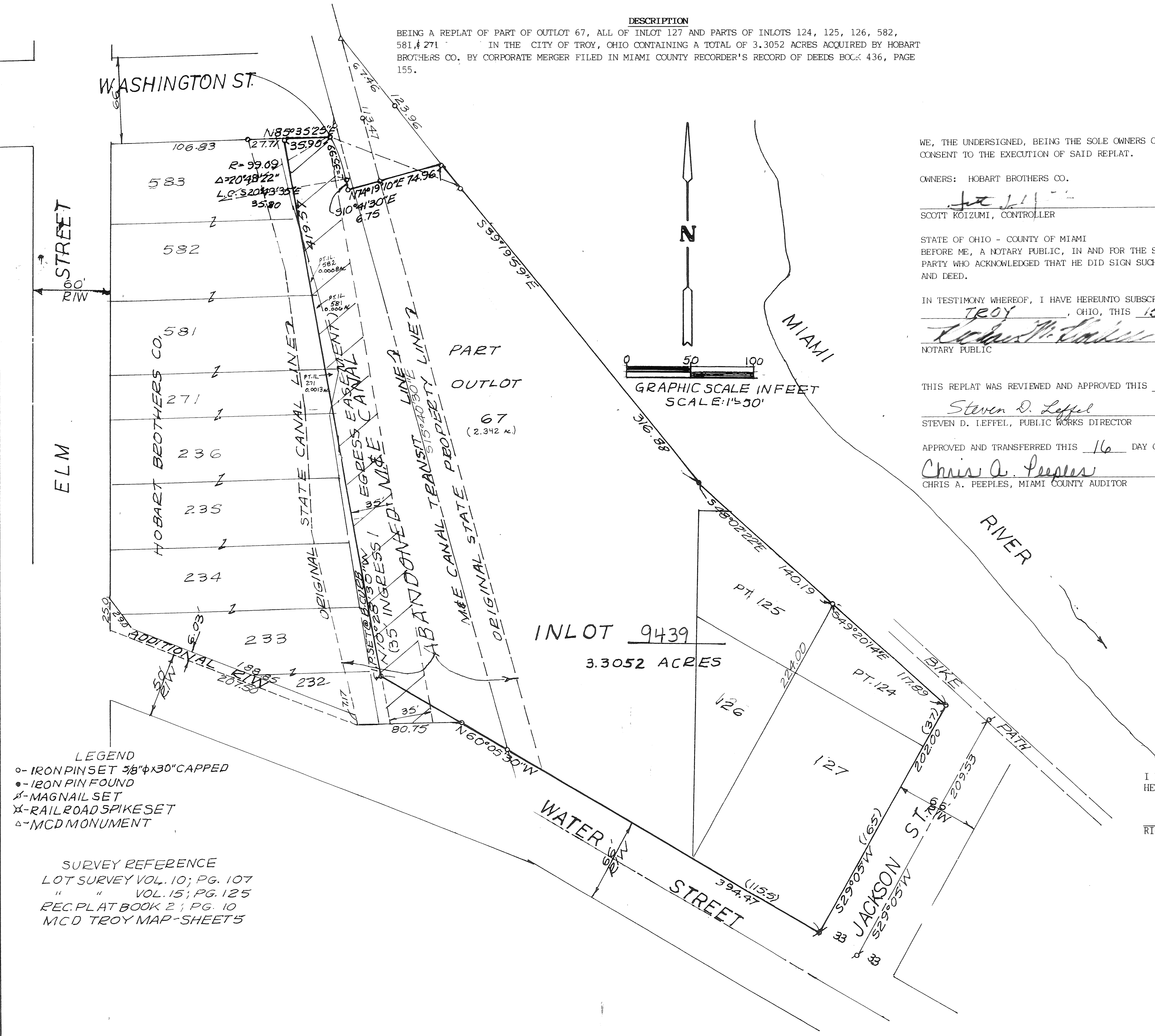
APPROVED AND TRANSFERRED THIS 16 DAY OF Dec., 2002.

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



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

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



SURVEY REFERENCE
LOT SURVEY VOL. 10; PG. 107
" " VOL. 15; PG. 125
REC. PLAT BOOK 2; PG. 10
MCD TROY MAP-SHEET 5

HOBART BROTHERS CO. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 15 NOV 2002	DRAWN BY: TRACED BY: <u>RLK</u> CHECKED BY:	SHEET NO. 1 OF 1
SCALE: 1" = 50'		

REPLAT OF INLOT 403, THE RIGHT OF WAY OF THE D.T. & C.
ABANDONED RAILROAD, AND PART OF OUTLOT 107

VILLAGE OF WEST MILTON
MIAMI COUNTY, OHIO

DESCRIPTION
BEING A REPLAT OF 0.302 ACRES WITH 0.044 ACRE IN ALL OF INLOT 403 AS RECORDED IN "PLAT OF OUT-LOTS 95 & 6 IN WEST MILTON, OHIO" BOOK 3 PAGE 42, AND 0.100 ACRE PART OF THE ABANDONED D.T. & C. RAILROAD RIGHT OF WAY AS RECORDED IN DEED BOOK 596 PAGE 704, AND A 0.158 ACRE PART OF OUTLOT 107 AS RECORDED IN PLAT BOOK 3 PAGE 42 IN MIAMI COUNTY PLAT RECORDS, ALL OF WHICH WAS ACQUIRED BY DICK E. AND DONNA E. PLUNKETT IN DEED BOOK 596 PAGE 704 OF SAID COUNTY.

NOTE: THE BLOCK FROM JEFFERSON STREET TO JAY STREET HAD A SHORTAGE IN IT. THE DEVELOPMENT FROM JEFFERSON STREET WESTERLY TO JAY ST. WAS ALL BY CALL DISTANCES WITH SUBSEQUENT HOUSES BUILT. THEREFORE ALL SHORTAGE (8.06') WAS PUT IN WEST PART OF OUTLOT 107, RAILROAD RIGHT OF WAY, AND INLOT 407. THE OWNER, DICK E. PLUNKETT, AGREED WITH THE LOCATION OF THE EAST PROPERTY LINE.

VOLUME 20 PAGE 17

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 19TH DAY

OF DEC., 2002 AT 2:33 P.M.

FILE #0354604 FEE \$21.60

John W. S'Brien Michelle Adkins
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 19 DAY OF Dec., 2002

Chris A. Peoples
MIAMI COUNTY AUDITOR

Linda Linneman
BY DEPUTY AUDITOR

VILLAGE OF WEST MILTON

AT A MEETING OF THE PLANNING COMMISSION OF
THE VILLAGE OF WEST MILTON, THIS REPLAT WAS
REVIEWED AND APPROVED THIS 4 DAY OF

Dec 2002

William O'Brien
CHAIRMAN

Martin D. Hubbard
SECRETARY

REFERENCES

LOT SURVEYS:

VOLUME 2, PAGE 66
VOLUME 14, PAGE 9
VOLUME 13, PAGE 5
VOLUME 5, PAGE 154
VOLUME 15, PAGE 160

RECORD PLAT
BOOK 3, PAGE 42

MILTON 1910 ASSESSMENT PLAT

DEEDS

BK 285-462
BK 287-233
BK 287-256

BASIS OF BEARING IS THE CENTERLINE
OF FRONT STREET AS RECORDED IN
VOLUME 14 PAGE 9 IN THE MIAMI
COUNTY REC. OF LOT SURVEYS.

LEGEND

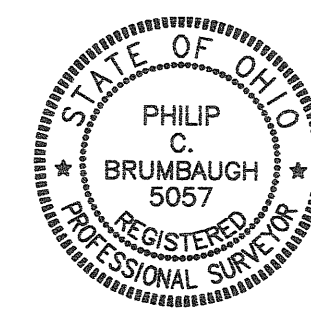
● IRON PIN FOUND
○ IRON PIN SET
⊙ IRON PIPE FOUND
+ CHISLED CROSS
SET IN WALK

(000) REFERENCED
DISTANCES

0 15 30 60
GRAPHIC SCALE IN FEET
1" = 30'

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #5057

SURVEY FOR DICK PLUNKETT
IN MIAMI COUNTY ~ NOVEMBER 26, 2002



BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
362 NORTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

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.

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.

Dick E. Plunkett

DONNA E. PLUNKETT

John W. S'Brien

Michelle Adkins

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 W. Milton
OHIO, THIS 9 DAY OF December, 2002

Kathryn L. Grisso

NOTARY PUBLIC KATHRYN L. GRISSO, Notary Public
In and for Miami County, Ohio
My Commission Expires 6/27/07

DEDICATION OF LEINHOLDER

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.

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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
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THE UNDERSIGNED.

FIFTH THIRD BANK MADISONVILLE OPERATIONS CENTER
SPECIAL LOAN DIVISION, CINCINNATI, OHIO

Philip C. Brumbaugh
CATHY SLOPE Principal C. Brumbaugh - 1957, Ohio Surveyor #5057

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 9TH DAY OF December, 2002

Lorayne A. Schaeffer

NOTARY PUBLIC

LORAYNE A. SCHAEFFER
Notary Public, State of Ohio
My Commission Expires July 22, 2005

GRAPHIC SCALE
SCALE 1"=50'

LEGEND
 ○ IP KEY
 PK. NAL SET
 ● IP FOUND

TABULATION

BUILDING TYPE	QUANTITY	DWELLING DETAILS
A	2	24
B	1	24
C	4	24
D	1	12
E	1	12
F	1	12
G	1	12
H	1	12
I	1	12
J	1	12
K	1	12
L	1	12
M	1	12
N	1	12
O	1	12
P	1	12
Q	1	12
R	1	12
S	1	12
T	1	12
U	1	12
V	1	12
W	1	12
X	1	12
Y	1	12
Z	1	12

50' SETBACK
25' SETBACK
AREA TO BE TRANSFERRED FOR ROHL'S EXPANSION

GENERAL NOTES
 1. ALL PAVED AREAS WILL BE CURBED
 2. PAVED AREAS MAY BE PAVED BRICK, ASPHALT OR PATTERNED CONCRETE
 3. ALL PLANT MATERIALS UNDER DESIGN WILL BE BROUGHT BACK TO PLANNING COMMISSION WHEN DESIGN ARE COMPLETED
 4. SIGN LIGHTING UNDER DESIGN (SEE DETAIL)

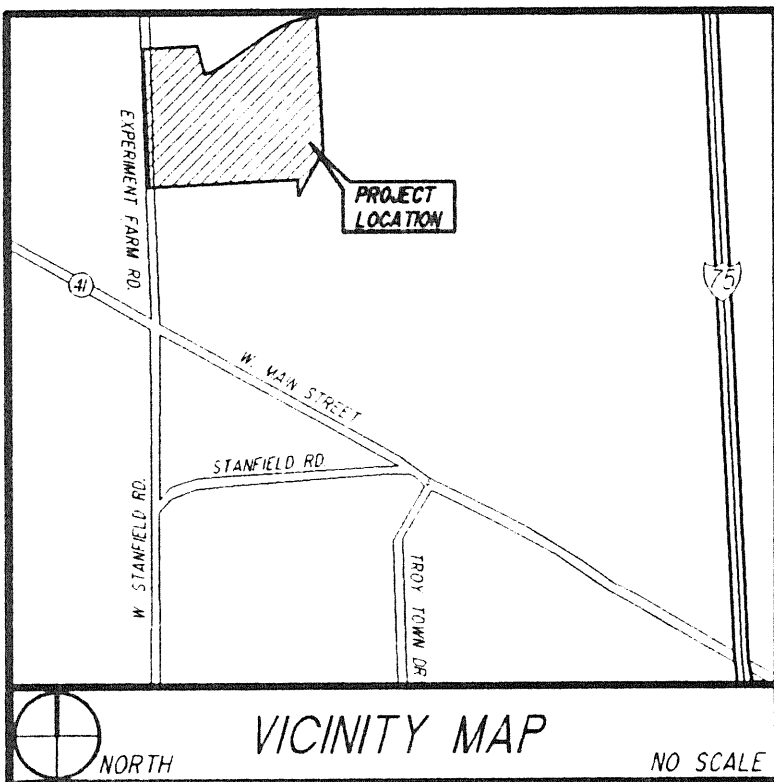
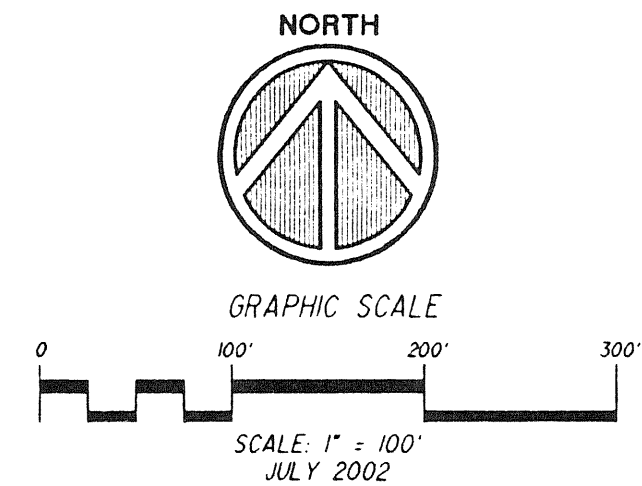


EXHIBIT " D- 1 "

PRESENT ZONING: B-2
 PROPOSED ZONING: PUD / B-2
 EXISTING USE: AGRICULTURAL

TOWNE PARK APARTMENTS A PLANNED DEVELOPMENT PROJECT TROY, OHIO

LOCATED IN:
 SW. QTR., SECTION 17, TOWN 5, RANGE 6 EAST
 CITY OF TROY (PT. INLOT 6046, 6047)
 MIAMI COUNTY, OHIO



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

SW CNR. OF
 NW QUARTER
 SECTION 17

PT. INLOT 6046
 2380 Ac.
 LENZ, INC.
 D.B. 714-752

PT. INLOT 6046
 HARSON INVESTMENTS, LTD.
 D.B. 675-578/581 PARCELL VII

INLOT 6047
 39,702 Ac.
 HARSON INVESTMENTS, LTD.
 D.B. 676-864

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
- M MONUMENT BOX FD.
- CORNER NOT MONUMENTED

SURVEY REFERENCES:

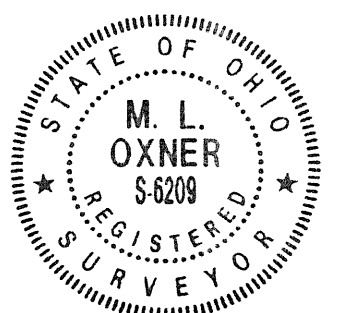
- D.B. 676-864
- D.B. 701-878
- D.B. 714-752
- D.B. 675-575
- D.B. 671-133-147
- D.B. 662-778
- D.B. 584-49
- D.B. 682, PG. 976

AREA SUMMARY:

LOT No. 1	1.289 Ac.
LOT No. 2	2.802 Ac.
LOT No. 3	2.218 Ac.
LOT No. 4	12.171 Ac.
AREA IN RIGHT OF WAY	2.320 Ac.
TOTAL AREA	20.800 Ac.

CURVE DATA TABLE

NUMBER	RADIUS	DELTA	ARC	TAN.	CHD.	BRG.	CHORD
C1	370.00	18°08'41"	117.17	59.08	N 64°24'12" E		116.68
C2	557.39	32°19'08"	314.41	161.51	N 71°29'26" E		310.26
C3	400.00	32°19'08"	225.63	115.90	N 71°29'26" E		222.65
C4	527.39	32°19'08"	297.49	152.82	N 71°29'26" E		293.56
C5	30.00	90°00'00"	47.12	30.00	N 47°21'00" W		42.43
C6	370.00	14°10'27"	91.53	46.00	S 80°33'46" W		91.30
C7	370.00	32°19'08"	208.70	107.21	N 71°29'26" E		205.95
C8	30.00	90°00'00"	47.12	30.00	N 42°39'00" E		42.43
C9	430.00	15°38'14"	117.36	59.04	N 79°49'53" E		116.99
C10	430.00	16°40'55"	125.20	63.04	N 63°40'19" E		124.75
C11	430.00	32°19'08"	242.56	124.60	S 71°29'26" W		239.35
C12	497.39	32°19'08"	280.56	144.12	N 71°29'26" E		276.86



JOB No. 21032

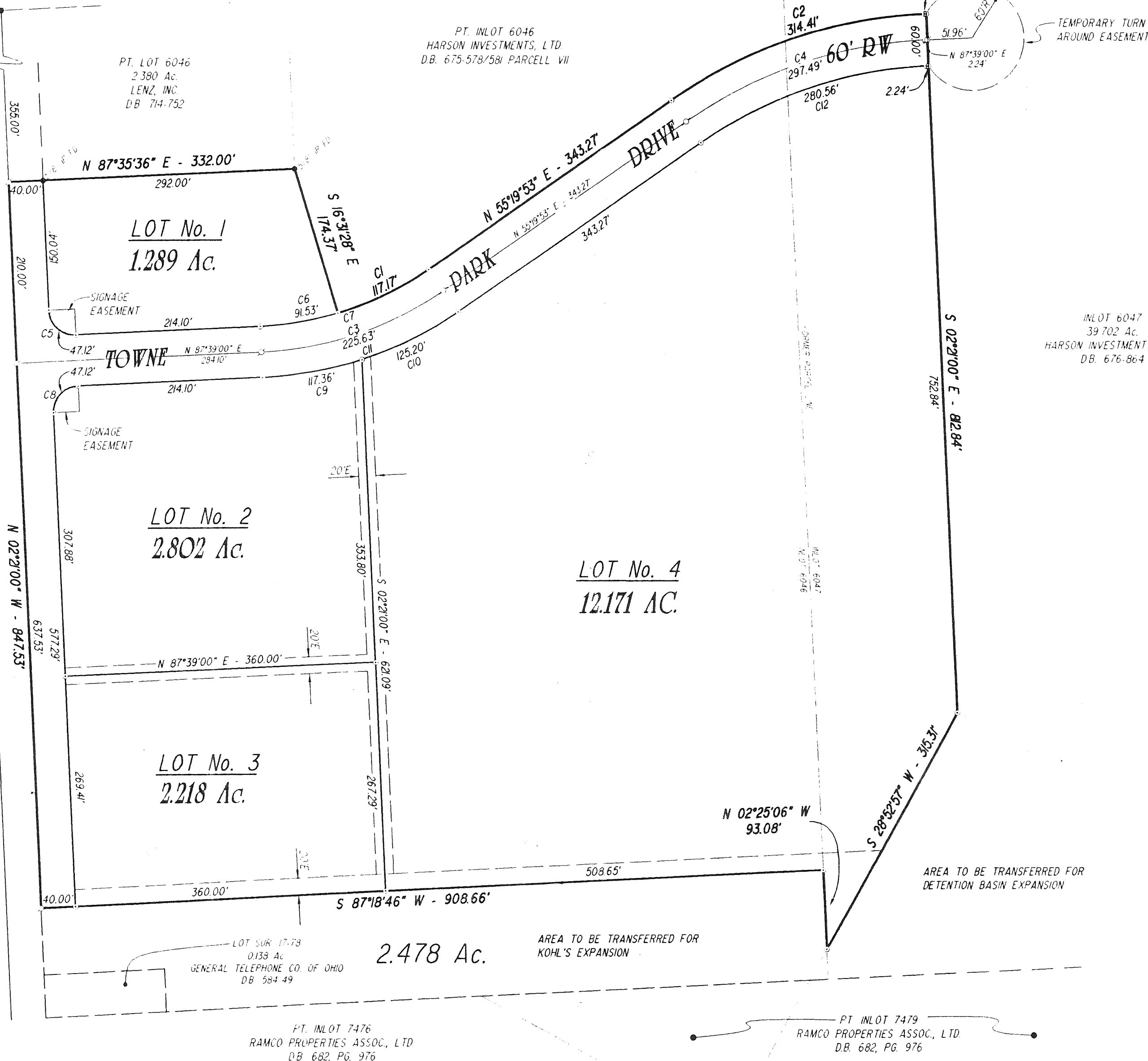
PROFESSIONAL ASSOCIATES INC.
 ENGINEERS, PLANNERS
 217 MARKET ST. BROOKLYN, NY 11201
 SHEET 3 OF 8

SHEET 1 OF 2

EXPERIMENT FARM ROAD 80' R/W

LOT 8742
 12,923 Ac.
 FRIENDLY ICE CREAM CORP.
 D.B. 662-778

LOT 8743
 10,569 Ac.
 PEARL FOODS, LLC
 D.B. 701-878



LOT SUR 17-78
 0.133 Ac.
 GENERAL TELEPHONE CO. OF OHIO
 D.B. 584-49

PT. INLOT 7476
 RAMCO PROPERTIES ASSOC., LTD.
 D.B. 682, PG. 976

PT. INLOT 7479
 RAMCO PROPERTIES ASSOC., LTD.
 D.B. 682, PG. 976

AREA TO BE TRANSFERRED FOR
 DETENTION BASIN EXPANSION

AREA TO BE TRANSFERRED FOR
 KOHL'S EXPANSION

EXHIBIT D-5
DESCRIPTION OF MAINTENANCE OF OPEN SPACE AND/OR
RECREATIONAL FACILITIES

The PD will be used for a multi-family apartment complex that will be constructed, owned and operated by SC Bodner Co., Inc. of Indianapolis, Indiana. The SC Bodner Co., Inc. will be responsible for maintenance of all recreational facilities, open space, parking, buildings, and circulation areas.

DESCRIPTION OF OPEN SPACES (SEE SITE PLAN)

As indicated on the site plan, the project will include an array of landscape combining elements such as trees, annual and perennial shrubs as well as grass and mulch zones. In addition, the topography will be articulated to include buffer yards with mounded landscaping including 25' side yards along the east and west side and south side adjacent to the Kohli's Parking Lot. Much of the forested area along the east and southeast edges is maintained.

As an integral component of both automobile and pedestrian traffic, brick paver zones will combine to provide specific portions street ways, sidewalks, crossovers and island between street ways. All areas identified as "under design" in the site plan will be designed similar in character and quality to the detailed landscaping provided for the typical buildings (Sheets 2 and 3) as shown in the site plan.

DESCRIPTION OF CLUB HOUSE (SEE SITE PLAN)

The Clubhouse will provide administrative and recreational based support areas for the residents. The facility will support activities related to the resident community such as communal space, storage and restroom accommodations for its use and that of the Pool Area. Additional detail is included in the site plan documents that identify how the building will be used for a movie theater, social events, exercise facilities, and apartment offices.

DESCRIPTION OF OUTDOOR RECREATIONAL SPORT FACILITY (SEE SITE PLAN)

This facility will include volleyball court, fitness/jogging trail, shelter/picnic area, playground, storage and support functions. These facilities are under design and will be presented when completed per the site plan shown in exhibit D-2.

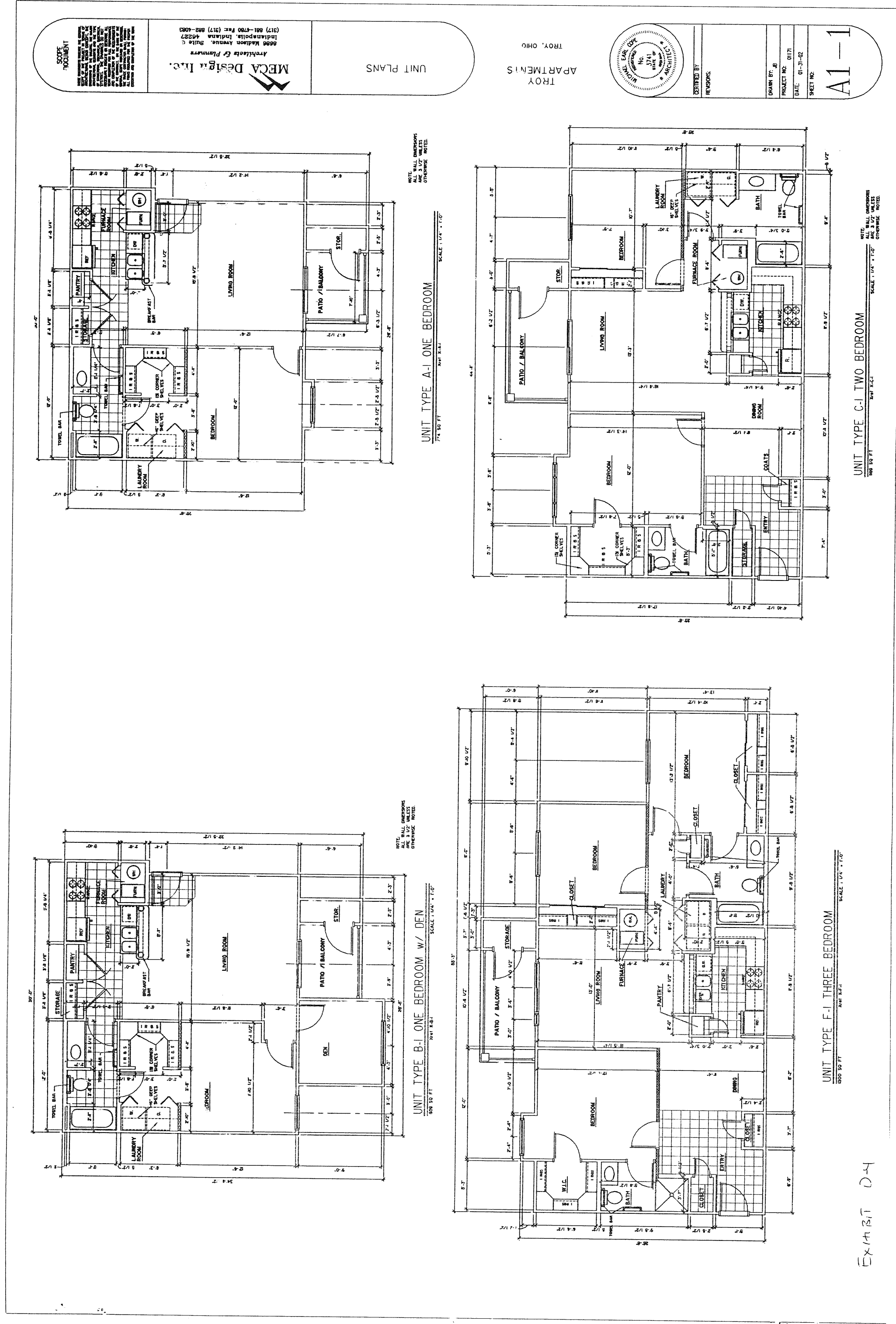
DESCRIPTION OF POOL (SEE SITE PLAN)

The pool area will include, a 20' X 40' pool, 5' deep with a 12' minimum concrete deck surrounding it. In addition, the pool area will be enclosed by 6' fence. The facility will be connected to the Club House.

EXHIBIT D-3
INTENSITY OF LAND USE

The proposed PD encompasses a total area of approximately 12.171-acres that is part of Troy Town park Section 1. The development will be used for a multi-family apartment complex that will be constructed, owned and operated by SC Bodner Co., Inc. of Indianapolis, Indiana. This development will consist of a common clubhouse, sport facility and pool area, and (9) three story apartment buildings. The apartments will consist of (72) one bedroom, one bath units; (24) one bedroom plus den, one bath units; and (5) covered garages. The development will include parking at a ratio greater than two spaces per unit, landscaping, and buffer areas.

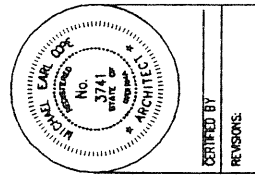
The 204-units are to be located on the 12.171-acres yielding a density of approximately 16.76-units per acre. Approximately 2.5-acres will be taken up by buildings. 3.7-acres will be used for parking and circulation, and the remaining 5.971-acres will consist of open areas including, buffer areas, setbacks, easements and miscellaneous landscaped areas.



EX-14 B.T. D-4

A2-3

DATE: 07-31-02
PROJECT NO.: 0117
SHEET NO.: 18-D

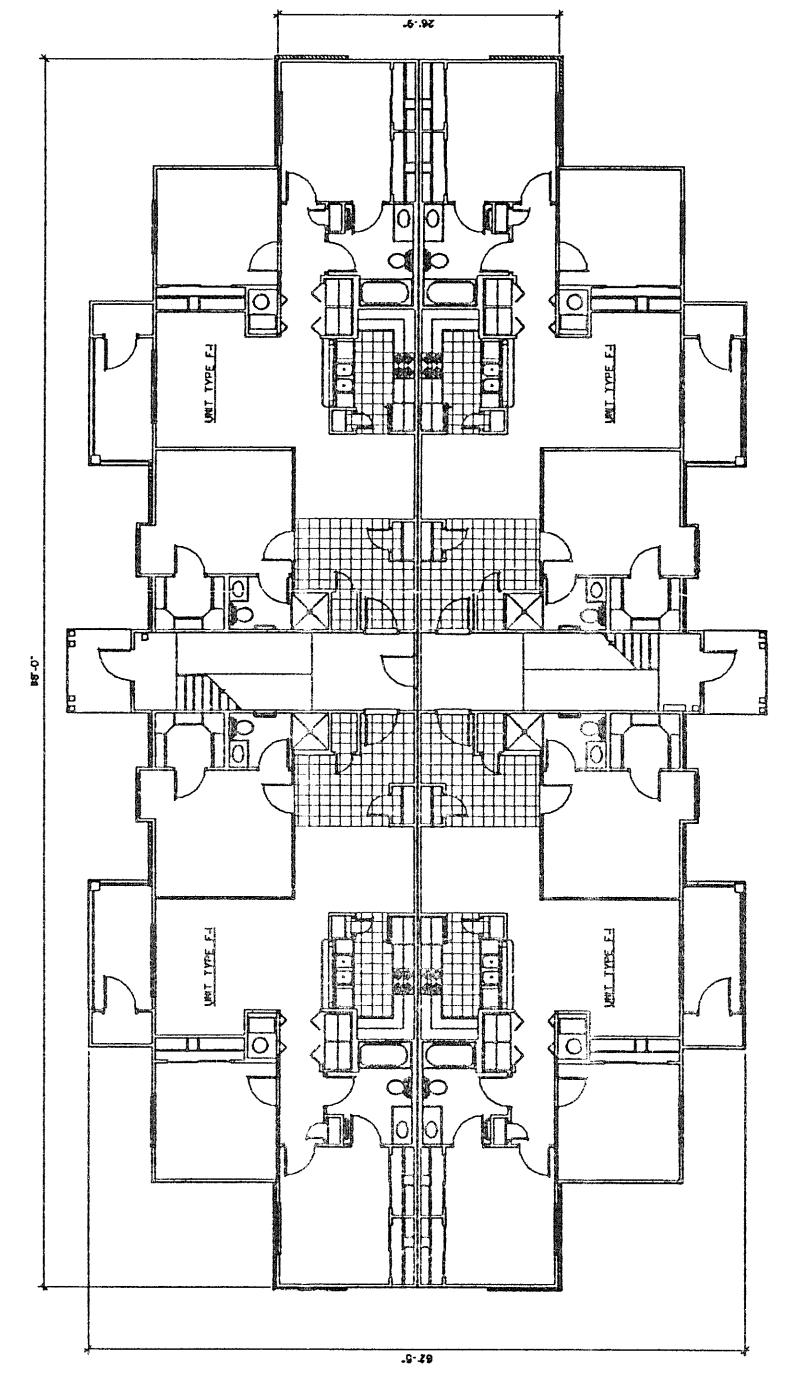


TROY, OHIO
APARTMENTS

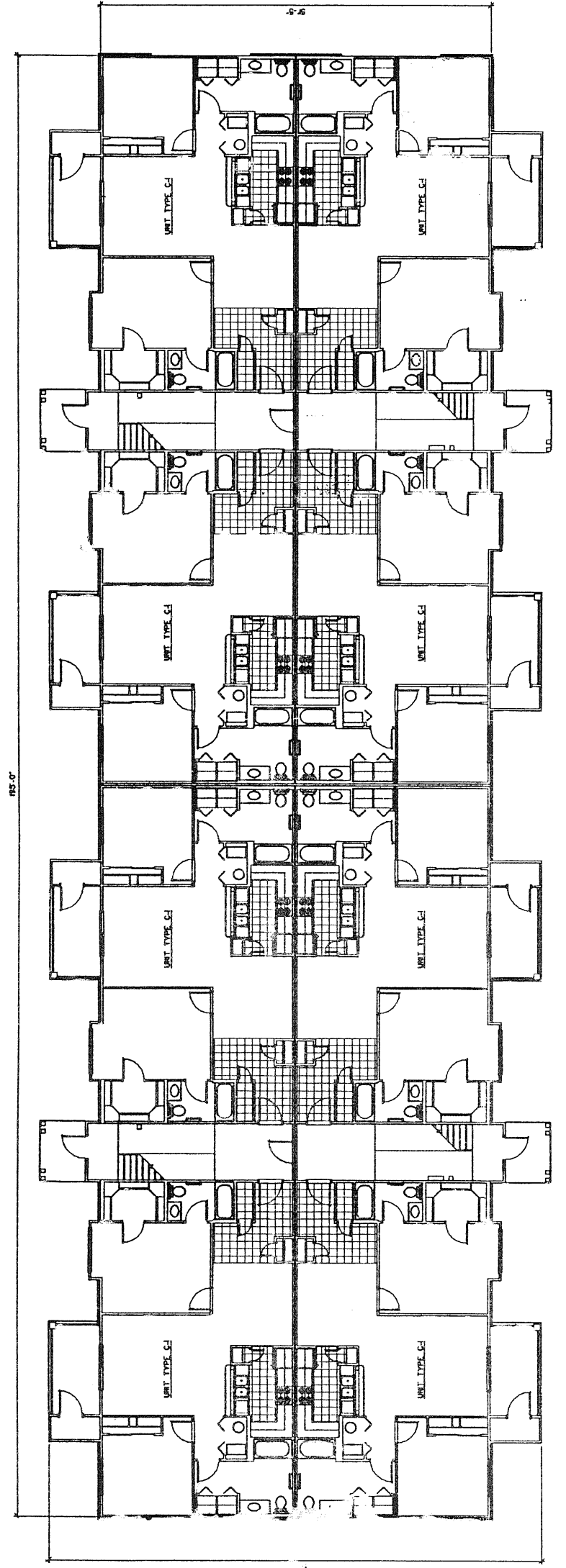
BUILDING TYPES C & D
FLOOR PLANS

MECA Design Inc.
Architects & Planners
6000 Madison Avenue, Suite D
Indianapolis, Indiana 46227
(317) 661-4700 Fax: (317) 665-4083

STATE OF INDIANA
PLANNING BOARD
REGISTERED ARCHITECT
NO. 2741
MECA DESIGN INC.
DATE: 07-31-02



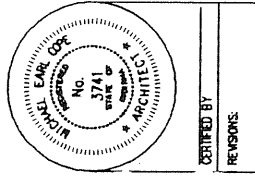
BUILDING TYPE D FLOOR PLAN
DATE: 07-31-02



BUILDING TYPE C FLOOR PLAN
DATE: 07-31-02

A2-1

DATE: 07-31-02
PROJECT NO.: 0117
SHEET NO.: 18-D

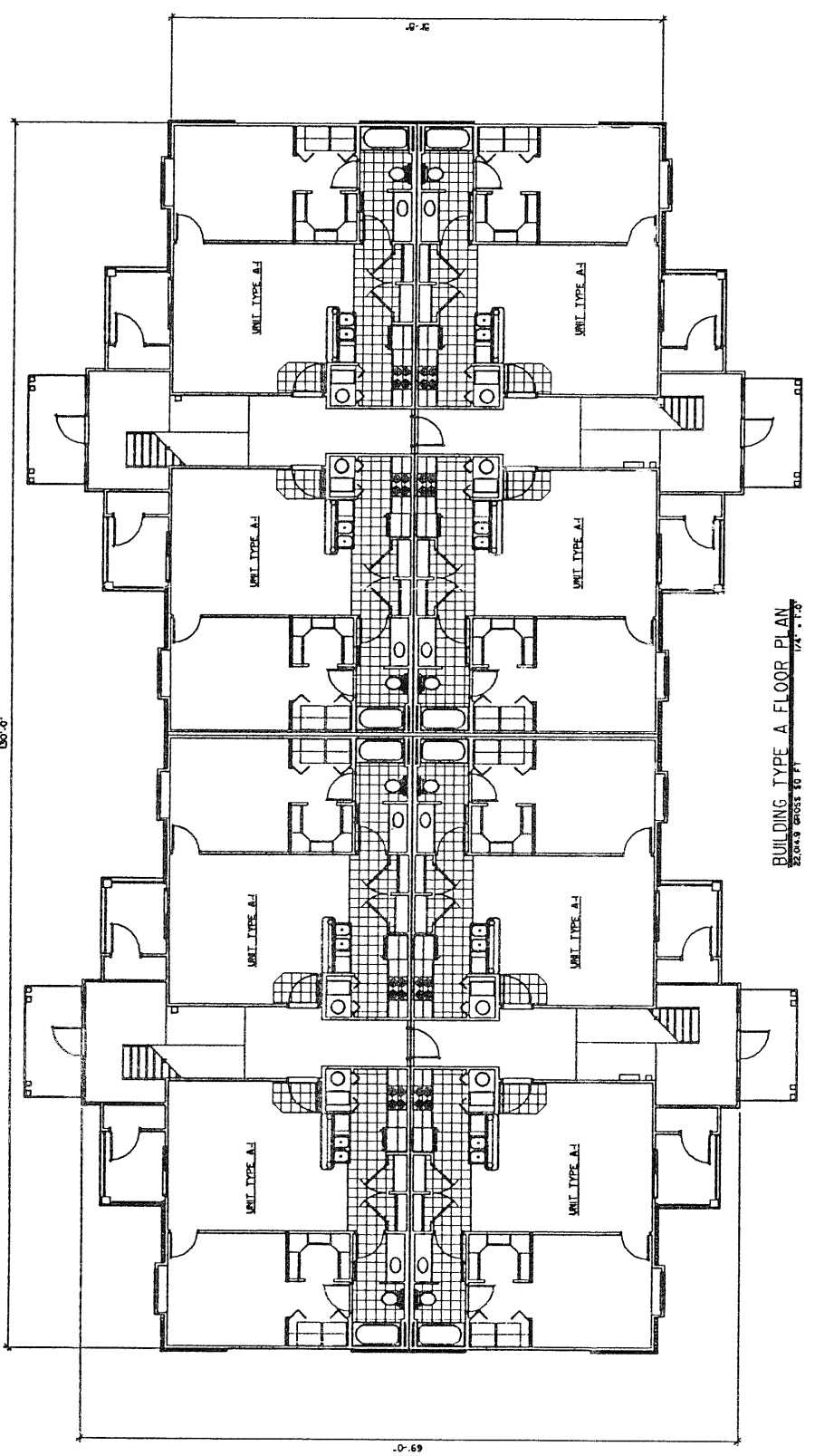


TROY, OHIO
APARTMENTS

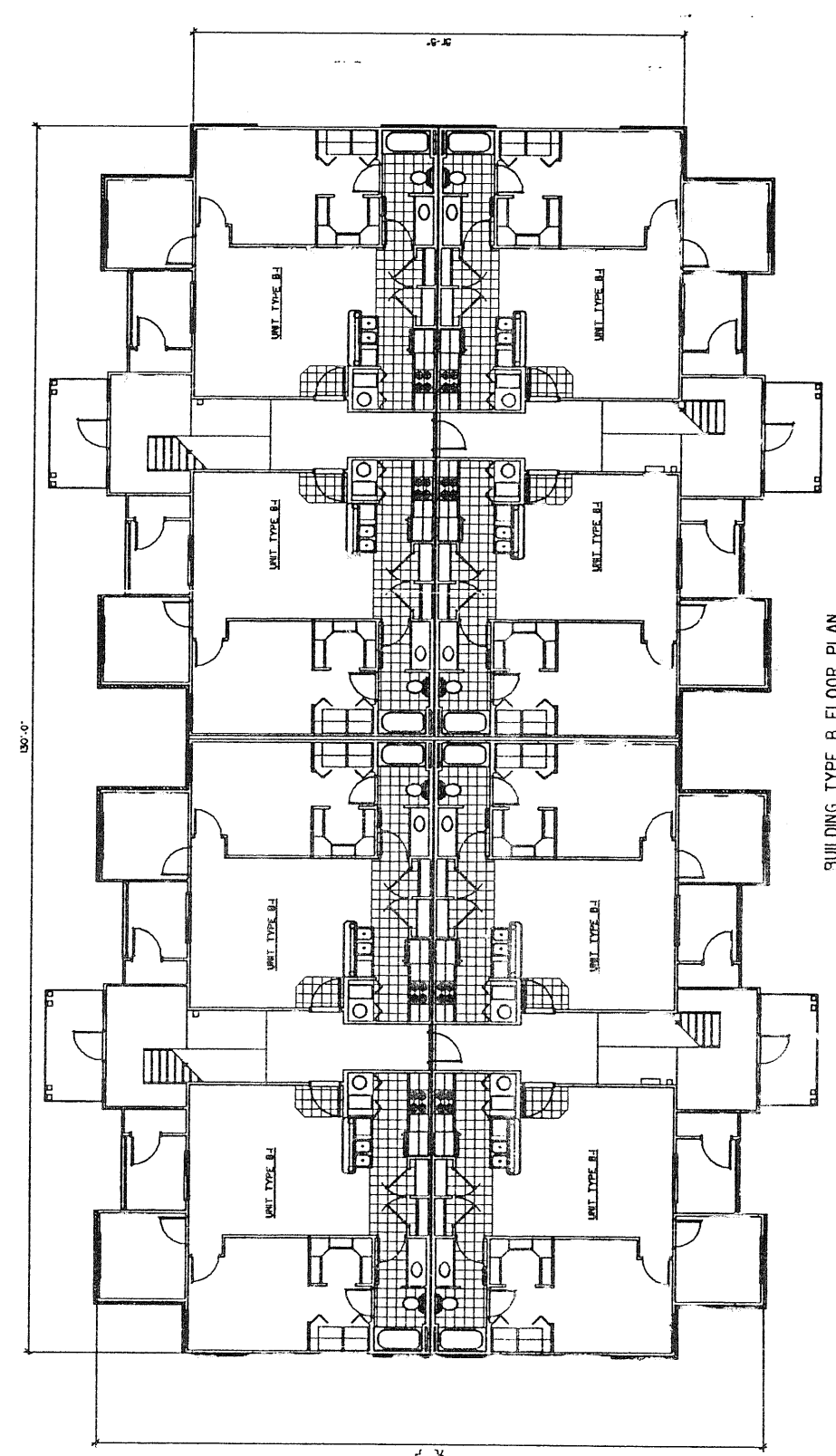
BUILDING TYPES A & B
FLOOR PLANS

MECA Design Inc.
Architects & Planners
6000 Madison Avenue, Suite D
Indianapolis, Indiana 46227
(317) 661-4700 Fax: (317) 665-4083

STATE OF INDIANA
PLANNING BOARD
REGISTERED ARCHITECT
NO. 2741
MECA DESIGN INC.
DATE: 07-31-02



BUILDING TYPE A FLOOR PLAN
DATE: 07-31-02



BUILDING TYPE B FLOOR PLAN
DATE: 07-31-02

EXHIBIT D-6
CONDITIONS AND REQUIREMENTS
THE HARSON INVESTMENTS
204 UNIT APARTMENT COMPLEX

The following conditions and requirements are imposed by the City of Troy as part of the approval of Planned Development, Ordinance No. _____

1. A. INTRODUCTORY CONDITIONS

1. All of the following conditions and requirements shall be obligations of the applicant, Harson Investments in the Planned Development ordinance referred to above. In addition, the following conditions and requirements shall continue to be the obligation of such other persons and/or entities who remain or who subsequently become owners of the subject real estate. Throughout these conditions and requirements, every reference to all such owners, and every reference to the "owner" or the "landowner" or the "property owner" or the "applicant" shall mean each and every such owner, now, or who becomes owners in the future. Throughout these requirements and conditions the following definitions shall apply:

- a. The words "subject property" shall mean the 12.171± acres with dedicated right-of-way property approved for Residential Planned Development in Ordinance No. _____
2. The following submissions, plans, representations and undertakings presented to the City by the Applicant in connection with its request for rezoning and for Planned Development approval are incorporated herein by reference so as to become part of this list of joint and several obligations of the Applicant and any other owner(s) of the subject real estate. These submissions from the Applicant consist of the items listed on Exhibit 1, attached hereto and made a part hereof.
3. Subsequent to the approval of the Planned Development application that is subject to these various conditions and requirements, the Applicant shall submit a subdivision plat of the entire 12.171-acres with dedicated right-of-way subject property for processing and consideration for approval by the Planning Commission.

All of these Planned Development conditions and requirements shall be included as restrictive covenants on that

Subdivision Plat so as to cause them to be covenants running with the chain of title to all or any part of the subject property.

4. Each and every permit issued by or through the City or its agents with regard to any improvement or any part of any improvement on the subject property shall be conditioned on compliance with these conditions.

2. B. GENERAL CONDITIONS

1. All condition and requirement dates are subject to delays caused by fire, extreme weather, casualty loss, acts of God, or any other event beyond control of the owner of the property.
2. All exterior lighting for the entire project site shall be subject to review by City Staff at the final Site Plan approval stage.
3. Prior to the installation of landscaping as further provided within these conditions and requirements, landscaping plans identifying size and species by exact location along with detailed plans and specifications for installation procedures shall be submitted for review and approval by the City Planning Department.
4. Landscaping and trees shall not interfere with the placement and movement of any fire apparatus. Tree limbs and branches located less than 12 feet above the roadway surface of the entrance roads and ring road shall not extend beyond the curb line of the roadway.
4. All landscaped elements to be installed within the project shall be of a size corresponding to or greater than that shown in the plan vocabulary table of the landscape plan. Perpetual maintenance of the landscaping areas shall be provided by the Owner. In the event any plant or landscaping material dies or becomes diseased, such plant or material shall be replaced with similar types, species, and size, as originally planted, within three (3) months of such event, weather permitting.
6. Any fountains or other water features must be designed to be of a recirculating nature and must operate in that manner in order to minimize water consumption.
7. Ground mounted monument signage consisting of an entry identification including two brick pilasters is allowed at the entrance to the project, details of which are attached.

8. All building exterior colors shall be harmonious with each other and shall be subject to review and approval or reasonable disapproval by City Staff. Colors, building materials, design concepts shall be as set forth in Exhibit 2, attached.

9. All mechanical equipment is to be screened from all primary traffic corridors with architectural features (roof forms or parapet walls) of the building. Metal screening will be not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and no interference with traffic control signs and/or sight lines will be permitted.

10. All trash collection containers must be screened from view, or surrounded by decorative elements that match the architectural design of the building and must be adjacent to the building. Landscaping may be used as screening for this particular purpose.

11. Construction access shall be through the throat along the north property line, fronting on Experiment Farm Road. At conclusion of construction, the curb cut on Experiment Farm Road at this location shall be removed, and curb and gutter and sidewalk per City of Troy Standards shall be installed across this frontage. Thereafter, there shall be no vehicular access to and from the Experimental Farm Road and the subject property.

12. Parkland Fees in lieu of dedication of parkland shall be paid by the developer pursuant to the parkland dedication/fee regulations for the City of Troy, Ohio, in effect, on the date of this document.

13. Illumination requirements and noise standards for the Planned Development shall be governed by the B-2 Standards contained within the Troy Zoning Code as of the date of approval.

EXHIBIT D-7
MODIFICATIONS OF REGULATIONS

Based on discussions with City staff, the proposed planned development should generally conform to the closest conventional zoning. The City's R-7 Zoning is most similar and although many of the requirements are exceeded the following exceptions are requested:

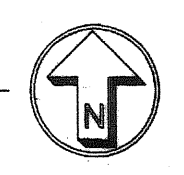
1. The R-7 zoning allows a maximum building height of 40-feet. To achieve the architecture desires a building height of 41-ft, 7-inches is required.
2. The R-7 zoning allows a maximum of 14.52 units per acre. The proposed development includes a density of 16.76 units per acre.
3. We will have entry signage on either side of the driveway coming into the project, which will differ from the minimum standards of R-7 multi-family, subject to and contingent upon ultimate staff approval when the specific signage is submitted for approval.

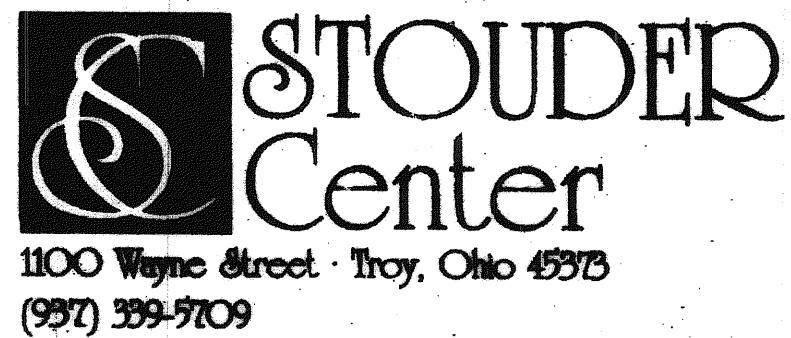
As consideration for approval of these modifications, the developer will commit to all landscaping, facade, and building materials as outlined in this application.

190222

DATE 5-10-00

S-1





A Planned Unit Development Project

An Adaptive Reuse

BL 20 pg 19-A
EXHIBIT "A"

EXHIBIT A TO SITE PLAN OF STOUDER CENTER PLANNED DEVELOPMENT

The following permitted uses, standards, parking, signs, ingress/egress access and service area provisions shall be listed on the Stouder Center Site Plan and replaces the Purpose and Phase One wording contained on all previous submissions:

PHASE ONE:

- Art gallery
- Artist studio
- Assisted living facility
- Banking and financial services
- Banquet hall
- Barber school
- Beauty school
- Business and professional offices
- Business association meeting rooms
- Business school
- Business service offices without outside storage of vehicles or materials
- Candy and confectionary retail sales
- Catering service
- Churches, chapels, temples and synagogues
- Civic, social and fraternal meeting rooms and offices
- Cleaning service office
- Coffee shop
- College, theological schools and universities (public and private)
- Data processing center
- Daycare center
- Driver training schools (automobile)
- Drug store
- Dry cleaning pick-up station
- Dry cleaning - self-serve
- Eating place
- Engineering and research labs, limited to below grade space and limited to those uses not associated with matters permitted in manufacturing zones
- Florist
- Gift shop
- Health studios and clubs
- Independent living facility
- Laundromat - self-serve
- Laundry pick-up station
- Mail order telephone sales office
- Medical and dental clinic and laboratory
- Multiple family dwellings limited to a total of 25 units
- Newsstand retail sales
- Nursing home
- Off-street parking
- Pharmacy
- Photo studio
- Reception hall
- Research and engineering labs, limited to below grade space and limited to those uses not associated with matters permitted in manufacturing zones
- Schools - primary, intermediate and secondary - public or private
- Single person room occupancy dwelling units without food preparation facilities limited to a total of 50 units intended for extended stay of 5 days or more
- Wireless telecommunication facilities - no new or additional exterior antennas permitted

Standards:

Banking and financial services, eating places, apparel stores, candy and confectionary retail sales, coffee shop, drug stores, pharmacies, laundry and dry cleaning facilities and services, florist, food stores, gift shops, newsstands, beauty shop and barber shops, off-street parking, shall be permitted only in accordance with all of the following:

1. When incidental to a use or uses permitted by the planned development.
2. When located entirely within the building or structure.
3. When designed and intended to serve only the occupants of the use to which it is incidental.
4. With no advertising or other display visible from the exterior of the building or structure.
5. Floor area of each retail or service use shall not exceed 750 square feet.
6. Alcoholic beverages may only be served in conjunction with an event or reception.
7. Alcoholic beverages may not be served to members of the general public if that person is not attending an event or reception conducted on the premises.

The hours operation of non-residential uses shall be from 6:00 A.M. to 11:00 P.M.

Zoning Certificate, Occupancy Certificate and Building Permits:

1. Use of the premises as provided herein shall require the issuance of Zoning and/or Occupancy Certificates by the City of Troy and Building Permits, as may be required by Miami County.
2. Each and any such use initiated prior to the issuance of the appropriate certificates or permits shall be subject to an administrative fee of \$1,000.00 upon determination by the Planning and Development Director, that such use or occupancy was initiated prior to the issuance of the appropriate certificates or permits. Such administrative fee shall be in addition to the required application and permit fees.

Parking:

1. The off-street parking spaces depicted hereon shall be deemed sufficient to meet the reuse needs of the facility as provided herein.
2. The use of required off-street parking shall be limited to the parking of personal passenger type vehicles.
3. Commercial vehicles shall not be parked or stored on the premises for more than 2 hours in any 24 hour period unless such vehicle is being used for transporting tools or materials in conjunction with the renovation of the property and then only parked on the premises while such renovation work is being performed during normal daylight hours.
4. Recreational vehicles shall not be parked or stored on the premises unless such vehicle is located within a totally enclosed structure.

Signs:

1. The only signs permitted are those depicted on the site plan and in the identified locations for such sign.

Ingress/Egress Access:

1. Personal passenger vehicle access shall be from Wayne Street and Summit Avenue.
2. Commercial service vehicle access shall be restricted to Wayne Street.

Service Areas:

1. Service and maintenance areas are limited to the areas depicted on the site plan.
2. Waste removal dumpsters shall be located in the fenced area south of the Central Building and shall be appropriately secured and screened.
3. Non-residential deliveries and services shall be limited to the hours of 7:00 A.M. to 9:00 P.M.

Site Plan Modifications:

1. Removal of the parking depicted on the Site Plan along Wayne Street, including the removal of the hard surface area, installation of curb and walk in accordance with City standards.
 - a. Parking areas to be blocked off or painted yellow
 - b. Parking to be removed prior to 50% occupancy of the building or 80,000 square feet

PHASE TWO

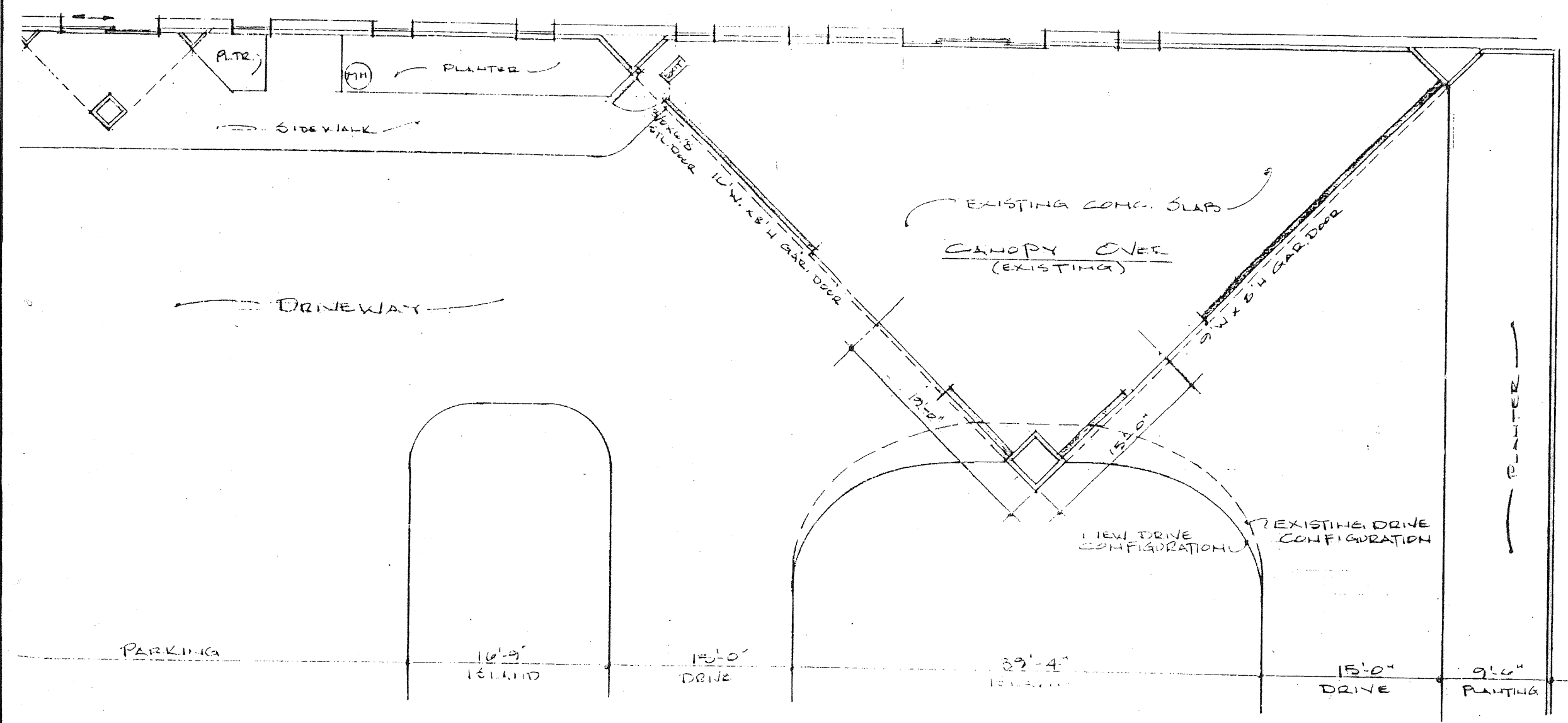
The southern portion of the property is set aside for future residential development. The development of this area must countenance several important factors — among them the neighborhood, the fact that this area represents the only remaining woods within the city of Troy, and drainage and natural features that must be preserved to the extent possible.

The Phase Two portion of the property is restricted to single family development at sometime in the future.

ARCHITECTURAL STRUCTURES ASSOCIATED ARCHITECTS • ENGINEERS • PLANNERS	
URBANA, OHIO 43078	
P.O. BOX 185 (937) 652-1628	
PROJECT NO. STOUDER SITE	
DATE	REVISIONS
10-13-88	1. Change boundary line
PROPOSED STOUDER CENTER REDEVELOPMENT PLAN FOR PARK PLACE PROPERTIES CORNER OF WAYNE & SUMMIT STREETS TROY MIAMI COUNTY OHIO 45373	
DATE 5-10-00	
S-2	

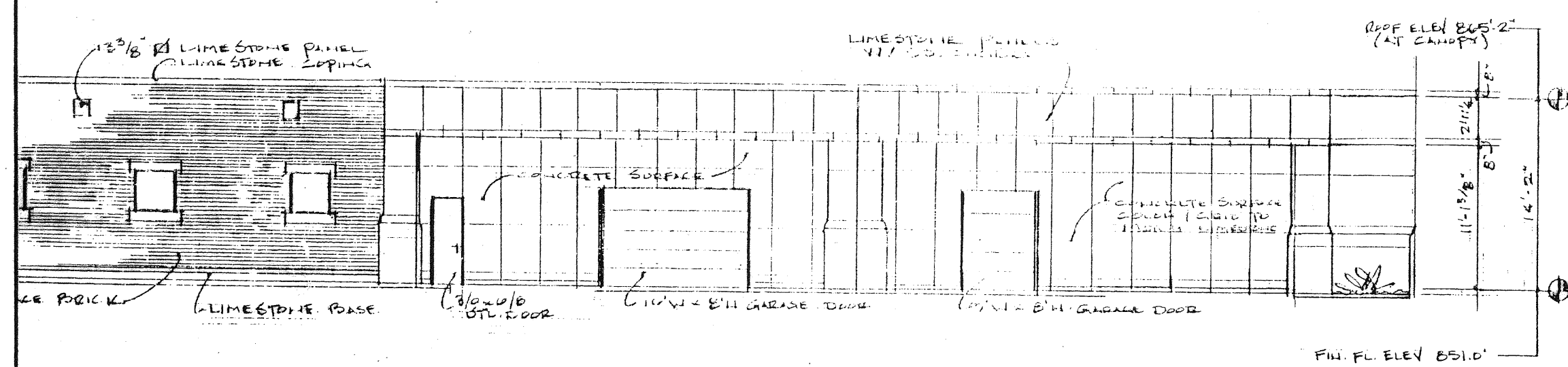
Stouder Center Amendment # 1

EX-STOUDER HOSPITAL EMERGENCY DEPARTMENT

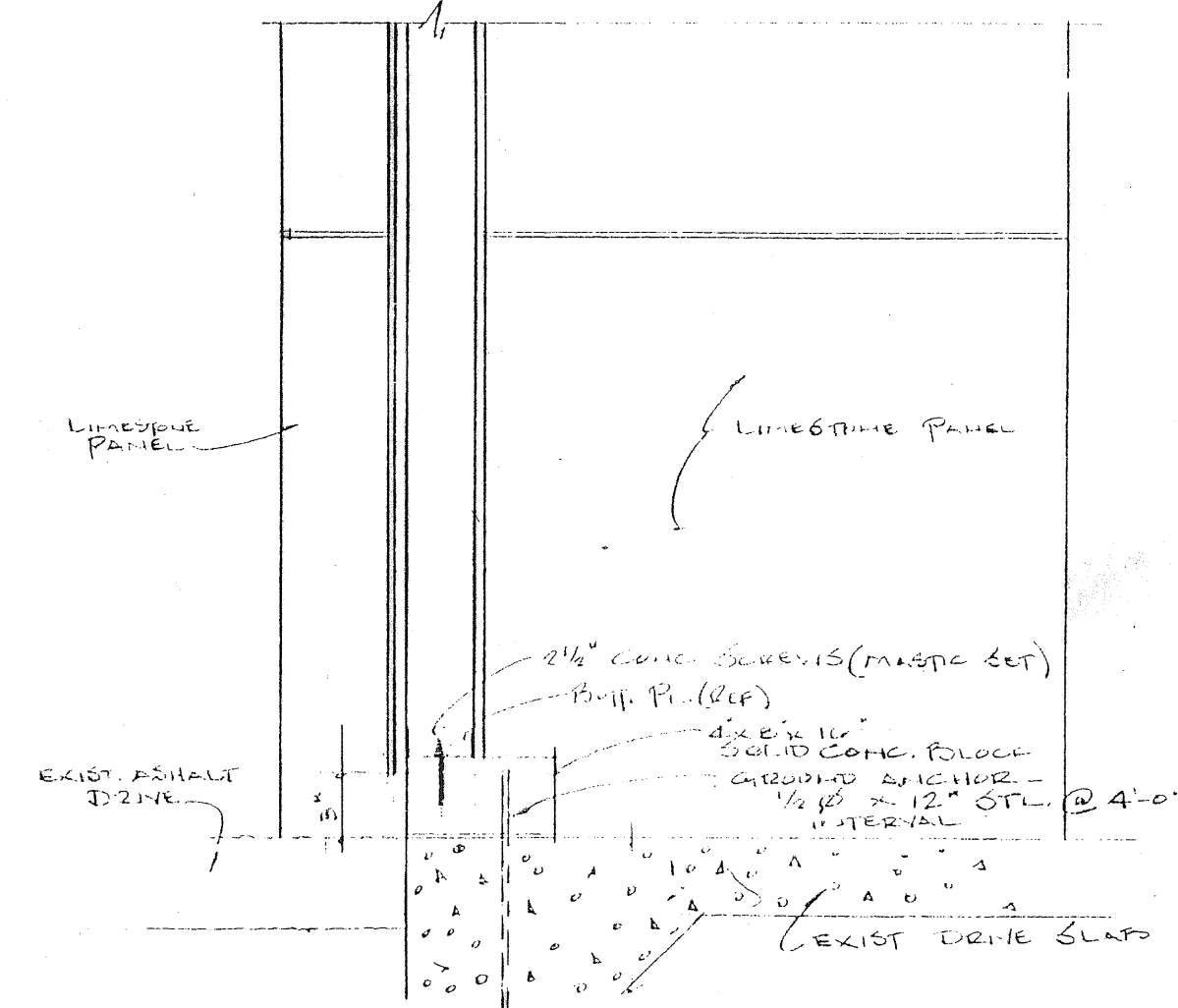
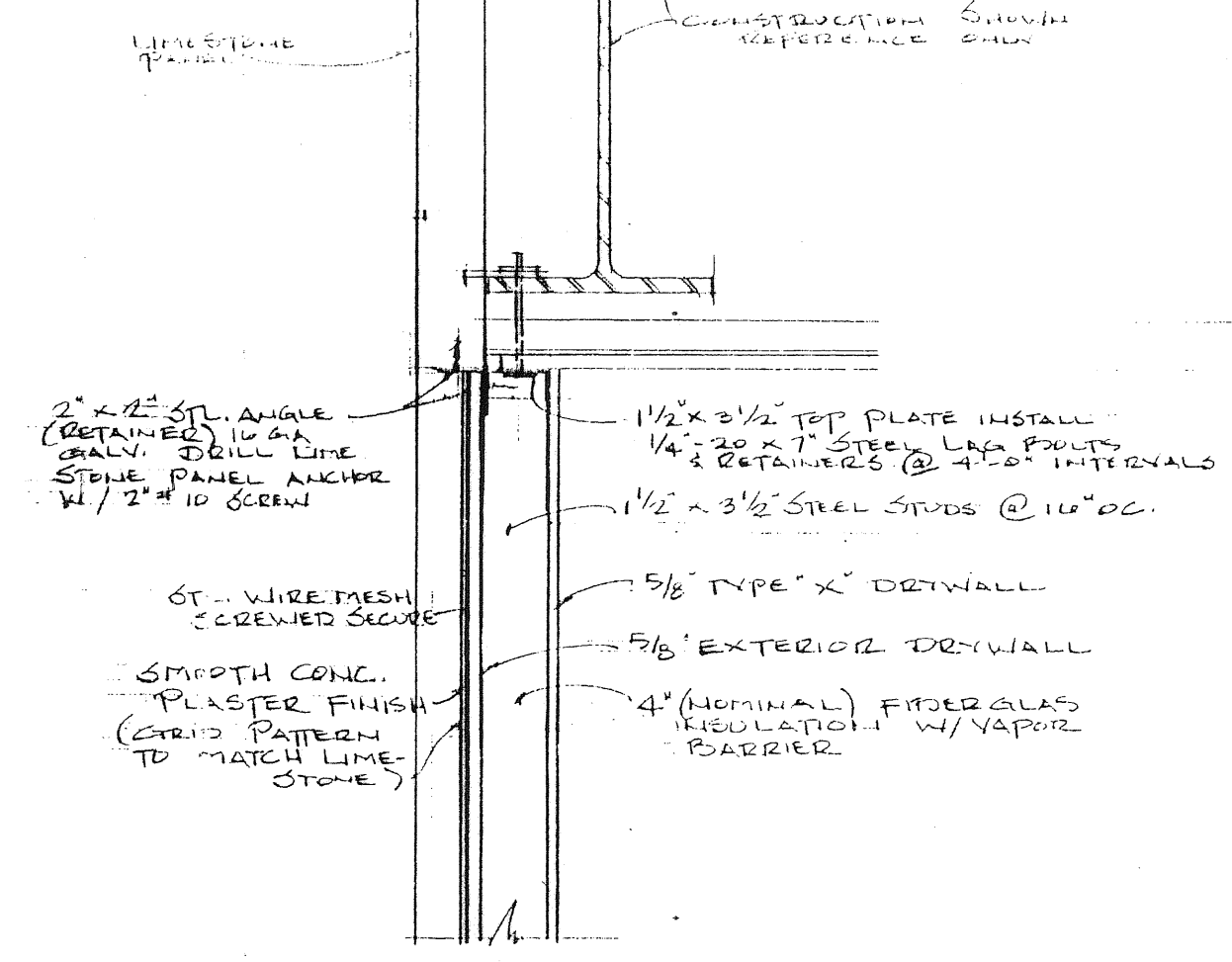


PLAN VIEW AND CONSTRUCTION PLAN AT CANOPY
SCALE - 1/8" = 1'-0"

FOR NEW EXTERIOR WALL
CONSTRUCTION DETAILS
AT CANOPY, SEE SHEET 2



NORTH ELEVATION
SCALE 1/8" = 1'-0"
NORTH ELEVATION STOUDER CENTER
EX- EMERGENCY ENTRY
OLD STOUDER HOSPITAL



NOTE: STEEL WALLS ARE NOT LOAD BEARING. THEY ARE FOR ENCLOSURE OF SPACE UNDER CANOPY AREA.

TYPICAL SECTION THRU NEW WALLS
SCALE 1/2" = 1'-0"

AMENDMENT #1 TO STOUDER CENTER PLANNED DEVELOPMENT

The Planned Development for Stouder Center was previously approved by the City Council of Troy, Ohio on September 18, 2000. As requested by petition of Park Place Properties, the property owner, the approved plan is hereby amended to include approval of enclosure of the existing north entrance canopy as shown hereon and with the exterior appearance to closely match the existing stone appearance of the immediately adjacent exterior finish. The approved plan is also amended to add to Sheet No. S-2 a new Parking Standard # 5 as follows:

5. Overnight storage of commercial vehicles may be provided within wholly enclosed buildings on the Stouder Center premises when the vehicles are owned and operated as part of commercial operations conducted by businesses with property permitted occupancy in the Stouder Center.

At a meeting of the Planning Commission of Troy, Ohio held on the 14th day of MARCH, 2001, this amendment was reviewed and recommended for approval.

At a meeting of the Council of the City of Troy, Ohio held on the 4th day of MARCH, 2001, this amendment to the Stouder Center Planned Development was approved by Ordinance No. 0-10-01.

REPLAT OF PART OUTLOT 32
AND PARTS INLOTS 1157 & 1158
VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO

VOLUME 20 PAGE 20

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 23rd DAY
OF January, 2003, AT 2:45 P.M.
FILE # _____ FEE \$ 21.00

John W. O'Brien Carol Pliman
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 21 DAY OF Jan, 2002

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

DESCRIPTION

BEING A REPLAT OF PART OUTLOT 32 AND PARTS INLOTS 1157 & 1158, IN THE VILLAGE OF COVINGTON, AS ACQUIRED BY SYLVIA DEWEESE BOSSERMAN BY DEED BOOK 517, PAGE 60.

DEDICATION

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 DEDICATE THE STREETS TO PUBLIC USE FOREVER.

Sylvia Dewese Bosserman
SYLVIA DEWEESE BOSSERMAN
Joseph H. Bosserman

Michael G. Gutmann
WITNESS
Karen S. Jenkins
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 PLAZA, OHIO, THIS 20th DAY OF June, 2002.

Michael G. Gutmann
NOTARY PUBLIC
MICHAEL E. GUTMANN
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission
Has No Exp. Date
Section 147.03 O.R.C.

APPROVAL BY THE VILLAGE OF COVINGTON

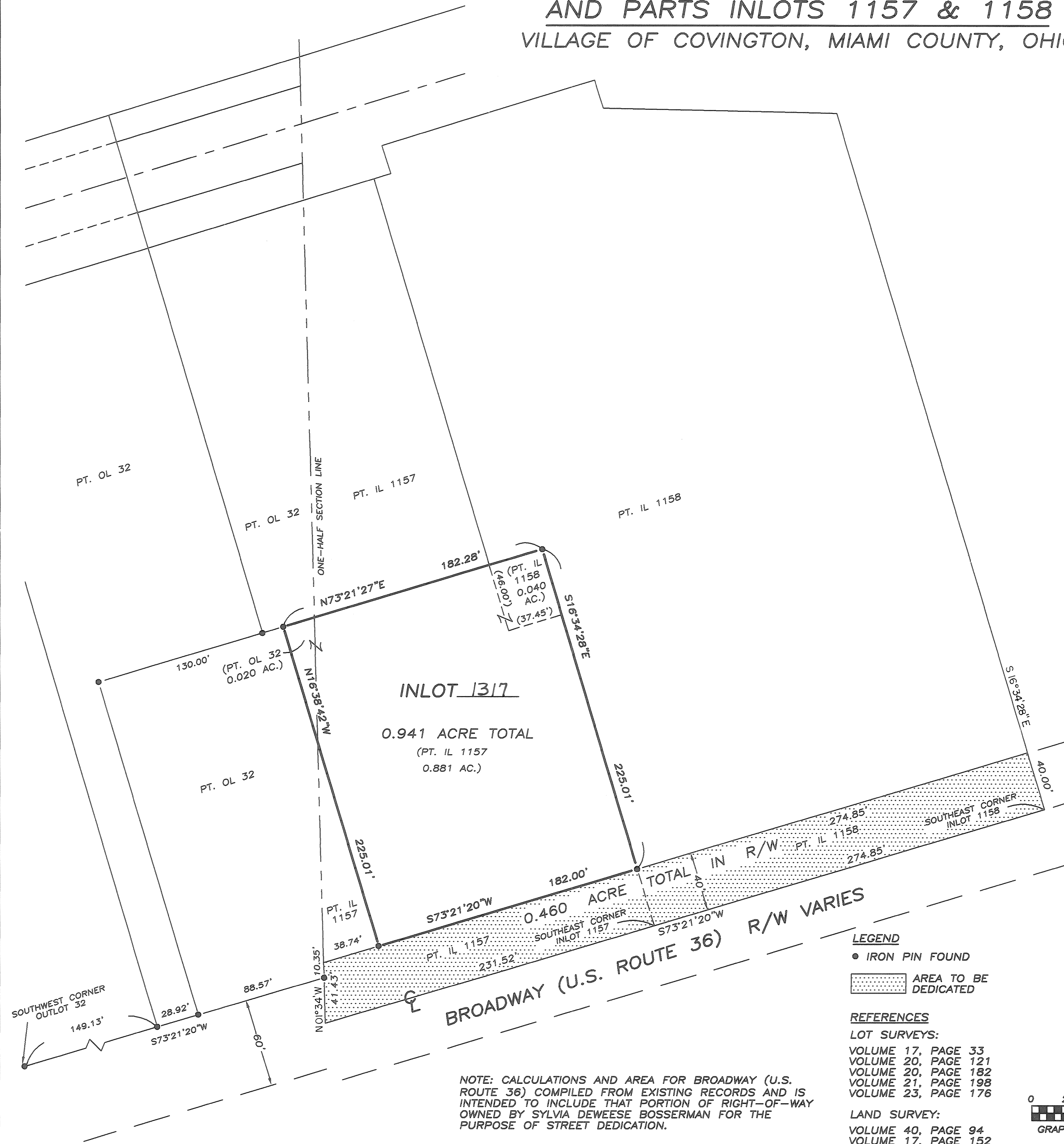
AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, THIS PLAT WAS REVIEWED AND APPROVED THIS 12TH DAY OF SEPT., 2002

Steve Placing
CHAIRMAN

R. Scott Tobias
SECRETARY

AT A MEETING OF THE COVINGTON VILLAGE COUNCIL HELD THIS 22nd DAY OF November, 2002, THIS PLAT WAS APPROVED AND THE DEDICATION OF THE PORTION OF BROADWAY AS SHOWN WAS ACCEPTED BY ORDINANCE NO. 22-11-2

Kay McKinney
CLERK OF COUNCIL



LEGEND

- IRON PIN FOUND
- AREA TO BE DEDICATED

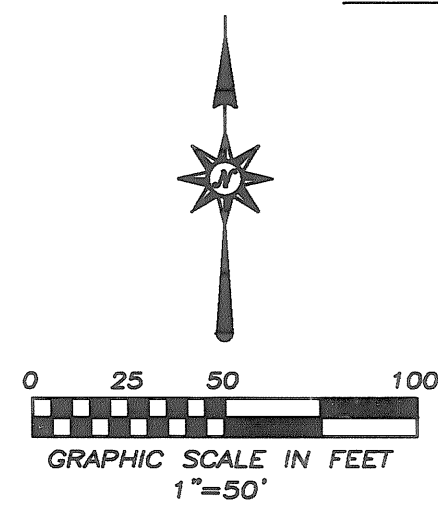
REFERENCES

LOT SURVEYS:

VOLUME 17, PAGE 33
VOLUME 20, PAGE 121
VOLUME 20, PAGE 182
VOLUME 21, PAGE 198
VOLUME 23, PAGE 176

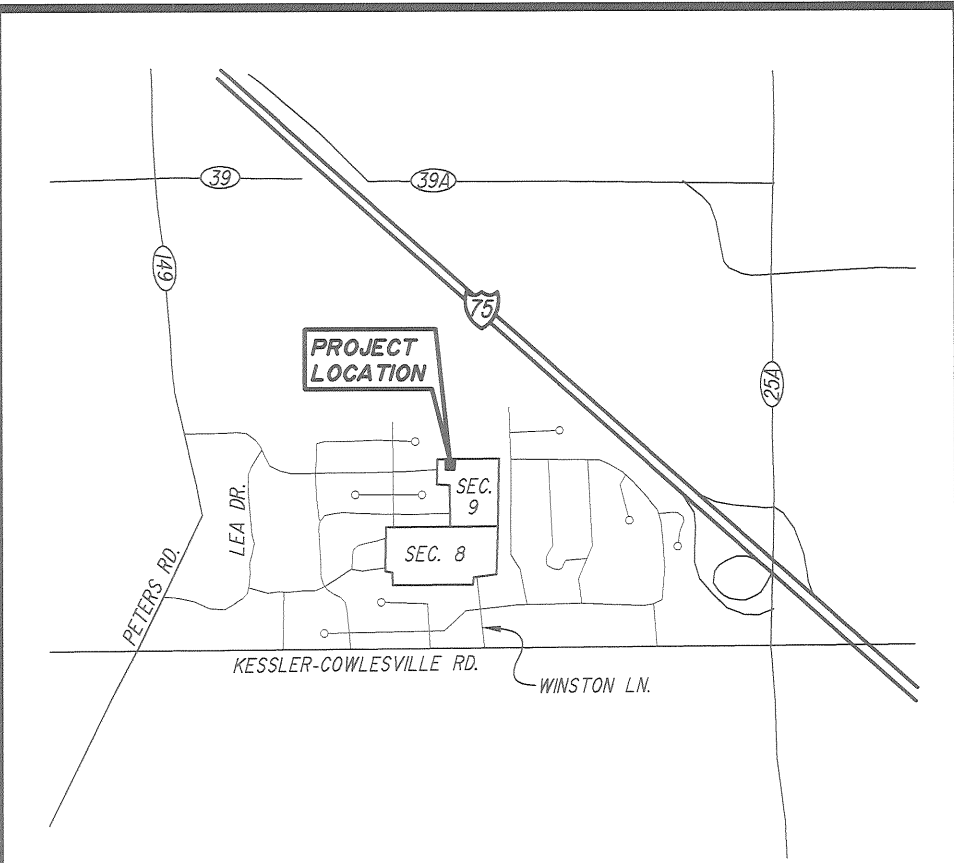
LAND SURVEY:

VOLUME 40, PAGE 94
VOLUME 17, PAGE 152



REPLAT/DEDICATION FOR SYLVIA DEWEESE BOSSERMAN
IN MIAMI COUNTY, OHIO ~ APRIL 25, 2002

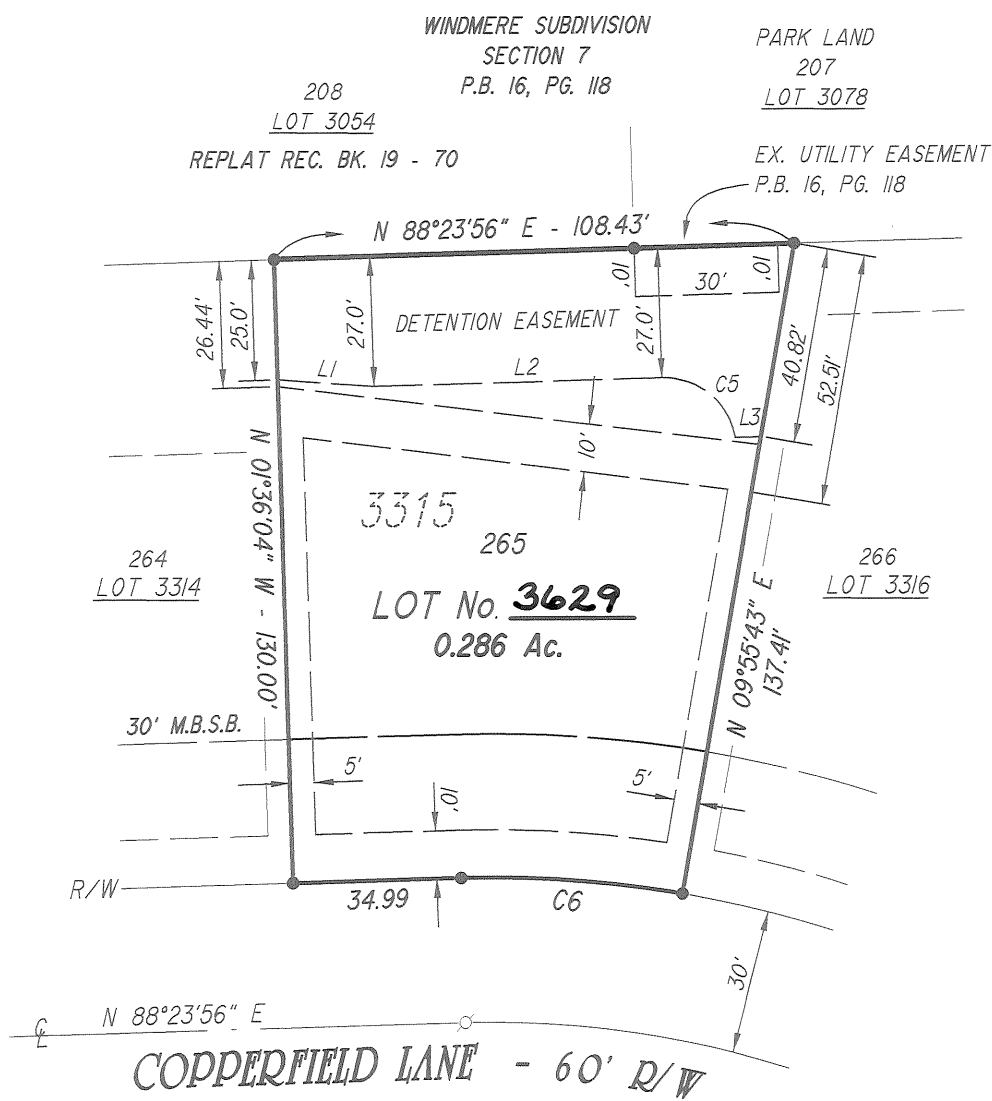
THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479



PLAT BOOK 20, PAGE 21
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE No. 0359175
RECEIVED Feb. 7, 2003
AT 10:27 AM. FEE: \$ 21.60
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY RECORDER
Michelle Harris
BY DEPUTY

LEGEND:

- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET W/L.D. CAP
- MAG NAIL SET



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C5	82°20'16"	15.00'	21.56'	S 85°25'56" E	19.85'
C6	11°31'47"	230.00'	46.28'	N 85°50'11"W	46.21'

LINE DATA

L1	S 85°53'26" E	20.10'
L2	N 88°23'56" E	60.00'
L3	N 88°23'56" E	5.40'

EASEMENTS:

ALL FRONT AND REAR LOT EASEMENTS ARE 10' UNLESS OTHERWISE NOTED. ALL SIDE YARD EASEMENTS ARE 5' UNLESS OTHERWISE NOTED.

DEDICATION:

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

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 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:

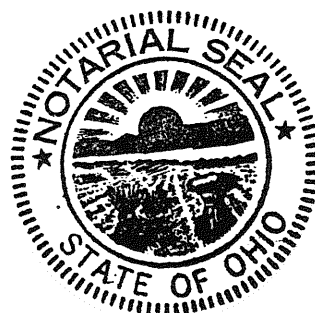
WITNESS
WITNESS

OWNER:
SHIRLEY M. BOWMAN, UNMARRIED
SHIRLEY M. BOWMAN
SHIRLEY M. BOWMAN

STATE OF OHIO, COUNTY OF MIAMI, s.s.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY APPEARED SHIRLEY M. BOWMAN, AS OWNER, 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 Tipp City, OHIO, THIS 21 DAY OF January, 2003.

RL McCaffrey AKA Redman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 07 JUL 04



DATE: _____

STAT OF OHIO, COUNTY OF MIAMI, s.s.

SHIRLEY M. BOWMAN, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

Shirley M. Bowman
SHIRLEY M. BOWMAN

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

RL McCaffrey AKA Redman
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES: 07 JUL 04



DESCRIPTION:

BEING A REPLAT OF LOT 3315 OF THE WINDMERE SUBDIVISION - SECTION NINE AS RECORDED IN P.B. 17, PGS. 103-103A, AND AS CONVEYED TO SHIRLEY M. BOWMAN BY DEED RECORDED IN DEED VOLUME 679, PAGE 876.

COVENANTS AND RESTRICTIONS:

FOR COVENANTS AND RESTRICTIONS: SEE MISCELLANEOUS RECORD VOLUME 23, PAGE 55 OF THE MIAMI COUNTY MISCELLANEOUS RECORDS.

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 IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION, SHALL BE ERCTED OR PLANTED WITHIN ANY EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS AND TREES.
- HOMES IN THIS SUBDIVISION ARE DESIGNED PRIMARILY FOR SLAB ON GRADE CONSTRUCTION WHICH WILL NOT REQUIRE A SUMP PUMP. HOUSE DESIGNS REQUIRING INSTALLATION OF A SUMP PUMP SHALL INCLUDE A POSITIVE UNDERGROUND CONNECTION TO THE PUBLIC STORM SEWER SYSTEM. THIS INSTALLATION SHALL BE AT THE PROPERTY OWNER'S EXPENSE, AND SHALL BE SUBMITTED TO THE CITY OF TIPP CITY FOR PRIOR REVIEW AND APPROVAL.

EASEMENTS:

ALL FRONT AND REAR LOT EASEMENTS ARE 10' UNLESS OTHERWISE NOTED. ALL SIDE YARD EASEMENTS ARE 5' UNLESS OTHERWISE NOTED.

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 14 DAY OF January, 2003, THIS REPLAT WAS REVIEWED AND APPROVED.

Michael A. Smith
CHAIRMAN

Marilyn J. Smith
SECRETARY

THIS REPLAT REVIEWED AND APPROVED THIS 7 DAY OF Feb., 2003.

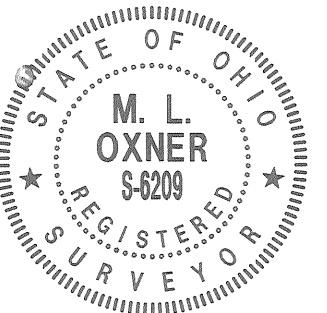
Chris A. Peoples
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

Linda L. Sinnerman
BY DEPUTY

CERTIFICATION:

I HEREBY CERTIFY THAS THIS REPLAT IS TRUE AND CORRECT AS SHOWN HEREON. ALL CURVED DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL CORNERS, P.C. AND P.T. POINTS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR THE STATE OF OHIO FOR BOUNDARY SURVEYS.

Michael L. Oxner
MICHAEL L. OXNER
REG. PROFESSIONAL SURVEYOR #6209



REPLAT OF INLOT 6374

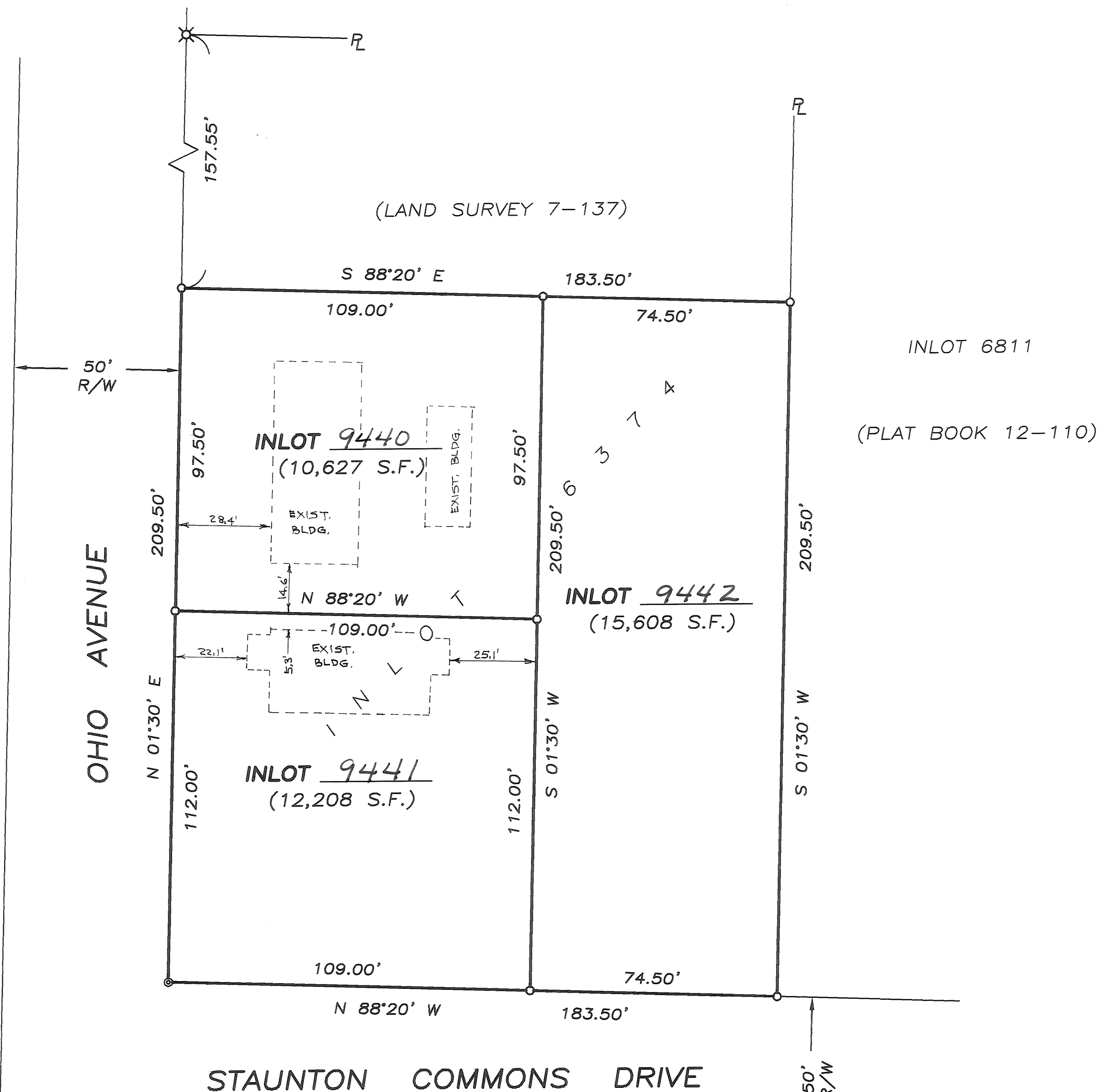
• CITY OF TROY • MIAMI COUNTY • OHIO •

VOLUME 20 PAGE 22

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 13TH DAY
OF FEBRUARY, 2003, AT 3:22 P.M.
FILE # 0359127 FEE \$ 21.60

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



LEGEND

- IRON PIN SET
- ✕ IRON PIN FOUND
- ⊙ IRON PIPE FOUND

BASIS OF BEARINGS:
PLAT BOOK 11, PAGE 60
(OHIO AVENUE)

CITY OF TROY

THIS RECORD PLAT REVIEWED AND APPROVED
THIS 13TH DAY OF FEBRUARY, 2003.

Steven D. Leffel
STEVEN D. LEFFEL
PUBLIC WORKS DIRECTOR

DESCRIPTION

BEING A REPLAT OF INLOT 6374 (PLAT BOOK 11, PAGE 60, MIAMI COUNTY PLAT RECORDS) AS CONVEYED TO BRIAN L. HARSHMAN AND SHIRLEY R. HARSHMAN BY DEED RECORDED IN VOLUME 690, PAGE 317, 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

Brian L. Harshman
BRIAN L. HARSHMAN
Shirley R. Harshman
SHIRLEY R. HARSHMAN

UNIZAN BANK, NATIONAL ASSOCIATION

William E. Smith
WILLIAM E. SMITH, VICE-PRESIDENT
David J. Dippold
DAVID J. DIPPOLD, PRESIDENT OF DAYTON DIVISION

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 13TH DAY OF FEBRUARY, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BRIAN L. HARSHMAN AND SHIRLEY R. HARSHMAN AS OWNERS, AND UNIZAN BANK, NATIONAL ASSOCIATION, BY WILLIAM E. SMITH, VICE-PRESIDENT, AND DAVID J. DIPPOLD, PRESIDENT OF DAYTON DIVISION, 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: 6/6/03

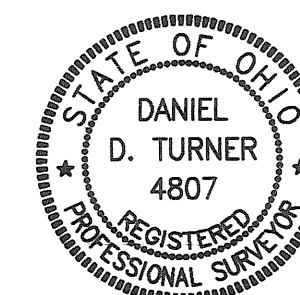
DATE

NOTARY PUBLIC

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED FEBRUARY 13, 2003.

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



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



0 15 30 60
GRAPHIC SCALE IN FEET
1" = 30'

REPLAT OF INLOT 6374

FOR

BRIAN L. & SHIRLEY R. HARSHMAN
TROY, OHIO



DANIEL D. TURNER & ASSOC.

19 S. PLUM STREET - TROY, OHIO

• CIVIL ENGINEERING • LAND SURVEYING •

DATE:
FEB., 2003

DRAWN BY: DGS
CHECKED BY: D.T.

SHEET:
1 OF 1

FILE NO.:
060103

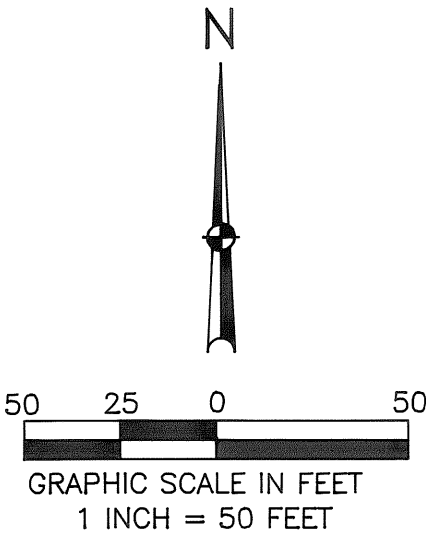
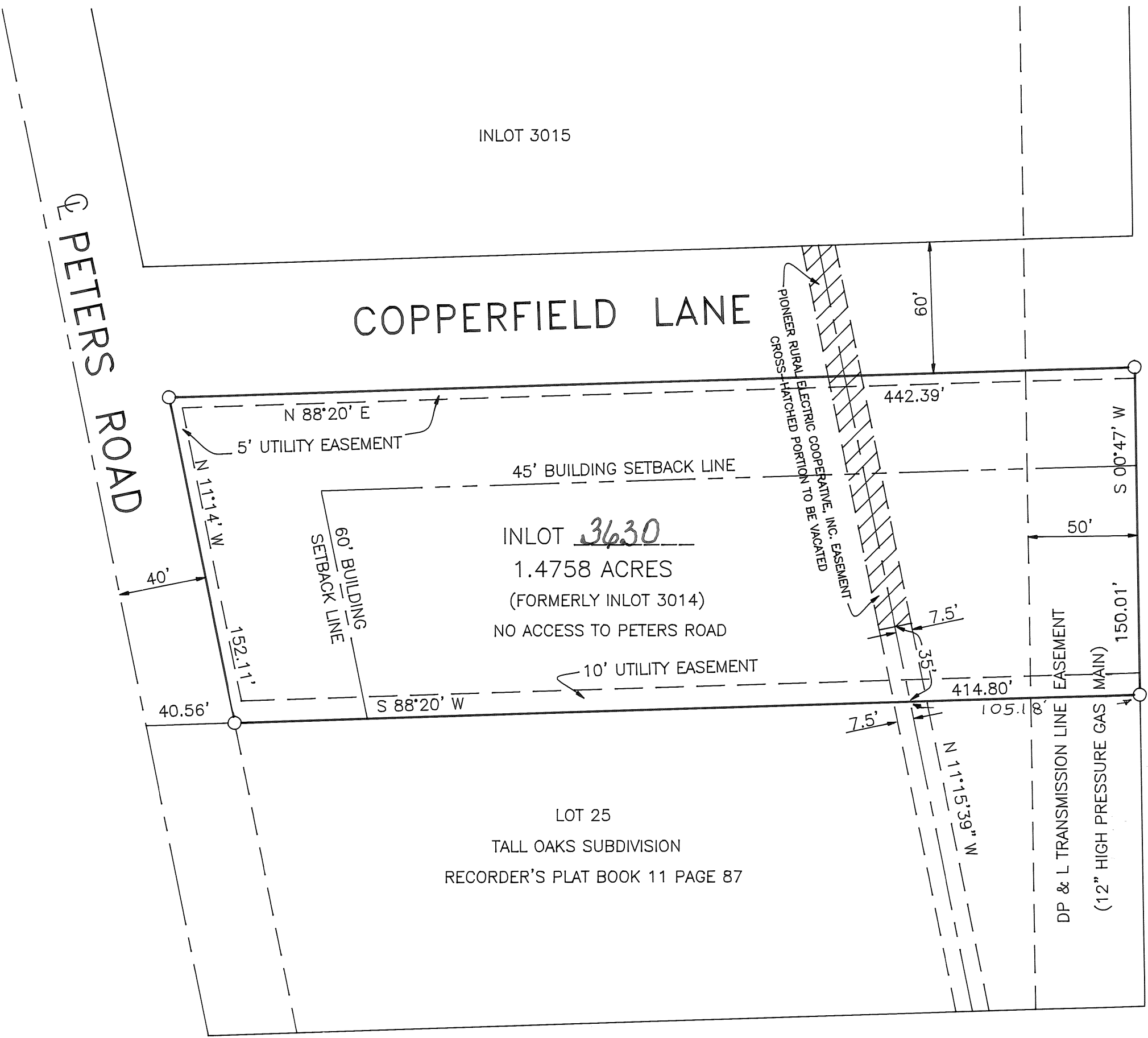
SCALE: 1"=30'

CITY OF TIPP CITY, MIAMI COUNTY, OHIO
REPLAT OF INLOT 3014 IN OAKWINDS

BEING A REPLAT OF INLOT 3014 IN OAKWINDS RECORDED IN RECORDER'S PLAT BOOK 16 PAGE 113
ACQUIRED BY CLIFTON E. SORRELL AND LINDA L. SORRELL BY DEED BOOK 728 PAGE 818

PLAT BOOK 20 PAGE 23
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14th DAY OF
February, 2003 AT 10:43 A.M.
FILE NO.: 0359757 FEE: \$21.60

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY RECORDER
Carol Pleiman
BY DEPUTY



THIS LOT IS SUBJECT TO ALL
RESTRICTIONS AND PROTECTIVE
COVENANTS AS SPECIFIED ON THE PLAT
OF OAKWINDS RECORDED IN RECORDER'S
PLAT BOOK 16 PAGE 113

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

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

OWNER: CLIFTON E. SORRELL AND LINDA L. SORRELL

Clifton E. Sorrell Linda L. Sorrell
CLIFTON E. SORRELL LINDA L. SORRELL

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED
CLITON E. SORRELL AND LINDA L. SORRELL WHO EXECUTED THE FOREGOING PLAT,
AND WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT THE SIGNING
OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT
TROY, OHIO, THIS 4TH DAY OF DECEMBER 2002

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 20, 2006

CITY OF TIPP CITY PLANNING BOARD
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 20th
DAY OF August, 2002, THIS PLAT WAS APPROVED.

Jim E. Evans ACTING CHAIRMAN Marilyn Jensen SECRETARY

MIAMI COUNTY AUDITOR
TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS 14th DAY OF
February, 2003.

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

CONSENT TO EASEMENT VACATION
PIONEER RURAL ELECTRIC COOPERATIVE, INC. HEREBY RELINQUISHES
ALL RIGHTS TO THE CROSS-HATCHED PORTION OF THE 15' EASEMENT.

BY: Ronald Salyer Douglas A. Hurst
RONALD SALTER, CEO DOUGLAS A. HURST, SECRETARY

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED
PIONEER RURAL ELECTRIC COOPERATIVE, INC. BY RONALD SALTER, CEO, AND BY
DOUGLAS A. HURST, ITS SECRETARY, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT
AND THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT
Piqua, OHIO, THIS 31ST DAY OF JANUARY 2003

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 20, 2006

I HEREBY CERTIFY THIS PLAT TO BE CORRECT
AS SHOWN HEREON. IRON PINS ARE SET
AT ALL LOT CORNERS.
Richard W. Klockner
RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR NO. 4370

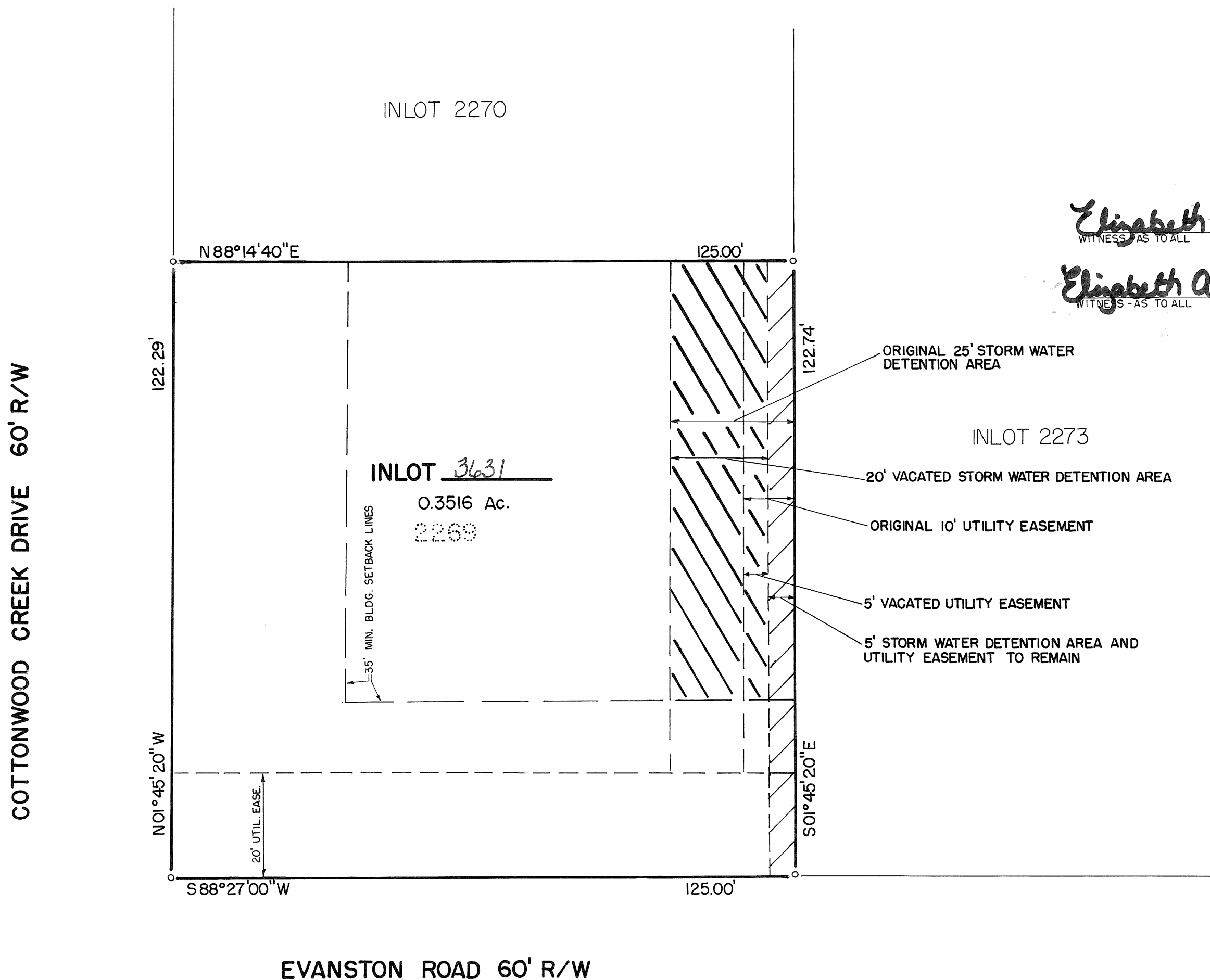
REPLAT OF INLOT 3014 - OAKWINDS CITY OF TIPP CITY, MIAMI COUNTY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 16 EAST WATER STREET TROY, OHIO 45373 PH.: (937) 339-5331		
DATE	DRAWN BY: <u>DH</u>	SHEET NO.
<u>16 DEC 02</u>	CHECKED BY: <u>RL</u>	<u>1 OF 1</u>
SCALE: 1" = 50'		

VANHORN REPLAT

BEING A REPLAT OF INLOT 2269, TIPP CITY, AS SHOWN ON COTTONWOOD CREEK ESTATES SUBDIVISION - SECTION ONE, AS SHOWN ON RECORDER'S PLAT BOOK 14 PAGE 128, AND AS ACQUIRED BY STEVEN R. AND DEBRA B. VANHORN BY DEED RECORDED IN DEED BOOK 709 PAGE 325. LOCATED IN SECTION 26, TOWN 4, RANGE 6, MIAMI COUNTY, OHIO.

VOLUME 20 PAGE 24
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 14th
DAY OF February, 2003, AT 10:49 AM
FILE NO. 0359758 FEE: 221.60

John W. O'Brien
MIAMI COUNTY RECORDER - JOHN W. O'BRIEN
Carol Pleiman
BY DEPUTY



DEDICATION

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. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH 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.

Elizabeth A. Mackey STEVEN R. VANHORN
WITNESS - AS TO ALL
Debra B. Van Horn DEBRA B. VANHORN
Elizabeth A. Mackey John J. Bolke ASST. CLERK
WITNESS - AS TO ALL FIFTH THIRD MORTGAGE CO.
Richard A. Klockner NOTARY PUBLIC
FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 4-30-07

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 313 Bank OHIO, THIS 14 DAY OF FEBRUARY 2003.

Elizabeth A. Mackey March 27, 2007
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 11th DAY OF February, 2003, THIS REPLAT WAS REVIEWED AND APPROVED.

John E. Evans Marilyn J. Fennell
CHAIRMAN SECRETARY
ACTING

APPROVED AND TRANSFERRED THIS 14th DAY OF February, 2003.

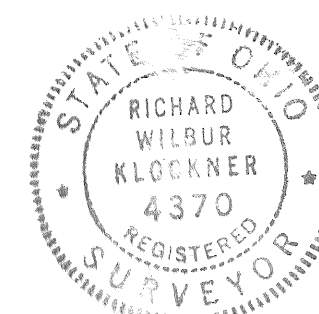
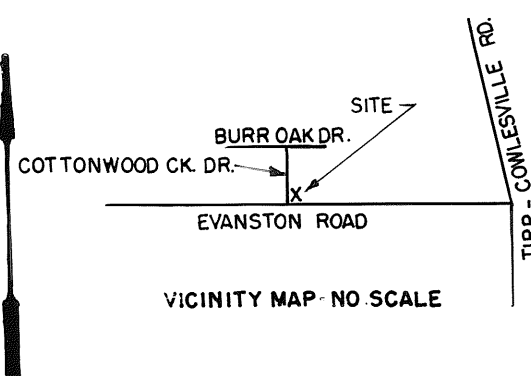
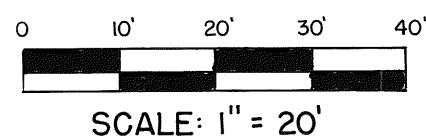
Chris A. Peoples John Pearson
MIAMI COUNTY AUDITOR - CHRIS A. PEOPLES BY DEPUTY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON AN ACTUAL SURVEY.

Richard W. Klockner
PROFESSIONAL SURVEYOR NO. 4370

NOTE: RESTRICTIONS TO BE THE SAME AS RECORDED IN RECORDERS PLAT BOOK 14 PAGE 128 A.

LEGEND
○ IRON PIN FOUND



REPLAT OF INLOT 2269 TIPP CITY, OHIO		
STEVEN R. & DEBRA B. VANHORN		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE: 18 JAN. 2003	DRAWN BY: DV CHECKED BY: <u>But</u> SCALE: 1" = 20'	SHEET NO. 1 OF 1

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, AS PROVIDED BY THE STATE OF OHIO BY AN ACTUAL FIELD SURVEY PERFORMED BY O.D.O.T. DISTRICT NUMBER SEVEN UNDER STATE JOB NUMBER 471160 DATED SEPTEMBER 27, 1999.

EXISTING RIGHT-OF-WAY:

I.C.H. No. 557, SECTIONS A & B
MIAMI COUNTY, SHEET 11 OF 46

TROY ANNEXZATION P.B. 14, PG. 68
LAND SURVEY VOL. 21, PG. 142
LAND SURVEY VOL. 32, PG. 72

EDGEWATER SECTION ONE SUBDIVISION
PLAT BOOK 19, PAGE 31

EDGEWATER SECTION TWO SUBDIVISION
PLAT BOOK 19, PAGE 109

CENTERLINE PLAT

MA-55-8.09

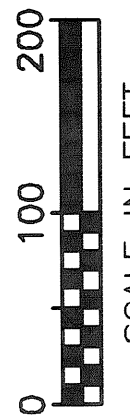
WEST MARKET STREET
CITY OF TROY
TOWNSHIP 5, RANGE 6, SECTION 31,
CONGRESS LANDS EAST OF
THE PRINCIPAL MERIDIAN,
MIAMI COUNTY, OHIO

VOLUME 20 PAGE 25

MIAMI COUNTY RECORDER'S
RECORDS OF PLATS

RECEIVED FOR RECORD FEB. 14, 2003

AT 3:52 P.M.
FILE NO. 0359834
FEE \$ 21.60

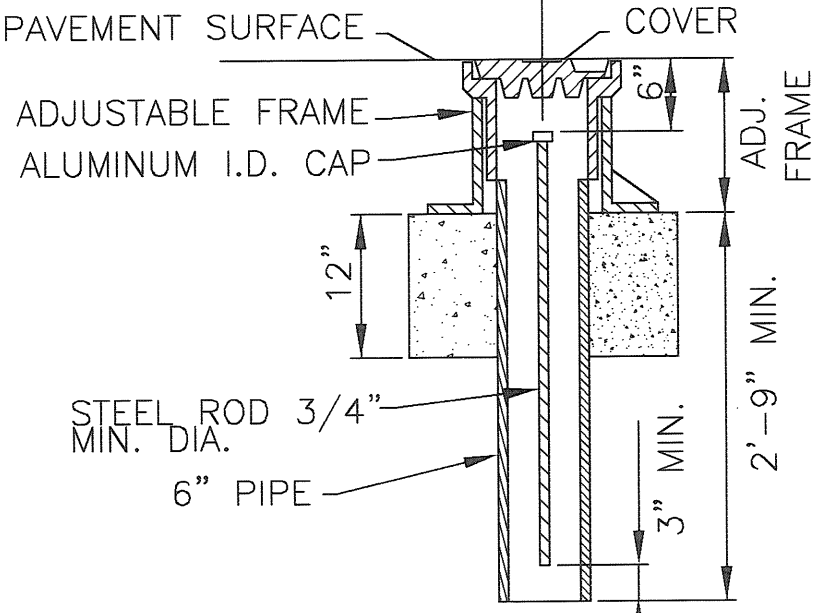
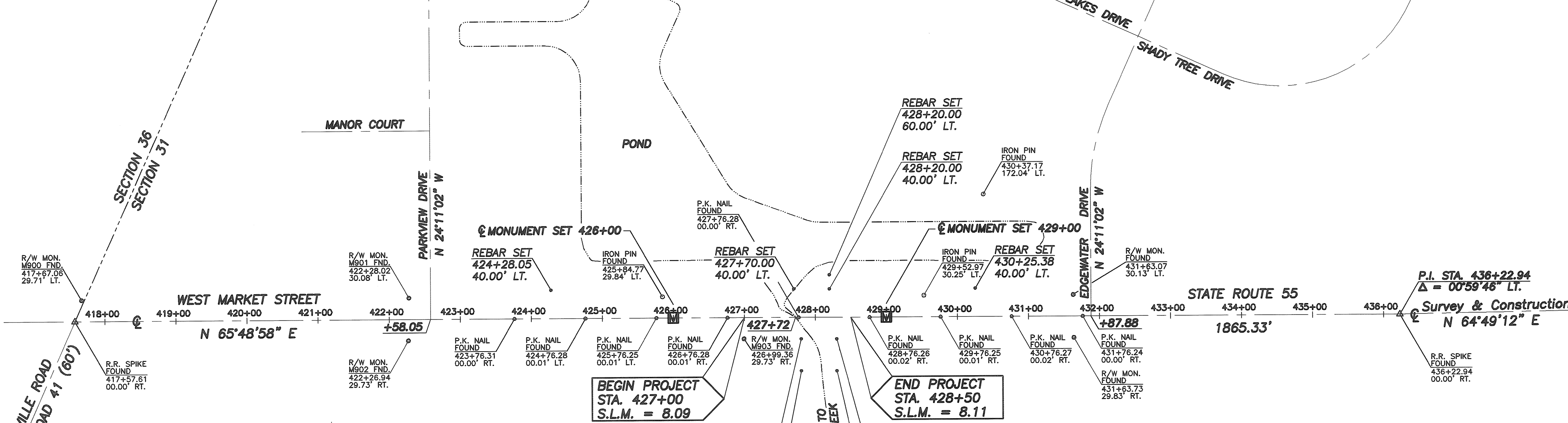
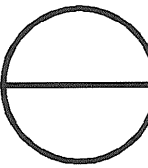


PID NO.
19664

CENTERLINE PLAT

S.R. 55 / W. MARKET STREET
MA-55-8.09

1 / 4



SIDE VIEW

ADJUSTABLE CENTERLINE MONUMENT DETAILS

CENTERLINE MONUMENTS AND CENTERLINE REFERENCE MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM 1.1 (DATED 4-29-99) OF THE OHIO DEPARTMENT OF TRANSPORTATION. THE PLACING OF THE MONUMENTS SHALL BE UNDER THE DIRECTION OF A REGISTERED SURVEYOR AND ARE TO BE SET, AS SHOWN, BY THE HIGHWAY CONTRACTOR AT THE TIME OF CONSTRUCTION. ANY ALTERATIONS, WITH PRIOR APPROVAL OF THE DEPARTMENT OF TRANSPORTATION, SHALL BE NOTED AND ODOT AND THE COUNTY ENGINEER SHALL BE NOTIFIED OF THE NEW LOCATIONS.

MONUMENT LEGEND

- P.K. NAIL SET
- PROPOSED R/W MONUMENT
- EXISTING R/W MONUMENT FOUND
- 5/8" BAR SET WITH I.D. CAP
- EXISTING IRON PIN/P.K. NAIL FOUND
- ☑ PROPOSED MONUMENT BOX
- ☑ EXISTING MONUMENT BOX
- ▲ R.R. SPIKE SET
- △ R.R. SPIKE FOUND

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN APR. 2000 & DEC. 2002. 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
R.D. ZANDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
COLUMBUS, OHIO

Tim Baker DATE 2-14-03
REGISTERED SURVEYOR NO. 7818

RECEIVED _____, 20____
RECORDED _____, 20____
BOOK _____ PAGE _____

John W. O'Brien
MIAMI COUNTY RECORDER

STATE OF OHIO
TIM A. BAKER
7818
REGISTERED PROFESSIONAL SURVEYOR
SURVEYOR'S SEAL

Being all of Inlot 7450 in the City of
Piqua, Miami County, State of Ohio as
recorded in Deed Book 734 Page 169.

GMS LEASING LLC
DEDICATION PLAT FOR
INNOVATION PARKWAY

I, General Manager of GMS Leasing LLC and representing all the owners of the land herein platted, do hereby accept and approve this plat and restrictions as shown hereon and do hereby dedicate the street and easements to the public use forever.

Martin Given
General Manager

State of Ohio, Miami County, 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 hereunto
subscribed my name and affixed my
official seal this 4 day of February, 2003

My commission expires _____
Notary Public _____ Date _____

ANITA SCHWARTZ
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires July 8, 2009

Approved and transferred this 5th day of March 2003

Chris A. Peoples 3-5-03
Miami County Auditor Date

Hilda Pearson 3-5-03
Deputy Auditor Date

This plat was reviewed and approved by the City of Piqua Planning Commission this 4th day of February, 2003


Chairman

Amy K Havenar
Secretary

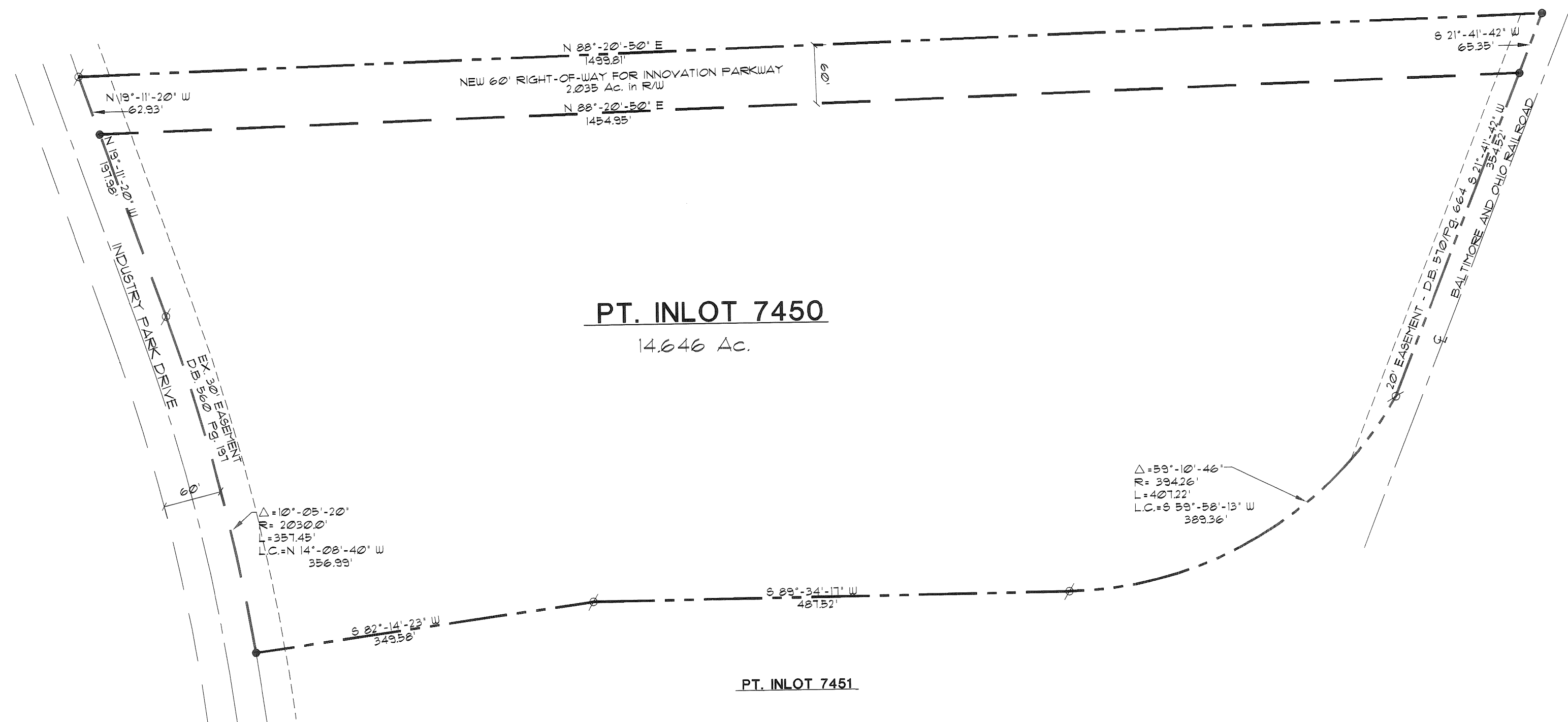
At a meeting of the City Commission of the City
of Piqua held this 3 day of March, 2003
this plat was approved by Ordinance # 5-03

Lauri D. Tarte
Mayor

D.D.
City Manager

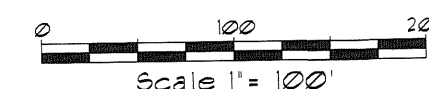
Rebecca J. Cool
Clerk

INLOT 7449



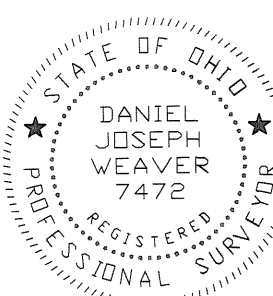
$\emptyset$ = I.P. found
 $\bullet$ = I.P. Set

REFERENCES
Vol. 16 Page 4
Vol. 18 Page 144



Daniel J. Weaver
Daniel J. Weaver #7472
Ferguson Construction Co.
400 Canal St.
P.O. Box 726
Sidney, Ohio 45365

1-4-03
Date

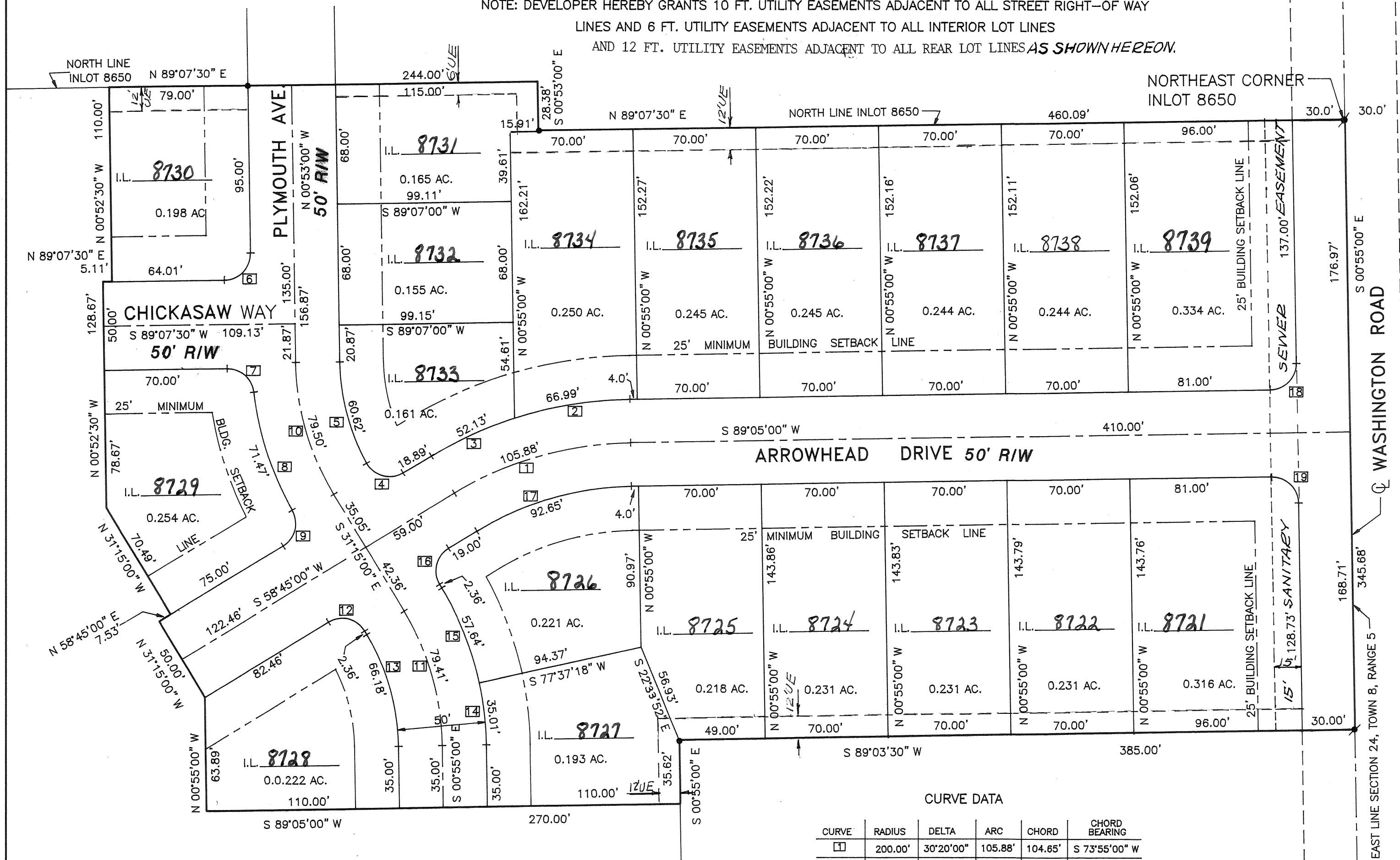


ARROWHEAD ESTATES SECTION ONE

CITY OF PIQUA, MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 5.901 ACRES OUT OF INLOT 8650 WHICH CONTAINS 24.918 ACRES ALL OF WHICH WAS CONVEYED TO F & H DEVELOPMENT, LTD. BY DEED RECORDED IN DEED BOOK 732 PAGE 757. THE LOTS CONTAIN A TOTAL OF 4.358 ACRES AND THE STREETS CONTAIN 1.543 ACRES.

NOTE: DEVELOPER HEREBY GRANTS 10 FT. UTILITY EASEMENTS ADJACENT TO ALL STREET RIGHT-OF WAY LINES AND 6 FT. UTILITY EASEMENTS ADJACENT TO ALL INTERIOR LOT LINES AND 12 FT. UTILITY EASEMENTS ADJACENT TO ALL REAR LOT LINES AS SHOWN HEREON.

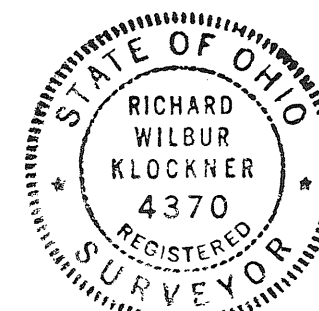


REMAINING PART OF INLOT 8650

24.918 ACRES
- 5.901
19.017 ACRES

LEGEND
● IRON PIN FOUND
● RAILROAD SPIKE FOUND

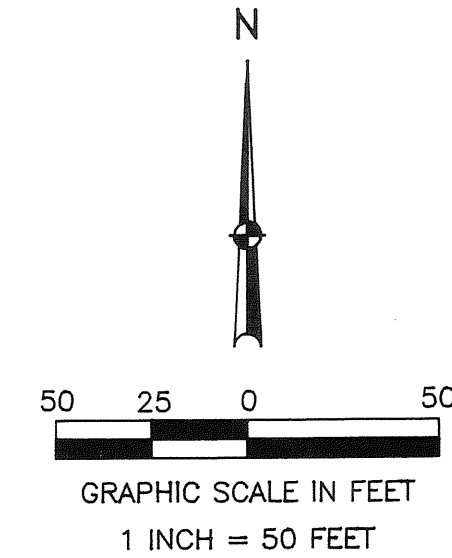
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
[1]	200.00'	30°20'00"	105.88'	104.65'	S 73°55'00" W
[2]	225.00'	17°03'27"	66.99'	66.74'	S 80°33'16" W
[3]	225.00'	13°16'33"	52.13'	52.02'	S 65°23'16" W
[4]	15.00'	92°34'46"	24.24'	21.89'	N 74°57'37" W
[5]	125.00'	27°47'14"	60.62'	60.03'	N 14°46'37" W
[6]	15.00'	90°00'30"	23.56'	21.21'	S 44°07'15" W
[7]	15.00'	84°31'05"	22.13'	20.17'	S 48°36'57" E
[8]	175.00'	23°24'00"	71.47'	70.98'	S 18°03'25" E
[9]	15.00'	88°30'25"	23.17'	20.94'	S 14°29'48" W
[10]	150.00'	30°22'00"	79.50'	78.57'	S 16°04'00" E
[11]	150.00'	30°20'00"	79.41'	78.49'	S 16°05'00" E
[12]	15.00'	90°00'00"	23.56'	21.21'	S 78°15'00" E
[13]	125.00'	30°20'00"	66.18'	65.41'	S 16°05'00" E
[14]	175.00'	11°27'42"	35.01'	34.95'	N 06°38'51" W
[15]	175.00'	18°52'18"	57.64'	57.38'	N 21°48'51" W
[16]	15.00'	90°00'00"	23.56'	21.21'	N 13°45'00" E
[17]	175.00'	30°20'00"	92.65'	91.57'	N 73°55'00" E
[18]	15.00'	90°00'00"	23.56'	21.21'	S 44°05'00" W
[19]	15.00'	90°00'00"	23.56'	21.21'	S 45°55'00" E



I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C.'S, & P.T.'S.

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

PLAT BOOK 20 PAGE 27
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 5th DAY OF
MARCH, 2003 AT 3:25 P.M.
FILE NO.: 0361415 FEE: \$43.30
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY RECORDER



Erin Weldy
BY *Erin Weldy* DEPUTY

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: F & H DEVELOPMENT, LTD.

Lloyd B. Fry
LLOYD B. FRY
PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED LLOYD B. FRY, PRESIDENT OF F & H DEVELOPMENT, LTD. WHO EXECUTED THE FOREGOING PLAT, AND WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT ON BEHALF OF SAID F & H DEVELOPMENT, LTD. AND THAT THE SIGNING OF SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO, THIS 27th DAY OF FEBRUARY, 2003.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 20, 2006
RICHARD W. KLOCKNER, Notary Public
My Commission Expires Oct. 20, 2006

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 3rd DAY OF DECEMBER, 2002, THIS PLAT WAS APPROVED.

Jim O'Leary PRESIDENT *Amory Haveran* SECRETARY

CITY OF PIQUA CITY COMMISSION

AT A MEETING OF THE COUNCIL OF THE CITY OF PIQUA, OHIO, HELD THIS 6th DAY OF JANUARY, 2003, THIS PLAT WAS APPROVED BY RESOLUTION NO. R-6-03.

David A. Bortin MAYOR *Rebecca J. Cool* CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS 5th DAY OF MARCH, 2003.

Chris A. Peebles CHAIRMAN *Sandra Pearson* DEPUTY AUDITOR
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

ARROWHEAD ESTATES SECTION ONE CITY OF PIQUA, 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: <i>DRH</i>	SHEET NO.
13 NOV 02	CHECKED BY: <i>DRH</i>	1 OF 2
SCALE: 1" = 50'		

ARROWHEAD ESTATES SECTION ONE
CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 20 PAGE 27-A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF _____
_____, 2002 AT _____.M.
FILE NO.: _____ FEE: _____

JOHN W. O'BRIEN
MIAMI COUNTY RECORDER

BY _____ DEPUTY

ARROWHEAD ESTATES SUBDIVISION PROTECTIVE COVENANTS

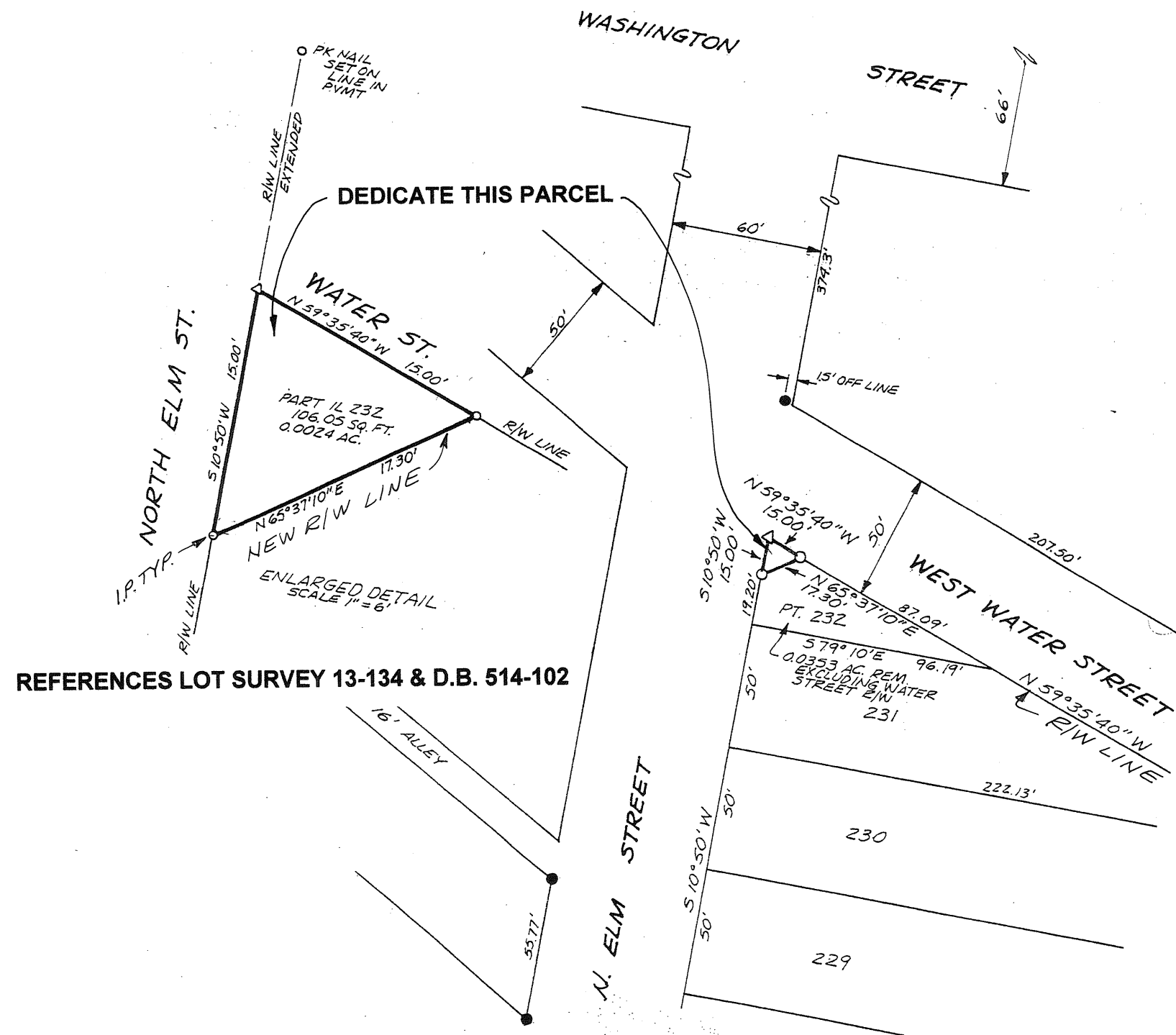
1. **LAND USE AND BUILDING TYPE**
No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling.
2. **DWELLING SIZE**
The floor area of any dwelling structure, exclusive of open porches, garages, carports, or patios, shall not be less than 1100 sq. ft. for a one story plan design. A one and one-half story or two-story design shall have 2000 sq. ft. and a split design shall have a minimum of 2100 sq. ft.
3. **BUILDING LOCATION**
No building shall be located on any lot nearer to the front or side property line than the minimum setback distance as provided on the recorded plat of said subdivision. No building shall be located nearer to any interior lot line than the minimum distance as provided by The City of Piqua zoning code.
4. **OTHER BUILDINGS**
No trailers, basement, camp shack, garage, barn or other out-building shall at any time be used as a residence, temporary or permanently, nor shall any structure of a temporary character, be used as a residence.
5. **DIVISION OF LOTS**
No lot shall be hereafter subdivided for purposes of additional residential lots.
6. **FENCES**
Any fence or hedges that may be erected or planted must be of an attractive and durable material. No fence or hedge greater than 42 inches in height shall be placed or allowed to remain nearer to the street than the minimum building setback line. No barbed wire, field fencing or similar types of fencing may be used upon the property at any location.
7. **GRADE**
The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin. All house plans shall be reviewed and approved by the developer before any construction may begin.
8. **NUISANCES**
No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
9. **TEMPORARY STRUCTURES**
No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
10. **SIGNS**
No sign or billboard of any kind shall be erected on any lot in this subdivision except one (1) professional sign of not more than three (3) sq. ft. or one (1) sign of not more than five (5) sq. ft. advertising property for sale or rent, or signs by a builder to advertise the property during the active time of construction of the house.
11. **LIVESTOCK AND POULTRY**
No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household domesticated pets may be kept, provided they are not kept, bred or maintained for commercial purposes.
12. **TIME OF COVENANTS**
These covenants and restrictions are for the benefit of all of the owners, and are to run with the land and are to be binding on all persons claiming under them until January 1, 2020, at which time they shall be automatically extended for successive periods on ten years, unless by a vote of a majority of the then owners of the lots, it is agreed to change said covenants.
13. **INVALIDATION OF COVENANTS**
Invalidation of any one of these covenants by judgment of court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
14. **ENFORCEMENT OF COVENANTS**
These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns.
15. **UTILITY EASEMENTS**
All utility easements as dedicated and shown on the recorded plat are for the use of underground utilities only. No utility poles of any type are to be erected, placed or permitted to remain within any utility easement except temporary poles, if needed, during the period of active construction of said plat.

ARROWHEAD ESTATES SECTION ONE CITY OF PIQUA, 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: DRH	SHEET NO.
13 NOV 02	CHECKED BY: <i>DRH</i>	2 OF 2

DEDICATION OF VARIOUS PARCELS OWNED BY THE CITY OF TROY, OHIO AS PUBLIC RIGHT-OF-WAY

VOLUME 20 PAGE 28
 MIAMI COUNTY RECORDER'S
 RECORD OF PLATS
 RECEIVED THIS 18th DAY OF March, 2003
 FOR FILING AT 3:08 P.M.
 FILE NO. 0362578 FEE \$ 21.60

John W. O'Brien
 MIAMI COUNTY RECORDER
 BY: Monelle Holmes DEPUTY



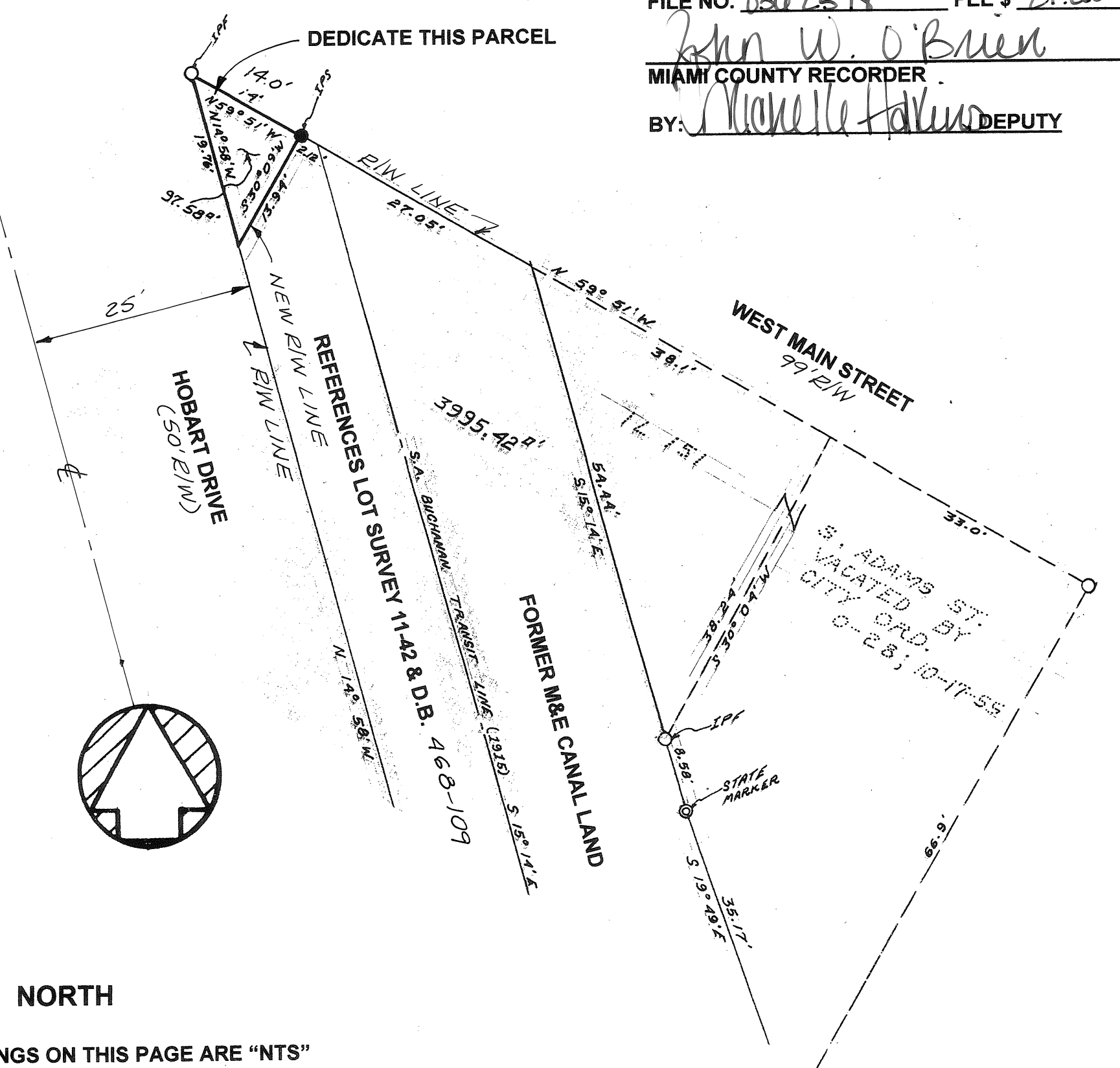
CONSENT TO DEDICATION OF PARCELS
 DEEDED TO AND OWNED BY THE CITY OF
 TROY.
 AT A MEETING OF THE TROY CITY COUNCIL
 HELD THIS 3rd DAY OF Feb., 2003,
 APPROVAL WAS GRANTED BY ORDINANCE NO.
 O- 4 -03, FOR THE DEDICATION OF THE
 PARCELS SHOWN HEREON AS PUBLIC RIGHT-
 OF-WAY FOR STREET AND/OR ALLEY
 PURPOSES.

PRESIDENT OF
 COUNCIL

Peter E. Jenkins
 MAYOR
Sybil L. Knight
 CLERK

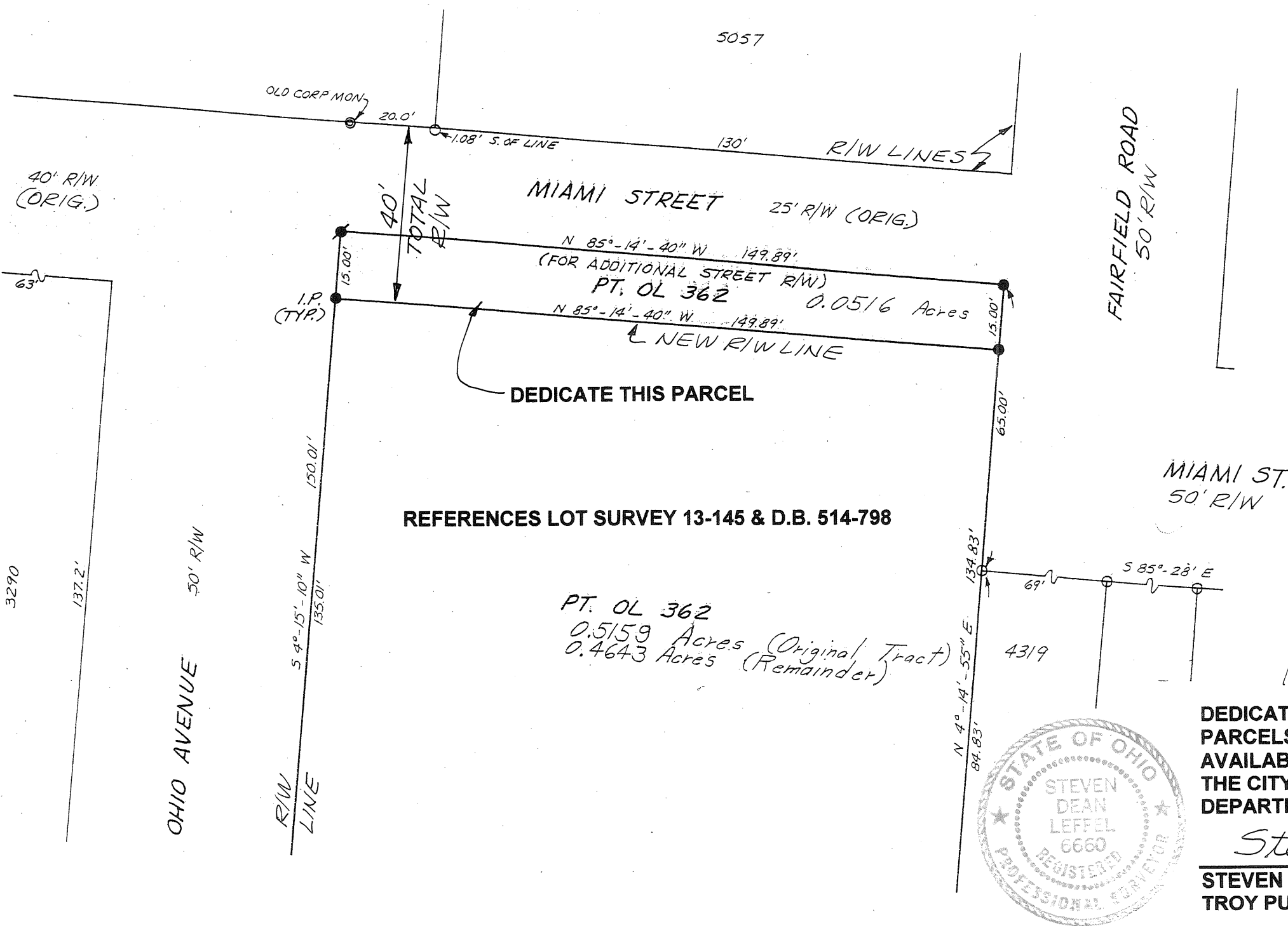
TRANSFERRED THIS 18th DAY OF March
 2003 BY THE MIAMI COUNTY AUDITOR.

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



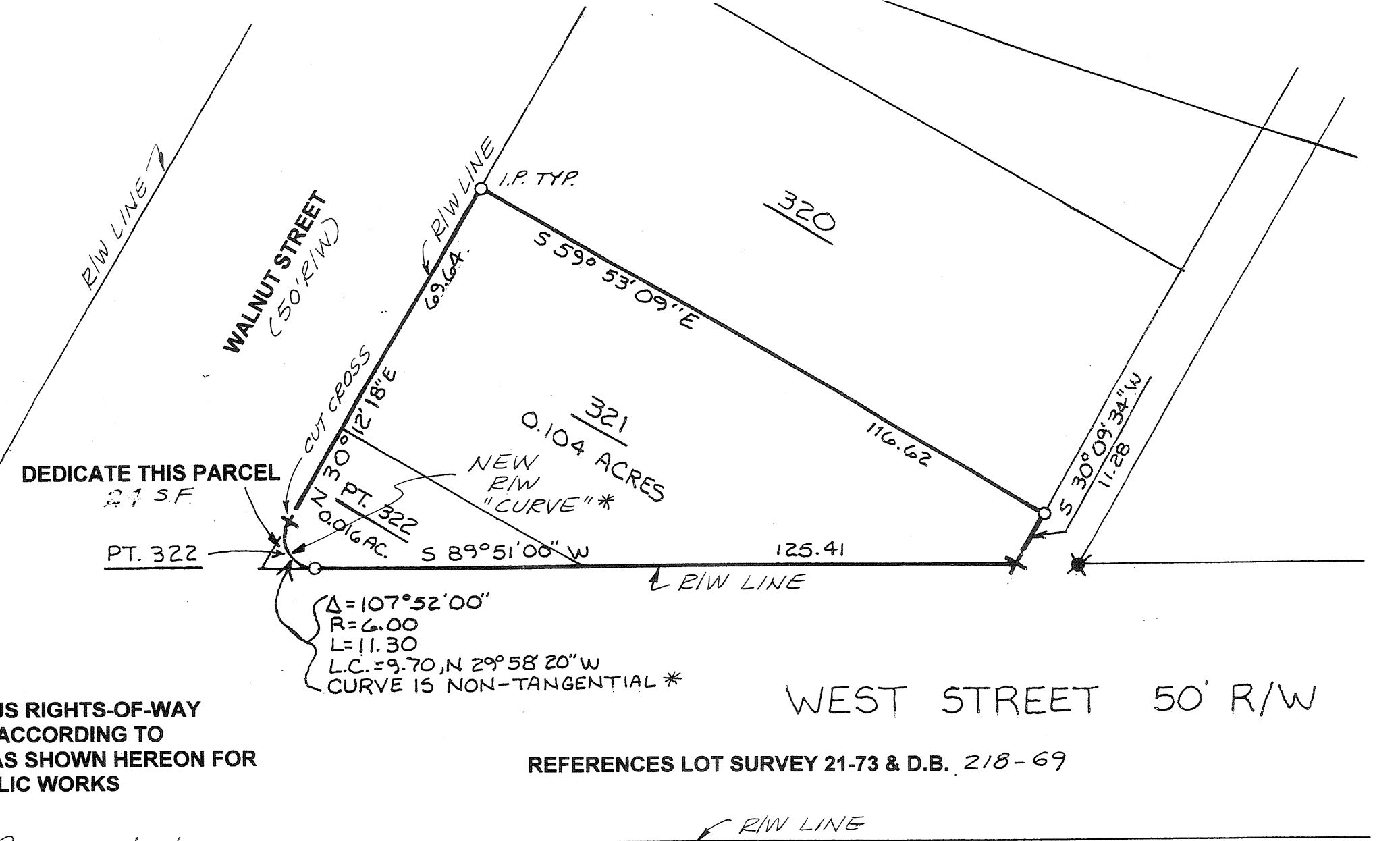
NORTH

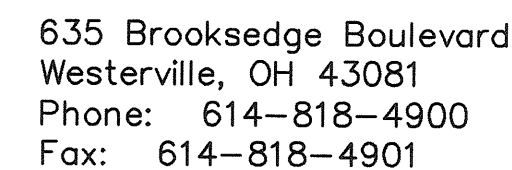
ALL DRAWINGS ON THIS PAGE ARE "NTS"



DEDICATION OF VARIOUS RIGHTS-OF-WAY
 PARCELS ASSEMBLED ACCORDING TO
 AVAILABLE RECORDS AS SHOWN HEREON FOR
 THE CITY OF TROY PUBLIC WORKS
 DEPARTMENT.

Steven D. Leffel 1/23/03
 STEVEN D. LEFFEL, P.S. NO. 6660
 TROY PUBLIC WORKS DIRECTOR



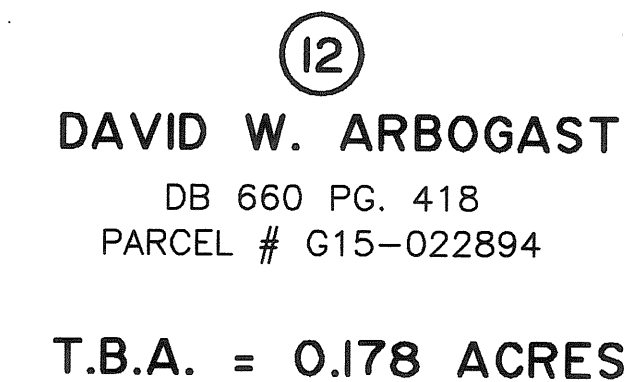


PLAT BOOK 20 PAGE 29

FILE NO. 0365722
RECEIVED APRIL 18, 2003
AT 1:50 P.M. FEE \$ 21.60

John W. O'Brien
MIAMI COUNTY RECORDER

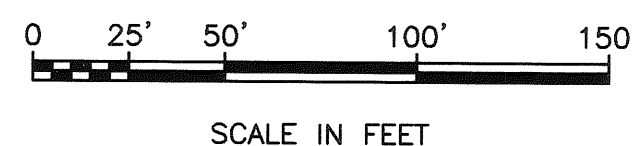
BY DEPUTY Michelle Adams



THE BASIS OF BEARING FOR THIS PROJECT WAS ESTABLISHED FROM GPS OBSERVATIONS, ODOT DISTRICT 7 SURVEY GROUP. ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY.



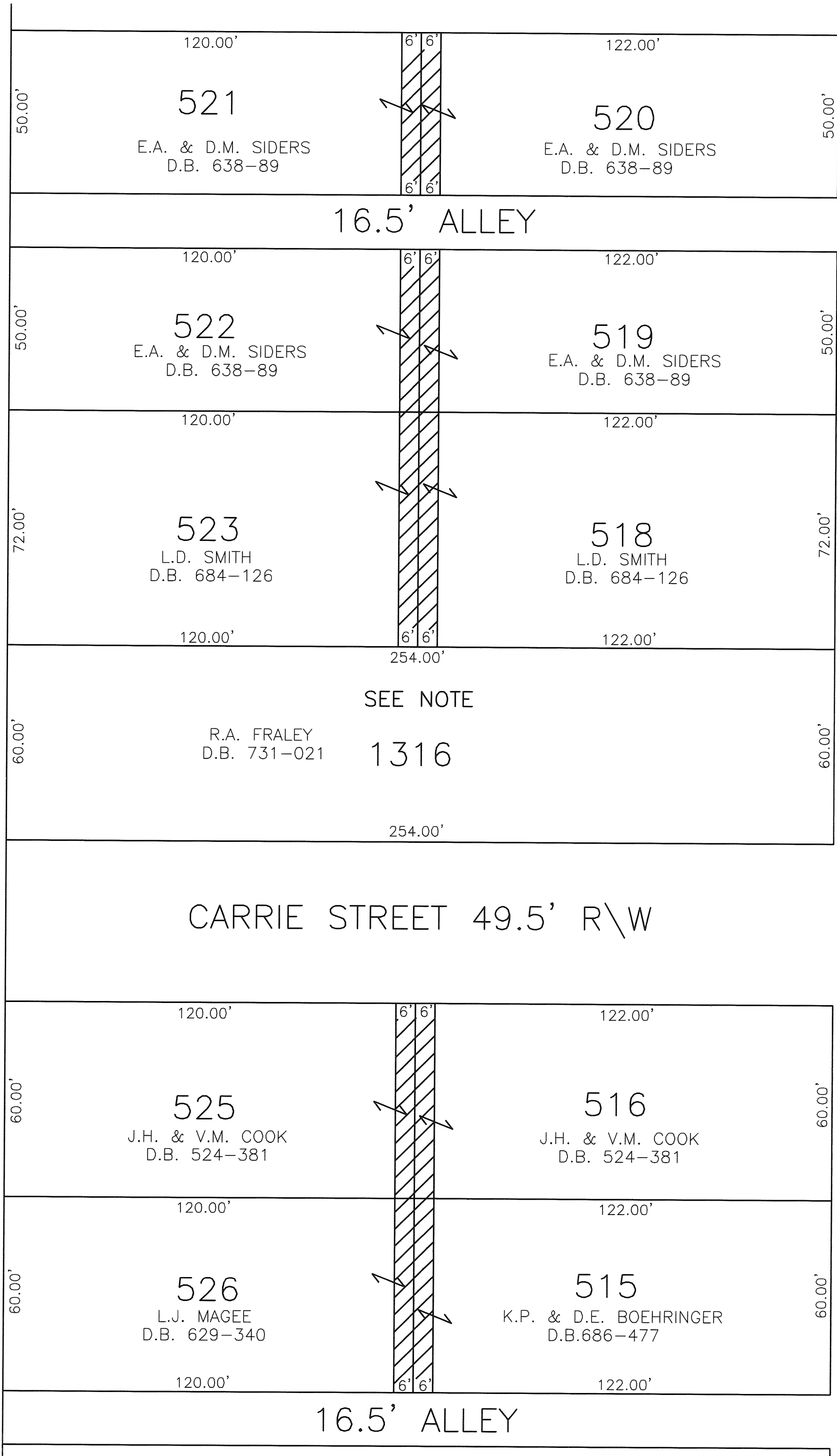
SURVD	DRAW	CHECKED
RB	JLG	KLS



BY Kevin L. Stacy
REGISTERED SURVEYOR No. 7531
4-15-03
DATE

ALLEY VACATION PLAT— VILLAGE OF COVINGTON
MIAMI COUNTY, OHIO

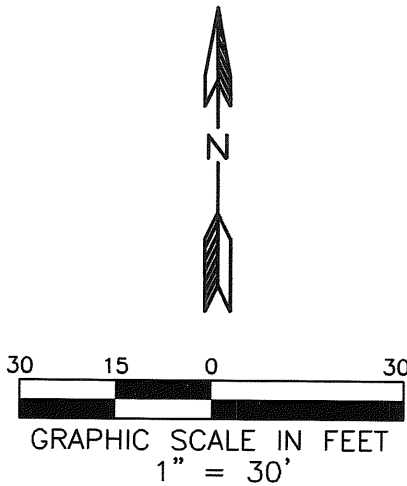
PLAT BOOK 20 PAGE 30
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 23RD DAY
OF April, 2003 AT 9:37 A.M.
FILE NO. 0210002 FEE \$ 21.00
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY J. Michelle Adams
DEPUTY RECORDER



HIGH STREET

DESCRIPTION
THIS PLAT BEING A VACATION OF A 12' ALLEY LOCATED BETWEEN INLOTS 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, AND 526, IN THE VILLAGE OF COVINGTON, OHIO.

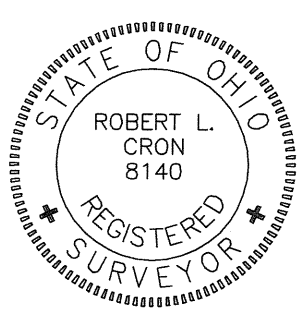
NOTE:
ALLEY BETWEEN INLOTS 517 AND 524 WAS PREVIOUSLY VACATED BY ORDINANCE 02-06A AS SHOWN ON RECORDER'S PLAT 19 PAGE 138 AND REPLATTED INTO INLOT 1316 AS SHOWN ON RECORDER'S PLAT 19 PAGE 139.



REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 23RD DAY OF April, 2003.
Chris A. Peebles
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY Linda Pearson
DEPUTY AUDITOR

AT A MEETING OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 24th DAY OF JUNE, 2002, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 02-06A.
Lowell Yingst Jim M. ... Don Placy
MAYOR CLERK OF COUNCIL ZONING INSPECTOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED
ON RECORDER'S PLAT BOOK 1 PAGES 377 AND 520



Robert L. Cron 4/14/03
PROFESSIONAL SURVEYOR NO. 8140
ROBERT CRON & ASSOCIATES
PROFESSIONAL SURVEYING
213 GRANT STREET
COVINGTON, OHIO 45318

ALLEY VACATION

VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO

VOLUME 20 PAGE 31
MIAMI COUNTY RECORDER'S
PLAT RECORDS

Received 4-25-03 At 1:42 pm
File No. 0366325
Fee \$ 21.60

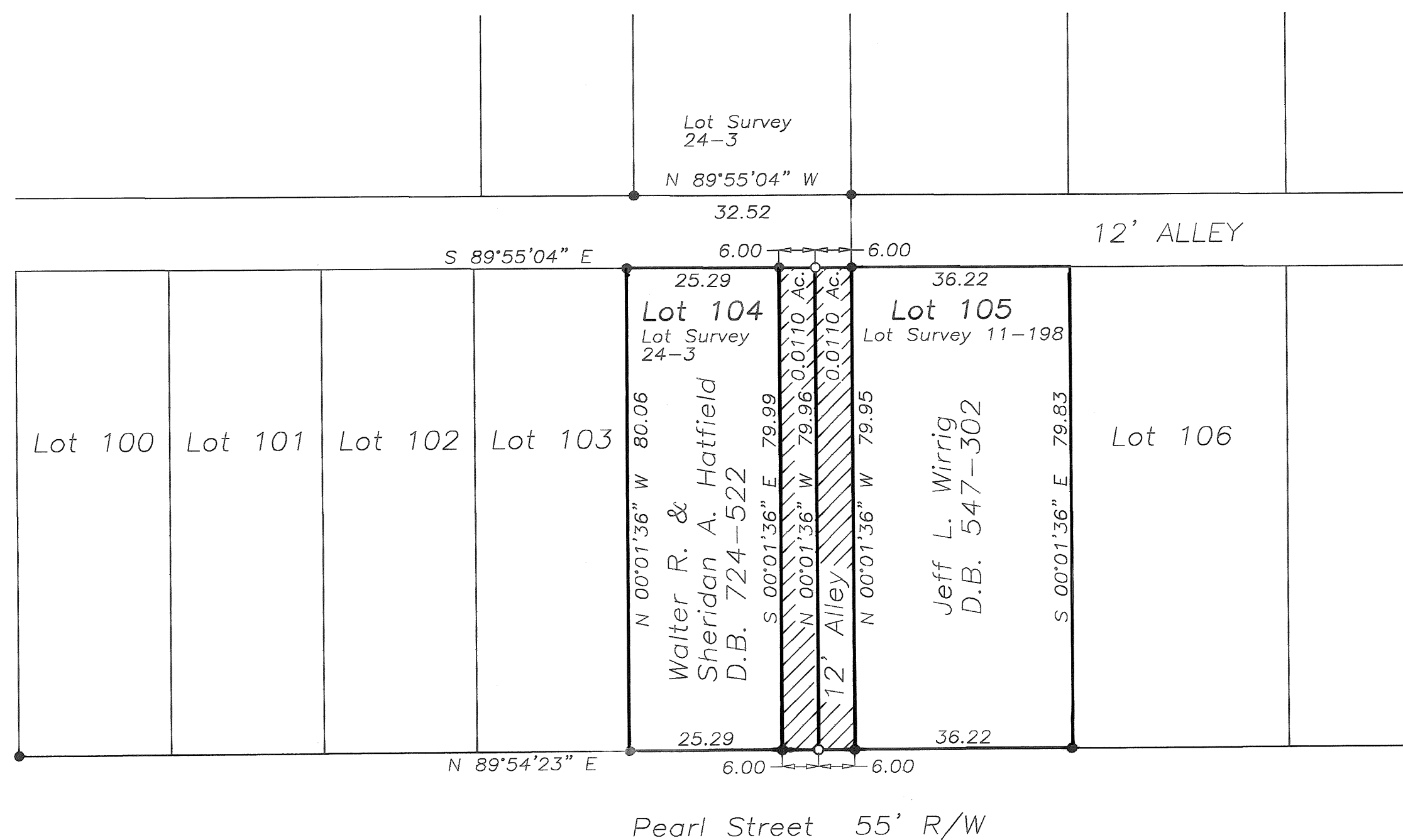
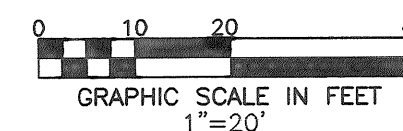
John W. O'Brien By: Michelle Adkins
Miami County Recorder Deputy

Approved and Transferred this 25th Day of April, 2003

Chris A. Peoples By: Lynda Pearson
Miami County Auditor Deputy

LEGEND

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



APPROVALS

Accepted and Approved by the Council
of the Village of Bradford, Ohio, this
11th day of JULY, 2002
Ordinance No. 0-02-11

Jeff L. Wirrig Mayor
Brenda B. Delandus Clerk

Accepted by the Planning Commission
of the Village of Bradford, Ohio, this
11th day of June, 2002

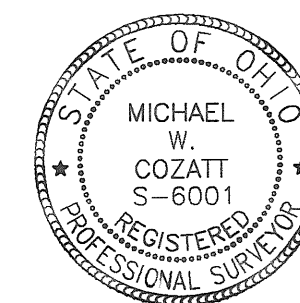
Scott R. Kelly
Chairman

We the undersigned, being all
of the owners to the proposed
vacated alley do approve this
vacation plat.

Jeff L. Wirrig
Jeff L. Wirrig
Walter R. & Sheridan A. Hatfield
Walter R. & Sheridan A. Hatfield

I hereby certify the vacation
plat to be correct as shown

Michael W. Cozatt 6-10-02
Michael W. Cozatt Date
Registered Surveyor No. 6001



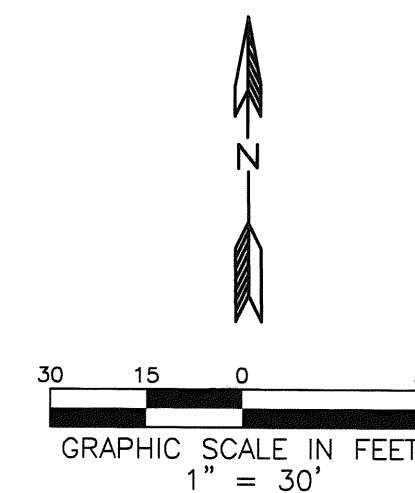
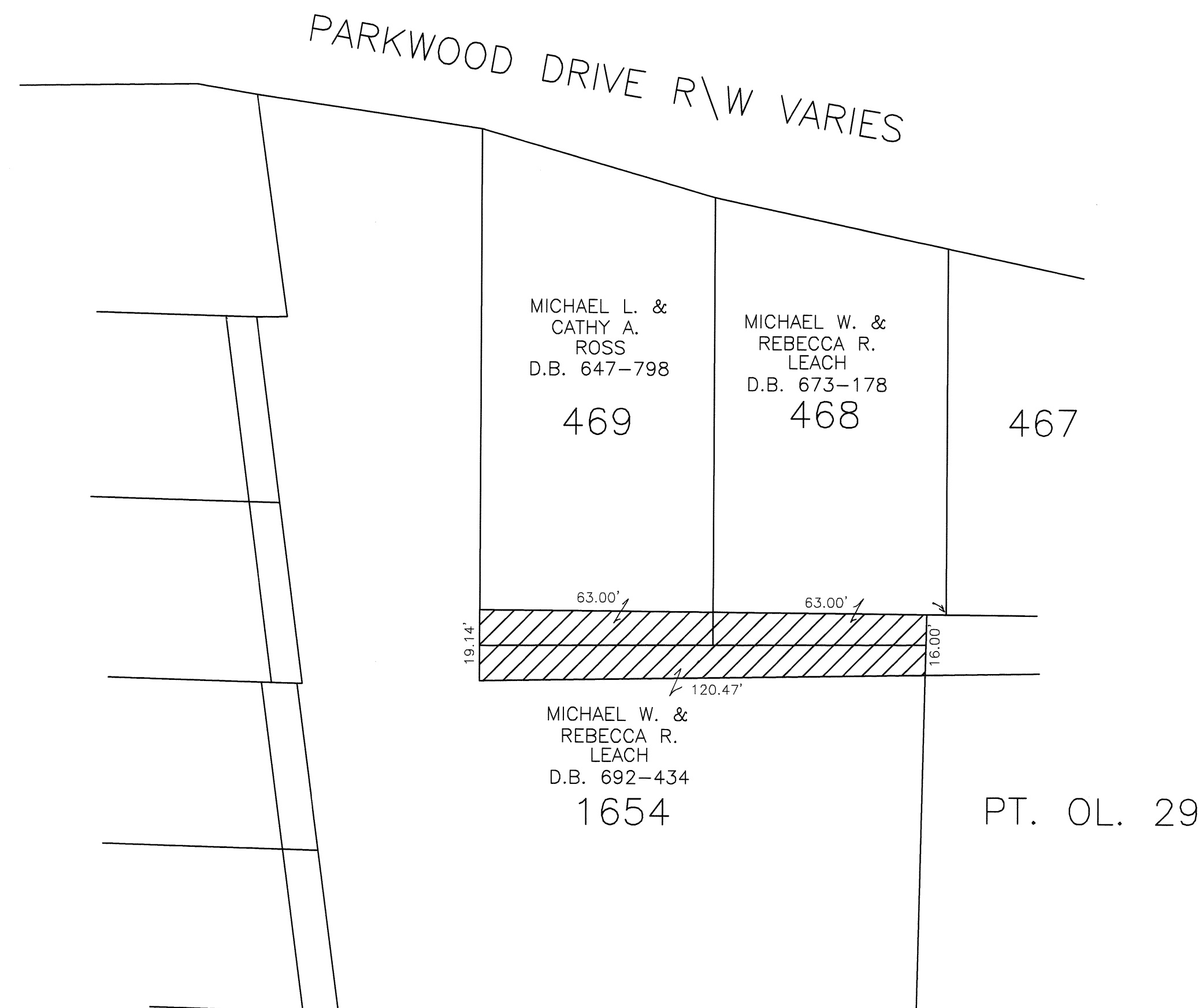
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OH 45373
JOB NO. (937)-339-2921
File Name: Program Files\AutoCAD LT 2000\Pearl St.Alley.dwg

ALLEY VACATION PLAT— VILLAGE OF WEST MILTON MIAMI COUNTY, OHIO

PLAT BOOK 20 PAGE 32
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 1st DAY
OF May, 2003 AT 2:56 P.M.
FILE NO. 0366965 FEE \$ 21.60
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY Michelle Harris
DEPUTY RECORDER

DESCRIPTION

THIS PLAT BEING A VACATION OF PART OF AN ALLEY LOCATED BETWEEN
INLOTS 1654, 468, AND 469 IN THE VILLAGE OF WEST MILTON.



REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 1 DAY OF May, 2003.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY Linda Linneman
DEPUTY AUDITOR

AT A MEETING OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 9 DAY OF July, 2002, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. _____.

Donald R. Hamann Jr.
MAYOR

Linda L. Cortrell
CLERK OF COUNCIL

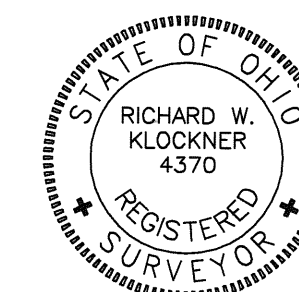
Patricia A. Shim
VICE MAYOR

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 7th OF August, 2002, THIS VACATION PLAT WAS REVIEWED AND APPROVED.

William A. O'Brien
CHAIRMAN

Martin D. Klockner
SECRETARY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED
ON RECORDER'S PLAT BOOKS 4 PAGE 39, 19 PAGE 40,
19 PAGE 49.



Richard W. Klockner
PROFESSIONAL SURVEYOR NO. 4370
RICAHRD KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373 (937) 339-5331

REPLAT OF INLOTS 468 & 1654 AND PART OF VACATED ALLEY
IN WEST MILTON, OHIO

BEING A REPLAT OF INLOT 468, ACQUIRED BY MICHAEL & REBECCA LEACH, BY DEED BOOK 673, PAGE 178 AND PART OF AN ADJACENT VACATED ALLEY ACQUIRED BY AUDITOR TRANSFER, AND BEING ALL OF INLOT 1654 AS ACQUIRED BY MICHAEL AND REBECCA LEACH AS RECORDED IN DEED BOOK 692, PAGE 434.

PLAT BOOK 20 PAGE 33
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 1ST DAY OF
MAY, 2003, AT 2:58 P.M.
FILE NO. 0346946 FEE: \$21.60
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Michael Leach
DEPUTY RECORDER

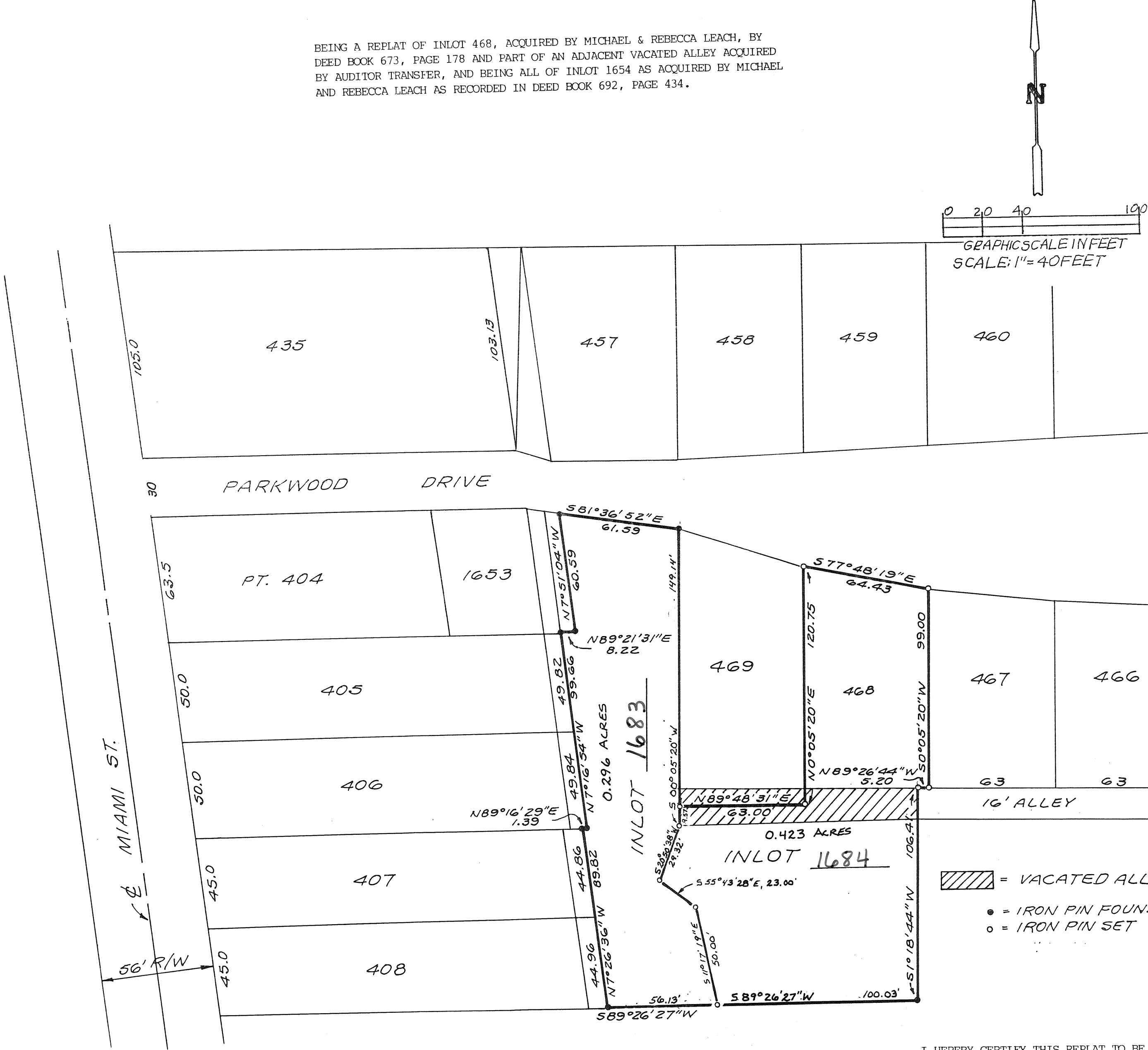
WE, THE UNDERSIGNED OWNERS AND LIENHOLDERS OF INLOTS 468 AND 1654 AND A PART OF THE VACATED ALLEY SHOWN SHADED HEREON DO HEREBY VOLUNTARILY CONSENT TO THE REPLAT OF THESE PARCELS INTO THE TWO NEW LOTS CREATED BY THIS REPLAT.

INLOTS 468 AND 1654 AND PART OF VACATED ALLEY

Michael Leach
MICHAEL LEACH
Rebecca Leach
REBECCA LEACH

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 THEIR FREE ACT AND DEED.
Jessica D Timmons
JESSICA D TIMMONS, Notary Public
in and for the State of Ohio
My Commission Expires Oct 8, 2007
NOTARY PUBLIC MY COMMISSION EXPIRES

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED AMY J. SPINKS, ASSISTANT VICE PRESIDENT OF LIBERTY SAVINGS BANK, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT SHE DID SIGN SUCH INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATION'S BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HER FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.



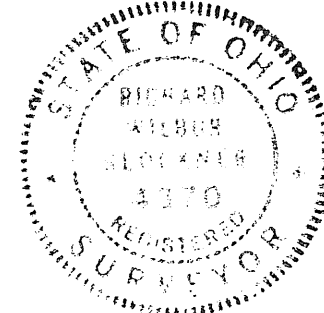
▨ = VACATED ALLEY
• = IRON PIN FOUND
○ = IRON PIN SET

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. IRON PINS ARE SET AS SHOWN.

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, OHIO, HELD THIS 7 DAY OF AUG, 2002, THIS PLAT WAS REVIEWED AND APPROVED.
William O'Brien
CHAIRMAN
Billy R. Neffley
SECRETARY

TRANSFERRED THIS 1 DAY OF May, 2003.
Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY: Linda Liruman
DEPUTY AUDITOR

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



REPLAT OF INLOTS 468 AND 1654 AND PART OF A VACATED ALLEY, WEST MILTON, OHIO		
MICHAEL & REBECCA LEACH WEST MILTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE <u>25 JULY 2002</u>	DRAWN BY: TRACED BY: <u>AP</u> CHECKED BY: <u>Rob</u>	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 40'		

KENSINGTON NORTH

18.555
ACREAGE

31
SECTION

5 N
TOWNSHIP

6 E
RANGE

PT. 7164
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY

PLAT BOOK 20, PAGE 34
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 2 DAY
OF MAY, 2003, AT 12:33 P.M.
FILE No. 0367095 FEE: \$43.20
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
D. McCoy
DEPUTY

TRANSFERRED THIS 2 DAY OF May, 2003

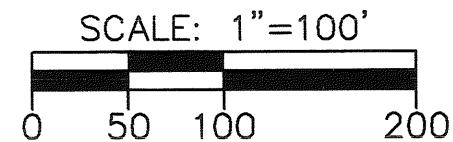
Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Lirreman
DEPUTY AUDITOR

LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
 - IRON PIN FOUND
 - P.K. NAIL SET
 - P.K. NAIL FOUND
 - RAILROAD SPIKE FOUND
 - UTILITY EASEMENT LINE
(SEE NOTE BELOW)
 - (NR.) NONRADIAL LINE
- SEE PAGE 2 OF 2
FOR CURVE TABLE

BEARINGS BASED ON RECORDER'S RECORD
OF PLATS, PLAT BOOK 18, PAGE 119



AREA SUMMARY

46 BUILDING LOTS 14.353 AC.
DEDICATED STREET R/W 4.202 AC.
TOTAL 18.555 AC.

LINE CHART		
No.	BEARING	DIST.
L1	N 65°-48'-27" E	114.57'
L2	N 24°-11'-33" W	25.00'
L3	S 65°-48'-27" W	173.15'
L4	N 24°-11'-33" W	25.00'

NOTES:

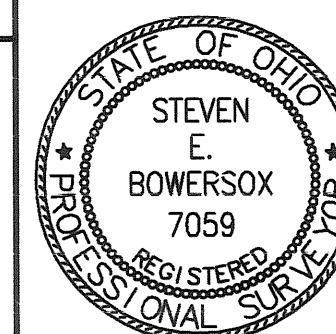
- ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
- NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- NO DRIVEWAYS SHALL BE PERMITTED ONTO WEST MARKET STREET OR NASHVILLE ROAD.

BEING A SUBDIVISION OF PART OF INLOT 7164 OWNED BY
KENSINGTON LAND CO. RECORDED IN DEED BOOK 671, PAGE 667
CONTAINING A TOTAL OF 18.555 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

02-19-2003
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: 02-19-2003 drawn by: seb job number: MIATRO0120FIN

SHEET 1 OF 2

KENSINGTON NORTH
CITY OF TROY, MIAMI CO., OHIO

PLAT BOOK 20, PAGE 34 -A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 2 DAY
OF MAY, 2003, AT 12:35 P.M.
FILE No. 03167095 FEE: \$ _____
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
A. McCoy
DEPUTY

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	20.00'	90°-00'-00"	31.42'	28.28'	S 69°-11'-33" E
2	22.00'	90°-00'-00"	34.56'	31.11'	S 20°-48'-27" W
3	50.00'	25°-27'-59"	22.22'	22.04'	S 78°-32'-26" W
4	50.00'	34°-32'-01"	30.14'	29.68'	N 71°-27'-34" W
5	50.00'	54°-08'-30"	47.25'	45.51'	N 81°-15'-48" W
6	50.00'	45°-10'-21"	39.42'	38.41'	S 49°-04'-47" W
7	50.00'	42°-58'-19"	37.50'	36.63'	S 05°-00°-27" W
8	50.00'	42°-58'-19"	37.50'	36.63'	S 37°-57'-52" E
9	50.00'	42°-58'-19"	37.50'	36.63'	S 80°-56'-11" E
10	50.00'	11°-46'-13"	10.27'	10.25'	N 71°-41'-34" E
11	50.00'	42°-51'-19"	37.40'	36.53'	N 44°-22'-47" E
12	50.00'	45°-42'-54"	39.89'	38.84'	N 00°-05'-41" E
13	50.00'	45°-44'-11"	39.91'	38.86'	N 45°-37'-51" W
14	50.00'	45°-41'-36"	39.88'	38.83'	S 88°-39'-15" W
15	50.00'	60°-00'-00"	52.36'	50.00'	S 35°-48'-27" W
16	50.00'	25°-24'-19"	22.17'	21.99'	S 18°-30'-37" W
17	20.00'	124°-35'-41"	43.49'	35.41'	N 86°-29'-23" W
18	20.00'	90°-00'-00"	31.42'	28.28'	N 20°-48'-27" E
19	20.00'	89°-59'-29"	21.41'	28.28'	S 69°-11'-49" E
20	20.00'	90°-00'-00"	31.42'	28.28'	S 20°-47'-56" W
21	50.00'	41°-24'-35"	36.14'	35.36'	S 86°-30'-13" W
22	50.00'	29°-26'-44"	25.70'	25.41'	N 87°-30'-52" W
23	50.00'	47°-29'-30"	41.44'	40.27'	S 54°-01'-01" W
24	50.00'	42°-58'-19"	37.50'	36.63'	S 08°-47'-07" W
25	50.00'	42°-58'-19"	37.50'	36.63'	S 34°-11'-12" E
26	50.00'	42°-58'-19"	37.50'	36.63'	S 77°-09'-30" E
27	50.00'	56°-57'-59"	49.71'	47.69'	N 52°-52'-21" E
28	50.00'	08°-22'-20"	7.31'	7.30'	N 28°-34'-31" E
29	50.00'	33°-02'-14"	28.83'	28.43'	N 49°-16'-49" E
30	50.00'	41°-24'-35"	36.14'	35.36'	N 86°-30'-13" E
31	50.00'	26°-08'-07"	22.81'	22.61'	S 85°-51'-33" E
32	50.00'	48°-46'-09"	42.56'	41.29'	N 56°-41'-19" E
33	50.00'	42°-58'-19"	37.50'	36.63'	N 10°-49'-05" E
34	50.00'	42°-58'-19"	37.50'	36.63'	N 32°-09'-13" W
35	50.00'	42°-58'-19"	37.50'	36.63'	N 75°-07'-32" W
36	50.00'	58°-59'-58"	51.49'	49.24'	S 53°-53'-20" W
37	50.00'	09°-24'-06"	8.20'	8.20'	S 29°-05'-24" W
38	50.00'	32°-00'-29"	27.93'	27.57'	S 49°-47'-41" W
39	20.00'	90°-00'-00"	31.42'	28.28'	N 69°-12'-04" W
40	20.00'	90°-00'-30"	31.42'	28.29'	N 20°-48'-11" E

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY,
OHIO, HELD THIS 26TH DAY OF FEBRUARY, 2003, THIS PLAT WAS
REVIEWED AND APPROVED.

Jack M. Waters, CHAIRMAN Sue D. Knopf, SECRETARY

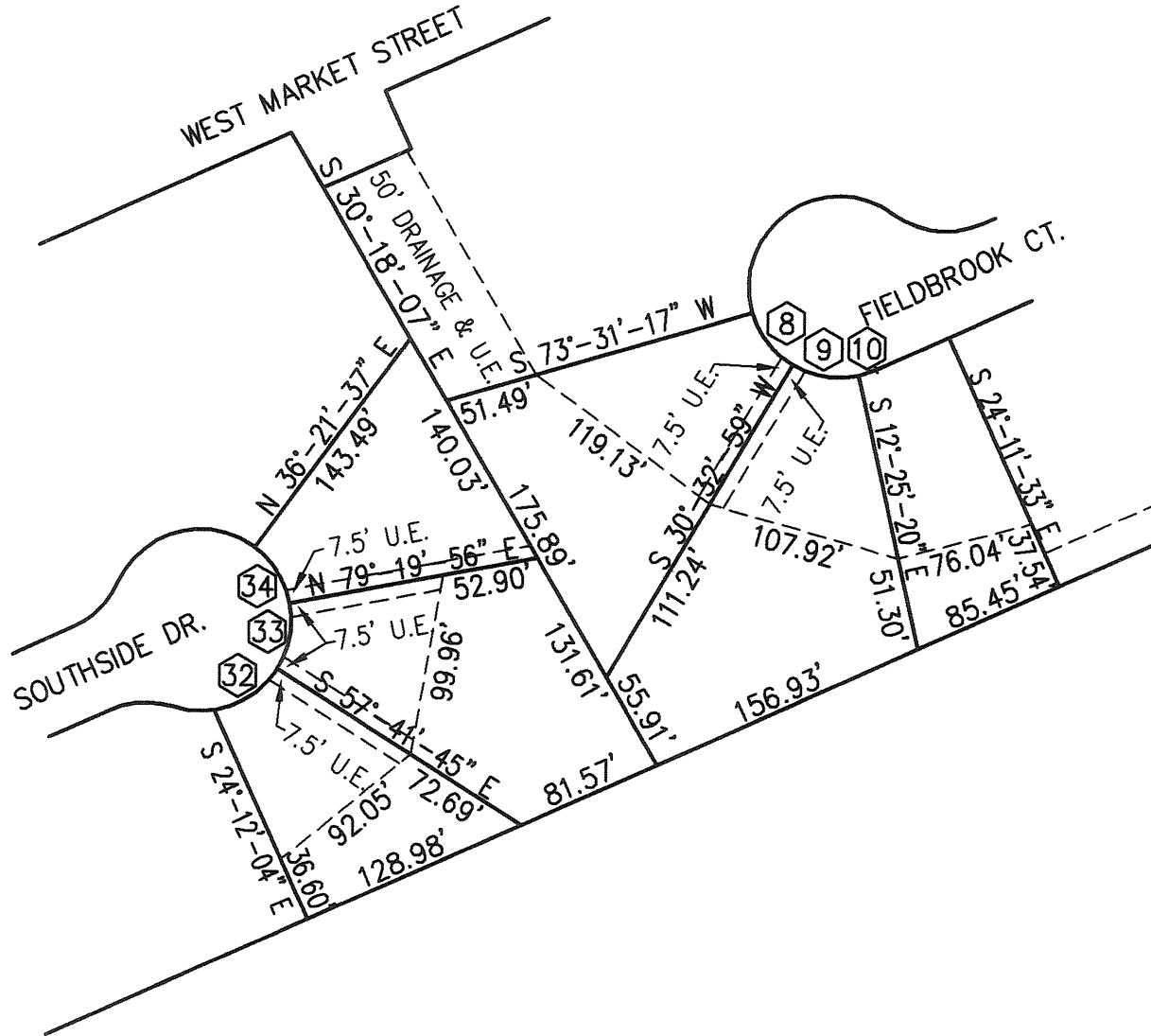
CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD
THIS 17TH DAY OF MARCH, 2003, THIS PLAT WAS
APPROVED BY ORDINANCE NO. 0-11-2003, EFFECTIVE APRIL 16, 2003.

Peter E. Jenkins *William C. Scher* *Greg J. Knight*
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

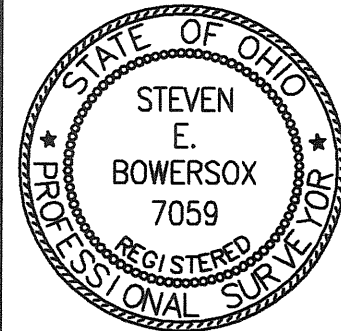
FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION KENSINGTON OWNERS ASSOCIATION" RECORDED IN DEED BOOK 683, PAGE 241 OF THE MIAMI COUNTY RECORDERS RECORDS.



EASEMENT DETAIL FROM SHEET 1 OF 2

STEVEN E. BOWERSOX, P.S. #7059

2-19-2003
DATE



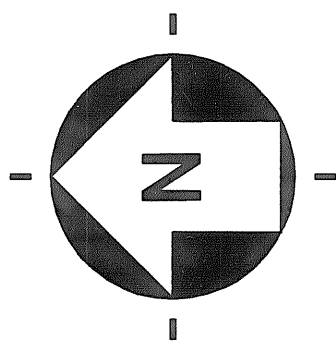
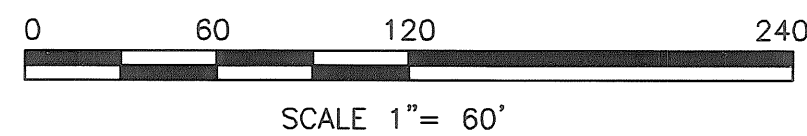
**CHOICE
ONE ENGINEERING**
the choice that exceeds ...
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 02-19-2003	drawn by: seb	job number: MIATB00120Cov
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SHEET 2 OF 2

WESTON PLAZA 24

REPLAT OF PART OF OUTLOT 384 AND ALL
OF INLOT 7142 AND A PORTION OF
UNNUMBERED INTERSTATE ROUTE 75
RIGHT-OF-WAY IN THE CITY OF TROY, MIAMI
COUNTY, OHIO, AS SHOWN IN DEED BOOK 737
PAGE 346 AND DEED BOOK _____ PAGE _____
OF THE RECORDS OF THE MIAMI COUNTY
RECORDER'S OFFICE



ACREAGE RECAP
5.270 Ac. PT. OL. 384
0.789 Ac. IL. 7142
4.705 Ac. I-75 R/W EASE
10.764 Ac. TOTAL

LEGEND

CONC. MONUMENT
IRON PIN FOUND
(UNLESS INDICATED OTHERWISE)
IRON PIN SET
(5/8" BY 30" WITH #7561 CAP)

PLAT VOLUME 20 PAGE 35

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR FILING AT 11:53 AM.
THIS 11 DAY OF May, 2003.

FILE NO. 0367753 FEE \$43.20

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Michelle Atkins
DEPUTY

INTERSTATE ROUTE 75
FOR LIMITED ACCESS
RIGHT-OF-WAY PURPOSES ONLY
INLOT 9491
4.705 ACRES

C/L INTERSTATE ROUTE 75
N04°28'29"W 908.33'

Calibre Engineering

10534-B Success Lane
Centerville, OH 45458
937.885.9380
Fax. 885.9381
CalibreEng@aol.com



HORIZON SURVEYING INC.
10534-B SUCCESS LANE
CENTERVILLE, OHIO 45458
VOICE: 937-885-9300
FAX: 937-885-9381
E-MAIL: horizon-surveying@woh.rr.com
JOB NO. 1100.02.03

WESTON PLAZA 24

REPLAT OF PART OF OUTLOT 384 AND ALL OF INLOT 7142
AND A PORTION OF UNNUMBERED INTERSTATE ROUTE 75
RIGHT-OF-WAY IN THE CITY OF TROY, MIAMI COUNTY, OHIO,
AS SHOWN IN DEED BOOK 737, PAGE 346 AND
~~DEED BOOK _____ PAGE _____~~ OF THE RECORDS OF THE
MIAMI COUNTY RECORDER'S OFFICE

PLAT VOLUME 20 PAGE 35-A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR FILING AT 11:53 A.M.
THIS 11 DAY OF MAY, 2003.

FILE NO. 200753 FEE \$ 43.20

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Michelle Adams
DEPUTY

SURVEYOR'S CERTIFICATE:

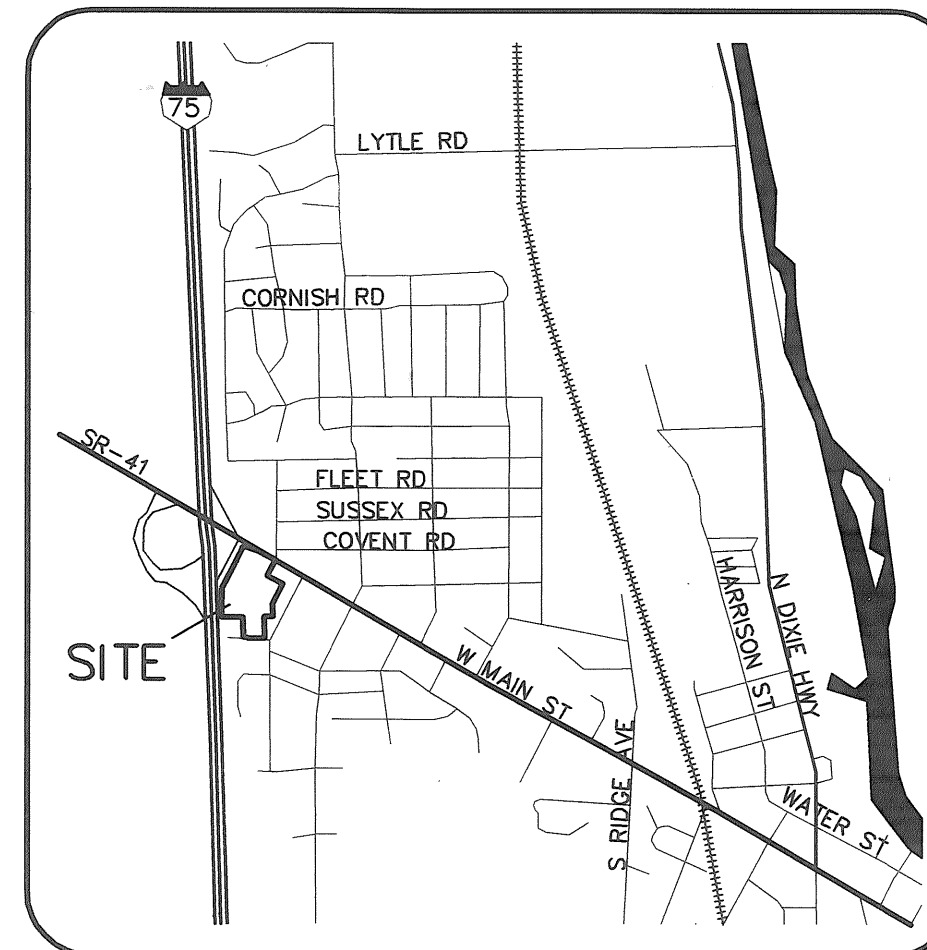
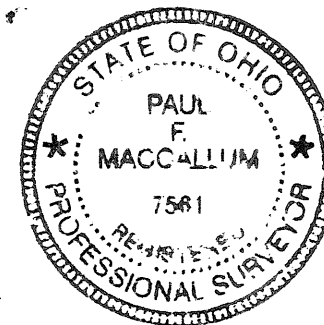
I HEREBY CERTIFY THAT THIS IS TRUE AND CORRECT AS SHOWN
HEREON. IRON PINS WILL BE SET AS SHOWN. CURVED DISTANCES ARE
SHOWN ALONG THE ARC.

HORIZON SURVEYING, INC.

Paul F. MacCallum

PAUL F. MACCALLUM
OHIO REGISTERED PROFESSIONAL SURVEYOR No. 7561

4/17/2003
DATE



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE:

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LEINHOLDERS OF THE LAND,
DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

THE CROSS-ACCESS EASEMENT HEREBY ESTABLISHED IS FOR THE BENEFIT OF THE
OWNERS AND USERS OF ALL LOTS IN THIS REPLAT.

THE UTILITY EASEMENTS ESTABLISHED BY THIS PLAT ARE FOR THE CONSTRUCTION,
OPERATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PUBLIC UTILITIES AND
FOR REMOVAL OF ALL TREES OR OTHER OBSTRUCTIONS, TOGETHER WITH RIGHT OF
INGRESS AND EGRESS TO SAID EASEMENTS AND ARE TO BE MAINTAINED AS SUCH
FOREVER.

NOM TROY, LTD. AN ALABAMA LIMITED PARTNERSHIP

BY: CORPORATE GENERAL, INC.
ITS SOLE GENERAL PARTNER

William A. Oldacre
William A. Oldacre, PRINTED NAME
Vice President, TITLE

ACKNOWLEDGEMENT:

BEFORE ME, A NOTARY PUBLIC FOR THE COUNTY AND
STATE SHOWN BELOW, PERSONALLY APPEARED
William A. Oldacre,

Vice President WHO EXECUTED THIS PLAT AS THE
FREE ACT AND DEED OF SAID CORPORATION, SOLE
GENERAL PARTNER OF SAID LIMITED PARTNERSHIP. IN
TESTIMONY THEREOF, I HAVE SUBSCRIBED MY NAME

AND AFFIXED MY SEAL THIS 8TH DAY OF MAY,
2003.

Dawn M. Curtis
PRINTED NAME Dawn M. Curtis
Notary Public, State of Tennessee,
County of Davidson
My Commission Expires: 7/29/06

CITY OF TROY PUBLIC WORKS:

REVIEWED AND APPROVED THIS
7TH DAY OF MAY, 2003.

Steven D. Lopez
PUBLIC WORKS DIRECTOR

AUDITOR'S APPROVAL:

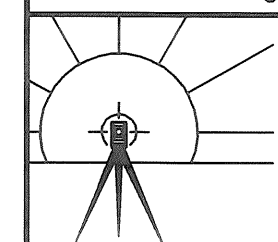
TRANSFERRED THIS 9 DAY OF
May, 2003.

Chris A. Peoples
MIAMI COUNTY AUDITOR

Linda L. Linneman
BY DEPUTY AUDITOR

Calibre Engineering

10534-B Success Lane
Centerville, OH 45458
937.885.9380
Fax.885.9381
CalibreEng@aol.com



HORIZON SURVEYING INC.
10534-B SUCCESS LANE
CENTERVILLE, OHIO 45458
VOICE: 937-885-9300
FAX: 937-885-9381
E-MAIL: horizon-surveying@woh.rr.com
JOB NO. 1100.02.03

DESCRIPTION

Being a replat of ^{of fact} Inlot 7450 in the City of Piqua, Miami County, State of Ohio as recorded in Deed Book 734 Page 169.

DEDICATION

I, General Manager of GMS Leasing LLC and representing all the owners of the land herein, do hereby accept and approve this replat and hereby voluntarily consent to the execution of said replat.

Martin Given
Martin Given
General Manager

ACKNOWLEDGMENT

State of Ohio, Miami County, 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 hereunto subscribed my name and affixed my official seal this 13 day of May, 2003

Anita Schwartz July 8, 2003
Notary Public My commission expires

ANITA SCHWARTZ
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires July 8, 2003

REPLAT FOR GMS LEASING LLC

Plat Book 20 Page 36
Miami County Recorders
Record of Plats
Received for Record this 21
Day of MAY, 2003 at 3:26 PM
File No. 0309131 Fee \$1.60
John W. O'Brien
Miami County Recorder
Christine Jackson
By Deputy

MIAMI COUNTY AUDITOR

Approved and transferred this 21 day of May, 2003

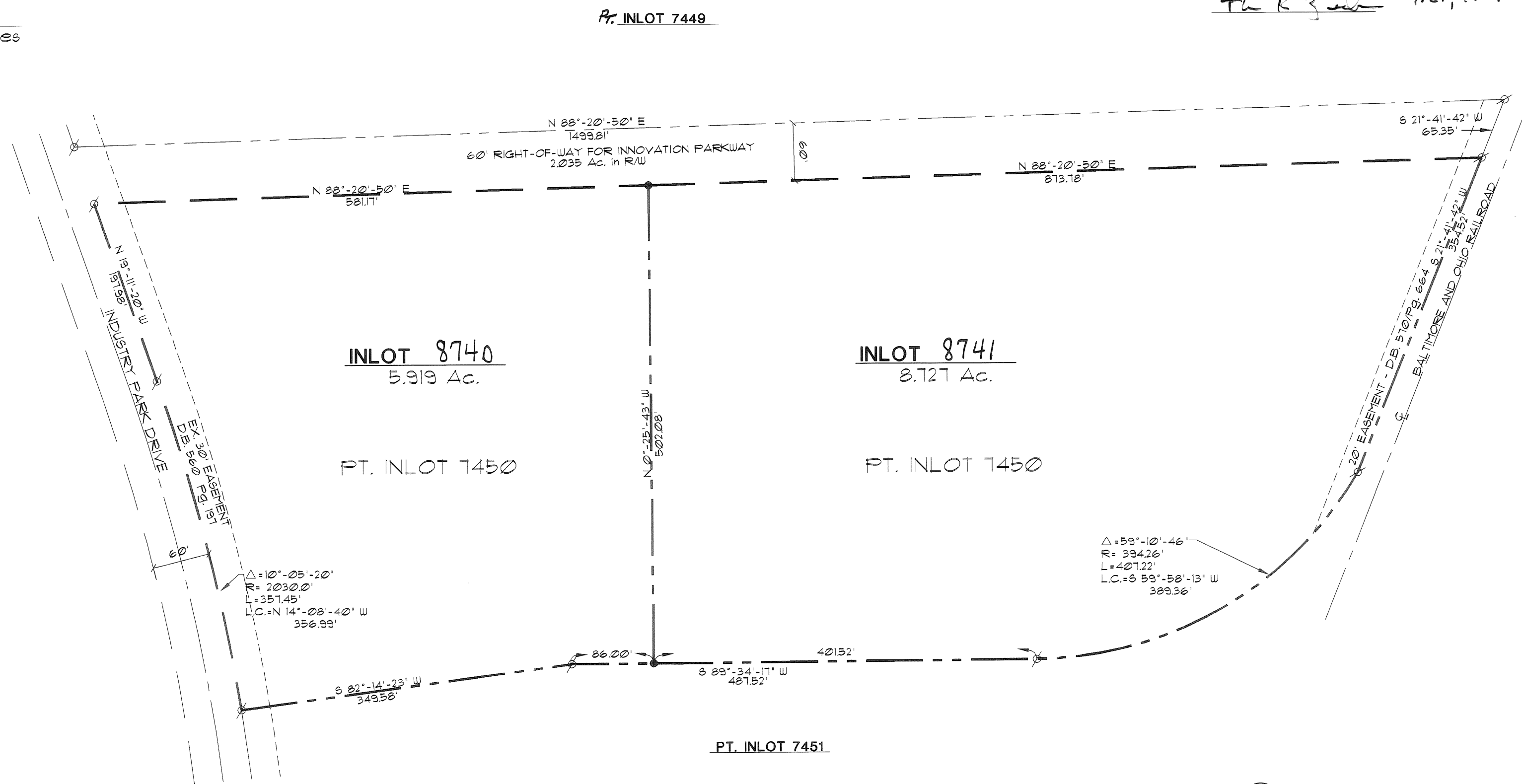
Chris A. Tessler 5-21-03
Miami County Auditor Date

Linda J. Jarrman 5-21-03
Deputy Auditor Date

APPROVAL BY THE CITY OF PIQUA

This plat was reviewed and approved by the City of Piqua this 21st day of MAY, 2003.

