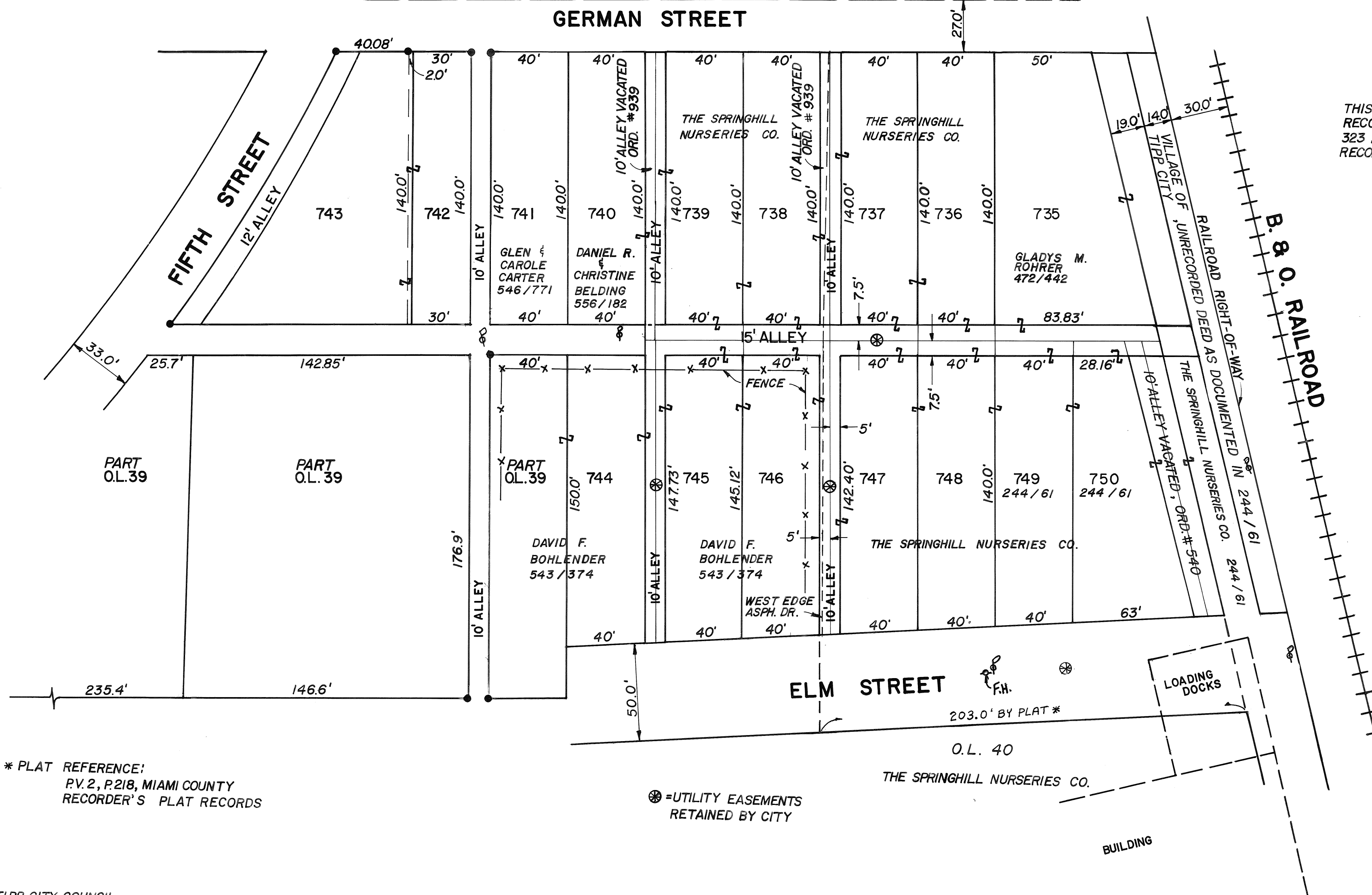


VACATION OF PART OF ELM ST. AND ALLEYS

TIPP CITY, OHIO

PLAT BOOK 15 PAGE 1
 MIAMI COUNTY RECORDERS RECORD OF PLATS
 RECEIVED FOR RECORD THIS 8th DAY OF
 December, 1988 AT 9:29 A.P.M.
 FILE NUMBER 83384 FEE \$ 21.60
Janet E. Cain, Recorder
 MIAMI COUNTY RECORDER

THIS PLAT REPLACES THAT WHICH IS
 RECORDED IN MISC. BOOK 20, PAGES
 323 AND 324 IN THE MIAMI COUNTY
 RECORDER'S OFFICE.



* PLAT REFERENCE:
 P.V. 2, P. 218, MIAMI COUNTY
 RECORDER'S PLAT RECORDS

TIPP CITY COUNCIL

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO
 HELD THIS 15th DAY OF AUGUST, 1988, THIS ALLEY VACATION
 WAS APPROVED AND ACCEPTED BY ORDINANCE NO 40-88.

Paul Sundrich
 MAYOR

Richard W. H. ...
 CLERK OF COUNCIL

Garrett ...
 PRESIDENT OF COUNCIL

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 8th DAY OF December, 1988.

Dale E. Davis by Cheryl Beaver
 DEPUTY AUDITOR

I HEREBY CERTIFY THIS VACATION PLAT TO BE A TRUE REPRESENTATION
 OF EXISTING RECORDS.

Stephen Dee Worl June, 1988
 STEPHEN DEE WORL, PROFESSIONAL SURVEYOR *5366

WORL + ASSOCIATES INC.	JOB NO. 88100.02
CONSULTING ENGINEERS + SURVEYORS	DRAWN BY T. KIES
	DATE JUNE 1988
1087 FAIRINGTON DR. SIDNEY, OH. 45365 513/492-7636, 7937	128 EAGLE CITY RD. SPRINGFIELD, OH. 45502 513/390-2034
	SHEET 1 OF 1

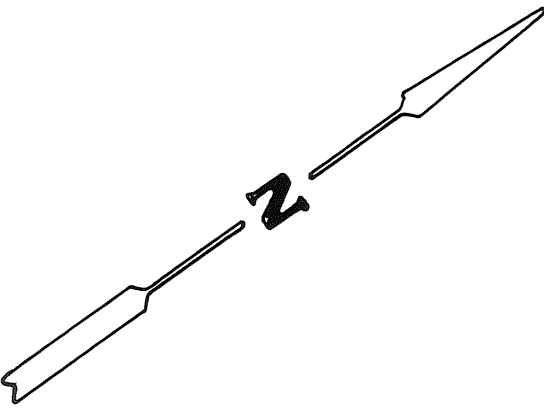
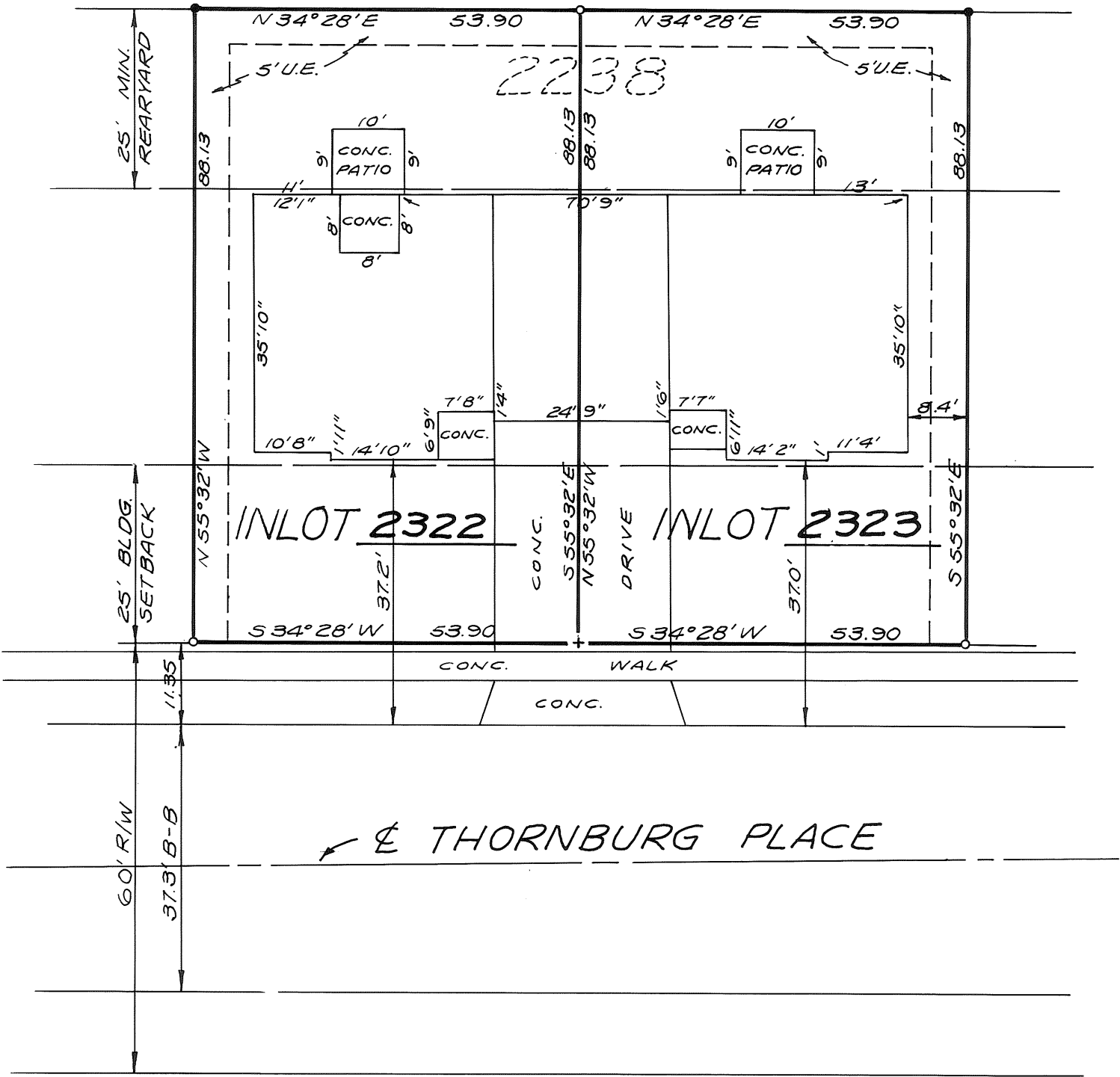
REPLAT OF INLOT 2238 IN TIPP CITY, OHIO

PLAT BOOK 15 PAGE 2
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14TH DAY OF
DECEMBER, 1988, AT 11:05A.M.
FILE NO. 83581 FEE: \$ 21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

DESCRIPTION

BEING A REPLAT OF INLOT 2238 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, AS SHOWN ON THORNBURG PLACE - SECTION ONE, WHICH IS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 14, PAGE 75, SAME BEING A PART OF 3.561 ACRES OF INLOT 2222 ACQUIRED BY KEITH C. & JACQUELYN C. KOBLE BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 585, PAGE 467.



SCALE: 1"=20'

- = IRON PIN FOUND
- = IRON PIN SET
- + = CROSS CUT IN CONC.

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

OWNERS:

Keith C. Koble
KEITH C. KOBLE
Jacquelyn C. Koble
JACQUELYN C. KOBLE
Witness: Ronald E. Sprunt
Witness: Deanna J. Brandon

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 Tipp City, OHIO, THIS 5th DAY OF December, 1988.

Nancy Imbler
NOTARY PUBLIC
MY COMMISSION EXPIRES November 7, 1993

LIENHOLDERS: PEOPLES BUILDING & SAVINGS ASSOCIATION OF TROY, OHIO

William H. Harris
WILLIAM H. HARRIS, PRESIDENT
Beulah M. Jones
BEULAH M. JONES, VICE PRES. OF OPERATIONS
Witness: Marsha Simpson
Witness: Dolores Kinnison

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED WILLIAM B. HARRIS, PRESIDENT AND BEULAH M. JONES, VICE PRES. OF OPERATIONS OF PEOPLES BUILDING & SAVINGS ASSOCIATION OF TROY, OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRES. OF OPERATIONS 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 PRESIDENT AND VICE PRES. OF OPERATIONS, 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 6th DAY OF December, 1988.

William Zimmerman
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-17-91

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 13th DAY OF December, 1988, THIS REPLAT WAS REVIEWED AND APPROVED.

David L. Cook
CHAIRMAN (lecting)
Rebekah Mohr
SECRETARY

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 14th DAY OF December, 1988.

Dale E. Davis
DALE E. DAVIS, MIAMI COUNTY AUDITOR
BY: Cheryl Beaver
DEPUTY AUDITOR

GRANTEES AGREE THAT PROPERTIES SHARING A COMMON WALL AND ROOF, SHALL MUTUALLY AGREE TO EXTERIOR COLORS, MATERIALS, MAINTENANCE AND REPAIR OF SAID PROPERTIES. GRANTEES AGREE THAT ANY COSTS OF SAID MAINTENANCE AND REPAIR SHALL BE DIVIDED EQUALLY AMONG ALL PROPERTY OWNERS SHARING SUCH COMMON WALL AND ROOF.

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

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



REPLAT OF INLOT 2238 TIPP CITY, OHIO		
KEITH C. & JACQUELYN C. KOBLE TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: JP TRACED BY: CHECKED BY: Ruk	SHEET NO.
1 DEC 1988	SCALE: 1" = 20'	1 OF 1

REPLAT OF INLOTS 7490 & 7491

SOUTHEAST
SECTION

PIQUA
CORPORATION

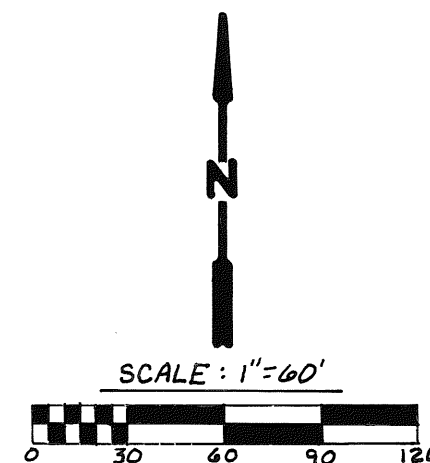
MIAMI
COUNTY

VOLUME 15 PAGE 3
MIAMI COUNTY RECORDER'S PLAT
RECORDS. FILE NUMBER 83634
RECEIVED FOR RECORD DECEMBER 15, 1988,
AT 10:35 A.M. FEE \$21.60

Don E. Cain
MIAMI COUNTY RECORDER

I HEREBY APPROVE THIS PLAT AND HAVE
ASSIGNED THE LOT NUMBERS DESIGNATING
THE LOTS AS SHOWN ON THIS 15TH DAY
OF DECEMBER, 1988.

Cheryl Beaver deputy
MIAMI COUNTY AUDITOR



DESCRIPTION

BEING INLOTS 7490 AND 7491 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO,
AS CONVEYED TO PIQUA MEMORIAL MEDICAL CENTER BY DEEDS RECORDED IN
DEED BOOK 567, PAGE 549 AND DEED BOOK 590, PAGE 61 OF THE MIAMI COUNTY
RECORDER'S DEED RECORDS.

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED
IN THE WITHIN PLAT VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. EASEMENTS
SHOWN OR NOTED ON THIS PLAT ARE FOR 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.

Martin H. Burke
Chas H. Ban

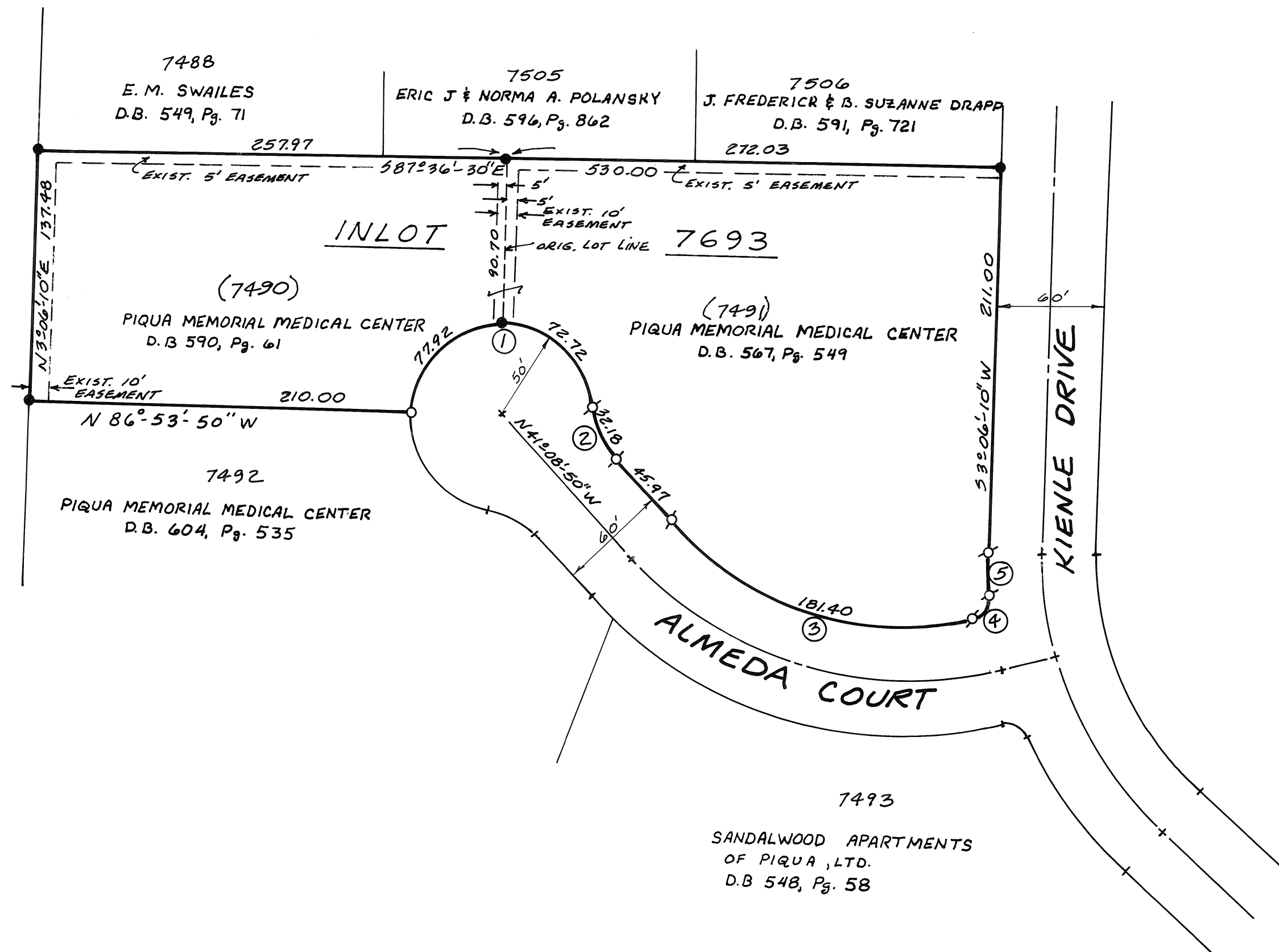
Kristine K. McDonald WITNESS
Law A. Bruch WITNESS

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 29th DAY OF Nov., 1988, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
CAME ALL OF THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING AND
EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTORIAL SEAL THIS
DAY AND DATE WRITTEN ABOVE.