Th R 3 P.C., P.S.



REFERENCES LOT SURVEY:

- * Vol. 16 Page 4
- * Vol. 18 Page 144
- * Vol. 20 Page 26
- * RECORDED PLAT

LEGEND

- ∅ = I.P. found
- = I.P. Set

Daniel J. Weaver 5-21-03
Daniel J. Weaver #7472 Date
Ferguson Construction Co.
400 Canal St.
P.O. Box 726
Sidney, Ohio 45365



REPLAT OF INLOTS 3037, 3038, 3039

• CITY OF PIQUA • MIAMI COUNTY • OHIO •

VOLUME 20 PAGE 37

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 23rd DAY

OF MAY, 2003, AT 11:02 M.

FILE # 0369325 FEE \$ 21.60

John W. D'Brien
MIAMI COUNTY RECORDER

Carol Pleiman
BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF INLOTS 3037, 3038, 3039 (PLAT BOOK 2, PAGE 103, MIAMI COUNTY PLAT RECORDS) AS CONVEYED TO FRANK R. AND LINDA S. VENTURA BY DEED RECORDED IN VOLUME 659, PAGE 823, 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

Frank R. Ventura
FRANK R. VENTURA

Linda S. Ventura
LINDA S. VENTURA

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 12th DAY OF MAY, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FRANK R. VENTURA AND LINDA S. VENTURA 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: MARCH 27, 2007
DATE

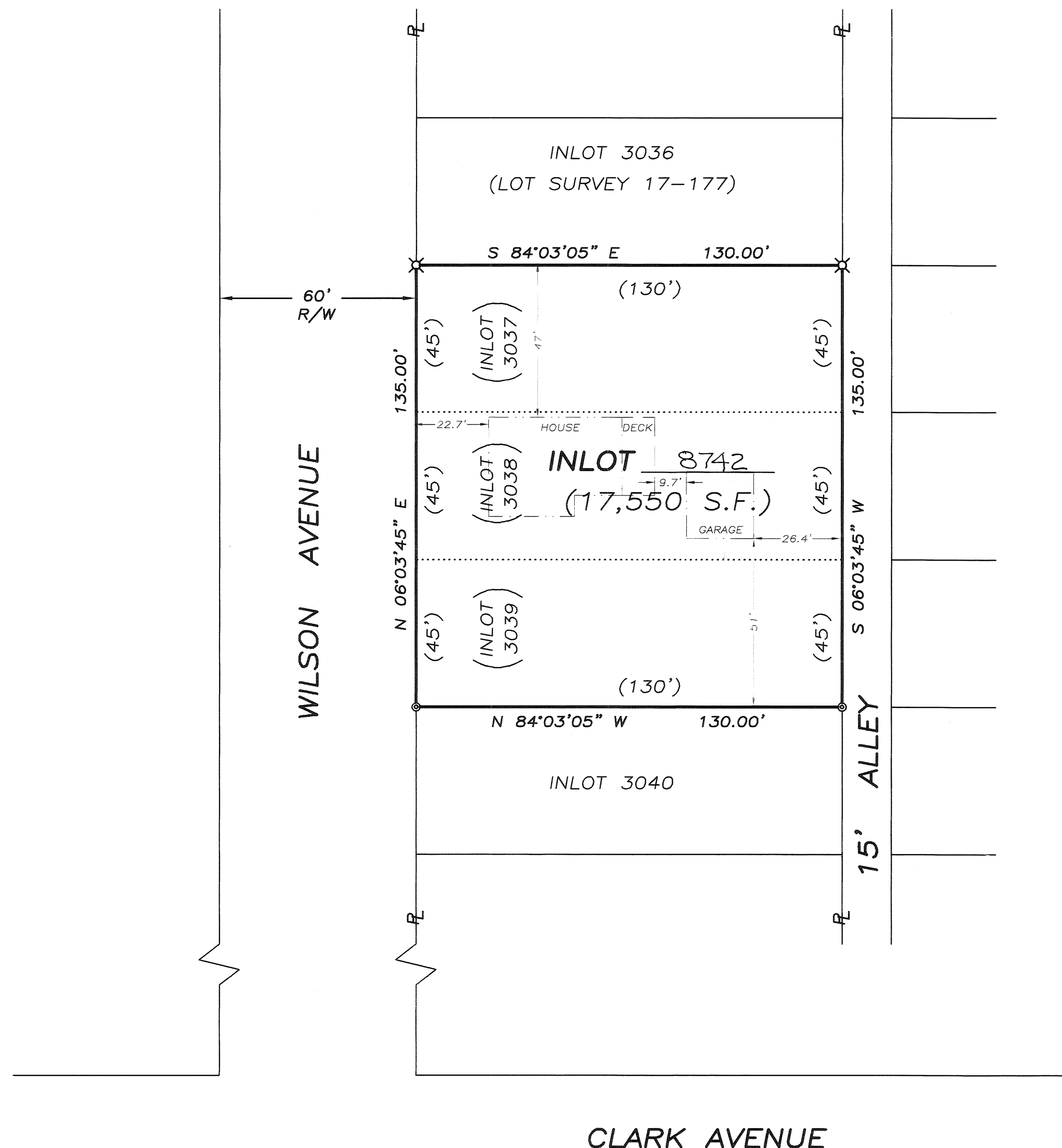
Daniel D. Turner
NOTARY PUBLIC

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED MAY 23rd, 2003.

Chris A. Peoples
MIAMI COUNTY AUDITOR

Linda S. Ventura
BY DEPUTY AUDITOR



LEGEND

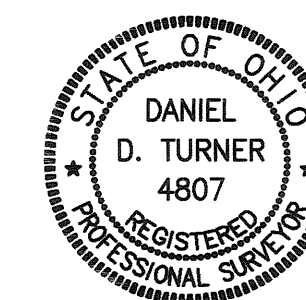
✕ IRON PIN FOUND
© IRON PIPE FOUND

BASIS OF BEARINGS:
LOT SURVEY:
VOLUME 17, PAGE 177

CITY OF PIQUA

THIS RECORD PLAT REVIEWED AND APPROVED
THIS 21st DAY OF MAY, 2003.

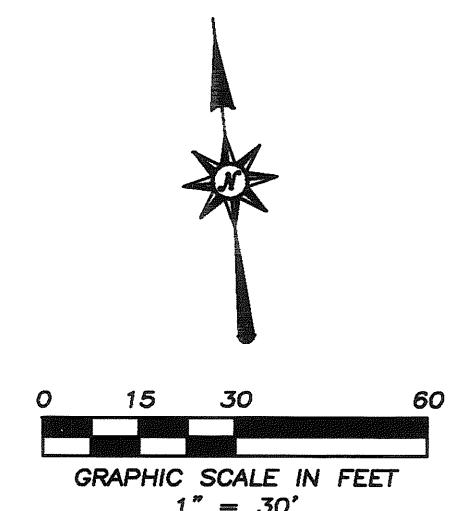
Thomas R. Zechman P.E., P.S.
THOMAS R. ZECHMAN
PUBLIC WORKS DIRECTOR



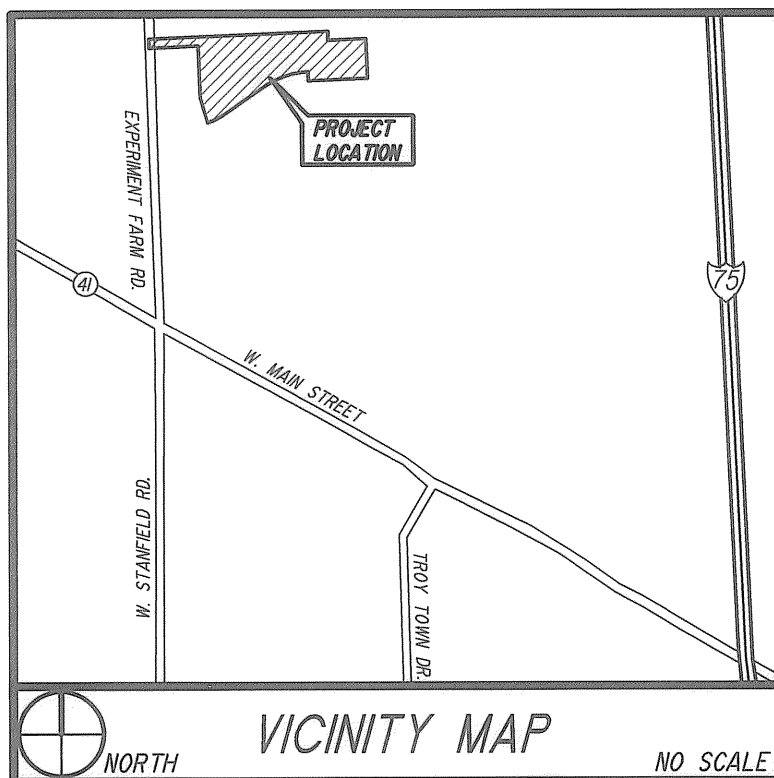
CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE
CORRECT AS SHOWN HEREON.
MONUMENTS FOUND PER LOT SURVEY
VOLUME 17, PAGE 177.

Daniel D. Turner
REGISTERED SURVEYOR NO. 4807



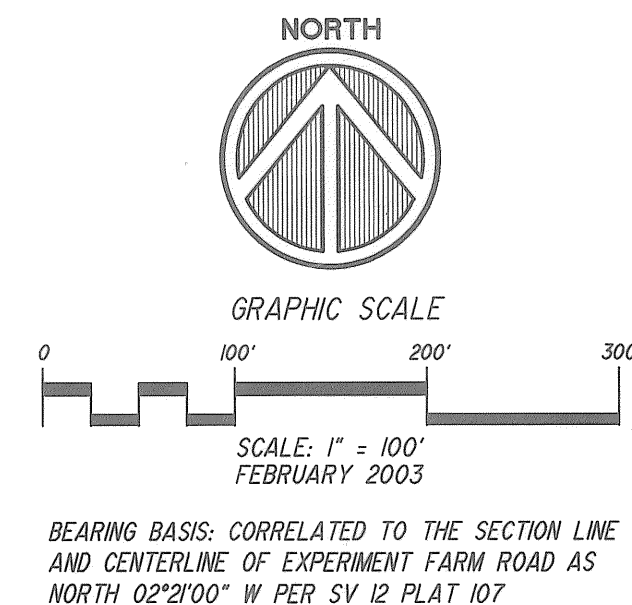
REPLAT OF INLOT 3037, 3038, 3039 FOR		
FRANK R. & LINDA S. VENTURA PIQUA, OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM STREET - TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE: MAY 2003	DRAWN BY: DGS CHECKED BY: D.T.	SHEET NO.:
FILE NO.: 150503	SCALE: 1"=30'	1 OF 1



- 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

- DEED REFERENCES:**
- D.B. 676-864
 - D.B. 635-784
 - D.B. 714-752
 - D.B. 710-689
 - D.B. 662-778
 - D.B. 675-578/581
 - D.B. 732-866

10.123 Ac.
RECORD PLAN
 OF:
"TROY TOWNE PARK"
SECTION TWO
 LOCATED IN:
 SW. QTR., SECTION 17, TOWN 5, RANGE 6 EAST
 CITY OF TROY (PT. INLOT 6046, 6047)
 MIAMI COUNTY, OHIO



PLAT BOOK 20, PAGE 38
 MIAMI COUNTY RECORDER'S
 RECORD OF PLATS
 RECEIVED FOR RECORD THIS 27th DAY
 OF May 2003 AT 9:19 A.M.
 FILE NUMBER 63549-116
 FEE \$43.20

John W. O'Brien
 MIAMI COUNTY RECORDER
 BY: Michelle Adkins
 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
27 DAY OF May, 2003.

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

PT. INLOT 6898
 54.890 Ac.
 UNITED DISTRIBUTION SERVICES
 D.B. 635-784

INLOT 7451
 10.566 Ac.
 VECTREN ENERGY
 D.B. 710-689

SW CNR. OF
 NW QUARTER
 SECTION 17

PT. LOT 6046
 2.380 Ac.
 LENZ, INC.
 D.B. 714-752

PT. INLOT 6046 - TRACT 3
 HARSON INVESTMENTS, LTD.
 D.B. 675-578/581 PARCELL VII

INLOT 9493
7.500 Ac.
PLAT LOT 5

PT. INLOT 6046 - TRACT 2
 HARSON INVESTMENTS, LTD.
 D.B. 675-578/581 PARCELL VII
 D.B. 732 PG. 866

INLOT 9430
 1.290 Ac.
 PLAT LOT 1

INLOT 9431
 2.775 Ac.
 PLAT LOT 2

INLOT 9433
 12.178 Ac.
 PLAT LOT 4

INLOT 6047
 39.702 Ac.
 HARSON INVESTMENTS, LTD.
 D.B. 676-864

OWNERSHIP / TRACT SUMMARY

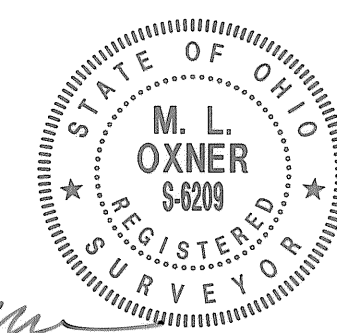
OWNER:	DESCRIPTION:	PLATTED AREA:	REFERENCE:
HARSON INVESTMENTS, LTD.	PT. INLOT 6046 TRACT 3	4.992 AC.	DB 675-578/581
HARSON INVESTMENTS, LTD.	PT. INLOT 6047	5.068 AC.	DB 676-864
HARSON INVESTMENTS, LTD.	PT. INLOT 6046 TRACT 2	0.0625 AC.	DB 732-866 DB 675-575

AREA SUMMARY:

LOT No. 5	7.500 Ac.
LOT No. 6	2.000 Ac.
AREA IN RIGHT OF WAY	0.623 Ac.
TOTAL AREA	10.123 Ac.

CURVE DATA TABLE

NUMBER	RADIUS	DELTA	ARC	TAN.	CHD. BRG.	CHORD
C1	370.00	18°08'45"	117.17	59.08	S 64°24'14" W	116.69
C2	557.39	32°19'08"	314.41	161.51	S 71°29'26" W	310.26



PREPARED BY: St. J. O'Brien
4-10-03
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 10.123 acres and being a plat of Part Inlots No. 6046 and 6047 of the consecutive lot numbers of the City of Troy, Miami County, Ohio heretofore conveyed to Harson Investments, Ltd. by deeds recorded in Deed Book 675 Pages 575 & 578/581, DB 732 Pg. 866 and Deed Book 676 Page 864

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 dedicate the roads and streets to the public use, 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

Clifford P. Khouri
Witness

CLIFFORD KHOURI
Name Printed

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

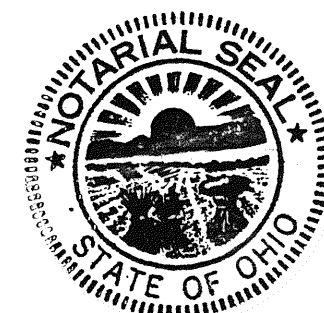
Shayna T. Kolodesh
By: Shayna T. Kolodesh, President

STATE OF OHIO
COUNTY OF MONTGOMERY, ss:

Be it remembered that on this 15TH day of APRIL, 2003 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
APRIL 15, 2003
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:

Shayna T. Kolodesh
Witness

Lauretta M. Ranly
Witness

Mortgagee:

Glenn Tyra
By:

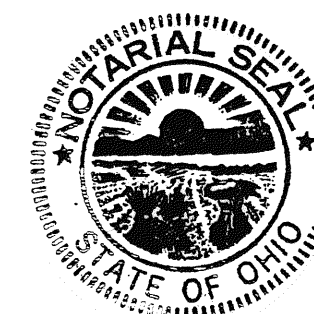
Vice President
Title
Liberty Savings Bank, FSB

STATE OF OHIO, s.s.:

Be it remembered that on this 22nd day of APRIL, 2003 before me, the undersigned, a Notary Public in and for said State of Ohio, personally came LIBERTY SAVINGS BANK, FSB by GLENN TYRA, its VICE PRESIDENT, to me known, and acknowledged that the signing and execution of the within plat to be their free and voluntary act and deed.

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

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



APPROVALS:

CITY COUNCIL, CITY OF TROY, OHIO

At a meeting of the City Council of the City of Troy, Ohio held on the 21st day of APRIL, 2003, this plat was reviewed and approved by Ordinance No. O-29-03

Peter E. Jenkins
MAYOR

William L. Lohrer
PRESIDENT OF COUNCIL

Sam D. Knight
CLERK OF COUNCIL

PLANNING COMMISSION, CITY OF TROY

At a meeting of the Planning Commission of the City of Troy, Ohio, held on the 9th day of APRIL, 2003, this plat was reviewed and approved.

Jack W. Walter
CHAIRMAN

Sam D. Knight
SECRETARY

TROY PUBLIC SERVICE DIRECTOR
CITY OF TROY, OHIO

This plat reviewed and approved by the Public Service Director and City Engineer on the _____ day of _____, 2003.

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

MIAMI COUNTY AUDITOR

Approved and transferred this 27 day of May, 2003.

By: Chris L. Duples
Miami County Auditor

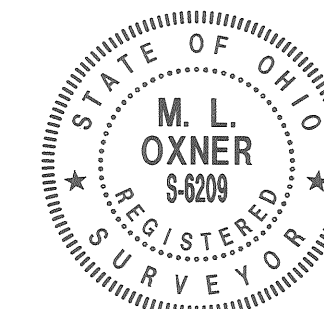
Linda Pearson
Deputy County Auditor

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. 2003, 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
4-10-03



PREPARED BY:

JOB No. 21032-2

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

RECORD PLAN
STANFIELD PLACE
SECTION ONE-A
LOCATED IN:
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO

BEING A REPLAT OF
INLOT 9078 OF STANFIELD
PLACE, SECTION ONE
CONTAINING 3.6657 ACRES
MARCH, 2003

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 STREET 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

OWNER:

CROSSMANN COMMUNITIES
OF OHIO, INC.

WITNESS

WITNESS

MIKE HOFFMASTER
GENERAL MANAGER

STATE OF OHIO:

BE IT REMEMBERED THAT ON THIS 4th DAY OF April, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME CROSSMANN COMMUNITIES OF OHIO, INC., OWNER, BY MIKE HOFFMASTER, ITS GENERAL MANAGER TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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



MELISSA STUDDARD
Notary Public, State of Ohio
My Commission Expires 05-04-06

Melissa Studdard (Studdard)
NOTARY PUBLIC IN AND FOR
STATE OF OHIO
MY COMMISSION EXPIRES ON: 5-4-05

STATE OF OHIO:

CROSSMANN COMMUNITIES OF OHIO, INC. BY MIKE HOFFMASTER, ITS GENERAL MANAGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LEINHOLDERS, HAVE UNITED IN ITS EXECUTION.

MIKE HOFFMASTER
GENERAL MANAGER

DATE: April 4, 2003

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



MELISSA STUDDARD
Notary Public, State of Ohio
My Commission Expires 05-04-06

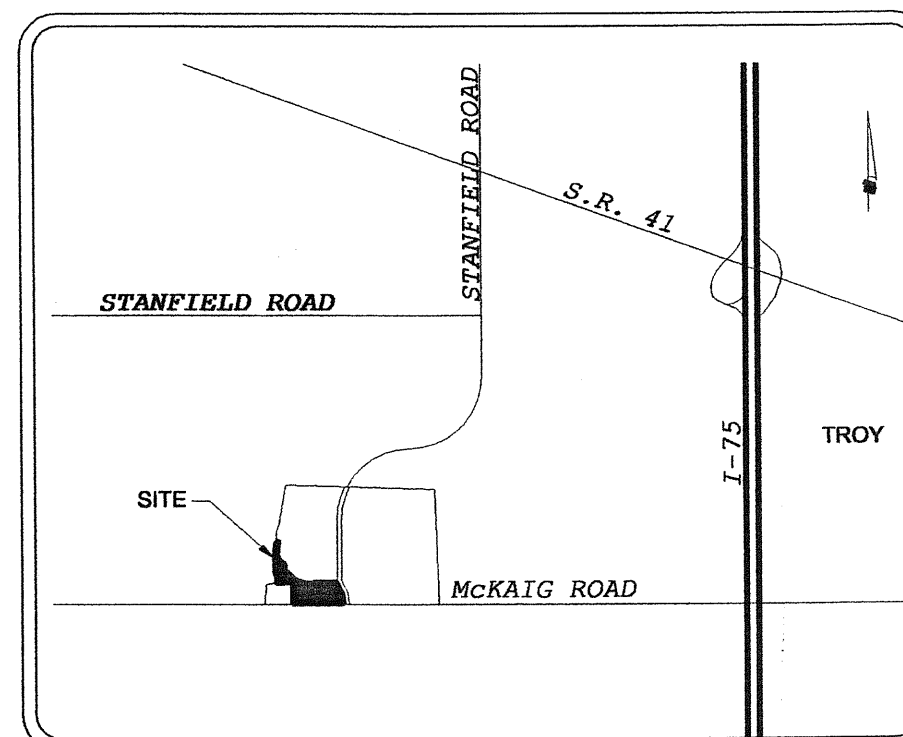
Melissa Studdard (Studdard)
NOTARY PUBLIC IN AND FOR
STATE OF OHIO
MY COMMISSION EXPIRES ON: 5-4-05

DESCRIPTION

BEING A REPLAT OF CITY OF TROY INLOT 9078 OF STANFIELD PLACE SECTION ONE AS RECORDED IN P.B. 19, PG. 85-A AS CONVEYED TO CROSSMANN COMMUNITIES OF OHIO, INC. BY DEED RECORDED IN DEED BOOK 718, PAGE 762 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESRICTIONS SEE P.B. 19, PG. 85-D



VICINITY MAP

DEVELOPER:
CROSSMANN COMMUNITIES, INC.
9961 CINCINNATI-DAYTON RD.
WEST CHESTER, OHIO 45069
(513)644-4663 FAX (513)644-4646

CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THIS PLAT TO BE TRUE AND CORRECT AS SHOWN. MONUMENTATION WILL BE SET AS SHOWN.

NORFLEET, BROWN & PETKEWICZ INC.

William C. Petkewicz
WILLIAM C. PETKEWICZ
REGISTERED SURVEYOR
OHIO LICENSE No. 5749

4-2-03
DATE

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 17th DAY OF MARCH, 2003, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-12-03.

Peter E. Jenkins
MAYOR

William F. Lohner
PRESIDENT OF COUNCIL

Sue E. King
CLERK OF COUNCIL

AT THE MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD ON THIS 26th DAY OF FEB., 2003, THIS PLAT WAS REVIEWED AND APPROVED.

Jack W. Walter
CHAIRMAN

Sue E. King
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 27th DAY OF May, 2003.

Chris A. Peoples
MIAMI COUNTY AUDITOR

Cheryl L. Beaver
DEPUTY COUNTY AUDITOR

SHEET 1 OF 2

PREPARED BY:



NORFLEET, BROWN
& PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 301
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE:	DRAWN: J.R.M.	CHK'D: W.C.P.
DATE: MARCH, 2003	JOB No.: 00-4348	

**RECORD PLAN
STANFIELD PLACE
SECTION ONE-A**

LOCATED IN:
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
BEING A REPLAT OF
INLOT 9078 OF STANFIELD
PLACE, SECTION ONE
CONTAINING 3.6657 ACRES
MARCH, 2003

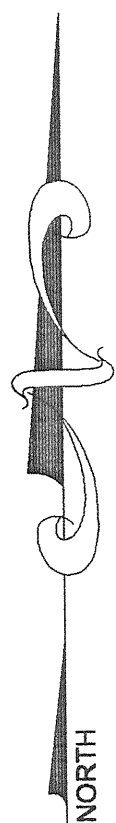
AREA SUMMARY
3.6264 ACRES RESERVE AREA
0.0393 ACRES RIGHT-OF-WAY
3.6657 TOTAL ACRES

NOTE: NO ADDITIONAL EASEMENTS ARE
PROVIDED WITHIN THIS REPLAT.
REFER TO STANFIELD PLACE, SECTION ONE
AS RECORDED IN P.B. 19, PG. 85 FOR
EASEMENT INFORMATION.

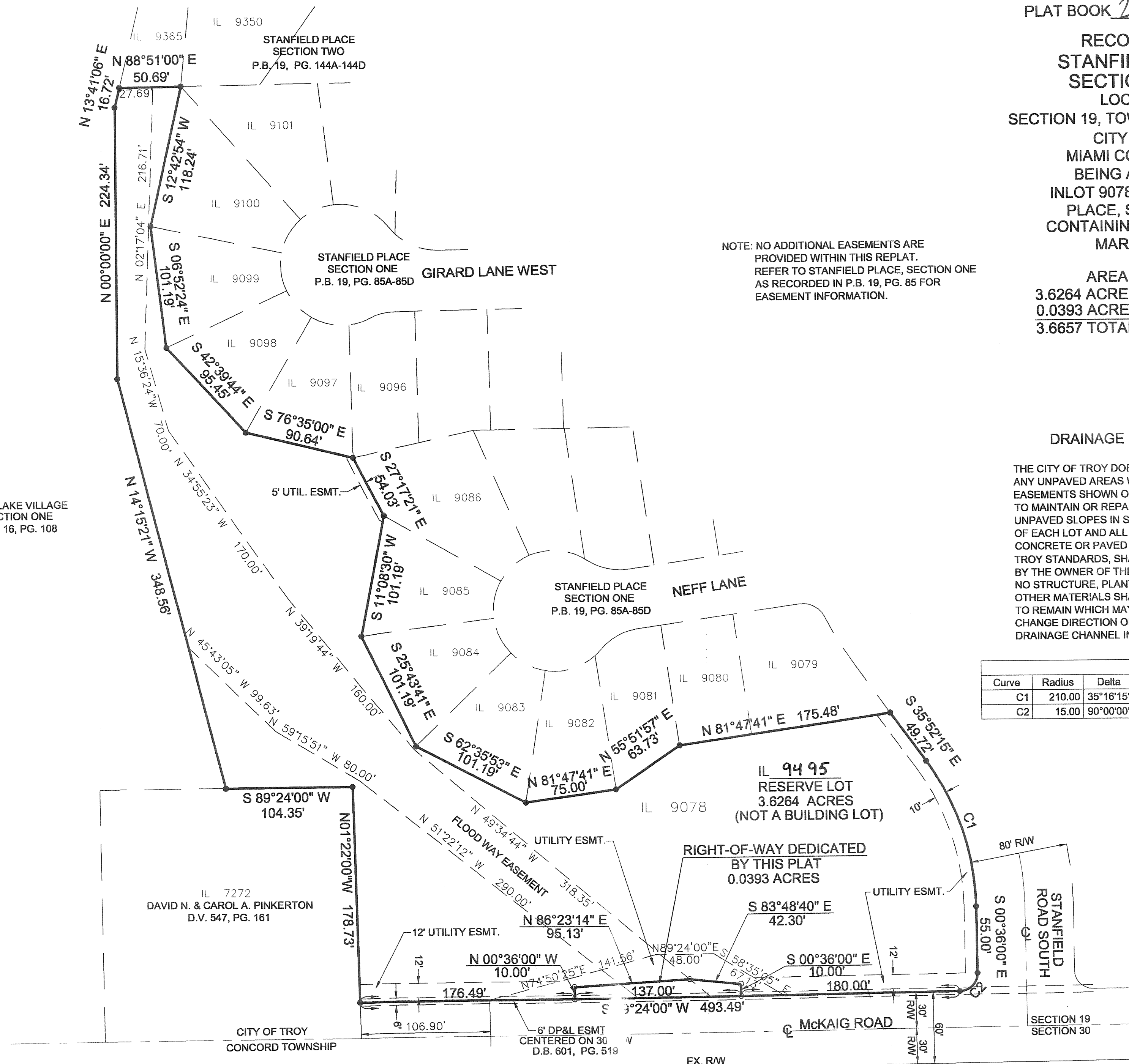
DRAINAGE EASEMENT NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE
ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE
EASEMENTS SHOWN ON THIS PLAT AND IS NOT OBLIGATED
TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR
UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA
OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING
CONCRETE OR PAVED AREAS AS REQUIRED BY THE CITY OF
TROY STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY
BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS,
NO STRUCTURE, PLANTING, FENCING, CULVERT, OR
OTHER MATERIALS SHALL BE PLACED OR PERMITTED
TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR
CHANGE DIRECTION OF WATER FLOW THROUGH THE
DRAINAGE CHANNEL IN THE EASEMENT.

CURVE TABLE						
Curve	Radius	Delta	Length	Tangent	Chord	Chord Direction
C1	210.00	35°16'15"	129.27	66.76	127.24	S18°14'07"E
C2	15.00	90°00'00"	23.56	15.00	21.21	S44°24'00"W



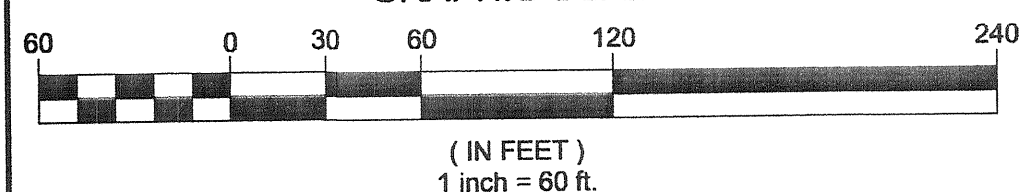
WESTLAKE VILLAGE
SECTION ONE
P.B. 16, PG. 108



LEGEND

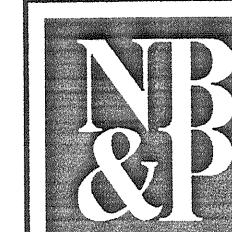
- #5 REBAR FOUND
- #5 REBAR TO BE SET

GRAPHIC SCALE



SHEET 2 OF 2

PREPARED BY:



**NORFLEET, BROWN
& PETKEWICZ INC.**
Civil Engineers & Surveyors
228 Byers Road, Suite 301
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: 1"=60' DRAWN: J.R.M. CHK'D: W.C.P.
DATE: MARCH, 2003 JOB No.: 00-4348

TRUSTEES OF UNION TOWNSHIP PLAT

BEING A REPLAT OF LOT 21 OF SPRINGVIEW ADDITION & 6.04 ACRES IN UNION TOWNSHIP SECTION 20, TOWN 6, RANGE 5E.

DEDICATION OF OWNERS

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN REPLATED, 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.

BEING A SUBDIVISION CONTAINING 7.069 ACRES LOCATED IN SECTION 20 TOWN 6 RANGE 5E UNION TOWNSHIP, MIAMI COUNTY, OHIO AND BEING ALL OF LOT 21 OF THE SPRINGVIEW PLAT ADDITION AS RECORDED IN PLAT BOOK 2 PAGE 216 AS ACQUIRED BY THE TRUSTEES OF UNION TOWNSHIP IN DEED BOOK 494 PAGE 744 AND ALL OF THE 6.009 ACRE TRACT AS ACQUIRED BY THE TRUSTEES OF UNION TOWNSHIP IN DEED BOOK 494 PAGE 744. A TOTAL OF 7.069 ACRES ARE TO BE PLATTED.

VOLUME 20 PAGE 40

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 4TH DAY OF JUNE, 2003, AT 2:19:12 P.M. FILE # 0370501 FEE \$ 21.60

John J. Dugan Michelle Hillier
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

APPROVAL BY THE MIAMI COUNTY ENGINEER

THIS REPLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 6th DAY OF MAY, 2003.

Douglas L. Christian
DOUGLAS L. CHRISTIAN

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 4 DAY OF JUNE, 2003.

Chris J. Peeples
MIAMI COUNTY AUDITOR
Linda S. Sorenson
BY DEPUTY AUDITOR

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS

THIS REPLAT REVIEWED AND APPROVED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 20th DAY OF MAY, 2003.

D. Ann Baird
D. ANN BAIRD
B. Ronald Widener
B. RONALD WIDENER
John J. Dugan
JOHN J. DUGAN

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- STONE FOUND
- IRON PIPE FOUND

() BEARINGS/DISTANCES OF RECORD

TRUSTEES OF UNION TOWNSHIP

Bill Goate
BILL GOATE
George R. Mote
GEORGE R. MOTE
Doris L. Sowers
DORIS L. SOWERS

Tony Hughes
WITNESS
Tony Hughes
WITNESS
Tony Hughes
WITNESS

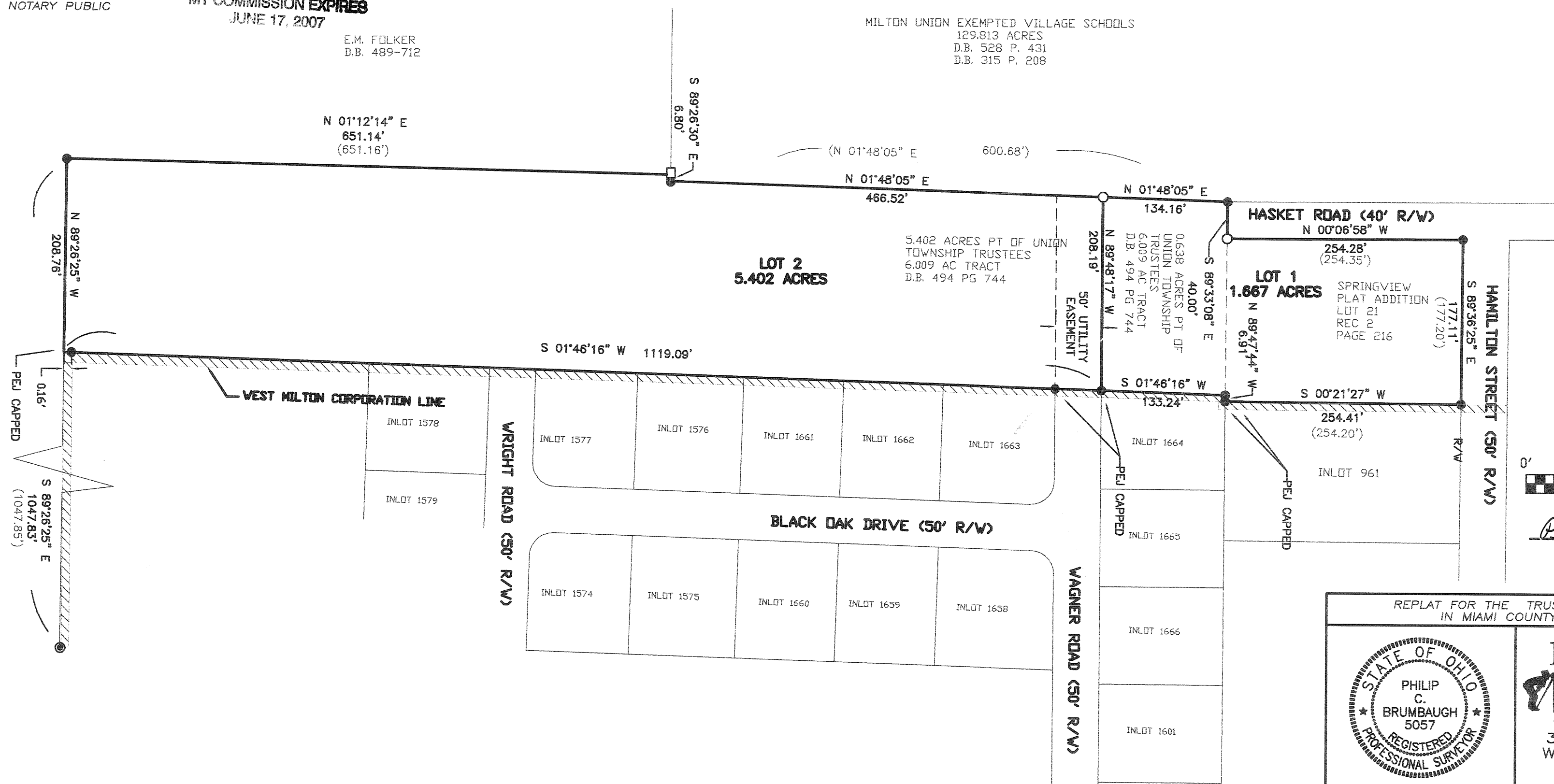
STATE OF OHIO - COUNTY OF MIAMI, S.S.

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 28 DAY OF APRIL, 2003
Tina J. Newb
NOTARY PUBLIC, MIAMI CO.
STATE OF OHIO
MY COMMISSION EXPIRES
JUNE 17, 2007

E.M. FOLKER
D.B. 489-712

MILTON UNION EXEMPTED VILLAGE SCHOOLS
129.813 ACRES
D.B. 528 P. 431
D.B. 315 P. 208



REFERENCES

LAND SURVEYS:
VOLUME 47, PAGE 75
VOLUME 24, PAGE 119
VOLUME 46, PAGE 84

LOT SURVEYS:
VOLUME 6, PAGE 109

RECORD PLATS:
VOLUME 18, PAGE 4
VOLUME 20, PAGE 7
REC. 2 - 216



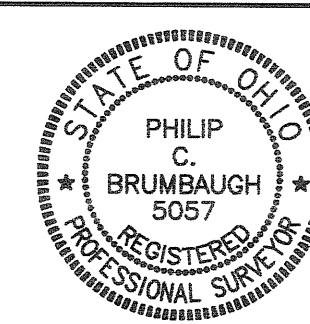
BASIS OF BEARING IS THE EAST LINE OF THE MILTON UNION EXEMPTED VILLAGE SCHOOLS 129.813 ACRE TRACT AS RECORDED IN VOLUME 46 PAGE 84 IN THE MIAMI COUNTY REC. OF LAND SURVEYS.

GRAPHIC SCALE IN FEET
1" = 100'



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

REPLAT FOR THE TRUSTEES OF UNION TOWNSHIP
IN MIAMI COUNTY ~ APRIL 21, 2003



BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
362 NORTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	250.00'	55°-50'-01"	243.62'	234.09'	N 61°-09'-29" E
2	430.00'	04°-10'-50"	31.37'	31.37'	N 88°-50'-05" W
3	25.00'	89°-19'-14"	38.97'	35.15'	N 46°-15'-53" W
4	25.00'	90°-40'-46"	39.57'	35.56'	S 43°-44'-07" W
5	280.00'	10°-36'-49"	51.87'	51.79'	S 83°-46'-06" W
6	280.00'	20°-32'-25"	100.38'	99.84'	S 68°-11'-29" W
7	280.00'	20°-35'-24"	100.62'	100.08'	S 47°-37'-35" W
8	280.00'	04°-05'-24"	19.99'	19.98'	S 35°-17'-11" W
9	280.00'	11°-40'-17"	57.04'	56.94'	S 27°-24'-21" W
10	220.00'	01°-07'-45"	4.34'	4.34'	N 32°-40'-36" E
11	220.00'	55°-50'-01"	214.39'	206.00'	N 61°-09'-29" E

Sycamore Woods

Section Six

Part Lot 2245, P.B. 14, PG. 89
 Sec. 27, Town 4 North, Range 6 East
 City of Tipp City, Miami County, Ohio

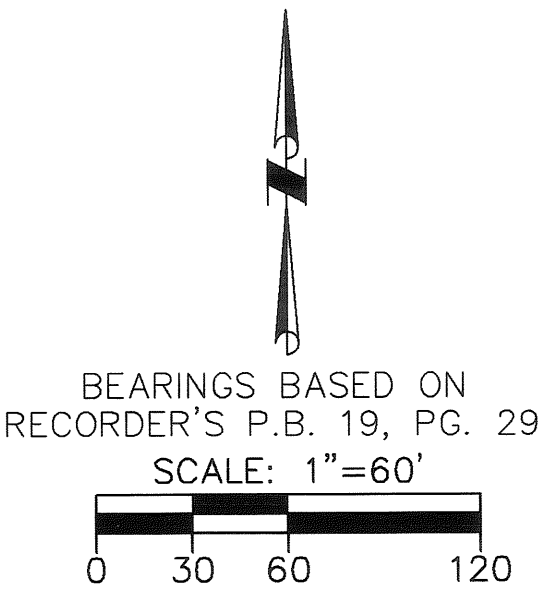
TRANSFERRED THIS 19 DAY OF June, 2003
 Chris A. Peeples
 CHRIS A. PEEPLES
 MIAMI COUNTY AUDITOR

BY: Linda Zimmerman
 DEPUTY AUDITOR

PLAT BOOK 20, PAGE 41
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS
 RECEIVED FOR RECORD THIS 19th DAY
 OF June, 2003, AT 2:24 P.M.
 FILE No. 03721160 FEE: \$43.20
 John W. O'Brien
 JOHN W. O'BRIEN MIAMI COUNTY RECORDER
 Michelle Adams
 DEPUTY

LEGEND

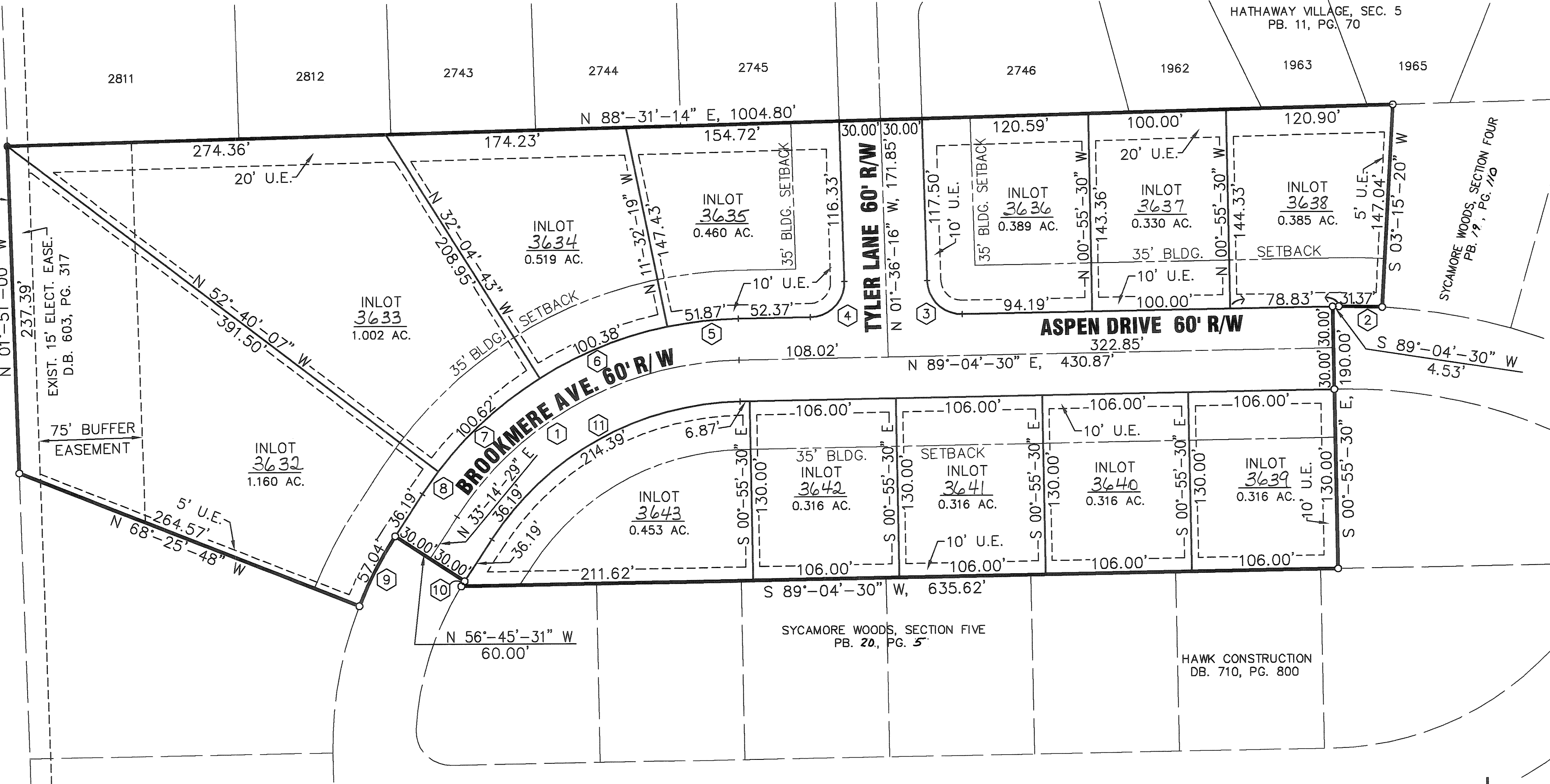
- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE
(SEE NOTE BELOW)
- (NR.) NONRADIAL LINE



INTERSTATE ROUTE 75

(Perpetual Highway Easement)
 Misc. Vol. 13, Pg. 264

Limited Access Right-of-way line



AREA SUMMARY

12 BUILDING LOTS	5.962 AC.
DEDICATED STREET R/W	1.181 AC.
TOTAL	7.143 AC.

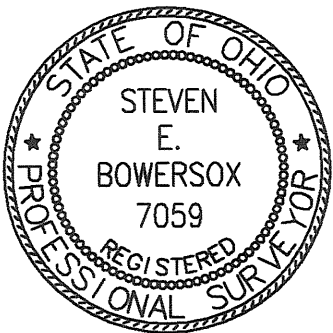
NOTES:
 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.

BEING A SUBDIVISION 7.143 ACRES AND BEING A PART OF INLOT 2245 OWNED BY HAWK CONSTRUCTION, INC. RECORDED IN DEED BOOK 710, PAGE 800.

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

07-18-2002
 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: 07-18-2002 drawn by: seb job number: MIATCI0211fin

PROTECTIVE COVENANTS & 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 residential 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.
2. The floor areas of each dwelling structure, exclusive of open porches, garages, car ports, or patios, shall not be less than 1800 square feet for a one-story plan, not less than 2200 square feet total 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 pool 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 and a minimum total side yard sum of 25 feet. All residential structures shall have a 40-foot minimum rear yard. All of the above requirements are as defined and specified by Tipp City Subdivision and 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 hedge 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, 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 adhere to the approved construction plans and shall be shown on a plot plan and approved by the developer prior to the commencement of construction. All house plans including exterior elevations shall be reviewed and approved by the developer before 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 on 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 or 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. Hawk Construction, Inc. and RL Hawk LLC shall be exempt 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 households 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 within twelve (12) months from commencement of construction.
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 residential structure.
18. 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, 2015, at which time 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.
19. Invalidaion 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 this or any other section of Sycamore Woods Subdivision.
21. Owners of lots on the west boundary of Sycamore Woods Subdivision will be responsible for maintenance, upkeep, and proper appearance of the mounding installed by developer bordering I-75 (Shown within a buffer easement), the mound shall not be removed and/or altered.
- 22 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 City of Tipp City or by express provisions in said conveyances.
23. 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 or over the curb or driveway apron.
24. The subdivider shall require that all lawn areas within the public right-of-ways shall be sodded, prior to the issuance of a Certificate of Occupancy for any house. This provision shall be incorporated into all sale agreements.
25. The 20' wide utility easement on the lots west of Tyler Lane to I-75 shall be prohibited from installing fences, sheds, trees, mounding or any other items which impede access to the 15' wide utility easement along I-75.

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.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

OWNER: HAWK CONSTRUCTION, INC.

BY: Roger Hawk
ROGER HAWK
PRESIDENT

Michelle Sharette
WITNESS Michelle Sharette

Jenny Brading
WITNESS Jenny Brading

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9 DAY OF June, 2003 BY HAWK CONSTRUCTION, INC. BY ROGER HAWK, PRESIDENT, AS OWNER.

Michelle Sharette
NOTARY PUBLIC Michelle Sharette

MY COMMISSION EXPIRES: 10/18/2007



PLAT BOOK 20, PAGE 41-A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 19th DAY OF June, 2003 AT 2:24 pm
FILE NUMBER 0372160, FEE \$ 43.20
John W. O'Brien
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

Nichelle Adkins, Deputy

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Nichelle Sharette
WITNESS Nichelle Sharette

Jenny Brading
WITNESS Jenny Brading

LIENHOLDER: THE FIFTH THIRD BANK
OF WESTERN OHIO, N.A.

BY: Frank W. Wagner II
FRANK W. WAGNER, II
VICE PRESIDENT

BY: C. Russell Badgett
C. RUSSELL BADGETT
VICE PRESIDENT

STATE OF OHIO – COUNTY OF MIAMI S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, II, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, N.A., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGE THEIR SIGNATURE ON SUCH INSTRUMENT AS SUCH OFFICERS 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 OFFICERS 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 9 DAY OF June, 2003.

Michelle Sharette
NOTARY PUBLIC Michelle Sharette

MY COMMISSION EXPIRES: 10/18/2007



APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 20th DAY OF August, 2002, THIS PLAT WAS REVIEWED AND APPROVED.

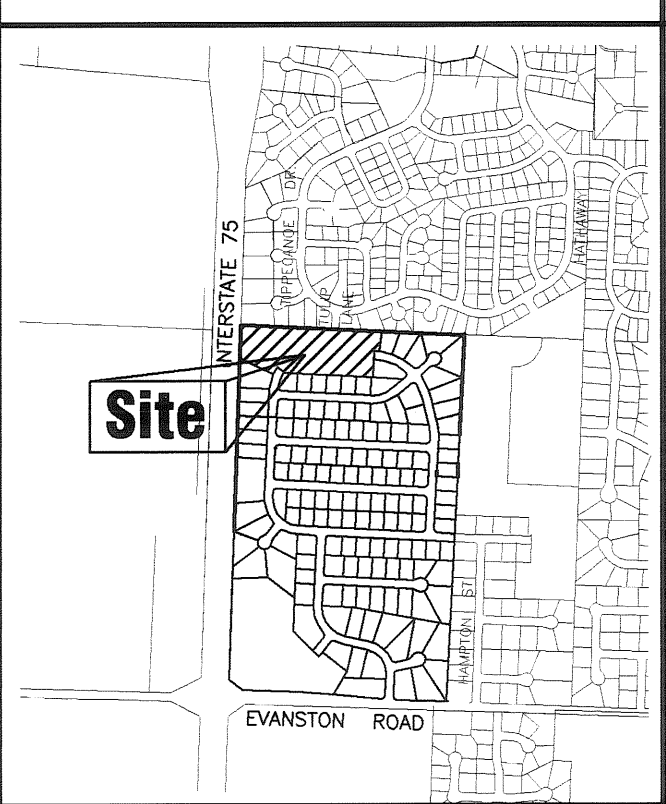
Michael D. Z. Z. Z.
CHAIRMAN

Marilyn J. J.
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 7th DAY OF October, 2002.

Donald H. H.
PRESIDENT OF COUNCIL

Misty Cox
CLERK OF COUNCIL



Sycamore Woods
Section Six

Part Lot 2245, P.B. 14, PG. 89
Sec. 27, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

SHEET 2 OF 2

CHOICE
ONE
ENGINEERING

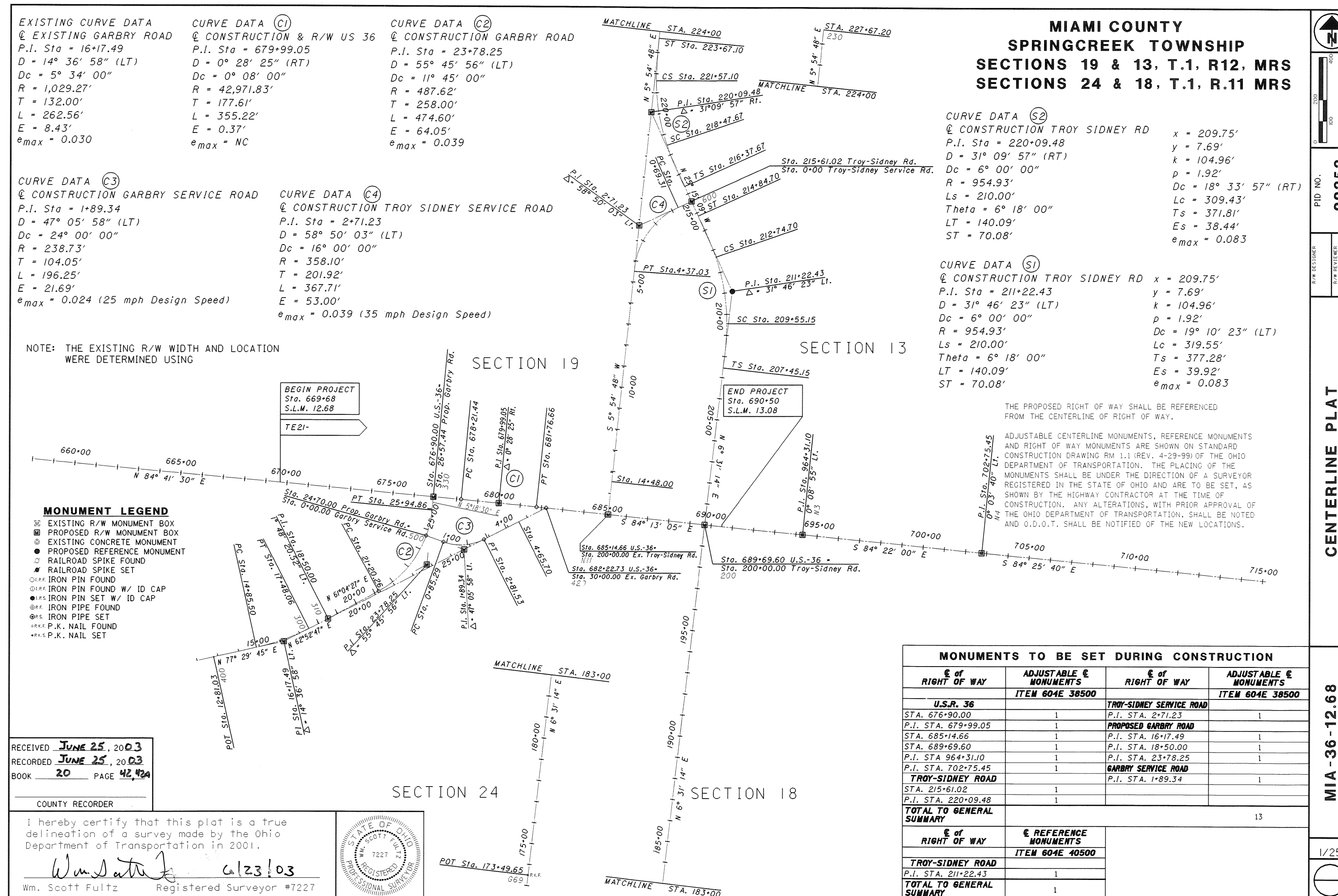
the choice that exceeds ...

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

date:
07-18-2002

drawn by:
seb

job number:
MiaTci0211



MIAMI COUNTY

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

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

BASIS FOR BEARINGS:

THEY ARE BASED ON GPS OBSERVATIONS.

CONTROL POINTS

PT. #	CODE	STATION	OFFSET	NORTH COORDINATE	EAST COORDINATE	DESCRIPTION
G1	PK	652+38.05	⊗ USR-36	787,849.2853	1,490,689.2954	
G61	RSPK	126+67.19	⊗ Troy Sidney	790,194.8963	1,494,226.2280	
G69	PK	173+49.65	⊗ Troy Sidney	784,862.8607	1,494,103.0882	
N3		694+31.10	⊗ USR-36	787,449.5733	1,494,863.2224	
N4		702+75.45	⊗ USR-36	787,366.6930	1,495,703.4877	
N5		716+16.27	⊗ USR-36	787,236.5015	1,497,037.9758	
N11		685+14.66	⊗ USR-36	787,541.9002	1,493,951.4418	
200		200+00.00	⊗ Troy Sidney	787,496.0677	1,494,404.0640	
230		227+67.20	⊗ Troy Sidney	788,661.7098	1,494,537.2972	
300		17+48.06	⊗ Prop. Garbry	787,001.2571	1,492,547.9865	
310		18+50.00	⊗ Prop. Garbry	787,047.7273	1,492,638.7184	
330		26+57.44	⊗ Prop. Garbry	787,622.4378	1,493,130.7293	
400		12+81.03	⊗ Ex. Garbry	786,868.2366	1,492,102.0170	
420		30+00.00	⊗ Ex. Garbry	787,571.3101	1,493,661.0020	
500		0+00.00	⊗ Con. Garbry	787,438.6238	1,493,097.6834	
600		0+00.00	⊗ Con. Troy-Sid	789,021.4883	1,494,338.0184	
		CURVE CONT.				
C1						
PC		678+21.44	⊗ USR-36	787,575.9519	1,493,615.1611	
PI		679+99.05	⊗ USR-36	787,593.8453	1,493,438.4545	
PT		681+76.66	⊗ USR-36	787,610.2773	1,493,261.6059	
C2						
PC		21+20.26	⊗ Prop. Garbry	787,178.4446	1,492,875.2596	
PI		23+78.25	⊗ Prop. Garbry	787,303.2318	1,493,101.0701	
PT		25+94.86	⊗ Prop. Garbry	787,605.2354	1,492,639.4067	
C3						
PC		0+85.29	⊗ Con. Garbry	787,409.4833	1,493,177.8365	
PI		1+89.34	⊗ Con. Garbry	787,373.9314	1,493,275.6246	
PT		2+81.53	⊗ Con. Garbry	787,421.3636	1,493,368.2348	

CONTROL POINTS

[illegible]

PID NO.

22353

CENTERLINE PLAT

MIA-36-12.68

IA / 29



MOYER REPLAT

INLOTS 2046 AND 2047, TROY, MIAMI COUNTY, OHIO

DESCRIPTION
BEING A REPLAT OF INLOTS 2046 AND 2047, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 2, PAGE 168, BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 686, PAGE 305.

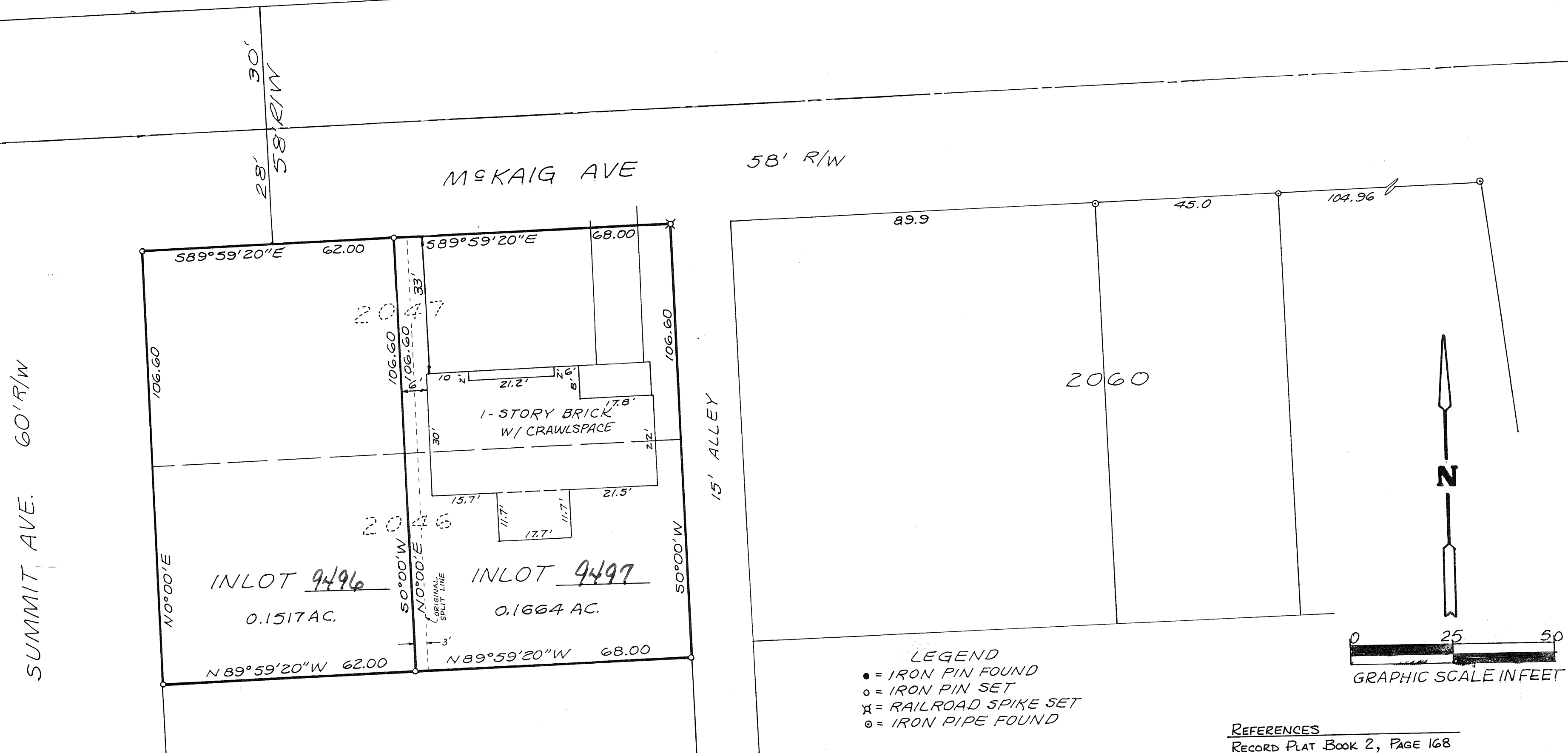
PLAT BOOK 20 PAGE 43
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 30th DAY OF

JUNE, 2003, AT 10:07 A.M.

FILE NO. 0373092 FEE: \$ 21.60

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

BY: Grim Weldy
DEPUTY RECORDER



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

OWNERS: BETTY I. MOYER ESTATE, THOMAS KLEPTZ TRUSTEE
W. SCOTT MOYER
GALA J. THOMAS

Thomas I. Kleptz SR VP & TO
THOMAS KLEPTZ, TRUSTEE, BETTY I. MOYER ESTATE
Gala J. Thomas
GALA J. THOMAS

W. Scott Moyer
W. SCOTT MOYER

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 29th DAY OF JUNE, 2003.

Richard W. Klockner
NOTARY PUBLIC

MY COMMISSION EXPIRES
OCT 20, 2006

THIS REPLAT WAS REVIEWED AND APPROVED THIS 25th DAY OF JUNE, 2003.

Steven D. Leffel
STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR

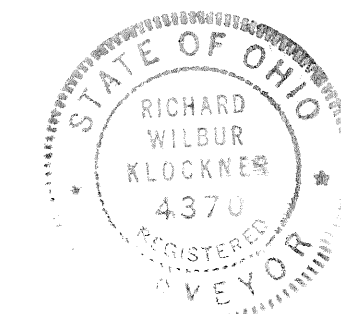
APPROVED AND TRANSFERRED THIS 30th DAY OF JUNE, 2003.

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

BY: Jaida Pearson
DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON AN ACTUAL SURVEY.

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



REFERENCES
RECORD PLAT BOOK 2, PAGE 168
LOT SURVEY VOLUME 3, PAGE 114
LOT SURVEY VOLUME 11, PAGE 170
LOT SURVEY VOLUME 24, PAGE 97

MOYER REPLAT TROY, OHIO		
BETTY I. MOYER ESTATE, W. SCOTT MOYER & GALA J. THOMAS, TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE <u>18 JUN 03</u>	DRAWN BY: <u>JP</u> TRACED BY: <u>EWB</u> CHECKED BY: <u>EWB</u>	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 20'		

COVENANTS, CONDITIONS AND RESTRICTIONS
HUNTER'S RIDGE SUBDIVISION
THE SUBDIVISION SHALL BE OCCUPIED AND USED ONLY AS FOLLOWS:

SECTION 1. LOCATION. THAT THE HUNTER'S RIDGE PLANNED RESIDENTIAL DEVELOPMENT, HENCEFORTH "PRD", IS LOCATED IN SECTION 26, TOWN 4, RANGE 6, ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO.

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, 2023, 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 PLANNED RESIDENTIAL DISTRICT (PRD) WHICH HAS THE FOLLOWING MINIMUM SETBACK AND SQUARE FOOTAGE REQUIREMENTS:

TYPE	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	NO. LOTS	MIN. SF
ESTATE	40	30	10	35	24	2800
PLAT	25	20	7.5	35	23	1800/2200
ZERO LOT LINE	25	20	0/7.5	35	16	1600
GEORGETOWN	5	25	7.5	35	21	1700

SECTION 6. UTILITIES. EXCEPT FOR ABOVE GROUND ELECTRIC LINES ALONG THE PERIMETER OF THE NORTH, SOUTH (ADJACENT TO CAYMAN CIRCLE) AND WEST BOUNDARIES OF THE SUBDIVISION, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THERE WILL BE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT LINE OF ALL LOTS, EXCEPT FOR CAYMAN CIRCLE, WHERE A 15-FOOT UTILITY EASEMENT IS PROVIDED FOR THE REAR OF LOTS 63 THROUGH 83, ALL COMMON AREAS AND THE AREA BETWEEN THE STREET CURB AND SIDEWALKS SHALL ALSO BE DEDICATED FOR UTILITY EASEMENT PURPOSES AND OPEN GREEN SPACE.

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 ERRECTED 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 BARRED 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. NO FENCES SHALL BE PERMITTED IN ANY SIDE OR REAR YARD WHICH ABUTS A "COMMON AREA." 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 ARCHITECTURAL COMMITTEE OF THE TIPPECANOE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL HOUSE PLANS, INCLUDING EXTERIOR ELEVATIONS, SHALL BE REVIEWED AND APPROVED BY THE ARCHITECTURAL COMMITTEE BEFORE THE COMMENCEMENT OF CONSTRUCTION. THE ARCHITECTURAL COMMITTEE MAY REQUIRE SOD OR OTHER EROSION PROTECTION AS A CONDITION OF APPROVAL.

SECTION 13. 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 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 PREMISES, EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION.

SECTION 16. BILLBOARDS AND SIGNS. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERRECTED 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 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 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.

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 ERRECTED, PLACED, OR MAINTAINED ON ANY PART OF THE SUBDIVISION.

SECTION 21. BASKETBALL. SEPARATE POLES FOR BASKETBALL HOOPS MAY 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 CEMENTIOUS MATERIAL. NO VINYL SIDING WILL BE ALLOWED ON ANY HOME IN THIS DEVELOPMENT.

SECTION 23. MAILBOX. THE ASSOCIATION'S ARCHITECTURAL COMMITTEE MAY DESIGNATE A MAILBOX DESIGN, WHICH MUST BE USED BY EACH LOT OWNER. THE MAILBOX ERRECTED 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 AND SHALL BE A MINIMUM OF 18" IN WIDTH TO ALLOW FOR THE OFF STREET PARKING OF AT LEAST TWO 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 GRANTOR, HIS SUCCESSORS AND ASSIGNS, THE ASSOCIATION, AND/OR BY THE OWNER OF ANY LOT OR LOTS IN THIS OR ANY OTHER SECTION OF THE PRD.

SECTION 29. ADDITIONAL RESTRICTIONS AND EASEMENTS. 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 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 DRAINAGEWAYS. 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 ERRECTED 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 TIPPECANOE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THESE WATER COURSES, OPEN SPACE AREAS, AND STORM WATER DETENTION BASINS IN THE OPERABLE MANNER TO WHICH THEY WERE DESIGNED.

SECTION 33. CITY OF TIPP CITY RIGHT OF WAY. THE CITY OF TIPP CITY SHALL HAVE THE RIGHT TO ENTER UPON ANY LOT OR LOTS IN THIS SUBDIVISION FOR MAINTENANCE PURPOSE IN THE STREAM EASEMENT AREAS OR FOR MAINTENANCE PURPOSES. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE TIPPECANOE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION, AND/OR ALL INDIVIDUAL PROPERTY OWNERS IF THE HOMEOWNERS ASSOCIATION CEASES TO EXIST.

SECTION 34. STORM WATER DRAINAGE EASEMENTS. THESE 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.

SECTION 35. WELLS. NO WELLS SHALL BE DRILLED WITHIN THE BOUNDARIES OF THIS DEVELOPMENT.

SECTION 36. 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 37. 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 38. 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 39. DRIVEWAY ENTRANCES. NO DRIVEWAY ENTRANCES FOR CONSTRUCTION ON LOTS 4, 18, 21, 38, 45, AND 48 SHALL BE ALLOWED ON HUNTER'S RIDGE DRIVE.

SECTION 40. 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.

SECTION 41. SHARED DRIVEWAY. ALL ZERO LOT LINE OWNERS SHALL PAY FOR THE SHARED DRIVEWAY MAINTENANCE AND REPAIR COSTS, EQUALLY.

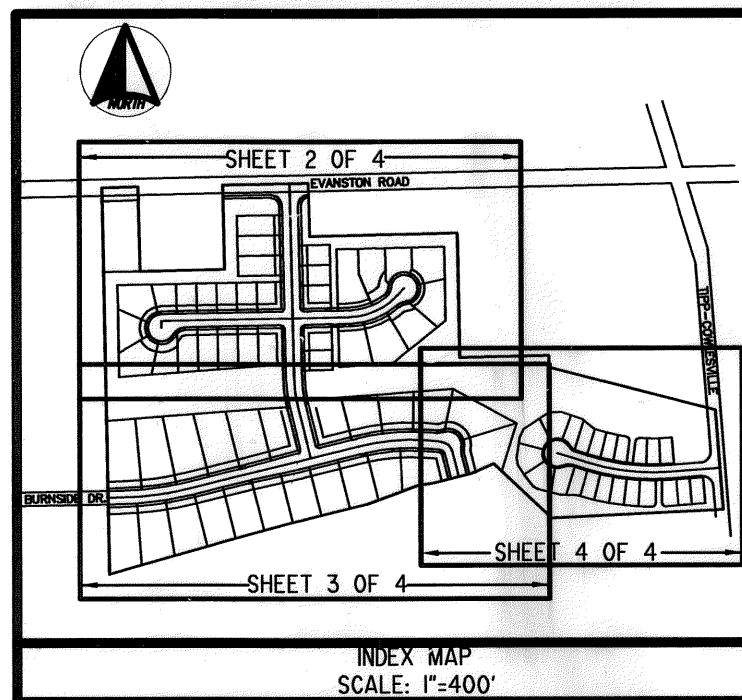
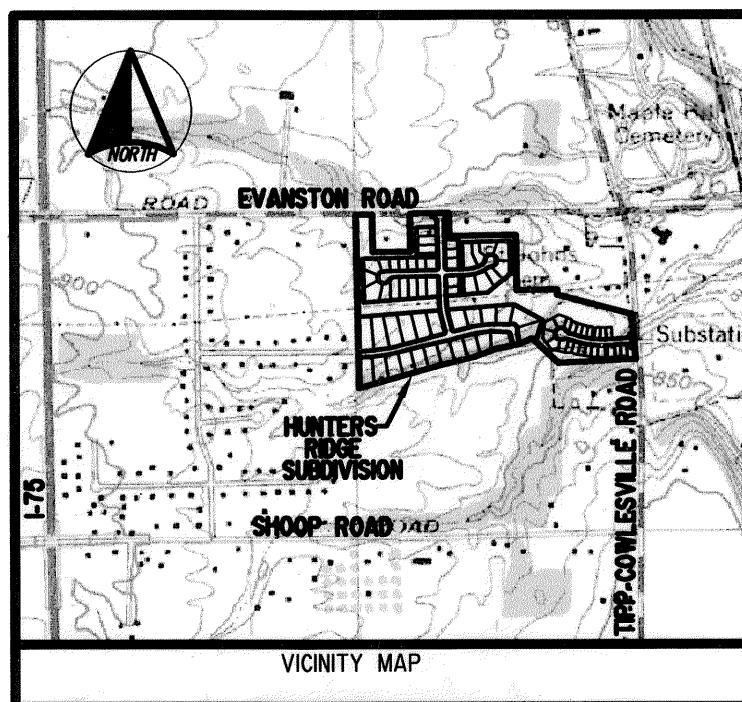
SECTION 42. HANDICAPPED RAMPS. FOR CORNER LOTS, HANDICAPPED RAMPS SHALL BE INSTALLED BY THE SUBDIVIDER, BUILDER, HOMEOWNERS, LOT DEVELOPERS OR ASSIGNS IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT, OHIO DEPARTMENT OF TRANSPORTATION AND TIPP CITY SPECIFICATIONS.

RECORD PLAN
OF
"HUNTER'S RIDGE"
PLANNED RESIDENTIAL DEVELOPMENT

LOCATED
SECTION 26, TOWN 4N, RANGE 6E., FIRST MERIDIAN,
MONROE TOWNSHIP, MIAMI COUNTY, OHIO
CONTAINING 43.986 ACRES

ACREAGE TABLE

TOTAL ACRES IN LOTS	=	25.093
COMMON AREA	=	12.902
TOTAL ACRES IN PROPOSED R/W	=	5.420
(INCLUDES 5' TAKE ALONG TIPP-COWLESVILLE RD.) AND (INCLUDES 10' TAKE ALONG EVANSTON RD.)		
EX. R/W EVANSTON ROAD	=	0.219
EX. R/W TIPP-COWLESVILLE ROAD	=	0.259
EX. R/W @ LOT 84	=	0.093



OWNER: THE BLAIR GROUP LAND CO., L.L.C.
1265 E. SHOOP RD.
TIPP CITY, OH 45371
PHONE: (937) 875-0311
CONTACT: JAYDEE BLAIR

ENGINEER & SURVEYOR: HLS SURVEYORS & ENGINEERS
3939 VANCO LANE
VANDALIA, OHIO 45377
(937) 669-2400
CONTACT: ALLEN MOE, P.E.

DEVELOPER: THE BLAIR GROUP LAND CO., L.L.C.
1265 E. SHOOP RD.
TIPP CITY, OH 45371
PHONE: (937) 875-0311
CONTACT: JAYDEE BLAIR

BASIS OF BEARINGS:

BEING WEST LINE SECTION 26, N 1°02'00" W
RECORDED IN PLAT BOOK 19, PAGE 113. PLAT RECORDS OF MIAMI COUNTY, OHIO.
PREVIOUS RECORDED LAND SURVEY, VOLUME 45, PAGE 180

PLAT BOOK 20, PAGE 44 MIAMI COUNTY
RECORDER'S RECORD OF PLATS. RECEIVED THIS 7th DAY
OF JULY 2003. AT 9:36 A.M.

FILE No. 0373704 FEE: \$86.40

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Carol Pleiman
DEPUTY

DEDICATION:

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND THE LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY DEDICATE THE STREETS SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ARE FOR REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:

THE BLAIR GROUP LAND CO., L.L.C.
AN OHIO LIMITED LIABILITY COMPANY.

JAYDEE BLAIR, MANAGER & MEMBER
Diahann Blair
DIAHANN BLAIR, MEMBER

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF

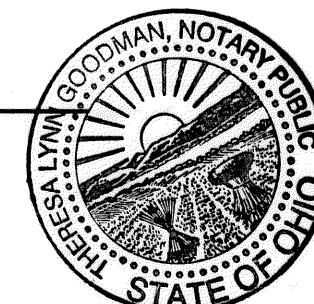
WILLIE HUE
WITNESS AS TO ALL
Kasey Full
WITNESS AS TO ALL

ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 18th DAY OF June, 2003, BY JAYDEE BLAIR, MANAGER & MEMBER, DIAHANN BLAIR, MEMBER, OF THE BLAIR GROUP LAND CO., L.L.C. AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC Shueva L. Goodman

MY COMMISSION EXPIRES June 3, 2008



DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 43.986 ACRES AND BEING ALL OF INLOTS 3598, 3599, 3600 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO AS CONVEYED TO BLAIR GROUP LAND DEVELOPMENT CO., L.L.C. BY DEED RECORDED IN DEED BOOK 713, PAGE 203 & 737 PAGE 429 OF THE DEED RECORDS OF MIAMI COUNTY.

TIPP CITY PLANNING BOARD:

AT A MEETING OF THE PLANNING BOARD OF TIPP CITY, OHIO, HELD THIS 8th DAY OF April 2003. THIS PLAT WAS REVIEWED AND APPROVED.

VICE-CHAIRMAN
J. E. Evans

SECRETARY
Marilyn A. Jennell

TIPP CITY COUNCIL:

AT A MEETING OF THE COUNCIL OF TIPP CITY, OHIO, HELD THIS 19th DAY OF May 2003. THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 16-03.

PRESIDENT OF COUNCIL
Orlando A. Al

CLERK OF COUNCIL
Misty Cox

HOMEOWNERS ASSOCIATION:

THE "ARTICLES OF INCORPORATION HUNTER'S RIDGE HOMEOWNERS ASSOCIATION" ARE RECORDED IN DEED BOOK 739, PAGE 150 OF THE MIAMI COUNTY RECORDERS OFFICE. *(SEE NOTE AT LEFT)

SURVEYORS CERTIFICATION:

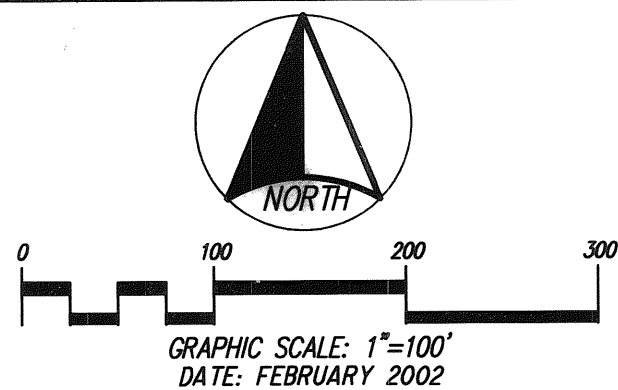
I, DAVID M. REYNOLDS, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, AND THIS PLAT CORRECTLY REPRESENTS A SURVEY AND PLAT COMPLETED UNDER MY DIRECTION AND SUPERVISION DURING DECEMBER, 2002, THAT ALL MONUMENTS INDICATED HEREON WILL BE SET AS SHOWN, AND WILL ACCURATELY REPRESENT THEIR LOCATION, SIZE, TYPE AND MATERIAL SHOWN ON THIS PLAT. IRON PINS TO BE SET ON ALL LOT CORNERS.

REFERENCE DOCUMENTS

- 1) ALL DEEDS SHOWN ON FACE OF PLAT
- 2) PLAT BOOK 19, PAGE 13
- 3) DEED BOOK 713, PAGE 203
- 4) LAND SURVEY VOLUME 45, PAGE 180.
- 5) LAND SURVEY VOLUME 45, PAGE 190.



4/17/2003
DAVID M. REYNOLDS, P.S. 8126
STATE OF OHIO
DATE THIS PRINT ISSUED



LEGEND:

- IRON PIN FOUND-AS NOTED
- REBAR W/ PLASTIC CAP STAMPED
- "D. REYNOLDS PS 8126" SET AS NOTED
- IRON PIPE FOUND-AS NOTED
- ✱ R/R SPIKE FOUND
- ✱ R/R SPIKE SET
- ✱ MAG NAIL SET - AS NOTED
- ✱ MAG NAIL FOUND-AS NOTED
- MONUMENT SET
- CORNER NOT MONUMENTED
- GIN SPINDLE (FD.)

- U.E. INDICATES A UTILITY EASEMENT
- D.E. INDICATES A DRAINAGE EASEMENT
- S.S.E. INDICATES A SANITARY SEWER EASEMENT
- W.E. INDICATES A WATERLINE EASEMENT
- I.E. INDICATES PEDESTRIAN INGRESS/EGRESS EASEMENT
- B.S.L. BUILDING SETBACK LINE

- COMMON AREA / GENERAL EASEMENT AREA
- ACCESS & UTILITY EASEMENT
- 9' EACH SIDE OF DESIGNATED LOT LINE FROM R/W TO B.S.L.

NOTES:

1. ALL PROPERTY LINES HAVE A 5' UTILITY EASEMENT ON EACH SIDE, UNLESS OTHERWISE SHOWN.
2. ALL COMMON AREAS, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.

TRANSFERRED THIS 7 DAY OF July, 2003.

Chris A. Peebles
CHRIS A. PEEBLES MIAMI COUNTY AUDITOR
BY: Linda Pearson
DEPUTY AUDITOR

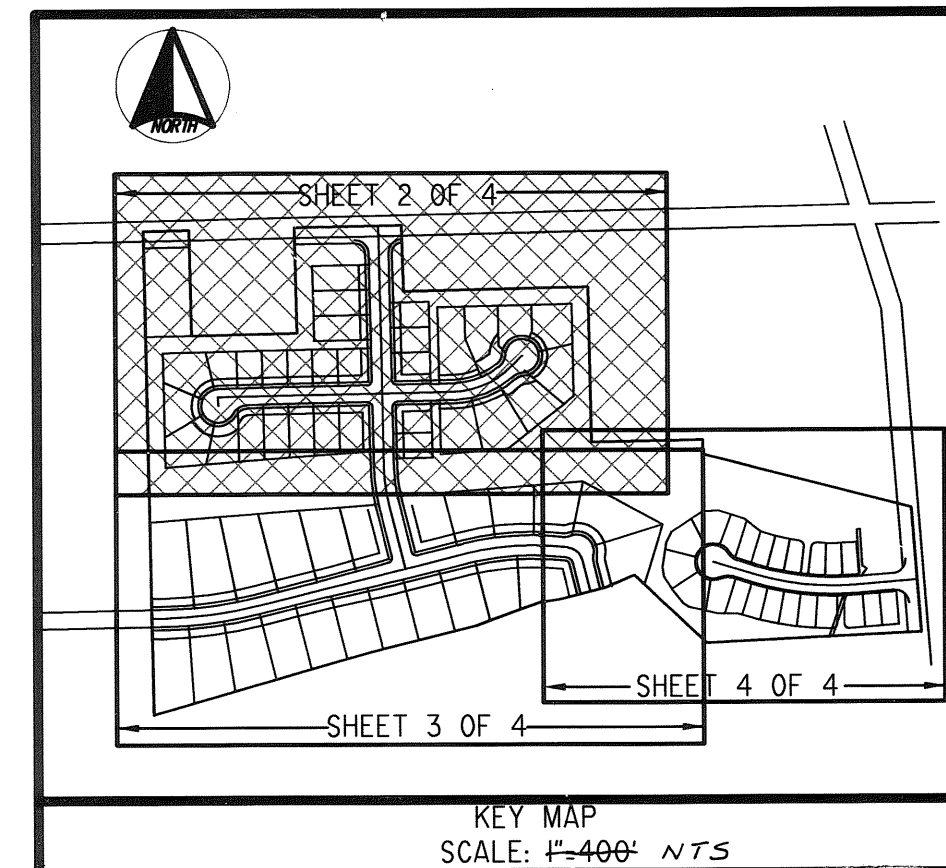
PLAT BOOK 20, PAGE 44A MIAMI COUNTY
RECORDER'S RECORD OF PLATS RECEIVED THIS DAY
OF 2003. AT

FILE No. FEE:

SEE SHEET 1 OF 4

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

DEPUTY



CURVE TABLE

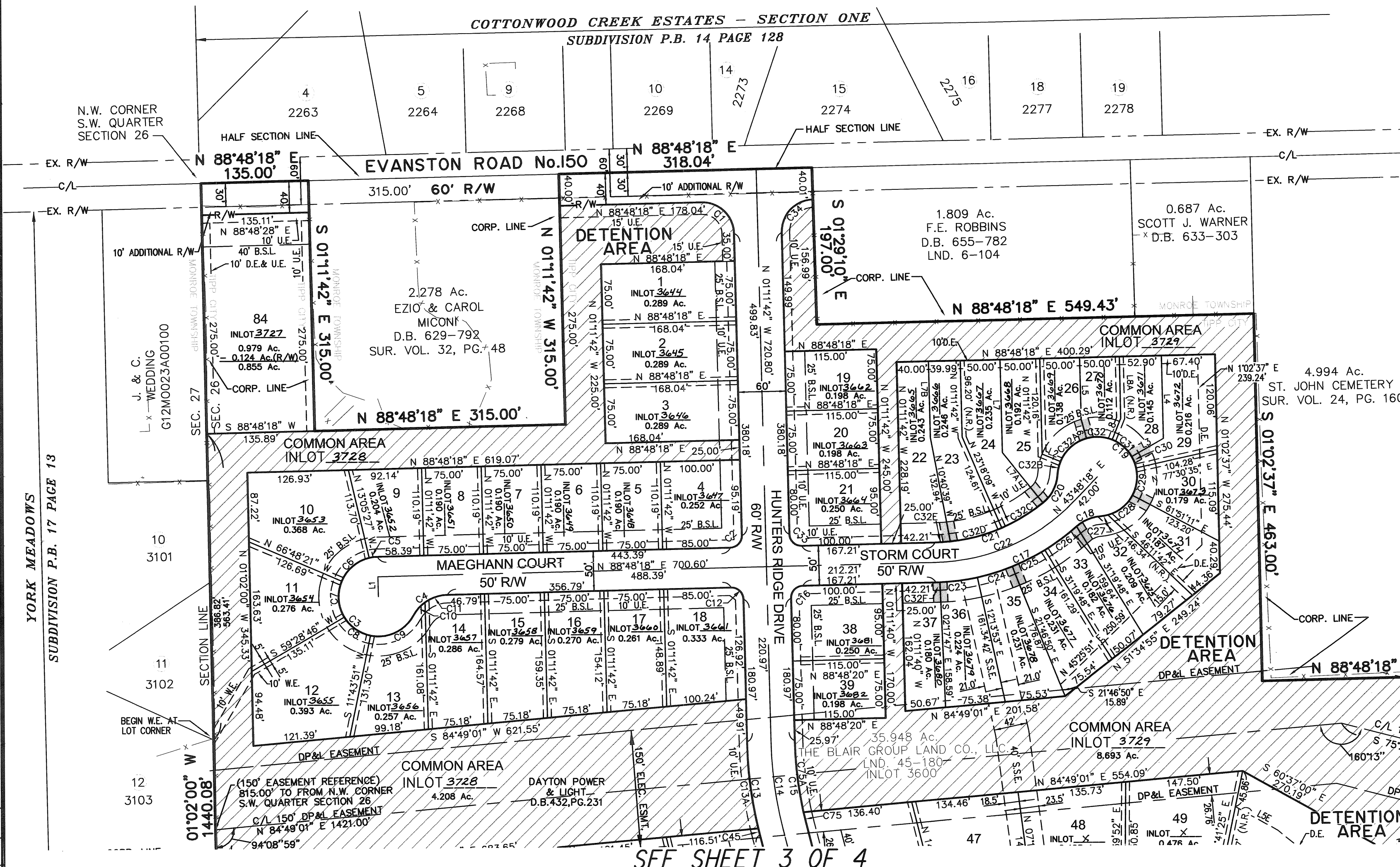
NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	62.83	90°00'00"	40.00	N 46°11'42" W	56.57
C2	23.56	90°00'00"	15.00	N 43°48'18" E	21.21
C3	209.44	240°00'00"	50.00	S 31°11'42" E	86.60
C4	52.36	60°00'00"	50.00	S 58°48'18" W	50.00
C5	10.38	11°53'45"	50.00	S 82°51'25" W	10.36
C6	46.87	53°42'53"	50.00	S 50°03'06" W	45.18
C7	46.88	53°42'53"	50.00	S 03°39'47" E	45.18
C8	41.67	47°44'55"	50.00	S 54°23'41" E	40.47
C9	63.64	72°55'34"	50.00	N 65°16'04" E	59.43
C10	22.38	25°38'59"	50.00	S 41°37'47" W	22.20
C11	29.98	34°21'01"	50.00	S 71°37'47" W	29.53
C12	23.56	90°00'00"	15.00	N 46°11'42" W	21.21
C13	118.76	12°50'18"	530.00	S 07°36'51" E	118.51
C13A	110.47	11°56'32"	530.00	S 07°09'58" E	110.27
C14	112.04	12°50'18"	500.00	S 07°36'51" E	111.80
C15	105.31	12°50'18"	470.00	N 07°36'51" W	105.09
C16	23.56	90°00'00"	15.00	S 43°48'18" W	21.21
C17	194.60	40°32'42"	275.00	N 68°31'57" E	190.57
C18	32.99	37°47'54"	50.00	S 67°09'32" W	32.39
C19	228.98	262°23'32"	50.00	N 45°08'17" W	75.25
C20	41.46	47°30'55"	50.00	N 27°25'25" E	40.29
C21	147.75	37°37'25"	225.00	N 69°59'35" E	145.11
C22	196.35	45°00'00"	250.00	N 66°18'18" E	191.34
C23	47.68	09°56'06"	275.00	N 82°44'10" E	47.62
C24	45.83	09°32'57"	275.00	N 72°59'38" E	45.78
C25	45.83	09°32'57"	275.00	N 63°26'41" E	45.78
C26	49.97	10°24'37"	275.00	N 53°27'54" E	49.90
C27	9.80	11°13'28"	50.00	S 80°26'45" W	9.78
C28	40.74	46°41'12"	50.00	N 51°29'25" E	39.62
C29	35.46	40°38'14"	50.00	S 07°49'42" W	34.72
C30	15.23	17°27'27"	50.00	S 21°13'09" E	15.18
C31	33.24	38°05'40"	50.00	S 48°59'42" E	32.63
C32	32.80	37°35'12"	50.00	N 86°50'08" W	32.22
C32A	45.29	51°53'36"	50.00	N 48°25'28" E	43.75
C32B	16.42	18°48'42"	50.00	S 13°04'19" W	16.34
C32C	60.93	15°31'01"	225.00	S 58°56'23" W	60.75
C32D	67.10	17°05'12"	225.00	N 75°14'30" E	66.85
C32E	19.71	05°01'11"	225.00	S 86°17'42" W	19.71
C32F	5.29	01°06'05"	275.00	N 88°15'15" E	5.29
C33	23.56	90°00'00"	15.00	S 46°11'42" E	21.21
C34	63.14	90°00'00"	40.20	S 43°48'18" W	56.85
C75A	90.93	11°05'04"	470.00	N 06°44'14" W	90.78

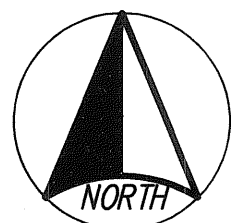
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°11'42" E	25.00'
L2	S 67°31'20" E	25.01'
L3	N 60°03'07" E	45.73'
L4	N 01°02'40" W	104.22'
L5	N 01°11'42" W	77.64'
L6	N 15°37'44" W	25.00'
L7	N 01°11'42" W	117.08'
L7A	N 38°49'07" W	81.21'
L7B	N 01°11'42" W	96.20'
L8	N 21°57'28" E	29.10'
L8A	N 01°02'37" W	77.55'

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Sheet 2 of 4 3939 VANCO LANE, VANDALIA, OHIO 45377 (937) 669-2400





GRAPHIC SCALE: 1"=100'
DATE: DECEMBER 2002

LEGEND:

- IRON PIN FOUND-AS NOTED
- REBAR W/ PLASTIC CAP STAMPED
- "D. REYNOLDS PS 8126" SET AS NOTED
- IRON PIPE FOUND-AS NOTED
- ✕ R/R SPIKE FOUND
- ✕ R/R SPIKE SET
- ✕ MAG NAIL SET - AS NOTED
- ✕ MAG NAIL FOUND-AS NOTED
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- CORNER NOT MONUMENTED
- G/N SPINDLE (FD.)

U.E. INDICATES A UTILITY EASEMENT
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B.S.L. BUILDING SETBACK LINE

NOTES:

1. ALL PROPERTY LINES HAVE A 5' UTILITY EASEMENT ON EACH SIDE, UNLESS OTHERWISE SHOWN.
2. ALL COMMON AREAS, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.

COMMON AREA / GENERAL EASEMENT AREA

TRANSFERRED THIS DAY OF , 2003.

SEE SHEET 2 OF 4

CHRIS A. PEEBLES MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

PLAT BOOK 20, PAGE 448 MIAMI COUNTY
RECORDER'S RECORD OF PLATS. RECEIVED THIS DAY
OF 2003. AT

FILE No. FEE:

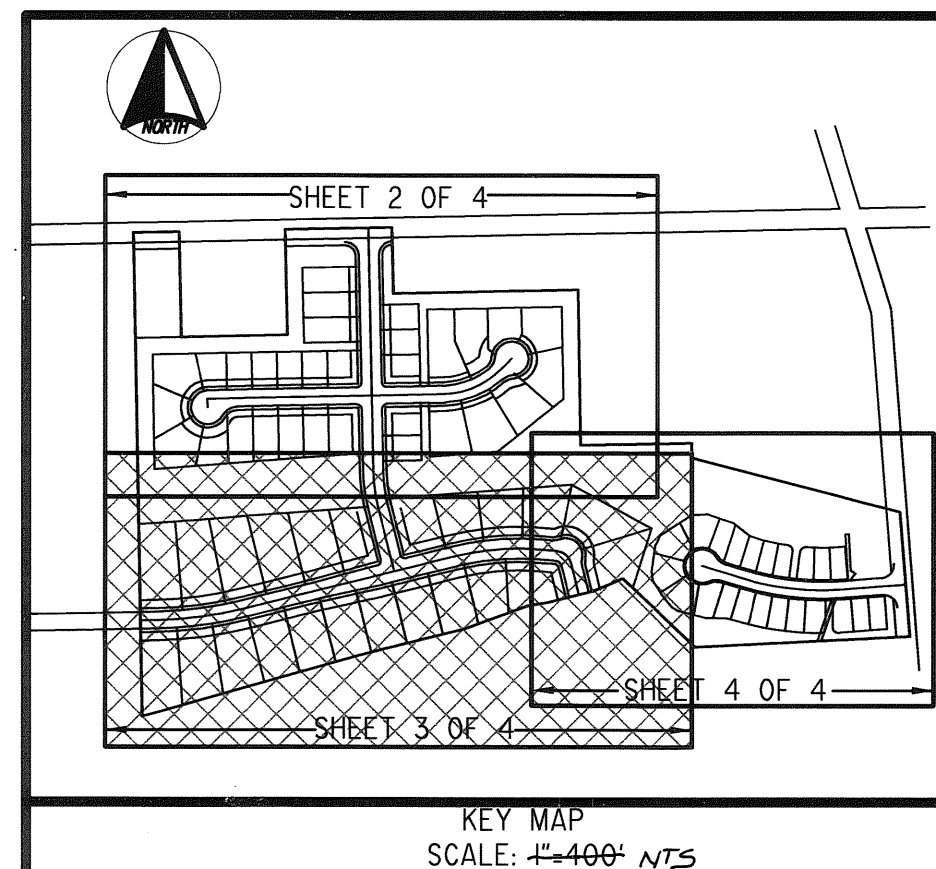
SEE SHEET 1 OF 4

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

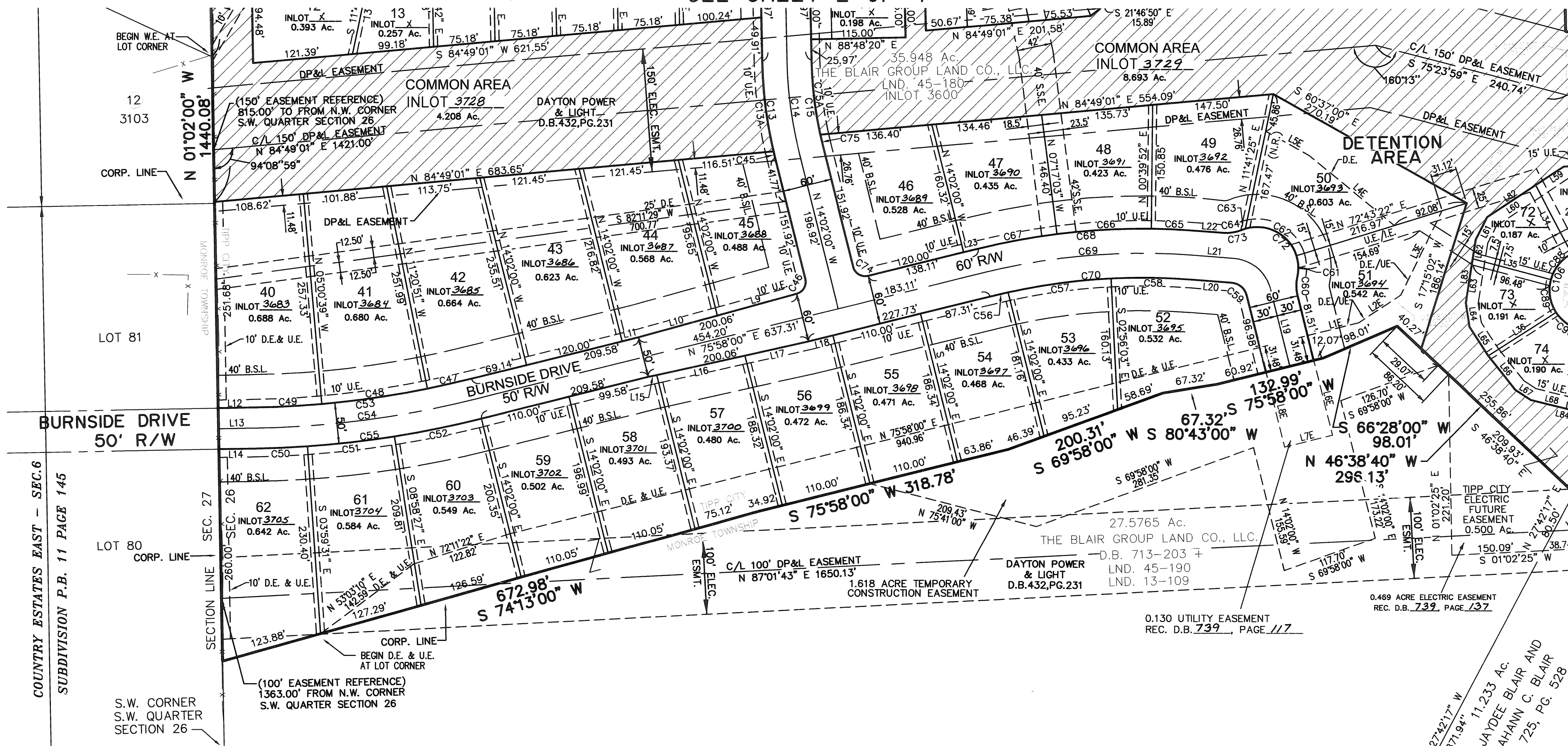
DEPUTY

CURVE TABLE

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C45	8.29	00°53'46"	530.00	S 13°35'07" E	8.29
C46	23.19	88°34'04"	15.00	N 30°15'02" E	20.95
C47	55.08	02°41'09"	1175.00	N 77°18'34" E	55.07
C48	129.95	06°20'13"	1175.00	N 81°49'15" E	129.89
C49	81.57	03°58'39"	1175.00	N 86°58'41" E	81.55
C50	63.25	02°57'31"	1225.00	N 87°29'15" E	63.25
C51	106.52	04°58'56"	1225.00	N 83°31'01" E	106.49
C52	108.17	05°03'33"	1225.00	N 78°29'47" E	108.13
C53	266.60	13°00'00"	1175.00	N 82°28'00" E	266.03
C54	272.27	13°00'00"	1200.00	N 82°28'00" E	271.69
C55	277.94	13°00'00"	1225.00	N 82°28'00" E	277.35
C56	22.69	01°41'19"	770.00	S 76°48'40" W	22.69
C57	126.47	09°24'37"	770.00	S 82°21'38" W	126.32
C58	98.22	07°18'30"	770.00	N 89°16'49" W	98.15
C59	24.99	71°35'31"	20.00	N 49°49'48" W	23.40
C60	23.18	26°33'45"	50.00	S 00°45'11" E	22.97
C61	26.01	29°48'20"	50.00	N 02°22'28" W	25.72
C62	78.11	89°30'44"	50.00	N 62°02'00" W	70.41
C63	4.71	05°23'57"	50.00	S 70°30'40" W	4.71
C64	23.18	26°33'45"	50.00	N 81°05'34" E	22.97
C65	53.74	03°42'34"	830.00	N 87°28'51" W	53.73
C66	115.14	07°56'55"	830.00	S 86°41'25" W	115.05
C67	97.77	06°44'57"	830.00	S 79°20'29" W	97.71
C68	266.65	18°24'26"	830.00	S 85°10'13" W	265.51
C69	257.01	18°24'26"	800.00	S 85°10'13" W	255.91
C70	247.38	18°24'26"	770.00	S 85°10'13" W	246.31
C71 (VOID)	---	---	---	---	---
C72	78.11	89°30'44"	50.00	N 62°02'00" W	70.41
C73	4.71	05°23'57"	50.00	S 70°30'40" W	4.71
C74	23.56	90°00'00"	15.00	S 59°02'00" E	21.21
C75	14.39	01°45'14"	470.00	S 13°09'23" E	14.39
C75A	90.93	11°05'04"	470.00	N 06°44'14" W	90.78



SEE SHEET 2 OF 4



EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1E	N 75°58'00" E	64.04'
L2E	N 56°36'17" E	61.84'
L3E	N 26°10'15" E	114.43'
L4E	S 50°38'34" E	134.42'
L5E	S 60°37'00" E	114.43'
L6E	S 14°02'03" E	94.00'
L7E	S 75°57'57" W	60.00'
L8E	N 14°02'03" W	94.00'

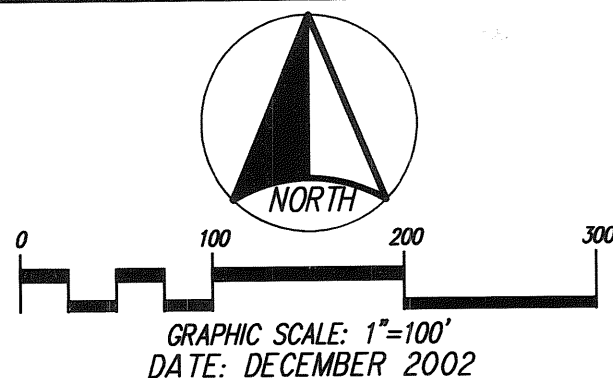
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L9	N 74°31'55" E	100.47'
L10	N 74°31'55" E	99.59'
L11	N 75°58'00" E	20.44'
L12	N 88°58'00" E	44.68'
L13	N 88°58'00" E	44.68'
L14	N 88°58'00" E	44.68'
L15	S 77°23'56" W	10.43'
L16	S 77°23'56" W	110.03'
L17	S 77°23'56" W	79.60'
L18	N 75°58'00" E	30.42'
L19	S 14°02'03" E	96.98'
L20	S 85°37'34" E	49.48'
L21	S 85°37'34" E	49.48'
L22	S 85°37'34" E	34.01'
L23	N 75°58'00" E	18.11'

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Sheet 3 of 4 3939 VANCO LANE, VANDALIA, OHIO 45377 (937) 669-2400



LEGEND:

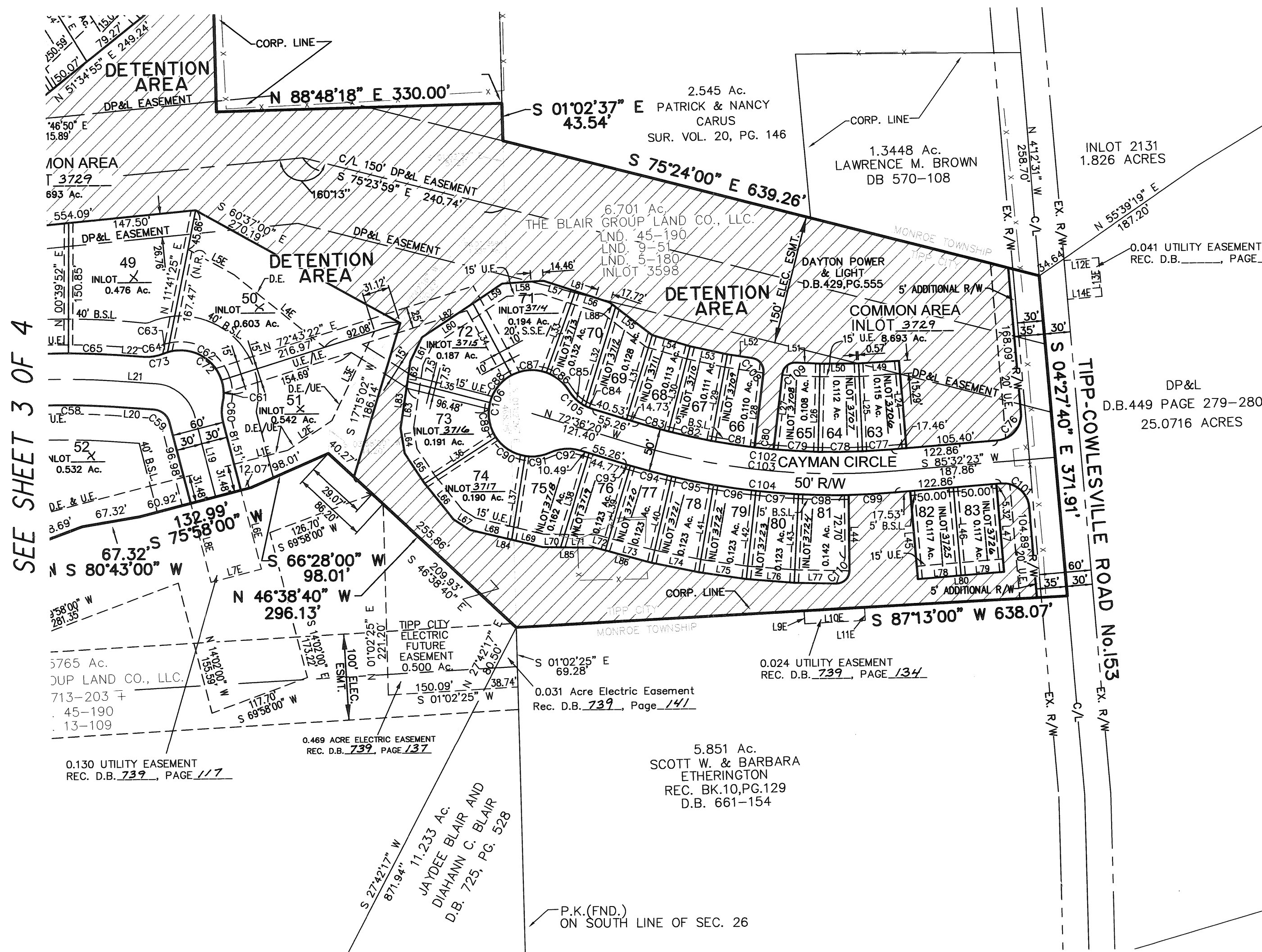
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COMMON AREA / GENERAL EASEMENT AREA



TRANSFERRED THIS DAY OF 2003.

SEE SHEET 2 OF 4
CHRIS A. PEEBLES MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

PLAT BOOK 20, PAGE 44C MIAMI COUNTY
RECORDER'S RECORD OF PLATS. RECEIVED THIS DAY
OF 2003. AT

FILE No. FEE:

SEE SHEET 1 OF 4
JOHN W. O'BRIEN MIAMI COUNTY RECORDER

DEPUTY

EASEMENT LINE TABLE

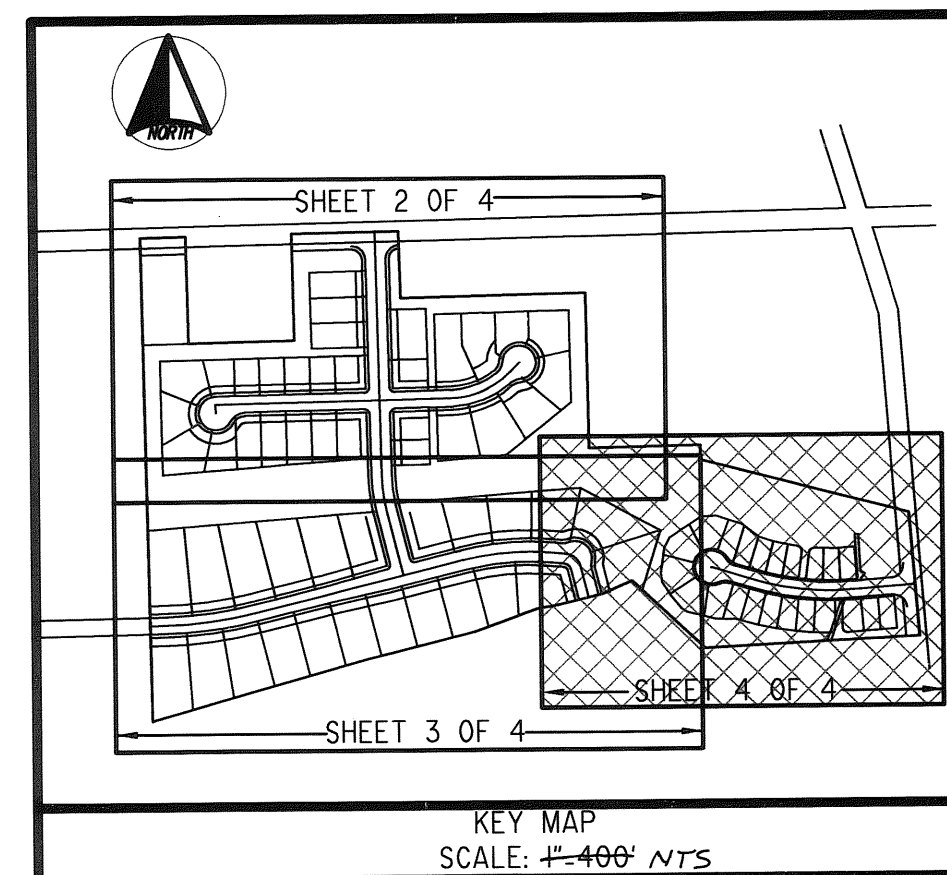
NUMBER	DIRECTION	DISTANCE
L9E	S 02°47'00" E	15.00'
L10E	N 87°13'00" E	70.00'
L11E	N 02°47'00" W	15.00'
L12E	N 85°32'20" E	40.00'
L13E	S 04°27'40" E	45.00'
L14E	S 85°32'20" W	40.00'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L24	S 04°27'37" E	101.46'
L25	N 01°57'51" W	101.84'
L26	N 01°49'50" E	101.93'
L27	S 07°15'46" W	87.69'
L28	N 07°15'46" E	87.23'
L29	N 11°00'27" E	101.72'
L30	N 14°45'09" E	101.56'
L31	S 17°23'40" W	120.00'
L32	S 17°23'40" W	120.17'
L33	S 20°01'26" W	100.17'
L34	S 27°37'31" E	94.60'
L35	S 75°08'27" E	98.52'
L36	N 57°18'41" E	98.11'
L37	N 09°36'19" E	98.11'
L38	N 17°23'40" E	113.68'
L39	N 17°02'08" E	102.18'
L40	N 13°36'17" E	102.28'

CURVE TABLE

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C76	47.12	90°00'03"	30.00	N 40°32'22" E	42.43
C77	33.76	02°29'45"	775.00	N 86°47'16" E	33.76
C78	51.33	03°47'42"	775.00	N 89°55'59" E	51.32
C79	51.47	03°48'20"	775.00	S 86°16'00" E	51.46
C80	22.00	01°37'36"	775.00	S 83°33'02" E	22.00
C81	50.65	03°44'41"	775.00	S 80°51'53" E	50.64
C82	50.65	03°44'41"	775.00	S 77°07'12" E	50.64
C83	35.74	02°38'31"	775.00	S 73°55'36" E	35.73
C84	9.45	10°50'01"	50.00	S 67°11'20" E	9.44
C85	26.68	30°34'34"	50.00	S 46°29'02" E	26.37
C86	33.84	38°46'49"	50.00	N 50°35'10" W	33.20
C87	41.58	47°38'56"	50.00	S 86°11'58" W	40.39
C88	41.47	47°30'57"	50.00	S 38°37'01" W	40.29
C89	41.49	47°32'52"	50.00	S 08°54'53" E	40.31
C90	41.63	47°42'21"	50.00	S 56°32'30" E	40.44
C91	29.34	33°37'14"	50.00	N 82°47'42" E	28.92
C92	36.14	41°24'35"	50.00	S 86°41'22" W	35.36
C93	5.17	00°21'32"	825.00	S 72°47'06" E	5.17
C94	49.40	03°25'51"	825.00	S 74°40'48" E	49.39
C95	49.40	03°25'51"	825.00	S 78°06'39" E	49.39
C96	49.40	03°25'51"	825.00	S 81°32'30" E	49.39
C97	49.40	03°25'51"	825.00	S 84°58'21" E	49.39
C98	57.99	04°01'39"	825.00	S 88°42'06" E	57.98
C99	53.92	03°44'41"	825.00	N 87°24'44" E	53.91
C100(VOID)	----	----	----	----	----
C101	47.12	89°59'57"	30.00	S 49°27'38" E	42.42
C102	295.61	21°51'16"	775.00	S 83°31'58" E	293.82
C103	305.15	21°51'16"	800.00	S 83°31'58" E	303.30
C104	314.68	21°51'16"	825.00	S 83°31'58" E	312.78
C105	36.14	41°24'35"	50.00	S 51°54'03" E	35.36
C106	229.35	262°49'09"	50.00	S 17°23'40" W	75.00
C107(VOID)	----	----	----	----	----
C108	23.09	88°10'57"	15.00	N 36°49'42" W	20.87
C109	22.49	85°54'39"	15.00	S 50°13'06" W	20.44
C110	24.00	91°40'04"	15.00	N 45°42'54" E	21.52
C111	24.70	94°20'29"	15.00	S 47°17'22" E	22.00



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L41	N 10°10'26" E	102.28'
L42	N 06°44'34" E	102.33'
L43	N 03°18'43" E	102.27'
L44	N 00°07'08" W	87.07'
L45	N 04°27'37" W	102.00'
L46	N 04°27'37" W	102.00'
L47	N 04°27'37" W	102.00'
L48(VOID)	----	----
L49	N 86°47'47" E	46.78'
L50	S 89°57'19" E	44.57'
L51	N 86°49'35" W	27.86'
L52	S 80°55'11" E	29.46'
L53	S 77°19'16" E	44.00'
L54	S 72°57'20" E	45.77'
L55	S 51°42'21" E	53.45'
L56	S 71°19'16" E	42.01'
L57	S 71°19'16" E	38.77'
L58	N 86°31'50" E	47.65'
L59	S 56°37'47" W	40.92'
L60	S 56°37'47" W	70.75'
L61	S 26°26'16" W	30.78'
L62	S 08°58'19" W	23.84'
L63	S 08°58'19" W	54.44'
L64	S 08°57'44" E	29.45'
L65	S 32°55'47" E	41.95'
L66	S 38°14'32" E	53.18'
L67	S 56°42'32" E	22.62'
L68	S 76°08'53" E	49.56'
L69	S 76°08'53" E	36.89'
L70	S 88°56'59" E	20.57'
L71	S 88°56'59" E	39.35'
L72	S 74°35'08" E	12.83'
L73	S 74°35'08" E	55.51'
L74	S 78°06'39" E	55.52'
L75	S 81°29'10" E	55.52'
L76	S 85°02'16" E	55.52'
L77	S 88°27'04" E	48.67'
L78	S 85°32'23" W	50.00'
L79	S 85°32'23" W	50.00'
L80	S 85°32'23" W	100.00'
L81	N 71°19'16" W	80.78'
L82	S 56°37'47" W	111.67'
L83	S 08°58'19" W	78.28'
L84	S 76°08'53" E	86.45'
L85	S 88°56'59" E	59.91'
L86	S 74°35'08" E	68.34'
L87(VOID)	----	----
L88	S 51°42'21" E	8.41'

H I S

Surveyors & Engineers

COVENANTS, CONDITIONS AND RESTRICTIONS
HUNTER'S RIDGE SUBDIVISION
THE SUBDIVISION SHALL BE OCCUPIED AND USED ONLY AS FOLLOWS:

SECTION 1. LOCATION. THAT THE HUNTER'S RIDGE PLANNED RESIDENTIAL DEVELOPMENT, HENCEFORTH "PRD", IS LOCATED IN SECTION 26, TOWN 4, RANGE 6, ALL WITHIN THE CORPORATE LIMITS OF THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO.

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, 2023, 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 PLANNED RESIDENTIAL DISTRICT (PRD) WHICH HAS THE FOLLOWING MINIMUM SETBACK AND SQUARE FOOTAGE REQUIREMENTS:

TYPE	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	NO. LOTS	MIN. SF.
ESTATE	40	30	10	35	24	2800
PATIO	25	20	7.5	35	23	1800/2200
ZERO LOT LINE	25	20	0/7.5	35	16	1600
GEORGETOWN	5	25	7.5	35	21	1700

SECTION 6. UTILITIES. EXCEPT FOR ABOVE GROUND ELECTRIC LINES ALONG THE PERIMETER OF THE NORTH, SOUTH (ADJACENT TO CAYMAN CIRCLE) AND WEST BOUNDARIES OF THE SUBDIVISION, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THERE WILL BE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT LINE OF ALL LOTS, EXCEPT FOR CAYMAN CIRCLE, WHERE A 15-FOOT UTILITY EASEMENT IS PROVIDED FOR THE REAR OF LOTS 63 THROUGH 83, ALL COMMON AREAS AND THE AREA BETWEEN THE STREET CURB AND SIDEWALKS SHALL ALSO BE DEDICATED FOR UTILITY EASEMENT PURPOSES AND OPEN GREEN SPACE.

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 ERRECTED 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 BARRED 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. NO FENCES SHALL BE PERMITTED IN ANY SIDE OR REAR YARD WHICH ABUTS A "COMMON AREA." 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 ARCHITECTURAL COMMITTEE OF THE TIPPECANOE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL HOUSE PLANS, INCLUDING EXTERIOR ELEVATIONS, SHALL BE REVIEWED AND APPROVED BY THE ARCHITECTURAL COMMITTEE BEFORE THE COMMENCEMENT OF CONSTRUCTION. THE ARCHITECTURAL COMMITTEE MAY REQUIRE SOD OR OTHER EROSION PROTECTION AS A CONDITION OF APPROVAL.

SECTION 13. 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 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 PREMISES, EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION.

SECTION 16. BILLBOARDS AND SIGNS. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERRECTED 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 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 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.

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 ERRECTED, PLACED, OR MAINTAINED ON ANY PART OF THE SUBDIVISION.

SECTION 21. BASKETBALL. SEPARATE POLES FOR BASKETBALL HOOPS MAY 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 CEMENTIOUS MATERIAL. NO VINYL SIDING WILL BE ALLOWED ON ANY HOME IN THIS DEVELOPMENT.

SECTION 23. MAILBOX. THE ASSOCIATION'S ARCHITECTURAL COMMITTEE MAY DESIGNATE A MAILBOX DESIGN, WHICH MUST BE USED BY EACH LOT OWNER. THE MAILBOX ERRECTED 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 AND SHALL BE A MINIMUM OF 18" IN WIDTH TO ALLOW FOR THE OFF STREET PARKING OF AT LEAST TWO 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 GRANTOR, HIS SUCCESSORS AND ASSIGNS, THE ASSOCIATION, AND/OR BY THE OWNER OF ANY LOT OR LOTS IN THIS OR ANY OTHER SECTION OF THE PRD.

SECTION 29. ADDITIONAL RESTRICTIONS AND EASEMENTS. 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 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 DRAINAGEWAYS. 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 ERRECTED 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 TIPPECANOE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THESE WATER COURSES, OPEN SPACE AREAS, AND STORM WATER DETENTION BASINS IN THE OPERABLE MANNER TO WHICH THEY WERE DESIGNED.

SECTION 33. CITY OF TIPP CITY RIGHT OF WAY. THE CITY OF TIPP CITY SHALL HAVE THE RIGHT TO ENTER UPON ANY LOT OR LOTS IN THIS SUBDIVISION FOR MAINTENANCE PURPOSE IN THE STREAM EASEMENT AREAS OR FOR MAINTENANCE PURPOSES. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE TIPPECANOE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION, AND/OR ALL INDIVIDUAL PROPERTY OWNERS IF THE HOMEOWNERS ASSOCIATION CEASES TO EXIST.

SECTION 34. STORM WATER DRAINAGE EASEMENTS. THESE 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.

SECTION 35. WELLS. NO WELLS SHALL BE DRILLED WITHIN THE BOUNDARIES OF THIS DEVELOPMENT.

SECTION 36. 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 37. 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 38. 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 39. DRIVEWAY ENTRANCES. NO DRIVEWAY ENTRANCES FOR CONSTRUCTION ON LOTS 4, 18, 21, 38, 45, AND 48 SHALL BE ALLOWED ON HUNTER'S RIDGE DRIVE.

SECTION 40. 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.

SECTION 41. SHARED DRIVEWAY. ALL ZERO LOT LINE OWNERS SHALL PAY FOR THE SHARED DRIVEWAY MAINTENANCE AND REPAIR COSTS, EQUALLY.

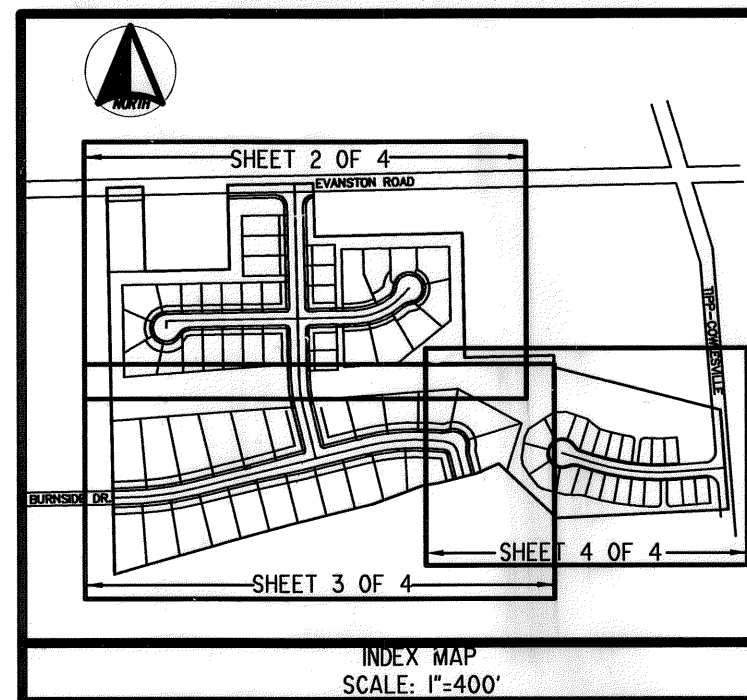
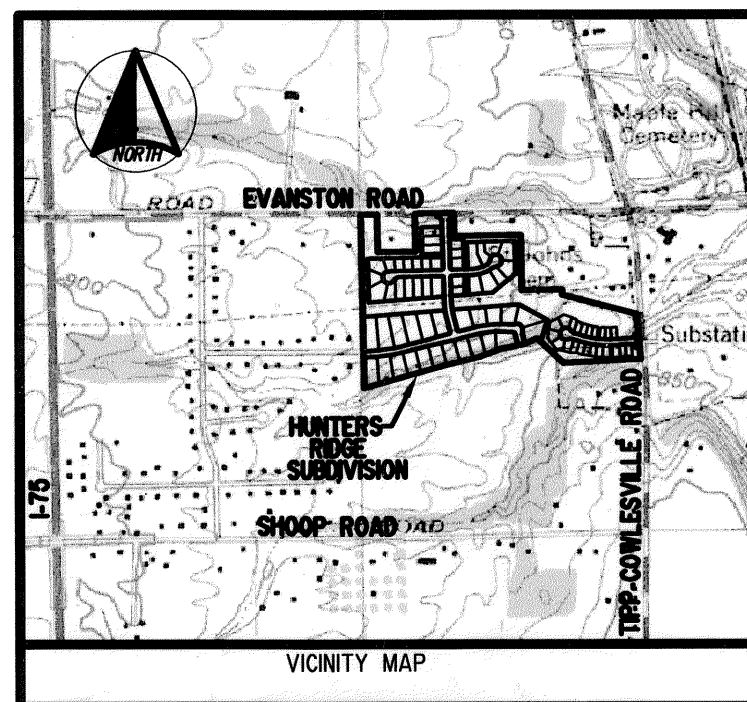
SECTION 42. HANDICAPPED RAMPS. FOR CORNER LOTS, HANDICAPPED RAMPS SHALL BE INSTALLED BY THE SUBDIVIDER, BUILDER, HOMEOWNERS, LOT DEVELOPERS OR ASSIGNS IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT, OHIO DEPARTMENT OF TRANSPORTATION AND TIPP CITY SPECIFICATIONS.

RECORD PLAN
OF
"HUNTER'S RIDGE"
PLANNED RESIDENTIAL DEVELOPMENT

LOCATED
SECTION 26, TOWN 4N, RANGE 6E., FIRST MERIDIAN,
MONROE TOWNSHIP, MIAMI COUNTY, OHIO
CONTAINING 43.986 ACRES

ACREAGE TABLE

TOTAL ACRES IN LOTS	=	25.093
COMMON AREA	=	12.902
TOTAL ACRES IN PROPOSED R/W	=	5.420
(INCLUDES 5' TAKE ALONG TIPP-COWLESVILLE RD.) AND (INCLUDES 10' TAKE ALONG EVANSTON RD.)		
EX. R/W EVANSTON ROAD	=	0.219
EX. R/W TIPP-COWLESVILLE ROAD	=	0.259
EX. R/W @ LOT 84	=	0.093



OWNER: THE BLAIR GROUP LAND CO., L.L.C.
1265 E. SHOOP RD.
TIPP CITY, OH 45371
PHONE: (937) 875-0311
CONTACT: JAYDEE BLAIR

ENGINEER & SURVEYOR: HLS SURVEYORS & ENGINEERS
3939 VANCO LANE
VANDALIA, OHIO 45377
(937) 669-2400
CONTACT: ALLEN MOE, P.E.

DEVELOPER: THE BLAIR GROUP LAND CO., L.L.C.
1265 E. SHOOP RD.
TIPP CITY, OH 45371
PHONE: (937) 875-0311
CONTACT: JAYDEE BLAIR

BASIS OF BEARINGS:

BEING WEST LINE SECTION 26, N 1°02'00" W
RECORDED IN PLAT BOOK 19, PAGE 113. PLAT RECORDS OF MIAMI COUNTY, OHIO.
PREVIOUS RECORDED LAND SURVEY, VOLUME 45, PAGE 180

PLAT BOOK 20, PAGE 44 MIAMI COUNTY
RECORDER'S RECORD OF PLATS. RECEIVED THIS 7th DAY
OF JULY 2003. AT 9:36 A.M.

FILE No. 0373704 FEE: \$86.40

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Carol Pleiman
DEPUTY

DEDICATION:

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND THE LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY DEDICATE THE STREETS SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ARE FOR REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:

THE BLAIR GROUP LAND CO., L.L.C.
AN OHIO LIMITED LIABILITY COMPANY.

JAYDEE BLAIR, MANAGER & MEMBER

Diahann Blair
DIAHANN BLAIR, MEMBER

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF

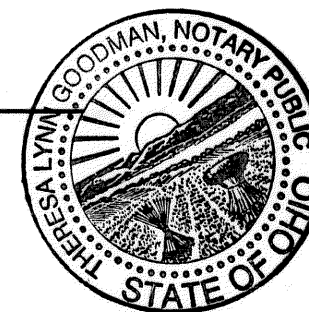
WILLIAM H. HARRIS
WITNESS AS TO ALL
KARL E. FULLER
WITNESS AS TO ALL

ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 18th DAY OF JUNE, 2003, BY JAYDEE BLAIR, MANAGER & MEMBER, DIAHANN BLAIR, MEMBER, OF THE BLAIR GROUP LAND CO., L.L.C. AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC Sherrill L. Goodman

MY COMMISSION EXPIRES June 3, 2008



DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 43.986 ACRES AND BEING ALL OF INLOTS 3598, 3599, 3600 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO AS CONVEYED TO BLAIR GROUP LAND DEVELOPMENT CO., L.L.C. BY DEED RECORDED IN DEED BOOK 713, PAGE 203 & 737 PAGE 429 OF THE DEED RECORDS OF MIAMI COUNTY.

TIPP CITY PLANNING BOARD:

AT A MEETING OF THE PLANNING BOARD OF TIPP CITY, OHIO, HELD THIS 8th DAY OF April 2003. THIS PLAT WAS REVIEWED AND APPROVED.

DEE-Ann Evans
VICE-CHAIRMAN

Marilyn A. Jennell
SECRETARY

TIPP CITY COUNCIL:

AT A MEETING OF THE COUNCIL OF TIPP CITY, OHIO, HELD THIS 19th DAY OF May 2003. THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 16-03.

Dorothy A. Allen
PRESIDENT OF COUNCIL

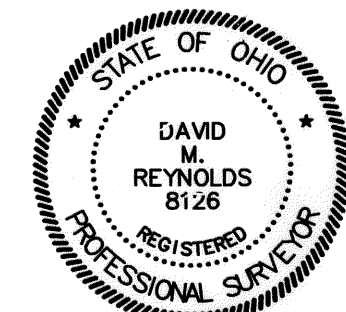
Misty Cox
CLERK OF COUNCIL

HOMEOWNERS ASSOCIATION:

THE "ARTICLES OF INCORPORATION HUNTER'S RIDGE HOMEOWNERS ASSOCIATION" ARE RECORDED IN DEED BOOK 739, PAGE 150 OF THE MIAMI COUNTY RECORDERS OFFICE. *(SEE NOTE AT LEFT)

SURVEYORS CERTIFICATION:

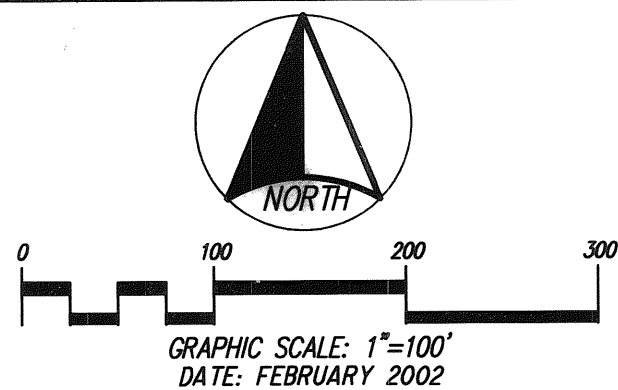
I, DAVID M. REYNOLDS, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, AND THIS PLAT CORRECTLY REPRESENTS A SURVEY AND PLAT COMPLETED UNDER MY DIRECTION AND SUPERVISION DURING DECEMBER, 2002, THAT ALL MONUMENTS INDICATED HEREON WILL BE SET AS SHOWN, AND WILL ACCURATELY REPRESENT THEIR LOCATION, SIZE, TYPE AND MATERIAL SHOWN ON THIS PLAT. IRON PINS TO BE SET ON ALL LOT CORNERS.



REFERENCE DOCUMENTS

- 1) ALL DEEDS SHOWN ON FACE OF PLAT
- 2) PLAT BOOK 19, PAGE 13
- 3) DEED BOOK 713, PAGE 203
- 4) LAND SURVEY VOLUME 45, PAGE 180.
- 5) LAND SURVEY VOLUME 45, PAGE 190.

DAVID M. REYNOLDS, P.S. 8126
STATE OF OHIO
DATE THIS PRINT ISSUED 4/17/2003



LEGEND:

- IRON PIN FOUND-AS NOTED
- REBAR W/ PLASTIC CAP STAMPED
- "D. REYNOLDS PS 8126" SET AS NOTED
- IRON PIPE FOUND-AS NOTED
- ✱ R/R SPIKE FOUND
- ✱ R/R SPIKE SET
- ✱ MAG NAIL SET - AS NOTED
- ✱ MAG NAIL FOUND-AS NOTED
- MONUMENT SET
- CORNER NOT MONUMENTED
- GIN SPINDLE (FD.)

- U.E. INDICATES A UTILITY EASEMENT
- D.E. INDICATES A DRAINAGE EASEMENT
- S.S.E. INDICATES A SANITARY SEWER EASEMENT
- W.E. INDICATES A WATERLINE EASEMENT
- I.E. INDICATES PEDESTRIAN INGRESS/EGRESS EASEMENT
- B.S.L. BUILDING SETBACK LINE

- COMMON AREA / GENERAL EASEMENT AREA
- ACCESS & UTILITY EASEMENT
- 9' EACH SIDE OF DESIGNATED LOT LINE FROM R/W TO B.S.L.

NOTES:

1. ALL PROPERTY LINES HAVE A 5' UTILITY EASEMENT ON EACH SIDE, UNLESS OTHERWISE SHOWN.
2. ALL COMMON AREAS, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.

TRANSFERRED THIS 7 DAY OF July, 2003.

Chris A. Peebles
CHRIS A. PEEBLES MIAMI COUNTY AUDITOR
BY: Linda Pearson
DEPUTY AUDITOR

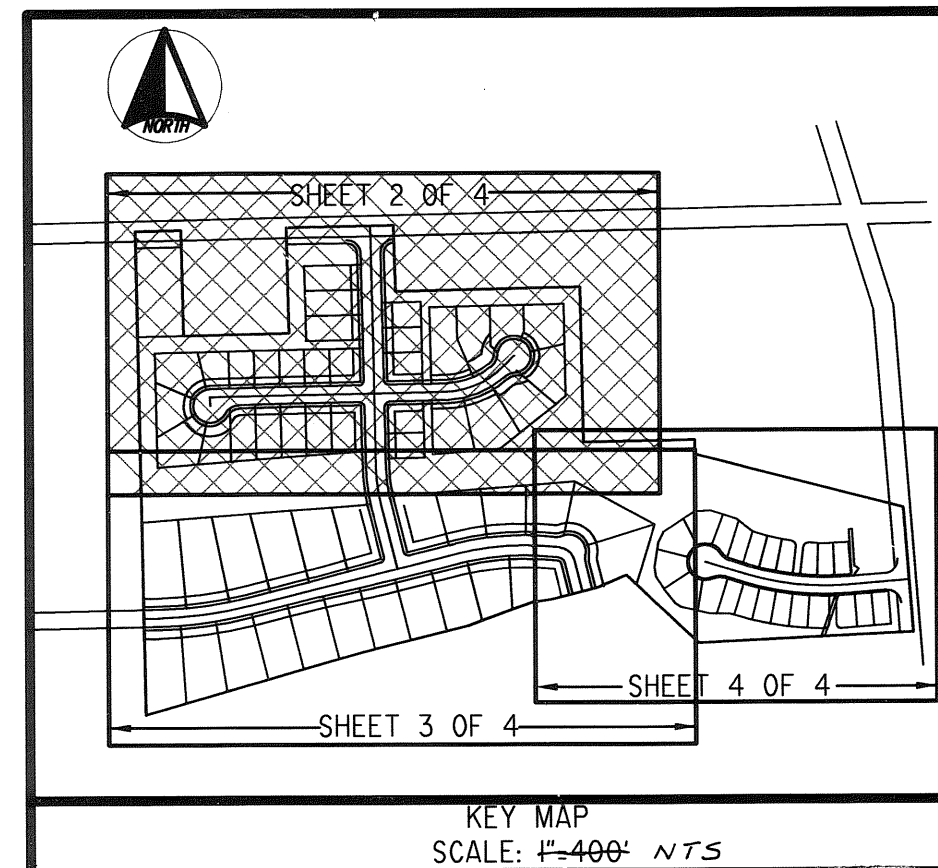
PLAT BOOK 20, PAGE 44A MIAMI COUNTY
RECORDER'S RECORD OF PLATS RECEIVED THIS DAY
OF 2003. AT

FILE No. FEE:

SEE SHEET 1 OF 4

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

DEPUTY



CURVE TABLE

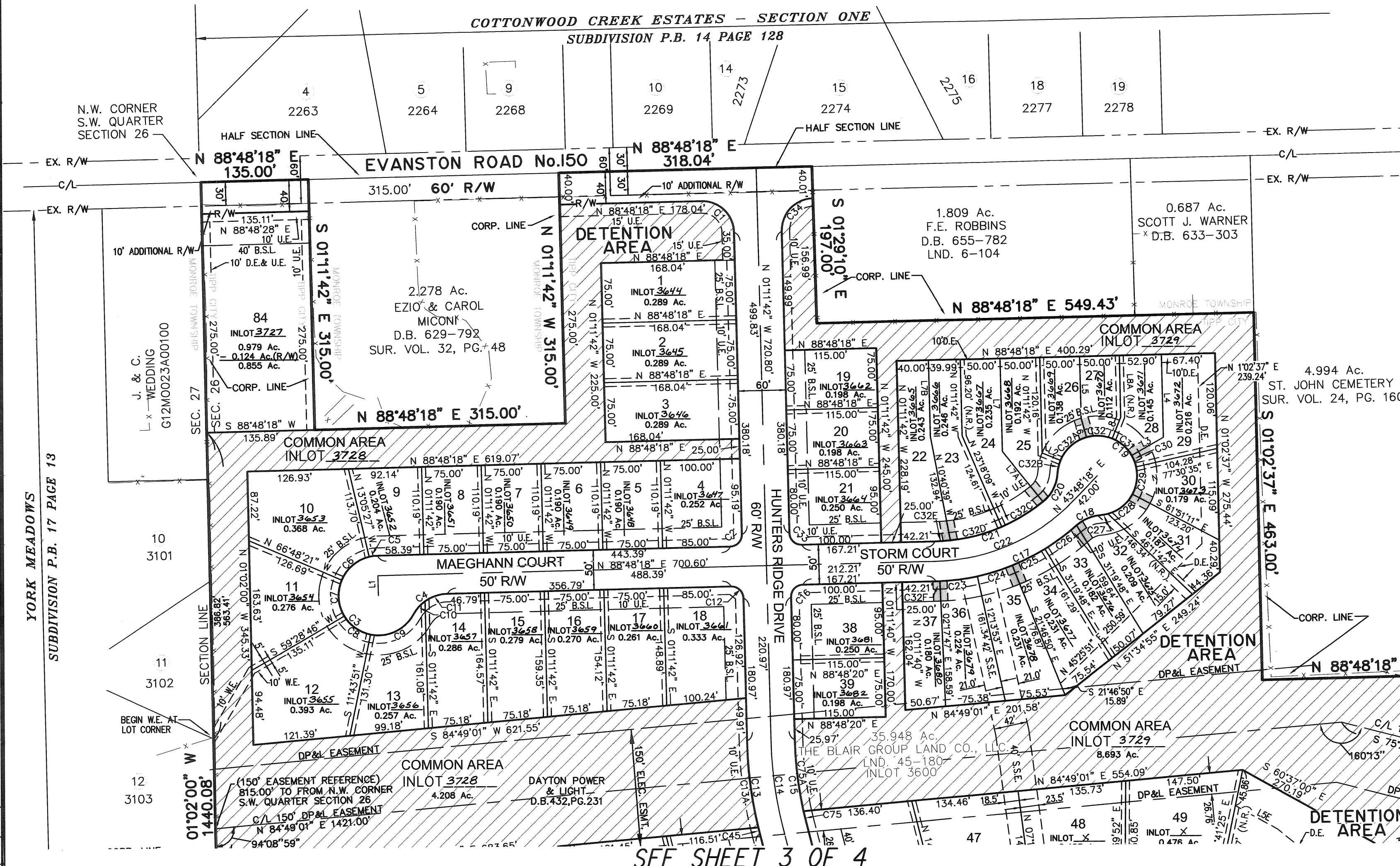
NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	62.83	90°00'00"	40.00	N 46°11'42" W	56.57
C2	23.56	90°00'00"	15.00	N 43°48'18" E	21.21
C3	209.44	240°00'00"	50.00	S 31°11'42" E	86.60
C4	52.36	60°00'00"	50.00	S 58°48'18" W	50.00
C5	10.38	11°53'45"	50.00	S 82°51'25" W	10.36
C6	46.87	53°42'53"	50.00	S 50°03'06" W	45.18
C7	46.88	53°42'53"	50.00	S 03°39'47" E	45.18
C8	41.67	47°44'55"	50.00	S 54°23'41" E	40.47
C9	63.64	72°55'34"	50.00	N 65°16'04" E	59.43
C10	22.38	25°38'59"	50.00	S 41°37'47" W	22.20
C11	29.98	34°21'01"	50.00	S 71°37'47" W	29.53
C12	23.56	90°00'00"	15.00	N 46°11'42" W	21.21
C13	118.76	12°50'18"	530.00	S 07°36'51" E	118.51
C13A	110.47	11°56'32"	530.00	S 07°09'58" E	110.27
C14	112.04	12°50'18"	500.00	S 07°36'51" E	111.80
C15	105.31	12°50'18"	470.00	N 07°36'51" W	105.09
C16	23.56	90°00'00"	15.00	S 43°48'18" W	21.21
C17	194.60	40°32'42"	275.00	N 68°31'57" E	190.57
C18	32.99	37°47'54"	50.00	S 67°09'32" W	32.39
C19	228.98	262°23'32"	50.00	N 45°08'17" W	75.25
C20	41.46	47°30'55"	50.00	N 27°25'25" E	40.29
C21	147.75	37°37'25"	225.00	N 69°59'35" E	145.11
C22	196.35	45°00'00"	250.00	N 66°18'18" E	191.34
C23	47.68	09°56'06"	275.00	N 82°44'10" E	47.62
C24	45.83	09°32'57"	275.00	N 72°59'38" E	45.78
C25	45.83	09°32'57"	275.00	N 63°26'41" E	45.78
C26	49.97	10°24'37"	275.00	N 53°27'54" E	49.90
C27	9.80	11°13'28"	50.00	S 80°26'45" W	9.78
C28	40.74	46°41'12"	50.00	N 51°29'25" E	39.62
C29	35.46	40°38'14"	50.00	S 07°49'42" W	34.72
C30	15.23	17°27'27"	50.00	S 21°13'09" E	15.18
C31	33.24	38°05'40"	50.00	S 48°59'42" E	32.63
C32	32.80	37°35'12"	50.00	N 86°50'08" W	32.22
C32A	45.29	51°53'36"	50.00	N 48°25'28" E	43.75
C32B	16.42	18°48'42"	50.00	S 13°04'19" W	16.34
C32C	60.93	15°31'01"	225.00	S 58°56'23" W	60.75
C32D	67.10	17°05'12"	225.00	N 75°14'30" E	66.85
C32E	19.71	05°01'11"	225.00	S 86°17'42" W	19.71
C32F	5.29	01°06'05"	275.00	N 88°15'15" E	5.29
C33	23.56	90°00'00"	15.00	S 46°11'42" E	21.21
C34	63.14	90°00'00"	40.20	S 43°48'18" W	56.85
C75A	90.93	11°05'04"	470.00	N 06°44'14" W	90.78

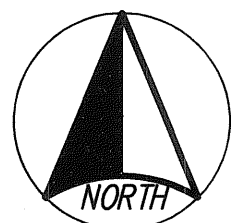
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°11'42" E	25.00'
L2	S 67°31'20" E	25.01'
L3	N 60°03'07" E	45.73'
L4	N 01°02'40" W	104.22'
L5	N 01°11'42" W	77.64'
L6	N 15°37'44" W	25.00'
L7	N 01°11'42" W	117.08'
L7A	N 38°49'07" W	81.21'
L7B	N 01°11'42" W	96.20'
L8	N 21°57'28" E	29.10'
L8A	N 01°02'37" W	77.55'

H I S
Surveyors & Engineers

Sheet 2 of 4 3939 VANCO LANE, VANDALIA, OHIO 45377 (937) 669-2400





GRAPHIC SCALE: 1"=100'
DATE: DECEMBER 2002

LEGEND:

- IRON PIN FOUND-AS NOTED
- REBAR W/ PLASTIC CAP STAMPED
- "D. REYNOLDS PS 8126" SET AS NOTED
- IRON PIPE FOUND-AS NOTED
- ✕ R/R SPIKE FOUND
- ✕ R/R SPIKE SET
- ✕ MAG NAIL SET - AS NOTED
- ✕ MAG NAIL FOUND-AS NOTED
- MONUMENT SET
- CORNER NOT MONUMENTED
- G/N SPINDLE (FD.)

U.E. INDICATES A UTILITY EASEMENT
D.E. INDICATES A DRAINAGE EASEMENT
S.S.E. INDICATES A SANITARY SEWER EASEMENT
W.E. INDICATES A WATERLINE EASEMENT
I.E. INDICATES PEDESTRIAN INGRESS/EGRESS EASEMENT
B.S.L. BUILDING SETBACK LINE

NOTES:

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2. ALL COMMON AREAS, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.

COMMON AREA / GENERAL EASEMENT AREA

TRANSFERRED THIS DAY OF , 2003.

SEE SHEET 2 OF 4

CHRIS A. PEEBLES MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

PLAT BOOK 20, PAGE 448 MIAMI COUNTY
RECORDER'S RECORD OF PLATS. RECEIVED THIS DAY
OF 2003. AT

FILE No. FEE:

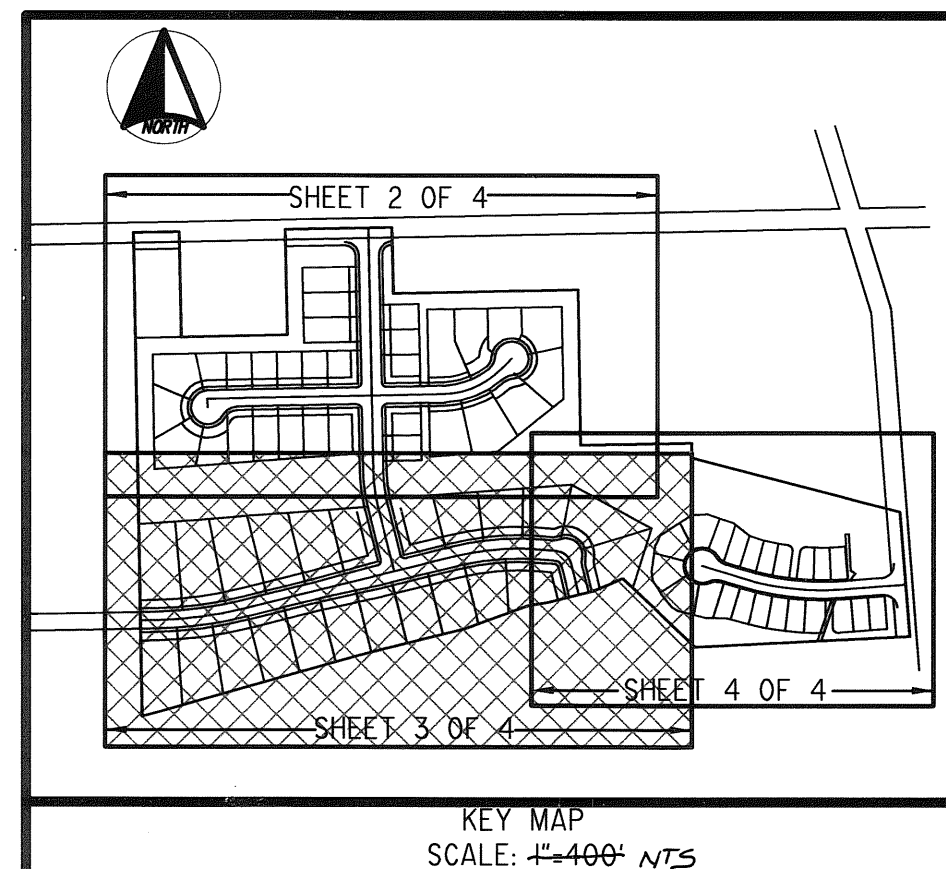
SEE SHEET 1 OF 4

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

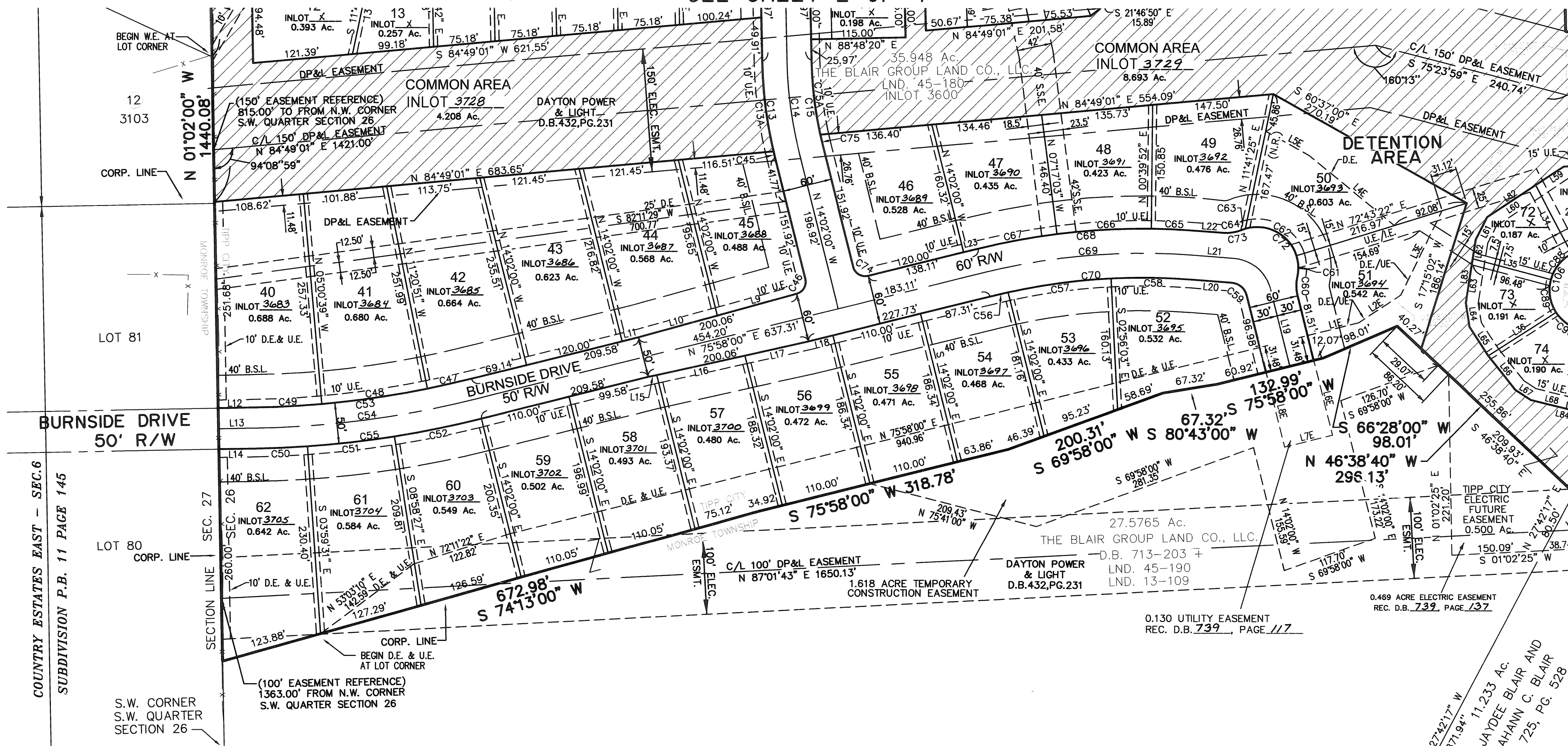
DEPUTY

CURVE TABLE

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C45	8.29	00°53'46"	530.00	S 13°35'07" E	8.29
C46	23.19	88°34'04"	15.00	N 30°15'02" E	20.95
C47	55.08	02°41'09"	1175.00	N 77°18'34" E	55.07
C48	129.95	06°20'13"	1175.00	N 81°49'15" E	129.89
C49	81.57	03°58'39"	1175.00	N 86°58'41" E	81.55
C50	63.25	02°57'31"	1225.00	N 87°29'15" E	63.25
C51	106.52	04°58'56"	1225.00	N 83°31'01" E	106.49
C52	108.17	05°03'33"	1225.00	N 78°29'47" E	108.13
C53	266.60	13°00'00"	1175.00	N 82°28'00" E	266.03
C54	272.27	13°00'00"	1200.00	N 82°28'00" E	271.69
C55	277.94	13°00'00"	1225.00	N 82°28'00" E	277.35
C56	22.69	01°41'19"	770.00	S 76°48'40" W	22.69
C57	126.47	09°24'37"	770.00	S 82°21'38" W	126.32
C58	98.22	07°18'30"	770.00	N 89°16'49" W	98.15
C59	24.99	71°35'31"	20.00	N 49°49'48" W	23.40
C60	23.18	26°33'45"	50.00	S 00°45'11" E	22.97
C61	26.01	29°48'20"	50.00	N 02°22'28" W	25.72
C62	78.11	89°30'44"	50.00	N 62°02'00" W	70.41
C63	4.71	05°23'57"	50.00	S 70°30'40" W	4.71
C64	23.18	26°33'45"	50.00	N 81°05'34" E	22.97
C65	53.74	03°42'34"	830.00	N 87°28'51" W	53.73
C66	115.14	07°56'55"	830.00	S 86°41'25" W	115.05
C67	97.77	06°44'57"	830.00	S 79°20'29" W	97.71
C68	266.65	18°24'26"	830.00	S 85°10'13" W	265.51
C69	257.01	18°24'26"	800.00	S 85°10'13" W	255.91
C70	247.38	18°24'26"	770.00	S 85°10'13" W	246.31
C71 (VOID)	----	----	----	----	----
C72	78.11	89°30'44"	50.00	N 62°02'00" W	70.41
C73	4.71	05°23'57"	50.00	S 70°30'40" W	4.71
C74	23.56	90°00'00"	15.00	S 59°02'00" E	21.21
C75	14.39	01°45'14"	470.00	S 13°09'23" E	14.39
C75A	90.93	11°05'04"	470.00	N 06°44'14" W	90.78



SEE SHEET 2 OF 4



EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1E	N 75°58'00" E	64.04'
L2E	N 56°36'17" E	61.84'
L3E	N 26°10'15" E	114.43'
L4E	S 50°38'34" E	134.42'
L5E	S 60°37'00" E	114.43'
L6E	S 14°02'03" E	94.00'
L7E	S 75°57'57" W	60.00'
L8E	N 14°02'03" W	94.00'

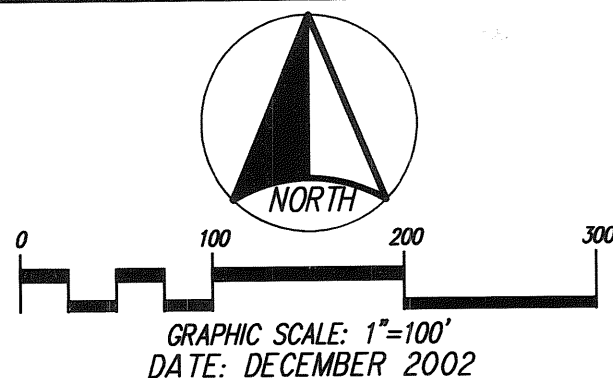
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L9	N 74°31'55" E	100.47'
L10	N 74°31'55" E	99.59'
L11	N 75°58'00" E	20.44'
L12	N 88°58'00" E	44.68'
L13	N 88°58'00" E	44.68'
L14	N 88°58'00" E	44.68'
L15	S 77°23'56" W	10.43'
L16	S 77°23'56" W	110.03'
L17	S 77°23'56" W	79.60'
L18	N 75°58'00" E	30.42'
L19	S 14°02'03" E	96.98'
L20	S 85°37'34" E	49.48'
L21	S 85°37'34" E	49.48'
L22	S 85°37'34" E	34.01'
L23	N 75°58'00" E	18.11'

H I S

Surveyors & Engineers

Sheet 3 of 4 3939 VANCO LANE, VANDALIA, OHIO 45377 (937) 669-2400



LEGEND:

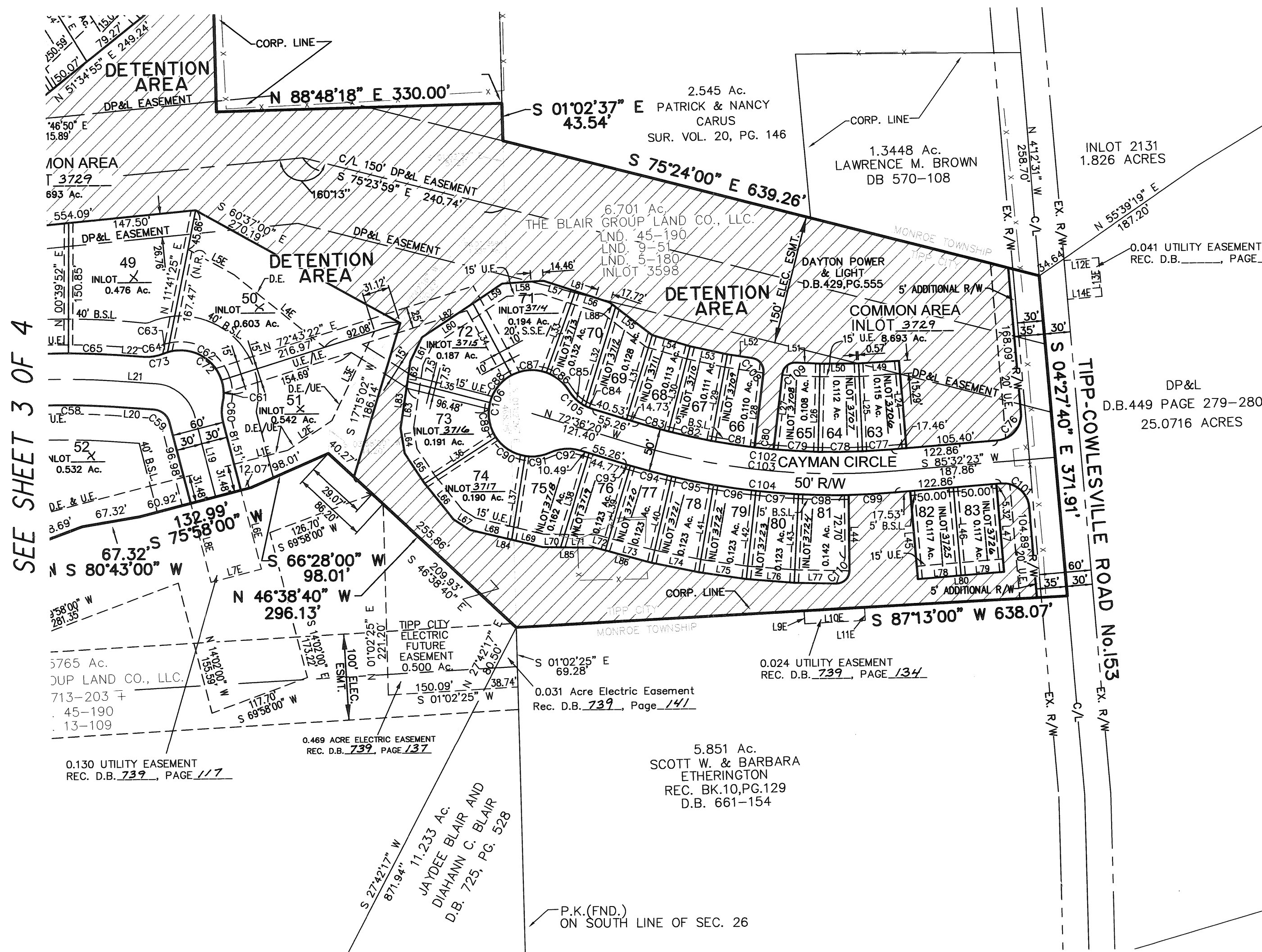
- IRON PIN FOUND-AS NOTED
- REBAR W/ PLASTIC CAP STAMPED
- "D. REYNOLDS PS 8126" SET AS NOTED
- IRON PIPE FOUND-AS NOTED
- R/R SPIKE FOUND
- R/R SPIKE SET
- MAG NAIL SET - AS NOTED
- MAG NAIL FOUND-AS NOTED
- MONUMENT SET
- CORNER NOT MONUMENTED
- GIN SPINDLE (FD.)

- U.E. INDICATES A UTILITY EASEMENT
- D.E. INDICATES A DRAINAGE EASEMENT
- S.S.E. INDICATES A SANITARY SEWER EASEMENT
- W.E. INDICATES A WATERLINE EASEMENT
- I.E. INDICATES PEDESTRIAN INGRESS/EGRESS EASEMENT
- B.S.L. BUILDING SETBACK LINE

NOTES:

- ALL PROPERTY LINES HAVE A 5' UTILITY EASEMENT ON EACH SIDE, UNLESS OTHERWISE SHOWN.
- ALL COMMON AREAS, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.

COMMON AREA / GENERAL EASEMENT AREA



TRANSFERRED THIS DAY OF 2003.

SEE SHEET 2 OF 4
CHRIS A. PEEBLES MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

PLAT BOOK 20, PAGE 44C MIAMI COUNTY
RECORDER'S RECORD OF PLATS. RECEIVED THIS DAY
OF 2003. AT

FILE No. FEE:

SEE SHEET 1 OF 4
JOHN W. O'BRIEN MIAMI COUNTY RECORDER

DEPUTY

EASEMENT LINE TABLE

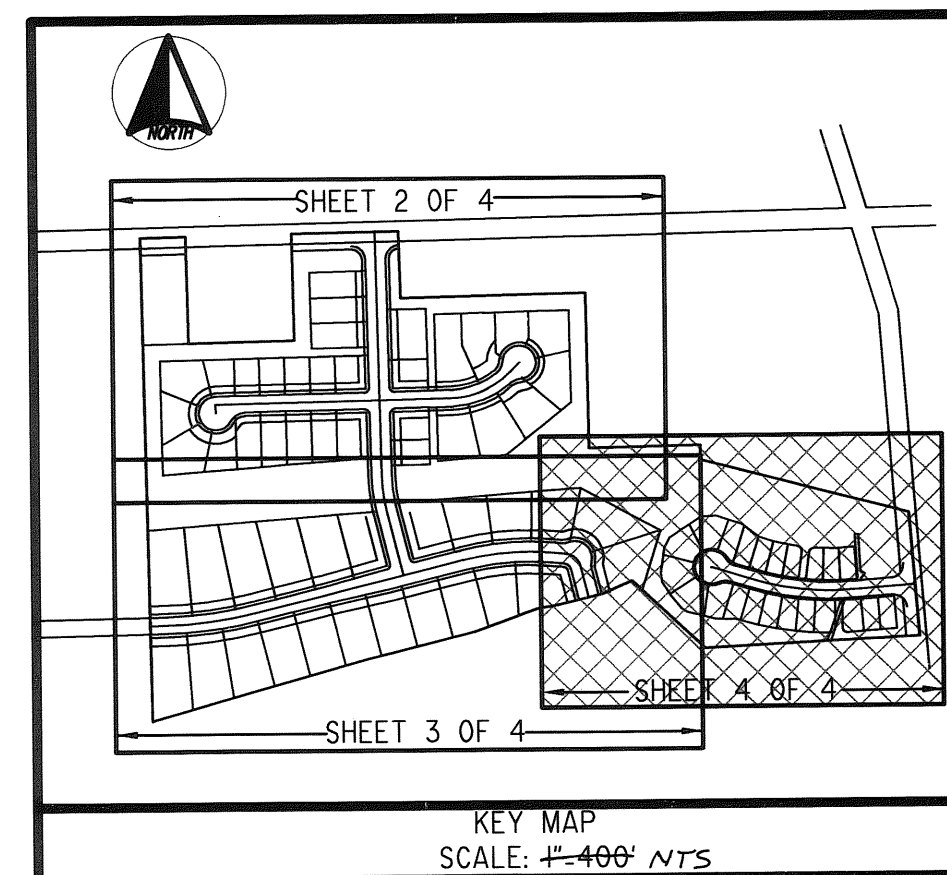
NUMBER	DIRECTION	DISTANCE
L9E	S 02°47'00" E	15.00'
L10E	N 87°13'00" E	70.00'
L11E	N 02°47'00" W	15.00'
L12E	N 85°32'20" E	40.00'
L13E	S 04°27'40" E	45.00'
L14E	S 85°32'20" W	40.00'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L24	S 04°27'37" E	101.46'
L25	N 01°57'51" W	101.84'
L26	N 01°49'50" E	101.93'
L27	S 07°15'46" W	87.69'
L28	N 07°15'46" E	87.23'
L29	N 11°00'27" E	101.72'
L30	N 14°45'09" E	101.56'
L31	S 17°23'40" W	120.00'
L32	S 17°23'40" W	120.17'
L33	S 20°01'26" W	100.17'
L34	S 27°37'31" E	94.60'
L35	S 75°08'27" E	98.52'
L36	N 57°18'41" E	98.11'
L37	N 09°36'19" E	98.11'
L38	N 17°23'40" E	113.68'
L39	N 17°02'08" E	102.18'
L40	N 13°36'17" E	102.28'

CURVE TABLE

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C76	47.12	90°00'03"	30.00	N 40°32'22" E	42.43
C77	33.76	02°29'45"	775.00	N 86°47'16" E	33.76
C78	51.33	03°47'42"	775.00	N 89°55'59" E	51.32
C79	51.47	03°48'20"	775.00	S 86°16'00" E	51.46
C80	22.00	01°37'36"	775.00	S 83°33'02" E	22.00
C81	50.65	03°44'41"	775.00	S 80°51'53" E	50.64
C82	50.65	03°44'41"	775.00	S 77°07'12" E	50.64
C83	35.74	02°38'31"	775.00	S 73°55'36" E	35.73
C84	9.45	10°50'01"	50.00	S 67°11'20" E	9.44
C85	26.68	30°34'34"	50.00	S 46°29'02" E	26.37
C86	33.84	38°46'49"	50.00	N 50°35'10" W	33.20
C87	41.58	47°38'56"	50.00	S 86°11'58" W	40.39
C88	41.47	47°30'57"	50.00	S 38°37'01" W	40.29
C89	41.49	47°32'52"	50.00	S 08°54'53" E	40.31
C90	41.63	47°42'21"	50.00	S 56°32'30" E	40.44
C91	29.34	33°37'14"	50.00	N 82°47'42" E	28.92
C92	36.14	41°24'35"	50.00	S 86°41'22" W	35.36
C93	5.17	00°21'32"	825.00	S 72°47'06" E	5.17
C94	49.40	03°25'51"	825.00	S 74°40'48" E	49.39
C95	49.40	03°25'51"	825.00	S 78°06'39" E	49.39
C96	49.40	03°25'51"	825.00	S 81°32'30" E	49.39
C97	49.40	03°25'51"	825.00	S 84°58'21" E	49.39
C98	57.99	04°01'39"	825.00	S 88°42'06" E	57.98
C99	53.92	03°44'41"	825.00	N 87°24'44" E	53.91
C100(VOID)	----	----	----	----	----
C101	47.12	89°59'57"	30.00	S 49°27'38" E	42.42
C102	295.61	21°51'16"	775.00	S 83°31'58" E	293.82
C103	305.15	21°51'16"	800.00	S 83°31'58" E	303.30
C104	314.68	21°51'16"	825.00	S 83°31'58" E	312.78
C105	36.14	41°24'35"	50.00	S 51°54'03" E	35.36
C106	229.35	262°49'09"	50.00	S 17°23'40" W	75.00
C107(VOID)	----	----	----	----	----
C108	23.09	88°10'57"	15.00	N 36°49'42" W	20.87
C109	22.49	85°54'39"	15.00	S 50°13'06" W	20.44
C110	24.00	91°40'04"	15.00	N 45°42'54" E	21.52
C111	24.70	94°20'29"	15.00	S 47°17'22" E	22.00



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L41	N 10°10'26" E	102.28'
L42	N 06°44'34" E	102.33'
L43	N 03°18'43" E	102.27'
L44	N 00°07'08" W	87.07'
L45	N 04°27'37" W	102.00'
L46	N 04°27'37" W	102.00'
L47	N 04°27'37" W	102.00'
L48(VOID)	----	----
L49	N 86°47'47" E	46.78'
L50	S 89°57'19" E	44.57'
L51	N 86°49'35" W	27.86'
L52	S 80°55'11" E	29.46'
L53	S 77°19'16" E	44.00'
L54	S 72°57'20" E	45.77'
L55	S 51°42'21" E	53.45'
L56	S 71°19'16" E	52.01'
L57	S 71°19'16" E	38.77'
L58	N 86°31'50" E	47.65'
L59	S 56°37'47" W	40.92'
L60	S 56°37'47" W	70.75'
L61	S 26°26'16" W	30.78'
L62	S 08°58'19" W	23.84'
L63	S 08°58'19" W	54.44'
L64	S 08°57'44" E	29.45'
L65	S 32°55'47" E	41.95'
L66	S 38°14'32" E	53.18'
L67	S 56°42'32" E	22.62'
L68	S 76°08'53" E	49.56'
L69	S 76°08'53" E	36.89'
L70	S 88°56'59" E	20.57'
L71	S 88°56'59" E	39.35'
L72	S 74°35'08" E	12.83'
L73	S 74°35'08" E	55.51'
L74	S 78°06'39" E	55.52'
L75	S 81°29'10" E	55.52'
L76	S 85°02'16" E	55.52'
L77	S 88°27'04" E	48.67'
L78	S 85°32'23" W	50.00'
L79	S 85°32'23" W	50.00'
L80	S 85°32'23" W	100.00'
L81	N 71°19'16" W	80.78'
L82	S 56°37'47" W	111.67'
L83	S 08°58'19" W	78.28'
L84	S 76°08'53" E	86.45'
L85	S 88°56'59" E	59.91'
L86	S 74°35'08" E	68.34'
L87(VOID)	----	----
L88	S 51°42'21" E	8.41'

H I S

Surveyors & Engineers

BEING A REPLAT OF PART INLOT 69 AND PART OF FORMER
RAILROAD LAND IN THE VILLAGE OF LAURA, MIAMI COUNTY,
OHIO, AS ACQUIRED BY RICHARD A. & BARBARA A. CAPSTICK
BY DEED BOOKS 566-806, 584-427, & 701-607.

MIAMI COUNTY RECORDER'S
RECORD OF PLATS.

RECEIVED FOR RECORD THIS 9TH
DAY OF JULY, 2003, AT 3:53 P.M.
FILE NO. 0374129 FEE: \$ 21.60

John W. O'Brien
MIAMI COUNTY RECORDER
Erin Weldy
BY DEPUTY

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.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH 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.

Richard A. Capstick
RICHARD A. CAPSTICK

Barbara A. Capstick
BARBARA A. CAPSTICK

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 Franklin, OHIO, THIS 22nd DAY OF MOU, 2003.

Teresa M. De Casseres
NOTARY PUBLIC

Teresa M. De Casseres
My Commission Expires Dec. 25, 2005

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF LAURA, OHIO, HELD
THIS 27th DAY OF March, 2003, THIS REPLAT WAS REVIEWED AND APPROVED.

PRESIDENT _____ SECRETARY _____

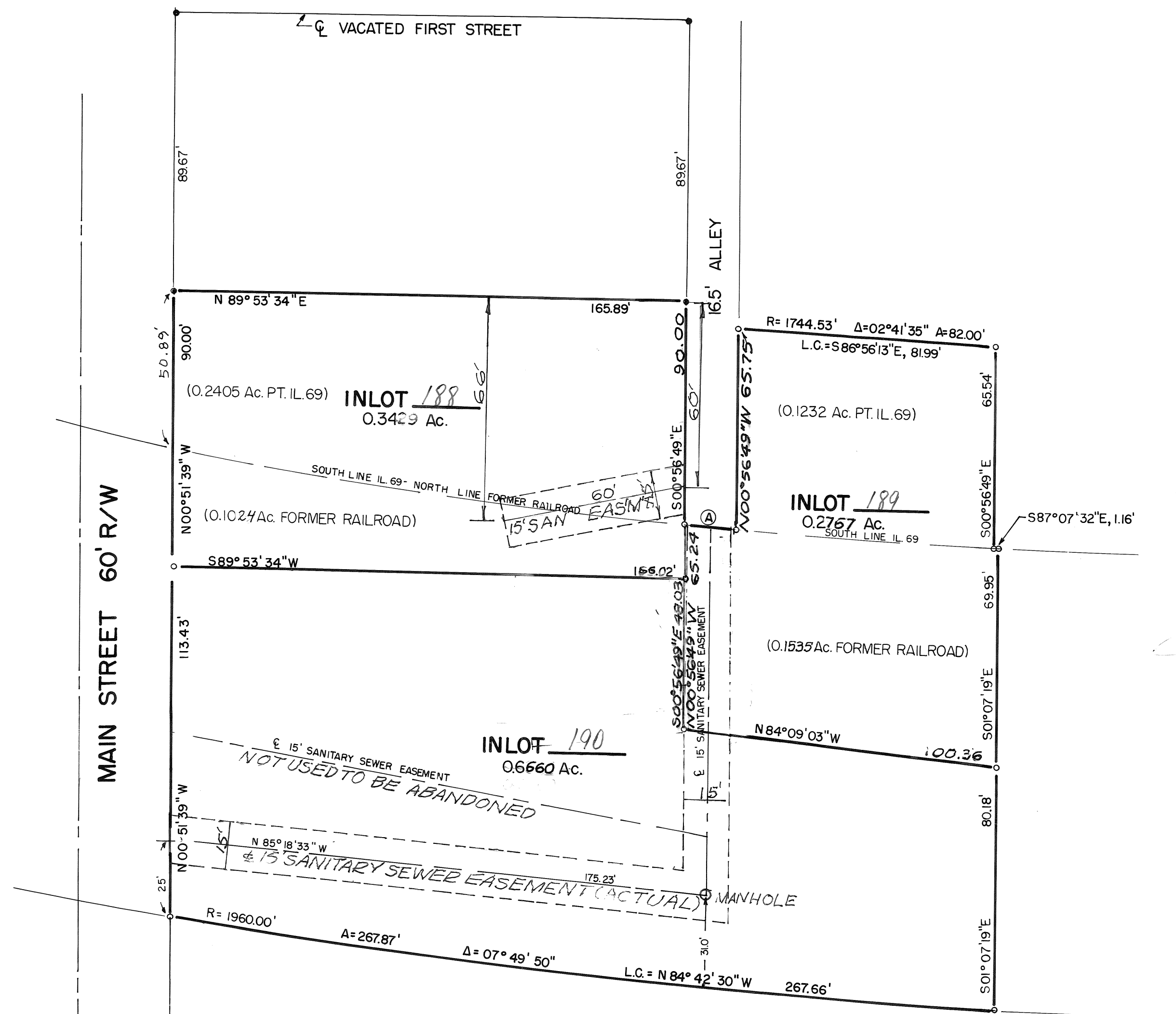
APPROVED AND TRANSFERRED THIS 9th DAY OF July, 2003


 MIAMI COUNTY AUDITOR


 BY DEPUTY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON AN ACTUAL SURVEY.

Richard W. Klobner
PROFESSIONAL SURVEYOR NO. 4370



① = R = 1810.00' A = 16.57' Δ = 00° 31' 29" L.C. = S 85° 31' 20" E, 16.57'

REFERENCES
RECORDERS PLAT 10 -94
LOT SURVEY 16-144
LOT SURVEY 21-187

LEGEND

- IRON PIN FOUND
- IRON PIN SET

N

CAPSTICK REPLAT LAURA, OHIO		
RICHARD A. & BARBARA A. CAPSTICK		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE: 5 MAY 2003	DRAWN BY: DV CHECKED BY: 	SHEET NO. 1 OF 1
SCALE: 1" = 30'		

REPLAT OF INLOTS 8807 THROUGH 8810

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 20 PAGE 46
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED JULY 21, 2003, AT 2:24 PM
FILE NO. 0375244 FEE \$ 21.60

APPROVALS

AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 27th DAY OF APRIL, 2003, THIS REPLAT WAS REVIEWED AND APPROVED.

John W. Water
CHAIRMAN

Sue E. Knight
SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO HELD THIS 21st DAY OF APRIL, 2003, THIS REPLAT WAS APPROVED BY ORDINANCE NO. 0-23-03.

Peter E. Jenkins
MAYOR

PRESIDENT OF COUNCIL

Sue E. Knight
CLERK OF COUNCIL

John W. O'Brien BY: Erin Weldy
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NO.'S ASSIGNED THIS 31st DAY OF July, 2003.

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

DESCRIPTION

BEING A REPLAT OF INLOTS 8807 THROUGH 8810 IN THE CITY OF TROY, OHIO, CONTAINING A TOTAL OF 10.589 ACRES AS ACQUIRED BY HARMONY PROPERTIES BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 652, PAGE 2, AND BEING PART OF HARMONY INDUSTRIAL PARK SECTION 3, RECORDED IN P.B. 18, P.G. 125, MIAMI COUNTY RECORDER'S PLAT RECORDS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT. EASEMENTS SHOWN OR NOTED ON THIS REPLAT ARE FOR 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.

Sart E. Denlinger
HARMONY PROPERTIES - BART E. DENLINGER

Geneva F. Dennis
WITNESS

Jason A. Sloane
HARMONY PROPERTIES - JASON A. SLOANE

Geneva F. Dennis
WITNESS

WITNESS

WITNESS

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

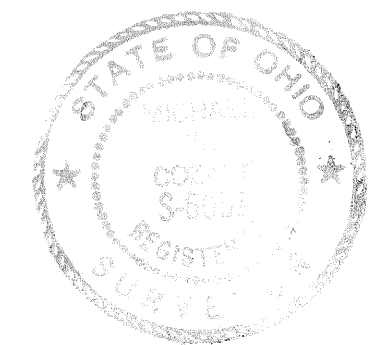
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HARMONY PROPERTIES, A GENERAL PARTNERSHIP, AND BY THE ABOVE SIGNED, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 27th DAY OF MAY, 2003.

Gene F. Dennis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-30-06

GENEVA F. DENNING, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 30, 2006

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT WITH MONUMENTS FOUND OR SET AS SHOWN HEREON.



Michael W. Cozatt 7-25-03
MICHAEL W. COZATT, P.S. #6001 DATE

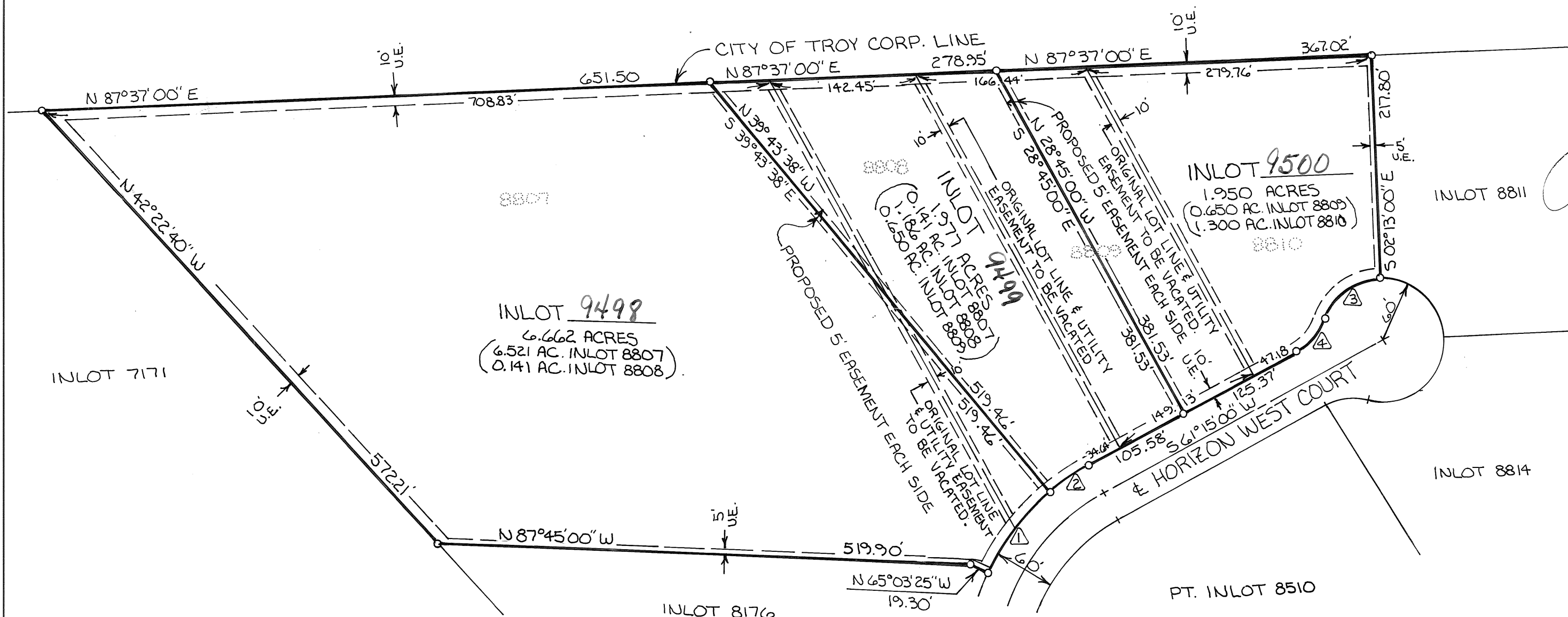
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OHIO
JOB NO. 05003

REFERENCES

P.B. 17, P.G. 82 }
P.B. 17, P.G. 149 } MIAMI COUNTY RECORDER'S
P.B. 18, P.G. 125 } PLAT RECORDS
P.B. 18, P.G. 128 }

LEGEND

• IRON PIN FOUND
o 5/8" & CAPPED IRON PIN SET (COZATT, S6001)



CURVE		DATA		
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	24° 54' 49"	230.00'	100.01'	99.22, S 37° 23' 59" W
2	11° 23' 36"	230.00'	45.74'	45.66, S 55° 33' 12" W
3	67° 56' 35"	60.00'	71.15'	67.05, S 53° 48' 43" W
4	41° 24' 35"	60.00'	43.36'	42.43, S 40° 32' 43" W



SCALE: 1"=100'



ADDITIONAL HIGHWAY EASEMENT
COUNTY ROAD 25-A
SECTION 34, TOWN 4, RANGE 6E
MONROE TOWNSHIP MIAMI COUNTY, OHIO

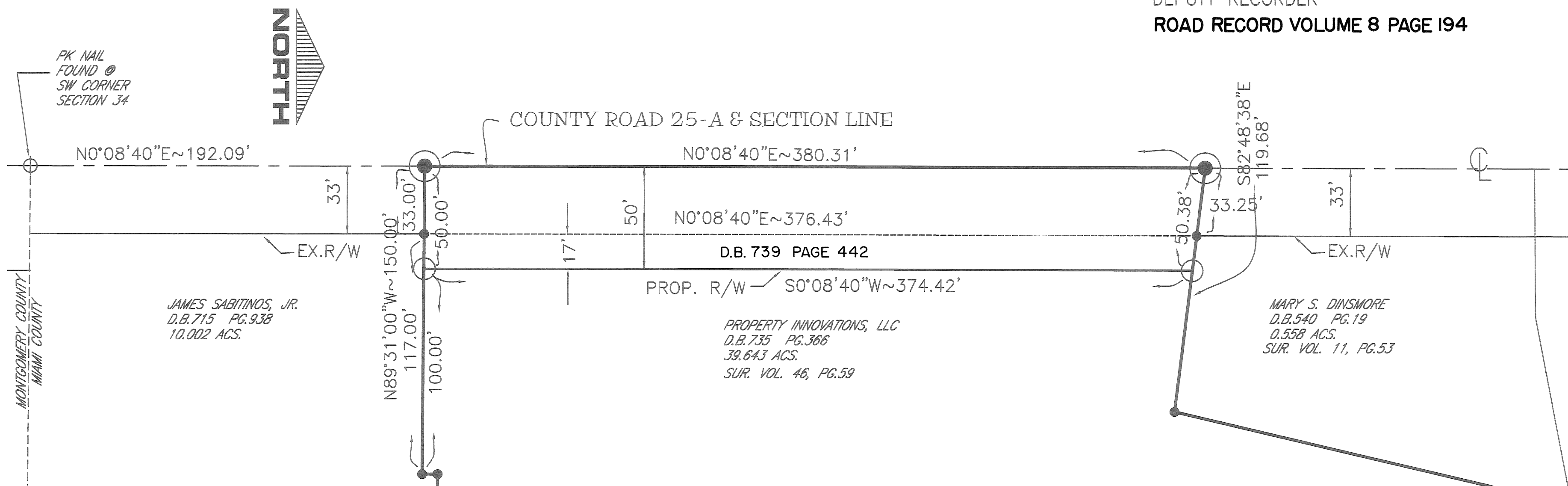
PLAT BOOK 20 PAGE 47

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 23RD DAY
OF JULY, 2003 AT 9:13 A.M.
FILE NO. 0375445 FEE 0

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

BY Carol Pleiman
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 194



0.287 ACS. EXIST. R/W
0.146 ACS. PROP. R/W
0.433 ACS. TOTAL R/W

LEGEND

- 5/8" I.PIN FOUND ●
- 5/8" I.PIN SET ○
- PK NAIL SET ⊙
- AREA OF ADDITIONAL HIGHWAY EASEMENT

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 17th DAY OF July, 2003.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 23 DAY OF July, 2003.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY Linda Pleiman
DEPUTY AUDITOR

REVIEWED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 23rd DAY OF July, 2003.

John J. Dugan
JOHN J. DUGAN
MIAMI COUNTY COMMISSIONER

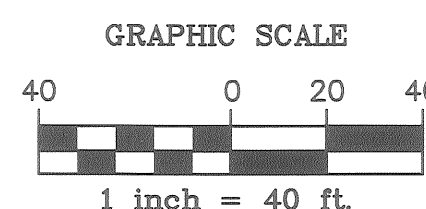
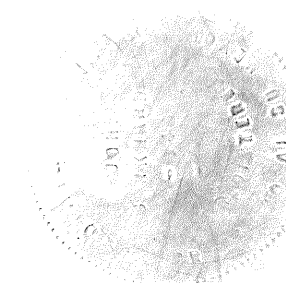
Ron Widener
RON WIDENER
MIAMI COUNTY COMMISSIONER

D. Ann Baird
D. ANN BAIRD
MIAMI COUNTY COMMISSIONER

REFERENCES:
DEED VOL. 735, PG.366
LAND SURVEY: VOL. 46, PG.59

John T. Burkhardt
JOHN T. BURKHARDT, PROFESSIONAL
REGISTERED SURVEYOR NO. 6487

DATE 7-11-03



SCALE: Horz.: 1"=40'		DATE: 7/11/03
Prepared By:		
		6400 BIGGER ROAD SUITE B CENTERVILLE, OHIO 45459 PHONE: (937) 436-7330 FAX: (937) 436-7978
Design: JTB	Drawn: JAW	Checked: JTB
Sheet No. 1 of 1		

BASE DWG. 897 PROJ. NO. 897 DWG. NO. 897RP

Pamela Estates Section Two

5N
TOWN

6E
RANGE

31 SW 1/4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

TROY
CORPORATION

PLAT BOOK 20 PAGE 48A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED July 30, 2003 AT 3:22 P.M.
FILE NO. 0376698 FEE \$1.60 X 3 = \$4.80
John W. O'Brien BY: Dona Swihart
MIAMI CO. RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 30 DAY OF July, 2003
Chris D. Peoples BY: Linda Pearson
MIAMI CO. AUDITOR DEPUTY

LEGEND

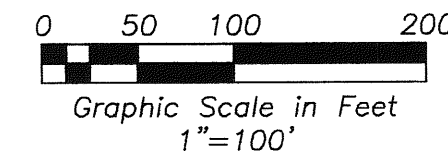
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- 5/8" CAPPED IRON PIN SET (COZATT, S6001)
- P.K. NAIL FOUND
- MAG NAIL SET
- R.R. SPIKE FOUND
- GIN SPINDLE SET
- # SEE CURVE TABLE, SEE PAGE 2
- # SEE LINE TABLE, SEE PAGE 2

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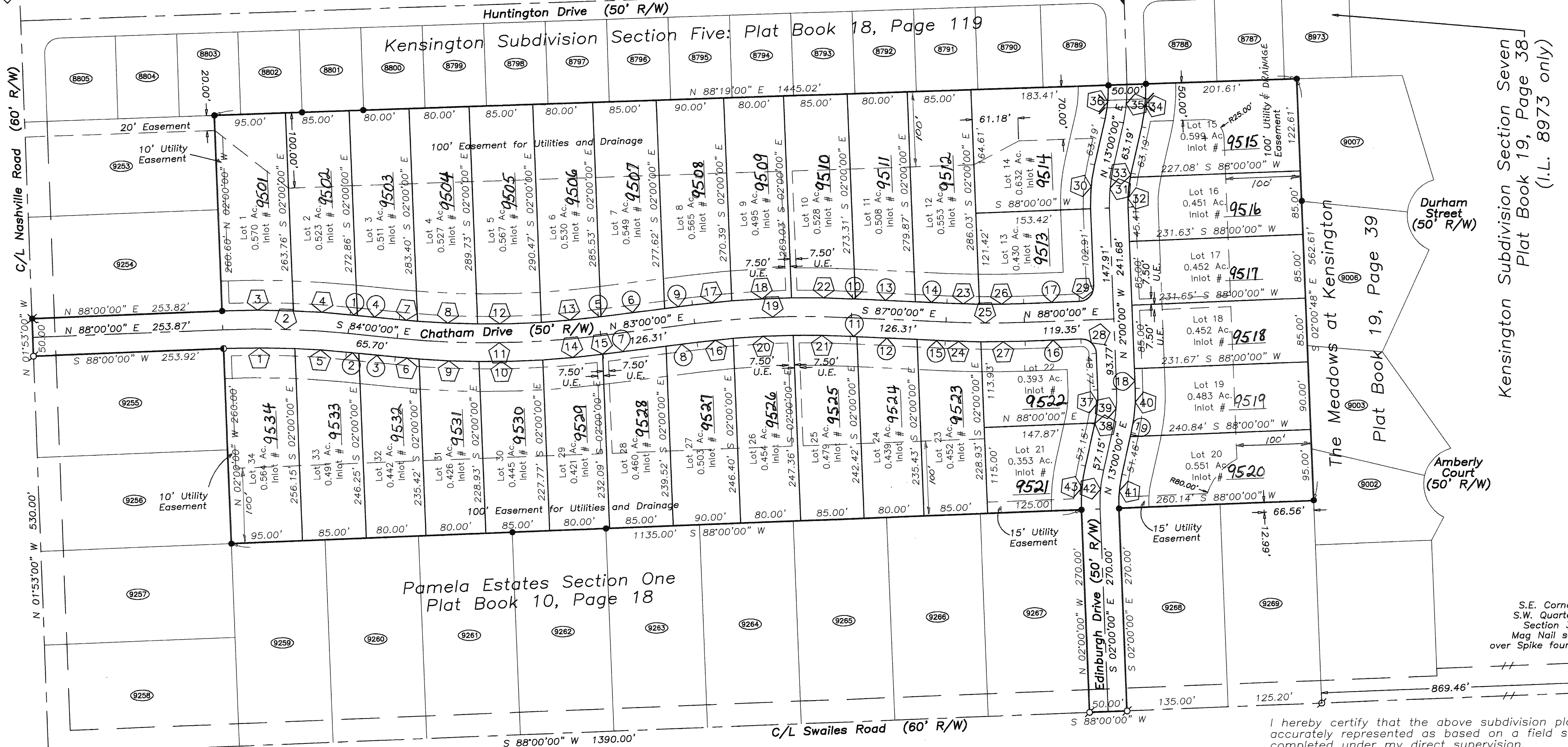
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RECORD OF PLATS
PLAT BOOK 18, PAGE 119
PLAT BOOK 18, PAGE 119-A
PLAT BOOK 19, PAGE 127
PLAT BOOK 19, PAGE 39
PLAT BOOK 19, PAGE 39-A
PLAT BOOK 10, PAGE 18 (BASIS OF BEARINGS)

MIAMI COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
VOLUME 20, PAGE 21

9252
INLOT



C/L Edinburgh Drive (50' R/W)



Notes:

The City of Troy does not accept for maintenance any unpaved areas within any open storm drainage easements shown on this plat, and is not obligated to maintain or repair any unpaved channels or unpaved slopes in said easements. The easement area of each lot and all improvements in it, excepting concealed or paved areas as repaired by City of Troy Standards, shall be maintained continuously by the owner of the lot. Within these easements no structure, planting, fencing, culvert, or other materials shall be placed or permitted to remain which may obstruct, retard, or change direction of water flow through the drainage channel in the easement.

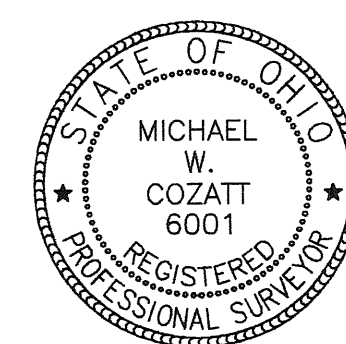
5/8" Dia. capped iron pin (Cozatt, 6001) set at all lot corners and points of curvature upon completion of construction.
All Building Setbacks are 40 feet from the front Right of Way line.
All lots are subject to a 10' easement along their front Right of Way line.

I hereby certify that the above subdivision plat is accurately represented as based on a field survey completed under my direct supervision.

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

7-10-03
DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWALES ROAD TROY, OH 45373
JOB NO. 10601 (937)-339-2921
File: C:\Plats and Construction\Pamela Estates\Swales Subdivision.dwg
Drawn By: RES Checked By: MWC
Sheet 13



Acreage Breakdown

19.398 Total Acreage
16.798 Lot Acreage
2.600 Street Acreage

SUBDIVISION FOR BILL AND PAT YATES

Pamela Estates Section Two

PLAT BOOK 20 PAGE 48a
MIAMI COUNTY RECORDER'S RECORD OF PLATS

5 6 31 SW ¼ 5 TOWN RANGE SECTION TOWNSHIP COUNTY STATE CORPORATION INLOT

Curve Table					
Curve No.	Radius	Delta	Arc Length	Chord Length	Chord Bearing
1	1175.00'	04°38'14"	95.10'	95.08'	S 89°40'53" E
2	1200.00'	08°00'00"	167.55'	167.42'	S 88°00'00" E
3	1225.00'	04°26'52"	95.10'	95.07'	N 89°46'34" W
4	1225.00'	03°33'07"	75.95'	75.93'	N 85°46'34" W
5	1175.00'	03°21'45"	68.96'	68.95'	S 85°40'53" E
6	1225.00'	01°28'52"	31.67'	31.67'	S 84°44'26" E
7	1175.00'	01°12'08"	24.66'	24.66'	N 84°36'04" W
8	1175.00'	03°54'56"	80.30'	80.29'	N 87°09'37" W
9	1225.00'	03°45'17"	80.28'	80.26'	S 87°21'31" E
10	1225.00'	03°58'36"	85.02'	85.01'	N 88°46'32" E
11	1200.00'	13°00'00"	272.27'	271.69'	N 89°30'00" E
12	1175.00'	04°08'46"	85.03'	85.01'	S 87°48'31" W
13	1175.00'	03°44'08"	76.61'	76.60'	S 84°52'04" W
14	1225.00'	03°44'52"	80.13'	80.12'	N 84°54'48" E
15	1225.00'	00°02'22"	0.84'	0.84'	N 83°01'11" E
16	1175.00'	02°21'44"	48.45'	48.44'	N 84°10'52" E
17	1225.00'	02°28'12"	52.81'	52.81'	S 84°14'06" W
18	1225.00'	03°44'33"	80.02'	80.01'	S 87°20'29" W
19	1200.00'	10°00'00"	209.44'	209.17'	S 88°00'00" W
20	1175.00'	03°54'07"	80.02'	80.01'	N 87°18'48" E
21	1175.00'	03°44'08"	76.61'	76.60'	S 88°52'04" E
22	1225.00'	03°47'14"	80.97'	80.96'	N 88°53'37" W
23	1175.00'	02°07'05"	43.44'	43.44'	N 88°03'33" W
24	1225.00'	02°14'09"	47.80'	47.80'	S 88°07'05" E
25	1200.00'	05°00'00"	104.72'	104.69'	S 89°30'00" E
26	1175.00'	02°52'54"	59.10'	59.09'	S 89°26'27" W
27	1225.00'	02°45'50"	59.10'	59.09'	N 89°22'55" E
28	20.00'	90°00'00"	31.42'	28.28'	S 47°00'00" E
29	20.00'	90°00'00"	31.42'	28.28'	S 43°00'00" W
30	225.00'	15°00'00"	58.90'	58.74'	S 05°30'00" W
31	200.00'	15°00'00"	52.36'	52.21'	S 05°30'00" W
32	175.00'	13°04'29"	39.94'	39.85'	N 04°32'15" E
33	175.00'	01°55'30"	5.88'	5.88'	N 12°02'15" E
34	225.00'	14°41'00"	57.66'	57.50'	N 05°39'30" E
35	200.00'	14°41'00"	51.25'	51.11'	N 05°39'30" E
36	175.00'	14°41'00"	44.85'	44.73'	S 05°39'30" W
37	175.00'	14°28'19"	44.20'	44.08'	S 05°14'10" W
38	175.00'	00°31'40"	1.61'	1.61'	S 12°44'10" W
39	200.00'	15°00'00"	52.36'	52.21'	N 05°30'00" E
40	225.00'	15°00'00"	58.90'	58.74'	N 05°30'00" E
41	175.00'	15°00'00"	45.81'	45.68'	N 05°30'00" E
42	200.00'	15°00'00"	52.36'	52.21'	S 05°30'00" W
43	225.00'	15°00'00"	58.90'	58.74'	S 05°30'00" W

Line Table		
Line No.	Distance	Bearing
1	9.61'	N 84°00'00" W
2	16.63'	S 84°00'00" E
3	49.06'	S 84°00'00" E
4	56.09'	N 84°00'00" W
5	3.53'	S 83°00'00" W
6	85.32'	S 83°00'00" W
7	84.48'	N 83°00'00" E
8	41.83'	N 83°00'00" E
9	37.45'	S 83°00'00" W
10	4.18'	N 87°00'00" W
11	8.55'	S 87°00'00" E
12	80.31'	S 87°00'00" E
13	80.31'	N 87°00'00" W
14	41.83'	N 87°00'00" W
15	37.45'	S 87°00'00" E
16	74.35'	N 84°10'52" E
17	74.35'	S 88°00'00" W
18	26.27'	N 02°00'00" W
19	5.69'	N 13°00'00" E

Description

BEING ALL OF INLOT 9252 AS SHOWN ON THE ANNEXATION TO THE CITY OF TROY RECORDED IN PLAT BOOK 19, PAGE 127 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND AS DEEDED TO WILLIAM E. YATES BY DEED BOOK 596 PAGE 189 OF THE MIAMI COUNTY RECORDER 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.

Owner

William E. Yates
William E. Yates

Patricia Yates
Patricia Yates, Dower

Lien Holder

Ron Scott

Peoples Savings Bank of Troy,
Ron Scott, President

B. Ann Mercer

Peoples Savings Bank of Troy,
B. Ann Mercer, Vice President

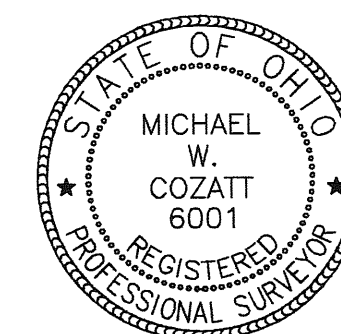
State of Ohio, County of Miami, S.S.

BE IT REMEMBERED THAT ON THIS 15 DAY OF JULY, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM E. YATES, OWNER, AND PATRICIA YATES, DOWER, OF ABOVE LANDS, AND PEOPLE SAVINGS BANK OF TROY, LIENHOLDER, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

David E. Blackmore
Notary Public in and for State of Ohio

My commission expires June 9, 2005

DAVID E. BLACKMORE, Notary Public
in and for the State of Ohio
My Commission Expires June 9, 2005



Michael W. Cozatt 7-10-03
MICHAEL W. COZATT DATE
P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OH 45373
JOB NO. 10601 (937)-339-2921
File: C:\Plats and Construction\Pamela Estates\Swales Subdivision.dwg
Drawn By: RES Checked By: MWC

Pamela Estates Section Two

PLAT BOOK 20 PAGE 48c
MIAMI COUNTY RECORDER'S RECORD OF PLATS

5
TOWN

6
RANGE

31 SW 1/4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

TROY
CORPORATION

9252
INLOT

PROTECTIVE COVENANTS AND RESTRICTIONS

1. Each lot shall be used only for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling with a private attached garage for not more than three cars.

2. No residential structure shall be erected on any building site, the inhabitable area thereof, excluding basements, open porches and garages, of less than 1500 square feet for a single story floor plan, and two story design. All structures must have a two car attached garage minimum and three car attached garage maximum.

3. All driveways are to be concrete. Brick or pavers are permitted.

4. All exterior service connections such as electric, phone, cable, etc., shall be underground. No overhead wiring permitted. No freestanding antenna will be permitted, except one satellite dish no larger than 18 inches in diameter shall be permitted.

5. Modular or manufactured housing units are prohibited.

6. No above ground swimming or wading pools on any lot except for one temporary wading pool not to exceed 48 square feet in area and not to exceed sixteen inches in height.

7. Any fencing or hedges erected or planted on this property shall be attractive, with fencing to be of durable material. Wooden or decorative metal fencing shall be permitted in the back yard. No wire fence will be permitted. No fence shall be permitted in the front yard unless 100% of the lots have the same fence.

8. Except for delivery, loading, and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, utility trailer, or house trailer upon or adjacent to any lot in said subdivision, except for such parking or storage within the garage of the residence. This covenant shall also apply to all trucks and tractor-trailers of any type over one ton rating.

9. Separate poles for basketball hoops will be permitted. No basketball hoops shall be attached to any residence structure.

10. Utility storage buildings located in the rear yards behind the rear house line shall be of wood or similar material as the residence with a maximum of 120 square feet.

11. No permanently installed clothes line poles and line will be permitted.

12. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats or other household pets, providing they are not kept, bred, or maintained for any commercial purpose.

13. No sign or billboard of any kind shall be erected on any lot in this subdivision except two professional signs of not more than three square feet during the construction and marketing process of the residence. One 4' x 8' maximum size professionally made sign may be erected by the developer to market the subdivision.

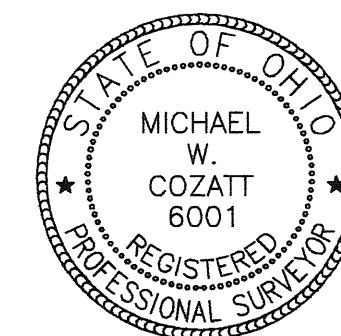
14. Minimum roof pitch of 6/12. Less roof pitch may be used in areas such as covered porches with approval of developer.