Martha L. Derr
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-23-90



CURVE DATA				
NO.	RADIUS	ANGLE	LENGTH	LONG CHORD
1	50.00	172°37'00"	150.64	99.79 N89°24'52"E
2	50.00	36°52'12"	32.18	31.62 N 22°42'44"W
3	176.58	58°51'47"	181.40	173.53 N70°34'44"W
4	12.00	82°50'40"	17.35	15.88 S38°35'10"W
5	230.00	5°57'23"	23.91	23.90 S0°07'24"W

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊙ ORIG. LOT CORNER - NO PIN SET OR FOUND.

APPROVED BY THE CITY OF PIQUA
PLANNING COMMISSION;
THIS 13th DAY OF DEC., 1988.

Thomas R. Zedler CHAIRMAN
Thomas R. Zedler SECRETARY



I HEREBY CERTIFY THIS PLAT TO BE A TRUE
AND CORRECT SURVEY AS SHOWN WITH IRON
PIN SET AT ALL LOT CORNERS.

Michael W. Cozatt 11-23-88
MICHAEL W. COZATT, P.S.#6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 18088

DEWEY'S RUN SUB'D

SUBDIVISION OF 4.5969 ACRES IN NORTHEAST SECTION
OF TROY, OHIO; BEING PARTS OF OUTLOTS 414 AND 422.
CONTAINS 4.0080 ACRES IN LOTS AND 0.5889 AC. IN R/W.

PLAT BOOK 15, PAGE 4
MIAMI COUNTY RECORDER'S RECORD
OF PLATS.
RECEIVED FOR RECORD THIS 16TH DAY
OF DECEMBER, 1988 AT 3:25 P.M.
FILE NO. 83764 FEE \$ 43.20
Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY
RECORDER

PAGE 1 OF 2

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND BEING HEREBY PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE ACCOMPANYING PROTECTIVE COVENANTS AND RESTRICTIONS, AND VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT, AND TO THE DEDICATION OF THE STREET RIGHTS-OF-WAY, AS SHOWN HEREON, TO PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, OPERATION, OR REMOVAL OF SANITARY SEWERS, STORM SEWERS, WATER, GAS, OR ELECTRIC OR OTHER UTILITY LINES OR SERVICES, AND FOR THE REMOVAL OF STORM WATER; AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING ACCESS TO SUCH UTILITIES FOR SUCH PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Cindy Kay Leffel
CINDY KAY LEFFEL
Steven D. Leffel
STEVEN D. LEFFEL (DOWER)

Cathy Rice
WITNESS
Cathy Rice
WITNESS

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 THIS 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 20TH DAY OF September, 1988.

Michelle Pours
Michelle Pours NOTARY PUBLIC MY COMMISSION EXPIRES June 25, 1989

APPROVAL

AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 14TH DAY OF SEPTEMBER, 1988, THIS PLAT WAS REVIEWED AND APPROVED.

Charles F. Knight CHAIRMAN Steve D. Knight SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1TH DAY OF October, 1988, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-41-88.

Douglas L. Humphell MAYOR Peter E. Jenkins PRESIDENT OF COUNCIL Steve D. Knight CLERK-OF-COUNCIL

TRANSFERRED

TRANSFERRED THIS 16TH DAY OF DECEMBER, 1988.

Dale E. Davis BY: Sharon Brooker
DALE E. DAVIS, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

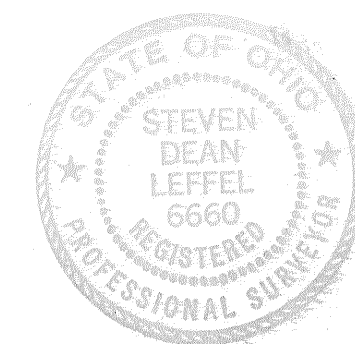
SEE PAGE 2 OF 2 FOR PROTECTIVE COVENANTS AND RESTRICTIONS.

THE SMALL LOTS CONTAINING 0.0755 AC. AND 0.0402 ACRE, ABUTTING EXISTING INLOTS 5137 AND 5799 RESPECTIVELY, ARE NOT INDIVIDUAL BUILDING SITES, OR DEVELOPED LOTS, BUT, ARE FOR TRANSFER TO THE ADJACENT OWNERS OF INLOTS 5137 AND 5799, AND ARE NUMBERED AS INLOTS 7362 AND 7371 RESPECTIVELY.

EASEMENTS

EASEMENTS, SIZES, & LOCATIONS ARE DETAILED ON PAGE 2 OF 2. THE OWNERS OF THE (5) LOTS ABUTTING THE OPEN DRAINAGE CHANNEL AND 40' DRAINAGE & UTILITY EASEMENT ALONG THE NORTHEASTERN PLAT LINE SHALL BE RESPONSIBLE FOR MOWING THE OPEN CHANNEL AND EASEMENT, AND FOR KEEPING THE CHANNEL-WAY FREE OF DEBRIS AND VEGETATIVE OBSTRUCTIONS OF THE STORMWATER FLOWS IN THE CHANNEL. NO STRUCTURES OF ANY TYPE SHALL BE PERMITTED IN THE 40' EASEMENT.

BEING A PART OF THE PREMISES CONVEYED TO CINDY KAY LEFFEL AND STEVEN D. LEFFEL (DOWER) IN DEED BOOK 604, PAGE 774 AS RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS; AND AS SHOWN ON A SURVEY RECORDED IN THE MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS VOLUME 18, PAGE 72; AND BEING 0.2176 ACRE OF OL 422 AND 4.3793 ACRES OF OL 414 IN THE CITY OF TROY, OHIO.



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

Steven D. Leffel
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
TROY, OHIO 513-339-9573

PAGE 1 OF 2

DETAIL
N.T.S.

SCALE: 1"=100'

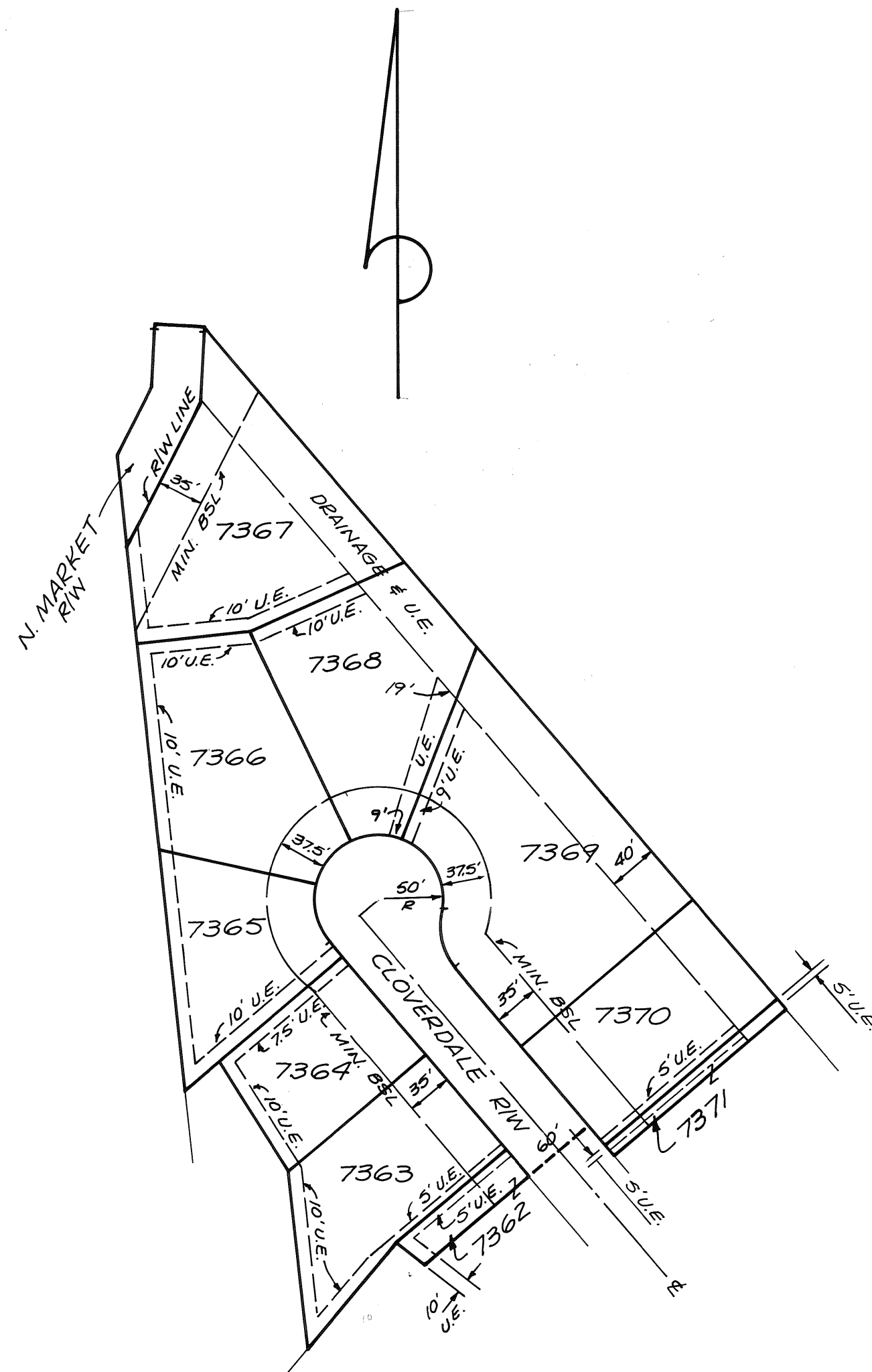
CURVE DATA:
ALL RADII = 50'
① Δ = 53° 07' 50", A = 46.37'
② Δ = 80° 58' 20", A = 70.66'
③ Δ = 47° 16' 30", A = 41.26'
④ Δ = 51° 45' 10", A = 45.16'

NOTE: UTILITY EASEMENTS ARE SHOWN ON PAGE 2 OF 2.

sdl

DEWEY'S RUN SUB'D

PROTECTIVE COVENANTS & RESTRICTIONS



DETAILS OF UTILITY EASEMENTS

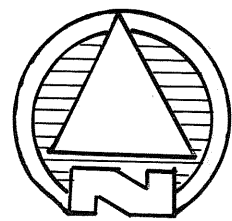
SCALE: 1" = 100'

NOTE: REFER TO PAGE 1 OF 2 FOR LOT DIMENSIONS.

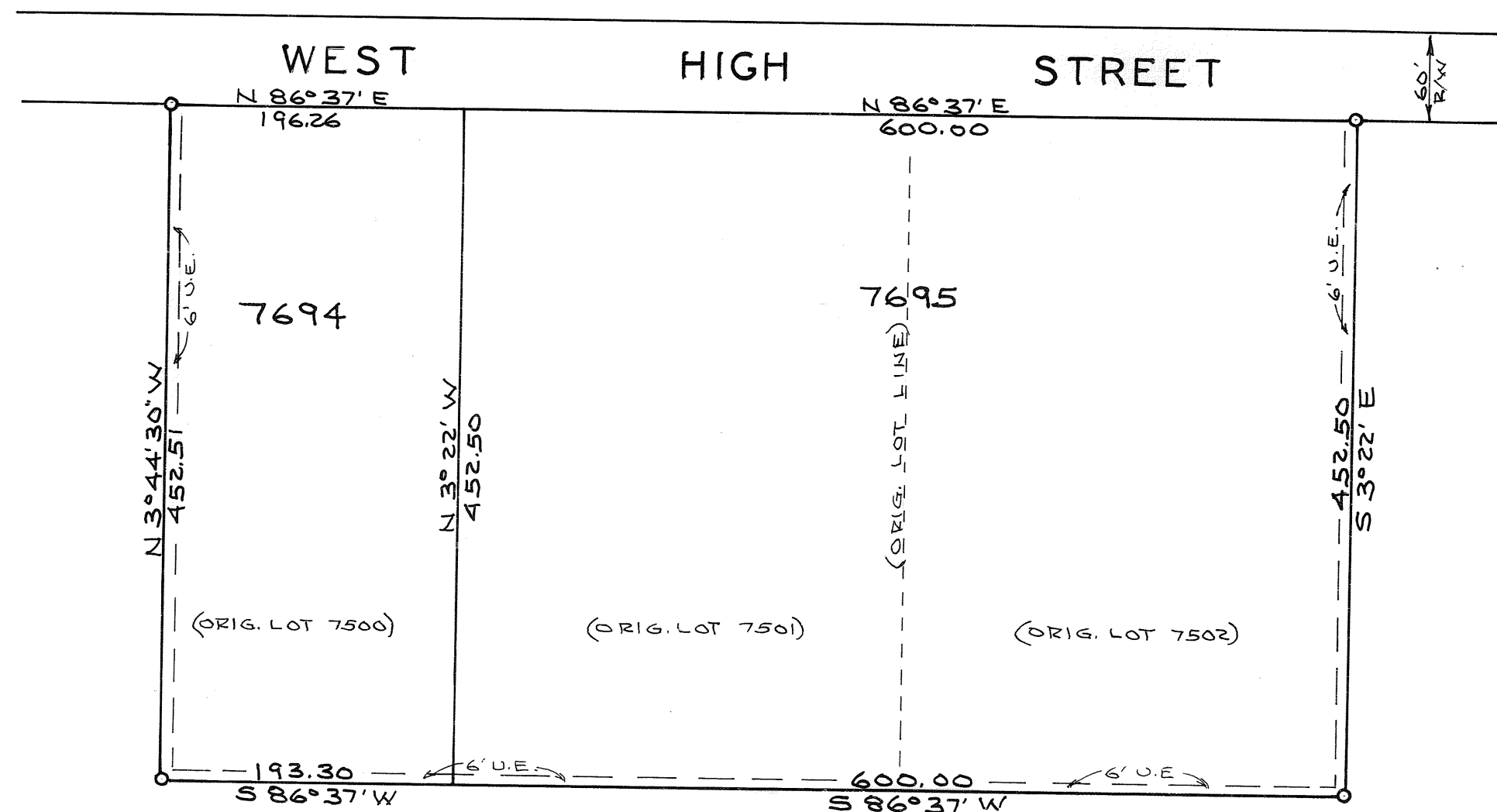
- ALL LOTS IN THIS PLAT SHALL BE FOR RESIDENTIAL USE, AND NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED, SINGLE-FAMILY DWELLING UNIT PER LOT, NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND HAVING A PRIVATE, ATTACHED TWO OR THREE CAR GARAGE.
- NO RESIDENCE, FENCE, WALL, HEDGE, BUILDING, WALK, OR OTHER STRUCTURE, AND NO GRADING OR GENERAL LANDSCAPING SHALL BE IMPLEMENTED UNLESS THE PLANS & SPECIFICATIONS THEREFOR, SHOWING THE SIZE, NATURE, KIND, HEIGHT, COLOR, SCHEME, ESTIMATED COST, AND LOCATION OF IMPROVEMENTS HAVE FIRST BEEN APPROVED, IN WRITING, BY THE DEVELOPERS, CINDY KAY AND STEVEN D. LEFFEL.
- THE DEVELOPERS RESERVE THE SOLE AND EXCLUSIVE RIGHT TO ESTABLISH GRADES, SLOPES, & ELEVATIONS, AND TO FIX THE ELEVATION AT WHICH ANY BUILDING MUST BE PLACED, TO CONFORM TO THE GENERAL SUBDIVISION & GRADING PLANS & SPECIFICATIONS.
- WITHIN (8) MONTHS FROM THE START OF CONSTRUCTION OF ANY HOUSE, ON ANY LOT, SAID HOUSE SHALL HAVE A COMPLETED EXTERIOR APPEARANCE INCLUDING, BUT NOT LIMITED TO: FINISHED WALKWAYS, DRIVEWAY, LANDSCAPING, LAYING OF SOD OR SEEDING, INSTALLATION OF GUTTERS AND DOWNSPOUTS, ALL WINDOWS & EXTERIOR DOORS, AND COMPLETED EXTERIOR PAINTING (WEATHER-PERMITTING). A MINIMUM OF 800 DOLLARS SHALL BE ALLOTTED FOR LANDSCAPING FOR EACH HOUSE BUILT, UNLESS OTHERWISE APPROVED BY THE DEVELOPERS AS DESCRIBED ABOVE.
- NO LOT SHALL BE USED AS A DUMPING GROUNDS; GARBAGE OR OTHER WASTE SHALL BE KEPT IN APPROPRIATE SANITARY CONTAINERS, AT ALL TIMES, ALL LOTS SHALL BE KEPT MOWED, AND SHALL BE KEPT FREE AND CLEAR OF DEBRIS, INCLUDING & DURING CONSTRUCTION PERIODS ON THE LOTS, EACH LOT OWNER AND/OR BUILDER CONTRACTED TO ERRECT A DWELLING ON ANY LOT, SHALL DAILY REMOVE ALL TRASH AND CLUTTER. EACH OWNER AND/OR EACH BUILDER SHALL BE RESPONSIBLE FOR THE CLEANING OF MUD OR DEBRIS FROM STREET AREAS OR FROM OTHER LOTS. THE DEVELOPERS RESERVE THE EXCLUSIVE RIGHT TO CHARGE THE LOT OWNERS FOR THE COSTS OF MAINTENANCE OF LOTS, MOWING, CLEAN-UP, AND OTHER SUCH PROBLEMS.
- THE PARKING AND/OR STORAGE OF MACHINERY AND/OR EQUIPMENT, TRUCKS, BUSES, BOATS, CAMPER, TRAILERS, COMMERCIAL VEHICLES, OR OTHER SIMILAR VEHICLES OR EQUIPMENT, MATERIALS OR SUPPLIES, OR MACHINERY SHALL NOT BE PERMITTED ON ANY LOT IN THIS SUBDIVISION, UNLESS FULLY GARAGED, OR A SUITABLE PARKING AREA IS PROVIDED ONLY IN THE REAR OF THE RESIDENCE AND IS SCREENED WITH APPROPRIATE PLANTINGS AND/OR FENCING SO AS TO OBSCURE SAME FROM BEING VIEWED FROM THE STREET OR FROM OTHER RESIDENCES IN THIS PLAT. NONE OF THE ABOVE OR ANY RECREATIONAL VEHICLES SHALL BE PARKED IN THE STREET RIGHT-OF-WAY OR IN DRIVES WITHIN THE BUILDING SETBACK AREA FOR MORE THAN A SINGLE OVER-NIGHT PERIOD. NO LOT SHALL BE USED FOR THE STORAGE OF DISABLED, JUNKED, OR UNLICENSED VEHICLES; AND IN NO EVENT SHALL ANY MOTOR VEHICLE IN AN INOPERABLE CONDITION BE PERMITTED TO REMAIN UPON ANY LOT FOR A PERIOD OF MORE THAN 10 DAYS.
- NO TELEVISION OR OTHER RECEPTION ANTENNA OR DISH TYPE DEVICE SHALL BE ERRECTED, EXCEPT IN THE REAR OF THE RESIDENCE, AND CONCEALED FROM VIEW TO THE EXTENT POSSIBLE.
- NO ADVERTISING SIGNS, BILLBOARDS, OR OTHER SUCH DISPLAY DEVICES EXCEPT AS SUCH PERTAIN TO THE SALE OR RENTAL OF THE PREMISES SHALL BE ALLOWED ON ANY LOT IN THIS SUBDIVISION.
- NO LOT IN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED INTO SMALLER SITES, LOTS, OR PARCELS FOR THE PURPOSE OF ADDITIONAL BUILDING SITES UNLESS SPECIFICALLY APPROVED BY THE DEVELOPERS ABOVE. UPON SALE BY THE DEVELOPERS OF ANY INTEREST IN ANY LOT IN THIS PLAT, THIS RIGHT OF APPROVAL SHALL TERMINATE.
- THE LIVING AREA OF EACH DWELLING UNIT, EXCLUSIVE OF ONE-STORY GARAGES, PATIOS AND PORCHES, AND BASEMENTS, SHALL CONTAIN AT A MINIMUM: 1850 SQUARE FEET OF LIVING AREA FOR A ONE-STORY DWELLING; 1975 SQUARE FEET (TOTAL) FOR A SPLIT-LEVEL; OR 2100 SQ. FEET FOR A TWO-STORY DWELLING. IN ADDITION TO THESE MINIMUM SPACE REQUIREMENTS, EACH DWELLING SHALL HAVE AT LEAST A TWO-CAR, ATTACHED GARAGE OF AT LEAST 480 SQUARE FEET OF FLOOR AREA. THE FOUNDATION WALLS OF ALL DWELLINGS SHALL BE POURED CONCRETE. IN ADDITION, THE FOLLOWING SHALL APPLY: (A) NO ALUMINUM, VINYL, STEEL, OR PLASTIC SIDING OF ANY KIND MAY BE USED ON THE STRUCTURE UNLESS APPROVED BY THE DEVELOPERS AS ABOVE; (B) NO PRESSED, PROCESSED, OR PARTICLE BOARD MATERIALS SHALL BE USED ON THE STRUCTURES, ONLY NATURAL WOODS, STONE, OR BRICK MATERIALS MAY BE USED; (C) ALL STRUCTURES SHALL CONTAIN WOOD-FRAME WINDOWS, WINDOWS SHALL NOT BE OF METALLIC, OR OTHER MATERIAL FRAMES; (D) ALL RESIDENCES SHALL HAVE CONCRETE OR BRICK PAVED DRIVEWAYS; (E) APPROVAL OF THE PLACEMENT AND STYLE OF THE GARAGE ENTRY SHALL BE OBTAINED FROM THE DEVELOPERS. END OR REAR-ENTRY GARAGES ARE THE PREFERRED STYLE.
- NO CONCRETE BLOCK STRUCTURES ARE PERMITTED. NO EXISTING STRUCTURES SHALL BE MOVED TO THIS SUBDIVISION FROM ANOTHER SITE. NO STRUCTURE OF A TEMPORARY NATURE, TRAILER, MODULAR OR MOBILE HOME, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY ANYWHERE IN THIS SUBDIVISION.
- USING GENERALLY ACCEPTED FORESTRY PRINCIPLES & MAINTENANCE PRACTICES, ALL TREES POSSIBLE SHALL BE PRESERVED AND MAINTAINED ON ALL LOTS IN THIS SUBDIVISION.
- NO FENCING MAY BE CONSTRUCTED IN FRONT OF THE FRONT LINE OF ANY RESIDENCE EXCEPT OF A DECORATIVE NATURE PROVIDED THE SAME IS A SPLIT-RAIL OR PICKET TYPE FENCE. NO FENCE OR WALL OF ANY KIND SHALL BE PLACED WITHIN THE MINIMUM SETBACK AREAS SHOWN ON THE PLAT, IF ERRECTED FOR THE PURPOSE OF ENCLOSURE. ANY FENCING OR WALL AND ITS LOCATION MUST FIRST BE APPROVED BY THE DEVELOPER, AS PROVIDED ABOVE.
- NO POULTRY, ANIMALS, OR LIVESTOCK SHALL BE MAINTAINED ON ANY LOT EXCEPT THAT HOUSEHOLD PETS, DOGS, AND CATS MAY BE SO MAINTAINED IF NOT RAISED, BREED, OR MAINTAINED FOR COMMERCIAL PURPOSES. ALL DOGS AND CATS MUST BE ON LEASHES WHEN OUTDOORS; NO PETS SHALL BE ALLOWED TO RUN LOOSE.
- THESE PROTECTIVE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL NOVEMBER 17, 2009 AT WHICH TIME SUCH PROTECTIVE COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE TEN YEAR PERIODS, UNLESS BY A MAJORITY VOTE OF THE THEN OWNERS OF LOTS, EACH LOT BEING ENTITLED TO ONE VOTE, AND IT IS AGREED TO CHANGE SAID PROTECTIVE COVENANTS AND RESTRICTIONS IN WHOLE OR IN PART ON THE DATE OF THE RENEWAL PERIOD.
- ALL PROPERTIES IN THIS SUBDIVISION SHALL BE MAINTAINED AT ALL TIMES IN A STATE OF GOOD REPAIR, AND IN A NEAT AND PRESENTABLE CONDITION AND APPEARANCE.
- THE DRAINAGE AND UTILITY EASEMENT AREA OF EACH LOT ABUTTING THE KIDDER DITCH AND ALL ITS IMPROVEMENTS, SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNERS. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING, OR FENCING, OR OTHER MATERIALS SHALL BE PLACED OR ALLOWED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE NATURAL STORM WATER FLOW THROUGH THE DRAINAGE CHANNEL AS IMPROVED.
- NO NOXIOUS OR OFFENSIVE TRADE, BUSINESS OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE OTHER LOT OWNERS; NOR SHALL ANY LOT BE USED FOR ANY PURPOSE OR IN ANY WAY WHICH MIGHT ENDANGER THE HEALTH OF, OR UNREASONABLY DISTURB ANY PERSONS RESIDING IN THIS SUBDIVISION.
- THE TWO NARROW STRIP LOTS LOCATED AT LOTS 5799 AND 5137 SHALL BE SUBJECT TO ALL RESTRICTIONS & LIMITATIONS HEREIN EXCEPT THAT THE OWNERS OF SAID TWO STRIP LOTS SHALL HAVE NO VOTING POWERS AS DETAILED IN ITEM 15 ABOVE.
- IF THE PARTIES HERETO, OR ANY OF THEIR HEIRS OR ASSIGNS SHOULD VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE PROTECTIVE COVENANTS OR RESTRICTIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY LOTS IN THE SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH PROTECTIVE COVENANT OR RESTRICTION AND EITHER TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECEIVE DAMAGES FOR SUCH VIOLATIONS.
- INVALIDATION OF ANY ONE OF THESE PROTECTIVE COVENANTS OR RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. THE ORDER OR SEQUENCE OF THE PROVISIONS CONTAINED HEREIN ABOVE SHALL HAVE NO BEARING ON THE VALUE, STRENGTH, OR COMPARATIVE WORTH OF ANY PROVISION AGAINST ANY OTHER PROVISION(S), OR IN DETERMINING SUPERIORITY EXCEPT IN THOSE SPECIFIC PROVISIONS WITH REFERENCES TO OTHER PROVISIONS.