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

16. Should any one or more of the foregoing restrictions, covenants, or conditions at any time in the future be held to be illegal, void, or unenforceable, such fact shall not in any way impair the validity of any of the other restriction, covenants, or conditions, all of which shall remain in full force and effect.

17. The covenants, conditions, and restrictions imposed are for the benefit of all the lot owners and are to run with the land. They shall be binding on all parties and persons claiming under such lot owners until August, 2013, at which time these covenants shall be automatically extended for successive periods of ten years unless they are terminated or amended by three-fourths majority vote of the homeowners within the subdivision.

18. Final interpretation of any covenant, condition, or restriction shall be determined by the majority of lot owners, with each lot being given one vote.



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

7-10-03
DATE

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476 SWAILES ROAD TROY, OH 45373
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Pamela Estates Section Two

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CONCORD
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MIAMI
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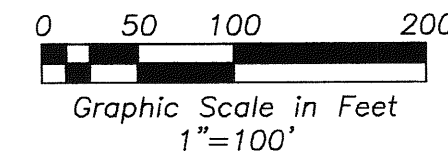
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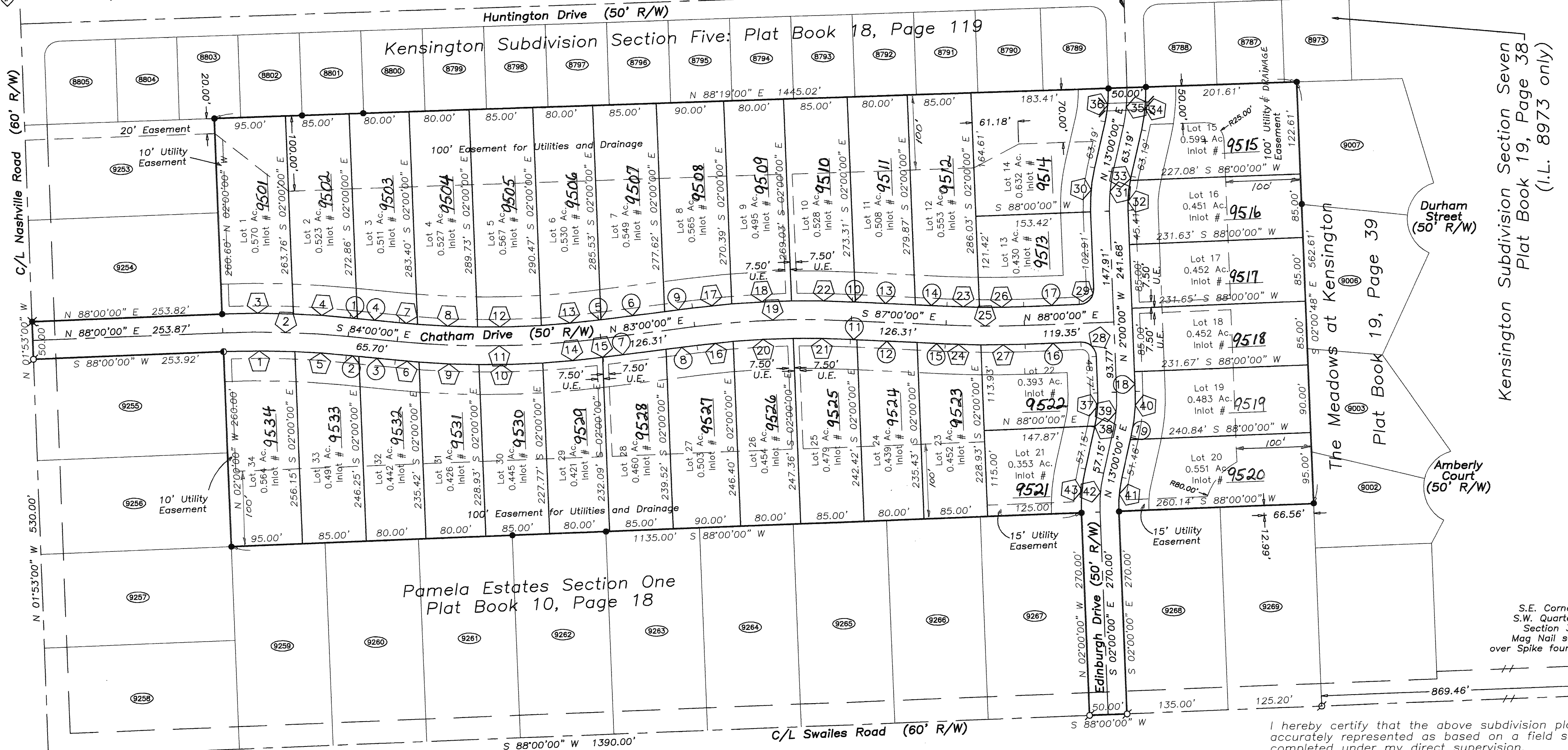
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MIAMI COUNTY ENGINEER'S
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VOLUME 20, PAGE 21

9252
INLOT



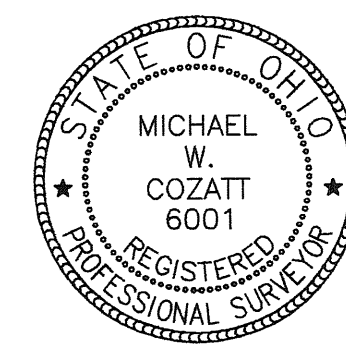
C/L Edinburgh Drive (50' R/W)



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MICHAEL W. COZATT
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7-10-03
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Pamela Estates Section Two

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13	1175.00'	03°44'08"	76.61'	76.60'	S 84°52'04" W
14	1225.00'	03°44'52"	80.13'	80.12'	N 84°54'48" E
15	1225.00'	00°02'22"	0.84'	0.84'	N 83°01'11" E
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6	85.32'	S 83°00'00" W
7	84.48'	N 83°00'00" E
8	41.83'	N 83°00'00" E
9	37.45'	S 83°00'00" W
10	4.18'	N 87°00'00" W
11	8.55'	S 87°00'00" E
12	80.31'	S 87°00'00" E
13	80.31'	N 87°00'00" W
14	41.83'	N 87°00'00" W
15	37.45'	S 87°00'00" E
16	74.35'	N 84°10'52" E
17	74.35'	S 88°00'00" W
18	26.27'	N 02°00'00" W
19	5.69'	N 13°00'00" E

Description

BEING ALL OF INLOT 9252 AS SHOWN ON THE ANNEXATION TO THE CITY OF TROY RECORDED IN PLAT BOOK 19, PAGE 127 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND AS DEEDED TO WILLIAM E. YATES BY DEED BOOK 596 PAGE 189 OF THE MIAMI COUNTY RECORDER 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.

Owner

William E. Yates
William E. Yates

Patricia Yates
Patricia Yates, Dower

Lien Holder

Ron Scott

Peoples Savings Bank of Troy,
Ron Scott, President

B. Ann Mercer

Peoples Savings Bank of Troy,
B. Ann Mercer, Vice President

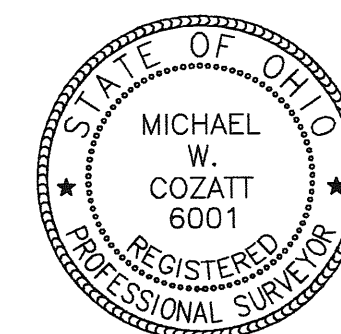
State of Ohio, County of Miami, S.S.

BE IT REMEMBERED THAT ON THIS 15 DAY OF JULY, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WILLIAM E. YATES, OWNER, AND PATRICIA YATES, DOWER, OF ABOVE LANDS, AND PEOPLE SAVINGS BANK OF TROY, LIENHOLDER, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

David E. Blackmore
Notary Public in and for State of Ohio

My commission expires June 9, 2005

DAVID E. BLACKMORE, Notary Public
in and for the State of Ohio
My Commission Expires June 9, 2005



Michael W. Cozatt 7-10-03
MICHAEL W. COZATT DATE
P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OH 45373
JOB NO. 10601 (937)-339-2921
File: C:\Plats and Construction\Pamela Estates\Swales Subdivision.dwg
Drawn By: RES Checked By: MWC

Pamela Estates Section Two

PLAT BOOK 20 PAGE 48c
MIAMI COUNTY RECORDER'S RECORD OF PLATS

5
TOWN

6
RANGE

31 SW 1/4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

TROY
CORPORATION

9252
INLOT

PROTECTIVE COVENANTS AND RESTRICTIONS

1. Each lot shall be used only for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling with a private attached garage for not more than three cars.

2. No residential structure shall be erected on any building site, the inhabitable area thereof, excluding basements, open porches and garages, of less than 1500 square feet for a single story floor plan, and two story design. All structures must have a two car attached garage minimum and three car attached garage maximum.

3. All driveways are to be concrete. Brick or pavers are permitted.

4. All exterior service connections such as electric, phone, cable, etc., shall be underground. No overhead wiring permitted. No freestanding antenna will be permitted, except one satellite dish no larger than 18 inches in diameter shall be permitted.

5. Modular or manufactured housing units are prohibited.

6. No above ground swimming or wading pools on any lot except for one temporary wading pool not to exceed 48 square feet in area and not to exceed sixteen inches in height.

7. Any fencing or hedges erected or planted on this property shall be attractive, with fencing to be of durable material. Wooden or decorative metal fencing shall be permitted in the back yard. No wire fence will be permitted. No fence shall be permitted in the front yard unless 100% of the lots have the same fence.

8. Except for delivery, loading, and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, utility trailer, or house trailer upon or adjacent to any lot in said subdivision, except for such parking or storage within the garage of the residence. This covenant shall also apply to all trucks and tractor-trailers of any type over one ton rating.

9. Separate poles for basketball hoops will be permitted. No basketball hoops shall be attached to any residence structure.

10. Utility storage buildings located in the rear yards behind the rear house line shall be of wood or similar material as the residence with a maximum of 120 square feet.

11. No permanently installed clothes line poles and line will be permitted.

12. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats or other household pets, providing they are not kept, bred, or maintained for any commercial purpose.

13. No sign or billboard of any kind shall be erected on any lot in this subdivision except two professional signs of not more than three square feet during the construction and marketing process of the residence. One 4' x 8' maximum size professionally made sign may be erected by the developer to market the subdivision.

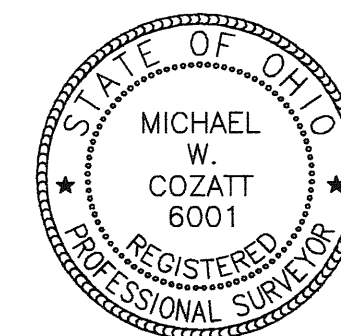
14. Minimum roof pitch of 6/12. Less roof pitch may be used in areas such as covered porches with approval of developer.

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

16. Should any one or more of the foregoing restrictions, covenants, or conditions at any time in the future be held to be illegal, void, or unenforceable, such fact shall not in any way impair the validity of any of the other restriction, covenants, or conditions, all of which shall remain in full force and effect.

17. The covenants, conditions, and restrictions imposed are for the benefit of all the lot owners and are to run with the land. They shall be binding on all parties and persons claiming under such lot owners until August, 2013, at which time these covenants shall be automatically extended for successive periods of ten years unless they are terminated or amended by three-fourths majority vote of the homeowners within the subdivision.

18. Final interpretation of any covenant, condition, or restriction shall be determined by the majority of lot owners, with each lot being given one vote.



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

7-10-03
DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OH 45373
JOB NO. 10601 (937)-339-2921
File: C:\Plats and Construction\Pamela Estates\Swales Subdivision.dwg
Drawn By: RES Checked By: MWC

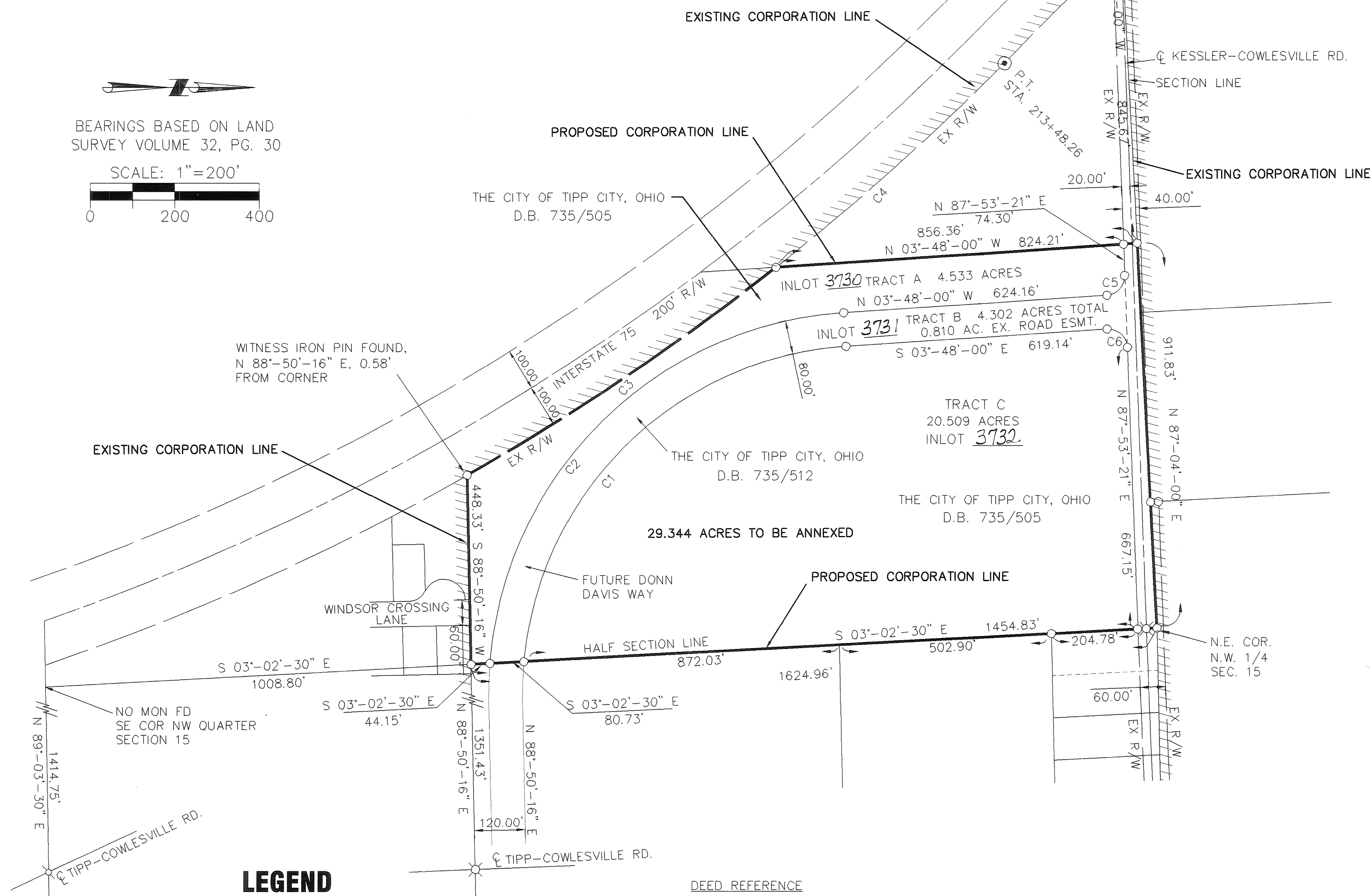
PLAT BOOK 20, PAGE 49
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 7th DAY
OF August, 2003, AT 1:56 PM.
FILE No. 0377605 FEE: \$ 43.20

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Eric Weldy
BY DEPUTY

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	81°-09'-21"	820.00'	1161.48'	702.28'	1066.79'	N 44°-22'-41" W
C2	81°-52'-43"	900.00'	1286.15'	780.69'	1179.47'	N 44°-44'-22" W
C3	08°-39'-53"	5829.58'	881.58'	441.63'	880.74'	N 33°-56'-58" W
C4	06°-59'-01"	5829.58'	710.55'	355.71'	710.11'	N 41°-46'-25" W
C5	88°-13'-39"	45.00'	69.36'	43.69'	62.69'	N 47°-57'-20" W
C6	91°-41'-21"	45.00'	72.01'	46.35'	64.57'	S 42°-02'-40" W

BEARINGS BASED ON LAND
SURVEY VOLUME 32, PG. 30

SCALE: 1"=200'

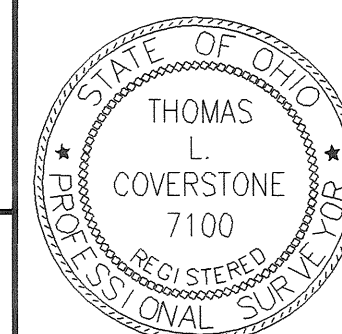
A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '200' in the middle, and '400' at the right end.

○ IRON PIN FOUND
 ∅ P.K. NAIL FOUND
 ⊗ RAILROAD SPIKE FOUND
 ⊙ CONCRETE MONUMENT FOUND

SURVEY REFERENCE
LAND SURVEY No. 32, PLAT 30
LAND SURVEY No. 46, PLAT 43
LAND SURVEY No. 17, PLAT 39
LAND SURVEY No. 47, PLAT 98

THOMAS L. COVERSTONE, P.S. #7100

01/30/03
DATE



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

date: 01-30-2003	drawn by: WDG	job number: MIATC10301
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PLAT BOOK 20 PAGE 50
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 12th DAY
OF August, 2003 AT 11:26 A. M.
FILE NO. 0378152 FEE \$ 0.00
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY Eric Weldy
DEPUTY RECORDER

ROAD RECORD VOLUME 8 PAGE 196



DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 12TH DAY OF AUGUST, 2003.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY Arda Pearson
DEPUTY AUDITOR

APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 12 DAY OF AUGUST, 2003.

D. Ann Baird
D. ANN BAIRD
MIAMI COUNTY COMMISSIONER

Ron Widener
RON WIDENER
MIAMI COUNTY COMMISSIONER


JOHN J. DUGAN
MIAMI COUNTY COMMISSIONER

		SUMMARY OF ADDITIONAL RIGHT-OF-WAY		
PARCEL	ACREAGE	OWNER	DEED RECORD	AS ACQUIRED
1-SH	0.0410 AC.	HOFF, DOUGLAS A. & NELLIE	V.673, P.209	V.740, P.459
2-SH1	0.0216 AC.	STAUB, VINCENT M. JR.-1/3 INT. STAUB, SMITH BARBARA-1/3 INT.	V.698, P.931	V.740, P.463
2-SH2	0.1105 AC.	STAUB, PARSONS LINDA S.-1/3 INT.	V.628, P.57	V.740, P.467
3-SH1	0.0229 AC.	STAHL, MIKE L.	V.724, P.583	V. , P.
3-SH2	0.0137 AC.			V. , P.
4-SH1	0.0223 AC.	VUKSON, STEPHEN P. & SHERRI L.	V.559, P.685	V.753 P. 418
4-SH2	0.0154 AC.			V.753 P.422
5-SH	0.0109 AC.	SWINFORD, FLOYD N. & MARY F.	V.650, P.432	V.740, P.471



COMMON PLEAS COURT
CASE NO. 03-CV-450

COMMON PLEAS COURT
CASE NO. 03-CV-449

Valarry Goldfeder
VALARRY GOLDFEDER, P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8171

PREPARED BY: TEC ENGINEERING, INC.

DATE: MARCH 18, 2003

PART CROSS STREET VACATION VILLAGE OF CASSTOWN, MIAMI COUNTY, OHIO

CASSTOWN
CORPORATION

100
LOT

19
TAX MAP

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 20 PAGE 51
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED AUGUST 14, 2003 AT 11:07 AM
FILE NO. 0378432 FEE \$43.20

John W. Deane BY: Michelle Felling
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS
14 DAY OF August, 2003

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

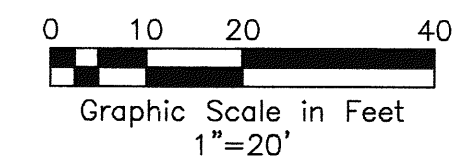
APPROVALS

Accepted and Approved by the Council
of the Village of Castown, Ohio, this
12th day of August, 2003
Ordinance No. 002-2003

Joey Hensley Mayor
Low Group Clerk

I the undersigned, being all
of the owners to the proposed
vacated street do approve this
vacation plat.

Margie J. Idings
Margie J. Idings



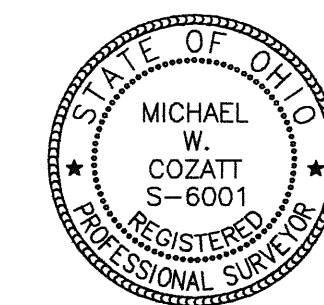
LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- 5/8" CAPPED IRON PIN SET (COZATT, S6001)
- ✕ GIN SPINDLE SET
- P.K. NAIL FOUND

REFERENCES

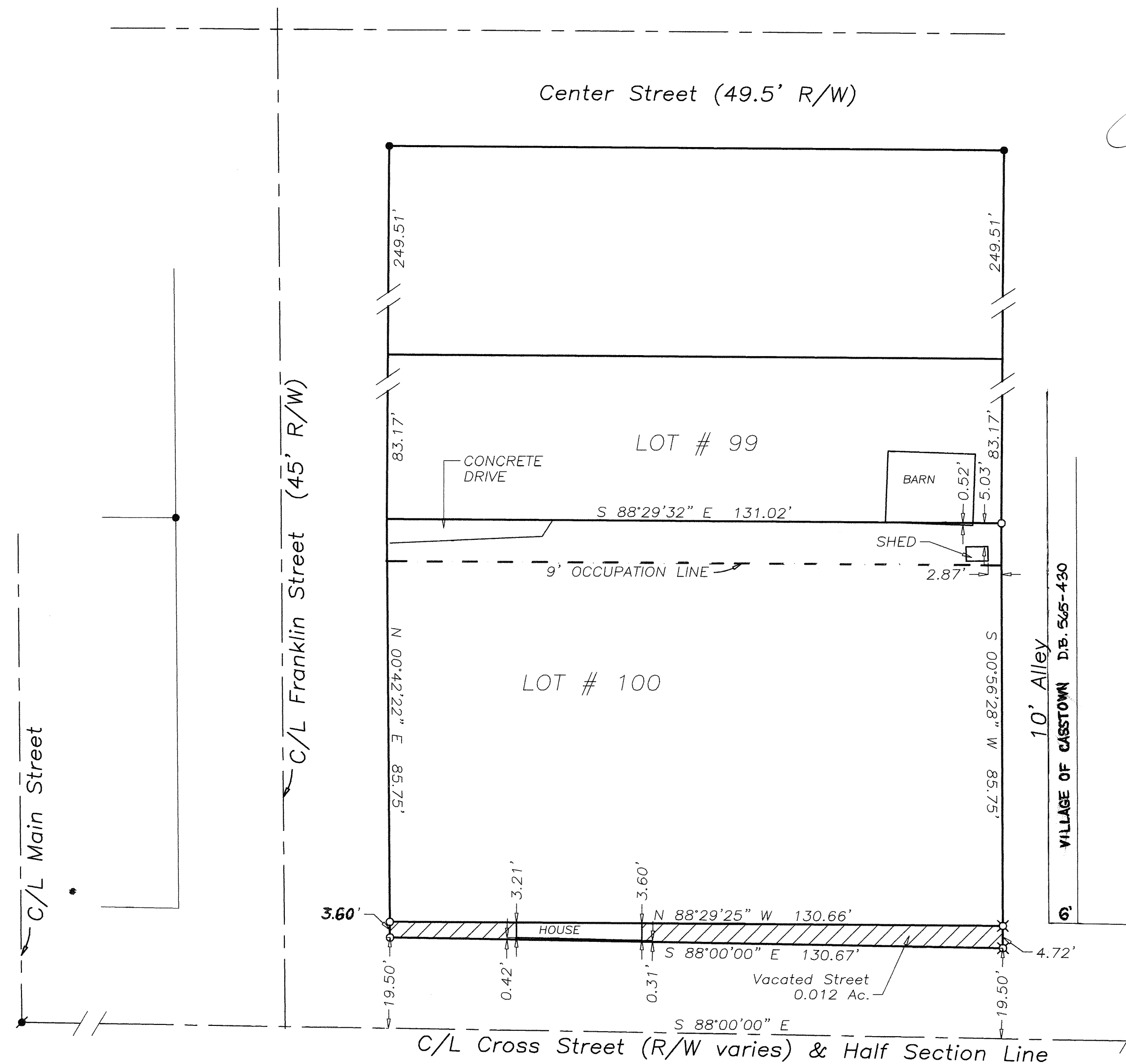
MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
VOLUME 10, PAGE 46
VOLUME 20, PAGE 124

SURVEY OF LOT 100 FOR MARGIE J. IDINGS



Michael W. Cozatt 8-11-03
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OH 45373
JOB NO. 18003 (937)-339-2921
File Name: C:\Surveys\18003 Idings.dwg
Drawn by: ADS ~ Checked by: MWC



REPLAT OF LOTS 18 19 AND 20

UNINCORPORATED VILLAGE OF CLAYTON

TOWN 9, RANGE 4E, NE1/4 SECTION 13, NEWBERRY TOWNSHIP

MIAMI COUNTY, OHIO

PLAT BOOK 20 PAGE 52
 MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED AUGUST 18, 2003 AT 9:57 A.M.
 FILE NO. 0378651 FEE \$ 43.20

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

APPROVED AND TRANSFERRED THIS 18th
 DAY OF August, 2003.

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

APPROVALS

THIS REPLAT WAS REVIEWED AND APPROVED THIS 12th DAY OF August, 2003.

Dave Chitt
 MIAMI COUNTY ENGINEER

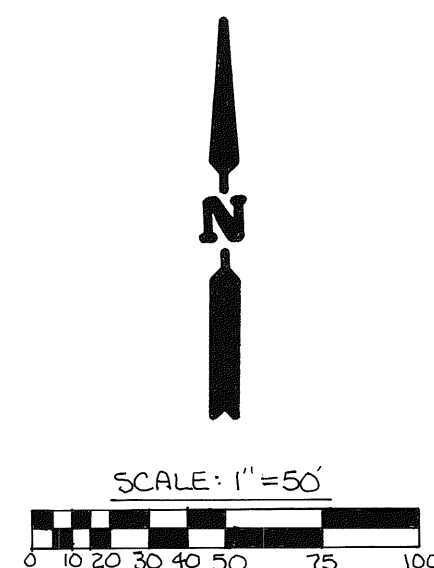
THIS REPLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 28th DAY OF July, 2003.

Charles J. De CHAIRMAN
Daniel V. Brandt SECRETARY

THIS REPLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 14th DAY OF AUGUST, 2003.

D. Ann Baird D. ANN BAIRD
John J. Dugan JOHN J. DUGAN

Ron Widener
 RON WIDENER



LEGEND

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

REFERENCES

VOL. 21, PG. 146 { MIAMI COUNTY ENGINEER'S
 VOL. 43, PG. 45 { RECORD OF LAND SURVEYS

P.B. 18, PG. 55 { MIAMI COUNTY RECORDER'S
 PLAT RECORDS

DESCRIPTION

BEING A REPLAT OF LOT NUMBERS 18, 19 & 20 IN THE UNINCORPORATED VILLAGE OF CLAYTON, TOWN 9, RANGE 4E, SECTION 13, NEWBERRY TOWNSHIP, MIAMI COUNTY, OHIO AS CONVEYED TO ELDON J. & MARY V. HOREN BY DEED RECORDED IN DEED BOOK 488, PAGE 754 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

OWNER'S CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS SHOWN HEREON, DO HEREBY CONSENT TO THE EXECUTION OF THIS REPLAT. EASEMENTS SHOWN OR NOTED ON THIS REPLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, 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.

Eldon J. Horen
 ELDON J. HOREN

Dennis J. Centum Jr.
 WITNESS

Vicki L. Moore
 WITNESS

Mary V. Horen
 MARY V. HOREN

Dennis J. Centum Jr.
 WITNESS

Vicki L. Moore
 WITNESS

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

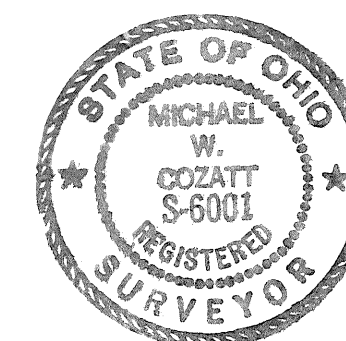
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ELDON J. HOREN AND MARY V. HOREN, WHICH EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND IT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 18th DAY OF August, 2003.

Vicki L. Moore Gra Vicki L. Jones
 NOTARY PUBLIC

4-4-2005
 MY COMMISSION EXPIRES

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND CORRECT SURVEY MADE UNDER MY SUPERVISION DURING MAY, 2003 AND THAT MONUMENTS ARE SET AS SHOWN.



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

6-13-03
 DATE

COZATT ENGINEERING COMPANY
 CIVIL ENGINEER LAND SURVEYOR
 476 SWAILES ROAD TROY, OHIO
 JOB NO. 12703

REPLAT OF INLOTS 4653, 4655, 4656 & PART OF INLOTS 4651 & 4652 CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 20 PAGE 53
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED August 22, 2003 AT 9:33:03 AM
FILE NO. 0379178 FEE \$ 43.20

John W. O'Brien BY: Erin Wlday
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 22nd
DAY OF August, 2003.

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

APPROVALS

THIS REPLAT WAS REVIEWED AND APPROVED BY THE
CITY OF PIQUA THIS 14 DAY OF August, 2003.

Th R Z... P.E., P.S.
CITY OF PIQUA
DIRECTOR OF PUBLIC WORKS

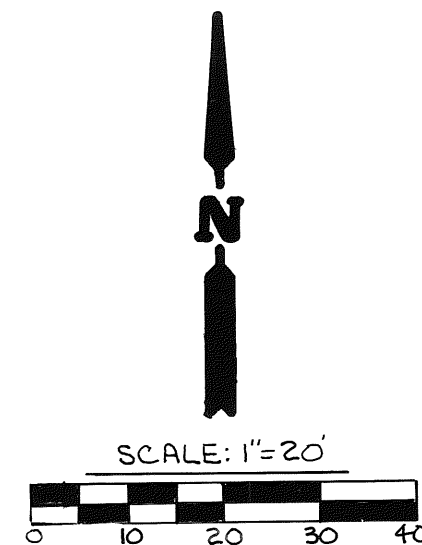
LEGEND

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

REFERENCES

P.B. 3, P.G. 87 { MIAMI COUNTY RECORDER'S
PLAT RECORDS

VOL. 20, P.G. 56 { MIAMI COUNTY ENGINEER'S
VOL. 20, P.G. 187 { RECORD OF LOT SURVEYS



DESCRIPTION

BEING A REPLAT OF 4653, 4655, 4656 AND PART OF INLOTS 4651 AND 4652 IN THE CITY OF PIQUA, OHIO AND DEEDED TO JOHN W. HANEY AND NANCY J. HANEY BY DEED RECORDED IN DEED BOOK 580, PAGE 266 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

OWNER'S CONSENT

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

John W. Haney Wayne Deaton
JOHN W. HANEY WITNESS
Nancy J. Haney Wayne Deaton
NANCY J. HANEY 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 AFFIXED MY OFFICIAL SEAL THIS 22nd DAY OF August, 2003.

Rosemary Driscoll 3/11/08
NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYOR'S STATEMENT

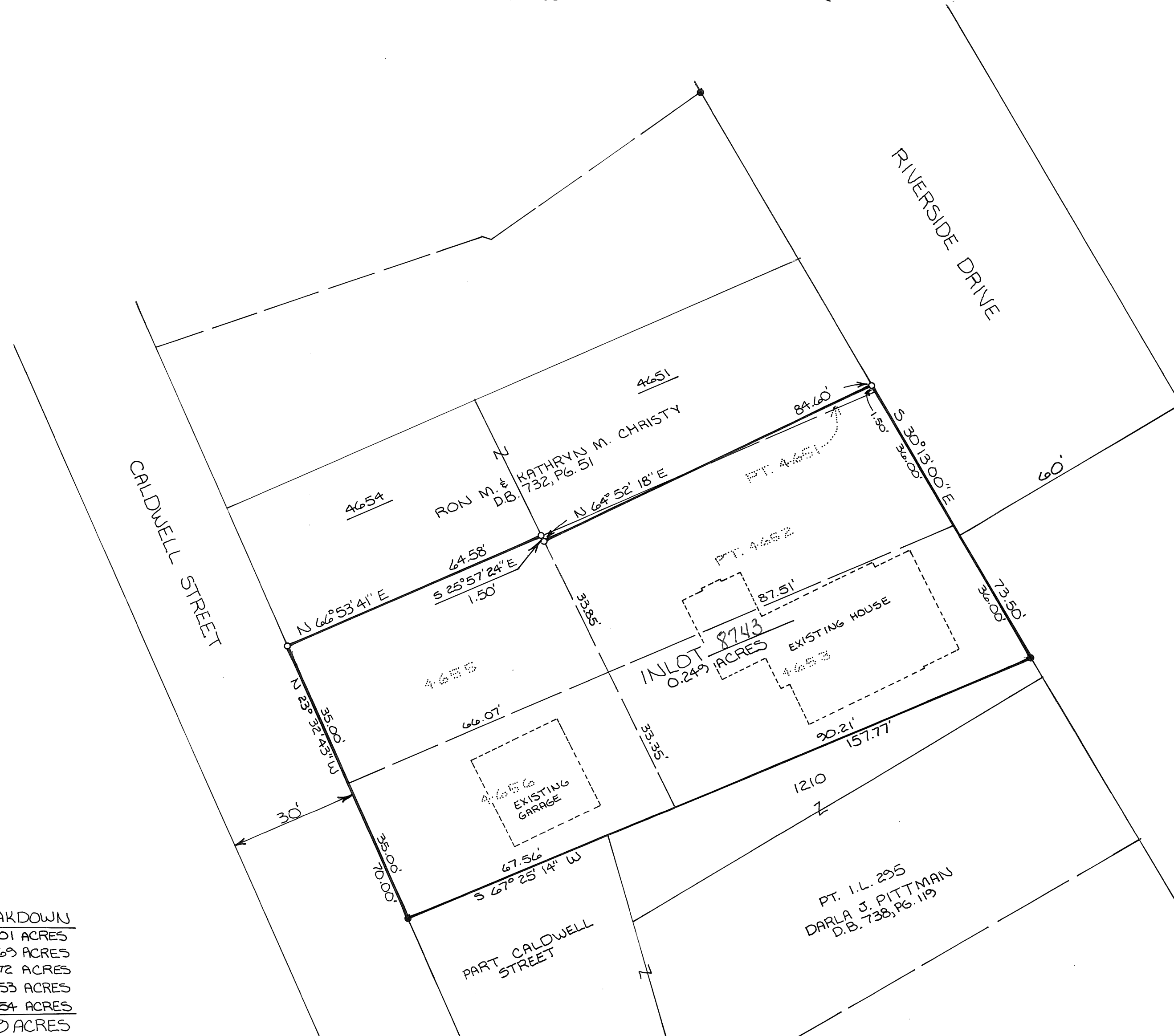
I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND CORRECT SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER, 2002 AND THAT MONUMENTS ARE SET AS SHOWN.

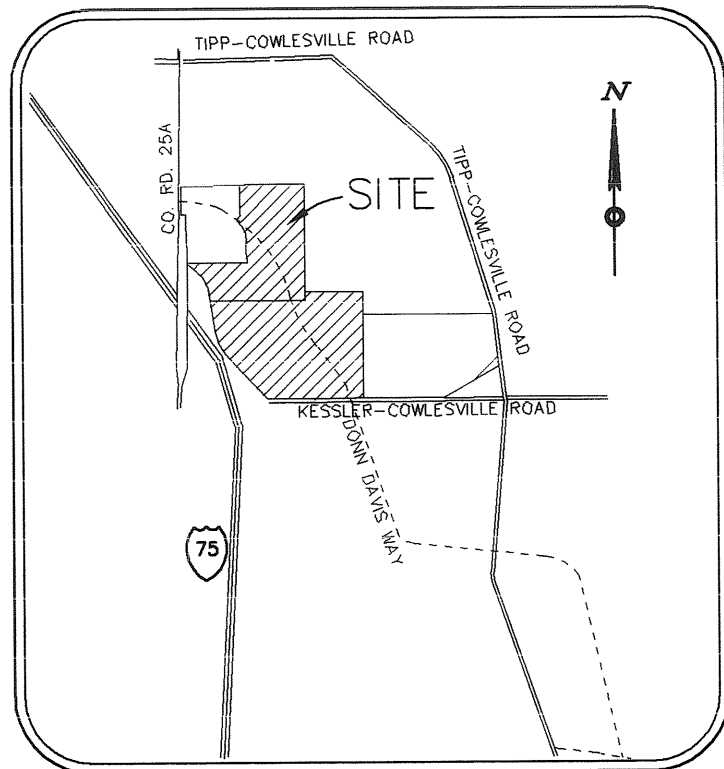


Michael W. Cozatt 7-25-03
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OHIO
JOB NO. 22503

ACREAGE BREAKDOWN
INLOT 4651 = 0.001 ACRES
INLOT 4652 = 0.069 ACRES
INLOT 4653 = 0.072 ACRES
INLOT 4655 = 0.053 ACRES
INLOT 4656 = 0.054 ACRES
TOTAL = 0.249 ACRES





VICINITY MAP
NTS

BERRY-LOGAN SUBDIVISION, SECTION TWO

94.934 ACRES FRAC. 10 SECTION 4 TOWNSHIP 6 E RANGE MONROE TOWNSHIP TIPP CITY CITY MIAMI, OHIO COUNTY

PLAT BOOK 20, PAGE 54
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 26th DAY
OF August, 2003 AT 10:32 AM.
FILE No. 1379482 FEE: \$216.00
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Michelle Adams
DEPUTY

BEING A SUBDIVISION OF 94.934 ACRES AND BEING A PART OF INLOT 2730 CONTAINING 33.748 ACRES, THE WHOLE OF INLOT 2731, THE WHOLE OF INLOT 2732, THE WHOLE OF INLOT 3507, AND THE WHOLE OF INLOT 3249 AS CONVEYED TO BERRY-LOGAN PROPERTIES, BY DEED RECORDED IN DEED BOOK 568, PAGE 550 OF THE MIAMI COUNTY 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 THE PLAT RESTRICTIONS 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.

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 10th DAY OF June, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

Willard A. McFarland
CHAIRMAN

Marilyn J. Fennell
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 21st DAY OF July, 2003.

Arnold H. Odus
PRESIDENT OF COUNCIL

Misty Cox
CLERK OF COUNCIL

TRANSFERRED THIS 26 DAY OF Aug., 2003

Chris A. Peoples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda L. Lirerman
DEPUTY AUDITOR

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Tue E. G. Branson
WITNESS

Lisa Anne Branson
WITNESS

LIENHOLDER: HUNTINGTON NATIONAL BANK

BY: Les Neff
LES NEFF
VICE PRESIDENT

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Bradley S. Vath
WITNESS

Marilyn J. Fennell
WITNESS

Bradley S. Vath
WITNESS

Marilyn J. Fennell
WITNESS

OWNER: BERRY-LOGAN PROPERTIES

BY: J. Tim Logan
J. TIM LOGAN, PARTNER

BY: Jack L. Berry
JACK L. BERRY, PARTNER

STATE OF OHIO - COUNTY OF MONTGOMERY S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,
PERSONALLY APPEARED LES NEFF, VICE PRESIDENT OF HUNTINGTON
NATIONAL BANK, THE CORPORATION WHO EXECUTED THE FOREGOING
PLAT, WHO ACKNOWLEDGE THEIR SIGNATURE ON SUCH INSTRUMENT AS
SUCH OFFICERS 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 OFFICERS 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 5th DAY OF June, 2003.

Lisa Anne Branson
NOTARY PUBLIC

MY COMMISSION EXPIRES: NOVEMBER 17, 2007



LISA ANNE BRANSON
Notary Public, State of Ohio
My Commission Expires 11-14-07

STATE OF OHIO - COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE
10th DAY OF June, 2003 BY BERRY-LOGAN PROPERTIES BY
J. TIM LOGAN, PARTNER, AND JACK L. BERRY, PARTNER, AS OWNERS.

Tina B. Roberts
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-14-04



TINA B. ROBERTS, Notary Public
in and for the State of Ohio
My Commission Expires March 14, 2004

OWNER: BERRY-LOGAN PROPERTIES
675 SENECA DR.
TROY, OHIO 45373
937-902-0053

SUBDIVIDER: CITY OF TIPP CITY
260 S. GARBER DR.
TIPP CITY, OHIO 45371
937-667-6305

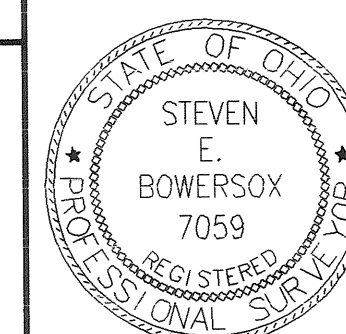
ENGINEER AND
SURVEYOR: CHOICE ONE ENGINEERING
440 E. HOEWISHER RD.
SIDNEY, OHIO 45365
937-497-0200

NOTE: CENTERLINE MONUMENTS ARE TO BE
SET BY THE ROADWAY CONTRACTOR UNDER
THE SUPERVISION OF A PROFESSIONAL
SURVEYOR AS SHOWN AFTER CONSTRUCTION.

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.

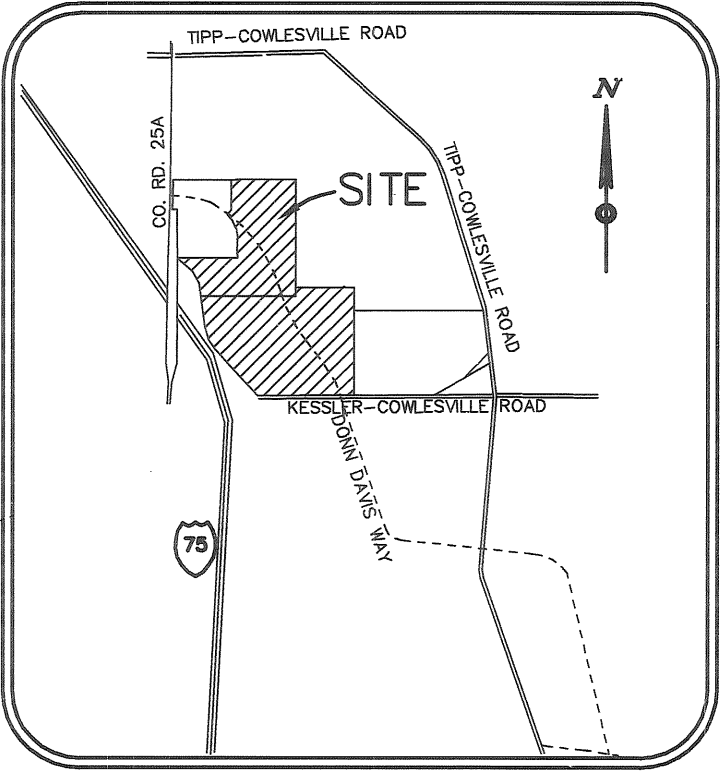
Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

6/3/2003
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: 05-08-2003 drawn by: jmk job number: MIATC10305



VICINITY MAP
NTS

AREA SUMMARY

BUILDING LOTS	87.507 AC.
DEDICATED STREET R/W	7.427 AC.
TOTAL	94.934 AC.

CURVE DATA

NUMBER	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	440.00	119.88	60.31	119.51	N08°20'23"W	15°36'36"
C2	360.00	516.34	313.93	473.21	N50°07'39"W	82°10'42"
C3	400.00	573.71	348.81	525.79	S50°07'39"E	82°10'42"
C4	400.00	267.72	139.09	262.75	S72°02'34"E	38°20'52"
C5	400.00	305.99	160.92	298.59	S30°57'13"E	43°49'50"
C6	400.00	120.28	60.60	119.82	S44°15'16"E	17°13'42"
C7	400.00	185.72	94.56	184.05	S22°20'21"E	26°36'07"
C8	400.00	459.98	259.20	435.05	S41°58'54"E	65°53'13"
C9	400.00	390.69	212.52	375.34	N46°56'39"W	55°57'44"
C10	45.00	70.76	45.07	63.69	N42°51'27"E	90°05'38"
C11	360.00	457.01	265.10	426.94	N38°33'27"W	72°44'09"
C12	440.00	505.98	285.12	478.55	N41°58'54"W	65°53'13"
C13	360.00	275.40	144.83	268.73	N30°57'13"W	43°49'50"
C14	360.00	53.43	26.76	53.38	N04°47'11"W	08°30'13"
C15	440.00	197.83	100.62	196.17	N57°25'00"W	25°45'40"
C16	45.00	63.70	38.50	58.51	S85°05'18"E	81°06'15"
C17	370.00	358.90	194.98	344.99	N26°34'18"E	55°34'35"
C18	430.00	417.10	226.60	400.94	S26°34'18"W	55°34'35"
C19	45.00	63.70	38.50	58.51	S13°48'28"W	81°06'15"
C20	440.00	135.97	68.53	135.43	S17°53'29"E	17°42'22"
C21	360.00	413.98	233.28	391.54	S41°58'54"E	65°53'13"
C22	440.00	350.92	185.40	341.70	N52°04'37"W	45°41'48"
C23	45.00	70.61	44.93	63.59	S47°08'33"E	89°54'22"
C24	400.00	388.00	210.79	372.96	N26°34'18"E	55°34'35"
C27	400.00	117.10	58.97	116.68	N10°34'34"W	16°46'24"
C28	400.00	73.82	37.02	73.72	N76°19'31"E	10°34'28"
C29	440.00	45.96	23.00	45.94	N05°10'55"W	05°59'06"
C30	65.00	84.29	49.25	78.51	N28°58'32"E	74°18'02"
C31	440.00	160.65	81.23	159.76	N80°45'25"W	20°55'10"
C32	360.00	240.95	125.18	236.47	N72°02'34"W	38°20'52"
C33	65.00	90.45	54.28	83.33	N69°05'43"W	79°44'00"
C34	40.00	25.89	13.42	25.44	N52°29'37"E	37°05'20"
C35	50.00	123.20	141.91	94.32	N75°27'35"W	141°10'56"
C36	50.00	109.52	97.07	88.90	N57°52'44"E	125°29'43"
C37	40.00	38.05	20.60	36.63	N86°37'25"W	54°30'02"

NOTE: CENTERLINE MONUMENTS ARE TO BE SET BY THE ROADWAY CONTRACTOR UNDER THE SUPERVISION OF A PROFESSIONAL SURVEYOR AS SHOWN AFTER CONSTRUCTION.

BERRY-LOGAN SUBDIVISION, SECTION TWO

94.934 ACREAGE FRAC. 10 SECTION 4 TOWNSHIP 6 E RANGE MONROE TOWNSHIP TIPP CITY CITY MIAMI, OHIO COUNTY

BEING A SUBDIVISION OF 94.934 ACRES AND BEING A PART OF INLOT 2730 CONTAINING 33.748 ACRES, THE WHOLE OF INLOT 2731, THE WHOLE OF INLOT 2732, THE WHOLE OF INLOT 3507, AND THE WHOLE OF INLOT 3249 AS CONVEYED TO BERRY-LOGAN PROPERTIES, BY DEED RECORDED IN DEED BOOK 568, PAGE 550 OF THE MIAMI COUNTY DEED RECORDS.

PLAT RESTRICTIONS

ACCESS & DRIVEWAY RESTRICTIONS

- Construction lot 1 may have two driveway access points (left and right turns) to Donn Davis Way.
- Construction lot 2 has some locations noted where driveway access is prohibited due to the sight line and/or intersection issues. These areas are noted as "NO ACCESS ON THIS SIDE AS SHOWN" on the plat. Driveway access points are prohibited within these areas. One access point (left and right turns) on Donn Davis Way will be allowed, and NO access points on the 60' dedicated right-of-way (Berry-Logan Drive) to the north will be allowed, until the roadway is developed.
- Construction lots 3, 4, 5, & 9 and any replat of any lot in this subdivision, are required to address (plat restrictions) access and driveway locations when these lots are replatted or subdivided, through the replat or subdivision process.
- Construction lot 6 has some locations noted where driveway access is prohibited due to the sight line and/or intersection issues. These areas are noted as "NO ACCESS ON THIS SIDE AS SHOWN" on the plat. Driveway access points are prohibited within these areas. One access point (left and right turns) on Donn Davis Way, and the second access point from the cul-de-sac on the south property line will be allowed, and access for the High School ONLY (NO access for Construction lot 6) will be thru a 40' ingress/egress and utility easement at the end of the cul-de-sac.
- Construction lot 7 has some locations noted where driveway access is prohibited due to the sight line and/or intersection issues. These areas are noted as "NO ACCESS ON THIS SIDE AS SHOWN" on the plat. Driveway access points are prohibited within these areas. One access point on Donn Davis Way, and the second access point from the cul-de-sac on the north property line will be allowed, and access for the High School ONLY (NO access for Construction lot 7) will be thru a 40' ingress/egress & utility easement at the end of the cul-de-sac.
- Construction lot 8 has some locations noted where driveway access is prohibited due to the sight line and/or intersection issues. These areas are noted as "NO ACCESS ON THIS SIDE AS SHOWN" on the plat. Driveway access points are prohibited within these areas. One access point on Donn Davis Way, and the second access point on East Kessler-Cowlesville Roads will be allowed.
- All individual buildings and sites must go through the normal site plan review process with the Tipp City Planning Board.
- These access 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.

SIGHT LINE EASEMENTS RESTRICTIONS

- The Sight Line Easements noted on Construction lots 3, 4, 5, & 9 requires that nothing can occupy the area of the sight line easement which would cause a sight distance safety issue. Any improvements; i.e. below grade detention basins, walkways, lawn, low landscaping, etc. are permitted if they are below the sight line (AASHTO standards, adopted by the State of Ohio Department of Transportation).
- These sight line easement 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.

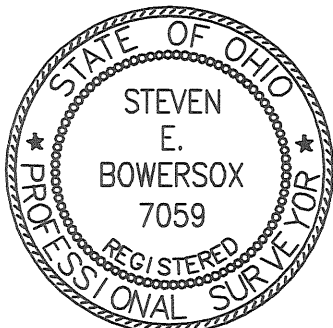
Buffer Restriction

- In accordance with the Planning Board's motion on the 8TH day of January 2002, the landscaping installed by Inlot 3509 (former Inlots 2733 and 3508) shall suffice for the required buffer requirements for Construction lots 7 & 8 along the common property line of Inlot 3509 and Construction lots 7 & 8.

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 6/11/2003



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

date: 05-08-2003 drawn by: jmk job number: MIATC10305

BERRY-LOGAN SUBDIVISION, SECTION TWO

PLAT BOOK 20, PAGE 51-B
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

94.934 ACRES FRAC. 10 SECTION 4 TOWNSHIP 6 E RANGE MONROE TOWNSHIP TIPP CITY CITY MIAMI, OHIO COUNTY

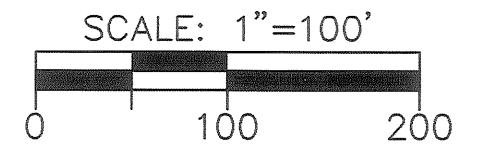
INLOT 3424
PRICE SUBDIVISION
P.B. 18, PAGE 77
5.658 ACRES

TLC DEVELOPMENT LTD
DEED BOOK 724 PAGE 43

8" DIA. POST FND
N82°52'51"E FOR
0.28' FROM CORNER

CORPORATION LINE

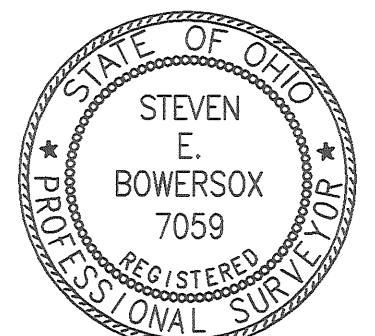
BEARINGS ARE BASED ON THE NORTH
LINE OF BERRY-LOGAN SECTION ONE AS
RECORDED IN PLAT BOOK 17, PAGE
73A. THE BEARING BEING N87°40'28"E.



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ✕ P.K. NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ POST FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ▣ MONUMENT BOX W/IP PLACED
- ▣ MONUMENT BOX W/IP FOUND
- ▨ NO ACCESS ALLOWED IN THIS AREA

JEREMY J. HENCH
D.B. 675, PG. 1
D.B. 678, PG. 865
DEEANN L. HENCH
CARL J. HENCH
D.V. 700, PG. 682
D.B. 589, PG. 542
L.S. VOL. 30, PG. 158
77.445 ACRES
(51.561 AC.)

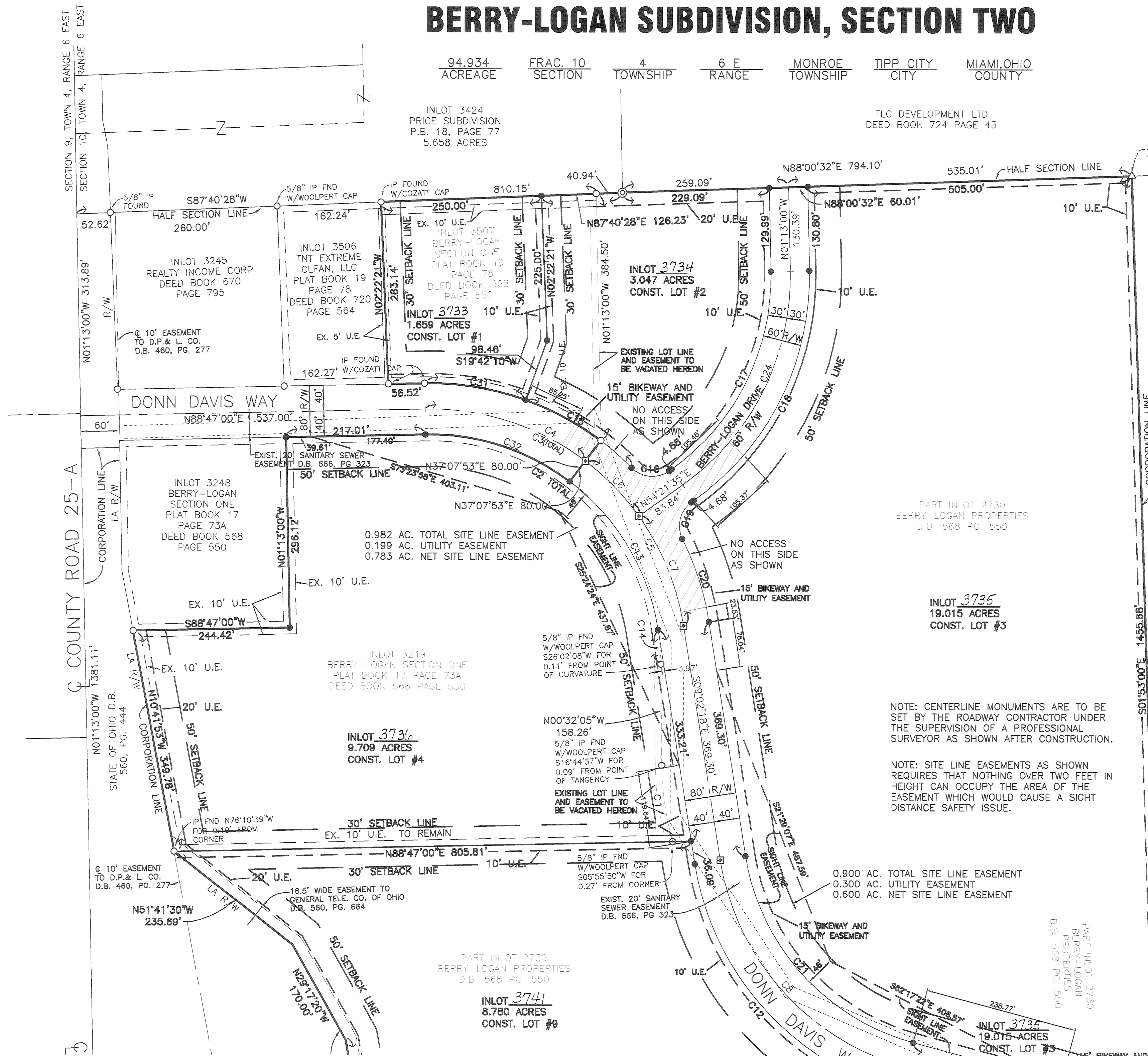


Steven E. Bowersox 6/11/2003
STEVEN E. BOWERSOX
OHIO PROFESSIONAL SURVEYOR #7059

3 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: 04-25-2003 drawn by: jmk job number: MIATC10305



PART INLOT 2730
BERRY-LOGAN PROPERTIES
D.B. 568 PG. 550

INLOT 3741
8.780 ACRES
CONST. LOT #9

INLOT 2730
BERRY-LOGAN PROPERTIES
D.B. 568 PG. 550

INLOT 3735
19.015 ACRES
CONST. LOT #3

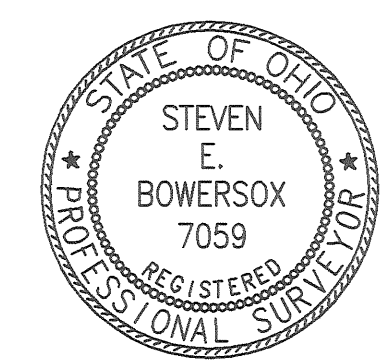
BERRY-LOGAN SUBDIVISION SECTION TWO

94.934 ACRES FRAC. 10 4 6 E
SECTION TOWNSHIP RANGE

MONROE TOWNSHIP TIPP CITY CITY MIAMI, OHIO COUNTY

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- P.K. NAIL FOUND
- IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- POST FOUND
- CONCRETE MONUMENT FOUND
- MONUMENT BOX W/IP PLACED
- MONUMENT BOX W/IP FOUND
- NO ACCESS ALLOWED IN THIS AREA



Steven E. Bowersox 6/11/2003
STEVEN E. BOWERSOX
OHIO PROFESSIONAL SURVEYOR #7059

NOTE: CENTERLINE MONUMENTS ARE TO BE SET BY THE ROADWAY CONTRACTOR UNDER THE SUPERVISION OF A PROFESSIONAL SURVEYOR AS SHOWN AFTER CONSTRUCTION.

NOTE: SITE LINE EASEMENTS AS SHOWN REQUIRES THAT NOTHING OVER TWO FEET IN HEIGHT CAN OCCUPY THE AREA OF THE EASEMENT WHICH WOULD CAUSE A SIGHT DISTANCE SAFETY ISSUE.

0.841 AC. TOTAL SITE LINE EASEMENT
0.198 AC. UTILITY EASEMENT
0.643 AC. NET SITE LINE EASEMENT

INLOT 2731
BERRY-LOGAN PROPERTIES
D.B. 568 PG. 550

INLOT 3737
33.221 ACRES
CONST. LOT #5

10' WIDE EASEMENT TO
DAYTON POWER & LIGHT CO.
D.B. 460, PG. 277

EXIST. 30' UTILITY EASEMENT
D.B. 726 PG. 097

8' WIDE EASEMENT TO
GENERAL TELE. CO. OF OHIO
D.B. 489, PG. 951

NORMA L. FURLONG
DEED BOOK 729, PAGE 637
DEED BOOK 475, PAGE 377
6.633 ACRES

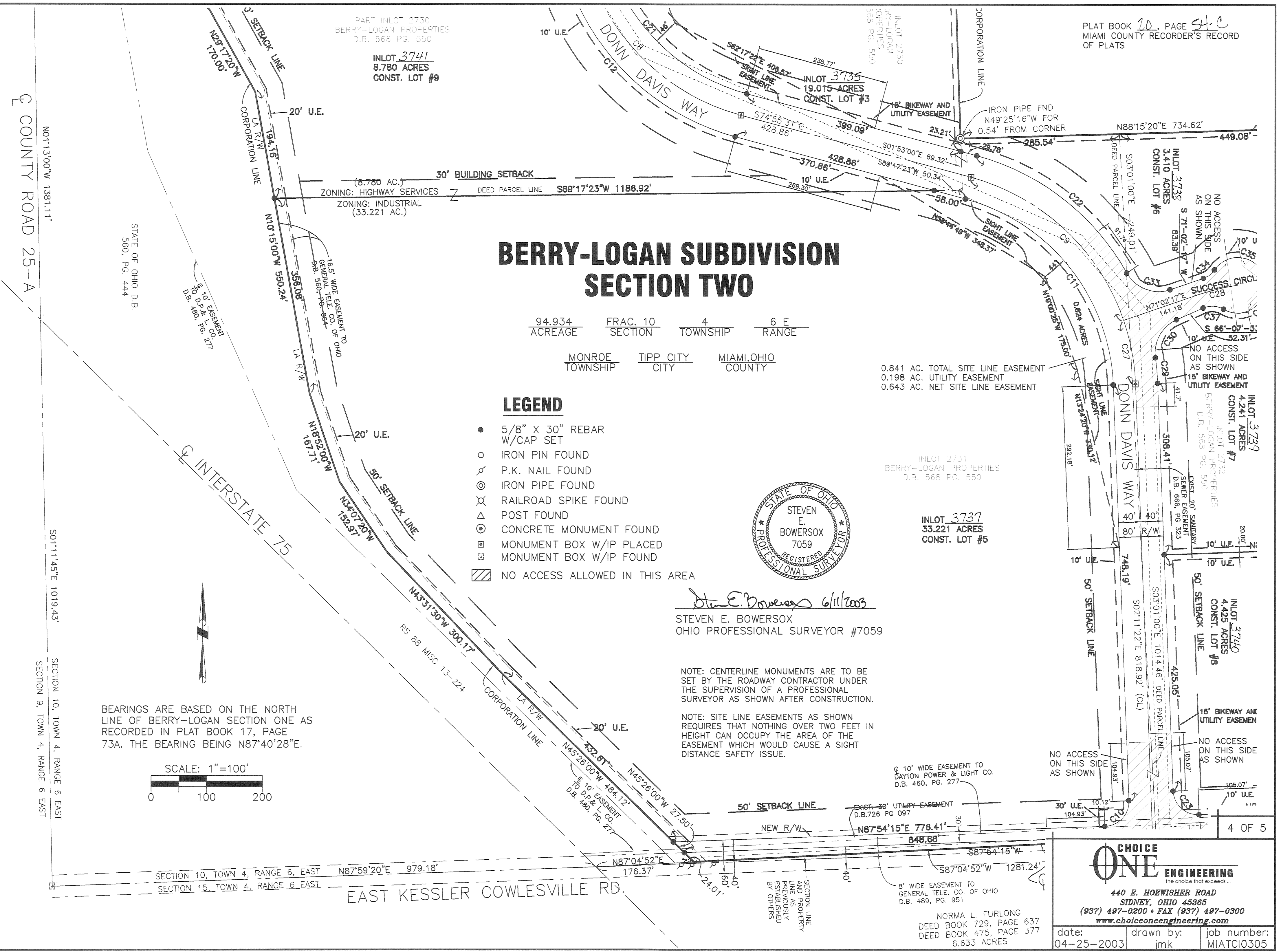
NO ACCESS
ON THIS SIDE
AS SHOWN

NO ACCESS
ON THIS SIDE
AS SHOWN

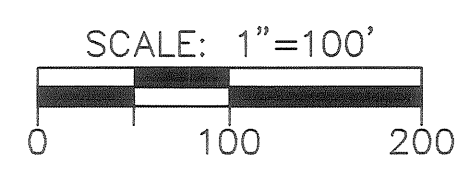
CHOICE ONE ENGINEERING
the choice that exceeds...

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

date: 04-25-2003	drawn by: jmk	job number: MIATC10305
---------------------	------------------	---------------------------



BEARINGS ARE BASED ON THE NORTH
LINE OF BERRY-LOGAN SECTION ONE AS
RECORDED IN PLAT BOOK 17, PAGE
73A. THE BEARING BEING N87°40'28"E.



SECTION 10, TOWN 4, RANGE 6, EAST
SECTION 15, TOWN 4, RANGE 6, EAST

EAST KESSLER COWLESVILLE RD.

SECTION 10, TOWN 4, RANGE 6, EAST
SECTION 9, TOWN 4, RANGE 6, EAST

ST. LOT #9
#3741

PLAT BOOK 20, PAGE 54-D
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

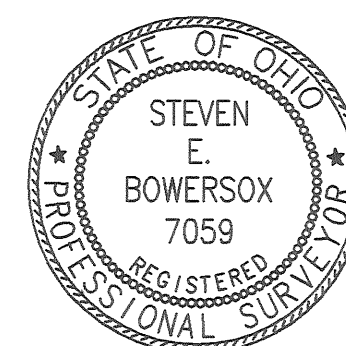
JEREMY J. HENCH
D.B. 675, PG. 1
DEAN L. HENCH
D.V. 700, PG. 682
D.B. 589, PG. 542
L.S. VOL. 30, PG. 158
77.445 ACRES
(51.561 AC.)

EASEMENT TO DAYTON
POWER & LIGHT CO.
MISC. BK. 7, PG. 139

BOARD OF EDUCATION OF THE
TIPP CITY EXEMPTED VILLAGE
SCHOOL DISTRICT
D.B. 712, PG. 433
D.B. 713, PG. 830
(36.782 ACRES)
INLOT 3509

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ POST FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊠ MONUMENT BOX W/IP PLACED
- ⊠ MONUMENT BOX W/IP FOUND
- ▨ NO ACCESS ALLOWED IN THIS AREA



STEVEN E. BOWERSOX
OHIO PROFESSIONAL SURVEYOR #7059

REPLAT OF INLOTS 2733 AND 3508
P.B. 19, PAGE 96.

BERRY-LOGAN SUBDIVISION SECTION TWO

94.934 ACREAGE
FRAC. 10 SECTION
4 TOWNSHIP
6 E RANGE

MONROE TOWNSHIP
TIPP CITY
MIAMI, OHIO COUNTY

0.841 AC. TOTAL SITE LINE EASEMENT
0.198 AC. UTILITY EASEMENT
0.643 AC. NET SITE LINE EASEMENT

INLOT 2731
BERRY-LOGAN PROPERTIES
D.B. 568 PG. 550

INLOT 3737
33.221 ACRES
CONST. LOT #5

BEARINGS ARE BASED ON THE NORTH
LINE OF BERRY-LOGAN SECTION ONE AS
RECORDED IN PLAT BOOK 17, PAGE
73A. THE BEARING BEING N87°40'28"E.

SCALE: 1"=100'
0 100 200

NOTE: CENTERLINE MONUMENTS ARE TO BE
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SURVEYOR AS SHOWN AFTER CONSTRUCTION.

NOTE: SITE LINE EASEMENTS AS SHOWN
REQUIRES THAT NOTHING OVER TWO FEET IN
HEIGHT CAN OCCUPY THE AREA OF THE
EASEMENT WHICH WOULD CAUSE A SIGHT
DISTANCE SAFETY ISSUE.

10' WIDE EASEMENT TO
DAYTON POWER & LIGHT CO.
D.B. 460, PG. 277

EXIST. 30' UTILITY EASEMENT
D.B. 726 PG 097

8' WIDE EASEMENT TO
GENERAL TELE. CO. OF OHIO
D.B. 489, PG. 951

NORMA L. FURLONG
DEED BOOK 729, PAGE 637
DEED BOOK 475, PAGE 377
6.633 ACRES

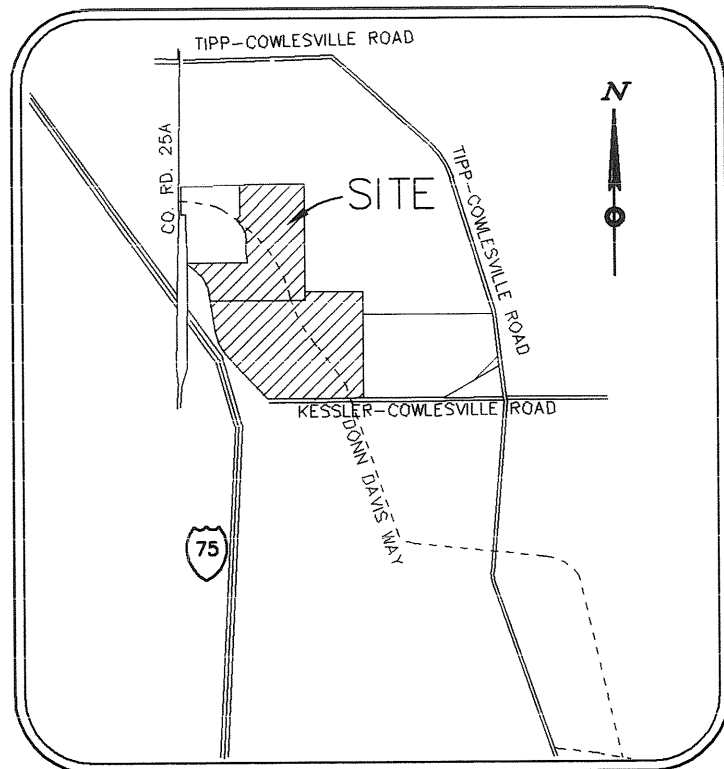
CITY OF TIPP CITY, OHIO
D.B. 735, PG. 505, 512
29.344 AC.

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: 04-25-2003
drawn by: jmk
job number: MIATCI0305

5 OF 5



VICINITY MAP
NTS

BERRY-LOGAN SUBDIVISION, SECTION TWO

94.934 ACREAGE FRAC. 10 SECTION 4 TOWNSHIP 6 E RANGE MONROE TOWNSHIP TIPP CITY CITY MIAMI, OHIO COUNTY

PLAT BOOK 20, PAGE 54
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 26th DAY
OF August, 2003 AT 10:32 AM.
FILE No. 1379482 FEE: \$216.00
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Michelle Adams
DEPUTY

BEING A SUBDIVISION OF 94.934 ACRES AND BEING A PART OF INLOT 2730 CONTAINING 33.748 ACRES, THE WHOLE OF INLOT 2731, THE WHOLE OF INLOT 2732, THE WHOLE OF INLOT 3507, AND THE WHOLE OF INLOT 3249 AS CONVEYED TO BERRY-LOGAN PROPERTIES, BY DEED RECORDED IN DEED BOOK 568, PAGE 550 OF THE MIAMI COUNTY 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 THE PLAT RESTRICTIONS 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.

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 10th DAY OF June, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

Willard A. McFarland
CHAIRMAN

Marilyn J. Fennell
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 21st DAY OF July, 2003.

Arnold H. Odus
PRESIDENT OF COUNCIL

Misty Cox
CLERK OF COUNCIL

TRANSFERRED THIS 26 DAY OF Aug., 2003

Chris A. Peoples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda L. Lirerman
DEPUTY AUDITOR

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Tue E. G. Branson
WITNESS

Lisa Anne Branson
WITNESS

LIENHOLDER: HUNTINGTON NATIONAL BANK

BY: Les Neff
LES NEFF
VICE PRESIDENT

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Bradley S. Vath
WITNESS

Marilyn J. Fennell
WITNESS

Bradley S. Vath
WITNESS

Marilyn J. Fennell
WITNESS

OWNER: BERRY-LOGAN PROPERTIES

BY: J. Tim Logan
J. TIM LOGAN, PARTNER

BY: Jack L. Berry
JACK L. BERRY, PARTNER

STATE OF OHIO - COUNTY OF MONTGOMERY S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,
PERSONALLY APPEARED LES NEFF, VICE PRESIDENT OF HUNTINGTON
NATIONAL BANK, THE CORPORATION WHO EXECUTED THE FOREGOING
PLAT, WHO ACKNOWLEDGE THEIR SIGNATURE ON SUCH INSTRUMENT AS
SUCH OFFICERS 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 OFFICERS 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 5th DAY OF June, 2003.

Lisa Anne Branson
NOTARY PUBLIC

MY COMMISSION EXPIRES: NOVEMBER 17, 2007



LISA ANNE BRANSON
Notary Public, State of Ohio
My Commission Expires 11-14-07

STATE OF OHIO - COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE
10th DAY OF June, 2003 BY BERRY-LOGAN PROPERTIES BY
J. TIM LOGAN, PARTNER, AND JACK L. BERRY, PARTNER, AS OWNERS.

Tina B. Roberts
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-14-04



TINA B. ROBERTS, Notary Public
in and for the State of Ohio
My Commission Expires March 14, 2004

OWNER: BERRY-LOGAN PROPERTIES
675 SENECA DR.
TROY, OHIO 45373
937-902-0053

SUBDIVIDER: CITY OF TIPP CITY
260 S. GARBER DR.
TIPP CITY, OHIO 45371
937-667-6305

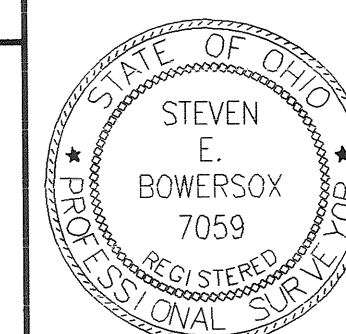
ENGINEER AND
SURVEYOR: CHOICE ONE ENGINEERING
440 E. HOEWISHER RD.
SIDNEY, OHIO 45365
937-497-0200

NOTE: CENTERLINE MONUMENTS ARE TO BE
SET BY THE ROADWAY CONTRACTOR UNDER
THE SUPERVISION OF A PROFESSIONAL
SURVEYOR AS SHOWN AFTER CONSTRUCTION.

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.

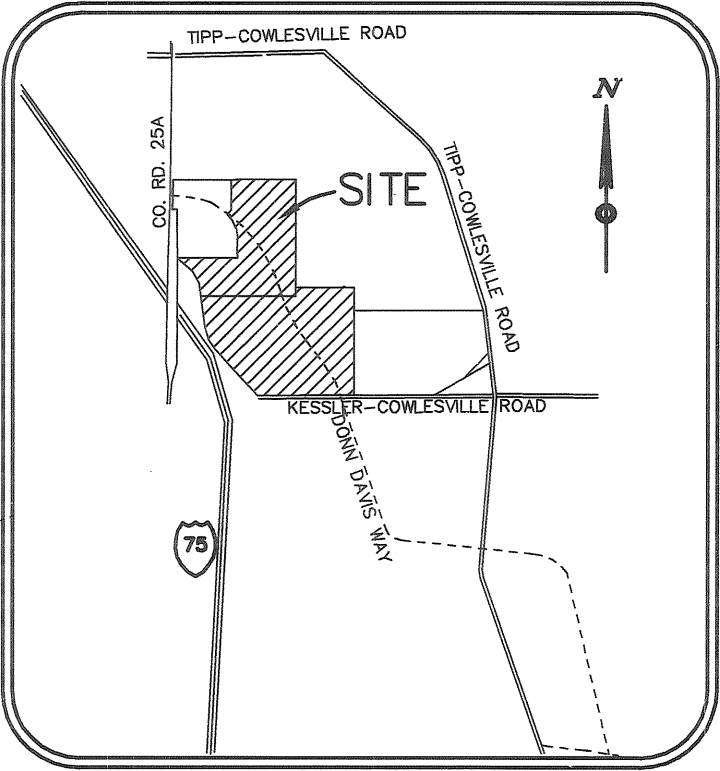
Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059

6/3/2003
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: 05-08-2003 drawn by: jmk job number: MIATC10305



VICINITY MAP
NTS

AREA SUMMARY

BUILDING LOTS	87.507 AC.
DEDICATED STREET R/W	7.427 AC.
TOTAL	94.934 AC.

CURVE DATA

NUMBER	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	440.00	119.88	60.31	119.51	N08°20'23"W	15°36'36"
C2	360.00	516.34	313.93	473.21	N50°07'39"W	82°10'42"
C3	400.00	573.71	348.81	525.79	S50°07'39"E	82°10'42"
C4	400.00	267.72	139.09	262.75	S72°02'34"E	38°20'52"
C5	400.00	305.99	160.92	298.59	S30°57'13"E	43°49'50"
C6	400.00	120.28	60.60	119.82	S44°15'16"E	17°13'42"
C7	400.00	185.72	94.56	184.05	S22°20'21"E	26°36'07"
C8	400.00	459.98	259.20	435.05	S41°58'54"E	65°53'13"
C9	400.00	390.69	212.52	375.34	N46°56'39"W	55°57'44"
C10	45.00	70.76	45.07	63.69	N42°51'27"E	90°05'38"
C11	360.00	457.01	265.10	426.94	N38°33'27"W	72°44'09"
C12	440.00	505.98	285.12	478.55	N41°58'54"W	65°53'13"
C13	360.00	275.40	144.83	268.73	N30°57'13"W	43°49'50"
C14	360.00	53.43	26.76	53.38	N04°47'11"W	08°30'13"
C15	440.00	197.83	100.62	196.17	N57°25'00"W	25°45'40"
C16	45.00	63.70	38.50	58.51	S85°05'18"E	81°06'15"
C17	370.00	358.90	194.98	344.99	N26°34'18"E	55°34'35"
C18	430.00	417.10	226.60	400.94	S26°34'18"W	55°34'35"
C19	45.00	63.70	38.50	58.51	S13°48'28"W	81°06'15"
C20	440.00	135.97	68.53	135.43	S17°53'29"E	17°42'22"
C21	360.00	413.98	233.28	391.54	S41°58'54"E	65°53'13"
C22	440.00	350.92	185.40	341.70	N52°04'37"W	45°41'48"
C23	45.00	70.61	44.93	63.59	S47°08'33"E	89°54'22"
C24	400.00	388.00	210.79	372.96	N26°34'18"E	55°34'35"
C27	400.00	117.10	58.97	116.68	N10°34'34"W	16°46'24"
C28	400.00	73.82	37.02	73.72	N76°19'31"E	10°34'28"
C29	440.00	45.96	23.00	45.94	N05°10'55"W	05°59'06"
C30	65.00	84.29	49.25	78.51	N28°58'32"E	74°18'02"
C31	440.00	160.65	81.23	159.76	N80°45'25"W	20°55'10"
C32	360.00	240.95	125.18	236.47	N72°02'34"W	38°20'52"
C33	65.00	90.45	54.28	83.33	N69°05'43"W	79°44'00"
C34	40.00	25.89	13.42	25.44	N52°29'37"E	37°05'20"
C35	50.00	123.20	141.91	94.32	N75°27'35"W	141°10'56"
C36	50.00	109.52	97.07	88.90	N57°52'44"E	125°29'43"
C37	40.00	38.05	20.60	36.63	N86°37'25"W	54°30'02"

NOTE: CENTERLINE MONUMENTS ARE TO BE SET BY THE ROADWAY CONTRACTOR UNDER THE SUPERVISION OF A PROFESSIONAL SURVEYOR AS SHOWN AFTER CONSTRUCTION.

BERRY-LOGAN SUBDIVISION, SECTION TWO

94.934 ACREAGE FRAC. 10 SECTION 4 TOWNSHIP 6 E RANGE MONROE TOWNSHIP TIPP CITY CITY MIAMI, OHIO COUNTY

BEING A SUBDIVISION OF 94.934 ACRES AND BEING A PART OF INLOT 2730 CONTAINING 33.748 ACRES, THE WHOLE OF INLOT 2731, THE WHOLE OF INLOT 2732, THE WHOLE OF INLOT 3507, AND THE WHOLE OF INLOT 3249 AS CONVEYED TO BERRY-LOGAN PROPERTIES, BY DEED RECORDED IN DEED BOOK 568, PAGE 550 OF THE MIAMI COUNTY DEED RECORDS.

PLAT RESTRICTIONS

ACCESS & DRIVEWAY RESTRICTIONS

- Construction lot 1 may have two driveway access points (left and right turns) to Donn Davis Way.
- Construction lot 2 has some locations noted where driveway access is prohibited due to the sight line and/or intersection issues. These areas are noted as "NO ACCESS ON THIS SIDE AS SHOWN" on the plat. Driveway access points are prohibited within these areas. One access point (left and right turns) on Donn Davis Way will be allowed, and NO access points on the 60' dedicated right-of-way (Berry-Logan Drive) to the north will be allowed, until the roadway is developed.
- Construction lots 3, 4, 5, & 9 and any replat of any lot in this subdivision, are required to address (plat restrictions) access and driveway locations when these lots are replatted or subdivided, through the replat or subdivision process.
- Construction lot 6 has some locations noted where driveway access is prohibited due to the sight line and/or intersection issues. These areas are noted as "NO ACCESS ON THIS SIDE AS SHOWN" on the plat. Driveway access points are prohibited within these areas. One access point (left and right turns) on Donn Davis Way, and the second access point from the cul-de-sac on the south property line will be allowed, and access for the High School ONLY (NO access for Construction lot 6) will be thru a 40' ingress/egress and utility easement at the end of the cul-de-sac.
- Construction lot 7 has some locations noted where driveway access is prohibited due to the sight line and/or intersection issues. These areas are noted as "NO ACCESS ON THIS SIDE AS SHOWN" on the plat. Driveway access points are prohibited within these areas. One access point on Donn Davis Way, and the second access point from the cul-de-sac on the north property line will be allowed, and access for the High School ONLY (NO access for Construction lot 7) will be thru a 40' ingress/egress & utility easement at the end of the cul-de-sac.
- Construction lot 8 has some locations noted where driveway access is prohibited due to the sight line and/or intersection issues. These areas are noted as "NO ACCESS ON THIS SIDE AS SHOWN" on the plat. Driveway access points are prohibited within these areas. One access point on Donn Davis Way, and the second access point on East Kessler-Cowlesville Roads will be allowed.
- All individual buildings and sites must go through the normal site plan review process with the Tipp City Planning Board.
- These access 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.

SIGHT LINE EASEMENTS RESTRICTIONS

- The Sight Line Easements noted on Construction lots 3, 4, 5, & 9 requires that nothing can occupy the area of the sight line easement which would cause a sight distance safety issue. Any improvements; i.e. below grade detention basins, walkways, lawn, low landscaping, etc. are permitted if they are below the sight line (AASHTO standards, adopted by the State of Ohio Department of Transportation).
- These sight line easement 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.

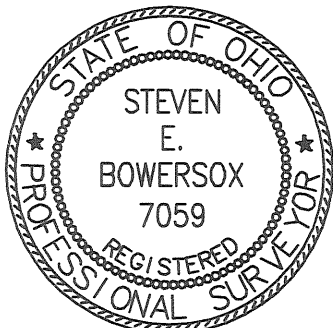
Buffer Restriction

- In accordance with the Planning Board's motion on the 8TH day of January 2002, the landscaping installed by Inlot 3509 (former Inlots 2733 and 3508) shall suffice for the required buffer requirements for Construction lots 7 & 8 along the common property line of Inlot 3509 and Construction lots 7 & 8.

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 6/11/2003



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: 05-08-2003 drawn by: jmk job number: MIATC10305

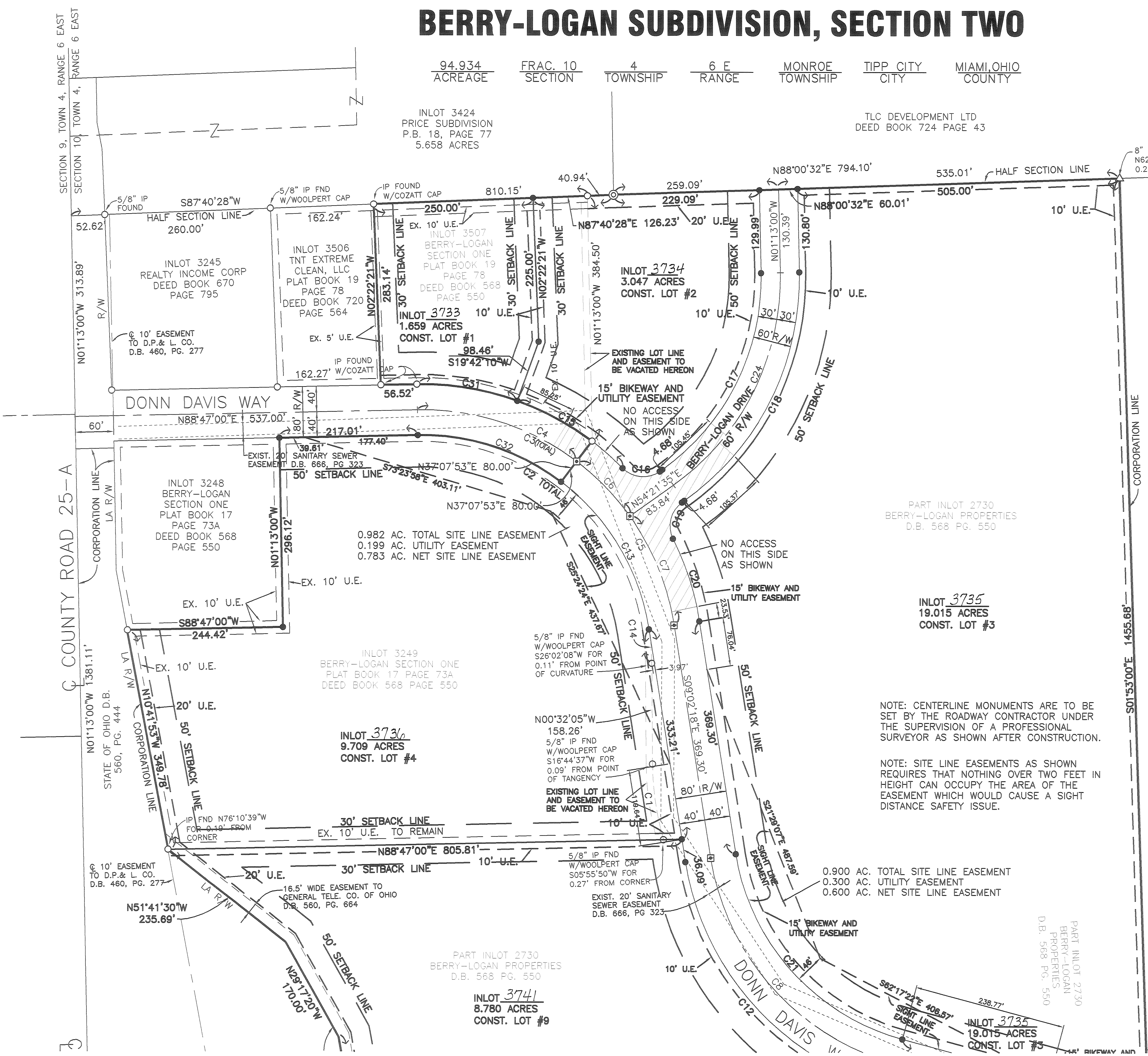
BERRY-LOGAN SUBDIVISION, SECTION TWO

PLAT BOOK 20, PAGE 51-B
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

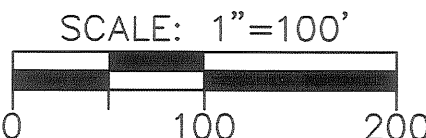
94.934 ACRES FRAC. 10 SECTION 4 TOWNSHIP 6 E RANGE MONROE TOWNSHIP TIPP CITY CITY MIAMI, OHIO COUNTY

INLOT 3424
PRICE SUBDIVISION
P.B. 18, PAGE 77
5.658 ACRES

TLC DEVELOPMENT LTD
DEED BOOK 724 PAGE 43



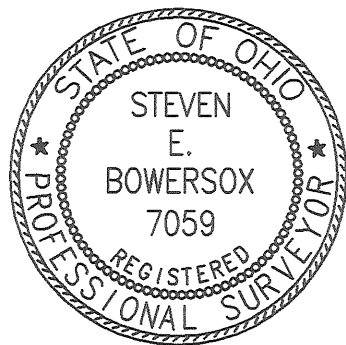
BEARINGS ARE BASED ON THE NORTH
LINE OF BERRY-LOGAN SECTION ONE AS
RECORDED IN PLAT BOOK 17, PAGE
73A. THE BEARING BEING N87°40'28\"E.



LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ✕ P.K. NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ POST FOUND
- ⊙ CONCRETE MONUMENT FOUND
- MONUMENT BOX W/IP PLACED
- ⊞ MONUMENT BOX W/IP FOUND
- ▨ NO ACCESS ALLOWED IN THIS AREA

JEREMY J. HENCH
D.B. 675, PG. 1
D.B. 678, PG. 865
DEEANN L. HENCH
CARL J. HENCH
D.V. 700, PG. 682
D.B. 589, PG. 542
L.S. VOL. 30, PG. 158
77.445 ACRES
(51.561 AC.)



Steven E. Bowersox 6/11/2003
STEVEN E. BOWERSOX
OHIO PROFESSIONAL SURVEYOR #7059

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: 04-25-2003 drawn by: jmk job number: MIATCIO305

PART INLOT 2730
BERRY-LOGAN PROPERTIES
D.B. 568 PG. 550

INLOT 3741
8.780 ACRES
CONST. LOT #9

INLOT 2730
BERRY-LOGAN PROPERTIES
D.B. 568 PG. 550

INLOT 3735
19.015 ACRES
CONST. LOT #3

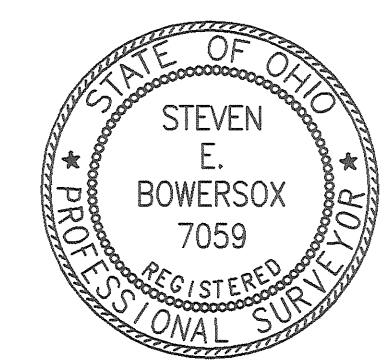
BERRY-LOGAN SUBDIVISION SECTION TWO

94.934 ACRES FRAC. 10 SECTION 4 TOWNSHIP 6 E RANGE

MONROE TOWNSHIP TIPP CITY CITY MIAMI, OHIO COUNTY

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⋈ P.K. NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⋈ RAILROAD SPIKE FOUND
- △ POST FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ▣ MONUMENT BOX W/IP PLACED
- ▣ MONUMENT BOX W/IP FOUND
- ▨ NO ACCESS ALLOWED IN THIS AREA



Steven E. Bowersox 6/11/2003
STEVEN E. BOWERSOX
OHIO PROFESSIONAL SURVEYOR #7059

NOTE: CENTERLINE MONUMENTS ARE TO BE SET BY THE ROADWAY CONTRACTOR UNDER THE SUPERVISION OF A PROFESSIONAL SURVEYOR AS SHOWN AFTER CONSTRUCTION.

NOTE: SITE LINE EASEMENTS AS SHOWN REQUIRES THAT NOTHING OVER TWO FEET IN HEIGHT CAN OCCUPY THE AREA OF THE EASEMENT WHICH WOULD CAUSE A SIGHT DISTANCE SAFETY ISSUE.

0.841 AC. TOTAL SITE LINE EASEMENT
0.198 AC. UTILITY EASEMENT
0.643 AC. NET SITE LINE EASEMENT

INLOT 2731
BERRY-LOGAN PROPERTIES
D.B. 568 PG. 550

INLOT 3737
33.221 ACRES
CONST. LOT #5

10' WIDE EASEMENT TO
DAYTON POWER & LIGHT CO.
D.B. 460, PG. 277

EXIST. 30' UTILITY EASEMENT
D.B. 726 PG. 097

8' WIDE EASEMENT TO
GENERAL TELE. CO. OF OHIO
D.B. 489, PG. 951

NORMA L. FURLONG
DEED BOOK 729, PAGE 637
DEED BOOK 475, PAGE 377
6.633 ACRES

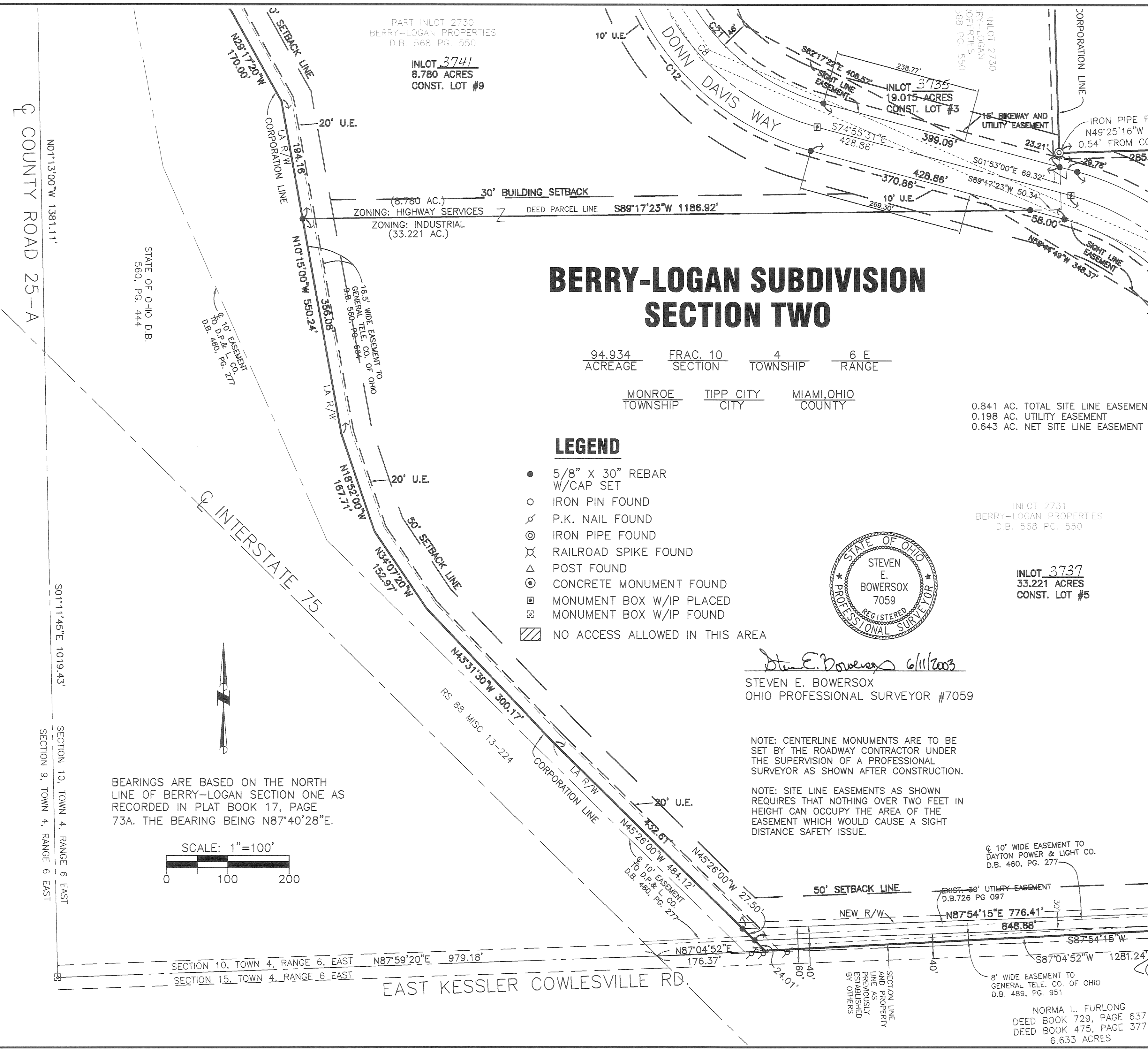
NO ACCESS
ON THIS SIDE
AS SHOWN

NO ACCESS
ON THIS SIDE
AS SHOWN

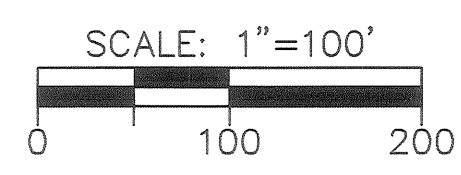
CHOICE ONE ENGINEERING
the choice that exceeds...

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

date: 04-25-2003	drawn by: jmk	job number: MIATC10305
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BEARINGS ARE BASED ON THE NORTH
LINE OF BERRY-LOGAN SECTION ONE AS
RECORDED IN PLAT BOOK 17, PAGE
73A. THE BEARING BEING N87°40'28"E.



SECTION 10, TOWN 4, RANGE 6, EAST
SECTION 15, TOWN 4, RANGE 6, EAST

EAST KESSLER COWLESVILLE RD.

ST. LOT #9
#3741

PLAT BOOK 20, PAGE 54-D
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

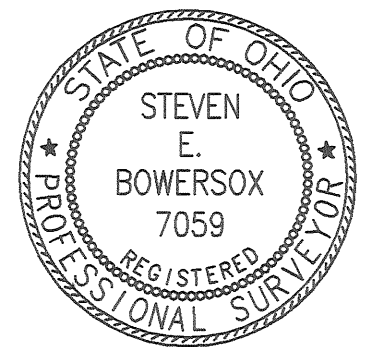
JEREMY J. HENCH
D.B. 675, PG. 1
DEAN L. HENCH
D.V. 700, PG. 682
D.B. 589, PG. 542
L.S. VOL. 30, PG. 158
77.445 ACRES
(51.561 AC.)

EASEMENT TO DAYTON
POWER & LIGHT CO.
MISC. BK. 7, PG. 139

BOARD OF EDUCATION OF THE
TIPP CITY EXEMPTED VILLAGE
SCHOOL DISTRICT
D.B. 712, PG. 433
D.B. 713, PG. 830
(36.782 ACRES)
INLOT 3509

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ POST FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊠ MONUMENT BOX W/IP PLACED
- ⊠ MONUMENT BOX W/IP FOUND
- ▨ NO ACCESS ALLOWED IN THIS AREA



STEVEN E. BOWERSOX
OHIO PROFESSIONAL SURVEYOR #7059

BERRY-LOGAN SUBDIVISION SECTION TWO

94.934 ACREAGE
FRAC. 10 SECTION
4 TOWNSHIP
6 E RANGE

MONROE TOWNSHIP
TIPP CITY
MIAMI, OHIO COUNTY

0.841 AC. TOTAL SITE LINE EASEMENT
0.198 AC. UTILITY EASEMENT
0.643 AC. NET SITE LINE EASEMENT

INLOT 2731
BERRY-LOGAN PROPERTIES
D.B. 568 PG. 550

INLOT 3737
33.221 ACRES
CONST. LOT #5

BEARINGS ARE BASED ON THE NORTH
LINE OF BERRY-LOGAN SECTION ONE AS
RECORDED IN PLAT BOOK 17, PAGE
73A. THE BEARING BEING N87°40'28"E.

SCALE: 1"=100'

NOTE: CENTERLINE MONUMENTS ARE TO BE
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NOTE: SITE LINE EASEMENTS AS SHOWN
REQUIRES THAT NOTHING OVER TWO FEET IN
HEIGHT CAN OCCUPY THE AREA OF THE
EASEMENT WHICH WOULD CAUSE A SIGHT
DISTANCE SAFETY ISSUE.

10' WIDE EASEMENT TO
DAYTON POWER & LIGHT CO.
D.B. 460, PG. 277

EXIST. 30' UTILITY EASEMENT
D.B. 726 PG 097

8' WIDE EASEMENT TO
GENERAL TELE. CO. OF OHIO
D.B. 489, PG. 951

NORMA L. FURLONG
DEED BOOK 729, PAGE 637
DEED BOOK 475, PAGE 377
6.633 ACRES

CITY OF TIPP CITY, OHIO
D.B. 735, PG. 505, 512
29.344 AC.

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: 04-25-2003
drawn by: jmk
job number: MIATCI0305

Troy Town Section 8

Pt. 6055
INLOT

S.W.
SECTION

TROY
CORPORATION

MIAMI
COUNTY

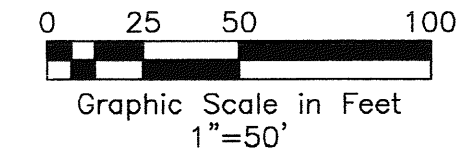
OHIO
STATE

PLAT BOOK 20 PAGE 55
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED AUG. 20, 2003 AT 3:24 P.M.
FILE NO. 0379563 FEE \$86.40

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

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 26th DAY OF Aug. 2003

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

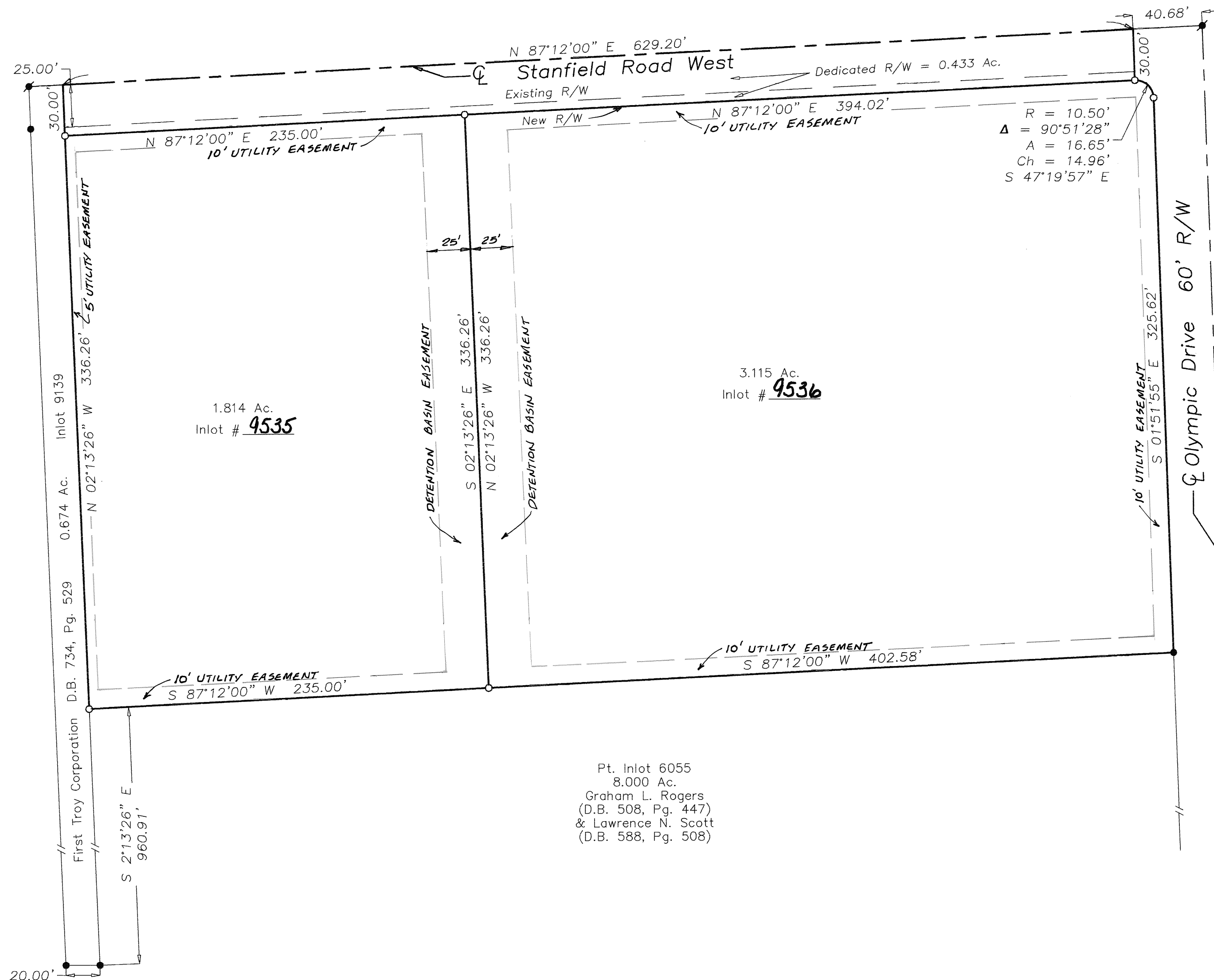


LEGEND

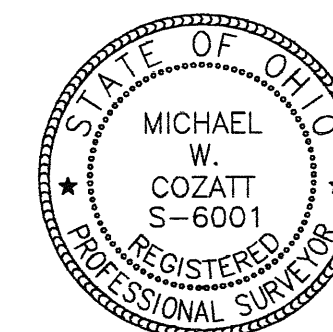
- IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET (COZATT, S6001)
- ✱ P.K. NAIL FOUND
- ✕ MAG NAIL SET
- ✕ R.R. SPIKE FOUND
- ✕ GIN SPINDLE SET
- STONE FOUND

REFERENCES

MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
VOLUME 42, PAGE 155
MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS
VOLUME 13, PAGE 175
MIAMI COUNTY RECORDER'S RECORD OF PLATS
PLAT BOOK 19, PAGE 114
PLAT BOOK 17, PAGE 84



Pt. Inlot 6055
8.000 Ac.
Graham L. Rogers
(D.B. 508, Pg. 447)
& Lawrence N. Scott
(D.B. 588, Pg. 508)



Michael W. Cozatt 7-10-03
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OH 45373
JOB NO. 13203 (937)-339-2921
File Name: Program Files\AutoCAD LT 2000i\Mikolajewski Split.dwg
Drawn by: RES ~ Checked by: MWC Sheet 172

Troy Town Section 8

PLAT BOOK 20 PAGE 55A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Pt. 6055
INLOT

S.W.
SECTION

TROY
CORPORATION

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 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 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.

LAURENCE N. SCOTT
LAURENCE N. SCOTT

Witness
Witness

GRAHAM L. ROGERS
GRAHAM L. ROGERS

Witness
Witness

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

BE IT REMEMBERED THAT ON THIS 7th DAY OF August, 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GRAHAM L. ROGERS, OWNER OF HALF INTEREST OF THE ABOVE SAID 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.

Karen L. Frey Miami County
Notary Public in and for State of Ohio

My commission expires 10-11-2005

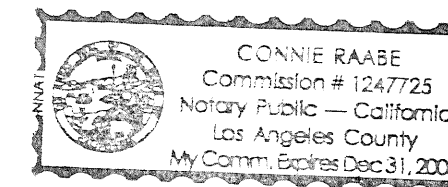
KAREN L. FREY, Notary Public
in and for the State of Ohio
My Commission Expires Oct. 11, 2005

State of California, County of Los Angeles, S.S.

BE IT REMEMBERED THAT ON THIS 1st DAY OF AUGUST, 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LAWRENCE N. SCOTT, OWNER OF HALF INTEREST OF THE ABOVE SAID 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.

Connie Raabe
Notary Public in and for State of California

My commission expires 12-31-03



City of Troy Council

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7th DAY OF JULY, 2003, THIS PLAT WAS APPROVED BY ORDINANCE No. 0-40-03 EFFECTIVE August 6, 2003, 2003.

Peter E. Jenkins Richard L. Cohen
Mayor President of Council

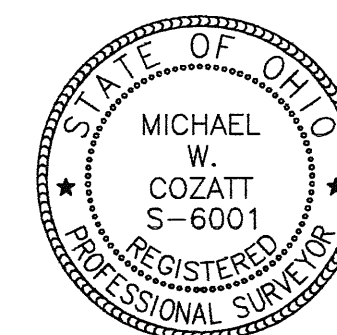
Sue L. Knight
Clerk of Council

City of Troy Planning Commission

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 25th DAY OF JUNE, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

Janet M. Waters
Chairman

Sue L. Knight
Secretary



Michael W. Cozatt 7-10-03

MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OH 45373
JOB NO. 13203 (937)-339-2921
File Name: Program Files\AutoCAD LT 2000i\Mikolajewski Split.dwg
Drawn by: RES ~ Checked by: MWC Sheet 2

TROY TOWN SECTION 9

TROY CORPORATION

S.W. SECTION

PART INLOT 6055 LOT

PLAT BOOK 20 PAGE 56
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED AUGUST 26 2003 AT 3:38 P.M.
FILE NO. 0379564 FEE \$43.20

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

APPROVED AND TRANSFERRED THIS 26th
DAY OF August, 2003.

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

LEGEND

- IRON PIN FOUND
- o 5/8" x CAPPED IRON PIN SET (COZATT, S-6001)

REFERENCES

VOL. 21, PG. 127 } MIAMI COUNTY ENGINEER'S
VOL. 23, PG. 162 } RECORD OF LOT SURVEYS

P.B. 12, PG. 71 } MIAMI COUNTY RECORDER'S
P.B. 18, PG. 9 } PLAT RECORDS

DESCRIPTION

BEING A 2.030 AC. PART OF INLOT 6055 AS SHOWN ON THE ANNEXATION TO THE CITY OF TROY AS RECORDED IN P.B. 10, PAGE 116 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND DEEDED TO GRAHAM L. ROGERS BY DEED BOOK 508, PG. 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 DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

L. N. Scott
LAWRENCE N. SCOTT

Sarah Keimann
WITNESS

Amy Luth
WITNESS

Graham L. Rogers
GRAHAM L. ROGERS

Michael W. Cozatt
WITNESS

Karen L. Fry
WITNESS

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

BE IT REMEMBERED THAT ON THIS 7th DAY OF August, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GRAHAM L. ROGERS, OWNER OF HALF INTEREST OF THE ABOVE SAID 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 WRITTEN ABOVE.

Karen L. Fry
NOTARY PUBLIC

10-11-2005
MY COMMISSION EXPIRES

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, S.S.

BE IT REMEMBERED THAT ON THIS 8th DAY OF Aug., 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LAWRENCE N. SCOTT, OWNER OF HALF INTEREST OF THE ABOVE SAID 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 WRITTEN ABOVE.

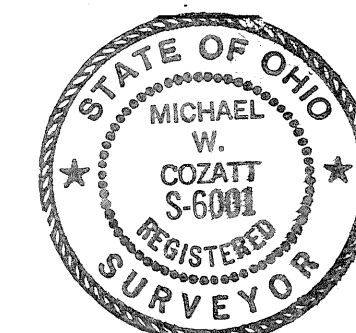
J. L. L.
NOTARY PUBLIC

3/3/04
MY COMMISSION EXPIRES



THIS LOT SPLIT WAS REVIEWED AND APPROVED
THIS 15th DAY OF AUGUST, 2003.

Steven D. Hoppel
TROY DIRECTOR OF PUBLIC WORKS



Michael W. Cozatt 7-18-03
MICHAEL W. COZATT, P.S. # 6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OHIO
JOB NO. 21203

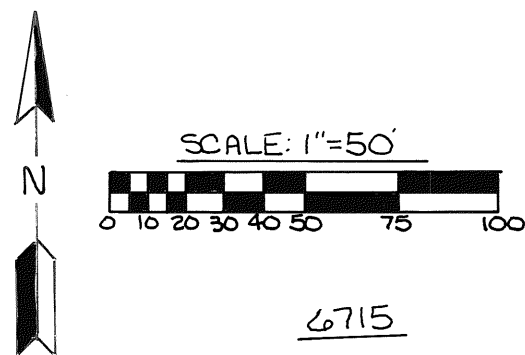
PT. I.L. 6055
2.334 ACRES
REMAINING

②
PT. I.L. 6055
1.015 ACRES
NEW INLOT 9538

①
PT. I.L. 6055
1.015 ACRES
NEW INLOT 9537

STANFIELD ROAD 80' R/W

8536



WILLOW POINT SUBDIVISION

18.6610
ACREAGE

19
SECTION

5 N
TOWNSHIP

6 E
RANGE

PT. 7146 & PT. 7271
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY

TRANSFERRED THIS 2 DAY OF Sept. 2003

Chris A. Peebles
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Tinneman
DEPUTY AUDITOR

PLAT BOOK 20, PAGE 57
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 2 DAY
OF September 2003, AT 9:39 A.M.
FILE No. 0380195 FEE: \$86.40
JOHN W. O'BRIEN
MIAMI COUNTY RECORDER
DEPUTY

BEARINGS BASED ON RECORDER'S RECORD
OF PLATS, PLAT BOOK 18, PAGE 119

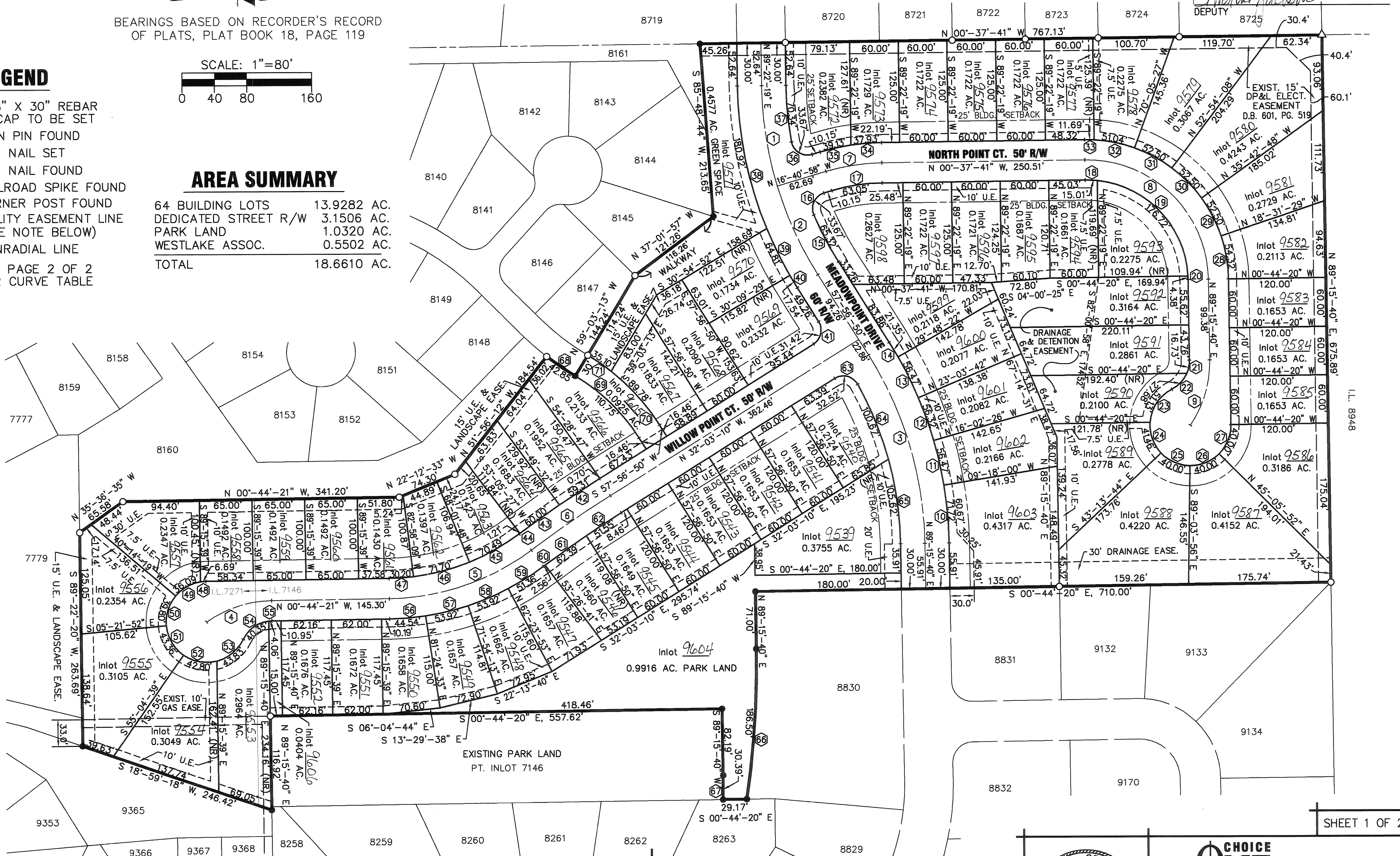
LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
 - IRON PIN FOUND
 - P.K. NAIL SET
 - P.K. NAIL FOUND
 - RAILROAD SPIKE FOUND
 - CORNER POST FOUND
 - UTILITY EASEMENT LINE
(SEE NOTE BELOW)
 - (NR.) NONRADIAL LINE
- SEE PAGE 2 OF 2
FOR CURVE TABLE

SCALE: 1"=80'
0 40 80 160

AREA SUMMARY

64 BUILDING LOTS	13.9282 AC.
DEDICATED STREET R/W	3.1506 AC.
PARK LAND	1.0320 AC.
WESTLAKE ASSOC.	0.5502 AC.
TOTAL	18.6610 AC.



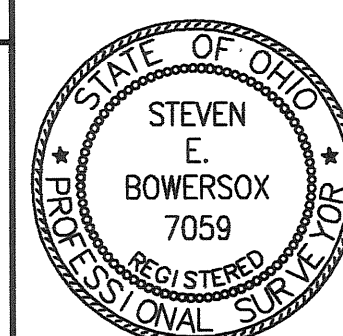
- NOTES:
- 1.) ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
 - 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
 - 3.) FRONT AND REAR SETBACKS TO BE 25' AND SIDE YARD SETBACKS TO BE 5'.

BEING A SUBDIVISION OF A 16.964 ACRE PART OF INLOT 7146 AND A 1.697 ACRE PART OF INLOT 7271 OWNED BY HAMPTON WOODS, INC. RECORDED IN DEED BOOK 739, PAGE 65 CONTAINING A TOTAL OF 18.6610 ACRES.

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

STEVEN E. BOWERSOX, P.S. #7059

8-25-2003
DATE



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www.choiceoneengineering.com

date: 08-05-2003 drawn by: seb job number: MIATRO0218FIN

SHEET 1 OF 2

WILLOW POINT SUBDIVISION
CITY OF TROY, MIAMI CO., OHIO

PLAT BOOK 20, PAGE 57-A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 2 DAY
OF September, 2003, AT 9:30AM.
FILE No. 1380195 . FEE: \$ 8.40
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
Michelle Jackson
DEPUTY

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	450.00'	16°-03'-17"	126.09'	125.68'	N 81°-20'-41" E
2	450.00'	15°-22'-12"	120.72'	120.36'	N 65°-37'-56" E
3	450.00'	31°-18'-50"	245.94'	242.89'	N 73°-36'-15" E
4	142.50'	34°-27'-21"	85.70'	84.41'	N 17°-58'-01" W
5	300.00'	35°-55'-03"	188.06'	185.00'	N 18°-41'-52" W
6	1475.00'	04°-36'-13"	118.51'	118.48'	N 34°-21'-17" W
7	250.00'	16°-03'-17"	70.05'	69.82'	N 08°-39'-19" W
8	150.00'	89°-53'-21"	235.33'	211.93'	N 44°-19'-00" E
9	142.50'	34°-27'-21"	85.70'	84.41'	S 73°-30'-39" E
10	480.00'	08°-33'-40"	71.72'	71.65'	S 84°-58'-50" W
11	480.00'	06°-44'-26"	56.47'	56.44'	S 77°-19'-47" W
12	480.00'	06°-43'-21"	56.32'	56.29'	S 70°-35'-53" W
13	480.00'	06°-44'-28"	56.47'	56.44'	S 63°-51'-59" W
14	480.00'	02°-32'-55"	21.35'	21.35'	S 59°-13'-17" W
15	420.00'	08°-54'-38"	65.32'	65.25'	S 62°-24'-09" W
16	20.00'	96°-27'-34"	33.67'	29.83'	N 64°-54'-45" W
17	225.00'	16°-03'-17"	63.05'	62.84'	N 08°-39'-19" W
18	125.00'	06°-52'-49"	15.01'	15.00'	N 02°-48'-44" E
19	125.00'	81°-00'-06"	176.72'	162.36'	N 46°-45'-11" E
20	125.00'	02°-00'-26"	4.38'	4.38'	N 88°-15'-27" E
21	40.00'	23°-57'-39"	16.73'	16.61'	S 78°-45'-30" E
22	40.00'	39°-39'-05"	27.68'	27.13'	S 46°-57'-08" E
23	50.00'	58°-35'-20"	51.13'	48.93'	S 56°-25'-16" E
24	50.00'	47°-30'-48"	41.46'	40.29'	N 70°-31'-40" E
25	50.00'	45°-50'-12"	40.00'	38.94'	N 23°-51'-10" E
26	50.00'	45°-50'-12"	40.00'	38.94'	N 21°-59'-02" W
27	50.00'	45°-50'-12"	40.00'	38.94'	N 67°-49'-14" W
28	175.00'	17°-47'-09"	54.32'	54.11'	S 80°-22'-06" W
29	175.00'	17°-11'-19"	52.50'	52.30'	S 62°-52'-52" W
30	175.00'	17°-11'-19"	52.50'	52.30'	S 45°-41'-32" W
31	175.00'	17°-11'-19"	52.50'	52.30'	S 28°-30'-13" W
32	175.00'	16°-42'-35"	51.04'	50.86'	S 11°-33'-16" W
33	175.00'	03°-49'-39"	11.69'	11.69'	S 01°-17'-09" W
34	275.00'	07°-54'-09"	37.93'	37.90'	S 04°-34'-45" E
35	275.00'	08°-09'-09"	39.13'	39.10'	S 12°-36'-23" E
36	20.00'	96°-27'-34"	33.67'	29.83'	S 31°-32'-49" W
37	420.00'	09°-35'-43"	70.34'	70.26'	S 84°-34'-28" W
38	480.00'	21°-35'-43"	180.92'	179.85'	N 78°-34'-28" E
39	480.00'	07°-44'-10"	64.81'	64.76'	N 63°-54'-32" E
40	480.00'	02°-05'-37"	17.54'	17.54'	N 58°-59'-38" E
41	20.00'	90°-00'-00"	31.42'	28.28'	S 77°-03'-10" E
42	1500.00'	02°-15'-55"	59.31'	59.30'	S 33°-11'-08" E
43	1500.00'	02°-17'-31"	60.00'	60.00'	S 35°-27'-51" E
44	1500.00'	00°-02'-47"	1.21'	1.21'	S 36°-38'-00" E

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 9th DAY OF JULY, 2003, 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 21st DAY OF JULY, 2003, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-42-203-2003, EFFECTIVE 8/20, 2003

Peter E. Jenkins Mayor Robert L. Zacher President of Council Steve D. Knight Clerk of Council

COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION WILLOW POINT SUBDIVISION OWNERS ASSOCIATION" RECORDED IN DEED BOOK 741, PAGE 786 OF THE MIAMI COUNTY RECORDERS RECORDS.

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
45	275.00'	14°-41'-11"	70.49'	70.30'	S 29°-18'-48" E
46	275.00'	14°-56'-21"	71.70'	71.50'	S 14°-30'-02" E
47	275.00'	06°-17'-31"	30.20'	30.18'	S 03°-53'-06" E
48	50.00'	07°-39'-39"	6.69'	6.68'	S 04°-34'-10" E
49	50.00'	41°-21'-42"	36.09'	35.32'	S 29°-04'-50" E
50	50.00'	45°-36'-11"	39.80'	38.75'	N 72°-33'-46" W
51	50.00'	49°-42'-47"	43.38'	42.03'	N 59°-46'-45" E
52	50.00'	49°-02'-40"	42.80'	41.50'	N 10°-24'-01" E
53	50.00'	50°-13'-46"	43.83'	42.44'	N 39°-14'-12" W
54	40.00'	57°-48'-07"	40.35'	38.66'	N 35°-27'-01" W
55	40.00'	05°-48'-37"	4.06'	4.05'	N 03°-38'-39" W
56	325.00'	07°-51'-07"	44.54'	44.50'	N 04°-39'-54" W
57	325.00'	09°-30'-20"	53.92'	53.86'	N 13°-20'-37" W
58	325.00'	09°-30'-20"	53.92'	53.86'	N 22°-50'-57" W
59	325.00'	09°-03'-16"	51.36'	51.31'	N 32°-07'-45" W
60	1450.00'	00°-06'-04"	2.56'	2.56'	N 36°-36'-21" W
61	1450.00'	02°-27'-56"	62.39'	62.39'	N 35°-19'-22" W
62	1450.00'	02°-02'-14"	51.55'	51.55'	N 33°-04'-17" W
63	20.00'	93°-10'-21"	32.52'	29.06'	N 14°-32'-00" E
64	420.00'	13°-44'-01"	100.67'	100.43'	N 67°-59'-11" E
65	420.00'	14°-24'-28"	105.62'	105.34'	N 82°-03'-26" E
66	1170.00'	09°-07'-59"	186.50'	186.30'	S 86°-10'-21" E
67	870.00'	02°-00'-04"	30.39'	30.38'	N 89°-44'-18" W
68	345.00'	07°-07'-00"	42.85'	42.82'	N 34°-30'-14" E
69	235.00'	27°-00'-05"	110.75'	109.73'	N 44°-26'-47" E
70	265.00'	19°-24'-39"	89.78'	89.35'	S 48°-14'-30" W
71	265.00'	07°-35'-22"	35.10'	35.08'	S 34°-44'-30" W

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.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Marion M. Asher
WITNESS

Debra A. Newman
WITNESS

OWNER:
HAMPTON WOODS, INC.

Jessica A. Minesinger
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 15th DAY OF August, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HAMPTON WOODS, 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: 3-27-05
DEBRA A. NEWMAN
Notary Public - Ohio
Miami County
My Comm. Expires 3-27-05

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Marion M. Asher
WITNESS

Judy He Last
WITNESS

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 15th DAY OF August, 2003, 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.

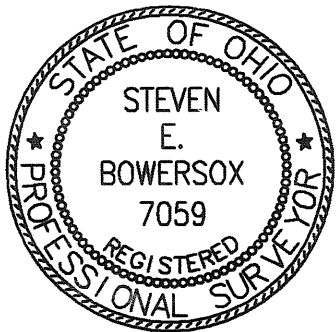
Judy He Last
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 3-27-05
Judy He Last, Notary Public

DATE: Aug. 15, 2003
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: 3-27-05
DEBRA A. NEWMAN
Notary Public - Ohio
Miami County
My Comm. Expires 3-27-05



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date: 08-05-2003 drawn by: job number: MIATR00218Cov

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

8-05-2003
DATE

SHEET 2 OF 2

PLAT BOOK 20 PAGE 58
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0380491
RECEIVED SEPT. 3, 2003
AT 12:17 P.M. FEE \$ 129.60
John W. O'Brien
MIAMI COUNTY RECORDER
Dona Swihart
DEPUTY

RECORD PLAN
STANFIELD PLACE
SECTION THREE
LOCATED IN:
SECTION 19, TOWN 5, RANGE 6 EAST
PART OF INLOT 7271
CITY OF TROY
MIAMI COUNTY, OHIO
10.7129 TOTAL ACRES
52 RESIDENTIAL LOTS
1 RESERVE LOT
53 TOTAL LOTS
SEPTEMBER, 2002

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, 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

OWNER:

CROSSMANN COMMUNITIES
OF OHIO, INC.

Cheryl Robben
WITNESS
Julia A. Catta
WITNESS

Mike Hoffmaster
MIKE HOFFMASTER
GENERAL MANAGER

STATE OF OHIO
BE IT REMEMBERED THAT ON THIS 30th DAY OF June, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME CROSSMANN COMMUNITIES OF OHIO, INC., OWNER, BY MIKE HOFFMASTER, ITS GENERAL MANAGER TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Cheryl Robben
NOTARY PUBLIC IN AND FOR
STATE OF OHIO
MY COMMISSION EXPIRES ON: 6-19-07

DATE: 6-30, 2003
STATE OF OHIO

CROSSMANN COMMUNITIES OF OHIO, INC. BY MIKE HOFFMASTER, ITS GENERAL MANAGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

Mike Hoffmaster
MIKE HOFFMASTER
GENERAL MANAGER

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

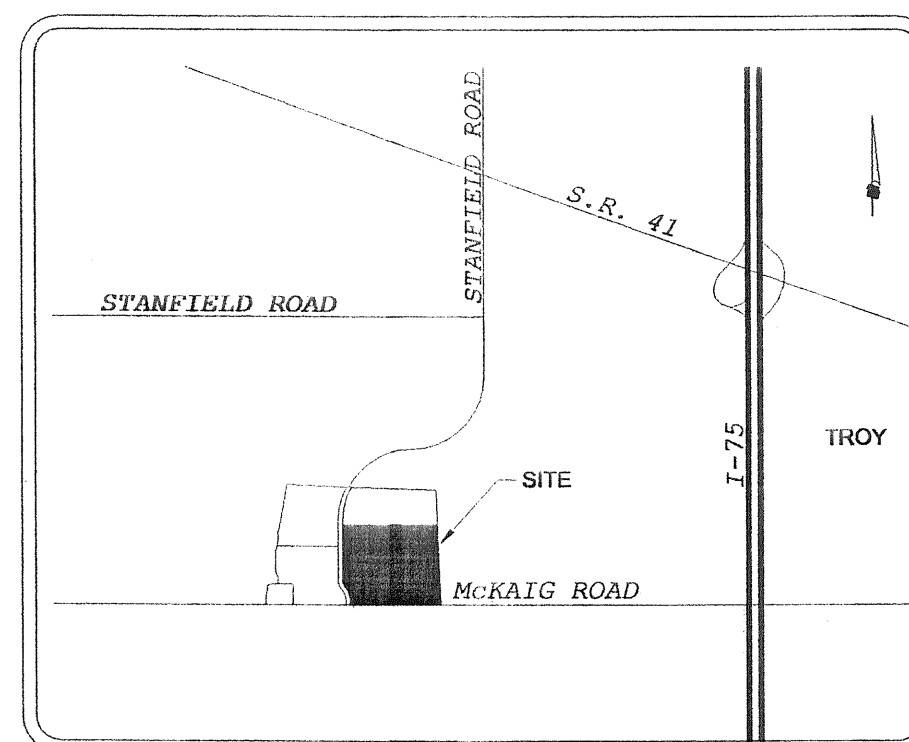
Cheryl Robben
NOTARY PUBLIC IN AND FOR
STATE OF OHIO
MY COMMISSION EXPIRES ON: 6-19-07

DESCRIPTION

BEING A SUBDIVISION CONTAINING 10.7129 ACRES, AND BEING PART OF INLOT 7271 AND BEING PART OF A 25.964 ACRE TRACT CONVEYED TO CROSSMANN COMMUNITIES OF OHIO, INC. BY DEED RECORDED IN DEED BOOK 718, PAGE 762 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESRICTIONS SEE SHEET 3 OF 3



VICINITY MAP

DEVELOPER:
CROSSMANN COMMUNITIES, INC.
9961 CINCINNATI-DAYTON RD.
WEST CHESTER, OHIO 45069
(513)644-4663 FAX (513)644-4646

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN. MONUMENTATION WILL BE SET AS SHOWN.

NORFLEET, BROWN & PETKEWICZ INC.

William C. Petkewicz 7-1-03
WILLIAM C. PETKEWICZ
REGISTERED SURVEYOR
OHIO LICENSE No. 5749

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 17th DAY OF MARCH, 2003, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-12-03.

Peter E. Jenkins
MAYOR
William F. Johnson
PRESIDENT OF COUNCIL
Steve G. Knight
CLERK OF COUNCIL

AT THE MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD ON THIS 26th DAY OF FEB, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

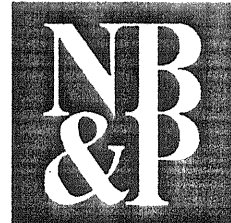
Jack M. Waters
CHAIRMAN
Steve G. Knight
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 3rd DAY OF Sept, 2003.

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

SHEET 1 OF 3

PREPARED BY:

			NORFLEET, BROWN & PETKEWICZ INC. Civil Engineers & Surveyors 228 Byers Road, Suite 301 Miamisburg, Ohio 45342 Ph (937)847-2313 Fax (937)847-2303		
SCALE:		DRAWN: D.M.N.		CHK'D:	
DATE: SEPTEMBER, 2002		JOB No.:		00-4348	

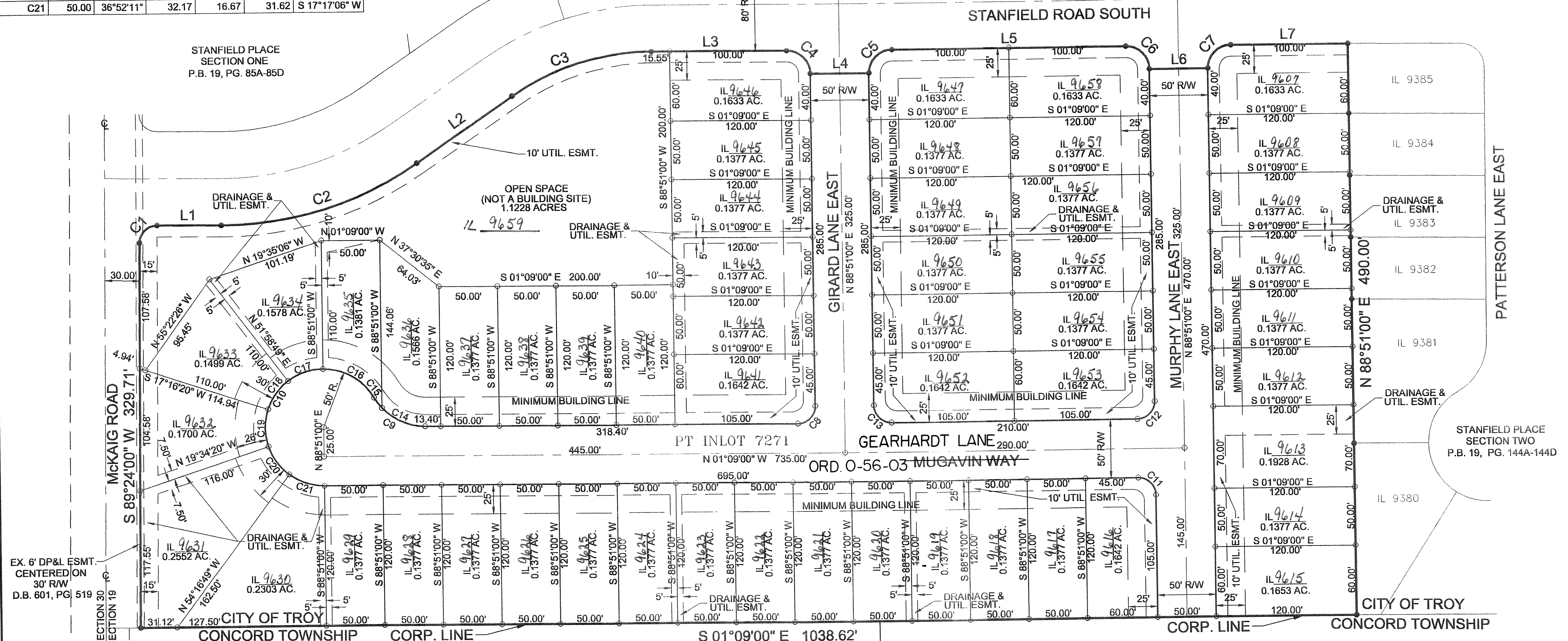
RECORD PLAN
STANFIELD PLACE
SECTION THREE
LOCATED IN:
PART OF INLOT 7271
CITY OF TROY
MIAMI COUNTY, OHIO
10.7129 TOTAL ACRES
52 RESIDENTIAL LOTS
1 RESERVE LOT
53 TOTAL LOTS
SEPTEMBER, 2002

CURVE TABLE						
Curve	Radius	Delta	Length	Tangent	Chord	Chord Direction
C1	15.00	90°00'00"	23.56	15.00	21.21	N 45°36'00" W
C2	290.00	35°16'15"	178.52	92.19	175.72	N 18°14'07" W
C3	210.00	34°43'15"	127.26	65.65	125.32	N 18°30'37" W
C4	20.00	90°00'00"	31.42	20.00	28.28	N 43°51'00" E
C5	20.00	90°00'00"	31.42	20.00	28.28	N 46°09'00" W
C6	20.00	90°00'00"	31.42	20.00	28.28	N 43°51'00" E
C7	20.00	90°00'00"	31.42	20.00	28.28	N 46°09'00" W
C8	15.00	90°00'00"	23.56	15.00	21.21	N 46°09'00" W
C9	50.00	60°00'00"	52.36	28.87	50.00	N 28°51'00" E
C10	50.00	240°00'00"	209.44	-	86.60	N 61°09'00" W
C11	15.00	90°00'00"	23.56	15.00	21.21	S 43°51'00" W
C12	15.00	90°00'00"	23.56	15.00	21.21	N 46°09'00" W
C13	15.00	90°00'00"	23.56	15.00	21.21	N 43°51'00" E
C14	50.00	47°03'31"	41.07	21.77	39.92	N 22°22'45" E
C15	50.00	12°56'29"	11.29	5.67	11.27	N 52°22'45" E
C16	50.00	60°00'00"	52.36	28.87	50.00	N 28°51'00" E
C17	50.00	36°52'11"	32.17	16.67	31.62	N 19°35'06" W
C18	50.00	34°42'29"	30.29	15.63	29.83	N 55°22'26" W
C19	50.00	36°50'40"	32.15	16.65	31.60	S 88°51'00" W
C20	50.00	34°42'29"	30.29	15.63	29.83	S 53°04'26" W
C21	50.00	36°52'11"	32.17	16.67	31.62	S 17°17'06" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.00'	N 00°36'00" W
L2	100.00'	N 35°52'15" W
L3	115.55'	N 01°09'00" W
L4	50.00'	N 01°09'00" W
L5	200.00'	N 01°09'00" W
L6	50.00'	N 01°09'00" W
L7	100.00'	N 01°09'00" W

AREA SUMMARY
7.7470 *ACRES RESIDENTIAL LOTS
1.8431 ACRES R/W
1.1228 ACRES RESERVE AREA
10.7129 TOTAL ACRES

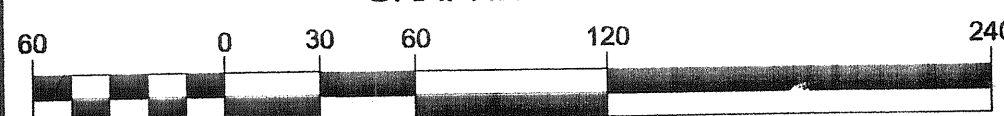
*NOTE: THE SUMMATION OF THE INDIVIDUAL LOT AREAS SHOWN ON THE FACE OF THIS DRAWING DOES NOT MATCH THE ACTUAL COMPUTED TOTAL RESIDENTIAL LOT AREA, DUE TO NUMERICAL ROUNDINGS.



EX. 6' DP&L ESMT.
CENTERED ON
30' R/W
D.B. 601, PG. 519

LEGEND
● #5 REBAR FOUND
○ #5 REBAR TO BE SET

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

DRAINAGE EASEMENT NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR PAVED AREAS AS REQUIRED BY THE CITY OF TROY STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE DIRECTION OF WATER FLOW THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.

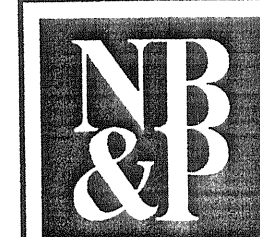
NOTE: NO DRIVEWAY ACCESS TO STANFIELD ROAD OR TO MCKAIG ROAD IS PERMITTED FROM ANY LOT.

LONNIE L. & NAOMI F. DAVIS
SURVEY VOL. 33, PG. 56

LONNIE L. & NAOMI F. DAVIS
SURVEY VOL. 33, PG. 56

SHEET 2 OF 3

PREPARED BY:



NORFLEET, BROWN
& PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 301
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE: 1"=60'	DRAWN: J.R.M.	CHK'D:
DATE: SEPTEMBER, 2002	JOB No.: 00-4348	

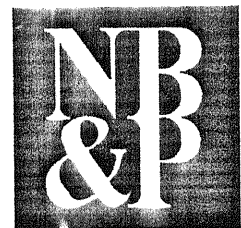
RECORD PLAN
STANFIELD PLACE
SECTION THREE
LOCATED IN:
PART OF INLOT 7271
CITY OF TROY
MIAMI COUNTY, OHIO
10.7129 TOTAL ACRES
52 RESIDENTIAL LOTS
1 RESERVE LOT
53 TOTAL LOTS
SEPTEMBER, 2002

COVENANTS & RESTRICTIONS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES.
2. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
3. NO PERMANENT SIGNS ALLOWED; EXCEPT FOR THE SIGNAGE BY DEVELOPER FOR THE SALE OF NEW HOMES. DIRECTIONAL SIGNAGE SHALL BE PERMITTED ON THE WEEKENDS ONLY. THEY MAY NOT BE INSTALLED UNTIL AFTER 5:00 PM ON FRIDAY AND MUST BE REMOVED BY 6:00 PM ON SUNDAY.
4. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, SHACK, GARAGE, BARN OR OTHER OUT BUILDINGS SHALL BE USED OR MAINTAINED ON ANY LOT AT ANY TIME EITHER TEMPORARILY OR PERMANENTLY ON ANY LOT OF THIS SUBDIVISION WITHOUT WRITTEN APPROVAL OF CROSSMANN COMMUNITIES. TWO COMPLETE SETS OF "DOCUMENTS" SHALL BE SUBMITTED TO CROSSMANN COMMUNITIES. THE DOCUMENTS SHALL INCLUDE DESIGN PLANS, MATERIALS, COLORS, ROOFING, LOCATION OF BUILDING (HORIZONTAL AND VERTICAL) AND LANDSCAPING PLANS. CROSSMANN COMMUNITIES SHALL HAVE FIFTEEN (15) DAYS AFTER RECEIPT OF THE DOCUMENTS TO MARK ON ONE SET OF THE DOCUMENTS "APPROVED" OR "DISAPPROVED" BY CROSSMANN COMMUNITIES DATED AND SIGNED. DISAPPROVING DOCUMENTS SHALL INDICATE THE REASONS FOR DISAPPROVAL. IF THE DOCUMENTS ARE NOT RETURNED TO OWNER WITHIN (15) DAYS AFTER RECEIPT BY CROSSMANN COMMUNITIES, THE DOCUMENTS SHALL AUTOMATICALLY BE APPROVED AS SUBMITTED. THE PLANS AND SPECIFICATIONS SHALL INCLUDE FLOOR PLANS, ELEVATIONS SHOWING ALL FOUR (4) SIDES OF STRUCTURE. AFTER THE ORIGINAL CONSTRUCTION, NO IMPROVEMENTS OF ANY KIND SHALL BE MADE OR ERECTED, PLACED, ALTERED OR EXTERIOR DESIGN CHANGE MADE THERETO, ON ANY LOT, UNTIL SUCH IMPROVEMENT, ALTERATION, CHANGE, ETC., ARE SUBMITTED TO CROSSMANN COMMUNITIES AND FOLLOW THE APPROVAL OR DISAPPROVAL PROCEDURE SET FORTH IN THIS ITEM. NO OUT BUILDING SHALL EXCEED 160 SQUARE FEET.
5. NO STRUCTURE OR PLANTING, OTHER THAN DRIVEWAY OR SIDEWALK, SHALL BE PERMITTED TO INTERFERE WITH ANY EASEMENT WHICH MAY OBSTRUCT OR RETARD DIRECTION OF ANY DRAINAGE WATER.
6. NO ABOVE GROUND SWIMMING POOLS SHALL BE ERECTED ON ANY LOT.
7. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT FOR TWO (2) DOGS, CATS OR OTHER HOUSEHOLD PETS, WHICH MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.
8. NO FENCES SHALL BE BUILT ON ANY PART OF SAID LOT BETWEEN THE REAR OF THE BUILDING CONSTRUCTED THEREON AND THE STREET IN FRONT OF THE BUILDING. FENCES ERECTED ON SAID LOT FROM THE REAR OF THE BUILDING TO THE BACK PROPERTY LINE SHALL NOT BE IN EXCESS OF FOUR (4) FEET IN HEIGHT AND SHALL BE OF RUSTIC RAIL, DECORATIVE WOOD OR HEDGE.
9. NO TRUCKS LARGER THAN THREE-QUARTER TON, BOATS, TRAILERS, CAMPERS, MOBILE HOMES, MOTOR HOMES, BUSES, OR DELIVERY VANS SHALL BE PERMITTED TO BE PARKED IN EXCESS OF FORTY-EIGHT (48) HOURS, EXCEPT THAT ANY OF SUCH VEHICLES BEING USED FOR THE PURPOSE OF CONSTRUCTION, DELIVERY OR REPAIR WORK UPON ANY LOT SHALL BE PERMITTED TO PARK ON OR IN FRONT OF A LOT ON A TEMPORARY BASIS.
10. EACH LOT SHALL MAINTAIN TWO (2) OFF STREET PARKING SPACES, INCLUDING GARAGE.
11. NO SATELLITE DISH ANTENNAS OR ANY FREE STANDING ANTENNAS OR RECEIVERS SHALL BE PERMITTED. ALL ANTENNAS & RECEIVERS MUST BE ATTACHED TO THE PRINCIPAL BUILDING ON THE LOT. THE MAXIMUM ALLOWABLE HEIGHT ABOVE THE ROOF LINE SHALL BE TWO (2) FEET.
12. NO RESIDENCE SHALL HAVE LESS THAN 1000 SQUARE FEET.
13. THESE COVENANTS & RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 31, 2008, AND SHALL BE AUTOMATICALLY EXTENDED FOR AN ADDITIONAL FIFTEEN (15) YEARS, UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS & RESTRICTIONS IN WHOLE OR IN PART.
14. ALL COMMON AREAS AND/OR OPEN SPACES (DESIGNATED AS RESERVE AREAS) SHALL BE MAINTAINED BY THE STANFIELD PLACE HOMEOWNERS ASSOCIATION.
15. RESERVE AREAS ARE NOT BUILDING LOTS.
16. ENFORCEMENT SHALL BE BY PROCEEDING OF LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT & RESTRICTION. SUCH PROCEEDINGS MAY BE RESTRAIN VIOLATION AND/OR TO RECOVER DAMAGES.
17. INVALIDATION OF ANY ONE OF THESE COVENANTS & RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

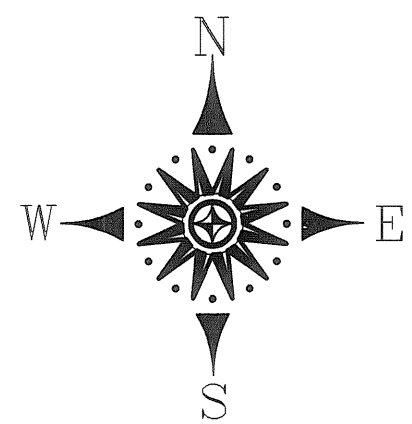
SHEET 3 OF 3

PREPARED BY:



NORFLEET, BROWN
& PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 301
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE:	DRAWN: J.R.M.	CHECKED:
DATE: SEPTEMBER, 2002	JOB No.:	00-4348



50 0 50 100 150
GRAPHIC SCALE - FEET 1"=50' JUNE 24, 2003

Bearings based on the north line of
Hampton Woods, Section 3, Plat Book 18, Page 91A
(N 56°20'40"E)

Monument Legend

- ⊗ Indicates 5/8" iron pin found (unless noted)
- Indicates 5/8" iron pin set
- △ Indicates MAG nail found (unless noted)
- △ Indicates MAG nail set
- ⊠ Indicates Concrete Monument Found
- Indicates Concrete Monument Set

Hathaway Village Section Four

Plat Book 11, Page 14

Inlot 1848

Inlot 1849

Inlot 1850

Inlot 1851

Inlot 1852

Inlot 1853

Inlot 1854

Inlot 3430

Inlot 3437

Inlot 3429
Park
(2.000 Acres by deed)
2.0003 Acres

INLOT 3743
2.2785 Acres

**Hampton Woods
Section Three**
Plat Book 18, Page 91

NOTE:

INLOT _____, BEING 0.1870 ACRES, IS
DESIGNATED AS A NON-BUILDABLE LOT

ACREAGE SUMMARY:

THE CITY OF TIPP CITY, OUTLOT 70 =0.2782
INLOT 3429 =2.0003
TOTAL OF PARK LOT 2 ACRES =2.2785

PARK LOT 1 ACREAGE =0.1870
PARK LOT 2 ACREAGE =2.2785
RIGHT-OF-WAY ACREAGE =0.0455
TOTAL ACREAGE =2.5110

ARCEAGE IN SECTION 22 =2.0513
ACREAGE IN SECTION 27 =0.4597

REFERENCES:

PLATS: HAMPTON WOODS, SECTION THREE
PLAT BOOK 18, PAGE 91

HATHAWAY VILLAGE, SECTION FOUR
PLAT BOOK 11, PAGE 14

DEEDS: THE CITY OF TIPP CITY
DEED BOOK 738, PAGE 140

SURVEYS: 0.511 ACRES - VOLUME 24, PAGE 5

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C-1	380.00'	49.08'	97.63'	14°43'13"	97.36'	S 26°17'44"E

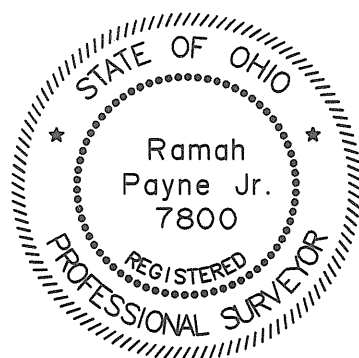
DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION OF 2.5110 ACRES, BEING ALL OF A 0.511 ACRE PARCEL (BEING PART OF OUTLOT 70) CONVEYED TO THE CITY OF TIPP CITY, OHIO, AS RECORDED IN DEED BOOK 738, PAGE 180 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO, AND ALSO BEING A REPLAT OF INLOT 3429 (PARK LOT 88 HAMPTON WOODS SECTION THREE) AS RECORDED IN PLAT BOOK 18, PAGE 91A OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO. CONVEYED TO THE CITY OF TIPP CITY BY DEED BOOK 710, PAGE 444.

CERTIFICATION:

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN, IN ACCORDANCE WITH MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVED DISTANCES ARE MEASURED ON THE ARC.

BY: Ramah Payne Jr. P.S.
RAMAH PAYNE JR., P.S. #7800



PLAT BOOK 20, PAGE 59
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 4th DAY OF
Sept., 2003 AT 1:39:09 PM
FILE NUMBER 0330094 FEE 343.20

John W. O'Brien
RECORDER, MIAMI COUNTY
Erin Wilkey
DEPUTY

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 DO HEREBY DEDICATE THE
STREETS AND RESERVE THE EASEMENTS OF RECORD AS SHOWN ON
SAID PLAT TO THE PUBLIC USE FOREVER.

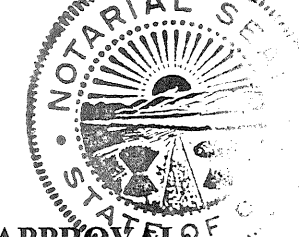
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS Shirley C. Varr OWNER: CITY OF TIPP CITY
(PRINTED NAME)

WITNESS Cathy A. Ross BY: David A. Collinsworth
(PRINTED NAME) City Manager

STATE OF OHIO, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE 4th DAY OF Sept, 2003 BY
David A. Collinsworth OF THE CITY OF TIPP CITY ON BEHALF OF
THE MUNICIPALITY.

NOTARY PUBLIC, MY COMMISSION EXPIRES: Mar 14, 2004



TINA B. ROBERTS, Notary Public
in and for the State of Ohio
My Commission Expires March 14, 2004

APPROVAL OF

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO,
HELD THIS 8th DAY OF July, 2003, THIS PLAT WAS REVIEWED AND
APPROVED.

CHAIRMAN William J. Fennell SECRETARY Marilyn Fennell

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO,
HELD THIS 8th DAY OF July, 2003, THIS PLAT WAS REVIEWED AND
APPROVED.

PRESIDENT OF COUNCIL David A. Collinsworth CLERK OF COUNCIL Misty Cox

APPROVED AND TRANSFERRED THIS 4 DAY OF Sept., 2003

MIAMI COUNTY AUDITOR Chris A. Peoples DEPUTY AUDITOR Linda Sinnerman

Record Plan

Hampton Woods Park

Section 22, Town 4 N, Range 6 E
Section 27, Town 4 N, Range 6 E

City of Tipp City

Miami County, Ohio

2.5110 Acres Total

0.0455 Acres in Right-of-Way

2.4655 Acres in Park Lots

This Instrument Prepared By:

McDougall, Marsh, & Chico

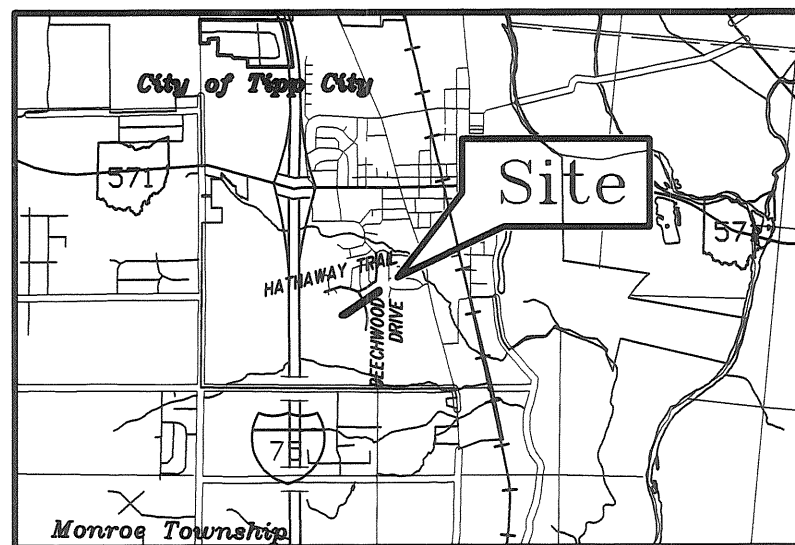
Surveyors and Civil Engineers

8529 Byers Road
Miamisburg, Ohio 45342

Tel: 937-847-2660
Fax 937-847-2670

SURVEY NOTES:

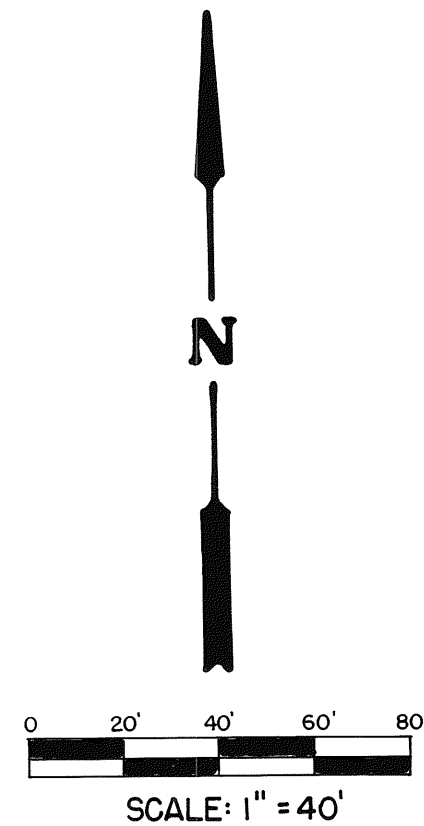
- ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
- ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "McMC-7735"
- SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.



Vicinity Map
No Scale

REPLAT OF INLOT 8171 & PART INLOT 8170 PIQUA, OHIO

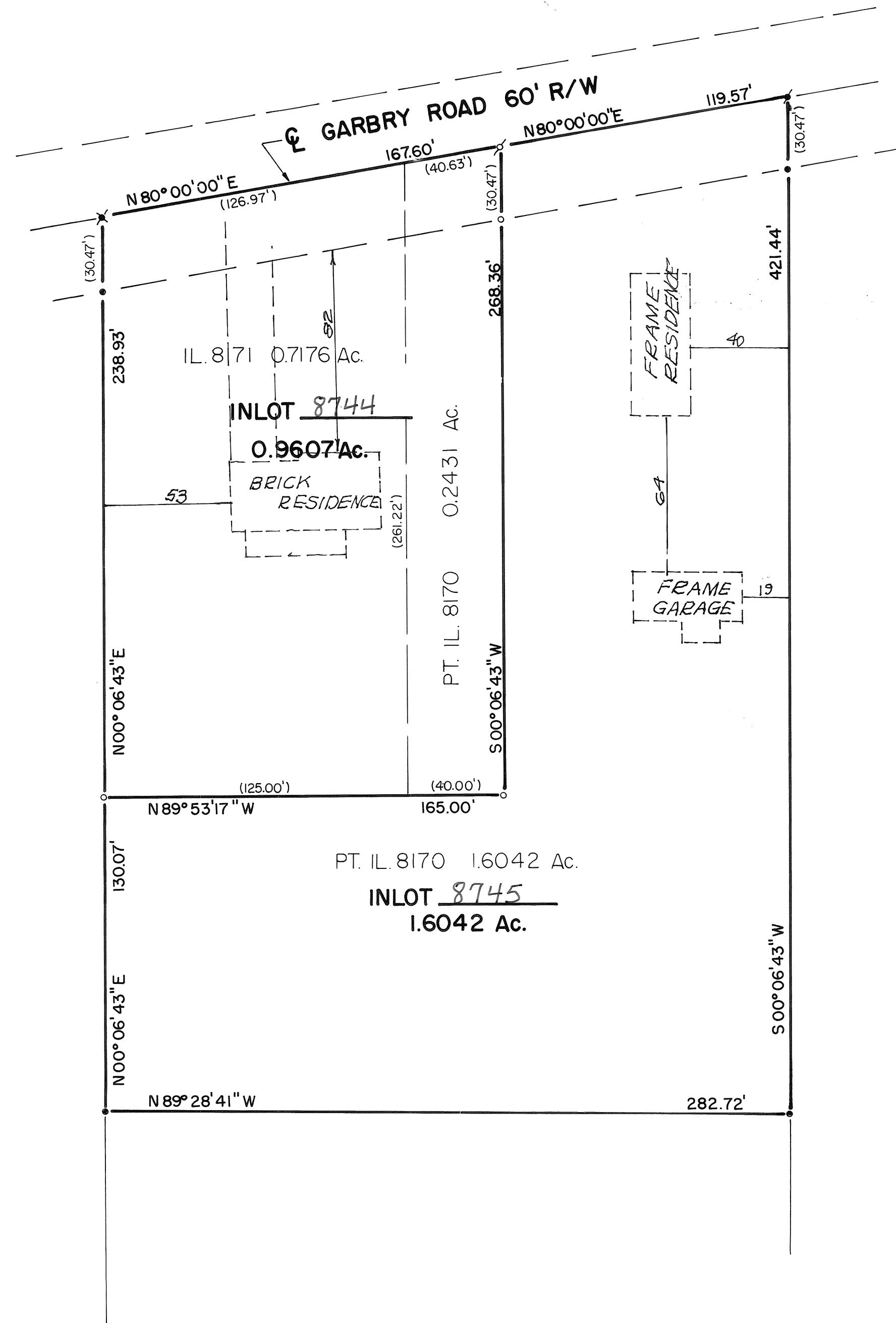
VOLUME 20 PAGE 60
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 5th
DAY OF September, 2003, AT 2:37 PM.
FILE NO. 0380823 FEE: \$ 43.20
John W. O'Brien
MIAMI COUNTY RECORDER
Michelle Adkins
BY DEPUTY



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ✕ MAG NAIL SET
- ✕ RAILROAD SPIKE FOUND
- ✕ PK. NAIL FOUND

REFERENCE
LOT SURVEY 24 PG. 87



DESCRIPTION

BEING A REPLAT OF INLOT 8171 AND PART INLOT 8170, CITY OF PIQUA, AS ACQUIRED BY DORIS W. McMILLAN BY D.B.661 PG.585 AND ANNEXED TO PIQUA AS SHOWN ON RECORDERS PLAT 18 PG. 21.

DEDICATION

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

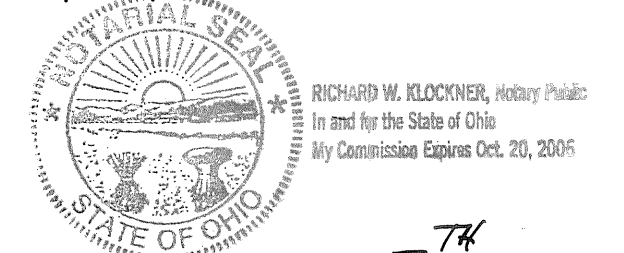
Doris W. McMILLAN
DORIS W. McMILLAN

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 26th DAY OF JUNE, 2003

Richard W. Klockner
NOTARY PUBLIC



APPROVALS

THIS REPLAT REVIEWED AND APPROVED THIS 7th DAY OF JULY, 2003

TH R Z
THOMAS R. ZECHMAN
DIRECTOR OF PUBLIC WORKS

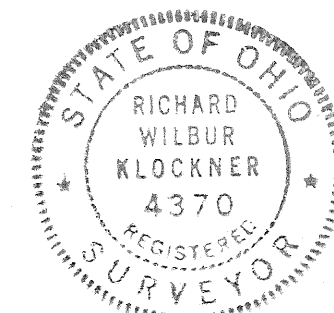
APPROVED AND TRANSFERRED THIS 5 DAY OF Sept., 2003

Chris A. Peoples
MIAMI COUNTY AUDITOR

Linda Linneman
BY DEPUTY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON AN ACTUAL SURVEY.

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



McMILLAN REPLAT PIQUA, OHIO		
DORIS W. McMILLAN PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE 15 JUNE 2003	DRAWN BY: DV CHECKED BY: <u>RLK</u> SCALE: 1" = 40'	SHEET NO. 1 OF 1

ALL LOTS ON THIS PLAT ARE SUBJECT TO HOMEOWNERS DOCUMENTS, COVENANTS AND RESTRICTIONS AS RECORDED IN THE MIAMI COUNTY, OHIO RECORDS IN:

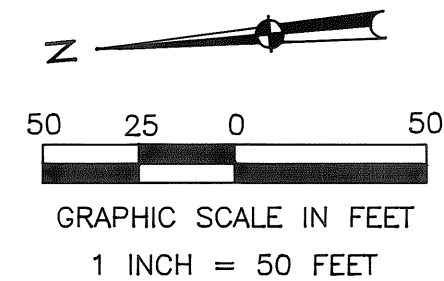
Misc BK.31-666 1/2

Misc BK.31-678

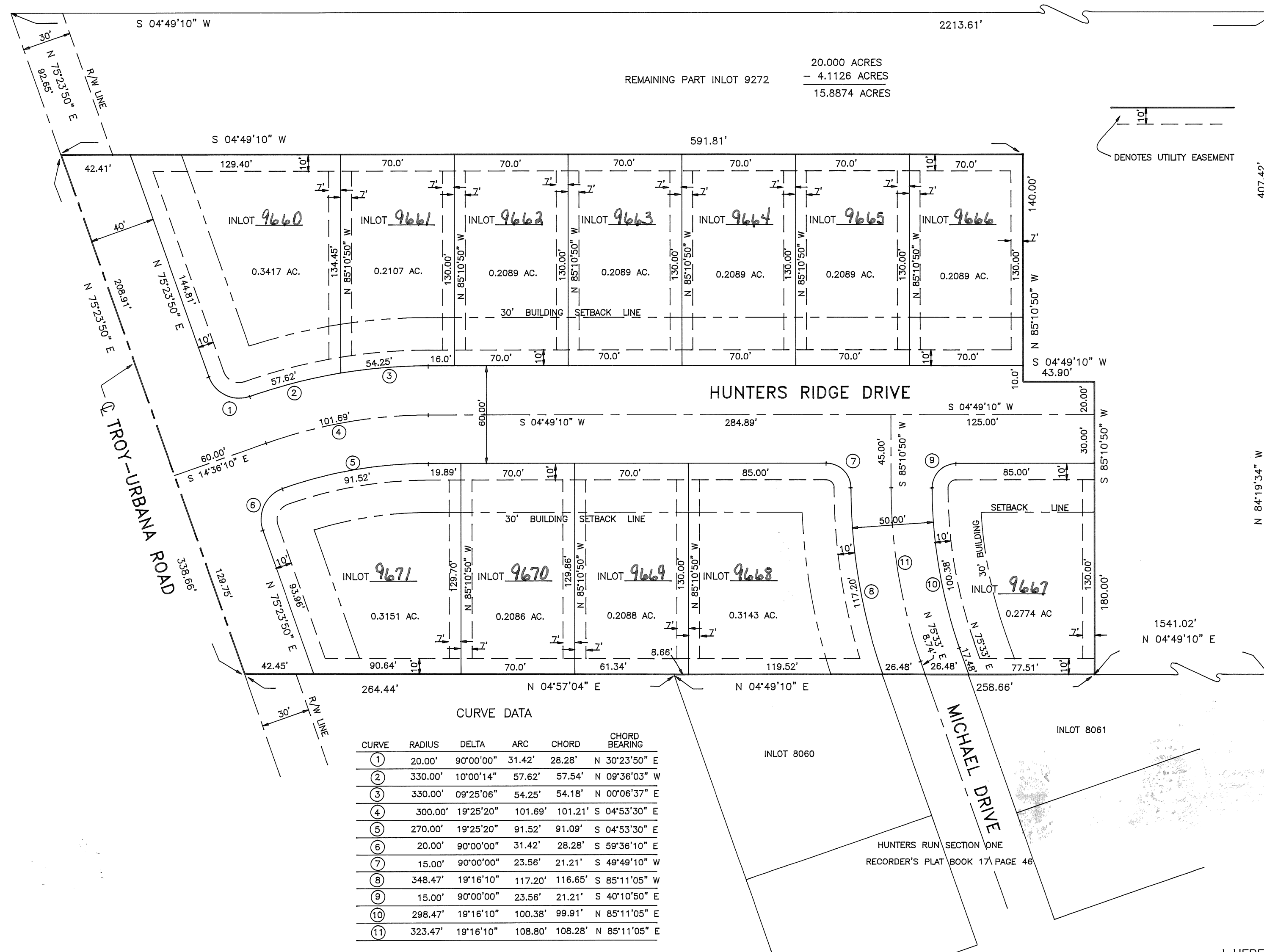
HUNTERS RIDGE SECTION ONE

CITY OF TROY, MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 4.1126 ACRES OUT OF INLOT 9272 AS SHOWN ON RECORDER'S PLAT BOOK 19 PAGE 129. THE LAND HEREON PLATTED WERE CONVEYED TO TROY-URBANA DEVELOPMENT CO., LLC BY DEED RECORDED IN DEED BOOK 738 PAGE 524. THE LOTS CONTAIN A TOTAL OF 2.9211 ACRES AND THE STREETS CONTAIN 1.1915 ACRES.



PLAT BOOK 20 PAGE 61
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 9th DAY OF
SEPTEMBER, 2003 AT 10:25 A.M.
FILE NO.: 0381016 FEE: \$43.20
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY RECORDER
Monique Atkins
BY DEPUTY



CURVE DATA					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
①	20.00'	90°00'00"	31.42'	28.28'	N 30°23'50" E
②	330.00'	10°00'14"	57.62'	57.54'	N 09°36'03" W
③	330.00'	09°25'06"	54.25'	54.18'	N 00°06'37" E
④	300.00'	19°25'20"	101.69'	101.21'	S 04°53'30" E
⑤	270.00'	19°25'20"	91.52'	91.09'	S 04°53'30" E
⑥	20.00'	90°00'00"	31.42'	28.28'	S 59°36'10" E
⑦	15.00'	90°00'00"	23.56'	21.21'	S 49°49'10" W
⑧	348.47'	19°16'10"	117.20'	116.65'	S 5°11'05" W
⑨	15.00'	90°00'00"	23.56'	21.21'	S 40°10'50" E
⑩	298.47'	19°16'10"	100.38'	99.91'	N 85°11'05" E
⑪	323.47'	19°16'10"	108.80'	108.28'	N 85°11'05" E

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 3RD DAY OF JUNE, 2003, THIS PLAT WAS APPROVED.

Josh W. Waters
CHAIRMAN

Sue D. Knight
SECRETARY

COUNCIL OF THE CITY OF TROY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16TH DAY OF JUNE, 2003, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-37-03

Peter E. Jenkins
MAYOR

William F. John
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS
Richard W. Klockner
PROFESSIONAL SURVEYOR NO. 4370

MIAMI COUNTY AUDITOR

TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS 9th DAY OF Sept, 2003.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Sinda Pearson
DEPUTY AUDITOR

HUNTERS RIDGE SECTION ONE
CITY OF TROY, 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>DON</u>	SHEET NO.
<u>17 JUL 03</u>	CHECKED BY: <u>ARK</u>	1 OF 1
SCALE: 1" = 50'		

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: TROY-URBANA DEVELOPMENT CO., LLC

BY: Todd S. Deutsch
TODD S. DEUTSCH, PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED TROY-URBANA DEVELOPMENT CO., LLC BY HORIZON PROPERTIES, INC., IT'S MANAGER, BY TODD S. DEUTSCH, PRESIDENT, WHO EXECUTED THE FOREGOING PLAT AND WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT ON BEHALF OF SAID TROY-URBANA DEVELOPMENT CO., LLC, AND THAT THE SIGNING OF SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Cincinnati, OHIO, THIS 23rd DAY OF July, 2003.

Carol A. Giffitt
CAROL A. GIFFITT
NOTARY PUBLIC MY COMMISSION EXPIRES 12/31/2004

LIEN HOLDER: HUNTINGTON NATIONAL BANK

James A. Miller
VICE PRESIDENT

STATE OF OHIO - COUNTY OF HAMILTON S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED HUNTINGTON NATIONAL BANK BY ITS VICE PRESIDENT WHO EXECUTED THE FOREGOING PLAT AND WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT ON BEHALF OF SAID HUNTINGTON NATIONAL BANK, AND THAT THE SIGNING OF SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

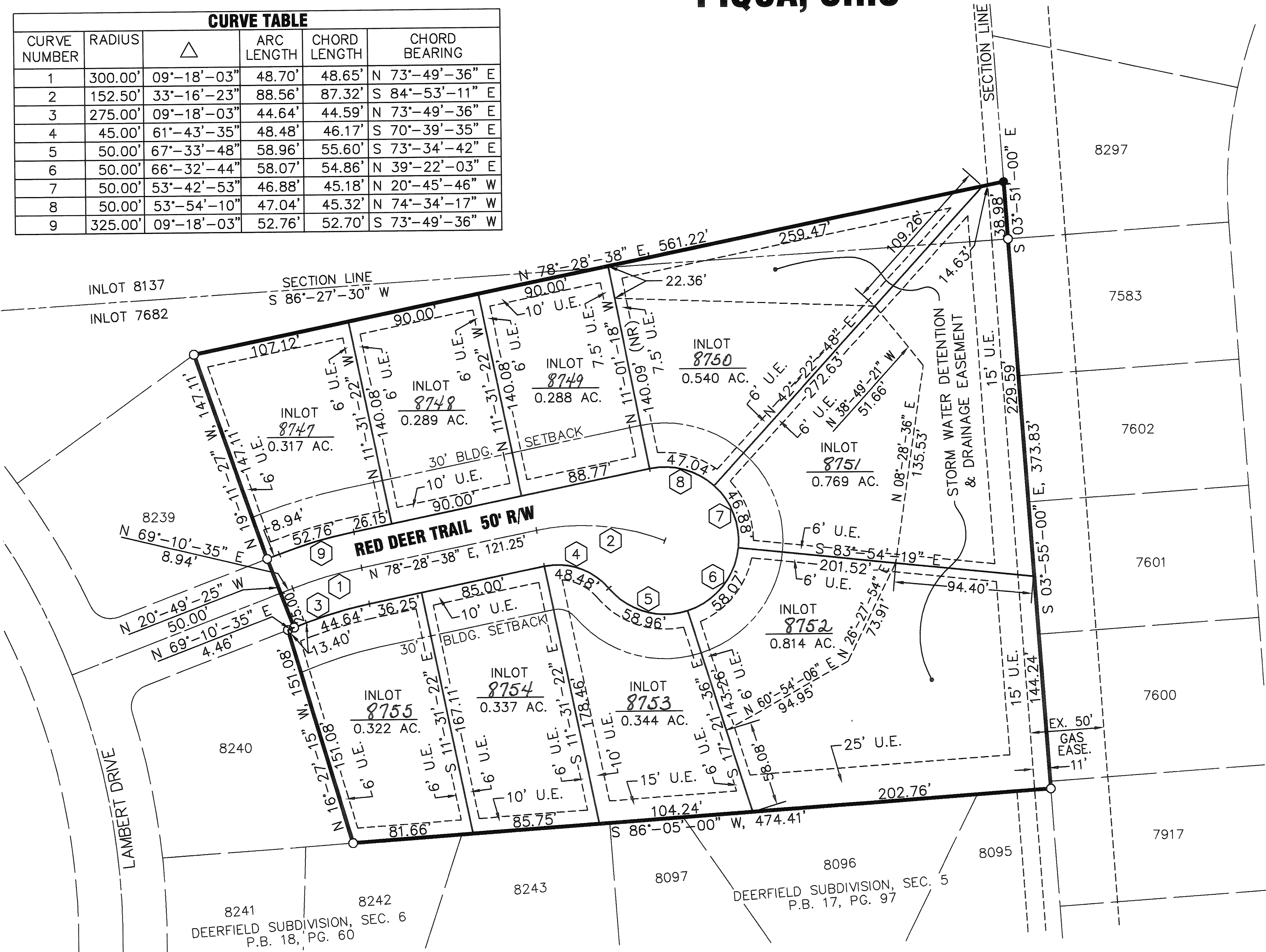
IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Cincinnati, OHIO, THIS 24th DAY OF July, 2003.

Mark R. Panek
MARK R. PANEK
NOTARY PUBLIC MY COMMISSION EXPIRES 8/1/05

Glenn A. Pirot
GLENN A. PIROT
NOTARY PUBLIC MY COMMISSION EXPIRES 08/01/05

DEERFIELD SUBDIVISION, SECTION 9 B
PIQUA, OHIO

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	300.00'	09°-18'-03"	48.70'	48.65'	N 73°-49'-36" E
2	152.50'	33°-16'-23"	88.56'	87.32'	S 84°-53'-11" E
3	275.00'	09°-18'-03"	44.64'	44.59'	N 73°-49'-36" E
4	45.00'	61°-43'-35"	48.48'	46.17'	S 70°-39'-35" E
5	50.00'	67°-33'-48"	58.96'	55.60'	S 73°-34'-42" E
6	50.00'	66°-32'-44"	58.07'	54.86'	N 39°-22'-03" E
7	50.00'	53°-42'-53"	46.88'	45.18'	N 20°-45'-46" W
8	50.00'	53°-54'-10"	47.04'	45.32'	N 74°-34'-17" W
9	325.00'	09°-18'-03"	52.76'	52.70'	S 73°-49'-36" W



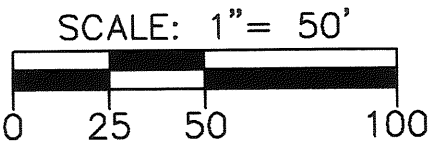
PLAT BOOK 20, PAGE 62
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 22nd DAY
OF September, 2003 AT 11:24 A.M.

FILE No. 0382305 FEE: \$86.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Erin Welly
DEPUTY

TRANSFERRED THIS 22nd DAY OF September, 2003
Chris A. Peebles BY: Synda Pearson
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR



BEARINGS BASED ON REC. PB. 17, PG. 97



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - BUILDING SETBACK LINE

ACREAGE BREAKDOWN
AREA IN LOTS=4.020 AC.
AREA IN R/W=0.440 AC.
TOTAL AREA =4.460 AC.

OWNER
CRAYCON HOMES, INC.
2214 WILSHIRE DRIVE
PIQUA, OH 45356

UTILITY EASEMENTS
UNLESS OTHERWISE SHOWN THERE SHALL
BE UTILITY EASEMENTS 6' IN WIDTH ALONG
EACH SIDE OF ALL INTERIOR LOT LINES, 10'
IN FRONT ADJACENT TO THE R/W AND
ALONG THE EXTERIOR LINES OF THIS
SUBDIVISION.

DRAINAGE NOTE

THE CITY OF PIQUA DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS REQUIRED BY CITY OF PIQUA STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE DIRECTION OF WATER FLOW THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.

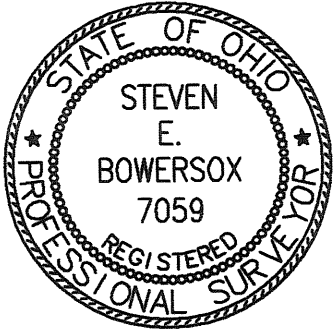
DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 4.460 ACRES WITH 4.335 ACRES OUT OF INLOT NUMBER 7682 AND 0.125 ACRES OUT OF INLOT 8137 IN THE CITY OF PIQUA, OHIO. SAID 4.460 ACRES BEING OBTAINED BY CRAYCON HOMES, INC. BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 688, PAGE 127 AND BOOK 670, PAGE 511, WITH 0.440 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAY AND 4.020 ACRES BEING PLATTED IN LOTS.

I HEREBY STATE THAT THIS PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND THAT 5/8"x 30" IRON PINS W/CAPS WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF INSTALLATION OF THE UTILITIES AND STREETS.

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

8-14-2003
DATE



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

date: 07-15-2003 drawn by: seb job number: MIAPIQ0306FIN

DEERFIELD SUBDIVISION, SECTION 9 B
PIQUA, OHIO

PLAT BOOK 20, PAGE 62A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 22nd DAY
OF September, 2003, AT 11:24 A.M.
FILE No. 0382305 FEE: \$86.40

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Geri W. Eldy
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 100 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 7) 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.

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, PRESIDENT
Kimberly A. Dentz, WITNESS
DAVID CRAWFORD, VICE PRESIDENT
Kimberly A. Dentz, WITNESS

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 22 DAY OF September, 2003.

NOTARY PUBLIC Kimberly A. Dentz
MY COMMISSION EXPIRES: Nov. 25, 2003

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 22 DAY OF August, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

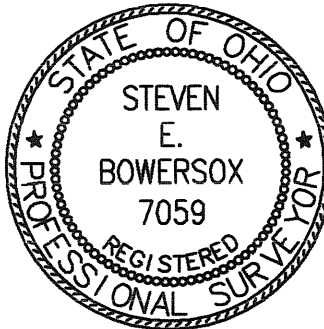
James C. Oda, PRESIDENT
Amy Havenar, SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 2nd DAY OF September, 2003, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. R-80-03.

David Martin, MAYOR
Rebecca J. Cool, CLERK OF COUNCIL

Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059
8-14-2003
DATE



CHOICE ONE ENGINEERING
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com
date: 07-15-2003 drawn by: seb job number: MIAPIQ0306COV

REPLAT OF INLOTS 3035, 3036 & PT. INLOT 3034

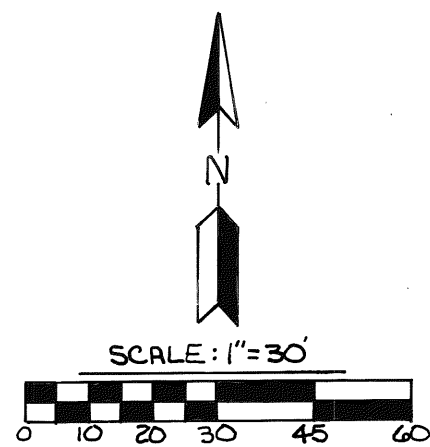
CITY OF PIQUA MIAMI COUNTY, OHIO

PLAT BOOK 20 PAGE 64
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED 10-7, 2003 AT 3:31 PM
FILE NO. 0384084 FEE \$ 43.20

John W. O'Brien BY: Erin Weldy
MIAMI CO RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS 11
DAY OF Sept., 2003.

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

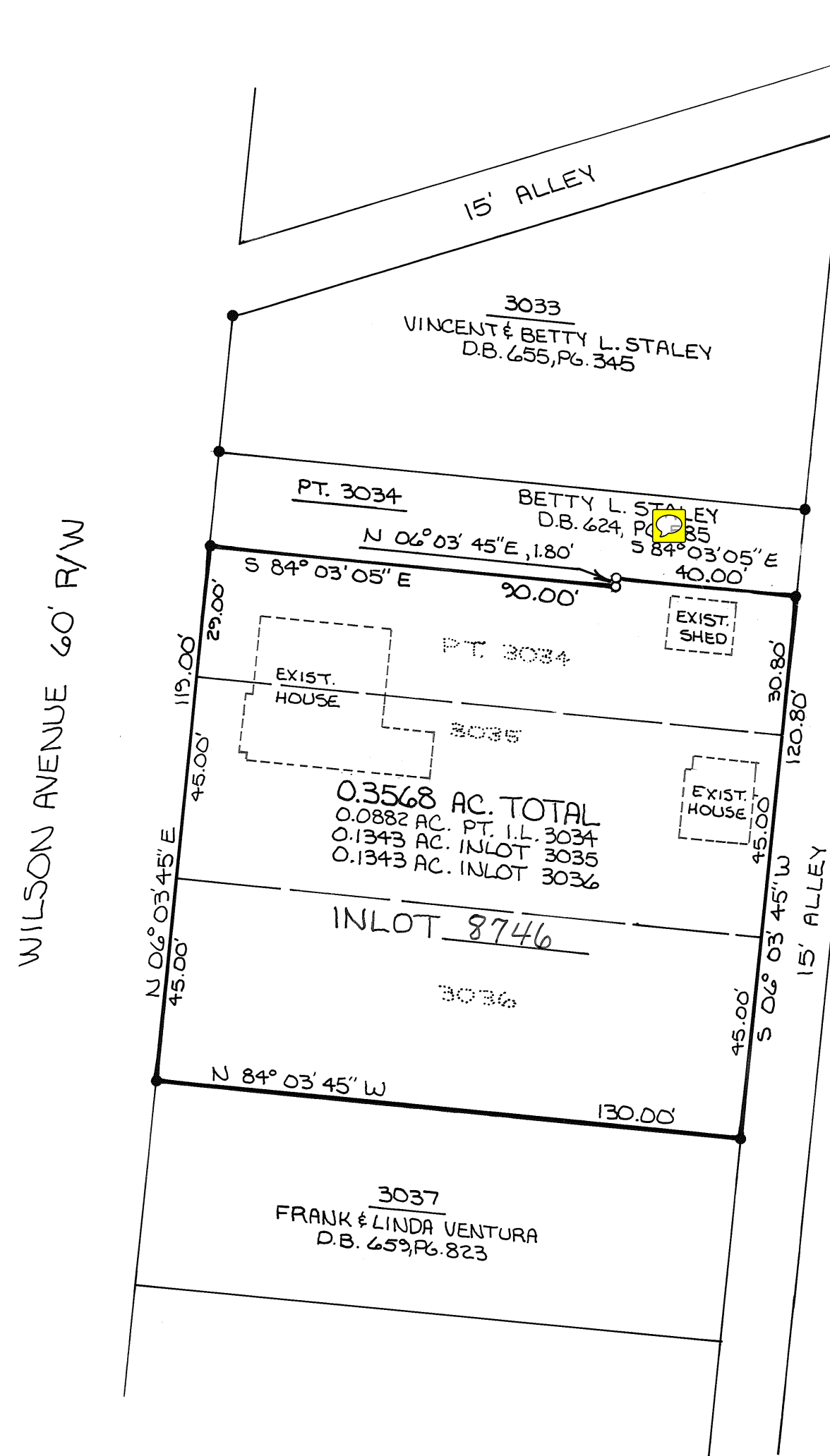


LEGEND

- IRON PIN FOUND
- 5/8" & CAPPED IRON PIN SET (COZATT, S-6001)

REFERENCES

VOL. 22, PG. 43 { MIAMI COUNTY ENGINEER'S
RECORD OF LOT SURVEYS



DESCRIPTION

BEING A REPLAT OF PART OF INLOT 3034 AND ALL OF INLOTS 3035 AND 3036 IN THE CITY OF PIQUA, OHIO DEEDED TO EDWARD AND ANGELA HARE BY DEED RECORDED IN DEED BOOK 741, PAGE 402 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

* AKA EDWARD JAMES HARE, JR & ANGELA F. HARE

OWNER'S CONSENT

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

Edward J. Hare Jr. Dean J. Brown
EDWARD HARE WITNESS
Angela Hare Mike M. C.
ANGELA HARE 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 AFFIXED MY OFFICIAL SEAL THIS 29 DAY OF August, 2003.

Mike M. C. NOTARY PUBLIC
MY COMMISSION EXPIRES

APPROVALS

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA THIS 14 DAY OF August, 2003.

T. E. J. J. P.E., P.S.
CITY OF PIQUA
DIRECTOR OF PUBLIC WORKS

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS REPLAT IS A TRUE AND CORRECT SURVEY MADE UNDER MY SUPERVISION DURING AUGUST, 2003 AND THAT MONUMENTS ARE SET AS SHOWN.



Michael W. Cozatt 8-05-03
MICHAEL W. COZATT, P.S. #6001

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

LONGENDELPHER INDUSTRIAL PARK

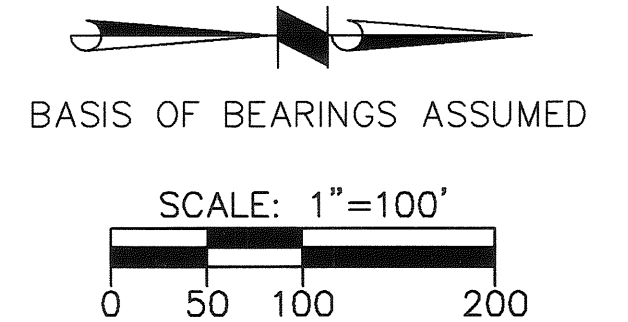
36.008 ACREAGE PT. 6512 INLOT TROY MIAMI, OHIO
CITY COUNTY INLOT 8385

TRANSFERRED THIS 17 DAY OF Oct., 2003

Chris A. Peoples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Jirerman
DEPUTY AUDITOR

PLAT BOOK 20, PAGE 05
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 17 DAY
OF Oct., 2003, AT 10:04 M.
FILE No. 0384869 FEE: \$86.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Gunn W. W. W. W.
DEPUTY



DESCRIPTION

BEING AN INDUSTRIAL PARK CONTAINING A TOTAL OF 40.106 ACRES OF INLOT 6512 IN THE CITY OF TROY, OHIO AS ACQUIRED BY FIRST NATIONAL BANK AND TRUST COMPANY BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 708, PAGE 127 AND BOOK 537, PAGE 279. 1.894 ACRES IS IN DEDICATED STREET RIGHT-OF-WAY, AND 38.212 ACRES PLATTED IN LOTS.

DRAINAGE NOTE

THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR PAVED AREAS AS REQUIRED BY CITY OF TROY STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE DIRECTION OF WATER FLOW THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.

INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR SUBMITTING FOR APPROVAL BY THE CITY, A STORM WATER MANAGEMENT PLAN PRIOR TO THE DEVELOPMENT OF THE SITE.

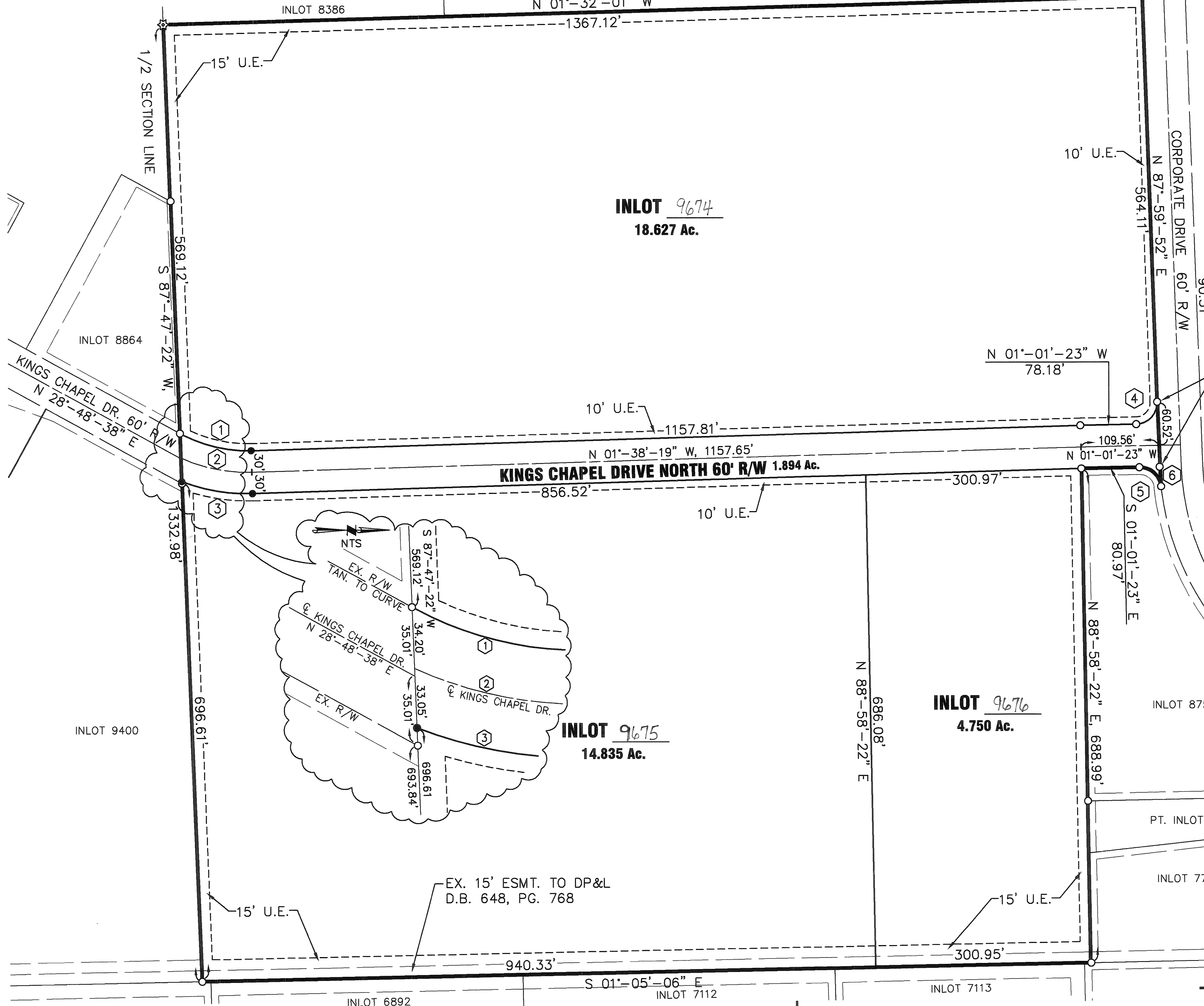
SURVEY REFERENCES

REC. P.B. 12, PG. 137
REC. P.B. 13, PG. 137
REC. P.B. 16, PG. 73
REC. P.B. 16, PG. 107
REC. P.B. 17, PG. 123
REC. P.B. 18, PG. 116
REC. P.B. 19, PG. 149

LOT SURVEY 17, PG. 153
LOT SURVEY 20, PG. 19

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ☆ STONE FOUND
- UTILITY EASEMENT LINE



CURVE TABLE

CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	194.78'	30°-26'-57"	103.51'	102.30'	S 13°-35'-09" W
2	224.78'	25°-57'-08"	101.81'	100.94'	N 11°-20'-15" E
3	254.78'	22°-37'-52"	100.63'	99.98'	N 09°-40'-37" E
4	30.00'	90°-58'-45"	47.64'	42.79'	S 46°-30'-45" E
5	30.00'	84°-53'-29"	44.45'	40.49'	S 41°-25'-22" W
6	380.00'	04°-07'-48"	27.39'	27.38'	N 85°-56'-01" E

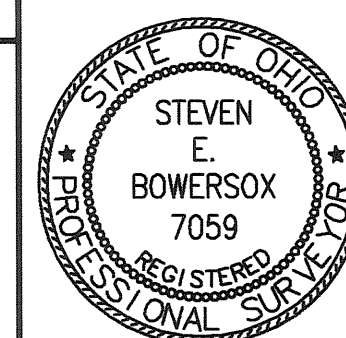
AREA SUMMARY

3 BUILDING LOTS 38.212 AC.
DEDICATED STREET R/W 1.894 AC.
TOTAL 40.106 AC.

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

STEVEN E. BOWERSOX, P.S. #7059

9-30-2003
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: 09-30-2003 drawn by: seb job number: MIATRO0317FIN

LONGENDELPHER INDUSTRIAL PARK

CITY OF TROY, MIAMI CO., OHIO

PLAT BOOK 80, PAGE 165 -A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 17 DAY
OF Oct, 2003, AT 10:04 M.
FILE No. 0384869 FEE: \$ 86.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Glen W. Kelly
DEPUTY

PROTECTIVE COVENANTS AND RESTRICTIONS

RESTRICTIVE COVENANTS

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 park-like setting for business and industry, with ample landscaped open areas, attractive high-quality structures, proper and desirable uses and appropriate development of all property. In order to protect the owners, leases and sub-leases 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.

- From side property lines 10 feet.
- From rear property lines 10 feet.
- From property lines abutting in the existing or proposed streets along highway rights-of-way 30 feet.
- 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) equally 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 planned for future expansion may be constructed of approved materials of the basic design used in the structure with any finished architectural treatment or facing to be added to the completed structure when final expansion has been approved. This final facing or finishing shall be added to this unfinished side of the structure within a period of five (5) years of original construction.

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 barn 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:

- Business and commercial uses shall provide a minimum of one parking space per 250 square feet of gross floor space.
- All types of industrial manufacturing or storage and wholesale uses shall provide one space for each two employees on the combined work shifts, plus one space for each 10,000 square feet of floor area, plus one space for each vehicle maintained on the premises.
- All parking areas and garages shall be properly maintained by the Owner.
- Where, however, the zoning ordinances of the City of Troy have more stringent requirements, the same shall be applicable.

Section IV - LOADING SPACES

All loading and unloading of vehicles shall be conducted entirely upon the building site. No loading dock shall be on a street frontage and all loading docks and doors shall be screened from view by appropriate planting or screening which are compatible with the building design materials. Loading spaces shall be a minimum of 60 feet in length and 12 feet in width.

Section V - SIGNS

No rooftop signs shall be permitted. Freestanding signs mounted on uprights shall be permitted providing they are not over 6 feet in height. All signs shall be harmonious with the texture and color of the building to which it is affixed. Wall-mounted signs on the face of a building are encouraged. Total sign area per parcel shall not exceed 80 square feet. No wall-mounted signs shall project more than 18 inches from the wall. A sign may be illuminated provided that no flashing, traveling, animated, or intermittent illumination shall be used and such illumination shall be confined to the area of the sign.

Section VI - BUILDING MATERIALS

No exterior walls including a rear wall shall be permitted with exposed galvanized sheet, concrete block, 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 VII - 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 structures or screens compatible with the design of the building.

Section VIII - 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 a park-like site for the buildings and to screen parking, loading, and road areas.

Section IX - OUTSIDE STORAGE AND EQUIPMENT

Outdoor storage shall be permitted provided such storage is screened from view by a permanent screening.

Section X - 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. Chainlink fences are discouraged but may be used where security of facilities is needed.

Section XI - BUILDING COVERAGE

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

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.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Rena L. Jumerlock
WITNESS

James E. Prosser
WITNESS

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Rena L. Jumerlock
WITNESS

James E. Prosser
WITNESS

OWNER:
U.S. BANK, TRUSTEE
R.C. LONGENDELPHER, TRUST B

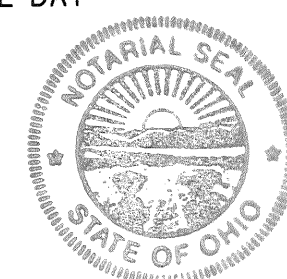
Thomas J. Kleptz SEVPATO
THOMAS J. KLEPTZ
SENIOR VICE PRESIDENT AND TRUST OFFICER

OWNER:
U.S. BANK, TRUSTEE
GLADYS J. BURNETT, TRUST

Thomas J. Kleptz SEVPATO
THOMAS J. KLEPTZ
SENIOR VICE PRESIDENT AND TRUST OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 30th DAY OF September, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS J. KLEPTZ, SENIOR VICE PRESIDENT AND TRUST 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.

Rena L. Jumerlock
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 9-24-06



CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF AUGUST, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

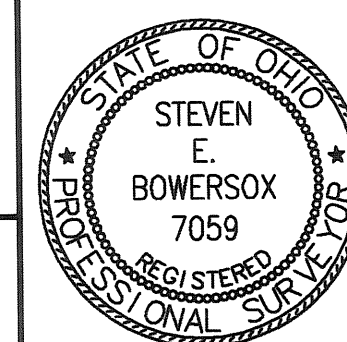
_____, CHAIRMAN Steve J. Knight SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2nd DAY OF September, 2003, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0- 47 -2003, EFFECTIVE Oct. 2, 2003

Peter E. Jenkins Steve J. Knight
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

SHEET 2 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

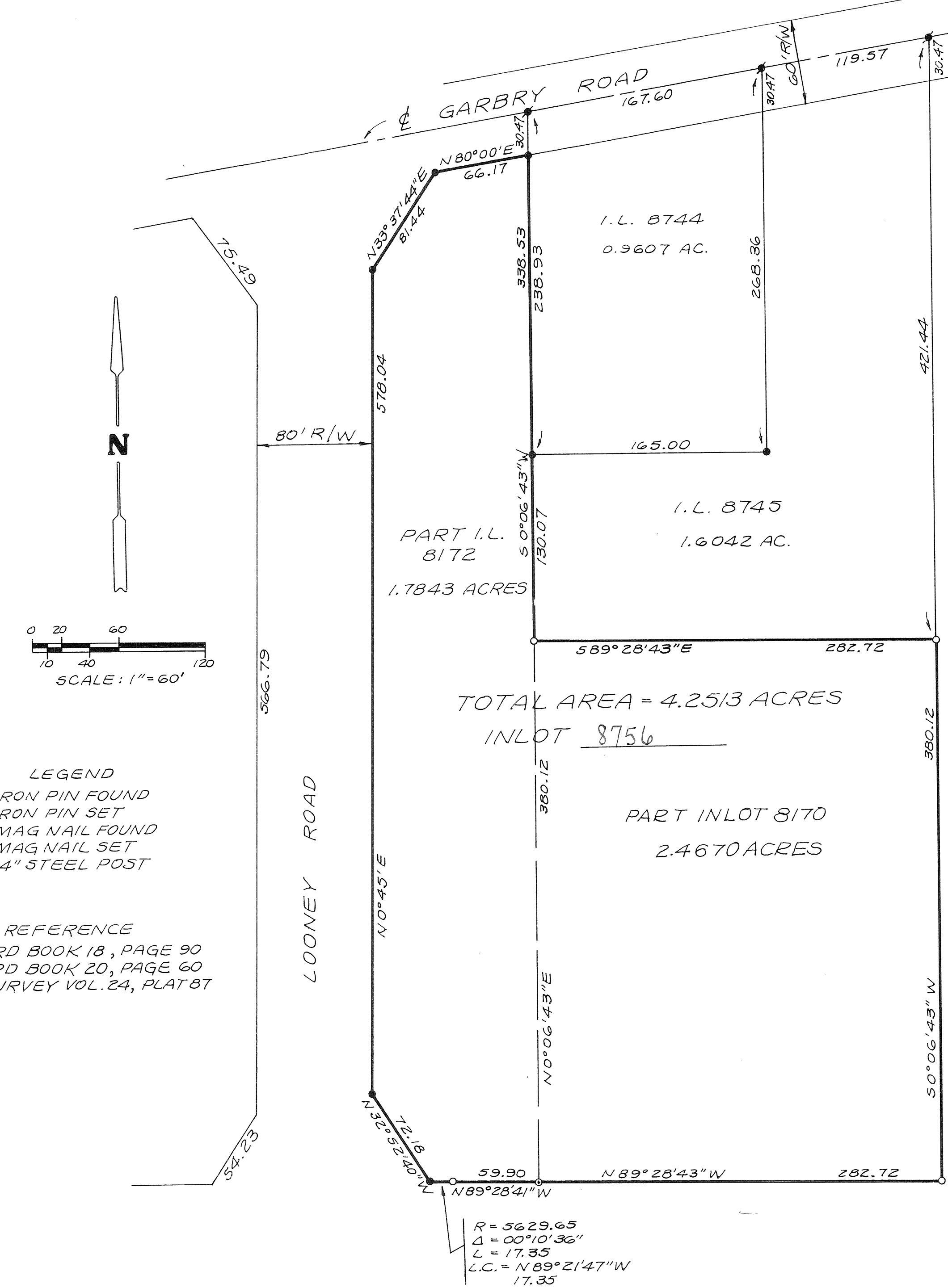
date: 09-30-2003 drawn by: seb job number: MIATRO0317Cov

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

9-30-2003
DATE

HOLLAND REPLAT - PIQUA, OHIO
PARTS OF INLOTS 8172 AND 8170 (TOTAL AREA - 4.2513 ACRES)

PLAT BOOK 20 PAGE 66
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22ND DAY OF
OCTOBER, 2003, AT 1:06 P.M.
FILE NO. 0385353 FEE: \$43.20
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Erin Kelly
DEPUTY RECORDER



LEGEND
● = IRON PIN FOUND
○ = IRON PIN SET
* = MAG NAIL FOUND
⊙ = MAG NAIL SET
⊖ = 4" STEEL POST

REFERENCE
RECORD BOOK 18, PAGE 90
RECORD BOOK 20, PAGE 60
LOT SURVEY VOL. 24, PLAT 87

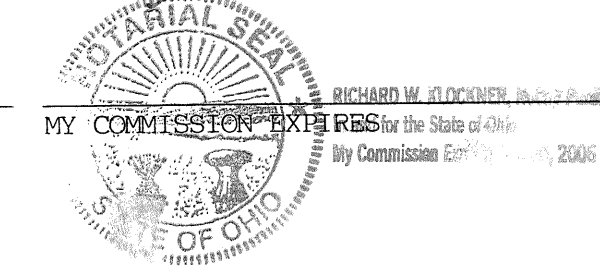
DESCRIPTION
BEING A REPLAT OF PARTS OF INLOTS 8170 AND 8172, CITY OF PIQUA, AS ACQUIRED BY GAYLE A. HOLLAND BY DEEDS BOOK 736, PAGE 523 AND BOOK 736, PAGE 286.

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

OWNER:
Gayle A. Holland
GAYLE A. HOLLAND

STATE OF OHIO - COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY 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 THIS 1st DAY OF October, 2003. At Troy, Ohio
Richard W. Klockner
NOTARY PUBLIC



APPROVALS
THIS REPLAT REVIEWED AND APPROVED THIS 16th DAY OF Oct, 2003.

Thomas R. Zechman
THOMAS R. ZECHMAN, DIRECTOR OF PUBLIC WORKS

APPROVED AND TRANSFERRED THIS 22nd DAY OF Oct, 2003.