REPLAT OF LOTS 7500, 7501 & 7502

• CITY OF PIQUA • MIAMI COUNTY - OHIO •



SCALE: 1" = 100'



STATE OF FLORIDA, BROWARD COUNTY, ss:

Roger Thyer personally appeared before me this 28 day of Nov, 1988 and acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: DEC. 27, 1991
BUNDLES THRU NOTARY PUBLIC UNDERWRITERS

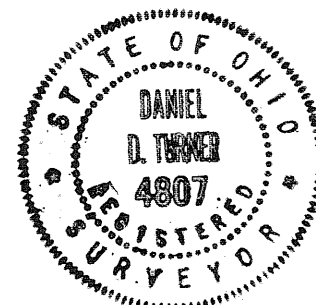
My commission expires: 11-28-88
Date

Charles Chica
Notary Public

MIAMI COUNTY AUDITOR

Approved and transferred this 29TH day of DECEMBER, 1988.

Dale E. Davis
MIAMI COUNTY AUDITOR
BY: *Sharon Brooker*
DEP. COUNTY AUDITOR



PLAT BOOK 15 PAGE 5

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. 84097

RECEIVED FOR RECORD: 10:03 A.M.
TIME

FEE: 21.60 December 29, 1988
DATE

Janet E. Cain
MIAMI COUNTY RECORDER

DESCRIPTION

Being a replat of Lots No. 7500, 7501 & 7502 as recorded in Plat Book 13, Page 47, of the Miami County Plat Records.

OWNERS APPROVAL

We, the undersigned, being all of the owners and lien holders of the lots herein replatted, do hereby accept and approve this replat.