Chris A. Peeples
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Linda L. Liruman
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



HOLLAND REPLAT PIQUA, OHIO		
GAYLE A. HOLLAND TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE <u>22 SEP 2003</u>	DRAWN BY: <u>JP</u> TRACED BY: CHECKED BY: <u>RLB</u>	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 60'		

REPLAT OF PART INLOT 8009

• CITY OF TROY • MIAMI COUNTY • OHIO •

VOLUME 20 PAGE 67

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 27th DAY
OF October, 2003, AT 2:28pm.
FILE # 0385101 FEE \$ 43.20

John W. O'Brien Carol Fleimer
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT OF PART INLOT 8009 (PLAT BOOK 17, PAGE 39, MIAMI COUNTY PLAT RECORDS) AS CONVEYED TO HARGER/SWAYNE CONSTRUCTION, INC., BY DEED RECORDED IN VOLUME 739, PAGE 391, 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.

HARGER/SWAYNE CONSTRUCTION, INC.

Matthew S. Harger, Pres.
MATTHEW S. HARGER, PRESIDENT

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 20th DAY OF October, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HARGER/SWAYNE CONSTRUCTION, INC., BY MATTHEW S. HARGER, ITS PRESIDENT, 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: 10-20-08
DATE

Linda S. Rodrigues
NEW CARLISLE FEDERAL SAVINGS BANK, NOTARY PUBLIC
LINDA S. RODRIGUES
Notary Public
In and for the State of Ohio
My Commission Expires May 29, 2008

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 20th DAY OF October, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME NEW CARLISLE FEDERAL SAVINGS BANK, BY ANNETTE M. RYAN, ITS VICE PRESIDENT, 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: 5-29-08
DATE

Linda S. Rodrigues
NOTARY PUBLIC

Linda S. Rodrigues
LINDA S. RODRIGUES
Notary Public
In and for the State of Ohio
My Commission Expires May 29, 2008

Daniel D. Turner
DANIEL D. TURNER
REGISTERED PROFESSIONAL SURVEYOR

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

SAID LOT BEING SUBJECT TO COVENANTS IN RECORD PLAT 17, PAGE 39A.



0 10 20 40
GRAPHIC SCALE IN FEET
1" = 20'

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Oct. 27, 2003.

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

CITY OF TROY
THIS RECORD PLAT REVIEWED AND APPROVED THIS 24th DAY OF OCTOBER, 2003.

Steven D. Leffel
STEVEN D. LEFFEL
PUBLIC WORKS DIRECTOR

LEGEND

○ CAPPED IRON PIN SET
✕ IRON PIN FOUND

REFERENCE

LOT SURVEY:
VOLUME 24, PAGE 131
RECORD PLAT:
VOLUME 17, PAGE 39

INLOT 8008

INLOT 8009

INLOT 8010

INLOT 8013

INLOT 8012

INLOT 8011

INLOT 9677
0.343 AC.

PART
INLOT
8009
458 S.F.
(0.0105 AC.)

EXISTING HOUSE

EXISTING HOUSE

R = 250.00
I = 13°31'44"
L = 59.03'
CH = N 77°27'18" W
58.89'

DICKERSON DRIVE

50' (N.T.S.)

30' SETBACK

10' EASEMENT

5' EASEMENTS

5' EASEMENTS

ORIGINAL LOT LINE
SEE LOT SURVEY
VOLUME 24, PAGE 131

NOTE: INLOT 8010 AND THE
REMAINDER OF INLOT 8009
TO BE REPLATTED BEFORE
CONVEYANCE.

HARVEY SUBDIVISION SECT. 1

LOCATED IN:
SECTION 30, T-1, R-11
SPRING CREEK TWP.
SE SECTION CITY OF PIQUA
MIAMI COUNTY, OHIO
OUTLOT 283
CONTAINING 2.901 ACRES
AUGUST 25, 2003

ACREAGE: 3.328 ACRES TOTAL
2.901 ACRES IN LOTS
0.42762 ACRES IN RIGHT OF WAY

SURVEY REFERENCES

MIAMI CO. RECORDERS PLAT BK 2 PG.55
MIAMI CO. ENGINEERS VOL #1 PLAT 123
MIAMI CO. ENGINEERS VOL #8 PLAT 163

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN PLATTED, FREE AND CLEAR OF ANY LIENS, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE RIGHT OF WAY OF STAUNTON STREET 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 SERVICE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY 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:

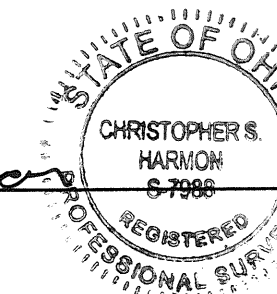
Karen Sheldon 10/16/03
KAREN SHELTON, Date
1022 CAMP ST., PIQUA, OH.

Sharon Wenrick 10/16/03
SHAREN WENRICK, Date
520 MANNING AVE., PIQUA, OH.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. IRON PINS ARE SET AS SHOWN.

Christopher S. Harmon
CHRISTOPHER S. HARMON P.S. 7988



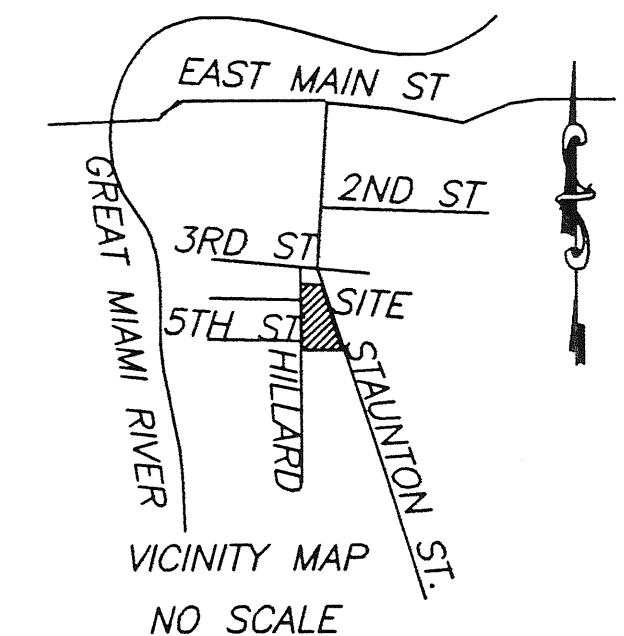
DATE

PLAT BOOK 20 PAGE 68
MIAMI COUNTY RECORDED'S
PLAT RECORDS
FILE NO. 0386339
RECEIVED Nov. 3, 2003
AT 1:00 pm FEE \$43.25
John W. O'Brien
MIAMI COUNTY RECORDER
Carol Pleiman
BY DEPUTY

THE PLAT WAS REVIEWED AND APPROVED BY THE
CITY OF PIQUA PUBLIC WORKS DIRECTOR
THIS 11 DAY OF NOV 2003
Thomas R. Zechman
THOMAS R. ZECHMAN

APPROVED AND TRANSFERRED

THIS 3 DAY OF NOV 2003
Chris A. Pleiman *Sharon Wenrick*
MIAMI COUTNY AUDITOR BY DEPUTY



VICINITY MAP
NO SCALE

LEGEND

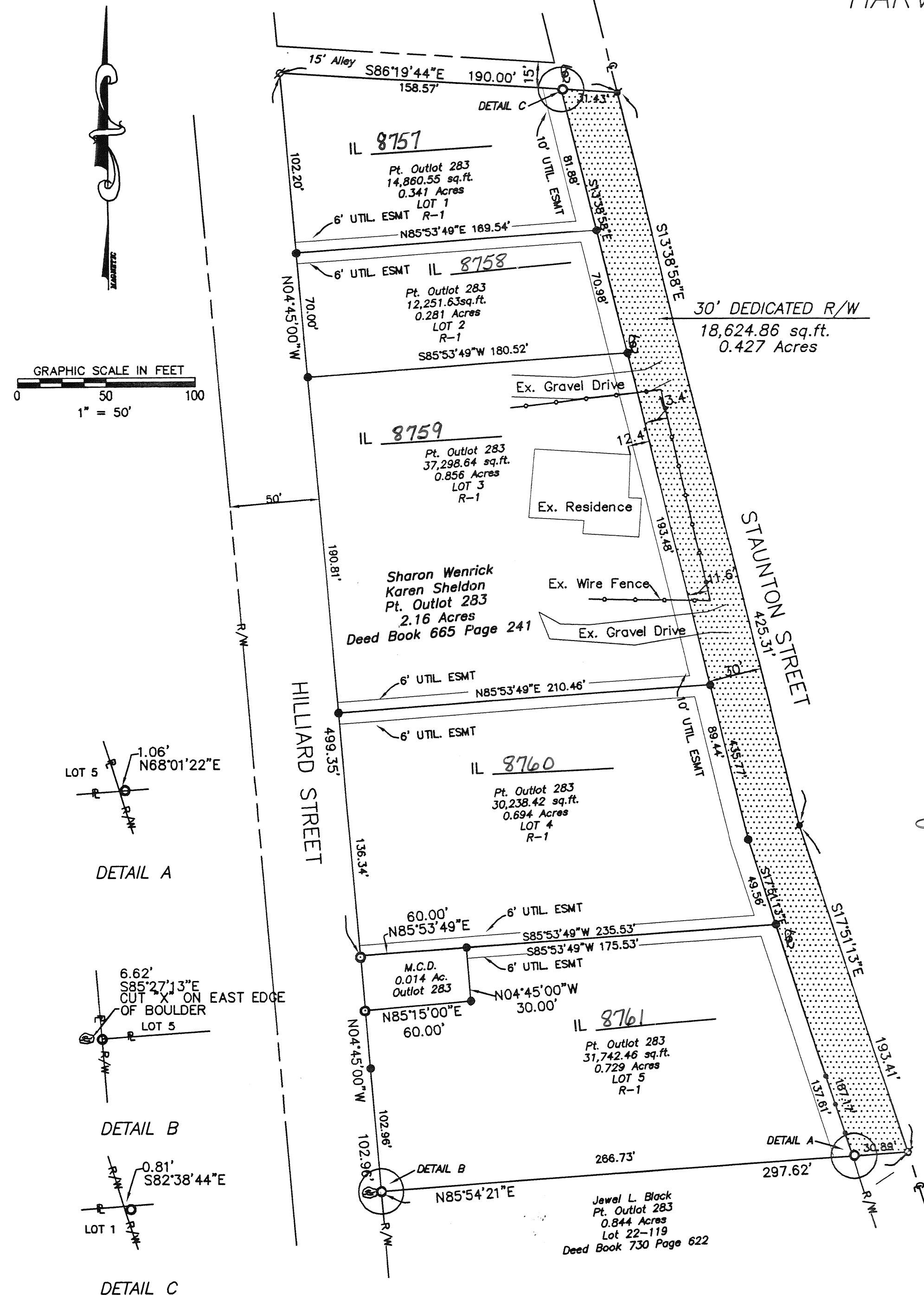
- ⊙ STONE FOUND
- IRON PIN SET
- ✱ P.K. NAIL SET
- ⊗ MAG NAIL FOUND
- ⊗ CABLE/TELEPHONE POLE
- ⊗ SANITARY MANHOLE
- ⊗ WATER VALVE
- ⊗ IRON PIN FOUND

DESCRIPTION

BEING A REPLAT OF PT. OUTLOT 283
IN THE CITY OF PIQUA, AS DEEDED TO
KAREN SHELTON AND SHAREN WENRICK
BY DEED RECORD 665 PAGE 241 OF THE
MIAMI COUNTY RECORDER'S DEED RECORDS.

RECEIVED
OCT 27 2003
CITY OF PIQUA
ENGINEER

CHRISTOPHER S. HARMON
PROFESSIONAL SURVEYOR 7988
9780 LENA PALESTINE ROAD
CONOVER, OHIO
937.658.3699



F.A. ARCHER PARTNERSHIP REPLAT

BEING A REPLAT OF INLOT 7595 AND PART INLOT 7596,
CITY OF TROY, AS ACQUIRED BY F.A. ARCHER PARTNERSHIP,
BY DEED BOOK 413 PAGE 362.

VOLUME 20 PAGE 69
MIAMI COUNTY RECORDER'S
RECORD OF PLATS.
RECEIVED FOR RECORD THIS 4th
DAY OF NOVEMBER, 2003, AT 9:47 A.M.
FILE NO. 0386506 FEE: \$43.20

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

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.
EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE,
REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH 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.

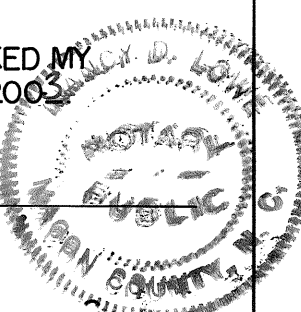
F.A. Archer Partnership
F.A. ARCHER PARTNERSHIP

STATE OF North Carolina, COUNTY OF Macon
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF NC, 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 Highlands, NC, THIS 23rd DAY OF Sept, 2003.

Nancy D. Lowe
NOTARY PUBLIC

My Commission Expires: 01-27-2005
MY COMMISSION EXPIRES



THIS REPLAT WAS REVIEWED AND APPROVED THIS 29th DAY OF OCTOBER, 2003

Steven D. Heffel
PUBLIC WORKS DIRECTOR

APPROVED AND TRANSFERRED THIS 4 DAY OF Nov., 2003.

Chris A. Peoples
MIAMI COUNTY AUDITOR

Linda Linnerman
BY DEPUTY

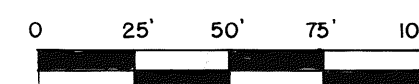
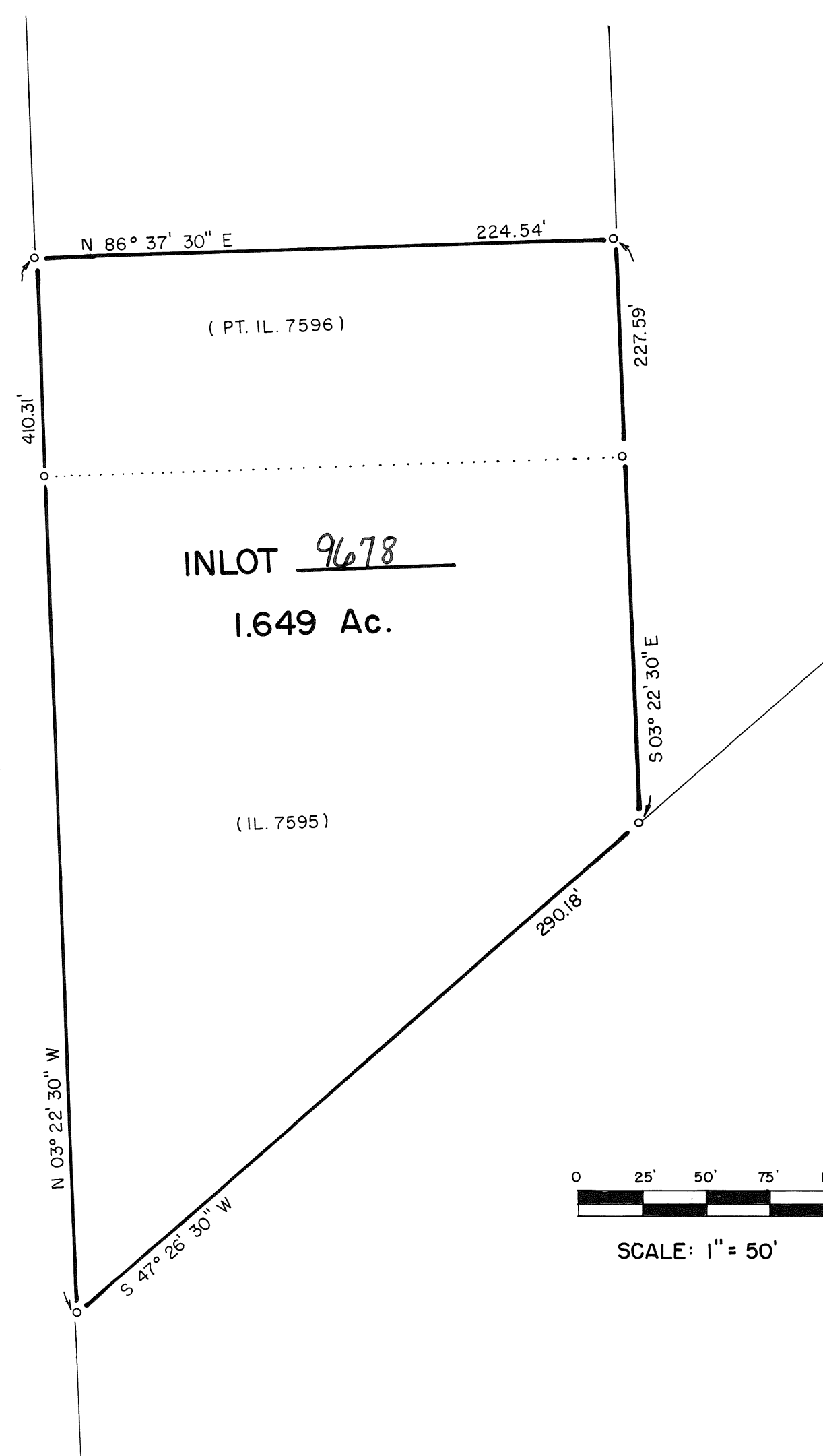
I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON AN ACTUAL SURVEY.

Richard W. Klockner
PROFESSIONAL SURVEYOR NO. 4370

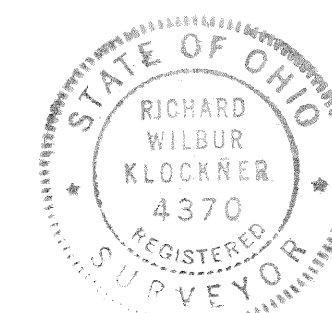
REFERENCES
RECORD PLAT 16 PG. 27
LOT SURVEY 22 PG. 28

LEGEND
○ IRON PIN FOUND

BRUKNER DRIVE 60' R/W



SCALE: 1" = 50'



ARCHER REPLAT TROY, OHIO		
F. A. ARCHER PART.		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE: 3 AUG 2003	DRAWN BY: DV CHECKED BY: <u>AKB</u> SCALE: 1" = 50'	SHEET NO. 1 OF 1

CENTERLINE SURVEY PLAT FOR
RANGE LINE ROAD
MIA-C.R.9-17.13

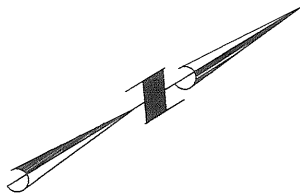
PLAT BOOK 20, PAGE 10
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 6 DAY
OF November, 2003, AT 10:27 A.M.
FILE No. 0386911 FEE: \$43.20
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Christine Jordan
DEPUTY

13 SECTION 9 N TOWNSHIP 4 E RANGE NEWBERRY TOWNSHIP MIAMI, OHIO COUNTY

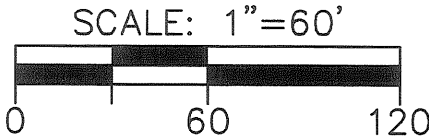
LEGEND

- IRON PIN FOUND
- ✕ P.K. NAIL FOUND
- ⊙ CONCRETE R/W MONUMENT FOUND
- ☆ REFERENCE MONUMENT FOUND
- ⊠ MONUMENT BOX W/IP FOUND
- ⌵ RAILROAD SPIKE FOUND

REVIEWED
~~TRANSFERRED~~ THIS 6th DAY OF November, 2003
Chris A. Peoples BY: Deirda Pearson
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR



BEARINGS BASED ON RIGHT-OF-WAY PLANS
FOR RANGE LINE ROAD (MIA-C.R.9-17.13)



REFERENCE MONUMENT LOCATIONS			
No.	STATION	OFFSET	REMARKS
1	897+50.00	31.18' RT.	R/W MONUMENT FD.
2	898+98.36	27.37' RT.	REF. MONUMENT FD.
3	899+97.26	P.I.	REF. MONUMENT FD.
4	900+00.00	40.00' RT.	R/W MONUMENT FD.
5	900+50.00	40.00' RT.	R/W MONUMENT FD.
6	902+94.00	21.98' LT.	REF. MONUMENT FD.
7	903+00.00	50.00' RT.	R/W MONUMENT FD.
8	903+50.00	50.00' RT.	R/W MONUMENT FD.
9	903+56.50	P.I.	REF. MONUMENT FD.
10	904+00.00	50.00' RT.	R/W MONUMENT FD.
11	905+38.56	54.74' LT.	R/W MONUMENT FD.
12	906+00.00	55.00' RT.	R/W MONUMENT FD.
13	907+88.95	50.00' RT.	R/W MONUMENT FD.
14	907+90.72	50.00' LT.	R/W MONUMENT FD.
15	898+88.09	4.08' LT.	RAILROAD SPIKE FD.
16	899+49.90	3.57' LT.	RAILROAD SPIKE FD.
17	901+17.69	7.91' LT.	RAILROAD SPIKE FD.

CENTERLINE MONUMENT LOCATIONS		
STATION	OFFSET	REMARKS
896+47.83	0.00' RT.	MAG NAIL FD.
898+37.18	0.20' RT.	MONUMENT BOX FD.
901+50.06	1.40' LT.	MONUMENT BOX FD.
902+89.83	1.24' LT.	MONUMENT BOX FD.
907+00.00	0.00' RT.	MONUMENT BOX FD.
910+00.00	0.00' RT.	MAG NAIL FD.

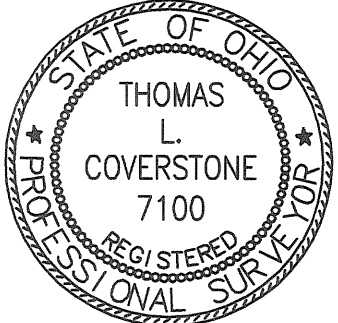
C2
Δ=66°-15'-53"
R=106.10'
L=122.71'
T=69.25'
CH.=115.98'
BRG.=N 64°-44'-45" E

PI STA. 907+00.00
Δ=2°-02'-53" LT.
NO CURVE

EOP Sta = 910+00.00

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

8/12/03
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: 8-12-2003 drawn by: jmk job number: MIANWB0301

REPLAT OF INLOT 3344
AND INLOT 3505
DAVE ARBOGAST REPLAT

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 9, TOWN 4, RANGE 6
CITY OF TIPP CITY

VOLUME 20, PAGE 71

MIAMI COUNTY RECORDER'S PLAT RECORDS

ROAD RECORD VOLUME X, PAGE X

RECEIVED FOR RECORD THIS 6th DAY
OF November, 2003, AT 11:33:46 A.M.

FILE NUMBER 0386927 FEE 86.40

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

Gina Weldy
(BY DEPUTY RECORDER)

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 AND UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER. (No STREETS BEING DEDICATED)

UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF GAS, SANITARY SEWER, STORM SEWER, WATER, TELEPHONE, CABLE T.V., ELECTRICAL POWER, 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: DAVID W. ARBOGAST

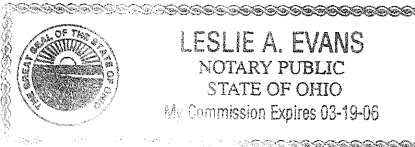
Leslie Evans
WITNESS

Mary E. Layman
WITNESS

STATE OF Ohio COUNTY OF Miami

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 9 DAY OF Oct, 2003.

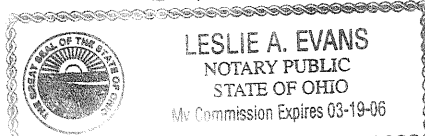
Leslie Evans
NOTARY PUBLIC
MY COMMISSION EXPIRES: 

DATE: October 9, 2003

STATE OF Ohio, COUNTY OF Miami

David W. Arbogast 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.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 9 DAY OF Oct, 2003.

Leslie Evans
NOTARY PUBLIC
MY COMMISSION EXPIRES: 

DEED/COURT CASE REFERENCES

D.B. 332 / PG. 130
D.B. 332 / PG. 131
D.B. 332 / PG. 132
D.B. 560 / PG. 779
D.B. 654 / PG. 533
D.B. 660 / PG. 418
D.B. 660 / PG. 422
D.B. 660 / PG. 704
D.B. 660 / PG. 706
D.B. 660 / PG. 714
D.B. 687 / PG. 141
D.B. 687 / PG. 691
COMMON PLEAS COURT CASE #36,767
COMMON PLEAS COURT CASE #36,835

SURVEY REFERENCES

LAND SURVEY VOL. 9, PG. 144
LAND SURVEY VOL. 9, PG. 176
LAND SURVEY VOL. 9, PG. 181
LAND SURVEY VOL. 14, PG. 162
LAND SURVEY VOL. 18, PG. 49
LAND SURVEY VOL. 40, PG. 134
LAND SURVEY VOL. 41, PG. 26
S.R. 7 / PG. 25

LEGEND

- CONC. MONUMENT FOUND
- IRON PIN FOUND
- ▲ P.K. NAIL FOUND
- IRON PIN SET

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

LIENHOLDER
BANK ONE DAYTON N.A.

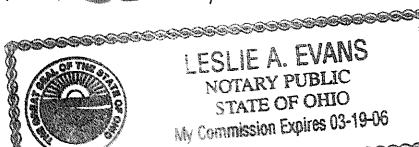
Leslie Evans
WITNESS

Mary Layman
WITNESS

STATE OF Ohio, COUNTY OF Miami

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 9 DAY OF Oct, 2003.

Leslie Evans
NOTARY PUBLIC
MY COMMISSION EXPIRES: 

TIPP CITY APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD ON THE 14th DAY OF October, 2003, THIS REPLAT WAS REVIEWED AND APPROVED.

Michael A. Fennell
CHAIRMAN

Marilyn A. Fennell
SECRETARY

APPROVED AND TRANSFERRED THIS 6th DAY OF NOVEMBER, 2003.

Chris A. Peoples
AUDITOR

Jinda Pearson
BY DEPUTY

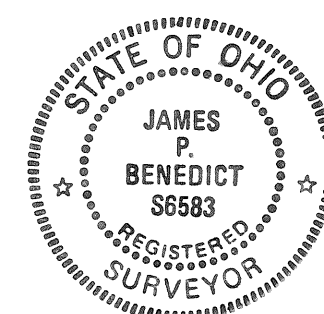
CERTIFICATION

I hereby certify that the within parcels contains 21.604 Acres of land conveyed to David W. Arbogast. Being all of a 3.7828 Ac. Tract by Deed Bk. 710 Pg. 17 and part of a 18.435 Ac. Tract by Deed Bk. 660 Pg. 418 of the Deed Records of Miami County, Ohio. Also that the Measurements are certified correct, Iron Pins and Monuments will be set as shown. Curved distances are measured on the arc.

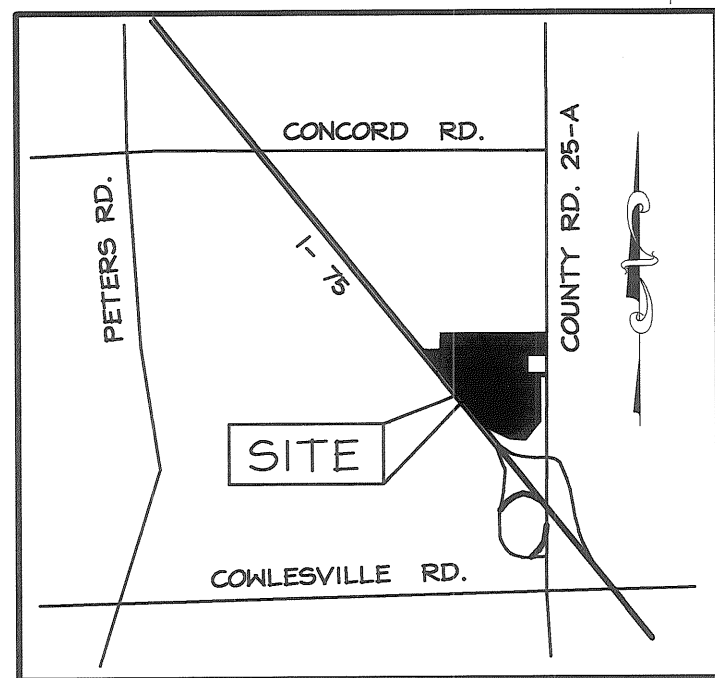
Prepared By:
LJB INC.

James Benedict 9/13/03

JAMES P. BENEDICT
OHIO PROFESSIONAL SURVEYOR No.6583



Des.	CEI		LJB Inc. • 3100 Research Blvd. • P.O. Box 20246 Dayton, OH 45420-0246 (937) 259-5000 tel • (937) 259-5100 fax • ljbinc.com	Scale:
Dr.	CEI			Project
Ck.	JPB			SV-20770
Date:	09/04/03			Sht. 1 of 2



VICINITY MAP

NOT TO SCALE

LILAC LANE

MEADOWVIEW VILLAGE SEC 7
P.B. 14 PG. 28

N 89°55'39"E ~ 363.39'
(Rec. 20-29)

NO.	BEARING	LENGTH	RADIUS	DELTA	CHD. BEARING	CHD. L
A1	S00°01'30"E	25.00'				
A2	S89°44'42"W	343.05'				
A3			102.06'	118°19'24"	S30°34'59"W	175.26'
A4	S62°50'45"W	25.01'				
A5			127.06'	118°02'35"	N30°43'24"E	217.87'
A6	N89°44'40"E	343.15'				
B1	S00°00'34"W	7.88'				
B2	S82°02'21"W	22.57'				
B3			36.53'	83°57'42"	S40°03'30"W	48.87'
B4			150.00'	29°51'26"	S13°52'06"W	77.28'
B5			469.00'	35°05'35"	S41°13'58"W	282.79'
B6			251.00'	34°52'50"	S83°48'19"W	150.46'
B7			319.00'	44°01'53"	N55°02'02"W	239.16'
B8	N33°01'06"W	167.05'				
B9	N62°50'45"E	25.13'				
B10	S33°01'06"E	164.48'				
B11			294.00'	44°01'53"	S55°02'02"E	220.42'
B12			226.00'	34°16'37"	N83°55'07"E	133.20'
B13			444.00'	35°01'30"	N41°03'00"E	267.21'
B14			125.00'	40°01'04"	N09°17'00"E	85.54'
B15	N36°50'56"E	34.87'				
B16	N89°58'44"E	60.06'				
C1	S00°01'30"E	37.38'				
C2	S89°58'30"W	146.22'				
C3	N62°16'41"W	294.49'				
C4	N62°50'45"E	11.86'				
C5	S09°09'26"W	19.26'				
C6	S64°53'36"E	271.27'				
C7	N89°58'30"E	155.26'				

BASIS OF BEARING

THE WEST RIGHT OF WAY LINE OF COUNTY LINE ROAD 25-A, SOUTH 00°07'39" EAST, AS RECORDED IN VOL. 19 PG. 10 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS

MEADOWVIEW VILLAGE SEC 8
P.B. 14 PG. 28

MEADOWVIEW VILLAGE SEC 15
P.B. 17 PG. 24

TROY FORD INC.
D.B. 579 PG. 821

REPLAT OF INLOT 3344 AND INLOT 3505 DAVE ARBOGAST REPLAT

MONROE TOWNSHIP, MIAMI COUNTY, OHIO
SECTION 9, TOWN 4, RANGE 6
CITY OF TIPP CITY

B & K LIMITED PARTNERSHIP
D.B. 669 PG. 391

ROBERT L. & MADONNA
S. HEIDENREICH
D.B. 736 PG. 721

VOLUME 20, PAGE 71A

MIAMI COUNTY RECORDER'S PLAT RECORDS

ROAD RECORD VOLUME X, PAGE X

RECEIVED FOR RECORD THIS 6th DAY
OF November, 2003, AT 11:33:46 A.M.

FILE NUMBER 0386927 FEE 86.40

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

Erin Weldy
(BY DEPUTY RECORDER)

R & M PRICE
SECOND FAMILY
LIMITED PARTNERSHIP
D.B. 685 PG. 603

N.E. CORNER OF
THE S.E. QUARTER
SEC. 9, T-4, R-6

DEDICATED R/W
VOL. 19, PG. 43
0.088 Ac.

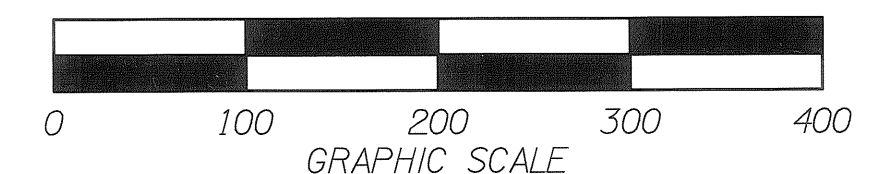
BERRY - LOGAN SEC. 1
P.B. 17 PG. 73A

LOT 3245

LOT 3246

LOT 3248

LOT 3249



OWNER:
DAVID W. ABROGAST
3540 SOUTH COUNTY ROAD 25-A
TROY, OHIO

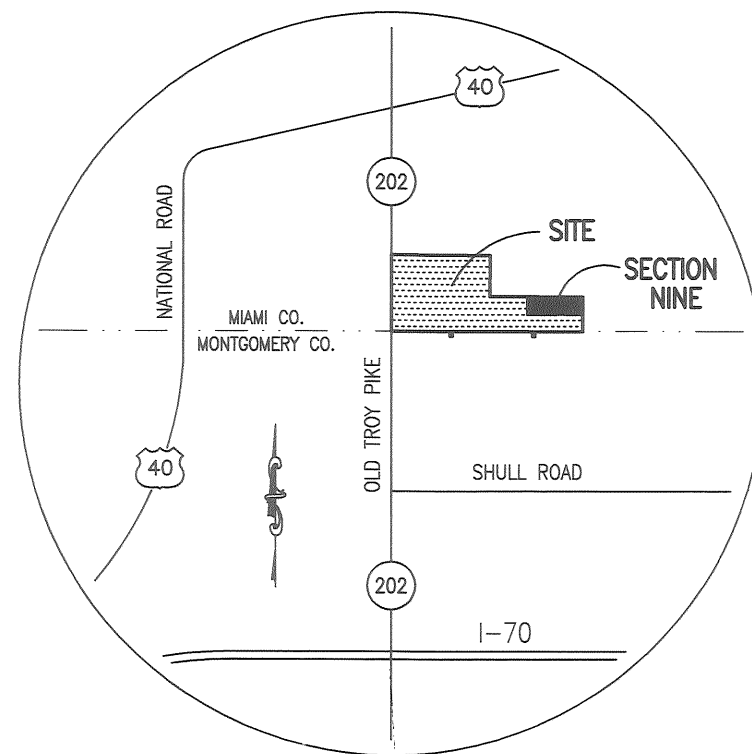


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(937) 259-5000 tel • (937) 259-5100 fax • ljbinc.com

Job No.
SV-20770
Sheet No.
2 OF 2

RECORD PLAN PARKTOWNE SECTION NINE

SECTION 19, TOWN 2, RANGE 9, INLOT 17
CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO
CONTAINS 9.1689 ACRES TOTAL
(7.2677 ACRES IN 28 BUILDING LOTS)
(1.6963 ACRES OF RIGHT OF WAY)
(0.2049 ACRES OF RESERVE AREA)
SCALE: 1" = 60' DATE: JULY 2003



VICINITY MAP
NTS

H.O.A. RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE PARKTOWNE OWNER'S ASSOCIATION, AS RECORDED IN DEED BOOK 702, PAGE 724 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 PARKTOWNE SUBDIVISION. ACCORDINGLY, ALL LOTS MAY BE SUBJECT TO A STREET LIGHTING ASSESSMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTS.

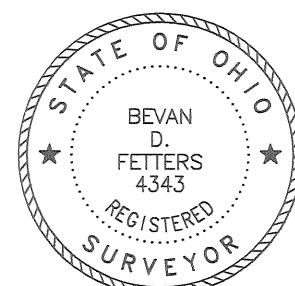
EASEMENTS

BIKEPATH EASEMENT. A SIX FOOT MAINTENANCE EASEMENT, TOGETHER WITH AN EIGHT FOOT TEMPORARY CONSTRUCTION EASEMENT, THE CENTERLINE FOR BOTH OF WHICH IS THE CENTER OF THE BIKEPATH, SHALL EXIST OVER ALL AREAS IN WHICH THE BIKE PATH LIES.

CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF LAND CONTAINING 9.1689 ACRES, BEING PART OF A TRACT CONVEYED TO OBERER DEVELOPMENT CO. IN D.B. 696, P. 832 AND P. 835 AS RECORDED IN THE DEED RECORDS OF SAID MIAMI COUNTY.

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



NORTHMONT ENGINEERS

Bevan D. Feters
BEVAN D. FETERS - REG. SURVEYOR - STATE OF OHIO # 4343

RECORDER

MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 20, PAGE 72

FILE No. 0389375

RECEIVED DECEMBER 9th, 2003

AT 8:42 A.M. FEE \$ 86.40

John W. O'Brien
MIAMI COUNTY RECORDER
Carol Pleiman
DEPUTY
CAROL PLEIMAN

AUDITOR

TRANSFERRED ON THE 9 DAY OF DEC., 2003

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

APPROVED:

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

ON 24 JUNE, 2003
Lep H. Hout 12/20/03
CHAIR, HUBER HEIGHTS PLANNING COMMISSION 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 IN
THE PRESENCE OF:

OBERER DEVELOPMENT CO.

Irish L. Marsh
WITNESS AS TO 1 & 2

George R. Oberer
GEORGE R. OBERER, SR. - PRESIDENT (1)

Irish L. Marsh
WITNESS AS TO 1 & 2

Dale P. Voisard
DALE P. VOISARD - SECRETARY (2)

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 2nd DAY OF September, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME OBERER DEVELOPMENT CO. BY GEORGE R. OBERER SR., ITS PRESIDENT, AND DALE P. VOISARD, ITS SECRETARY, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION 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.

Patricia L. Marsh May 20, 2004
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:



SIGNED AND ACKNOWLEDGED IN
THE PRESENCE OF:

HUNTINGTON NATIONAL BANK
(AND/OR ITS SUCCESSORS & ASSIGNS)

Shirley W. Carls
WITNESS AS TO 3

Martha Riedmatter
MARTHA RIEDMATTER,
VICE PRESIDENT (3)

Glenda R. Parrott
WITNESS AS TO 3

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 18th DAY OF August, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, BY MARTHA RIEDMATTER, ITS VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN DEDICATION 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.

Glenda R. Parrott 8/1/05
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:



GLEND A. PARROTT
Notary Public, State of Ohio
Commission Expires 08-01-05

STATE OF OHIO, S.S.

GEORGE R. OBERER SR., 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
GEORGE R. OBERER, SR.

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

Patricia L. Marsh May 20, 2004
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO MY COMMISSION EXPIRES:

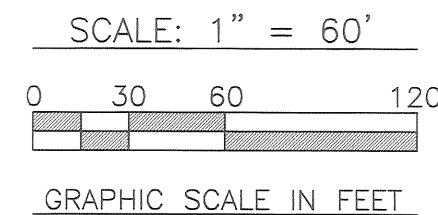


PREPARED BY:
NORTHMONT ENGINEERS

326 NORTH DIXIE DRIVE - VANDALIA, OHIO
PHONE: (937) 898-2021

DEVELOPER:
OBERER DEVELOPMENT COMPANY

2800 EAST RIVER ROAD - DAYTON, OHIO 45439
PH: (937) 278-0851 FX: (937) 278-6334



SCALE: 1" = 60' DATE: JULY 2003

- 1.) 25' M.B.S. = 25' MINIMUM BUILDING SETBACK LINE.
- 2.) U.E. = UTILITY EASEMENT (SIZE AS NOTED).
- 3.) LOT LINES ARE THE CENTERLINE OF UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN.
- 4.) ALL LOTS ARE ZONED "PR" PER THE CITY OF HUBER HEIGHTS RESOLUTION ON 4-12-99.
- 5.) LOT 302 IS A NON BUILDING, COMMON PROPERTY AS DESCRIBED IN THE DECLARATION OF COVENANTS AND IS NOT DEDICATED TO THE PUBLIC. OWNERSHIP AND MAINTENANCE OF THIS RESERVE AREA IS THE RESPONSIBILITY OF THE DECLARANT OR ITS SUCCESSIONS OR ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS.

SHEET 2 OF 2 984-02 "R-2"



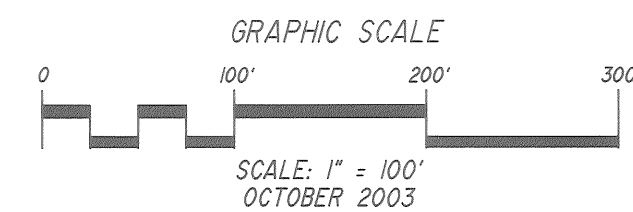
- IRON PIN FOUND - SIZE INDICATED
- ⊙ IRON PIN SET W/LD. CAP - 5/8"
- ⊙ IRON PIPE FOUND - SIZE INDICATED
- ⊙ R/R SPIKE FOUND
- ⊙ R/R SPIKE SET
- MAG NAIL SET
- MAG NAIL FOUND
- △ STONE FOUND
- MONUMENT FOUND
- MONUMENT SET
- MONUMENT BOX FD.
- CORNER NOT MONUMENTED

D.B. 676-864
P.B. 17, PG. 36
P.B. 15, PG. 85
P.B. 20, PG. 38
D.B. 675-578
D.B. 738-471

OF:

LOCATED IN:

SW. QTR., SECTION 17, TOWN 5, RANGE 6 EAST
CITY OF TROY (PT. INLOT 6047, 7996)
MIAMI COUNTY, OHIO



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

PLAT BOOK 20, PAGE 73
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 16th DAY
OF December, 20013 AT 1:43 P.M.
FILE NUMBER 0389894
FEE \$ 86.40

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Eren Weldy
DEPUTY COUNTY RECORDER

MIAMI COUNTY AUDITOR
HEREBY APPROVE THIS PLAT AS SHOWN ON
THIS PLAN ON THIS 16 DAY OF
Dec., 20013

Chris A. Peoples
MIAMI COUNTY AUDITOR

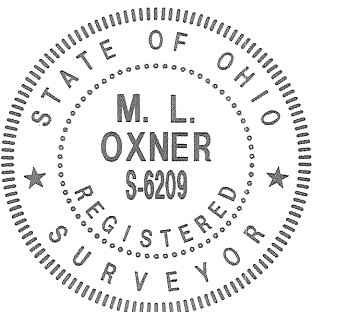
BY: Linda Tisserman
DEPUTY COUNTY AUDITOR



<i>NUMBER</i>	<i>RADIUS =</i>	<i>DELTA =</i>	<i>ARC =</i>	<i>TAN. =</i>	<i>CHD. BRG. =</i>	<i>CHORD =</i>
<i>C-1</i>	<i>230.00</i>	<i>89°18'32"</i>	<i>358.51</i>	<i>227.24</i>	<i>S 47°41'44" E</i>	<i>323.30</i>
<i>C-2</i>	<i>570.00</i>	<i>16°38'14"</i>	<i>165.51</i>	<i>83.34</i>	<i>S 11°21'35" E</i>	<i>164.93</i>
<i>C-3</i>	<i>230.00</i>	<i>46°37'03"</i>	<i>187.13</i>	<i>99.10</i>	<i>S 03°37'50" W</i>	<i>182.01</i>
<i>C-4</i>	<i>15.00</i>	<i>95°12'39"</i>	<i>24.93</i>	<i>16.43</i>	<i>N 18°41'49" W</i>	<i>22.16</i>
<i>C-5</i>	<i>60.00</i>	<i>121°40'33"</i>	<i>127.42</i>	<i>107.52</i>	<i>N 05°27'52" W</i>	<i>104.79</i>
<i>C-6</i>	<i>40.00</i>	<i>75°03'05"</i>	<i>52.40</i>	<i>30.72</i>	<i>N 17°50'51" E</i>	<i>48.73</i>
<i>C-7</i>	<i>630.00</i>	<i>16°38'14"</i>	<i>182.93</i>	<i>92.12</i>	<i>N 11°21'35" W</i>	<i>182.29</i>
<i>C-8</i>	<i>170.00</i>	<i>89°18'32"</i>	<i>264.99</i>	<i>167.96</i>	<i>N 47°41'44" W</i>	<i>238.96</i>
<i>C-9</i>	<i>200.00</i>	<i>89°18'32"</i>	<i>311.75</i>	<i>197.60</i>	<i>S 47°41'44" E</i>	<i>281.13</i>
<i>C-10</i>	<i>600.00</i>	<i>16°38'14"</i>	<i>174.22</i>	<i>87.73</i>	<i>S 11°21'35" E</i>	<i>173.61</i>
<i>C-11</i>	<i>200.00</i>	<i>46°19'19"</i>	<i>161.69</i>	<i>85.56</i>	<i>S 03°28'58" W</i>	<i>157.33</i>

OWNERSHIP / TRACT SUMMARY

<u>OWNER:</u>	<u>DESCRIPTION:</u>	<u>PLATTED AREA:</u>	<u>REFERENCE:</u>
HARSON INVESTMENTS, LTD.	PT. INLOT 6047	1.777 AC.	DB 676-864
HARSON INVESTMENTS, LTD.	PT. LOT 7996	0.789 AC.	P.B. 17, PG. 36 DB 675-578



PREPARED BY: JOB No. 21032-3

PROFESSIONAL ASSOCIATES INC.

ENGINEERS, PLANNERS & SURVEYORS

217 MARKET ST. BROOKVILLE, OH 45309

PH. 937-833-2369 FAX. 937-833-5626

DESCRIPTION

The within plat contains a roadway dedication of 2.566 acres and a reservation of easements, all of which being within Part Inlots No. 6047 and 7996 of the consecutive lot number of the City of Troy, Miami County, Ohio heretofore conveyed to Harson Investments, Ltd. by deeds recorded in Deed Book 676 - Page 864, and Deed Book 675 - Page 578.

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 dedicate the roads and streets to the public use, 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:

CLIFFORD P. KHOURI
Witness

CLIFFORD P. KHOURI
Name Printed

Lauretta M. Ranly
Witness

LAURETTA 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 8th day of DECEMBER, 2003 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
12/8/03
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:

Catherine E. McManama
Witness Catherine E. McManama

Donald Caruth
Witness DONALD CARUTH

Mortgagee:

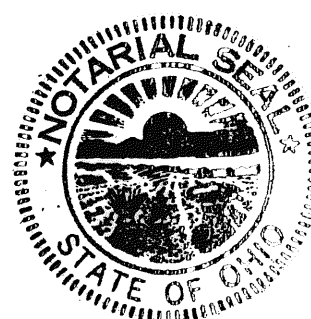
By: Glen X. Tyra
Vice President
Liberty Savings Bank

STATE OF OHIO, s.s.:

Be it remembered that on this 15th day of DECEMBER, 2003 before me, the undersigned, a Notary Public in and for said State of Ohio, personally came LIBERTY SAVINGS BANK, by GLEN X. 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.

Donald Caruth
Notary Public in and for State of Ohio
My commission expires: JAN 2, 2005



APPROVALS:

CITY COUNCIL, CITY OF TROY, OHIO

At a meeting of the City Council of the City of Troy, Ohio held on the 15th day of DECEMBER, 2003, this plat was reviewed and approved by Ordinance No. O-61-03 Eff. 12-16-03

Peter E. Jenkins
MAYOR

William F. Lohrer
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

TROY PUBLIC SERVICE DIRECTOR
CITY OF TROY, OHIO

This plat reviewed and approved by the Public Service Director and City Engineer on the 16 day of DECEMBER, 2003.

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

MIAMI COUNTY AUDITOR

Approved and transferred this 16 day of DECEMBER, 2003.

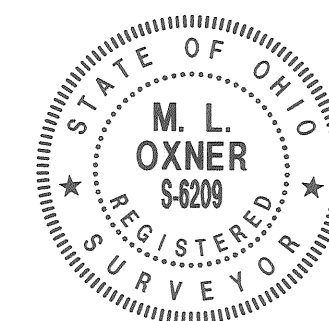
By: SEE PAGE 1 OF 2
Miami County Auditor Deputy County Auditor

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 Sept. 2003, 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. 21032-3

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

CURRY BRANCH SUBDIVISION, PHASE 2

30.687
ACREAGE

PT. 3425
INLOT

TIPP CITY
CITY

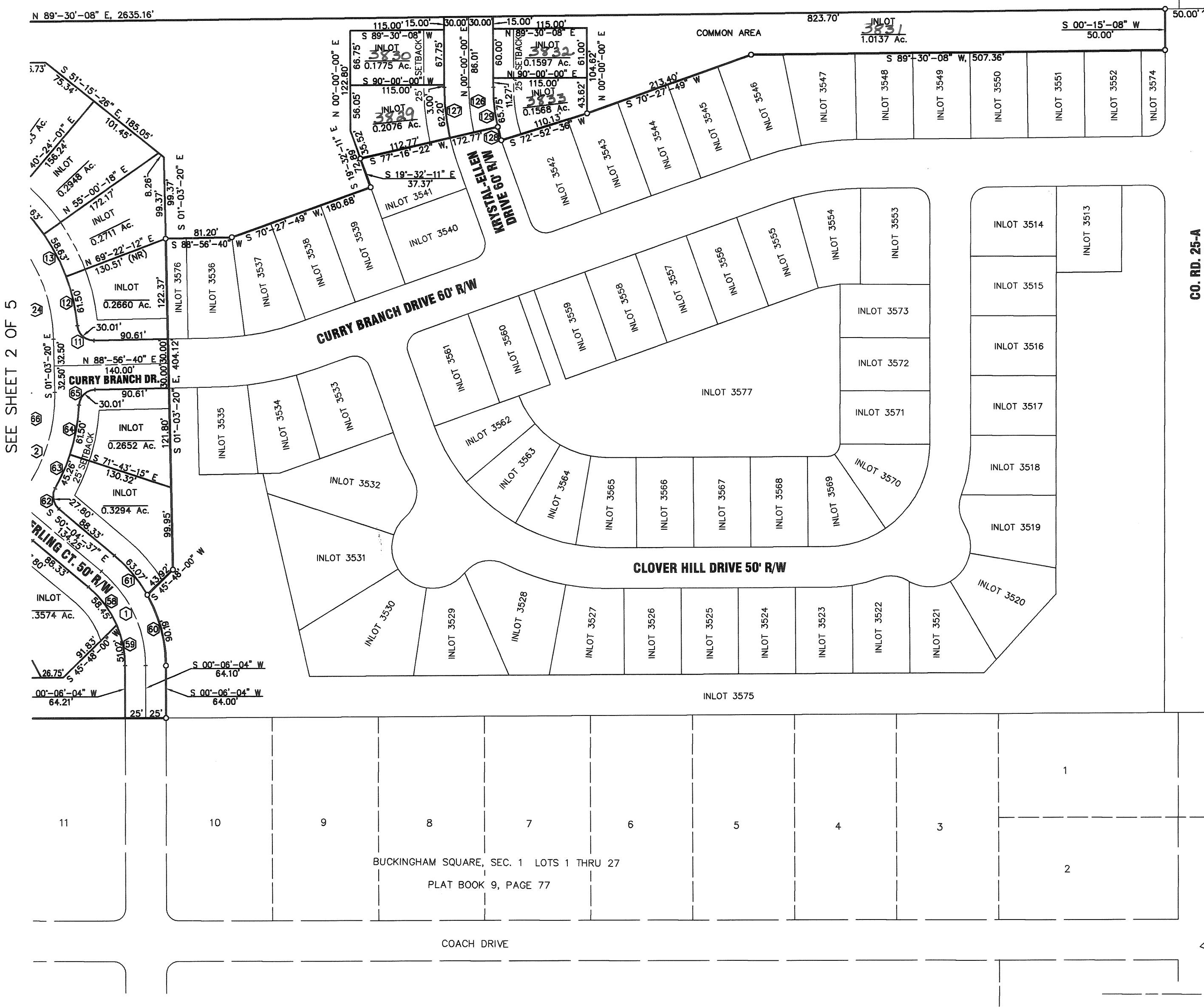
MIAMI, OHIO
COUNTY

TRANSFERRED THIS 18 DAY OF Dec., 2003

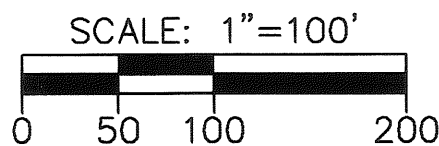
Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Kinnerman
DEPUTY AUDITOR

PLAT BOOK 20, PAGE 74
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 18 DAY
OF December, 2003, AT 2:03 P.M.
FILE No. 0490124 FEE: \$246.00
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
DEPUTY



BEARINGS BASED ON REC. P.B. 19, PG. 103



LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE
(SEE NOTE BELOW)
- (NR.) NONRADIAL LINE

CURVE DATA

SEE SHEET 3 OF 5 FOR TABLE

AREA SUMMARY

COMMON AREA	10.1329 AC.
85 BUILDING LOTS	15.7627 AC.
DEDICATED STREET R/W	4.7875 AC.
TOTAL	30.6831 AC.

- 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.) ALL COMMON AREAS, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.
 - 3.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

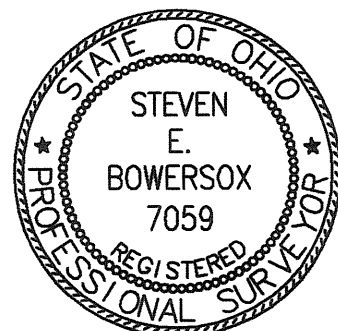
DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 30.6831 ACRES AND BEING PART OF INLOT 3425 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO AS CONVEYED TO TMM DEVELOPMENT OF SIDNEY, LTD. BY DEED RECORDED IN DEED BOOK 723, PAGE 779 OF THE DEED RECORDS OF MIAMI COUNTY.

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

9-08-2003
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: 09-08-2003 drawn by: seb job number: MiaTci0311fin_1

SHEET 1 OF 5

CURRY BRANCH SUBDIVISION, PHASE 2

30.687
ACREAGE

PT. 3425
INLOT

TIPP CITY
CITY

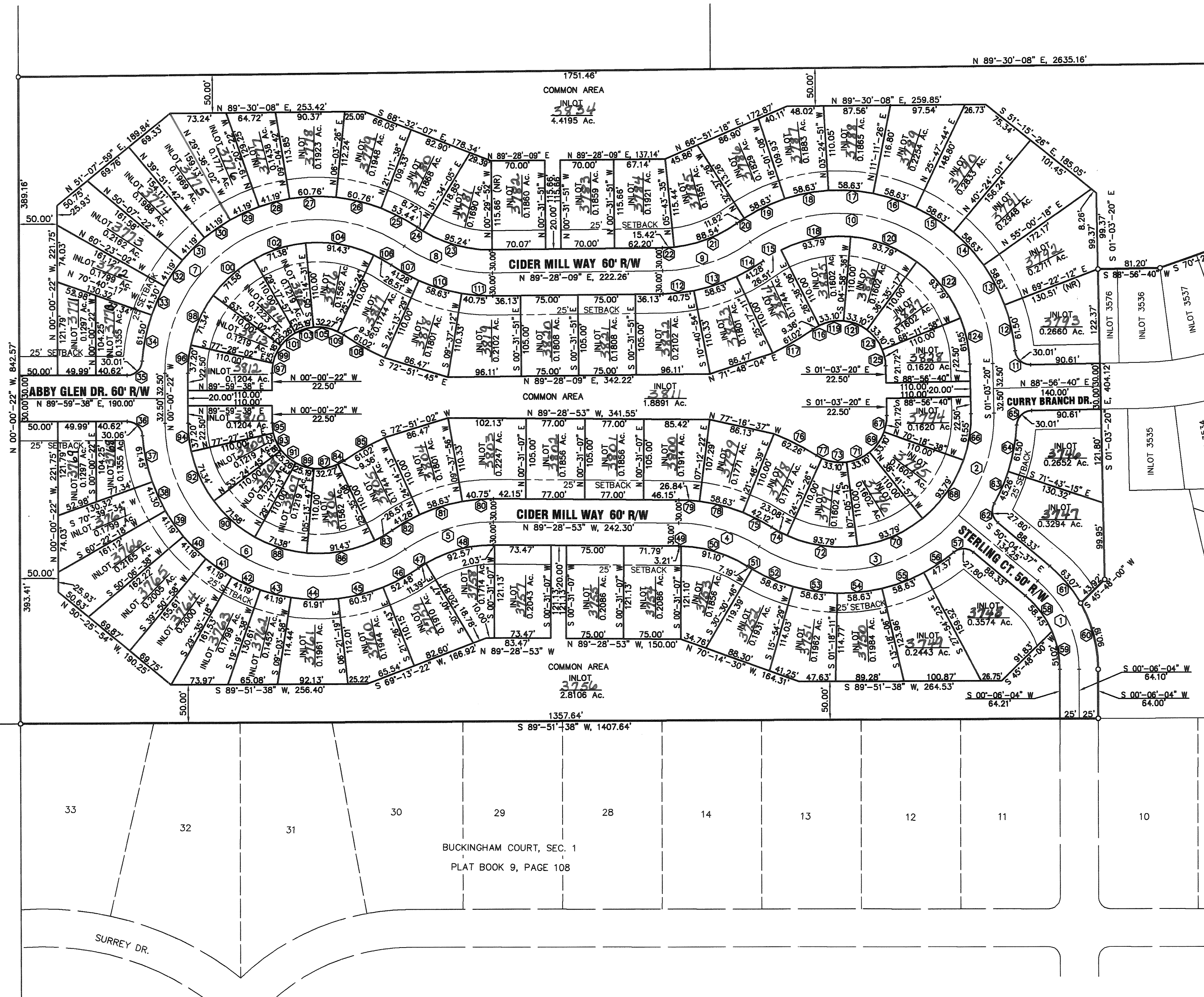
MIAMI, OHIO
COUNTY

TRANSFERRED THIS 18 DAY OF Dec 2003

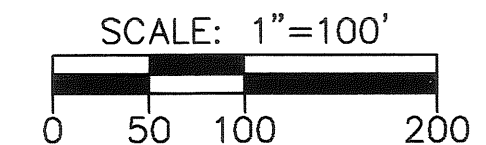
Chris A. Peebles
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Linsman
DEPUTY AUDITOR

PLAT BOOK 20, PAGE 14A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 18 DAY
OF December 2003, AT 2:03 P.M.
FILE No. 0390124 FEE: \$2600
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
DEPUTY



BEARINGS BASED ON REC. P.B. 19, PG. 103



LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE
(SEE NOTE BELOW)
- (NR.) NONRADIAL LINE

CURVE DATA

SEE SHEET 3 OF 5 FOR TABLE

AREA SUMMARY

COMMON AREA	10.1329 AC.
85 BUILDING LOTS	15.7627 AC.
DEDICATED STREET R/W	4.7875 AC.
TOTAL	30.6831 AC.

NOTES:

- 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.
- ALL COMMON AREAS, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.
- NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

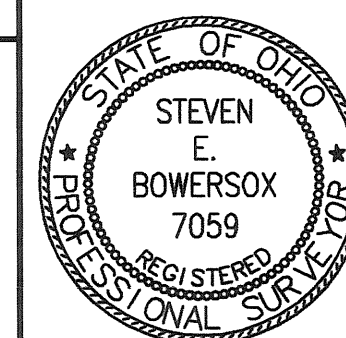
DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 30.6831 ACRES AND BEING PART OF INLOT 3425 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO AS CONVEYED TO TMM DEVELOPMENT OF SIDNEY, LTD. BY DEED RECORDED IN DEED BOOK 723, PAGE 779 OF THE DEED RECORDS OF MIAMI COUNTY.

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

9-08-2003
DATE



CHOICE
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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: 09-08-2003	drawn by: seb	job number: MiaTci0311fin_2
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SHEET 2 OF 5

CURRY BRANCH SUBDIVISION, PHASE 2
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 20, PAGE 74B-8
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 18 DAY
OF December, 2003, AT 2:03 P.M.
FILE No. 0390124, FEE: \$216.00
JOHN W. O'BRIEN
CHRISTINA JACKSON
MIAMI COUNTY RECORDER
DEPUTY

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	150.00'	50°-10'-41"	131.37'	127.21'	S 24°-59'-17" E
2	200.00'	40°-58'-43"	143.04'	140.01'	S 19°-26'-02" W
3	200.00'	82°-22'-46"	287.56'	263.42'	S 81°-06'-47" W
4	200.00'	31°-47'-03"	110.95'	109.53'	N 73°-35'-21" W
5	200.00'	35°-02'-16"	122.31'	120.41'	S 72°-59'-59" W
6	200.00'	124°-30'-47"	434.63'	354.02'	N 62°-15'-45" W
7	200.00'	124°-30'-47"	434.63'	354.02'	N 62°-15'-02" E
8	200.00'	35°-02'-16"	122.31'	120.41'	S 73°-00'-43" E
9	200.00'	35°-02'-16"	122.31'	120.41'	N 71°-57'-01" E
10	200.00'	124°-30'-48"	434.63'	354.02'	S 63°-18'-43" E
11	20.00'	85°-59'-07"	30.01'	27.28'	N 48°-03'-46" W
12	230.00'	15°-19'-12"	61.50'	61.32'	N 12°-43'-49" W
13	230.00'	14°-36'-17"	58.63'	58.47'	N 27°-41'-33" W
14	230.00'	14°-36'-17"	58.63'	58.47'	N 42°-17'-50" W
15	230.00'	14°-36'-17"	58.63'	58.47'	N 56°-54'-08" W
16	230.00'	14°-36'-17"	58.63'	58.47'	N 71°-30'-25" W
17	230.00'	14°-36'-17"	58.63'	58.47'	N 86°-06'-42" W
18	230.00'	14°-36'-17"	58.63'	58.47'	S 79°-17'-00" W
19	230.00'	14°-36'-17"	58.63'	58.47'	S 64°-40'-43" W
20	230.00'	02°-56'-41"	11.82'	11.82'	S 55°-54'-14" W
21	170.00'	29°-50'-32"	88.54'	87.55'	S 69°-21'-09" W
22	170.00'	05°-11'-44"	15.42'	15.41'	S 86°-52'-17" W
23	170.00'	32°-05'-56"	95.24'	94.00'	N 74°-28'-53" W
24	170.00'	02°-56'-20"	8.72'	8.72'	N 56°-57'-45" W
25	230.00'	13°-18'-47"	53.44'	53.32'	N 62°-08'-58" W
26	230.00'	15°-08'-12"	60.76'	60.59'	N 76°-22'-28" W
27	230.00'	15°-08'-08"	60.76'	60.58'	S 88°-29'-22" W
28	230.00'	10°-15'-40"	41.19'	41.14'	S 75°-47'-28" W
29	230.00'	10°-15'-40"	41.19'	41.14'	S 65°-31'-48" W
30	230.00'	10°-15'-40"	41.19'	41.14'	S 55°-16'-08" W
31	230.00'	10°-15'-40"	41.19'	41.14'	S 45°-00'-28" W
32	230.00'	10°-15'-40"	41.19'	41.14'	S 34°-44'-48" W
33	230.00'	10°-17'-15"	41.30'	41.24'	S 24°-28'-20" W
34	230.00'	15°-19'-12"	61.50'	61.32'	S 11°-40'-07" W
35	20.00'	85°-59'-07"	30.01'	27.28'	S 47°-00'-04" W
36	20.00'	86°-07'-32"	30.06'	27.31'	S 46°-56'-36" E
37	230.00'	15°-18'-28"	61.45'	61.27'	S 11°-41'-13" E
38	230.00'	10°-17'-15"	41.30'	41.24'	S 24°-29'-04" E
39	230.00'	10°-15'-40"	41.19'	41.14'	S 34°-45'-32" E
40	230.00'	10°-15'-40"	41.19'	41.14'	S 45°-01'-12" E
41	230.00'	10°-15'-40"	41.19'	41.14'	S 55°-16'-52" E
42	230.00'	10°-15'-40"	41.19'	41.14'	S 65°-32'-32" E
43	230.00'	10°-15'-40"	41.19'	41.14'	S 75°-48'-12" E
44	230.00'	15°-25'-17"	61.91'	61.72'	S 88°-38'-41" E
45	230.00'	15°-05'-24"	60.57'	60.40'	N 76°-05'-59" E
46	230.00'	13°-04'-26"	52.48'	52.37'	N 62°-01'-04" E
47	170.00'	03°-50'-22"	11.39'	11.39'	N 57°-24'-02" E
48	170.00'	31°-11'-54"	92.57'	91.43'	N 74°-55'-10" E
49	170.00'	01°-04'-55"	3.21'	3.21'	S 88°-56'-25" E
50	170.00'	30°-42'-09"	91.10'	90.01'	S 73°-02'-53" E
51	230.00'	01°-47'-26"	7.19'	7.19'	S 58°-35'-31" E
52	230.00'	14°-36'-17"	58.63'	58.47'	S 66°-47'-23" E
53	230.00'	14°-36'-17"	58.63'	58.47'	S 81°-23'-40" E
54	230.00'	14°-36'-17"	58.63'	58.47'	N 84°-00'-03" E

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
55	230.00'	14°-36'-17"	58.63'	58.47'	N 69°-23'-45" E
56	230.00'	11°-48'-02"	47.37'	47.29'	N 56°-11'-35" E
57	20.00'	79°-37'-49"	27.80'	25.61'	S 89°-53'-31" E
58	125.00'	26°-47'-37"	58.45'	57.92'	S 36°-40'-48" E
59	125.00'	23°-23'-03"	51.02'	50.66'	S 11°-35'-28" E
60	175.00'	29°-31'-37"	90.19'	89.19'	N 14°-39'-45" W
61	175.00'	20°-39'-03"	63.07'	62.73'	N 39°-45'-05" W
62	20.00'	79°-37'-49"	27.80'	25.61'	N 10°-15'-42" W
63	230.00'	11°-16'-27"	45.26'	45.18'	N 23°-54'-58" E
64	230.00'	15°-19'-12"	61.50'	61.32'	N 10°-37'-09" E
65	20.00'	85°-59'-07"	30.01'	27.28'	N 45°-57'-07" E
66	170.00'	20°-44'-43"	61.55'	61.22'	S 09°-19'-02" W
67	60.00'	20°-44'-42"	21.72'	21.61'	N 09°-19'-01" E
68	170.00'	31°-36'-41"	93.79'	92.61'	S 35°-29'-42" W
69	60.00'	31°-36'-41"	33.10'	32.69'	N 35°-29'-43" E
70	170.00'	31°-36'-41"	93.79'	92.61'	S 67°-06'-25" W
71	60.00'	31°-36'-41"	33.10'	32.69'	N 67°-06'-24" E
72	170.00'	31°-36'-41"	93.79'	92.61'	N 81°-16'-55" W
73	60.00'	31°-36'-41"	33.10'	32.69'	S 81°-16'-55" E
74	170.00'	07°-46'-07"	23.08'	23.06'	N 61°-35'-03" W
75	230.00'	10°-29'-33"	42.12'	42.06'	N 62°-56'-36" W
76	340.00'	10°-29'-33"	62.26'	62.18'	S 62°-56'-35" E
77	60.00'	07°-46'-45"	8.15'	8.14'	S 61°-35'-11" E
78	230.00'	14°-36'-17"	58.63'	58.47'	N 75°-29'-31" W
79	230.00'	06°-41'-13"	26.84'	26.83'	N 86°-08'-16" W
80	230.00'	10°-09'-03"	40.75'	40.69'	S 85°-26'-36" W
81	230.00'	14°-36'-17"	58.63'	58.47'	S 73°-03'-55" W
82	230.00'	10°-16'-56"	41.28'	41.22'	S 60°-37'-19" W
83	170.00'	08°-56'-01"	26.51'	26.48'	S 59°-56'-52" W
84	60.00'	08°-56'-01"	9.36'	9.35'	N 59°-56'-52" E
85	340.00'	10°-16'-56"	61.02'	60.93'	N 60°-37'-19" E
86	170.00'	30°-48'-55"	91.43'	90.33'	S 79°-49'-20" W
87	60.00'	30°-48'-55"	32.27'	31.88'	N 79°-49'-20" E
88	170.00'	24°-03'-26"	71.38'	70.86'	N 72°-44'-30" W
89	60.00'	24°-03'-26"	25.19'	25.01'	S 72°-44'-30" E
90	170.00'	24°-07'-32"	71.58'	71.05'	N 48°-39'-01" W
91	60.00'	24°-07'-33"	25.26'	25.08'	S 48°-39'-00" E
92	170.00'	24°-02'-33"	71.34'	70.81'	N 24°-33'-58" W
93	60.00'	24°-02'-34"	25.18'	24.99'	S 24°-33'-57" E
94	170.00'	12°-32'-19"	37.20'	37.13'	N 06°-16'-32" W
95	60.00'	12°-32'-19"	13.13'	13.10'	S 06°-16'-31" E
96	170.00'	12°-32'-20"	37.20'	37.13'	N 06°-15'-48" E
97	60.00'	12°-32'-20"	13.13'	13.10'	S 06°-15'-48" W
98	170.00'	24°-02'-33"	71.34'	70.81'	N 24°-33'-14" E
99	60.00'	24°-02'-33"	25.18'	24.99'	S 24°-33'-14" W
100	170.00'	24°-07'-32"	71.58'	71.05'	N 48°-38'-17" E
101	60.00'	24°-07'-32"	25.26'	25.08'	S 48°-38'-17" W
102	170.00'	24°-03'-26"	71.38'	70.86'	N 72°-43'-46" E
103	60.00'	24°-03'-26"	25.19'	25.01'	S 72°-43'-46" W
104	170.00'	30°-48'-55"	91.43'	90.33'	S 79°-50'-04" E
105	60.00'	30°-48'-55"	32.27'	31.88'	N 79°-50'-04" W
106	170.00'	08°-56'-01"	26.51'	26.48'	S 59°-57'-35" E
107	230.00'	10°-16'-56"	41.28'	41.22'	S 60°-38'-03" E
108	340.00'	10°-16'-56"	61.02'	60.93'	N 60°-38'-03" W

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
109	60.00'	08°-56'-01"	9.36'	9.35'	N 59°-57'-35" W
110	230.00'	14°-36'-17"	58.63'	58.47'	S 73°-04'-39" E
111	230.00'	10°-09'-03"	40.75'	40.69'	S 85°-27'-19" E
112	230.00'	10°-09'-03"	40.75'	40.69'	N 84°-23'-38" E
113	230.00'	14°-36'-17"	58.63'	58.47'	N 72°-00'-57" E
114	230.00'	10°-16'-56"	41.28'	41.22'	N 59°-34'-21" E
115	170.00'	08°-56'-01"	26.51'	26.48'	N 58°-53'-54" E
116	60.00'	08°-56'-01"	9.36'	9.35'	S 58°-53'-54" W
117	340.00'	10°-16'-56"	61.02'	60.93'	S 59°-34'-21" W
118	170.00'	31°-36'-41"	93.79'	92.61'	N 79°-10'-15" E
119	60.00'	31°-36'-41"	33.10'	32.69'	S 79°-10'-15" W
120	170.00'	31°-36'-41"	93.79'	92.61'	S 69°-13'-04" E
121	60.00'	31°-36'-41"	33.10'	32.69'	N 69°-13'-04" W
122	170.00'	31°-36'-41"	93.79'	92.61'	S 37°-36'-22" E
123	60.00'	31°-36'-41"	33.10'	32.69'	N 37°-36'-22" W
124	170.00'	20°-44'-42"	61.55'	61.22'	S 11°-25'-41" E
125	60.00'	20°-44'-42"	21.72'	21.61'	N 11°-25'-41" W
126	250.00'	12°-43'-38"	55.53'	55.42'	N 06°-21'-49" W
127	280.00'	12°-43'-38"	62.20'	62.07'	N 06°-21'-49" W
128	220.00'	04°-23'-46"	16.88'	16.88'	N 14°-55'-31" W
129	220.00'	12°-43'-38"	48.87'	48.77'	N 06°-21'-49" W

SHEET 3 OF 5

CHOICE
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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: 09-08-2003 drawn by: seb job number: MIATCI0311fin_3

CURRY BRANCH SUBDIVISION, PHASE 2

CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 26, PAGE 74C-4
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 18 DAY
OF December, 2002, AT 2:03 P.M.
FILE No. 0390124 FEE: \$216.00
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Christina Jackson
DEPUTY

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 nor 1,200 square feet per unit for a zero lot-line double dwelling. Walkout basements are considered basements. No double wide or modular homes are permitted.

4. Construction Material. At least 35% of the exterior walls of all residential structures constructed in the Subdivision shall be covered with brick, stone, or other cementitious material.

5. Utilities. Except for above ground electric lines along the perimeter of the north and south boundaries of the Subdivision, all utilities shall be installed underground. There will be a 10 foot utility easement along the front lot line of all Lots. All Common Areas and the area between the street curb and sidewalks shall also be dedicated for utility easements purposes and open green space.

6. Fences. No fencing or hedges shall be erected or planted on any Lot except for open type fencing not exceeding 4 feet in height or hedges not exceeding 4 feet in height above ground level. No fence or hedge shall extend closer to the street than the front wall of the residential structure. Notwithstanding the foregoing, Tipp City requirements and regulations on the fencing of swimming pools shall prevail, provided, however, that all fencing of swimming pools shall be open type fencing. Privacy fences and chain link fences shall not be permitted.

7. 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.

8. 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.

9. 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.

10. 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.

11. Setbacks. No dwelling shall be nearer the front lot line or the rear lot line than 25 feet. Side lot setbacks shall be 7'-6". Setback dimensions are to the foundation, however, no portion of the dwelling shall extend more than 18 inches into setback areas. No portion of the building including overhangs shall extend into the front setback.

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

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

14. 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.

15. 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.

16. 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.

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

18. 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.

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

20. 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.

21. 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 Curry Branch Owner's Association 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 restriction 2, above, or for maintenance purposes. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the Curry Branch Owner's Association.

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.

OWNER'S ASSOCIATION

THE "ARTICLES OF INCORPORATION CURRY
BRANCH OWNERS ASSOCIATION" ARE RECORDED
IN DEED BOOK 31, PAGE 526 OF THE MIAMI
COUNTY RECORDERS RECORDS.

SHEET 4 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: 09-08-2003	drawn by: seb	job number: MIATC10311cov
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CURRY BRANCH SUBDIVISION, PHASE 2 CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 80, PAGE 740
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 18 DAY
OF October, 2003, AT 2:09 P.M.
FILE No. 0390124 FEE: \$216.00
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Christina Jackson
DEPUTY

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 30.687 ACRES AND BEING PART OF INLOT 3425 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO AS CONVEYED TO TMM DEVELOPMENT OF SIDNEY, LTD. BY DEED RECORDED IN DEED BOOK 723, PAGE 779 OF THE DEED RECORDS OF MIAMI COUNTY.

TIPP CITY PLANNING BOARD

AT A MEETING OF THE PLANNING BOARD OF TIPP CITY, OHIO, HELD THIS 14th DAY OF October, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

Richard D. McFarland
CHAIRMAN

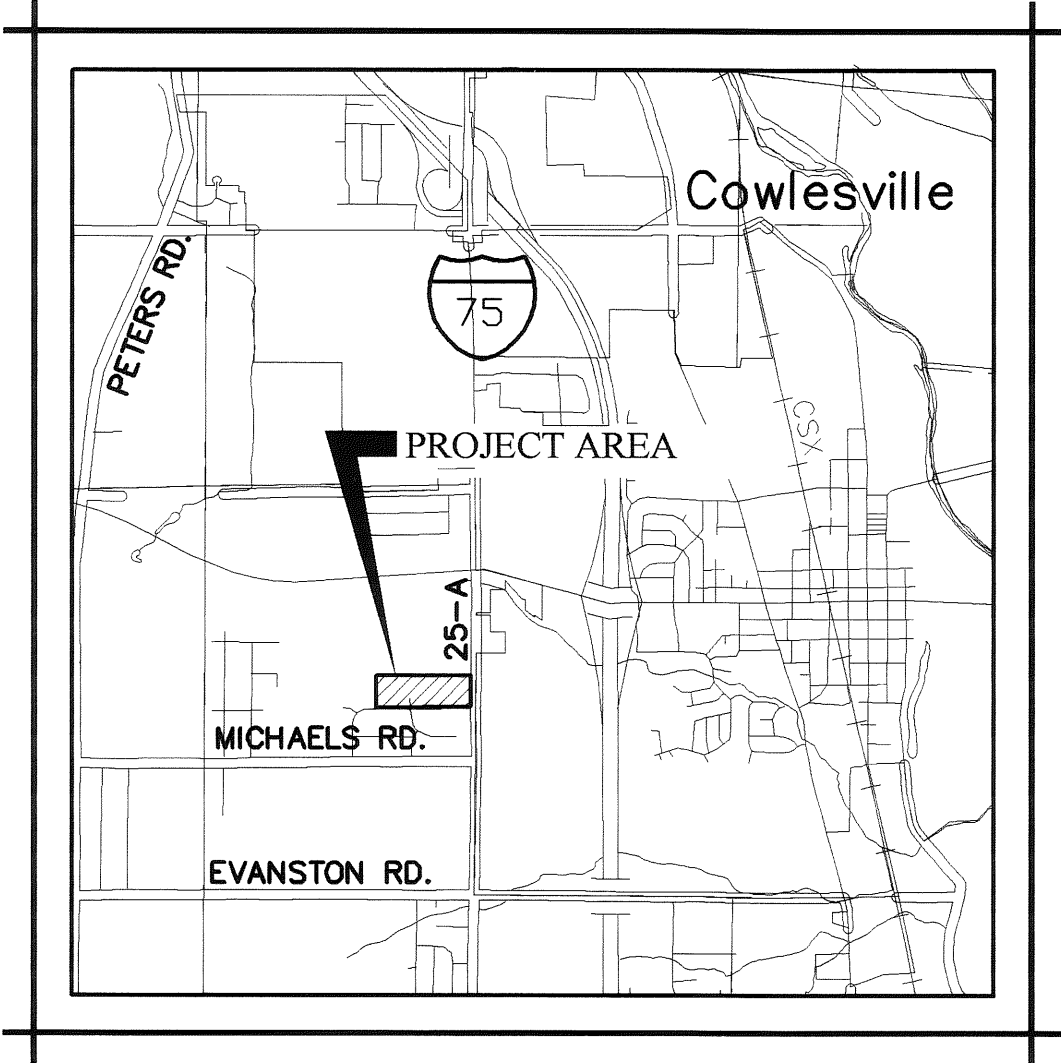
Marilyn Fennell
SECRETARY

TIPP CITY COUNCIL

AT A MEETING OF THE COUNCIL OF TIPP CITY, OHIO, HELD THIS 17th DAY OF November, 2003, THIS SUBDIVISION PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 33-03.

David N. Odeh
PRESIDENT OF COUNCIL

Christy Cox
CLERK OF COUNCIL



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: TMM DEVELOPMENT OF SIDNEY, LTD.

Emerson Wagner
EMERSON WAGNER, GENERAL PARTNER

Anthony V. Schrock
WITNESS

Lori A. Werling
WITNESS

ACKNOWLEDGMENT

STATE OF OHIO, Shelby COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE PARTNERS OF TMM DEVELOPMENT OF SIDNEY, LTD., WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN IN BEHALF OF SAID TMM DEVELOPMENT OF SIDNEY, LTD., AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH PARTNERS, INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Sidney, OHIO, THIS 28th DAY OF October, 2003. MY COMMISSION EXPIRES: March 19, 2005

Cindy A. Naseman
NOTARY PUBLIC

CINDY NASEMAN
THE STATE OF OHIO
MARCH 19, 2005

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: 09-08-2003	drawn by: seb	job number: MIATC10311app
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SANDEL SUBDIVISION SECTION SIX - PIQUA, OHIO

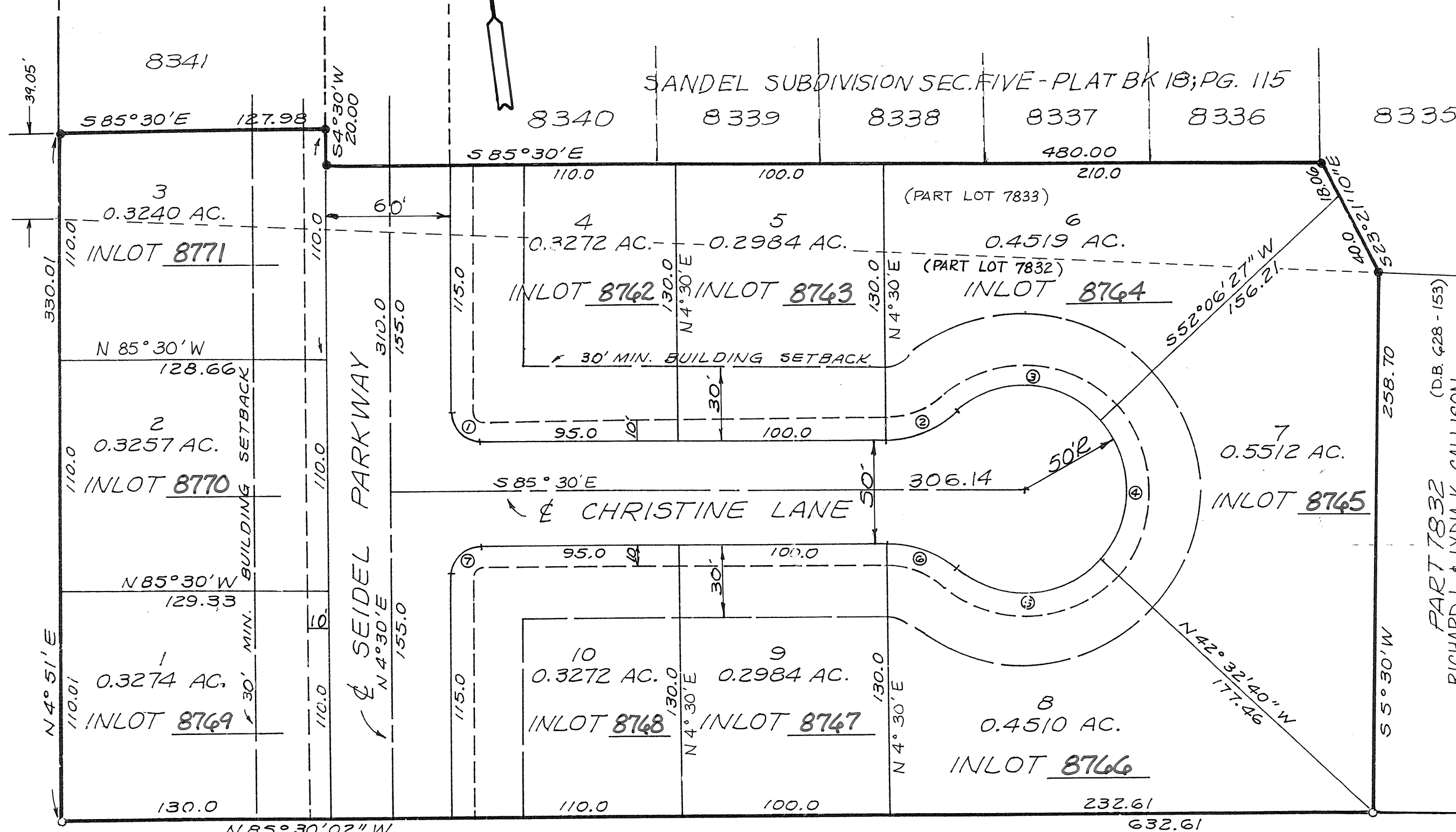
PLAT BOOK 20 PAGE 75
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 30th DAY OF

DECEMBER, 2003, AT 8:24 A.

FILE NO. 0390746 FEE: \$43.20

John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Christina Jackson
DEPUTY RECORDER

BEING A SUBDIVISION CONTAINING A TOTAL OF 4.5568 ACRES OF PARTS OF INLOTS 7833 AND 7832 IN THE CITY OF PIQUA, OHIO, ACQUIRED BY SANDEL DEVELOPMENT, INC. BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 694, PAGE 435.
THE LOTS CONTAIN A TOTAL OF 3.6825 ACRES AND THE STREETS CONTAIN A TOTAL OF 0.8743 ACRES. OF THE TOTAL 4.5568 ACRES, 0.5560 ACRES ARE PART OF INLOT 7833, AND 4.0008 ACRES ARE PART OF INLOT 7832.



CURVE DATA	NO.	R	Δ	T	L	L.C.
	①	15.0	90°00'00"	15.00	23.56	N 40°30'00"W ~ 21.21
	②	50.0	41°24'29"	18.90	36.14	S 73°47'46"W ~ 35.35
	③	50.0	89°00'56"	49.15	77.68	N 82°24'06"W ~ 70.10
	④	50.0	85°20'53"	46.10	74.48	N 4°46'54"E ~ 67.78
	⑤	50.0	88°27'09"	48.67	77.19	S 88°19'01"E ~ 69.75
	⑥	50.0	41°24'29"	18.90	36.14	S 64°47'46"E ~ 35.35
	⑦	15.0	90°00'00"	15.00	23.56	N 49°30'00"E ~ 21.21

WE, THE UNDERSIGNED, BEING THE OWNERS 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: SANDEL DEVELOPMENT, INC.

Charles Sanders
CHARLES SANDERS, VICE-PRESIDENT
Kenneth S. Moore
KENNETH S. MOORE, TREASURER

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED CHARLES SANDERS, VICE-PRESIDENT AND KENNETH S. MOORE, TREASURER OF SANDEL DEVELOPMENT, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE-PRESIDENT AND TREASURER, IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH VICE-PRESIDENT AND TREASURER, 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
PIQUA, OHIO, THIS 11 DAY OF AUGUST, 2003.

Sue Ellen Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-18-04

LIENHOLDERS: FIFTH THIRD BANK

Frank W. Wagner
FRANK W. WAGNER, VICE-PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, VICE-PRESIDENT OF FIFTH THIRD BANK, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE 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 HIS 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 TROY, OHIO, THIS 5th DAY OF AUGUST, 2003.

Don E. Fudge
NOTARY PUBLIC
MY COMMISSION EXPIRES June 16, 2008

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 9th DAY OF September, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

Chairman
CHAIRMAN
Secretary
SECRETARY

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 15th DAY OF September, 2003, THIS PLAT WAS APPROVED BY RESOLUTION NO. 38-03.

Mayor
MAYOR
Clerk
CLERK

TRANSFERRED THIS 30 DAY OF Dec., 2003.

Chris A. Peeples
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Debra J. Zimmerman
DEPUTY AUDITOR

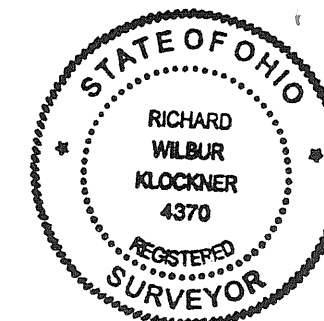
PROTECTIVE COVENANTS & RESTRICTIONS

ALL BUILDINGS, PARKING AREAS AND DRIVES SHALL CONFORM TO CITY OF PIQUA ZONING AND PLANNING REQUIREMENTS.

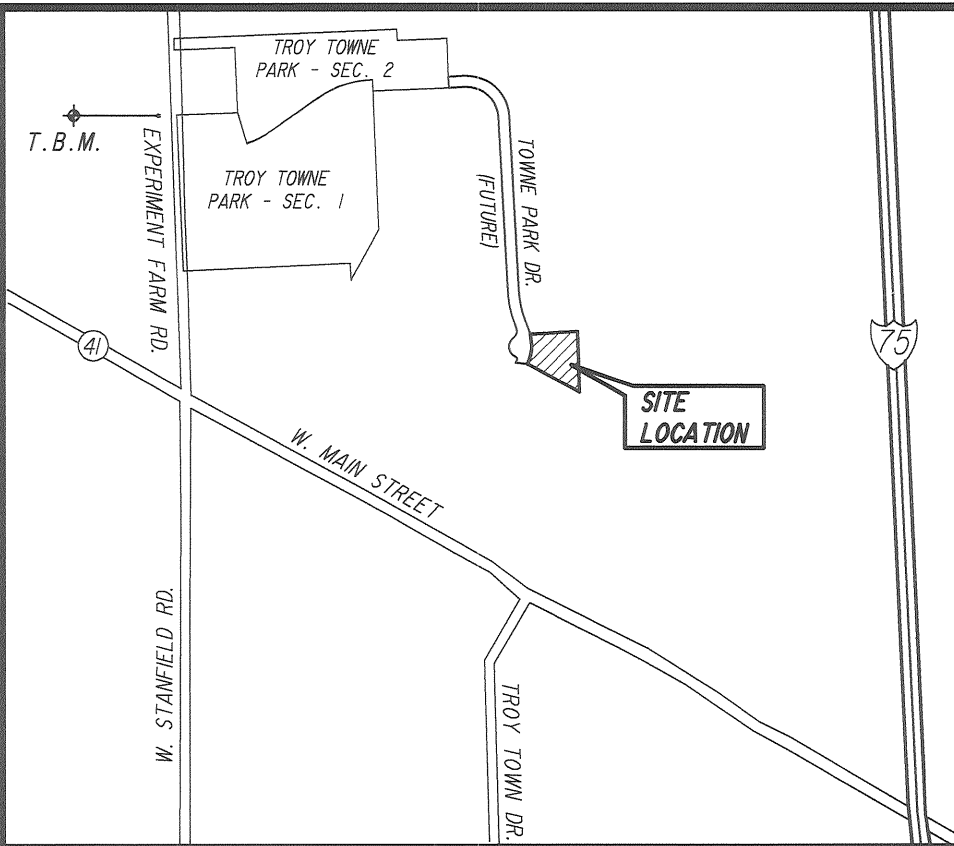
ALL BUILDING AND GRADING PLANS SHALL BE APPROVED BY THE DEVELOPER.

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



SANDEL SUBDIVISION SECTION SIX PIQUA, OHIO		
SANDEL DEVELOPMENT, INC. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE <u>28 JUL 03</u>	DRAWN BY: <u>JP</u> TRACED BY: CHECKED BY: <u>Rob</u>	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 50'		



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

SURVEY REFERENCES:

P.B. 17, PG. 36
D.B. 500, PG. 330
D.B. 675, PG. 578
P.B. 15, PG. 85

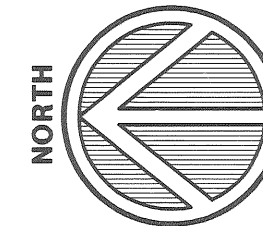
REPLAT OF PT. INLOT 7996

LOCATED IN:

SECTION 17, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO

CONTAINING:

1.495 ACRES



GRAPHIC SCALE



SCALE: 1" = 40'
DECEMBER 2003

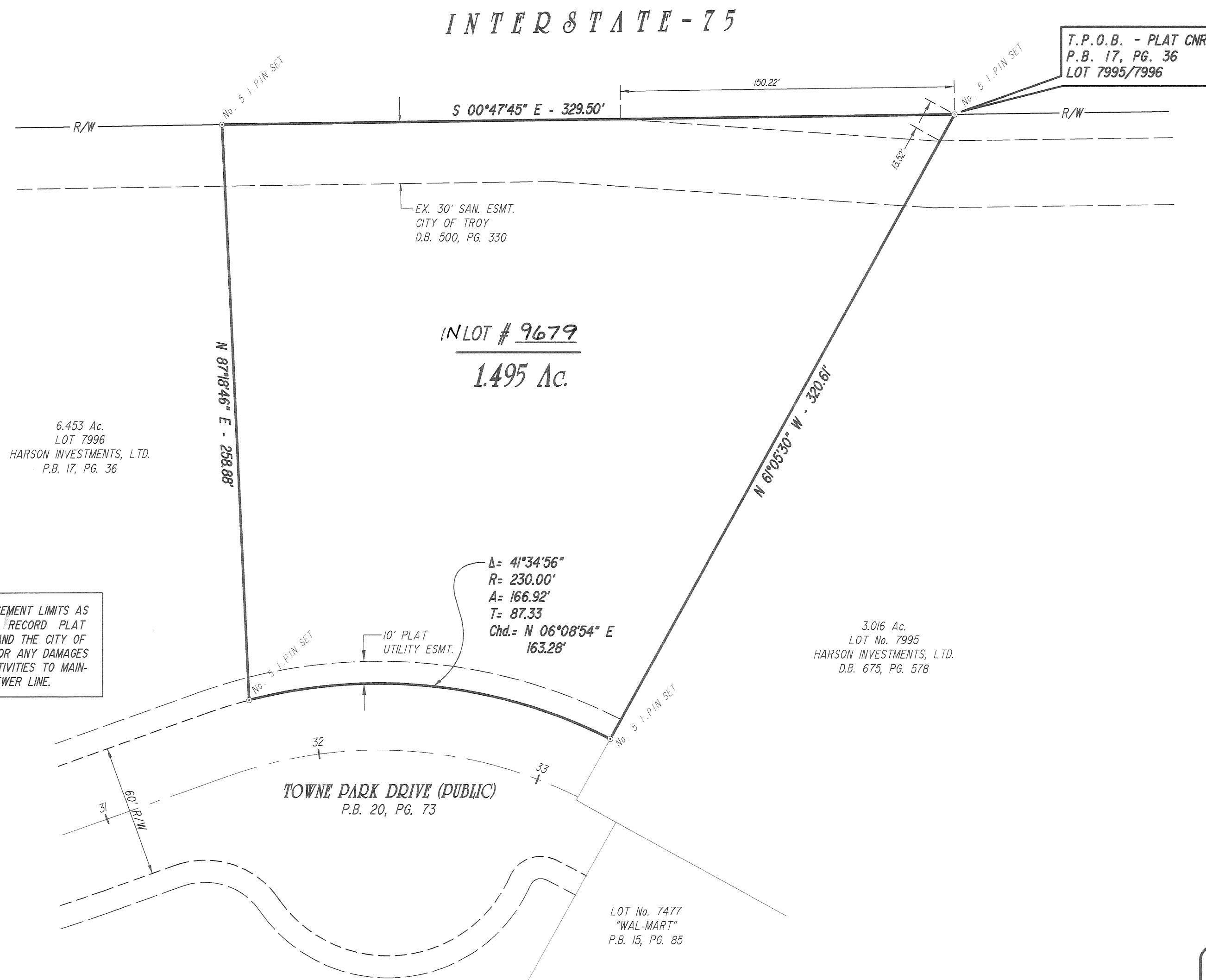
BEARING BASIS: CORRELATED TO THE SECTION LINE
AND CENTERLINE OF EXPERIMENT FARM ROAD AS
NORTH 02°21'00" W PER SV 12 PLAT 107

PLAT BOOK 20, PAGE 76
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 14th DAY
OF JANUARY, 2004 AT 10:36 A.M.
FILE NUMBER 0391673
FEE \$ 86.40

John W. O'Brien
MIAMI COUNTY RECORDER
BY: Erin Weldy
DEPUTY COUNTY RECORDER

MIAMI COUNTY AUDITOR
HEREBY APPROVE THIS PLAT AS SHOWN ON
THIS PLAN ON THIS 14 DAY OF
Jan, 2004.

Chris A. Pepler
MIAMI COUNTY AUDITOR
BY: Linda Zimmerman
DEPUTY COUNTY AUDITOR



ANY AND ALL IMPROVEMENTS MADE WITHIN THE EASEMENT LIMITS AS
DEFINED IN DB 500 PG. 330 AND AS SHOWN ON THIS RECORD PLAT
ARE AT THE SOLE RISK OF THE PROPERTY OWNER AND THE CITY OF
TROY SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR ANY DAMAGES
THAT MAY OCCUR AS A RESULT OF THE CITY'S ACTIVITIES TO MAIN-
TAIN, REPAIR, OR REPLACE THE EXISTING SANITARY SEWER LINE.

DESCRIPTION

The within plat is a 1.495 acre replat of Pt. Inlot 7996 of the consecutive lot numbers of the City of Troy, Miami County, Ohio heretofore conveyed to Harson Investments, Ltd. by deed recorded in Deed Book 675 - Page 578.

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

M.L. Oxner
Witness

M.L. Oxner
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 5TH day of JANUARY, 2004 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



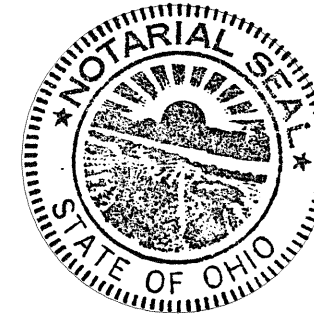
STATE OF OHIO
COUNTY OF MONTGOMERY, ss:

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
JANUARY 5, 2004
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:

DMC
Witness DONALD CARRUTH

Andrew R. Powell
Witness Andrew R. Powell

Mortgagee:

Glenn Tira
By: Glenn Tira
Title Vice President
Liberty Savings Bank, FSB

STATE OF OHIO, s.s.:

Be it remembered that on this 5TH day of JANUARY, 2004 before me, the undersigned, a Notary Public in and for said State of Ohio, personally came LIBERTY SAVINGS BANK, by GLENN TIRA, 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.

DMC
Notary Public in and for State of Ohio
My commission expires: JAN 2, 2005



APPROVALS:

TROY PUBLIC SERVICE DIRECTOR
CITY OF TROY, OHIO

This plat reviewed and approved by the Public Service Director and City Engineer on the 14TH day of JANUARY, 2004.

By: Steven D. Leffel
Public Service 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 Oct. 2003, 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



PREPARED BY:

JOB No. 23040

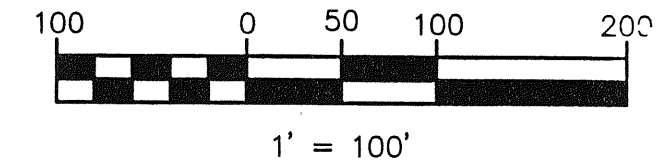
PROFESSIONAL ASSOCIATES INC.
ENGINEERS, PLANNERS & SURVEYORS
217 MARKET ST. BROOKVILLE, OH 45309
PH. 937-833-2369 FAX. 937-833-5626

**REPLAT OF PART OUTLOTS 76 THRU 89 AND PART OUTLOT 117
AND VACATED ALLEYS OVER COMBINED TRACT
17.778 ACRES TOTAL**

**CITY OF PIQUA
MIAMI COUNTY, OHIO**

PLAT BOOK 20 PAGE 17
MIAMI COUNTY RECORDERS RECORD OF PLATS
RECEIVED FOR RECORD THIS 21 DAY OF
January, 2004, AT 9:01 A.M.
FILE NO. 0392035 FEE: 43.20
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Gina Weldy
DEPUTY RECORDER

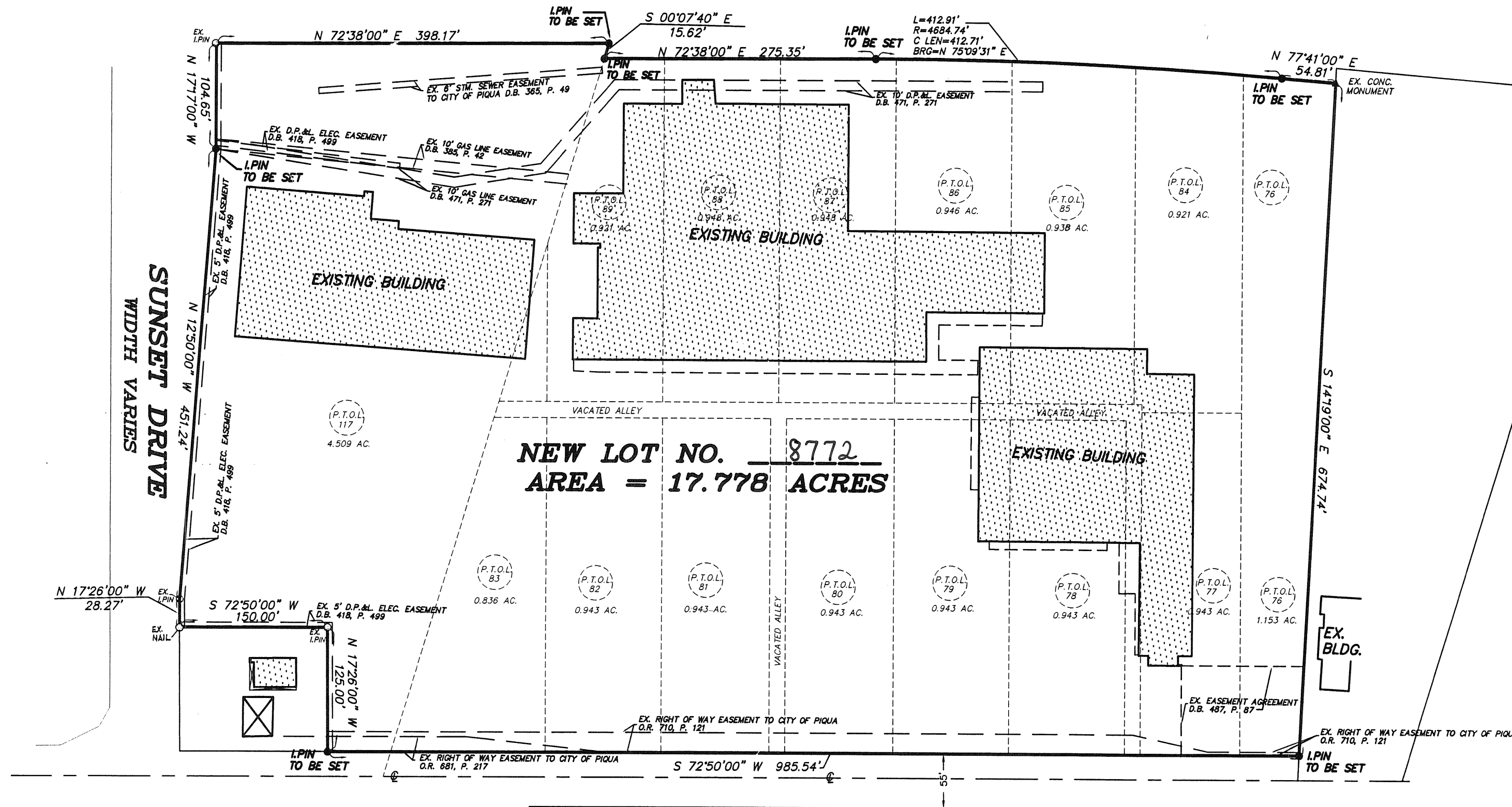
GRAPHIC SCALE



BEARINGS ARE BASED ON DEED RECORDED
IN D.B. 630, P. 809 AND MIAMI COUNTY
ENGINEER'S RECORD OF LOT SURVEYS
VOL. 15, P. 51

LEGEND

- INDICATES 5/8" IRON PIN TO BE SET
- INDICATES EX. IRON PIN FOUND
- INDICATES EX. CONCRETE MONUMENT FOUND



**COVINGTON AVENUE (U.S. ROUTE 36)
WIDTH VARIES**

THE PROPERTY SURVEYED BEING PART OUTLOTS 76 THRU 89
AND PART OUTLOT 117 AND VACATED ALLEYS BEING A TOTAL
OF 17.778 ACRES OWNED BY HK NEW PLAN EXCHANGE **BY DEED
RECORDED IN D.B. 745, P. 597, MIAMI COUNTY RECORDERS OFFICE.

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

Owners: Michael A. Carroll, Senior Vice President
HK NEW PLAN EXCHANGE PROPERTY
OWNER II, LP
Michael A. Carroll

NEW YORK
State of Ohio S.S.
County of Miami New York

Before me, a notary public, in and for the State of Ohio, personally
appeared the above signed parties who acknowledged that they
did sign such instrument and that said instrument in their free
act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed
my official seal at New York, Ohio, this 22 day of DECEMBER, 2003
NY

LINDA A. TORRETT
Notary Public, State of New York
No. 24-4617924
Qualified in Kings County
Certificate filed in New York County
Commission Expires Nov. 30, 19

Linda A. Torretto
Notary Public

My Commission Expires: APRIL 14, 2006

City of Piqua

This replat was reviewed and approved by the City of Piqua Public
Works Director on this 6th day of JANUARY, 2003 2004 TE

Thomas R. Zechman
Thomas R. Zechman PE, PS.

Miami County Auditor

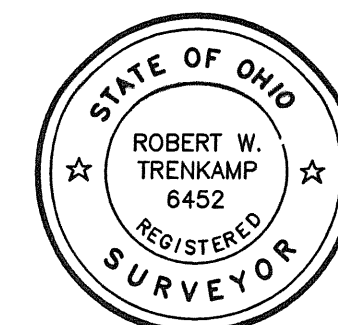
Approved and transferred this 21 day of Jan, 2004

Chris A. Peebles
Chris A. Peebles, Miami County Auditor

By: Linda J. Jernigan
Deputy Auditor

I hereby certify this plat to be correct based on an actual survey.
Iron pins shall be set at all corners. Curve distances are measured on the arc.

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



tga THOMAS
GRAHAM
ASSOCIATES, INC.

• ENGINEERS • PLANNERS • SURVEYORS
793 COMPTON RD.
CINCINNATI OHIO, 45231
513-521-4760
FAX # 521-2439

MARKET PLACE SHOPPING CENTER
CITY OF PIQUA
MIAMI COUNTY, OHIO

SCALE: 1" = 100' TGA JOB # 7351
DATE: DEC. 2, 2003

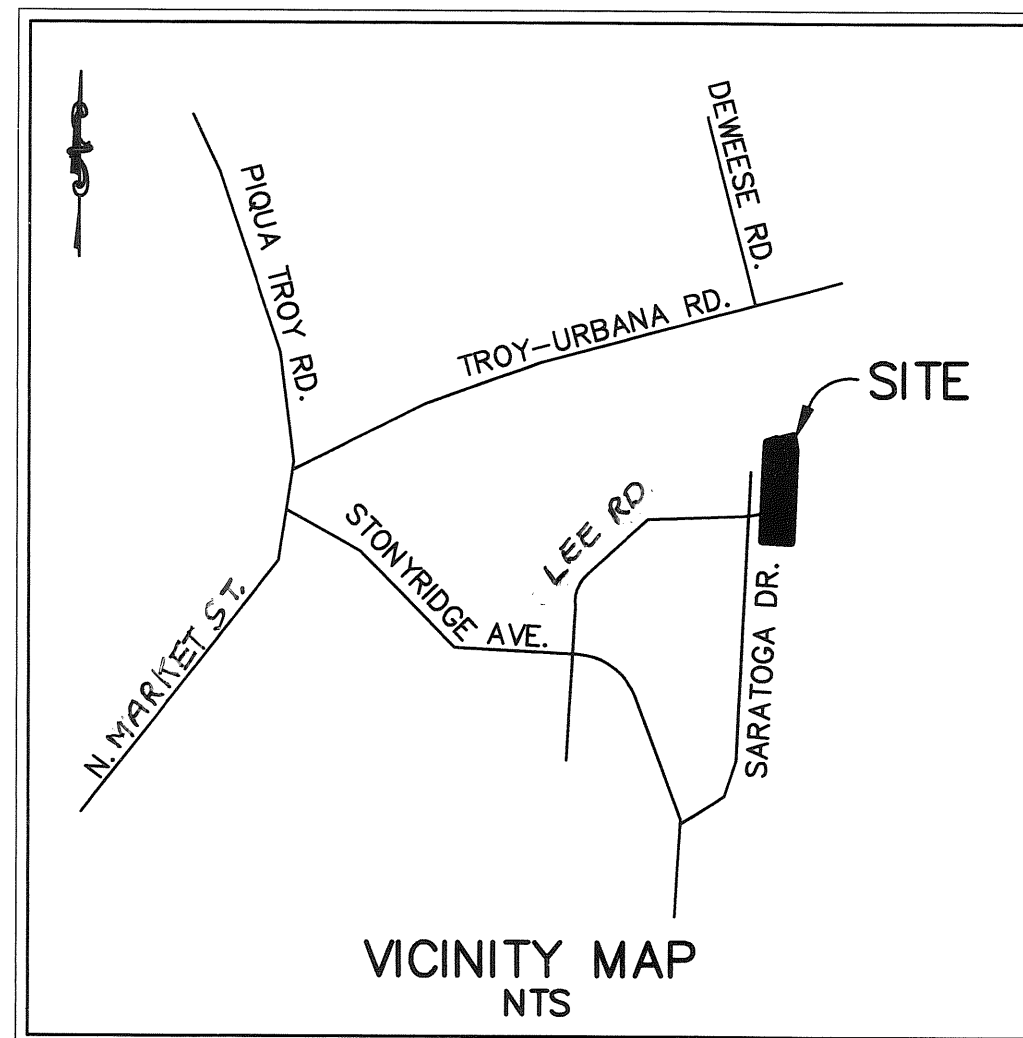
ALL LOTS ON THIS PLAT ARE SUBJECT TO
HOMEOWNERS DOCUMENTS, COVENANTS
AND RESTRICTIONS AS RECORDED IN THE
MIAMI COUNTY, OHIO RECORDS IN:

MISC. BK. 31-661 &

MISC. BK. 31-678

RECORD PLAN HUNTERS RIDGE SECTION TWO

LOCATED IN:
SECTION 12, TOWN 1, RANGE 10 MRS
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING: 10.5125 Acres
7.0281 ACRES IN CITY OF TROY, PART INLOT 6813
3.4844 ACRES IN CITY OF TROY, PART INLOT 9272
JANUARY, 2004



VICINITY MAP
NTS

27 SINGLE FAMILY LOTS

6.1513 ACRES IN LOTS
1.1821 ACRES RESERVE AREA A
0.2188 ACRES RESERVE AREA B
1.4131 ACRES RESERVE AREA C
1.5472 ACRES IN R/W
10.5125 ACRES TOTAL

CERTIFICATION

THE WITHIN IS A 10.5125 ACRE PLAT OF LAND AS CONVEYED TO
TROY-URBANA DEVELOPMENT CO., LLC. AS RECORDED IN
D.B. 733 PG 194 OF THE MIAMI COUNTY RECORDS,
+ 738 524

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
OHIO REGISTERED SURVEYOR #7354

12/2/03
DATE

PLAT BOOK 20, PAGE 78
MIAMI COUNTY RECORDERS RECORD OF PLATS
RECEIVED FOR RECORD THIS 21ST DAY OF
JANUARY, 2004 AT 2:55 P.M.
FILE No. 0392147 FEE \$ 129.60

John W. O'Brien
JOHN W. OBRIEN
MIAMI COUNTY RECORDER

Grim Weldy
BY GRIM WELDY 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.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Sandra L. Nunn
WITNESS
Donna J. Brodeur
WITNESS

OWNER:
TROY-URBANA DEVELOPMENT CO., LLC.
BY HORIZON PROPERTIES, INC. (ITS MANAGER)
BY Todd S. Deutsch (ITS PRESIDENT)

STATE OF Ohio, Hamilton County, SS:

BE IT REMEMBERED THAT ON THIS 4th DAY OF December 2003, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME XENIA
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:

Sandra L. Nunn
NOTARY PUBLIC

N/A
MY COMMISSION EXPIRES ON DATE ABOVE

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Sandra L. Nunn
WITNESS
Donna J. Brodeur
WITNESS

MORTGAGEE:
HUNTINGTON BANK

Jennifer S. Nickles
IT'S Vice President

STATE OF Ohio, Hamilton County, SS:

BE IT REMEMBERED THAT ON THIS 4th DAY OF December, 2003
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY CAME HUNTINGTON BANK, BY Jennifer S. Nickles, IT'S Vice pres.
TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE
VOLUNTARY ACT AND DEED.

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

Sandra L. Nunn
NOTARY PUBLIC

N/A
MY COMMISSION EXPIRES ON DATE ABOVE.

TODD S. DEUTSCH, BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS
OR PARTNERSHIPS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION,
EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

TODD S. DEUTSCH

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

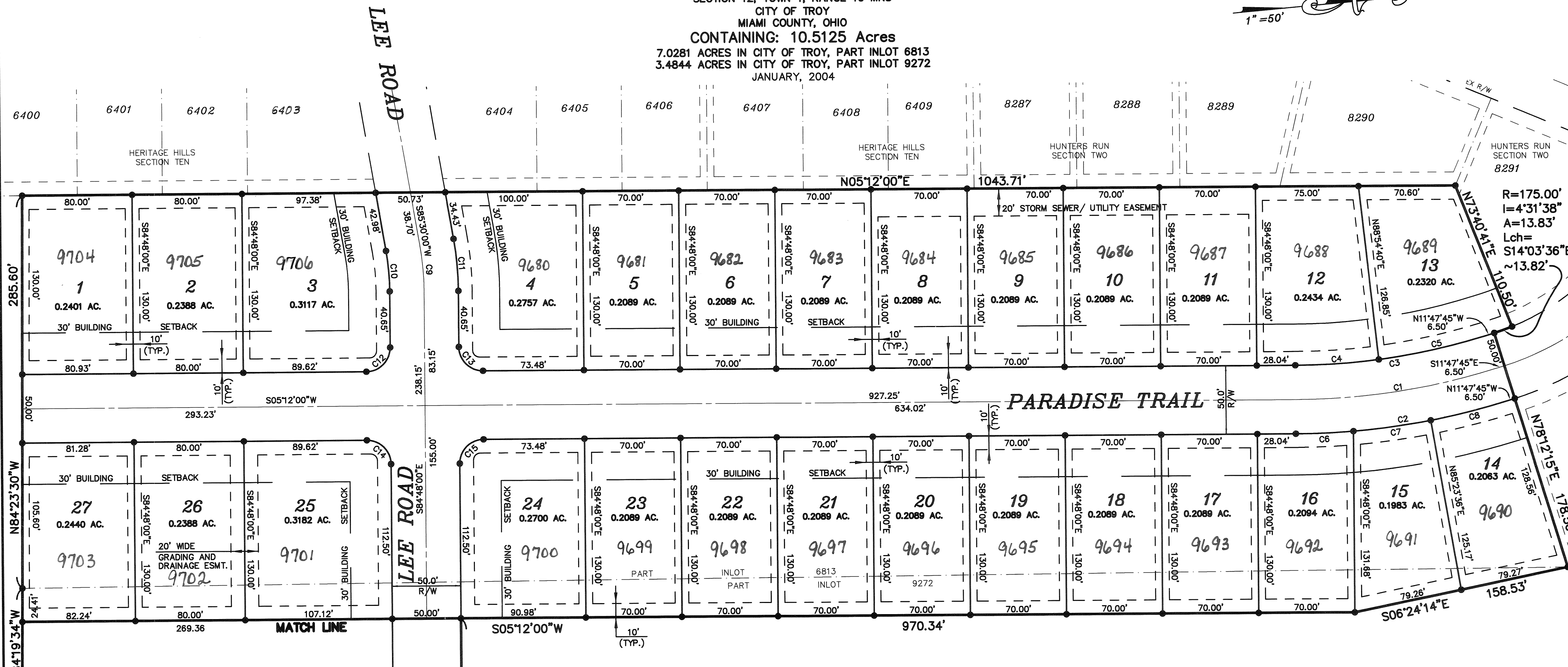
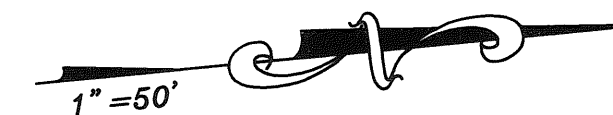
Sandra L. Nunn
NOTARY PUBLIC

N/A
MY COMMISSION EXPIRES ON DATE ABOVE

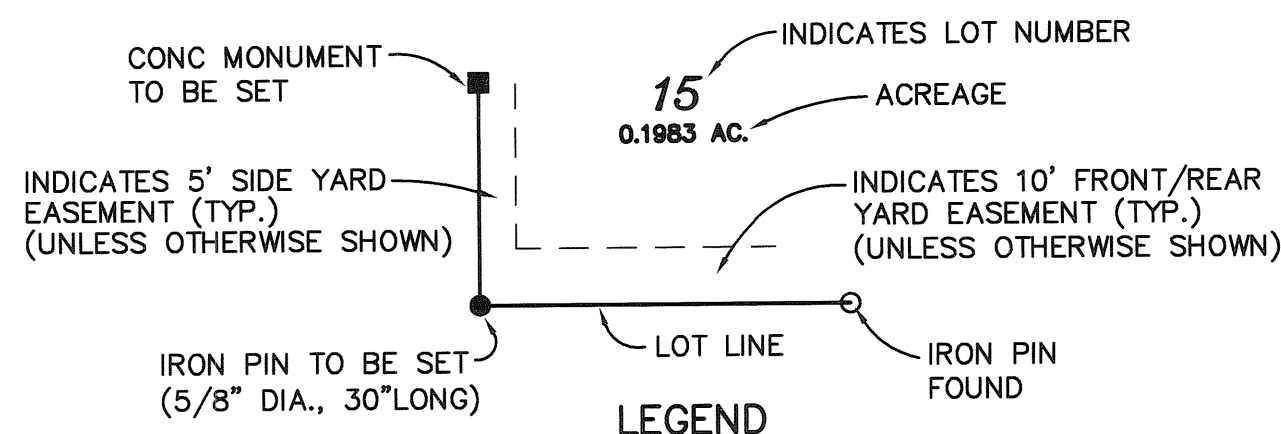
RECORD PLAN HUNTERS RIDGE SECTION TWO

LOCATED IN:
SECTION 12, TOWN 1, RANGE 10 MRS
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING: 10.5125 Acres
7.0281 ACRES IN CITY OF TROY, PART INLOT 6813
3.4844 ACRES IN CITY OF TROY, PART INLOT 9272
JANUARY, 2004

PLAT BOOK 20, PAGE 78 A
MIAMI COUNTY RECORDERS RECORDS
OF PLATS



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD BRG & DIST
C1	500.00'	16°59'45"	148.32'	74.71'	N03°17'53"W~147.77'
C2	525.00'	16°59'45"	155.73'	78.44'	N03°17'53"W~155.16'
C3	475.00'	16°59'45"	140.90'	70.97'	N03°17'53"W~140.38'
C4	475.00'	7°21'39"	61.02'	30.55'	N01°31'10"E~60.98'
C5	475.00'	9°38'06"	79.88'	40.03'	N06°58'42"W~79.78'
C6	525.00'	4°35'03"	42.01'	21.01'	N02°54'28"E~41.99'
C7	525.00'	6°12'21"	56.86'	28.46'	N02°29'14"W~56.84'
C8	525.00'	6°12'21"	56.86'	28.46'	N08°41'35"W~56.84'
C9	200.00'	9°42'00"	33.86'	16.97'	N89°39'00"W~33.82'
C10	175.00'	9°42'00"	29.63'	14.85'	N89°39'00"W~29.59'
C11	225.00'	9°42'00"	38.09'	19.09'	N89°39'00"W~38.05'
C12	17.50'	90°00'00"	27.49'	17.50'	N39°48'00"W~24.75'
C13	17.50'	90°00'00"	27.49'	17.50'	N50°12'00"E~24.75'
C14	17.50'	90°00'00"	27.49'	17.50'	S50°12'00"W~24.75'
C15	17.50'	90°00'00"	27.49'	17.50'	S39°48'00"E~24.75'



27 SINGLE FAMILY LOTS

6.1513 ACRES IN LOTS
1.1821 ACRES RESERVE AREA A
0.2188 ACRES RESERVE AREA B
1.4131 ACRES RESERVE AREA C
1.5472 ACRES IN R/W
10.5125 ACRES TOTAL

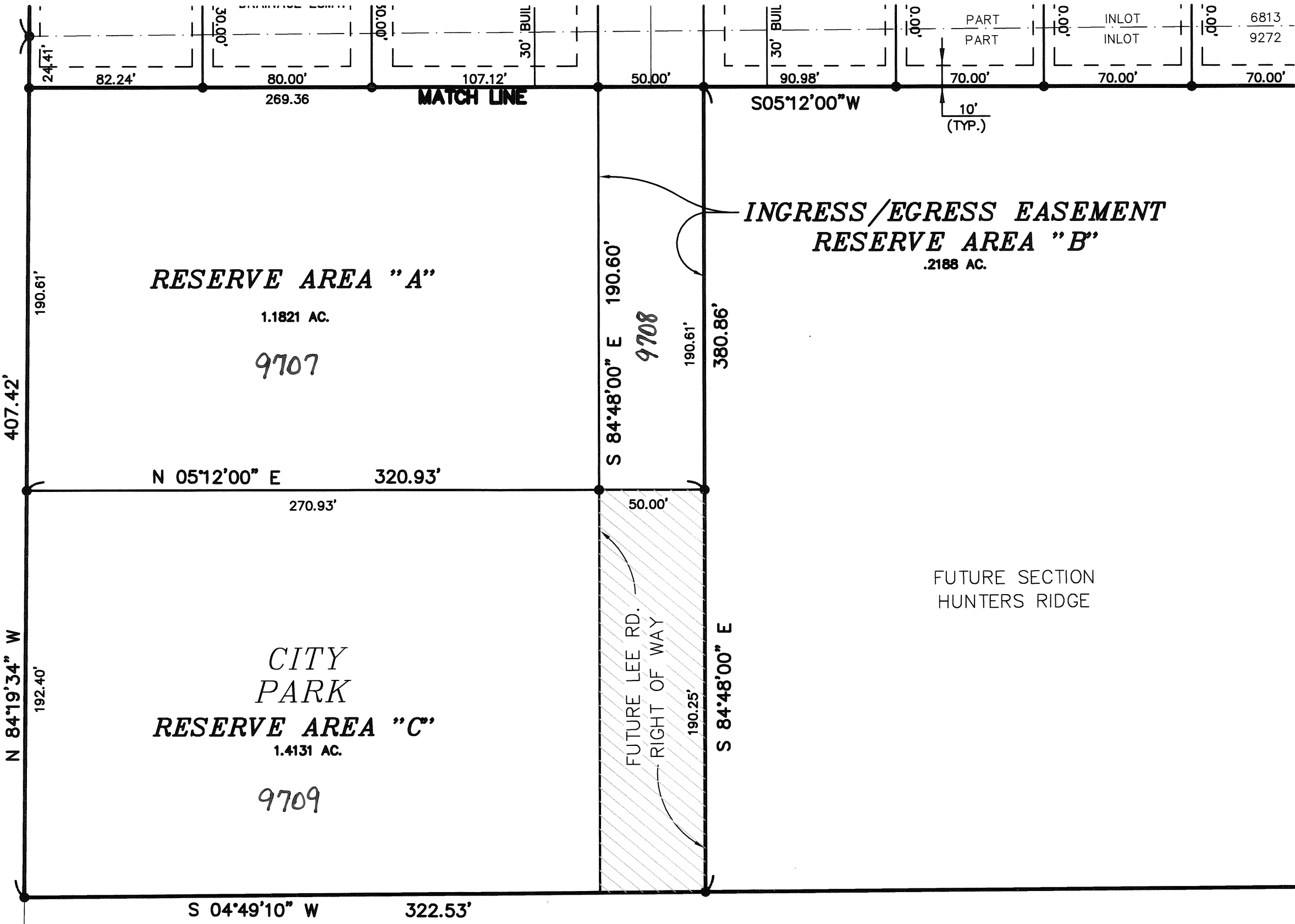
RECORD PLAN
**HUNTERS RIDGE
SECTION TWO**

LOCATED IN:
SECTION 12, TOWN 1, RANGE 10 MRS
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING: 10.5125 Acres
7.0281 ACRES IN CITY OF TROY, PART INLOT 6813
3.4844 ACRES IN CITY OF TROY, PART INLOT 9272
JANUARY, 2004

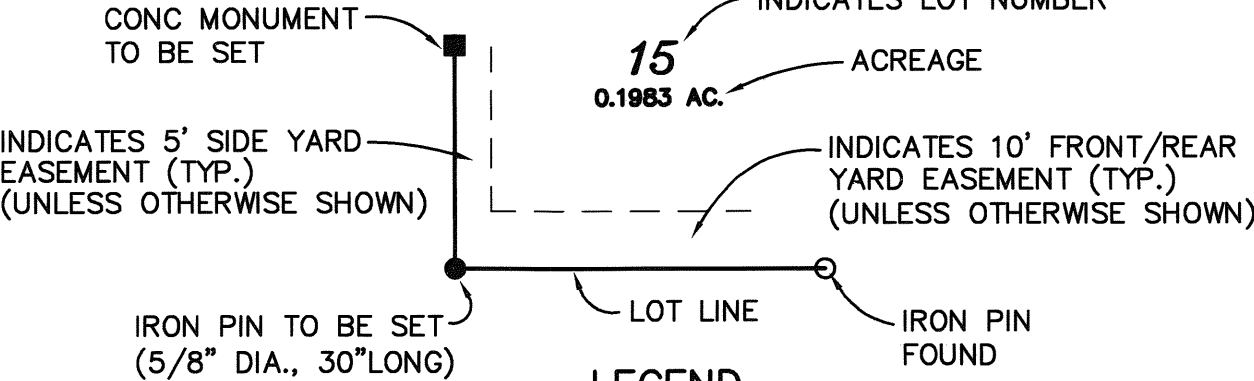
PLAT BOOK 20, PAGE 78 B
MIAMI COUNTY RECORDERS RECORDS
OF PLATS



NATIONAL CITY BANK DAYTON
D.B. 642, PG. 240
160.0 ACRES



ALBERT EUGENE DEWEESE
D.B. 230, PG. 293
90.614 ACRES



27 SINGLE FAMILY LOTS	
6.1513	ACRES IN LOTS
1.1821	ACRES RESERVE AREA A
0.2188	ACRES RESERVE AREA B
1.4131	ACRES RESERVE AREA C
1.5472	ACRES IN R/W
10.5125	ACRES TOTAL

REPLAT OF PART OF OUTLOTS 74, 75 & 231 TROY OF TROY MIAMI COUNTY OHIO

AS DEEDED TO ROBERT D. PATTON IN VOLUME 736, PAGE 640; AND VOLUME 736, PAGE 642 OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS.

PLAT BOOK 20 PAGE 79
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED Jan. 28, 2004 AT 8:31 AM
FILE NO. 0392585 FEE 43.20

John W. O'Brien BY: Grim Weldy
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT
NUMBERS ASSIGNED THIS 28 DAY OF
Jan., 2004.

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

DESCRIPTION

BEING A REPLAT OF 4.934 ACRES, PART OF OUTLOT 231 IN THE CITY OF TROY, MIAMI COUNTY, OHIO.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT. THE WATER LINE EASEMENT TO THE CITY OF TROY IS FOR THE INSTALLATION, REPAIR, MAINTENANCE AND INSPECTION OF WATER MAIN AND APPURTENANCES THERETO. NO BUILDINGS OR TREES ARE TO BE LOCATED WITHIN THE EASEMENT.

Robert D. Patton
ROBERT D. PATTON

Steven D. Leffel
WITNESS

Berna L. Summerlock
WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT D. PATTON, WHO ACKNOWLEDGED THAT HE DID SIGN THIS INSTRUMENT AND THAT THE SIGNING OF THIS INSTRUMENT IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 28 DAY OF January, 2004.

Berna L. Summerlock
NOTARY PUBLIC

9-24-06
MY COMMISSION EXPIRES

BERNA L. SUMMERLOCK, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES SEPT. 24, 2006

APPROVAL

THIS REPLAT WAS ACCEPTED BY THE CITY OF TROY, OHIO THIS 27th DAY OF JANUARY, 2004.

Steven D. Leffel
STEVEN D. LEFFEL
TROY PUBLIC WORKS DIRECTOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECT SUPERVISION, WITH MONUMENTS FOUND OR SET AS SHOWN HEREON.



Michael W. Cozatt 1-13-04
MICHAEL W. COZATT, P.S. # 6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OHIO
JOB NO. 00804

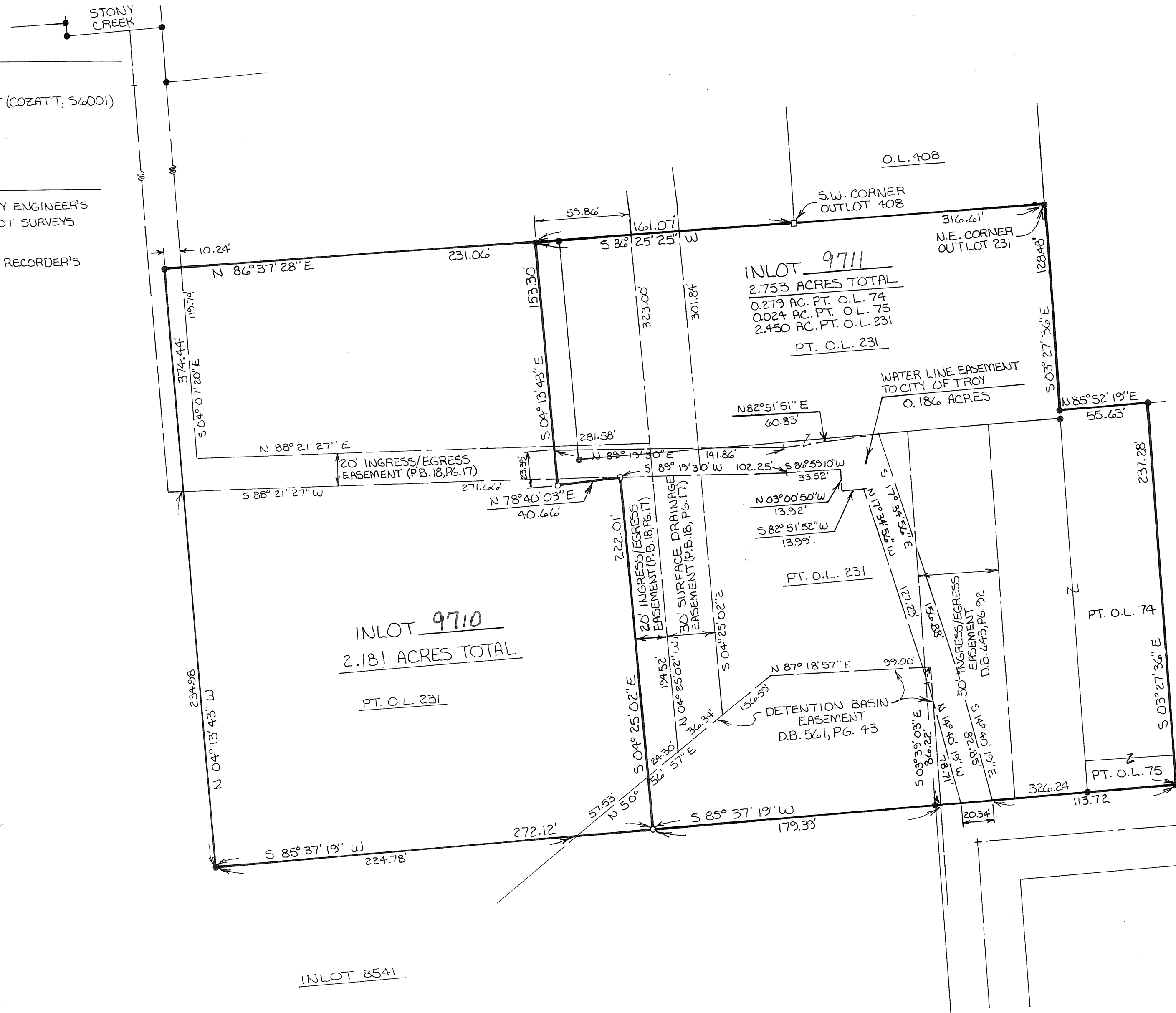
LEGEND

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

REFERENCES

VOL. 21, PG. 31 } MIAMI COUNTY ENGINEER'S
VOL. 21, PG. 31A } RECORD OF LOT SURVEYS
VOL. 21, PG. 177 }

P.B. 18, PG. 17 } MIAMI COUNTY RECORDER'S
PLAT RECORDS



ASH KNOLL ESTATES SUBDIVISION SECTION ONE

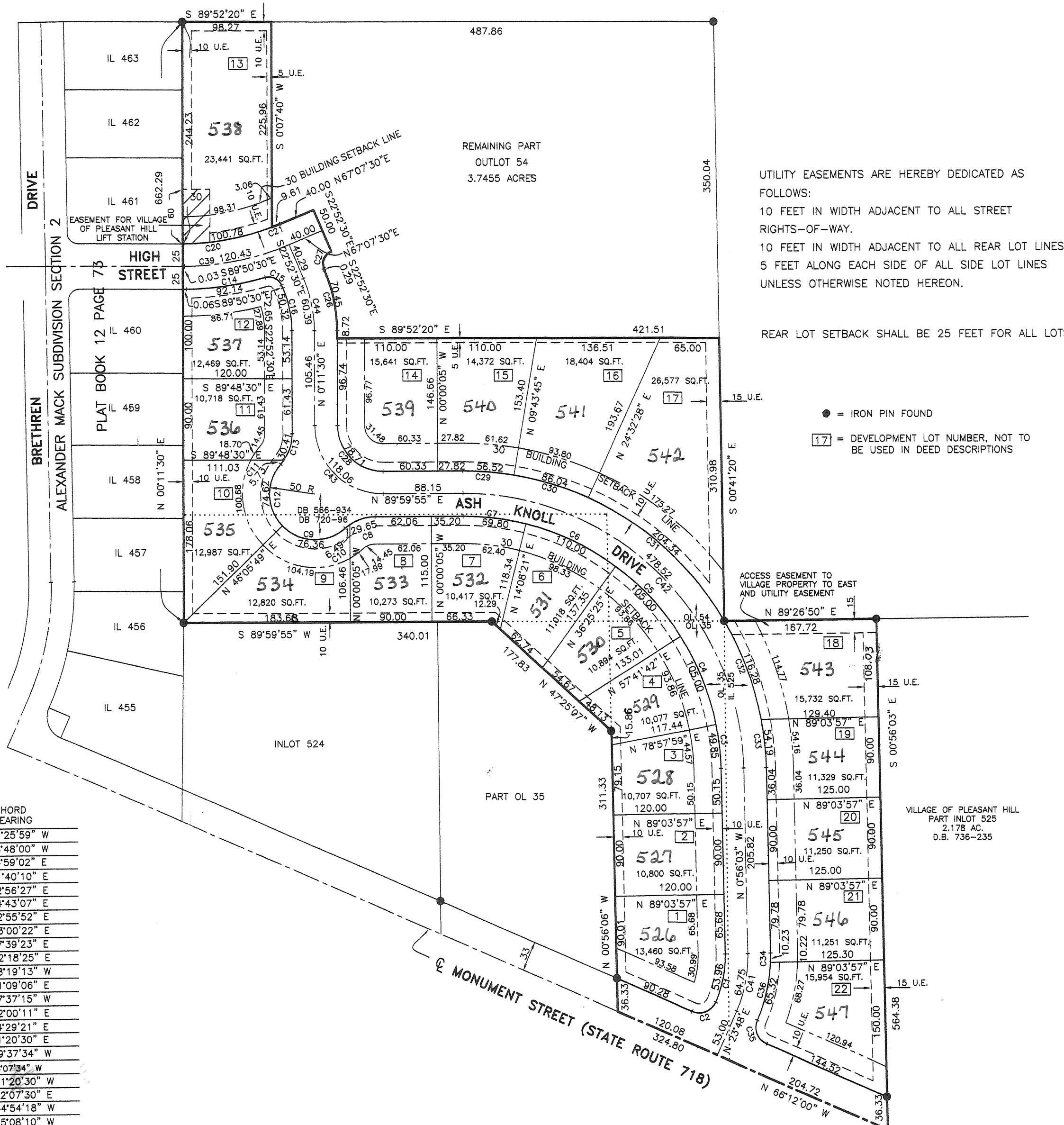
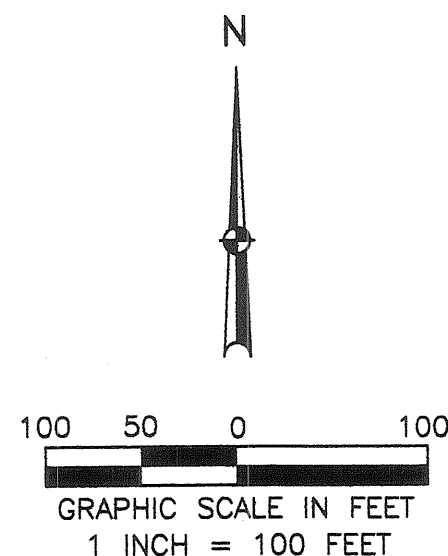
VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO

BEING A SUBDIVISION OF PART OF OUTLOT 54, A PART OF OUTLOT 35 AND A PART OF INLOT 525 ACQUIRED BY DEAN R. VANCE AND SHIRLEY A. VANCE BY DEEDS RECORDED IN DEED BOOK 566 PAGE 934 AND DEED BOOK 720 PAGE 96 AND CONTAINING A TOTAL OF 8.7828 ACRES OF WHICH 5.2343 ACRES IS A PART OF OUTLOT 54, 1.4931 ACRES IS A PART OF OUTLOT 35 AND 2.0554 ACRES IS A PART OF INLOT 525.

THE 8.7828 ACRES IS COMPRISED OF 6.9007 ACRES PLATTED INTO INLOTS AND 1.8821 ACRES ARE IN STREETS.

PLAT BOOK 20 PAGE 80
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 4TH DAY OF
FEBRUARY, 2004 AT 2:31 P.M.
FILE NO.: 0393134 FEE: \$43.20

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY RECORDER
BY *Eva Wildy* DEPUTY



CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	125	24°44'03"	53.96	53.54	S 11°25'59" W
C2	20	90°00'00"	31.42	28.28	S 68°48'00" W
C3	282.82	10°05'59"	49.85	49.79	S 05°59'02" E
C4	282.82	21°16'17"	105.00	104.40	S 21°40'10" E
C5	282.82	21°16'17"	105.00	104.40	S 42°56'27" E
C6	282.82	22°17'03"	110.00	109.31	S 64°43'07" E
C7	282.82	14°08'27"	69.80	69.62	S 82°55'52" E
C8	50	33°58'31"	29.65	29.22	N 73°00'22" E
C9	50	87°30'23"	76.36	69.16	S 87°39'23" E
C10	50	7°25'57"	6.49	6.48	N 52°18'25" E
C11	50	6°33'31"	5.72	5.72	S 38°19'13" W
C12	50	85°30'10"	74.62	67.88	S 01°09'06" E
C13	50	34°50'58"	30.41	29.95	S 17°37'15" W
C14	325	16°14'37"	92.14	91.83	N 82°00'11" E
C15	15	83°15'33"	21.80	19.93	S 64°29'21" E
C16	125	23°04'00"	50.32	49.98	S 11°20'30" E
C20	275	20°59'52"	100.78	100.22	S 79°37'34" W
C21	275	2°00'08"	9.61	9.61	S 68°07'34" W
C26	175	23°04'00"	70.45	69.98	N 11°20'30" W
C27	15	90°00'00"	23.56	21.21	N 22°07'30" E
C28	50	90°11'35"	78.71	70.83	N 44°54'18" W
C29	332.82	9°43'50"	56.52	56.46	N 85°08'10" W
C30	332.82	14°48'43"	86.04	85.80	N 72°51'54" W
C31	332.82	35°10'41"	204.34	201.15	N 47°52'12" W
C32	332.82	20°01'02"	116.28	115.69	N 20°16'20" W
C33	332.82	9°19'47"	54.19	54.13	N 05°35'56" W
C34	175	3°20'54"	10.23	10.23	N 13°06'25" E
C35	20	90°00'00"	31.42	28.28	N 21°12'00" W
C36	175	21°23'09"	65.32	64.94	N 13°06'25" E
C39	300	23°00'00"	120.43	119.62	N 78°37'30" E
C41	150	24°44'03"	64.75	64.25	N 11°25'58" E
C42	307.82	89°04'02"	478.52	431.77	N 45°28'04" W
C43	75	90°11'35"	118.06	106.24	N 44°54'18" W
C44	150	23°04'00"	60.39	59.98	N 11°20'30" W

VILLAGE OF PLEASANT HILL PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD THIS 20th DAY OF JANUARY, 2004, THIS PLAT WAS APPROVED.

Larry G. Johnston CHAIRMAN

Larry G. Johnston SECRETARY



I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS

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

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.

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 THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

OWNERS: DEAN R. VANCE & SHIRLEY A. VANCE
4359 KISER LAKE ROAD
SAINT PARIS, OHIO 43072

Dean R. Vance
DEAN R. VANCE

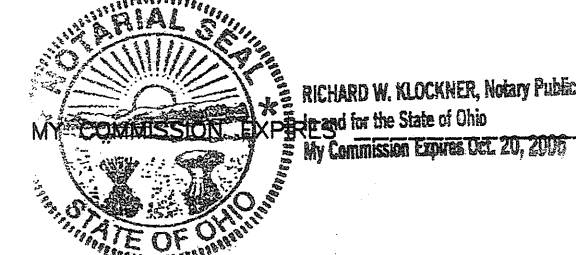
Shirley A. Vance
SHIRLEY A. VANCE

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DEAN R. VANCE AND SHIRLEY A. VANCE WHO EXECUTED THE FOREGOING PLAT AND WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 20th DAY OF JANUARY, 2004.

Richard W. Klockner NOTARY PUBLIC



MIAMI COUNTY AUDITOR

TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS 4 DAY OF Feb, 2004.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: *Linda J. Jermol*
DEPUTY AUDITOR

COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD THIS 3rd DAY OF FEBRUARY, 2004, THIS PLAT WAS APPROVED BY ORDINANCE NO. 979.

Larry G. Johnston
MAYOR

Tim Fessler
CLERK OF COUNCIL Fiscal Officer

ASH KNOLL ESTATES SUBDIVISION SECTION ONE
VILLAGE OF PLEASANT HILL, 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: DRH	SHEET NO.
15 JAN 04	CHECKED BY: <i>DRH</i>	1 OF 1
SCALE: 1" = 100'		

UPPER VALLEY PROFESSIONAL PARK -
PHASE ONE REPLAT OF PT. INLOT 8207

A PLANNED BUSINESS DEVELOPMENT
CITY OF PIQUA, MIAMI COUNTY, OHIO

VOLUME 20 PAGE 81
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11TH DAY OF
FEB., 2004 AT 12:24 P.M.
FILE # 0393539 FEE \$43.20

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

COVENANTS

THE REAL PROPERTY DESCRIBED IN THIS UPPER VALLEY PROFESSIONAL PARK - PHASE ONE REPLAT OF PT. 8207 IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR UPPER VALLEY PROFESSIONAL PARK - PHASE ONE AND ALL THE TERMS CONTAINED THEREIN AS RECORDED SEPTEMBER 5, 1990 IN MISCELLANEOUS RECORDS VOLUME 23, PAGE 653, OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS AND AS AMENDED AND RECORDED FROM TIME TO TIME.

DESCRIPTION

BEING A PLANNED UNIT COMMERCIAL DEVELOPMENT CONTAINING A TOTAL OF 5.958 ACRES IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO. SAID PROPERTY ACQUIRED BY UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION, AN OHIO CORPORATION, BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 618, PAGES 886 AND 893. THE PLATTED LOTS CONTAINS A TOTAL OF 5.181 ACRES AND THE PLATTED LOT SHOWN HEREON CONTAINS 0.0923 ACRES.

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIVE COVENANTS.

EASEMENTS 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 AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS: UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION, AN OHIO CORPORATION

Gary L. Coons
GARY L. COONS, PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED GARY L. COONS, PRESIDENT OF UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION, AN OHIO CORPORATION, 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 OFFICER, AND INDIVIDUALLY, AND THE FREE ACT AND DEED OF SAID CORPORATION.

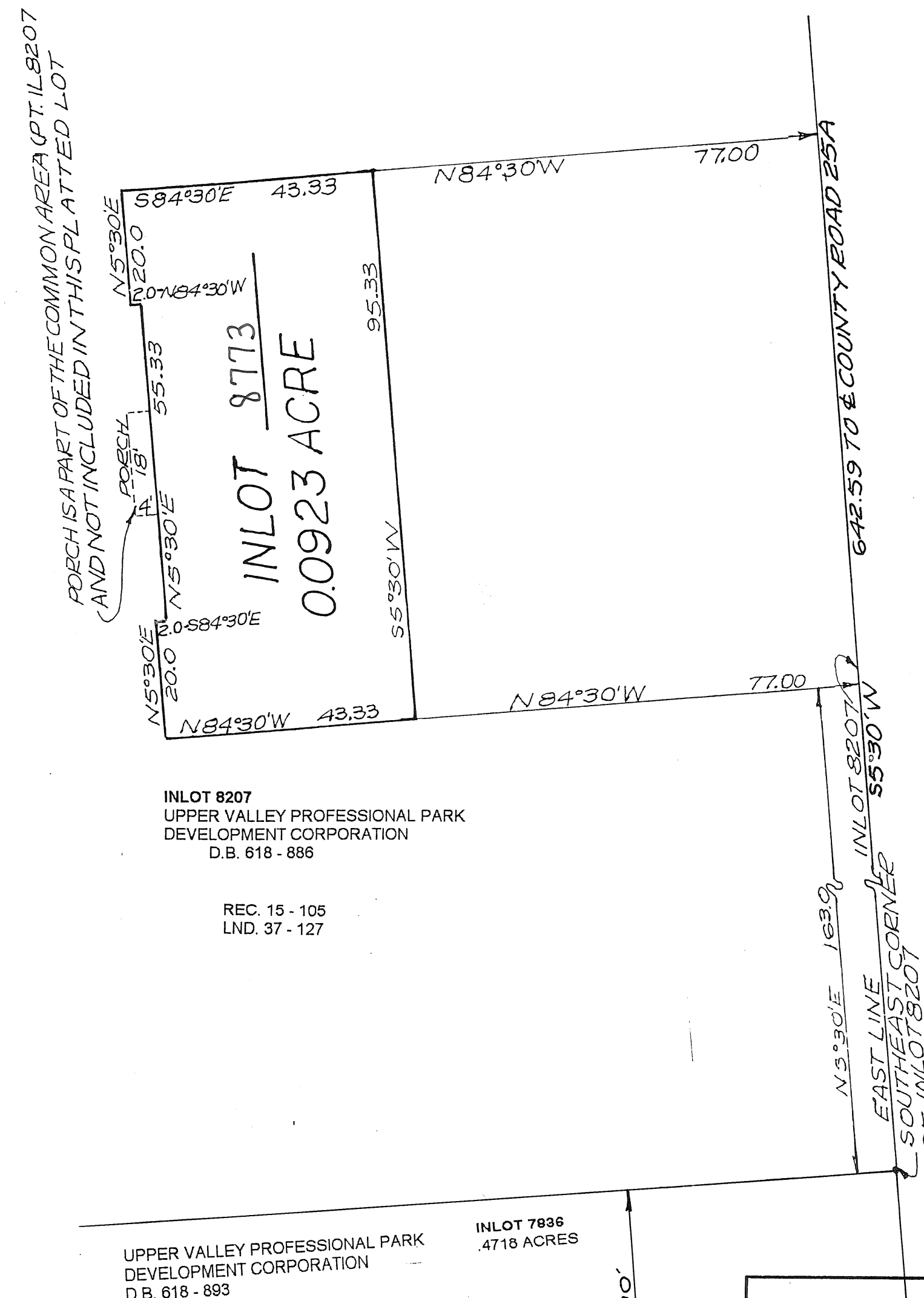
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED BY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO, THIS 21ST DAY OF DEC., 2004.

Richard W. Klockner
NOTARY PUBLIC
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 20, 2005
MY COMMISSION EXPIRES

APPROVAL BY CITY OF PIQUA, OHIO

THIS PLANNED UNIT DEVELOPMENT WAS APPROVED AND ACCEPTED BY THE CITY OF PIQUA, OHIO THIS 09 DAY OF February, 2004, IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE COVENANTS.

Thomas R. Zechman
THOMAS R. ZECHMAN
DIRECTOR OF PUBLIC WORKS



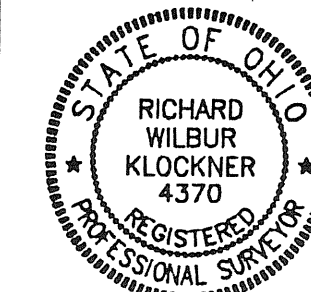
INLOT 8207
UPPER VALLEY PROFESSIONAL PARK
DEVELOPMENT CORPORATION
D.B. 618 - 886

REC. 15 - 105
LND. 37 - 127

UPPER VALLEY PROFESSIONAL PARK
DEVELOPMENT CORPORATION
D.B. 618 - 893

CERTIFICATION
I HEREBY CERTIFY THIS PLAT TO BE CORRECT
BASED ON AN ACTUAL SURVEY.

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



UPPER VALLEY PROFESSIONAL PARK - PHASE ONE REPLAT
PART INLOT 8207

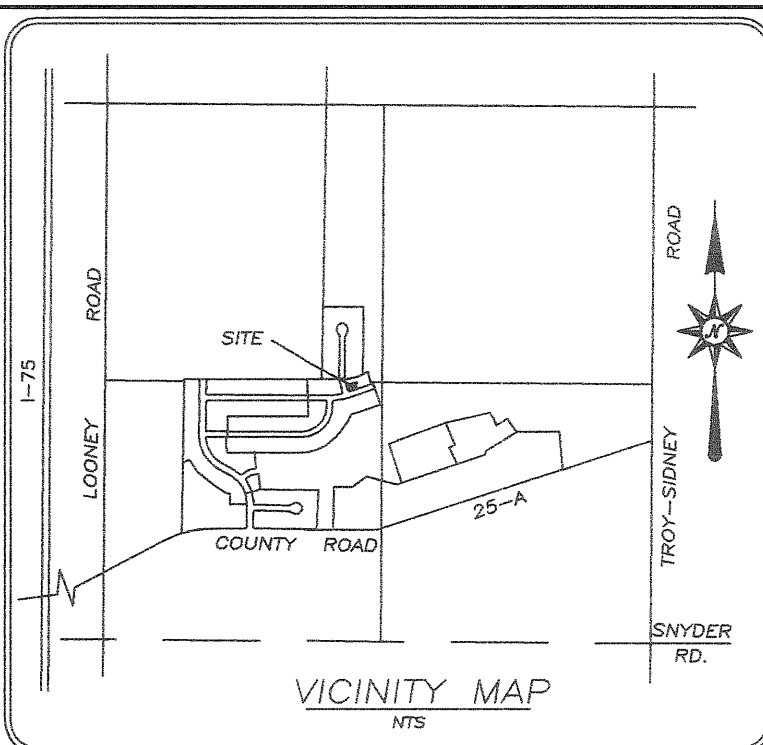
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
16 EAST WATER STREET TROY, OHIO 45373
(937) 339-5331

DATE:
30 DEC 2003

DRAWN BY:
RWK

SHEET:
1/1

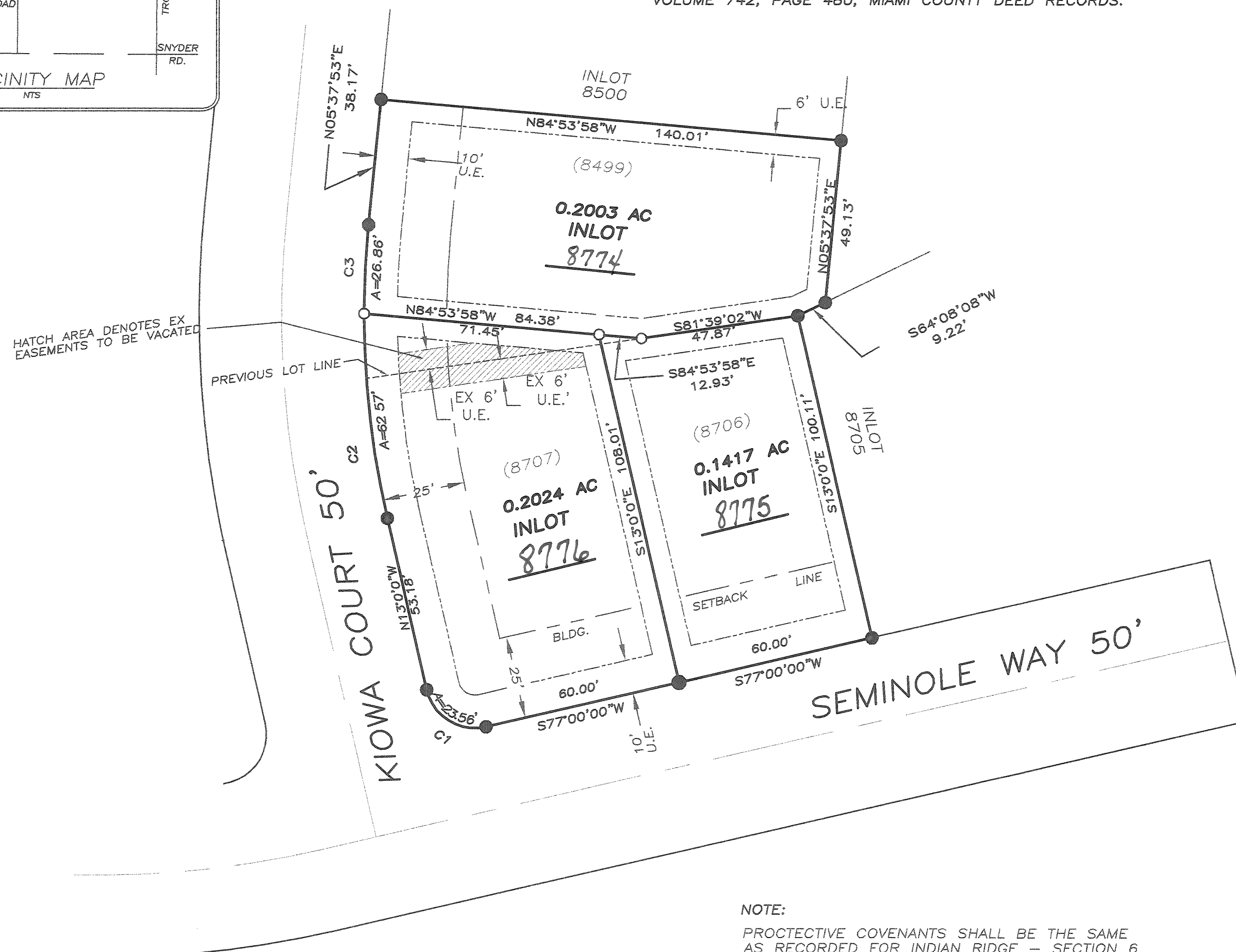
SCALE: 1" = 20'



RESIDENTIAL PLANNED UNIT DEVELOPMENT REPLAT OF INLOTS 8499, & 8706-8707 PART INDIAN RIDGE SECTION 6 CITY OF PIQUA, MIAMI COUNTY, OHIO

DESCRIPTION

BEING A REPLAT OF INLOTS 8499 AS RECORDED IN VOLUME 19, PAGE 83, & 8706-8707 AS RECORDED IN VOLUME 19, PAGE 124, MIAMI COUNTY RECORDS OF PLATS, AS ACQUIRED BY TEETERS & BRUMBAUGH LLC. IN VOLUME 742, PAGE 480, MIAMI COUNTY DEED RECORDS.



NOTE:

PROTECTIVE COVENANTS SHALL BE THE SAME AS RECORDED FOR INDIAN RIDGE - SECTION 6 (PLAT BOOK 19, PAGE 83.)

20% COMMON OPEN SPACE REQUIREMENT IS SATISFIED FOR P.U.D.'S IN SECTION 5 & 6 BY THE DETENTION POND LOCATED WEST OF INLOTS 8533-8544.

NOTE:

UTILITY EASEMENTS SHOWN ARE SIX (6') FEET ALONG INTERIOR AND REAR LOT LINES AND TEN (10') FEET ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, EXCEPT WHERE SHOWN OTHERWISE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	23.56'	21.21'	N 58°00'00" W	90°00'00"	15.00'
C2	275.00'	62.57'	62.43'	N 08°28'56" W	13°02'08"	31.42'
C3	275.00'	26.86'	26.85'	N 02°50'00" E	05°35'46"	13.44'



GRAPHIC SCALE IN FEET
1"=30'

VOLUME 20 PAGE 83

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 23 DAY
OF February, 2004 AT 3:20 P.M.
FILE # 0394259 FEE \$ 43.20

John W. O'Brien Erin Welday
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 334 DAY OF Feb, 2004

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

CONSENT TO REPLAT

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

TEETERS & BRUMBAUGH LLC.

Philip C. Brumbaugh
PHILIP C. BRUMBAUGH, MEMBER

Heidi Meneer
WITNESS
JBH
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 23rd DAY OF Feb, 2004

David Eugene Wion
NOTARY PUBLIC
Notary Public, State of Ohio
My Commission Expires June 6, 2008

UNIZAN BANK, WEST MILTON, OHIO

Dave Penfield
DAVE PENFIELD

Heidi Meneer
WITNESS
JBH
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 23rd DAY OF Feb, 2004

David Eugene Wion
NOTARY PUBLIC
Notary Public, State of Ohio
My Commission Expires June 6, 2008

APPROVAL

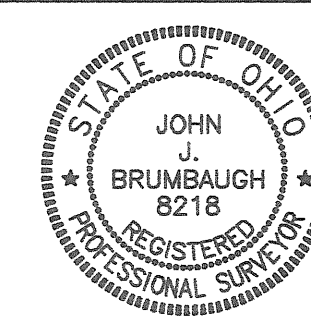
THIS PLAT WAS REVIEWED AND APPROVED BY ME

THIS 23rd DAY OF February, 2004
Thomas R. Zechman
THOMAS R. ZECHMAN P.E., P.S.
CITY OF PIQUA PUBLIC WORKS DIRECTOR

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND IN ACCORDANCE WITH THE DATA SHOWN HEREIN.

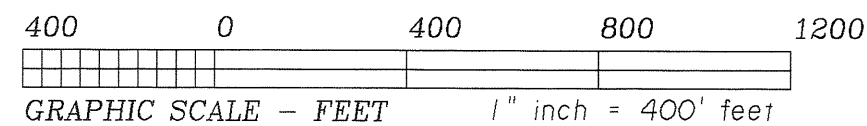
John J. Brumbaugh 2/19/04
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218 DATE



**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

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

Bearings based on the centerline of Tipp-Elizabeth Road as located in Section 36 (N 77°49'30" E) and recorded in Deed Book 636, Page 792, and Land Survey Volume 38, Page 194 of the Miami County, Ohio Records.



MONUMENT LEGEND

- ✕ indicates railroad spike found
- ⊗ indicates 5/8" iron pin found (unless noted otherwise)
- indicates 5/8" x 30" rebar set
- △ indicates "MAG" nail set

✕ Section Line Note:
(Established by Road Record P.B. 16, Pg. 9 & Sur. Vol 38, Pg. 194)

ANNEXATION TO THE CITY OF TIPP CITY 128.1060 ACRES

94.8816 ACRES, LOCATED IN SECTION 6, TOWN 1, RANGE 9, M.Rs., BETHEL TOWNSHIP
33.2244 ACRES, LOCATED IN SECTION 36, TOWN 2, RANGE 9, M.Rs., BETHEL TOWNSHIP

PLAT BOOK 20 PAGE 84
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 12 DAY OF
March, 2004, AT 10:22:00 A.M.

FILE NO. 0395627 FEE: 43.20

ANNEXATION PROCEEDINGS RECORDED IN
DEED VOLUME 747, PAGE 840

John W. O'Brien
MIAMI COUNTY RECORDER

Dona Swihart
BY DEPUTY

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED THIS
8th DAY OF MARCH, 2004.

Doug Chiles
MIAMI COUNTY ENGINEER

APPROVAL BY 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. 03-04 AND AUTHORIZED THE UNDERSIGNED AS AGENT FOR THE PETITIONER TO APPLY FOR ANNEXATION PURSUANT TO O.R.C. 709.15.

Joseph P. Moore 3/5/04
JOSEPH P. MOORE, LAW DIRECTOR /DATE/

APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS
12 DAY OF MARCH, 2004.

Chris A. Peoples
MIAMI COUNTY AUDITOR

Spida Pearson
BY DEPUTY

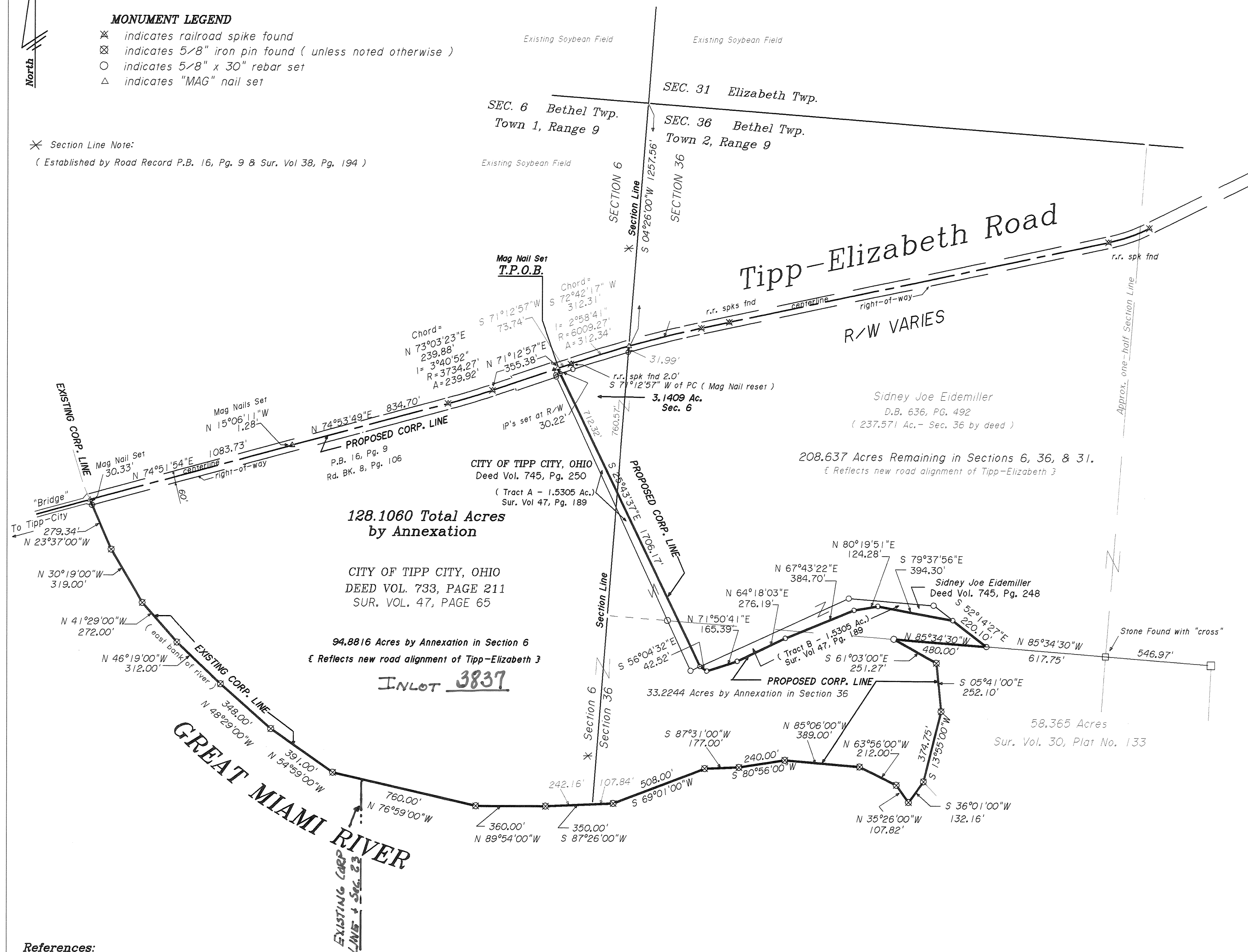
APPROVAL BY MIAMI COUNTY COMMISSIONERS

PURSUANT TO O.R.C. 709.14, THE ANNEXATION OF THIS AREA WAS APPROVED THIS 9th DAY OF MARCH, 2004, BY RESOLUTION NO. 04-03-368.

Tom Widener
MIAMI COUNTY COMMISSIONER

Absent
MIAMI COUNTY COMMISSIONER

John Thomas
MIAMI COUNTY COMMISSIONER



References:

SURVEY RECORD: VOLUME 47, PAGE 65; SUR. VOL 47, PAGE 189
Deed: D.B. 745, PG. 248 - Sidney Joe Eidemiller; D.B. VOL. 745, PAGE 250 - CITY OF TIPP CITY, OHIO.
Deed: D.B. 636, PG. 492 - Sidney Joe Eidemiller; D.B. VOL. 733, PAGE 211 - CITY OF TIPP CITY, OHIO.
D.B. 563, PG. 884 - Barbara J. Bailey;

Miami County Engineer's Land Surveys: Vol. 28, Pg. 156; Vol. 30, Pg. 133; Vol. 38, Pg. 194;

Road Record: Book 8, Page 106;

Tax Maps: Plat No. 9 - Bethel Twp; Plat No. 40 - Bethel Twp.

Miami County Record Plats: Vol. 16, Pg. 9;

I hereby certify this plat to be a true and accurate survey,
which was based on an actual field survey performed in September 2002,
and information of record as indicated on said plat of survey.

Thomas K. Marsh
Thomas K. Marsh, P.S. # 7735

1-15-04
DATE



McDougall, Marsh, & Chico
Surveyors and Civil Engineers
8529 Byers Road Tel: 937-847-2660
Miamisburg, Ohio 45342 Fax 937-847-2670

Job # 2995ANNEX

ANNEXATION TO THE CITY OF TIPP CITY

17.360 ACREAGE FRAC. 25 SECTION 4 TOWNSHIP 6 E RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 20, PAGE 85
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 12 DAY
OF March, 2004 AT 10:00 A.M.
FILE No. 0395625 FEE: \$43.20

ANNEXATION PROCEEDINGS RECORDED IN
DEED VOLUME 747, PG. 862

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Dona Swihart
BY DEPUTY

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED
THIS 8th DAY OF MARCH, 2004.

Dona Swihart
MIAMI COUNTY ENGINEER

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. 05-04
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
3/5/04
DATE

APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 12th DAY OF March, 2004

Chris A. Peoples Sandra Larson
CHRIS A. PEEPLES BY DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

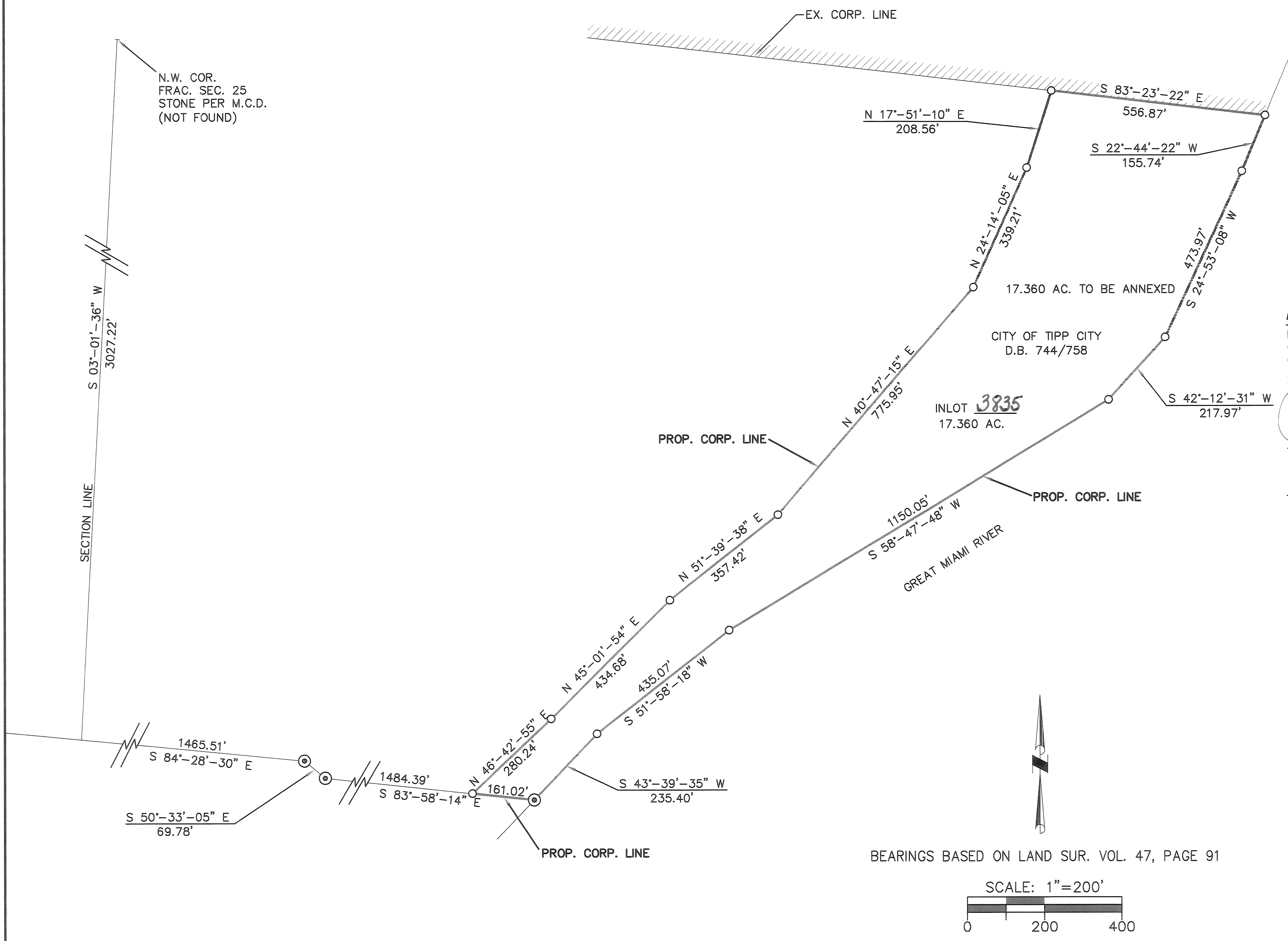
APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 9th DAY
OF March, 2004 BY RESOLUTION NO. 04-03-369

Ron Widmer
MIAMI COUNTY COMMISSIONER

John J. Hancock
MIAMI COUNTY COMMISSIONER

Absent
MIAMI COUNTY COMMISSIONER

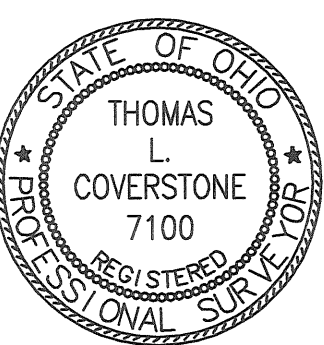


LEGEND

- ⊙ M.C.D. MONUMENT FOUND
- IRON PIN FOUND

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

Thomas L. Coverstone 12/23/03
THOMAS L. COVERSTONE, P.S. #7100 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: 12-23-2003 drawn by: wdg job number: MIATCI0332

DEED REFERENCE
DEED BOOK 744, PAGE 758

SURVEY REFERENCE
LAND SURVEY VOL. 47, PG. 91

ANNEXATION TO THE CITY OF TIPP CITY

41.899 ACREAGE FRAC. 24 SECTION 4 TOWNSHIP 6 E RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 20, PAGE 86
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 12 DAY
OF MARCH, 2004 AT 10:32 M.
FILE No. 0395627 FEE: \$43.20

ANNEXATION PROCEEDINGS RECORDED IN
DEED VOLUME 744, PG. 879

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Z. McCoy
BY DEPUTY

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. 04-04 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
3/5/04
DATE

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED
THIS 22 DAY OF MARCH, 2004.

Doug Christie
MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY AUDITOR

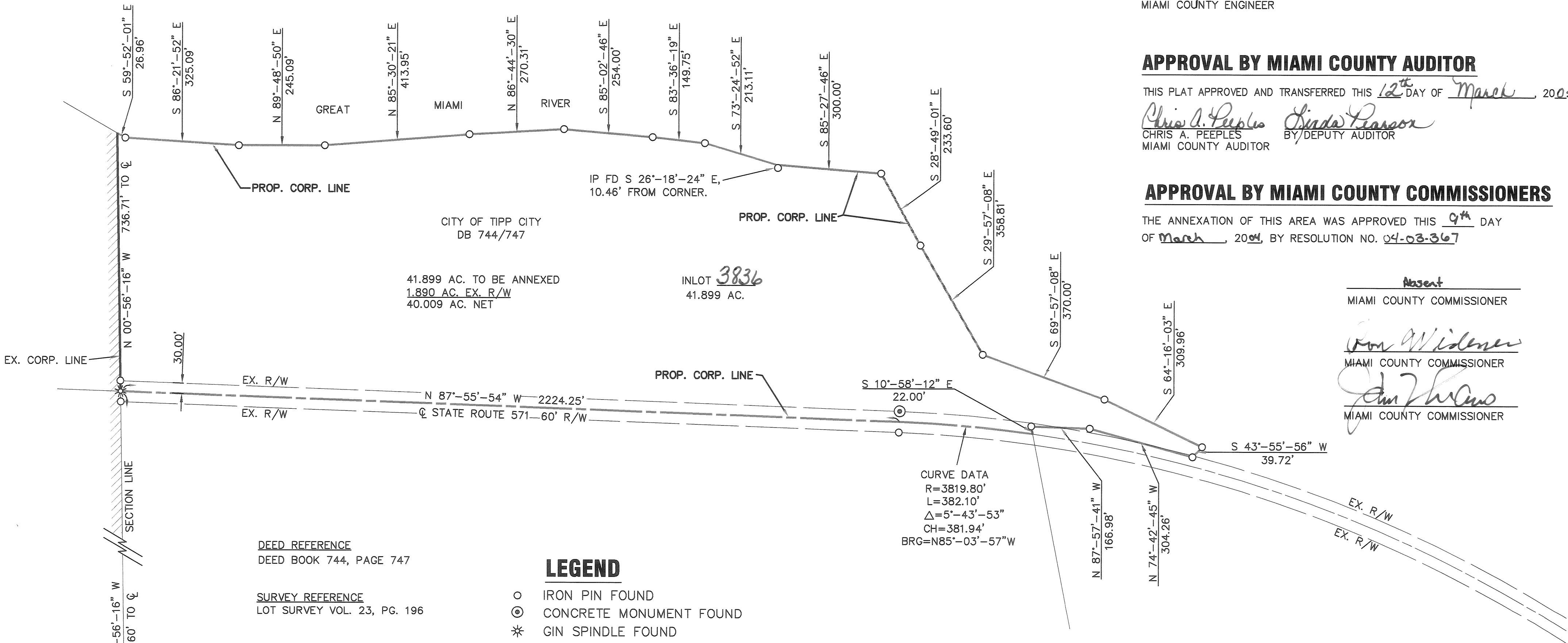
THIS PLAT APPROVED AND TRANSFERRED THIS 12th DAY OF MARCH, 2004.

Chris A. Peebles Linda Larson
CHRIS A. PEEPLES BY/DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 9th DAY
OF MARCH, 2004, BY RESOLUTION NO. 04-03-367

Absent
MIAMI COUNTY COMMISSIONER
Ron Widener
MIAMI COUNTY COMMISSIONER
John J. Keno
MIAMI COUNTY COMMISSIONER



DEED REFERENCE
DEED BOOK 744, PAGE 747

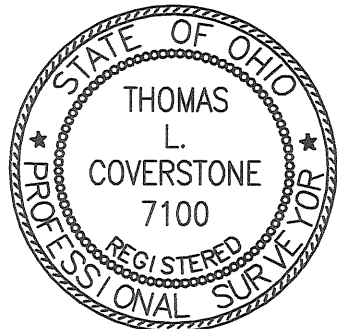
SURVEY REFERENCE
LOT SURVEY VOL. 23, PG. 196

- LEGEND**
- IRON PIN FOUND
 - ⊙ CONCRETE MONUMENT FOUND
 - * GIN SPINDLE FOUND

CURVE DATA
R=3819.80'
L=382.10'
Δ=5°-43'-53"
CH=381.94'
BRG=N85°-03'-57"W

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

Thomas L. Coverstone 12/23/03
THOMAS L. COVERSTONE, P.S. #7100 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: 12-23-2003	drawn by: wdg	job number: MIATCI0332
---------------------	------------------	---------------------------

Sycamore Woods Section Seven

Part Lot 2245, P.B. 14, PG. 89
Sec. 27, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

TRANSFERRED THIS 16 DAY OF March, 2003
Chris A. Peoples BY: Linda J. Vireman
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

PLAT BOOK 20, PAGE 87
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 16th DAY
OF March, 2003 AT 1:53 P.M.
FILE No. 0395939 FEE: \$86.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Grim Weldy
DEPUTY

INTERSTATE ROUTE 75
(Perpetual Highway Easement)
Misc. Vol. 13, Pg. 264

Limited Access Right-of-way line

N 01°-51'-00" W, 724.60'

162.46'

170.96'

100.05'

291.13'

N 84°-03'-23" E
18.77'

EXIST. 15'
ELECT. EASE.
D.B. 603, PG. 317

BLDG. SETBACK LINE

INLOT 3844
0.6600 AC.
(50)

INLOT 3845
0.4890 AC.
(51)

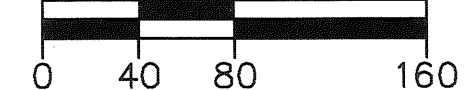
INLOT 3846
0.9338 AC.
(52)

INLOT 3847
0.9307 AC.
(53)

3365

BEARINGS BASED ON
RECORDER'S P.B. 17, PG. 16

SCALE: 1"=80'



LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⋈ P.K. NAIL FOUND
- ⋈ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE
(SEE NOTE BELOW)
- (NR.) NONRADIAL LINE

AREA SUMMARY

14 BUILDING LOTS 9.2292 AC.
DEDICATED STREET R/W 1.9630 AC.
TOTAL 11.1922 AC.

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.

DESCRIPTION

BEING A SUBDIVISION OF 11.1922 ACRES AND
BEING A PART OF INLOT 2245 OWNED BY
HAWK CONSTRUCTION, INC. RECORDED IN DEED
BOOK 710, PAGE 800.

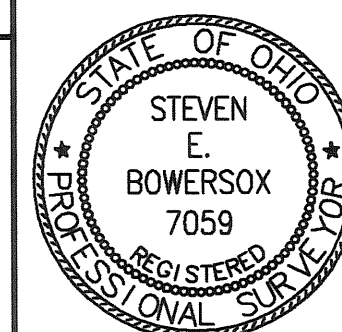
SHEET 1 OF 2

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	230.00'	44°-28'-56"	178.56'	174.11'	S 64°-22'-34" W
2	202.75'	89°-49'-57"	317.89'	286.31'	N 48°-27'-54" W
3	170.00'	28°-04'-21"	83.29'	82.46'	N 10°-29'-15" E
4	200.00'	44°-28'-56"	155.27'	151.40'	S 64°-22'-33" W
5	172.75'	53°-58'-09"	162.72'	156.77'	N 66°-23'-48" W
6	172.75'	35°-51'-48"	108.13'	106.37'	N 21°-28'-49" W
7	50.00'	53°-07'-48"	46.36'	44.72'	N 23°-00'-59" E
8	50.00'	52°-43'-08"	46.01'	44.40'	N 23°-13'-19" E
9	50.00'	68°-28'-13"	59.75'	56.26'	N 37°-22'-21" W
10	50.00'	67°-57'-18"	59.30'	55.87'	S 74°-24'-54" W
11	50.00'	43°-59'-10"	38.39'	37.45'	S 18°-26'-40" W
12	232.75'	19°-55'-03"	80.91'	80.50'	S 13°-30'-26" E
13	232.75'	21°-23'-56"	86.93'	86.42'	S 34°-09'-56" E
14	232.75'	21°-23'-56"	86.93'	86.42'	S 55°-33'-52" E
15	232.75'	21°-23'-56"	86.93'	86.42'	S 76°-57'-49" E
16	232.75'	05°-43'-06"	23.23'	23.22'	N 89°-28'-40" E
17	260.00'	14°-13'-54"	64.58'	64.42'	N 79°-30'-05" E
18	260.00'	19°-25'-20"	88.14'	87.71'	N 62°-40'-28" E
19	260.00'	10°-49'-41"	49.14'	49.06'	N 47°-32'-58" E
20	260.00'	08°-35'-41"	39.00'	38.96'	N 37°-50'-17" E

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

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

09-15-2003
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: 09-15-2003 drawn by: seb job number: MIATCI0314fin

PROTECTIVE COVENANTS & 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 residential 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.

2. The floor areas of each dwelling structure, exclusive of open porches, garages, car ports, or patios, shall not be less than 1800 square feet for a one-story plan, not less than 2200 square feet total 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 pool 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 and a minimum total side yard sum of 25 feet. All residential structures shall have a 40-foot minimum rear yard. All of the above requirements are as defined and specified by Tipp City Subdivision and 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 hedge 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, 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 adhere to the approved construction plans and shall be shown on a plot plan and approved by the developer prior to the commencement of construction. All house plans including exterior elevations shall be reviewed and approved by the developer before 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 on 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 or 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. Hawk Construction, Inc. and RL Hawk LLC shall be exempt 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 households 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 within twelve (12) months from commencement of construction.

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 residential structure.

18. 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, 2015, at which time 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.

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 this or any other section of Sycamore Woods Subdivision.

21. Owners of lots on the west boundary of Sycamore Woods Subdivision will be responsible for maintenance, upkeep, and proper appearance of the mounding installed by developer bordering I-75 (Shown within a buffer easement), the mound shall not be removed and/or altered.

22 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 City of Tipp City or by express provisions in said conveyances.

23. 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 or over the curb or driveway apron.

24. The subdivider shall require that all lawn areas within the public right-of-ways shall be sodded, prior to the issuance of a Certificate of Occupancy for any house. This provision shall be incorporated into all sale agreements.

25. The 30' wide utility easement along the north right-of-way line of Evanston Road and on the lots west of Sycamore Woods Drive to I-75 shall be prohibited from installing fences, sheds, trees, mounding or any other items which impede access to the 15' wide utility easement along I-75.

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.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Marilyn A. Fennell
WITNESS Marilyn A. Fennell

Bradley C. Vath
WITNESS BRADLEY C. VATH

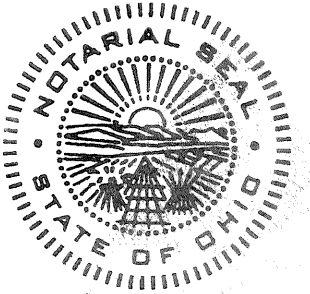
OWNER: HAWK CONSTRUCTION, INC.

BY: Roger Hawk
ROGER HAWK
PRESIDENT

STATE OF OHIO – COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF MARCH, 2003 BY HAWK CONSTRUCTION, INC. BY ROGER HAWK, PRESIDENT, AS OWNER.

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



PLAT BOOK 20, PAGE 87A
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 16th DAY OF MARCH, 2003 AT 1:53 PM
FILE NUMBER 0345939, FEE 86.40
John W. O'Brien
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

John E. Kugei
WITNESS John E. Kugei

Jerome A. Herbe
WITNESS Jerome A. Herbe

LIENHOLDER: THE FIFTH THIRD BANK
OF WESTERN OHIO, N.A.

BY: Frank W. Wagner
FRANK W. WAGNER, II
VICE PRESIDENT

BY: C. Russell Badgett
C. RUSSELL BADGETT
VICE PRESIDENT

STATE OF OHIO – COUNTY OF MIAMI S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, II, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, N.A., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGE THEIR SIGNATURE ON SUCH INSTRUMENT AS SUCH OFFICERS 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 OFFICERS 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 9th DAY OF MARCH, 2003.

Jerome A. Herbe
NOTARY PUBLIC

MY COMMISSION EXPIRES:



JEROME A. HERBE
Notary Public, State of Ohio
My Commission Expires 01-14-2009

APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 12th DAY OF August, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

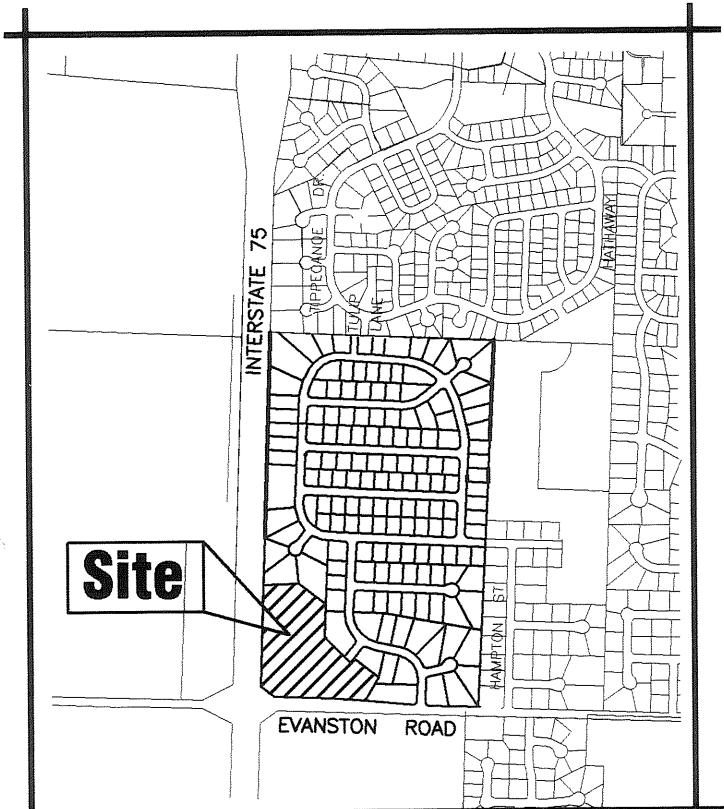
Robert H. Adams
CHAIRMAN

Marilyn A. Fennell
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 6th DAY OF October, 2003.

Donald H. Adams
PRESIDENT OF COUNCIL

Misty Cox
CLERK OF COUNCIL



Sycamore Woods Section Seven

Part Lot 2245, P.B. 14, PG. 89
Sec. 27, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

SHEET 2 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

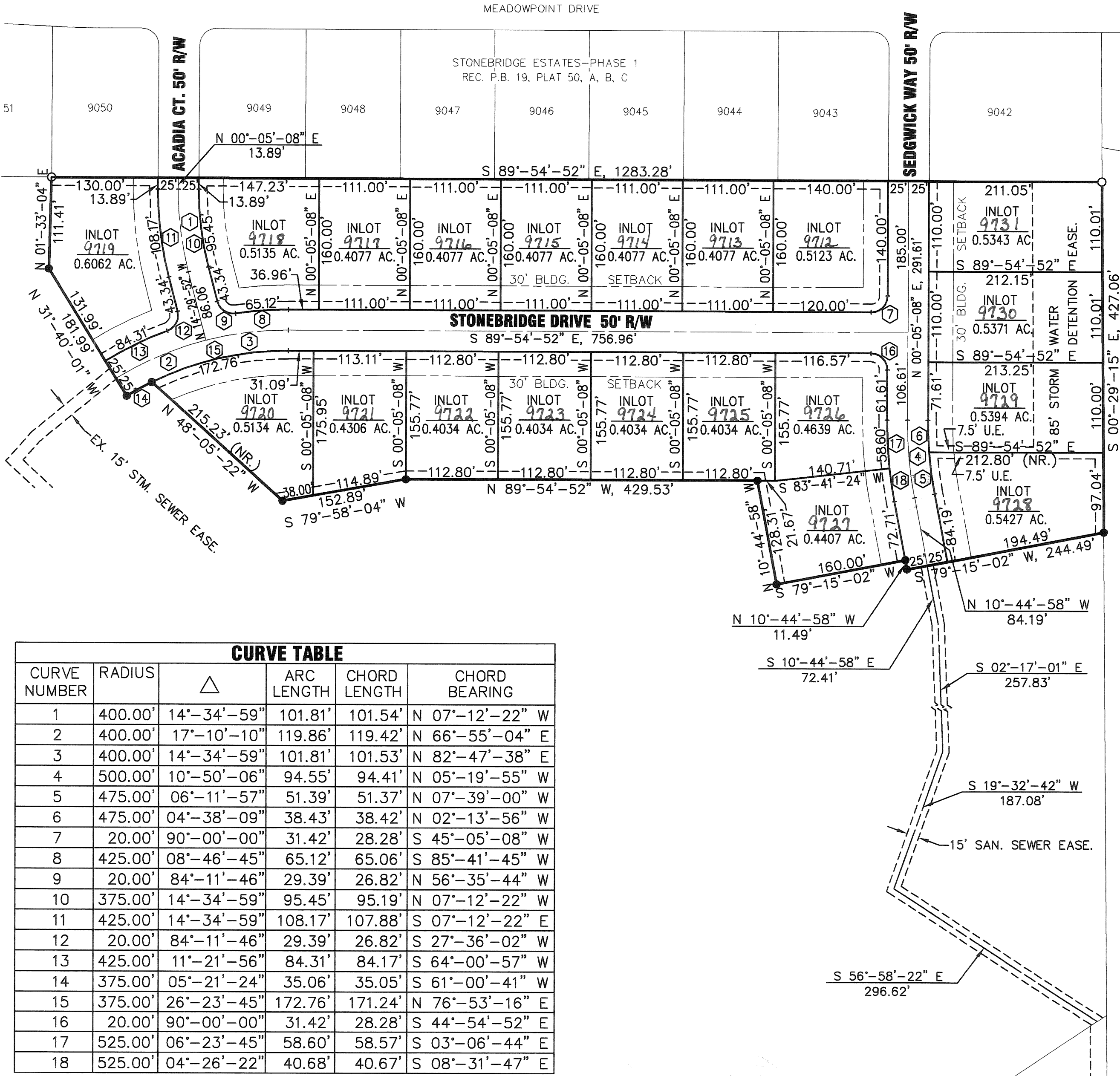
date: 09-15-2003	drawn by: seb	job number: MiaTci0314
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STONEBRIDGE ESTATES - PHASE 2

PT. 7836
INLOT
TROY
CITY
MIAMI, OHIO
COUNTY

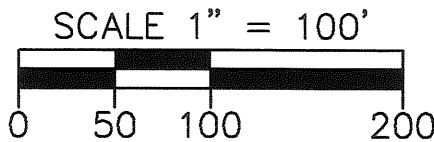
PLAT BOOK 20, PAGE 88
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 19 DAY
OF March, 2004 AT 8:32 AM.
FILE No. 0396101 FEE: \$86.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Kristin Kendall
DEPUTY

TRANSFERRED THIS 19th DAY OF March, 2004
Chris A. Peoples
CHRIS A. PEOPLES
MIAMI COUNTY AUDITOR
BY: Linda Pearson
DEPUTY AUDITOR



CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	400.00'	14°-34'-59"	101.81'	101.54'	N 07°-12'-22" W
2	400.00'	17°-10'-10"	119.86'	119.42'	N 66°-55'-04" E
3	400.00'	14°-34'-59"	101.81'	101.53'	N 82°-47'-38" E
4	500.00'	10°-50'-06"	94.55'	94.41'	N 05°-19'-55" W
5	475.00'	06°-11'-57"	51.39'	51.37'	N 07°-39'-00" W
6	475.00'	04°-38'-09"	38.43'	38.42'	N 02°-13'-56" W
7	20.00'	90°-00'-00"	31.42'	28.28'	S 45°-05'-08" W
8	425.00'	08°-46'-45"	65.12'	65.06'	S 85°-41'-45" W
9	20.00'	84°-11'-46"	29.39'	26.82'	N 56°-35'-44" W
10	375.00'	14°-34'-59"	95.45'	95.19'	N 07°-12'-22" W
11	425.00'	14°-34'-59"	108.17'	107.88'	S 07°-12'-22" E
12	20.00'	84°-11'-46"	29.39'	26.82'	S 27°-36'-02" W
13	425.00'	11°-21'-56"	84.31'	84.17'	S 64°-00'-57" W
14	375.00'	05°-21'-24"	35.06'	35.05'	S 61°-00'-41" W
15	375.00'	26°-23'-45"	172.76'	171.24'	N 76°-53'-16" E
16	20.00'	90°-00'-00"	31.42'	28.28'	S 44°-54'-52" E
17	525.00'	06°-23'-45"	58.60'	58.57'	S 03°-06'-44" E
18	525.00'	04°-26'-22"	40.68'	40.67'	S 08°-31'-47" E

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 BELOW)
- (NR.) NONRADIAL LINE
- CURVE NUMBER

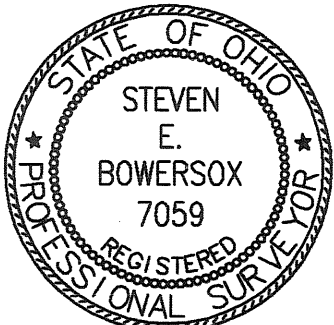
- NOTES:
- ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10' EASEMENT UNLESS OTHERWISE NOTED. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5' EASEMENT ON EACH SIDE UNLESS OTHERWISE NOTED.
 - NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
 - FRONT BUILDING SETBACKS ARE SHOWN AT 30.00'.

AREA SUMMARY

20 BUILDING LOTS	9.2862 AC.
DEDICATED STREET R/W	1.8448 AC.
TOTAL	11.1310 AC.

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 11.1310 ACRES.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE
SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY
PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS
WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF
STREETS AND UTILITIES.
STEVEN E. BOWERSOX, P.S. #7059
DATE 11-21-2003



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: 11-21-2003
drawn by: seb
job number: MIATRO0325FIN

STONEBRIDGE ESTATES - PHASE 2

PLAT BOOK 20, PAGE 88 -A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 19 DAY
OF March, 2004 AT 8:32 M.

FILE No. 0396101 FEE: \$86.40

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

Kristin Kendall
DEPUTY

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 8th DAY OF March, 2004, 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: 3-27-05
Miami, Ohio
My Comm. Expires 3-27-05

MORTGAGEE:
MINSKER STATE BANK

Dan Heitmeyer
DAN HEITMEYER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 8th DAY OF March, 2004, 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.

Judy Delast
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 11-3-07
Judy Delast, Notary Public
My Commission Expires Nov. 3, 2007

DATE: March 8, 2004
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: 3-27-05
DEBRA A. NEWMAN
Notary Public - Ohio
Miami, Ohio
My Comm. Expires 3-27-05

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10th DAY OF DECEMBER, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

_____, CHAIRMAN Sam M. Knight SECRETARY

CITY OF TROY COUNCIL

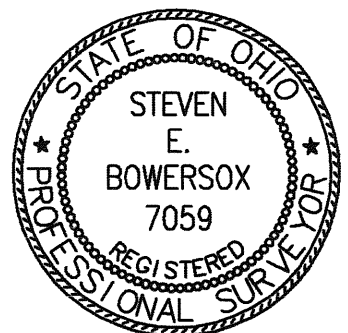
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF January, 2004, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-2-2004, EFFECTIVE 2-4-2004

Michael L. Beaman William F. Chas Sam M. Knight
MAYOR 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 OF THE MIAMI COUNTY RECORDERS RECORDS.

SHEET 2 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: 11-21-2003 drawn by: seb job number: MIATRO0019FIN4

Steven E. Bowersox 11-21-2003
STEVEN E. BOWERSOX, P.S. #7059 DATE

ANNEXATION TO THE CITY OF TIPP CITY, OHIO

LEGEND

- IRON PIN FOUND
- ⋈ P.K. NAIL FOUND
- ⋈ RAILROAD SPIKE FOUND

NOTE: MONUMENTS SHOWN ARE PER SURVEYS AND DEEDS OF RECORD.

27.546 ACRES SECTION 26 4 N TOWNSHIP 6 E RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 20, PAGE 89
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 19 DAY
OF March, 2004 AT 9:42 A.M.
FILE No. 0396 108 FEE: \$43.20

ANNEXATION PROCEEDINGS RECORDED IN
DEED VOLUME 747 PG. 897

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Dona Swihart
BY DEPUTY

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED
THIS 5th DAY OF DECEMBER, 2003.

Darryl Austin
MIAMI COUNTY ENGINEER

APPROVAL BY CITY OF TIPP CITY

THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF
TIPP CITY THIS 17th DAY OF February 2004 BY ORDINANCE NO. 06-04

Dorcas H. Oden
MAYOR

Misty Cox
CLERK

Vickie K. Blakey
PRESIDENT OF COUNCIL

APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 19th DAY OF Mar, 2004

Chris A. Peeples Sandra Pearson
CHRIS A. PEEPLES BY DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

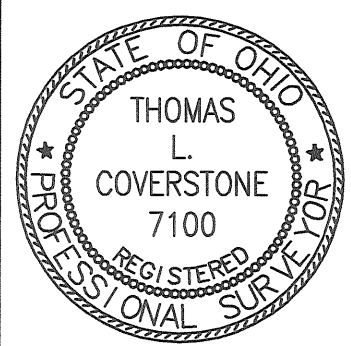
APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THIS AREA WAS APPROVED THIS 18th DAY
OF Nov., 2003, BY RESOLUTION NO. 03-11-1736

D. Ann Baird
MIAMI COUNTY COMMISSIONER

Ron Widmer
MIAMI COUNTY COMMISSIONER

MIAMI COUNTY COMMISSIONER



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: 09/23/2003 drawn by: WDG job number: MIATC10325

BEARINGS BASED ON LAND SUR. VOL. 45, PG. 190

SCALE: 1"=200'

DEED REFERENCE
DEED BOOK 713, PAGE 203
DEED BOOK 432, PAGE 231

SURVEY REFERENCE
LAND SURVEY No. 45, PLAT 190
LAND SURVEY No. 46, PLAT 123
LAND SURVEY No. 45, PLAT 180
REC. P.B. 19, PLAT 113
REC. P.B. 20, PLAT 44

NUMBER	BEARING	LENGTH
L1	S 01°-34'-35" E	4.48'
L2	S 17°-02'-41" E	32.91'
L3	S 01°-34'-35" E	26.59'
L4	S 07°-10'-19" W	87.88'
L5	S 01°-34'-35" E	54.55'
L6	N 01°-34'-35" W	54.55'
L7	N 07°-10'-19" E	87.88'
L8	N 01°-34'-35" W	26.59'
L9	N 17°-02'-41" W	32.91'
L10	N 01°-34'-35" W	4.48'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	15°-28'-06"	475.00'	128.24'	127.85'	S 09°-18'-38" E
C2	15°-28'-06"	525.00'	141.74'	141.31'	S 09°-18'-38" E
C3	08°-44'-54"	525.00'	80.16'	80.08'	S 02°-47'-52" W
C4	08°-44'-54"	475.00'	72.53'	72.46'	S 02°-47'-52" W
C5	08°-44'-54"	525.00'	80.16'	80.08'	N 02°-47'-52" E
C6	08°-44'-54"	475.00'	72.53'	72.46'	N 02°-47'-52" E
C7	15°-28'-06"	475.00'	128.24'	127.85'	N 09°-18'-38" W
C8	15°-28'-06"	525.00'	141.74'	141.31'	N 09°-18'-38" W

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE IN
ACCORDANCE WITH LAND SURVEYS AND DEEDS OF
RECORD.

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

09/23/03
DATE

REPLAT OF INLOT 8134

8134 INLOT PIQUA CITY MIAMI, OHIO COUNTY

PLAT BOOK 20, PAGE 90
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 5 DAY
OF April, 2004, AT 11:10 P.M.
FILE No. 0397243 FEE: \$43.20
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Dona Swihart
DEPUTY

TRANSFERRED THIS 5th DAY OF April, 2004
Chris A. Peoples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY: Linda 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, PRESIDENT
David Crawford, VICE PRESIDENT

ACKNOWLEDGMENT

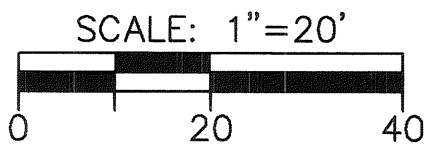
STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE OWNERS OF CRAYCON HOMES, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID 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 22nd DAY OF March, 2004.
NOTARY PUBLIC Kimberly A. Lentz
MY COMMISSION EXPIRES: November 04, 2008
KIMBERLY A. LENTZ
Notary Public, State of Ohio
My Commission Expires

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 2nd DAY OF April, 2004
Thomas Zechman P.E., P.S.
City of Piqua Public Works Director

BEARINGS BASED ON RECORDER'S
PLAT BOOK No. 17, PAGE 136

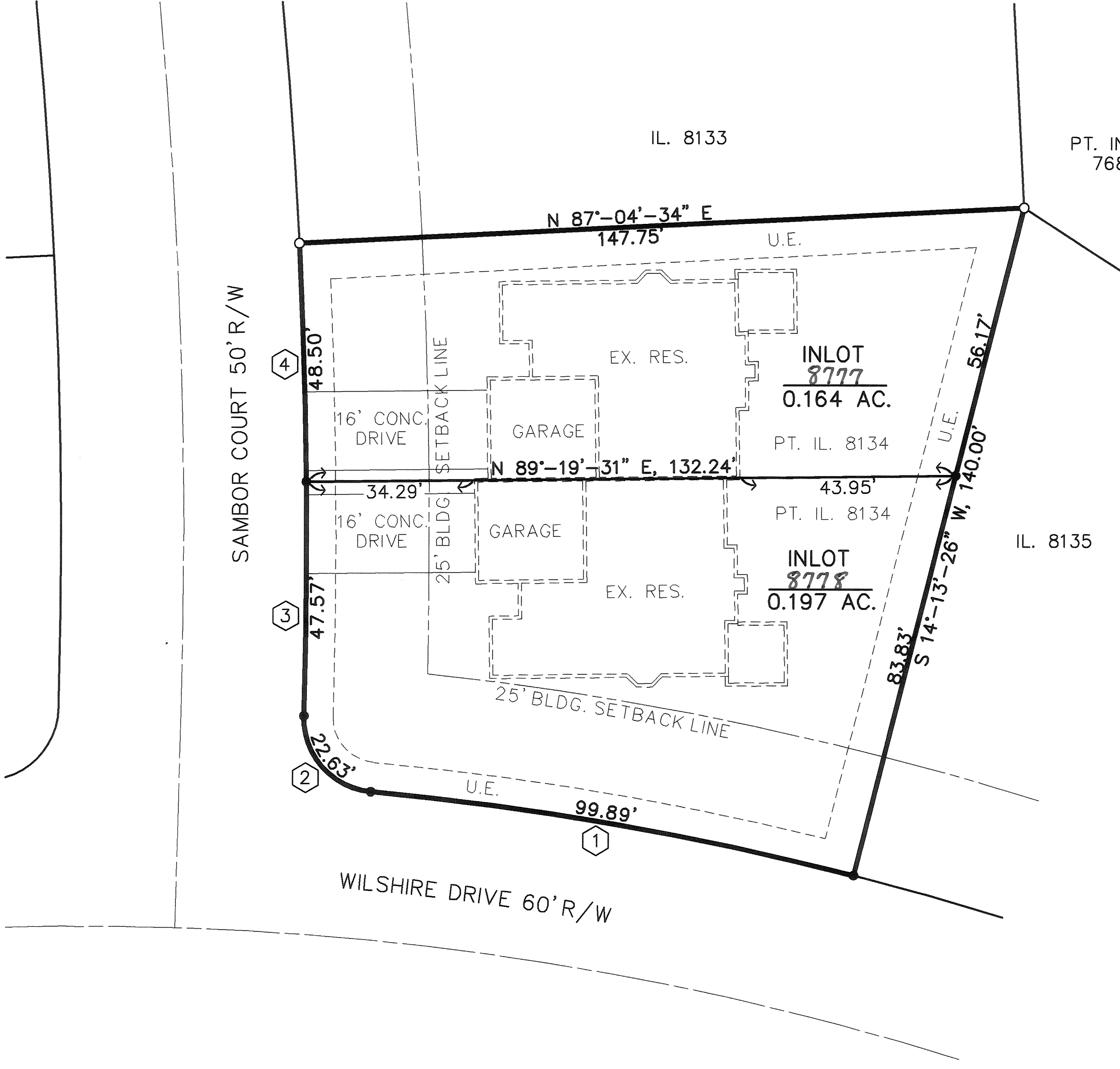


LEGEND

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

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

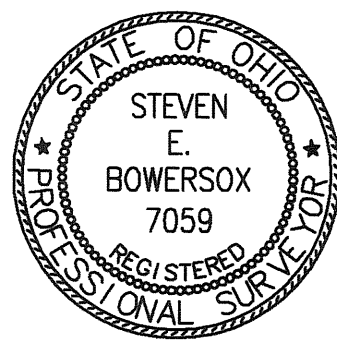


CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	630.00'	09°-05'-04"	99.89'	99.78'	N 80°-19'-08" W
2	15.00'	86°-25'-41"	22.63'	20.54'	N 41°-38'-50" W
3	1225.00'	02°-13'-30"	47.57'	47.57'	N 00°-27'-16" E
4	1225.00'	02°-16'-06"	48.50'	48.50'	N 01°-47'-33" W

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 8134 IN DEERFIELD
SUBDIVISION SECTION 4, CITY OF PIQUA, FOR CRAYCON
HOMES.

Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059
3-19-2004
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: 03-19-2004
drawn by: seb
job number: MIAPIQ9635

NOTTINGHAM SUBDIVISION SECTION 2

CITY OF TROY, MIAMI COUNTY, OHIO

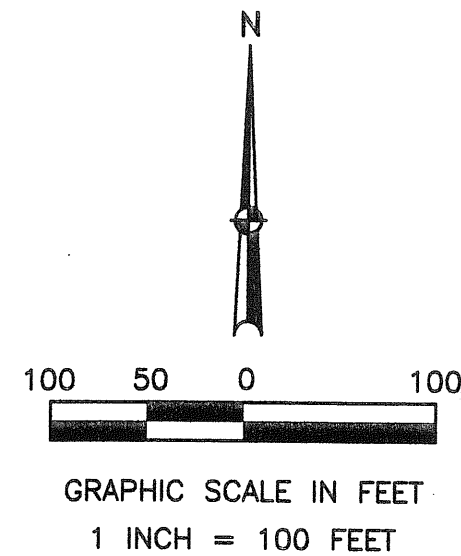
BEING A SUBDIVISION OF PART OF INLOT 8670 CONTAINING A TOTAL OF 9.7702 ACRES AND BEING PART OF SAID INLOT CONVEYED TO MCGOVERN-WILLOUGHBY HOMES, LTD. BY DEED RECORDED 'N DEED BOOK 721 PAGE 841. THE 9.7702 ACRES IS COMPRISED OF 2.0069 ACRES PLATTED INTO STREETS AND 7.7633 ACRES ARE PLATTED INTO LOTS.

UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN, ARE HEREBY CREATED AS FOLLOWS:
10 FEET IN WIDTH ADJACENT TO ALL STREET RIGHT OF WAY LINES
5 FEET ON EACH SIDE OF ALL SIDE LOT LINES
5 FEET ALONG ALL REAR LOT LINES

PLAT BOOK 20 PAGE 91
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 13TH DAY OF
APRIL, 2004 AT 10:23 A.M.
FILE NO.: 0397886 FEE: \$43.20

John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY RECORDER
BY *Christine F. Jackson* DEPUTY

REMAINING PART OF INLOT 8670
44.5673 ACRES
ANNEXATION REC. 18 PG. 83
LAND SURVEY VOL. 43 PG. 21



CURVE	RADIUS	CURVE DATA		CHORD	CHORD BEARING
		DELTA	ARC		
C1	230.00	4°21'48"	17.52	17.51	S 52°25'24" E
C2	230.00	19°55'44"	80.00	79.60	S 44°38'26" E
C3	230.00	19°55'44"	80.00	79.60	S 24°42'41" E
C4	230.00	2°22'49"	9.56	9.55	S 13°33'25" E
C5	15.00	90°00'00"	23.56	21.21	N 57°22'00" W
C6	15.00	90°00'00"	23.56	21.21	S 32°38'00" W
C7	15.00	90°00'00"	23.56	21.21	N 57°22'00" W
C8	15.00	90°00'00"	23.56	21.21	S 32°38'00" W
C9	15.00	90°00'00"	23.56	21.21	S 57°22'00" E
C10	15.00	90°00'00"	23.56	21.21	N 32°38'00" E
C11	170.00	37°52'30"	112.38	110.34	N 31°18'15" W
C12	200.00	37°52'30"	132.21	129.81	N 31°18'15" W

APPROVED AND TRANSFERRED THIS 13th DAY OF APRIL, 2004.
Chris A. Peoples
MIAMI COUNTY AUDITOR
Linda Pittenger
BY DEPUTY

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, LTD.
Charles C. McGovern *Billy E. Willoughby*
BY: CHARLES C. MCGOVERN, III, MEMBER BY: BILLY E. WILLOUGHBY, MEMBER

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MCGOVERN-WILLOUGHBY HOMES, LTD. BY CHARLES C. 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 NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 16TH DAY OF JANUARY, 2004.
Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES DEC. 20, 2006
LIENHOLDER: PEOPLES SAVINGS BANK
Ronald B. Scott BY: RONALD B. SCOTT, PRESIDENT
Richard J. Dutton BY: RICHARD J. DUTTON, VICE PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED RONALD B. SCOTT, 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.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, OHIO, THIS 24th DAY OF February, 2004.
Linda Pittenger NOTARY PUBLIC MY COMMISSION EXPIRES 8-9-2007
LINDA PITTENGER, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 8-9-2007

CITY OF TROY PLANNING COMMISSION
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14th DAY OF JANUARY, 2004, THIS PLAT WAS APPROVED.
Jack W. Watson CHAIRMAN *Se G. Krigit* SECRETARY
COUNCIL OF THE CITY OF TROY
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1st DAY OF March, 2004, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-9-04
Michael L. Beaman MAYOR *William J. Lohr* PRESIDENT OF COUNCIL *Se G. Krigit* CLERK OF COUNCIL

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS
Richard W. Klockner
RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR NO. 4370

NOTTINGHAM SUBDIVISION SECTION 2 CITY OF TROY, 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: <i>DEH</i>	SHEET NO.
<u>1-12-04</u>	CHECKED BY: <i>Rob</i>	1 OF 1
SCALE: 1" = 100'		

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT SHALL BE THE SAME AS THOSE SHOWN ON THE PLAT OF NOTTINGHAM SUBDIVISION SECTION ONE RECORDED IN RECORDER'S PLAT BOOK 20 PAGES 9 AND 9A.

ANNEXATION TO THE CITY OF TIPP CITY

TOWN 4, RANGE 6 EAST, NW1/4 SECTION 10

MONROE TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 20 PAGE 92
 MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED 4-20, 2004 AT 11:39:57 AM
 FILE NO. 0398417 FEE 643.20
John W. O'Brien BY: Kristin Kendall
 MIAMI CO. RECORDER DEPUTY

SEE ANNEXATION PROCEEDINGS RECORDED IN
 MISC. BOOK 748 PAGE 687
 DEED

APPROVED AND TRANSFERRED WITH LOT NUMBERS
 ASSIGNED THIS 20th DAY OF April, 2004
Chris A. Peple BY: Sandra Pearson
 MIAMI CO. AUDITOR DEPUTY

DESCRIPTION

BEING A TOTAL OF 0.265 ACRES IN THE N.W. QUARTER OF SECTION 10,
 TOWN 4, RANGE 6E, MONROE TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVALS

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED THIS 9th DAY
 OF December, 2003.

Don Chute
 MIAMI COUNTY ENGINEER

THE ANNEXATION OF THE FOREGOING AREA WAS REVIEWED AND APPROVED
 BY THE MIAMI COUNTY COMMISSIONERS THIS 8th DAY OF Dec., 2003.

D. Ann Baird
 D. ANN BAIRD

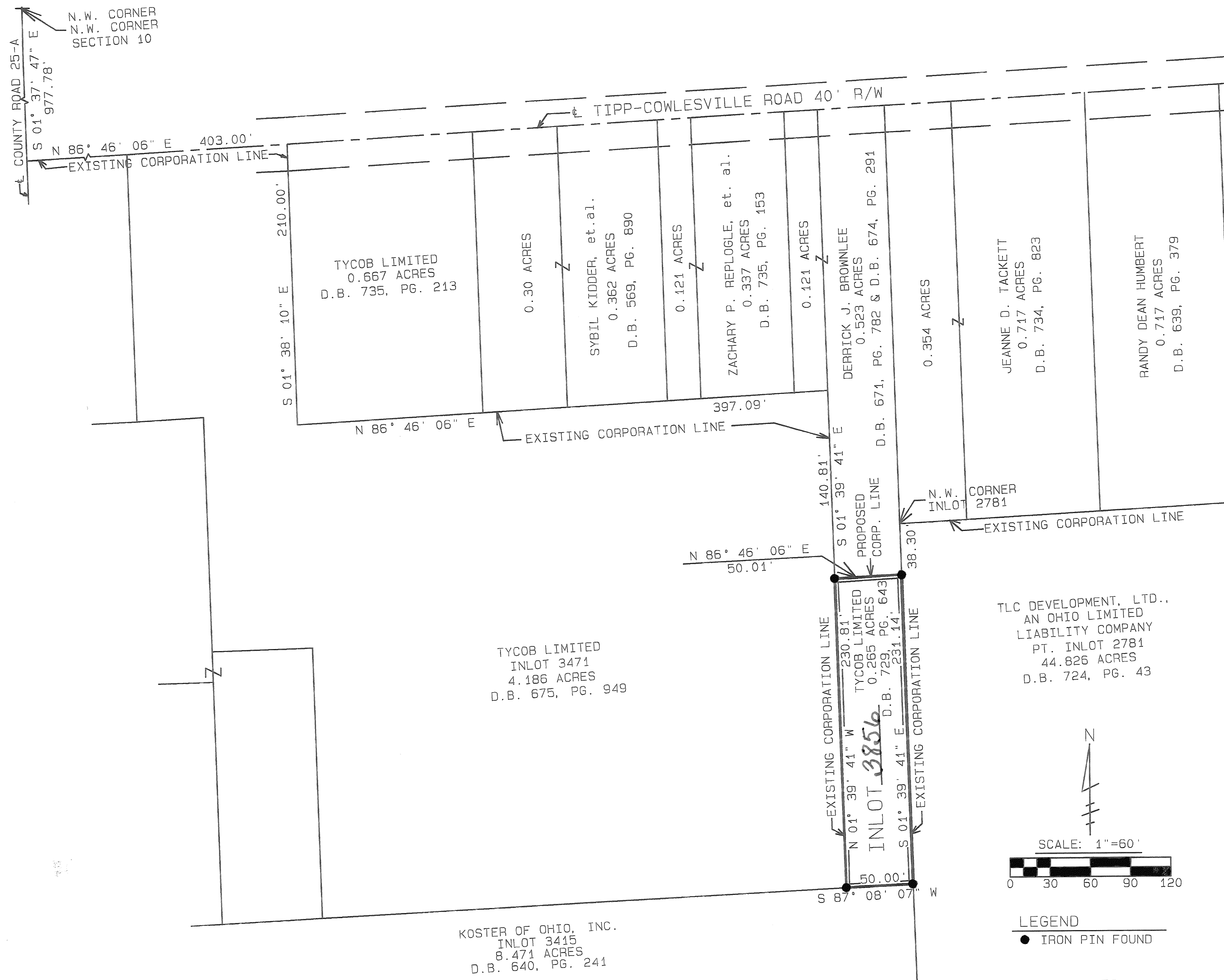
Ron Widener
 RON WIDENER

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD
 THIS 15th DAY OF March, 2004 THIS ANNEXATION WAS APPROVED AND
 ACCEPTED BY ORDINANCE NUMBER 10-04.

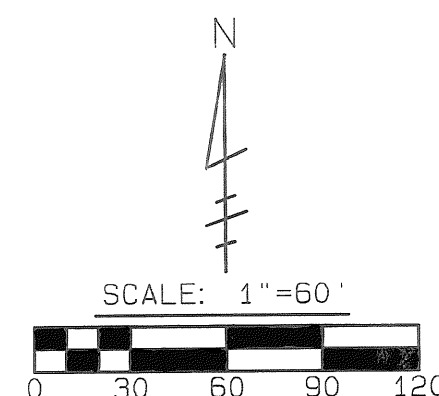
Valerie K. Peple
 PRESIDENT
Donald H. O'Brien
 MAYOR

Kristy Cox
 CLERK
James E. Moeg
 DIRECTOR OF LAW

THIS MAP WAS PREPARED FROM A COMBINATION OF RECORD INFORMATION
 AND A FIELD SURVEY AND IS INTENDED FOR ANNEXATION PURPOSES ONLY.

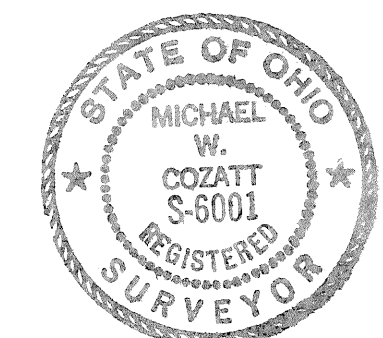


TLC DEVELOPMENT, LTD.,
 AN OHIO LIMITED
 LIABILITY COMPANY
 PT. INLOT 2781
 44.826 ACRES
 D.B. 724, PG. 43



LEGEND
 ● IRON PIN FOUND

REFERENCES
 P.B. 6, PG. 108 } MIAMI COUNTY RECORDER'S
 P.B. 16, PG. 21 } PLAT RECORDS
 P.B. 18, PG. 29
 P.B. 19, PG. 11
 VOL. 24, PG. 23 } MIAMI COUNTY ENGINEER'S
 RECORD OF LOT SURVEYS



Michael W. Cozatt 11-10-03
 MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
 CIVIL ENGINEER LAND SURVEYOR
 476 SWAILES ROAD TROY, OHIO
 JOB NO. 34203

PLAT OF ADDITIONAL HIGHWAY EASEMENT KESSLER-COWLESVILLE ROAD, T-40

10 & 15 SECTION 4 N 6 E MONROE MIAMI, OHIO
TOWNSHIP RANGE TOWNSHIP COUNTY

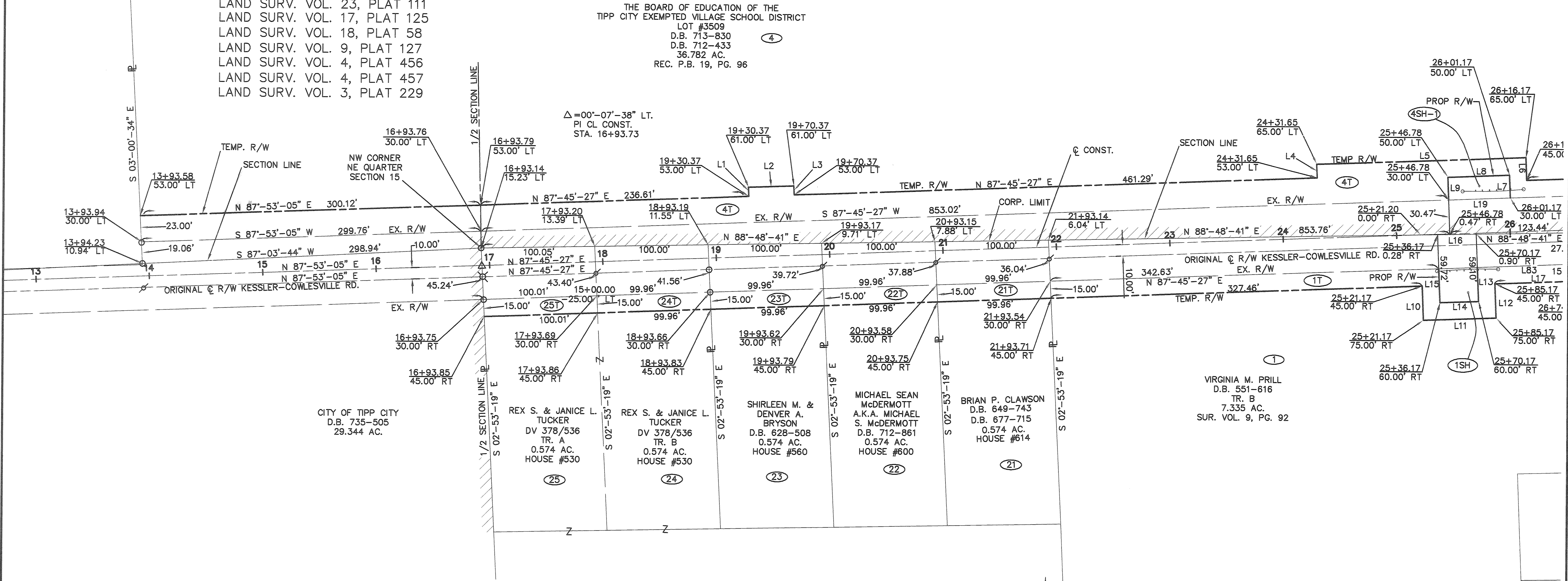
PLAT BOOK 20, PAGE 93
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 21 DAY
OF April, 2024, AT 8:40 A.M.

FILE No. 0398495 FEE: \$ 0

JOHN W. O'BRIEN
MIAMI COUNTY RECORDER
DEPUTY

SURVEY REFERENCE
RECORDER'S P.B. 7, PAGE 59
LAND SURV. VOL. 5, PLAT 41
LAND SURV. VOL. 31, PLAT 178
LAND SURV. VOL. 28, PLAT 53
LAND SURV. VOL. 12, PLAT 188
LAND SURV. VOL. 9, PLAT 22
LAND SURV. VOL. 9, PLAT 92
LAND SURV. VOL. 31, PLAT 128
LAND SURV. VOL. 8, PLAT 72
LAND SURV. VOL. 23, PLAT 111
LAND SURV. VOL. 17, PLAT 125
LAND SURV. VOL. 18, PLAT 58
LAND SURV. VOL. 9, PLAT 127
LAND SURV. VOL. 4, PLAT 456
LAND SURV. VOL. 4, PLAT 457
LAND SURV. VOL. 3, PLAT 229

ROAD RECORD VOLUME 8, PAGE 198



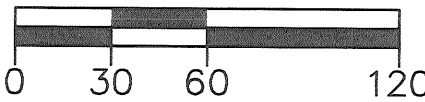
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 21st DAY OF April, 2024
CHRIS A. PEEPLES BY: Jinda Pearson
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

REVIEWED AND APPROVED BY THE MIAMI
COUNTY ENGINEER THIS 12th DAY OF
April, 2024
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

BEING A SURVEY OF
ADDITIONAL RIGHT-OF-WAY
FOR KESSLER-COWLESVILLE
ROAD AND CRANE ROAD.

BEARINGS ASSUMED

SCALE: 1" = 60'



LEGEND

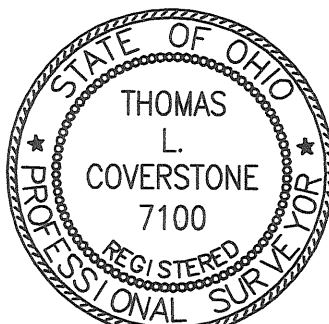
- IRON PIN FOUND
- ✕ P.K. NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ☆ STONE FOUND

1 OF 9

REVISIONS:
REVISIONS AS PER MIAMI COUNTY TAX MAP 10/01/03
ESMT. CHANGES TO PARCEL 3 AND 32 04/09/04

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

04/09/04
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: 07-22-03 drawn by: wdg job number: MIATCJ0201-ROW1

PLAT OF ADDITIONAL HIGHWAY EASEMENT KESSLER-COWLESVILLE ROAD, T-40 CRANE ROAD, C-155

SURVEY REFERENCE

RECORDER'S P.B. 7, PAGE 59
LAND SURV. VOL. 5, PLAT 41
LAND SURV. VOL. 31, PLAT 178
LAND SURV. VOL. 28, PLAT 53
LAND SURV. VOL. 12, PLAT 188
LAND SURV. VOL. 9, PLAT 22
LAND SURV. VOL. 9, PLAT 92
LAND SURV. VOL. 31, PLAT 128
LAND SURV. VOL. 8, PLAT 72
LAND SURV. VOL. 23, PLAT 111
LAND SURV. VOL. 17, PLAT 125
LAND SURV. VOL. 18, PLAT 58
LAND SURV. VOL. 9, PLAT 127
LAND SURV. VOL. 4, PLAT 456
LAND SURV. VOL. 4, PLAT 457
LAND SURV. VOL. 3, PLAT 229

PLAT BOOK 76, PAGE 93A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS ____ DAY
OF ____ 20__, AT ____ M.
FILE NO. ____ FEE: \$ ____
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
DEPUTY

ROAD RECORD VOLUME 8, PAGE 198A

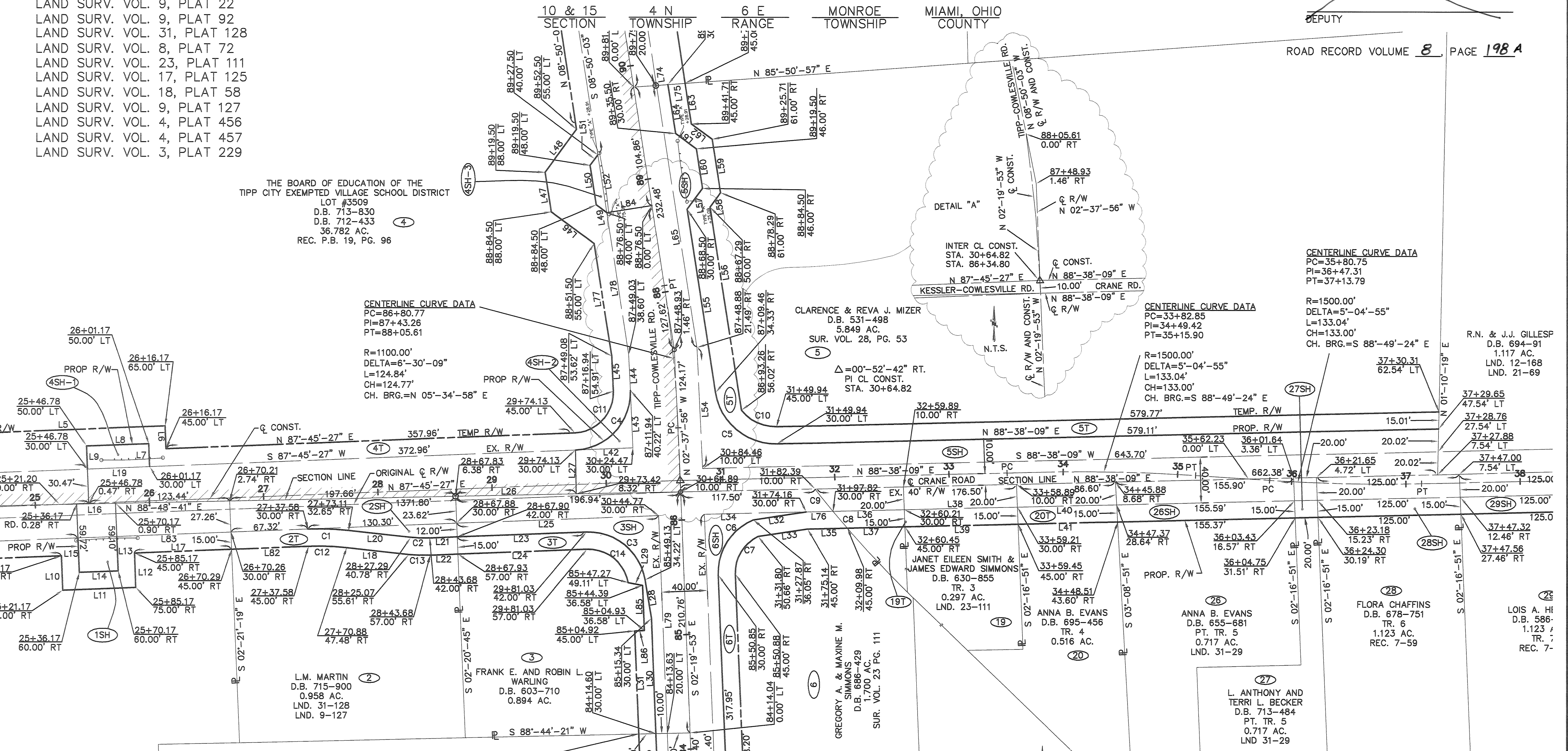
THE BOARD OF EDUCATION OF THE
TIPP CITY EXEMPTED VILLAGE SCHOOL DISTRICT
LOT #3509
D.B. 713-830
D.B. 712-433
36.782 AC.
REC. P.B. 19, PG. 96

CENTERLINE CURVE DATA
PC=86+80.77
PI=87+43.26
PT=88+05.61
R=1100.00'
DELTA=6'-30'-09"
L=124.84'
CH=124.77'
CH. BRG.=N 05'-34'-58" E

CLARENCE & REVA J. MIZER
D.B. 531-498
5.849 AC.
SUR. VOL. 28, PG. 53

CENTERLINE CURVE DATA
PC=33+82.85
PI=34+49.42
PT=35+15.90
R=1500.00'
DELTA=5'-04'-55"
L=133.04'
CH=133.00'
CH. BRG.=S 88'-49'-24" E

R.N. & J.J. GILLESPIE
D.B. 694-91
1.117 AC.
LND. 12-168
LND. 21-69



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	08°-31'-51"	239.50'	35.66'	35.63'	N 87°-58'-38" W
C2	08°-31'-51"	110.50'	16.45'	16.44'	N 87°-58'-38" W
C3	82°-47'-10"	50.00'	72.24'	66.12'	S 50°-50'-58" E
C4	90°-23'-23"	50.00'	78.88'	70.95'	N 42°-33'-46" E
C5	82°-31'-49"	53.00'	76.34'	69.91'	S 50°-05'-57" E
C6	69°-33'-00"	50.00'	60.69'	57.04'	S 32°-26'-37" W
C7	66°-48'-15"	35.00'	40.81'	38.53'	S 31°-04'-14" W
C8	01°-10'-41"	938.86'	19.31'	19.30'	S 40°-22'-36" E
C9	01°-32'-30"	938.86'	25.26'	25.26'	S 39°-01'-01" E
C10	52°-48'-21"	38.00'	35.02'	33.80'	S 64°-57'-41" E
C11	90°-23'-23"	35.00'	55.22'	49.67'	N 42°-33'-46" E
C12	08°-31'-51"	224.50'	33.43'	33.39'	N 87°-58'-38" W
C13	08°-31'-51"	125.50'	18.69'	18.67'	N 87°-58'-38" W
C14	82°-47'-10"	35.00'	50.57'	46.29'	N 50°-50'-58" W

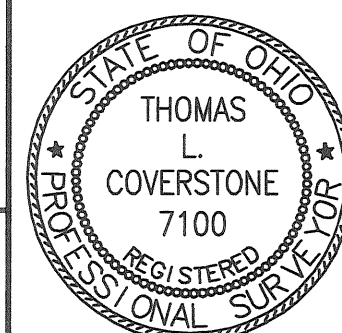
BEING A SURVEY OF
ADDITIONAL RIGHT-OF-WAY
FOR KESSLER-COWLESVILLE
ROAD AND CRANE ROAD.

REVISIONS:

REVISIONS AS PER MIAMI COUNTY TAX MAP 10/01/03
ESMT. CHANGES TO PARCEL 3 AND 32 04/09/04

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

04/09/04
DATE



LEGEND

- IRON PIN FOUND
- ⋈ P.K. NAIL FOUND
- ⋈ RAILROAD SPIKE FOUND
- ☆ STONE FOUND

2 OF 9

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: 07-22-03 drawn by: wdg job number: MIATCI0201-ROW2

PLAT OF ADDITIONAL HIGHWAY EASEMENT CRANE ROAD, C-155

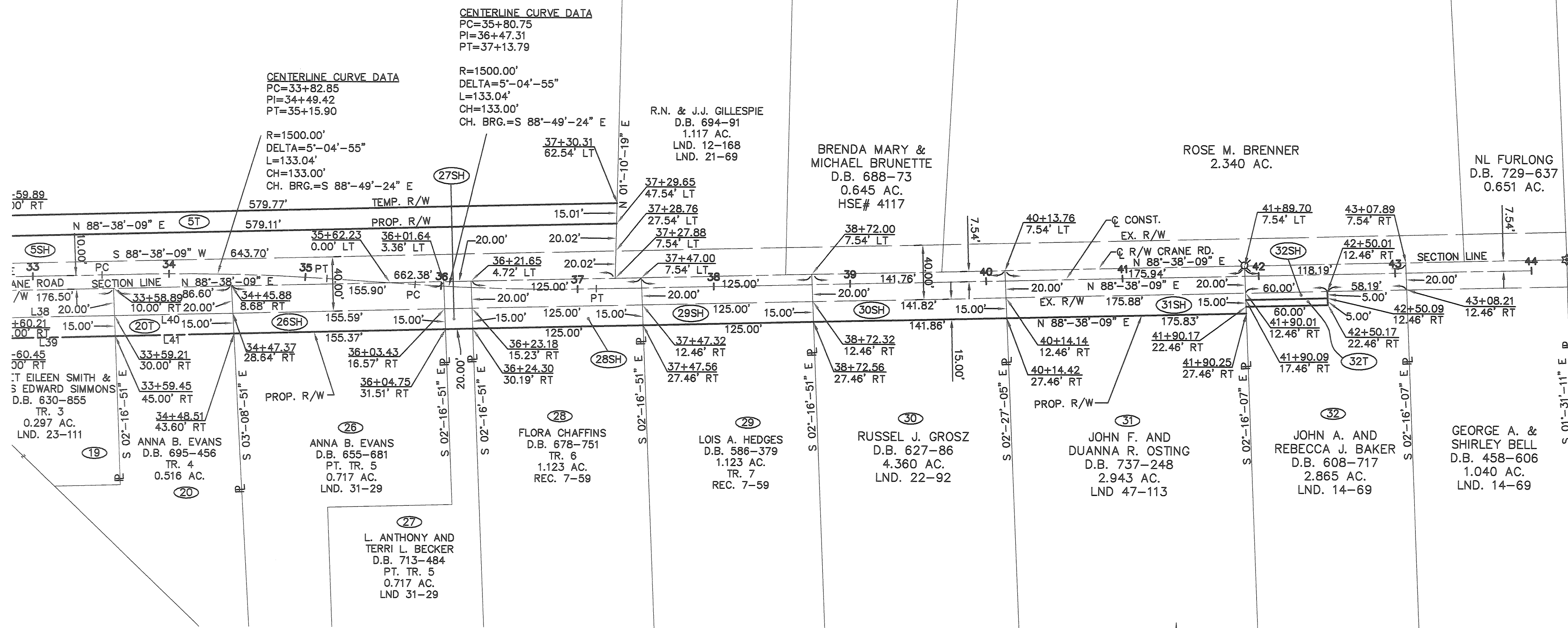
SURVEY REFERENCE

RECORDER'S P.B. 7, PAGE 59
LAND SURV. VOL. 5, PLAT 41
LAND SURV. VOL. 31, PLAT 178
LAND SURV. VOL. 28, PLAT 53
LAND SURV. VOL. 12, PLAT 188
LAND SURV. VOL. 9, PLAT 22
LAND SURV. VOL. 9, PLAT 92
LAND SURV. VOL. 31, PLAT 128
LAND SURV. VOL. 8, PLAT 72
LAND SURV. VOL. 23, PLAT 111
LAND SURV. VOL. 17, PLAT 125
LAND SURV. VOL. 18, PLAT 58
LAND SURV. VOL. 9, PLAT 127
LAND SURV. VOL. 4, PLAT 456
LAND SURV. VOL. 4, PLAT 457
LAND SURV. VOL. 3, PLAT 229

10 & 15 SECTION 4 N TOWNSHIP 6 E RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 20, PAGE 93B
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS DAY
OF 20, AT M.
FILE No. FEE: \$
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
DEPUTY

ROAD RECORD VOLUME 8, PAGE 198B



BEARINGS ASSUMED

SCALE: 1" = 60'
0 30 60 120

BEING A SURVEY OF
ADDITIONAL RIGHT-OF-WAY
FOR CRANE ROAD.

LEGEND

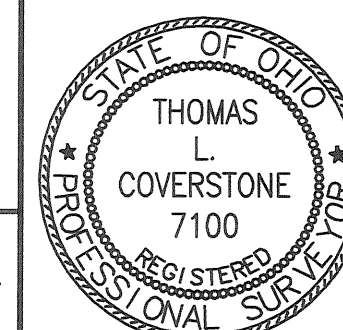
- IRON PIN FOUND
- ✕ P.K. NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ☆ STONE FOUND

3 OF 9

REVISIONS:
REVISIONS AS PER MIAMI COUNTY TAX MAP 10/01/03
ESMT. CHANGES TO PARCEL 3 AND 32 04/09/04

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

04/09/04
DATE



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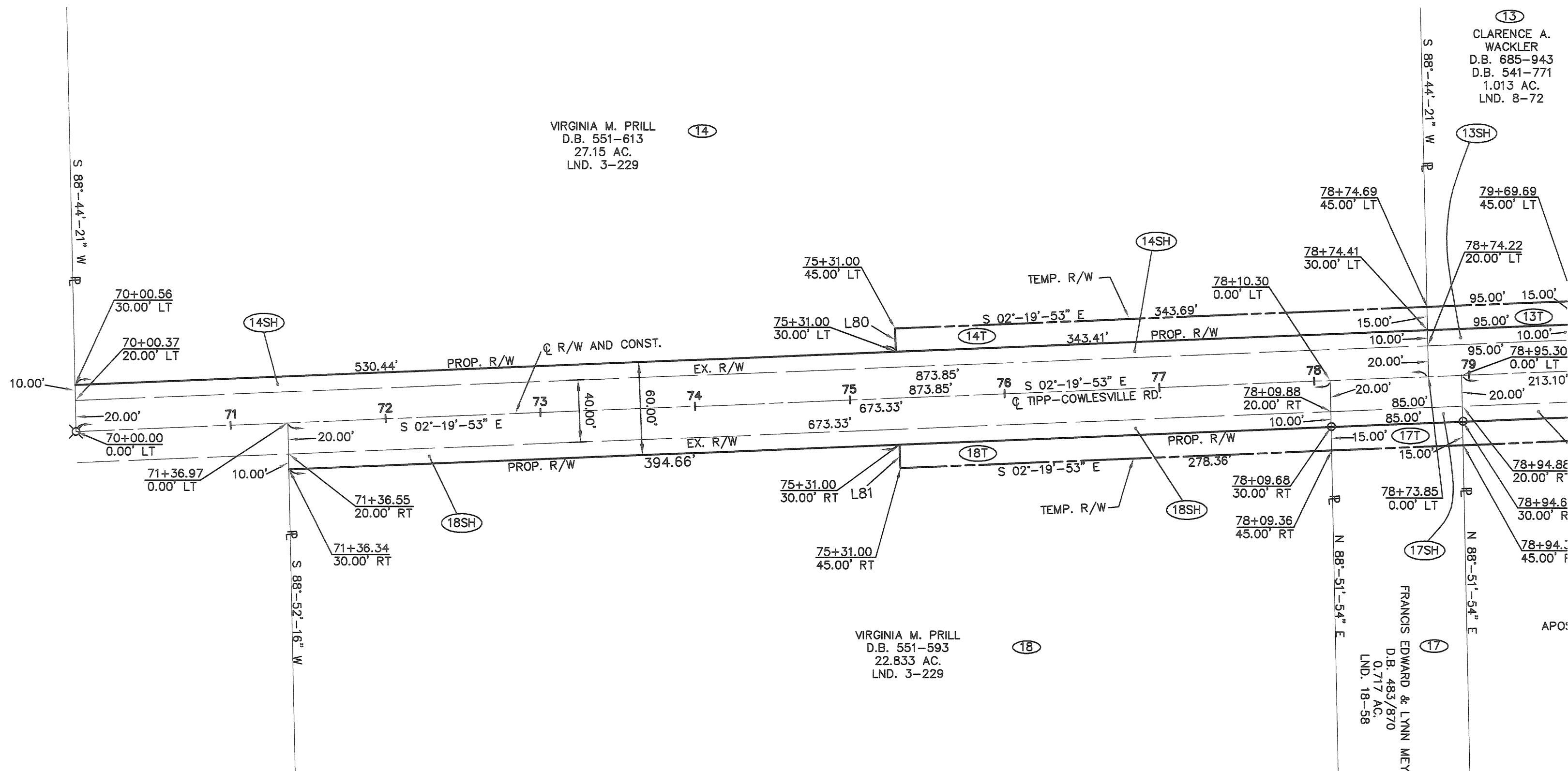
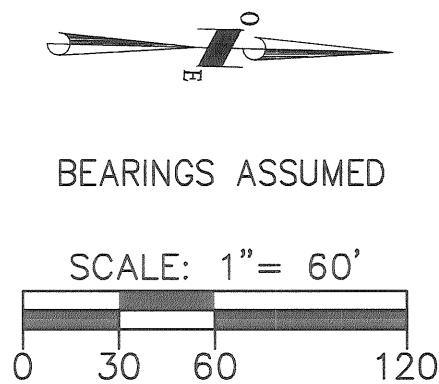
date: 07-22-03 drawn by: wdg job number: MIATC0201-ROW3

PLAT OF ADDITIONAL HIGHWAY EASEMENT TIPP-COWLESVILLE ROAD, C-153

15 SECTION 4 N TOWNSHIP 6 E RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 20, PAGE 93c
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS ____ DAY
OF ____, 20__, AT ____ M.
FILE No. ____ FEE: \$____
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
DEPUTY

ROAD RECORD VOLUME 8, PAGE 198c



SURVEY REFERENCE
RECORDER'S P.B. 7, PAGE 59
LAND SURV. VOL. 5, PLAT 41
LAND SURV. VOL. 31, PLAT 178
LAND SURV. VOL. 28, PLAT 53
LAND SURV. VOL. 12, PLAT 188
LAND SURV. VOL. 9, PLAT 22
LAND SURV. VOL. 9, PLAT 92
LAND SURV. VOL. 31, PLAT 128
LAND SURV. VOL. 8, PLAT 72
LAND SURV. VOL. 23, PLAT 111
LAND SURV. VOL. 17, PLAT 125
LAND SURV. VOL. 18, PLAT 58
LAND SURV. VOL. 9, PLAT 127
LAND SURV. VOL. 4, PLAT 456
LAND SURV. VOL. 4, PLAT 457
LAND SURV. VOL. 3, PLAT 229

BEING A SURVEY OF ADDITIONAL RIGHT-OF-WAY
FOR TIPP-COWLESVILLE ROAD.

LEGEND

- IRON PIN FOUND
- ⋈ P.K. NAIL FOUND
- ⋈ RAILROAD SPIKE FOUND
- ☆ STONE FOUND

REVISIONS:
REVISIONS AS PER MIAMI COUNTY TAX MAP 10/01/03
ESMT. CHANGES TO PARCEL 3 AND 32 04/09/04

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

04/09/04
DATE



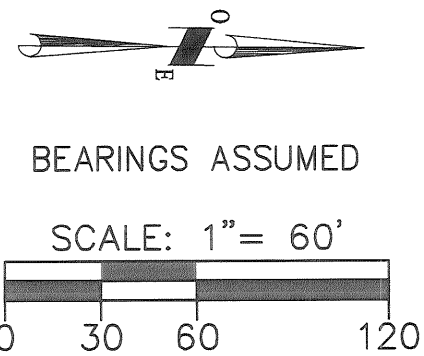
CHOICE ONE ENGINEERING
The choice that exceeds ...
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SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 07-22-03
drawn by: wdg
job number: MIATC10201-ROW4

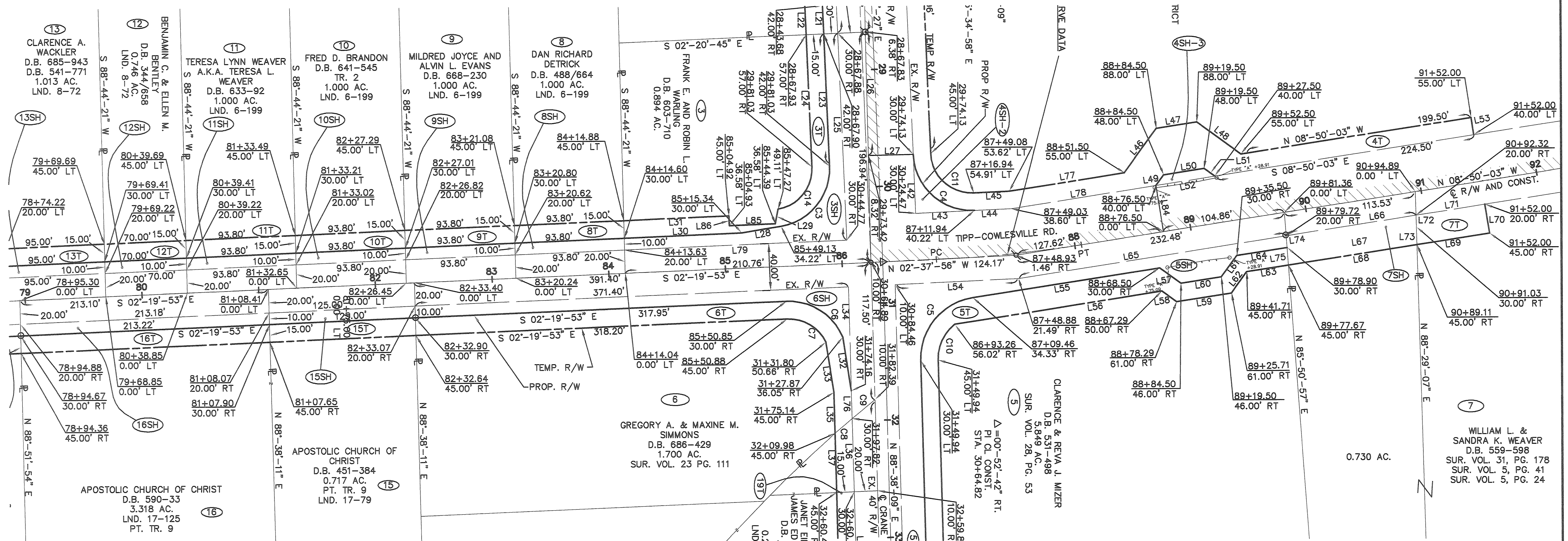
PLAT OF ADDITIONAL HIGHWAY EASEMENT TIPP-COWLESVILLE ROAD, C-153

10 & 15 SECTION 4 N TOWNSHIP 6 E MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 20, PAGE 93 D
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS DAY
OF , 20 , AT M.
FILE No. FEE: \$
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
DEPUTY



ROAD RECORD VOLUME 8, PAGE 198 D



LEGEND

- IRON PIN FOUND
- ✕ P.K. NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- ☆ STONE FOUND

SURVEY REFERENCE

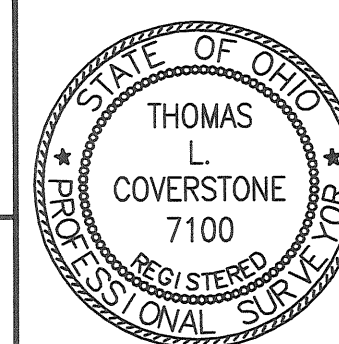
RECORDER'S P.B. 7, PAGE 59	LAND SURV. VOL. 8, PLAT 72
LAND SURV. VOL. 5, PLAT 41	LAND SURV. VOL. 23, PLAT 111
LAND SURV. VOL. 31, PLAT 178	LAND SURV. VOL. 17, PLAT 125
LAND SURV. VOL. 28, PLAT 53	LAND SURV. VOL. 18, PLAT 58
LAND SURV. VOL. 12, PLAT 188	LAND SURV. VOL. 9, PLAT 127
LAND SURV. VOL. 9, PLAT 22	LAND SURV. VOL. 4, PLAT 456
LAND SURV. VOL. 9, PLAT 92	LAND SURV. VOL. 4, PLAT 457
LAND SURV. VOL. 31, PLAT 128	LAND SURV. VOL. 3, PLAT 229

BEING A SURVEY OF ADDITIONAL
RIGHT-OF-WAY FOR
TIPP-COWLESVILLE ROAD.

REVISIONS:
REVISIONS AS PER MIAMI COUNTY TAX MAP 10/01/03
ESMT. CHANGES TO PARCEL 3 AND 32 04/09/04

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

04/09/04
DATE



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

date: 07-22-03 drawn by: wdg job number: MIATC0201-ROW5

PLAT OF ADDITIONAL HIGHWAY EASEMENT
TIPP-COWLESVILLE ROAD, C-153
KESSLER-COWLESVILLE ROAD, T-40
CRANE ROAD, C-155

10 & 15 SECTION 4 N TOWNSHIP 6 E RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 20, PAGE 93E
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS DAY
OF 20, AT M.
FILE No. FEE: \$
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
DEPUTY

ROAD RECORD VOLUME 8, PAGE 198 E

NUMBER	BEARINGS	DISTANCE
L1	N 02°-14'-33" W	8.00'
L2	N 87°-45'-27" E	40.00'
L3	S 02°-14'-33" E	8.00'
L4	N 02°-14'-33" W	12.00'
L5	N 87°-45'-27" E	184.51'
L6	S 02°-14'-33" E	20.00'
L7	S 02°-14'-33" E	20.00'
L8	N 87°-45'-27" E	54.38'
L9	N 02°-14'-33" W	20.00'
L10	N 02°-14'-33" W	30.00'
L11	S 87°-45'-27" W	64.00'
L12	S 02°-14'-33" E	30.00'
L13	S 02°-14'-33" E	30.00'
L14	S 87°-45'-27" W	34.00'
L15	N 02°-14'-33" W	30.00'
L16	N 88°-48'-41" E	34.01'
L17	S 87°-45'-27" W	85.12'
L18	N 83°-42'-42" W	54.79'
L19	S 87°-45'-27" W	54.38'
L20	N 83°-42'-42" W	54.79'
L21	S 87°-45'-27" W	24.21'
L22	S 87°-45'-27" W	24.24'
L23	S 87°-45'-27" W	113.13'
L24	S 87°-45'-27" W	113.13'
L25	N 87°-45'-27" E	176.89'
L26	N 88°-48'-41" E	105.60'
L27	N 01°-11'-19" W	38.33'
L28	N 09°-27'-23" W	34.06'
L29	N 79°-22'-52" W	12.86'
L30	N 02°-19'-53" W	100.74'

NUMBER	BEARINGS	DISTANCE
L31	N 02°-19'-53" W	90.04'
L32	S 81°-11'-26" W	46.68'
L33	N 81°-11'-26" E	43.70'
L34	N 88°-38'-09" E	88.93'
L35	N 88°-38'-09" E	34.84'
L36	N 88°-38'-09" E	62.39'
L37	S 88°-38'-09" W	50.48'
L38	N 88°-38'-09" E	99.00'
L39	S 88°-38'-09" W	99.00'
L40	N 88°-38'-09" E	86.90'
L41	S 88°-38'-09" W	87.13'
L42	S 87°-45'-27" W	50.34'
L43	S 02°-37'-56" E	50.34'
L44	N 02°-37'-56" W	31.39'
L45	N 02°-37'-56" W	30.58'
L46	N 53°-50'-03" W	46.67'
L47	N 08°-50'-03" W	35.00'
L48	N 36°-09'-57" E	46.67'
L49	N 53°-50'-03" W	11.31'
L50	N 08°-50'-03" W	35.00'
L51	N 36°-09'-57" E	11.31'
L52	N 08°-50'-03" W	51.00'
L53	N 81°-09'-57" E	15.00'
L54	N 02°-37'-56" W	105.69'
L55	S 08°-50'-03" E	161.92'
L56	S 08°-50'-03" E	179.54'
L57	S 36°-09'-57" W	22.63'
L58	S 36°-09'-57" W	15.56'
L59	S 08°-50'-03" E	47.43'
L60	S 08°-50'-03" E	35.00'

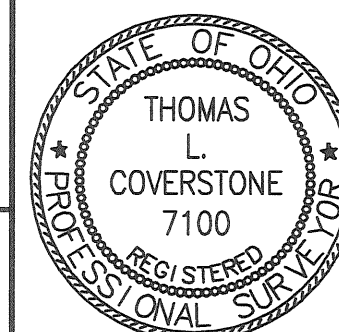
NUMBER	BEARINGS	DISTANCE
L61	S 53°-50'-03" E	22.63'
L62	S 53°-50'-03" E	22.63'
L63	S 08°-50'-03" E	35.96'
L64	S 08°-50'-03" E	43.40'
L65	N 08°-50'-03" W	231.93'
L66	N 08°-50'-03" W	112.60'
L67	S 08°-50'-03" E	112.13'
L68	N 08°-50'-03" W	111.44'
L69	S 08°-50'-03" E	62.89'
L70	N 81°-09'-57" E	25.00'
L71	N 08°-50'-03" W	59.68'
L72	N 88°-29'-07" E	30.25'
L73	N 88°-29'-07" E	15.12'
L74	S 85°-50'-57" W	30.10'
L75	N 85°-50'-57" E	15.05'
L76	S 88°-38'-09" W	23.66'
L77	N 08°-50'-03" W	99.64'
L78	N 08°-50'-03" W	125.46'
L79	S 02°-19'-53" E	191.21'
L80	S 87°-40'-07" W	15.00'
L81	S 87°-40'-07" W	15.00'
L82	N 87°-45'-27" E	67.29'
L83	N 87°-45'-27" E	100.09'
L84	S 81°-09'-57" W	40.00'
L85	N 02°-19'-53" W	39.46'
L86	N 87°-37'-42" E	8.42'

6 OF 9

REVISIONS:
REVISIONS AS PER MIAMI COUNTY TAX MAP 10/01/03
ESMT. CHANGES TO PARCEL 3 AND 32 04/09/04

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

04/09/04
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: 07-22-03 drawn by: wdg job number: MIATC0201-ROW6

SUMMARY OF ADDITIONAL HIGHWAY EASEMENT
TIPP-COWLESVILLE ROAD, C-153
KESSLER-COWLESVILLE ROAD, T-40
CRANE ROAD, C-155

10 & 15 SECTION 4 N TOWNSHIP 6 E RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY

PLAT BOOK 20, PAGE 93 F
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS DAY
OF 20, AT M.
FILE No. FEE: \$
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
DEPUTY
ROAD RECORD VOLUME 8, PAGE 198 F

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED	
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE
1SH	VIRGINIA M. PRILL	1-9	551	616	G12014800	7.335	0.346	0.046	0.023	0.023			6.966		FOR CONSTRUCTION OF CULVERT & GRADING OF SLOPES	748	728
1T								0.185	0.000	0.185					FOR GRADING OF SLOPES	748	731
2SH	LISA M. MARTIN	2-9	715	900	G12014700	0.958	0.115	0.136	0.115	0.021			0.822		FOR CONSTRUCTION OF CURB & GRADING OF SLOPES AND DRIVEWAY	748	735
2T								0.068	0.000	0.068					FOR GRADING OF SLOPES	748	739
3SH	FRANK E. AND ROBIN L. WARLING	2-9	603	710	G12014600	0.894	0.186	0.293	0.186	0.107			0.601		FOR CONSTRUCTION OF CURB, WATER, STORM SEWER AND GRADING SLOPES AND DRIVEWAY	748	743
3T								0.097	0.000	0.097					FOR GRADING OF SLOPES	748	747
4SH-1	THE BOARD OF EDUCATION OF THE TIPP CITY EXEMPTED VILLAGE SCHOOL DISTRICT	2-9	713	830	G15021351	36.872	1.910	0.025	0.000	0.025					FOR CONSTRUCTION OF CULVERT & GRADING OF SLOPES	748	756
4SH-2						36.872	1.910	0.013	0.000	0.013					FOR CONSTRUCTION OF CURB & GRADING OF SLOPES	748	760
4SH-3						36.872	1.910	0.008	0.000	0.008		34.826			FOR CONSTRUCTION OF CULVERT & GRADING OF SLOPES	748	763
4T								1.017	0.000	1.017					FOR GRADING OF SLOPES	748	751
5SH	CLARENCE & REVA J. MIZER	2-9	531	498	G12006600	5.849	0.459	0.866	0.459	0.407		4.983			FOR CONSTRUCTION OF CULVERT & GRADING OF SLOPES	753	399
5T								0.340	0.000	0.340					FOR GRADING OF SLOPES	753	403
6SH	GREGORY A. AND MAXINE M. SIMMONS	5-9	686	429	G12075800	1.700	0.228	0.331	0.228	0.103			1.369		FOR CONSTRUCTION OF CURB, WATER, STORM SEWER AND GRADING SLOPES AND DRIVEWAY	748	766
6T								0.153	0.000	0.153					FOR GRADING OF SLOPES	748	770
7SH	WILLIAM L. AND SANDRA K. WEAVER	5-9	559	598	G12-007200	8.499	0.165	0.078	0.052	0.026			8.308		FOR CONSTRUCTION OF CURB, WATER, STORM SEWER AND GRADING SLOPES AND DRIVEWAY	749	593
7T								0.074	0.000	0.074					FOR GRADING OF SLOPES	749	596
8SH	DAN RICHARD DETRICK	5-9	488	664	G12014500	1.000	0.043	0.065	0.043	0.022		0.935			FOR CONSTRUCTION OF CURB, STORM SEWER AND GRADING SLOPES AND DRIVEWAY	748	774
8T								0.032	0.000	0.032					FOR GRADING OF SLOPES	748	777
9SH	MILDRED JOYCE AND ALVIN L. EVANS	5-9	668	230	G12014400	1.000	0.043	0.065	0.043	0.022		0.935			FOR CONSTRUCTION OF CURB & GRADING OF SLOPES AND DRIVEWAY	748	780
9T								0.032	0.000	0.032					FOR GRADING OF SLOPES	748	783
10SH	FRED D. BRANDON	5-9	641	545	G12014300	1.000	0.043	0.065	0.043	0.022		0.935			FOR CONSTRUCTION OF CURB, STORM SEWER AND GRADING SLOPES AND DRIVEWAY		
10T								0.032	0.000	0.032					FOR GRADING OF SLOPES	748	786

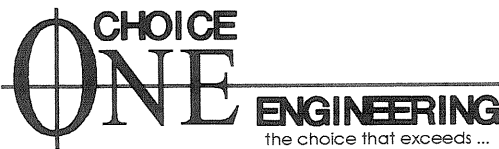
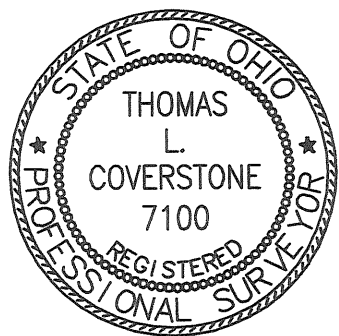
NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL ND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

REVISIONS:
REVISIONS AS PER MIAMI COUNTY TAX MAP 10/01/03
ESMT. CHANGES TO PARCEL 3 AND 32 04/09/04

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

04/09/04
DATE



440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
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date: 07-22-03 drawn by: wdg job number: MIATC0201-ROWTXT

SUMMARY OF ADDITIONAL HIGHWAY EASEMENT
TIPP-COWLESVILLE ROAD, C-153
KESSLER-COWLESVILLE ROAD, T-40
CRANE ROAD, C-155

PLAT BOOK 20, PAGE 93 G
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS ____ DAY
OF _____, 20____, AT ____ M.
FILE No. _____ FEE: \$____

JOHN W. O'BRIEN MIAMI COUNTY RECORDER
DEPUTY

ROAD RECORD VOLUME 8, PAGE 198 G

10 & 15 SECTION 4 N TOWNSHIP 6 E RANGE MONROE TOWNSHIP MIAMI, OHIO COUNTY

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED	
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE
11SH	TERESA LYNN WEAVER A.K.A. TERESA L. WEAVER	5-9	633	92	G12014200	1.000	0.043	0.065	0.043	0.022		0.935			FOR CONSTRUCTION OF CURB AND GRADING OF SLOPES AND DRIVEWAY	748	789
11T								0.032	0.000	0.032					FOR GRADING OF SLOPES	748	792
12SH	BENJAMIN C. AND ELLEN M. BENTLEY	5-9	344	658	G12014100	0.747	0.032	0.048	0.032	0.016		0.698			FOR CONSTRUCTION OF CURB AND GRADING OF SLOPES AND DRIVEWAY	755	055
12T								0.024	0.000	0.024					FOR GRADING OF SLOPES	755	052
13SH	CLARENCE A. WACKLER	4-9	541	771	G12014000	1.013	0.043	0.065	0.043	0.022		0.948			FOR CONSTRUCTION OF CURB AND GRADING OF SLOPES AND DRIVEWAY	748	795
13T			685	943				0.033	0.000	0.033					FOR GRADING OF SLOPES	748	798
14SH	VIRGINIA M. PRILL	4-9	551	613	G12013700	27.150	0.401	0.602	0.401	0.201		26.548			FOR CONSTRUCTION OF CURB, STORM SEWER AND GRADING OF SLOPES AND DRIVEWAY	748	801
14T								0.118	0.000	0.118					FOR GRADING OF SLOPES	748	804
15SH	APOSTOLIC CHURCH OF CHRIST	5-9	451	384	G12250030	0.717	0.057	0.086	0.057	0.029			0.631		FOR CONSTRUCTION OF CURB, STORM SEWER AND GRADING OF SLOPES AND DRIVEWAY	748	807
15T								0.043	0.000	0.043					FOR GRADING OF SLOPES	748	810
16SH	APOSTOLIC CHURCH OF CHRIST	5-9	590	33	G12075900	3.318	0.098	0.147	0.098	0.049			3.171		FOR CONSTRUCTION OF CURB, STORM SEWER, WATER AND GRADING OF SLOPES AND DRIVES	748	813
16T								0.073	0.000	0.073					FOR GRADING OF SLOPES	748	816
17SH	FRANCIS EDWARD & LYNN MEYERS	4-9	483	870	G12013900	0.718	0.039	0.059	0.039	0.020			0.659		FOR CONSTRUCTION OF CURB, STORM SEWER AND GRADING OF SLOPES AND DRIVEWAY	748	819
17T								0.029	0.000	0.029					FOR GRADING OF SLOPES	748	822
18SH	VIRGINIA M. PRILL	4-9	551	593	G12013750	22.833	0.309	0.464	0.309	0.155			22.369		FOR CONSTRUCTION OF CURB, STORM SEWER, WATER AND GRADING OF SLOPES AND DRIVES	748	825
18T								0.096	0.000	0.096					FOR GRADING OF SLOPES	748	828
19T	JANET EILEEN SMITH & JAMES EDWARD SIMMONS	2-9	630	855	G12076110	0.297	0.078	0.054	0.000	0.054					FOR GRADING OF SLOPES	748	831
20T	ANNA B. EVANS	2-9	695	456	G12076120	0.516	0.040	0.030	0.000	0.030					FOR GRADING OF SLOPES	748	834
21T	BRIAN P. CLAWSON	1-9	649	743	G12014900	0.574	0.085	0.034	0.000	0.034					FOR GRADING OF SLOPES	748	837
22T	MICHAEL SEAN MCDERMOTT	1-9	712	861	G12015000	0.574	0.089	0.034	0.000	0.034					FOR GRADING OF SLOPES	748	840
23T	SHIRLEEN M. & DENVER A BRYSON	1-9	628	508	G12015100	0.574	0.093	0.034	0.000	0.034					FOR GRADING OF SLOPES	748	843

8 OF 9

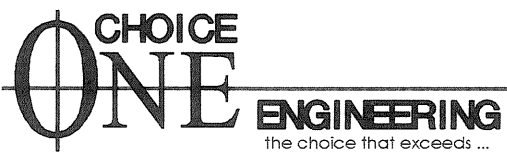
NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

REVISIONS:
REVISIONS AS PER MIAMI COUNTY TAX MAP 10/01/03
ESMT. CHANGES TO PARCEL 3 AND 32 04/09/04

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

04/09/04
DATE



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

date: 07-22-03 drawn by: wdg job number: MIATC10201-ROWTX12

PLAT BOOK 20, PAGE 93 H
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS ____ DAY
OF _____, 20____ AT _____ M.
FILE No. _____ FEE: \$ _____

JOHN W. O'BRIEN MIAMI COUNTY RECORDER

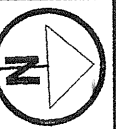
DEPUTY

ROAD RECORD VOLUME 8, PAGE 198

10 & 15 4 N 6 E MONROE MIAMI, OHIO
SECTION TOWNSHIP RANGE TOWNSHIP COUNTY

9 OF 9

date: 07-22-03	drawn by: wdg	job number: MIATC10201-ROWTXT3
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HORIZONTAL SCALE IN METERS

PID NO. 15144

CENTERLINE PLAT

MIA - CR25A - 7.789

1/35

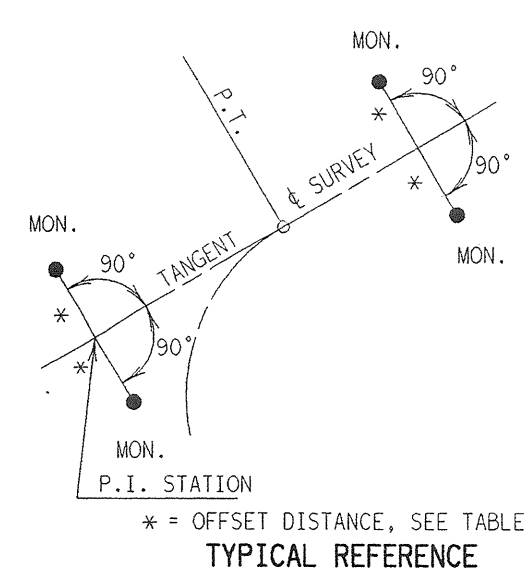
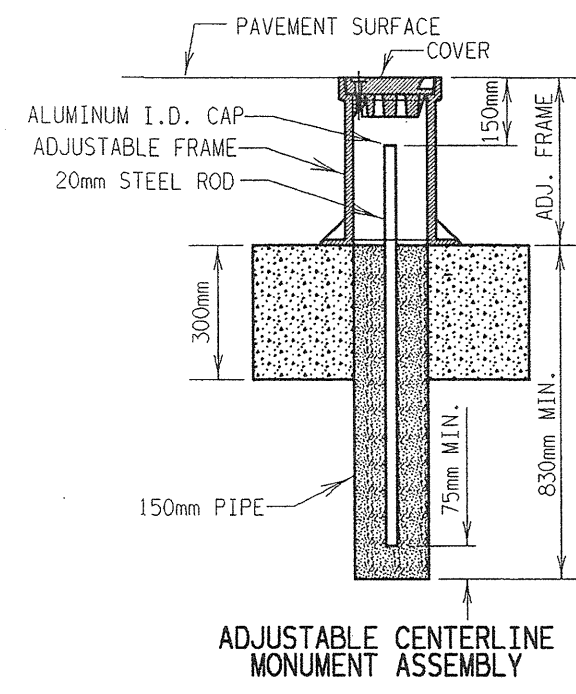
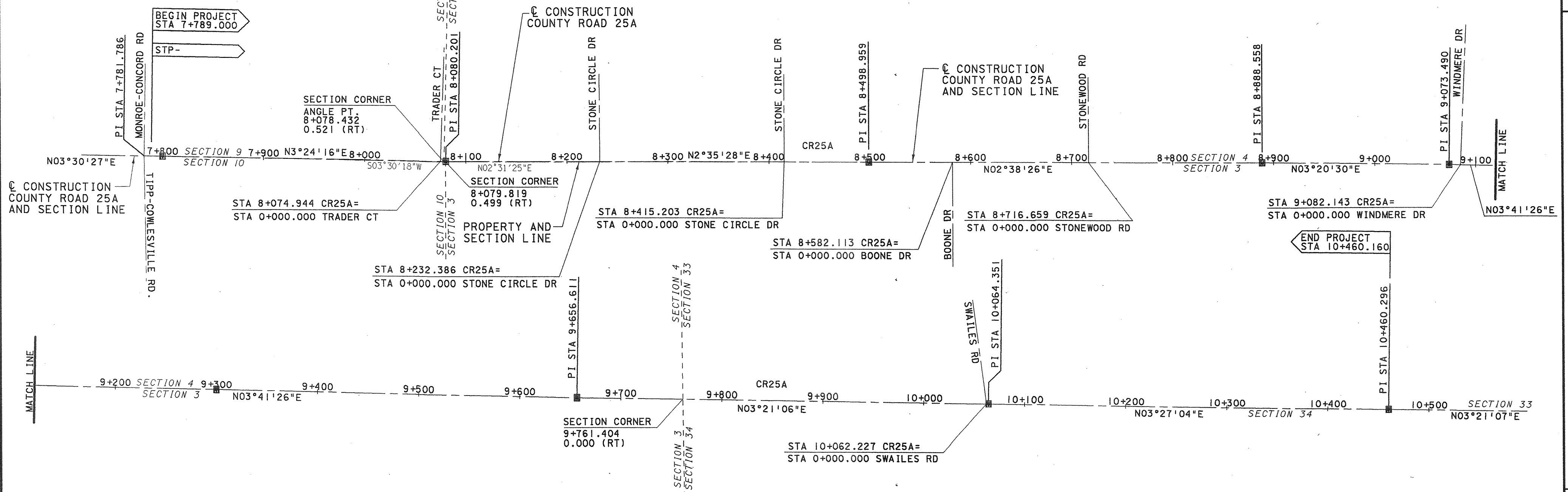
157
191

MONUMENTS ARE TO BE SET DURING CONSTRUCTION AT THE FOLLOWING STATIONS AT A TOLERANCE OF * 6mm.			
STATION	DISTANCE FROM C. OF CONSTRUCTION		MON. ASSLY.
	LEFT	RIGHT	
7+800.000	ON C.		I
8+080.201	ON C.		I
8+498.959	ON C.		I
8+888.558	ON C.		I
9+073.490	ON C.		I
9+300.000	ON C.		I
9+656.611	ON C.		I
10+064.351	ON C.		I
10+460.296	ON C.		I
TOTALS			9

MIA - CR25A - 7.789 PHASE IV

MIAMI COUNTY
CONCORD TOWNSHIP
SECTION 33, T-5, R-6
SECTION 34, T-5, R-6
SECTION 4, T-4, R-6
SECTION 3, T-4, R-6
MONROE TOWNSHIP
SECTION 9, T-4, R-6
SECTION 10, T-4, R-6

ADJUSTABLE CENTERLINE MONUMENTS, REFERENCE MONUMENTS, AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM 1.1M (REV. 6-30-95) OF THE OHIO DEPARTMENT OF TRANSPORTATION. THE PLACING OF THE MONUMENTS SHALL BE UNDER THE DIRECTION OF A REGISTERED SURVEYOR 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.

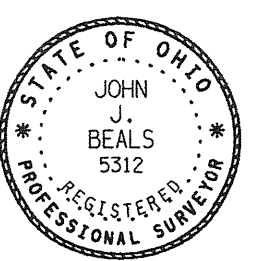


MONUMENT LEGEND
 PROPOSED MONUMENT ASSEMBLY
 PROPOSED REFERENCE MONUMENT
 RRS FOUND
 IRON PIN FOUND
 PK FOUND
 IRON PIPE FOUND
NOTE: 1.0000 FEET = 0.3048 METERS

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN 1997 BY LOCKWOOD, JONES, AND BEALS, INC.

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

BY John J. Beals
 SURVEYOR NO. 5312 DATE 7-25-00



RECEIVED	4-21, 2004
RECORDED	4-21, 2004
BOOK	20 PAGE 94
John W. D. Beals COUNTY RECORDER	

REV.	DATE	DESCRIPTION

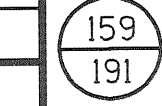
BY Christina J. Ackman
 DEPUTY
 0398586 \$ 0
 FILE NUMBER FEE
 2:04 PM

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

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING THE FOLLOWING:

MIA-C.R. 25A, 1992
 VISTA RIDGE ESTATES VOL 7, PG 123
 STANDING STONE DEVELOPMENT VOL 17, PG 1
 STANDING STONE REPLAT VOL 17, PG 86
 MEADOWVIEW VILLAGE-SECTION 9 VOL 16, PG 86
 EAST VISTA RIDGE SUBDIVISION-SECTION 1 VOL 8, PG 97
 PARK HILL SUBDIVISION-SECTION 1 VOL 8, PG 137





REV.	DATE	DESCRIPTION
DATE OF COMPLETION		

0 TOTAL TAKES

10 OWNERSHIPS WITH "P" ITEMS

$$\text{NET RESIDUE} = \text{RECORD AREA} - \text{TOTAL PRO} - \text{NET TAKE}$$

160
191

TOTAL NUMBER OF :					GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO.										metric units					PID NO. 15144	
76 OWNERSHIPS					0 OWNERSHIPS WITH STRUCTURES INVOLVED										NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE						
0 TOTAL TAKES					10 OWNERSHIPS WITH "P" ITEMS																
PARCEL NO.	OWNER	SHEET NO.	OWNERS	RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED					
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE				
8CHV	Dale Bowman and Linda Bowman	16	683	587	G12-003300	0.3496 (0.864)	0.0461 (0.114)	0.0004 (0.001)	0.0000 (0.000)	0.0004 (0.001)				LOCAL		707	593				
			683	587	G12-003450	0.2193 (0.542)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)											
			683	587	G12-003250	0.7297 (1.803)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)											
	Total 8CHV					1.2986 (3.209)	0.0461 (0.114)	0.0004 (0.001)	0.0000 (0.000)	0.0004 (0.001)			1.2525 (3.095)								
8SLV		16			G12-003300			0.0139 (0.034)	0.0000 (0.000)	0.0139 (0.034)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	589				
8T		16			G12-003300			0.0065 (0.016)	0.0000 (0.000)	0.0065 (0.016)						707	595				
8T-1		16			G12-003300			0.0077 (0.019)	0.0000 (0.000)	0.0077 (0.019)						707	598				
9SLV	Trader Builders, Inc.	16	680	06	C06-083996	0.6822 (1.686)	0.0000 (0.000)	0.0036 (0.009)	0.0000 (0.000)	0.0036 (0.009)		0.6822 (1.686)			FOR GRADING OF SLOPES	707	944				
10-11	NOT USED																				
12T	Trader Builders, Inc.	18	606	760	C06-084020 LOT 23	0.3015 (0.745)	0.0000 (0.000)	0.0023 (0.006)	0.0000 (0.000)	0.0023 (0.006)						707	947				
					C06-084020 LOT 22	0.6335 (1.565)	0.0000 (0.000)	0.0038 (0.009)	0.0000 (0.000)	0.0038 (0.009)											
	Total 12T					0.9349 (2.310)	0.0000 (0.000)	0.0061 (0.015)	0.0000 (0.000)	0.0061 (0.015)		0.9349 (2.310)									
14CHV	Esther M. Haas	16	665	66	C06-017610	0.4079 (1.008)	0.0077 (0.019)	0.0039 (0.010)	0.0000 (0.000)	0.0039 (0.010)			0.4002 (0.989)			708	68				
14T		16			C06-017610			0.0033 (0.008)	0.0000 (0.000)	0.0033 (0.008)					FOR GRADING OF SLOPES AND DRIVEWAYS	708	65				
15T	Schwan's Sales Enterprises, Inc.	16-17	487	454	C06-017620	0.4532 (1.120)	0.0465 (0.115)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)					FOR GRADING OF SLOPES AND DRIVEWAYS	708	77				
			575	941	C06-017620	0.1335 (0.330)	0.0232 (0.057)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)											
			624	507	C06-017620	0.2902 (0.717)	0.0579 (0.143)	0.0134 (0.033)	0.0000 (0.000)	0.0134 (0.033)											
	Total 15T					0.8770 (2.167)	0.1276 (0.315)	0.0134 (0.033)	0.0000 (0.000)	0.0134 (0.033)			0.7494 (1.852)								
NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.					NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES).					NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.					DENOTES RIGHT OF WAY ENCROACHMENT						
1 HECTARE = 2.471043 ACRES 1 METER = 3.280833 FEET																					

GRANTEE:
ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO.
NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE



metric
units

PID NO.
15144

TOTAL NUMBER OF :
76 OWNERSHIPS 0 OWNERSHIPS WITH STRUCTURES INVOLVED
0 TOTAL TAKES 10 OWNERSHIPS WITH "P" ITEMS

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED	
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE
16	NOT USED																
17T	Boone Hill Group	17	607 594	675 504	C06-017600	10.3984 (25.695)	0.1326 (0.328)	0.0087 (0.022)	0.0000 (0.000)	0.0087 (0.022)			10.2658 (25.367)		FOR GRADING OF SLOPES AND DRIVEWAYS	708	74
17T-1		19						0.0012 (0.003)	0.0000 (0.000)	0.0012 (0.003)					FOR GRADING OF SLOPES	708	71
18T	Harmon Management Group, Inc.	17	651	836	C06-017640	3.2354 (7.995)	0.2532 (0.626)	0.0185 (0.046)	0.0000 (0.000)	0.0185 (0.046)			2.9822 (7.369)		FOR GRADING OF SLOPES AND DRIVEWAYS	709	121
19T	NML Properties, LLC.	19	685	487	C06-017670	1.8595 (4.595)	0.1042 (0.257)	0.0044 (0.011)	0.0000 (0.000)	0.0044 (0.011)			1.7553 (4.338)		FOR GRADING OF SLOPES AND DRIVEWAYS	708	312
20	NOT USED																
21SLV	John Paul Buirley	19-20	524	469	C06-080508	0.2902 (0.717)	0.0499 (0.123) 0.111	0.0096 (0.024)	0.0000 (0.000)	0.0096 (0.024)		0.2403 (0.594)			FOR GRADING OF SLOPES AND DRIVEWAYS	708	293
21CHV		20						0.0185 (0.046)	0.0000 (0.000)	0.0185 (0.046)						708	299
21T		20						0.0135 (0.033)	0.0000 (0.000)	0.0135 (0.033)						708	296
22CHV	Mary Jane Abbott	20	560	722	C06-080507	0.2902 (0.717)	0.0415 (0.103)	0.0369 (0.091)	0.0000 (0.000)	0.0369 (0.091)		0.2487 (0.614)				708	302
22T		20						0.0093 (0.023)	0.0000 (0.000)	0.0093 (0.023)					FOR GRADING OF SLOPES AND DRIVEWAYS	708	305
23CHV	Douglas J. Mader	20	677	592	C06-080506	0.2902 (0.717)	0.0416 (0.103)	0.0341 (0.084)	0.0000 (0.000)	0.0341 (0.084)		0.2486 (0.614)				711	128
23T		20						0.0047 (0.012)	0.0000 (0.000)	0.0047 (0.012)					FOR GRADING OF SLOPES AND DRIVEWAYS	711	128
24CHV	Gerald D. Adkins	20-21	638	66	C06-080505	0.2902 (0.717)	0.0416 (0.103)	0.0336 (0.083)	0.0000 (0.000)	0.0336 (0.083)		0.2486 (0.614)				708	285
24T		21						0.0016 (0.004)	0.0000 (0.000)	0.0016 (0.004)					FOR GRADING OF SLOPES AND DRIVEWAYS	708	290
25SHV	Gerry R. Bell and Margaret M. Bell	21	688	798	C06-080504	0.2902 (0.717)	0.0414 (0.102) 0.103	0.0116 (0.029)	0.0000 (0.000)	0.0116 (0.029)		0.2372 (0.586)				708	373
25CHV		21						0.0273 (0.067)	0.0000 (0.000)	0.0273 (0.067)					FOR GRADING OF SLOPES AND DRIVEWAYS	708	370
26	NOT USED																
27SLV	Steven R. Elleman	19	610	574	C06-017150	0.3076 (0.760)	0.0605 (0.149) 0.095	0.0114 (0.028)	0.0000 (0.000)	0.0114 (0.028)			0.2471 (0.611)			709	112
27CHV		19-20						0.0016 (0.004)	0.0000 (0.000)	0.0016 (0.004)						709	115
27T		19-20						0.0108 (0.027)	0.0000 (0.000)	0.0108 (0.027)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	118

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCELS 16-27

MIA-CR 25A 7.789

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.

NOTE: UNLESS SPECIFIED OTHERWISE,
AREAS ARE STATED IN HECTARES
WITH ENGLISH EQUIVALENTS IN (ACRES).

1 HECTARE = 2.471043 ACRES
1 METER = 3.280833 FEET

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

* DENOTES RIGHT OF WAY ENCROACHMENT

REV	DATE	DESCRIPTION
DATE OF COMPLETION		

6 35

162
191

163
191



metric
units

MIA-CR 25A 7.789

164
191

REV	DATE	DESCRIPTION
DATE OF COMPLETION		

10 OWNERSHIPS WITH "P" ITEMS

MIA-CR 25A 7.789

REV	DATE	DESCRIPTION
DATE OF COMPLETION		

TOTAL NUMBER OF : 76 OWNERSHIPS 0 TOTAL TAKES																GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO. NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE																 		PID NO. 15144																																					
0 OWNERSHIPS WITH STRUCTURES INVOLVED																																																																							
10 OWNERSHIPS WITH "P" ITEMS																																																																							
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED																																																							
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE																																																						
60SLV	Paul Conard and Marie Conard	25-27	284	252	C06-015700	29.7555 (73.527)	0.3370 (0.833)	0.2334 (0.577)	0.0000 (0.000)	0.2334 (0.577)				★	WIRE MESH FENCE	709	133																																																						
	Marie Conard		357 706	375 68	C06-016700	7.0861 (17.510)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)																																																													
	Marie Conard		357 706	375 68	C06-016500	0.2695 (0.666)	0.1626 (0.402)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)																																																													
	Total 60SLV					37.1110 (91.703)	0.4996 (1.235)	0.2334 (0.577)	0.0000 (0.000)	0.2334 (0.577)		29.1507 (72.033)	7.4845 (18.495)																																																										
60SLV-1		27			C06-016500			0.0511 (0.126)	0.0000 (0.000)	0.0511 (0.126)						709	130																																																						
60CHV		27-28			C06-015700			0.1145 (0.283)	0.0000 (0.000)	0.1145 (0.283)					WIRE MESH FENCE	709	145																																																						
60CHV-1		27-28			C06-016700			0.0215 (0.053)	0.0000 (0.000)	0.0215 (0.053)						709	142																																																						
					C06-016500			0.0012 (0.003)	0.0000 (0.000)	0.0012 (0.003)																																																													
	Total 60CHV-1							0.0227 (0.056)	0.0000 (0.000)	0.0227 (0.056)																																																													
60SHV		27-28			C06-015700			0.0344 (0.085)	0.0000 (0.000)	0.0344 (0.085)						709	139																																																						
60SHV-1		27-28			C06-016700			0.0111 (0.027)	0.0000 (0.000)	0.0111 (0.027)						709	136																																																						
					C06-016500			0.0226 (0.056)	0.0000 (0.000)	0.0226 (0.056)																																																													
	Total 60SHV-1							0.0337 (0.083)	0.0000 (0.000)	0.0337 (0.083)																																																													
60T		27			C06-015700			0.0056 (0.014)	0.0000 (0.000)	0.0056 (0.014)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	127																																																						
60T-1		27			C06-016700			0.0057 (0.014)	0.0000 (0.000)	0.0057 (0.014)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	124																																																						
					C06-016500			0.0056 (0.014)	0.0000 (0.000)	0.0056 (0.014)																																																													
	Total 60T-1							0.0113 (0.028)	0.0000 (0.000)	0.0113 (0.028)																																																													
60BS	Donrey Outdoor Advertising			Lease 7171							S*				BILLBOARDS * STA 9+517 RT.																																																								
NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.																		NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES). 1 HECTARE = 2.471043 ACRES 1 METER = 3.280833 FEET																		NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.																		* DENOTES RIGHT OF WAY ENCROACHMENT																	
																																																						10 / 35																	
																																																						166 191																	
																																																						REV DATE DESCRIPTION																	
																																																						DATE OF COMPLETION																	

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCEL 60

MIA-CR 25A 7.789

TOTAL NUMBER OF : 76 OWNERSHIPS 0 TOTAL TAKES																	GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO. NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE																	 metric units		PID NO. 15144
0 OWNERSHIPS WITH STRUCTURES INVOLVED																																				
10 OWNERSHIPS WITH "P" ITEMS																																				
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED																				
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE																			
61	NOT USED																																			
62SLV	Ronald R. Erwin	26-27	551	580	C06-016750	2.0242 (5.002)	0.1045 (0.258)	0.0372 (0.092)	0.0000 (0.000)	0.0372 (0.092)			1.9197 (4.744)			709	698																			
62T		26-27						0.0249 (0.061)	0.0000 (0.000)	0.0249 (0.061)	S				FOR GRADING OF SLOPES AND DRIVEWAYS SIGN STA 9+340.8	709	695																			
63	NOT USED																																			
64SLV	Harriet M. Ishmael	28	676	420	C06-016400	0.2359 (0.583)	0.0321 (0.079)	0.0053 (0.013)	0.0000 (0.000)	0.0053 (0.013)			0.1994 (0.493)			707	339																			
64SHV		28						0.0044 (0.011)	0.0000 (0.000)	0.0044 (0.011)						707	336																			
64T		28						0.0059 (0.015)	0.0000 (0.000)	0.0059 (0.015)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	329																			
64T-1		28						0.0022 (0.005)	0.0000 (0.000)	0.0022 (0.005)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	326																			
65SLV	John E. Jordan and Dorothy E. Jordan	28-30	281	211	C06-015800	1.0522 (2.600)	0.1521 (0.376)	0.0887 (0.219)	0.0000 (0.000)	0.0887 (0.219)						710	079																			
			511	140	C06-015900	0.9712 (2.400)	0.0660 (0.163)	0.0262 (0.065)	0.0000 (0.000)	0.0262 (0.065)																										
	Total 65SLV					2.0234 (5.000)	0.2181 (0.539)	0.1149 (0.284)	0.0000 (0.000)	0.1149 (0.284)		1.8033 (4.456)																								
65SHV		28			C06-015800			0.0020 (0.005)	0.0000 (0.000)	0.0020 (0.005)						710	082																			
65CHV		28			C06-015800			0.0286 (0.071)	0.0000 (0.000)	0.0286 (0.071)						710	076																			
65T		28-29			C06-015800			0.0055 (0.014)	0.0000 (0.000)	0.0055 (0.014)					FOR GRADING OF SLOPES AND DRIVEWAYS	710	073																			
65T-1		28-29			C06-015800			0.0032 (0.008)	0.0000 (0.000)	0.0032 (0.008)					FOR GRADING OF SLOPES AND DRIVEWAYS	710	070																			
					C06-015900			0.0023 (0.006)	0.0000 (0.000)	0.0023 (0.006)																										
	Total 65T-1							0.0055 (0.014)	0.0000 (0.000)	0.0055 (0.014)																										
65T-2		28-29			C06-015900			0.0060 (0.015)	0.0000 (0.000)	0.0060 (0.015)					FOR GRADING OF SLOPES AND DRIVEWAYS	710	067																			

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

MIA-CR 25A 7.789

REV	DATE	DESCRIPTION
DATE OF COMPLETION		

TOTAL NUMBER OF : 76 OWNERSHIPS 0 TOTAL TAKES															GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO. NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE															 metric units															PID NO. 15144	
0 OWNERSHIPS WITH STRUCTURES INVOLVED															10 OWNERSHIPS WITH "P" ITEMS																															
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED																														
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE																													
78SLV	Edward L. McCarty and Rebecca A. McCarty	31	663	410	C06-081805	0.2452 (0.606)	0.0215 (0.053)	0.0084 (0.021)	0.0000 (0.000)	0.0084 (0.021)		0.2237 (0.553)				730	114																													
78T		31						0.0044 (0.011)	0.0000 (0.000)	0.0044 (0.011)				FOR GRADING OF SLOPES AND DRIVEWAYS		730	114																													
78T-1		31						0.0040 (0.010)	0.0000 (0.000)	0.0040 (0.010)				FOR GRADING OF SLOPES AND DRIVEWAYS		730	114																													
79SLV	Sean D. England	31	683	579	C06-081806	0.2489 (0.615)	0.0214 (0.053)	0.0079 (0.019)	0.0000 (0.000)	0.0079 (0.019)		0.2275 (0.562)				709	814																													
79T		31						0.0041 (0.010)	0.0000 (0.000)	0.0041 (0.010)				FOR GRADING OF SLOPES AND DRIVEWAYS		709	817																													
79T-1		31						0.0036 (0.009)	0.0000 (0.000)	0.0036 (0.009)				FOR GRADING OF SLOPES AND DRIVEWAYS		709	820																													
80SLV	Jack E. Gheen	31	694	821	C06-081807	0.3399 (0.840)	0.0363 (0.090)	0.0149 (0.037)	0.0000 (0.000)	0.0149 (0.037)		0.3036 (0.750)				709	794																													
80T		31						0.0011 (0.003)	0.0000 (0.000)	0.0011 (0.003)				FOR GRADING OF SLOPES AND DRIVEWAYS		709	797																													
80T-1		31						0.0017 (0.004)	0.0000 (0.000)	0.0017 (0.004)				FOR GRADING OF SLOPES AND DRIVEWAYS		709	811																													
80T-2		31						0.0062 (0.015)	0.0000 (0.000)	0.0062 (0.015)				FOR GRADING OF SLOPES AND DRIVEWAYS		709	808																													
81	NOT USED																																													
82SLV	WACO Historical Society, Inc.	30	676	56	C06-018000	29.2918 (72.380)	0.1790 (0.442) (0.492)	0.0191 (0.047)	0.0000 (0.000)	0.0191 (0.047)		29.1128 (71.939)		FENCE ACROSS DRIVE		707	452																													
82SLV-1		30-31						0.0447 (0.110)	0.0000 (0.000)	0.0447 (0.110)						707	449																													
82T		30						0.0095 (0.023)	0.0000 (0.000)	0.0095 (0.023)				FOR GRADING OF SLOPES AND DRIVEWAYS		707	443																													
82T-1		31						0.0331 (0.082)	0.0000 (0.000)	0.0331 (0.082)	S			FOR GRADING OF SLOPES AND DRIVEWAYS SIGNS STA 9+964.8, STA 9+978.5		707	446																													
83SLV	Betty Bates	30	608	167	C06-020300	0.0526 (0.130)	0.0274 (0.068) (0.076)	0.0067 (0.017)	0.0000 (0.000)	0.0067 (0.017)		0.0252 (0.062)		FENCE ALONG EAST RIGHT OF WAY LINE		707	229																													
83T		30						0.0043 (0.011)	0.0000 (0.000)	0.0043 (0.011)				FOR GRADING OF SLOPES AND DRIVEWAYS		707	225																													
84SHV	David L. Webb and Marie B. Webb	32	586	84	C06-081808	0.6698 (1.655)	0.1287 (0.318)	0.0116 (0.029)	0.0000 (0.000)	0.0116 (0.029)						707	222																													
			586	64	C06-019900	0.0518 (0.128)	0.0277 (0.068) (0.076)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)																																				
	Total 84SHV					0.7216 (1.783)	0.1564 (0.386)	0.0116 (0.029)	0.0000 (0.000)	0.0116 (0.029)		0.5295 (1.308)	0.0241 (0.060)																																	
84SLV		31-32			C06-019900			0.0120 (0.030)	0.0000 (0.000)	0.0120 (0.030)						707	219																													
84SLV-1		31-32			C06-081808			0.0327 (0.081)	0.0000 (0.000)	0.0327 (0.081)						707	216																													
NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.															NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES).															12 35																
1 HECTARE = 2.471043 ACRES 1 METER = 3.280833 FEET															NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.															168 191																
															DENOTES RIGHT OF WAY ENCROACHMENT																															

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCELS 78-84

MIA-CR 25A 7.789

TOTAL NUMBER OF : 76 OWNERSHIPS 0 TOTAL TAKES															GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO. NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE															metric units PID NO. 15144	
0 OWNERSHIPS WITH STRUCTURES INVOLVED															10 OWNERSHIPS WITH "P" ITEMS																
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED															
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE														
85SLV	Dorothy Jordan and John Jordan	32-35	618	474	C06-019700	0.9267 (2.290)	0.5186 (1.281) <i>1.35</i>	0.1890 (0.467)	0.0000 (0.000)	0.1890 (0.467)	S		0.4081 (1.009)		SIGN STA 10+315.9	710	088														
85T		32-35						0.0044 (0.011)	0.0000 (0.000)	0.0044 (0.011)					FOR GRADING OF SLOPES AND DRIVEWAYS	710	085														
85BS											S				BILLBOARDS STA 10+215.4																
85BS-1	Donrey Outdoor Advertising		Lease 7280								S*				BILLBOARDS *STA 10+433.3 *STA 10+434.1																
89SLV	Ken Lee Besecker and Barbara Jean Besecker	32	445	316	C06-081711	0.2023 (0.500)	0.0647 (0.160)	0.0136 (0.034)	0.0000 (0.000)	0.0136 (0.034)		0.1342 (0.332)				D.B. 707	165														
89SHV								0.0034 (0.008)	0.0000 (0.000)	0.0034 (0.008)						D.B. 707	168														
90SLV	Nellie Lee Walsch	32-33	647	573	C06-081709	0.4708 (1.163)	0.0617 (0.152)	0.0308 (0.076)	0.0000 (0.000)	0.0308 (0.076)		0.4091 (1.011)					707	174													
90T		32-33						0.0058 (0.014)	0.0000 (0.000)	0.0058 (0.014)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	171														
90T-1		32-33						0.0011 (0.003)	0.0000 (0.000)	0.0011 (0.003)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	177														
91	NOT USED																														
92SLV	Tracy L. Davis and William S. Stoltz, Jr.	33	687	310	C06-054400	1.4917 (3.686)	0.0490 (0.121) 0.00	0.0154 (0.038)	0.0000 (0.000)	0.0154 (0.038)	*	1.4427 (3.565)			* WOOD FENCE EAST OF RIGHT OF WAY LINE	707	180														
92T		33						0.0071 (0.018)	0.0000 (0.000)	0.0071 (0.018)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	185														
93SLV	Ken L. Besecker and Barbara J. Besecker	33	561	695	C06-054500	0.1615 (0.399)	0.0276 (0.068)	0.0109 (0.027)	0.0000 (0.000)	0.0109 (0.027)							707	188													
			561	695	C06-054550	0.4217 (1.042)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)																					
	Total 93SLV					0.5832 (1.441)	0.0276 (0.068)	0.0109 (0.027)	0.0000 (0.000)	0.0109 (0.027)		0.5556 (1.373)																			
93T		33			C06-054500			0.0201 (0.050)	0.0000 (0.000)	0.0201 (0.050)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	191														
94SLV	Wanda S. Starnier	33-34	702	335	C06-054600	0.7131 (1.762)	0.0344 (0.085)	0.0129 (0.032)	0.0000 (0.000)	0.0129 (0.032)		0.6787 (1.677)			FENCE ALONG RIGHT OF WAY LINE	707	194														
94T		33-34						0.0082 (0.020)	0.0000 (0.000)	0.0082 (0.020)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	197														
95SLV	John E. Webb and Anna Belle Webb	34	566	304	C06-054700	0.5390 (1.332)	0.0276 (0.068)	0.0085 (0.021)	0.0000 (0.000)	0.0085 (0.021)	*	0.5114 (1.264)			* FENCE EAST OF WEST RIGHT OF WAY LINE	707	200														
95T								0.0054 (0.013)	0.0000 (0.000)	0.0054 (0.013)					FOR GRADING OF SLOPES AND DRIVEWAYS FENCE ALONG DRIVE	707	203														
NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.															NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES).																
															NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.																
															1 HECTARE = 2.471043 ACRES 1 METER = 3.280833 FEET																
															* DENOTES RIGHT OF WAY ENCROACHMENT																

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCELS 96-103

MIA-CR 25A 7.789

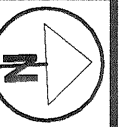
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191

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED	
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE
96	NOT USED																
97SLV	Marilyn A. Monnin	34	615	57	C06-054800	0.6641 (1.641)	0.0354 (0.087)	0.0091 (0.023)	0.0000 (0.000)	0.0091 (0.023)	S	0.6287 (1.554)		SIGN STA 10+340.1	707	119	
97T		34						0.0082 (0.020)	0.0000 (0.000)	0.0082 (0.020)				FOR GRADING OF SLOPES AND DRIVEWAYS	707	116	
98SLV	Vickie L. Dellinger	34-35	678	287	C06-054900	0.8094 (2.000) 2.010 AC	0.0450 (0.111)	0.0132 (0.033)	0.0000 (0.000)	0.0132 (0.033)		0.7644 (1.889)			707	107	
98T		34-35						0.0038 (0.009)	0.0000 (0.000)	0.0038 (0.009)				FOR GRADING OF SLOPES AND DRIVEWAYS	707	110	
98T-1		34-35						0.0068 (0.017)	0.0000 (0.000)	0.0068 (0.017)				FOR GRADING OF SLOPES AND DRIVEWAYS	707	113	
99SLV	Lloyd E. Elson and Patty J. Elson	35	700	243	C06-055050	0.1441 (0.356)	0.0282 (0.070)	0.0058 (0.014)	0.0000 (0.000)	0.0058 (0.014)		0.1159 (0.286)			707	125	
99T		35						0.0041 (0.010)	0.0000 (0.000)	0.0041 (0.010)				FOR GRADING OF SLOPES AND DRIVEWAYS	707	122	
100SLV	Eula M. Horn and John H. Horn	35	693	885	C06-055000	0.1789 (0.442)	0.0400 (0.099)	0.0057 (0.014)	0.0000 (0.000)	0.0057 (0.014)		0.1389 (0.343)			707	131	
100T		35						0.0026 (0.006)	0.0000 (0.000)	0.0026 (0.006)				FOR GRADING OF SLOPES AND DRIVEWAYS	707	128	
101	NOT USED																
102SLV	William V. Potter and Christina M. Potter	35	630	410	C06-055100	0.0243 (0.060)	0.0062 (0.015)	0.0009 (0.002)	0.0000 (0.000)	0.0009 (0.002)					707	134	
			630	410	C06-055100	1.2262 (3.030)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)				FOR GRADING OF DRIVEWAY			
						1.2505 (3.090)	0.0062 (0.015)	0.0009 (0.002)	0.0000 (0.000)	0.0009 (0.002)		1.2443 (3.075)					
102T		35			C06-055100	0.0243 (0.060)	0.0062 (0.015)	0.0018 (0.004)	0.0000 (0.000)	0.0018 (0.004)				FOR GRADING OF DRIVEWAY	707	137	
103T	Frank Taylor	35	522	560	C06-055200	0.2469 (0.610)	0.0618 (0.153)	0.0017 (0.004)	0.0000 (0.000)	0.0017 (0.004)		0.1851 (0.457)		FOR GRADING OF DRIVEWAY	707	140	

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCELS 96-103

MIA-CR 25A 7.789

REV	DATE	DESCRIPTION
DATE OF COMPLETION		



HORIZONTAL
SCALE IN METERS

15144

R/W PLAN
STA. 7+870 TO STA. 8+005

MIA-CR23A-10109

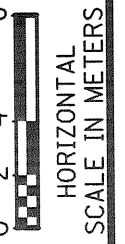
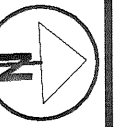
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191

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LINE - STA. 8+005
SEE SHEET 16

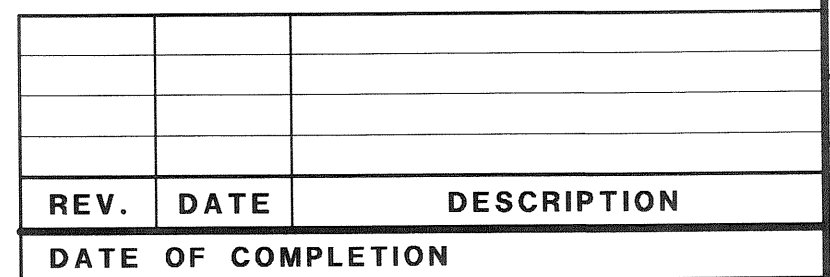
REV.	DATE	DESCRIPTION
DATE OF COMPLETION		

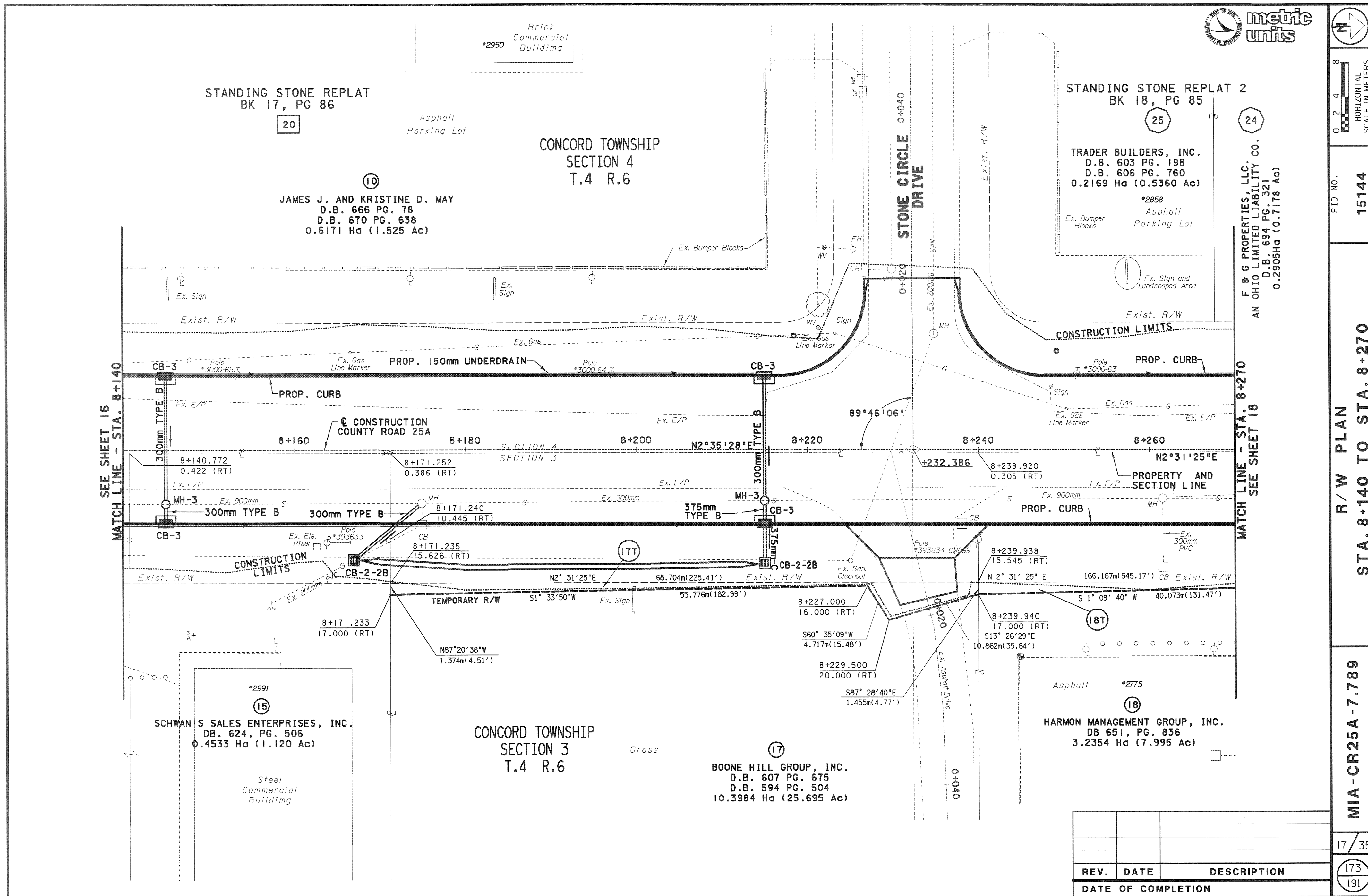


R/W PLAN
STA. 8+005 TO STA. 8+140

MIA-CR25A-7.789

/ 35

$$\frac{72}{191}$$




metric units

0 2 4 8
HORIZONTAL
SCALE IN METERS

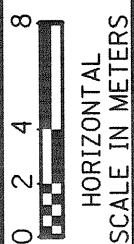
PID NO.
15144

R/W PLAN
STA. 8+140 TO STA. 8+270

MIA-CR25A-7.789

17/35

REV.	DATE	DESCRIPTION
173		
191		
DATE OF COMPLETION		



PID NO.
15144

R/W PLAN
STA. 8+270 TO STA. 8+390

MIA-CR25A-7.789

18/35

174
191

F & G PROPERTIES, LLC.
AN OHIO LIMITED LIABILITY CO.
D.B. 694 PG. 321
0.2905Ha (0.7178 Ac)

CONCORD TOWNSHIP
SECTION 4
T.4 R.6

STANDING STONE REPLAT 2
BK 18, PG 85

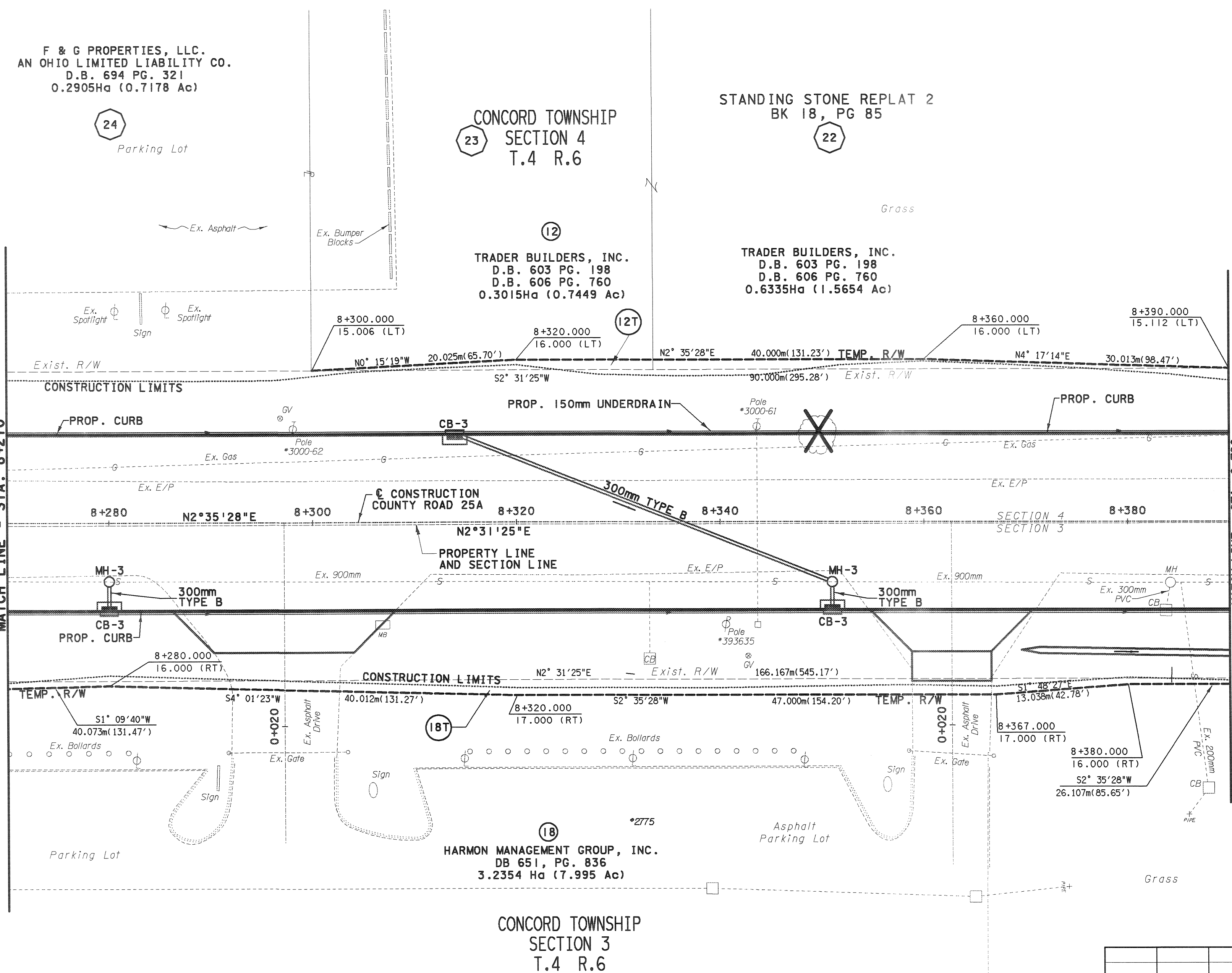
TRADER BUILDERS, INC.
D.B. 603 PG. 198
D.B. 606 PG. 760
0.3015Ha (0.7449 Ac)

TRADER BUILDERS, INC.
D.B. 603 PG. 198
D.B. 606 PG. 760
0.6335Ha (1.5654 Ac)

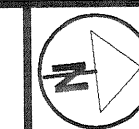
HARMON MANAGEMENT GROUP, INC.
DB 651, PG. 836
3.2354 Ha (7.995 Ac)

SEE SHEET 17
MATCH LINE - STA. 8+270

MATCH LINE - STA. 8+390
SEE SHEET 19



REV.	DATE	DESCRIPTION
DATE OF COMPLETION		



HORIZONTAL
SCALE IN METERS

PID NO.
15144

R/W PLAN
STA. 8+390 TO STA. 8+510

MIA-CR25A-7.789

19/35

175
191

STANDING STONE REPLAT 2
BK 18, PG 85

22

TRADER BUILDERS, INC.
D.B. 603 PG. 198
D.B. 606 PG. 760
1.4423 Ha (3.564 Ac)

CONCORD TOWNSHIP
SECTION 4
T.4 R.6

STANDING STONE DEVELOPMENT
BK 17, PG 1

17

TRADER BUILDERS, INC.
D.B. 603 PG. 198
D.B. 606 PG. 760
0.4047 Ha (1.000 Ac)

PARK HILL SUBDIVISION SEC-1
PL BK 8, PG 137

9

JOHN PAUL BURLEY
D.B. 524 PG. 469
0.2902 Ha (0.717 Ac)

21

Chain Link
Fence

CONSTRUCTION LIMITS

CONSTRUCTION
COUNTY ROAD 25A
AND SECTION LINE

SEE SHEET 18
MATCH LINE - STA. 8+390

MATCH LINE - STA. 8+510
SEE SHEET 20

HARMON MANAGEMENT GROUP, INC.
DB 651, PG. 836
3.2354 Ha (7.995 Ac)

BOONE HILL GROUP, INC.
D.B. 607 PG. 675
D.B. 594 PG. 504
10.3984 Ha (25.695 Ac)

NML PROPERTIES, LLC.
D.B. 685 PG. 487
1.8595 Ha (4.595 Ac)

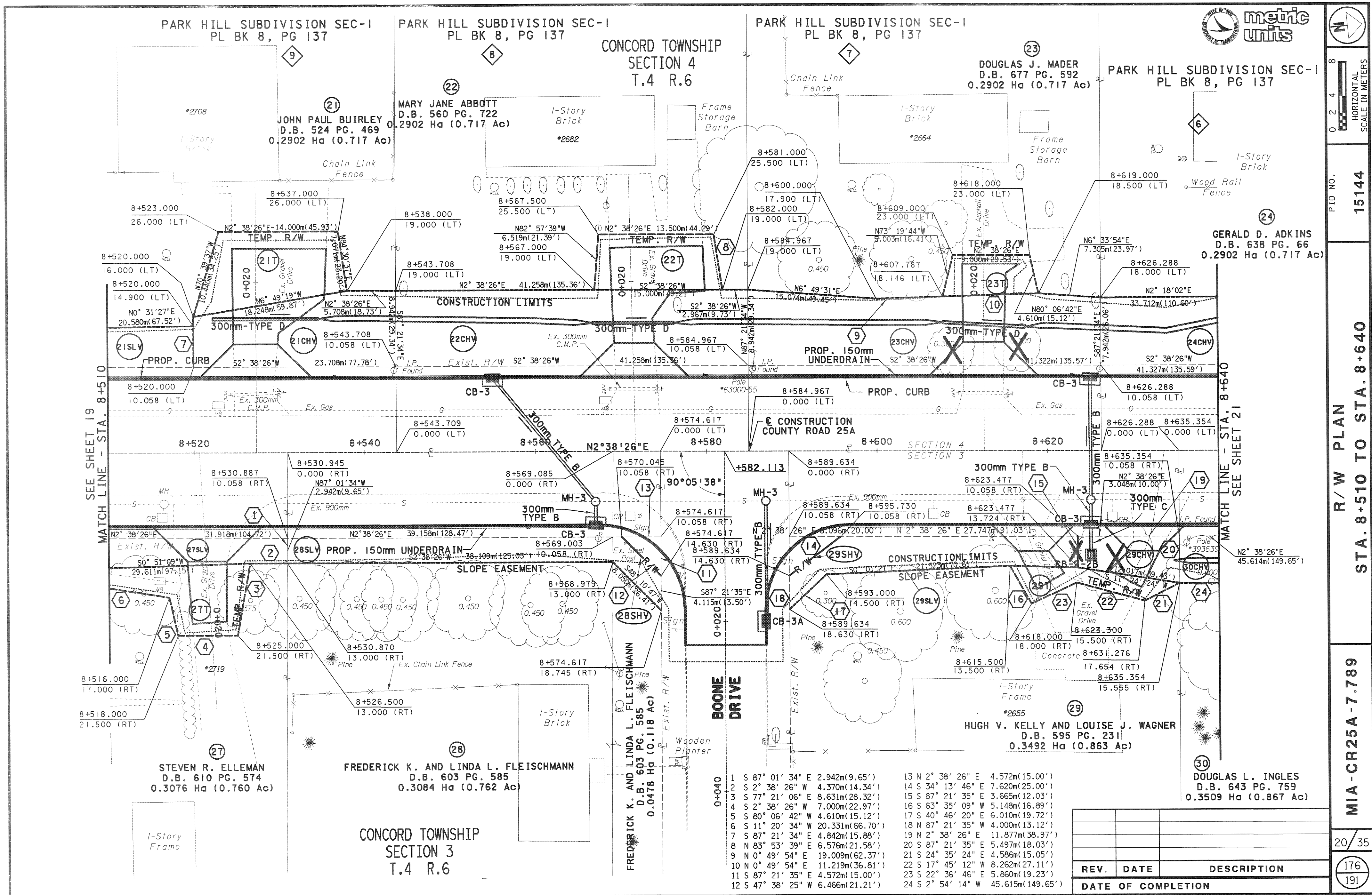
CONCORD TOWNSHIP
SECTION 3
T.4 R.6

STEVEN R. ELLEMAN
D.B. 610 PG. 574
0.3076 Ha (0.760 Ac)

- 1 N 2° 31' 25" E 12.950m (42.49')
- 2 N 87° 28' 40" W 3.673m (12.05')
- 3 N 1° 38' 18" E 20.591m (67.56')
- 4 S 2° 38' 26" W 20.728m (68.00')
- 5 N 2° 31' 25" E 4.147m (13.61')
- 6 S 87° 28' 35" E 3.861m (12.67')
- 7 S 2° 31' 25" W 4.175m (13.70')
- 8 N 87° 03' 39" W 3.861m (12.67')
- 9 N 2° 38' 26" E 31.918m (104.72')
- 10 S 0° 51' 09" W 29.611m (97.15')

REV.	DATE	DESCRIPTION

DATE OF COMPLETION



metric units

0 2 4 8

HORIZONTAL SCALE IN METERS

PID NO.

15144

R/W PLAN

STA. 8+510 TO STA. 8+640

MIA-CR25A-7.789

20/35

REV.

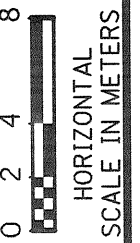
DATE

DESCRIPTION

DATE OF COMPLETION

176

191



PID NO. 15144

R/W PLAN
STA. 8+640 TO STA. 8+770

MIA - CR25A - 7.789

21/35

177
191

PARK HILL SUBDIVISION SEC-1
PL BK 8, PG 137

PARK HILL SUBDIVISION SEC-1
PL BK 8, PG 137

PARK HILL SUBDIVISION SEC-1
PL BK 8, PG 137

CONCORD TOWNSHIP
SECTION 4
T.4 R.6

WILLIAM JOE MILLER
D.B. 569 PG. 137
0.2902 Ha (0.717 Ac)

RANDY COPPOCK
AND BRENDA COPPOCK
D.B. 588 PG. 180
0.2902 Ha (0.717 Ac)

JERRY D. AND VERONICA L. PAYNE
CO-TRUSTEES
D.B. 686 PG. 205
0.3545 Ha (0.876 Ac)

DOUGLAS L. INGLES
D.B. 643 PG. 759
0.3509 Ha (0.867 Ac)

DAVID H. AND VIOLET ABBOTT
D.B. 412 PG. 254
0.3529 Ha (0.872 Ac)

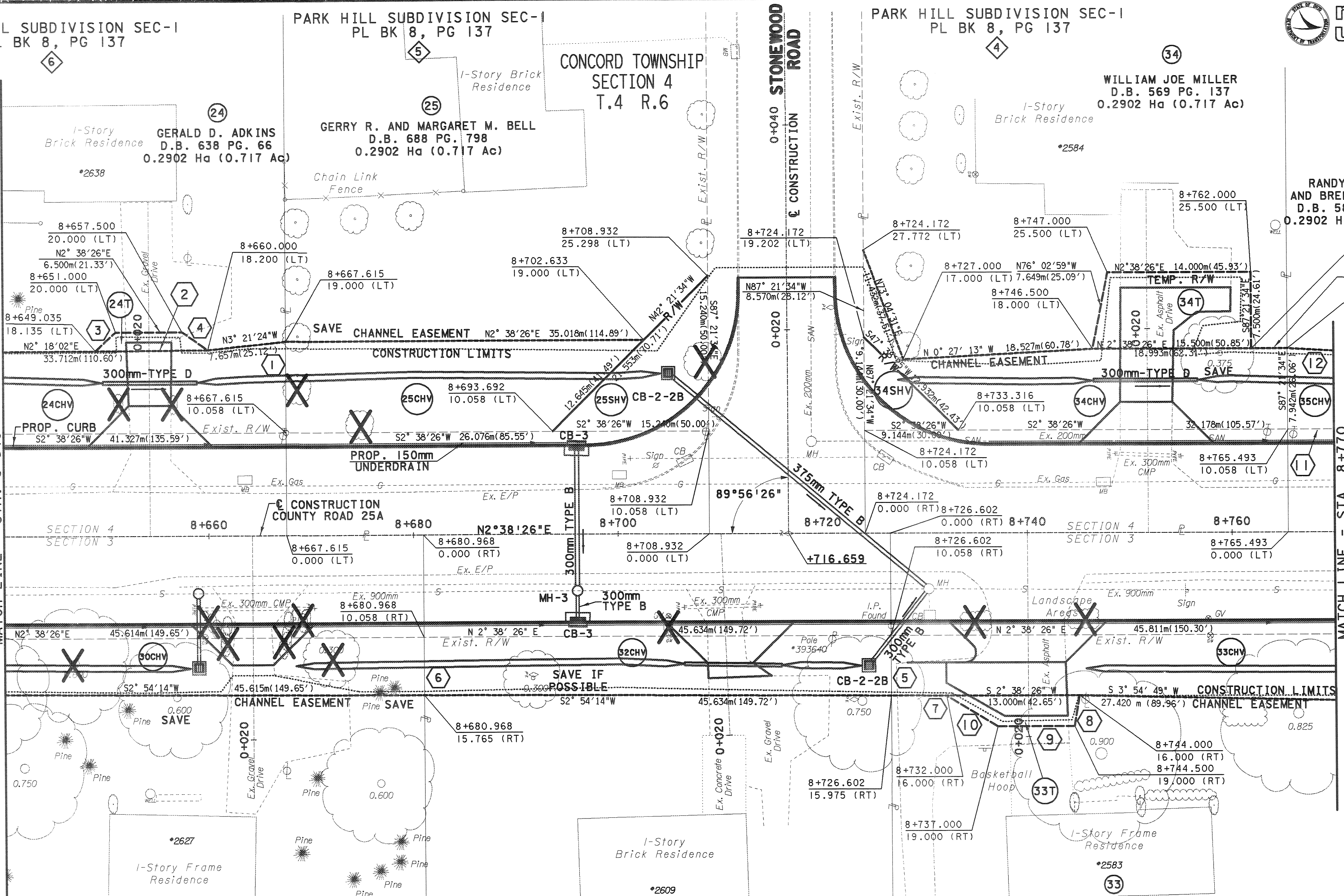
GERRY R. AND MARGARET M. BELL
D.B. 688 PG. 798
0.2902 Ha (0.717 Ac)

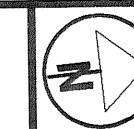
GERALD D. ADKINS
D.B. 638 PG. 66
0.2902 Ha (0.717 Ac)

- 1 S 87° 21' 34" E 8.942m (29.34')
- 2 S 2° 18' 02" W 10.965m (35.98')
- 3 N 40° 51' 48" W 2.709m (8.89')
- 4 N 38° 23' 40" E 3.081m (10.11')
- 5 S 87° 21' 35" E 5.917m (19.41')
- 6 S 87° 21' 35" E 5.707m (18.72')
- 7 S 2° 54' 14" W 5.398m (17.71')
- 8 S 77° 53' 50" E 3.041m (9.98')
- 9 S 2° 38' 26" W 7.500m (24.61')
- 10 S 33° 36' 15" W 5.831m (19.13')
- 11 S 2° 38' 26" W 41.322m (135.57')
- 12 N 5° 47' 49" E 14.529m (47.67')

SEE SHEET 20
MATCH LINE - STA. 8+640

MATCH LINE - STA. 8+770
SEE SHEET 22





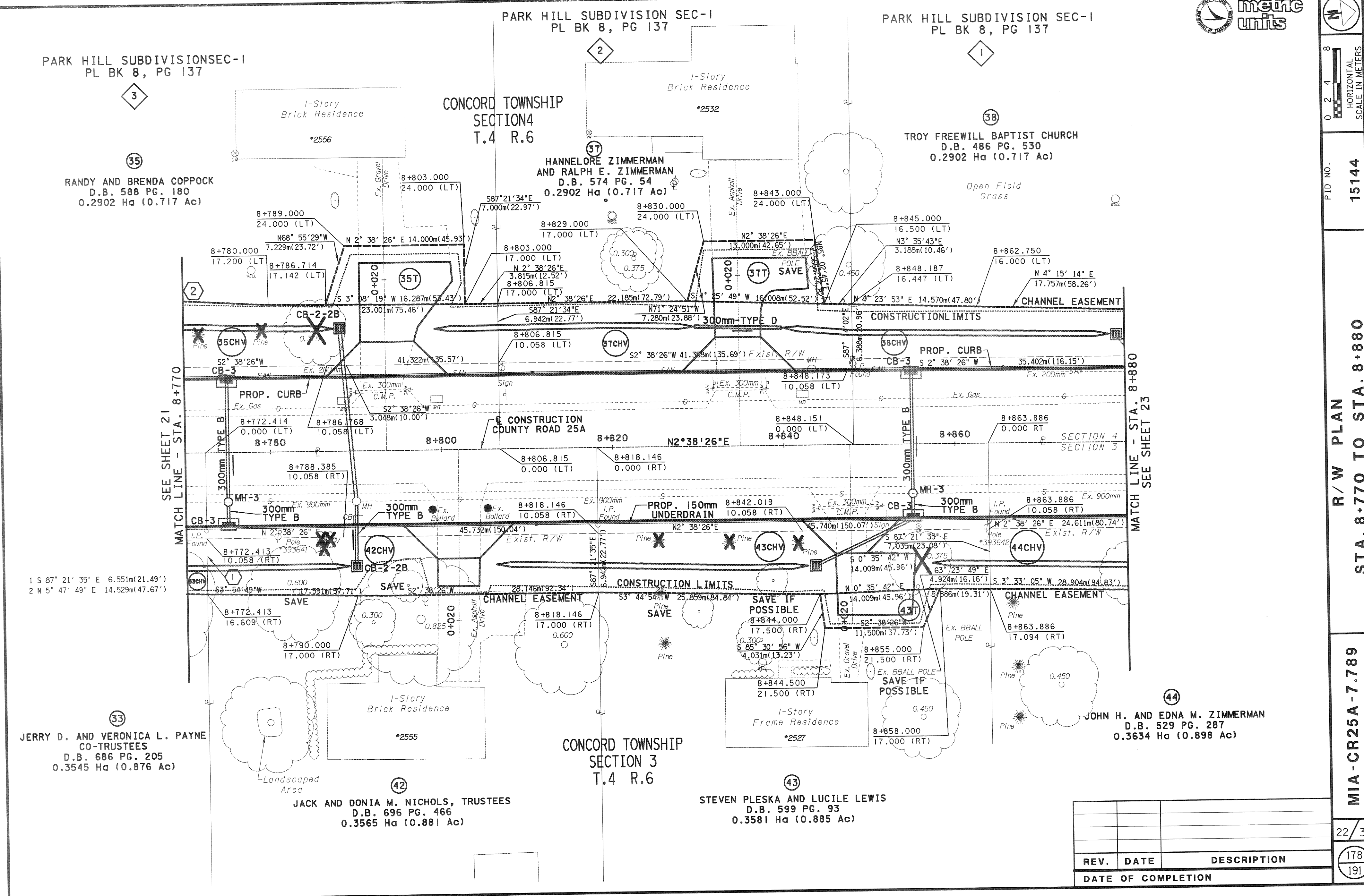
1
 2
 3
 4
 5

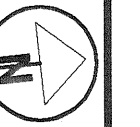
R/W PLAN
STA. 8+770 TO STA. 8+880

MIA-CR25A-7.789

22 / 35

REV.	DATE	DESCRIPTION	
DATE OF COMPLETION			





8
4
2
0
HORIZONTAL
SCALE IN METERS

PID NO.
15144

R/W PLAN
STA. 8+880 TO STA. 8+990

MIA - CR25A-7.789

23/35

179
191

PARK HILL SUBDIVISION SEC-1
PL BK 8, PG 137

CONCORD TOWNSHIP
SECTION 4
T.4 R.6

KENTON B. AND KATHLEEN J.
CALICOAT
D.B. 692 PG. 88
0.2776 Ha (0.686 Ac)

T. L. O'NEAL
D.B. 541 PG. 313
0.2185 Ha (0.540 Ac)

TROY FREEWILL BAPTIST CHURCH
D.B. 486 PG. 530
0.2902 Ha (0.717 Ac)

TROY FREEWILL BAPTIST CHURCH
D.B. 472 PG. 642
0.3521 Ha (0.870 Ac)

RICHARD L. AND VIVIAN L. MITCHELL
D.B. 521 PG. 15
0.3893 Ha (0.962 Ac)

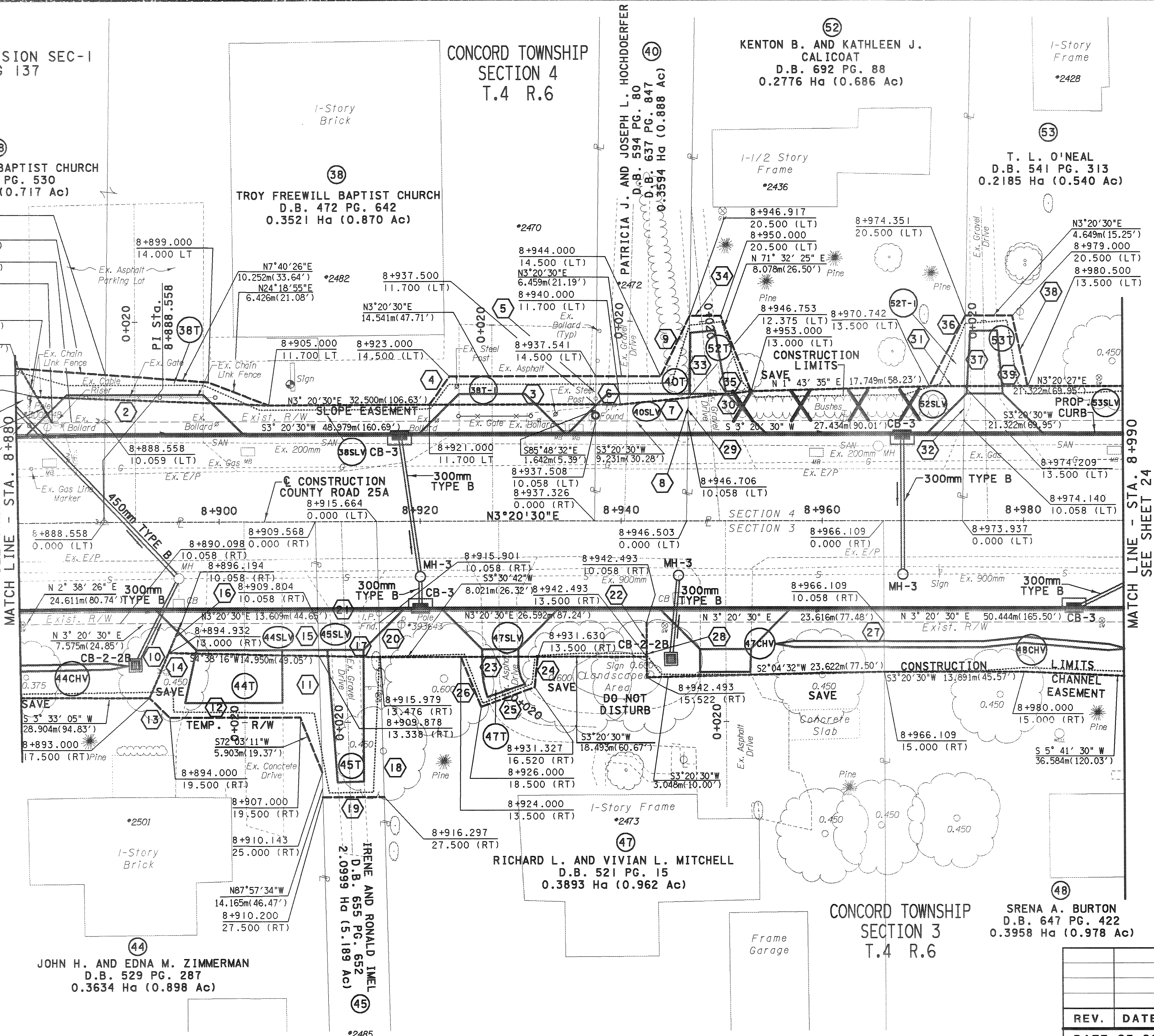
SRENA A. BURTON
D.B. 647 PG. 422
0.3958 Ha (0.978 Ac)

CONCORD TOWNSHIP
SECTION 3
T.4 R.6

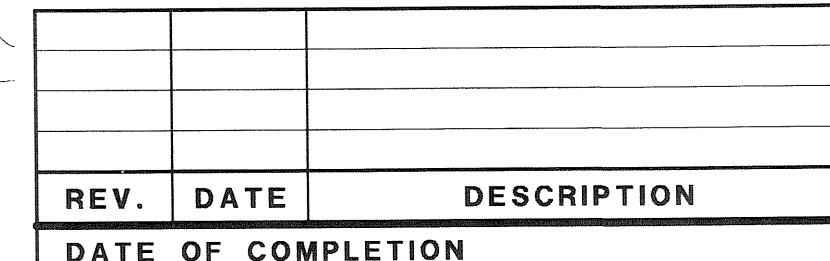
JOHN H. AND EDNA M. ZIMMERMAN
D.B. 529 PG. 287
0.3634 Ha (0.898 Ac)

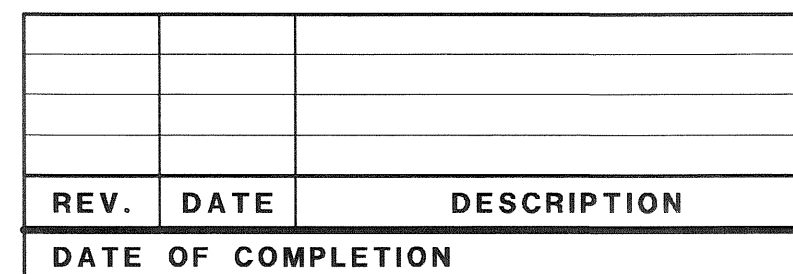
IRENE AND RONALD IMEL
D.B. 655 PG. 652
2.0999 Ha (5.189 Ac)

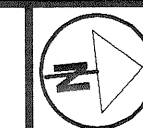
- 1 S 63° 10' 12" W 2.996m (9.83')
- 2 N 5° 32' 43" E 23.071m (75.69')
- 3 S 3° 20' 30" W 16.500m (54.13')
- 4 N 51° 07' 14" W 3.441m (11.29')
- 5 S 85° 48' 32" E 2.800m (9.19')
- 6 N 3° 20' 30" E 2.500m (8.20')
- 7 N 2° 21' 59" W 6.786m (22.27')
- 8 S 85° 30' 05" E 2.317m (7.60')
- 9 N 60° 43' 55" W 6.671m (21.89')
- 10 S 63° 25' 34" E 8.098m (26.57')
- 11 S 87° 57' 34" E 11.665m (38.27')
- 12 S 3° 20' 30" W 13.000m (42.65')
- 13 S 48° 20' 30" W 2.828m (9.28')
- 14 N 63° 25' 34" W 4.897m (16.07')
- 15 S 87° 57' 34" E 3.281m (10.76')
- 16 N 63° 25' 34" W 3.201m (10.50')
- 17 N 4° 38' 16" E 6.102m (20.02')
- 18 S 87° 57' 34" E 14.027m (46.02')
- 19 S 3° 20' 30" W 6.098m (20.01')
- 20 S 87° 57' 34" E 3.419m (11.22')
- 21 N 3° 20' 30" E 6.098m (20.01')
- 22 S 86° 39' 11" E 3.442m (11.29')
- 23 N 3° 20' 30" E 7.630m (25.03')
- 24 N 80° 55' 44" E 3.035m (9.96')
- 25 S 17° 02' 53" E 5.683m (18.65')
- 26 S 71° 32' 25" W 5.385m (17.67')
- 27 S 86° 39' 34" E 4.942m (16.21')
- 28 N 86° 39' 11" W 5.464m (17.93')
- 29 N 85° 30' 05" W 2.317m (7.60')
- 30 N 2° 22' 18" W 6.278m (20.60')
- 31 N 3° 21' 06" E 3.467m (11.37')
- 32 S 85° 30' 05" E 3.442m (11.29')
- 33 N 85° 30' 05" W 8.127m (26.66')
- 34 N 3° 20' 30" E 3.083m (10.12')
- 35 S 2° 22' 18" W 6.278m (20.60')
- 36 N 59° 23' 14" W 7.875m (25.84')
- 37 S 85° 30' 05" E 7.002m (22.97')
- 38 N 81° 14' 49" E 7.159m (23.49')
- 39 S 3° 20' 27" W 6.291m (20.64')



REV.	DATE	DESCRIPTION
DATE OF COMPLETION		







SPID NO. 15144

R / W P L A N

STA 9+250 TO STA 9+380

MIA-CR25A-7.789

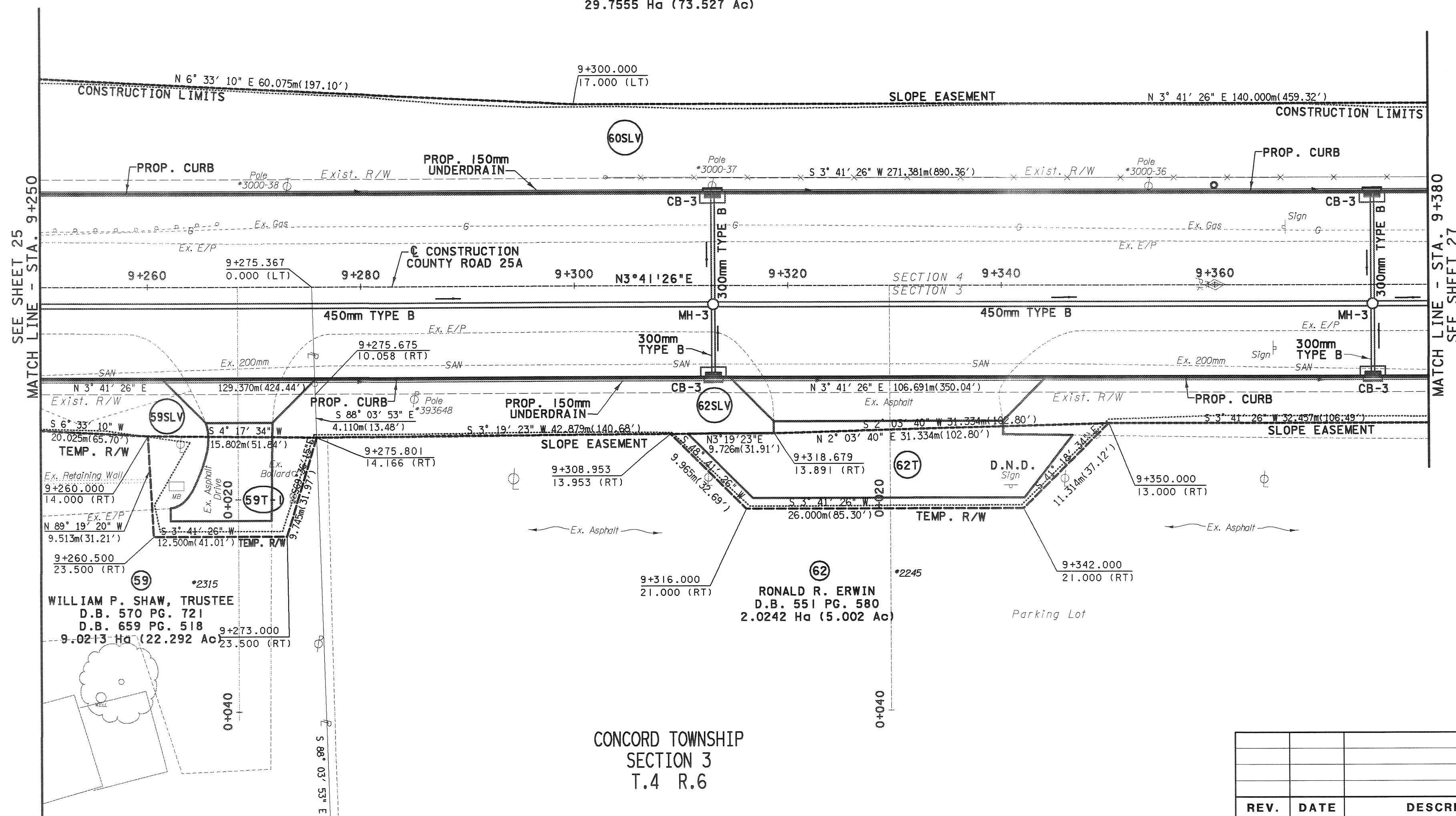
26/3

	182
	191

Cultivated

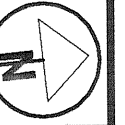
60

PAUL AND MARIE CONARD
D.B. 284 PG. 252
29.7555 Ha (73.527 Ac)



CONCORD TOWNSHIP
SECTION 3
T.4 R.6

REV.	DATE	DESCRIPTION
DATE OF COMPLETION		



HORIZONTAL
SCALE IN METERS

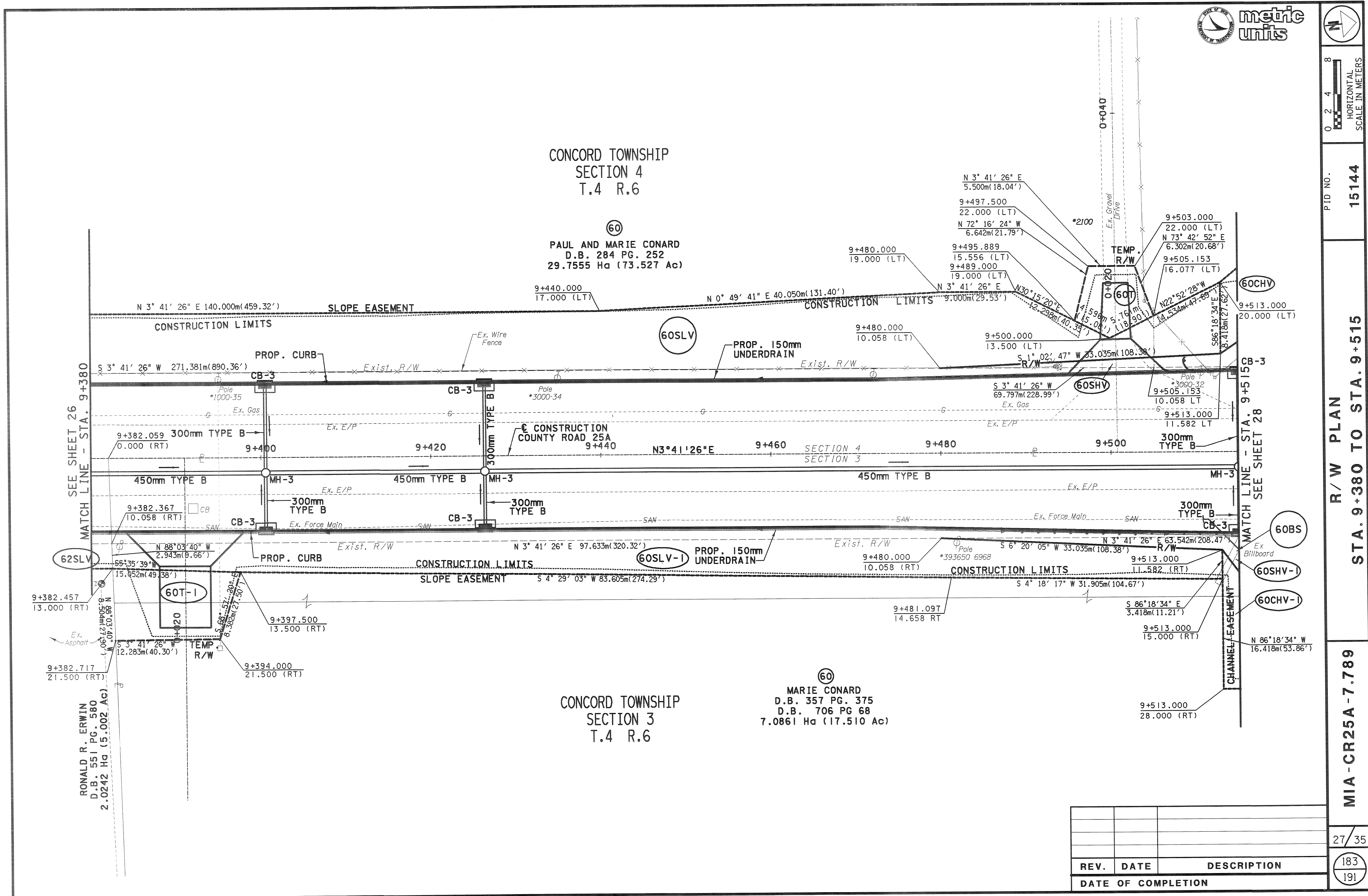
15144

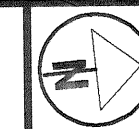
R/W PLAN
STA. 9+380 TO STA. 9+515

MIA-CR25A-7.789

35

183
191





HORIZONTAL

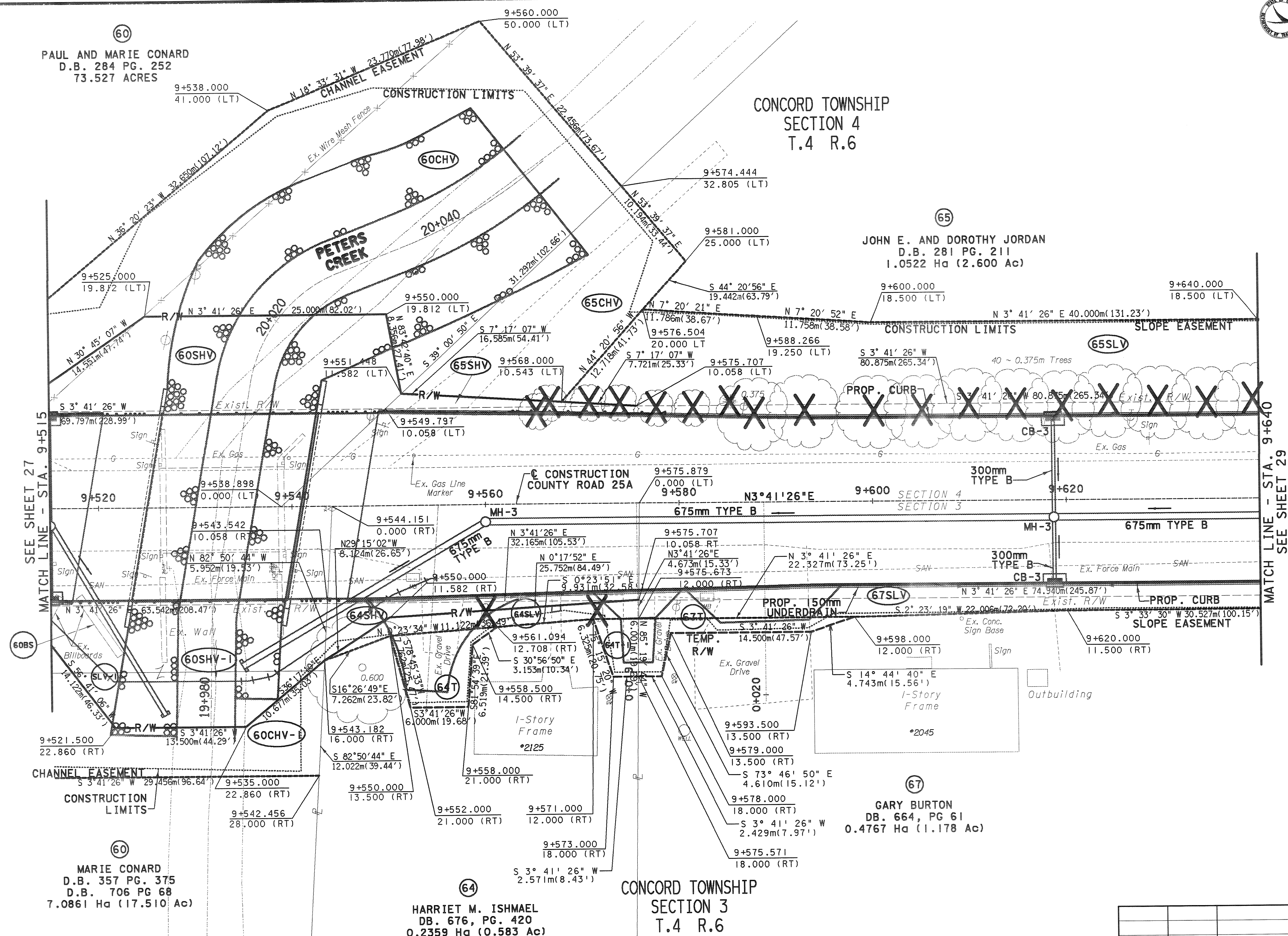
15144
PID NO.

R/W PLAN

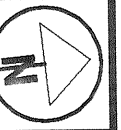
MIA-CR25A-7.789

28/

	18
	19



REV.	DATE	DESCRIPTION
DATE OF COMPLETION		

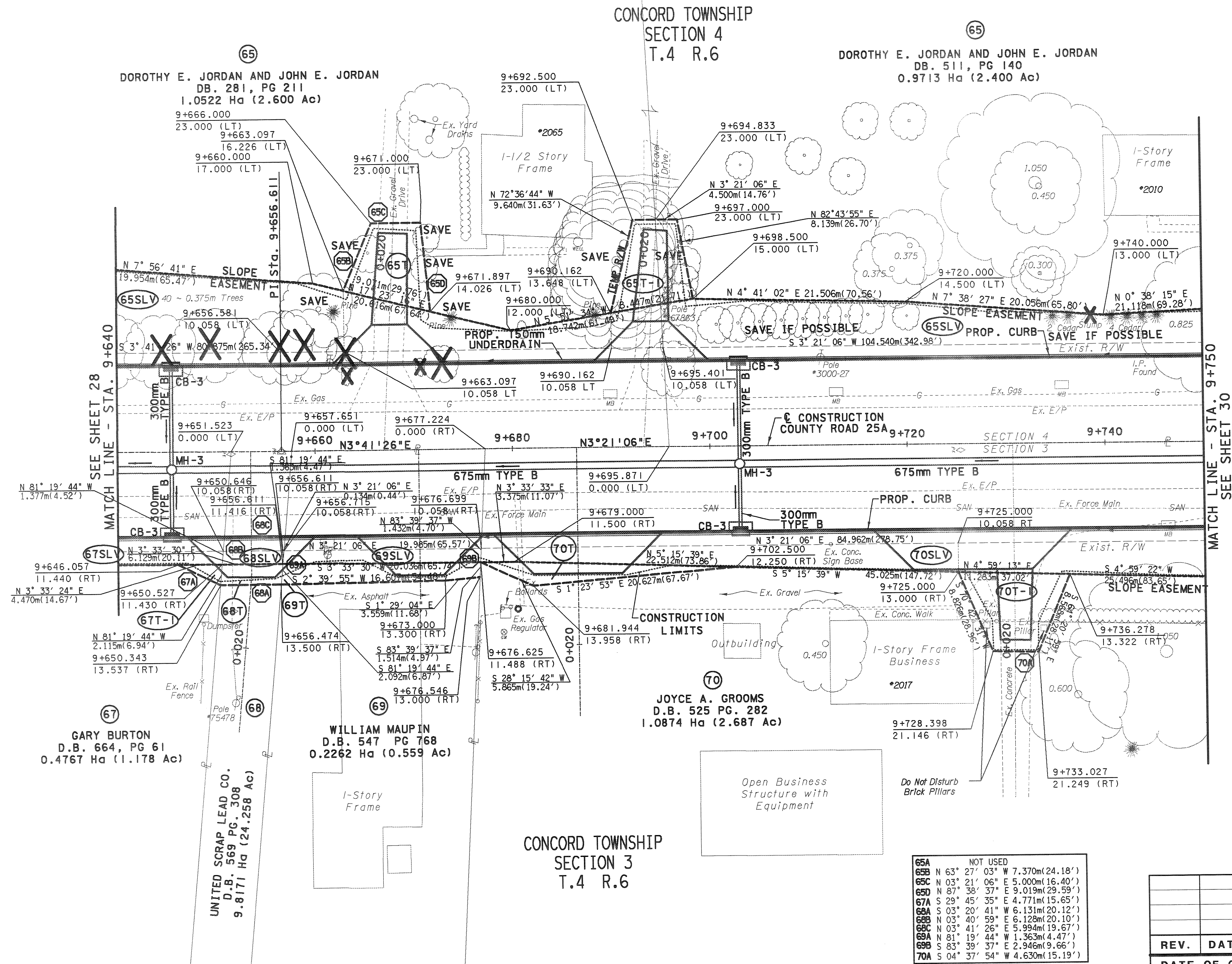


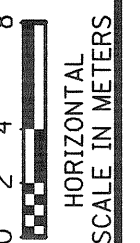
A horizontal scale bar with markings at 0, 2, 4, and 6 meters. The scale is divided into segments of 1 meter each, with the first meter further subdivided into 10 centimeters.

R/W PLAN
STA. 9+640 TO STA. 9+750

MIA-CR25A-7.789

9/35

$$\frac{185}{191}$$




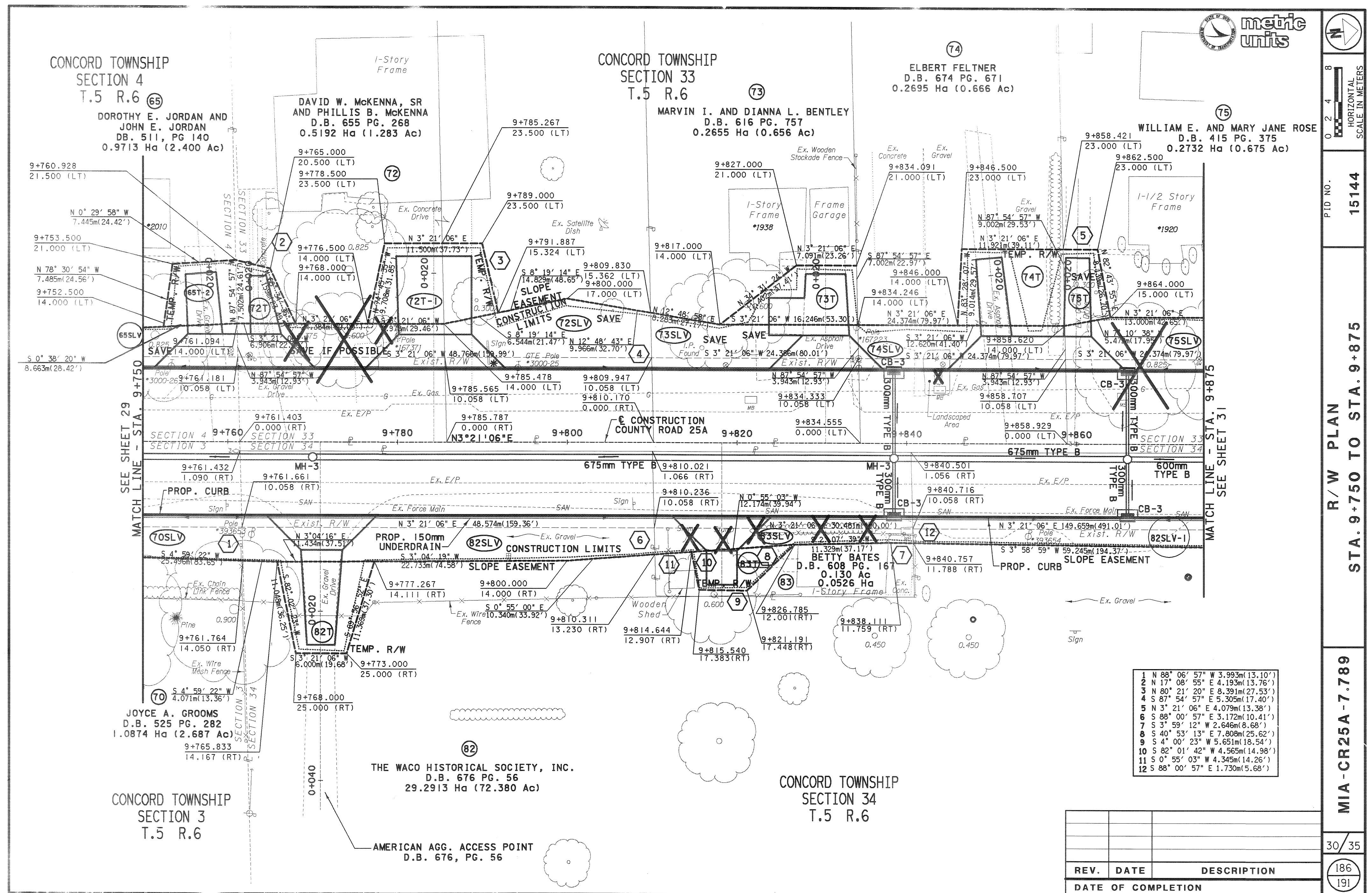
15144

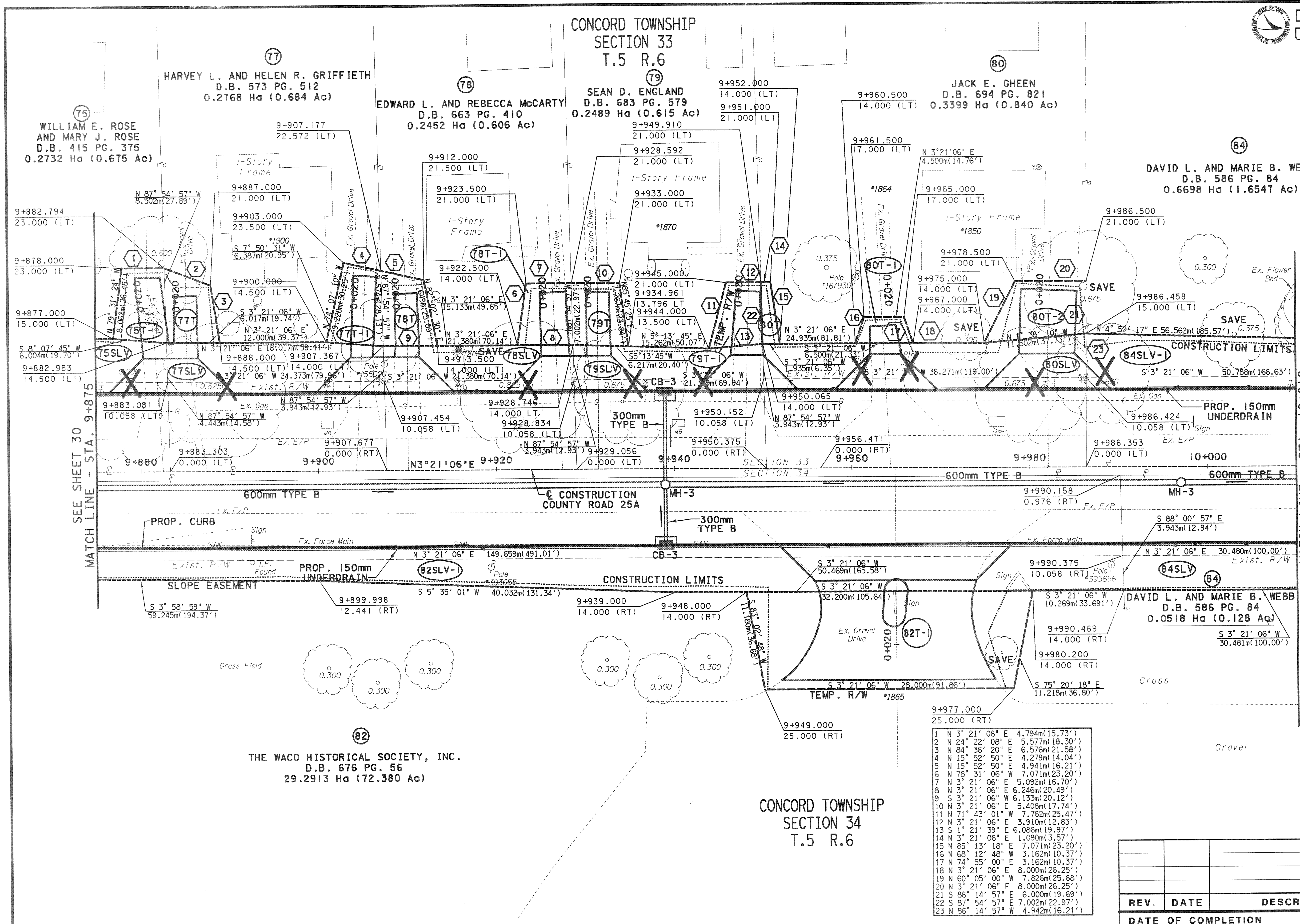
R/W PLAN
STA. 9+750 TO STA. 9+875

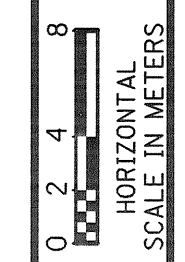
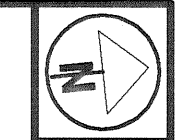
MIA-CR25A-7.789

30 / 35

186
191







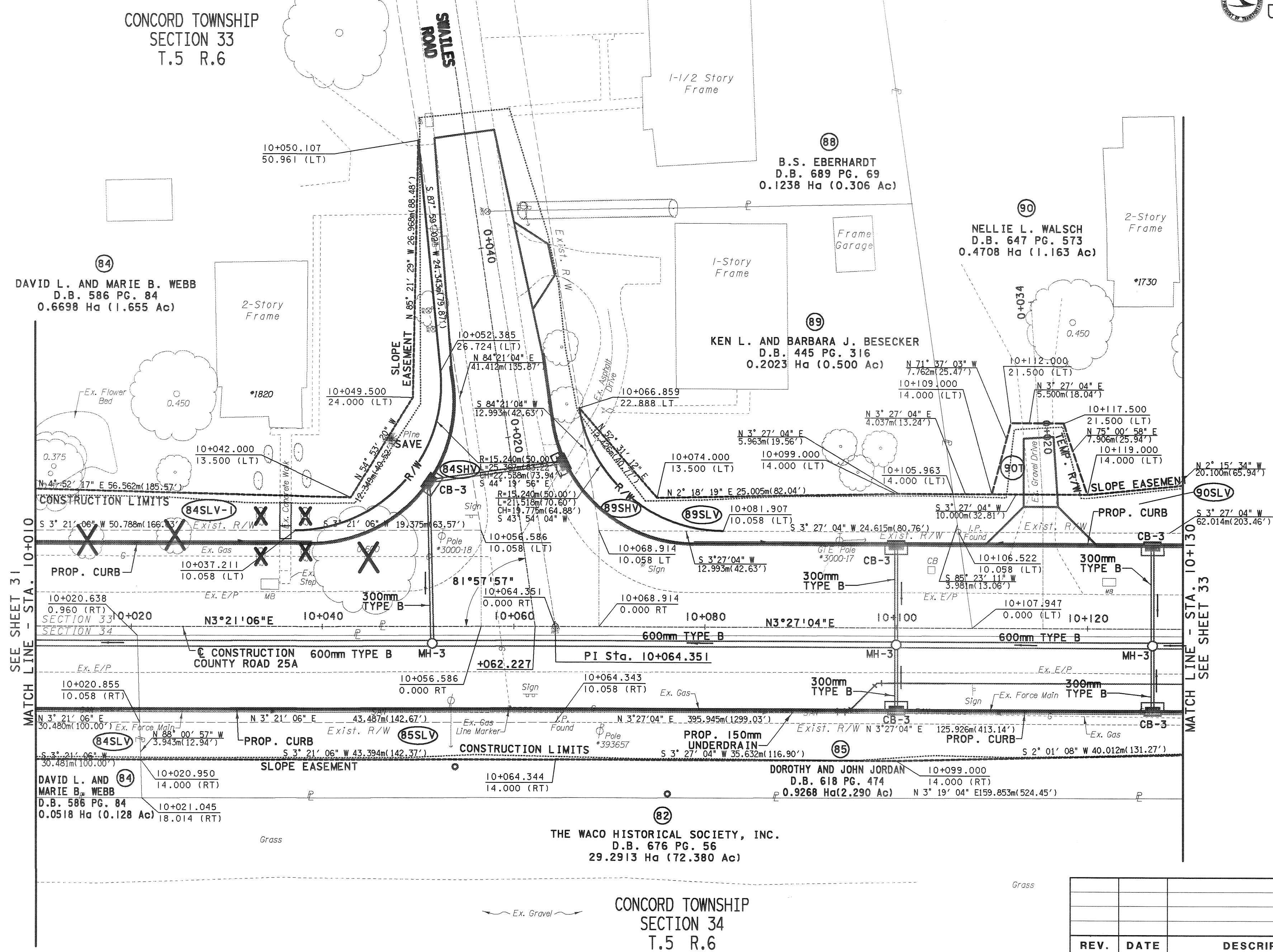
PID NO.
15144

R/W PLAN
STA. 10+010 TO STA. 10+130

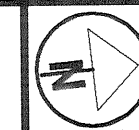
MIA-CR25A-7.789

32/35

188
191



REV.	DATE	DESCRIPTION
DATE OF COMPLETION		



0 2 4 8
HORIZONTAL
SCALE IN METERS

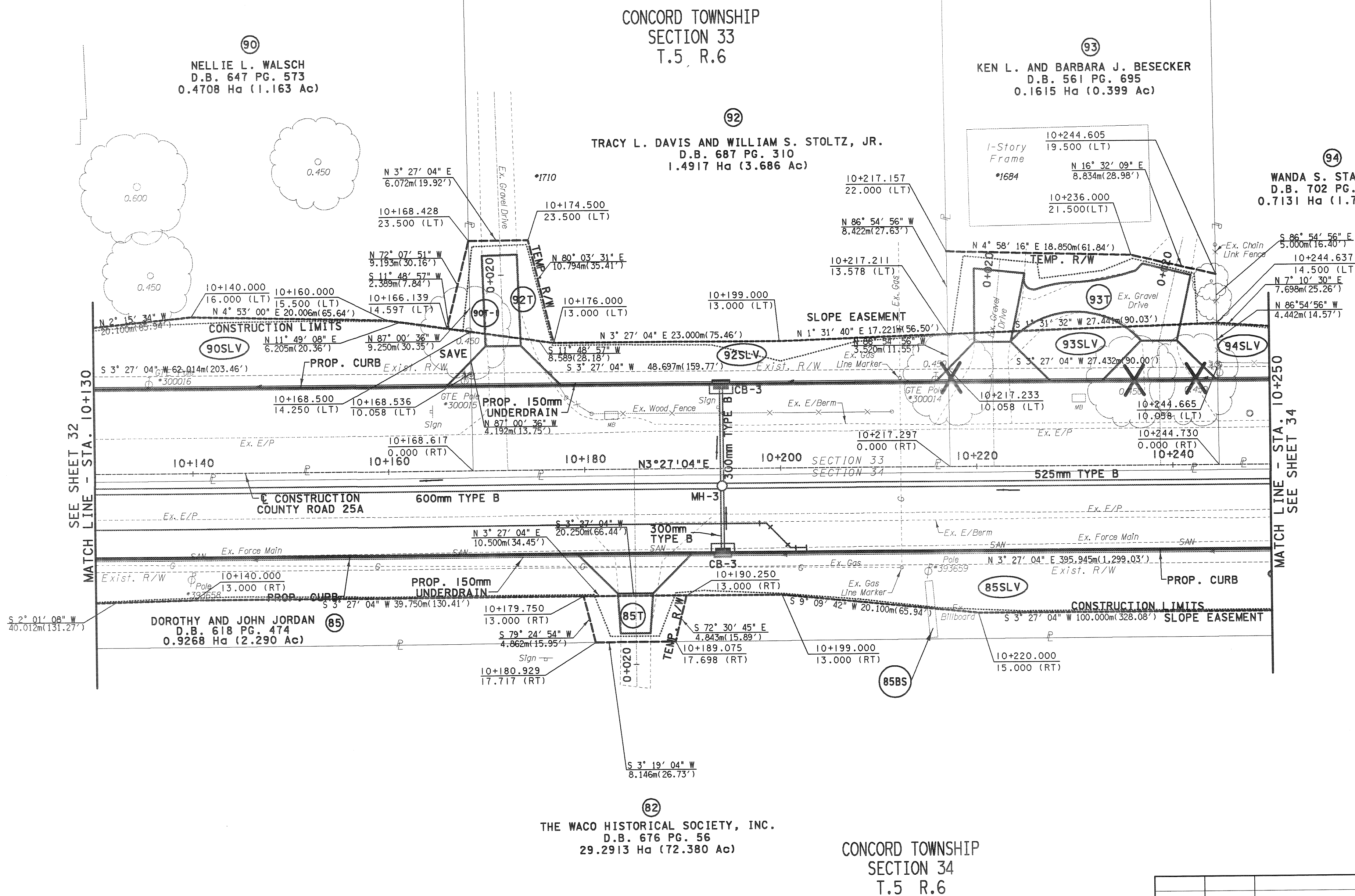
PID NO.
15144

R/W PLAN
STA. 10+130 TO STA. 10+250

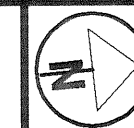
MIA-CR25A-7.789

33/35

189
191



REV.	DATE	DESCRIPTION
DATE OF COMPLETION		



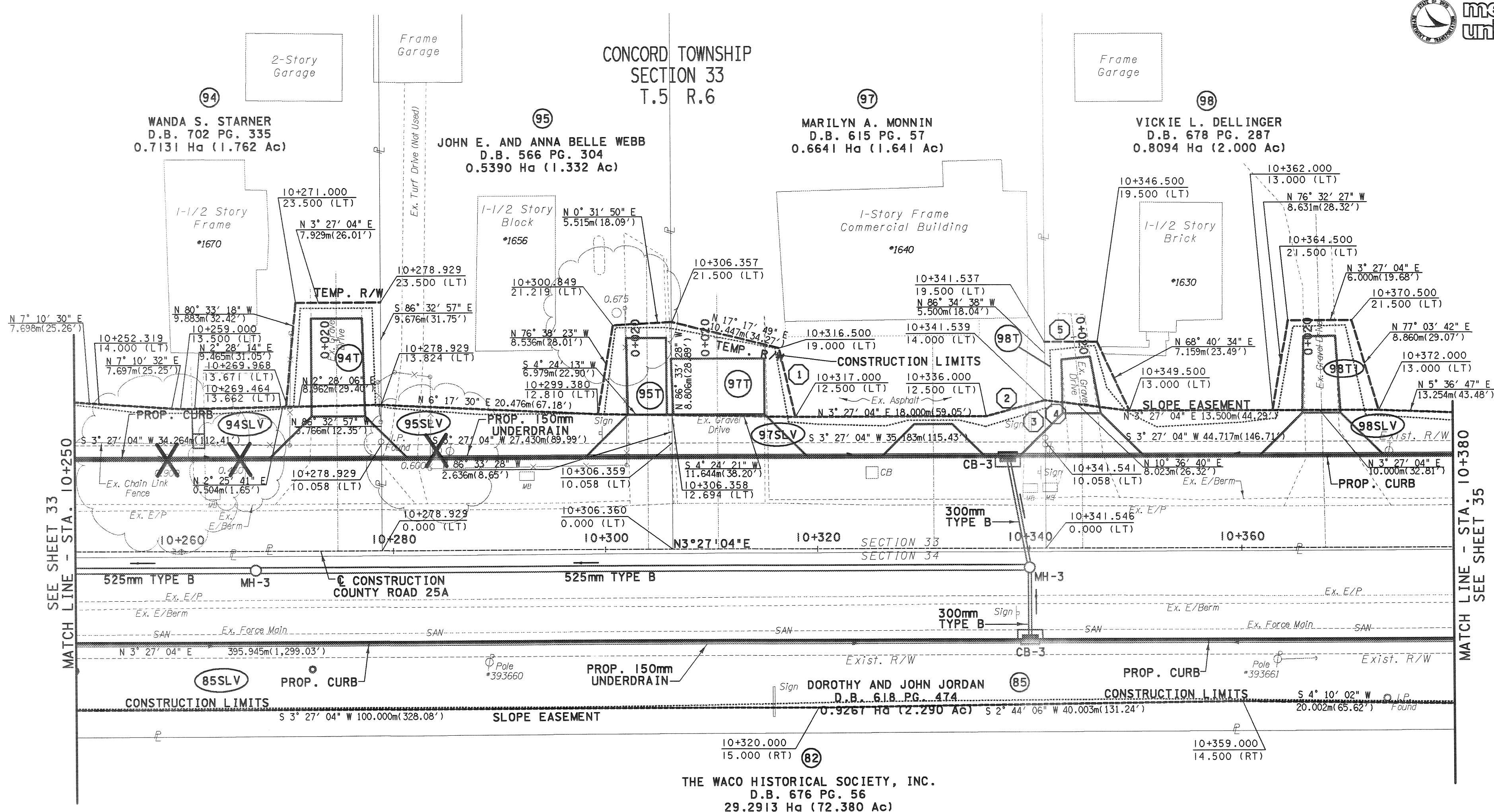
PID NO. 15144

R / W PLAN

MIA - CR25A - 7.789

34/3

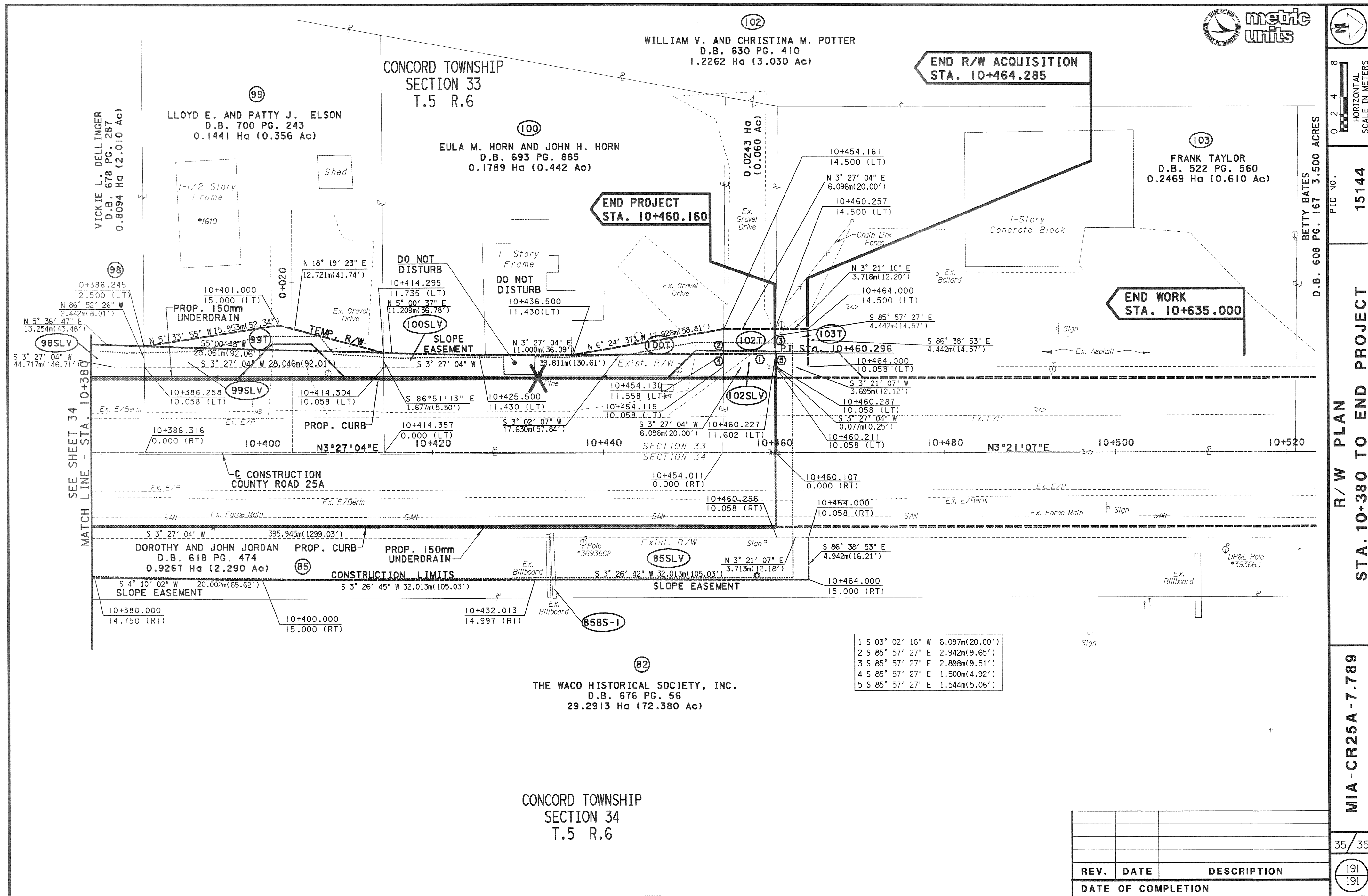
190
191



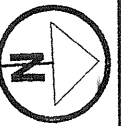
1	N	80°	27'	23"	E	6.671m	(21.89'
2	N	11°	42'	01"	W	5.739m	(18.83'
3	S	86°	34'	38"	E	3.942m	(12.93'
4	N	86°	34'	38"	W	9.442m	(30.98'
5	N	03°	27'	04"	E	4.963m	(16.28'

CONCORD TOWNSHIP
SECTION 34
T.5 R.6

REV.	DATE	DESCRIPTION
DATE OF COMPLETION		



REV.	DATE	DESCRIPTION
DATE OF COMPLETION		



HORIZONTAL
SCALE IN METERS

PID NO.
15144

CENTERLINE PLAT

MIA - CR25A - 7.789

1/35

157
191

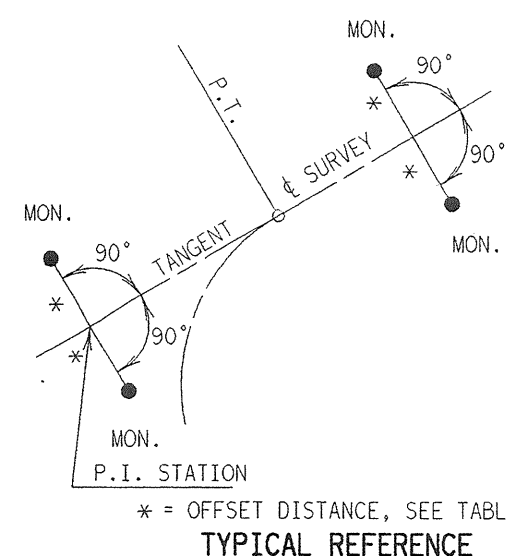
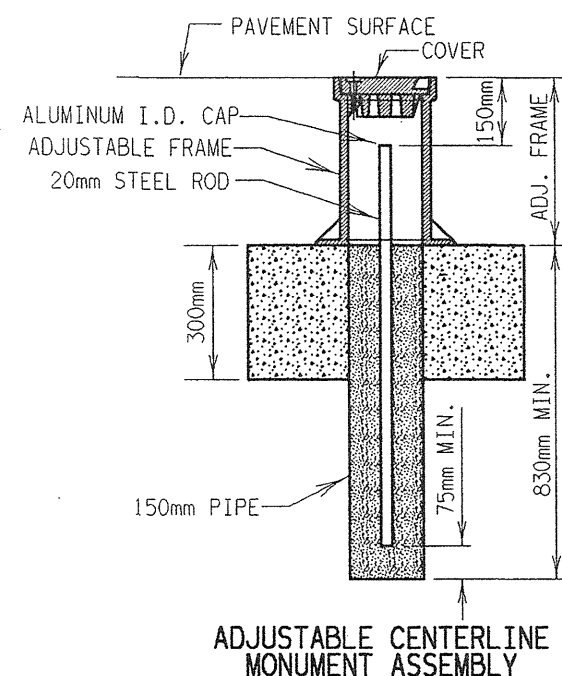
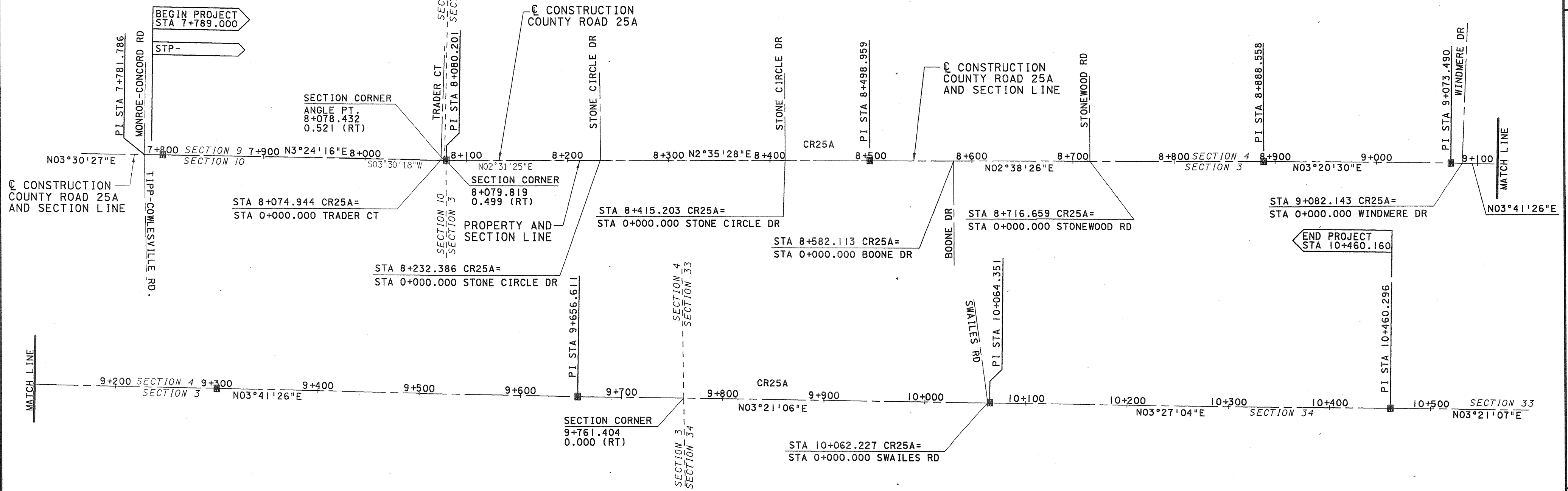
MONUMENTS ARE TO BE SET DURING CONSTRUCTION AT THE FOLLOWING STATIONS AT A TOLERANCE OF * 6mm.

STATION	DISTANCE FROM C. OF CONSTRUCTION	MON. ASSLY.
	LEFT	RIGHT
7+800.000	ON C.	I
8+080.201	ON C.	I
8+498.959	ON C.	I
8+888.558	ON C.	I
9+073.490	ON C.	I
9+300.000	ON C.	I
9+656.611	ON C.	I
10+064.351	ON C.	I
10+460.296	ON C.	I
TOTALS		9

MIA - CR25A - 7.789 PHASE IV

MIAMI COUNTY
CONCORD TOWNSHIP
SECTION 33, T-5, R-6
SECTION 34, T-5, R-6
SECTION 4, T-4, R-6
SECTION 3, T-4, R-6
MONROE TOWNSHIP
SECTION 9, T-4, R-6
SECTION 10, T-4, R-6

ADJUSTABLE CENTERLINE MONUMENTS, REFERENCE MONUMENTS, AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM 1.1M (REV. 6-30-95) OF THE OHIO DEPARTMENT OF TRANSPORTATION. THE PLACING OF THE MONUMENTS SHALL BE UNDER THE DIRECTION OF A REGISTERED SURVEYOR 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.



MONUMENT LEGEND

- PROPOSED MONUMENT ASSEMBLY
- PROPOSED REFERENCE MONUMENT
- RRS FOUND
- IRON PIN FOUND
- PK FOUND
- IRON PIPE FOUND

NOTE: 1.0000 FEET = 0.3048 METERS

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

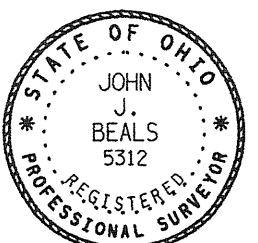
NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING THE FOLLOWING:

MIA-C.R. 25A, 1992
VISTA RIDGE ESTATES VOL 7, PG 123
STANDING STONE DEVELOPMENT VOL 17, PG 1
STANDING STONE REPLAT VOL 17, PG 86
MEADOWVIEW VILLAGE-SECTION 9 VOL 16, PG 86
EAST VISTA RIDGE SUBDIVISION-SECTION 1 VOL 8, PG 97
PARK HILL SUBDIVISION-SECTION 1 VOL 8, PG 137

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN 1997 BY LOCKWOOD, JONES, AND BEALS, INC.

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

BY John J. Beals
SURVEYOR NO. 5312 DATE 7-25-00

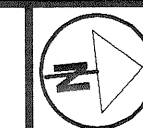


RECEIVED	4-21, 2004
RECORDED	4-21, 2004
BOOK	20 PAGE 94
<u>John W. D. Beals</u> COUNTY RECORDER	

REV.	DATE	DESCRIPTION

BY Christina J. Ackman
DEPUTY
0398586 \$ 0
FILE NUMBER FEE
2:04 PM





SPID NO. 15144

R / W P L A N

STA 9+250 TO STA 9+380

MIA-CR25A-7.789

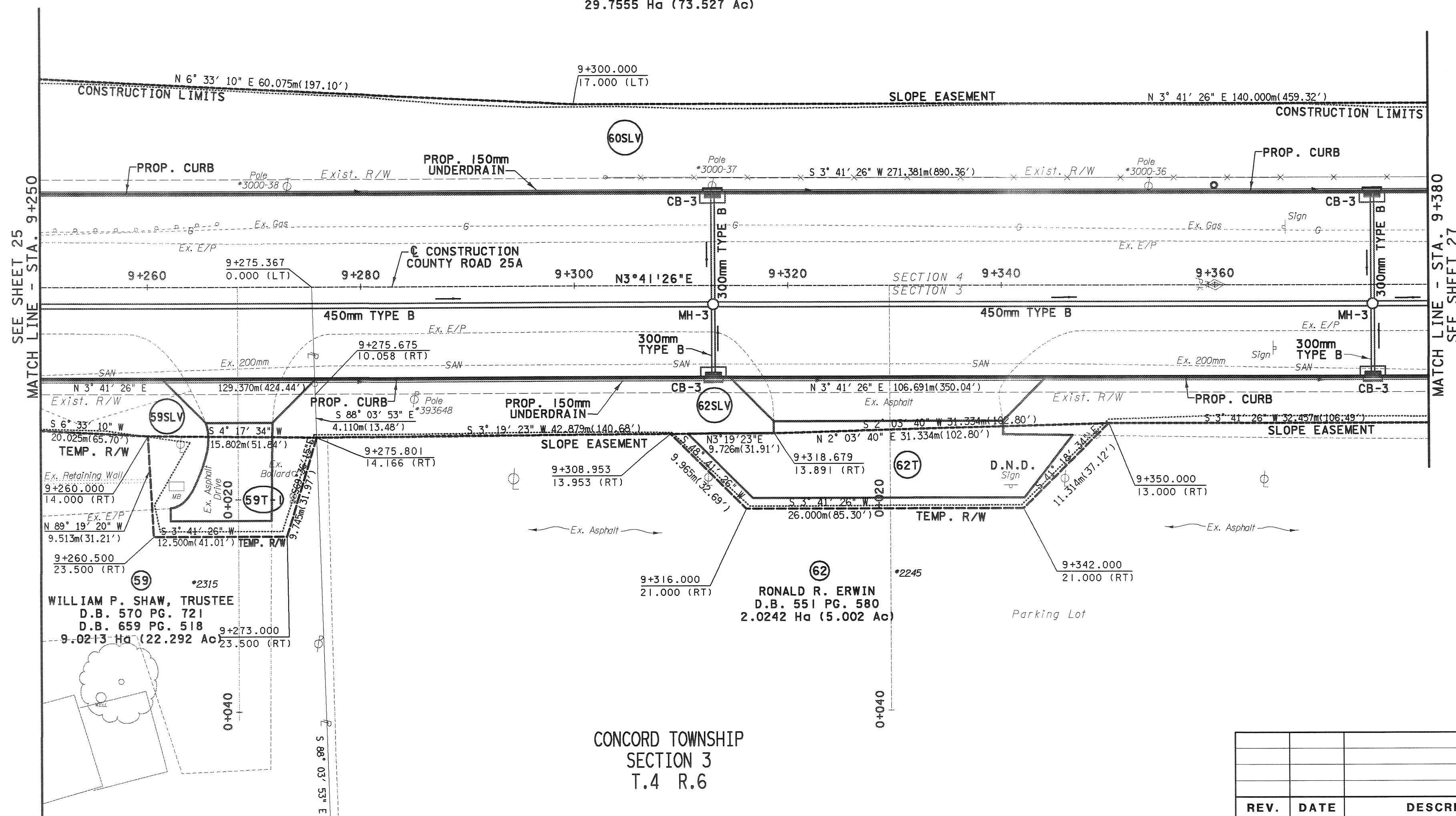
26/3

	182
	191

Cultivated

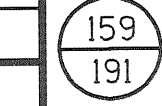
60

PAUL AND MARIE CONARD
D.B. 284 PG. 252
29.7555 Ha (73.527 Ac)

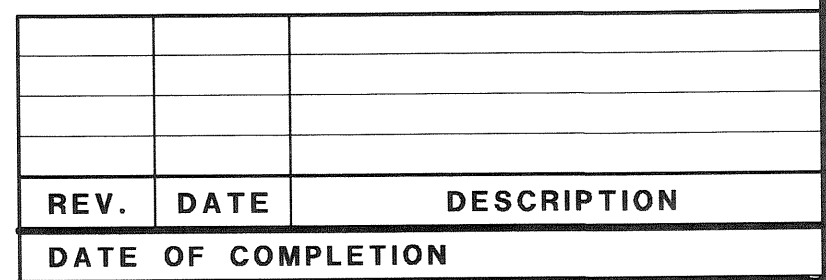


CONCORD TOWNSHIP
SECTION 3
T.4 R.6

REV.	DATE	DESCRIPTION
DATE OF COMPLETION		



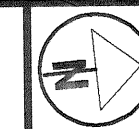
REV.	DATE	DESCRIPTION
DATE OF COMPLETION		



TOTAL NUMBER OF : 76 OWNERSHIPS 0 TOTAL TAKES																GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO. NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE																metric units		PID NO. 15144	
0 OWNERSHIPS WITH STRUCTURES INVOLVED																0 OWNERSHIPS WITH "P" ITEMS																			
PARCEL NO.	OWNER	SHEET NO.	OWNERS	RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED																			
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE																		
1	NOT USED																																		
2SLV	Miami County YMCA	16	691	261	G14-06400	4.1096 (10.155)	0.0000 (0.000)	0.0033 (0.008)	0.0000 (0.000)	0.0033 (0.008)			4.1096 (10.155)		FOR GRADING OF SLOPES	707	802																		
3T	MPE Company, Ltd.	14-15	674	894	G12-003800	0.4452 (1.100)	0.1713 (0.423)	0.0015 (0.004)	0.0000 (0.000)	0.0015 (0.004)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	490																		
					G12-003800	0.3865 (0.955)	0.0604 (0.149)	0.0073 (0.018)	0.0000 (0.000)	0.0073 (0.018)																									
					G12-003700	0.3788 (0.936)	0.0311 (0.077)	0.0188 (0.046)	0.0000 (0.000)	0.0188 (0.046)																									
					G12-003600	0.9453 (2.336)	0.0768 (0.190)	0.0174 (0.043)	0.0000 (0.000)	0.0174 (0.043)																									
			683	495	G12-003900	0.3869 (0.956)	0.0405 (0.100)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)																									
	Total 3T					2.5427 (6.283)	0.3801 (0.939)	0.0450 (0.111)	0.0000 (0.000)	0.0450 (0.111)			2.1626 (5.344)																						
3T-1		15			G12-003600			0.0124 (0.031)	0.0000 (0.000)	0.0124 (0.031)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	494																		
3SLV		15			G12-003700			0.0111 (0.027)	0.0000 (0.000)	0.0111 (0.027)						707	475																		
3SLV-1		15			G12-003600			0.0311 (0.077)	0.0000 (0.000)	0.0311 (0.077)						707	479																		
3SV		15			G12-003800			0.0009 (0.002)	0.0000 (0.000)	0.0009 (0.002)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	487																		
3CHV		15			G12-003700			0.0039 (0.010)	0.0000 (0.000)	0.0039 (0.010)						707	481																		
3CHV-1		15			G12-003600			0.0101 (0.025)	0.0000 (0.000)	0.0101 (0.025)						707	485																		
4	NOT USED																																		
5CHV	Bruce N. Haas and Marie Elouise Haas	15-16	674	840	G12-003500	0.3035 (0.750)	0.0246 (0.061)	0.0099 (0.024)	0.0000 (0.000)	0.0099 (0.024)	S				SIGN STA 7+987.8	707	758																		
			692	691	G12-003400	0.2841 (0.702)	0.0230 (0.057)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)																									
					G12-003200	1.7139 (4.235)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)																									
	Total 5CHV					2.3015 (5.687)	0.0476 (0.118)	0.0099 (0.024)	0.0000 (0.000)	0.0099 (0.024)			2.2539 (5.569)																						
5CHV-1		16			G12-003400			0.0016 (0.004)	0.0000 (0.000)	0.0016 (0.004)						707	761																		
5T		15			G12-003500			0.0054 (0.013)	0.0000 (0.000)	0.0054 (0.013)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	767																		
5T-1		16			G12-003500			0.0014 (0.003)	0.0000 (0.000)	0.0014 (0.003)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	770																		
					G12-003400			0.0145 (0.036)	0.0000 (0.000)	0.0145 (0.036)																									
	Total 5T-1							0.0159 (0.039)	0.0000 (0.000)	0.0159 (0.039)																									
5SLV		16			G12-003400			0.0045 (0.011)	0.0000 (0.000)	0.0045 (0.011)						707	764																		
6-7	NOT USED																																		
NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.																NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES).																			
1 HECTARE = 2.471043 ACRES 1 METER = 3.280833 FEET																NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.																			
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SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCELS 1-7

MIA-CR 25A 7.789



HORIZONTAL



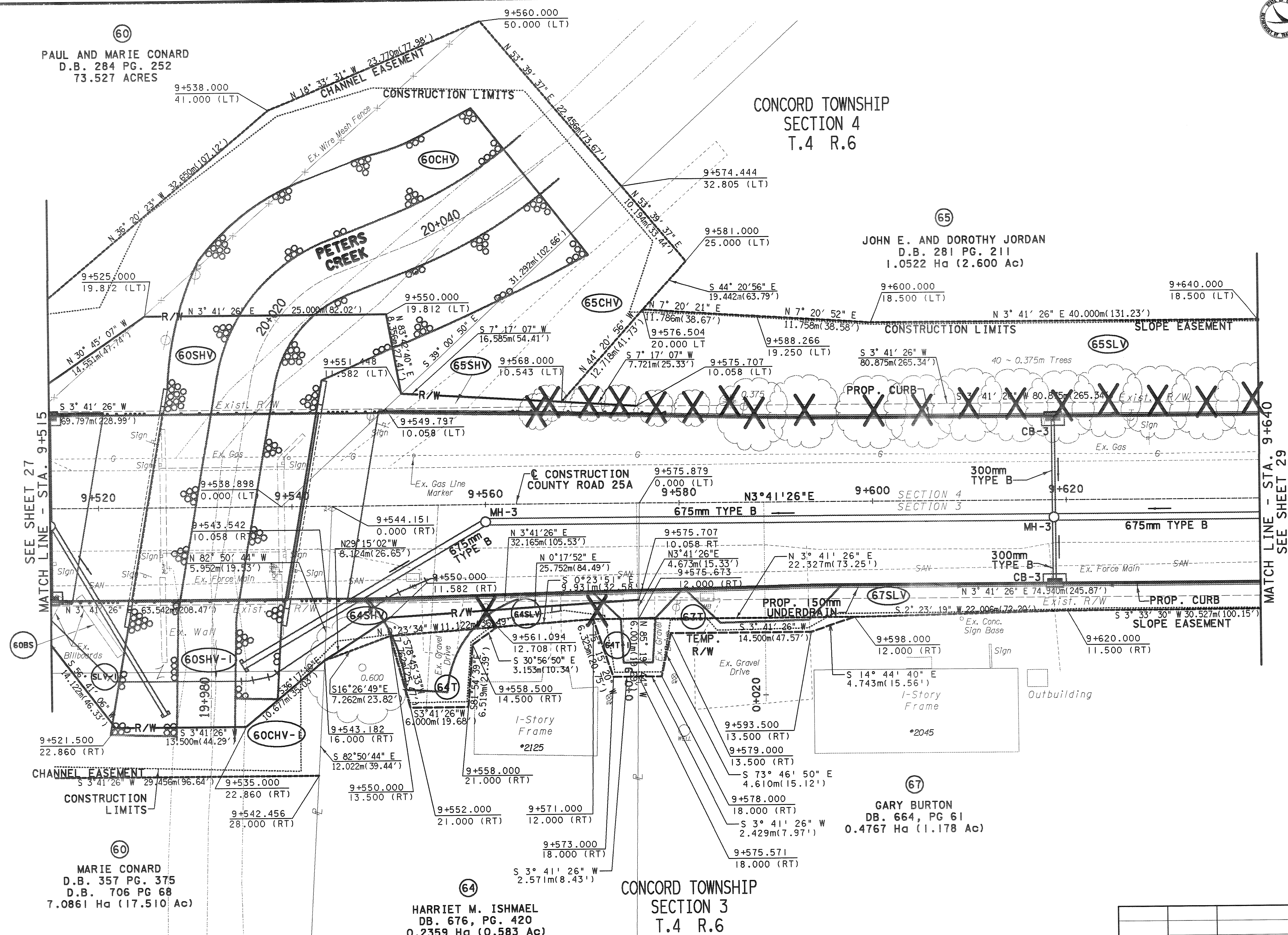
15144
PID NO.

R/W PLAN

MIA-CR25A-7.789

28/

	18
	19

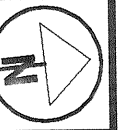


REV.	DATE	DESCRIPTION
DATE OF COMPLETION		

TOTAL NUMBER OF : 76 OWNERSHIPS 0 TOTAL TAKES					GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO. NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE					0 OWNERSHIPS WITH STRUCTURES INVOLVED 10 OWNERSHIPS WITH "P" ITEMS					STATE OF OHIO DEPT. OF HIGHWAY & TRANSPORTATION metric units					PID NO. 15144	
PARCEL NO.	OWNER	SHEET NO.	OWNERS	RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED					
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE				
8CHV	Dale Bowman and Linda Bowman	16	683	587	G12-003300	0.3496 (0.864)	0.0461 (0.114)	0.0004 (0.001)	0.0000 (0.000)	0.0004 (0.001)				LOCAL		707	593				
			683	587	G12-003450	0.2193 (0.542)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)											
			683	587	G12-003250	0.7297 (1.803)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)											
	Total 8CHV					1.2986 (3.209)	0.0461 (0.114)	0.0004 (0.001)	0.0000 (0.000)	0.0004 (0.001)			1.2525 (3.095)								
8SLV		16			G12-003300			0.0139 (0.034)	0.0000 (0.000)	0.0139 (0.034)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	589				
8T		16			G12-003300			0.0065 (0.016)	0.0000 (0.000)	0.0065 (0.016)						707	595				
8T-1		16			G12-003300			0.0077 (0.019)	0.0000 (0.000)	0.0077 (0.019)						707	598				
9SLV	Trader Builders, Inc.	16	680	06	C06-083996	0.6822 (1.686)	0.0000 (0.000)	0.0036 (0.009)	0.0000 (0.000)	0.0036 (0.009)		0.6822 (1.686)			FOR GRADING OF SLOPES	707	944				
10-11	NOT USED																				
12T	Trader Builders, Inc.	18	606	760	C06-084020 LOT 23	0.3015 (0.745)	0.0000 (0.000)	0.0023 (0.006)	0.0000 (0.000)	0.0023 (0.006)						707	947				
					C06-084020 LOT 22	0.6335 (1.565)	0.0000 (0.000)	0.0038 (0.009)	0.0000 (0.000)	0.0038 (0.009)											
	Total 12T					0.9349 (2.310)	0.0000 (0.000)	0.0061 (0.015)	0.0000 (0.000)	0.0061 (0.015)		0.9349 (2.310)									
14CHV	Esther M. Haas	16	665	66	C06-017610	0.4079 (1.008)	0.0077 (0.019)	0.0039 (0.010)	0.0000 (0.000)	0.0039 (0.010)			0.4002 (0.989)			708	68				
14T		16			C06-017610			0.0033 (0.008)	0.0000 (0.000)	0.0033 (0.008)					FOR GRADING OF SLOPES AND DRIVEWAYS	708	65				
15T	Schwan's Sales Enterprises, Inc.	16-17	487	454	C06-017620	0.4532 (1.120)	0.0465 (0.115)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)					FOR GRADING OF SLOPES AND DRIVEWAYS	708	77				
			575	941	C06-017620	0.1335 (0.330)	0.0232 (0.057)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)											
			624	507	C06-017620	0.2902 (0.717)	0.0579 (0.143)	0.0134 (0.033)	0.0000 (0.000)	0.0134 (0.033)											
	Total 15T					0.8770 (2.167)	0.1276 (0.315)	0.0134 (0.033)	0.0000 (0.000)	0.0134 (0.033)			0.7494 (1.852)								
NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.					NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES). 1 HECTARE = 2.471043 ACRES 1 METER = 3.280833 FEET					NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.					DENOTES RIGHT OF WAY ENCROACHMENT						
															REV	DATE	DESCRIPTION				
															DATE OF COMPLETION						
															5 / 35						
															161 / 191						

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCELS 8-15

MIA-CR 25A 7.789

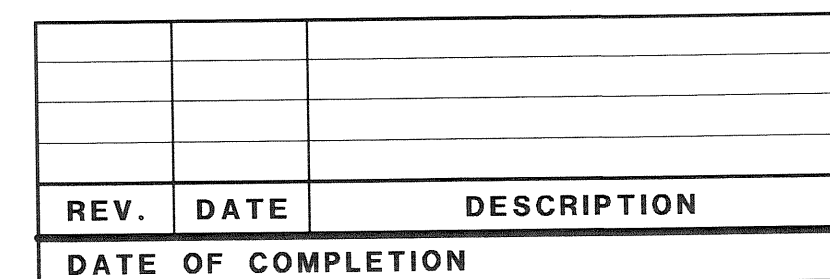


A horizontal scale bar with markings at 0, 2, 4, and 6 meters. The scale is divided into segments of 1 meter each, with the first meter further subdivided into centimeters.

R/W PLAN
STA. 9+640 TO STA. 9+750

MIA-CR25A-7.789

9/35

$$\frac{185}{191}$$


GRANTEE:
ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO.
NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE



metric
units

PID NO.
15144

TOTAL NUMBER OF :
76 OWNERSHIPS 0 OWNERSHIPS WITH STRUCTURES INVOLVED
0 TOTAL TAKES 10 OWNERSHIPS WITH "P" ITEMS

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED	
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE
16	NOT USED																
17T	Boone Hill Group	17	607 594	675 504	C06-017600	10.3984 (25.695)	0.1326 (0.328)	0.0087 (0.022)	0.0000 (0.000)	0.0087 (0.022)			10.2658 (25.367)		FOR GRADING OF SLOPES AND DRIVEWAYS	708	74
17T-1		19						0.0012 (0.003)	0.0000 (0.000)	0.0012 (0.003)					FOR GRADING OF SLOPES	708	71
18T	Harmon Management Group, Inc.	17	651	836	C06-017640	3.2354 (7.995)	0.2532 (0.626)	0.0185 (0.046)	0.0000 (0.000)	0.0185 (0.046)			2.9822 (7.369)		FOR GRADING OF SLOPES AND DRIVEWAYS	709	121
19T	NML Properties, LLC.	19	685	487	C06-017670	1.8595 (4.595)	0.1042 (0.257)	0.0044 (0.011)	0.0000 (0.000)	0.0044 (0.011)			1.7553 (4.338)		FOR GRADING OF SLOPES AND DRIVEWAYS	708	312
20	NOT USED																
21SLV	John Paul Buirley	19-20	524	469	C06-080508	0.2902 (0.717)	0.0499 (0.123) 0.111	0.0096 (0.024)	0.0000 (0.000)	0.0096 (0.024)		0.2403 (0.594)			FOR GRADING OF SLOPES AND DRIVEWAYS	708	293
21CHV		20						0.0185 (0.046)	0.0000 (0.000)	0.0185 (0.046)						708	299
21T		20						0.0135 (0.033)	0.0000 (0.000)	0.0135 (0.033)						708	296
22CHV	Mary Jane Abbott	20	560	722	C06-080507	0.2902 (0.717)	0.0415 (0.103)	0.0369 (0.091)	0.0000 (0.000)	0.0369 (0.091)		0.2487 (0.614)				708	302
22T		20						0.0093 (0.023)	0.0000 (0.000)	0.0093 (0.023)					FOR GRADING OF SLOPES AND DRIVEWAYS	708	305
23CHV	Douglas J. Mader	20	677	592	C06-080506	0.2902 (0.717)	0.0416 (0.103)	0.0341 (0.084)	0.0000 (0.000)	0.0341 (0.084)		0.2486 (0.614)				711	128
23T		20						0.0047 (0.012)	0.0000 (0.000)	0.0047 (0.012)					FOR GRADING OF SLOPES AND DRIVEWAYS	711	128
24CHV	Gerald D. Adkins	20-21	638	66	C06-080505	0.2902 (0.717)	0.0416 (0.103)	0.0336 (0.083)	0.0000 (0.000)	0.0336 (0.083)		0.2486 (0.614)				708	285
24T		21						0.0016 (0.004)	0.0000 (0.000)	0.0016 (0.004)					FOR GRADING OF SLOPES AND DRIVEWAYS	708	290
25SHV	Gerry R. Bell and Margaret M. Bell	21	688	798	C06-080504	0.2902 (0.717)	0.0414 (0.102) 0.103	0.0116 (0.029)	0.0000 (0.000)	0.0116 (0.029)		0.2372 (0.586)				708	373
25CHV		21						0.0273 (0.067)	0.0000 (0.000)	0.0273 (0.067)					FOR GRADING OF SLOPES AND DRIVEWAYS	708	370
26	NOT USED																
27SLV	Steven R. Elleman	19	610	574	C06-017150	0.3076 (0.760)	0.0605 (0.149) 0.095	0.0114 (0.028)	0.0000 (0.000)	0.0114 (0.028)			0.2471 (0.611)			709	112
27CHV		19-20						0.0016 (0.004)	0.0000 (0.000)	0.0016 (0.004)						709	115
27T		19-20						0.0108 (0.027)	0.0000 (0.000)	0.0108 (0.027)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	118

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCELS 16-27

MIA-CR 25A 7.789

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.

NOTE: UNLESS SPECIFIED OTHERWISE,
AREAS ARE STATED IN HECTARES
WITH ENGLISH EQUIVALENTS IN (ACRES).

1 HECTARE = 2.471043 ACRES
1 METER = 3.280833 FEET

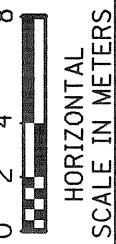
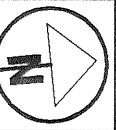
NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS
TO BE USED FOR STORAGE OF MATERIAL OR
EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

* DENOTES RIGHT OF WAY ENCROACHMENT

REV	DATE	DESCRIPTION
DATE OF COMPLETION		

6 / 35

162
191

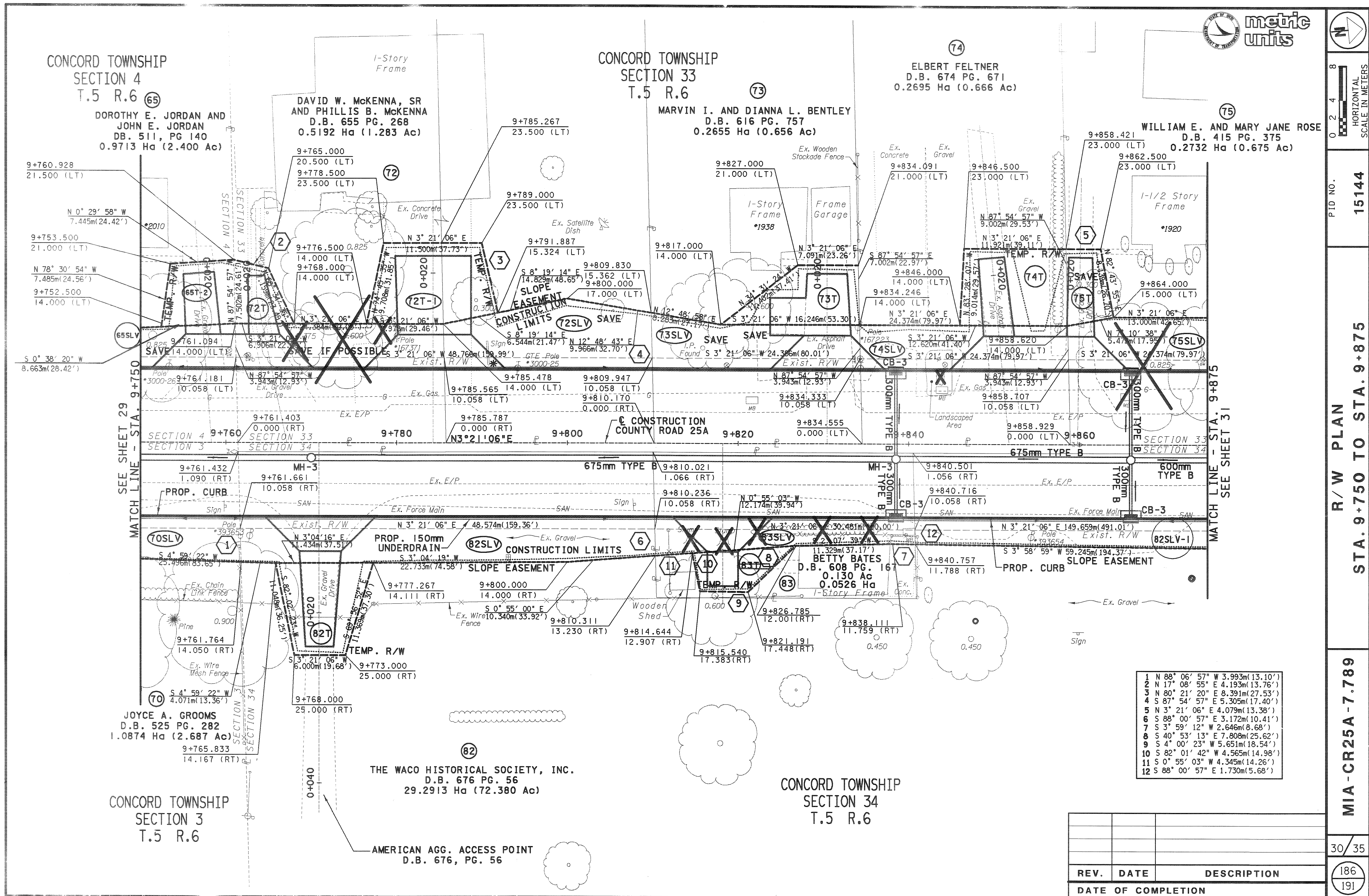


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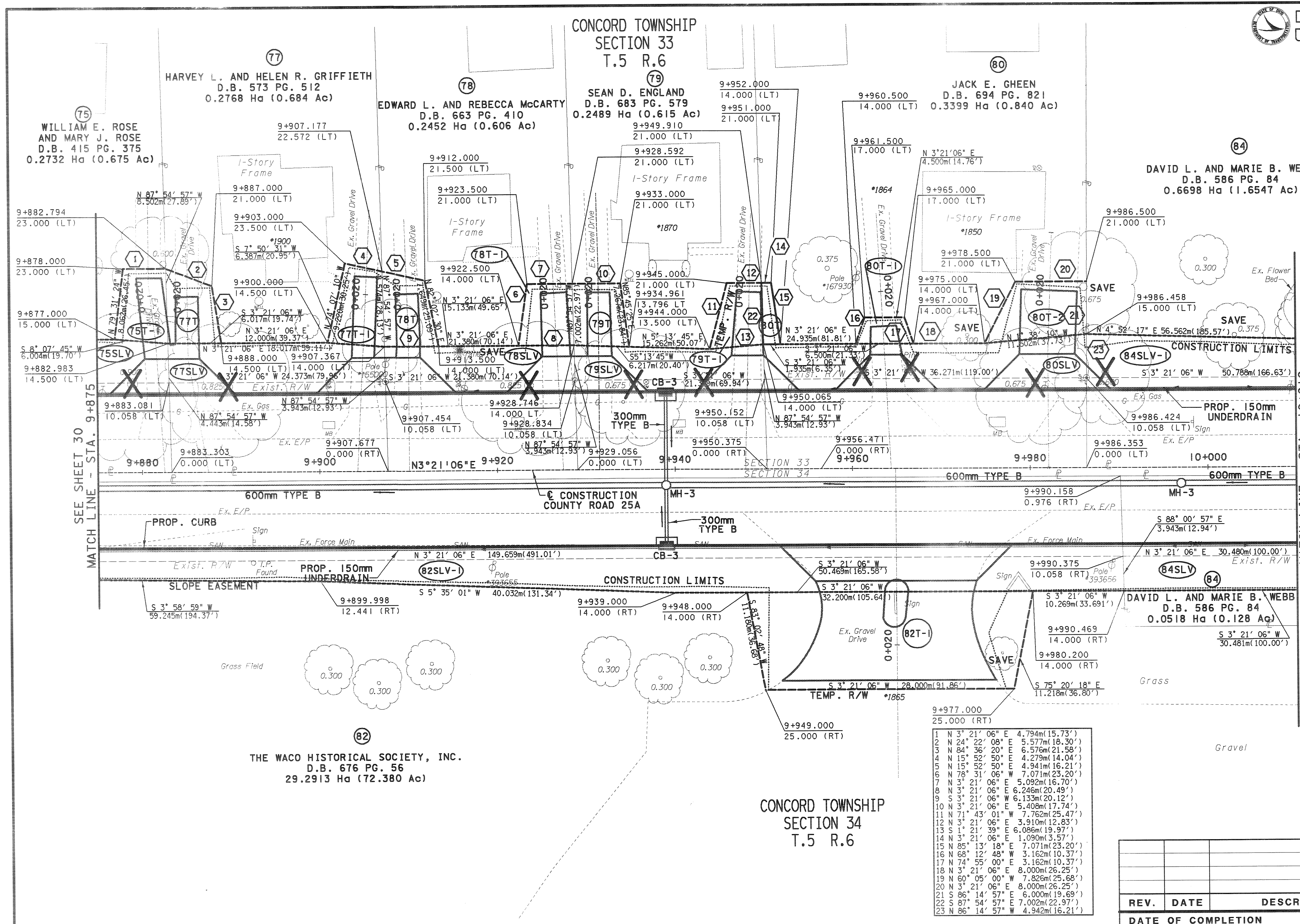
R/W PLAN
STA. 9+750 TO STA. 9+875

MIA-CR25A-7.789

30	35
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$$\frac{186}{191}$$


163
191





metric
units

MIA-CR 25A 7.789

164
191

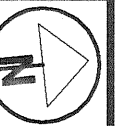
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED	
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE
38SLV	Troy Free VWill Baptist Church	22	486	530	C06-080500	0.2902 (0.717)	0.0405 (0.100)	0.0015 (0.004)	0.0000 (0.000)	0.0015 (0.004)						709	48
			472	642	C06-250080	0.3521 (0.870)	0.0490 (0.121)	0.0085 (0.021)	0.0000 (0.000)	0.0085 (0.021)							
	Total 38SLV					0.6423 (1.587)	0.0895 (0.221)	0.0100 (0.025)	0.0000 (0.000)	0.0100 (0.025)			0.5528 (1.366)				
38T		23			C06-080500			0.0020 (0.005)	0.0000 (0.000)	0.0020 (0.005)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	62
					C06-250080			0.0029 (0.007)	0.0000 (0.000)	0.0029 (0.007)							
	Total 38T							0.0049 (0.012)	0.0000 (0.000)	0.0049 (0.012)							
38CHV		22-23			C06-080500			0.0199 (0.049)	0.0000 (0.000)	0.0199 (0.049)						709	51
38T-1		23			C06-250080			0.0044 (0.011)	0.0000 (0.000)	0.0044 (0.011)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	65
39	NOT USED																
40SLV	Joseph L. Hochdoerfer and Patricia J. Hochdoerfer	23	594	80	C06-014400	0.3594 (0.888)	0.0093 (0.023)	0.0017 (0.004)	0.0000 (0.000)	0.0017 (0.004)						709	56
			594	80	C06-014500	0.5479 (1.354)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)							
	Total 40SLV					0.9073 (2.242)	0.0093 (0.023)	0.0017 (0.004)	0.0000 (0.000)	0.0017 (0.004)			0.8980 (2.219)				
40T					C06-014400			0.0032 (0.008)	0.0000 (0.000)	0.0032 (0.008)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	59
41	NOT USED																
42CHV	Jack Nichols and Donia M. Nichols, Trustees	22	694	466	C06-016960	0.3565 (0.881)	0.0444 (0.110)	0.0314 (0.078)	0.0000 (0.000)	0.0314 (0.078)			0.3121 (0.771)			709	791
							0.114								FOR GRADING OF SLOPES AND DRIVEWAYS		
43CHV	Steven Pleska and Lucile Lewis	22	599	93	C06-016950	0.3581 (0.885)	0.0450 (0.111)	0.0328 (0.081)	0.0000 (0.000)	0.0328 (0.081)			0.3131 (0.774)			709	785
43T		22						0.0054 (0.013)	0.0000 (0.000)	0.0054 (0.013)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	788
44SLV	John H. Zimmerman and Edna M Zimmerman	23	529	287	C06-016940	0.3634 (0.898)	0.0461 (0.114)	0.0045 (0.011)	0.0000 (0.000)	0.0045 (0.011)			0.3173 (0.784)			709	776
44CHV		22-23						0.0221 (0.055)	0.0000 (0.000)	0.0221 (0.055)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	782
44T		23						0.0107 (0.026)	0.0000 (0.000)	0.0107 (0.026)						709	779
45SLV	Irene Imel and Ronald L. Imel	23	655	652	C06-017200	2.0999 (5.189)	0.0061 (0.015)	0.0020 (0.005)	0.0000 (0.000)	0.0020 (0.005)			2.0938 (5.174)			709	768
45T		23						0.0086 (0.021)	0.0000 (0.000)	0.0086 (0.021)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	773
46	NOT USED																
47SLV	Richard L. Mitchell and Vivian L. Mitchell	23	521	15	C06-016930	0.3893 (0.962)	0.0507 (0.125)	0.0091 (0.023)	0.0000 (0.000)	0.0091 (0.023)			0.3386 (0.837)			709	759
47CHV		23						0.0123 (0.030)	0.0000 (0.000)	0.0123 (0.030)	S				FOR GRADING OF SLOPES AND DRIVEWAYS SIGN AND LANDSCAPED AREA STA 8+939.5	709	762
47T		23						0.0027 (0.007)	0.0000 (0.000)	0.0027 (0.007)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	765
DENOTES RIGHT OF WAY ENCROACHMENT																	
NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.						NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES).						NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.					
1 HECTARE = 2.471043 ACRES 1 METER = 3.280833 FEET																	
REV DATE DESCRIPTION																	
DATE OF COMPLETION																	

SUMMARY OF ADDITIONAL RIGHT OF WAY PARCELS 38-47

MIA-CR 25A 7.789

835

164191



0 2 4 8
HORIZONTAL
SCALE IN METERS

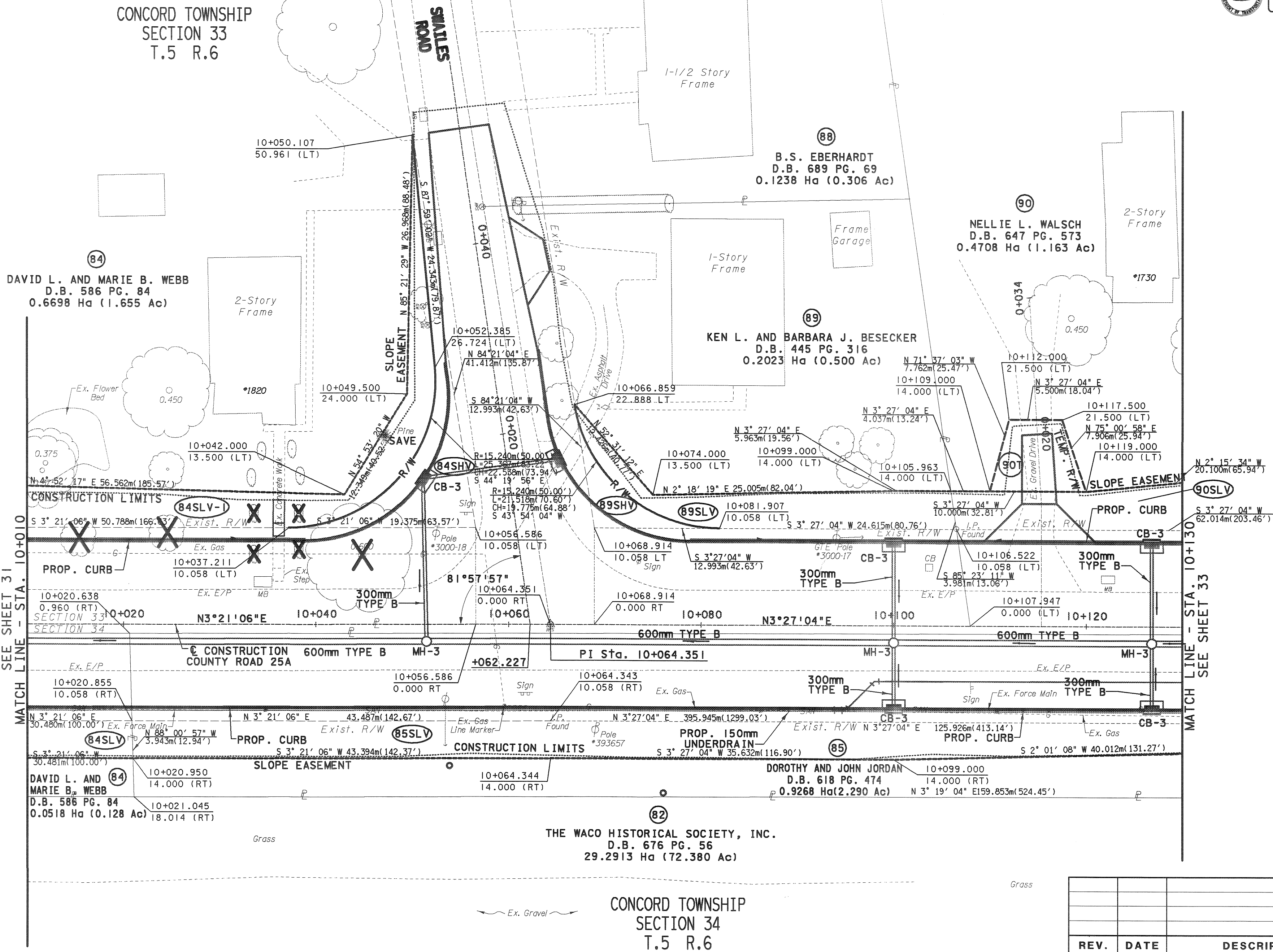
PID NO.
15144

R/W PLAN
STA. 10+010 TO STA. 10+130

MIA - CR25A - 7.789

32/35

188
191

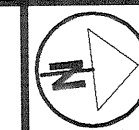


REV.	DATE	DESCRIPTION
DATE OF COMPLETION		

TOTAL NUMBER OF : 76 OWNERSHIPS 0 TOTAL TAKES															GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO. NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE										 metric units			PID NO. 15144										
0 OWNERSHIPS WITH STRUCTURES INVOLVED															0 OWNERSHIPS WITH "P" ITEMS																							
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED																						
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE																					
48CHV	Srena A Burton	23-24	647	422	C06-016920	0.3958 (0.978)	0.0505 (0.125)	0.0277 (0.068)	0.0000 (0.000)	0.0277 (0.068)			0.3453 (0.853)			709	755																					
49CHV	Santford K. Broughton and Mary Broughton	24	360	44	C06-016910	0.4435 (1.096)	0.0574 (0.142)	0.0343 (0.085)	0.0000 (0.000)	0.0343 (0.085)						709	752																					
49SLV		24						0.0045 (0.011)	0.0000 (0.000)	0.0045 (0.011)			0.3861 (0.954)			709	749																					
50SLV	Mary Lyne Holcomb	24	614	176	C06-016900	0.5075 (1.254)	0.0651 (0.161)	0.0056 (0.014)	0.0000 (0.000)	0.0056 (0.014)			0.4099 (1.013)		FENCE NORTH OF DRIVE AND EAST OF RIGHT OF WAY	710	306																					
50SHV		24-25						0.0325 (0.080)	0.0000 (0.000)	0.0325 (0.080)						710	299																					
50T		24-25						0.0200 (0.049)	0.0000 (0.000)	0.0200 (0.049)					FOR GRADING OF SLOPES AND DRIVEWAYS	710	302																					
51	NOT USED																																					
52SLV	Kenton B. and Kathleen Calicoat	23	692	88	C06-015300	0.2776 (0.686)	0.0274 (0.068)	0.0085 (0.021)	0.0000 (0.000)	0.0085 (0.021)		0.2502 (0.618)				709	740																					
52T		23						0.0037 (0.009)	0.0000 (0.000)	0.0037 (0.009)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	746																					
52T-1		23						0.0012 (0.003)	0.0000 (0.000)	0.0012 (0.003)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	743																					
53SLV	Timothy L. O'Neal	23-24	541	313	C06-015400	0.2185 (0.540)	0.0213 (0.053)	0.0073 (0.018)	0.0000 (0.000)	0.0073 (0.018)		0.1972 (0.487)				709	734																					
53T		23-24						0.0038 (0.009)	0.0000 (0.000)	0.0038 (0.009)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	737																					
54SLV	Jeffrey M. Furlong and Juanita F. Furlong	24	594	425	C06-015600	0.3031 (0.749)	0.0425 (0.105)	0.0140 (0.035)	0.0000 (0.000)	0.0140 (0.035)						709	728																					
			594	425	C06-015500	0.1299 (0.321)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)																												
	Total 54SLV					0.4330 (1.070)	0.0425 (0.105)	0.0140 (0.035)	0.0000 (0.000)	0.0140 (0.035)		0.3905 (0.965)																										
54T		24			C06-015600			0.0011 (0.003)	0.0000 (0.000)	0.0011 (0.003)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	731																					
55SLV	Margaret E. Lefler	24	655	241	C06-080421	0.2902 (0.717)	0.0000 (0.000)	0.0148 (0.036)	0.0000 (0.000)	0.0148 (0.037)		0.2902 (0.717)				709	725																					
56	NOT USED																																					
57SLV	Frederick J. Monnin and Jackalin F. Monnin	24-25	584	620	C06-080400	0.2926 (0.723)	0.0000 (0.000)	0.0261 (0.064)	0.0000 (0.000)	0.0261 (0.064)		0.2690 (0.665)				709	722																					
57SHV		24-25						0.0236 (0.058)	0.0000 (0.000)	0.0236 (0.058)						709	719																					
58SLV	Board of County Commissioners of Miami Co.	25	612	376		0.7823 (1.933)	0.0745 (0.184)	0.0422 (0.104)	0.0000 (0.000)	0.0422 (0.104)		0.6942 (1.715)			FENCE NORTH OF BOONE CREEK	709	716																					
58SHV		25						0.0136 (0.034)	0.0000 (0.000)	0.0136 (0.034)						709	713																					
59SHV	William P. Shaw, Trustee	25	659	518	C06-016800	9.0213 (22.292)	0.1376 (0.340)	0.0182 (0.045)	0.0000 (0.000)	0.0182 (0.045)			8.8655 (21.907)			709	710																					
59SLV		25-26						0.0373 (0.092)	0.0000 (0.000)	0.0373 (0.092)	*				* SIGN STA 9+236.5 OFFSET 8.1 RT	709	707																					
59T		25						0.0030 (0.008)	0.0000 (0.000)	0.0030 (0.008)					FOR GRADING OF SLOPES	709	704																					
59T-1		26						0.0133 (0.033)	0.0000 (0.000)	0.0133 (0.033)					FOR GRADING OF SLOPES AND DRIVEWAYS	709	701																					
NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.															NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES).										NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.										* DENOTES RIGHT OF WAY ENCROACHMENT			9 / 35
1 HECTARE = 2.471043 ACRES 1 METER = 3.280833 FEET																																						165 191
															REV DATE DESCRIPTION										DATE OF COMPLETION													

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCELS 48-59

MIA-CR 25A 7.789



0 2 4 8
HORIZONTAL
SCALE IN METERS

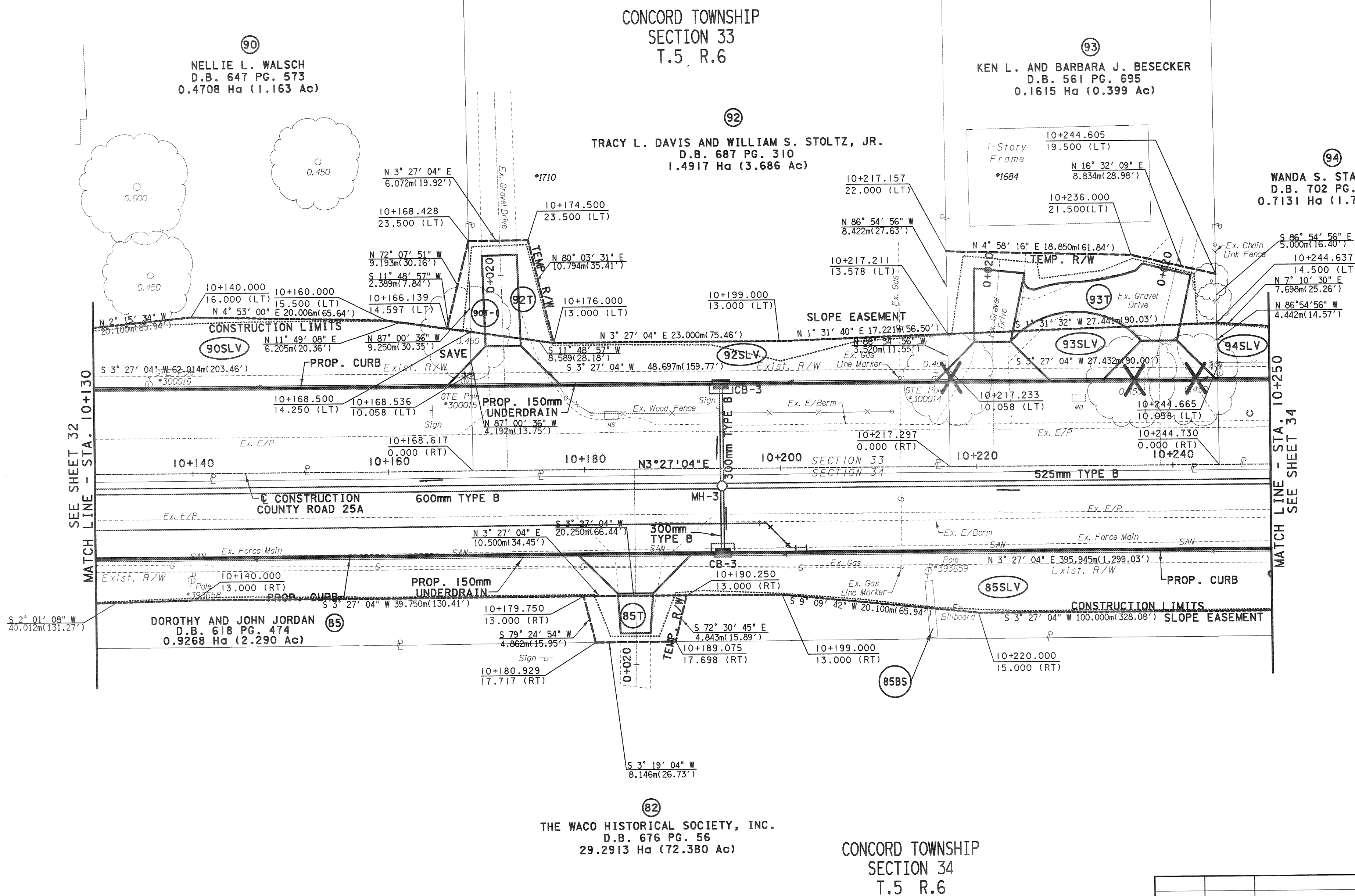
PID NO.
15144

R/W PLAN
STA. 10+130 TO STA. 10+250

MIA-CR25A-7.789

33/35

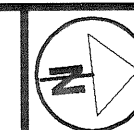
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REV.	DATE	DESCRIPTION
DATE OF COMPLETION		

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

166
191



HORIZONTAL

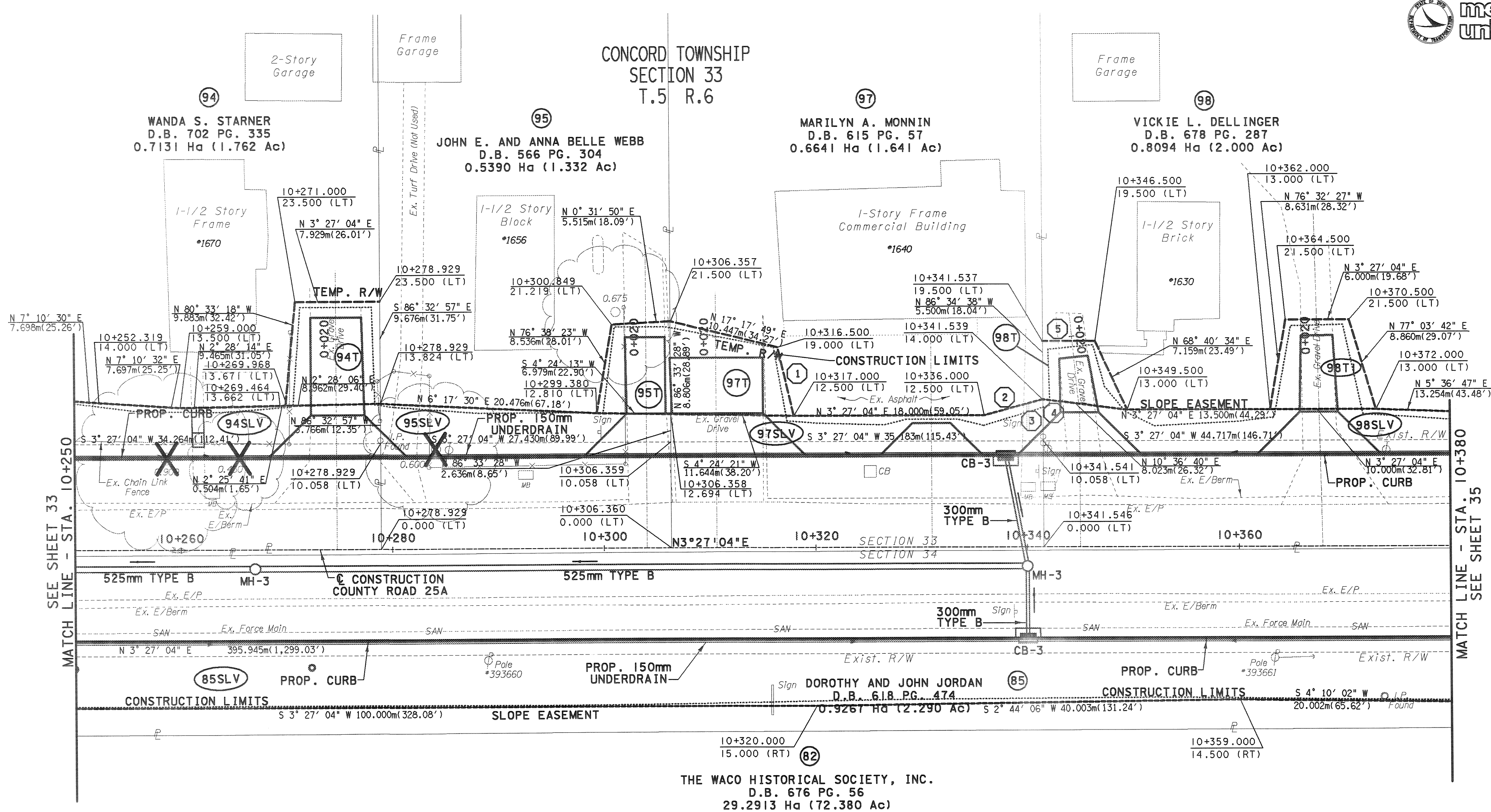
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PID NO.

R / W PLAN

MIA-CR25A-7.789

34/3

190
191

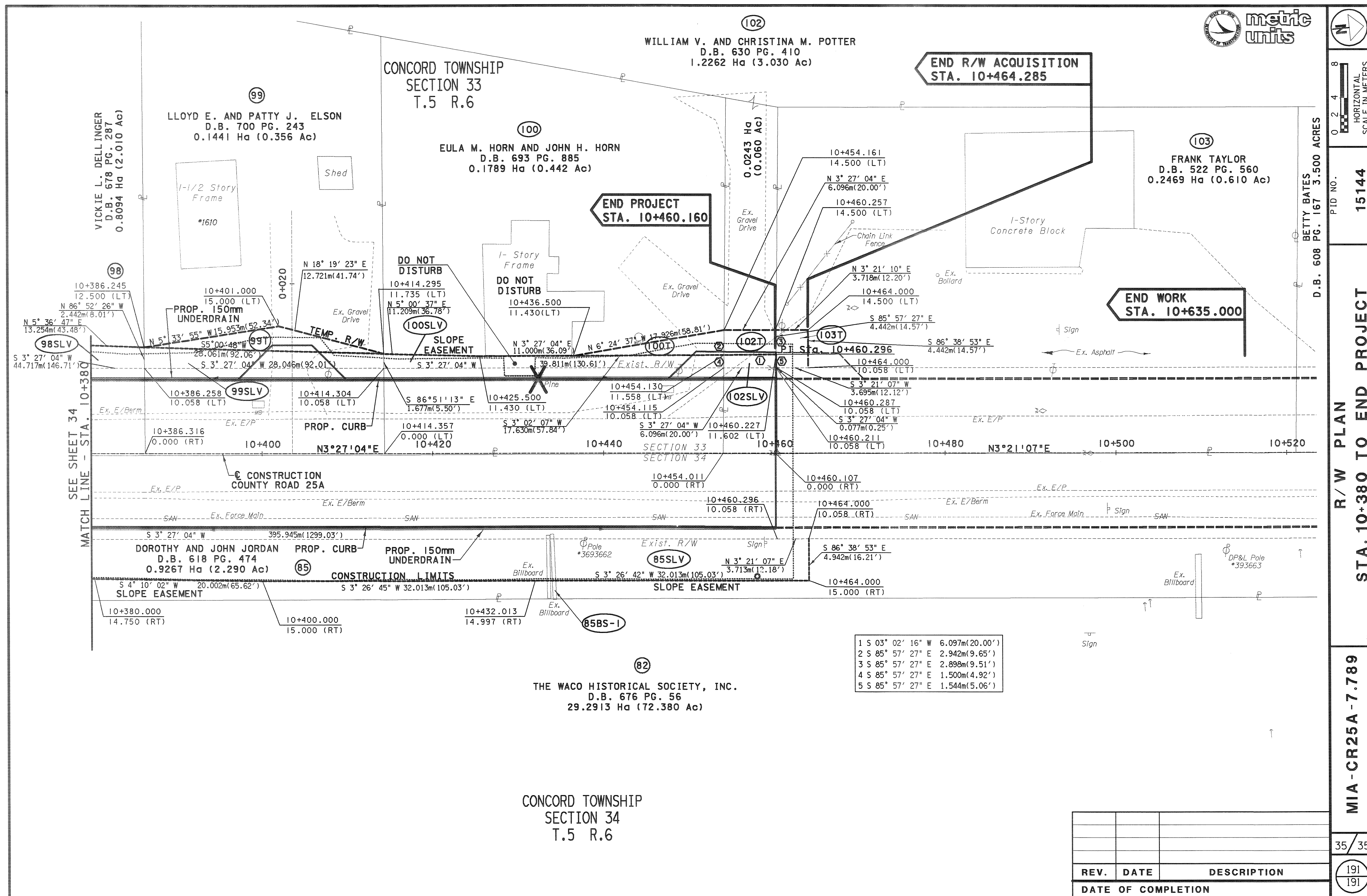


1	N	80°	27'	23"	E	6.671m(21.89'
2	N	11°	42'	01"	W	5.739m(18.83'
3	S	86°	34'	38"	E	3.942m(12.93'
4	N	86°	34'	38"	W	9.442m(30.98'
5	N	03°	27'	04"	E	4.963m(16.28'

CONCORD TOWNSHIP
SECTION 34
T.5 R.6

REV.	DATE	DESCRIPTION
DATE OF COMPLETION		

TOTAL NUMBER OF : 76 OWNERSHIPS 0 TOTAL TAKES																		GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO. NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE																		 metric units		PID NO. 15144
0 OWNERSHIPS WITH STRUCTURES INVOLVED																																						
10 OWNERSHIPS WITH "P" ITEMS																																						
PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED																						
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE																					
61	NOT USED																																					
62SLV	Ronald R. Erwin	26-27	551	580	C06-016750	2.0242 (5.002)	0.1045 (0.258)	0.0372 (0.092)	0.0000 (0.000)	0.0372 (0.092)			1.9197 (4.744)			709	698																					
62T		26-27						0.0249 (0.061)	0.0000 (0.000)	0.0249 (0.061)	S				FOR GRADING OF SLOPES AND DRIVEWAYS SIGN STA 9+340.8		709	695																				
63	NOT USED																																					
64SLV	Harriet M. Ishmael	28	676	420	C06-016400	0.2359 (0.583)	0.0321 (0.079)	0.0053 (0.013)	0.0000 (0.000)	0.0053 (0.013)			0.1994 (0.493)			707	339																					
64SHV		28						0.0044 (0.011)	0.0000 (0.000)	0.0044 (0.011)						707	336																					
64T		28						0.0059 (0.015)	0.0000 (0.000)	0.0059 (0.015)					FOR GRADING OF SLOPES AND DRIVEWAYS		707	329																				
64T-1		28						0.0022 (0.005)	0.0000 (0.000)	0.0022 (0.005)					FOR GRADING OF SLOPES AND DRIVEWAYS		707	326																				
65SLV	John E. Jordan and Dorothy E. Jordan	28-30	281	211	C06-015800	1.0522 (2.600)	0.1521 (0.376)	0.0887 (0.219)	0.0000 (0.000)	0.0887 (0.219)							710	079																				
			511	140	C06-015900	0.9712 (2.400)	0.0660 (0.163)	0.0262 (0.065)	0.0000 (0.000)	0.0262 (0.065)																												
	Total 65SLV					2.0234 (5.000)	0.2181 (0.539)	0.1149 (0.284)	0.0000 (0.000)	0.1149 (0.284)		1.8033 (4.456)																										
65SHV		28			C06-015800			0.0020 (0.005)	0.0000 (0.000)	0.0020 (0.005)							710	082																				
65CHV		28			C06-015800			0.0286 (0.071)	0.0000 (0.000)	0.0286 (0.071)							710	076																				
65T		28-29			C06-015800			0.0055 (0.014)	0.0000 (0.000)	0.0055 (0.014)					FOR GRADING OF SLOPES AND DRIVEWAYS		710	073																				
65T-1		28-29			C06-015800			0.0032 (0.008)	0.0000 (0.000)	0.0032 (0.008)					FOR GRADING OF SLOPES AND DRIVEWAYS		710	070																				
					C06-015900			0.0023 (0.006)	0.0000 (0.000)	0.0023 (0.006)																												
	Total 65T-1							0.0055 (0.014)	0.0000 (0.000)	0.0055 (0.014)																												
65T-2		28-29			C06-015900			0.0060 (0.015)	0.0000 (0.000)	0.0060 (0.015)					FOR GRADING OF SLOPES AND DRIVEWAYS		710	067																				



REV.	DATE	DESCRIPTION
DATE OF COMPLETION		

metric units

0 2 4 8

HORIZONTAL SCALE IN METERS

PLD NO. 15144

R / W PLAN STA. 10+380 TO END PROJECT

MIA - CR25A - 7.789

35 / 35

191 / 191

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

MIA-CR 25A 7.789

DATE OF COMPLETION

PID NO.
15144

MIA-CR 25A 7.789

REV	DATE	DESCRIPTION
DATE OF COMPLETION		

TOTAL NUMBER OF : 76 OWNERSHIPS 0 TOTAL TAKES															GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF MIAMI COUNTY, OHIO. NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE															PID NO. 15144	
0 OWNERSHIPS WITH STRUCTURES INVOLVED															OWNERSHIPS WITH "P" ITEMS																
																															
PARCEL NO.		OWNER		SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY		AS ACQUIRED												
					BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE												
85SLV		Dorothy Jordan and John Jordan		32-35	618	474	C06-019700	0.9267 (2.290)	0.5186 (1.281) 1, 35	0.1890 (0.467)	0.0000 (0.000)	0.1890 (0.467)	S		0.4081 (1.009)		SIGN STA 10+315.9	710	088												
85T				32-35						0.0044 (0.011)	0.0000 (0.000)	0.0044 (0.011)					FOR GRADING OF SLOPES AND DRIVEWAYS	710	085												
85BS													S				BILLBOARDS STA 10+215.4														
85BS-1		Donrey Outdoor Advertising				Lease 7280							S*				BILLBOARDS *STA 10+433.3 *STA 10+434.1														
89SLV		Ken Lee Besecker and Barbara Jean Besecker		32	445	316	C06-081711	0.2023 (0.500)	0.0647 (0.160)	0.0136 (0.034)	0.0000 (0.000)	0.0136 (0.034)			0.1342 (0.332)			D.B. 707	165												
89SHV										0.0034 (0.008)	0.0000 (0.000)	0.0034 (0.008)						D.B. 707	168												
90SLV		Nellie Lee Walsch		32-33	647	573	C06-081709	0.4708 (1.163)	0.0617 (0.152)	0.0308 (0.076)	0.0000 (0.000)	0.0308 (0.076)			0.4091 (1.011)			707	174												
90T				32-33						0.0058 (0.014)	0.0000 (0.000)	0.0058 (0.014)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	171												
90T-1				32-33						0.0011 (0.003)	0.0000 (0.000)	0.0011 (0.003)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	177												
91		NOT USED																													
92SLV		Tracy L. Davis and William S. Stoltz, Jr.		33	687	310	C06-054400	1.4917 (3.686)	0.0490 (0.121) 0.00	0.0154 (0.038)	0.0000 (0.000)	0.0154 (0.038)	*		1.4427 (3.565)		* WOOD FENCE EAST OF RIGHT OF WAY LINE	707	180												
92T				33						0.0071 (0.018)	0.0000 (0.000)	0.0071 (0.018)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	185												
93SLV		Ken L. Besecker and Barbara J. Besecker		33	561	695	C06-054500	0.1615 (0.399)	0.0276 (0.068)	0.0109 (0.027)	0.0000 (0.000)	0.0109 (0.027)						707	188												
					561	695	C06-054550	0.4217 (1.042)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)																			
		Total 93SLV						0.5832 (1.441)	0.0276 (0.068)	0.0109 (0.027)	0.0000 (0.000)	0.0109 (0.027)			0.5556 (1.373)																
93T				33			C06-054500			0.0201 (0.050)	0.0000 (0.000)	0.0201 (0.050)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	191												
94SLV		Wanda S. Starnier		33-34	702	335	C06-054600	0.7131 (1.762)	0.0344 (0.085)	0.0129 (0.032)	0.0000 (0.000)	0.0129 (0.032)			0.6787 (1.677)		FENCE ALONG RIGHT OF WAY LINE	707	194												
94T				33-34						0.0082 (0.020)	0.0000 (0.000)	0.0082 (0.020)					FOR GRADING OF SLOPES AND DRIVEWAYS	707	197												
95SLV		John E. Webb and Anna Belle Webb		34	566	304	C06-054700	0.5390 (1.332)	0.0276 (0.068)	0.0085 (0.021)	0.0000 (0.000)	0.0085 (0.021)	*		0.5114 (1.264)		* FENCE EAST OF WEST RIGHT OF WAY LINE	707	200												
95T										0.0054 (0.013)	0.0000 (0.000)	0.0054 (0.013)					FOR GRADING OF SLOPES AND DRIVEWAYS FENCE ALONG DRIVE	707	203												
NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.															NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES).																
															NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.																
															1 HECTARE = 2.471043 ACRES 1 METER = 3.280833 FEET																
															* DENOTES RIGHT OF WAY ENCROACHMENT																

15144

$$\text{NET RESIDUE} = \text{RECORD AREA} - \text{TOTAL PRO} - \text{NET TAKE}$$

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE		TYPE FUND LOCAL	REMARKS AND PERSONALTY	AS ACQUIRED	
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE
96	NOT USED																
97SLV	Marilyn A. Monnin	34	615	57	C06-054800	0.6641 (1.641)	0.0354 (0.087)	0.0091 (0.023)	0.0000 (0.000)	0.0091 (0.023)	S	0.6287 (1.554)		SIGN STA 10+340.1	707	119	
97T		34						0.0082 (0.020)	0.0000 (0.000)	0.0082 (0.020)				FOR GRADING OF SLOPES AND DRIVEWAYS	707	116	
98SLV	Vickie L. Dellinger	34-35	678	287	C06-054900	0.8094 (2.000) 2.010AL	0.0450 (0.111)	0.0132 (0.033)	0.0000 (0.000)	0.0132 (0.033)		0.7644 (1.889)			707	107	
98T		34-35						0.0038 (0.009)	0.0000 (0.000)	0.0038 (0.009)				FOR GRADING OF SLOPES AND DRIVEWAYS	707	110	
98T-1		34-35						0.0068 (0.017)	0.0000 (0.000)	0.0068 (0.017)				FOR GRADING OF SLOPES AND DRIVEWAYS	707	113	
99SLV	Lloyd E. Elson and Patty J. Elson	35	700	243	C06-055050	0.1441 (0.356)	0.0282 (0.070)	0.0058 (0.014)	0.0000 (0.000)	0.0058 (0.014)		0.1159 (0.286)			707	125	
99T		35						0.0041 (0.010)	0.0000 (0.000)	0.0041 (0.010)				FOR GRADING OF SLOPES AND DRIVEWAYS	707	122	
100SLV	Eula M. Horn and John H. Horn	35	693	885	C06-055000	0.1789 (0.442)	0.0400 (0.099)	0.0057 (0.014)	0.0000 (0.000)	0.0057 (0.014)		0.1389 (0.343)			707	131	
100T		35						0.0026 (0.006)	0.0000 (0.000)	0.0026 (0.006)				FOR GRADING OF SLOPES AND DRIVEWAYS	707	128	
101	NOT USED																
102SLV	William V. Potter and Christina M. Potter	35	630	410	C06-055100	0.0243 (0.060)	0.0062 (0.015)	0.0009 (0.002)	0.0000 (0.000)	0.0009 (0.002)					707	134	
			630	410	C06-055100	1.2262 (3.030)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)	0.0000 (0.000)				FOR GRADING OF DRIVEWAY			
						1.2505 (3.090)	0.0062 (0.015)	0.0009 (0.002)	0.0000 (0.000)	0.0009 (0.002)		1.2443 (3.075)					
102T		35			C06-055100	0.0243 (0.060)	0.0062 (0.015)	0.0018 (0.004)	0.0000 (0.000)	0.0018 (0.004)				FOR GRADING OF DRIVEWAY	707	137	
103T	Frank Taylor	35	522	560	C06-055200	0.2469 (0.610)	0.0618 (0.153)	0.0017 (0.004)	0.0000 (0.000)	0.0017 (0.004)		0.1851 (0.457)		FOR GRADING OF DRIVEWAY	707	140	

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCELS 96-103

MIA-CR 25A 7.789

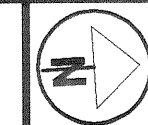
REV	DATE	DESCRIPTION
DATE OF COMPLETION		

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCELS 96-103

MIA-CR 25A (.1789)

3A	35
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169A
191



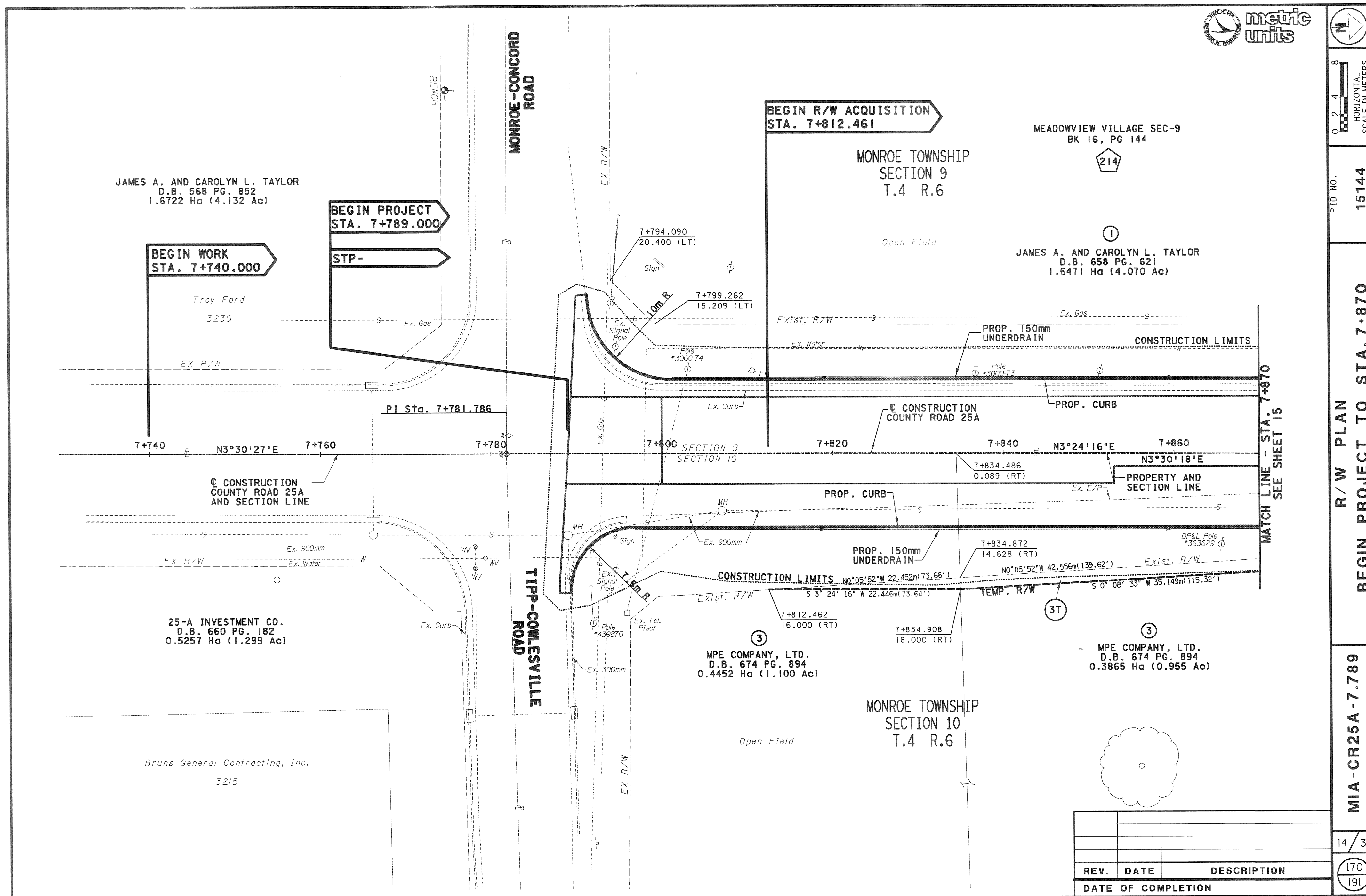
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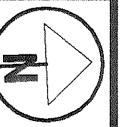
R/W PLAN
BEGIN PROJECT TO STA. 7+870

MIA-CR25A-7.789

14 / 3

	170
	191





15144

R/W PLAN
STA. 7+870 TO STA. 8+005

MIA-CR23A-10109

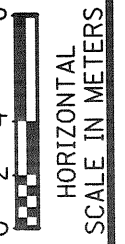
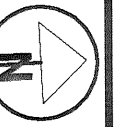
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171
191

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LINE - STA. 8+005
SEE SHEET 16

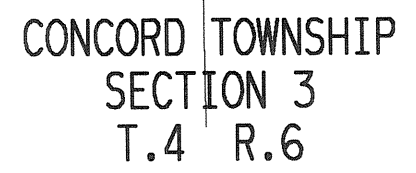
REV.	DATE	DESCRIPTION
DATE OF COMPLETION		

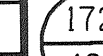


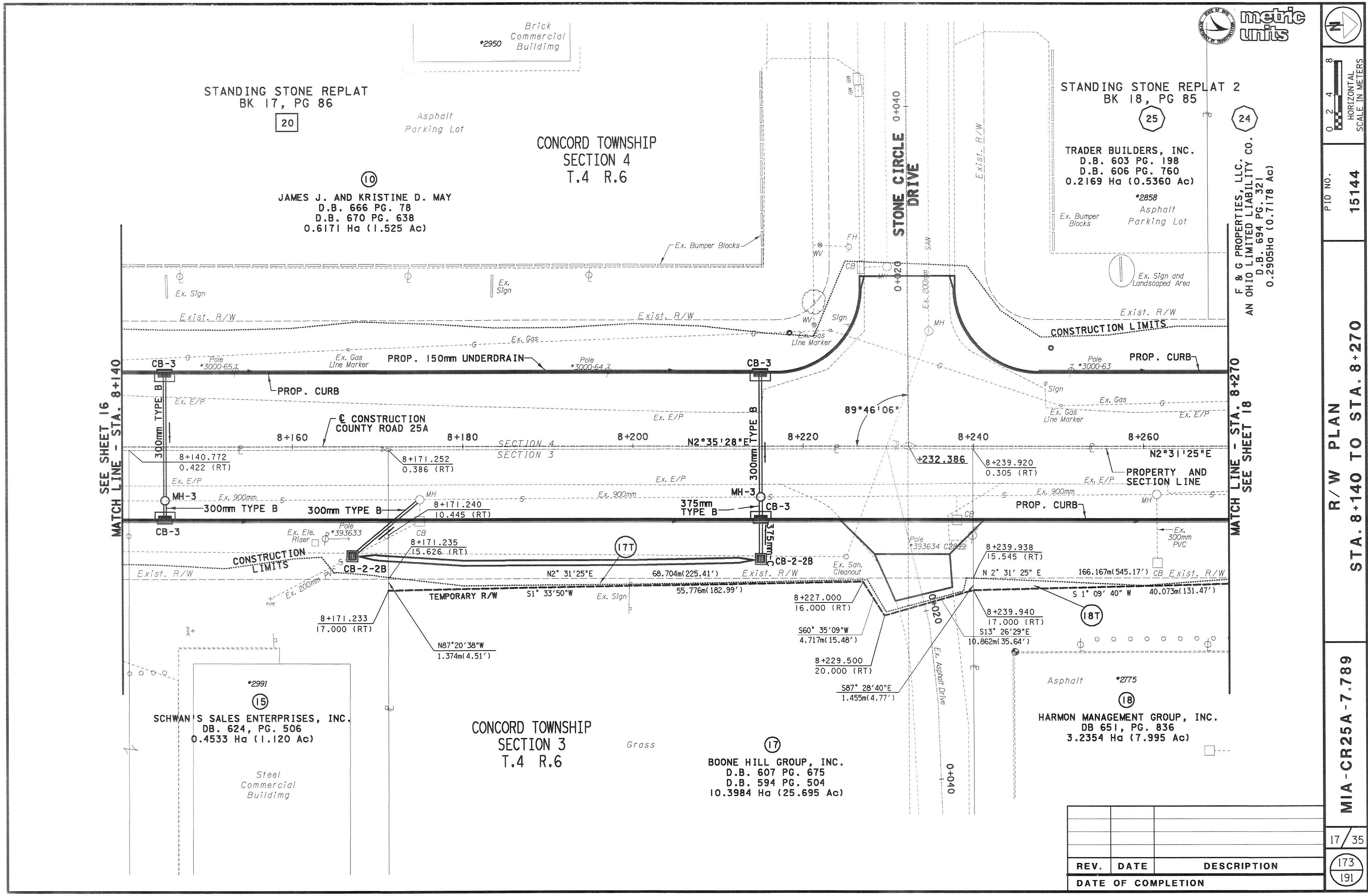
R/W PLAN
STA. 8+005 TO STA. 8+140

MIA-CR25A-7.789

/ 35

$$\frac{72}{191}$$


			
REV.	DATE	DESCRIPTION	
DATE OF COMPLETION			



metric units

0 2 4 8
HORIZONTAL
SCALE IN METERS

PID NO.
15144

R/W PLAN
STA. 8+140 TO STA. 8+270

MIA-CR25A-7.789

17/35

REV.	DATE	DESCRIPTION
173		
191		
DATE OF COMPLETION		



0 2 4 8
HORIZONTAL
SCALE IN METERS

PID NO.
15144

R/W PLAN
STA. 8+270 TO STA. 8+390

MIA-CR25A-7.789

18/35

174
191

F & G PROPERTIES, LLC.
AN OHIO LIMITED LIABILITY CO.
D.B. 694 PG. 321
0.2905Ha (0.7178 Ac)

24

Parking Lot

CONCORD TOWNSHIP
SECTION 4
T.4 R.6

23

12

TRADER BUILDERS, INC.
D.B. 603 PG. 198
D.B. 606 PG. 760
0.3015Ha (0.7449 Ac)

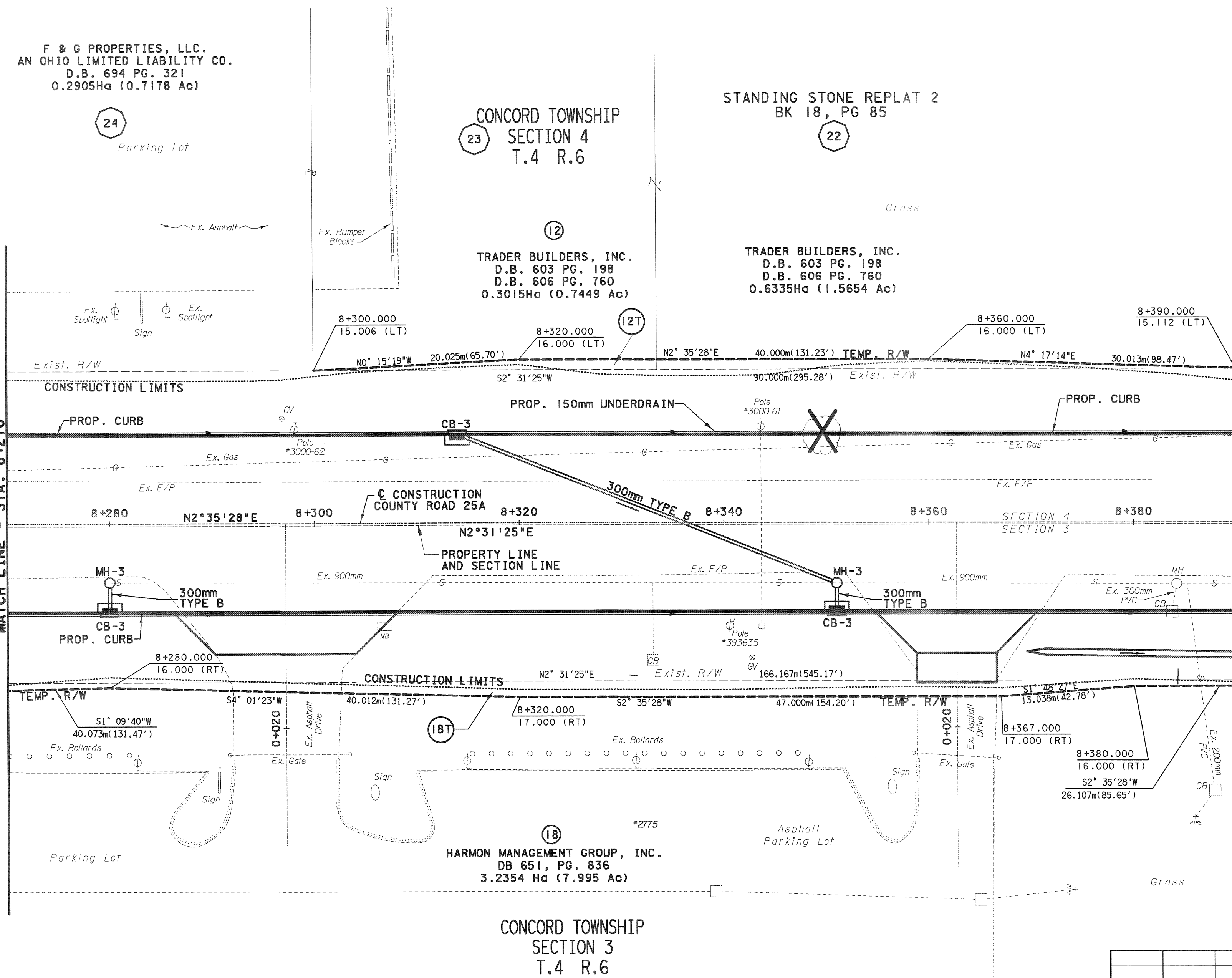
STANDING STONE REPLAT 2
BK 18, PG 85

22

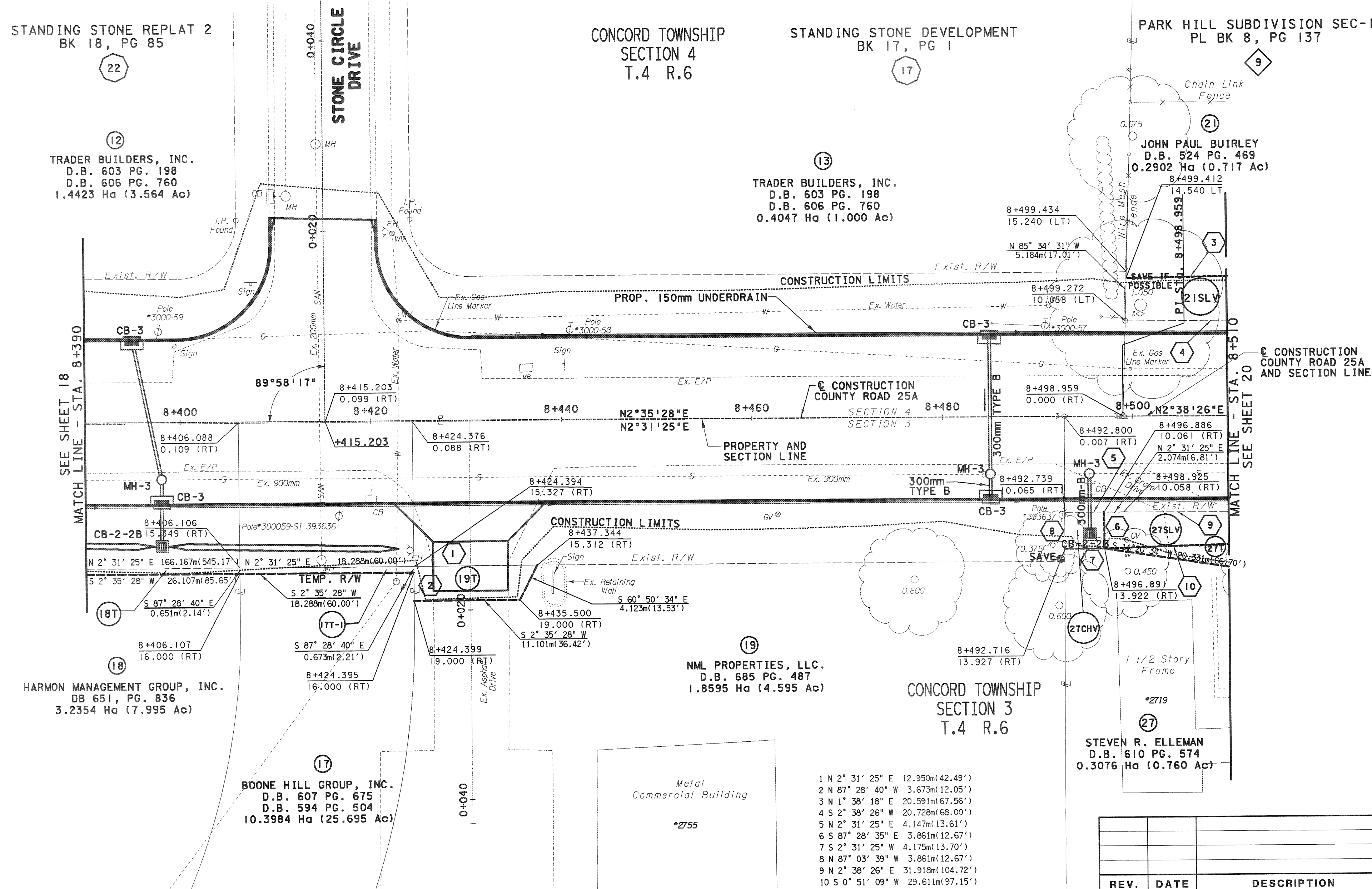
TRADER BUILDERS, INC.
D.B. 603 PG. 198
D.B. 606 PG. 760
0.6335Ha (1.5654 Ac)

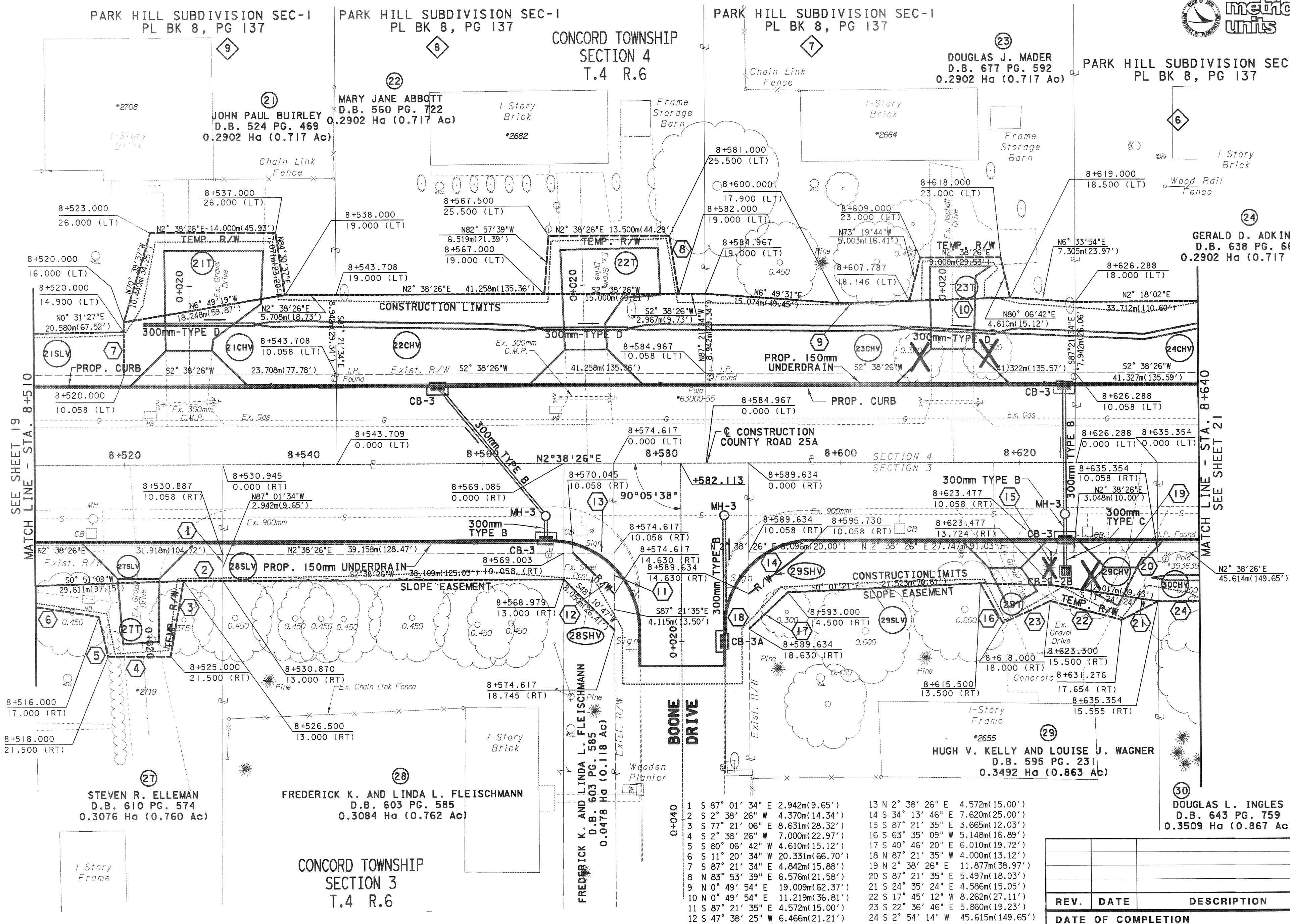
SEE SHEET 17
MATCH LINE - STA. 8+270

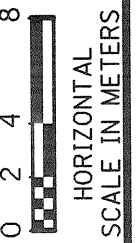
MATCH LINE - STA. 8+390
SEE SHEET 19



REV.	DATE	DESCRIPTION
DATE OF COMPLETION		







PID NO. 15144

R/W PLAN
STA. 8+640 TO STA. 8+770

MIA - CR25A - 7.789

21/35

177
191

PARK HILL SUBDIVISION SEC-1
PL BK 8, PG 137

PARK HILL SUBDIVISION SEC-1
PL BK 8, PG 137

PARK HILL SUBDIVISION SEC-1
PL BK 8, PG 137

CONCORD TOWNSHIP
SECTION 4
T.4 R.6

WILLIAM JOE MILLER
D.B. 569 PG. 137
0.2902 Ha (0.717 Ac)

RANDY COPPOCK
AND BRENDA COPPOCK
D.B. 588 PG. 180
0.2902 Ha (0.717 Ac)

JERRY D. AND VERONICA L. PAYNE
CO-TRUSTEES
D.B. 686 PG. 205
0.3545 Ha (0.876 Ac)

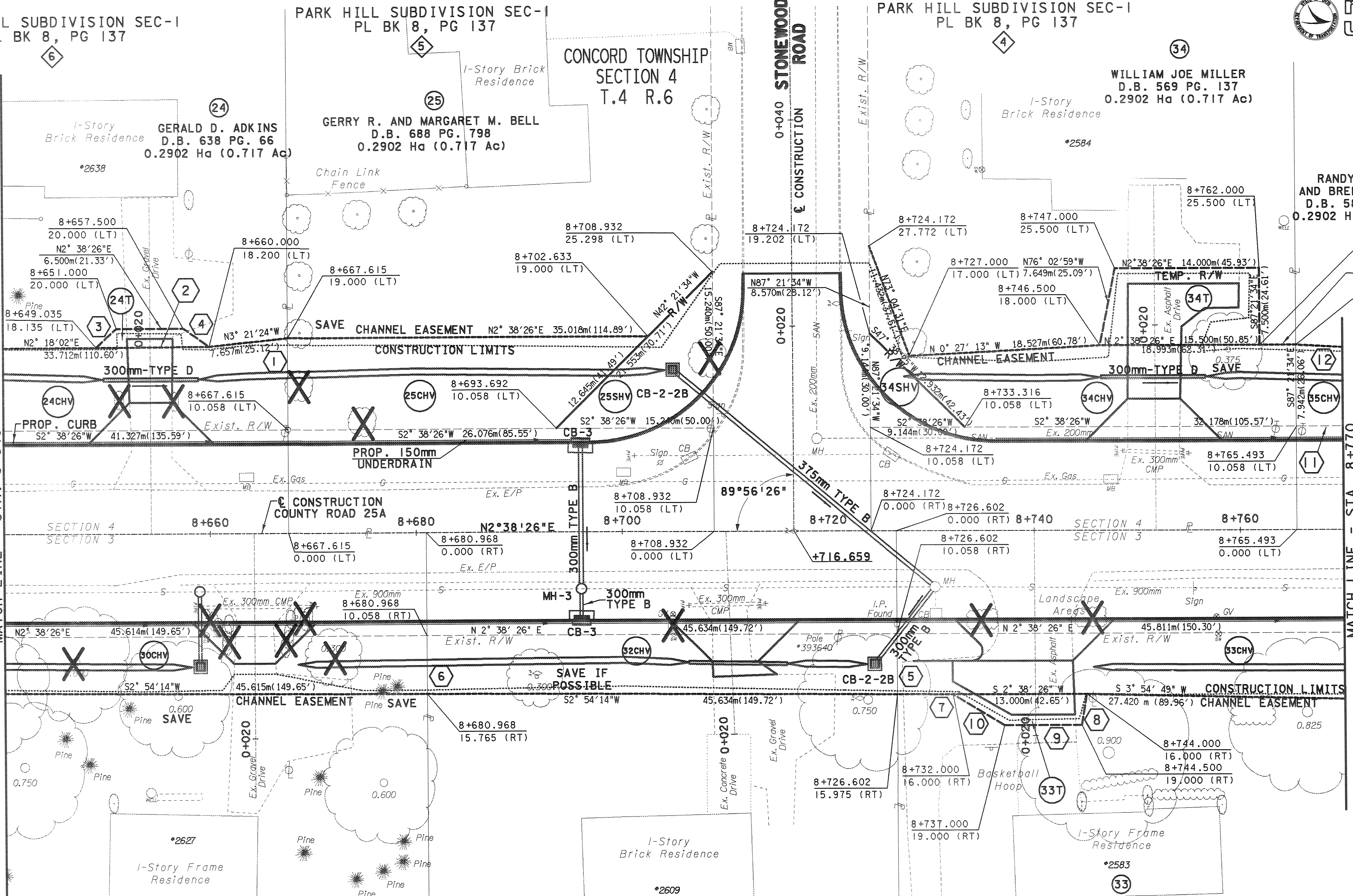
DOUGLAS L. INGLES
D.B. 643 PG. 759
0.3509 Ha (0.867 Ac)

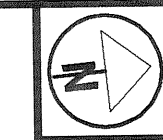
DAVID H. AND VIOLET ABBOTT
D.B. 412 PG. 254
0.3529 Ha (0.872 Ac)

- 1 S 87° 21' 34" E 8.942m (29.34')
- 2 S 2° 18' 02" W 10.965m (35.98')
- 3 N 40° 51' 48" W 2.709m (8.89')
- 4 N 38° 23' 40" E 3.081m (10.11')
- 5 S 87° 21' 35" E 5.917m (19.41')
- 6 S 87° 21' 35" E 5.707m (18.72')
- 7 S 2° 54' 14" W 5.398m (17.71')
- 8 S 77° 53' 50" E 3.041m (9.98')
- 9 S 2° 38' 26" W 7.500m (24.61')
- 10 S 33° 36' 15" W 5.831m (19.13')
- 11 S 2° 38' 26" W 41.322m (135.57')
- 12 N 5° 47' 49" E 14.529m (47.67')

SEE SHEET 20
MATCH LINE - STA. 8+640

MATCH LINE - STA. 8+770
SEE SHEET 22





HORIZONTAL
SCALE IN METERS

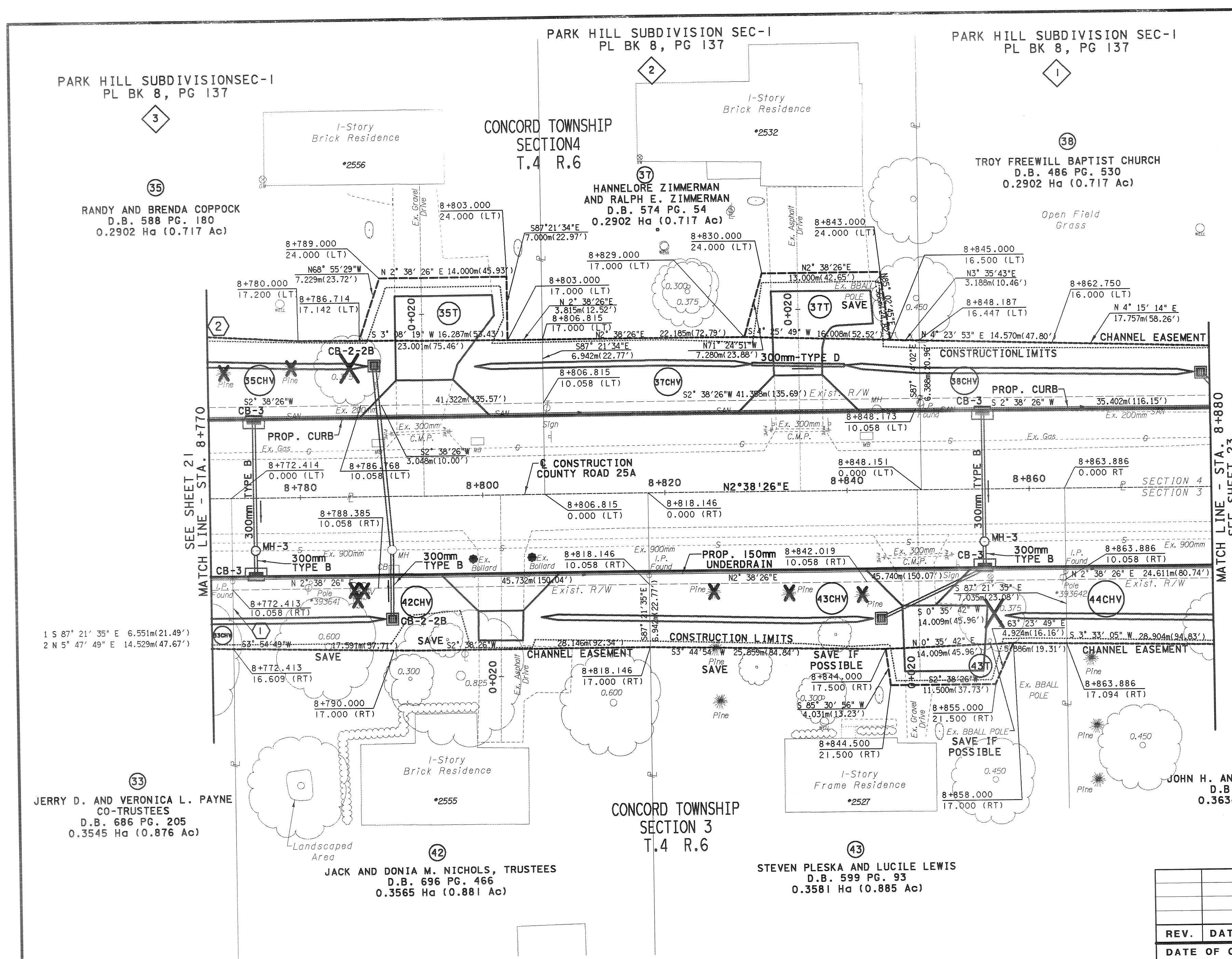
PID NO.
15144

R/W PLAN

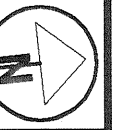
MIA - CR25A - 7.789

22

178	19
-----	----



REV.	DATE	DESCRIPTION
DATE OF COMPLETION		



HORIZONTAL
SCALE IN METERS

15144

R/W PLAN
STA. 8+880 TO STA. 8+990

MIA-CR23A-1789

23 / 35

$$\frac{79}{91}$$

38

38

40

52

53

411

SEE SHEET 22

SEE SHEET 22

MATCH LINE - STA. 8+990
SEE SHEET 24

LINE - STA.
SEE SHEET 24

A. BURTON
7 PG. 422
(0.978 Ac)

CONCORD TOWNSHIP
SECTION 3
T.4 R.6

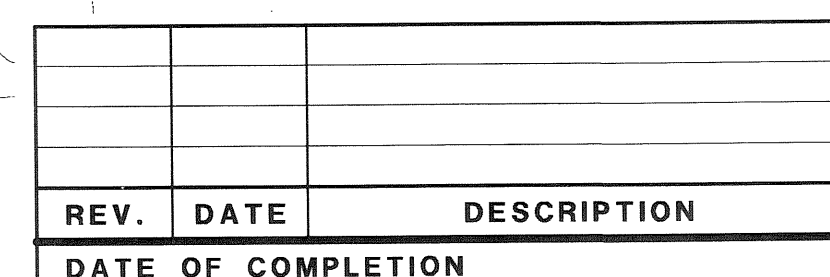
JOHN H. AND EDNA M. ZIMMERMAN
D.B. 529 PG. 287
0.3634 Ha (0.898 Ac)

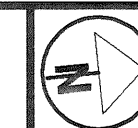
IRENE AND RONALD IME
D.B. 655 PG. 652
2. 0999 HQ (5.189 AC

RICHARD L. AND VIVIAN L. MITCHELL
D.B. 521 PG. 15
0.3893 Ha (0.962 Ac)

Frame
Garage

REV.	DATE	DESCRIPTION
DATE OF COMPLETION		





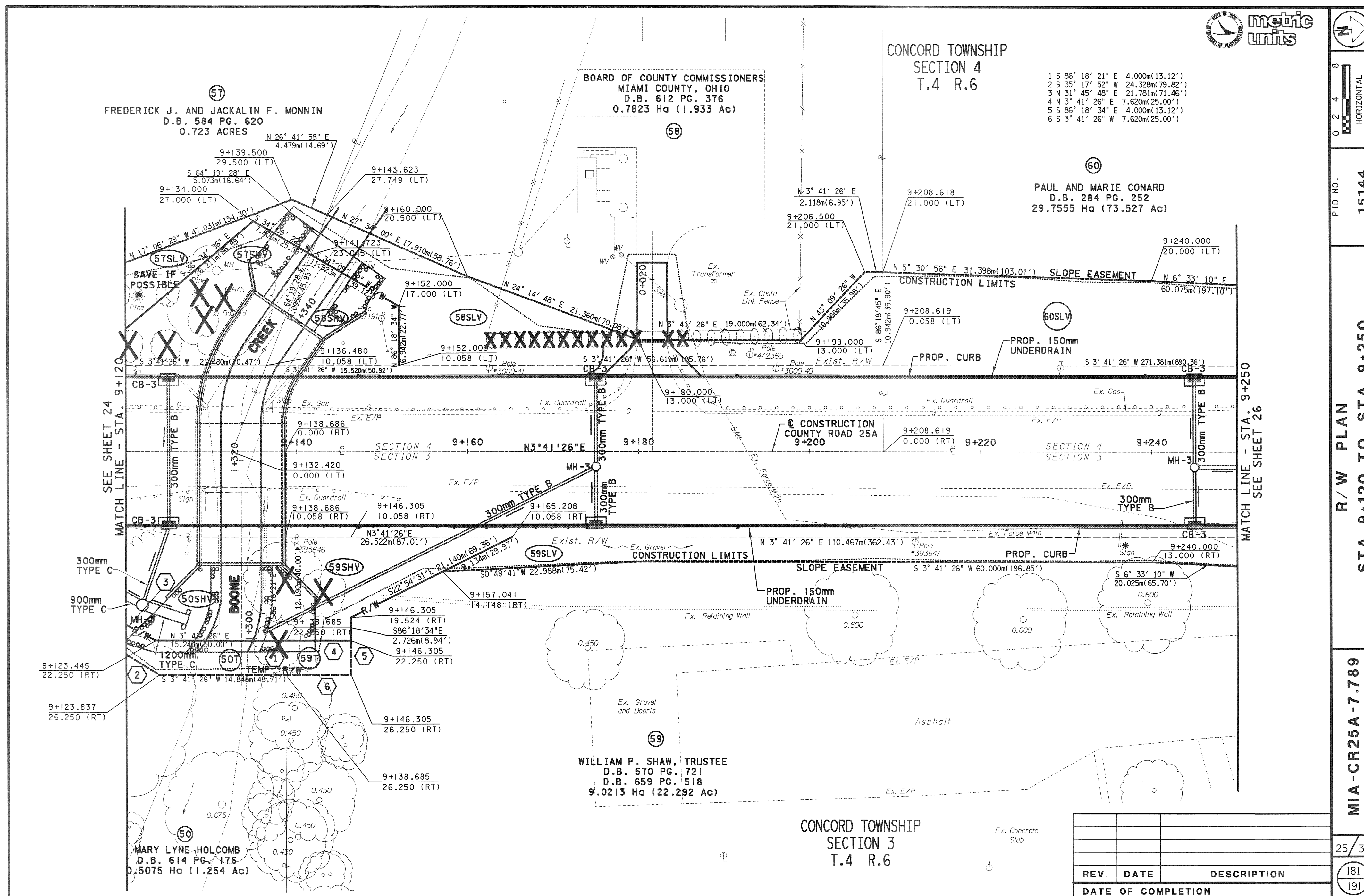
IPID NO. 15144

R / W P L A N

VIA - CR25A - 7.789

25/3

181	191
-----	-----



REPLAT OF PART OF OUTLOT NO. 120

PIQUA CITY MIAMI COUNTY

PLAT BOOK 20 PAGE 95
MIAMI COUNTY RECORDERS PLAT RECORDS
RECEIVED APRIL 23, 2004 AT 11:56 A.M.
FILE NO. 0398754 FEE \$43.20

John W. O'Brien BY: William T. Johnson
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS
23rd DAY OF April 2004.

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

SCALE 1" = 50'

DESCRIPTION

BEING A REPLAT OF PART OF OUTLOT 120 IN THE CITY OF PIQUA, OHIO AS DEEDED TO WILLIAM H. STUMP, TRUSTEE OF THE HAROLD E. STUMP TRUST BY DEED RECORDED IN DEED BOOK 697, PAGE 161 AND AS DEEDED TO MARY A. DIPADOVA BY DEED BOOK 735 PAGE 600 OF THE MIAMI COUNTY RECORDERS DEED RECORDS, AND DEED BOOK 749 PAGE 038.

OWNERS CONSENT

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

William H. Stump
WILLIAM H. STUMP, TRUSTEE

WITNESS

Mary A. Dipadova
MARY A. DIPADOVA

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 HEREUNDER SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 18th DAY OF March, 2004.

Doreen D. Schroerlucke
NOTARY PUBLIC

Feb. 18, 2008
MY COMMISSION EXPIRES

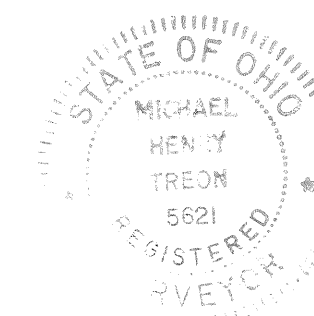
DOREEN D. SCHROERLUCKE
Notary Public, State of Ohio
My Commission Expires Feb. 18, 2008

APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA, OHIO THIS 30 DAY OF March, 2004

City of Piqua
DIRECTOR OF PUBLIC WORKS

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



SURVEY FOR
WILLIAM H. STUMP

MICHAEL H. TREON TROY, OHIO

Michael H. Treon
REGISTERED SURVEYOR NO. 5621

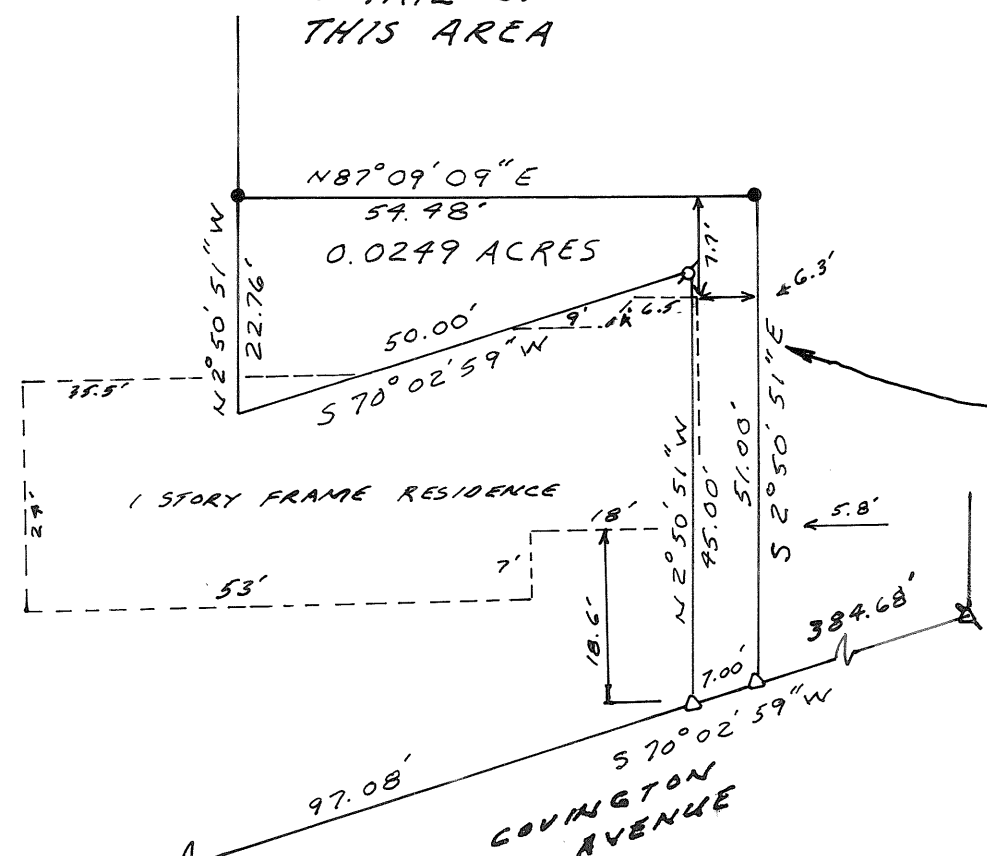
LEGEND

- IRON PIN CALLED FOR
- ⊗ P.K. NAIL FOUND
- △ CONCRETE NAIL SET ON WALL
- ⊗ IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET
- ⊗ CROSS ON CONCRETE CALLED FOR

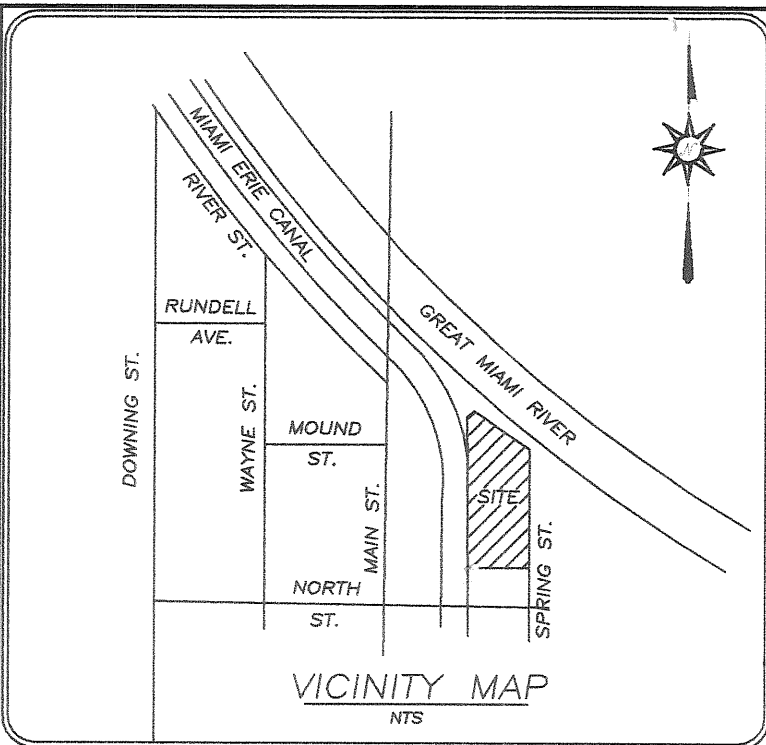
REFERENCES

DEED BOOK 735 PAGE 600
" " 697 " 161
DEED BOOK 749 PAGE 038
LOT SURVEY BOOK 18 PAGE 183
" " " 23 127
" " " 14 153
" " " 18 174

DETAIL OF THIS AREA



DETAIL - SCALE 1" = 20'



REPLAT OF PART OF INLOTS 120, 121 & 122 CITY OF PIQUA, MIAMI COUNTY, OHIO

DESCRIPTION

BEING A REPLAT OF PART OF INLOTS 120, 121, & 122 AS RECORDED IN THE NORTH ADDITION OF THE TOWN OF PIQUA IN ORIGINAL PLAT DEED BOOK 3 PG 71 OF THE MIAMI COUNTY RECORDS & AS ACQUIRED BY DRAPP INVESTMENTS LTD IN DEED BOOK 704 PAGE 228, AND DEED BOOK 714 PAGE 615,617, & 619.

VOLUME 20 PAGE 96

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 3rd DAY
OF May, 2004, AT 12:16 P.M.
FILE # 10399404 FEE \$

John W. O'Brien Dona Swihart
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 3rd DAY OF May, 2004.

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

CONSENT TO REPLAT

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

DRAPP INVESTMENTS LTD

Charles E. Brush
CHARLES E. BRUSH
POWER OF ATTORNEY

Cecelia D. Stoler
WITNESS
Charles W. Stoler
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 Piqua OHIO, THIS 3rd DAY OF May, 2004.

Cecelia D. Stoler
NOTARY PUBLIC

CECELIA D. STOLER
Notary Public, State of Ohio
My Commission Expires March 1, 2006

APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY THE CITY PIQUA THIS 3rd DAY OF May, 2004

Thomas R. Zechman
THOMAS R. ZECHMAN P.E., P.S.
CITY OF PIQUA PUBLIC WORKS DIRECTOR

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

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- STATE MONUMENT FOUND
- () ORIGINAL LOT DIMENSIONS

APRIL 19TH, 2004



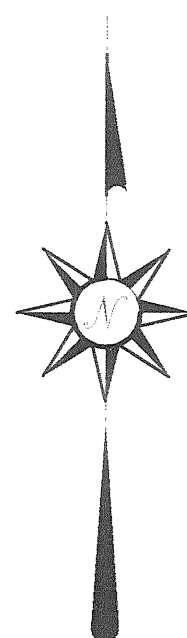
**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

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

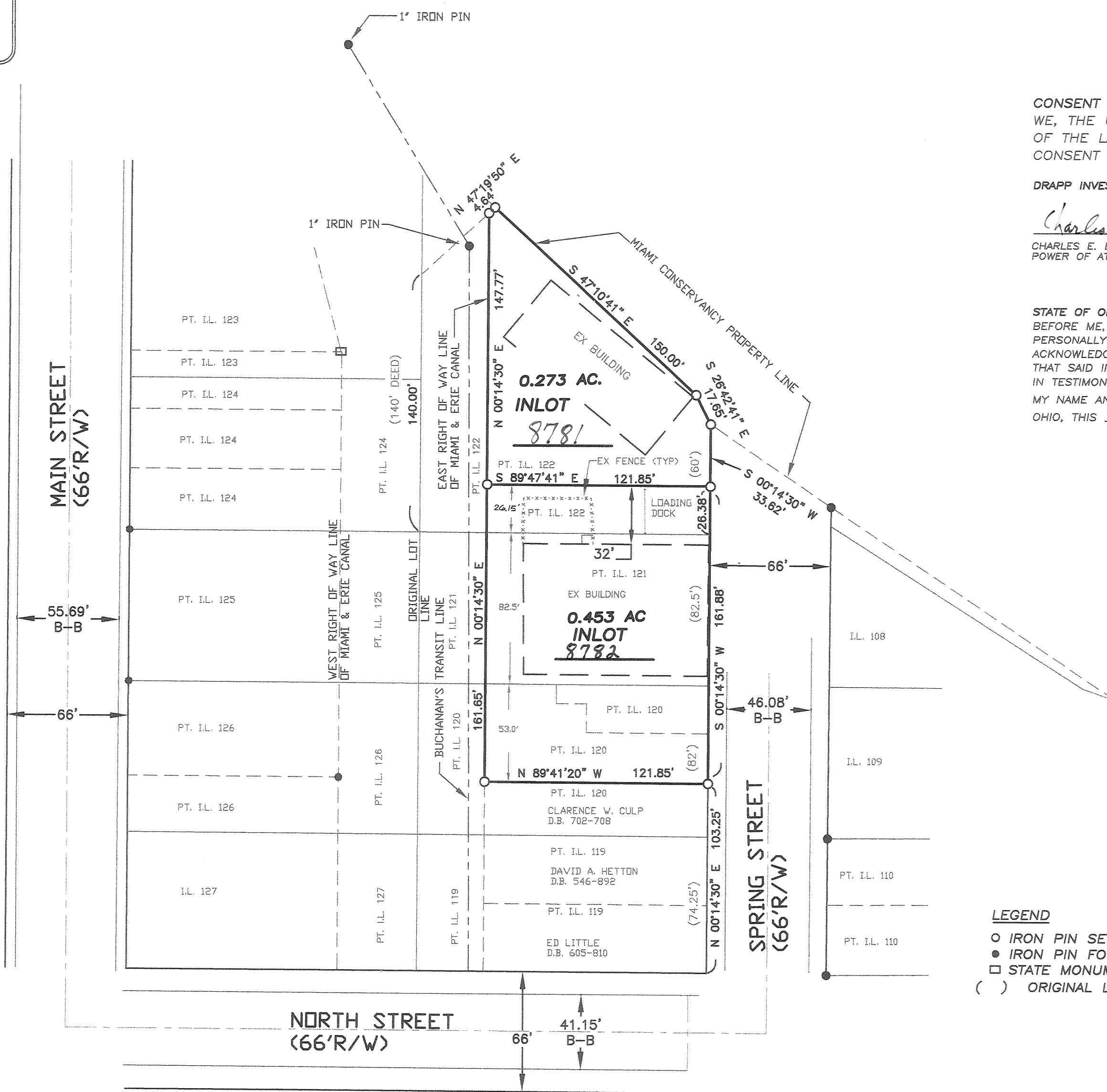
REFERENCES
MIAMI COUNTY RECORD OF LOT SURVEYS
3-138
15-196
16-63
19-144

MIAMI COUNTY RECORD OF PLATS
6-17

* MAP #5 PAGE 173 OF THE MIAMI & ERIE CANAL AT PIQUA, OH
* ODNR CANAL DIVISION ORIGINAL SURVEY NOTES FOR THE MIAMI & ERIE CANAL
* MIAMI CONSERVANCY DISTRICTS ORIGINAL FIELD NOTES FOR THE CITY OF PIQUA LL106771, LL10670.



0' 50' 100' 150'
GRAPHIC SCALE IN FEET
1"=50'



Bearings based on the Record Plat Book 18, Plat No. 95 as recorded in the Miami County Engineer's Office.

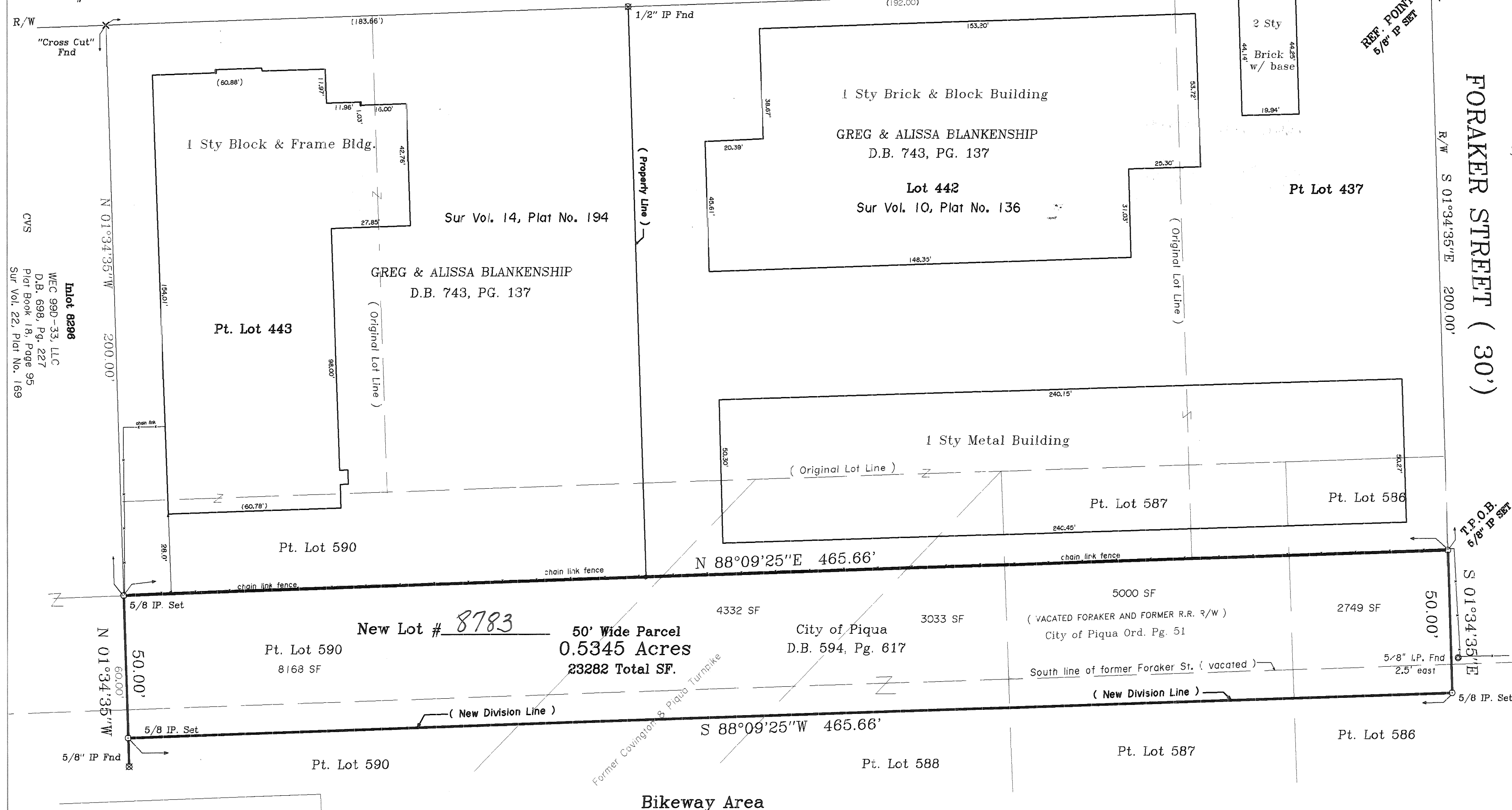
Monument Legend

- indicates 5/8"x 30" rebar to be set with I.D. Cap "7735-McMC"
- ⊗ indicates iron pin found
- ⊙ indicates iron pipe found
- × indicates "cross cut" found

McDougall, Marsh, & Chico

Surveyors and Civil Engineers
8529 Byers Road Tel: 937-847-2660
Miamisburg, Ohio 45342 Fax 937-847-2670

Job # 3186Plat



BLANKENSHIP-PIQUA REPLAT

Being a Replat of Part Inlots 586, 587, 588, and 590 of the City of Piqua
and Part Vacated Covington and Piqua Turnpike
Section 18, Town 6, Range 6 East
City of Piqua, Miami County, Ohio
Containing 0.5345 Acres
For Greg and Alissa Blankenship

30 0 30 60 90
GRAPHIC SCALE - FEET MARCH 26, 2004

PLAT BOOK 20, PAGE 97

MIAMI COUNTY RECORDER'S RECORD OF PLATS

Received for Record this 7 Day of
May, 2004, at 12:01 P.M.

File No.: 0399923 Fee: \$ 43.20

John W. O'Brien
Miami County Recorder

By: R. McCoy
Deputy

Dedication:

We, the undersigned, being all the owners and Lein holders of the lands herin platted do hereby accept and approve this plat and do hereby voluntarily consent to the execution of said plat and do hereby dedicate the streets shown hereon to public use forever.

Signea and acknowledged
in the presence of:
William J. Harlan
Witness

Owner:
Thomas K. Marsh
City of Piqua

Amy S. Harlan
Witness

City of Piqua

State of Ohio

Before me, a notary public in and for the State of Ohio,
Personally appeared Thomas K. Marsh
on behalf of The City of Piqua, owners, who acknowledge that they did sign such instrument is their free act and Deed for the purpose therein expressed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Piqua, Ohio this 8th Day of April, 2004.

Cecelia D. Stoler
Notary Public

My Commission Expires 3-1-2006

References:

Deeds: D.B. 588, PG. 521
D.B. 588, PG. 847
D.B. 554, PG. 183
D.B. 698, PG. 227
D.B. 743, PG. 137

Miami County Engineer's Survey Records:

Vol. 14, Plat No. 194
Vol. 10, Plat No. 136
Vol. 17, Plat No. 128
Vol. 22, Plat No. 169
Plat Book 18, Page 95

CERTIFICATION:

I HEREBY CERTIFY THAT THE DRAWING HEREIN IS REPRESENTATIVE OF A TRUE AND ACCURATE SURVEY MADE BY McDougall, Marsh & Chico, THAT THE PREMISES WAS ESTABLISHED BY ACTUAL FIELD MEASUREMENTS, THAT ALL PROPERTIES SURVEYED AND DESCRIBED ARE CONTIGUOUS ALONG THEIR ENTIRE BOUNDARIES AND ARE ENCLOSED WITHIN THE PERIMETERS THEREIN.

McDOUGALL, MARSH & CHICO

Thomas K. Marsh
THOMAS K. MARSH, P.S. # 7735



Public Works Director

This Plat reviewed and approved by the
City of Piqua Public Works Director this
8th Day of April, 2004.

Thomas Zechman
Public Works Director

Miami County Auditor

Approved and transferred this 7th Day
of May, 2004.

Chris A. Peeples
Chris A. Peeples
Miami County Auditor

By: Linda Pearson
Deputy Auditor

Description:

Being a Replat of Part Inlots 586, 587, 588, and 590 and Part Vacated Covington & Piqua Turnpike as recorded in Deed Book 594, Page 617 of the Miami County Deed Records and as conveyed to the City of Piqua.

CITY OF PIQUA, MIAMI COUNTY, OHIO

RECEIVED 5-18-2004
AT 11:57 AM
FILE NO 39977 FEE 43.20

APPROVED AND TRANSFERRED
THIS 10th DAY OF 1944

DEPUTY AUDITOR

1004 x 1161000 5/3/4 Return 5/3/4
MAYOR DATE CLERK DATE

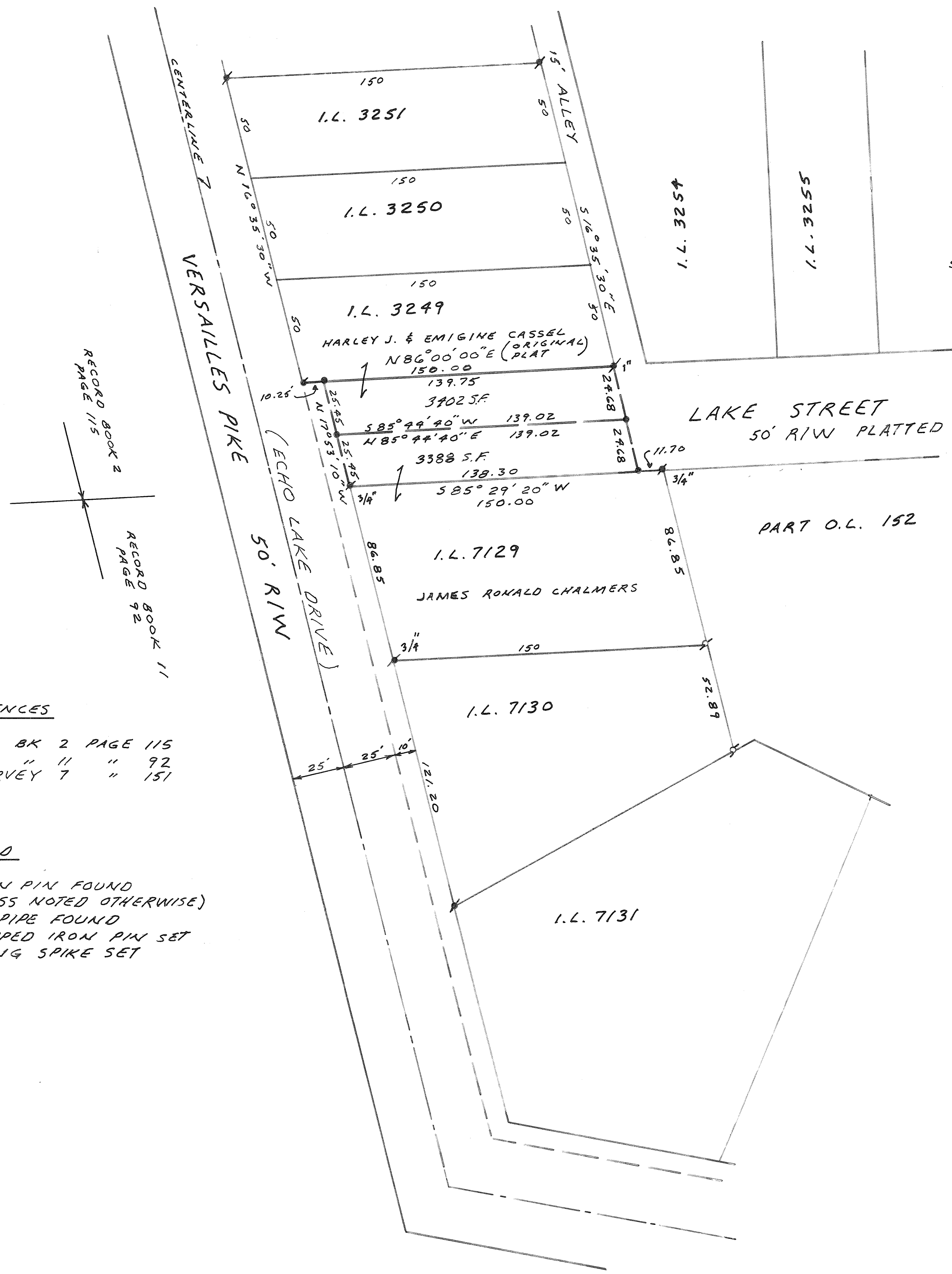
A circular professional seal for a registered surveyor in the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED SURVEYOR" at the bottom, separated by two small stars. The center of the seal contains the name "MICHAEL HENRY TREOM" and the registration number "5621".

PROPOSED STREET
VACATION FOR
CHALMERS & CASSEL

MICHAEL H. TREON TROY, OHIO

Michael H. Treon

REGISTERED SURVEYOR NO. 5621



- ✱ 5/8" IRON PIN FOUND
(UNLESS NOTED OTHERWISE)
- ✱ IRON PIPE FOUND
- 5/8" CAPPED IRON PIN SET
- 12" LONG SPIKE SET

REPLAT OF INLOT 9489

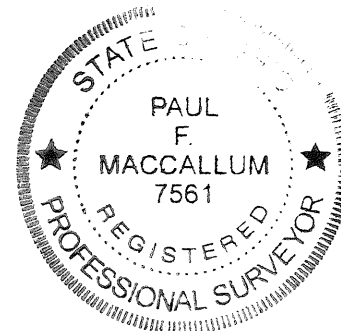
REPLAT OF ~~PART OF~~ INLOT 9489 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS SHOWN IN PLAT BOOK 20, PAGE 35 OF THE RECORDS OF THE MIAMI COUNTY RECORDER'S OFFICE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SHOWN HEREON. IRON PINS HAVE BEEN SET AS SHOWN. CURVED DISTANCES ARE SHOWN ALONG THE ARC. THE PURPOSE OF THIS REPLAT IS TO ESTABLISH A NEW SANITARY SEWER EASEMENT AND DEPICT THE VARIOUS EASEMENTS VACATED BY CITY OF TROY ORDINANCE NUMBER 0-6-04 WITH AN EFFECTIVE DATE OF JANUARY 20, 2004.

HORIZON SURVEYING, INC.

Paul F. MacCallum
PAUL F. MacCALLUM
OHIO REGISTERED PROFESSIONAL SURVEYOR No. 7561



2/3/2004
DATE

OWNER'S CERTIFICATE:

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LEINHOLDERS OF THE LAND, DO HEREBY ACCEPT AND APPROVE THIS PLAT AS SHOWN HEREON.

THE UTILITY EASEMENTS ESTABLISHED BY THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PUBLIC UTILITIES AND FOR REMOVAL OF ALL TREES OR OTHER OBSTRUCTIONS, TOGETHER WITH RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND ARE TO BE MAINTAINED AS SUCH FOREVER.

B&X PROPERTIES, LLC. AN OHIO LIMITED LIABILITY COMPANY BY:

Rob Arnold
ROB ARNOLD, PARTNER

CITY OF TROY PUBLIC WORKS:

REVIEWED AND APPROVED THIS
23RD DAY OF MARCH, 2004.

Steven D. Lippert
PUBLIC WORKS DIRECTOR

AUDITOR'S APPROVAL:

TRANSFERRED THIS 10 DAY OF
May, 2004.

Chris A. Peoples
MIAMI COUNTY AUDITOR

Linda L. Lippert
BY DEPUTY AUDITOR

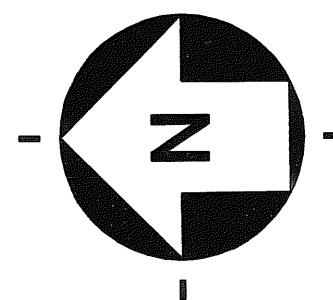
ACKNOWLEDGEMENT:

BEFORE ME, A NOTARY PUBLIC FOR THE COUNTY AND STATE SHOWN BELOW, PERSONALLY APPEARED ROB ARNOLD, WHO EXECUTED THIS PLAT AS THE FREE ACT AND DEED OF SAID COMPANY. IN TESTIMONY THEREOF, I HAVE SUBSCRIBED MY NAME.

AND AFFIXED MY SEAL THIS 11th DAY OF March, 2004.

Constance M. Hilton
PRINTED NAME

CONSTANCE M. HILTON, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 10, 2006



0 50 100 200
SCALE 1"= 50'

LEGEND

CONC. MONUMENT
IRON PIN FOUND
(UNLESS INDICATED OTHERWISE)
IRON PIN SET
(5/8" BY 30" WITH #7561 CAP)

PLAT VOLUME 20 PAGE 99

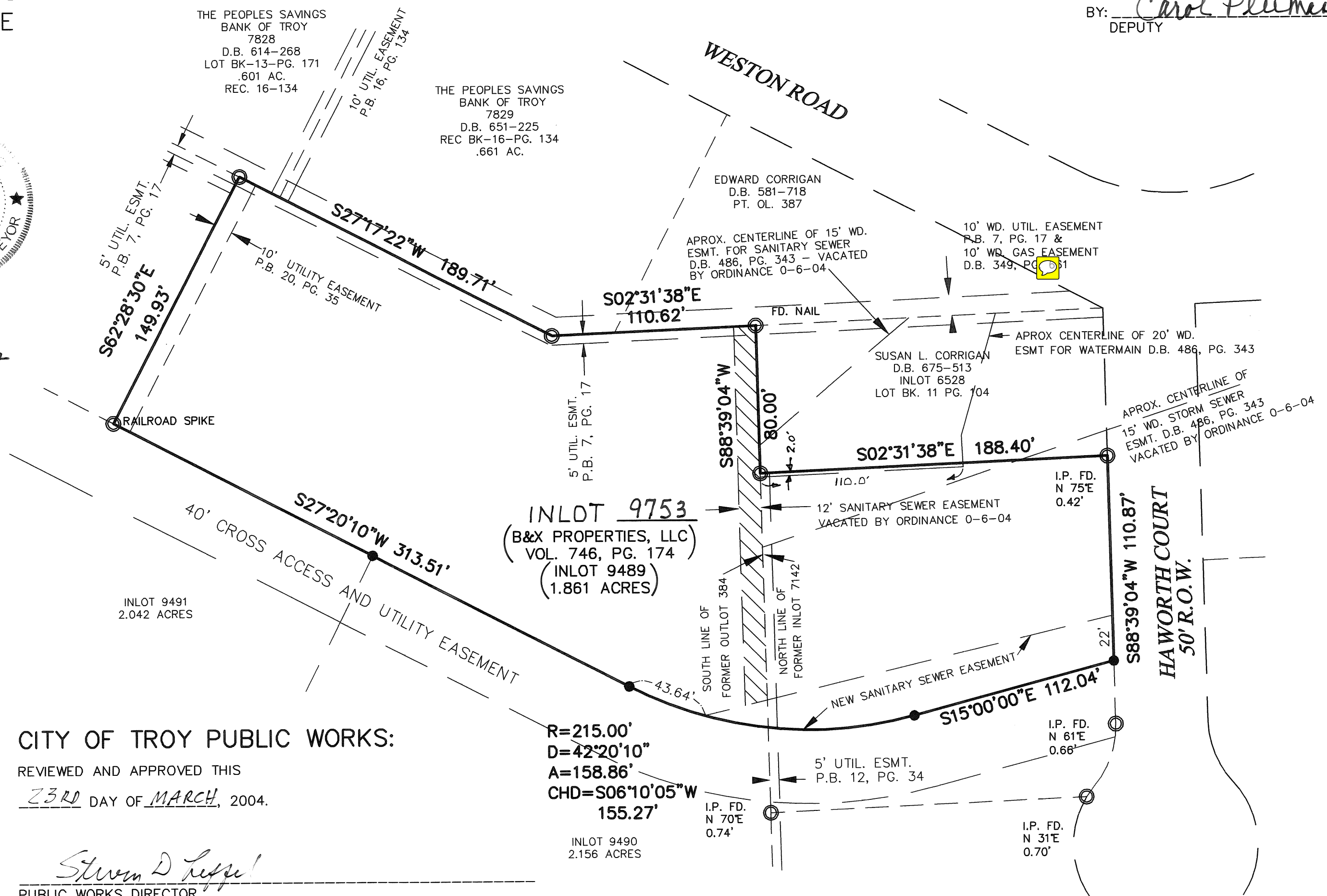
MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR FILING AT 1:47 PM
THIS 10th DAY OF MAY, 2004.

FILE NO. 0400002 FEE \$ 43.20

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Carol Plummer
DEPUTY



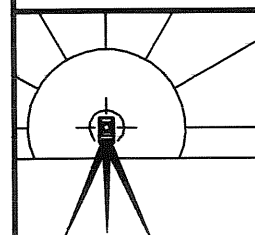
Calibre Engineering

10534-B Success Lane
Centerville, OH 45458
937.885.9380
Fax.885.9381
CalibreEng@aol.com



HORIZON SURVEYING INC.

10534-B SUCCESS LANE
CENTERVILLE, OHIO 45458
VOICE: 937-885-9300
FAX: 937-885-9381
E-MAIL: horizon-surveying@woh.rr.com



Replat of Lot 50, Saxony Woods Section 6

4
TOWN

6E
RANGE

4 S.E. 1/4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

Approvals

This replat was approved by the Miami County Commissioners this 11 day of MAY, 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 20TH day of APRIL, 2004

Chris D. Smith William K. Smith
Chairman Secretary

This replat was reviewed and approved this 20th day of April, 2004

Doug Christ
Miami County Engineer

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

Be it remembered that on this 5th day of MAY, 2004, before me, the undersigned, a notary public in and for said county and state, personally came Ilyas Ikramuddin, owner, and Asmina Ikramuddin, dower, of 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.

Harry J. Magill
Notary Public in and for State of Ohio
My commission expires 5/24/05

PLAT BOOK 20 PAGE 100
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED MAY 11, 2004 AT 12:44 P.M.
FILE NO. 400124 FEE \$ 43.20

John W. D'Brin Carol Plina
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED THIS
11 DAY OF May, 2004

Chris A. Peoples Jida J. J. J.
MIAMI CO. AUDITOR DEPUTY

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 1.179 Acres and being all of Lot 50, Saxony Woods Section 6, as recorded in Plat Book 19, Page 80 of the Miami County Recorder's Plat Records and conveyed to Ilyas Ikramuddin by deed recorded in Deed Book 722, Page 385 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 and do hereby voluntarily consent to the execution of said replat. Easements shown or noted on this replat are for the construction, operation, maintenance, repair, replacement or removal of open ditch surface water drainage, gas, sewer, water, 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.

Ilyas Ikramuddin Asmina Ikramuddin
Ilyas Ikramuddin Asmina Ikramuddin

Legend

- IRON PIN FOUND

References

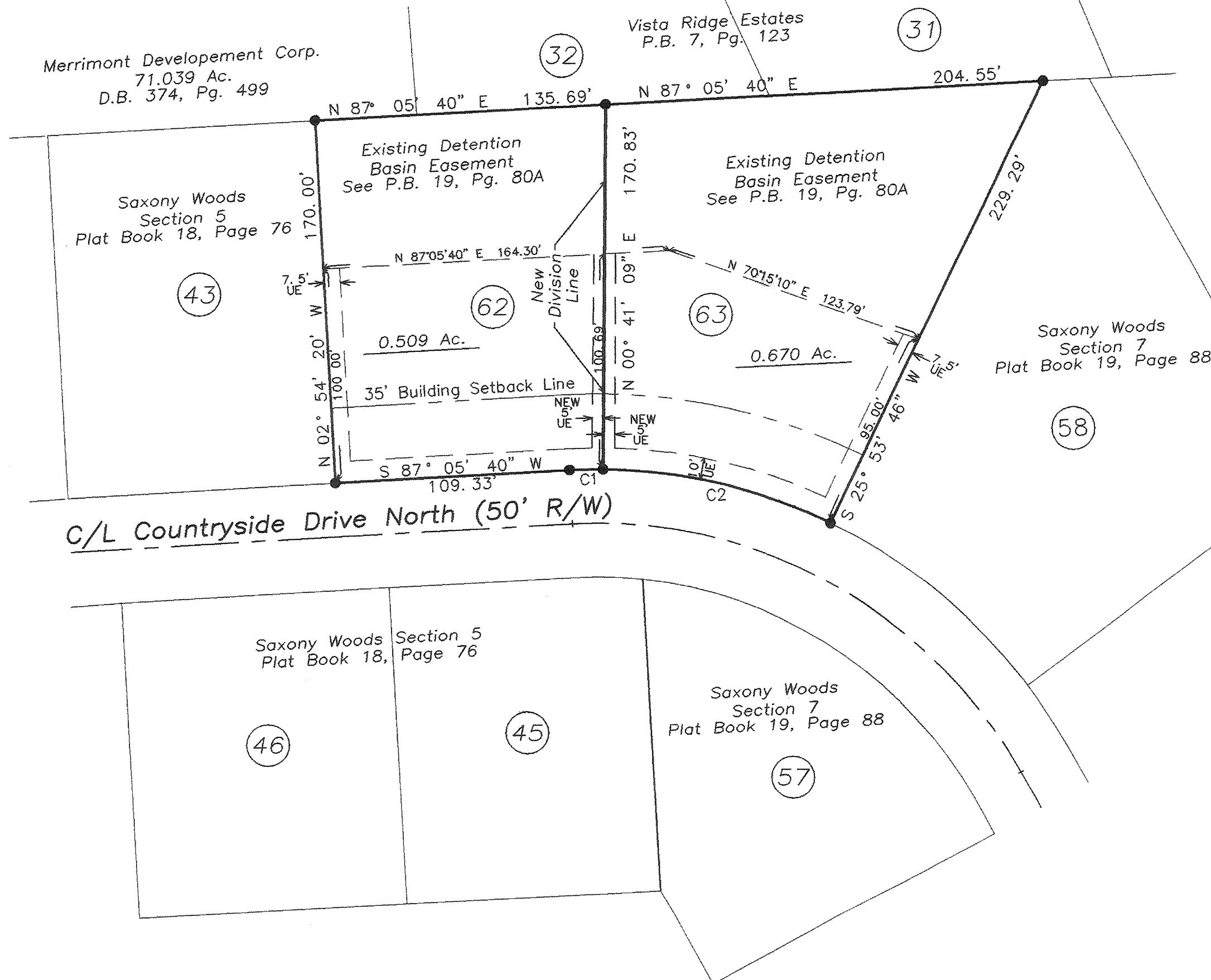
Miami County Recorder's Plat Records
Plat Book 19, Page 80

Surveyor's Statement

I hereby certify this replat to be a true and correct survey as shown, with iron pins set or found 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 4-29-04
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWALES ROAD TROY, OH 45373
JOB NO. 06604 (937) 339-2921
File Name: C:\Surveys\2004\04066 Ikram.dwg
Drawn by: JAB ~ Checked by: MWC

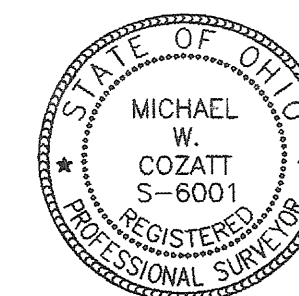


Curve Data

No.	Delta	Radius	Length	Long Chord
C1	03°35'29"	250.00'	15.67'	15.67' S 88°53'22" W
C2	25°12'37"	250.00'	110.00'	109.12' N 76°42'33" W

Note

This replat is subject to the protective covenants and restrictions as set forth for Saxony Woods Section 6 as filed in Plat Book 19, Page 80-B of the Miami County Recorder's Plat Records.

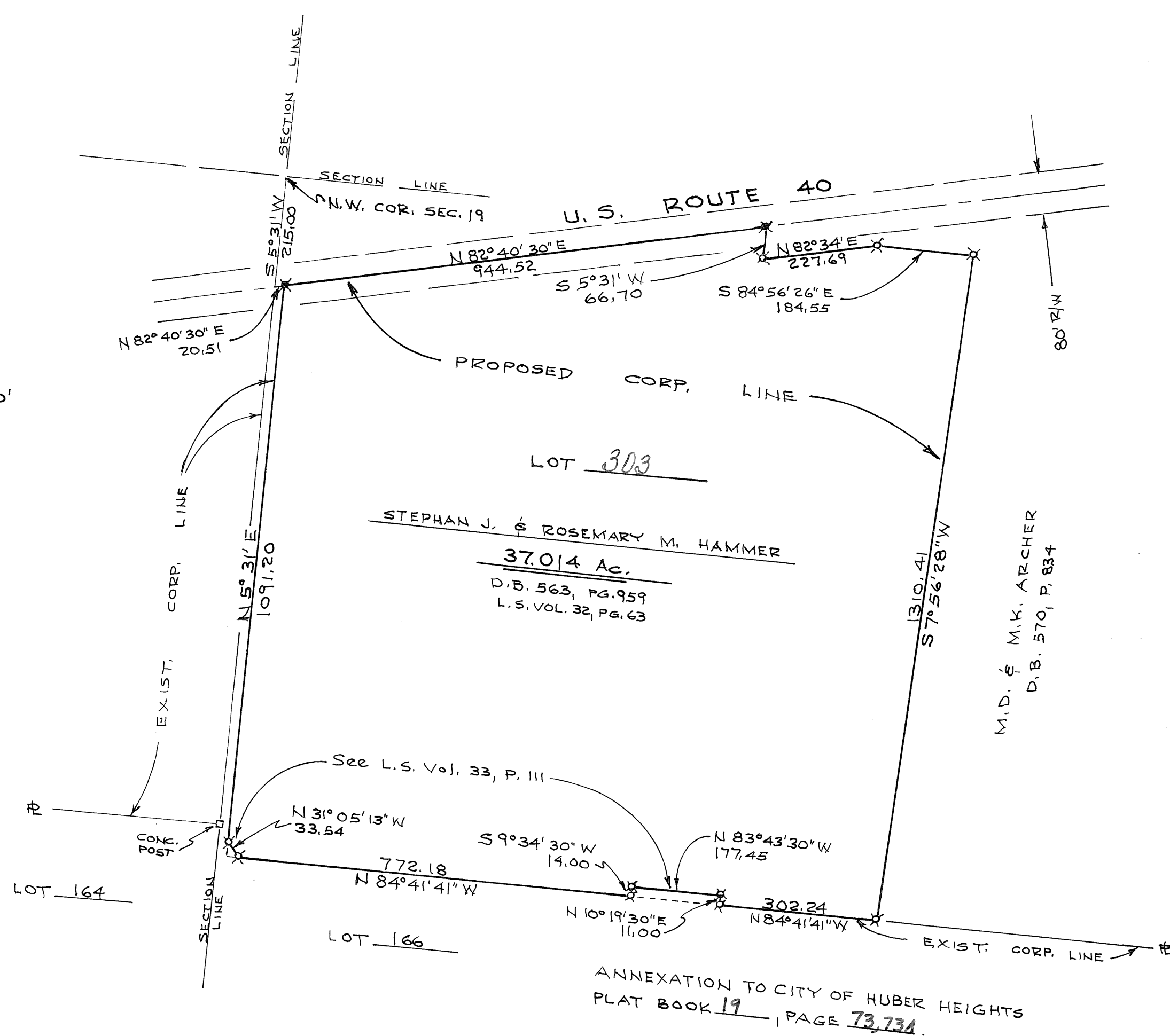


ANNEXATION TO CITY OF HUBER HEIGHTS

• TOWN 2 • RANGE 9 • SECTION 19 • BETHEL TOWNSHIP •
• MIAMI COUNTY — OHIO •

PLAT BOOK 20 PAGE 101
MIAMI COUNTY RECORDER'S RECORD OF
RECORDED PLATS.
FILE NO. 0400412
RECEIVED FOR RECORD: 9:53
FEE: 43.20 5-14-04
DATE
John W. O'Brien
MIAMI COUNTY RECORDER
BY: Rola McCoy
DEP. COUNTY RECORDER

N
SCALE: 1" = 200'



DESCRIPTION

Being a total of 37.014 Acres located in the Northwest Quarter of Section 19, Town 2, Range 9, in Bethel Township, Miami County, Ohio.

MIAMI COUNTY COMMISSIONERS

At a meeting of the Miami County Commissioners held this 27th day of October, 2004, the annexation of the area shown hereon was approved. APPROVED 7/22/03 BY RESOLUTION NO. 03-07-1065 PURSUANT TO COMMON PLEAS COURT ORDER 02-154.

G. Ann Baird
Ron Wickner

CITY OF HUBER HEIGHTS

This annexation accepted and approved by the Council of the City of Huber Heights this 27th day of October, 2004, by Ordinance No. 2003-O-1455.

Jack Hensley
MAYOR
John T. Dunning
CLERK

MIAMI COUNTY ENGINEER

This annexation plat reviewed and approved this 24th day of OCTOBER, 2001.

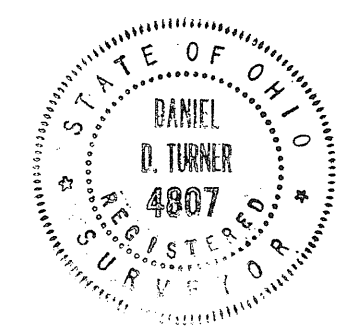
Darryl Smith
MIAMI COUNTY ENGINEER

MIAMI COUNTY AUDITOR

Approved and transferred this 14th day of May, 2004.

Chris A. Peoples
MIAMI COUNTY AUDITOR
BY: Deida Pearson
DEP. COUNTY AUDITOR

NOTE
X = IRON PIN CALLED FOR PER RECORDED SURVEY.
X = R.R. SPIKE CALLED FOR PER RECORDED SURVEY.
BRGS. SHOWN HEREON ARE IN ACCORDANCE WITH SURVEYS AS NOTED ON ABOVE MAP.



CERTIFICATION

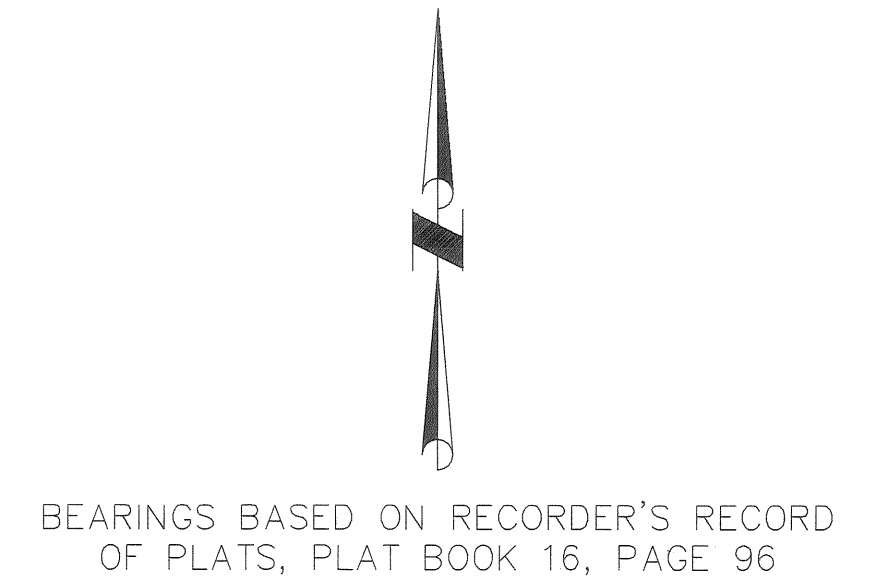
This plat was prepared from Miami County deed records and survey records as noted hereon and is hereby certified to be correct in accordance with said records.

Daniel D. Turner
REG. SURVEYOR NO. 4807

ANNEXATION OF 37.014 ACRES TO CITY OF HUBER HEIGHTS			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE AUG.-2001	DRAWN BY: CHECKED BY:	D.T. D.T.	SHEET NO. 1/1
FILE NO. 250701	SCALE: 1" = 200'		

PT. 7189 & 7607 TROY MIAMI, OHIO
INLOT CITY COUNTY

TRANSFERRED THIS 2 DAY OF June, 2004
Chris A. Peebles BY: Linda L. Linnex
 CHRIS A. PEEPLES DEPUTY AUDITOR
 MIAMI COUNTY AUDITOR



SCALE: 1"=80'

A horizontal graphic scale bar with a total length of 160 feet. The bar is divided into four equal segments of 40 feet each. The segments are shaded in an alternating pattern: the first and third segments are white, while the second and fourth segments are shaded gray. Numerical labels are placed below the bar at 0, 40, 80, and 160 feet.

20 BUILDING LOTS	6.3952 AC.
DEDICATED STREET R/W	1.3482 AC.
<u>TOTAL</u>	<u>7.7434 AC.</u>

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ◎ IRON PIPE FOUND

--- UTILITY EASEMENT LINE
(SEE NOTE BELOW)

(NR.) NONRADIAL LINE

SEE PAGE 2 OF 2
FOR CURVE TABLE

NOTE:
ALL FRONT AND REAR LOT LINES ARE SUBJECT TO A 10'
EASEMENT UNLESS OTHERWISE NOTED.

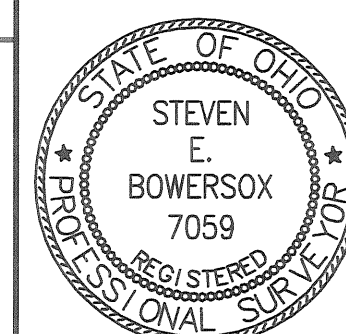
LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 87°-54'-37" E	23.86'
L2	N 87°-54'-37" E	80.00'
L3	N 87°-54'-37" E	23.86'
L4	N 87°-54'-37" E	140.04'
L5	N 02°-05'-23" W	8.53'
L6	N 02°-05'-23" W	8.53'
L7	N 69°-54'-48" E	3.95'
L8	N 20°-05'-12" W	16.19'
L9	N 87°-54'-37" E	25.00'
L10	S 02°-05'-23" E	45.00'
L11	S 02°-05'-23" E	45.00'
L12	S 69°-54'-48" W	10.03'
L13	S 02°-05'-23" E	97.00'

BEING A SUBDIVISION OF PART OF INLOT 7189 AND 7607 OWNED BY R. L. HAWK, LLC. RECORDED IN DEED BOOK 708, PAGE 48 CONTAINING 4.3760 ACRES IN INLOT 7189 AND 3.3674 IN INLOT 7607 FOR A TOTAL OF 7.7434 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

11-10-2003
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: 11-10-2003	drawn by: imk	job number: MIATRO0314FIN
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OAKMONT CREEK SUBDIVISION, SECTION FIVE

CITY OF TROY, MIAMI CO., OHIO

PLAT BOOK 20, PAGE 102-A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 1 DAY
OF 2004, AT 7 M.
FILE No. 368 FEE: \$105
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
DEPUTY

COVENANTS AND RESTRICTIONS

1. No above ground swimming pool 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.
2. Storage units not attached to the residence and all other detached buildings of any kind are not allowed.
3. Any fence or hedges which may be erected or planted must be of 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 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 Developer prior to construction. No fences shall be constructed in or on any utility or access easements.
4. No noxious or offensive activities may be carried on upon any lot in this subdivision, nor shall anything be done which hereon may be or become an annoyance or nuisance.
5. No structure of a temporary character shall be permitted on any premises except during active construction.
6. 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. Outside kennels and runs shall not be permitted.
7. 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.

8. 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 c.b. radio antenna, or satellite dishes shall be permitted.
9. 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 December 1, 2023 at which time they will be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots, it being agreed to change said covenants.
10. 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.
11. These covenants may be enforced by injunction or otherwise by the grantor, his successors and assigns, and also by the owner of any lot in this or any other section of Oakmont Creek Subdivision.
12. 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 Troy, Ohio or by express provisions in said conveyances.

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.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Jerome A. Herbe
WITNESS Jerome A. Herbe
Michelle Sharrett
WITNESS Michelle Sharrett

OWNER:
R. L. HAWK, LLC.
Roger Hawk
ROGER HAWK, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 4th DAY OF March, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME R. L. HAWK, LLC. BY ROGER HAWK, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Jerome A. Herbe
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES:



SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Jerome A. Herbe
WITNESS Jerome A. Herbe
Michelle Sharrett
WITNESS Michelle Sharrett

LIENHOLDER: THE FIFTH THIRD BANK
OF WESTERN OHIO, N.A.

BY: Frank W. Wagner II
FRANK W. WAGNER, II
VICE PRESIDENT
BY: C. Russell Badgett
C. RUSSELL BADGETT
VICE PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, II, VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, N.A., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGE THEIR SIGNATURE ON SUCH INSTRUMENT AS SUCH OFFICERS 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 OFFICERS 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 4th DAY OF MARCH, 2004.

Jerome A. Herbe
NOTARY PUBLIC
MY COMMISSION EXPIRES:



CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10th DAY OF December, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

Jack W. Miller CHAIRMAN Sam D. Kuyper SECRETARY

CITY OF TROY COUNCIL

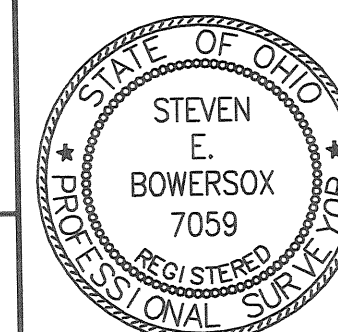
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5th DAY OF JAN, 2004, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0- 3 -2004, EFFECTIVE Feb. 5, 2004

Michael Beamish MAYOR William F. Lohr PRESIDENT OF COUNCIL Sam D. Kuyper CLERK OF COUNCIL

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	18°-00'-20"	325.00'	102.13'	101.71'	S 78°-54'-58" W
C2	89°-59'-29"	20.00'	31.41'	28.28'	N 47°-05'-08" W
C3	90°-00'-24"	20.00'	31.42'	28.29'	N 42°-54'-49" E
C4	15°-48'-41"	375.00'	103.48'	103.16'	N 80°-00'-40" E
C5	41°-24'-35"	50.00'	36.14'	35.36'	N 22°-47'-40" W
C6	55°-49'-18"	50.00'	48.71'	46.81'	N 15°-35'-19" W
C7	81°-54'-12"	50.00'	71.47'	65.54'	N 53°-16'-26" E
C8	65°-49'-46"	50.00'	57.45'	54.34'	N 52°-51'-35" W
C9	59°-15'-54"	50.00'	51.72'	49.44'	N 09°-41'-15" E
C10	41°-24'-35"	50.00'	36.14'	35.36'	N 18°-36'-54" E
C11	90°-00'-00"	20.00'	31.42'	28.28'	N 47°-05'-23" W
C12	90°-00'-00"	20.00'	31.42'	28.28'	N 42°-54'-37" E
C13	41°-24'-35"	50.00'	36.14'	35.36'	N 67°-12'-20" E
C14	41°-24'-35"	50.00'	36.14'	35.36'	N 67°-12'-20" E
C15	90°-00'-00"	50.00'	78.54'	70.71'	N 47°-05'-23" W
C16	90°-00'-00"	50.00'	78.54'	70.71'	N 42°-54'-37" E
C17	41°-24'-35"	50.00'	36.14'	35.36'	N 71°-23'-06" W
C18	41°-24'-35"	50.00'	36.14'	35.36'	N 71°-23'-06" W

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

11-10-2003
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

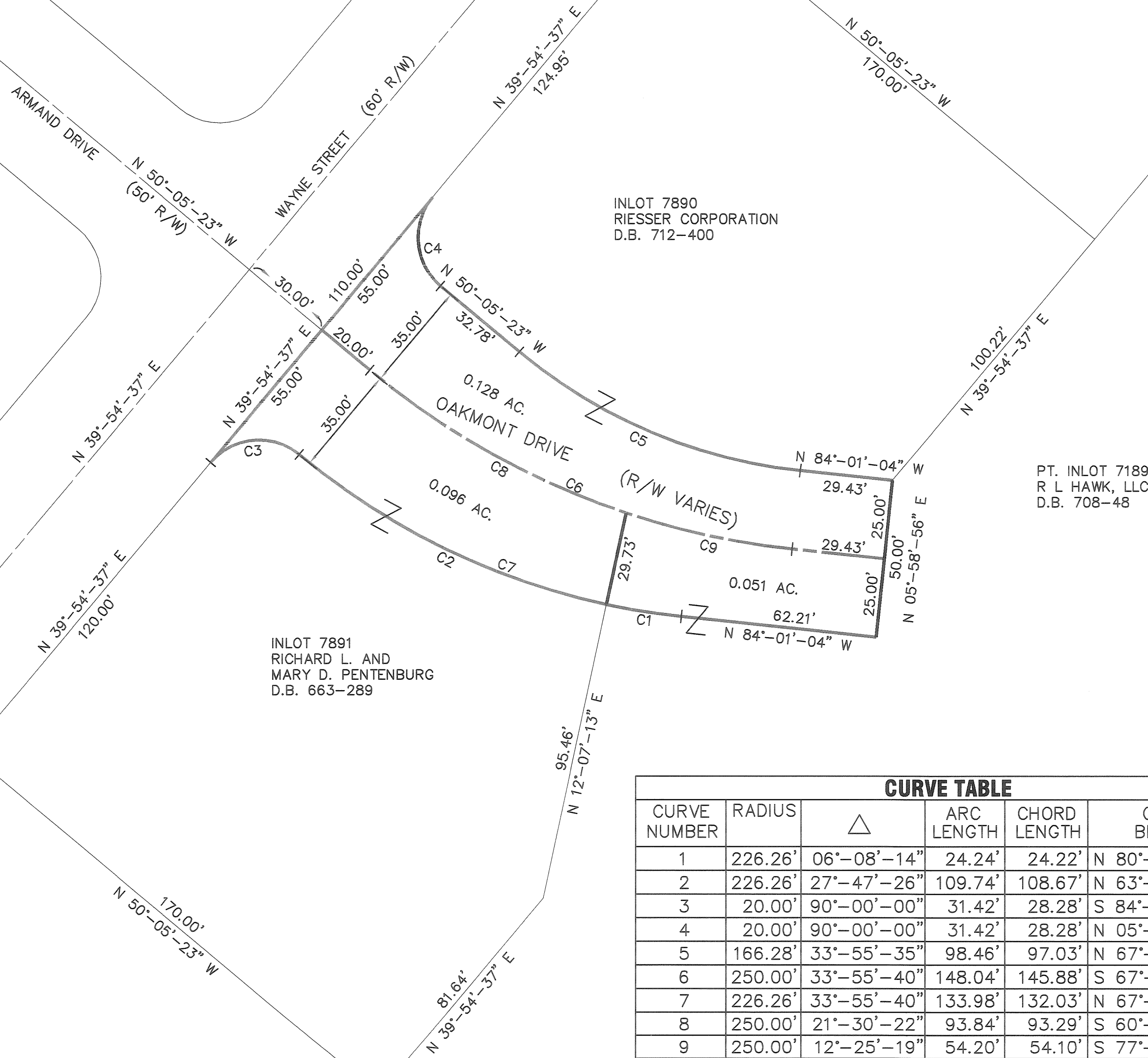
date: 11-10-2003 drawn by: jmk job number: MIAT00314Cov

SHEET 2 OF 2

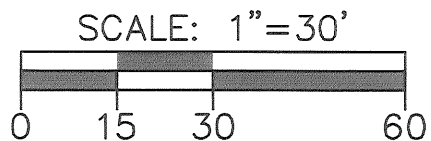
VACATION OF OAKMONT DRIVE CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 20, PAGE 103
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 8 DAY
OF June, 2004, AT 11:06am.
FILE No. 0402200 FEE: \$ 43.20
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Kristi Kendall
DEPUTY

TRANSFERRED THIS 8th DAY OF June, 2004
Chris A. Peeples BY: Linda Pearson
CHRIS A. PEEPLES LINDA PEARSON
MIAMI COUNTY AUDITOR DEPUTY AUDITOR



BEARINGS BASED ON RECORDER'S RECORD
OF PLATS, PLAT BOOK 17, PAGE 8



CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10TH DAY OF December, 2003, THIS PLAT OF THE VACATION OF OAKMONT DRIVE WAS REVIEWED AND APPROVED.

_____, CHAIRMAN Sue D. Knipf SECRETARY

CITY OF TROY COUNCIL

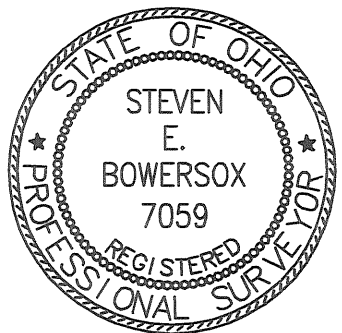
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 5TH DAY OF JANUARY, 2004, THIS PLAT OF THE VACATION OF OAKMONT DRIVE WAS APPROVED BY ORDINANCE NO. 0-4-2004, EFFECTIVE 2-5, 2004.

Michael J. Brian William L. Loma Sue D. Knipf
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

BEING A VACATION OF OAKMONT DRIVE AS RECORDED IN
RECORDER'S PLAT BOOK 17, PAGE 8 CONTAINING A TOTAL OF
0.275 ACRES.

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

11-07-2003
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: 11-07-2003 drawn by: jmk job number: MIATRO0314VAC

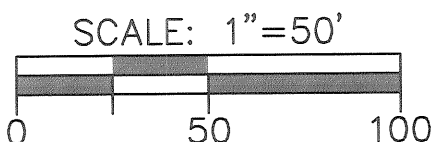
BEING A SUBDIVISION OF PART OF INLOT 1610

2.347 ACRES PT. 1610 WEST MILTON MIAMI, OHIO
INLOT VILLAGE COUNTY

PLAT BOOK 20, PAGE 104
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 14 DAY
OF June, 2004 AT 12:45:21 PM.
FILE No. 0402650 FEE: \$43.20

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Dona Swihart
BY DEPUTY

BEARINGS BASED ON REC. PLAT VOL. 20, PAGE 10



AREA SUMMARY

3 BUILDING LOTS	2.091 AC.
DEDICATED STREET R/W	0.256 AC.
TOTAL	2.347 AC.

PT. INLOT 1598

STONE MEADOWS
SUBDIVISION SEC. 1
REC. P.B. 19, PAGE 1

CANYON COURT
60' R/W

STONE MEADOWS BLVD.
60' R/W

INLOT 1701
1.048 AC.

S & S INVESTMENTS
D.B. 694-888

INLOT 1677

STONE MEADOWS
SUBDIVISION SEC. 1 REPLAT
REC. P.B. 20, PAGE 10

LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⋈ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE

DEED REFERENCE
DEED BOOK 694, PAGE 888

SURVEY REFERENCE
RECORDER'S PLAT BOOK 19, PAGE 1
RECORDER'S PLAT BOOK 20, PAGE 10
LAND SURVEY VOLUME 44, PAGE 126

BEING A SUBDIVISION OF 2.347 ACRES
AND BEING A PART OF INLOT 1610 IN
THE VILLAGE OF WEST MILTON OWNED BY
S & S INVESTMENTS AS DESCRIBED IN
DEED BOOK 694, PAGE 888.

VILLAGE OF WEST MILTON PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 5th DAY
OF May, 2004.

William J. O'Brien
CHAIRPERSON

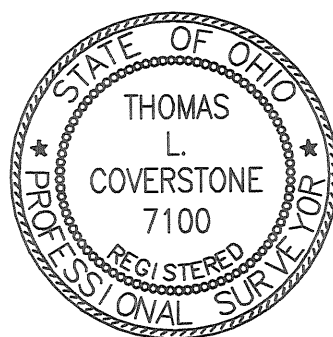
Martin J. Holbrook
SECRETARY

APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 14 DAY OF June, 2004

Chris A. Peoples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

Linda L. Wagner
BY DEPUTY AUDITOR



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: 04-26-2004	drawn by: jmk	job number: MIAWMI0403
---------------------	------------------	---------------------------

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

04/26/04
DATE

REPLAT

INLOT 4390 & WEST HALF INLOT 4391

PIQUA CORPORATION

MIAMI COUNTY

PLAT BOOK NO. 20 PAGE NO. 105
MIAMI COUNTY RECORDERS PLAT RECORDS
RECEIVED 6-16-2004 2004 AT 12:38:09 PM
FILE NO. 0402863 FEE \$43.20

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

APPROVED AND TRANSFERRED THIS
16th DAY OF June 2004

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



SCALE: 1" = 20'

DESCRIPTION

BEING A REPLAT OF INLOT 4390 AND THE WEST HALF OF INLOT 4391
IN THE CITY OF PIQUA, OHIO AS DEEDED TO CAROLYN KIENTLE
MABBIT BY DEED RECORDED IN DEED BOOK 720 PAGE 443 OF THE
MIAMI COUNTY RECORDER'S DEED RECORDS.

OWNERS CONSENT

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

Carolyn Kientle Mabbitt
CAROLYN KIENTLE MABBIT

William J. Harding
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 HEREUNDER SET MY NAME AND
AFFIXED MY OFFICIAL SEAL THIS 11th DAY OF June, 2004.

Cecelia D. Stoler
NOTARY PUBLIC

March 1, 2006
MY COMMISSION EXPIRES

APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA,
OHIO THIS 16 DAY OF June, 2004.

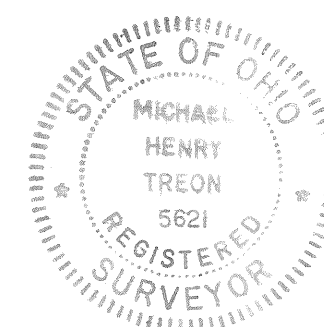
TL R. 22
CITY OF PIQUA
DIRECTOR OF PUBLIC WORKS

REFERENCES

DEED BOOK 720 PAGE 443
RECORD PLAT BOOK 2 PAGE 221
LOT SURVEY BOOK 9 PAGE 63

LEGEND

- 3/8" IRON PIN FOUND
- 3/4" IRON PIPE FOUND



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

SURVEY FOR CAROLYN KIENTLE MABBIT	
MICHAEL H. TREON	TROY, OHIO
Michael H. Treon REGISTERED SURVEYOR NO. 5621	

REPLAT OF PART OF INLOT 1338
0.069 ACRES
CITY OF PIQUA - MIAMI COUNTY, OHIO

DESCRIPTION:

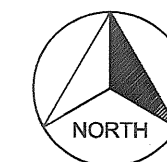
BEING A REPLAT OF PART OF INLOT 1338
AS CONVEYED TO THE CITY OF PIQUA, AN OHIO MUNICIPAL CORPORATION
BY DEED BOOK 749, PAGE 537, MIAMI COUNTY RECORDERS DEED RECORD

PLAT BOOK 20 PAGE 106
MIAMI COUNTY RECORDERS RECORD OF
PLATS
RECEIVED FOR RECORD THIS 18 DAY OF
June, 2004 AT 12:38:19 P.M.
FILE NO. 0403081 FEE \$43.20

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

BY: Dona Swihart
DEPUTY RECORDER

W. HIGH STREET - 66' ROW



SCALE 1" = 30'

LEGEND

- Iron Pin or Pipe found
- Iron Pin set

BEARINGS ARE BASED ON THE MIAMI COUNTY ENGINEERS
RECORD OF LOT SURVEYS
VOL. 12 PLAT 138

SURVEY REFERENCES:

VOL. 3, PAGE 183 MIAMI COUNTY ENGINEERS RECORD OF LOT SURVEYS
VOL. 8, PAGE 176 MIAMI COUNTY ENGINEERS RECORD OF LOT SURVEYS
VOL. 12, PAGE 138 MIAMI COUNTY ENGINEERS RECORD OF LOT SURVEYS

City Of Piqua

This replat was reviewed and approved by the City of Piqua, Public
Works director this 16 day of June 2004

Thomas R. Zechman
Thomas R. Zechman PE. PS.

Miami County Auditor

Approved and transferred this 18th day of June 2004

Chris A. Peeples By: Linda Pearson
Chris A. Peeples, Miami County Auditor Deputy Auditor

I hereby certify this plat to be correct based on
an actual survey. Iron pins shall be set or found
as shown.

Thomas R. Zechman
Thomas R. Zechman
Professional Surveyor No. 7077

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE
PARCEL HEREIN PLATTED, DO HEREBY CONSENT TO THE
EXECUTION OF SAID REPLAT AS SHOWN HEREON
CITY OF PIQUA, OWNER

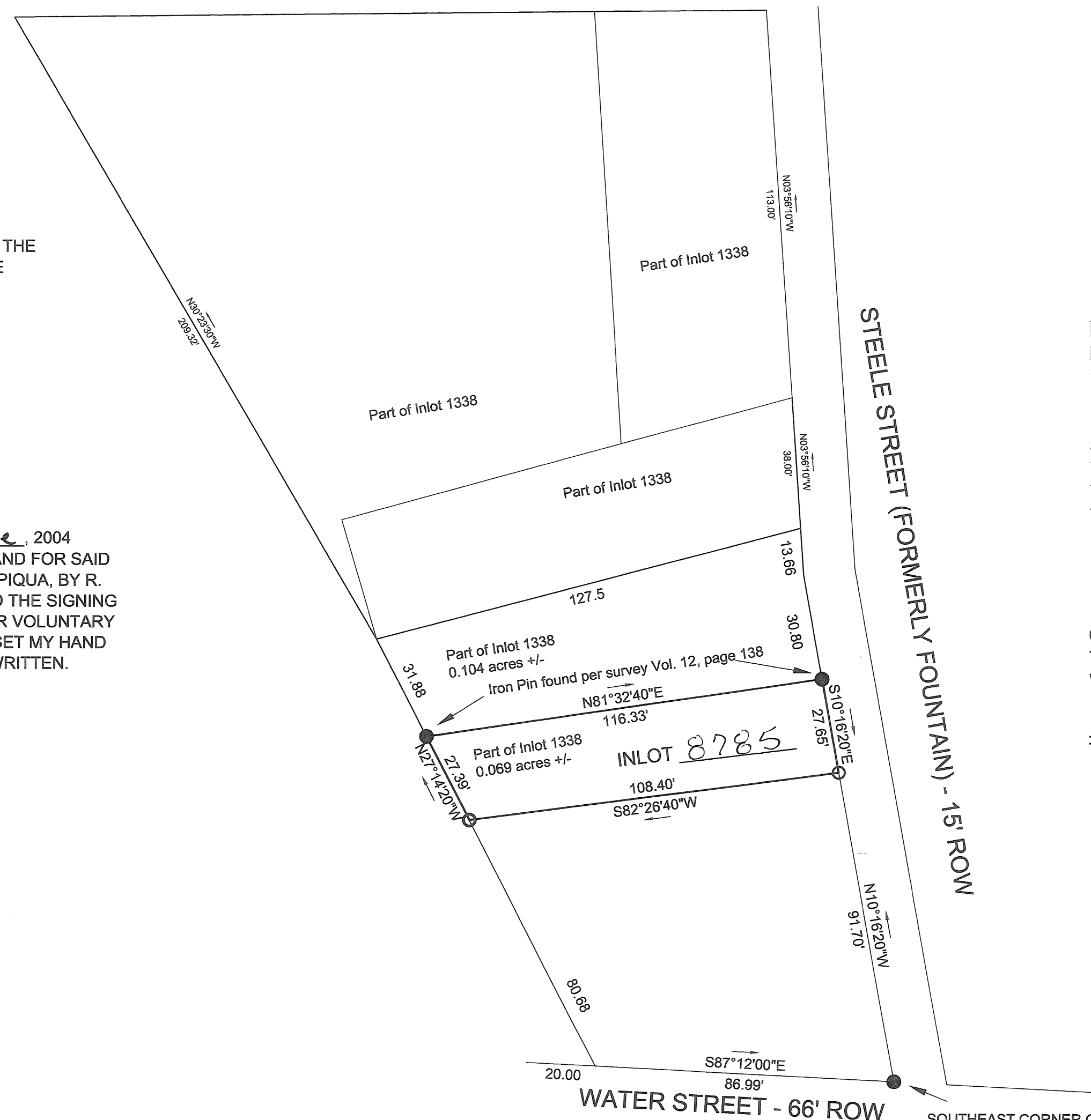
BY: R. Mark Rohr
R. MARK ROHR, CITY MANAGER

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

BE IT REMEMBERED THAT ON THIS 16 DAY OF June, 2004
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, PERSONALLY CAME THE CITY OF PIQUA, BY R.
MARK ROHR, ITS CITY MANAGER WHO ACKNOWLEDGED THE SIGNING
AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY
ACT AND DEED. IN TESTIMONY WHEREFORE, I HAVE SET MY HAND
AND NOTORIAL SEAL ON THE DAY AND DATE HEREBY WRITTEN.

My Commission Expires: August 24, 2007
Diana R. Tauplin
NOTARY PUBLIC

NOTE: Steele Street, formerly Fountain Street, as
shown in Recorders Book 1, Pages 321 and 322, was
platted as a 15 foot right-of-way. There is no record of
the City Commission officially changing the name or
widening the street. Lot survey filed in Book 3, Page
183 and dated September 1948 indicates the name as
"Fountain". Lot survey filed in Book 8, Page 176 dated
August 1963 indicates the name as "Steele". The
current tax map records refer to the street as Steele
Street.



RECORD PLAN HAWK'S NEST SECTION ONE

LOCATED IN:
SECTION 29, TOWN 5, RANGE 6 EAST
CITY OF TROY
PART OF INLOT 7155
MIAMI COUNTY, OHIO
12.3994 TOTAL ACRES
30 RESIDENTIAL LOTS
2 RESERVE LOTS
32 TOTAL LOTS
MARCH, 2004

PLAT BOOK 20 PAGE 107
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0403127
RECEIVED June 18, 2004
AT 3:43:34 P. FEE \$ 129.60

John W. O'Brien
MIAMI COUNTY RECORDER
Dona Swihart
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

OWNER:

JAMES J. MORO

[Signature]
WITNESS
[Signature]
WITNESS

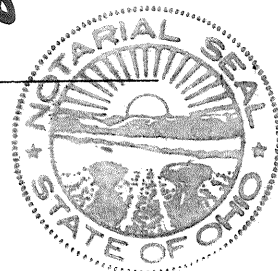
[Signature]
JAMES J. MORO

STATE OF OHIO:

BE IT REMEMBERED THAT ON THIS 6th DAY OF March, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME JAMES J. MORO, OWNER 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.

Thomas F. Vivyan
NOTARY PUBLIC IN AND FOR
STATE OF OHIO
MY COMMISSION EXPIRES ON:



STATE OF OHIO:

JAMES J. MORO, OWNER, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

[Signature]
JAMES J. MORO
OWNER

DATE: 3-6-, 2004

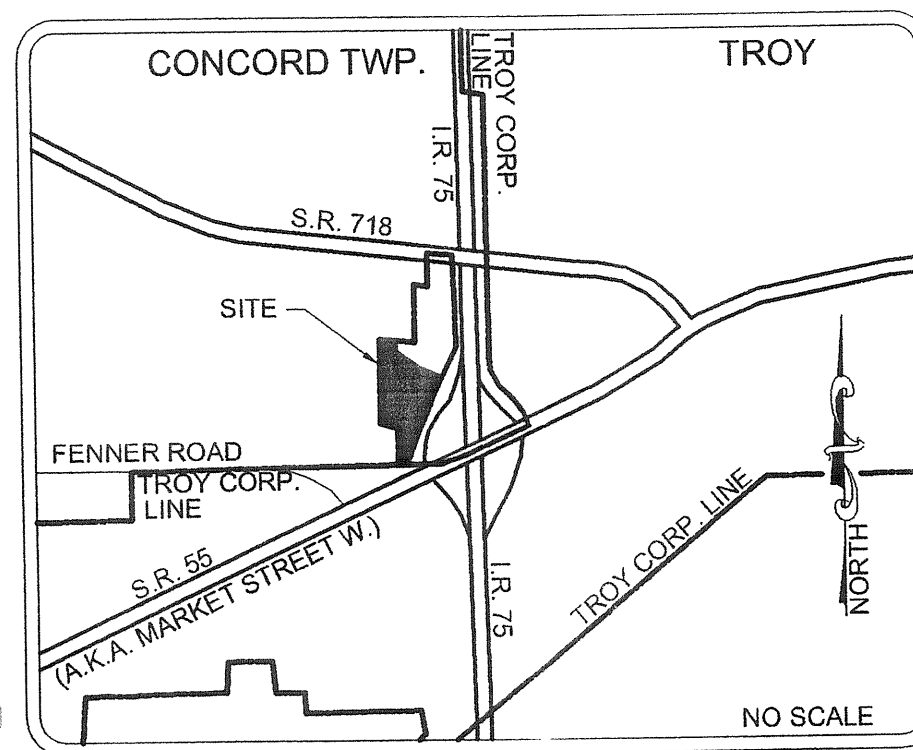
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Thomas F. Vivyan
NOTARY PUBLIC IN AND FOR
STATE OF OHIO
MY COMMISSION EXPIRES ON:



THOMAS F. VIVYAN
NOTARY PUBLIC
STATE OF OHIO
LIFETIME COMMISSION

THOMAS F. VIVYAN
NOTARY PUBLIC
STATE OF OHIO
LIFETIME COMMISSION



VICINITY MAP

DEVELOPER:
FM HOMES LLC

7570 FISHEL DRIVE SOUTH
DUBLIN, OHIO 43016
(614)206-5988 FAX (614)799-1476

CERTIFICATION

I HEREBY CERTIFY THE BEST OF MY KNOWLEDGE THIS PLAT TO BE TRUE AND ACCURATE. MONUMENTATION WILL BE SET AS SHOWN.

NORFLEET, BROWN & PETKEWICZ INC.

Charles R. Wirgin 3/15/2004
CHARLES R. WIRGIN
OHIO LICENSE No.



APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THIS FIRST DAY OF MARCH, 2004, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-10-34.

Michael L. Beaman
MAYOR
William F. Lehrer
PRESIDENT OF COUNCIL
Sue L. Knight
CLERK OF COUNCIL

AT THE MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD ON THIS 11th DAY OF Feb., 2004, THIS PLAT WAS REVIEWED AND APPROVED.

Carl W. Waters
CHAIRMAN
Sue L. Knight
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 18th DAY OF June, 2004.

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

DESCRIPTION

BEING A SUBDIVISION CONTAINING 12.3994 ACRES, AND BEING PART OF INLOT 7155 AND BEING PART OF A 22.4419 ACRE TRACT AS CONVEYED TO JAMES J. MORO BY DEED RECORDED IN DEED BOOK 740, PAGE 80 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

COVENANTS AND RESTRICTIONS

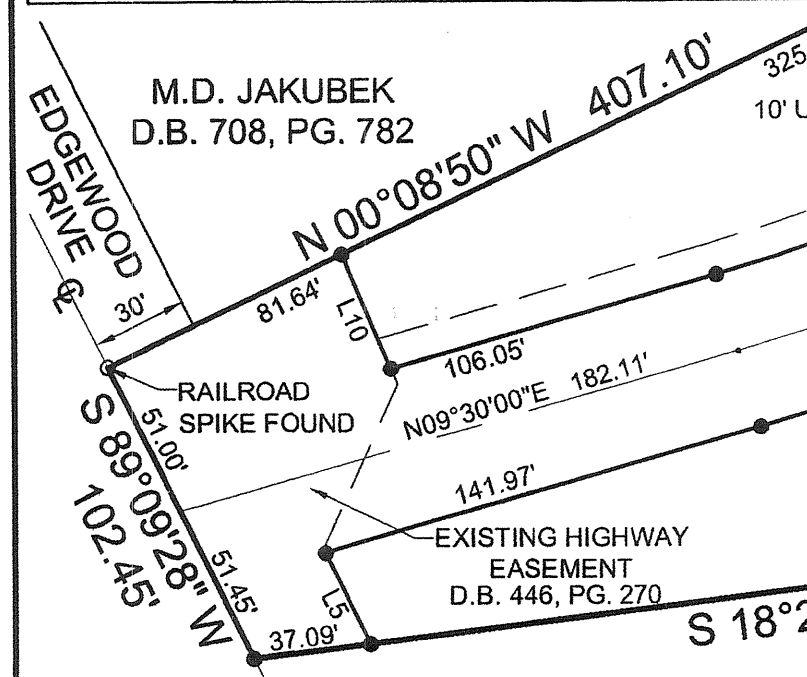
FOR COVENANTS AND RESTRICTIONS, SEE SHEET 3 OF 3.

SHEET 1 OF 3
PREPARED BY:

			NORFLEET, BROWN & PETKEWICZ INC. Civil Engineers & Surveyors 228 Byers Road, Suite 301 Miamisburg, Ohio 45342 Ph (937)847-2313 Fax (937)847-2303		
SCALE:	DRAWN: J.R.M.	CHK'D: D.O.M.			
DATE: JANUARY, 2004	JOB No.: 2002-4987				

CURVE TABLE						
Curve	Radius	Delta	Length	Tangent	Chord	Chord Direction
C1	225.00	0°44'46"	2.93	1.47	2.93	N36°02'23"E
C2	600.00	9°38'50"	101.03	50.63	100.91	N04°40'35"E
C3	200.00	33°38'50"	117.45	60.47	115.77	N16°40'35"E
C4	600.00	9°38'36"	100.98	50.61	100.87	N28°40'42"E
C5	150.00	80°21'24"	210.37	126.66	193.55	N16°19'18"W
C6	200.00	12°33'22"	43.83	22.00	43.74	N30°08'05"E
C7	150.00	65°59'46"	172.78	97.40	163.38	N33°08'43"W
C8	625.00	9°38'50"	105.23	52.74	105.11	N04°40'35"E
C9	175.00	24°15'26"	74.09	37.61	73.54	N21°22'17"E
C10	625.00	9°38'36"	105.19	52.72	105.07	N28°40'42"E
C11	575.00	9°38'36"	96.78	48.50	96.66	N28°40'42"E
C12	15.00	90°00'00"	23.56	15.00	21.21	S78°30'00"W
C13	125.00	80°21'24"	175.31	105.55	161.29	N16°19'18"W
C14	175.00	12°33'22"	38.35	19.25	38.27	N30°08'05"E
C15	225.00	12°33'22"	49.31	24.75	49.21	N30°08'05"E
C16	15.00	90°00'00"	23.56	15.00	21.21	S68°51'24"W
C17	125.00	65°59'46"	143.98	81.17	136.15	N33°08'43"W
C18	50.00	245°54'25"	214.59	-	83.91	N56°53'57"E
C19	50.00	49°29'08"	43.18	23.04	41.85	S41°18'41"E
C20	175.00	49°34'29"	151.42	80.81	146.74	N41°21'21"W
C21	15.00	90°00'00"	23.56	15.00	21.21	S21°08'36"E
C22	175.00	80°21'24"	245.44	147.77	225.81	N16°19'18"W
C23	15.00	90°00'00"	23.56	15.00	21.21	S11°30'00"E
C24	225.00	27°44'45"	108.96	55.57	107.90	N19°37'37"E
C25	575.00	9°38'50"	96.82	48.52	96.70	S04°40'35"W
C26	575.00	0°49'12"	8.23	4.11	8.23	S24°16'00"W
C27	575.00	6°06'48"	61.35	30.70	61.32	S27°44'00"W
C28	575.00	2°42'36"	27.20	13.60	27.19	S32°08'42"W
C29	125.00	73°21'19"	160.04	93.10	149.33	N19°49'21"W
C30	125.00	7°00'05"	15.27	7.65	15.27	N20°21'21"E
C31	225.00	11°48'36"	46.38	23.27	46.30	S29°45'42"W
C32	50.00	25°52'42"	22.58	11.49	22.39	N13°05'11"W
C33	50.00	64°28'31"	56.27	31.53	53.34	N58°15'47"W
C34	50.00	89°38'47"	78.23	49.69	70.49	S44°40'34"W
C35	50.00	65°54'25"	57.51	32.41	54.40	S33°06'03"E
C36	175.00	13°55'53"	42.55	21.38	42.45	S23°32'03"E
C37	175.00	17°06'00"	52.23	26.31	52.04	S39°03'00"E
C38	175.00	18°32'36"	56.64	28.57	56.39	S56°52'18"E
C39	175.00	14°34'24"	44.51	22.38	44.39	S16°34'12"W
C40	175.00	17°15'00"	52.69	26.54	52.49	S00°39'30"W
C41	175.00	17°15'00"	52.69	26.54	52.49	S16°35'30"E
C42	175.00	17°15'00"	52.69	26.54	52.49	S33°50'30"E
C43	175.00	14°02'00"	42.86	21.54	42.76	S49°29'00"E
C44	225.00	10°09'41"	39.90	20.00	39.85	S28°25'10"W
C45	225.00	17°35'05"	69.06	34.80	68.78	S14°32'47"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.58	N23°51'24"E
L2	40.00	N66°08'36"W
L3	27.68	N00°08'50"W
L4	25.00	S89°51'10"W
L5	31.92	S89°09'28"W
L6	4.19	N56°30'00"W
L7	80.00	S30°25'37"W
L8	46.00	S12°08'50"E
L9	42.00	S45°36'27"E
L10	39.14	N87°26'42"W
L11	33.00	S63°58'28"W



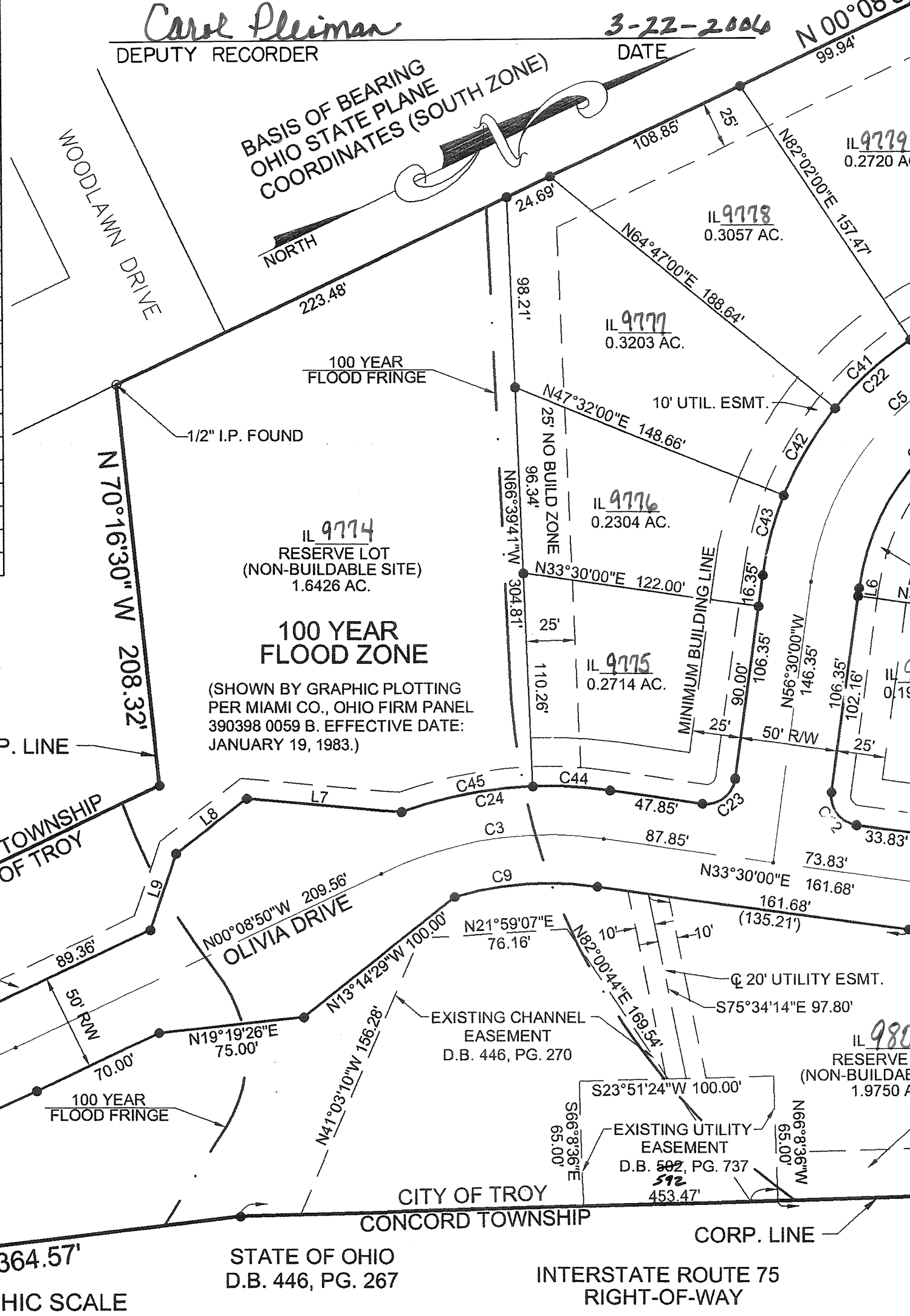
AREA SUMMARY
 6.1908 *ACRES RESIDENTIAL LOTS
 2.5910 ACRES R/W
 3.6176 ACRES RESERVE LOTS
 12.3994 TOTAL ACRES

LOCATED IN:
 SECTION 29, TOWN 5, RANGE 6 EAST
 CITY OF TROY
 PART OF INLOT 7155
 MIAMI COUNTY, OHIO
 12.3994 TOTAL ACRES
 30 RESIDENTIAL LOTS
 2 RESERVE LOTS
 32 TOTAL LOTS
 MARCH, 2004

NOTE: THE SUMMATION OF THE INDIVIDUAL LOT AREAS SHOWN ON THE FACE OF THIS DRAWING DOES NOT MATCH THE ACTUAL COMPUTED TOTAL RESIDENTIAL LOT AREA, DUE TO NUMERICAL ROUNDINGS.

NOTE: NO PERMANENT OR TEMPORARY STRUCTURE SHALL BE PLACED UPON ANY AREA DESIGNATED AS "NO BUILD ZONE" OR "RESERVE LOT".

NOTE: THIS PLAT IS SUPERSEDED BY PLATS RECORDED IN BOOK 21, PAGES 70, 71, & 71-A.



LEGEND
 ○ #5 REBAR FOUND (UNLESS OTHERWISE NOTED)
 ● #5 REBAR TO BE SET

SEE SHEET 3 FOR DRAINAGE EASEMENT NOTE.

PLAT BOOK 20 PAGE 107A

WESTWOOD ESTATES - SEC. 3
 P.B. 9, PG. 84
 CORP. LINE

WESTWOOD ESTATES - SEC. 2
 P.B. 8, PG. 148

CONCORD TOWNSHIP
 CITY OF TROY

CATHERINE C. OLDHAM
 D.B. 669, PG. 963

JAMES J. MORO
 D.B. 740, PG. 80

INLOT 7155

SHEET 2 OF 3
 PREPARED BY:

NORFLEET, BROWN & PETKEWICZ INC.
 Civil Engineers & Surveyors
 228 Byers Road, Suite 301
 Miamisburg, Ohio 45342
 Ph (937)847-2313 Fax (937)847-2303

SCALE: 1"=60'
 DRAWN: J.R.M.
 DATE: MARCH, 2004
 JOB No.: 2002-4987

RECORD PLAN
HAWK'S NEST
SECTION ONE

LOCATED IN:
SECTION 29, TOWN 5, RANGE 6 EAST
CITY OF TROY
PART OF INLOT 7155
MIAMI COUNTY, OHIO
12.3994 TOTAL ACRES
30 RESIDENTIAL LOTS
2 RESERVE LOTS
32 TOTAL LOTS
MARCH, 2004

PLAT BOOK 20 PAGE 107B

COVENANTS & RESTRICTIONS

1. RESIDENTIAL (BUILDING) LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
3. NO PERMANENT SIGNS ALLOWED; EXCEPT FOR THE SIGNAGE BY DEVELOPER FOR THE SALE OF NEW HOMES. DIRECTIONAL SIGNAGE SHALL BE PERMITTED ON THE WEEKENDS ONLY. THEY MAY NOT BE INSTALLED UNTIL AFTER 5:00 PM ON FRIDAY AND MUST BE REMOVED BY 6:00 PM ON SUNDAY.
4. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, SHACK, GARAGE, BARN OR OTHER OUT BUILDINGS SHALL BE USED OR MAINTAINED ON ANY LOT AT ANY TIME EITHER TEMPORARILY OR PERMANENTLY ON ANY LOT OF THIS SUBDIVISION, WITHOUT WRITTEN APPROVAL OF FM HOMES LLC.

ALL BUILDINGS MUST HAVE WRITTEN APPROVAL OF FM HOMES LLC. TWO COMPLETE SETS OF "DOCUMENTS" SHALL BE SUBMITTED TO FM HOMES LLC. THE DOCUMENTS SHALL INCLUDE DESIGN PLANS, MATERIALS, COLORS, ROOFING, LOCATION OF BUILDING (HORIZONTAL AND VERTICAL) AND LANDSCAPING PLANS. FM HOMES LLC SHALL HAVE FIFTEEN (15) DAYS AFTER RECEIPT OF THE DOCUMENTS TO MARK ON ONE SET OF THE DOCUMENTS "APPROVED" OR "DISAPPROVED" BY FM HOMES LLC DATED AND SIGNED. DISAPPROVING DOCUMENTS SHALL INDICATE THE REASONS FOR DISAPPROVAL. IF THE DOCUMENTS ARE NOT RETURNED TO OWNER WITHIN (15) DAYS AFTER RECEIPT BY FM HOMES LLC, THE DOCUMENTS SHALL AUTOMATICALLY BE APPROVED AS SUBMITTED. THE PLANS AND SPECIFICATIONS SHALL INCLUDE FLOOR PLANS, ELEVATIONS SHOWING ALL FOUR (4) SIDES OF STRUCTURE. AFTER THE ORIGINAL CONSTRUCTION, NO IMPROVEMENTS OF ANY KIND SHALL BE MADE OR ERECTED, PLACED, ALTERED OR EXTERIOR DESIGN CHANGE MADE THERETO, ON ANY LOT, UNTIL SUCH IMPROVEMENT, ALTERATION, CHANGE, ETC., ARE SUBMITTED TO FM HOMES LLC AND FOLLOW THE APPROVAL OR DISAPPROVAL PROCEDURE SET FORTH IN THIS ITEM. NO OUT BUILDING SHALL EXCEED 160 SQUARE FEET.

5. NO STRUCTURE, PLANTING, DRIVEWAY, SIDEWALK, OR OTHER IMPROVEMENTS SHALL BE PERMITTED TO INTERFERE WITH ANY EASEMENT WHICH MAY OBSTRUCT OR RETARD DIRECTION OF ANY DRAINAGE WATER.
6. NO ABOVE GROUND SWIMMING POOLS SHALL BE ERECTED ON ANY LOT.
7. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT FOR TWO (2) DOGS, CATS OR OTHER HOUSEHOLD PETS, WHICH MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.

8. NO FENCES SHALL BE BUILT ON ANY PART OF SAID LOT BETWEEN THE REAR OF THE BUILDING CONSTRUCTED THEREON AND THE STREET IN FRONT OF THE BUILDING. FENCES ERECTED ON SAID LOT FROM THE REAR OF THE BUILDING TO THE BACK PROPERTY LINE SHALL NOT BE IN EXCESS OF FOUR (4) FEET IN HEIGHT AND SHALL BE OF RUSTIC RAIL, DECORATIVE WOOD OR HEDGE.

9. NO TRUCKS LARGER THAN THREE-QUARTER TON, BOATS, TRAILERS, CAMPERS, MOBILE HOMES, MOTOR HOMES, BUSES, OR DELIVERY VANS SHALL BE PERMITTED TO BE PARKED IN EXCESS OF FORTY-EIGHT (48) HOURS, EXCEPT THAT ANY OF SUCH VEHICLES BEING USED FOR THE PURPOSE OF CONSTRUCTION, DELIVERY OR REPAIR WORK UPON ANY LOT SHALL BE PERMITTED TO PARK ON OR IN FRONT OF A LOT ON A TEMPORARY BASIS.

10. EACH LOT SHALL MAINTAIN TWO (2) OFF STREET PARKING SPACES, INCLUDING GARAGE.

11. NO SATELLITE DISH ANTENNAS OR ANY FREE STANDING ANTENNAS OR RECEIVERS SHALL BE PERMITTED. ALL ANTENNAS & RECEIVERS MUST BE ATTACHED TO THE PRINCIPAL BUILDING ON THE LOT. THE MAXIMUM ALLOWABLE HEIGHT ABOVE THE ROOF LINE SHALL BE TWO (2) FEET.

12. NO RESIDENCE SHALL HAVE LESS THAN 1200 SQUARE FEET.

13. THESE COVENANTS & RESTRICTIONS ARE TO REMAIN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 31, 2009, AND SHALL BE AUTOMATICALLY EXTENDED FOR AN ADDITIONAL FIFTEEN (15) YEARS, UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS & RESTRICTIONS IN WHOLE OR IN PART.

14. ALL COMMON AREAS AND/OR OPEN SPACES (DESIGNATED AS RESERVE LOTS) SHALL BE MAINTAINED BY THE HAWK'S NEST HOMEOWNERS ASSOCIATION.

15. RESERVE LOTS ARE NOT BUILDING LOTS.

16. ENFORCEMENT SHALL BE BY PROCEEDING OF LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT & RESTRICTION. SUCH PROCEEDINGS MAY BE TO RESTRAIN VIOLATION AND/OR TO RECOVER DAMAGES.

17. INVALIDATION OF ANY ONE OF THESE COVENANTS & RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

DRAINAGE EASEMENT NOTE

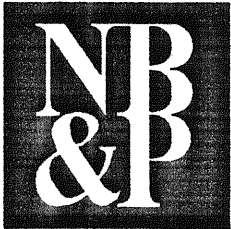
THE CITY OF TROY DOES NOT ACCEPT FOR MAINTENANCE ANY UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT, EXCEPTING CONCRETE OR PAVED AREAS AS REQUIRED BY THE CITY OF TROY STANDARDS, SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE DIRECTION OF WATER FLOW THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.

NOTE: THIS PLAT IS SUPERSEDED BY PLATS RECORDED IN BOOK 2I, PAGES 70, 71, & 71-A.

Carol Pleiman
DEPUTY RECORDER

3-22-2006
DATE

SHEET 3 OF 3
PREPARED BY:



NORFLEET, BROWN
& PETKEWICZ INC.
Civil Engineers & Surveyors

228 Byers Road, Suite 301
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2303

SCALE:	DRAWN: J.R.M.	CHK'D: D.O.M.
DATE: MARCH, 2004	JOB No.: 2002-4987	

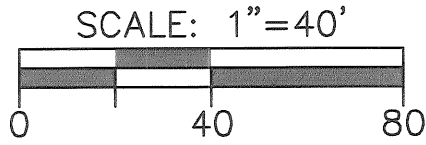
REPLAT OF LOTS 1853, 1854, 3430 AND 3742
HATHAWAY VILLAGE SECTION FOUR
HAMPTON WOODS SECTION THREE

PLAT BOOK 20, PAGE 108
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 28th DAY
OF JUNE, 2004 AT 11:24 A.M.
FILE No. 0403643 FEE: \$ 170.40

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Carol Pleiman
BY DEPUTY

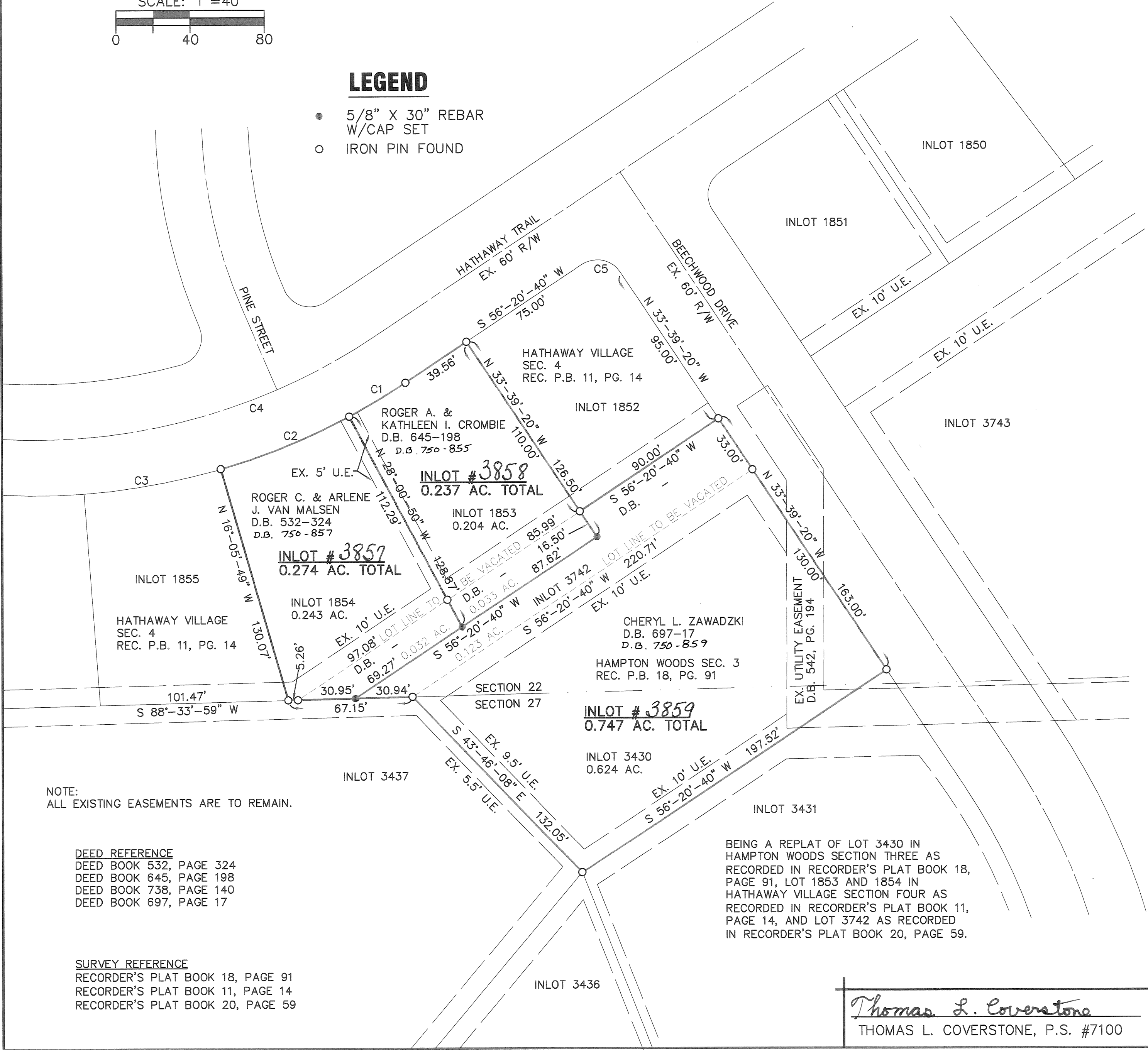
BEARINGS BASED ON REC. PLAT VOL. 20, PAGE 59

1.258 1853 & 1854
ACREAGE INLOT
TIPP CITY CITY MIAMI, OHIO
COUNTY



LEGEND

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



NOTE:
ALL EXISTING EASEMENTS ARE TO REMAIN.

DEED REFERENCE
DEED BOOK 532, PAGE 324
DEED BOOK 645, PAGE 198
DEED BOOK 738, PAGE 140
DEED BOOK 697, PAGE 17

SURVEY REFERENCE
RECORDER'S PLAT BOOK 18, PAGE 91
RECORDER'S PLAT BOOK 11, PAGE 14
RECORDER'S PLAT BOOK 20, PAGE 59

BEING A REPLAT OF LOT 3430 IN
HAMPTON WOODS SECTION THREE AS
RECORDED IN RECORDER'S PLAT BOOK 18,
PAGE 91, LOT 1853 AND 1854 IN
HATHAWAY VILLAGE SECTION FOUR AS
RECORDED IN RECORDER'S PLAT BOOK 11,
PAGE 14, AND LOT 3742 AS RECORDED
IN RECORDER'S PLAT BOOK 20, PAGE 59.

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 11th DAY
OF May, 2004.

John A. ...
CHAIRPERSON

Marilyn A. ...
SECRETARY

APPROVAL BY MIAMI COUNTY AUDITOR

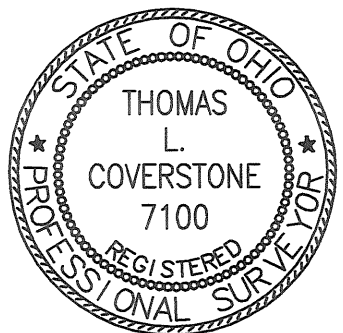
THIS PLAT APPROVED AND TRANSFERRED THIS 28th DAY OF June, 2004

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

Sinda Pearson
BY DEPUTY AUDITOR

CURVE TABLE					
CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	360.00'	05°-38'-31"	35.45'	35.43'	S 59°-09'-55" W
2	360.00'	11°-56'-12"	75.00'	74.86'	S 67°-57'-16" W
3	360.00'	11°-56'-12"	75.00'	74.86'	S 79°-53'-28" W
4	330.00'	50°-40'-00"	291.82'	282.40'	S 81°-40'-40" W
5	15.00'	90°-00'-00"	23.56'	21.21'	N 78°-39'-20" W

SHEET 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: 04-02-2004 drawn by: jmk job number: MIATC10404

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

04/02/04
DATE

REPLAT OF LOTS 1853, 1854, 3430 AND 3742
HATHAWAY VILLAGE SECTION FOUR
HAMPTON WOODS SECTION THREE

PLAT BOOK 20, PAGE 108A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 28th DAY
OF JUNE, 2004, AT M.
FILE No. 0403643 FEE: \$ —

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Caryl Pleiman
BY DEPUTY

PLAT AUTHORIZATION AND VACATION

Roger C. and Arlene J. Van Malsen, the owners of Lot 1854 and part of Inlot 3742 included within this plat have caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Lots 1853, 1854, 3430 and 3742. Furthermore, Roger C. and Arlene J. Van Malsen vacate the lot lines as shown on this plat forever. SEE D.B. 532-324 & D.B. 750-857

Roger C. Van Malsen
Roger C. Van Malsen

Arlene J. Van Malsen
Arlene J. Van Malsen

State of Ohio
County of MIAMI

The forgoing instrument was acknowledged before me this 4 day of MAY, 2004
by Roger C. and Arlene J. Van Malsen.



Bradley C. Vath
Notary Public

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

PLAT AUTHORIZATION AND VACATION

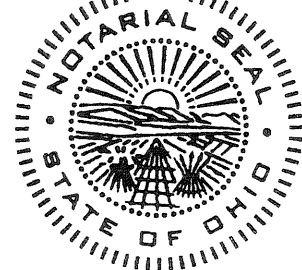
Roger A. Jr. and Kathleen I. Crombie, the owners of Lot 1853 and part of Inlot 3742 included within this plat have caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Lots 1853, 1854, 3430 and 3742. Furthermore, Roger A. Jr. and Kathleen I. Crombie vacate the lot lines as shown on this plat forever. SEE D.B. 645-198 & D.B. 750-855

Roger A. Crombie, Jr.
Roger A. Crombie, Jr.

Kathleen I. Crombie
Kathleen I. Crombie

State of Ohio
County of MIAMI

The forgoing instrument was acknowledged before me this 6 day of MAY, 2004
by Roger A. Jr. and Kathleen I. Crombie.



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

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Kathleen Dwope
WITNESS

Lorayne A. Schaefer
WITNESS

LIENHOLDER: THE FIFTH THIRD BANK

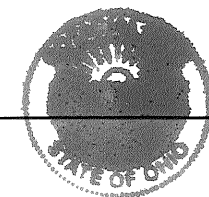
BY: Phillip C. Boodle
PHILLIP C. BODLE
ASSISTANT CASHIER

STATE OF OHIO - COUNTY OF HAMILTON S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,
PERSONALLY APPEARED PHILLIP C. BODLE, ASSISTANT CASHIER, OF
THE FIFTH THIRD BANK, THE CORPORATION WHO EXECUTED THE
FOREGOING PLAT, WHO ACKNOWLEDGED HIS 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 HIS 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 26th DAY OF May, 2004.

Lorayne A. Schaefer
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



LORAYNE A. SCHAEFER
Notary Public, State of Ohio
My Commission Expires 07-18-08

PLAT AUTHORIZATION AND VACATION

Cheryl L. Zawadzki, the owner of Lot 3430 and part of Inlot 3742 included within this plat have caused the area located in the City of Tipp City, Ohio, encompassed by this plat, to be surveyed, platted, and known as Replat of Lots 1853, 1854, 3430 and 3742. Furthermore, Cheryl L. Zawadzki vacate the lot lines as shown on this plat forever. SEE D.B. 697-17 & D.B. 750-859

Cheryl L. Zawadzki
Cheryl L. Zawadzki

State of Ohio
County of MIAMI

The forgoing instrument was acknowledged before me this 4 day of MAY, 2004
by Cheryl L. Zawadzki.



Bradley C. Vath
Notary Public

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

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Patti Wion
WITNESS

Bradley C. Vath
WITNESS

LIENHOLDER: UNIZAN BANK, N.A.

BY: David J. Dippold
DAVID J. DIPPOLD
PRESIDENT OF DAYTON REGION

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,
PERSONALLY APPEARED DAVID J. DIPPOLD, PRESIDENT OF DAYTON
REGION, OF THE UNIZAN BANK, N.A., THE CORPORATION WHO EXECUTED
THE FOREGOING PLAT, WHO ACKNOWLEDGED HIS 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 HIS 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 5 DAY OF MAY, 2004.

Bradley C. Vath
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

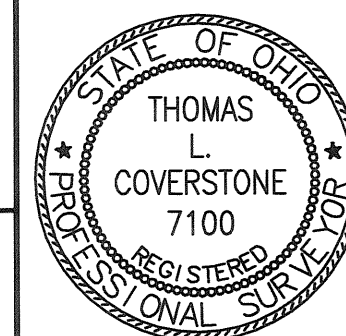
BRADLEY C. VATH, Notary Public
In and for the State of Ohio
My Commission Expires Jan. 22, 2009



SHEET 2 OF 2

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

04/02/04
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: 04-02-2004 drawn by: jmk job number: MIATCI0404

REPLAT OF INLOTS 9409 & 9410, TROY, OHIO

PLAT BOOK 20 PAGE 109
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 29th DAY OF

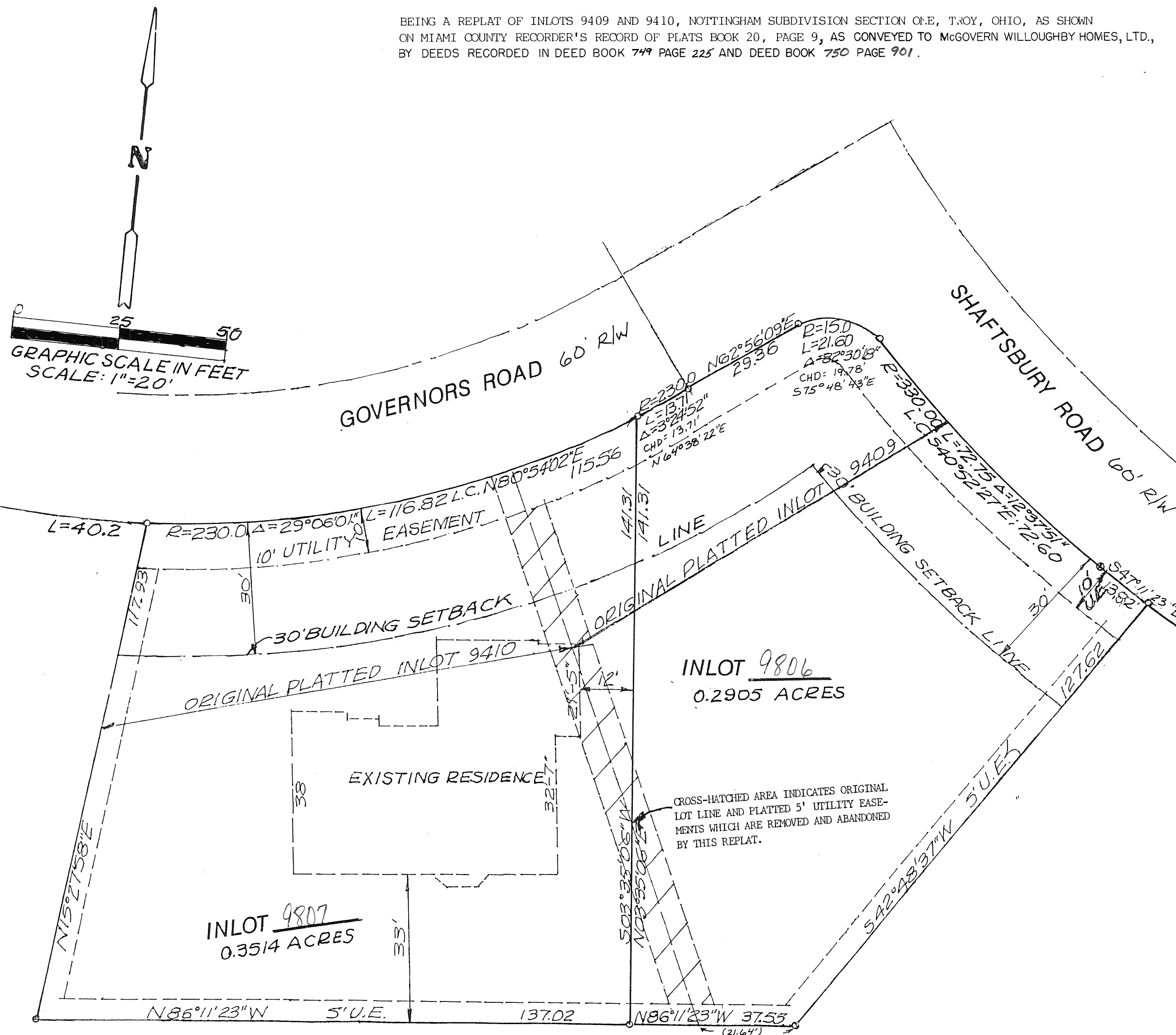
JUNE, 2004, AT 2:58 P.M.

FILE NO. 0403839 FEE: \$4332

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

BY: Carol Fleiman
DEPUTY RECORDER

BEING A REPLAT OF INLOTS 9409 AND 9410, NOTTINGHAM SUBDIVISION SECTION ONE, TROY, OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 20, PAGE 9, AS CONVEYED TO MCGOVERN WILLOUGHBY HOMES, LTD., BY DEEDS RECORDED IN DEED BOOK 749 PAGE 225 AND DEED BOOK 750 PAGE 901.



DEDICATION

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

OWNERS: MCGOVERN-WILLOUGHBY HOMES, LTD.

Billy E. Willoughby
BILLY E. WILLOUGHBY, MEMBER

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED BILLY E. WILLOUGHBY, MEMBER, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH OFFICER 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 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 TROY, OHIO, THIS 7TH DAY OF JUNE, 2004.

Richard W. Klockner
NOTARY PUBLIC

LIENHOLDER: PEOPLES SAVINGS BANK OF TROY

Ronald B. Scott
RONALD B. SCOTT, PRESIDENT

Richard J. Dutton
RICHARD J. DUTTON, VICE PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED RONALD B. SCOTT, PRESIDENT AND RICHARD J. DUTTON, VICE PRESIDENT OF THE PEOPLES SAVINGS BANK OF TROY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH OFFICERS IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH OFFICERS 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 7TH DAY OF JUNE, 2004.

Richard W. Klockner
NOTARY PUBLIC

Richard W. Klockner
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 23, 2006

THIS REPLAT WAS REVIEWED AND APPROVED THIS 9TH DAY OF JUNE, 2004, AS PERTAINING TO THE RELOCATION OF THE COMMON LOT LINE UNDER T.C.O.

Steven D. Leffel
STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7TH DAY OF JUNE, 2004, THIS PLAT WAS APPROVED BY ORDINANCE NO 0-23-04, EFFECTIVE JULY 8, 2004 PERTAINING TO THE COUNCIL'S VACATION OF THE EASEMENTS AS SHOWN HEREON.

Michael J. Pearson
MAYOR

William J. Dutton
PRESIDENT OF COUNCIL

James E. Knight
CLERK OF COUNCIL

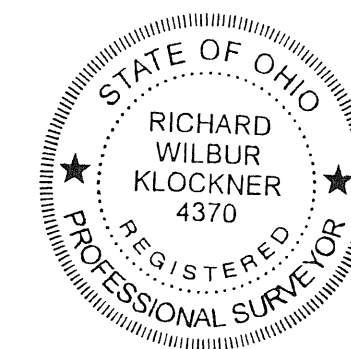
TRANSFERRED THIS 29th DAY OF June, 2004.

Chris A. Peeples
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY AUDITOR

I HEREBY CERTIFY THIS 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



REPLAT OF INLOTS 9409 & 9410, TROY, OHIO
NOTTINGHAM SUBDIVISION SECTION ONE
MCGOVERN WILLOUGHBY HOMES, LTD.

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (937) 339-5331

DATE <u>1 JUN 2004</u>	DRAWN BY: TRACED BY: <u>Paul</u> CHECKED BY: <u>D.V.</u>	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 20'		

REPLAT OF PT. INLOT 2781, INLOT 3471 AND INLOT 3856 CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 20 PAGE 110
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED 7-9 2004 AT 12:45
FILE NO. 0404559 FEE 72.15

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

APPROVED AND TRANSFERRED WITH LOT NOS.
ASSIGNED THIS 9 DAY OF July, 2004.

Chris W. Peeples BY: Linda Linneman
MIAMI CO. AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF 2.059 ACRES OF PT. INLOT 2781, 4.186 ACRES IN INLOT 3471 AND 0.265 ACRES IN INLOT 3856, CONTAINING A TOTAL OF 6.510 ACRES IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, AS CONVEYED TO TYCOB LIMITED BY D.B. 675, PG. 949, D.B. 729, PG. 643 AND D.B. 744, PG. 900 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT, AND DO DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER.

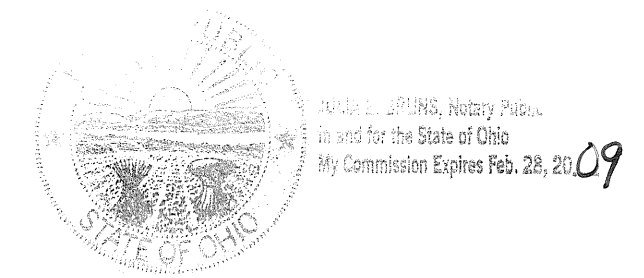
Steve Bruns Dan Wigger
TYCOB LIMITED WITNESS
STEVE BRUNS, MANAGER
Jerry Herbe Reggie Whittington
FIFTH THIRD BANK WITNESS
JERRY HERBE, OFFICER

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TYCOB LIMITED BY STEVE BRUNS, MANAGER AND FIFTH THIRD BANK BY JERRY HERBE, OFFICER, 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 HAND AND AFFIXED MY OFFICIAL SEAL THIS 18th DAY OF July, 2004.