EDEL INVESTMENTS

WITNESS
WITNESS

GEORGE P. BLANKENSHIP, PARTNER
E. ROSEMARIE STATON, PARTNER

CITIZENS HERITAGE BANK

WITNESS
WITNESS

Judy Sangster
WITNESS
Chica
WITNESS

Roger Thyer
ROGER THYER

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 28 day of Nov, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally came EDEL Investments, an Ohio Partnership, by its partners George P. Blankenship and E. Rosemarie Staton, Citizens Heritage Bank by its and Roger Thyer, 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 notarial seal on the day and date above written.

JOHN L. WARNER
Notary Public-State of Ohio
My Commission Expires 12-10-99

My commission expires: _____ DATE _____ NOTARY PUBLIC

CITY OF PIQUA PLANNING COMMISSION

This plat reviewed and approved by City of Piqua Planning Commission this _____ day of _____, 1988.

Thomas W. Baine
CHAIRMAN

SECRETARY

CERTIFICATION

I hereby certify this plat and all measurements to be correct.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

REPLAT OF THREE LOTS FOR			
EDEL INVESTMENTS PIQUA - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO			
* CIVIL ENGINEERING * LAND SURVEYING *			
DATE	DRAWN BY:	CHECKED BY:	SHEET NO.
SEPT-1988			1/1
FILE NO.	SCALE: 1" = 100'		
380888			

DEDICATION OF RIGHT OF WAY
PARTS OF INLOTS 232, 233, & 234

PLAT BOOK 15, PAGE 6
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 24th DAY OF
JANUARY, 1989, AT 1:56 P.M.
FILE NUMBER 84755 FEE: \$ 21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LANDS HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS REPLAT AND TO THE DEDICATION OF THE ADDITIONAL RIGHT-OF-WAY FOR THE PUBLIC USE FOREVER.

OWNERS: HOBART BROTHERS COMPANY OF TROY, OHIO

PAUL A. WHALEY, VICE PRESIDENT-CORPORATE DEVELOPMENT

WITNESS

RICHARD BERRY, CORPORATE SECRETARY

WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED PAUL A. WHALEY, VICE PRESIDENT-CORPORATE DEVELOPMENT AND RICHARD BERRY, CORPORATE SECRETARY OF HOBART BROTHERS COMPANY OF TROY, OHIO, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND CORP. SECRETARY 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 CORP. SECRETARY, AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREINTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 9th DAY OF JANUARY, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SURVEY REFERENCES: LOT SURVEY VOL. 10 PLAT 107
VOL. 13 PLAT 134

LEGEND:

- IRON PIN SET
- IRON PIN FOUND
- △ HUB SET

ELM STREET

583

582

581

271

236

235

234

233

232

WATER STREET

N

0 10 20 40 80
SCALE: 1" = 40'

DESCRIPTION

BEING A REPLAT OF INLOTS 232, 233, AND 234, LOCATED IN THE CITY OF TROY, OHIO, TO THE CITY OF TROY, OHIO BY A DEED FILED WITH THE MIAMI COUNTY RECORDER IN DEED BOOK, PAGE.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS DAY OF, 1988, THIS REPLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS DAY OF, 1988, THIS REPLAT WAS APPROVED BY ORDINANCE NO.

MAYOR

PRES. OF COUNCIL

CLERK OF COUNCIL

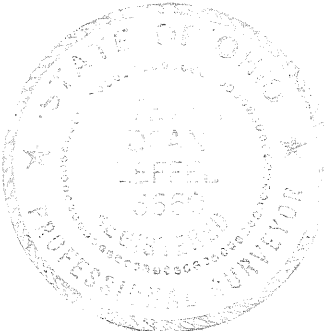
APPROVED AND TRANSFERRED THIS 24th DAY OF January, 1989.

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEPUTY COUNTY AUDITOR

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

Steven D. Leffel
STEVEN D. LEFFEL, PROFESSIONAL SURVEYOR #6660



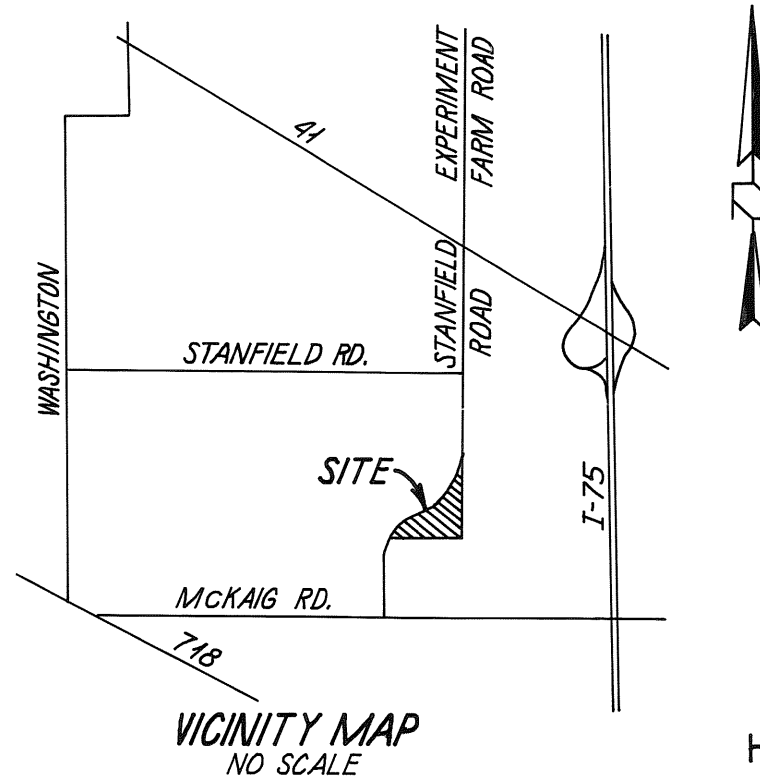
CITY OF TROY, OHIO DEPARTMENT OF ENGINEERING		
DEDICATION OF RIGHT OF WAY INLOTS 232, 233, AND 234		
DATE 12 OCTOBER 1988	DRAWN BY: SK CHECKED BY: pdl	SHEET NO. 1/1

DESCRIPTION:

Being a roadway dedication of 4.041 acres part of inlot in the City of Troy, Miami County, Ohio, containing 0.254 acres conveyed to Thelma M. Hartstein by deed recorded in Book 572, Page 925 and 3.787 acres, Part of Inlot 7146 in the City of Troy, Miami County, Ohio, conveyed to By deed recorded in Book Page in the Deed Records of Miami County, Ohio.
Being a replat of 8.000 acres and 9.058 acres, parts of inlot 7146 conveyed to Dayton Financial Services by deed recorded in Book Page all in the Deed Records of Miami County, Ohio.

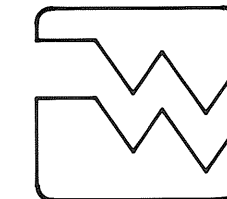
DEDICATION

We, the undersigned, being all the owners of the land shown herein dedicated, do hereby accept and approve this dedication as shown and do hereby dedicate the roadway to the public use forever.
Also, We, the undersigned, being all the owners of the land shown herein replatted, do hereby voluntary consent to the execution of said replat.



POINT O' WOODS SECTION ONE

STANFIELD ROAD AND MEADOWPOINT DRIVE
STREET DEDICATION
AND
REPLAT OF PART OF INLOT 7146
TROY, OHIO
CONTAINING 21.099 ACRES



PREPARED BY
WOOLPERT CONSULTANTS
409 E. MONUMENT AVE.
DAYTON, OHIO 45402

At a meeting of the Planning Commission of the City of Troy, Ohio held this 19th day of Sept, 1988, This plat was reviewed and approved.

Chairman
Charles J. Doyle

Secretary
Sue G. Knight

Numbered to designate Inlot and transferred this 26th day of Jan, 1989.

Miami County Auditor

By Linda Pearson
Deputy Auditor

Plat Book 15 Page 7, 8, 9, & 10

Miami County Recorder's record of plats.
Received for record this 26th day of January, 1989 at 12:40 P.M.
File No. 84833 Fee \$ 86.40

Charles E. Cairns, Recorder by Denise Studebaker
Miami County Recorder

At a meeting of the City of Troy, Ohio, held this 17th day of Oct, 1988, This road dedication was approved by ordinance number 0-42-88.

Mayor

President of City Council

Clerk of Council

At a meeting of the Planning Commission of the City of Troy, Ohio held this 11th day of Jan, 1989, this replat was reviewed and approved.

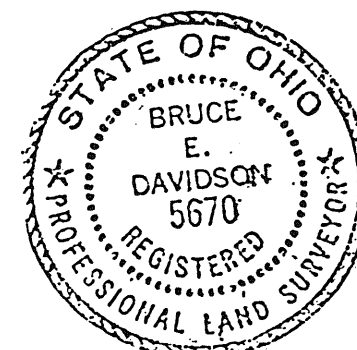
Chairman
Charles J. Doyle

Secretary
Sue G. Knight

CERTIFICATION

The Within plat is a subdivision containing 21.099 acres, being 20.845 acres conveyed to Dayton Financial Services by deed recorded in Book Page and 0.254 acres conveyed to Thelma M. Hartstein by deed recorded in Book 572, Page 925, both in the Deed Records of Miami County, Ohio.
The measurements are certified correct and Iron Pins will be set as shown. Curved distances are measured on the arc.

WOOLPERT CONSULTANTS



Bruce E. Davidson
Ohio Registered Surveyor No. 5670

OWNER
Dayton Financial Services
Witness: Walter L. Eichelberger Maryann Dickins
Witness: Walter L. Eichelberger Maryann Dickins

State of Ohio, County of Miami, s.s.
Be it remembered that on this 30th day of DECEMBER, 1988, before me, the undersigned, a Notary Public in and for said state of Ohio, personally came Dayton Financial Services its
and its
to me known and acknowledged the signing and execution of the within plat to be their voluntary act and deed.
In Testimony Whereof, I have hereunto set my hand and official seal on the day and date above written.