Julia C. Bruns Feb. 28, 2009
NOTARY PUBLIC MY COMMISSION EXPIRES

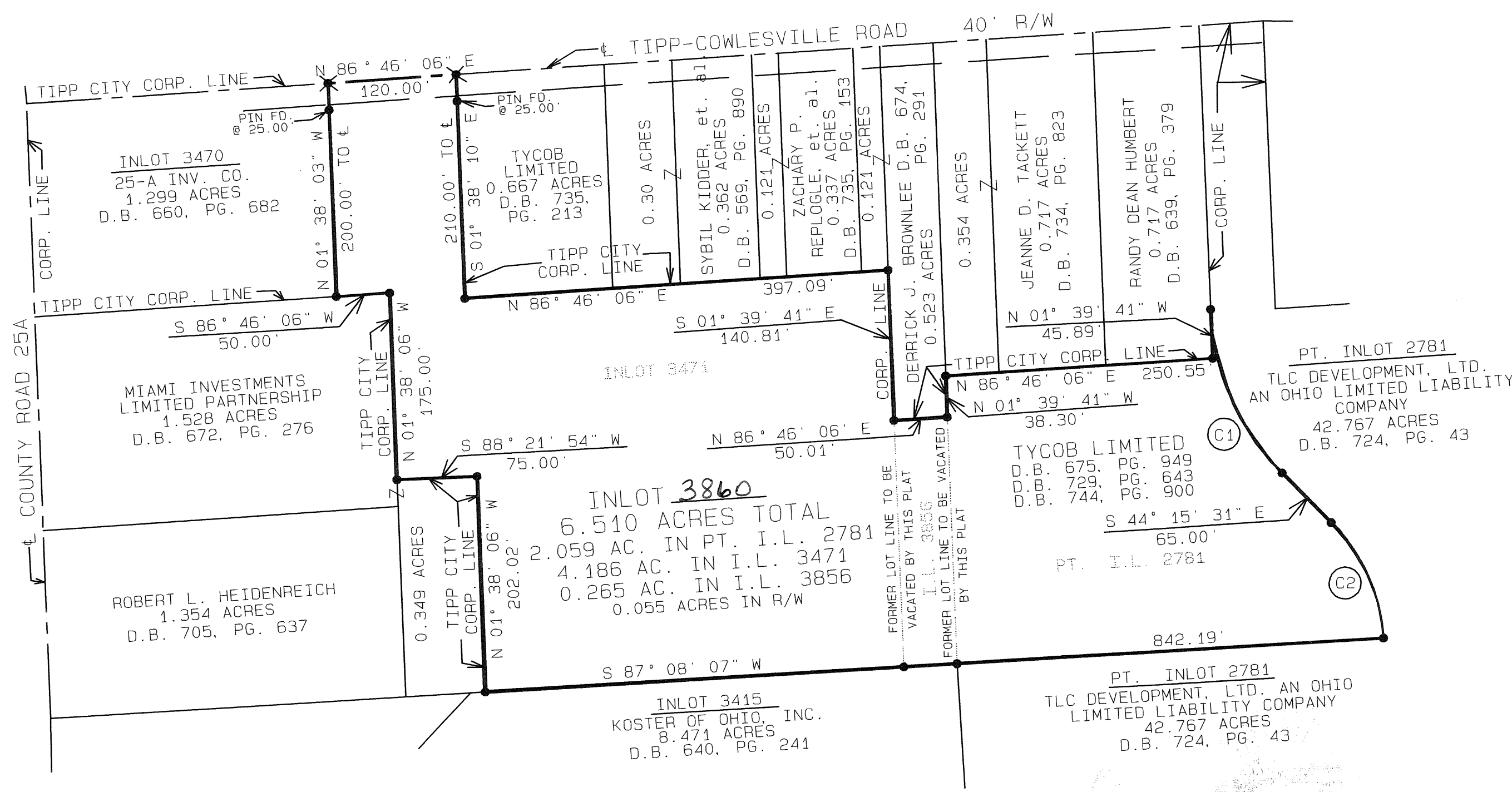


SURVEYORS' STATEMENT

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY WITH WITH MONUMENTS SET OR FOUND AS SHOWN HEREON.



Michael W. Cozatt 50304
MICHAEL W. COZATT, P.S. #6001 DATE
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OHIO
JOB NO. 12504



REFERENCES

P.B. 16, PG. 21 } MIAMI COUNTY
P.B. 19, PG. 11 } RECORDER'S
P.B. 20, PG. 92 } PLAT RECORDS

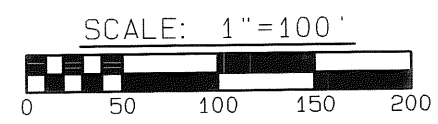
LEGEND

● GIN SPINDLE FOUND
● IRON PIN FOUND

APPROVALS

THIS REPLAT WAS REVIEWED AND APPROVED THIS 17th DAY OF May, 2004 BY THE TIPP CITY PLANNING BOARD.

Michael D. Zupke Maureen Jemmel
CHAIRMAN SECRETARY



NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	42 35' 50"	230.00'	171.00'	S 22 57' 36" E, 167.09'
C2	40 58' 54"	170.00'	121.60'	S 23 46' 05" E, 119.02'

John W. O'Brien
RECORDER
Michael Jackson
BY DEPUTY

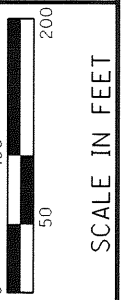
VOLUME 20 PAGE 111
MIAMI COUNTY RECORDERS RECORD
OF PLATS.
FILE: 0404603 FEE: 43.30
TIME: 1:13 DATE: 7-12-04

MIA-571-11.12

TOWN 4 RANGE 6
SECTION 19
MONROE TOWNSHIP
MIAMI COUNTY, OHIO

BASIS FOR BEARINGS:

The bearings are based on GPS observations made in July, 2002.

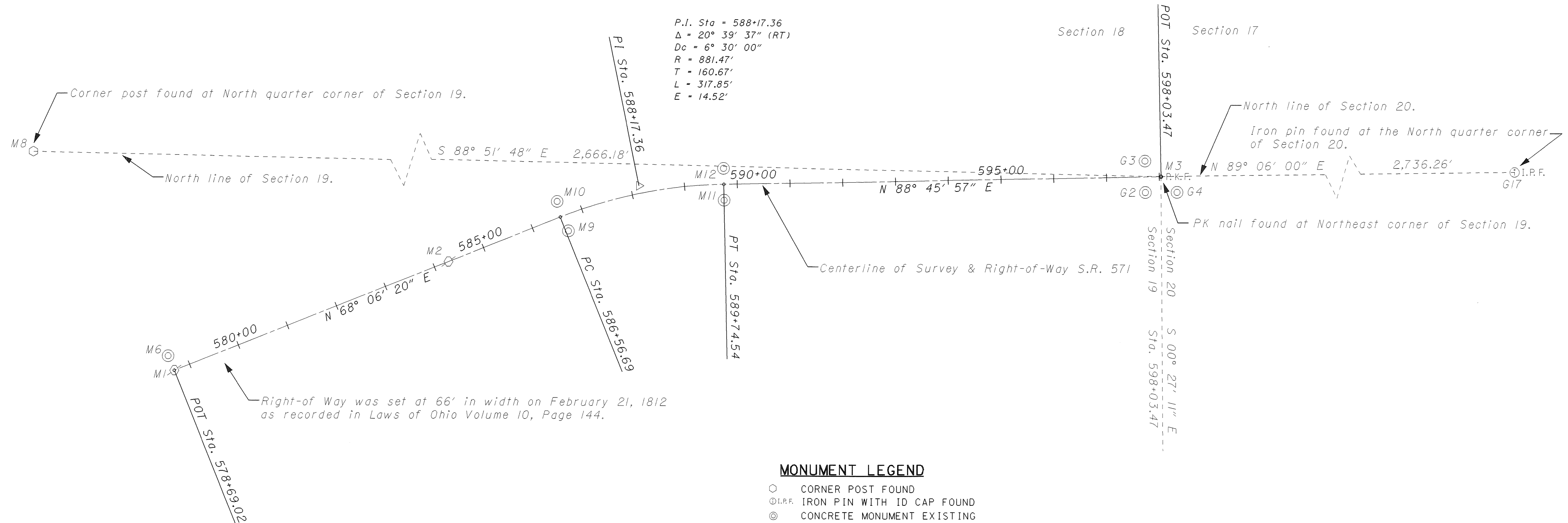


PID NO.
75779

CENTERLINE PLAT

MIA-571-11.12

P.I. Sta = 588+17.36
Δ = 20° 39' 37" (RT)
Dc = 6° 30' 00"
R = 881.47'
T = 160.67'
L = 317.85'
E = 14.52'



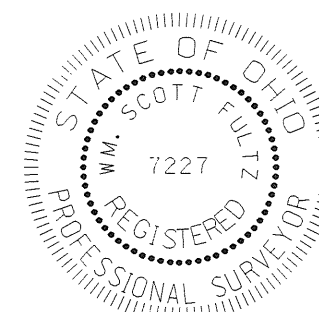
MONUMENT LEGEND

- CORNER POST FOUND
- ⊙ I.R.F. IRON PIN WITH ID CAP FOUND
- ⊙ CONCRETE MONUMENT EXISTING
- ⊙ P.K.F. P.K. NAIL FOUND
- ⊙ R.R. SPIKE FOUND

The coordinates on this plan are English Ground and were established from GPS observations based on the Ohio H.A.R.N, WGS 1984, Geoid 99, and in the Ohio South Zone. To convert to English State Plane Coordinates, you need to multiply the average combined scale factor of 0.99994746 times each coordinate.

CONTROL POINTS

PT. #	CODE	STATION	OFFSET	NORTH COORDINATE	EAST COORDINATE	DESCRIPTION
G2	CMON	597+72.99	29.58 RT	720,705.6160	1,481,455.9850	REFERENCE MONUMENT FD.
G3	CMON	597+73.50	30.00 LT	720,765.1849	1,481,455.2115	REFERENCE MONUMENT FD.
G4	CMON			720,706.1759	1,481,516.1152	REFERENCE MONUMENT FD.
G17	IPIN			720,778.8153	1,484,221.7467	NORTH QUARTER CORNER, SEC. 20
M1	RSPK	578+69.02	0.00	720,360.8930	1,479,616.5130	RAILROAD SPIKE FD. ON C
M2	RSPK	584+28.48	0.02 LT	720,569.5360	1,480,135.6170	RAILROAD SPIKE FD. ON C
M3	PK	598+03.47	0.00	720,735.8420	1,481,485.8200	NORTHEAST CORNER SEC. 19
M6	CMON	578+68.27	30.00 LT	720,388.4460	1,479,604.6270	REFERENCE MONUMENT FD.
M8	POST			720,788.7260	1,478,820.1620	NORTH QUARTER CORNER, SEC. 19
M9	CMON	586+61.67	29.91 RT	720,628.6400	1,480,362.9900	REFERENCE MONUMENT FD.
M10	CMON	586+61.89	29.94 LT	720,684.3820	1,480,341.1960	REFERENCE MONUMENT FD.
M11	CMON	589+74.72	30.12 RT	720,687.8750	1,480,657.9140	REFERENCE MONUMENT FD.
M12	CMON	589+74.31	30.12 LT	720,748.1000	1,480,656.2020	REFERENCE MONUMENT FD.



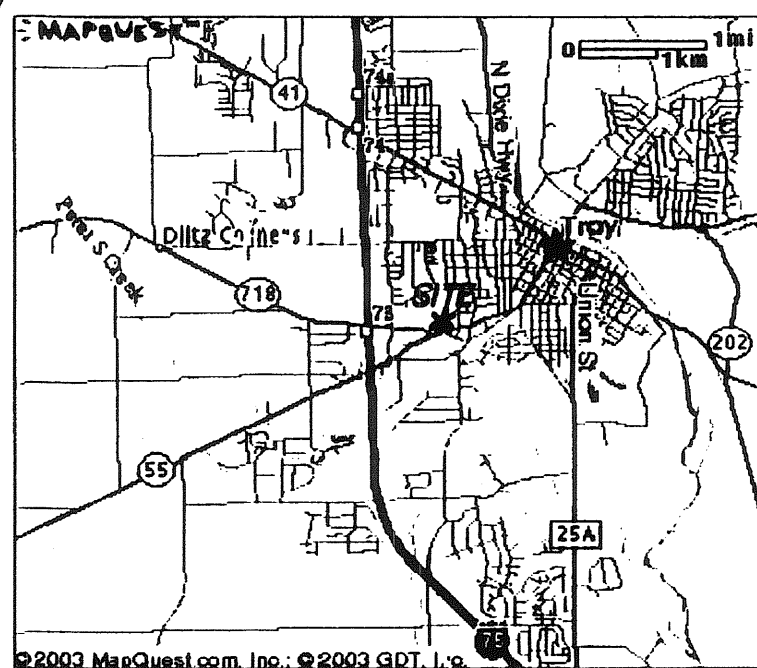
I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 2003.

Wm. Scott Fultz 7/09/04
Wm. Scott Fultz Registered Surveyor #7227

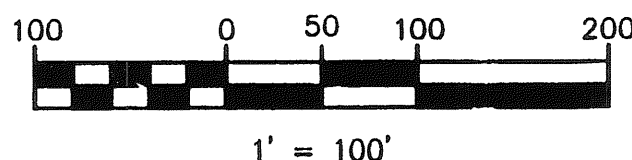
RECORDED

MIAMI
COUNTY

Date: _____
Vol: _____
Page: _____



GRAPHIC SCALE



**REPLAT OF LOT
NO. 7700 AND
PART OF LOT 7502
CITY OF TROY
MIAMI COUNTY, OHIO**

TRANSFERRED AND INLOT NO. ASSIGNED
THIS 22nd DAY OF July, 2004

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

PLAT BOOK 20 PAGE 112
MIAMI COUNTY RECORDERS RECORD OF PLATS
RECEIVED FOR RECORD THIS 22 DAY OF
July, 2004, AT 10:49:46 A.M.
FILE NO. 0465453 FEE: 43.20
John W. O'Brien
JOHN W. O'BRIEN, MIAMI COUNTY RECORDER
BY: Vivian Kendall
DEPUTY RECORDER

**RIDGEWOOD
DR.**

7662
JAMES A. & LINDA A. MCGARRY
D.B. 651, P. 417

30' STORM
SEWER EASEMENT
CENTERED OVER EXISTING 66" PIPES
7663
ROBERT M. & CHERYL L.S. JAPIKSE
D.B. 645, P. 763

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

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

Owners: THE KROGER CO., BY:

Paul W. Heldman
Senior Vice President

State of Ohio S.S.
County of Miami

Before me, a notary public, in and for the State of Ohio, personally
appeared the above signed parties who acknowledged that they
did sign such instrument and that said instrument in their free
act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my
my official seal at Cincinnati, Ohio, this 17th day of June, 2004

Brenda R. Andes
Notary Public

My Commission Expires: June 21, 2008

Approved by the City of Troy this
21st Day of JUNE, 2004

Steven D. Leffel
STEVEN D. LEFFEL
PUBLIC WORKS DIRECTOR

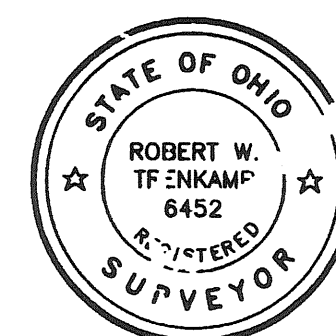
REFERENCES:
RECORD PLAT BOOK 15, PAGES 108 & 110
RECORD PLAT BOOK 16, PAGES 69 & 81
LOT SURVEY VOL. 23, PAGE 97
" " " 19 " 83

tga THOMAS
GRAHAM
ASSOCIATES, INC.

• ENGINEERS • SURVEYORS
803 COMPTON RD.
CINCINNATI OHIO, 45231
513-521-4760
FAX # 521-2439

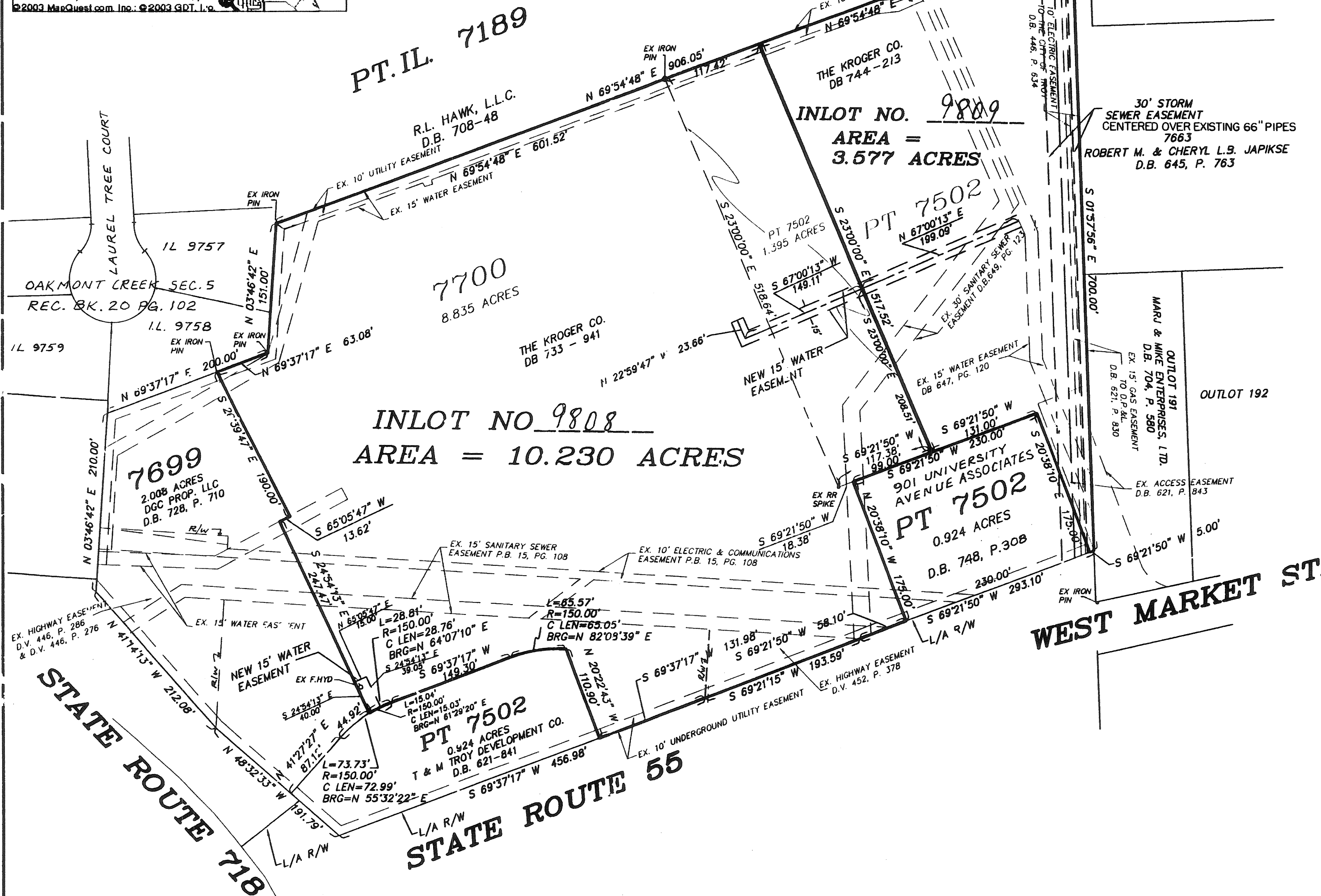
CITY OF TROY
MIAMI COUNTY, OHIO

SCALE: 1" = 100' TGA JOB # 7296
DATE: JUNE 14, 2004



The within is a 13.807 acre plat in the City of Troy, Ohio, being Lot 7700 and
part of Lot 7502 of the consecutive lot numbers of the City of Troy, Ohio
The measurements are certified correct and iron pins shall be set
at all corners. Curve distances are measured on the arc.

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



REPLAT OF PT. INLOT 9493

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

CONTAINING:
0.812 ACRES

PT. INLOT 6898
54.890 Ac.
UNITED DISTRIBUTION SERVICES
D.B. 635-784

N 87°35'35" E - 130.00'

T.P.O.B.
N.E. CNR. - INLOT 9493
P.B. 20, PG. 38

INLOT # 9810
0.812 Ac.

2.00 Ac.
INLOT 9494
TROY TOWNE PARK
SECTION 2
P.B. 20, PG. 38

7.500 Ac.
INLOT 9493
TROY TOWNE PARK
SECTION 2
P.B. 20, PG. 38

$\Delta = 10^{\circ}09'45''$
 $R = 557.39'$
 $A = 98.86'$
 $T = 49.56$
 $Chd. = S 82^{\circ}34'08'' W$
 $98.73'$

TOWNE PARK DRIVE - 60' R/W

INLOT 9433
12.178 Ac.
TROY TOWNE PARK
SECTION ONE
P.B. 20, PG. 12

INLOT 6047
39.702 Ac.
HARSON INVESTMENTS, LTD.
D.B. 676-864

SHEET 1 OF 2

PLAT BOOK 20, PAGE 113
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 22 DAY
OF July, 2004 AT 10:54:08 AM.
FILE NUMBER 0465454
FEE 86.40

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Kristi Kendall
DEPUTY COUNTY RECORDER

MIAMI COUNTY AUDITOR
HEREBY APPROVE THIS PLAT AS SHOWN ON
THIS PLAN ON THIS 22 DAY OF
July, 2004.

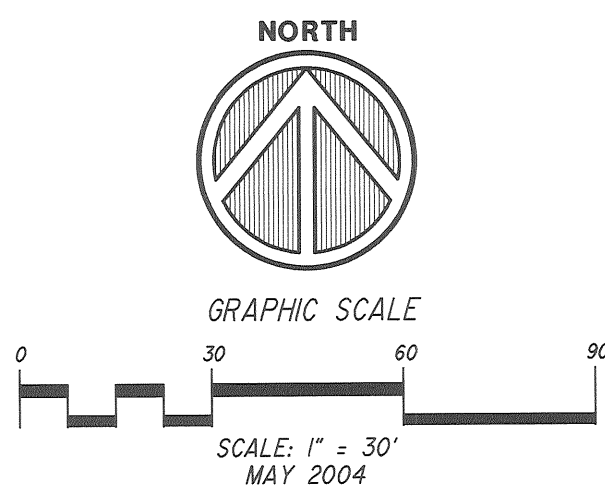
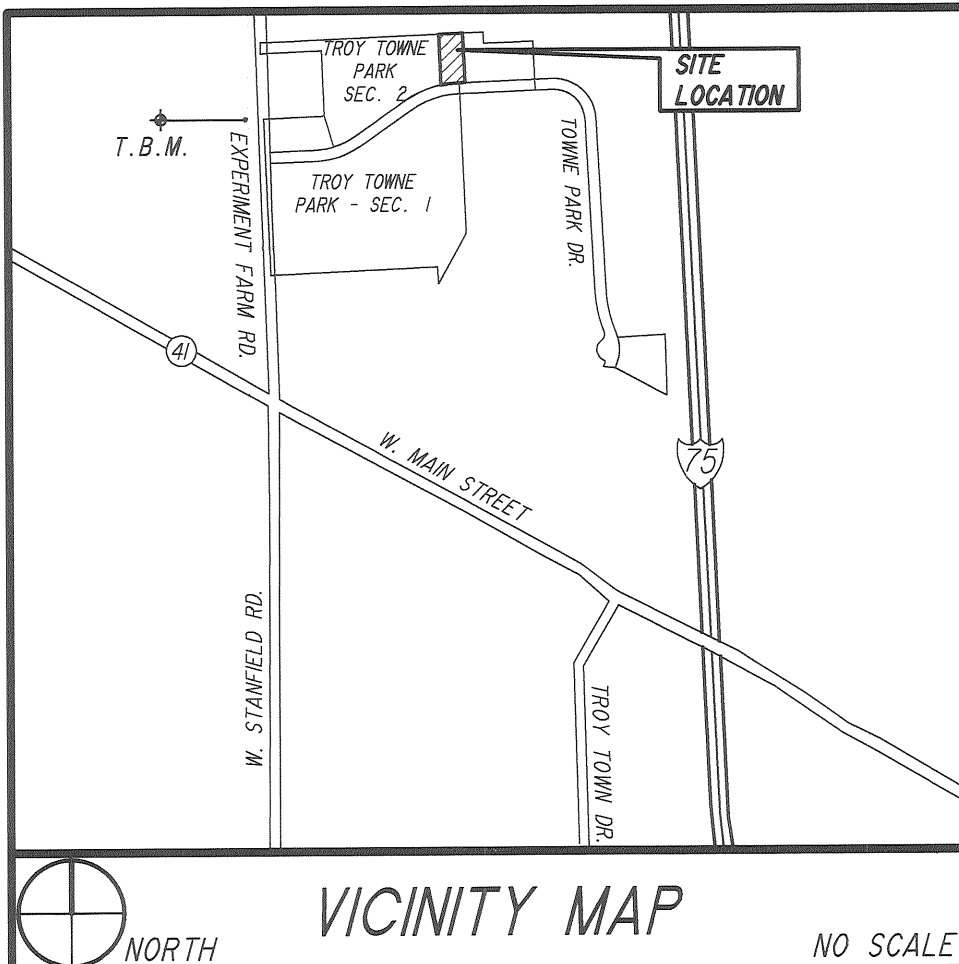
Chris A. Peoples
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY COUNTY AUDITOR

PREPARED BY:

JOB No. 24002

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



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

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

SURVEY REFERENCES:

D.B. 635-784
P.B. 20, PG. 38
P.B. 20, PG. 12
D.B. 676-864

DESCRIPTION

The within plat is a subdivision of 0.812 acres and being a replat of part Inlot No. 9493 of the consecutive lot numbers of the City of Troy, Miami County, Ohio as recorded in P.B. 20, PG. 38 and being part of the lands heretofore conveyed to Harson Investments, Ltd. by deed recorded in Deed Book 676, Page 864.

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

Clifford P. Khouri
Witness

CLIFFORD P. KHOURI
Name Printed

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

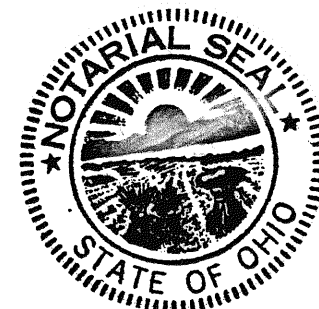
Shayna T. Kolodesh
By: Shayna T. Kolodesh, President

STATE OF OHIO
COUNTY OF MONTGOMERY, ss:

Be it remembered that on this 13th day of JULY, 2004 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
7/13/04
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:

Christina N. Kirby
Witness

Shayna T. Kolodesh
Witness

Mortgagee:

Glenn Tyra
By:

Vice President
Title

STATE OF OHIO, s.s.:

Be it remembered that on this 14 day of July, 2004 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: Nov 27, 2006



APPROVALS:

TROY PUBLIC SERVICE DIRECTOR
CITY OF TROY, OHIO

This plat reviewed and approved by the Public Service Director and City Engineer on the 19 day of JULY, 2004.

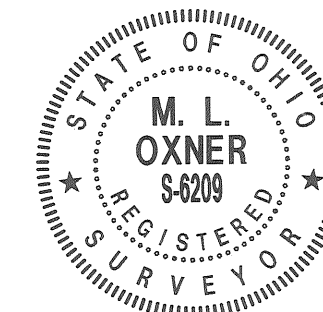
By: Steven D. Leffel
Public Service Director
Steven D. Leffel, P.E., P.S.

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 Apr. 2004, 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



PREPARED BY:

JOB No. 24002

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

GOVER & GOVER REPLAT OF INLOT 8388, PIQUA, OHIO

PLAT BOOK 20 PAGE 114
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 23RD DAY OF

July, 2004, AT 10:26 A.M.

FILE NO. 6405528 FEE: \$43.20

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

BY: Christine M. Jackson
DEPUTY RECORDER

DESCRIPTION

BEING A REPLAT AND DIVISION OF INLOT 8388 IN PIQUA, OHIO, WHICH CONTAINS A TOTAL OF 12.4323 ACRES
IS ACCORDANCE WITH MIAMI COUNTY RECORDER'S RECORD OF PLATS VOLUME 19, PAGE 2 ACQUIRED BY GOVER &
GOVER LIMITED BY DEED BOOK 705 PAGES 657 THRU 661.

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.

OWNER: GOVER & GOVER LIMITED

James M. Gover
JAMES M. GOVER, OWNER

STATE OF OHIO - COUNTY OF MIAMI S.S.

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT

TROY, OHIO, THIS 12TH DAY OF July,
2004.

Richard W. Klockner
NOTARY PUBLIC

LIENHOLDER: FIFTH THIRD BANK

Frank W. Wagner, II
FRANK W. WAGNER, II, VICE PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY AP-
PEARED FRANK W. WAGNER, II, VICE PRESIDENT OF FIFTH THIRD BANK, THE
CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE
DID SIGN SUCH INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID CORPORATION
AND BY THE AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT
SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDU-
ALLY 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 22ND DAY OF July,
2004.

Richard W. Klockner
NOTARY PUBLIC

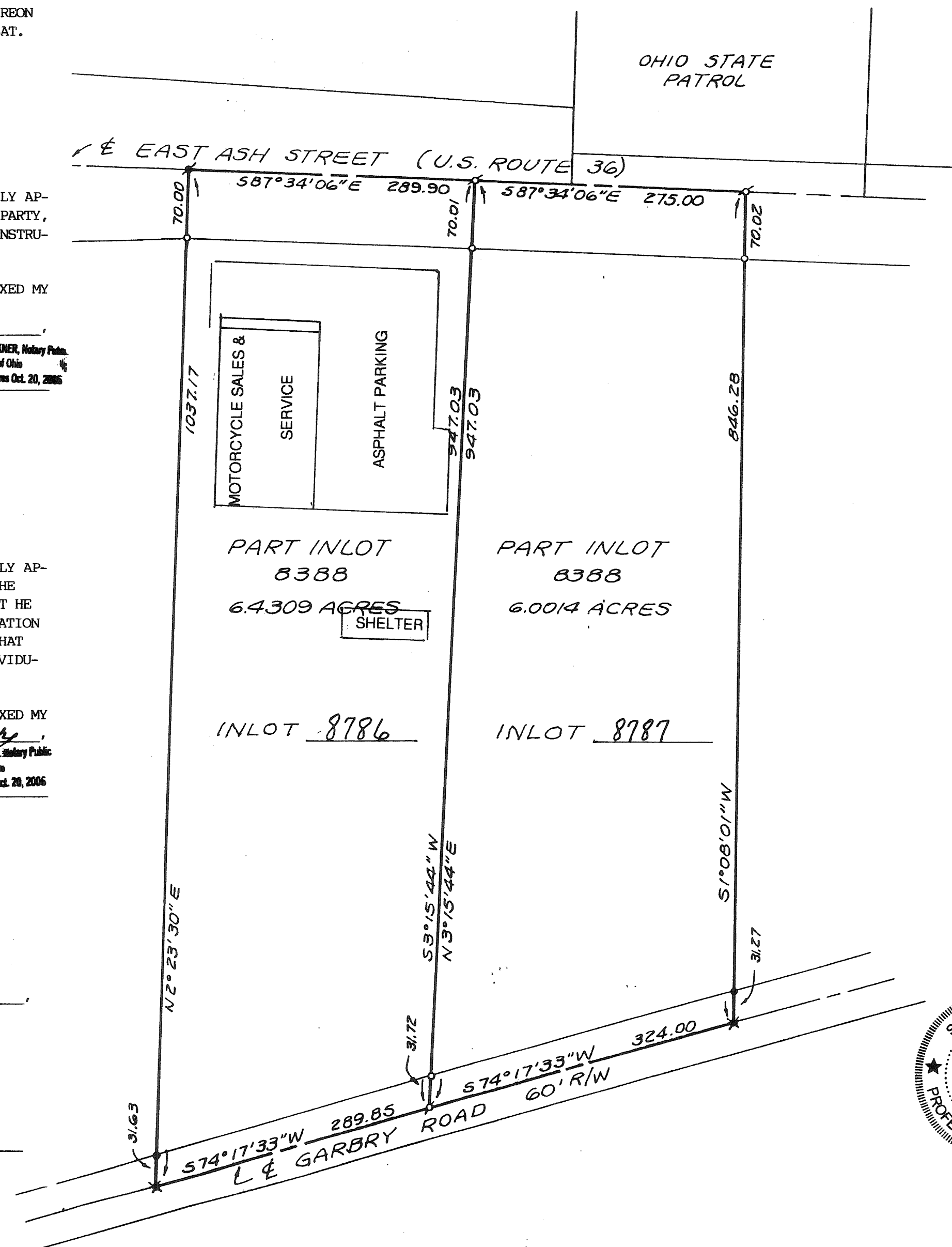
THIS REPLAT REVIEWED AND APPROVED THIS 22ND DAY OF July,
2004.

Thomas R. Zechman
THOMAS R. ZECHMAN, PUBLIC WORKS DIRECTOR, City of Piqua

TRANSFERRED THIS 23RD DAY OF July, 2004.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY AUDITOR



REFERENCE
RECORD BOOK 19; PAGE 2

LEGEND

- = IRON PIN FOUND
- = IRON PIN SET
- ✱ = RAILROAD SPIKE FOUND
- ♣ = MAG NAIL FOUND
- ♠ = MAG NAIL SET



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

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

GOVER & GOVER REPLAT PIQUA, OHIO		
GOVER & GOVER LIMITED PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 12 JUL 04	DRAWN BY: <u>JP</u> TRACED BY: <u>JP</u> CHECKED BY: <u>JP</u> SCALE: 1" = 100'	SHEET NO. 1 OF 1

JULY, 2004, AT 8:30 A.M.

FILE NO. 0405644 FEE: \$43.20

JOHN W. O'BRIEN, MIAMI COUNTY RECORDER

BY: CHRISTINE F. JACKSON
DEPUTY RECORDER

REPLAT OF INLOTS 2268 & 2269, TROY, OHIO

BEING A REPLAT OF ALL OF INLOTS 2268 & 2269, TROY, OHIO, ACQUIRED BY
CHARLES W. WATKINS BY DEED BOOK 698, PAGE 209.

THIS REPLAT REVIEWED AND APPROVED THIS 26 DAY OF JULY 2004.

STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR, CITY OF TROY

TRANSFERRED THIS 27 DAY OF JULY, 2004.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: LINDA LARSEN
DEPUTY AUDITOR

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

OWNER: CHARLES W. WATKINS

CHARLES W. WATKINS

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT TROY, OHIO, THIS 26TH DAY
OF JULY, 2004.

RICHARD W. KLOCKNER
NOTARY PUBLIC

MY COMMISSION EXPIRES

LIENHOLDER: U S BANK

THOMAS B. ATKINSON, SR. VICE PRESIDENT

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY AP-
PEARED THOMAS B. ATKINSON, SR. VICE PRESIDENT OF U S BANK, THE CORPORA-
TION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN
SUCH INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID CORPORATION AND BY
THE AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH IN-
STRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND
THE FREE ACT AND DEED OF SAID CORPORATION.

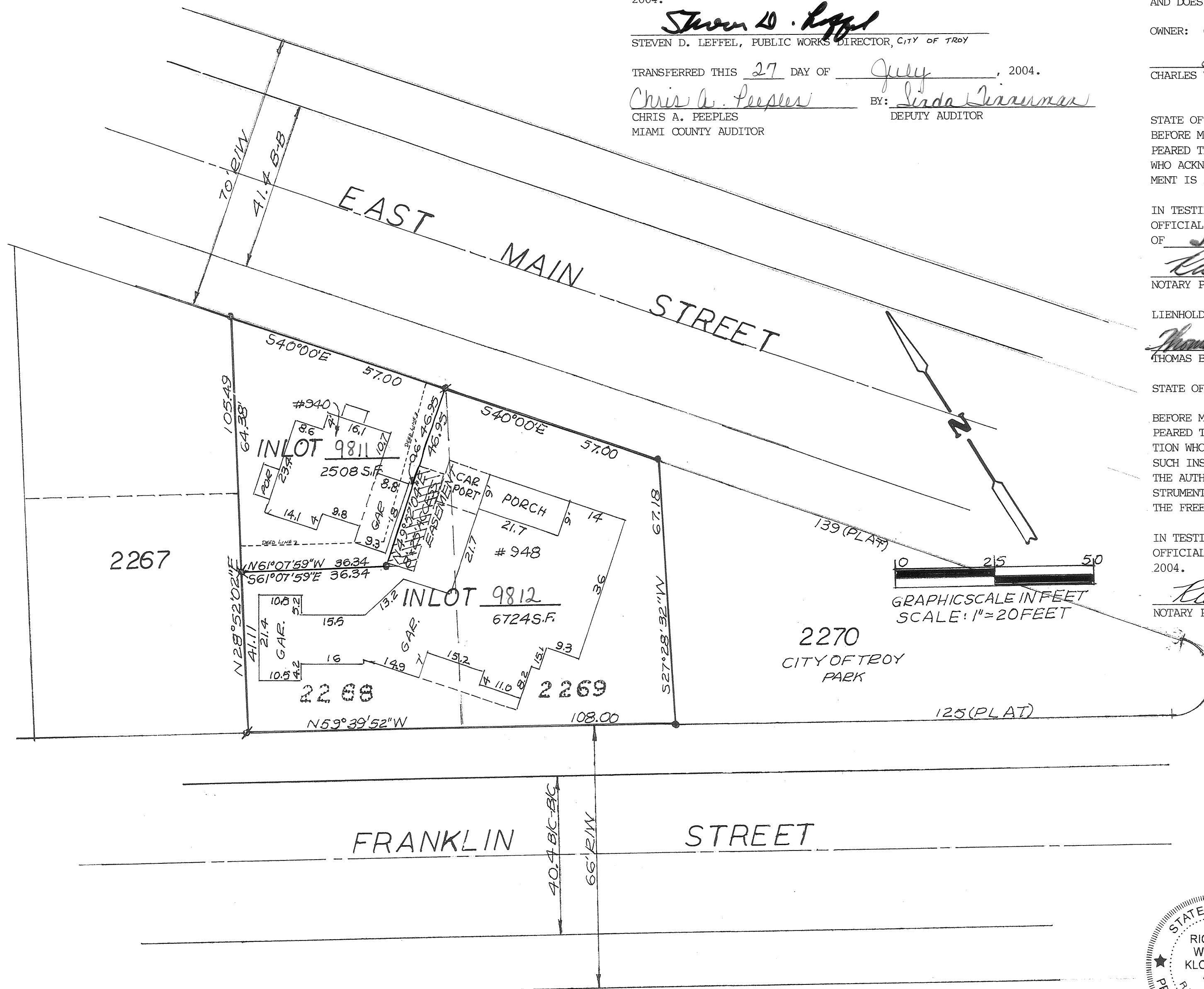
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT TROY, OHIO, THIS 26TH DAY OF JULY,
2004.

RICHARD W. KLOCKNER
NOTARY PUBLIC

MY COMMISSION EXPIRES

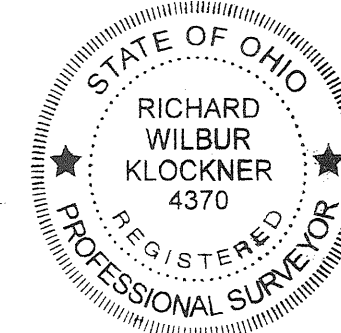
LEGEND
o = IRON PIN SET #8 CAPPED KLOCKNEE #4370
● = IRON PIN FOUND
x = MAGNAIL SET IN CONCRETE
X = RAILROAD SPIKE SET

SURVEY REFERENCE
MIAMI COUNTY RECORDERS
PLAT BOOK 2; PAGE 211



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

RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



REPLAT OF INLOTS 2268 & 2269 TROY, OHIO		
CHARLES W. WATKINS TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE: 23 JULY 2004	DRAWN BY: TRACED BY: ROK CHECKED BY:	SHEET NO. 1 OF 1
SCALE: 1" = 20'		

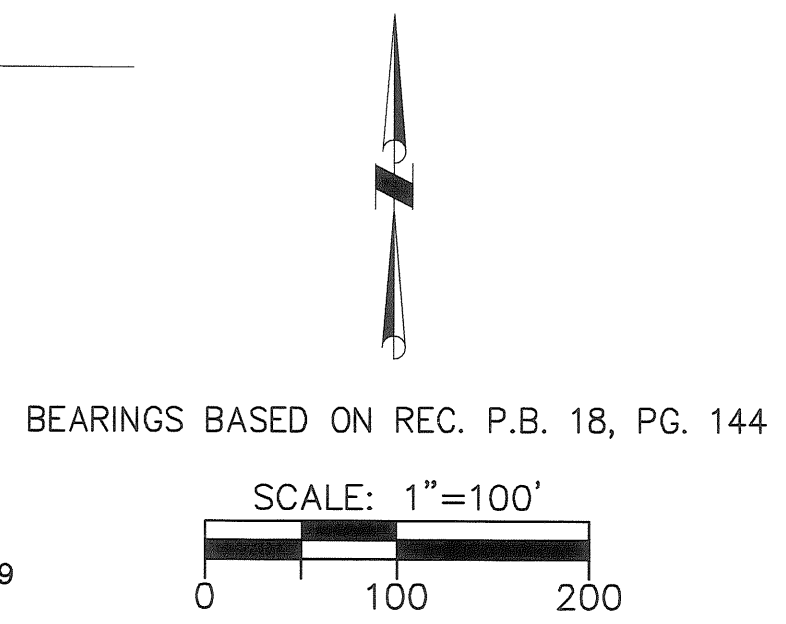
REPLAT OF LOTS 3450 AND 3451
NORTHGATE COMMERCE CENTER

20.362 3450 & 3451 TIPP CITY MIAMI, OHIO
ACREAGE INLOT CITY COUNTY

PLAT BOOK 20 PAGE 116
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 28 DAY
OF July, 2004, AT 1:42 P.M.
FILE No. 0405850 FEE: \$86.40
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY RECORDER
BY DEPUTY

THIS PLAT APPROVED AND TRANSFERRED THIS 28 DAY OF July, 2004.
Chris A. Peeples Chris A. Peeples
CHRIS A. PEEPLES BY DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

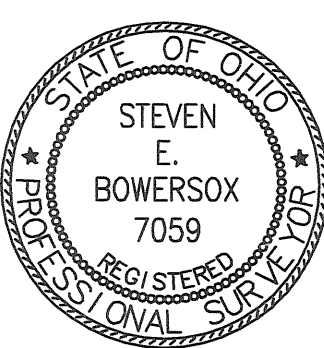
CITY OF TIPP CITY PLANNING BOARD
THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 13th DAY OF July, 2004.
Chairperson Secretary



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

CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	470.00'	14°-25'-13"	118.29'	117.98'	S 06°-57'-28" E
2	35.00'	90°-00'-00"	54.98'	49.50'	N 45°-15'-08" E

BEING A REPLAT OF INLOT 3450 AND INLOT 3451 IN NORTHGATE COMMERCE CENTER AS RECORDED IN RECORDER'S PLAT BOOK 18, PAGE 144.
I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH SURVEYS AND DEEDS OF RECORD.
Steven E. Bowersox
STEVEN E. BOWERSOX, P.S. #7059
DATE 7/10/2004



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: 07-01-2004 drawn by: jmk job number: MIATCI0414PLA

REPLAT OF LOTS 3450 AND 3451
NORTHGATE COMMERCE CENTER

PROTECTIVE COVENANTS & RESTRICTIONS

PURPOSE

It is the intent of these provisions that the Northgate Commerce Center be developed and maintained as an attractive setting for business and industry, with ample landscaped open areas, attractive high quality structures, proper and desirable uses and appropriate development of all property.

1. Approval of design and location: The purchaser of any building site within this plat and their successors or assigns shall be required, before the initial construction is started, to submit for approval of the Developer a set of plans sufficiently complete to set forth the design of the project including grading, surface drainage, drainage swales, loading docks, free-standing masonry walls, signs, lighting, screening, parking lot layout, landscaping, fencing, building location, elevation, and floor plan of building. Approval of building plans will be upon acceptance of Gateway Center Development, LTD. design requirements and covenants given, in writing, by a firm or persons qualified in both architectural and engineering (hereinafter called the Architect-Engineer) appointed by Gateway Center Development LTD., provided only that said Architect-Engineer may not unreasonably withhold approval provided said plans conform with these restrictions and with the general character and quality of the development of neighboring building sites within the bounds of this plat. The Architect-Engineer shall approve or disapprove, in writing, all plans within thirty (30) days of submission. In the event that such person or committee is not in existence or fails to approve or disapprove the design or location of any such plans for development of a building site and in the event said plans comply in all ways with the restrictions herein set forth, then such approval will be deemed to be waived, provided the design and location of the lots conforms and is in harmony with existing structures within this plat. At the same time as the plans above referred to are submitted for approval, there shall be delivered to the City of Tipp City, all plans and other data as required for approval by the appropriate agencies.

2. All loading docks shall be placed so that trucks, vehicles, or machinery using such loading docks shall at no time project into any dedicated public street while in the process of loading or unloading.

3. Landscaping (such as lawns, trees, shrubs, etc.) will be required on all non-paved grounds and maintained so as not to create traffic hazards and must be approved. Minimum landscaping expenditures required are listed herein.

4. Easements shown on this plat, unless otherwise specifically designated, are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sanitary sewer, storm sewer and drainage, electric, telephone, or other utility line or services, and for the express privilege of removing any obstruction for the use of said utilities and for providing of ingress and egress over the property for such purpose.

5. All utility lines such as telephone and power services shall be installed underground. All service drops and exterior lighting feeder lines shall be installed underground. All transformers shall be pad mounted or mounted below grade.

6. If lot line adjustments are made within the subdivision, a ten (10) foot wide utility easement shall be established and centered along new side and rear lot lines. A twenty (20) foot building setback line shall be established on both sides of said new side and rear lot lines.

7. Easements and building set back requirements are established along all interior lot lines. However, if all or parts of one or more lots are used to form a single building lot, the easement and building set back requirements shall apply to the new lot lines. At such time, the existing easement and building set back requirements pertaining to the existing lot lines shall be automatically vacated if said line no longer is used as a lot line. However, if a utility has been constructed along said existing easement, it shall remain and the easement continue unless the property owner chooses, within the approval of the utilities involved, to have said utility relocated to a new lot line at the property owner's expense.

8. The goal of the Developer is to complete an industrial park which is pleasing in appearance consistent with its intended usage. In order to facilitate this goal, the following minimum standards shall apply. Review and approval of the building exterior design by the Developer shall be a part of the application procedure.
* Exterior Wall Coverings on Buildings Constructed in the Northgate Commerce Center.
Lots 7, 11, 12, 16, and 18 – 50% of the exterior wall surface will be clad with concrete, masonry, glass, dryvit, wood, or other cementitious materials.

Lots 4, 5, 6, 8, 9, 10, and 17 – 30% of the exterior wall surface or 100% of the front elevation, whichever is greater, shall be clad with concrete, masonry, glass, dryvit, wood, or other cementious materials.

Lots 1, 2, 3, 13, 14, and 15 – 30% of the exterior wall surface or 100% of front elevation, whichever is greater, shall be clad with concrete, masonry, glass, dryvit, wood, or other cementious materials.

Architectural metal siding when used to form special effects such as mansard roofs will be considered part of the required percentage.

* Landscaping – Minimum Cost Expenditure per individual lot to be substantiated by bid from commercial landscaper.

\$1.00/s.f. of building up to 20,000 s.f.
\$.75/s.f. of building up to 50,000 s.f.
\$.50/s.f. of building over 50,000 s.f.

* Outside Storage and Equipment
No materials, supplies, or equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permanent structure without the prior written approval of Gateway Center Development, LTD. Outdoor storage shall be permitted provided such storage is screened from view by a permanent screening and is confined to locations approved by Gateway Center Development, LTD.

* Fences
No fences, walls, hedges, or mass planting shall exceed a height of 6 feet, nor be erected or installed or permitted to remain within 35 feet of a property line or right-of-way line without prior written approval of Gateway Center Development, LTD. Chain-link fences are discouraged, but may be approved by Gateway Center Development, LTD. in those instances where security of facilities is needed.

* Signage
No billboard signs or other advertisement devices shall be permitted upon any part of any building or lot or any part thereof without the prior approval of Gateway Center Development, LTD. No rooftop signs shall be permitted. Free standing signs mounted on uprights shall be permitted providing they are not over 6 feet in height. All signs shall be harmonious with the texture and color of the building to which it is affixed. Wall-mounted signs on the face of a building are encouraged. Total sign area per parcel shall not exceed 80 square feet without approval of the Gateway Center Development, LTD. No wall mounted signs shall project more than 18" from the wall. A sign may be illuminated provided that no flashing, traveling, animated, or intermittent illumination shall be used and such illumination shall be confined to the area of the sign. No colored illumination other than white shall be used without prior written approval of the Gateway Center Development, LTD.

9. The covenants and restrictions shall run with the land and shall be binding until January 1, 2009, at which time said covenants and restrictions shall be automatically renewed for successive ten (10) year periods. The covenants and restrictions herein may be changed or discontinued at any time after January 1, 2009, by the majority of the owners of this plat.

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

11. If any provisions of these protective covenants and restrictions are determined to be in conflict with any City of Tipp City ordinance, said ordinance shall govern.

STORM WATER DRAINAGE RESTRICTIONS

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

2. The owners of lots 1, 2, 7, 8, and 9, which contain open storm water drainage channels, identified as "stream easement," shall be responsible for maintaining these water courses in the operable manner to which they were designed.

3. Any site development or building construction on any lot in this subdivision shall include construction of a separate on-site storm water detention basin, designed as follows, and subject to review by the Tipp City Engineer:
a. The detention basins shall have their outlet at the approximate location as shown in the schematic plan of the approved subdivision improvement drawings.
b. The maximum allowable peak runoff rate for all developed lots shall be 0.57 cfs per acre for a ten year post development storm, and shall be 1.18 cfs per acre for a one hundred year post development storm.
c. The area to be used in these calculations shall include the entire platted lot acreage.
d. Said detention basins shall be subject to restriction 1, above.
e. The lot owner shall maintain said basins in the operable manner to which they were designed.

4. The City of Tipp City shall have the right, but not the responsibility, to enter upon any lot in this subdivision for maintenance purposes in the stream easement areas described in restriction 2, above, or for maintenance purposes in any storm water detention basin area constructed pursuant to restriction 3, above. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the owner of said lot.

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

TRANSFERRED THIS ____ DAY OF _____, 2004

SEE FIRST PAGE BY: _____
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

PLAT BOOK 20, PAGE 116A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 28 DAY
OF July, 2004, AT 1:42 P.M.

FILE No. 405850 FEE: \$86.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
DePence
DEPUTY

VACATION/REPLAT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS VACATION/REPLAT AND ALL OF 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:
GATEWAY CENTER DEVELOPMENT, LTD
Martin L. Given
MARTIN L. GIVEN, MANAGING PARTNER
Nicholas Bensman
NICHOLAS BENSMAN, MANAGING PARTNER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 27th DAY OF July, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MARTIN L. GIVEN AND NICHOLAS BENSMAN, MANAGING PARTNERS OF GATEWAY CENTER DEVELOPMENT, LTD, 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.

Darcy L. Dodd
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 4-19-07

MORTGAGEE:
FIFTH THIRD BANK, WESTERN OHIO
Frank Wagner
FRANK WAGNER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 28 DAY OF July, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FRANK WAGNER ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE 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

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES:

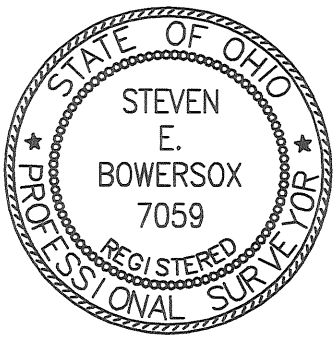
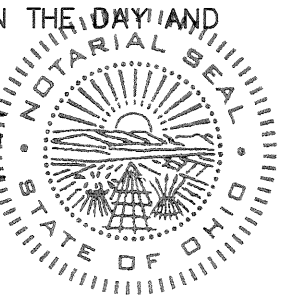
DATE: July 27, 2004
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JOHN M. GARMHAUSEN OF WESTERN OHIO TITLE AGENCY, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS HAVING INTEREST, EITHER AS OWNERS OR AS LIEN HOLDERS, IN THE DEDICATION, PREPARATION AND RECORDING OF THIS PLAT HAVE UNITED IN ITS EXECUTION AND SIGNED HEREON.

John M. Garmhausen
JOHN M. GARMHAUSEN

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

Nikki C. Elmer
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES:

NOTARY PUBLIC
STATE OF OHIO
Nikki C. Elmer, Notary Public
State of Ohio
My Commission Expires July 24, 2006



CHOICE
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the choice that exceeds ...

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

date: 07-01-2004 drawn by: jmk job number: MIATCI0414COV

STEVEN E. BOWERSOX, P.S. #7059

7/01/2004
DATE

DEERFIELD SUBDIVISION, SECTION 9 A

PT. 7682
INLOT

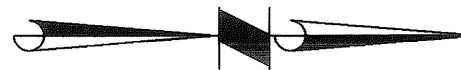
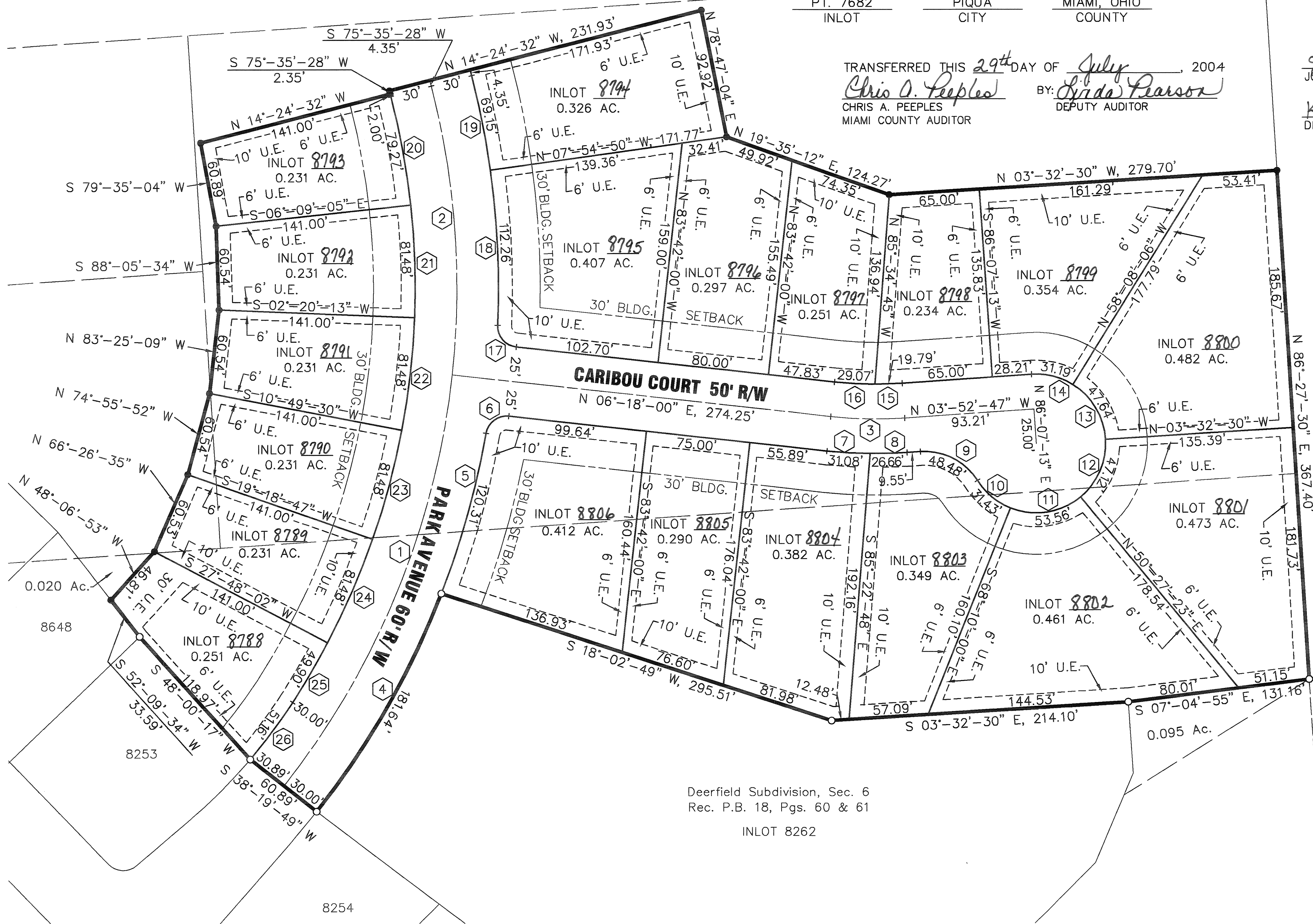
PIQUA
CITY

MIAMI, OHIO
COUNTY

PLAT BOOK 20, PAGE 117
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 29 DAY
OF July, 2004, AT 10:58 AM.
FILE No. 0405960 FEE: \$86.40

TRANSFERRED THIS 29th DAY OF July, 2004
Chris O. Peeples BY: Syida Pearson
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

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



BEARINGS BASED ON
REC. PB. 17, PG. 97

SCALE: 1" = 50'
0 25 50 100

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- BUILDING SETBACK LINE

ACREAGE BREAKDOWN

AREA IN LOTS = 6.124 AC.
AREA IN R/W = 1.331 AC.
TOTAL AREA = 7.455 AC.

OWNER

CRAYCON HOMES, INC.
2214 WILSHIRE DRIVE
PIQUA, OH 45356

UTILITY EASEMENTS

UNLESS OTHERWISE SHOWN THERE SHALL
BE UTILITY EASEMENTS 6' IN WIDTH ALONG
EACH SIDE OF ALL INTERIOR LOT LINES, 10'
IN FRONT ADJACENT TO THE R/W AND
ALONG THE EXTERIOR LINES OF THIS
SUBDIVISION.

DRAINAGE NOTE

THE CITY OF PIQUA DOES NOT ACCEPT FOR MAINTENANCE ANY
UNPAVED AREAS WITHIN ANY OPEN STORM DRAINAGE EASEMENTS
SHOWN ON THIS PLAT, AND IS NOT OBLIGATED TO MAINTAIN OR
REPAIR ANY UNPAVED CHANNELS OR UNPAVED SLOPES IN SAID
EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL
IMPROVEMENTS IN IT, EXCEPTING CONCRETED OR PAVED AREAS AS
REQUIRED BY CITY OF PIQUA STANDARDS, SHALL BE MAINTAINED
CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE
EASEMENTS NO STRUCTURE, PLANTING, FENCING, CULVERT, OR
OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN
WHICH MAY OBSTRUCT, RETARD, OR CHANGE DIRECTION OF WATER
FLOW THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.

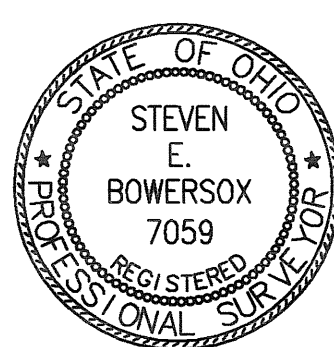
DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 7.455 ACRES
OUT OF INLOT NUMBER 7682 IN THE CITY OF PIQUA, OHIO.
SAID 7.455 ACRES BEING OBTAINED BY CRAYCON HOMES, INC.
BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF
DEEDS, (2.502 AC.) BOOK 685, PAGE 642, (0.056 AC.) BOOK
724, PAGE 75, AND (4.897 AC.) BOOK 752, PAGE 442, WITH
1.331 ACRES BEING DEDICATED AS STREET RIGHT-OF-WAY AND
6.124 ACRES BEING PLATTED IN LOTS.

I HEREBY STATE THAT THIS PLAT IS A TRUE
REPRESENTATION OF THE RESULTS OF AN ACTUAL
SURVEY MADE UNDER MY DIRECTION AND THAT 5/8"x
30" IRON PINS W/CAPS WILL BE SET AT ALL LOT
CORNERS UPON COMPLETION OF INSTALLATION OF THE
UTILITIES AND STREETS.

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

10-7-2003
DATE



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

date: 10-07-2003 drawn by: seb job number: MIAPIQ0307FIN

DEERFIELD SUBDIVISION, SECTION 9 A
PIQUA, OHIO

PLAT BOOK 20, PAGE 117A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 29 DAY
OF July, 2003 AT 10:58 AM.
FILE No. 0405950 FEE: \$86.40

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

Kristi Kendall
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 100 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 9A) 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.

Table with 6 columns: CURVE NUMBER, RADIUS, ANGLE, ARC LENGTH, CHORD LENGTH, CHORD BEARING. It contains 26 rows of curve data for the subdivision.

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, VICE PRESIDENT

Witness signature

Witness signature

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 21st DAY OF October, 2003.

NOTARY PUBLIC Kimberly A. Dentz
MY COMMISSION EXPIRES: Nov. 25, 2003

CITY OF PIQUA PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 14th DAY OF OCTOBER, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

JAMES C. ODA, PRESIDENT

AMY HAVENAR, SECRETARY

THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 20th DAY OF OCTOBER, 2003, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. R-96-03

DAVID MARTIN, MAYOR

REBECCA J. COOL, CLERK

STEVEN E. BOWERSOX, P.S. #7059
9-22-2003
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: 09-22-2003
drawn by: seb
job number: MIAPIQ0306C0V

ALLEY VACATION

• CITY OF TIPP CITY • MIAMI COUNTY • OHIO •

BEING AN ALLEY VACATION PLAT OF A DEDICATED 12 FOOT ALLEY, EAST OF THIRD STREET, SOUTH OF WILHELM STREET, ADJOINING LOTS 953, 954, 955, 956, 2780, 959, 960, 961, PARTS OUTLOT 55 & 56.

VOLUME 20 PAGE 118

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 29 DAY

OF July, 2004, AT 2:21:36 P.M.

FILE # 0405981 FEE \$ 43.20

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

DESCRIPTION

BEING AN ALLEY VACATION PLAT AS DEDICATED IN VOLUME 3, PAGE 49, OF THE MIAMI COUNTY PLAT RECORDS.

CITY OF TIPP CITY

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 11th DAY OF May, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

William D. Rupp Marilyn J. Fennell
CHAIRMAN SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO, COUNCIL ON THIS 21st DAY OF June, 2004, BY ORDINANCE # 32-04

Vicki K. Blah Misty Cox
PRESIDENT OF COUNCIL CLERK OF COUNCIL

EASEMENT NOTE

THE CITY OF TIPP CITY RESERVES AN EASEMENT OVER THE ENTIRE VACATED ALLEY FOR THE PURPOSE OF OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND/OR REMOVAL OF AN EXISTING WATER MAIN.

MIAMI COUNTY AUDITOR

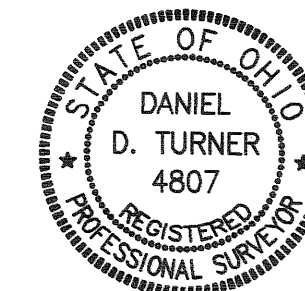
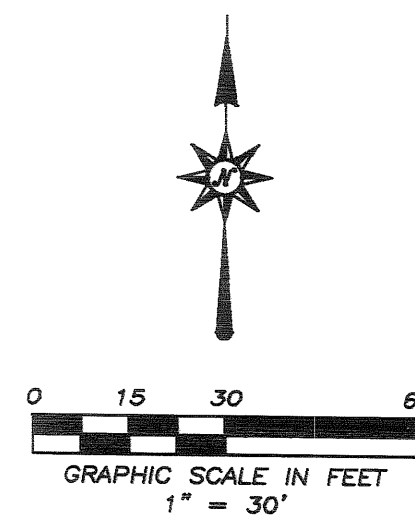
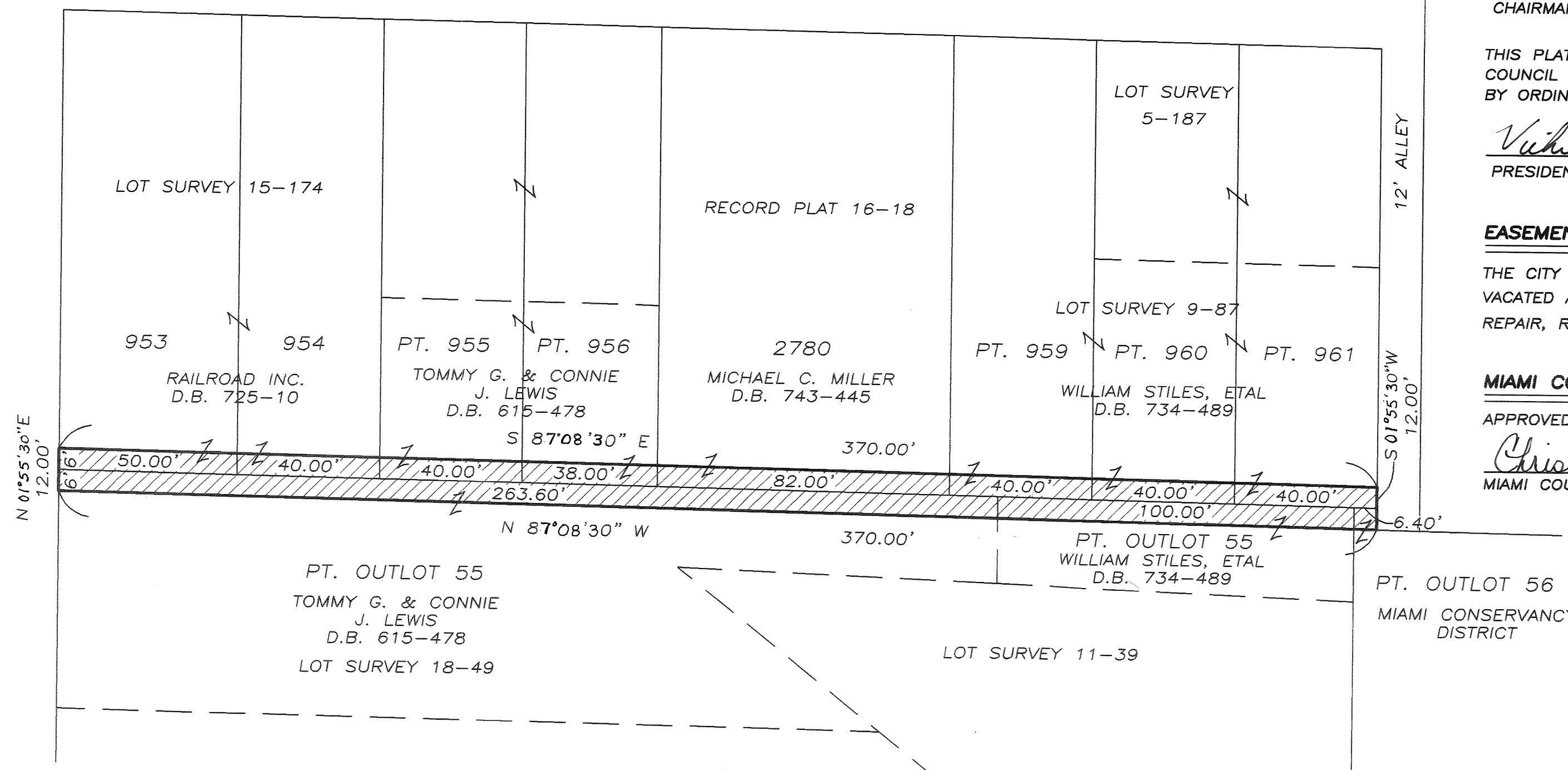
APPROVED AND TRANSFERRED July 29, 2004.

Chris A. Puples Linda Carson
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

REFERENCES

MIAMI COUNTY ENGINEER'S LOT SURVEYS
& MIAMI COUNTY RECORD PLATS:
AS SHOWN

THIRD STREET 66'



CERTIFICATION

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

Daniel D. Turner
REGISTERED SURVEYOR NO. 4807

ALLEY VACATION PLAT IN TIPP CITY, OHIO FOR		
WILLIAM STILES, ETAL TIPP CITY, OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM STREET - TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE: JUNE 2004	DRAWN BY: DGS CHECKED BY: D.T.	SHEET NO.: 1 OF 1
FILE NO.: 080304	SCALE: 1"=30'	

GILBERT REPLAT

BEING A REPLAT OF INLOT 1320, WEST MILTON, AS SHOWN ON MILTON HEIGHTS SECTION 5, RECORDED IN PLAT BOOK 11 PAGE 99 AND PART INLOT 1544, MILTON WOODS, SECTION 2, RECORDED IN PLAT BOOK 17 PAGE 99, AS ACQUIRED BY NORMAN J. GILBERT BY DEED BOOK 669 PAGE 567 AND DEED BOOK 679 PAGE 751.

REFERENCES
RECORD PLAT 11-99
RECORD PLAT 17-99
RECORD PLAT 19-125
LOT SURVEY 22-31

VOLUME 20 PAGE 119
MIAMI COUNTY RECORDER'S
RECORD OF PLATS.
RECEIVED FOR RECORD THIS 20th
DAY OF August, 2004, AT 2:01:38 P.M.
FILE NO. 0407561 FEE: 43.20
John W. O'Brien
MIAMI COUNTY RECORDER
Dona Swihart
BY DEPUTY

DEDICATION

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.

Norman J. Gilbert
NORMAN J. GILBERT

The Fifth Third Bank by
James J. Zawadowski II
FIFTH THIRD BANK

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT West Milton, OHIO, THIS 4 DAY OF AUGUST, 2004.

Staci Elson 5-16-2005
NOTARY PUBLIC Notary Public - State of Ohio
My Commission Expires May 16, 2005

APPROVALS

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, HELD THIS 14 DAY OF August, 2004, THIS REPLAT WAS REVIEWED AND APPROVED.

Kent Harris
CHAIRMAN

Martin J. Wilbur
SECRETARY

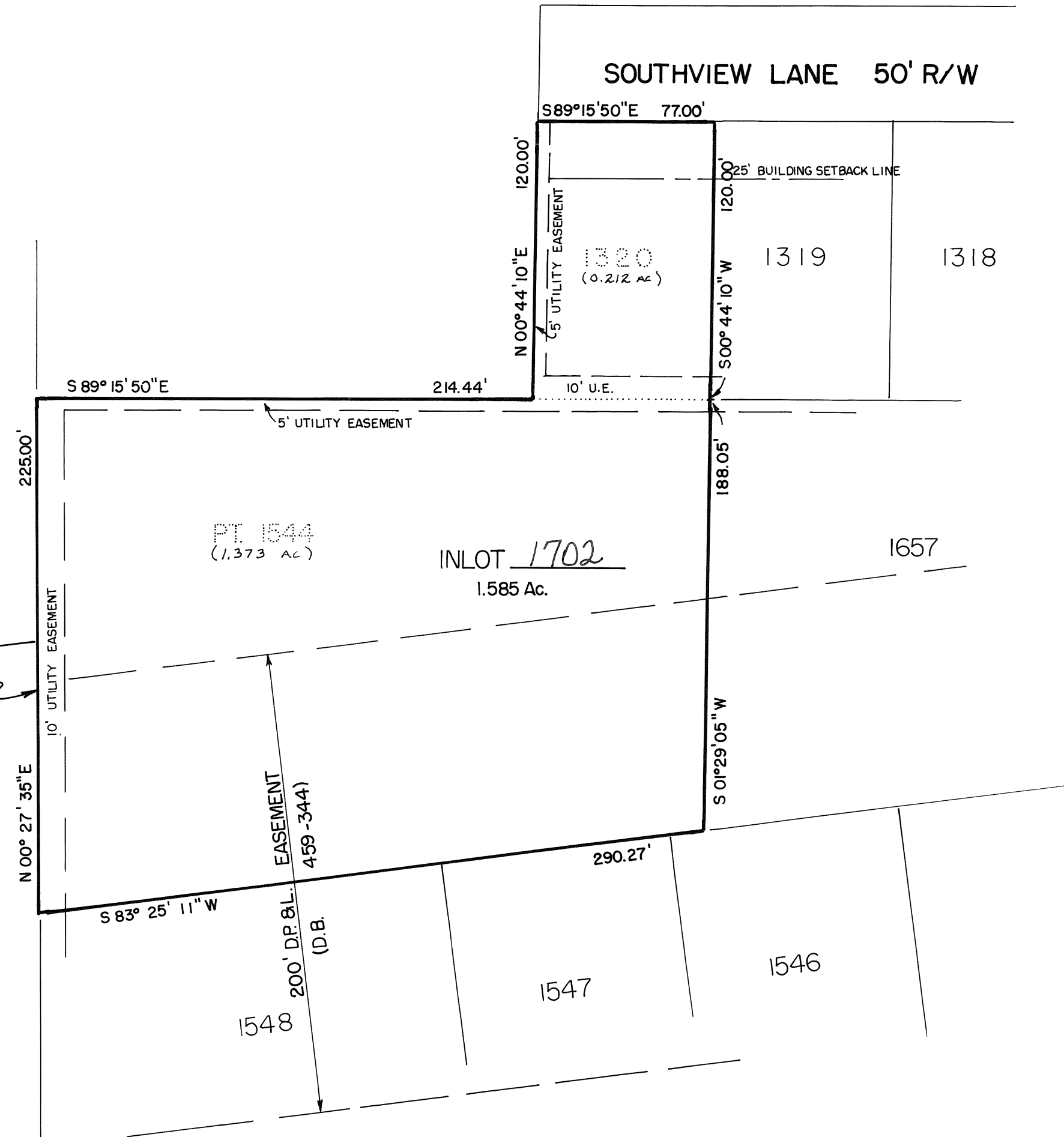
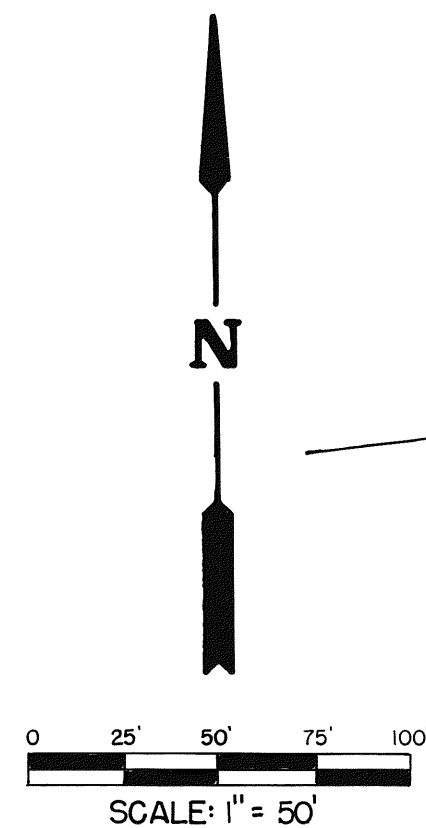
APPROVED AND TRANSFERRED THIS 20 DAY OF Aug., 2004.

Chris A. Peoples
MIAMI COUNTY AUDITOR

Linda Trimmer
BY DEPUTY

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

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



GILBERT REPLAT WEST MILTON, OHIO		
NORMAN J. GILBERT		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (937) 339-5331		
DATE: 1 AUG. 2004	DRAWN BY: DV CHECKED BY: <u>[Signature]</u> SCALE: 1" = 50'	SHEET NO. 1 OF 1

618.400 ACRE ANNEXATION
TO THE CITY OF UNION, OHIO

SITUATE IN:
SECTIONS 27, 33, 34, & 35 TOWNSHIP 6 NORTH, RANGE 5 EAST
TOWNSHIP OF UNION, MIAMI COUNTY, OHIO
OCTOBER 2001

PLAT BOOK 20 PAGE 170
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0407584
RECEIVED August 20, 2004
AT 3:40 PM FEE \$6.40
John V. O'Brien
MIAMI COUNTY RECORDER

ANNEXATION PROCEEDINGS
RECORDED IN DEED BOOK 752 PAGE 407

SURVEY REFERENCES USED

DEED BOOK 549, PAGE 657
DEED BOOK 707, PAGE 680
DEED BOOK 323, PAGE 286

LAND SURVEY VOLUME 5, PAGE 101
LAND SURVEY VOLUME 7, PAGE 167
LAND SURVEY VOLUME 10, PAGE 102
LAND SURVEY VOLUME 11, PAGE 135
LAND SURVEY VOLUME 12, PLAT NO. 130
LAND SURVEY VOLUME 16, PLAT NO. 132
LAND SURVEY VOLUME 18, PLAT NO. 115
LAND SURVEY VOLUME 23, PLAT NO. 150
LAND SURVEY VOLUME 25, PLAT NO. 175
LAND SURVEY VOLUME 40, PAGE 110
LAND SURVEY VOLUME 45, PLAT NO. 81

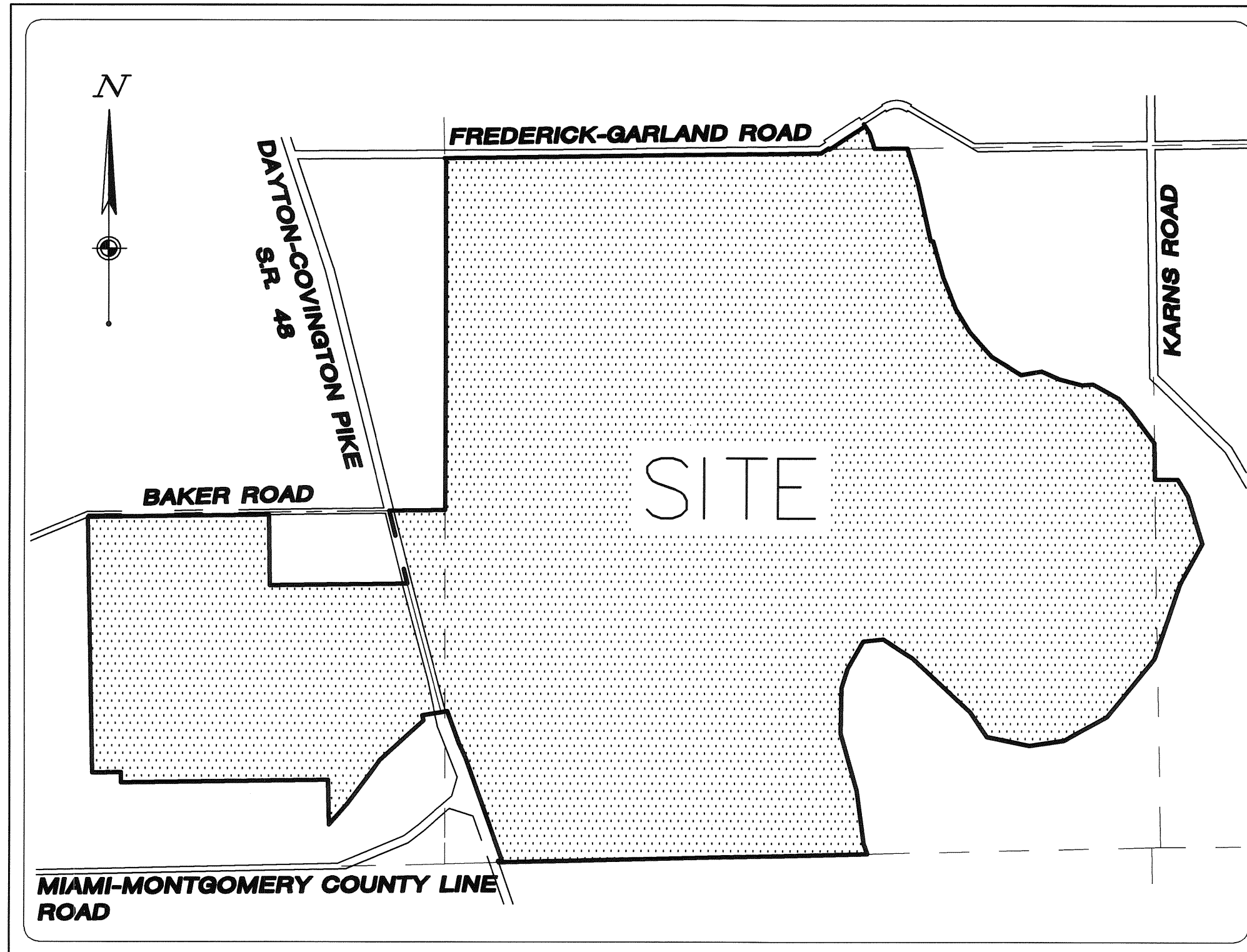
RECORD VOLUME 12, PAGE 78
RECORD VOLUME 13, PAGE 128
RECORD VOLUME 19, PAGE 71

ACREAGE RECAP

SECTION 27	0.6728 ACRES
SECTION 33	104.8746 ACRES
SECTION 34	507.0406 ACRES
SECTION 35	5.812 ACRES
ACREAGE TO BE ANNEXED	618.400 ACRES

NOTE:

THIS MAP WAS PREPARED FROM INFORMATION
TAKEN FROM THE AUDITOR'S TAX RECORDS.



DESCRIPTION

BEING A TOTAL OF 618.400 ACRES, CONSISTING OF 0.6728 ACRES IN SECTION 27, TOWNSHIP 6, RANGE 5 EAST, TOWNSHIP OF UNION, MIAMI COUNTY, OHIO, 104.8746 ACRES IN SECTION 33, TOWNSHIP 6, RANGE 5 EAST, TOWNSHIP OF UNION, MIAMI COUNTY, OHIO, 507.0406 ACRES IN SECTION 34, TOWNSHIP 6, RANGE 5 EAST, TOWNSHIP OF UNION, MIAMI COUNTY, OHIO, AND 5.812 ACRES IN SECTION 35, TOWNSHIP 6, RANGE 5 EAST, TOWNSHIP OF UNION, MIAMI COUNTY, OHIO.

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED
BY THE COUNTY ENGINEER THIS 24th DAY OF September, 2003

Donna Dineen
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 _____ DAY OF _____, 20____ PER COURT ORDER. *

D. Ann Baird
Ron Wideman

CITY OF UNION, OHIO

THIS ANNEXATION PLAT WAS APPROVED AND ACCEPTED
BY THE COUNCIL OF THE CITY OF UNION, OHIO BY
ORDINANCE No. 1331, ADOPTED THIS 9 DAY
OF August, 2004

Robert Vanharen, MAYOR
Dennis A. Wimmer, CLERK

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 20th DAY OF Aug, 2004

Chris R. Peoples
MIAMI COUNTY AUDITOR
Linda Pearson
DEPUTY

CERTIFICATION

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

Paul MacCallum 10/24/2001
PAUL MacCALLUM DATE
OHIO REGISTERED SURVEYOR No. 7561

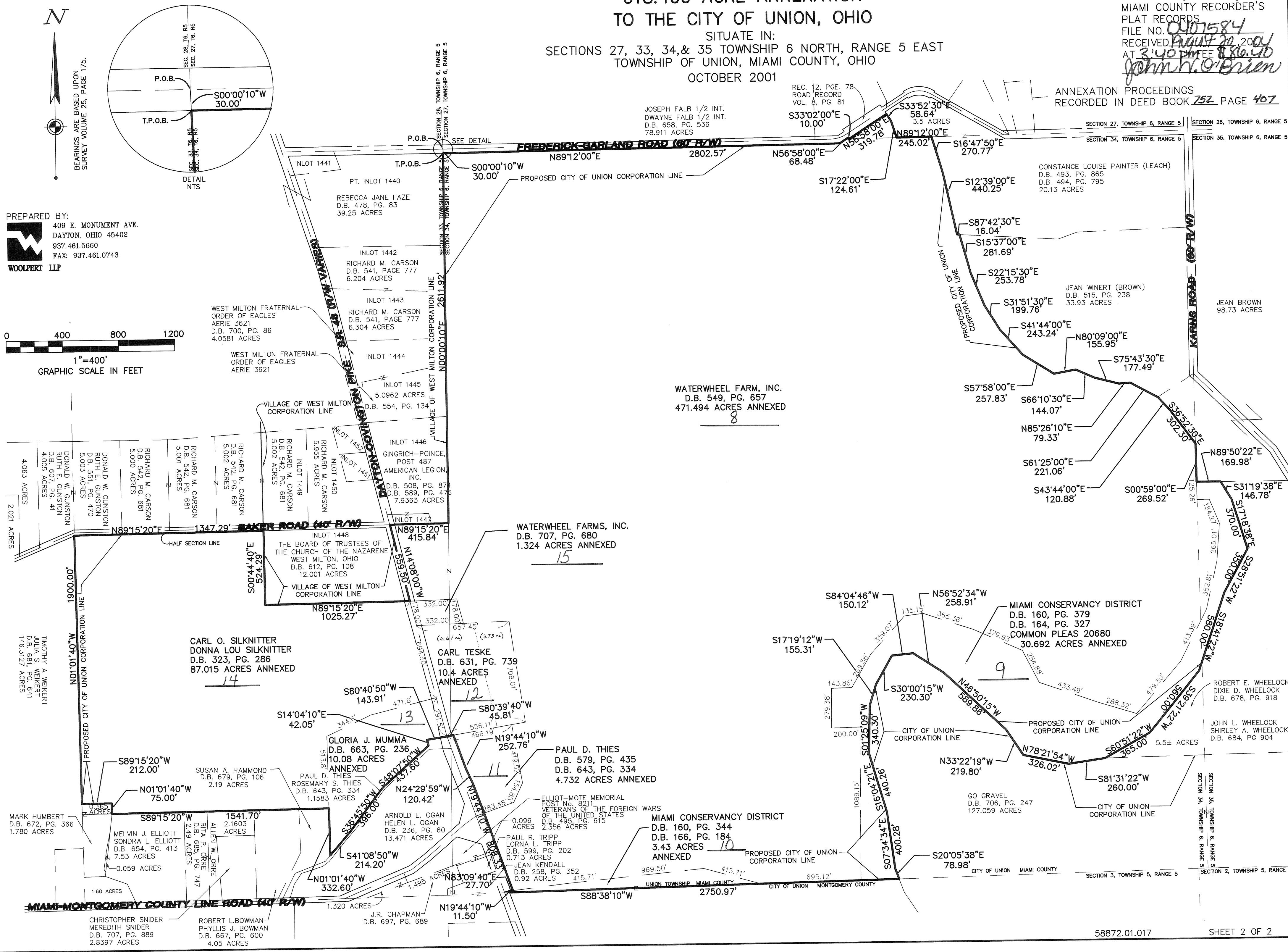


618.400 ACRE ANNEXATION
TO THE CITY OF UNION, OHIO

SITUATE IN:
SECTIONS 27, 33, 34, & 35 TOWNSHIP 6 NORTH, RANGE 5 EAST
TOWNSHIP OF UNION, MIAMI COUNTY, OHIO
OCTOBER 2001

PLAT BOOK 20 PAGE 120-A
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 0407584
RECEIVED August 20, 2001
AT 3:40 PM 886.40
John H. O'Brien

ANNEXATION PROCEEDINGS
RECORDED IN DEED BOOK 752 PAGE 407



REPLAT OF 16.692 ACRE PART OF INLOT 7683 & 2.897 ACRE PART OF INLOT 7413

CITY OF PIQUA, MIAMI COUNTY, OHIO

DESCRIPTION

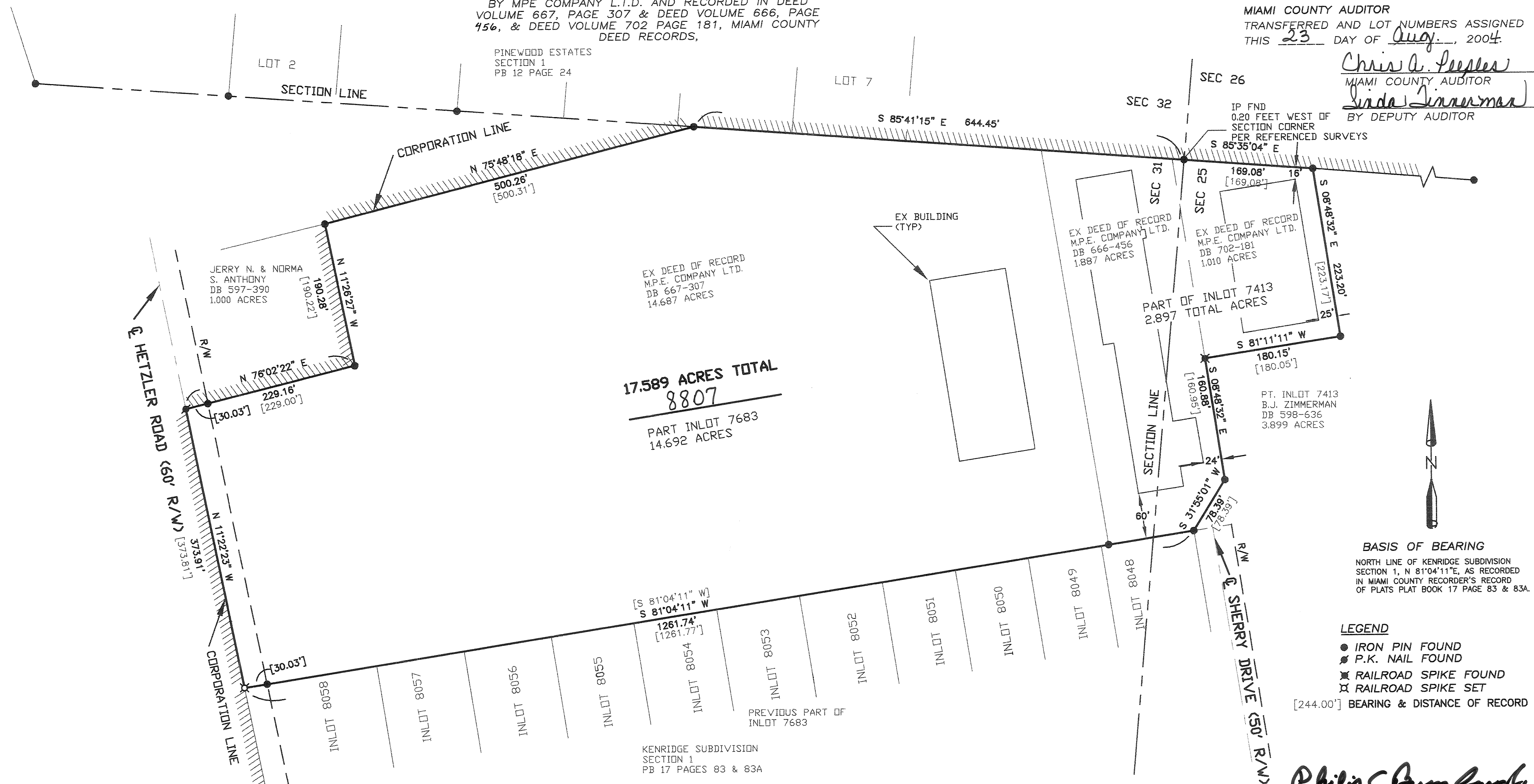
BEING A REPLAT OF A TOTAL OF 17.589 ACRES WITH 14.692 ACRES BEING IN PART OF INLOT 7683 AND 2.897 BEING IN PART OF INLOT 7413 AS ACQUIRED BY MPE COMPANY L.T.D. AND RECORDED IN DEED VOLUME 667, PAGE 307 & DEED VOLUME 666, PAGE 156, & DEED VOLUME 702 PAGE 181, MIAMI COUNTY DEED RECORDS.

VOLUME 20 PAGE 121
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 23 DAY
OF Aug, 2004, AT 2:42 PM.
FILE # 040704 FEE \$43.20

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

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 23 DAY OF Aug, 2004.

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



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

M.P.E. COMPANY LTD.

PAT ZIMMERMAN

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, OHIO, THIS 6th DAY OF August, 2004.

Cecelia D. Stoler
NOTARY PUBLIC
My Commission Expires 3-1-06

APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED BY THE CITY PIQUA
THIS 4th DAY OF AUGUST, 2004

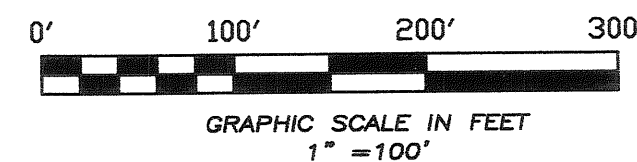
Thomas R. Zechman
THOMAS R. ZECHMAN P.E., P.S.
CITY OF PIQUA PUBLIC WORKS DIRECTOR

REFERENCES

AS SHOWN HEREON & LOT SURVEYS:

VOLUME 20, PAGE 20
VOLUME 21, PAGE 79
VOLUME 22, PAGE 35

LAND SURVEYS:
VOLUME 27, PAGE 2

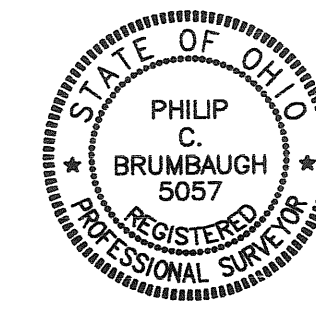


LEGEND

- IRON PIN FOUND
- ✱ P.K. NAIL FOUND
- ✱ RAILROAD SPIKE FOUND
- ✱ RAILROAD SPIKE SET
- [244.00'] BEARING & DISTANCE OF RECORD

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

BOUNDARY SURVEY FOR M.P.E. COMPANY, LTD.
IN MIAMI COUNTY ~ AUGUST 2, 2004



BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

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

REPLAT OF INLOT 8135 AND PT. 7682

PT. 7682
8135
INLOT

PIQUA
CITY

MIAMI, OHIO
COUNTY

PLAT BOOK 20, PAGE 122
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 24 DAY
OF August, 2004, AT 10:17 AM.
FILE No. 0407750 FEE: \$4320
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
S. Pinner
DEPUTY

TRANSFERRED THIS 24 DAY OF Aug., 2004
Chris A. Peeples BY: Linda Trimmer
CHRIS A. PEEPLES DEPUTY AUDITOR

BEARINGS BASED ON RECORDER'S
PLAT BOOK No. 17, PAGE 136

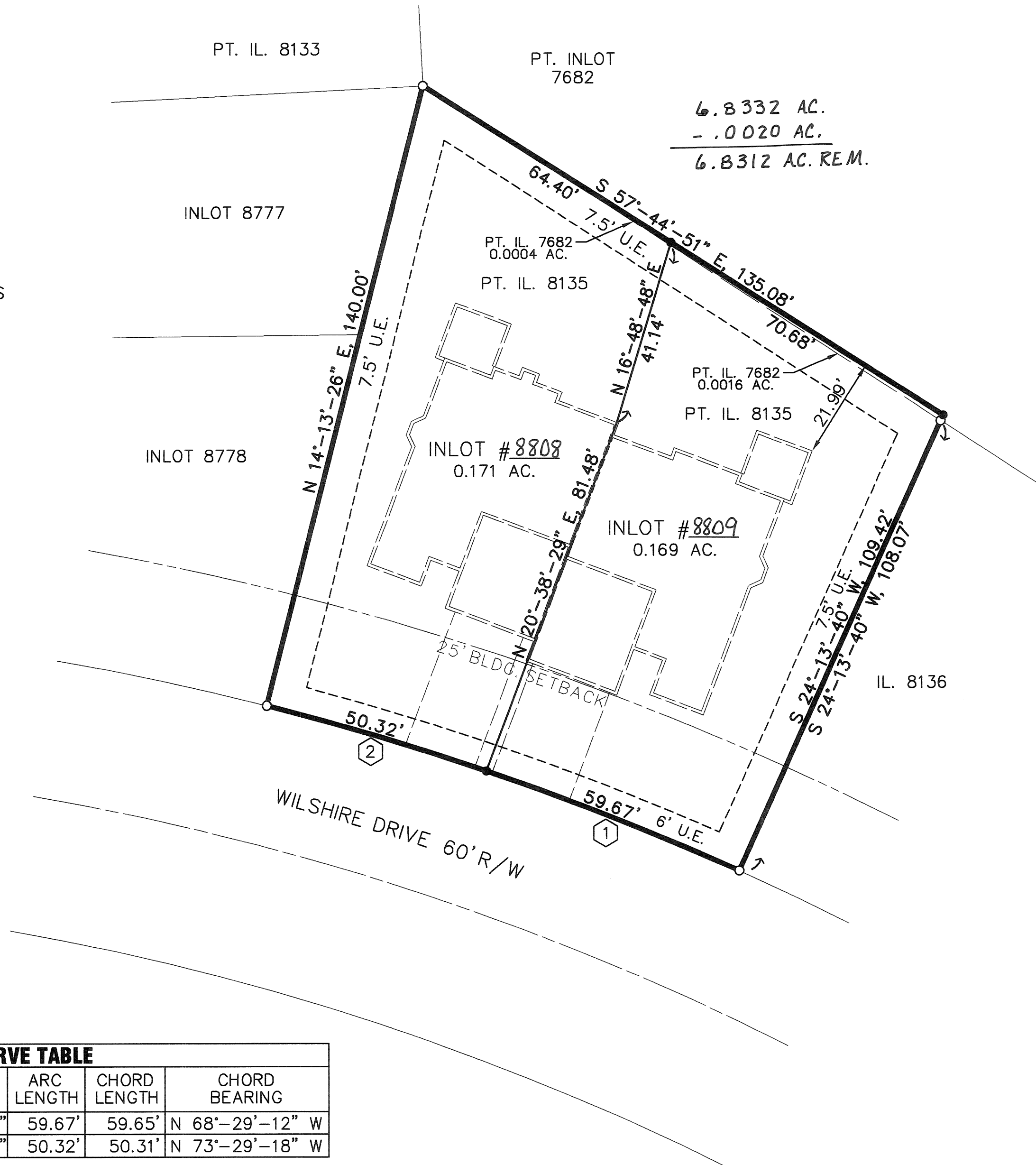
SCALE: 1"=20'

LEGEND

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

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



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 24th DAY OF August, 2004.

NOTARY PUBLIC Kimberly A. Lentz
MY COMMISSION EXPIRES: 11-24-08

KIMBERLY A. LENTZ
Notary Public, State of Ohio
My Commission Expires 11-24-08

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 10th DAY OF JUNE, 2004

Thomas R. Zechman
Thomas Zechman P.E., P.S.
City of Piqua Public Works Director

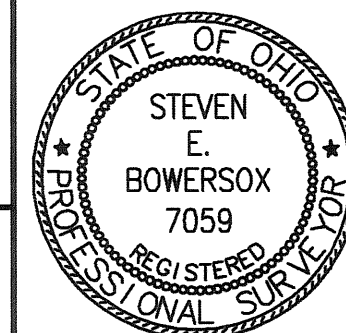
CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	630.00'	05°-25'-37"	59.67'	59.65'	N 68°-29'-12" W
2	630.00'	04°-34'-36"	50.32'	50.31'	N 73°-29'-18" W

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 8135 IN DEERFIELD SUBDIVISION
SECTION 4, CITY OF PIQUA, AND 0.002 ACRES OUT OF
PART OF INLOT 7682 FOR CRAYCON HOMES.

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

06-01-2004
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: 06-01-2004 drawn by: seb job number: MIAPIQ9635

REPLAT OF EAST PART INLOT 103 & WEST PART INLOT 104 ~ TROY, OHIO

PLAT BOOK 80 PAGE 183
MIAMI COUNTY RECORDER'S RECORD
OF PLATS.

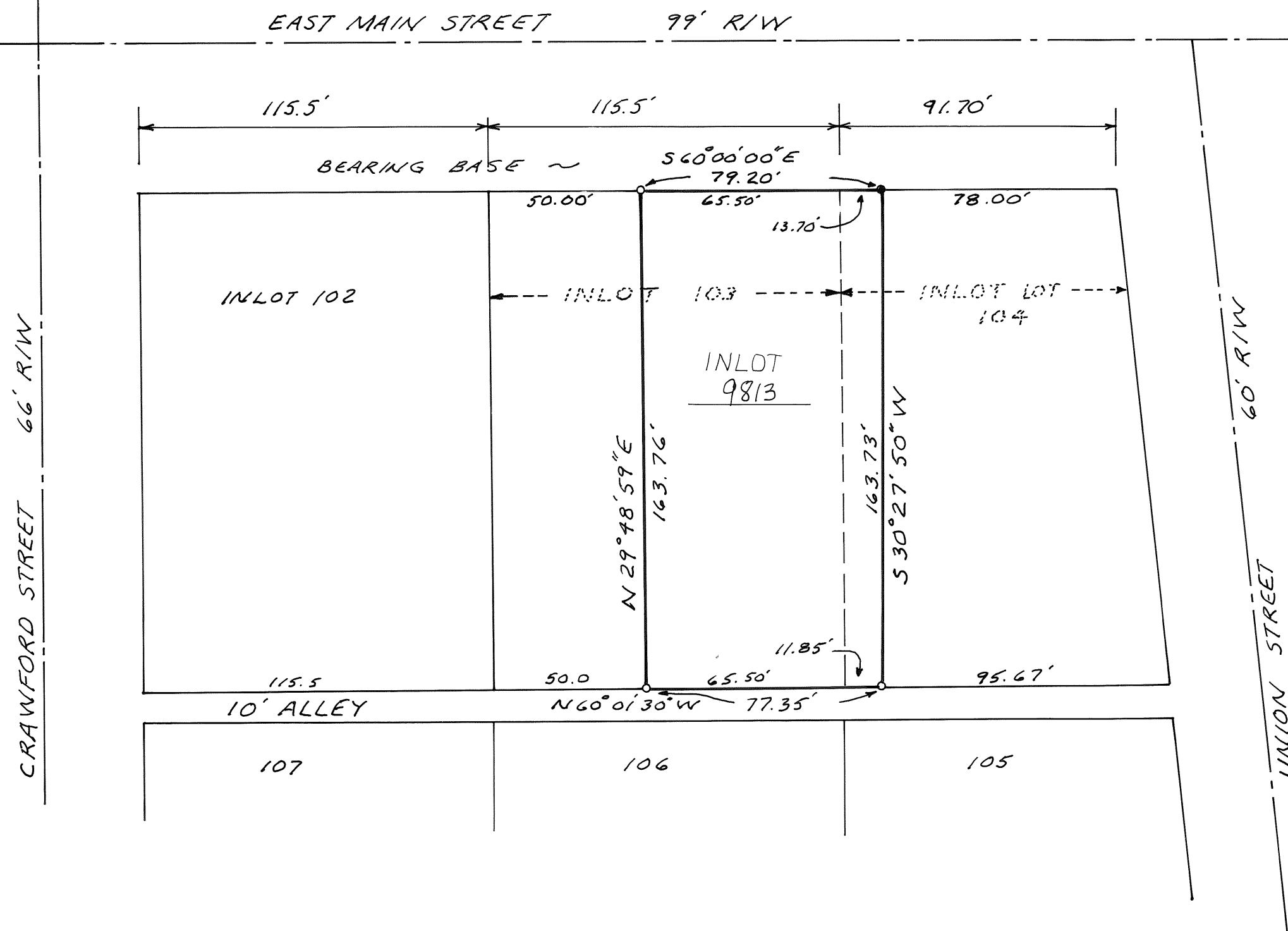
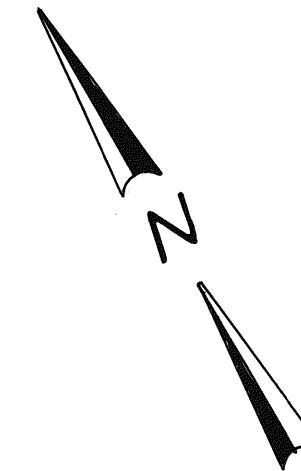
RECEIVED FOR RECORD THIS August
DAY OF 30 2004, AT 8:44 AM.

FILE NO. 0408123 FEE: \$43.20

John W. O'Brien
JOHN W. O'BRIEN MIAMI CO. RECORDER

BY: Christine F. Jackson
DEPUTY RECORDER

0 40 80
SCALE 1 INCH =
40 FEET



TRANSFERRED THIS 30 DAY OF Aug., 2004

Chris A. Peoples BY: Linda Linnerman
CHRIS A. PEOPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

THIS REPLAT REVIEWED AND APPROVED THIS 26TH
DAY OF AUGUST 2004

Steven D. Leffel
STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR
CITY OF TROY, OHIO

DESCRIPTION

BEING A REPLAT OF THE EAST PART OF INLOT 103 &
THE WEST PART OF INLOT 104 IN THE CITY OF TROY,
OHIO AS ACQUIRED BY PAMELA J. CAIN BY DEED
BOOK 730 PAGE 140.

SURVEY REFERENCES

MIAMI COUNTY ENGINEERS RECORD
OF LOT SURVEYS VOLUME 19 PAGE 60
DEED BOOK 1 PAGE 9

LEGEND

- $\frac{3}{8}$ " IRON PIN FOUND
- 1" IRON PIN FOUND

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

Pamela J. Cain Ronald E. Cain
OWNER SPOUSE

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 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 August, 2004.

Jerie R. Wackler
NOTARY PUBLIC

March 17, 2005
MY COMMISSION EXPIRES

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED
John Elizendo Assistant Vice President of FIFTH THIRD MORTGAGE
CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE 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 HIS 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 TROY, OHIO THIS 25th DAY OF August, 2004.

Jerie R. Wackler
NOTARY PUBLIC

March 17, 2005
MY COMMISSION EXPIRES

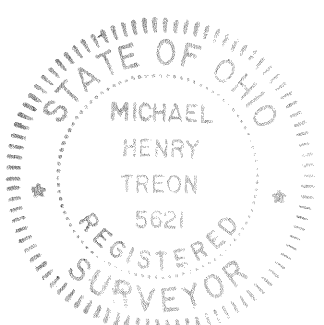
I HEREBY CERTIFY THIS REPLAT TO BE
TRUE AND CORRECT AS SHOWN HEREON.

23 AUGUST 2004

SURVEY FOR
PAMELA J. CAIN

MICHAEL H. TREON TROY, OHIO

Michael H. Treon
REGISTERED SURVEYOR NO. 5621



HICKS REPLAT - TROY, OHIO

BEING A REPLAT OF INLOTS 2402 AND 2403 IN THE CITY OF TROY, OHIO, ACQUIRED BY DEXTER E. HICKS, SR. & AUDREY J. HICKS BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 611, PAGES 559, 560 AND 561, AND DEED BOOK 611 PG. 423.

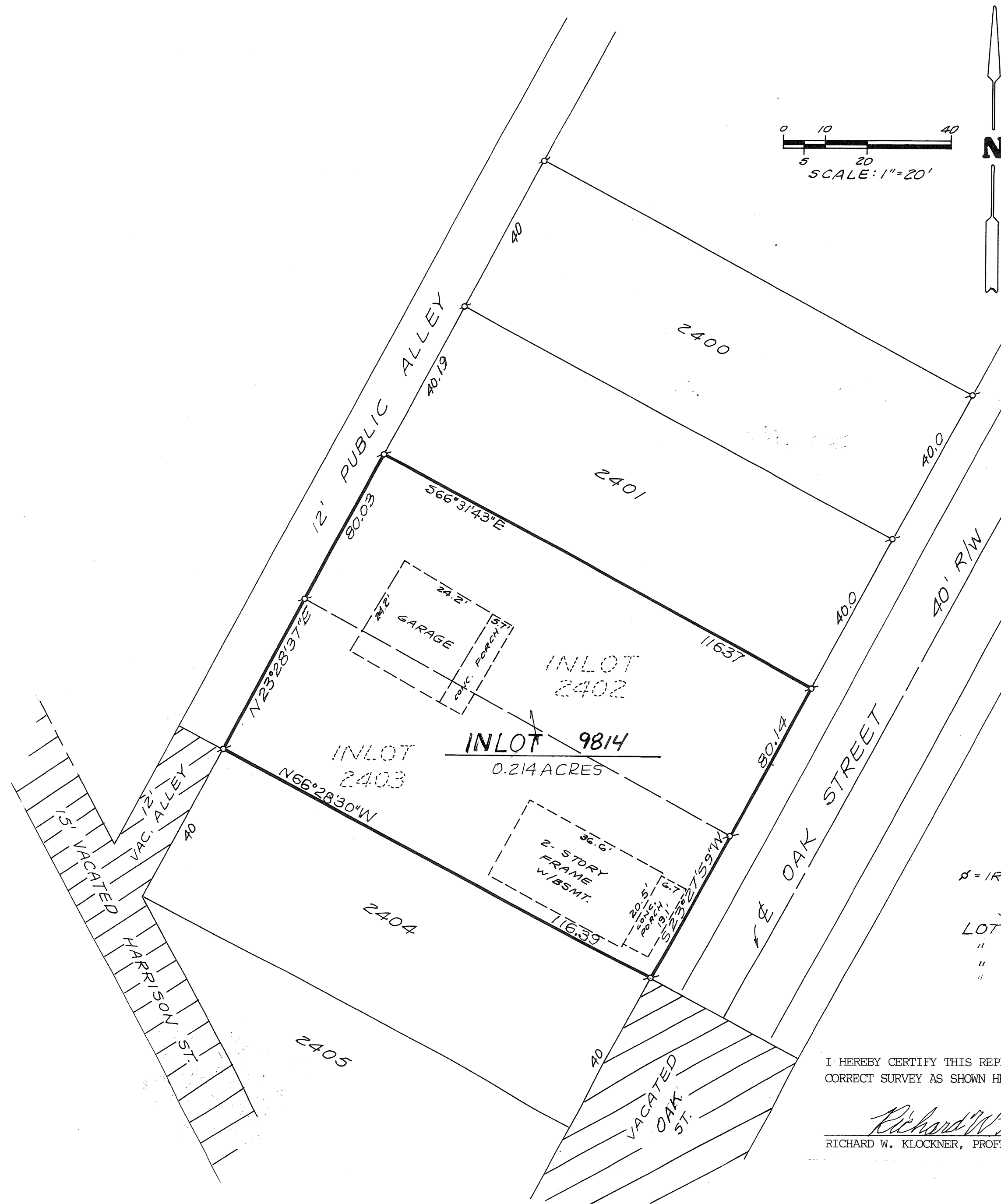
PLAT BOOK 20 PAGE 124
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 7th DAY OF

SEPTEMBER, 2004, AT 1:12 P.M.

FILE NO. 0408742 FEE: \$43.20

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

BY: Christina Jackson
DEPUTY RECORDER



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

OWNERS: DEXTER E. HICKS, SR. & AUDREY J. HICKS

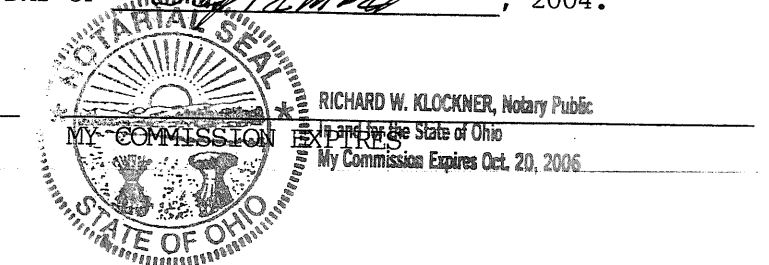
Dexter E. Hicks, Sr.
DEXTER E. HICKS, SR.

Audrey J. Hicks
AUDREY J. HICKS

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 SICH NUCH 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 1st DAY OF September, 2004.

Richard W. Klockner
NOTARY PUBLIC



THIS REPLAT REVIEWED AND APPROVED THIS 1st DAY OF SEPTEMBER, 2004.

Steven D. Leffel
STEVEN D. LEFFEL, PUBLIC WORKS DIRECTOR

TRANSFERRED THIS 7th DAY OF September, 2004.

Chris A. Peeples
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

BY: Sirida Pearson
DEPUTY AUDITOR

LEGEND
X = IRON PIPE FOUND (1 1/2" H.D.)

SURVEY REFERENCE
LOT SURVEY VOL. 1; PG. 40
" " VOL. 19; PG. 23
" " VOL. 19; PG. 29
" " Vol. 3; Pg. 1

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

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



HICKS REPLAT TROY, OHIO		
AUDREY JEANETTE HICKS TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE <u>1 SEPO4</u>	DRAWN BY: <u>JP</u> TRACED BY: CHECKED BY: <u>Clark</u>	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 20'		

REPLAT OF PART LOT 678, AND PART OUTLOTS 32 AND 36

2.460 ACREAGE PT. 678 INLOT PT. OUTLOT 32 & 36 OUTLOT TIPP CITY MIAMI, OHIO CITY COUNTY

PLAT BOOK 20, PAGE 135 MIAMI COUNTY RECORDER'S RECORD OF PLATS RECEIVED FOR RECORD THIS 7 DAY OF September, 2004 AT 2:36 P.M. FILE No. 0408763 FEE: \$43.20

John W. O'Brien JOHN W. O'BRIEN MIAMI COUNTY RECORDER BY DEPUTY Christine Jackson

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. 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 THE OWNERS, PAUL D. 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 Miami, OHIO, THIS 30 DAY OF September, 2004. NOTARY PUBLIC Bradley C. Vath MY COMMISSION EXPIRES: Jan. 22, 2009

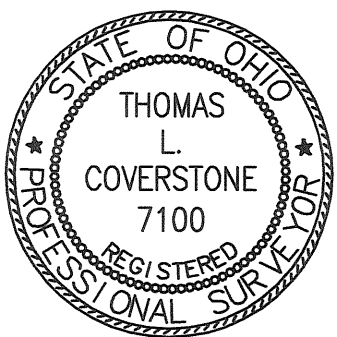


CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND, APPROVED BY US THIS 17 DAY OF August, 2004. Chairperson Maudyn Tennell Secretary

APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 7 DAY OF Sept., 2004. Chris A. Peeples Chris A. Peeples MIAMI COUNTY AUDITOR Linda J. Sinnerman BY DEPUTY AUDITOR



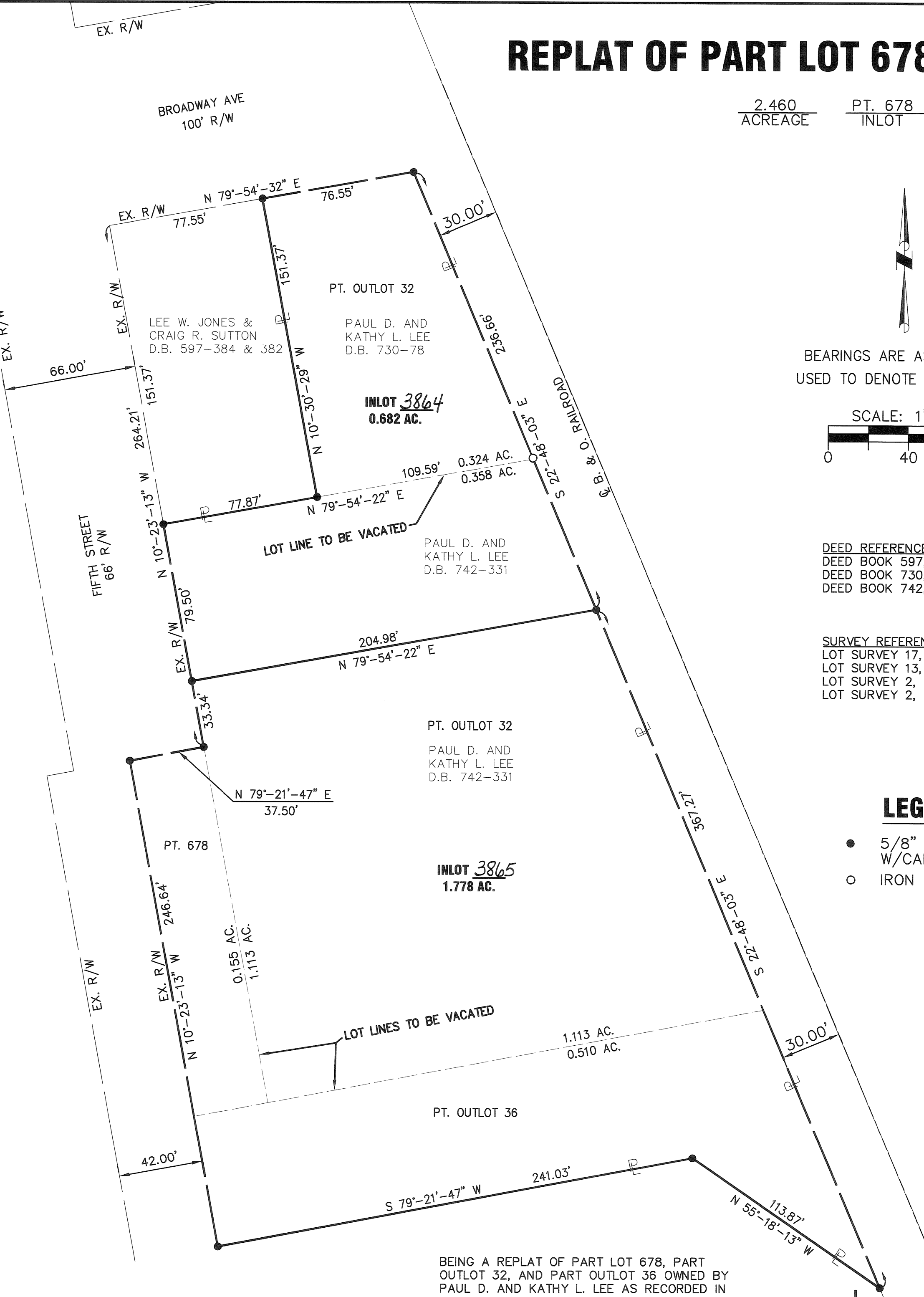
CHOICE ONE ENGINEERING the choice that exceeds ... 440 E. HOEWISHER ROAD SIDNEY, OHIO 45365 (937) 497-0200 • FAX (937) 497-0300 www.choiceoneengineering.com

date: 08-05-2004 drawn by: wdg job number: MIATC10413

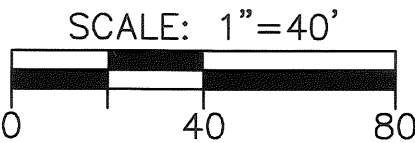
BEING A REPLAT OF PART LOT 678, PART OUTLOT 32, AND PART OUTLOT 36 OWNED BY PAUL D. AND KATHY L. LEE AS RECORDED IN DEED BOOK 742, PAGE 331 AND DEED BOOK 730, PAGE 78.

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

Thomas L. Coverstone 08/05/04 THOMAS L. COVERSTONE, P.S. #7100 DATE



BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY



DEED REFERENCE DEED BOOK 597, PAGE 384,382 DEED BOOK 730, PAGE 78 DEED BOOK 742, PAGE 331

SURVEY REFERENCE LOT SURVEY 17, PAGE 145 LOT SURVEY 13, PAGE 148 LOT SURVEY 2, PAGE 33 LOT SURVEY 2, PAGE 14

LEGEND

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

NAWA PLAT

NORTHERN AREA WATER AUTHORITY (NAWA) WTP SITE

RECORD PLAN OF LOT # 3578
LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 4 NORTH, RANGE 6 EAST,
THE CONGESS LANDS WEST OF THE SCIOTO RIVER,
CITY OF TIPP CITY,
MONROE TOWNSHIP,
MIAMI COUNTY, OHIO
MAY 21, 2004
8.155 ACRES

PLAT BOOK 20, PAGE 186
MIAMI COUNTY RECORDER'S
OFFICE RECORD OF PLATS
RECEIVED FOR RECORD
THIS 7 OF Sept, 2004

FILE NO. 0408764, FEE 43.20

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

Christine Jackson
DEPUTY

TRANSFERRED THIS 7 DAY OF Sept 2004

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

Linda Lirnerman
DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT OF 1 LOT AND ROAD RIGHT OF WAY AND ALL PLAT RESTRICTIONS AND DO HEREBY VOLUNTARILY CONSENT OF EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS TO THE PUBLIC USE FOREVER CONTAINING SAID RIGHT OF WAY 1.174 ACRES.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR 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 FOREVER.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY OWNER/DEVELOPER
CITY OF TIPP CITY

Bradley C. Vath
WITNESS BRADLEY C. VATH

David A. Collinsworth
FOR THE CITY:
DAVID A. COLLINSWORTH
CITY MANAGER

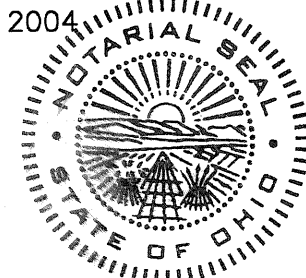
Cathy A. Ross
WITNESS CATHY A. ROSS

Misty Cox
FOR THE CITY:
MISTY COX
CLERK OF COUNCIL

STATE OF OHIO-COUNTY OF MIAMI, S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7th
DAY OF Sept, 2004, BY THE CITY OF TIPP CITY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL ON THIS 7th DAY OF Sept, 2004

Bradley C. Vath
NOTARY PUBLIC
My Commission Expires Jan. 22, 2006



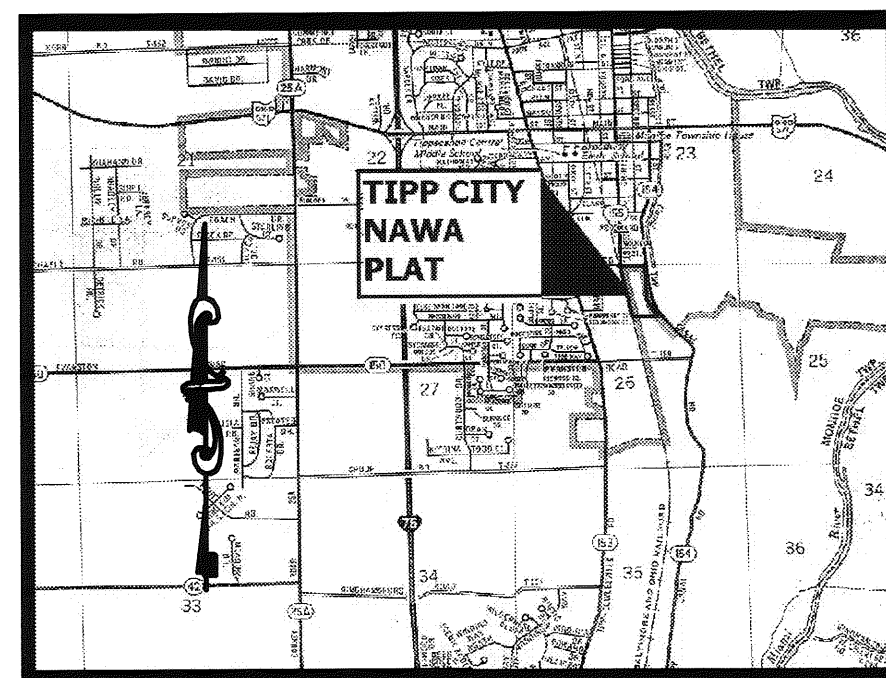
BY MY SIGNATURE BELOW I HEREBY GRANT APPROVAL TO THIS PLAT,
HAVING EXAMINED THIS PLAT FOR CORRECTNESS AND COMPLETENESS
AND FOR ANY ENGINEERING WORK DEPICTED OR MENTIONED.

John R. Noe
JOHN R. NOE, P.E.
OHIO PROFESSIONAL ENGINEER # 038955
URS CORPORATION

5-21-04
DATE

PLAT RESTRICTIONS

1. THESE RESTRICTIONS ARE FOR THE BENEFIT OF THE OWNERS OF ALL LOTS IN THIS SUBDIVISION AND ARE TO RUN WITH THE LAND AND ARE TO BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM.
2. THE BUILDING SETBACK DISTANCES ARE AS FOLLOWS: 50 FEET ALONG LOT B FRONTING ON TIPP-CANAL ROAD (40 FEET IN RIGHT OF WAY) FROM THE NEW RIGHT OF WAY LINE, 50 FEET FROM THE RIGHT OF WAY OF KYLE PARK DRIVE (60 FEET IN RIGHT OF WAY), AND 50 FEET OFFSET FROM AROUND THE NORTHWEST CORNER OF THE SUBDIVISION WHERE IT MEETS THE REAR OR WESTERN SETBACK LINE AND THE NORTHERN SETBACK LINE FRONTING KYLE PARK DRIVE. THE REMAINING BUILDING SETBACK LINES ARE 35 FEET AS DEPICTED ON THE PLAT.
3. LOT B (NORTH) HAS NO AMOUNT OF USEABLE LAND FOR BUILDING.
4. THE FRONTAGE OF THE LOTS CREATED ARE GRANTED AS SHOWN ON THIS PLAT.
5. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS, UNLESS IT COMPLIES WITH THE CURRENT CODE REQUIREMENTS.
6. NO NOXIOUS OR OFFENSIVE ACTIVITIES MAY BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE WHICH HEREON MAY BE OR BECOME AN ANNOYANCE OR NUISANCE.
7. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
8. THE SUB-DIVIDER SHALL REQUIRE THAT ALL LAWN AREAS WITHIN THE PUBLIC RIGHT-OF-WAYS BE SODDED.
9. ALL LOTS SHOWN SHALL HAVE A 10 FOOT WIDE UTILITY EASEMENT OFFSET FROM EACH LOT'S PROPERTY LINES UNLESS OTHERWISE SHOWN ON THE ACCOMPANYING PLAT.
10. ON LOT B (SOUTH), A STORMWATER DETENTION POND EASEMENT SHALL BE IN THE AREA DEPICTED. THE CARE AND UPKEEP OF SAID EASEMENT AREA BEING THE OWNER OF LOT B'S RESPONSIBILITY AND TO RUN WITH THE LAND.



VICINITY MAP (NOT TO SCALE)

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 CITY OF TIPP CITY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THIS SUBDIVISION FOR MAINTENANCE PURPOSES IN ANY STORM EASEMENT AREAS. ANY COST INCURRED BY THE CITY OF TIPP CITY FOR SUCH MAINTENANCE MAY BE ASSESSED TO EACH INDIVIDUAL INLOT OWNER.
3. THESE STORM WATER DRAINAGE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF TIPP CITY.

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 8th
DAY OF June, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

Mark D. Zaleski
CHAIRMAN

Marilyn J. Fennell
SECRETARY

THIS WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS
19th DAY OF July, 2004 PER ORDINANCE 33-04.

Vukobratovic, K.
PRESIDENT OF COUNCIL

Misty Cox
CLERK OF COUNCIL

URS

ARCHITECTS • ENGINEERS • PLANNERS
277 WEST NATIONWIDE BOULEVARD
COLUMBUS, OHIO 43215-2566
(614) 464-4500 FAX (614) 464-0588
<http://www.urscorp.com>

SHEET 1 OF 2		
DATE:	DRAWN BY:	JOB NUMBER:
05/21/04	HS/JDO	14572890.00000

NAWA PLAT

NORTHERN AREA WATER AUTHORITY (NAWA) WTP SITE

RECORD PLAN OF LOT # 3578
LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 4 NORTH, RANGE 6 EAST,
THE CONGRESS LANDS WEST OF THE SCIOTO RIVER,
CITY OF TIPP CITY,
MONROE TOWNSHIP,
MIAMI COUNTY, OHIO
MAY 21, 2004
8.155 ACRES

PLAT BOOK 40, PAGE 126A
MIAMI COUNTY RECORDER'S
OFFICE RECORD OF PLATS
RECEIVED FOR RECORD
THIS 7 OF Sept., 2004
FILE NO 0408764, FEE 43.20

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

Christine Jackson
DEPUTY

TRANSFERRED THIS 7 DAY OF Sept 2004

Chris A. Peoples Linda J. Truesman
CHRIS A. PEOPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR

CURVE TABLE

CURVE #	CHORD	CH BEARING	LENGTH	RADIUS	DELTA
1	681.00	S12°01'42"E	682.61	2864.79	13°39'08"
2	35.42	S50°18'08"E	39.36	25.00	90°12'00"
3	186.14	S82°54'08"E	187.62	430.00	25°00'00"
4	125.15	S80°08'19"E	125.75	370.00	19°28'22"
5	44.30	N73°21'17"W	44.32	430.00	05°54'18"
6	160.17	N82°54'08"W	161.44	370.00	25°00'00"
7	35.36	S39°36'19"W	39.28	25.00	90°00'54"

NOTES

BASIS OF BEARING IS NORTH
89°52'30" EAST AS TRANSLATED
FROM THE BEARING FOR THE NORTH
SECTION LINE OF SECTION 26,
NORTH 87°31'22" EAST, AS
DESCRIBED IN DEED BOOK 721,
PAGE 323.

CSX TRANSPORTATION
DEED BOOK 115,
PAGE 263

CITY OF TIPP CITY
DEED BOOK 721, PAGE 323
PT. LOT 3578

UNUSED REMAINDER
414,778 SQ. FT.
9.522 ACRES
INCLUDING R/W

LOT B (SOUTH)
284,756 SQ. FT.
6.537 ACRES
INLOT 3862

VICTOR CONNELLY
DEED BOOK 740,
PAGE 654

STEPHEN LEE SWIHART
DEED BOOK 579,
PAGE 825
LOT B (NORTH)
19,343 SQ. FT.
0.444 ACRES
INLOT 3863
NON-BUILDABLE LOT

DESCRIPTION:

SITUATE IN THE STATE OF OHIO, COUNTY OF MIAMI,
CITY OF TIPP CITY, AND BEING LOT # 3578 IN THE
NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4
NORTH, RANGE 6 EAST, B.M.R.S., BEING FURTHER
DESCRIBED AS FOLLOWS:

BEING A SUBDIVISION OF 8.155 ACRES, AND BEING
ALL THE LAND CONTAINED WITHIN THE BOUNDARIES
SHOWN AS A,B,C,D,E,F,G,H,I,J,K,L, AND A, AND
BEING A PART OF THE LAND DESCRIBED IN DEED TO THE
CITY OF TIPP CITY FROM FIRSTAR BANK DATED
OCTOBER 26, 2001 AND RECORDED IN DEED BOOK 721,
PAGE 323 OF THE MIAMI COUNTY RECORDER'S OFFICE.

OWNER/DEVELOPER

CITY OF TIPP CITY
260 SOUTH GARBER DRIVE
TIPP CITY, OHIO
45371
(937) 667-6305

ENGINEER/SURVEYOR

URS CORPORATION
277 WEST NATIONWIDE BLVD
COLUMBUS, OHIO
43215
(614) 464-4500

REFERENCES

RECORD PLAT BOOK 19, PAGE 105
LOT SURVEY BOOK 13, PAGE 187
LOT SURVEY BOOK 15, PAGE 189
LOT SURVEY BOOK 9, PAGE 143
LAND SURVEY BOOK 6, PAGE 85
LAND SURVEY BOOK 27, PAGE 59
LAND SURVEY BOOK 11, PAGE 37
DEED BOOK 721, PAGE 323
DEED BOOK 566, PAGE 97
DEED BOOK 566, PAGE 99
DEED BOOK 740, PAGE 654
DEED BOOK 579, PAGE 825
DEED BOOK 680, PAGE 66
DEED BOOK 546, PAGE 779

NOTE:

PARTS OF NAWA PLAT ARE LOCATED WITHIN "ZONE A" (AREAS
OF 100 YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD
HAZARD FACTORS NOT DETERMINED) AND "ZONE C" (AREAS OF
MINIMAL FLOODING) AS DELINEATED ON FEMA FLOOD INSURANCE
RATE MAP FOR MIAMI COUNTY, OHIO COMMUNITY-PANEL
NUMBER 390401 0005 D, DATED DECEMBER 8, 1988

URS

ARCHITECTS • ENGINEERS • PLANNERS
277 WEST NATIONWIDE BOULEVARD
COLUMBUS, OHIO 43215-2566
(614) 464-4500 FAX (614) 464-0588
<http://www.urscorp.com>

SHEET 2 OF 2		
DATE:	DRAWN BY:	JOB NUMBER:
05/21/04	HS/JDO	14572890.00000

LEGEND

- △ RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- ⊗ P.K. NAIL FOUND
- CAPPED 5/8" PIPE TO BE SET
- STAMPED (URS CORP/S-7841)

AREA SUMMARY

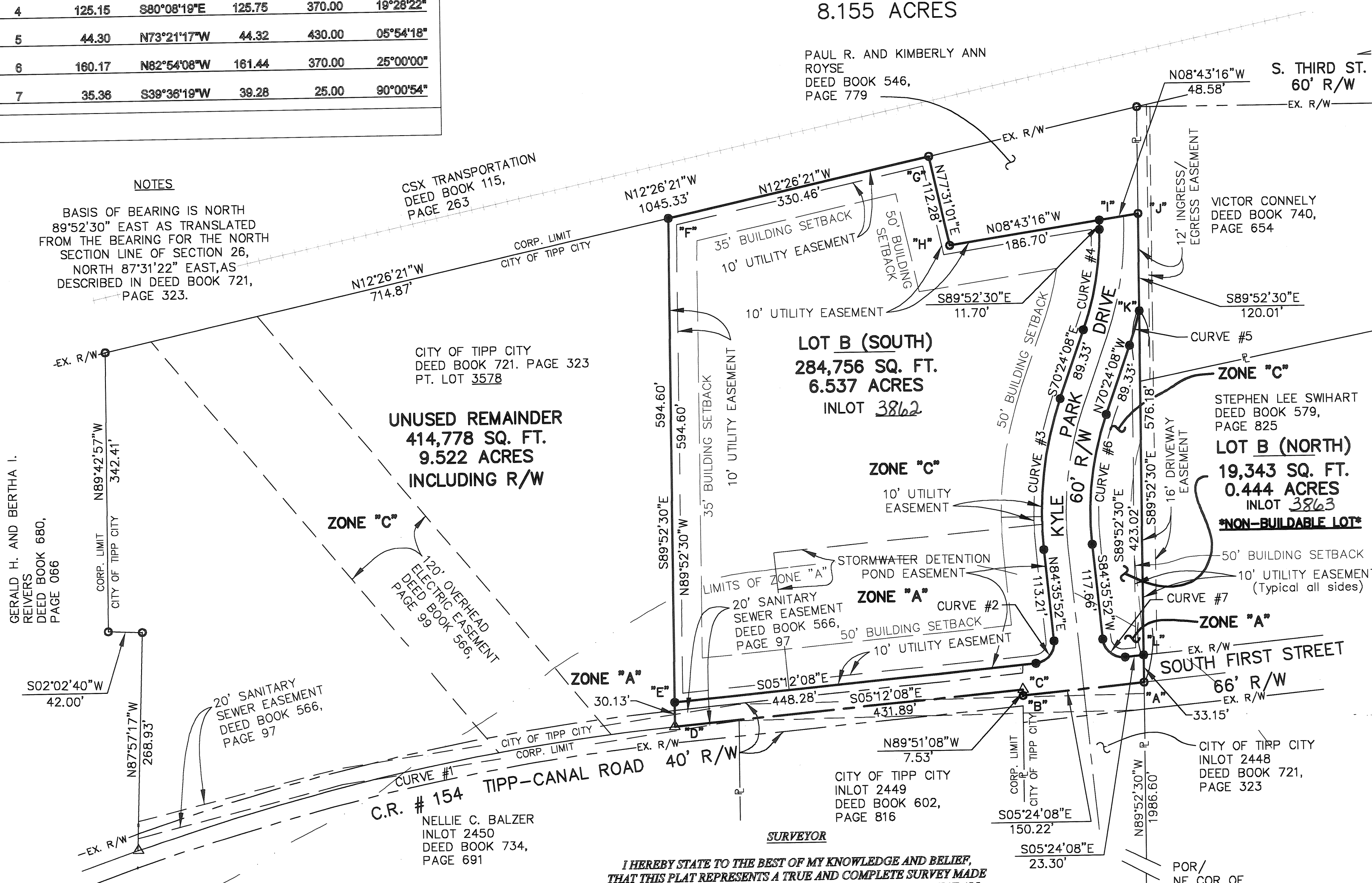
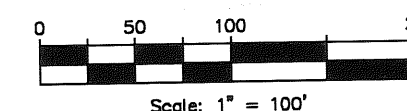
0.444 ACRES LOT B (NORTH)
6.537 ACRES LOT B (SOUTH)
1.174 ACRES IN DEDICATED R/W
8.155 ACRES IN SUBDIVISION
9.522 ACRES UNUSED REMAINDER
17.677 ACRES TOTAL

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF,
THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE
BY ME OR UNDER MY SUPERVISION IN MARCH 2004, AND THAT ALL
MARKERS ARE SHOWN AS TO MATERIAL AND LOCATION THAT WILL
BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS
AND UTILITIES.

JUSTIN D. O'KEEFE
OHIO PROFESSIONAL SURVEYOR # 7841
URS CORPORATION

GERALD H. AND BERTHA I.
REIVERS
DEED BOOK 680,
PAGE 066

PAUL R. AND KIMBERLY ANN
ROYSE
DEED BOOK 546,
PAGE 779

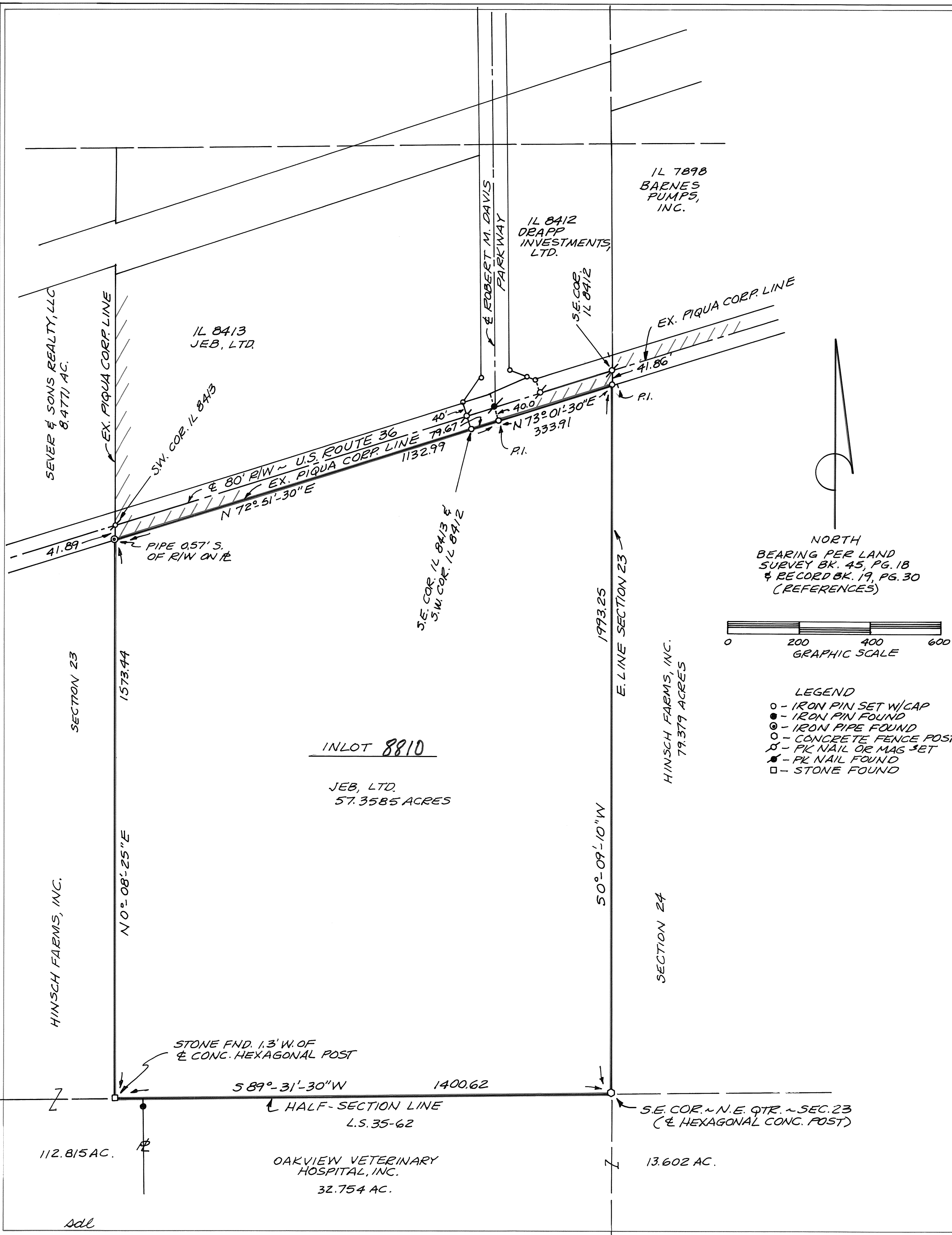


A circular seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "PROFESSIONAL SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the text "ROBERT L. CRON" and "8140" below it. At the very bottom of the center, the word "REGISTERED" is written in a smaller font, flanked by two small circles.

PLAT BOOK 20 PAGE 128
MIAMI COUNTY RECORDER'S RECORD
OF PLATS - RECEIVED FOR RECORDING
THIS 16 DAY OF Sept, 2004.
FILE NO. 0409272 FEE \$ 86.40
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY RECORDER
BY: Kristi Kendall
DEPUTY RECORDER

"JEB-36 No.2"-ANNEXATION TO THE CITY OF PIQUA

ANNEXATION OF 57.3585 ACRES LOCATED IN SECTION 23, T-8, R-5
WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO, TO CITY OF PIQUA
PART OF PREMISES ACQUIRED BY JEB, LTD. REFERENCE DEED
BOOK 691, PAGE 429, AND AS SHOWN ON LAND SURVEY
VOLUME 45, PAGE 18 OF THE MIAMI COUNTY
ENGINEER'S RECORD OF LAND SURVEYS.



SURVEYOR'S STATEMENT
I HEREBY CERTIFY THIS ANNEXATION PLAT
TO BE A TRUE AND CORRECT SURVEY AS
SHOWN HEREON.
Steven D. Leffel 11-11-03
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
1-937-339-9573

"JEB 36 - No. 2" -
ANNEXATION TO THE
CITY OF PIQUA

PLAT BOOK 20 PAGE 128 A
PAGE 2 OF 2

CONSENT TO ANNEXATION

We the undersigned, being all the owners and lienholders of the lands contained herein for annexation to the City of Piqua, do hereby voluntarily grant our consent to, and request this annexation be approved:

WITNESSES

PROPERTY OWNERS - Members of JEB,
Ltd, an Ohio Limited Liability Company

Karen Breeze
Printed: Karen Breeze
Witness as to: All

(1) Janet E. Doty
Printed: Janet E. Doty

Alan M. Kappers
Printed: Alan M. Kappers
Witness as to: All

(2) James E. Bauman
Printed: James E. Bauman

Printed: _____
Witness as to: _____

(3) John E. Bauman
Printed: John E. Bauman

NOTARY PUBLIC

STATE OF OHIO, COUNTY OF Miami, ss
Be it remembered that on this 18th day of December, 2003, before me, a Notary Public in and for said State and County, personally appeared the above-signed individuals JEB, LTD., an Ohio Limited Liability Company, by its members, Janet E. Doty, James E. Bauman, John E. Bauman to me known and who have acknowledged the signing and execution of the within plat to be their voluntary act and deed.

Alan M. Kappers
Notary Public
My Commission Expires: _____



ALAN M. KAPPERS, Notary Public, State of Ohio
My Commission Expires 12/31/2006

STATE OF OHIO, COUNTY OF _____, ss
Be it remembered that on this _____ day of _____, 2000, before me, a Notary Public in and for said State and County, personally appeared the above-signed individuals _____ to me known and who have acknowledged the signing and execution of the within plat to be their voluntary act and deed.

Notary Public
My Commission Expires: _____

seal/stamp

See Annexation Proceedings Recorded in DEED Misc. Bk. 753 Page 160

Miami County Recorder

Deputy

MIAMI COUNTY ENGINEER

This annexation plat reviewed and approved by the Miami County Engineer this 30th day of August, 2004

Douglas L. Christian
Douglas L. Christian, Miami County Engineer

MIAMI COUNTY COMMISSIONERS

At a meeting of the Miami County Commissioners held this 2nd day of SEPTEMBER, 2004, this plat was approved for Annexation by Resolution 04-09-1523.

D. Ann Baird

Ron Widener
Ron Widener

Jack Evans
Jack Evans

PIQUA CITY COMMISSION

At a meeting of the Piqua City Commission held this 16 day of July, 2004, this annexation plat accepted and approved by Ordinance No. 15-04.

Robert L. DeBrosse
Mayor

City Manager

Rebecca J. Cool
Clerk

MIAMI COUNTY AUDITOR

Approved and transferred with lot numbers assigned this 16th day of September, 2004.

Chris A. Peebles
Chris A. Peebles
Miami County Auditor

Linda Pearson
Deputy

REPLAT ~ EAST PART IL. 1537
& WEST PART IL. 1536

PIQUA, OHIO

PLAT BOOK 20 PAGE 129
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED Sept. 23, 2004 AT 10:22:05 AM

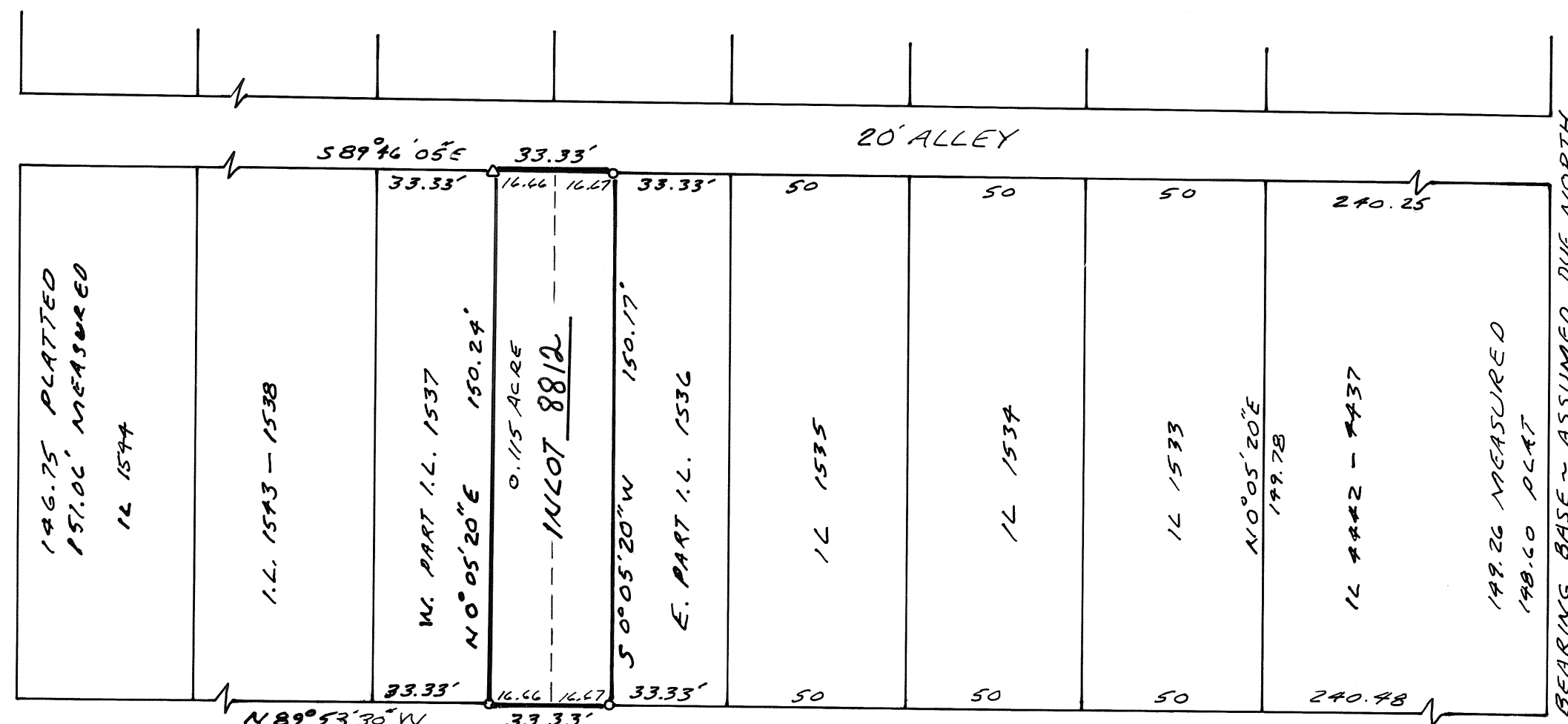
John W. O'Brien BY Kristi Kendall
MIAMI COUNTY RECORDER DEPUTY

FILE NO. 0409717 FEE 43.20

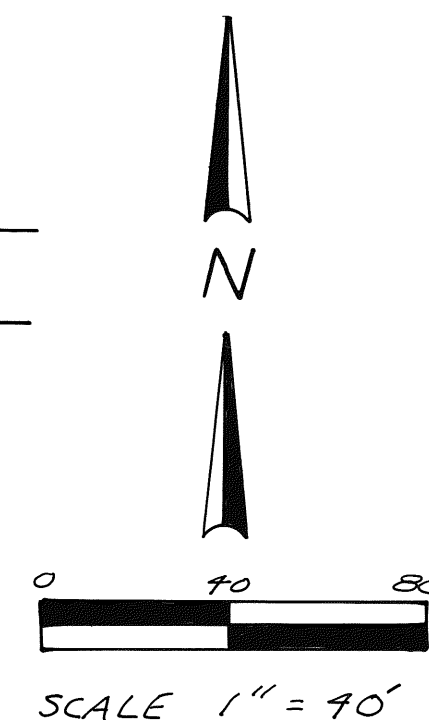
APPROVED AND TRANSFERRED THIS
23 DAY OF Sept., 2004

Chris W. Peeples BY Linda Irwinman
MIAMI COUNTY AUDITOR DEPUTY

WASHINGTON AVENUE



LINCOLN STREET 50' R/W



DESCRIPTION

BEING A REPLAT OF THE EAST PART OF INLOT 1537 AND THE WEST PART OF INLOT 1536 IN THE CITY OF PIQUA, OHIO AS DEEDED TO SANDRA K. REED IN DEED BOOK 621 PAGE 877 OF THE MIAMI COUNTY RECORDERS DEED RECORDS.

APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY OF PIQUA THIS 23rd DAY OF September, 2004

John R. Z...
CITY OF PIQUA ~ DIRECTOR OF PUBLIC WORKS

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.

Sandra K. Reed NKA Sandra K. Kiser
OWNER (UNMARRIED)

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 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 Piqua, OHIO THIS 13th DAY OF September, 2004

Kristina M. Abbott Oct. 2, 2007
NOTARY PUBLIC MY COMMISSION EXPIRES



SURVEY REFERENCES

RECORD PLAT BOOK 2 PAGE 29
" " " 2 " 41

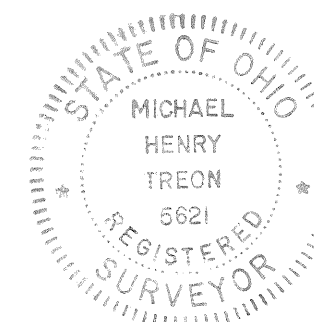
LEGEND

- o 5/8" CAPPED IRON PIN SET
- o CAPPED SPIKE SET IN TREE ROOT

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

Michael H. Treon
MICHAEL H. TREON

REGISTERED SURVEYOR NO. 5621
TROY, OHIO SEPT, 2004



SEVER REPLAT - PIQUA, OHIO

DESCRIPTION
BEING A REPLAT OF A PART OF OUTLOT 11, IN THE CITY OF PIQUA, OHIO, CONTAINING A TOTAL OF 0.158 ACRES AS ACQUIRED BY SEVER REALTY, LLC, BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 552, PAGE 796.
739 469

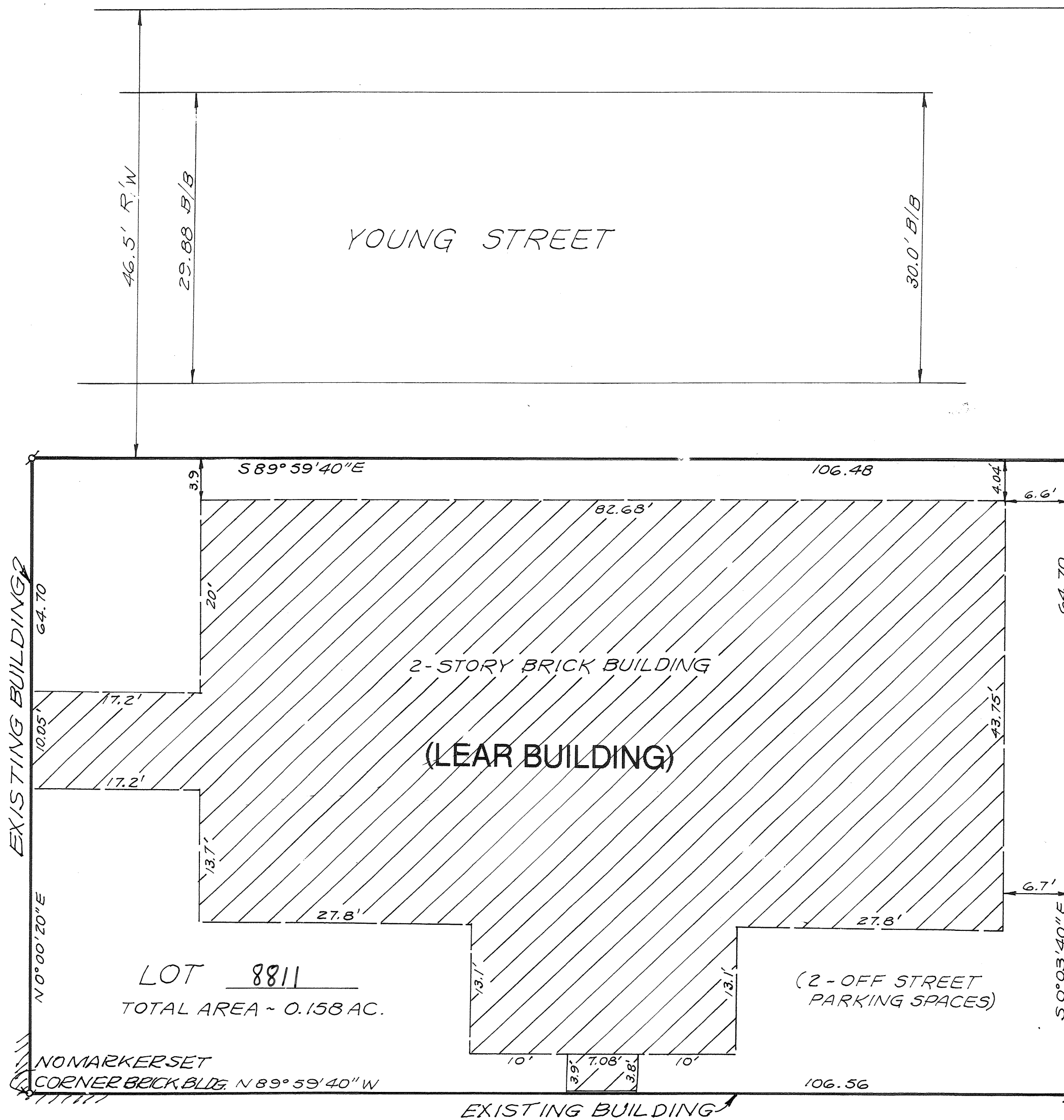
PLAT BOOK 20 PAGE 130
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 23 DAY OF

September, 2004, AT 10:46:34 AM.

FILE NO. 0409718 FEE: 43.20

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

BY: Kristi Kendall
DEPUTY RECORDER



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 12TH DAY OF AUGUST, 2004.

Richard W. Klockner
NOTARY PUBLIC

Richard W. Klockner
Notary Public
My Commission Expires Oct. 20, 2006

THIS REPLAT REVIEWED AND APPROVED THIS 31st DAY OF August, 2004.

THOMAS R. ZECHMAN, PUBLIC WORKS DIRECTOR

TRANSFERRED THIS 23 DAY OF Sept., 2004.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

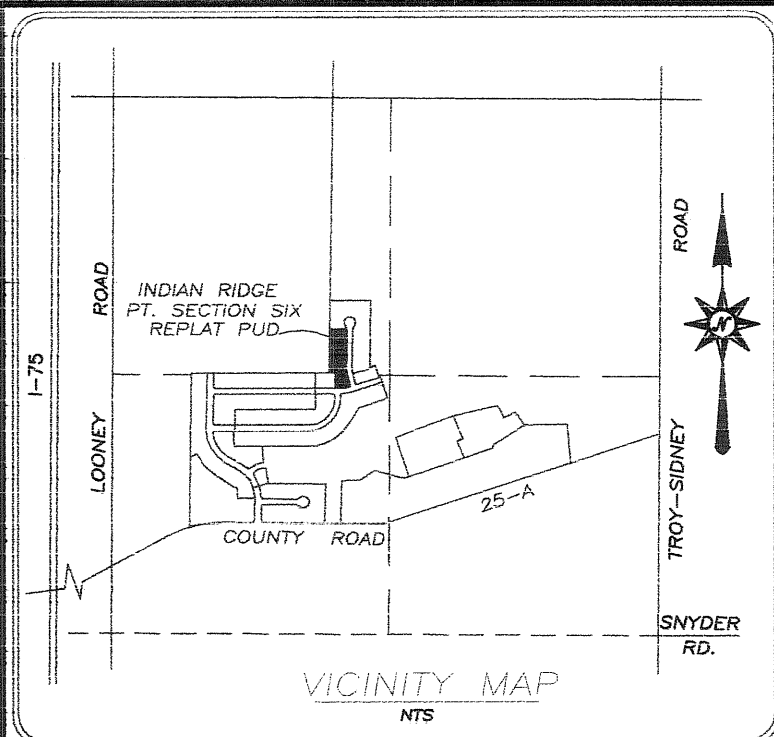
BY: Linda L. Irwin
DEPUTY AUDITOR

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

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



SEVER REALTY PIQUA, OHIO		
SEVER REALTY PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (937) 339-5331		
DATE 12 AUG 2004	DRAWN BY: SP TRACED BY: CHECKED BY: RLB SCALE: 1" = 10'	SHEET NO. 10F1



RESIDENTIAL PLANNED UNIT DEVELOPMENT REPLAT OF INLOTS 8510-8515 AND 8708-8709 PART INDIAN RIDGE SECTION 6

CITY OF PIQUA, MIAMI COUNTY, OHIO

DESCRIPTION

BEING A REPLAT OF INLOTS 8510-8515, 8708 & 8709 RECORDED IN VOLUME 19, PAGE 83 & VOLUME 19, PAGE 124, MIAMI COUNTY RECORDS OF PLATS, WITH INLOTS 8511, 8513-8515, 8708 & 8709 AS ACQUIRED BY TEETERS & BRUMBAUGH LLC. IN VOLUME 742, PAGE 480, AND WITH INLOT 8510 AS ACQUIRED BY WALTER L. & PHYLLIS J. FELVER, TRUSTEE IN DEED BOOK 744 PAGE 96, WITH INLOT 8512 AS ACQUIRED BY NOLL-FISHER, INC. IN DEED BOOK 753 PAGE 391 MIAMI COUNTY DEED RECORDS,

PROTECTIVE COVENANTS SHALL BE THE SAME AS RECORDED FOR INDIAN RIDGE - SECTION 6 (PLAT BOOK 19, PAGE 83.)

VOLUME 20 PAGE 131

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 27th DAY
OF Sept., 2004, AT 1:02 AM.
FILE # 240959 FEE \$ 43.20

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

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 27th DAY OF Sept., 2004.

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

CONSENT TO REPLAT

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

TEETERS & BRUMBAUGH LLC

Dorwin Teeters
OWNER

WALTER L. & PHYLLIS J. FELVER, TRUSTEES

Walter L. Felver
Phyllis J. Felver
OWNER

UNIZAN BANK, WEST MILTON, OHIO

David Penfield
DAVE PENFIELD

NOLL-FISHER, INC.

Cecelia D. Stoler
OWNER
CECELIA D. STOLER
Notary Public, State of Ohio
My Commission Expires March 1, 2006

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 Walter L. Felver WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT West Milton OHIO, THIS 27th DAY OF Sept., 2004.

Joan M. Thayer
Notary Public
In and for the State of Ohio
My Commission Expires
October 17, 2007
NOTARY PUBLIC

NOTE:

20% COMMON OPEN SPACE REQUIREMENT IS SATISFIED FOR P.U.D.'S IN SECTION 5 & 6 BY THE DETENTION POND LOCATED WEST OF INLOTS 8533-8544.

NOTE:

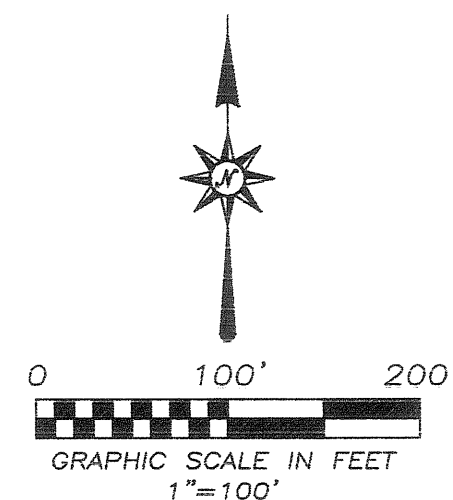
THERE IS A SIX (6') FOOT UTILITY EASEMENT ALONG EACH SIDE OF EACH INTERIOR LOT LINE AND ALONG THE REAR LOT LINE OF EACH LOT AND A TEN (10') FOOT EASEMENT ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, EXCEPT WHERE SHOWN OTHERWISE.

LEGEND

- IRON PIN FOUND
- IRON PIN SET

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND IN ACCORDANCE WITH THE DATA SHOWN HEREIN.



APPROVAL BY THE PIQUA CITY COMMISSION

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, THIS PLAT WAS APPROVED THIS 8th DAY OF September, 2004.
BY RESOLUTION NO. R-98-04

Robert L. DeBrosse Rebecca J. Cool
MAYOR CLERK

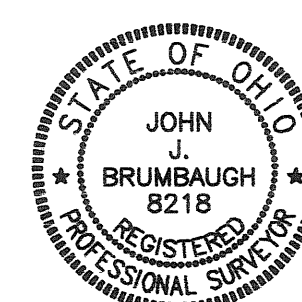
APPROVAL BY THE PIQUA PLANNING COMMISSION

THIS PLAT REVIEWED AND APPROVED THIS 3rd DAY OF August, 2004.

John J. Brumbaugh Amey D. Harenar
CHAIRMAN SECRETARY

John J. Brumbaugh 9/1/04
JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218 DATE

REPLAT OF LOTS FOR NOLL-FISHER, INC.
SEPTEMBER 1, 2004



BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
362 NORTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000 ~ OFFICE
(937) 698-3928 ~ FAX

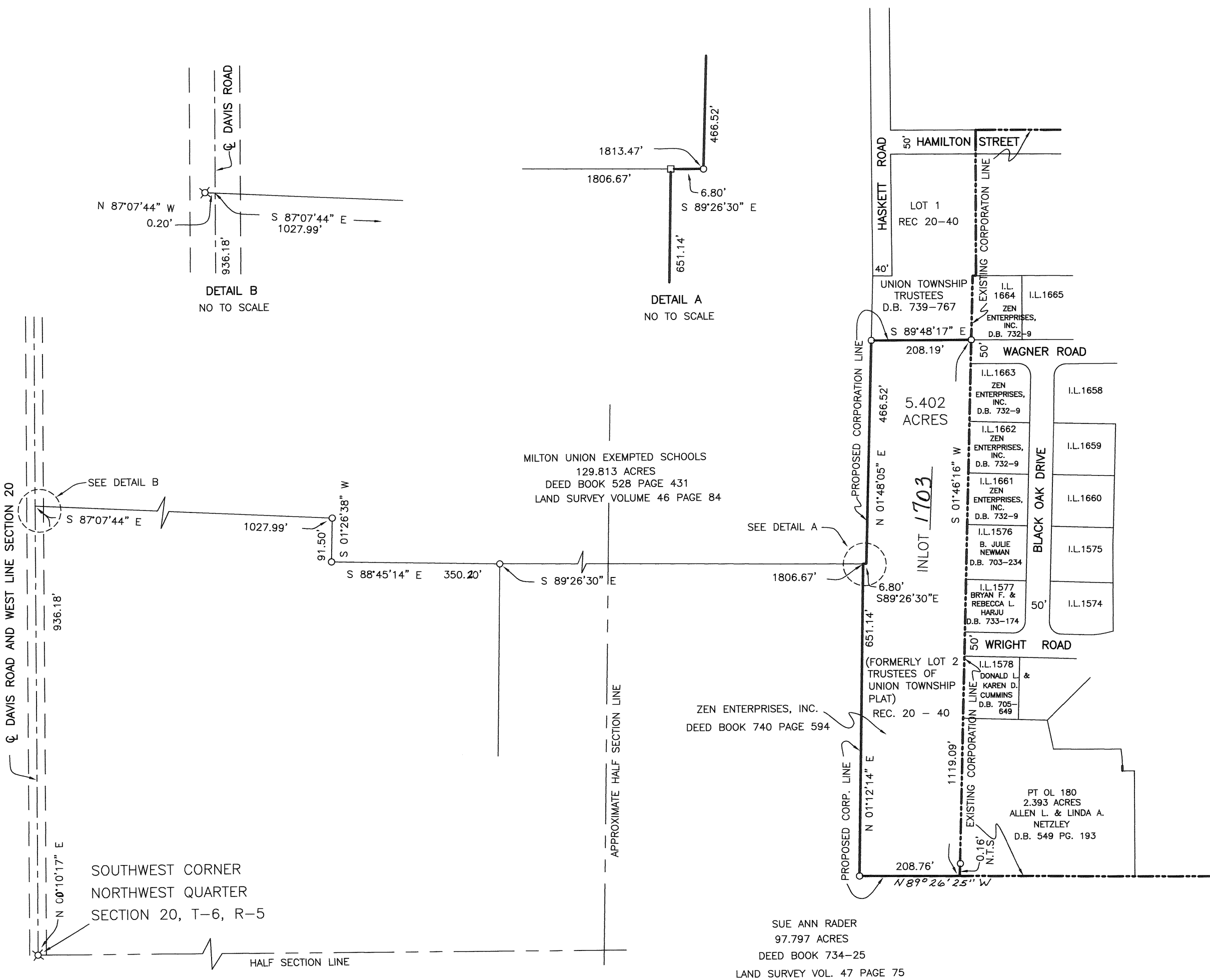
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	275.00'	62.69'	62.56'	S 88°28'00" W	13°03'43"	31.48'
C2	15.00'	24.85'	22.11'	S 34°28'04" W	94°56'08"	16.35'
C3	325.00'	2.07'	2.07'	S 12°49'02" E	00°21'57"	1.04'
C4	325.00'	61.48'	61.39'	S 07°12'54" E	10°50'19"	30.83'
C5	325.00'	42.13'	42.10'	S 01°55'05" W	07°25'37"	21.09'
C6	50.00'	13.55'	13.50'	S 02°07'45" E	15°31'18"	6.81'

ANNEXATION TO THE VILLAGE OF WEST MILTON, OHIO

5.402 ACRES FROM THE NORTHEAST QUARTER
OF SECTION 20, TOWN 6, RANGE 5
UNION TOWNSHIP, MIAMI COUNTY, OHIO

ANNEXATION PROCEEDINGS RECORDED
IN DEED BOOK 753 PAGE 547

PLAT BOOK 20 PAGE 137
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 29 DAY OF
September, 2004, AT 10:10 A.M.
FILE NO.: 0910154 FEE: \$191.20
John W. O'Brien
MIAMI COUNTY RECORDER
BY Lisa P. Daniel DEPUTY



MIAMI COUNTY ENGINEER
THIS PLAT REVIEWED AND APPROVED
BY THE MIAMI COUNTY ENGINEER
THIS 30th DAY OF April, 2004.

Douglas L. Christian
DOUGLAS L. CHRISTIAN
MIAMI COUNTY ENGINEER

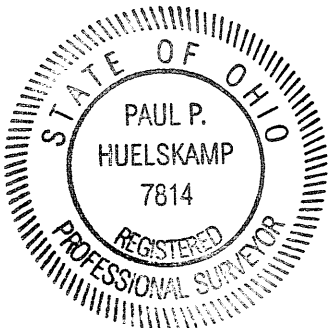
MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA WAS APPROVED
BY THE MIAMI COUNTY COMMISSIONERS THIS 29th DAY
OF April, 2004.

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

VILLAGE OF WEST MILTON, OHIO
THIS ANNEXATION ACCEPTED AND APPROVED
BY THE COUNCIL OF THE VILLAGE OF WEST MILTON,
OHIO THIS 10 DAY OF August, 2004.
BY ORDINANCE NO. CM-04-31

Donald R. Hamann Jr.
MAYOR
Linda K. Cantrell
CLERK

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED THIS 28
DAY OF Sept., 2004.
Chris A. Peebles
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY: Linda L. Lerman
DEPUTY AUDITOR



I HEREBY CERTIFY THAT THIS PLAT WAS CORRECTLY PREPARED
FROM EXISTING SURVEYS, RECORD PLATS, AND DEEDS OF RECORD.
NO FIELD SURVEY WAS PERFORMED IN THE PREPARATION OF THIS
ANNEXATION PLAT.
Paul P. Huelskamp
PAUL P. HUELSKAMP, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 7814

RECORD PLAN
OF
"ASH KNOLL ESTATES SECTION TWO"

LOCATED
PART OUTLOT 54 VILLAGE OF PLEASANT HILL,
MIAMI COUNTY, OHIO
SECTION 17, TOWN 7 N, RANGE 5 E
CONTAINING 3.745 ACRES

ACREAGE TABLE

TOTAL ACRES IN LOTS	=	3.019
TOTAL ACRES IN PROPOSED R/W	=	0.726

REFERENCE DOCUMENTS

1) ALL DEEDS SHOWN ON FACE OF PLAT

DESCRIPTION:

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 3.745 ACRES AND BEING ALL OF REMAINING OUTLOT 54, AS ORIGINALLY PLATTED IN BOOK 1, PAGE 438. SAID REMAINING LOT 54 BEING CONVEYED TO THE BLAIR GROUP LAND COMPANY, LLC, AS RECORDED IN DEED BOOK 748, PAGE 76 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO, AND DELINEATED ON THE RECORD PLAN OF ASH KNOLL SECTION ONE, AS RECORDED IN PLAT BOOK 20, PAGE 80 OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO.

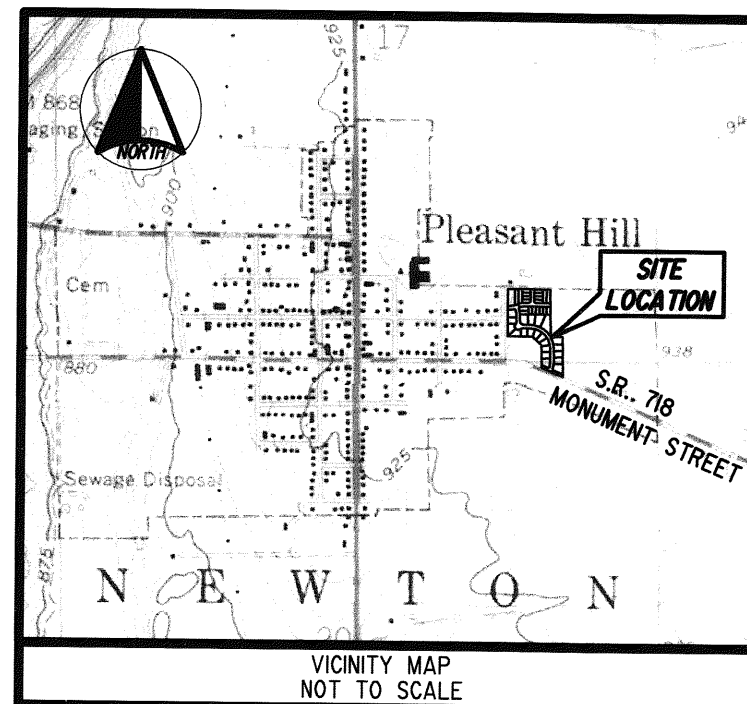
BASIS OF BEARINGS:

BASIS OF BEARINGS ESTABLISHED AS S 00°41'20" E ALONG THE EAST LINE OF SECTION 17 AS DELINEATED ON ASH KNOLL SECTION ONE AS RECORDED IN P.B. 20, PG. 80.

SURVEYORS CERTIFICATION:

I, DAVID M. REYNOLDS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND PLAT COMPLETED UNDER MY DIRECTION DATED MAY, 2004 AND THAT ALL MONUMENTS INDICATED HEREON WILL BE SET AS SHOWN.

DAVID M. REYNOLDS, P.S. 8126
STATE OF OHIO



OWNER: THE BLAIR GROUP LAND CO., L.L.C.
1265 E. SHOOP RD.
TIPP CITY, OH 45371
PHONE: (937) 875-0311
CONTACT: JAYDEE BLAIR

DEVELOPER: THE BLAIR GROUP LAND CO., L.L.C.
1265 E. SHOOP RD.
TIPP CITY, OH 45371
PHONE: (937) 875-0311
CONTACT: JAYDEE BLAIR

ENGINEER & SURVEYOR: HLS SURVEYORS & ENGINEERS
3939 VANCO LANE
VANDALIA, OHIO 45377
(937) 669-2400
CONTACT: ALLEN MOE, P.E.

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, 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 RESERVED 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.

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 THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

OWNER:

THE BLAIR GROUP LAND CO., LLC
AN OHIO LIMITED LIABILITY COMPANY.

Jaydee Blair, member
JAYDEE BLAIR, MANAGER & MEMBER

Diahann Blair, member
DIAHANN BLAIR, MEMBER

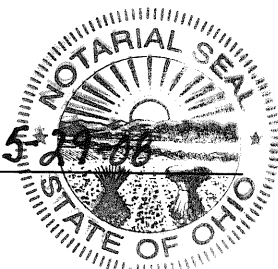
STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JAYDEE BLAIR AND DIAHANN BLAIR WHO EXECUTED THE FORGOING PLAT AND WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT
Tipp City, OHIO, THIS 1st DAY OF October, 2004.

Linda S. Rodriguez, NOTARY PUBLIC

MY COMMISSION EXPIRES 5-27-08



LINDA S. RODRIGUES
Notary Public
in and for the State of Ohio
My Commission Expires
May 29, 2008

MIAMI COUNTY AUDITOR

TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS 5 DAY OF Oct., 2004.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Lineman
DEPUTY AUDITOR

COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD THIS 7th DAY OF Sept., 2004, THIS PLAT APPROVED BY ORDINANCE NO. 991.

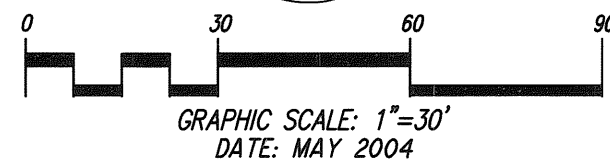
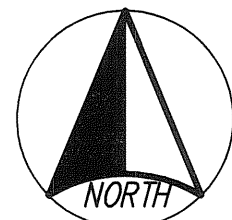
Larry Johnston
MAYOR

Tommy Fessler
FISCAL OFFICER

HLS

SURVEYORS & ENGINEERS

SHEET 1 OF 3 3939 VANCO LANE, VANDALIA, OHIO 45377 (937) 669-2400



- LEGEND:**
- 5/8" REBAR FOUND, UNLESS NOTED OTHERWISE
 - 5/8" REBAR W/ PLASTIC CAP STAMPED "D. REYNOLDS PS 8126" SET AS NOTED
 - IRON PIPE FOUND-AS NOTED
 - ⊗ R/R SPIKE SET
- U.E. INDICATES A UTILITY EASEMENT
B.S.L. BUILDING SETBACK LINE
(F.M.) FIELD MEASURED

RECORD PLAN OF "ASH KNOLL ESTATES SECTION TWO"

51.24 Ac.
SHIRLEY A. SHOUP, TRUSTEE
UNDER THE SHIRLEY A. SHOUP
REVOCABLE TRUST DATED THE
6TH DAY OF DECEMBER, 1999
1/2 INTEREST
D.B. 703, PG. 48

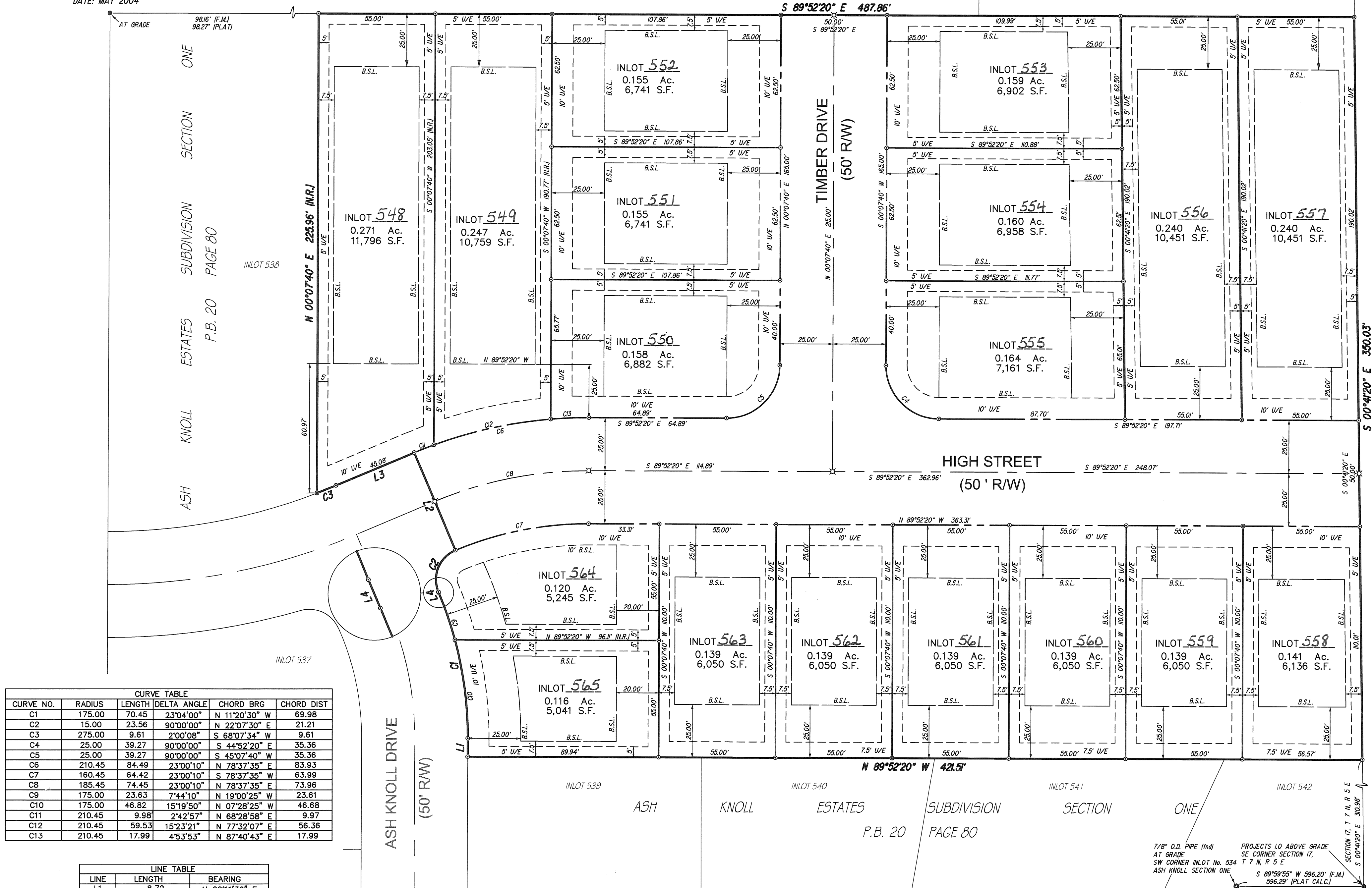
AND

51.24 Ac.
PHILIP GENE SHOUP, TRUSTEE
UNDER THE PHILIP GENE SHOUP
REVOCABLE TRUST DATED THE
6TH DAY OF DECEMBER, 1999
1/2 INTEREST
D.B. 703, PG. 52

PLAT BOOK 20, PAGE 133A MIAMI COUNTY
RECORDER'S RECORD OF PLATS.

5.6 Ac.
PART 54.76 Ac.
HERBERT W. KOSIER AND
REVA C. KOSIER, TRUSTEES
D.B. 720, PG. 202

40.3 Ac.
PART 54.76 Ac.
HERBERT W. KOSIER AND
REVA C. KOSIER, TRUSTEES
D.B. 720, PG. 202



CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BRG	CHORD DIST
C1	175.00	70.45	23°04'00"	N 11°20'30" W	69.98
C2	15.00	23.56	90°00'00"	N 22°07'30" W	21.21
C3	275.00	9.61	2°00'08"	S 68°07'34" W	9.61
C4	25.00	39.27	90°00'00"	S 44°52'20" E	35.36
C5	25.00	39.27	90°00'00"	S 45°07'40" W	35.36
C6	210.45	84.49	23°00'10"	N 78°37'35" E	83.93
C7	160.45	64.42	23°00'10"	N 78°37'35" E	63.99
C8	185.45	74.45	23°00'10"	N 78°37'35" E	73.96
C9	175.00	23.63	7°44'10"	N 19°00'25" W	23.61
C10	175.00	46.82	15°19'50"	N 07°28'25" W	46.68
C11	210.45	9.98	2°42'57"	N 68°28'58" E	9.97
C12	210.45	59.53	15°23'21"	N 77°32'07" E	56.36
C13	210.45	17.99	4°53'53"	N 87°40'43" E	17.99

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.72	N 00°11'30" E
L2	50.00	N 22°52'30" W
L3	40.00	S 67°07'30" W
L4	0.29	N 22°52'30" W

7/8" O.D. PIPE (IND)
AT GRADE
SW CORNER INLOT No. 534
ASH KNOLL SECTION ONE

PROJECTS 10 ABOVE GRADE
SE CORNER SECTION 17,
T 7 N, R 5 E

S 89°59'55" W 596.20' (F.M.)
596.29' (PLAT CALC.)

SECTION 17, T 7 N, R 5 E
S 00°42'20" E 310.96'

SECTION 16, T 7 N, R 5 E

RECORD PLAN
OF
"ASH KNOLL ESTATES SECTION TWO"

PLAT BOOK 20, PAGE 1331 MIAMI COUNTY
RECORDER'S RECORD OF PLATS.

COVENANTS, CONDITIONS AND RESTRICTIONS
Ash Knoll, Section 2

USE RESTRICTIONS

The subdivision shall be occupied and used only as follows:

Section 1. Location. That the Ash Knoll, Section 2 Residential Development, henceforth "Project", is located within the corporate limits of the Village of Pleasant Hill, Miami County, Ohio.

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. Zoning/Setback. The proposed development is zoned R-1 residential district which has the following minimum setback and square footage requirements:

TYPE	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	NO. LOTS	MIN. SF.
LOTS WITH ASH KNOLL DRIVE FRONTAGE	25	20	7.5	40	2	5,000
REMAINING LOTS	25	25	7.5	40	16	6,000

NOTE: All lot lines between lots shall have a minimum 5' Utility Easement on each side of lot.

Section 6. Utilities. All utilities shall be installed underground. There will be a 10-foot utility easement along the front line of all lots. The area between the street curb and sidewalks shall also be dedicated for utility easement purposes and open green space.

Section 7. Garage - Period of Construction. All houses shall have an attached 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. No fences are to be permitted on any lot; existing field fence along the rear of any lot will be permitted to remain.

Section 12. 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 Village of Pleasant Hill. If the owner refuses or fails to install the sidewalks promptly upon demand by the developer or by the Village of Pleasant Hill, 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 13. 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 14. Temporary Structure. No structure of a temporary character shall be permitted on any premises, except during the active period of construction.

Section 15. 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 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 16. 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 dog which constitutes a threat, danger or nuisance to any owner or other individual may be kept on any lot at any time. Exterior compounds, cages, fence runs or kennels for the keeping of household pets, including hunting dogs, are prohibited.

Section 17. 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 18. 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 19. 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. No satellite dish of any type shall be erected, placed or maintained on the front portion of any structure.

Section 20. Basketball. Separate poles for basketball hoops will be permitted. No basketball hoops may be attached to any residence structure.

Section 21. Exterior Walls. All home exteriors must be at least 50% brick, stone, stucco or other cementitious material.

Section 22. Mailbox. The Association's architectural committee 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 23. 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 24. 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 vehicles and shall be completed within six (6) months from commencement of construction.

Section 25. Lawn Watering. Lawn watering and irrigation shall not be permitted in public right-of-way areas without the approval of the Village of Pleasant Hill.

Section 26. Trees. No trees shall be planted between the street curb and sidewalks which areas shall be dedicated for utility easement purposes.

Section 27. Injunctions. These covenants may be enforceable by the Village of Pleasant Hill as conditions of zoning approval in accordance with Section 5.

Section 28. Additional Restrictions and Easements. 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 Zoning Authority of the Village of Pleasant Hill or by express provisions in said conveyances.

Section 29. 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 30. 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 31. Village of Pleasant Hill Right of Way. The Village of Pleasant Hill shall have the right to enter upon any lot or lots in this subdivision for maintenance purpose in the stream easement areas or for maintenance purposes. Any cost incurred by the Village of Pleasant Hill for such maintenance may be assessed to the abutting property owner.

Section 32. Storm Water Drainage Easements. These 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 Village of Pleasant Hill.

Section 33. Wells. No wells shall be drilled within the boundaries of this development.

Section 34. 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 35. 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 36. 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:

- 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;
- 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;
- 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
- 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 37. 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 Village specifications.

CARRIAGE WEST SUBDIVISION

9271
INLOT

TROY
CITY

MIAMI, OHIO
COUNTY

TRANSFERRED THIS 8 DAY OF Oct., 2004

Chris A. Peoples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Linneman
DEPUTY AUDITOR

PLAT BOOK 20, PAGE 134
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 12 DAY
OF October, 2004, AT 10:27 A.M.

FILE No. 0410841 FEE: \$86.40

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

AREA SUMMARY

19 BUILDING LOTS 8.090 AC.
DEDICATED STREET R/W 2.060 AC.
TOTAL 10.150 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 40.00'.

4.) NO DRIVES SHALL BE PERMITTED ONTO WASHINGTON RD.

BASIS OF BEARINGS ASSUMED

SCALE 1" = 60'

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- P.K. NAIL SET
- UTILITY EASEMENT LINE (SEE NOTE BELOW)
- (NR) NONRADIAL LINE
- XX CURVE NUMBER

CURVE TABLE

CURVE NUMBER	RADIUS	△	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	607.00'	08°-40'-40"	91.93'	91.85'	S 84°-35'-33" E
2	600.00'	08°-40'-40"	90.87'	90.78'	S 84°-35'-33" E
3	500.00'	08°-35'-54"	75.03'	74.96'	S 05°-26'-50" W
4	142.50'	34°-27'-21"	85.70'	84.41'	S 18°-22'-34" W
5	25.00'	89°-56'-24"	39.24'	35.34'	N 46°-05'-55" E
6	577.00'	08°-40'-40"	87.39'	87.31'	S 84°-35'-33" E
7	20.00'	90°-00'-00"	31.42'	28.28'	S 35°-15'-13" E
8	525.00'	03°-13'-28"	29.55'	29.54'	S 08°-08'-03" W
9	525.00'	05°-22'-26"	49.24'	49.22'	S 03°-50'-06" W
10	40.00'	53°-58'-54"	37.69'	36.31'	S 28°-08'-20" W
11	40.00'	09°-37'-50"	6.72'	6.72'	S 59°-56'-42" W
12	50.00'	82°-06'-28"	71.65'	65.68'	S 23°-42'-23" W
13	50.00'	50°-55'-46"	44.44'	43.00'	S 42°-48'-45" E
14	50.00'	50°-55'-46"	44.44'	43.00'	N 86°-15'-29" E
15	50.00'	50°-55'-46"	44.44'	43.00'	N 35°-19'-42" E
16	50.00'	08°-42'-56"	7.61'	7.60'	N 05°-30'-21" E
17	475.00'	08°-35'-54"	71.28'	71.22'	N 05°-26'-50" E
18	20.00'	90°-00'-00"	31.42'	28.28'	N 54°-44'-47" E
19	630.00'	03°-11'-53"	35.17'	35.16'	S 81°-51'-10" E
20	630.00'	05°-28'-47"	60.25'	60.23'	S 86°-11'-30" E
21	570.00'	05°-08'-28"	51.15'	51.13'	N 86°-21'-39" W
22	570.00'	03°-32'-12"	35.18'	35.18'	N 82°-01'-19" W
23	637.00'	00°-11'-42"	2.17'	2.17'	N 80°-21'-04" W
24	637.00'	08°-28'-58"	94.31'	94.22'	N 84°-41'-24" W
25	25.00'	90°-03'-36"	39.30'	35.37'	N 43°-54'-05" W

PLAT REFERENCES

REC. P.B. 17, PG. 4
REC. P.B. 17, PG. 109
REC. P.B. 18, PG. 88
REC. P.B. 19, PG. 128

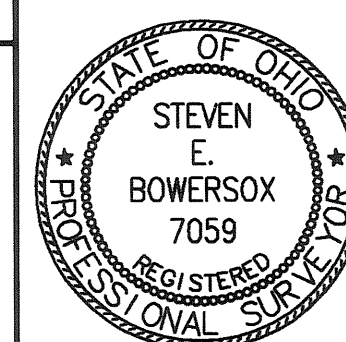
SHEET 1 OF 2

BEING A SUBDIVISION OF INLOT 9271 OWNED BY HAMPTON WOODS, INC. RECORDED IN DEED BOOK 251, PAGE 112 CONTAINING A TOTAL OF 10.150 ACRES.

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

STEVEN E. BOWERSOX, P.S. #7059

DATE



CHOICE ONE ENGINEERING
the choice that exceeds ...

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

date: 06-30-2004 drawn by: seb job number: MIATRO0404FIN

CARRIAGE WEST SUBDIVISION

PLAT BOOK 20, PAGE 134 -A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

DEDICATION

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

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

OWNER:
HAMPTON WOODS INC.

Jessica A. Minesinger
JESSICA A. MINESINGER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, 9th
BE IT REMEMBERED THAT ON THIS 9th DAY OF Sept., 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HAMPTON WOODS 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: 3-27-05
DEBRA A. NEWMAN
Notary Public - Ohio
Miami County
My Comm. Expires 3-27-05

MORTGAGEE:
NEW CARLISLE FEDERAL SAVINGS BANK

Annette Ryan
ANNETTE RYAN
VICE PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, 9th
BE IT REMEMBERED THAT ON THIS 9th DAY OF Sept., 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ANNETTE RYAN, ITS VICE PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Debra A. Newman
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 3-27-05
DEBRA A. NEWMAN
Notary Public - Ohio
Miami County
My Comm. Expires 3-27-05

DATE: Sept. 10, 2004
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: 3-27-05
DEBRA A. NEWMAN
Notary Public - Ohio
Miami County
My Comm. Expires 3-27-05

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14th DAY OF JULY, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

Jack W. Water CHAIRMAN Paul E. Knight SECRETARY

CITY OF TROY COUNCIL

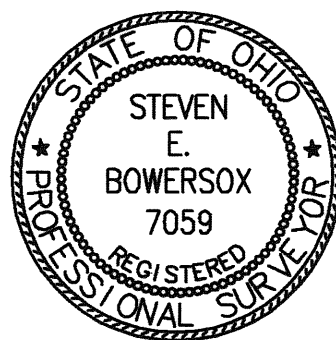
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 2nd DAY OF AUGUST, 2004, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0- 33 -2004, EFFECTIVE Sept 2, 2004

M. L. Beanic MAYOR William S. ... PRESIDENT OF COUNCIL Paul E. Knight CLERK OF COUNCIL

COVENANTS AND RESTRICTIONS

THE COVENANTS AND RESTRICTIONS OF CARRIAGE WEST SUBDIVISION ARE RECORDED IN DEED BOOK 234, PAGE 221 OF THE MIAMI COUNTY RECORDER'S RECORDS.

SHEET 2 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: 06-30-2004 drawn by: seb job number: MIATR00404COV

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

DATE 6-30-2004

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:

Michele D. Kempfues
WITNESS AS TO 1 & 2 Michele D. Kempfues OBERER RESIDENTIAL CONSTRUCTION LTD
Sharon S. Gross
WITNESS AS TO 1 & 2 Sharon S. Gross GEORGE R. OBERER JR., PRESIDENT: (1)
Mike Oberer
MIKE OBERER, SECRETARY (2)

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 27th DAY OF May, 2004,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME OBERER RESIDENTIAL CONST. LTD., BY GEORGE R. OBERER JR., ITS PRESIDENT, 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.

MICHELE D. KEMPHUES, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 4, 2006



Michele D. Kempfues
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES: August 4, 2006

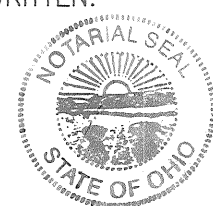
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Patty Ehlers
WITNESS AS TO 3 Patty Ehlers HUNTINGTON NATIONAL BANK
Glenda R. Parrott
WITNESS AS TO 3 Glenda Parrott MARTHA A. RIEDMATTER, VICE PRESIDENT (3)

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 19th DAY OF May, 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.



GLEND A. PARROTT
Notary Public, State of Ohio
My Commission Expires 08-01-05

Glenda 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 LEINHOLDERS 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.

MICHELE D. KEMPHUES, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 4, 2006



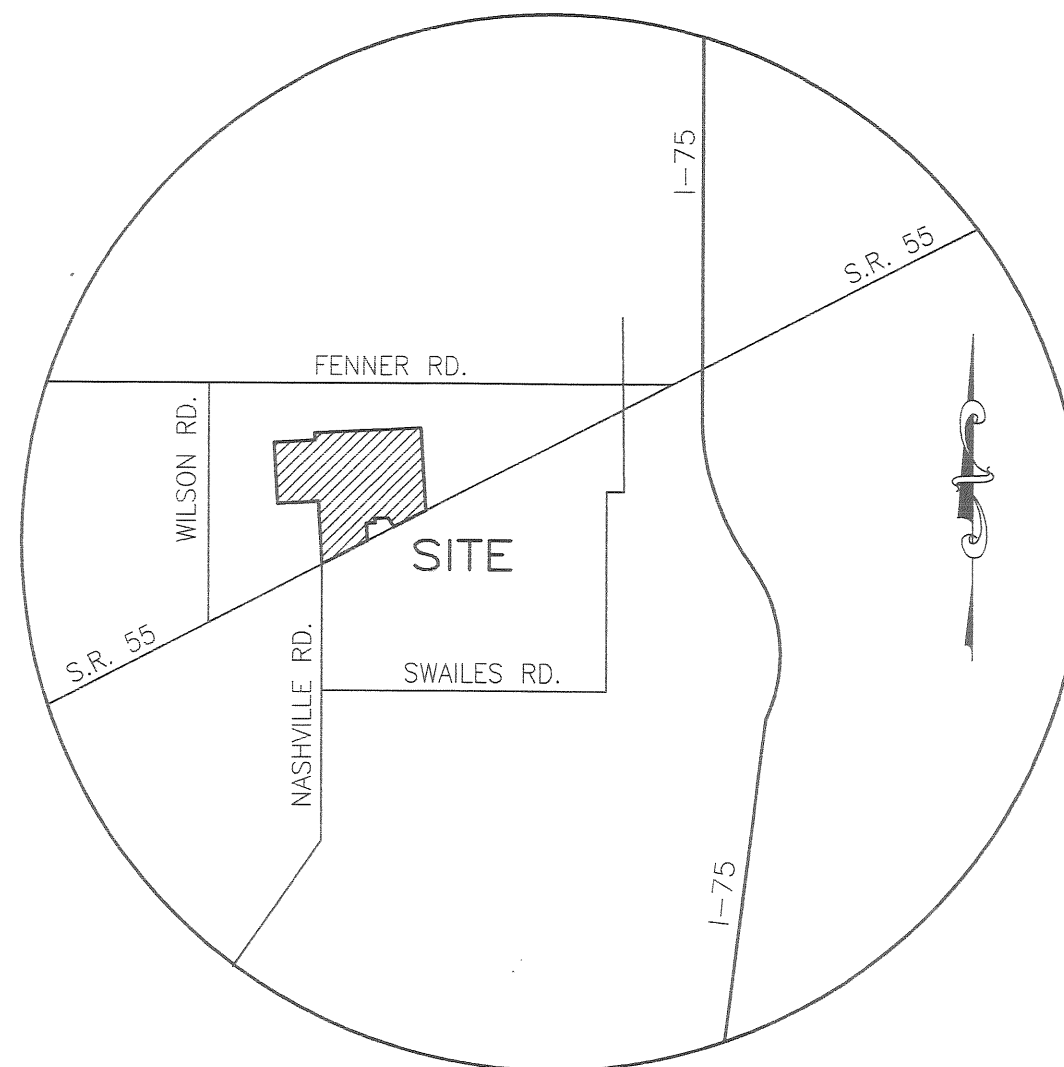
Michele D. Kempfues
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES: August 4, 2006

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 THREE

LOCATED IN:
SECTION 31 & 36, TOWN 5, RANGE 6E.
PART INLOT 7166 & PART INLOT 7167
MIAMI COUNTY, OHIO
CONTAINING: 6.4638 ACRES
DATE: MAY, 2003



VICINITY MAP

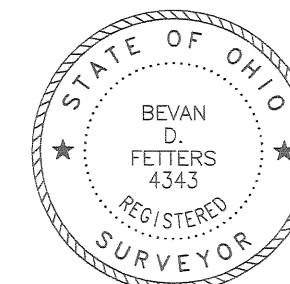
CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF 0.0370 ACRES OF INLOT 7167 AND 6.4268 ACRES OF INLOT 7166 IN THE CITY OF TROY, OHIO, TOTALING 6.4638 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.

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

NORTHMONT ENGINEERS

Bevan D. Fetter
BEVAN D. FETTERS - REG. SURVEYOR - STATE OF OHIO # 4343



PLAT BOOK 20 PAGE 135

MIAMI COUNTY RECORDER'S

PLAT RECORDS

FILE NUMBER 0410842

RECEIVED October 12, 2004

AT 10:32 AM FEE \$86.40

John W. O'Brien
MIAMI COUNTY RECORDER

Christine Jackson
DEPUTY

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD ON THE 7th DAY OF JULY, 2003, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-39-03.

Michael L. Branish
MAYOR

Lucian L. Lohr
PRESIDENT OF COUNCIL

Steve L. Long
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD ON THE 25th DAY OF JUNE, 2003, THIS PLAT WAS REVIEWED AND APPROVED.

Jack W. Walter
CHAIRMAN

Steve L. Long
SECRETARY

TRANSFERRED ON THE 8 DAY OF Oct., 2004.

Chris A. Peeples
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

Linda Linnerman
BY DEPUTY AUDITOR

PREPARED BY: NORTHMONT ENGINEERS

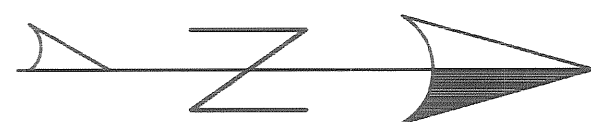
326 NORTH DIXIE DRIVE - VANDALIA, OHIO
PHONE: (937) 898-2021

DEVELOPER: OBERER RESIDENTIAL CONSTRUCTION LTD

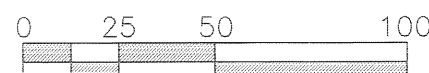
2800 E. RIVER RD - DAYTON, OHIO 45439
PH: (937) 278-0851 FX: (937) 278-6334

RECORD PLAN EDGEWATER SECTION THREE

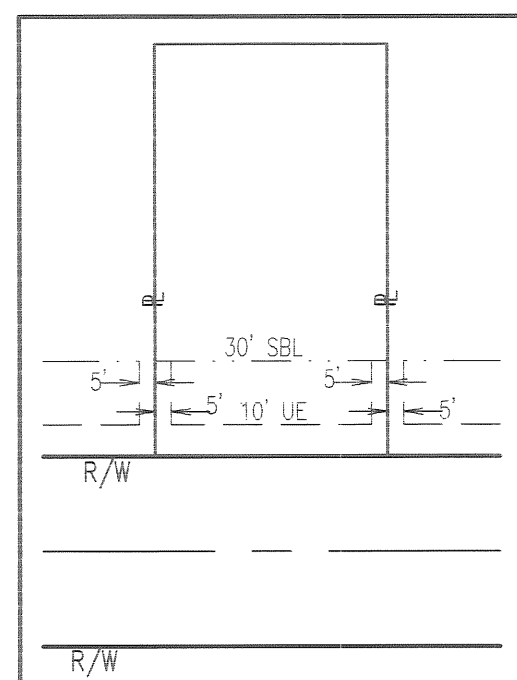
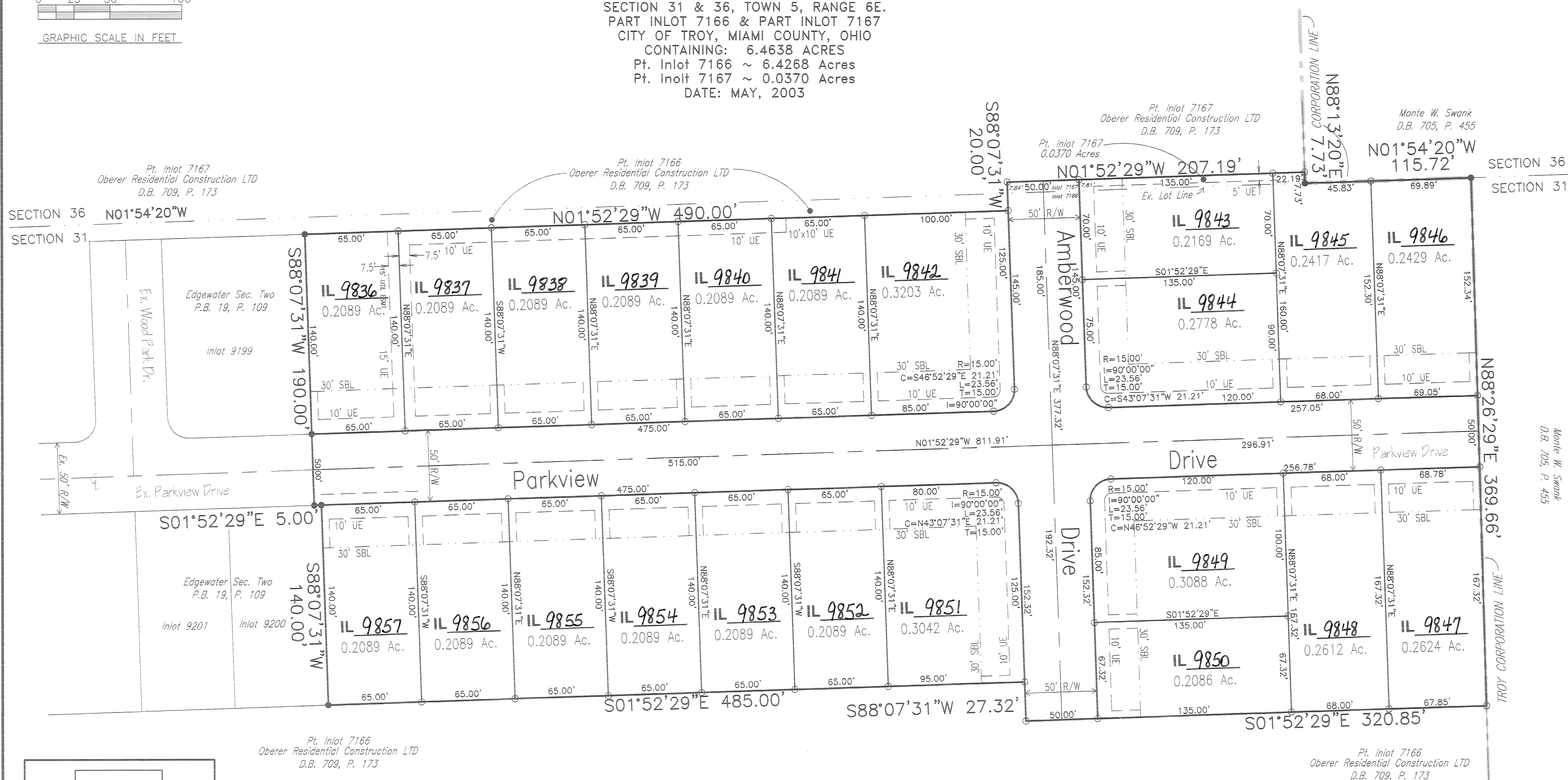
LOCATED IN:
SECTION 31 & 36, TOWN 5, RANGE 6E.
PART INLOT 7166 & PART INLOT 7167
CITY OF TROY, MIAMI COUNTY, OHIO
CONTAINING: 6.4638 ACRES
Pt. Inlot 7166 ~ 6.4268 Acres
Pt. Inlot 7167 ~ 0.0370 Acres
DATE: MAY, 2003



SCALE: 1" = 50'



GRAPHIC SCALE IN FEET



TYPICAL BUILDING LOT
EASEMENT DETAIL

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

22 BUILDING LOTS	5.1516 Ac.
RIGHT OF WAY	1.3122 Ac.
TOTAL	6.4638 Ac.

PREPARED BY NORTHMONT ENGINEERS

326 NORTH DIXIE DRIVE - VANDALIA, OHIO
PHONE: (937) 898-2021

DEVELOPER OBERER RESIDENTIAL CONSTRUCTION LTD

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

REPLAT OF PART OUTLOT 55
-FOR-
THE ESTATE OF MARLENE E. CHAPMAN
CONTAINING 0.734 Acs.