Maryann Dickins
Notary Public in and for State of Ohio
My Commission expires 12-26-92

OWNER
Thelma M. Hartstein
Witness: William A. Strickmenger Paul W. Harkins
Witness: William A. Strickmenger Paul W. Harkins

State of Ohio, County of Miami, s.s.
Be it remembered that on this 10th day of October, 1988, before me, the undersigned, a Notary Public in and for said state of Ohio, personally came Thelma M. Hartstein and Edward A. Hartstein,
to me known and acknowledged the signing and execution of the within plat to be their voluntary act and deed.
In Testimony Whereof, I have hereunto set my hand and official seal on the day and date above written.

Marilyn A. Hockeby
Notary Public in and for State of Ohio
My Commission expires Oct. 23, 1990

Date: 1-5-89, 1989

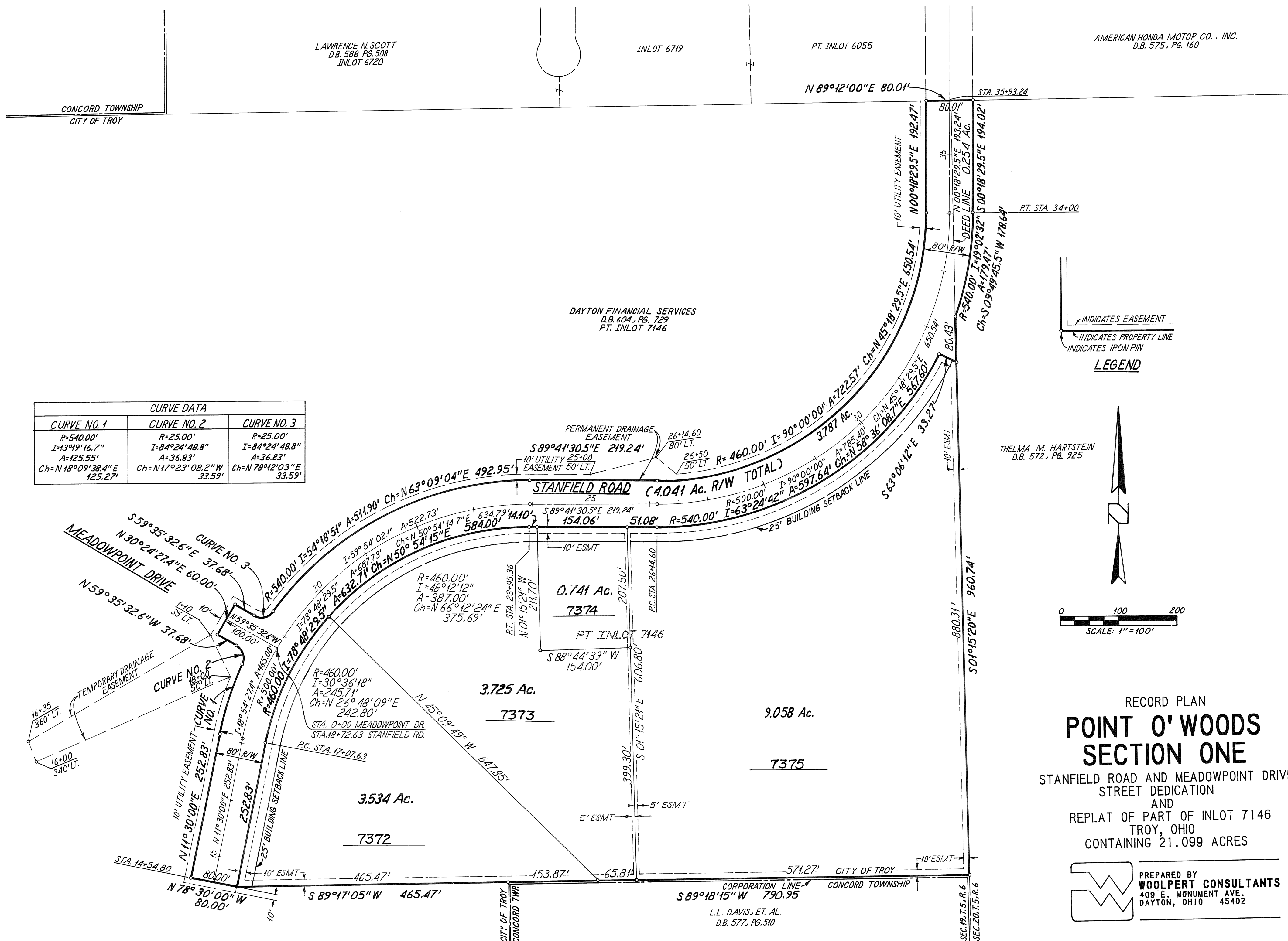
State of Ohio, County of Miami, s.s.
John H. Curp being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owner or lienholder, have united in its execution.

John H. Curp
John H. Curp

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

Marilyn A. Hockeby
Notary Public in and for State of Ohio
My Commission expires Aug 2, 1990

MARILYN A. HOCKEBY, Notary Public
in and for the State of Ohio
My Commission Expires Aug. 2, 1990



RECORD PLAN
POINT O'WOODS SECTION ONE
STANFIELD ROAD AND MEADOWPOINT DRIVE
STREET DEDICATION
AND
REPLAT OF PART OF INLOT 7146
TROY, OHIO
CONTAINING 21.099 ACRES



WOOLPERT
CONSULTANTS
409 E. MONUMENT AVE.
DAYTON, OHIO 45402

PROTECTIVE COVENANTS AND RESTRICTIONS
FOR
POINT O' WOODS

The restrictions, covenants and reservations hereinafter set out are to run with the land and shall be binding upon all the parties and all persons owning lots, or claiming under them, in all Sections of the subdivision known as Point O' Woods.

If the owner of such lots, or their heirs or assigns, shall violate any of the covenants and/or restrictions hereinafter set out, it shall be lawful for any other person owning real property situated in such subdivision, to prosecute any proceedings at law or in equity against the person or persons violating any such covenants and either to prevent them from so doing or to recover damages for such violation, or both.

I. RESERVATIONS

- A. Title to all streets, drives, boulevards, and other roadways, and all easements, is hereby expressly reserved and retained by Grantor, subject only to the grants and dedications hereinafter expressly made.
- B. Grantor reserves the utility easements and rights-of-way shown on the recorded plat of the Subdivision for the construction, addition, maintenance and operation of all utility systems now or hereafter deemed necessary by Grantor for all public utility purposes, including systems of electric light and power supply, telephone service, gas supply, water supply and sewer services. Such systems shall also include systems for utilization of services resulting from advances in science and technology.
- C. Grantor reserves the right to impose further restrictions and dedicate additional easements and roadway rights-of-way with respect to such lots which have not been sold by Grantor, by instrument recorded in the Office of the County Recorder of Miami County or by express provisions in conveyances.
- D. Subject to the forgoing, Grantor hereby dedicates to the use of the public all streets, drives, boulevards and/or other roadways, detention basins, and all easements shown on the recorded plat of the subdivision; provided, however, that the use thereof by any utility company is limited to the public utility companies having the right of eminent domain and having agreements in writing with Grantor for the proper provision of utility services.
All driveways shall be accessible for emergency vehicle turnaround and each driveway is subject to a specific easement for this purpose.
- E. Grantor reserves the right to make minor changes in and additions to all easements for the purposes of most efficiently and economically installing utility systems.
- F. Neither Grantor nor any utility company using the utility easements shall be liable for any damages done by them or their assigns, their agents, employees or servants, to shrubbery, trees, flowers or other property of the owner situated on the land covered by said easements.
- G. It is expressly agreed and understood that the title conveyed by Grantor to any lot or parcel of land in the Subdivision by contract, deed, or other conveyance shall not in any event be held or construed to include the title to the water, gas, sewer, storm sewer, electric light, electric power, telegraph or telephone lines, poles or conduits, or any utility or appurtenances thereto constructed by or under Grantor or its agents or public utility companies through, along or upon said easements or any part thereof to serve said property or any other portions of the subdivision, and the right to maintain, repair, sell or lease such lines, utilities and appurtenances to any municipality, or other governmental agency or to any public service corporation or to any other party is hereby expressly reserved by Grantor and any applicable public utility company.
- H. It is further expressly agreed and understood that an underground telephone cable system will be installed in the subdivision. Each resident in the subdivision shall, at the expense of the owner or builder of the residence, have a trench opened from the residence to the utility easement across the lot upon which the residence is being built, for installation of a telephone service cable, and the owner or builder shall close the trench after installation of the cable. The exact location of trenches shall be designated by the telephone company. Each residence shall also be provided with conduit, pull wire and a minimum of two outlet boxes, at the owner's or builder's expense, for the installation of telephone wiring and equipment. Trenching, filling, conduit and other items to be performed or provided by the owner or builder, shall comply with specifications provided by the telephone company.
- I. An underground electric distribution system will be installed in the part of the Subdivision designated Underground Residential Subdivision which underground service area shall embrace all lots in the Subdivision. The owner of each lot in the Underground Residential Subdivision shall, at his own cost, furnish, install, own and maintain (all in accordance with the requirements of local governing authorities and the National Electric Code) the underground service cable and appurtenances from the point of the electric company's metering on customer's structure to the point of attachment at such company's installed transformers or energized secondary junction boxes, such point of attachment to be made available by the electric company at a point designated by such company at the property line of each lot. The electric company furnishing service shall make the necessary connections at said point of attachment. In addition, the owner of each lot shall, at his own cost, furnish, install, own and maintain a meter loop (in accordance with the then current standards and specifications of the electric company furnishing service) for the location and installation of the meter of such electric company for the improvements constructed on such owner's lot.