PART of 55 TIPP CITY MIAMI
OUTLOT CITY COUNTY

PLAT BOOK 20 PAGE 136
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD
THIS 12 DAY OF October, 2004
AT 3:33 PM

FILE No. 0410891 FEE: \$43.20
John W. O'Brien
JOHN W. O'BRIEN
MIAMI COUNTY RECORDER
Christina Jackson
BY DEPUTY

DESCRIPTION

THE WITHIN REPLAT IS PART OF OUTLOT 55, CITY OF TIPP CITY, MIAMI COUNTY, OHIO, AND IS ALL OF THE LAND CONVEYED TO MARLENE E. CHAPMAN BY DEEDS RECORDED IN DEED BOOK 581, PAGE 883 AND DEED BOOK 709, PAGE 179 OF THE MIAMI COUNTY DEED RECORDS. MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS ARE SET AS SHOWN

THOMAS WINEMILLER & ASSOCIATES, INC.

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

DEDICATION:

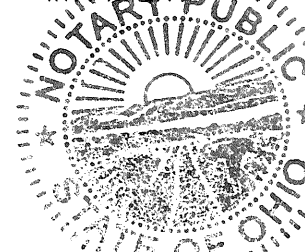
I THE UNDERSIGNED HEREBY CONSENT TO THIS REPLAT

Eugene E. Chapman
EUGENE E. CHAPMAN
ANCILLARY ADMINISTRATOR OF THE
ESTATE OF MARLENE E. CHAPMAN
Kimberly D. Patterson
WITNESS

LIENHOLDERS: NONE

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

BE IT REMEMBERED THAT ON THIS 1ST DAY OF October, 2004, BEFORE ME A NOTARY IN AND FOR SAID STATE, PERSONALLY CAME EUGENE E. CHAPMAN ANCILLARY ADMINISTRATOR OF THE ESTATE OF MARLENE E. CHAPMAN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN



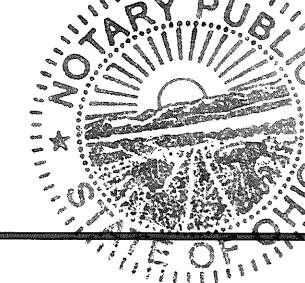
John J. Shulinski
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES June 29, 2009

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

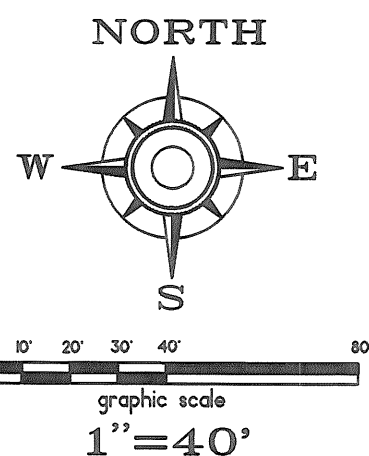
EUGENE E. CHAPMAN OWNER, ANCILLARY ADMINISTRATOR OF THE ESTATE OF MARLENE E. CHAPMAN (DECEASED), BEING DULY SWORN THIS 1ST DAY OF October, 2004, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

Eugene E. Chapman
EUGENE E. CHAPMAN, ADMINISTRATOR
1730 SUNSET DRIVE
SEBRING, FLORIDA 33872

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



John J. Shulinski
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES June 29, 2009



BEARINGS MADE TO AGREE WITH
THE EAST LINE OF THIRD
STREET (N 1°53'30"E) AS FILED
IN LOT SURVEY VOLUME 35, PLAT 198

LEGEND

- ✕ IRON PIN SET (5/8"x30")
- IRON PIN FOUND (5/8"DIA)
- IRON PIPE FOUND (3/4"DIA)
- AXLE FOUND
- ⊙ MCD MONUMENT
- ⊘ STEEL POST FOUND (2" DIA)

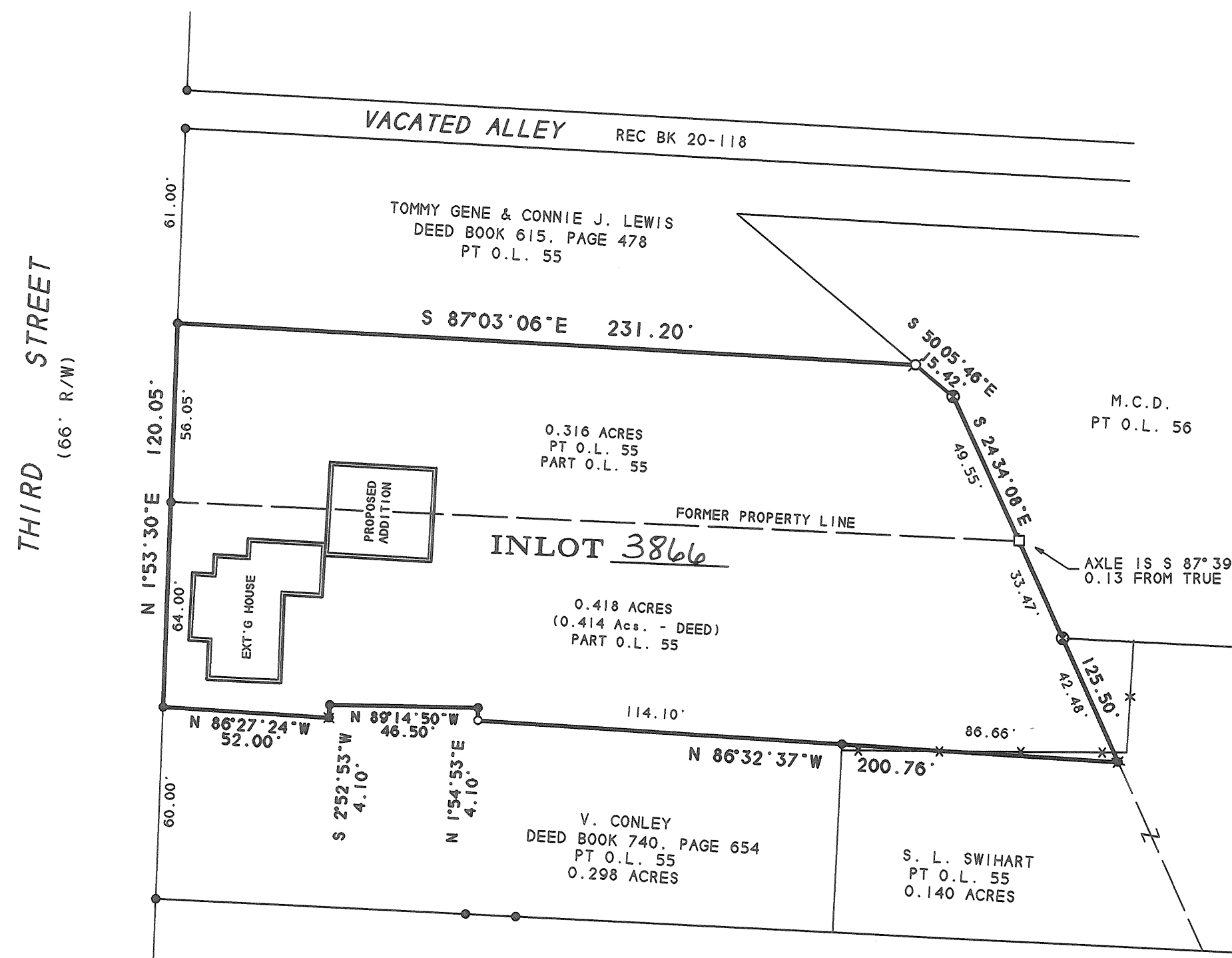
SURVEY REFERENCES

VOLUME 3, PLAT 76
VOLUME 9, PLAT 143
VOLUME 11, PLAT 39
VOLUME 13, PLAT 187
VOLUME 15, PLAT 189
VOLUME 18, PLAT 49
MIAMI COUNTY ENGINEER'S
RECORD OF LOT SURVEYS

OWNER

MARLENE E. CHAPMAN
DEED BOOK 581, PAGE 883 (0.414 Acs.)
DEED BOOK 709, PAGE 179

EUGENE E. CHAPMAN WAS APPOINTED AS THE
ANCILLARY ADMINISTRATOR OF THE ESTATE
OF MARLENE E. CHAPMAN BY LETTER OF
AUTHORITY OF FILED JULY 7, 2004 12:53 PM
WITH THE MIAMI COUNTY PROBATE COURT
CASE No. 00079587



THIS PLAT APPROVED AND TRANSFERED THIS 12 DAY OF Oct., 2004

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

Linda J. Jernigan
BY DEPUTY AUDITOR

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 14th DAY OF September, 2004

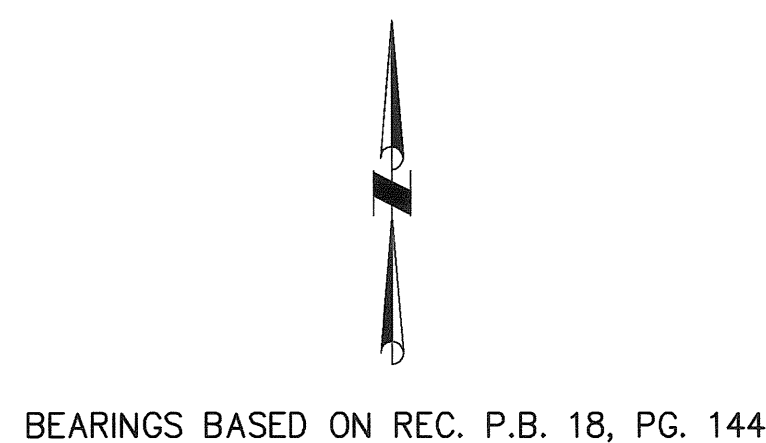
Michael A. Zaleski
CHAIRPERSON

Marilyn J. Fennell
SECRETARY

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
1-(937)-898-5862
FAX: 898-5716

<u>0.574</u>	PT. 2625		
ACREAGE	PT. 2627	TIPP CITY	MIAMI, OHIO
	INLOT	CITY	COUNTY

THIS PLAT APPROVED AND TRANSFERRED THIS 19 DAY OF Oct., 2004.
Chris A. Peebles Linda J. Jirassakuldech
 CHRIS A. PEEPLES BY DEPUTY AUDITOR
 MIAMI COUNTY AUDITOR



SCALE: 1"=100'

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '100' at the midpoint, and '200' at the right end.

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

GATEWAY CENTER
DEVELOPMENT, LTD.
400 CANAL STREET
SIDNEY, OHIO 45365
937-498-2381
D.B. 701, PG. 768

Maulyn Fennell
SECRETARY

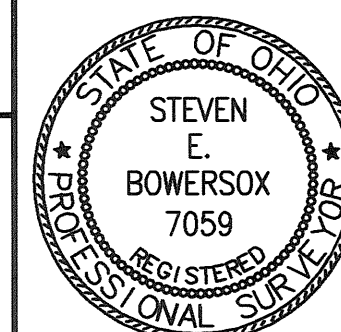
Valerie K. Blake
PRESIDENT OF COUNCIL

Christy Cox
CLERK OF COUNCIL

BEING THE DEDICATION OF RIGHT OF WAY FOR KINNA DRIVE OUT OF PARTS OF INLOTS 2825 AND 2827 FOR NORTHGATE COMMERCE CENTER AS ACQUIRED BY GATEWAY CENTER DEVELOPMENT, LTD. BY DEED BOOK 701, PAGE 768, MIAMI COUNTY RECORDER'S RECORDS.

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

1-27-2004
DATE



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

date: 07-27-2004	drawn by: seb	job number: MIATCI0419PLA
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KINNA DRIVE DEDICATION PLAT NORTHGATE COMMERCE CENTER

PROTECTIVE COVENANTS & RESTRICTIONS

PURPOSE

It is the intent of these provisions that the Northgate Commerce Center be developed and maintained as an attractive setting for business and industry, with ample landscaped open areas, attractive high quality structures, proper and desirable uses and appropriate development of all property.

1. Approval of design and location: The purchaser of any building site within this plat and their successors or assigns shall be required, before the initial construction is started, to submit for approval of the Developer a set of plans sufficiently complete to set forth the design of the project including grading, surface drainage, drainage swales, loading docks, free-standing masonry walls, signs, lighting, screening, parking lot layout, landscaping, fencing, building location, elevation, and floor plan of building. Approval of building plans will be upon acceptance of Gateway Center Development, LTD. design requirements and covenants given, in writing, by a firm or persons qualified in both architectural and engineering (hereinafter called the Architect-Engineer) appointed by Gateway Center Development LTD., provided only that said Architect-Engineer may not unreasonably withhold approval provided said plans conform with these restrictions and with the general character and quality of the development of neighboring building sites within the bounds of this plat. The Architect-Engineer shall approve or disapprove, in writing, all plans within thirty (30) days of submission. In the event that such person or committee is not in existence or fails to approve or disapprove the design or location of any such plans for development of a building site and in the event said plans comply in all ways with the restrictions herein set forth, then such approval will be deemed to be waived, provided the design and location of the lots conforms and is in harmony with existing structures within this plat. At the same time as the plans above referred to are submitted for approval, there shall be delivered to the City of Tipp City, all plans and other data as required for approval by the appropriate agencies.

2. All loading docks shall be placed so that trucks, vehicles, or machinery using such loading docks shall at no time project into any dedicated public street while in the process of loading or unloading.

3. Landscaping (such as lawns, trees, shrubs, etc.) will be required on all non-paved grounds and maintained so as not to create traffic hazards and must be approved. Minimum landscaping expenditures required are listed herein.

4. Easements shown on this plat, unless otherwise specifically designated, are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sanitary sewer, storm sewer and drainage, electric, telephone, or other utility line or services, and for the express privilege of removing any obstruction for the use of said utilities and for providing of ingress and egress over the property for such purpose.

5. All utility lines such as telephone and power services shall be installed underground. All service drops and exterior lighting feeder lines shall be installed underground. All transformers shall be pad mounted or mounted below grade.

6. If lot line adjustments are made within the subdivision, a ten (10) foot wide utility easement shall be established and centered along new side and rear lot lines. A twenty (20) foot building setback line shall be established on both sides of said new side and rear lot lines.

7. Easements and building set back requirements are established along all interior lot lines. However, if all or parts of one or more lots are used to form a single building lot, the easement and building set back requirements shall apply to the new lot lines. At such time, the existing easement and building set back requirements pertaining to the existing lot lines shall be automatically vacated if said line no longer is used as a lot line. However, if a utility has been constructed along said existing easement, it shall remain and the easement continue unless the property owner chooses, within the approval of the utilities involved, to have said utility relocated to a new lot line at the property owner's expense.

8. The goal of the Developer is to complete an industrial park which is pleasing in appearance consistent with its intended usage. In order to facilitate this goal, the following minimum standards shall apply. Review and approval of the building exterior design by the Developer shall be a part of the application procedure.

* Exterior Wall Coverings on Buildings Constructed in the Northgate Commerce Center.
Lots 7, 11, 12, 16, and 18 – 50% of the exterior wall surface will be clad with concrete, masonry, glass, dryvit, wood, or other cementitious materials.

Lots 4, 5, 6, 8, 9, 10, and 17 – 30% of the exterior wall surface or 100% of the front elevation, whichever is greater, shall be clad with concrete, masonry, glass, dryvit, wood, or other cementitious materials.

Lots 1, 2, 3, 13, 14, and 15 – 30% of the exterior wall surface or 100% of front elevation, whichever is greater, shall be clad with concrete, masonry, glass, dryvit, wood, or other cementitious materials.

Architectural metal siding when used to form special effects such as mansard roofs will be considered part of the required percentage.

* Landscaping – Minimum Cost Expenditure per individual lot to be substantiated by bid from commercial landscaper.

\$1.00/s.f. of building up to 20,000 s.f.
\$.75/s.f. of building up to 50,000 s.f.
\$.50/s.f. of building over 50,000 s.f.

* Outside Storage and Equipment

No materials, supplies, or equipment or products shall be stored or permitted to remain on any portion of a parcel outside a permanent structure without the prior written approval of Gateway Center Development, LTD. Outdoor storage shall be permitted provided such storage is screened from view by a permanent screening and is confined to locations approved by Gateway Center Development, LTD.

* Fences

No fences, walls, hedges, or mass planting shall exceed a height of 6 feet, nor be erected or installed or permitted to remain within 35 feet of a property line or right-of-way line without prior written approval of Gateway Center Development, LTD. Chain-link fences are discouraged, but may be approved by Gateway Center Development, LTD. in those instances where security of facilities is needed.

* Signage

No billboard signs or other advertisement devices shall be permitted upon any part of any building or lot or any part thereof without the prior approval of Gateway Center Development, LTD. No rooftop signs shall be permitted. Free standing signs mounted on uprights shall be permitted providing they are not over 6 feet in height. All signs shall be harmonious with the texture and color of the building to which it is affixed. Wall-mounted signs on the face of a building are encouraged. Total sign area per parcel shall not exceed 80 square feet without approval of the Gateway Center Development, LTD. No wall mounted signs shall project more than 18" from the wall. A sign may be illuminated provided that no flashing, traveling, animated, or intermittent illumination shall be used and such illumination shall be confined to the area of the sign. No colored illumination other than white shall be used without prior written approval of the Gateway Center Development, LTD.

9. The covenants and restrictions shall run with the land and shall be binding until January 1, 2009, at which time said covenants and restrictions shall be automatically renewed for successive ten (10) year periods. The covenants and restrictions herein may be changed or discontinued at any time after January 1, 2009, by the majority of the owners of this plat.

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

11. If any provisions of these protective covenants and restrictions are determined to be in conflict with any City of Tipp City ordinance, said ordinance shall govern.

STORM WATER DRAINAGE RESTRICTIONS

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

2. The owners of lots 1, 2, 7, 8, and 9, which contain open storm water drainage channels, identified as "stream easement," shall be responsible for maintaining these water courses in the operable manner to which they were designed.

3. Any site development or building construction on any lot in this subdivision shall include construction of a separate on-site storm water detention basin, designed as follows, and subject to review by the Tipp City Engineer:

- The detention basins shall have their outlet at the approximate location as shown in the schematic plan of the approved subdivision improvement drawings.
- The maximum allowable peak runoff rate for all developed lots shall be 0.57 cfs per acre for a ten year post development storm, and shall be 1.18 cfs per acre for a one hundred year post development storm.
- The area to be used in these calculations shall include the entire platted lot acreage.
- Said detention basins shall be subject to restriction 1, above.
- The lot owner shall maintain said basins in the operable manner to which they were designed.

4. The City of Tipp City shall have the right, but not the responsibility, to enter upon any lot in this subdivision for maintenance purposes in the stream easement areas described in restriction 2, above, or for maintenance purposes in any storm water detention basin area constructed pursuant to restriction 3, above. Any cost incurred by the City of Tipp City for such maintenance may be assessed to the owner of said lot.

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

TRANSFERRED THIS 19 DAY OF Oct., 2004

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda S. Piper
DEPUTY AUDITOR

PLAT BOOK 20, PAGE 137-A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 19 DAY
OF October, 2004, AT 3:42 P.M.

FILE No. 0411427 FEE: \$86.40

John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Christine J. Jackson
DEPUTY

STREET DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS STREET DEDICATION PLAT AND ALL OF 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:
GATEWAY CENTER DEVELOPMENT, LTD
Martin L. Given
MARTIN L. GIVEN, MANAGING PARTNER
Nicholas Bensman
NICHOLAS BENSMAN, MANAGING PARTNER

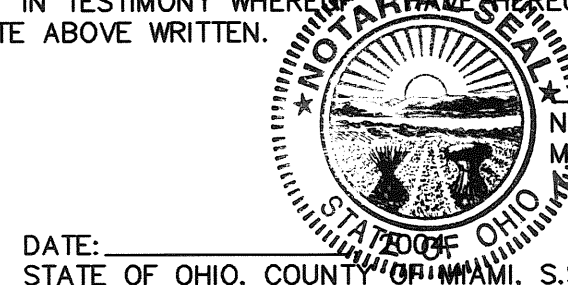
STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 19 DAY OF October, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MARTIN L. GIVEN AND NICHOLAS BENSMAN, MANAGING PARTNERS OF GATEWAY CENTER DEVELOPMENT, LTD. TO ME KNOWN AND ACKNOWLEDGED 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.

LINDA S. PIPER
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Feb. 3, 2009

Linda S. Piper
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 2-3-09

MORTGAGEE:
FIFTH THIRD BANK, WESTERN OHIO
Frank Wagner
FRANK WAGNER
COMMERCIAL LOAN OFFICER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS 12th DAY OF October, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME FRANK WAGNER, ITS COMMERCIAL LOAN OFFICER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE 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.



Michelle Sharrett
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 10-03-2007
Michelle Sharrett

DATE: _____
STATE OF OHIO, COUNTY OF MIAMI, S.S.
JOHN M. GARMHAUSEN OF WESTERN OHIO TITLE AGENCY, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS HAVING INTEREST, EITHER AS OWNERS OR AS LIEN HOLDERS, IN THE DEDICATION, PREPARATION AND RECORDING OF THIS PLAT HAVE UNITED IN ITS EXECUTION AND SIGNED HEREON.

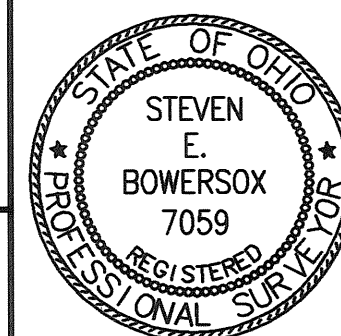
John M. Garmhausen
JOHN M. GARMHAUSEN

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

Betty Gerlach
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: July 24 2006



BETTY GERLACH, Notary Public
State of Ohio
My Commission Expires July 24, 2006



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

7-27-2004
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: 07-27-2004 drawn by: job number: seb MIATC0419COV

SHEET 2 OF 2

LEGEND

- ● 3/4" Iron Pipe (Found/Set)
⊙ ● PK Nail (Found/Set)
△ ▲ Railroad Spike (Found/Set)

**HOBART DRIVE
VACATION PLAT**

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 70 PAGE 138
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20 DAY OF
OCTOBER, 2004 AT 8:10 AM.
FILE NO.: 6411447 FEE: 12.20

John W. O'Brien
MIAMI COUNTY RECORDER

BY: Jim R. Pence
DEPUTY COUNTY RECORDER

MIAMI COUNTY AUDITOR

This plat reviewed and approved this 20th day
of Oct, 2004.

Chris A. Peoples
MIAMI COUNTY AUDITOR

Sandra Pearson
DEPUTY COUNTY AUDITOR

TROY PLANNING COMMISSION

This plat reviewed and approved by Troy
Planning Commission this 12 day of
FEB., 2004

Jack W. Watson
CHAIRMAN

Sean D. Knight
SECRETARY

CITY OF TROY COUNCIL

This plat was reviewed and approved by City
Council this 15 day of MAY, 2004
as approved by Ordinance No. O-34-2004.

Michael L. Besant
MAYOR

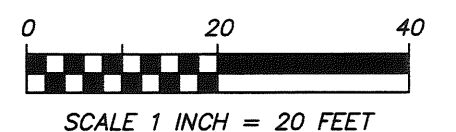
William F. Lohr
PRESIDENT OF COUNCIL

Sean D. Knight
CLERK OF COUNCIL

CERTIFICATION:

This plat was prepared from existing plat records,
survey records, deeds, and the results of an actual
field survey of the premises performed in February
2003, and is correct to the best of my knowledge
and belief.

Kevin Beechy 8/13/04
Kevin Beechy Date
Ohio Professional Surveyor No. 7891



Geo-Graphics Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

SCALE 1"=20'	DRAWN KWW	CHECKED KB	DATE 8-13-04	SHEET 1 OF 1
-----------------	--------------	---------------	-----------------	-----------------

LEGEND

- ● 3/4" Iron Pipe (Found/Set)
- ⊙ ● PK Nail (Found/Set)
- △ ▲ Railroad Spike (Found/Set)
-  Area to be dedicated as Adams Street South

TIM DONUT U.S. LIMITED, INC. REPLAT

REPLAT OF PART OF INLOT 151, INLOTS 3051-3054,
PART OF VACATED HOBART DRIVE, PART OF VACATED 10' ALLEY,
AND PART OF VACATED ADAMS STREET
CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 20 PAGE 139 MIAMI COUNTY RECORDER'S RECORD OF
PLATS RECEIVED FOR RECORD THIS 20 DAY OF October, 2004.
AT 8:10 AM
FILE NO.: 6411448 FEE: 43.20

John W. O'Brien
MIAMI COUNTY RECORDER
BY: Dina Pence
DEPUTY COUNTY RECORDER

MIAMI COUNTY AUDITOR

This plat reviewed and approved this 20 day of Oct, 2004.

Clive A. Peoples
MIAMI COUNTY AUDITOR

Sara Pearson
DEPUTY COUNTY AUDITOR

TROY PLANNING COMMISSION

This plat reviewed and approved by Troy Planning Commission this
12 day of FEB, 2003

John W. Water
CHAIRMAN

Sue D. Knight
SECRETARY

CITY OF TROY COUNCIL

This plat was reviewed and approved by City Council this 12 day of
MAY, 2003 as approved by Ordinance No. O-55-2003

Michael L. Beaudin
MAYOR

William F. Lomen
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

This replat of various parcels, the granting of easements, and the
dedication of right-of-way to public use as shown hereon is hereby
approved and granted by the individuals shown below with their
respective titles on behalf of TIM DONUT U.S. LIMITED, INC..

SIGNED BY Donald B. Schroeder SIGNED BY Roland Walton
Executive Vice President Executive Vice President

NAME PRINTED NAME PRINTED
TITLE EVP TITLE EVP

TITLE EVP TITLE EVP

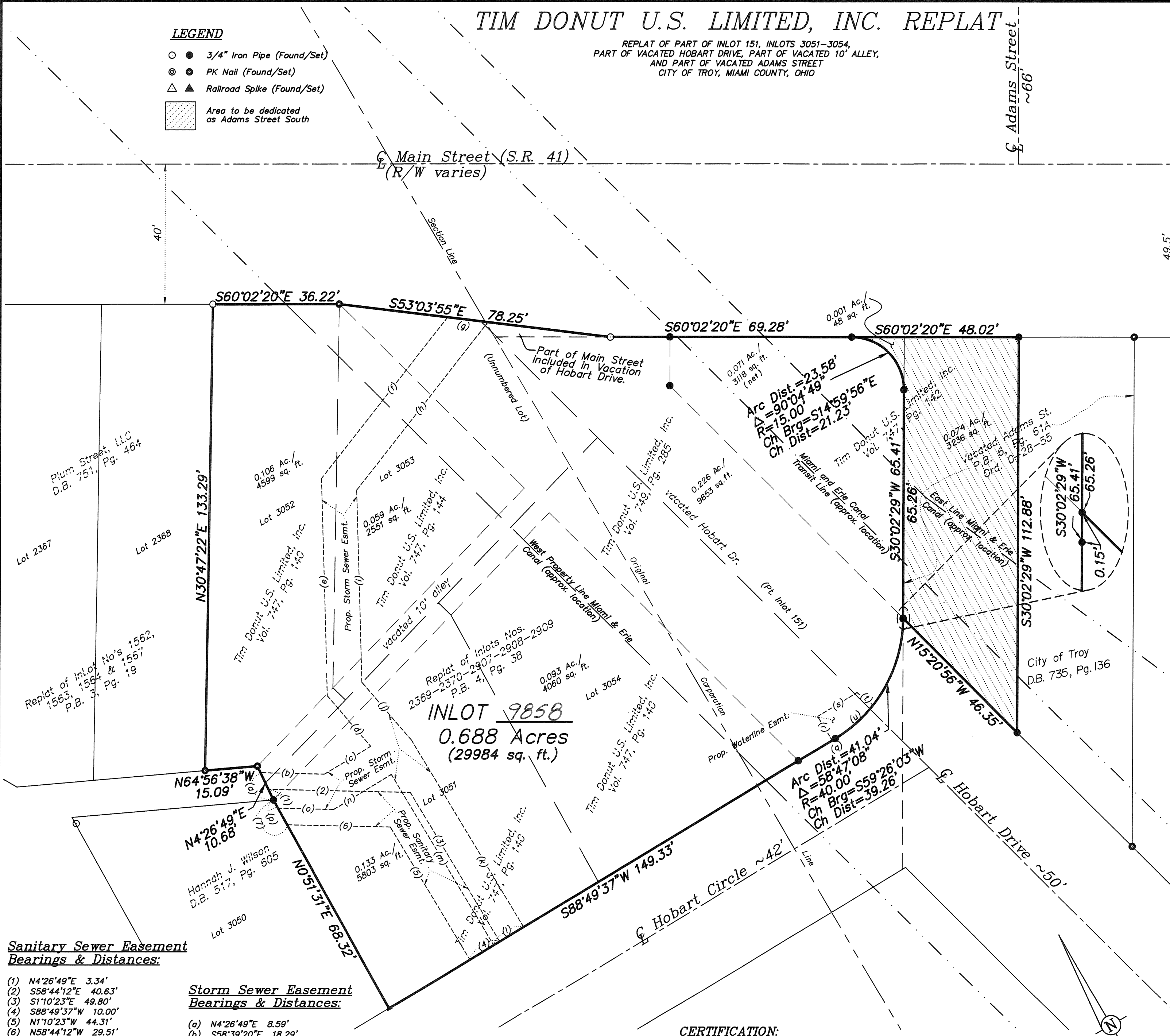
TITLE EVP TITLE EVP

PROVINCE OF ONTARIO
COUNTY OF HALTON:

The undersigned, a Notary Public in and for the above Province,
hereby certifies that on the 20 day of Sept, 2004, before
me personally appeared Donald Schroeder and Roland Walton
the Exec.V.P. and Exec.V.P., respectively, of
TIM DONUT U.S. LIMITED, INC., a Florida corporation, who are
known to me as the persons and officers described in and who
executed the foregoing instrument on behalf of said corporation,
and who acknowledged that they signed the instrument on behalf of
the corporation by proper authority, and that the instrument was
the act of the corporation for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal on the day and year last aforesaid.

Kevin Beechy
Notary Public in and for the
Province of Ontario



Sanitary Sewer Easement Bearings & Distances:

- (1) N4°26'49"E 3.34'
- (2) S58°44'12"E 40.63'
- (3) S1°10'23"E 49.80'
- (4) S88°49'37"W 10.00'
- (5) N1°10'23"W 44.31'
- (6) N58°44'12"W 29.51'
- (7) N0°51'31"E 8.14'

Storm Sewer Easement Bearings & Distances:

- (a) N4°26'49"E 8.59'
- (b) S58°39'20"E 18.29'
- (c) N88°49'37"E 15.44'
- (d) N10°45'46"W 19.12'
- (e) N28°16'37"E 62.03'
- (f) N68°02'30"E 58.49'
- (g) S53°03'55"E 11.68'
- (h) S68°02'30"W 60.91'
- (i) S28°16'37"W 54.87'
- (j) S10°45'46"E 21.91'
- (k) S1°10'23"E 62.42'
- (l) S88°49'37"W 10.00'
- (m) N1°10'23"W 57.00'
- (n) S88°49'37"W 19.27'
- (o) N58°39'20"W 15.94'
- (p) N0°51'31"E 2.71'

Waterline Easement Bearings & Distances:

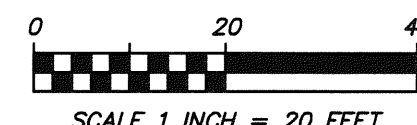
- (q) S88°49'37"W 1.04'
- (r) N1°10'23"W 8.07'
- (s) N88°49'37"E 13.11'
- (t) S21°52'34"E 5.87'
- (u) Arc Dist.=14.45'
Δ=20°42'11"
R=40.00'
Ch Brg=S78°28'32"W
Ch Dist=14.37'

CERTIFICATION:

This plat was prepared from existing plat records,
survey records, deeds, and the results of an actual
field survey of the premises performed in February
2003, and is correct to the best of my knowledge
and belief.



Kevin Beechy 8/13/04 Date
Kevin Beechy
Ohio Professional Surveyor No. 7891



Geo-Graphics Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018
SCALE 1"=20' DRAWN KWN CHECKED KB DATE 8-13-04 SHEET 1 OF 1

REPLAT OF PART INLOT 3852 AND INLOT 3853

3853 & PT. 3852
INLOT
TIPP CITY
CITY
MIAMI, OHIO
COUNTY

PLAT BOOK 20, PAGE 140
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 22 DAY
OF ~~2004~~ 2004 AT 2:22 P.M.
October
FILE NO. 0411714 FEE: \$43.20

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

CITY OF TIPP CITY PLANNING BOARD

THIS PLAT WAS INSPECTED AND APPROVED BY US THIS 12th DAY
OF October, 2004
CHAIRPERSON
SECRETARY

APPROVAL BY MIAMI COUNTY AUDITOR

THIS PLAT APPROVED AND TRANSFERRED THIS 22 DAY OF Oct., 2004
CHRIS A. PEEPLES
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
BY DEPUTY AUDITOR

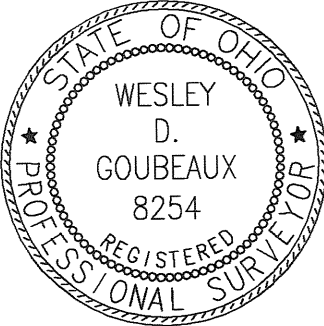
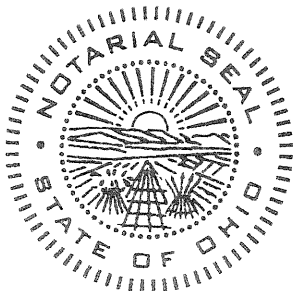
CONSENT TO REPLAT

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.
OWNER: CITY OF TIPP CITY
DAVID A. COLLINSWORTH, CITY MANAGER

ACKNOWLEDGMENT

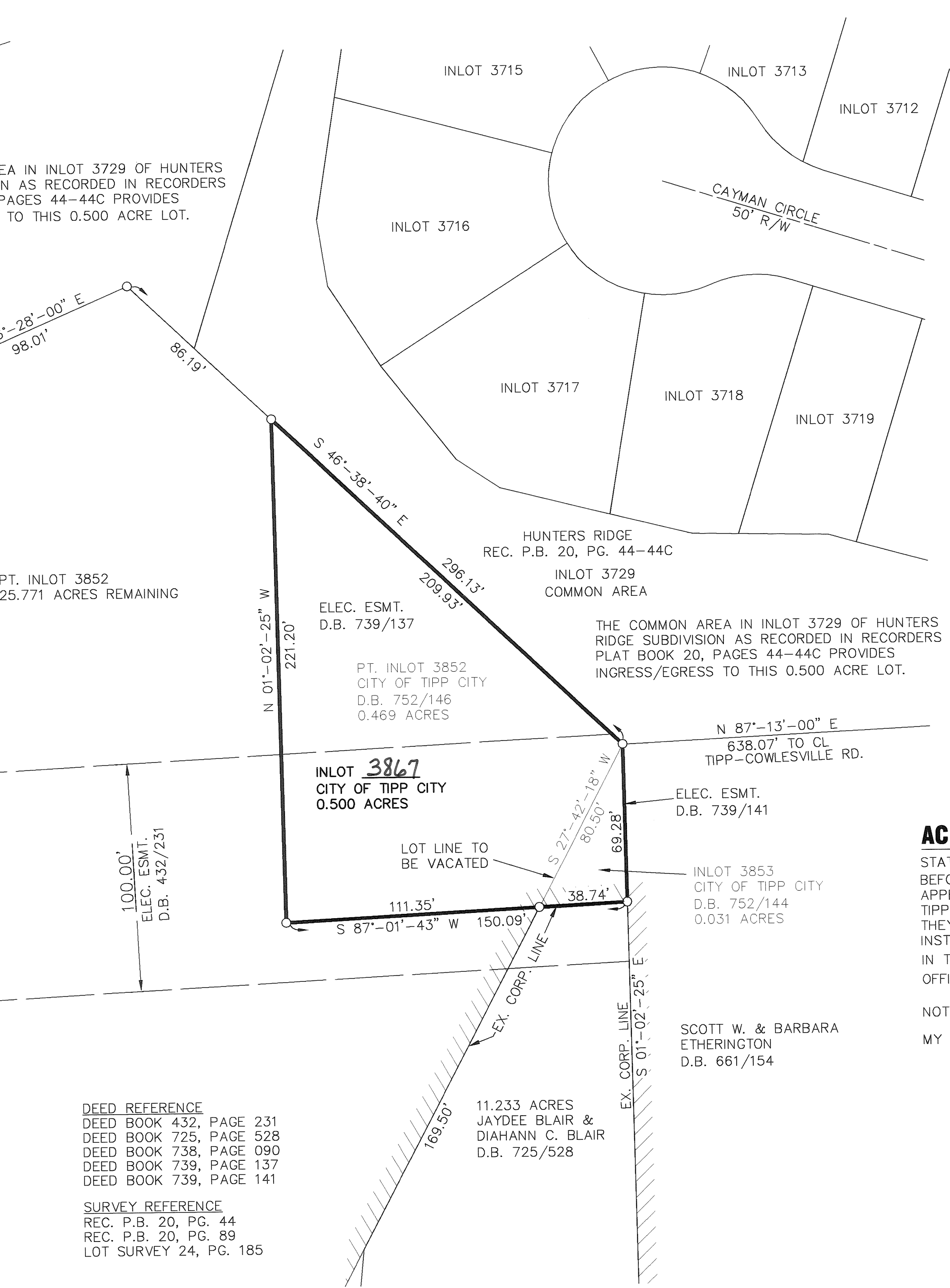
STATE OF OHIO, MIAMI COUNTY, SS
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY
APPEARED DAVID A. COLLINSWORTH ON BEHALF OF THE OWNER, THE CITY OF
TIPP CITY, WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT
THEY DID SIGN SUCH INSTRUMENT AS SUCH OWNERS, AND THAT SUCH
INSTRUMENT 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 13th DAY OF October, 2004.
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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



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: 09-20-2004
drawn by: wdg
job number: MIATC10428



BEARINGS BASED ON RECORDERS
PLAT BOOK 20, PAGE 44-44C
SCALE: 1"=40'

LEGEND

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

NOTE:
APPROVAL FOR THE CREATION OF THE 0.50 ACRE
LOT WAS GIVEN BY THE MIAMI COUNTY PLANNING
COMMISSION ON FEBRUARY 18, 2003 BY CASE
#1-1-03, WHILE THIS PROPERTY WAS STILL
OUTSIDE TIPP CITY'S CORPORATE LIMITS.

DEED REFERENCE
DEED BOOK 432, PAGE 231
DEED BOOK 725, PAGE 528
DEED BOOK 738, PAGE 090
DEED BOOK 739, PAGE 137
DEED BOOK 739, PAGE 141

SURVEY REFERENCE
REC. P.B. 20, PG. 44
REC. P.B. 20, PG. 89
LOT SURVEY 24, PG. 185

DESCRIPTION

BEING A REPLAT OF PART INLOT 3852 AND INLOT
3853 OWNED BY THE CITY OF TIPP CITY BY DEEDS
RECORDED IN DEED BOOK 752, PAGES 144-147.

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

9-20-2004
DATE

LEGAL DESCRIPTION

BEING PHASE 1 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 IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8 AND BEING ALSO IN KESSLER-COWLESVILLE ROAD;

THENCE, SOUTH 88°-31'-00" WEST, 870.41 FEET, ALONG THE SOUTH LINE OF THE QUARTER, TO A MAG NAIL FOUND AT THE INTERSECTION OF SAME WITH PETERS ROAD AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 88°-31'-00" WEST, 1366.33 FEET, ALONG THE SOUTH LINE OF THE QUARTER, TO A MAG NAIL SET;

THENCE, NORTH 01°-29'-00" WEST, 200.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 88°-31'-00" WEST, 20.86 FEET, TO AN IRON PIN SET;

THENCE, NORTH 01°-29'-00" WEST, 169.74 FEET, TO AN IRON PIN SET;

THENCE, NORTH 86°-30'-52" EAST, 7.32 FEET, TO AN IRON PIN SET;

THENCE, NORTH 03°-29'-08" WEST, 438.31 FEET, TO AN IRON PIN SET;

THENCE, NORTH 86°-30'-52" EAST, 161.04 FEET, TO AN IRON PIN SET;

THENCE, NORTH 79°-01'-06" EAST, 292.10 FEET, TO AN IRON PIN SET;

THENCE, NORTH 80°-43'-20" EAST, 80.35 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 82°-58'-48" EAST, 70.52 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 76°-28'-24" EAST, 178.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 13°-31'-36" EAST, 115.00' FEET, TO AN IRON PIN SET;

THENCE, NORTH 76°-28'-24" WEST, 3.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 13°-31'-36" EAST, 425.56 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 76°-28'-24" EAST, 20.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 13°-31'-36" EAST, 135.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 76°-28'-24" WEST, 182.92 FEET, TO AN IRON PIN SET;

THENCE, NORTH 13°-31'-36" EAST, 201.35 FEET, TO AN IRON PIN SET;

THENCE, NORTH 30°-01'-09" EAST, 92.77 FEET, TO AN IRON PIN SET;

THENCE, NORTH 09°-01'-50" EAST, 92.65 FEET, TO AN IRON PIN SET;

THENCE, NORTH 24°-16'-49" WEST, 86.19 FEET, TO AN IRON PIN SET;

THENCE, NORTH 53°-29'-10" WEST, 88.24 FEET, TO AN IRON PIN SET;

THENCE, NORTH 36°-30'-50" EAST, 50.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 53°-29'-10" EAST, 120.18 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 77°-09'-57" EAST, 258.48 FEET, TO AN IRON PIN SET;

THENCE, NORTH 79°-58'-42" EAST, 160.87 FEET, TO AN IRON PIN SET;

THENCE, NORTH 39°-55'-09" EAST, 149.71 FEET, TO AN IRON PIN SET;

THENCE, NORTH 13°-36'-49" EAST, 174.28 FEET, TO AN IRON PIN SET;

THENCE, NORTH 26°-41'-47" WEST, 164.27 FEET, TO AN IRON PIN SET;

THENCE, NORTH 02°-00'-53" WEST, 326.22 FEET, TO AN IRON PIN SET IN THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8;

THENCE, NORTH 87°-59'-07" EAST, 371.20 FEET, ALONG THE NORTH LINE OF THE QUARTER, TO A MAG NAIL FOUND IN THE CENTER OF PETERS ROAD;

THENCE, SOUTH 11°-13'-40" EAST, 1099.65 FEET, ALONG THE CENTER OF PETERS ROAD, TO A MAG NAIL FOUND;

THENCE, SOUTH 09°-16'-38" WEST, 198.77 FEET, ALONG THE CENTER OF PETERS ROAD, TO A MAG NAIL FOUND;

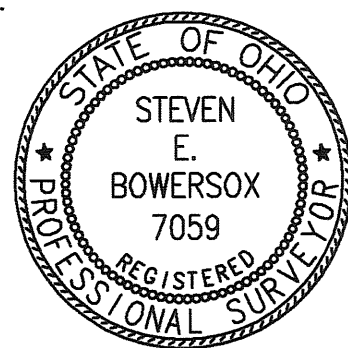
THENCE, SOUTH 16°-56'-04" WEST, 350.78 FEET, ALONG THE CENTER OF PETERS ROAD, TO A MAG NAIL FOUND;

THENCE, SOUTH 19°-44'-00" WEST, 1161.20 FEET, ALONG THE CENTER OF PETERS ROAD, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 62.9681 ACRES MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

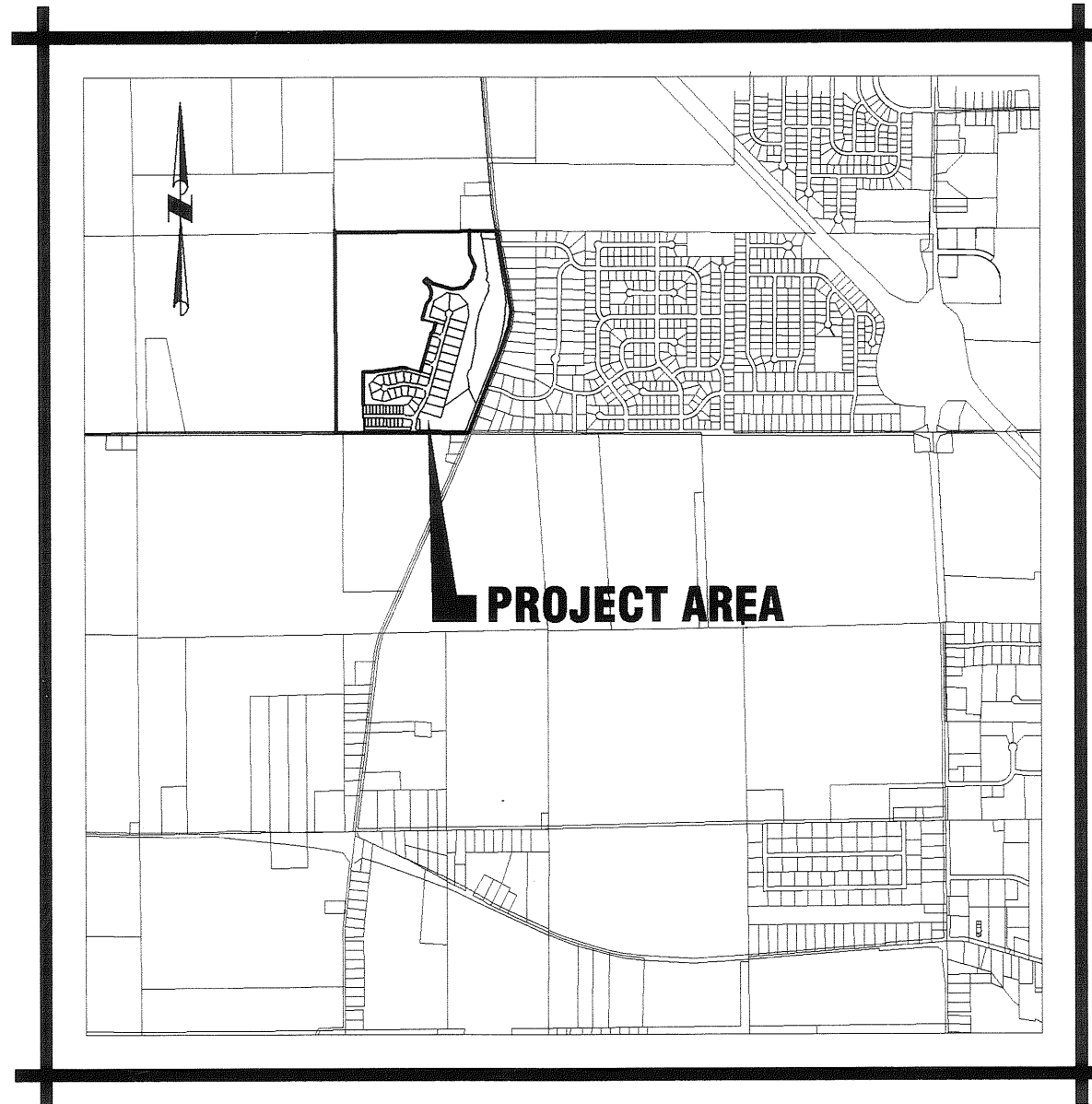
THE ABOVE DESCRIPTION WAS PREPARED BY STEVEN E. BOWERSOX, OHIO PROFESSIONAL SURVEYOR NUMBER 7059 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.

STEVEN E. BOWERSOX, PS #7059 DATE 02-10-2004



ROSEWOOD CREEK SUBDIVISION
PHASE 1

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 1st DAY OF March, 2004 BY ROSEWOOD CREEK, LLC BY GEORGE TIMMER, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

Misty Cox
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-31-04



PLAT BOOK 20, PAGE 141
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 26 DAY OF Oct, 2004 AT 2:44:13 PM
FILE NUMBER 0411884, FEE 302.40
John W. O'Brien
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

TRANSFERRED THIS 26 DAY OF Oct, 2004
Chris A. Peebles BY: Linda J. Irwin
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR IL 3868 - 3935

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 10th DAY OF February, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

Michael A. G. H. Jr.
CHAIRMAN

Marilyn J. Irwin
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 1st DAY OF March, 2004.

Vicki K. Blakey
PRESIDENT OF COUNCIL

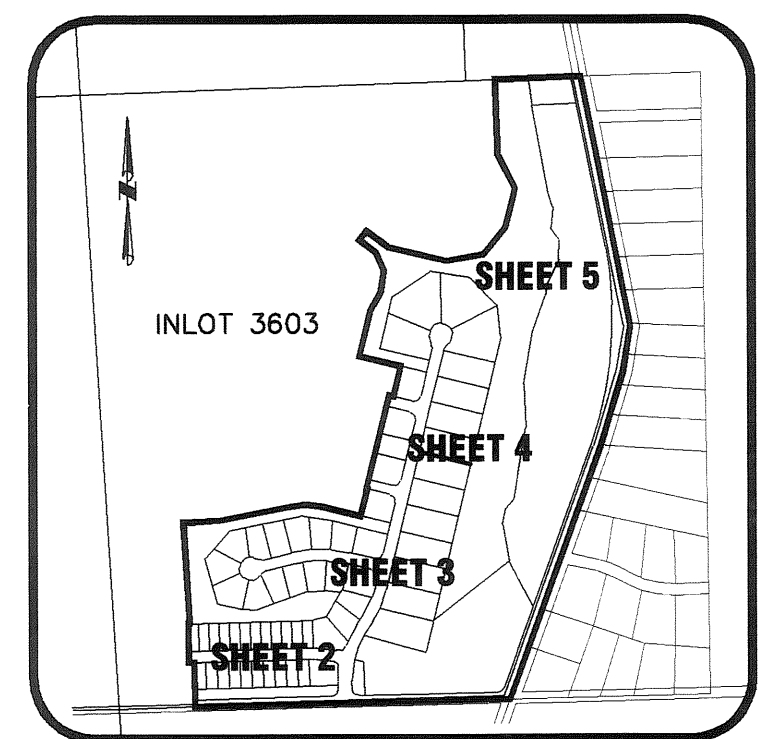
Misty Cox
CLERK OF COUNCIL

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 FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN MISC. BOOK 754 PAGE 489 TO 527 DEED



SHEET 1 OF 7

DESCRIPTION

BEING A SUBDIVISION OF 62.9681 ACRES AND BEING A PART OF INLOT 3603 OWNED BY ROSEWOOD CREEK, LLC. RECORDED IN DEED BOOK 747, PAGE 319.

CHOICE ONE ENGINEERING
the choice that exceeds ...

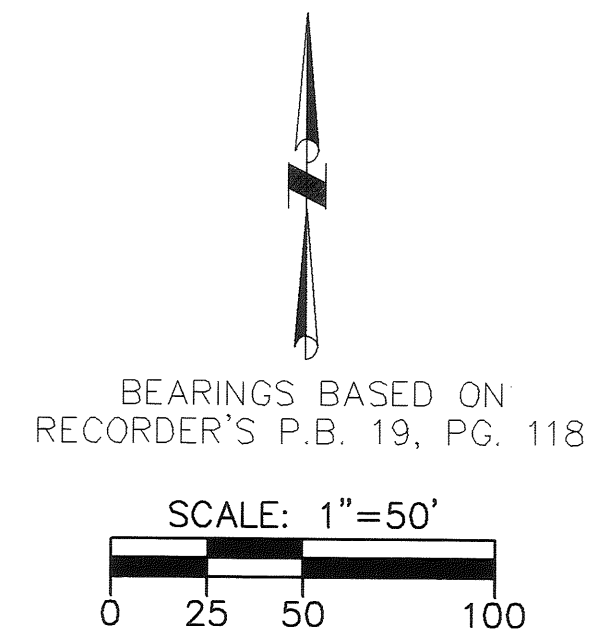
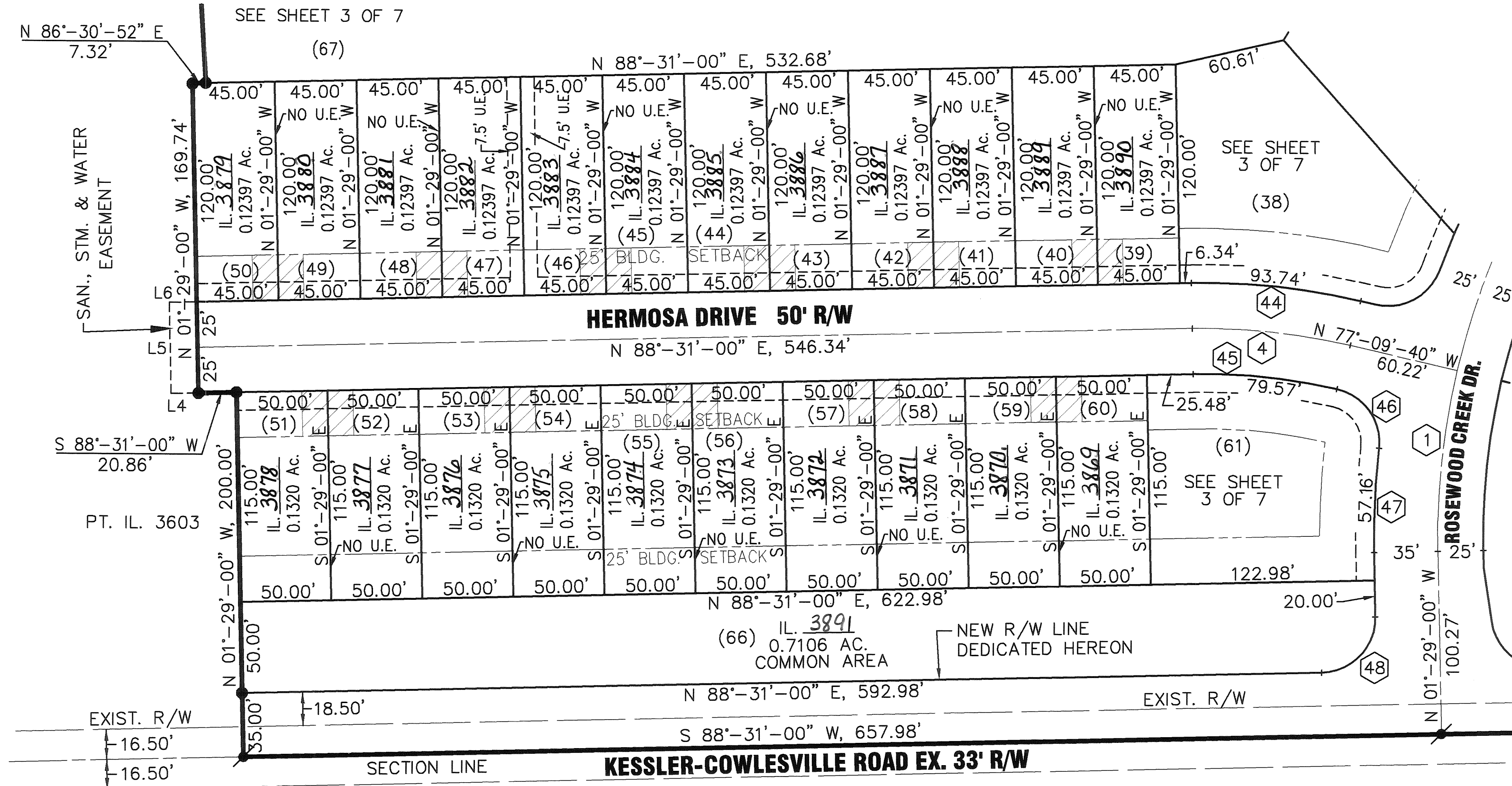
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 02-10-2004 drawn by: seb job number: MiaTci0322

ROSEWOOD CREEK SUBDIVISION PHASE 1

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 20, PAGE 141A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 26 DAY
OF Oct, 2004, AT 2:44:15 PM.
FILE No. 0411884 FEE: \$302.42
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Kristi Kendall
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
- (00) PREL. LOT NUMBER
- ▨ DRIVE EASEMENT AS PER COVENANT # 27

AREA SUMMARY

61 BUILDING LOTS	20.4918 AC.
DEDICATED STREET R/W	7.8381 AC.
COMMON AREA	16.2527 AC.
CONSERVATION LOT	12.3235 AC.
PARK LOT	5.5484 AC.
PUMP STA. LOT	0.5136 AC.
TOTAL	62.9681 AC.

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, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.

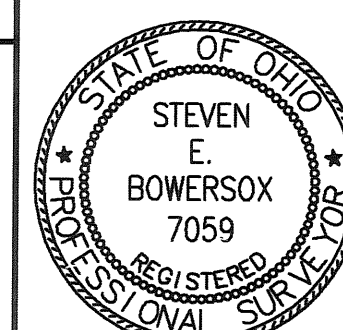
LINE CHART			LINE CHART		
NUMBER	BEARING	LENGTH	NUMBER	BEARING	LENGTH
L1	S 81°-28'-09" E	65.80'	L10	N 13°-31'-36" E	207.88'
L2	S 08°-31'-51" W	15.00'	L11	S 76°-28'-24" E	15.00'
L3	N 81°-28'-09" W	63.15'	L12	S 13°-31'-36" W	192.88'
L4	S 88°-31'-00" W	15.00'	L13	S 76°-28'-24" E	67.50'
L5	N 01°-29'-00" W	50.00'	L14	N 13°-31'-36" E	19.50'
L6	N 88°-31'-00" E	15.00'	L15	S 76°-28'-24" E	15.00'
L7	N 76°-28'-24" W	15.00'	L16	N 76°-28'-24" W	15.00'
L8	N 13°-31'-36" E	5.50'	L17	N 13°-31'-36" E	50.00'
L9	N 76°-28'-24" W	82.50'	L18	S 76°-28'-24" E	15.00'

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
ESTATE	1-15	40	30	15	35	2000
EXECUTIVE	16-21, 35-38 & 61	30	25	10	35	1500
GARDEN	22-34	30	25	10	35	1400
0-LOT LINE	39-60	25	25	0/8	35	1000

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

02-10-2004
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

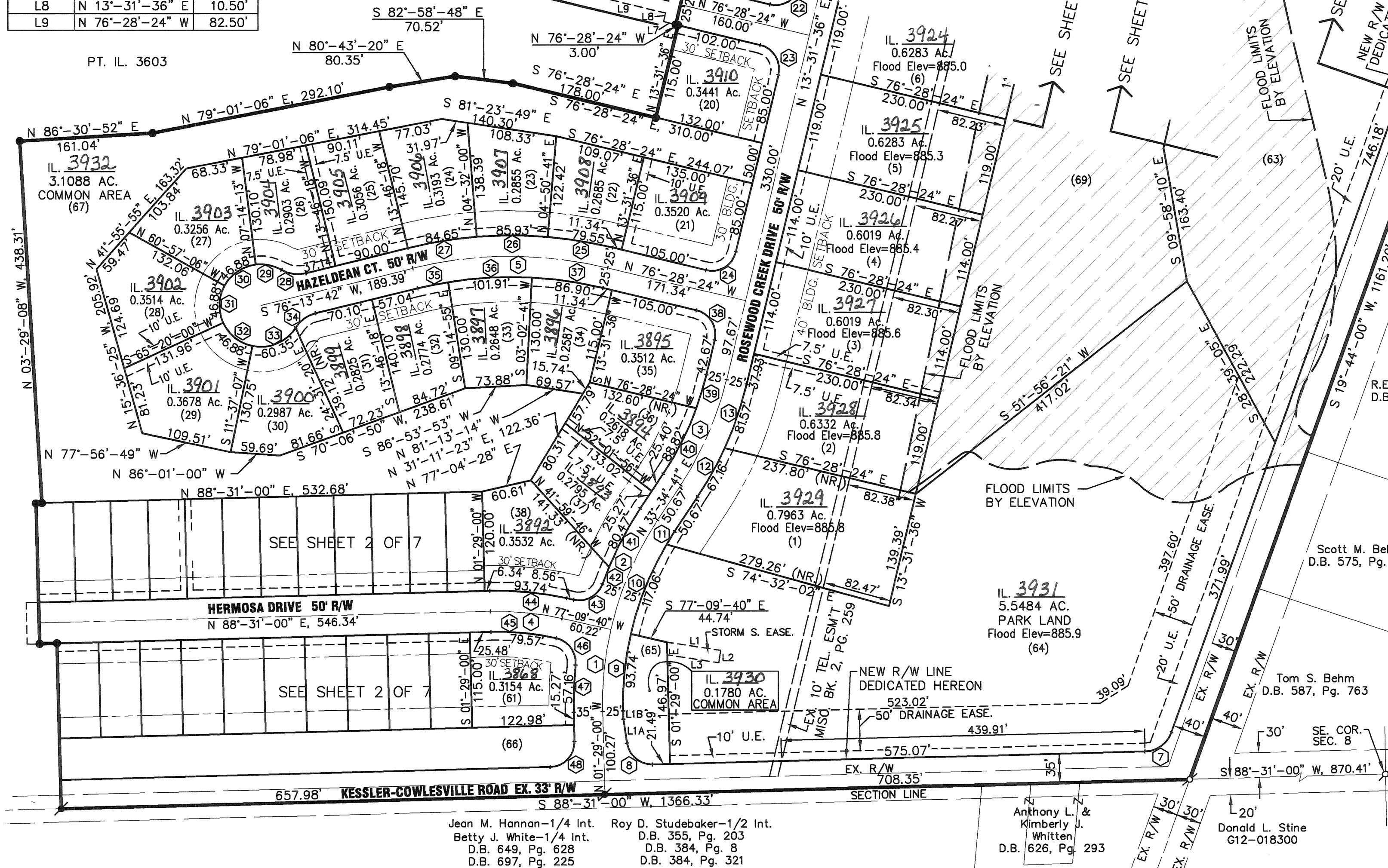
date: 02-10-2004 drawn by: seb job number: MIATCI0322fin

SHEET 2 OF 7

ROSEWOOD CREEK SUBDIVISION PHASE 1

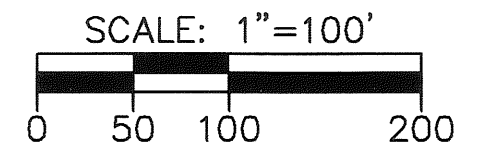
Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

LINE CHART			LINE CHART		
NUMBER	BEARING	LENGTH	NUMBER	BEARING	LENGTH
L1A	N 08°-49'-51" W	29.35'	L10	N 13°-31'-36" E	207.88'
L1B	N 01°-29'-00" W	10.00'	L11	S 76°-28'-24" E	15.00'
L1	S 81°-28'-09" E	65.80'	L12	S 13°-31'-36" W	192.88'
L2	S 08°-31'-51" W	15.00'	L13	S 76°-28'-24" E	67.50'
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L5	N 01°-29'-00" W	50.00'	L16	N 76°-28'-24" W	15.00'
L6	N 88°-31'-00" E	15.00'	L17	N 13°-31'-36" E	50.00'
L7	N 76°-28'-24" W	15.00'	L18	S 76°-28'-24" E	15.00'
L8	N 13°-31'-36" E	10.50'			
L9	N 76°-28'-24" W	82.50'			



PLAT BOOK 20 PAGE 141B
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 26 DAY
OF OCT, 2004, AT 2:47 PM.
FILE No. 0411884 FEE: \$302.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Kristi Kendall
DEPUTY

BEARINGS BASED ON
RECORDER'S P.B. 19, PG. 118



LEGEND

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

AREA SUMMARY

61 BUILDING LOTS	20.4918 AC.
DEDICATED STREET R/W	7.8381 AC.
COMMON AREA	16.2527 AC.
CONSERVATION LOT	12.3235 AC.
PARK LOT	5.5484 AC.
PUMP STA. LOT	0.5136 AC.
TOTAL	62.9681 AC.

NOTES:

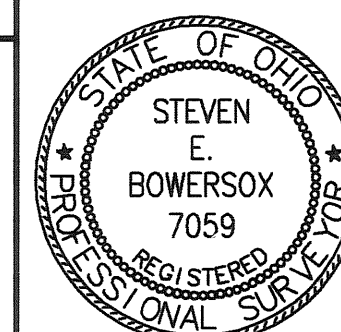
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TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
ESTATE	1-15	40	30	15	35	2000
EXECUTIVE	16-21, 35-38 & 61	30	25	10	35	1500
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0-LOT LINE	39-60	25	25	0/8	35	1000

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

2-10-2004
DATE



CHOICE
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ENGINEERING
the choice that exceeds ...

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

date: 02-10-2004 drawn by: seb job number: MIATC10322fin

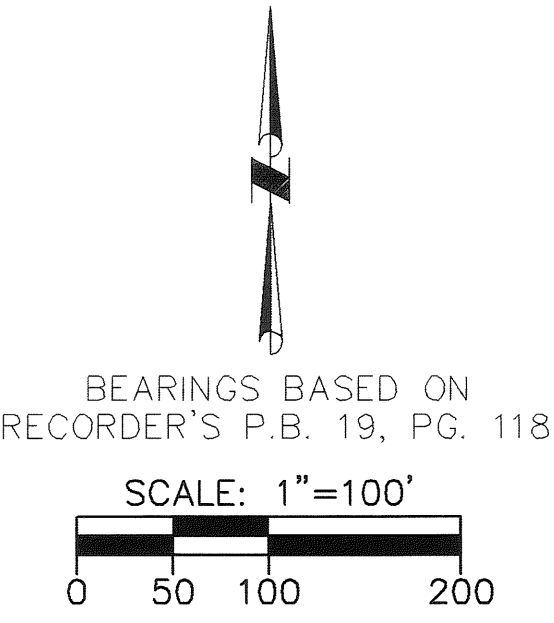
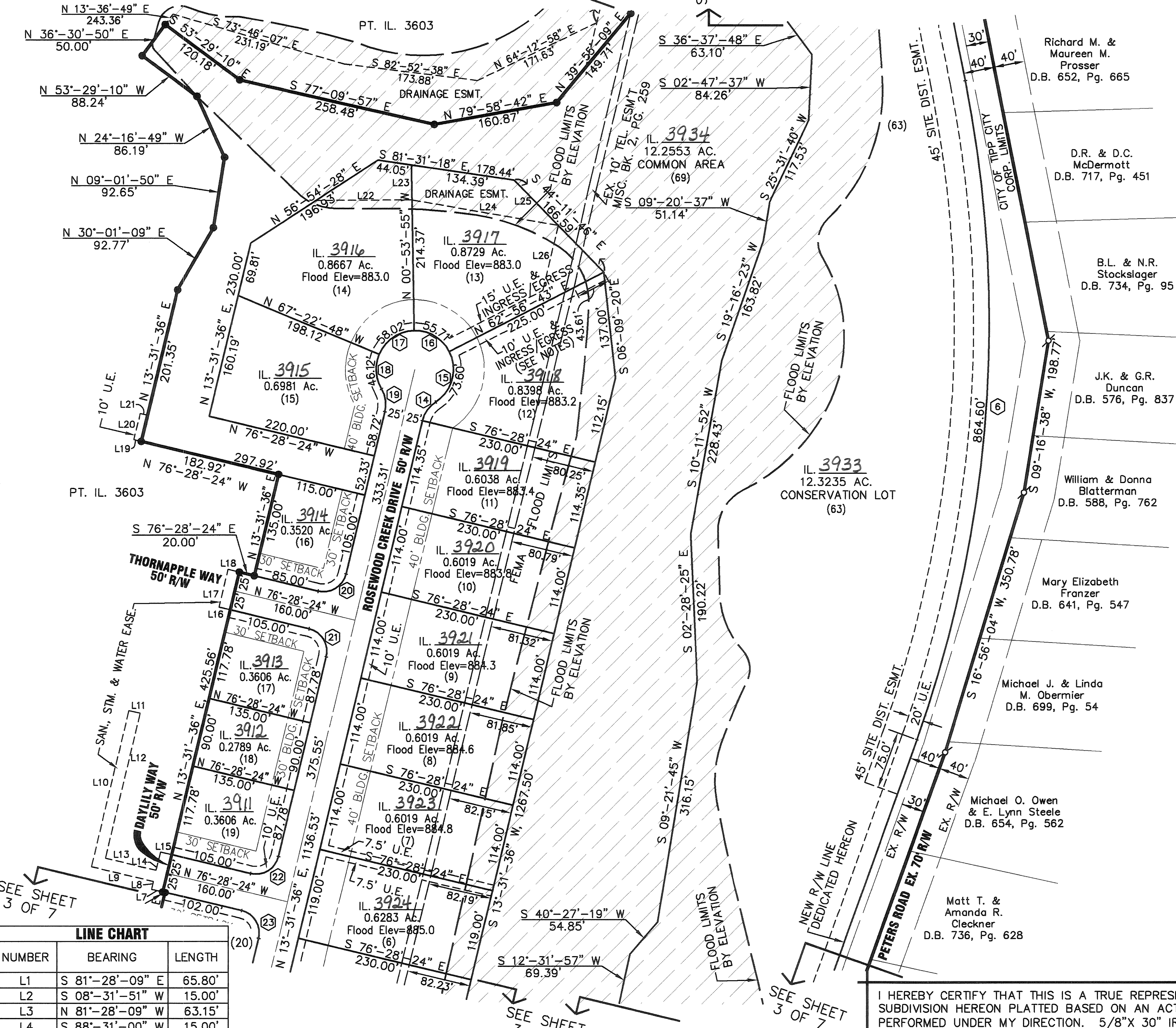
SHEET 3 OF 7

LINE CHART			LINE CHART		
NUMBER	BEARING	LENGTH	NUMBER	BEARING	LENGTH
L10	N 13°-31'-36" E	207.88'	L19	N 76°-28'-24" W	10.00'
L11	S 76°-28'-24" E	15.00'	L20	N 13°-31'-36" E	35.00'
L12	S 13°-31'-36" W	192.88'	L21	S 76°-28'-24" E	10.00'
L13	S 76°-28'-24" E	67.50'	L22	S 89°-43'-10" W	125.41'
L14	N 13°-31'-36" E	24.50'	L23	S 00°-53'-55" E	45.35'
L15	S 76°-28'-24" E	15.00'	L24	N 80°-02'-02" W	192.30'
L16	N 76°-28'-24" W	15.00'	L25	S 44°-11'-46" E	82.04'
L17	N 13°-31'-36" E	50.00'	L26	S 13°-31'-36" W	86.53'
L18	S 76°-28'-24" E	15.00'			

ROSEWOOD CREEK SUBDIVISION PHASE 1

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 20, PAGE 141C
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 26 DAY
OF OCT, 2004, AT 2:41:15 PM.
FILE No. 0411884 FEE: \$302.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Kristi Kendall
DEPUTY



- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
 - IRON PIN FOUND
 - MAG NAIL FOUND
 - RAILROAD SPIKE FOUND
 - UTILITY EASEMENT LINE (SEE NOTE BELOW)
 - (NR.) NONRADIAL LINE
 - (00) PREL. LOT NUMBER

AREA SUMMARY

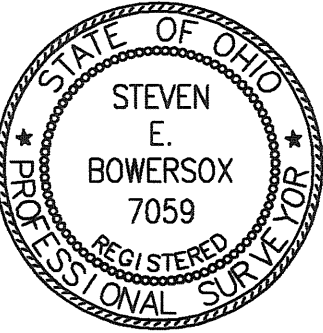
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PUMP STA. LOT	0.5136 AC.
TOTAL	62.9681 AC.

- 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, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.
 - 3.) NO FENCES, TREES OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN THE 10' AND 15' UTILITY-INGRESS/EGRESS EASEMENTS ALONG THE LOT LINE BETWEEN LOTS (12) AND (13).

LINE CHART		
NUMBER	BEARING	LENGTH
L1	S 81°-28'-09" E	65.80'
L2	S 08°-31'-51" W	15.00'
L3	N 81°-28'-09" W	63.15'
L4	S 88°-31'-00" W	15.00'
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TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
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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 2-10-2004



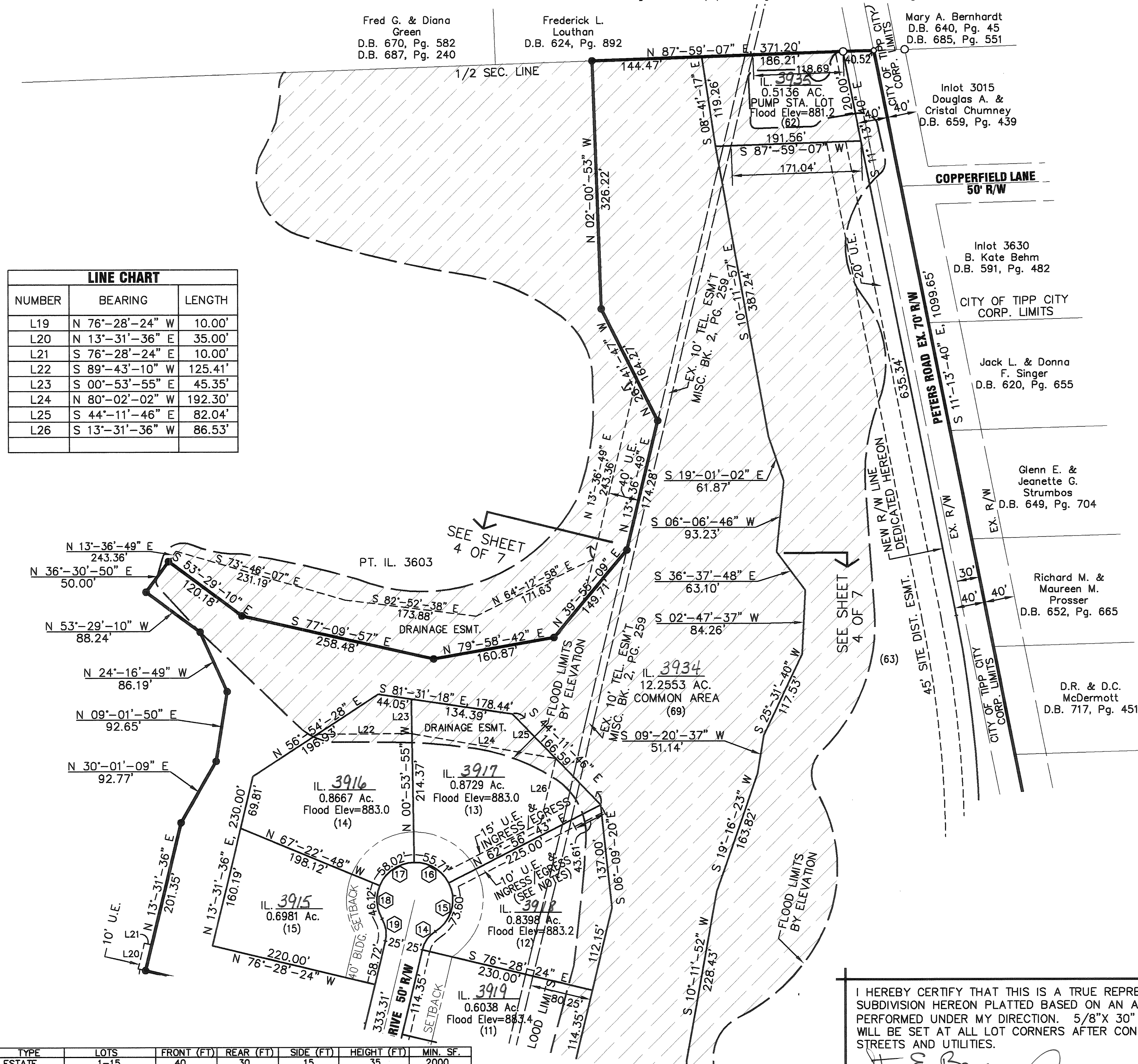
CHOICE ONE ENGINEERING
the choice that exceeds ...
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 02-10-2004	drawn by: seb	job number: MIATC10322fin
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ROSEWOOD CREEK SUBDIVISION PHASE 1

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 26 PAGE 1410
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 26 DAY
OF OCT, 2004, AT 2:49:15 PM.
FILE No. 0411894 FEE: \$302.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Kristi Kendall
DEPUTY



BEARINGS BASED ON
RECORDER'S P.B. 19, PG. 118

SCALE: 1"=100'

LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ✕ MAG NAIL FOUND
- ✕ RAILROAD SPIKE FOUND
- UTILITY EASEMENT LINE
(SEE NOTE BELOW)
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- (00) PREL. LOT NUMBER

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NOTES:

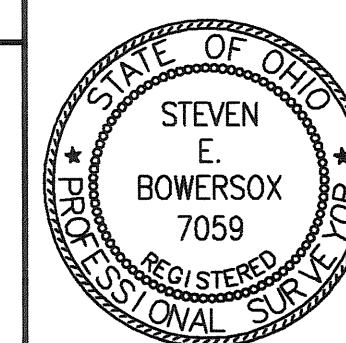
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STEVEN E. BOWERSOX, P.S. #7059

2-10-2004
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: 02-10-2004 drawn by: seb job number: MIATC10322fin

SHEET 5 OF 7

ROSEWOOD CREEK SUBDIVISION
PHASE 1

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 20, PAGE 141 E
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 26 DAY OF
Oct, 2004 AT 2:44:15 PM
FILE NUMBER 2411884, FEE 302.40
John W. O'Brien
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

Table with 6 columns: CURVE NUMBER, RADIUS, Delta, ARC LENGTH, CHORD LENGTH, CHORD BEARING. It contains 48 rows of curve data for the subdivision.

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 _____, Page _____ of the Miscellaneous 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.
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.
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.
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.
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.
(b) Entrance upon such property for such purposes shall not constitute a trespass.
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.
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.
(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.
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.
(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.
(d) Hedges. No hedges shall be permitted which exceed six feet in height.
(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.
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.

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: 02-10-2004 drawn by: seb job number: MiaTci0322

ROSEWOOD CREEK SUBDIVISION
PHASE 1

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 20, PAGE 141F
MIAMI COUNTY RECORDER'S
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FILE NUMBER 0411884, FEE \$302.40
JOHN W. O'BRIEN
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

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";
(d) 1,000 square feet for each residential unit constructed on a lot identified on the plat as a "Zero Lot Line".

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, or other approved cementitious materials or with wood in accordance with the following minimum percentages:

Table with 5 columns: Type of Lot, Front of House, Sides of House, Street Side of House on corner Lot, Rear of House. Rows include Estate Lot, Executive Lot, Garden Lot, and Zero Lot Line with corresponding percentages.

* Lots 203, 204, 51 to 61 shall have 75% approved (ie. Brick, AAC, Wood, Stone, Cement Siding or other approved materials [excluding vinyl]) on the frontages that face Kessler-Cowlesville Road, Rosewood Creek Drive, Hermosa Drive and Rosenthal Drive.

The exterior walls of all residential structures which are not covered with the foregoing materials shall be covered with a high quality vinyl siding or such other materials as are approved by the Architectural Committee.

The Architectural Committee shall review the proposed house design to assure that the minimum percentage of permissible construction materials is used as required herein. Written approval from the Architectural Committee shall be provided to the City of Tipp City, prior to the City reviewing the construction plans. Any prospective builder, lot owner, or agent, who submits plans to the City without the required written approval of the Architectural Committee will not have their plans reviewed, until said approval letter is received by the City.

26. Driveway Entrance Restrictions. No driveway entrances shall be constructed from any corner Lot onto Rosewood Creek Drive or Rosenthal Drive except as otherwise provided for in the final plat for the Lots which are adjacent to such streets.

27. Shared Driveway Access and Maintenance Easement. All Zero Lot Line Lots shall have shared driveway entrances as noted on the final plat for such Lots. The Lot Owners who will share driveway entrances shall share equally in the cost to construct one 24 foot to 28 foot wide (measured at right of way line) driveway to be used for driveway purposes for both adjoining Lots. Each of the Lot Owners shall share equally in the cost of the perpetual care, maintenance, and replacement of the shared driveways, located within the access easement. Tipp City Code Section 154.061(I) (relating to green space requirements adjacent to property lines) is waived for these shared driveways, pursuant to agreement with the City of Tipp City and by approval of the final plat by both the Tipp City Planning Board and Tipp City Council.

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 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. 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.



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

Table with 3 columns: date, drawn by, job number. Values: 02-10-2004, seb, MiaTci0322

LEGAL DESCRIPTION

BEING PHASE 1 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 IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8 AND BEING ALSO IN KESSLER-COWLESVILLE ROAD;

THENCE, SOUTH 88°-31'-00" WEST, 870.41 FEET, ALONG THE SOUTH LINE OF THE QUARTER, TO A MAG NAIL FOUND AT THE INTERSECTION OF SAME WITH PETERS ROAD AND BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, SOUTH 88°-31'-00" WEST, 1366.33 FEET, ALONG THE SOUTH LINE OF THE QUARTER, TO A MAG NAIL SET;

THENCE, NORTH 01°-29'-00" WEST, 200.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 88°-31'-00" WEST, 20.86 FEET, TO AN IRON PIN SET;

THENCE, NORTH 01°-29'-00" WEST, 169.74 FEET, TO AN IRON PIN SET;

THENCE, NORTH 86°-30'-52" EAST, 7.32 FEET, TO AN IRON PIN SET;

THENCE, NORTH 03°-29'-08" WEST, 438.31 FEET, TO AN IRON PIN SET;

THENCE, NORTH 86°-30'-52" EAST, 161.04 FEET, TO AN IRON PIN SET;

THENCE, NORTH 79°-01'-06" EAST, 292.10 FEET, TO AN IRON PIN SET;

THENCE, NORTH 80°-43'-20" EAST, 80.35 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 82°-58'-48" EAST, 70.52 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 76°-28'-24" EAST, 178.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 13°-31'-36" EAST, 115.00' FEET, TO AN IRON PIN SET;

THENCE, NORTH 76°-28'-24" WEST, 3.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 13°-31'-36" EAST, 425.56 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 76°-28'-24" EAST, 20.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 13°-31'-36" EAST, 135.00 FEET, TO AN IRON PIN SET;

THENCE, NORTH 76°-28'-24" WEST, 182.92 FEET, TO AN IRON PIN SET;

THENCE, NORTH 13°-31'-36" EAST, 201.35 FEET, TO AN IRON PIN SET;

THENCE, NORTH 30°-01'-09" EAST, 92.77 FEET, TO AN IRON PIN SET;

THENCE, NORTH 09°-01'-50" EAST, 92.65 FEET, TO AN IRON PIN SET;

THENCE, NORTH 24°-16'-49" WEST, 86.19 FEET, TO AN IRON PIN SET;

THENCE, NORTH 53°-29'-10" WEST, 88.24 FEET, TO AN IRON PIN SET;

THENCE, NORTH 36°-30'-50" EAST, 50.00 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 53°-29'-10" EAST, 120.18 FEET, TO AN IRON PIN SET;

THENCE, SOUTH 77°-09'-57" EAST, 258.48 FEET, TO AN IRON PIN SET;

THENCE, NORTH 79°-58'-42" EAST, 160.87 FEET, TO AN IRON PIN SET;

THENCE, NORTH 39°-55'-09" EAST, 149.71 FEET, TO AN IRON PIN SET;

THENCE, NORTH 13°-36'-49" EAST, 174.28 FEET, TO AN IRON PIN SET;

THENCE, NORTH 26°-41'-47" WEST, 164.27 FEET, TO AN IRON PIN SET;

THENCE, NORTH 02°-00'-53" WEST, 326.22 FEET, TO AN IRON PIN SET IN THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8;

THENCE, NORTH 87°-59'-07" EAST, 371.20 FEET, ALONG THE NORTH LINE OF THE QUARTER, TO A MAG NAIL FOUND IN THE CENTER OF PETERS ROAD;

THENCE, SOUTH 11°-13'-40" EAST, 1099.65 FEET, ALONG THE CENTER OF PETERS ROAD, TO A MAG NAIL FOUND;

THENCE, SOUTH 09°-16'-38" WEST, 198.77 FEET, ALONG THE CENTER OF PETERS ROAD, TO A MAG NAIL FOUND;

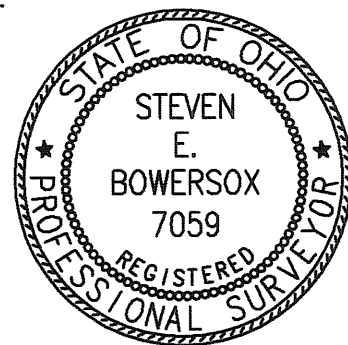
THENCE, SOUTH 16°-56'-04" WEST, 350.78 FEET, ALONG THE CENTER OF PETERS ROAD, TO A MAG NAIL FOUND;

THENCE, SOUTH 19°-44'-00" WEST, 1161.20 FEET, ALONG THE CENTER OF PETERS ROAD, TO THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING 62.9681 ACRES MORE OR LESS AND BEING SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

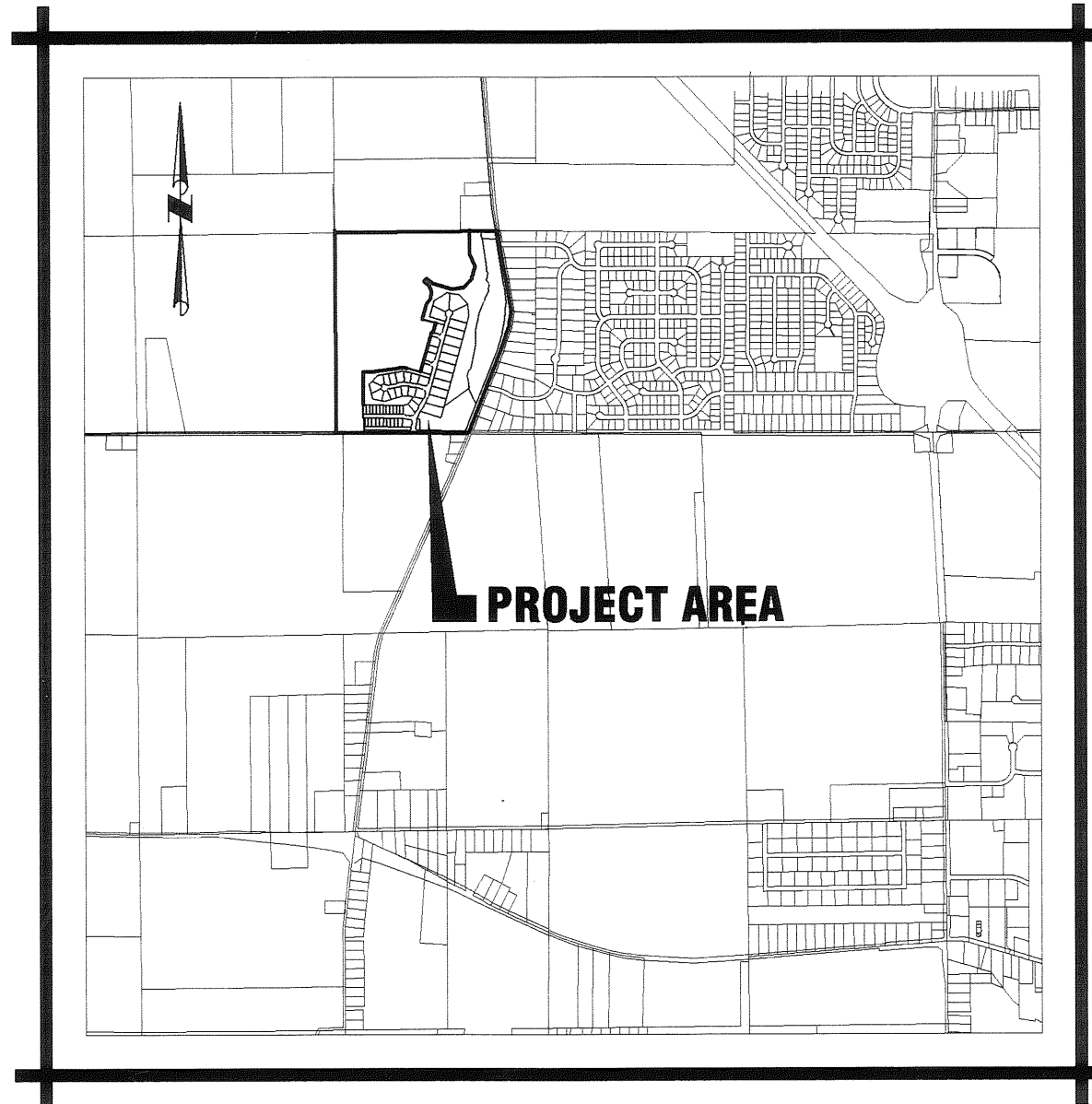
THE ABOVE DESCRIPTION WAS PREPARED BY STEVEN E. BOWERSOX, OHIO PROFESSIONAL SURVEYOR NUMBER 7059 BASED ON A SURVEY PERFORMED UNDER HIS DIRECTION.

STEVEN E. BOWERSOX, PS #7059 DATE 02-10-2004



ROSEWOOD CREEK SUBDIVISION
PHASE 1

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 1st DAY OF March, 2004 BY ROSEWOOD CREEK, LLC BY GEORGE TIMMER, PARTNER AND STEVE BRUNS, PARTNER, AS OWNER.

Misty Cox
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-31-04



PLAT BOOK 20, PAGE 141
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 26 DAY OF Oct, 2004 AT 2:44:13 PM
FILE NUMBER 0411884, FEE 302.40
John W. O'Brien
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

TRANSFERRED THIS 26 DAY OF Oct, 2004
Chris A. Peebles BY: Linda J. Irwin
CHRIS A. PEEPLES DEPUTY AUDITOR
MIAMI COUNTY AUDITOR IL 3868 - 3935

APPROVALS

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 10th DAY OF February, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

Michael A. G. H. Jr.
CHAIRMAN

Marilyn J. Irwin
SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO COUNCIL ON THIS 1st DAY OF March, 2004.

Vicki K. Blakey
PRESIDENT OF COUNCIL

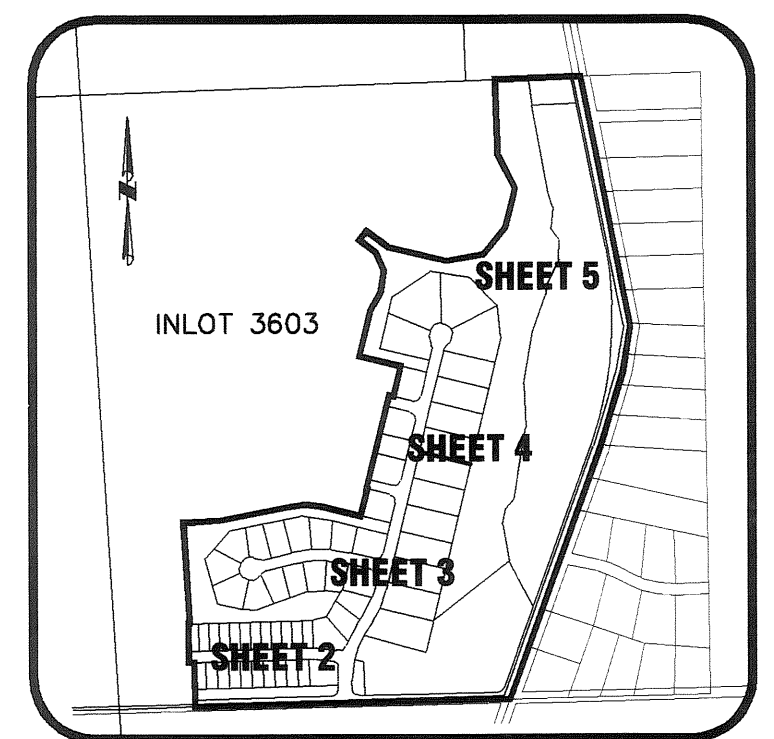
Misty Cox
CLERK OF COUNCIL

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 FOR COVENANTS AND RESTRICTIONS. THE HOME OWNERS ASSOCIATION & ARTICLES OF INCORPORATION ARE RECORDED IN MISC. BOOK 754 PAGE 489 TO 527 DEED



SHEET 1 OF 7

DESCRIPTION

BEING A SUBDIVISION OF 62.9681 ACRES AND BEING A PART OF INLOT 3603 OWNED BY ROSEWOOD CREEK, LLC. RECORDED IN DEED BOOK 747, PAGE 319.

CHOICE
ONE ENGINEERING
the choice that exceeds ...

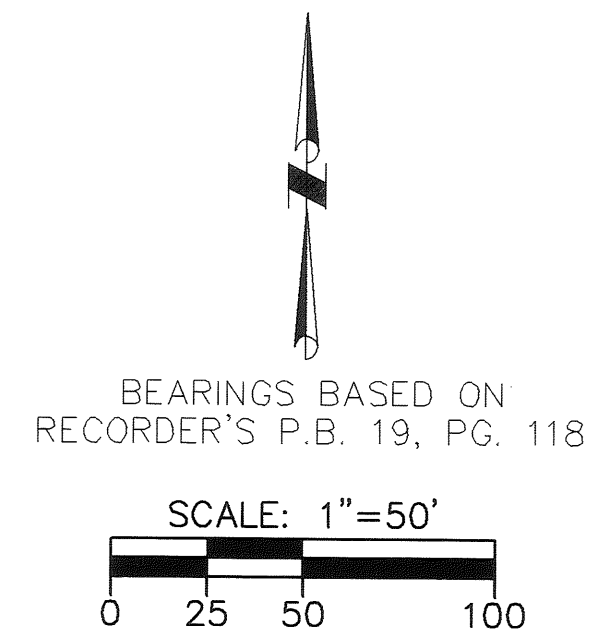
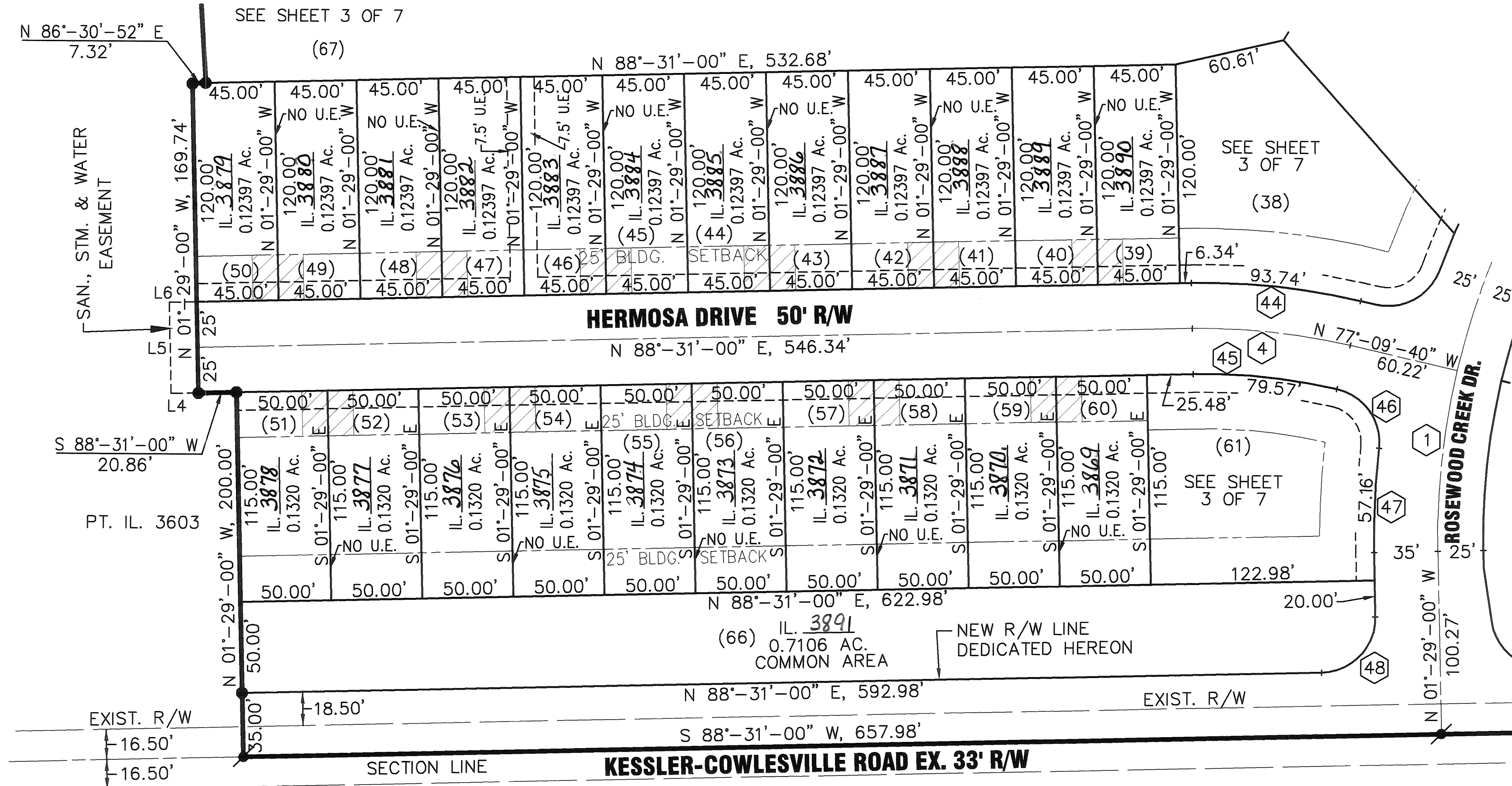
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 02-10-2004 drawn by: seb job number: MiaTci0322

ROSEWOOD CREEK SUBDIVISION PHASE 1

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 20, PAGE 141A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 26 DAY
OF Oct, 2004, AT 2:44:15 PM.
FILE No. 0411884 FEE: \$302.42
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Kristi Kendall
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
- (00) PREL. LOT NUMBER
- ▨ DRIVE EASEMENT AS PER COVENANT # 27

AREA SUMMARY

61 BUILDING LOTS	20.4918 AC.
DEDICATED STREET R/W	7.8381 AC.
COMMON AREA	16.2527 AC.
CONSERVATION LOT	12.3235 AC.
PARK LOT	5.5484 AC.
PUMP STA. LOT	0.5136 AC.
TOTAL	62.9681 AC.

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, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.

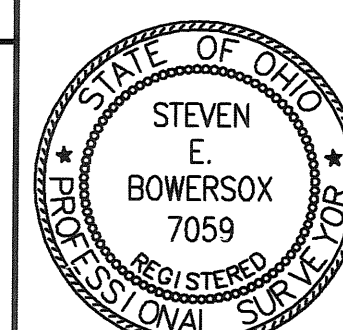
LINE CHART			LINE CHART		
NUMBER	BEARING	LENGTH	NUMBER	BEARING	LENGTH
L1	S 81°-28'-09" E	65.80'	L10	N 13°-31'-36" E	207.88'
L2	S 08°-31'-51" W	15.00'	L11	S 76°-28'-24" E	15.00'
L3	N 81°-28'-09" W	63.15'	L12	S 13°-31'-36" W	192.88'
L4	S 88°-31'-00" W	15.00'	L13	S 76°-28'-24" E	67.50'
L5	N 01°-29'-00" W	50.00'	L14	N 13°-31'-36" E	19.50'
L6	N 88°-31'-00" E	15.00'	L15	S 76°-28'-24" E	15.00'
L7	N 76°-28'-24" W	15.00'	L16	N 76°-28'-24" W	15.00'
L8	N 13°-31'-36" E	5.50'	L17	N 13°-31'-36" E	50.00'
L9	N 76°-28'-24" W	82.50'	L18	S 76°-28'-24" E	15.00'

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
ESTATE	1-15	40	30	15	35	2000
EXECUTIVE	16-21, 35-38 & 61	30	25	10	35	1500
GARDEN	22-34	30	25	10	35	1400
0-LOT LINE	39-60	25	25	0/8	35	1000

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

02-10-2004
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

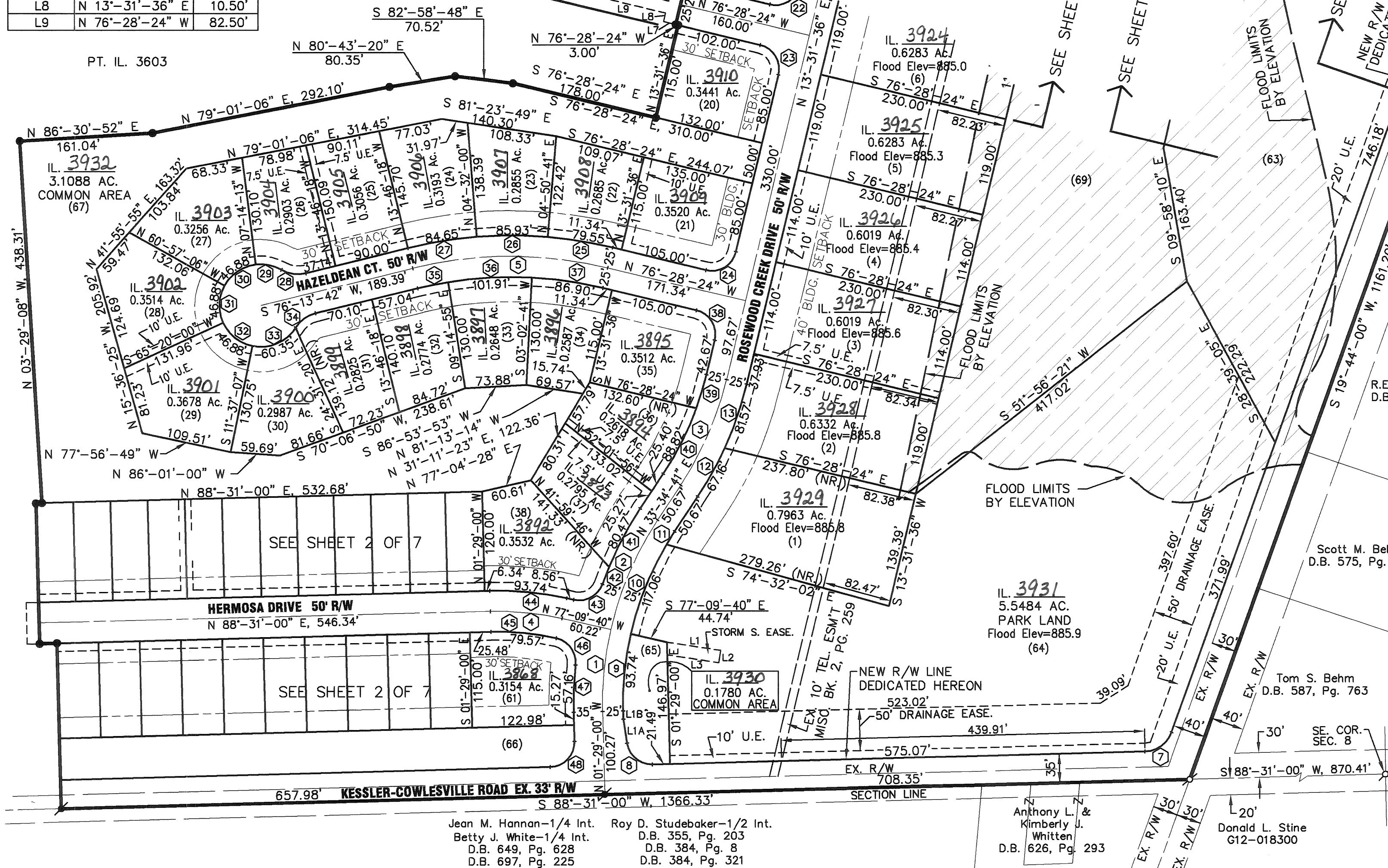
date: 02-10-2004
drawn by: seb
job number: MIATCI0322fin

SHEET 2 OF 7

ROSEWOOD CREEK SUBDIVISION PHASE 1

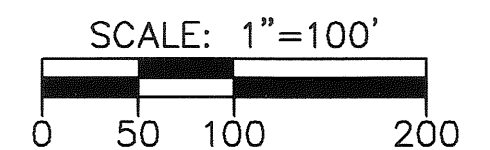
Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

LINE CHART			LINE CHART		
NUMBER	BEARING	LENGTH	NUMBER	BEARING	LENGTH
L1A	N 08°-49'-51" W	29.35'	L10	N 13°-31'-36" E	207.88'
L1B	N 01°-29'-00" W	10.00'	L11	S 76°-28'-24" E	15.00'
L1	S 81°-28'-09" E	65.80'	L12	S 13°-31'-36" W	192.88'
L2	S 08°-31'-51" W	15.00'	L13	S 76°-28'-24" E	67.50'
L3	N 81°-28'-09" W	63.15'	L14	N 13°-31'-36" E	24.50'
L4	S 88°-31'-00" W	15.00'	L15	S 76°-28'-24" E	15.00'
L5	N 01°-29'-00" W	50.00'	L16	N 76°-28'-24" W	15.00'
L6	N 88°-31'-00" E	15.00'	L17	N 13°-31'-36" E	50.00'
L7	N 76°-28'-24" W	15.00'	L18	S 76°-28'-24" E	15.00'
L8	N 13°-31'-36" E	10.50'			
L9	N 76°-28'-24" W	82.50'			



PLAT BOOK 20 PAGE 141B
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 26 DAY
OF OCT, 2004, AT 2:41 PM.
FILE No. 0411884 FEE: \$302.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Kristi Kendall
DEPUTY

BEARINGS BASED ON
RECORDER'S P.B. 19, PG. 118



LEGEND

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

AREA SUMMARY

61 BUILDING LOTS	20.4918 AC.
DEDICATED STREET R/W	7.8381 AC.
COMMON AREA	16.2527 AC.
CONSERVATION LOT	12.3235 AC.
PARK LOT	5.5484 AC.
PUMP STA. LOT	0.5136 AC.
TOTAL	62.9681 AC.

NOTES:

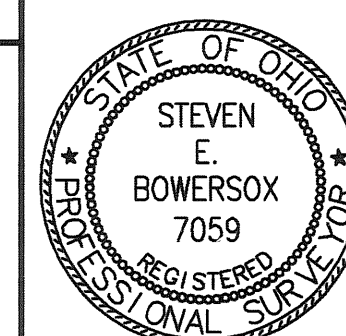
- ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.
- ALL COMMON AREAS, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
ESTATE	1-15	40	30	15	35	2000
EXECUTIVE	16-21, 35-38 & 61	30	25	10	35	1500
GARDEN	22-34	30	25	10	35	1400
O-LOT LINE	39-60	25	25	0/8	35	1000

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

2-10-2004
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: 02-10-2004 drawn by: seb job number: MIATC10322fin

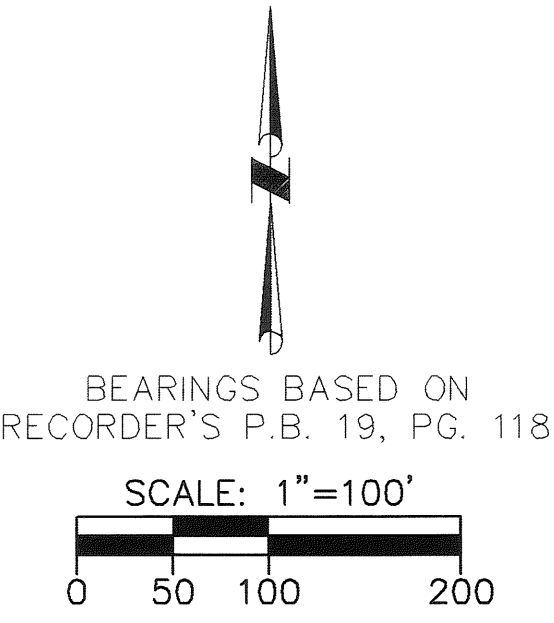
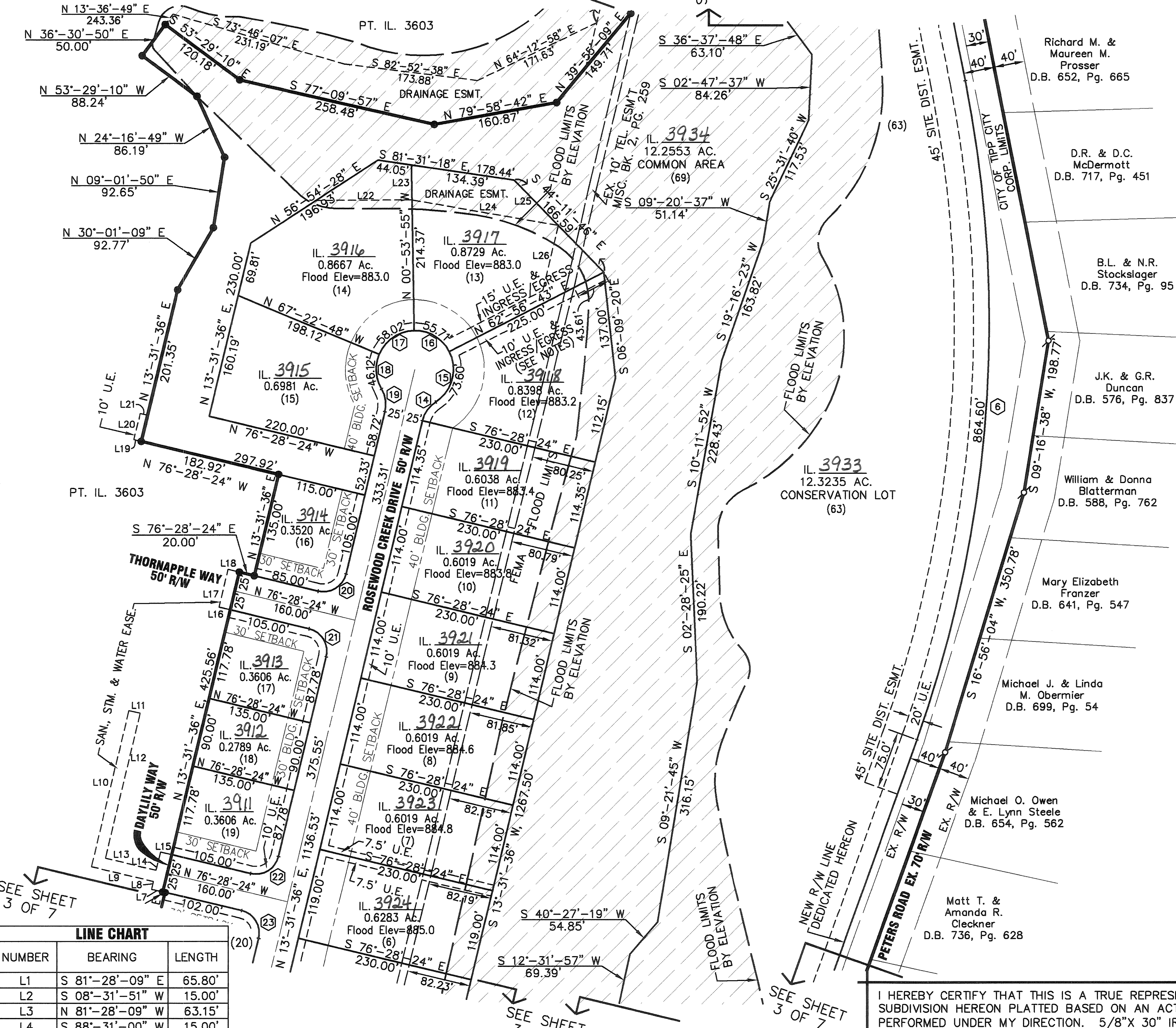
SHEET 3 OF 7

LINE CHART			LINE CHART		
NUMBER	BEARING	LENGTH	NUMBER	BEARING	LENGTH
L10	N 13°-31'-36" E	207.88'	L19	N 76°-28'-24" W	10.00'
L11	S 76°-28'-24" E	15.00'	L20	N 13°-31'-36" E	35.00'
L12	S 13°-31'-36" W	192.88'	L21	S 76°-28'-24" E	10.00'
L13	S 76°-28'-24" E	67.50'	L22	S 89°-43'-10" W	125.41'
L14	N 13°-31'-36" E	24.50'	L23	S 00°-53'-55" E	45.35'
L15	S 76°-28'-24" E	15.00'	L24	N 80°-02'-02" W	192.30'
L16	N 76°-28'-24" W	15.00'	L25	S 44°-11'-46" E	82.04'
L17	N 13°-31'-36" E	50.00'	L26	S 13°-31'-36" W	86.53'
L18	S 76°-28'-24" E	15.00'			

ROSEWOOD CREEK SUBDIVISION PHASE 1

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 20, PAGE 141C
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 26 DAY
OF OCT, 2004, AT 2:41:15 PM.
FILE No. 0411884 FEE: \$302.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Kristi Kendall
DEPUTY



- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
 - IRON PIN FOUND
 - MAG NAIL FOUND
 - RAILROAD SPIKE FOUND
 - UTILITY EASEMENT LINE (SEE NOTE BELOW)
 - (NR.) NONRADIAL LINE
 - (00) PREL. LOT NUMBER

AREA SUMMARY

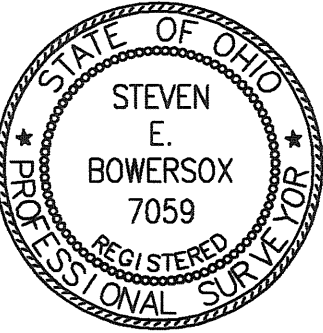
61 BUILDING LOTS	20.4918 AC.
DEDICATED STREET R/W	7.8381 AC.
COMMON AREA	16.2527 AC.
CONSERVATION LOT	12.3235 AC.
PARK LOT	5.5484 AC.
PUMP STA. LOT	0.5136 AC.
TOTAL	62.9681 AC.

- 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, AS SHOWN, TO BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT.
 - 3.) NO FENCES, TREES OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN THE 10' AND 15' UTILITY-INGRESS/EGRESS EASEMENTS ALONG THE LOT LINE BETWEEN LOTS (12) AND (13).

LINE CHART		
NUMBER	BEARING	LENGTH
L1	S 81°-28'-09" E	65.80'
L2	S 08°-31'-51" W	15.00'
L3	N 81°-28'-09" W	63.15'
L4	S 88°-31'-00" W	15.00'
L5	N 01°-29'-00" W	50.00'
L6	N 88°-31'-00" E	15.00'
L7	N 76°-28'-24" W	15.00'
L8	N 13°-31'-36" E	10.50'
L9	N 76°-28'-24" W	82.50'

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
ESTATE	1-15	40	30	15	35	2000
EXECUTIVE	16-21, 35-38 & 61	30	25	10	35	1500
GARDEN	22-34	30	25	10	35	1400
0-LOT LINE	39-60	25	25	0/8	35	1000

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 2-10-2004



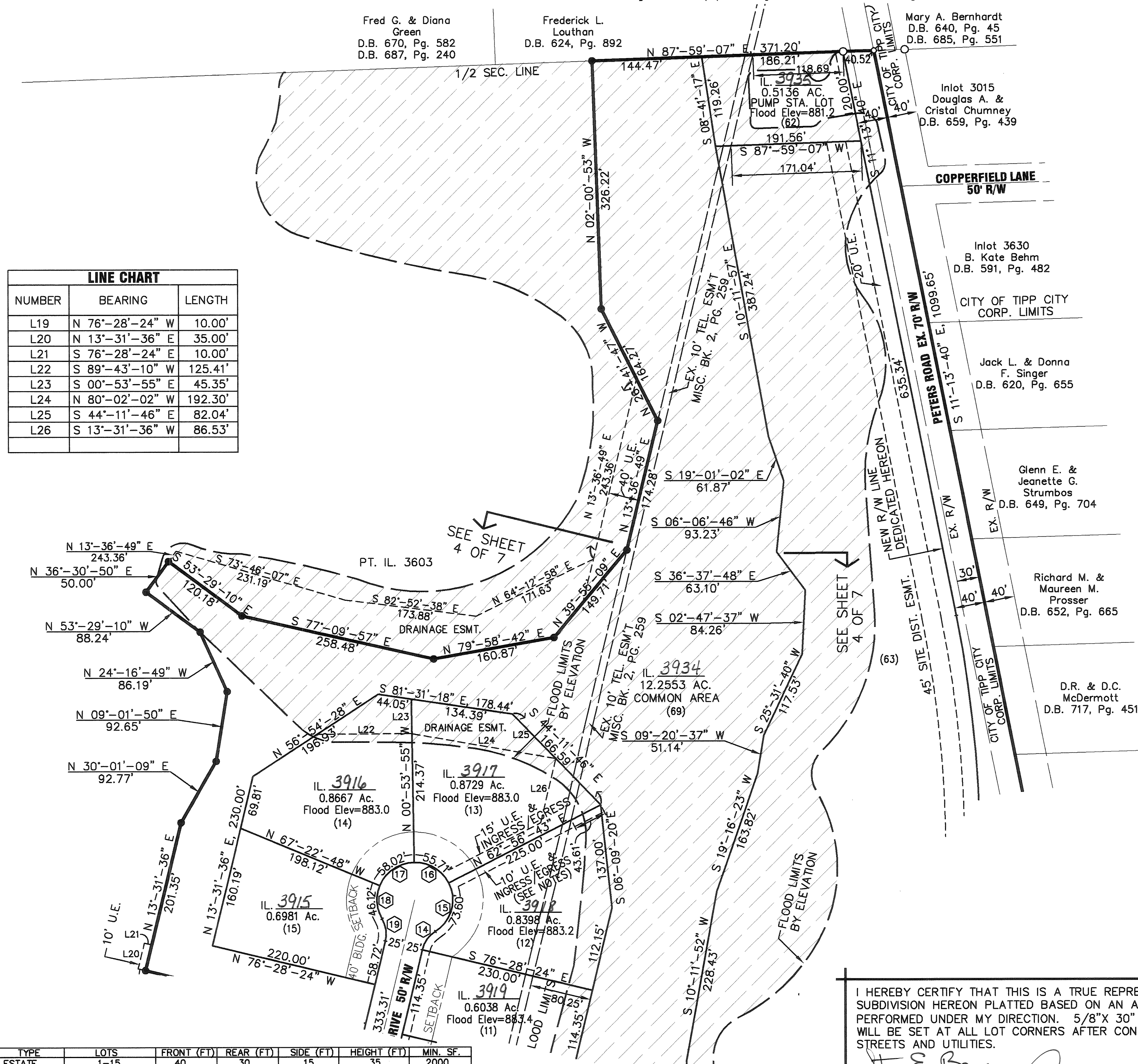
CHOICE ONE ENGINEERING
the choice that exceeds ...
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 02-10-2004	drawn by: seb	job number: MIATC10322fin
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ROSEWOOD CREEK SUBDIVISION PHASE 1

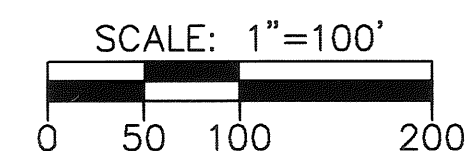
Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 26 PAGE 1410
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 26 DAY
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FILE No. 0411894 FEE: \$302.40
John W. O'Brien
JOHN W. O'BRIEN MIAMI COUNTY RECORDER
Kristi Kendall
DEPUTY



LINE CHART		
NUMBER	BEARING	LENGTH
L19	N 76°-28'-24" W	10.00'
L20	N 13°-31'-36" E	35.00'
L21	S 76°-28'-24" E	10.00'
L22	S 89°-43'-10" W	125.41'
L23	S 00°-53'-55" E	45.35'
L24	N 80°-02'-02" W	192.30'
L25	S 44°-11'-46" E	82.04'
L26	S 13°-31'-36" W	86.53'

BEARINGS BASED ON
RECORDER'S P.B. 19, PG. 118



LEGEND

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

AREA SUMMARY

61 BUILDING LOTS	20.4918 AC.
DEDICATED STREET R/W	7.8381 AC.
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CONSERVATION LOT	12.3235 AC.
PARK LOT	5.5484 AC.
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TOTAL	62.9681 AC.

NOTES:

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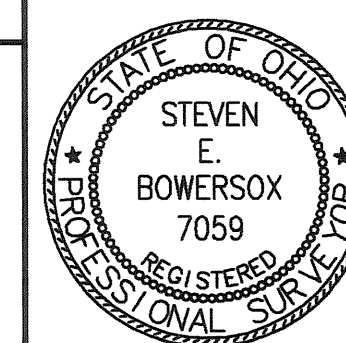
SHEET 5 OF 7

TYPE	LOTS	FRONT (FT)	REAR (FT)	SIDE (FT)	HEIGHT (FT)	MIN. SF.
ESTATE	1-15	40	30	15	35	2000
EXECUTIVE	16-21, 35-38 & 61	30	25	10	35	1500
GARDEN	22-34	30	25	10	35	1400
0-LOT LINE	39-60	25	25	0/8	35	1000

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

2-10-2004
DATE



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SIDNEY, OHIO 45365
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www.choiceoneengineering.com

date: 02-10-2004 drawn by: seb job number: MIATC10322fin

ROSEWOOD CREEK SUBDIVISION
PHASE 1

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 20, PAGE 141 E
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
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Oct, 2004 AT 2:44:15 PM
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John W. O'Brien
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

Table with 6 columns: CURVE NUMBER, RADIUS, Delta, ARC LENGTH, CHORD LENGTH, CHORD BEARING. It contains 48 rows of curve data for the subdivision.

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 _____, Page _____ of the Miscellaneous Records (the "Declaration").
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.
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.
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.
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.
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.
(b) Entrance upon such property for such purposes shall not constitute a trespass.
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.
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.
(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.
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.
(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.
(d) Hedges. No hedges shall be permitted which exceed six feet in height.
(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.
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.

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date: 02-10-2004 drawn by: seb job number: MiaTci0322

ROSEWOOD CREEK SUBDIVISION
PHASE 1

Part Inlot 3603, Rec. P.B. 19, Pg. 118
Sec. 8, Town 4 North, Range 6 East
City of Tipp City, Miami County, Ohio

PLAT BOOK 20, PAGE 141F
MIAMI COUNTY RECORDER'S
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JOHN W. O'BRIEN
JOHN W. O'BRIEN, RECORDER, MIAMI COUNTY

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";
(d) 1,000 square feet for each residential unit constructed on a lot identified on the plat as a "Zero Lot Line".
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, or other approved cementitious materials or with wood 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%*
Zero Lot Line 75% 30% 75% 0%*
* Lots 203, 204, 51 to 61 shall have 75% approved (ie. Brick, AAC, Wood, Stone, Cement Siding or other approved materials [excluding vinyl]) on the frontages that face Kessler-Cowlesville Road, Rosewood Creek Drive, Hermosa Drive and Rosenthal Drive.
The exterior walls of all residential structures which are not covered with the foregoing materials shall be covered with a high quality vinyl siding or such other materials as are approved by the Architectural Committee.
The Architectural Committee shall review the proposed house design to assure that the minimum percentage of permissible construction materials is used as required herein. Written approval from the Architectural Committee shall be provided to the City of Tipp City, prior to the City reviewing the construction plans. Any prospective builder, lot owner, or agent, who submits plans to the City without the required written approval of the Architectural Committee will not have their plans reviewed, until said approval letter is received by the City.
26. Driveway Entrance Restrictions. No driveway entrances shall be constructed from any corner Lot onto Rosewood Creek Drive or Rosenthal Drive except as otherwise provided for in the final plat for the Lots which are adjacent to such streets.
27. Shared Driveway Access and Maintenance Easement. All Zero Lot Line Lots shall have shared driveway entrances as noted on the final plat for such Lots. The Lot Owners who will share driveway entrances shall share equally in the cost to construct one 24 foot to 28 foot wide (measured at right of way line) driveway to be used for driveway purposes for both adjoining Lots. Each of the Lot Owners shall share equally in the cost of the perpetual care, maintenance, and replacement of the shared driveways, located within the access easement. Tipp City Code Section 154.061(I) (relating to green space requirements adjacent to property lines) is waived for these shared driveways, pursuant to agreement with the City of Tipp City and by approval of the final plat by both the Tipp City Planning Board and Tipp City Council.
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 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. 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.



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

date: 02-10-2004 drawn by: seb job number: MiaTci0322

REPLAT OF PARTS OUTLOT 3

• CITY OF TIPP CITY • MIAMI COUNTY • OHIO •

BEING A SUBDIVISION OF 4.849 ACRES OF PARTS OF OUTLOT 3

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED Oct. 27, 2004.

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

CITY OF TIPP CITY

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 24 DAY OF JUNE, 2004, THIS PLAT WAS REVIEWED AND APPROVED.

Michael D. Ruff CHAIRMAN
Marilyn Tennell SECRETARY

THIS PLAT WAS APPROVED BY THE CITY OF TIPP CITY, OHIO, COUNCIL ON THIS 19th DAY OF JULY, 2004, BY ORDINANCE # 34-04

Victor K. Blah PRESIDENT OF COUNCIL
Misty Cox CLERK OF COUNCIL

VOLUME 20 PAGE 142

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 27th DAY
OF OCTOBER, 2004, AT 1:37 P.M.
FILE # 0411975 FEE \$ 43.20

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

DESCRIPTION

BEING A REPLAT OF PARTS OUTLOT 3, AS CONVEYED TO BLAIR GROUP LAND CO., L.L.C. BY DEEDS RECORDED IN VOLUME 744, PAGE 251, AND VOLUME 754, PAGE 552, AND JOYCE A. AND WESLEY E. MORELAND BY DEED RECORDED IN VOLUME 688, PAGE 198, OF THE MIAMI COUNTY DEED RECORDS.

CONSENT & 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 AND TO THE DEDICATION OF THE STREET AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

BLAIR GROUP LAND CO., L.L.C.

PEOPLES SAVINGS BANK

Jaydee Blair member
JAYDEE BLAIR, MANAGER & MEMBER

B. Anne Mercer VP/CLO
B. ANNE MERCER, V.P., C.L.O.

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 7th DAY OF Oct, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JAYDEE BLAIR, MANAGER & MEMBER, AS OWNER, AND B. ANNE MERCER, V.P., C.L.O., 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: 11-17-08
DATE

Marsha S. Simpson
NOTARY PUBLIC

MONROE FEDERAL SAVINGS & LOAN ASSOCIATION

Michael W. Boyde
MICHAEL W. BOYDE, V.P., LENDING

JOYCE A. AND WESLEY E. MORELAND

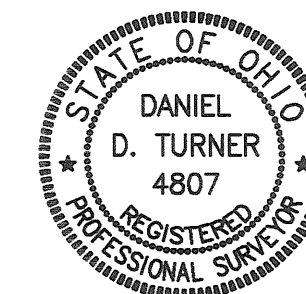
Joyce A. Moreland
JOYCE A. MORELAND
Wesley E. Moreland
WESLEY E. MORELAND

STATE OF OHIO, COUNTY OF MIAMI, SS:

BE IT REMEMBERED THAT ON THIS 8th DAY OF Oct, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHAEL W. BOYDE, V.P., LENDING, FOR MONROE FEDERAL SAVINGS & LOAN ASSOCIATION, AS LIENHOLDERS, AND JOYCE A. AND WESLEY E. MORELAND, WIFE AND HUSBAND, OWNERS, 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: 01-02-08
DATE

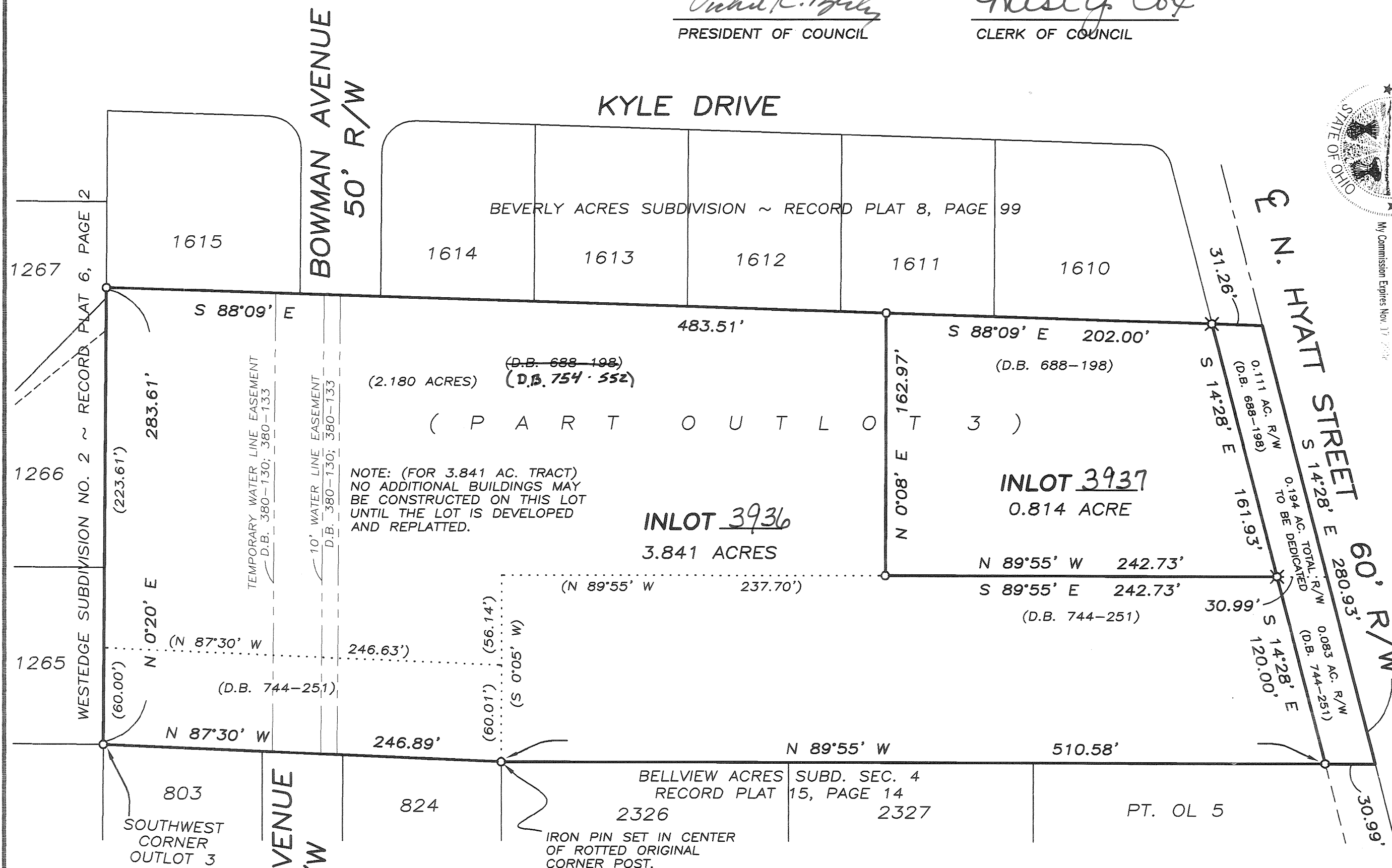
Matt Derrickson
MATT DERRICKSON, Notary Public
In and for the State of Ohio
My Commission Expires Jan. 02, 2008



CERTIFICATION

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

Daniel D. Turner
REGISTERED SURVEYOR NO. 4807



REFERENCES

MIAMI COUNTY RECORD PLATS:

VOLUME 6, PAGE 2
(BASIS OF BEARING)

VOLUME 15, PAGE 14

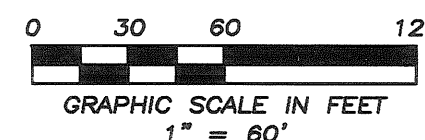
MIAMI COUNTY ENGINEER'S LOT SURVEY:

VOLUME 3, PAGE 80

VOLUME 3, PAGE 97

LEGEND

○ IRON PIN SET
✕ IRON PIPE FOUND
(BEARINGS ASSUMED)



REPLAT OF PARTS OUTLOT 3

FOR

BLAIR GROUP LAND CO., LLC
TIPP CITY, OHIO



DANIEL D. TURNER & ASSOC.

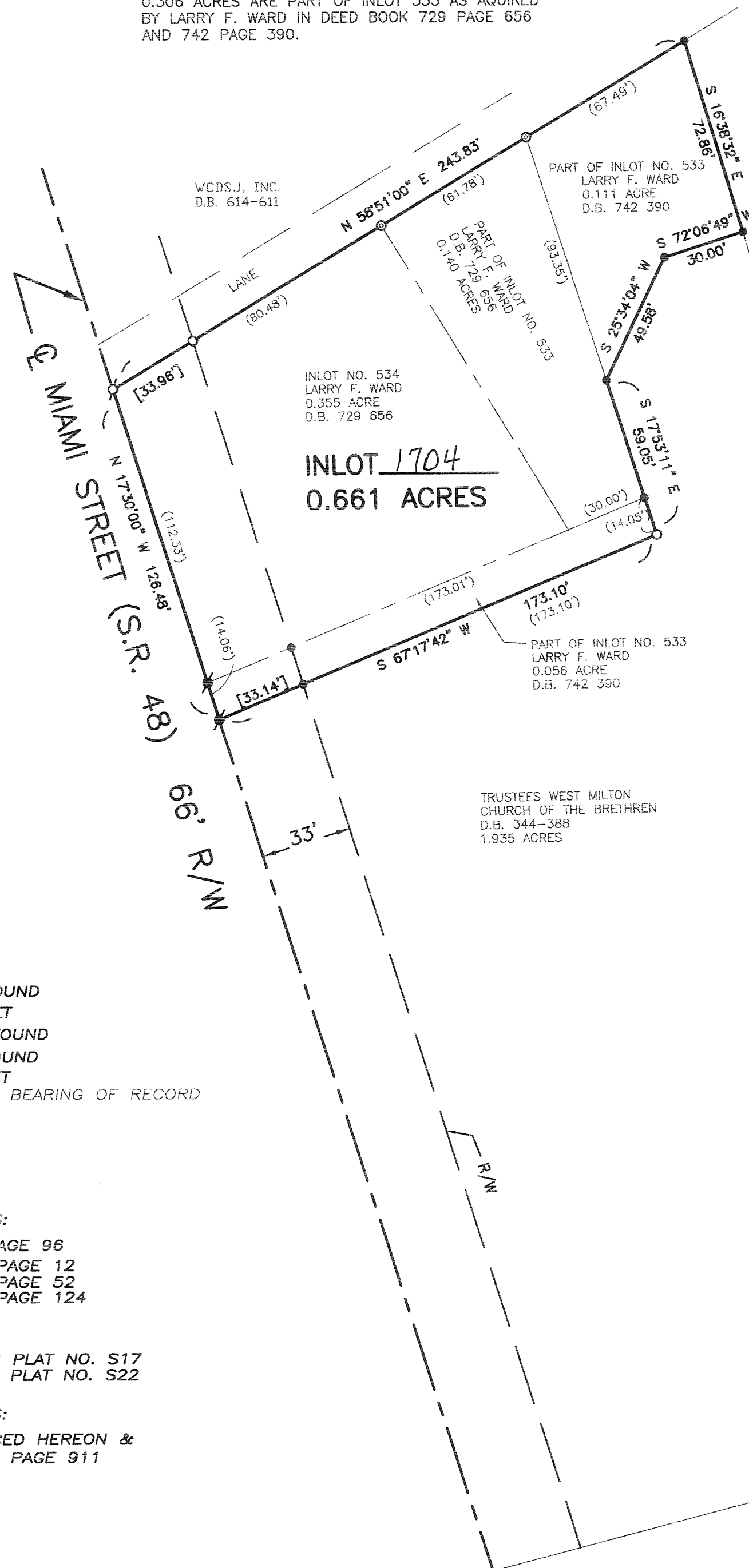
19 S. PLUM STREET - TROY, OHIO

• CIVIL ENGINEERING • LAND SURVEYING •

DATE: OCT. 2004	DRAWN BY: DGS CHECKED BY: D.T.	SHEET NO.: 1 OF 1
FILE NO.: 139504	SCALE: 1"=60'	

WARD REPLAT

BEING A REPLAT OF A TOTAL OF 0.661 ACRES OF WHICH 0.355 ACRES ARE IN PART OF INLOT 534, & 0.306 ACRES ARE PART OF INLOT 533 AS ACQUIRED BY LARRY F. WARD IN DEED BOOK 729 PAGE 656 AND 742 PAGE 390.



TRUSTEES WEST MILTON
CHURCH OF THE BRETHREN D.B. 344-388
PT. OUTLOT 169
3.438 ACRES
LOT SUR. BK 6 PG. 96

VOLUME 20 PAGE 143

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 27th DAY
OF OCTOBER, 2004, AT 2:20 P.M.

FILE # 0411985 FEE \$ 43.20

John N. O'Brien
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 27 DAY OF Oct., 2004.

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

CONSENT TO REPLAT

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

Larry F. Ward
OWNER: LARRY F. WARD

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO,
PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO
ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND
THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED
MY NAME AND AFFIXED MY OFFICIAL SEAL AT West Milton
OHIO, THIS 27 DAY OF Oct, 2004.

Penn J. Spittler
NOTARY PUBLIC

PENNI J. SPITTLER, Notary Public
In and for the State of Ohio
My Commission Expires June 21, 2005

Shelby W. George Vice President
LEINHOLDER: National City Bank

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 Dayton,
OHIO, THIS 27th DAY OF October, 2004.

Theresa P. Doherty
NOTARY PUBLIC

Theresa P. Doherty, Notary Public
In and for the State of Ohio
My Commission Expires May 24, 2006

APPROVAL

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF WEST MILTON, HELD
THIS 6th DAY OF OCTOBER, 2004, THIS REPLAT WAS REVIEWED AND APPROVED.

William A. O'Brien
CHAIRMAN

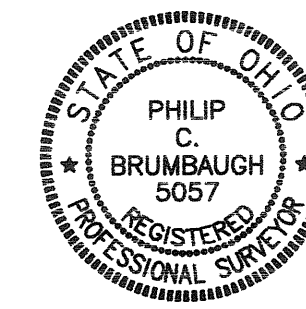
Markus D. Hubbard
SECRETARY

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 FOR LARRY F. WARD IN MIAMI COUNTY ~ OCTOBER 14, 2004



**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

362 NORTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000
FAX (937) 698-3928

LEGEND

- P.K. NAIL FOUND
- P.K. NAIL SET
- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- () DISTANCE / BEARING OF RECORD

REFERENCES

LOT SURVEYS:
VOLUME 6, PAGE 96
VOLUME 10, PAGE 12
VOLUME 18, PAGE 52
VOLUME 24, PAGE 124

TAX MAPS
WEST MILTON PLAT NO. S17
WEST MILTON PLAT NO. S22

DEED BOOKS:
AS REFERENCED HEREON &
VOLUME 579, PAGE 911

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.

0' 40' 80' 120'
GRAPHIC SCALE IN FEET
1" = 40'

DEDICATION OF RIGHT-OF-WAY ALONG PART OF HOBART DRIVE

FOR

PROPOSED RIGHT-OF-WAY OF "ADAMS STREET SOUTH"

BEING A PART OF INLOT 150, IN THE CITY OF TROY AS SHOWN IN DEED BOOK 401 PAGE 152 AND BOOK 542 PAGE 280 AS OWNED BY NELSON L. DOHM, JR.

LEGAL DESCRIPTION

264 SQ. FT.

Situated in the State of Ohio, County of Miami, City of Troy, and being part of the Miami and Erie Canal Lands and containing 264 square feet of land, more or less, being all out of that tract of land conveyed to Nelson Leroy Dohm, Jr. of record in Deed Book 542, Page 280 (all references used in this description refer to the records of the Recorder's Office, Miami County, Ohio), said 264 square feet being more particularly described as follows:

Beginning at the northwest corner of said Dohm tract, being in the easterly right-of-way of Hobart Drive;

Thence, North 74°39'04" East, with the northerly line of said Dohm tract, a distance of 10.51 feet to a point on a curve;

Thence southeastwardly with a new division line across said Dohm tract and an arc of a curve to the left, having a radius of 197.00 feet, a central angle of 12°07'08", the chord of which bears South 4°35'15" East, a chord distance of 41.59 feet to a point on the southerly line of said Dohm tract; THENCE S 10°38'49"E A DISTANCE OF 10.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID DOHM TRACT;

Thence South 74°39'04" West, with the southerly line of said Dohm tract, a distance of 1.90 feet to a point, the southwest corner of said Dohm tract and being on the easterly right-of-way of said Hobart Drive;

Thence North 15°21'18" West, with the westerly line of said Dohm tract, the easterly right-of-way line of said Hobart Drive, a distance of 51.08 feet to the true point of beginning and containing 264 square feet of land, more or less.

Subject to all restrictions, easements, and rights of way of previous record, or otherwise legally established.

Basis of Bearings: The southerly right of way line of Main Street was assigned a bearing of South 60°02'20" East as shown on Hobart-O'Neal Replat, of record in Plat Book 18, Page 53 & 53A.

The above description was prepared by Robert E. Blackburn, Ohio Professional Surveyor No. 6305, of Geo Graphics, Inc., and is based upon the results of a survey of the premises performed in February 2003.

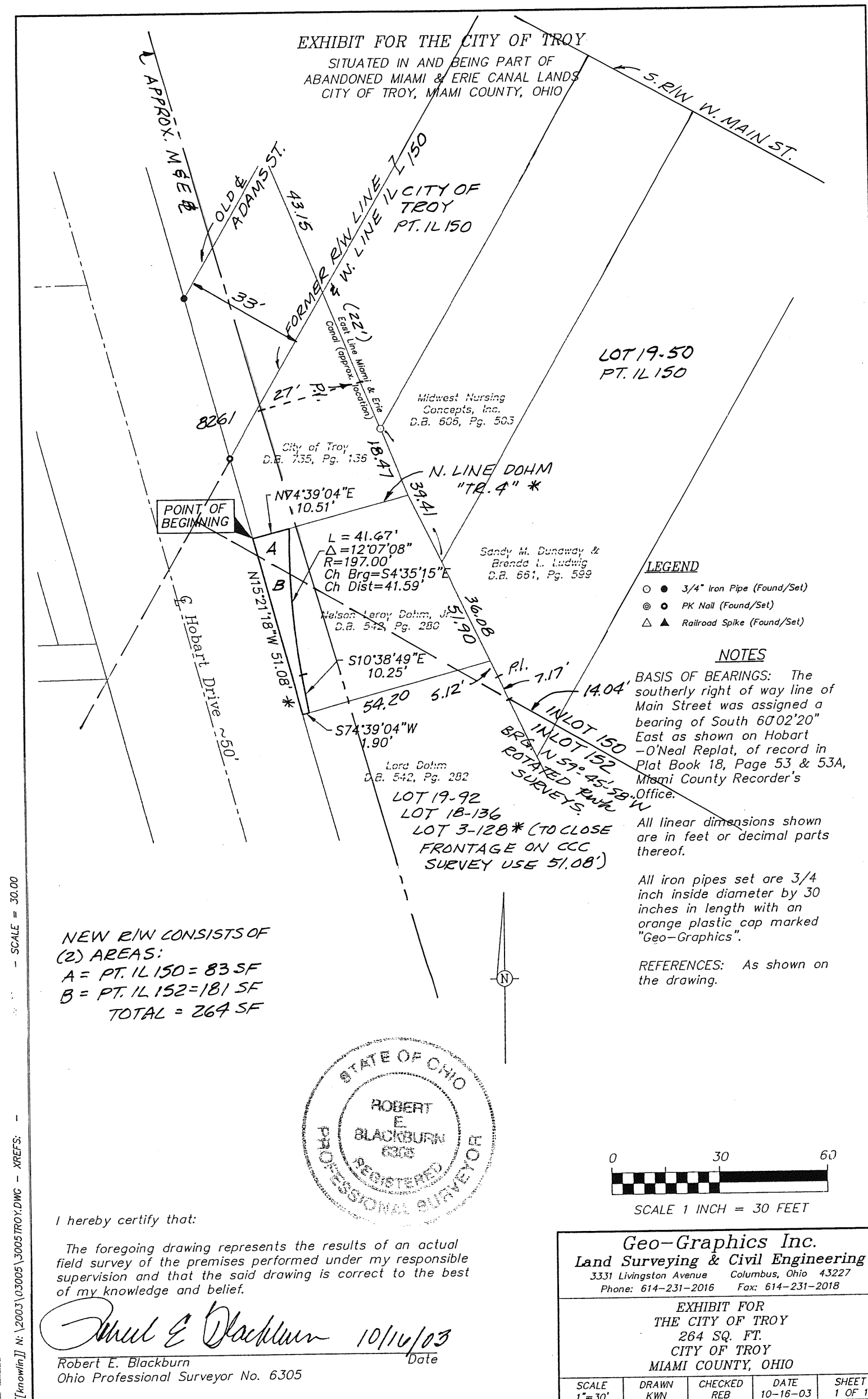
ACCEPTANCE OF RIGHT-OF-WAY DEDICATED HEREON:

AT A MEETING OF THE TROY CITY COUNCIL HELD THIS 17TH DAY OF MAY, 2004 THE DEDICATION OF RIGHT-OF-WAY AS SHOWN HEREON WAS ACCEPTED BY ORDINANCE NO. 0-21-04, WHICH BECOMES EFFECTIVE ON JUNE 16, 2004

William L. Lohman
PRESIDENT OF COUNCIL

Michael T. Beaudin
MAYOR

Sam D. Knight
CLERK OF COUNCIL



I hereby certify that:

The foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

Robert E. Blackburn 10/16/03
Robert E. Blackburn
Ohio Professional Surveyor No. 6305

PLAT BOOK 20 PAGE 144
MIAMI COUNTY RECORDER'S RECORD OF
PLATS. RECEIVED FOR RECORD THIS
28 DAY OF Oct, 2004
AT 1:30:31 P. M.

FILE NO. 0412058 FEE \$ 43.20

John W. O'Brien
JOHN W. O'BRIEN, RECORDER
Kristi Kendall
DEPUTY

DEDICATION STATEMENT:

THE AREA PROPOSED FOR RIGHT-OF-WAY DEDICATION IS HEREBY DEDICATED TO PUBLIC USE FOREVER FOR STREET AND PUBLIC UTILITIES PURPOSES. WE, THE UNDERSIGNED, DO HEREBY MAKE SUCH DEDICATION AS THE LAWFUL OWNERS OF SUCH PROPERTY AS SHOWN HEREON, AND ACKNOWLEDGE SUCH ACTION TO BE OUR FREE ACT AND DEED.

Nelson L. Dohm Jr.
NELSON L. DOHM, JR.
AKA NELSON LEROY DOHM, JR. (RELEASE OF DOWER RIGHTS)

Lora A. Dohm
LORA A. DOHM

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE INDIVIDUALS WHO ACKNOWLEDGED THAT THE SIGNING OF SUCH INSTRUMENT IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 7th DAY OF May, 2004.

Rena L. Jumerlock
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-24-06

WITNESS AS TO BOTH DOHM
SIGNATURES ABOVE
Neil E. Teaford P.S. #7724 5-7-04
NEIL E. TEAFORD

APPROVED AND TRANSFERRED THIS 28 DAY OF Oct, 2004.

Chris A. Peeples
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
Linda Linnerman
DEPUTY

SURVEYED WITH PLAN AND LEGAL DESCRIPTION AS PREPARED BY GEO-GRAPHICS AS SHOWN HEREON. RIGHT-OF-WAY DEDICATION PLAT COMPILED BY CITY OF TROY PUBLIC WORKS DEPARTMENT.

Steven D. Leffel
STEVEN D. LEFFEL, TROY PUBLIC WORKS DIRECTOR
PROFESSIONAL SURVEYOR NO. 6660

TROY TOWN SECTION 10

TROY
CORPORATION

S. W.
SECTION

PART INLOT 6055
INLOT

PLAT BOOK 20 PAGE 145
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED Nov 1, 2004 AT 10:46 AM
FILE NO. 5412172 FEE \$ 43.20

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

APPROVED AND TRANSFERRED THIS 10th DAY
OF November, 2004.

Chris R. Peeples BY: Sandra Pearson
MIAMI COUNTY AUDITOR DEPUTY

APPROVALS

THIS REPLAT WAS REVIEWED AND APPROVED
THIS 27 DAY OF OCT., 2004.

Steven D. Leffel

STEVEN D. LEFFEL
CITY OF TROY PUBLIC WORKS DIRECTOR

DESCRIPTION

BEING A 2.334 ACRE PART OF INLOT 6055 AS SHOWN ON THE ANNEXATION TO THE CITY OF TROY, OHIO AS RECORDED IN PLAT BOOK 19, PAGE 127 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS AND CONVEYED TO GRAHAM L. ROGERS BY DEED RECORDED IN DEED BOOK 508, PAGE 447 AND TO LAWRENCE N. SCOTT BY DEED RECORDED IN 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 DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, TELEPHONE 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.

Lawrence N. Scott
LAWRENCES N. SCOTT

Graham L. Rogers
GRAHAM L. ROGERS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GRAHAM L. ROGERS, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27th DAY OF OCTOBER, 2004.

William F. Ganger NOTARY PUBLIC
My Commission Expires November 12, 2007

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LAWRENCE N. SCOTT, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 5th DAY OF October, 2004.

3/22/08
NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYOR'S STATEMENT

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

Michael W. Cozatt 93004
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
476 SWAILES ROAD TROY, OHIO
JOB NO. 25104

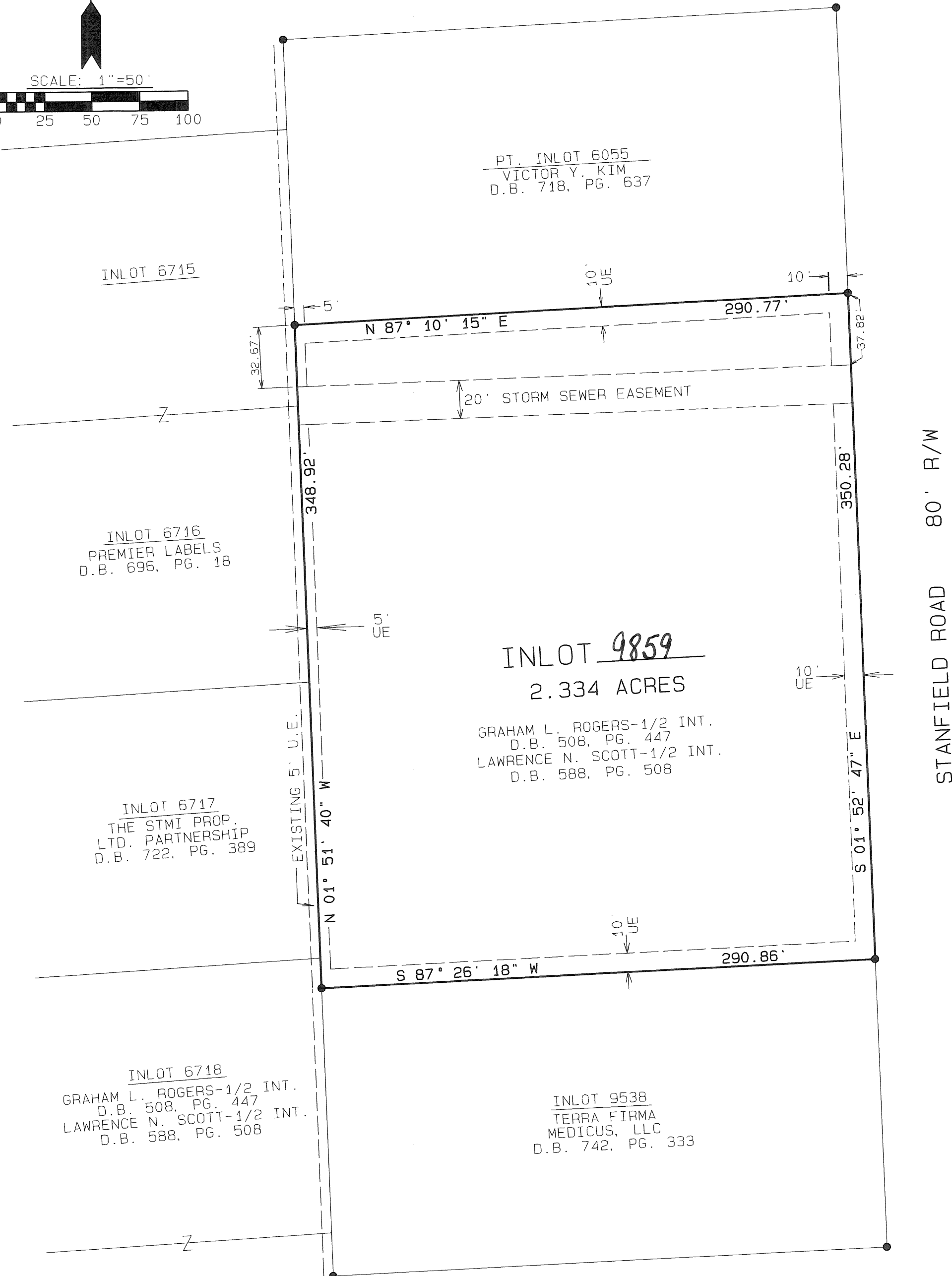
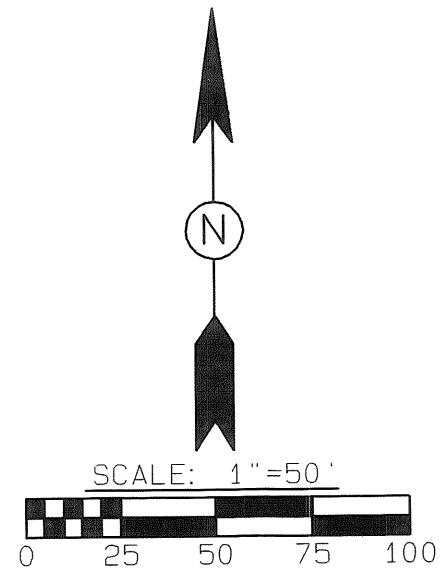
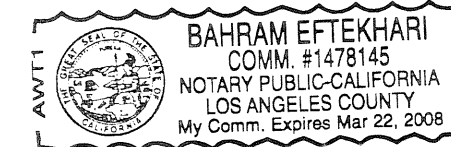
LEGEND

- IRON PIN FOUND

REFERENCES

VOL. 13, PG. 127 } MIAMI COUNTY ENGINEER'S
VOL. 23, PG. 162 } RECORD OF LOT SURVEYS
VOL. 24, PG. 65 }

P.B. 10, PG. 116 } MIAMI COUNTY RECORDER'S
P.B. 12, PG. 71 } PLAT RECORDS
P.B. 18, PG. 99 }
P.B. 20, PG. 56 }



STILES & LEWIS REPLAT
• CITY OF TIPP CITY • MIAMI COUNTY • OHIO •

VOLUME 20 PAGE 146
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 1 DAY
OF NOV, 2004, AT 11:06:16 AM.
FILE # 0412174 FEE \$ 43.20
John W. O'Brien Krista Kendall
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Nov 1st, 2004.

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

CITY OF TIPP CITY

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF
TIPP CITY, OHIO, HELD THIS 17th DAY OF August, 2004,
THIS PLAT WAS REVIEWED AND APPROVED.

William L. Stiles
CHAIRMAN

Marilyn J. Fennell
SECRETARY

DESCRIPTION

BEING A REPLAT OF PART OF OUTLOT 55 AND PART OF A VACATED ALLEY
AS CONVEYED TO TOMMY G. & CONNIE J. LEWIS BY DEED RECORDED IN
VOLUME 615, PAGE 478, AND RECORD PLAT VOLUME 20, PAGE 118, OF THE
MIAMI COUNTY RECORDER'S RECORDS AND PARTS OF OUTLOT 55, PARTS OF
INLOTS 959, 960, 961 AND PARTS OF A VACATED ALLEY AS CONVEYED TO
WILLIAM L. STILES, ETAL BY DEED RECORDED IN VOLUME 734, PAGE 478
AND 489 AND VOLUME 754, PAGE 309 AND RECORD PLAT VOLUME 20,
PAGE 118, OF THE MIAMI COUNTY RECORDER'S RECORDS.

OWNERS' CONSENT

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

OWNERS

Tommy G. Lewis
TOMMY G. LEWIS

Connie J. Lewis
CONNIE J. LEWIS

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 22nd DAY OF Sept., 2004, BEFORE
ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY CAME TOMMY G. LEWIS AND CONNIE J. LEWIS, 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: Sept. 2007 Robert N. Schlemmer
DATE NOTARY PUBLIC

OWNERS

William L. Stiles
WILLIAM L. STILES

Charlet M. Stiles
CHARLET M. STILES

Julie J. Reeder
JULIE J. REEDER

Dave R. Reeder
DAVE R. REEDER

Molly A. Huffman
MOLLY A. HUFFMAN

Robert E. Huffman
ROBERT E. HUFFMAN

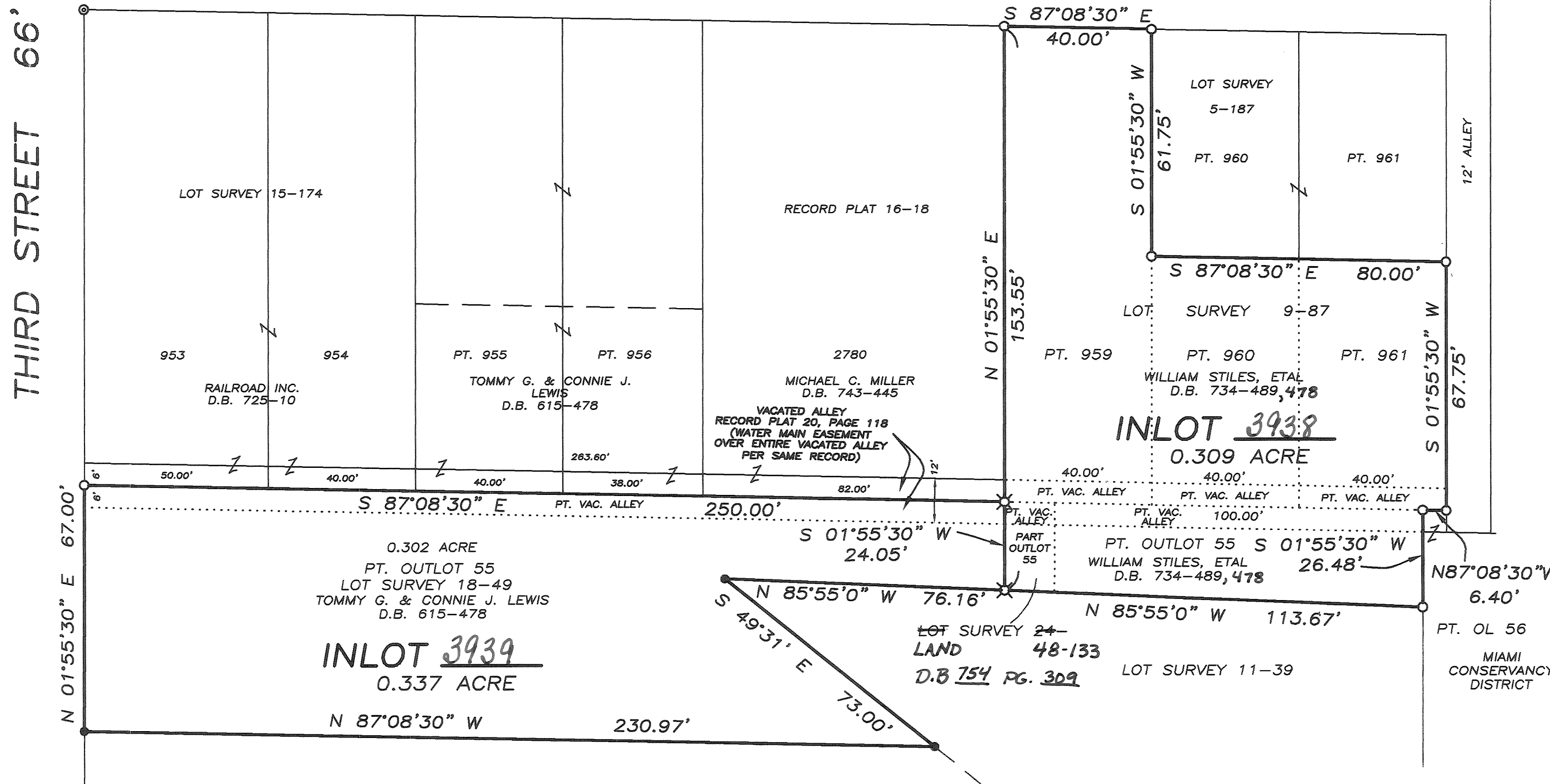
Shelly L. Lampert
SHELLY L. LAMPERT

Lee O. Lampert
LEE O. LAMPERT

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 7th DAY OF OCT., 2004, BEFORE
ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY CAME WILLIAM L. STILES AND CHARLET M. STILES,
HUSBAND AND WIFE, JULIE J. REEDER AND DAVE R. REEDER, WIFE AND
HUSBAND, MOLLY A. HUFFMAN AND ROBERT E. HUFFMAN, WIFE AND
HUSBAND, AND SHELLY L. LAMPERT AND LEE O. LAMPERT, WIFE AND
HUSBAND, 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.

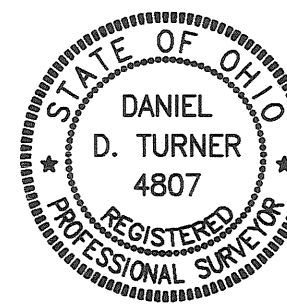
MY COMMISSION EXPIRES: Nov. 11, 2007 Sandra E. Webb
DATE NOTARY PUBLIC



LEGEND

- CAPPED IRON PIN SET
- ✕ IRON PIN FOUND
- IRON PIN PER LOT SURVEY 18-49
- ⊙ PIPE FOUND

0 15 30 60
GRAPHIC SCALE IN FEET
1" = 30'



CERTIFICATION

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

Daniel D. Turner
REGISTERED SURVEYOR NO. 4807

REPLAT OF PTS. OL. 55, PTS. INLOTS 959, 960, 961 AND PARTS VACATED ALLEY, FOR		
STILES AND LEWIS TIPP CITY, OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM STREET - TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE: JULY 2004	DRAWN BY: DGS CHECKED BY: D.T.	SHEET NO.: 1 OF 1
FILE NO.: 080304	SCALE: 1"=30'	

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

LEGEND

- 5/8" DIA. IRON PIN FOUND
- IRON PIPE WITH CAP
"M-E COMPANIES"
FOUND

RECORD PLAT

VILLAS AT BENCHROCK

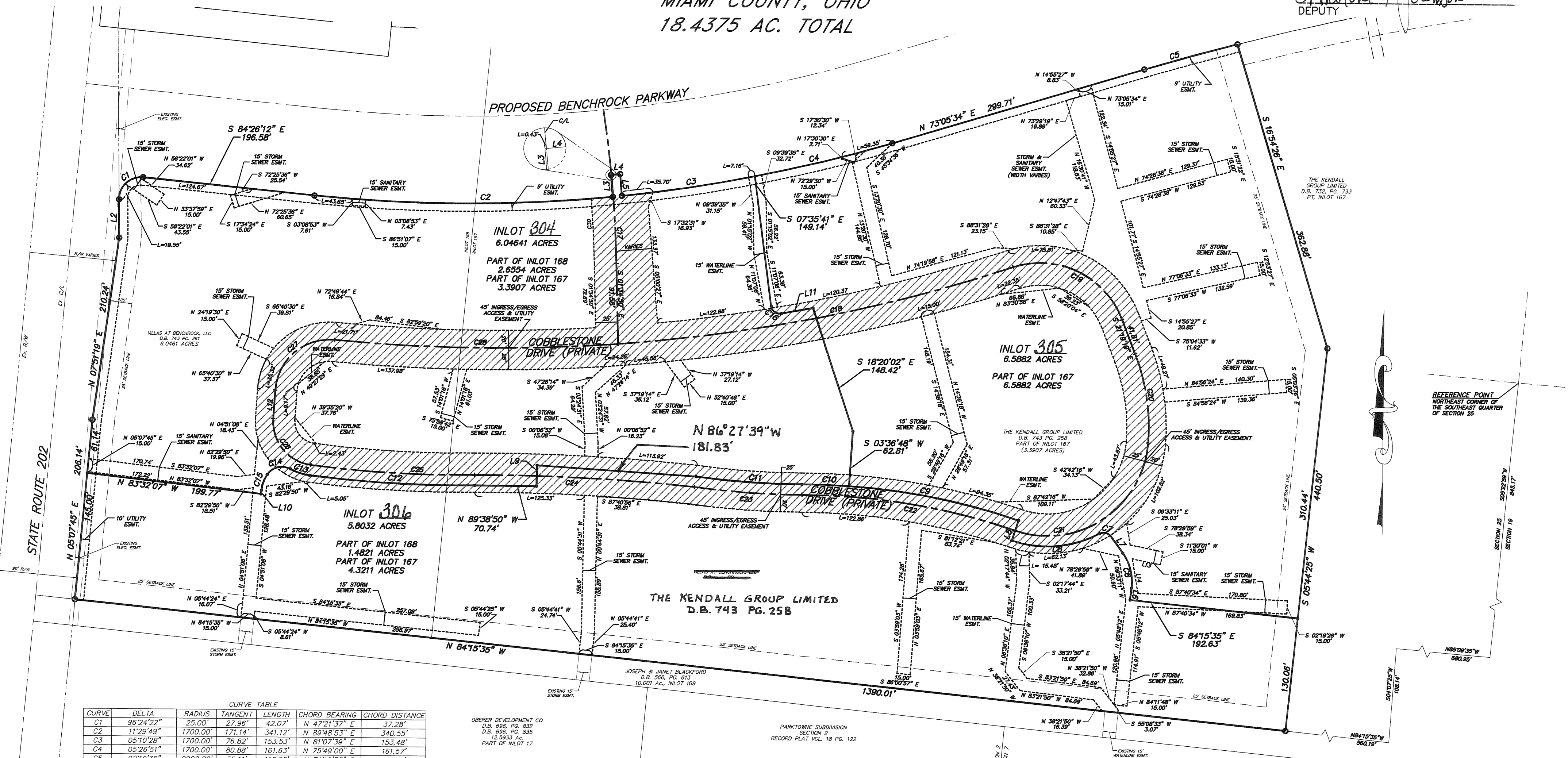
BEING A PART OF INLOTS 167 & 168
CITY OF HUBER HEIGHTS
SECTION 25, TOWN 2, RANGE 9 BTM.
MIAMI COUNTY, OHIO
18.4375 AC. TOTAL

PLAT BOOK 20, PAGE 147
MIAMI COUNTY RECORDERS RECORD
OF PLATS
RECEIVED FOR RECORD THIS 1ST DAY
OF NOVEMBER, 2004 AT 12:12 PM

FILE No. 0412180 FEE: \$86.40

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

Christine F. Jackson
DEPUTY



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	96°24'22"	25.00'	27.96'	42.07'	N 47°21'37" E	37.28'
C2	112°9'49"	1700.00'	171.14'	341.12'	N 89°48'53" E	340.55'
C3	05°10'28"	1700.00'	76.82'	153.53'	N 81°07'39" E	153.48'
C4	05°26'51"	1700.00'	80.88'	161.63'	N 75°49'00" E	161.57'
C5	02°10'59"	2900.00'	55.11'	110.20'	N 74°10'53" E	110.19'
C6	43°06'43"	36.00'	22.12'	42.14'	S 14°42'28" E	41.15'
C7	82°01'41"	10.00'	6.70'	14.32'	S 77°16'40" E	13.12'
C8	46°36'21"	127.00'	64.70'	103.30'	N 85°00'39" E	100.48'
C9	14°42'02"	772.00'	99.58'	198.07'	S 79°02'11" E	197.53'
C10	03°58'53"	772.00'	26.83'	53.64'	N 88°23'39" W	53.63'
C11	08°04'06"	861.57'	60.76'	121.32'	N 86°20'02" W	121.22'
C12	08°19'42"	1300.00'	94.65'	188.96'	N 86°56'03" W	188.80'
C13	21°24'59"	62.00'	11.72'	23.17'	N 72°03'43" W	23.04'
C14	85°33'00"	20.00'	18.50'	29.86'	S 75°52'16" W	27.16'
C15	27°10'38"	41.00'	9.91'	19.45'	S 19°30'27" W	19.27'
C16	93°18'00"	10.00'	10.59'	16.28'	S 54°14'41" E	14.54'
C17	04°10'04"	1394.87'	50.75'	101.46'	S 03°39'52" E	101.44'
C18	13°55'29"	1896.34'	231.58'	460.87'	N 78°30'33" E	459.74'
C19	87°07'52"	100.00'	95.11'	152.07'	S 64°53'15" E	137.84'
C20	25°13'29"	236.59'	52.94'	104.16'	S 08°42'35" E	103.32'
C21	104°24'40"	115.00'	148.29'	209.57'	S 56°06'30" W	181.75'
C22	18°40'55"	760.00'	125.01'	247.81'	N 81°01'38" W	246.71'
C23	08°04'06"	873.57'	61.61'	123.01'	N 86°20'02" W	122.91'
C24	06°22'11"	2264.56'	126.01'	251.76'	N 87°22'08" W	251.63'
C25	08°19'32"	1288.42'	93.77'	187.22'	N 86°55'58" W	187.05'
C26	86°21'45"	50.00'	46.92'	75.37'	N 39°35'20" W	68.43'
C27	91°39'21"	62.00'	63.82'	99.18'	N 49°25'13" E	88.94'
C28	09°46'37"	1896.34'	162.19'	323.59'	S 89°38'25" E	323.20'
C30	03°07'34"	1369.87'	37.38'	74.74'	N 03°08'37" W	74.73'

OBBER DEVELOPMENT CO.
D.B. 696, PG. 832
D.B. 696, PG. 835
12.5933 AC.
PART OF INLOT 17

PARKTOWNE SUBDIVISION
SECTION 2
RECORD PLAT VOL. 18 PG. 122

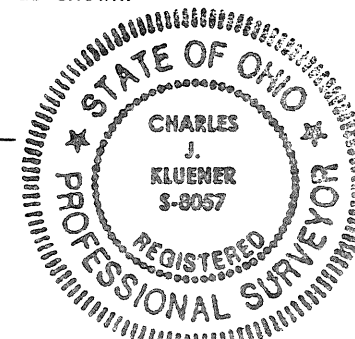
LINE	BEARING	DISTANCE
L2	N 00°50'34" W	44.02'
L3	N 05°14'10" W	25.00'
L4	N 83°53'49" E	10.50'
L5	S 05°04'21" E	23.00'
L6	S 06°50'54" W	23.45'
L7	S 36°15'50" E	24.00'
L8	S 18°18'50" W	24.00'
L9	S 01°14'54" W	24.00'
L10	S 05°55'08" W	4.10'
L11	N 79°10'09" E	36.71'
L12	N 03°35'32" E	32.94'
L13	N 78°29'59" W	32.56'
L14	S 09°33'11" E	40.05'

BASIS OF BEARINGS:
BEARINGS HEREIN ARE BASED ON NAD
83 OHIO STATE PLANE COORDINATE
SYSTEM, GRID SOUTH ZONE

CERTIFICATION:

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

Charles J. Kluener
CHARLES J. KLUENER, P.S.
Ohio License No. 8057



RECORD PLAT
VILLAS AT BENCHROCK

Drawn By: J. Holloway Scale: 1"=80'
Checked By: C. Kluener Sheet Number: 2 of 2

EMHT
INC.
ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS

EVANS, MECHWART, HAMBLETON & TILTON, INC.
8790 GOVERNOR'S HILL DRIVE, SUITE 110
CINCINNATI, OHIO 45249

TELEPHONE (513) 697-8701

FACSIMILE (513) 697-8703

DESCRIPTION:

The within plat is a subdivision of 18.4375 acres being all of that land conveyed to The Kendall Group Ltd. by deed recorded in ~~Official Record~~ Vol. 743, Page 258, And the 6.046 acres conveyed to the Villas at Benchrock, LLC by deed recorded in ~~Vol.~~ Vol. 743, Page 261 of the deed records of Miami County, Ohio, and being located in Section 25, Town 2, Range 9 BTM, City of Huber Heights, Miami County, Ohio.

DEDICATION:

We, the undersigned, being all of the owners and lien holders of the land being subdivided do hereby acknowledge the making and signing of the same to be our voluntary act and deed, and do hereby dedicate the ~~utility easements~~ utility easements as shown on the within plat to the public use forever.

Signed and acknowledged
in the presence of

Owner: Villas at Benchrock, LLC

Steven T. Ackley
Villas at Benchrock, LLC its
Manager, Steven T. Ackley

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

Be it remembered that on this 20 day of Oct., 2004, before me, the undersigned, a notary public in and for said county and state, personally came Steven T. Ackley, Manager of Villas at Benchrock, LLC, to me know, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

Rickie E. Crouch

Notary Public in and for Franklin County, Ohio

My commission expires: 2-18-07



RICKIE E. CROUCH
Notary Public
In and for the State of Ohio
My Commission Expires
2/18/07

Signed and acknowledged
in the presence of

SKS Bank
Name: David Pever
Title: Franklin Vice President

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

Be it remembered that on this 26th day of Oct, 2004, before me, the undersigned, a notary public in and for said county and state, personally came David Pever to me know, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

Cinda N. Schwirian

Notary Public in and for Franklin County, Ohio

My commission expires: 12/23/06



CINDI N. SCHWIRIAN
Notary Public, State of Ohio
My Commission Expires 12-23-06

Signed and acknowledged
in the presence of

Kendall Group Limited

Adam J. Bachinski
Name: Adam J. Bachinski
Title: PRESIDENT

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

Be it remembered that on this 20 day of Oct, 2004, before me, the undersigned, a notary public in and for said county and state, personally came _____ to me know, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

Rickie E. Crouch

Notary Public in and for Franklin County, Ohio

My commission expires: 2-18-07



RICKIE E. CROUCH
Notary Public
In and for the State of Ohio
My Commission Expires
2/18/07

UNIFIED STATEMENT:

Steven T. Ackley, Manager of Villas at Benchrock, LLC, being duly sworn to say all persons and corporations to the best of his knowledge interested in this dedication either as owners or as lien holders have united in its execution.

Signed and acknowledged
in the presence of

Owner: Villas at Benchrock, LLC

Steven T. Ackley
Villas at Benchrock, LLC its
Manager, Steven T. Ackley

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

Be it remembered that on this 20 day of Oct, 2004, before me, the undersigned, a notary public in and for said county and state, personally came Steven T. Ackley, Manager of Villas at Benchrock, LLC, to me know, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

Rickie E. Crouch

Notary Public in and for Franklin County, Ohio

My commission expires: 2-18-07



RICKIE E. CROUCH
Notary Public
In and for the State of Ohio
My Commission Expires
2/18/07

RECORD PLAT
VILLAS AT BENCHROCK
BEING A PART OF INLOTS 167 & 168
CITY OF HUBER HEIGHTS
SECTION 25, TOWN 2, RANGE 9 BTM.
MIAMI COUNTY, OHIO
18.4375 AC. TOTAL

Signed and acknowledged
in the presence of

Sky Bank

Richard V. Vandewert
Name: RICHARD V. VANDEWERT
Title: VICE PRESIDENT

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

Be it remembered that on this 28th day of October, 2004, before me, the undersigned, a notary public in and for said county and state, personally came Richard V. Vandewert, V.P., to me know, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

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

Paul A. DePascale

Notary Public in and for Franklin County, Ohio

My commission expires: NONE



PAUL A. DePASCALE
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

City of Huber Heights Planning Commission

This Plat Reviewed by the City of Huber Heights
Planning Commission this 28th Day of Sept., 2004

J. J. Hall
Chairman

Secretary

Miami County Auditor

Transferred and inlot numbers assigned this 1st Day of
Nov., 2004

Chris A. Peoples
Chris A. Peoples, Auditor

By Sandra Pearson
Deputy



EVANS, MECHWART, HAMBLETON & TILTON, INC.
8790 GOVERNOR'S HILL DRIVE, SUITE 110
CINCINNATI, OHIO 45249
TELEPHONE (513) 697-8701
FACSIMILE (513) 697-8703

RECORD PLAT
VILLAS AT BENCHROCK

Drawn By: J.Holloway Scale: NTS
Checked By: C. Kluener Sheet Number: 1 of 2



EVANS, MECHWART, HAMBLETON & TILTON, INC.
8790 GOVERNOR'S HILL DRIVE, SUITE 110
CINCINNATI, OHIO 45249
TELEPHONE (513) 697-8701 FACSIMILE (513) 697-8703

ANNEXATION TO THE CITY OF HUBER HEIGHTS

• SECTION 25 • TOWN 2 • RANGE 9 • BETHEL TOWNSHIP •
MIAMI COUNTY – OHIO

VOLUME 70 PAGE 148
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 8 DAY
OF November 2004, AT 2:00 P.M.
FILE # 0412300 FEE \$ 13.20
John V. O'Brien Dina R. O'Brien
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN VOLUME 70, PAGE 148, MIAMI
COUNTY RECORDER'S 70 RECORDS.

DESCRIPTION

BEING A TOTAL OF 29.324 ACRES LOCATED IN SECTION 25, TOWN 2,
RANGE 9, IN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO.

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED
THIS 21st DAY OF June, 2004

Douglas L. Christian
DOUGLAS L. CHRISTIAN

MIAMI COUNTY COMMISSIONERS

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS THE ANNEXATION OF
THIS AREA WAS APPROVED THIS 10th DAY OF JUNE, 2004.
BY RESOLUTION NO. 04-06-984

D. Ann Baird John J. Kras
COMMISSIONER COMMISSIONER COMMISSIONER

CITY OF HUBER HEIGHTS

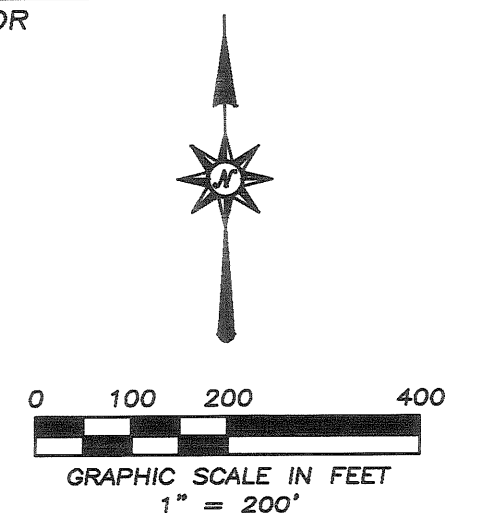
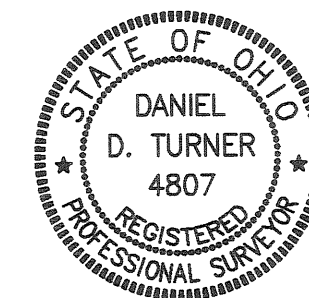
THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE
CITY OF HUBER HEIGHTS THIS 13th DAY OF September, 2004.
BY ORDINANCE # 2004-0-1518

Paul Handley John J. Kras
MAYOR CLERK

MIAMI COUNTY AUDITOR

TRANSFERRED AND LOT NUMBERS ASSIGNED
THIS 2 DAY OF Nov., 2004.

Chris A. Peoples
MIAMI COUNTY AUDITOR
Vida L. Linnerman
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. NO FIELD SURVEY
WAS MADE AT THIS TIME.

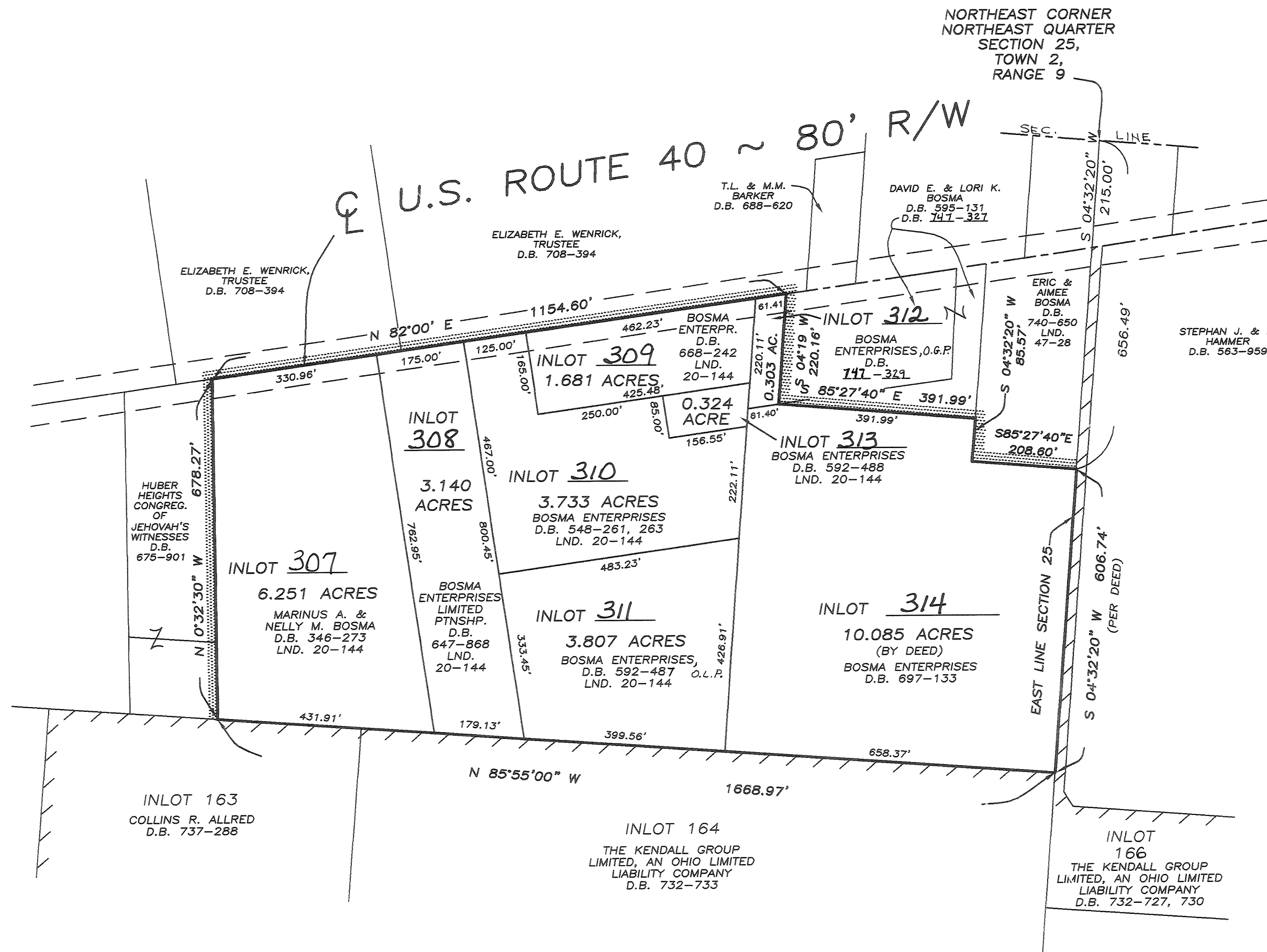
Daniel D. Turner
REGISTERED SURVEYOR NO. 4807

ANNEXATION OF 29.324 ACRES
TO

CITY OF HUBER HEIGHTS, OHIO

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

DATE: FEB., 2004	DRAWN BY: DGS CHECKED BY: D.T.	SHEET: 1 OF 1
FILE NO.: 331003	SCALE: 1"=200'	



ADDITIONAL HIGHWAY EASEMENT

• LANDMAN MILL ROAD #111 •

WASHINGTON TOWNSHIP, SECTION 31, TOWN 7, RANGE 6
ADDITIONAL 10' HIGHWAY EASEMENT
LOT 10, JOHN F. FALER SUBDIVISION SECTION 1

VOLUME 20 PAGE 149

MIAMI COUNTY RECORDER'S RECORD OF PLATS

RECEIVED FOR RECORD THIS 8th DAY
OF NOVEMBER, 2004, AT 9:32 AM.
FILE # 0412655 FEE \$ 0

John W. O'Brien Carol Pliman
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

NOTE

WITHIN THE RIGHT-OF-WAY (EXISTING AND PROPOSED) OF LANDMAN MILL ROAD AS SHOWN HEREON, NO SHRUBS, TREES OR ANY OTHER TYPE OF LANDSCAPING MAY BE PLANTED OR ALLOWED TO REMAIN. NO BUILDING, SHED OR OTHER OBSTACLE OF ANY TYPE WHICH WOULD IMPAIR SIGHT DISTANCE ALONG LANDMAN MILL ROAD WILL BE PERMITTED.

ROAD RECORD VOLUME 9, PAGE 3

MIAMI COUNTY ENGINEER

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 28 DAY OF SEPT., 2004.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
CHIEF DEPUTY

MIAMI COUNTY COMMISSIONERS

APPROVED AND ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS
THIS 7th DAY OF OCTOBER, 2004, BY RESOLUTION NO. 04-10-1720

(ABSENT)

D. ANN BAIRD

Ron Widener
RON WIDENER

John Evans
JOHN EVANS

OWNER'S CONSENT

WE, RITA L. GALLAGHER-IVANOWICZ AND MICHAEL IVANOWICZ, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND SHOWN HEREON DO HEREBY CONSENT TO THE DEDICATION OF ADDITIONAL HIGHWAY EASEMENT AS SHOWN BY THIS PLAT.

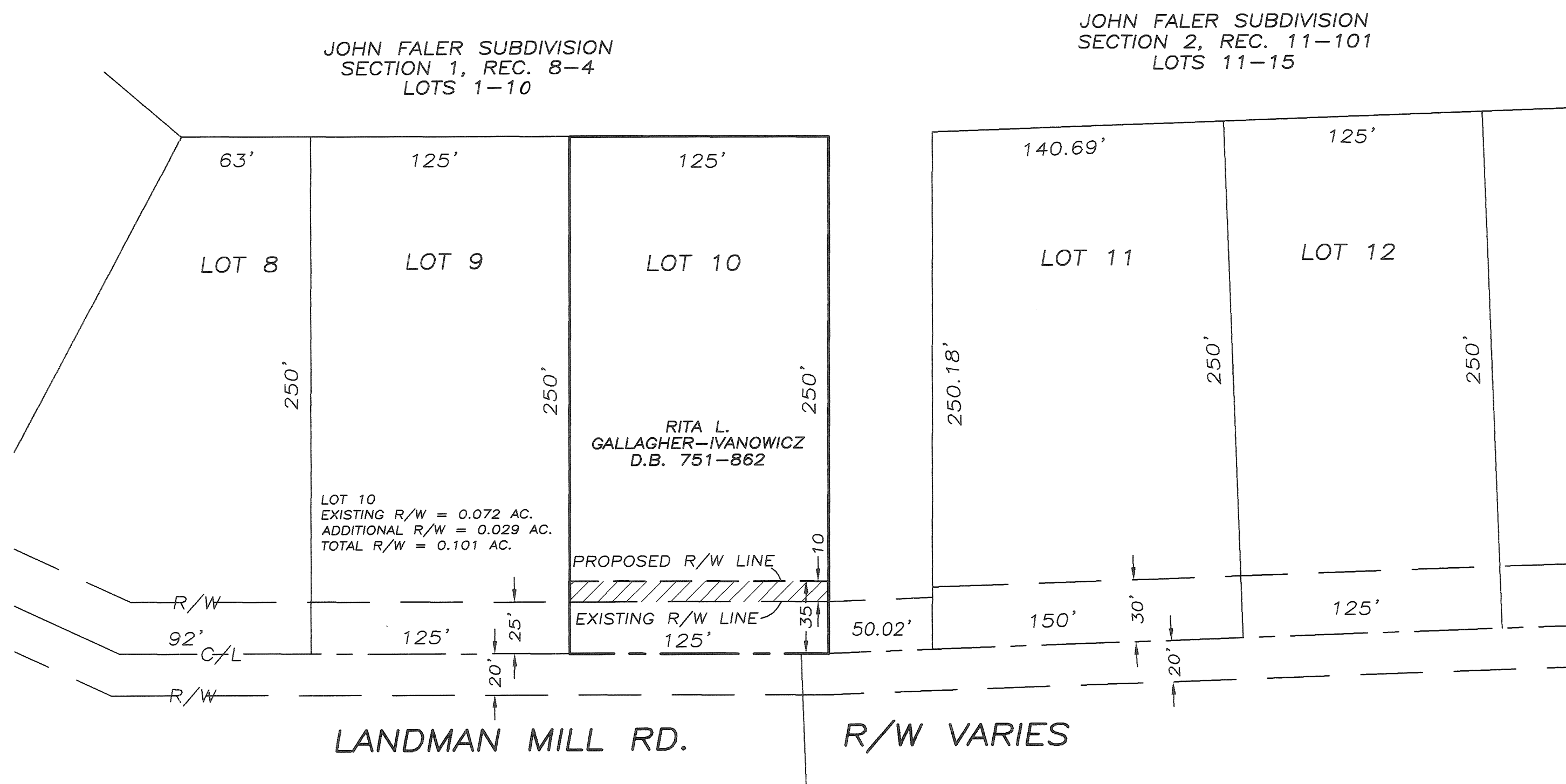
Rita L. Gallagher-Ivanowicz Michael Ivanowicz
RITA L. GALLAGHER-IVANOWICZ MICHAEL IVANOWICZ

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 22nd DAY OF Sept., 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RITA L. GALLAGHER-IVANOWICZ, OWNER AND MICHAEL IVANOWICZ, HER HUSBAND, 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: 3-27-07
DATE

Daniel D. Turner
NOTARY PUBLIC

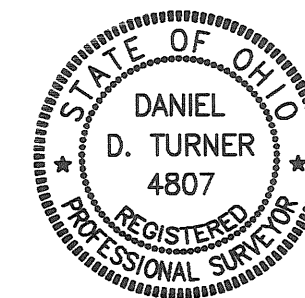
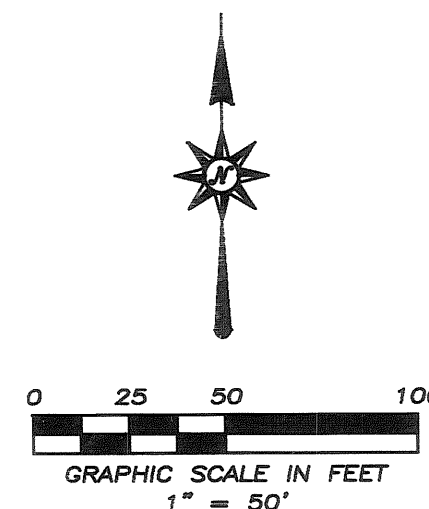


MIAMI COUNTY AUDITOR

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 8 DAY OF Nov., 2004.

Chris A. Peoples
MIAMI COUNTY AUDITOR

Indira Srinivasan
BY DEPUTY AUDITOR



CERTIFICATION

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

Daniel D. Turner
REGISTERED SURVEYOR NO. 4807

ADDITIONAL HIGHWAY EASEMENT, LANDMAN MILL ROAD FOR IVANOWICZ WASHINGTON TWP., MIAMI COUNTY, 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 NO.: 1 OF 1
FILE NO.:	SCALE: 1"=50'	

CENTERLINE PLAT
MIA-41-10.85

WEST MAIN STREET
CITY OF TROY
TOWNSHIP 5N, RANGE 6E, SECTION 20,
CONGRESS LANDS EAST OF
THE PRINCIPAL MERIDIAN,
MIAMI COUNTY, OHIO

BASIS OF BEARINGS:
ALL BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, AS PROVIDED
BY THE STATE OF OHIO BY AN ACTUAL FIELD SURVEY PERFORMED
BY O.D.O.T. DISTRICT NUMBER SEVEN UNDER STATE JOB NUMBER
471160 DATED SEPTEMBER 27, 1999.

EXISTING RIGHT-OF-WAY:
S.H. No. 247, SECTIONS A & B
MIAMI COUNTY, SHEET 3 OF 10
MIA-25-4.29 R/W PLANS

TROY ANNEXATION P.B. 5, PG. 46
LAND SURVEY VOL. 9, PG. 6
LAND SURVEY VOL. 7, PG. 11F
LAND SURVEY VOL. 14, PG. 119
LAND SURVEY VOL. 10, PG. 73

WESTBROOK SECTION ONE SUBDIVISION
PLAT BOOK 5, PAGE 15

WESTBROOK SECTION TWO SUBDIVISION
PLAT BOOK 5, PAGE 16

- MONUMENT LEGEND
- P.K. NAIL SET
 - ⊙ PROPOSED R/W MONUMENT
 - EXISTING R/W MONUMENT FOUND
 - 5/8" BAR SET WITH I.D. CAP
 - EXISTING IRON PIN/P.K. NAIL FOUND
 - ▣ PROPOSED MONUMENT BOX
 - ▣ EXISTING MONUMENT BOX
 - ▲ R.R. SPIKE SET
 - △ R.R. SPIKE FOUND

RIGHT-OF-WAY MONUMENTS TO BE SET		
STATION	OFFSET	DESCRIPTION
572+83.31	62.00' LT.	SPIKE SET
572+83.33	43.00' LT.	SPIKE SET
573+06.84	30.00' LT.	SPIKE SET
573+21.67	62.00' LT.	IRON PIN SET
573+22.45	43.00' LT.	IRON PIN SET
573+31.33	50.40' LT.	IRON PIN SET
573+40.00	40.00' LT.	SPIKE SET
573+40.00	30.00' LT.	SPIKE SET

I HEREBY CERTIFY THAT THIS PLAT
IS A TRUE DELINEATION OF A SURVEY
MADE FOR THE OHIO DEPARTMENT OF
TRANSPORTATION IN MAR. 2000 & JUL. 2000.
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
R.D. ZANDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
COLUMBUS, OHIO

Tim Baker DATE *11-15-04*
REGISTERED SURVEYOR NO. 7818

12:03:59 P.M.
TIME *0413191*
FILE NUMBER *Dona Swihart*
BY DEPUTY

RECEIVED *Nov. 16th*, 20 *04*
RECORDED *Nov 16th*, 20 *04*
BOOK *70* PAGE *150*
John R. O'Brien
MIAMI COUNTY RECORDER



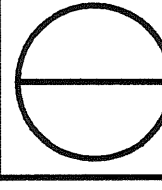


PID NO. **19664**

CENTERLINE PLAT

SR. 41 / WEST MAIN STREET
MA-41-10.85

1 / 1



REPLAT OF PART OF INLOT 6903 AND 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.

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 15th DAY OF November, 2004.

NOTARY PUBLIC Pamela S. Swihart

MY COMMISSION EXPIRES:



PAMELA S. SWIHART
Notary Public, State of Ohio
My Comm. Expires Feb. 14, 2007

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, 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 15th DAY OF November, 2004.

NOTARY PUBLIC Pamela S. Swihart

MY COMMISSION EXPIRES:



PAMELA S. SWIHART
Notary Public, State of Ohio
My Comm. Expires Feb. 14, 2007

APPROVAL

THIS PLAT WAS REVIEWED AND APPROVED
BY ME THIS 10 DAY OF November, 2004

Thomas Zechman

Thomas Zechman P.E., P.S.
City of Piqua Public Works Director

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

6903 & 7604 PIQUA MIAMI, OHIO
PT. INLOT CITY COUNTY

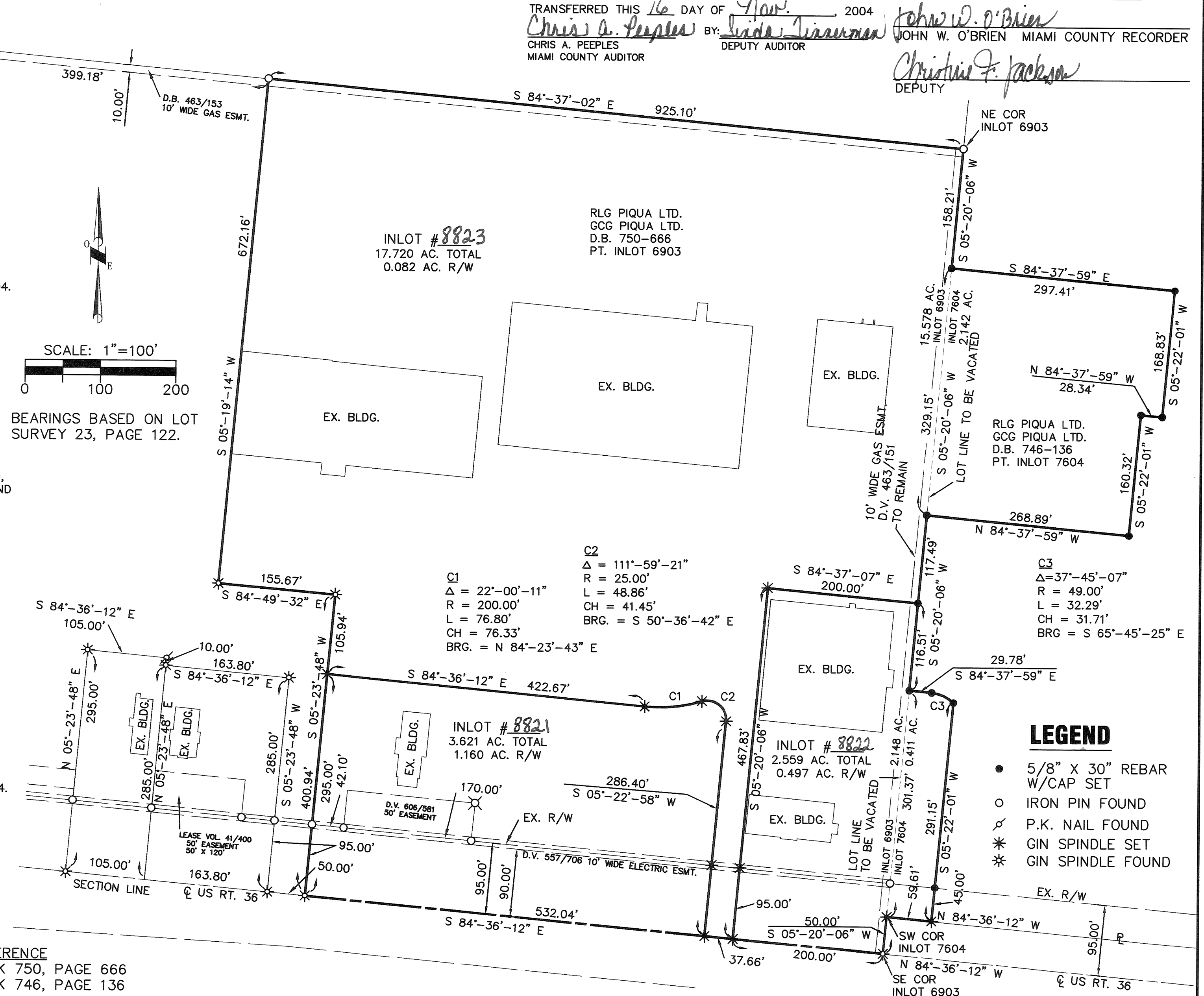
TRANSFERRED THIS 16 DAY OF Nov. 2004
Chris A. Peeples BY: John W. O'Brien
CHRIS A. PEEPLES JOHN W. O'BRIEN
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

PLAT BOOK 10, PAGE 151
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 16 DAY
OF November, 2004, AT 12:41 P.M.

FILE No. 0413200 FEE: \$43.20

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

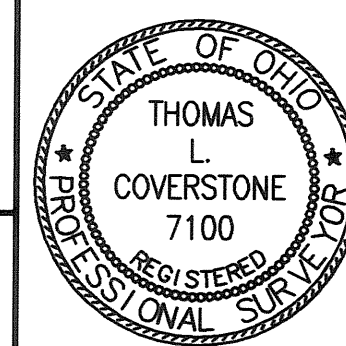
Christine F. Jackson
DEPUTY



BEING A REPLAT OF 21.347 ACRES OF INLOT 6903 AS DESCRIBED IN DEED BOOK 750, PAGE 666 AND 2.553 ACRES OF INLOT 7604 AS DESCRIBED IN DEED BOOK 746, PAGE 136.

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100

10/18/04
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: 10-18-2004 drawn by: jmk job number: MIAPIQ0409