- J. It is further expressly agreed and understood that Grantor, its successors and assigns may use any of the lots in the Subdivision, for a sales office, a model unit or model units, and parking related to such sales or leasing office and model units. Any portion of the Subdivision, including streets, drives, boulevards and roadways, as well as esplanades, may be used for sales office, sales purposes, guardhouses, and for other purposes deemed proper by the Grantor.

II. ADMINISTRATION

- A. The Grantor/Declarant/Owner shall approve or disapprove plans, and publish architectural standards bulletins.
- B. Grantor, as well as its agents, employees and architects, shall not be liable to any owner or other party for any loss, claim or demand asserted on account of their administration of these Restrictions and the performance of their duties hereunder, or any failure or defect in such administration and performance. These Restrictions can be altered or amended only as provided herein and no person is authorized to grant exceptions or make representation contrary to these Restrictions. No approval of plans and specifications, and no publication or architectural standards bulletins shall ever be construed as representing or implying that such plans, specifications or standards will, if followed, result in a properly designed improvement. Such approvals and standards shall in no event be construed as representing or guaranteeing that any improvement will be built in a good, workmanlike manner. The acceptance of a deed to a lot in the subdivision shall be deemed a covenant and agreement on the part of the grantee and the grantee's heirs, successors, and assigns, and the Grantor, as well as its agents, employees and architects, shall have no liability under these Restrictions except for willful misdeeds. Prior to any construction, Owners shall obtain, in writing from the Grantor/Owner, design approval for the improvements, fences, landscaping, or any other improvements constructed on said lots. Plans are to include: color selection, materials used, and lot layouts. All landscaping must be completed prior to occupancy.
- C. After completion of improvements, no improvements shall have begun, or change made in the exterior design thereof after the original construction, in the subdivision until the complete plans and specifications and a plot plan showing the location of the structure have been approved by the Grantor/Owner in accordance with the following procedure:
- Two (2) complete sets of plans and specifications shall be delivered to the Grantor/Owner. Such plans and specifications shall be reviewed as to quality of design workmanship and materials, harmony of exterior design with existing or approved structures, and location with respect to topography and finish grade elevations. Such approval is to be based on the applicable requirements and restrictions set out herein.
 - If found to be in compliance with these restrictions, one set of plans and specifications shall be returned to the owner or builder marked "Approved by the POINT O'WOODS Developer" (Grantor/Owner). Such approval shall be dated and shall not be effective for construction commenced more than six (6) months after such approval.
 - If found not to be in compliance with these Restrictions, one set of such plans and specifications shall be returned marked "Disapproved." Disapproved plans and specifications shall be accompanied by a reasonable statement of items found not to comply with these restrictions.
 - If no action is taken on plans and specifications within sixty (60) days after their delivery to the Grantor/Owner, they shall be deemed approved on the 60th day after such delivery.
 - Grantor /Owner may from time to time promulgate and publish Architectural Standards Bulletins. A copy of the Bulletin in effect at the time will be furnished to owners and builders on request. Such Bulletins supplement these restrictions and are hereby incorporated herein by reference. They may make other and further provisions as to the approval and disapproval of plans and specifications, prohibited materials and other matters relating to the appearance, design and quality of improvements.

III. RESTRICTIONS

RECORD PLAN
POINT O'WOODS SECTION ONESTANFIELD ROAD AND MEADOWPOINT DRIVE
STREET DEDICATIONAND
REPLAT OF PART OF INLOT 7146
TROY, OHIO
CONTAINING 21.099 ACRESWOOLPERT
CONSULTANTS
409 E. MONUMENT AVE.
DAYTON, OHIO 45402

A. Residential Purpose

- No buildings upon any lot may be permitted to fall into disrepair. Buildings must at all times be kept in good condition, adequately painted or otherwise finished.
- No building shall be occupied during construction.
- No building shall be located in the building set-back lines as shown on the recorded plat drawing, unless a waiver is obtained from the City of Troy and a lot drawing with the footprint of the building drawn thereon is submitted to the Grantor/Owner and is thereafter approved by the said Grantor.

B. Fences, Walls, Hedges, and Landscaping

- No wire or chain link fence is permitted on any part of any lot. Should a hedge, shrub, tree, flower or other planting be so placed, or afterwards grown, so as to encroach upon adjoining property, such encroachment shall be removed upon request of the owner of adjoining property or the Committee. Should any encroachment be upon a right-of-way or easement, it shall be removed promptly upon request of the Grantor and such encroachment is wholly at the risk, and removal shall be solely at the expense of the owner.
- No wall, fence or hedge shall be permitted to extend nearer to any street than the minimum building set-back line or the front of the building, whichever is further from the street, unless authorized by the Grantor.
- Prior to any construction, owners shall obtain, in writing from the Grantor, design approval for the house, garage, fences, landscaping, or any other improvements constructed on said lots. Plans are to include: color selection, materials used, and lot layouts. All landscaping must be completed prior to occupancy, unless waived in writing by the Grantor.
- Minimum finished grade shall be 30" above curb grade.

C. Driveways

- Driveway locations and specifications shall be approved by the Grantor.
- All driveways must be a minimum of 16 ft. in width.
- All driveways must consist of concrete.

D. Walks

- Walks from the street curb to the improvement shall have minimum widths of 4 feet.

E. Yard Lighting

- Each building shall have an incandescent (Maximum 60 Watt) electrical light fixture on a pole or post in the front yard. The fixture will have an electric eye to operate for the outside environment. The design and location of the light shall be subject to the approval of the Grantor.

F. Maintenance.

- Lots. Each Owner shall furnish and be responsible for, at such Owner's expense, all maintenance and repair of all improvements on that applicable lot, including the improvements and any other structures thereon, and landscaping of the lot by mowing grass and trimming trees, shrubs and other vegetation, fertilization and dead leaf and snow removal, so as to maintain the improved building and the lot in a high-quality state of appearance at all times.
- Responsibility of Builders. Each builder who owns a lot shall have the same responsibility for maintenance as to Owners of lots as set forth above.

G. Miscellaneous

- No trash or other refuse shall be dumped on any vacant lot, whether during construction or subsequent thereto. Any dumping which may occur may be cleaned off by the Grantor and the cost thereof plus a 10% overhead administrative fee shall be assessed against the lot owned by the offender and/or the lot from which the contractor or subcontractor has moved the debris.
- Grass and weeds shall be kept mowed to prevent unsightly appearances. Dead, diseased, or damaged trees which might create a hazard to property or persons on any lot or adjacent lot, shall be promptly removed or repaired, and if not removed by the owners, then the Grantor may, but shall not be required to, remove such trees at owner's expense and shall not be liable for damage done in such removal.
- Any written notice to be provided by the Grantor shall be complete when the Owner or other addressee, or a member of such person's family, signs a receipt therefor or when the U.S Postal Service or other persons certifies that the notice was delivered to the address of the addressee, as listed on the record of the Association, or, if refused, when the person delivering the notice certifies that the notice was refused by a person at such address of the addressee.
- No activity may be carried on or allowed to exist upon any lot which may be noxious, detrimental, or offensive to any other lot or to the occupants of any lot.
- No animals, livestock or poultry of any kind, shall be raised, bred, kept, staked, or pastured on any lot.

- No owner shall permit anything or condition to exist upon his lot which shall induce, breed, or harbor infectious plant disease or noxious insects. Each owner shall keep shrubs, trees, hedges, grass, and landscaping of every kind in his lot, including any set-back areas, areas between lot lines and street curb, neatly trimmed, properly cultivated, and free of trash, weeds, and other unsightly material. No trees, hedges, shrubs, or other landscaping shall be planted or permitted to remain on any lot unless the foliage line is maintained at a proper height to prevent obstruction of safe cross-visibility of traffic approaching an intersection or drive-way. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. The easement area for each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public utility company or authority is responsible.

- Each owner of a lot agrees for himself, his heirs, or successors in interest that he will not in any way interfere with the established drainage pattern over his lot from adjoining or other lots in said tract; and he will make adequate provisions for proper drainage in the event it becomes necessary to change the established drainage over his lot. For purposes hereof "established drainage" is defined as the drainage which occurred at the time that the overall grading of said tract, including landscaping of any lots in said tract, was completed by Grantor.
- Each owner of a lot in the subdivision agrees for himself, his heirs, assigns, or successors in interest that he will permit free access by owners of adjacent or adjoining lots, when such access is essential for the maintenance of drainage facilities.
- No exterior speaker, horn, whistle, bell or other sound device, except security devices used exclusively for security purposes, shall be located, used, or placed upon a lot, unless approved in writing by the Grantor.
- No storage tanks, including, but not limited to those used for storage of water, gasoline, oil, other liquid or any gas, shall be permitted on the property except as approved by the Grantor.
- No outside clothes lines or other outside clothes drying or airing facilities shall be maintained except in an enclosed service area, not visible to the public.
- No flag pole shall be permanently erected on any property unless approval has been obtained in writing from the Grantor.
- No golf cart, tent, mobile home, trailer of any kind, or similar structure, and no truck camper, or boat shall be kept, placed, maintained, constructed, reconstructed or repaired, other than in a garage. The doors of garages housing trucks, campers or boats shall be closed at all times except for actual entry or exit. The provisions of this paragraph shall not, however, apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during, and used exclusively in connection with the construction, reconstruction or repair of any work or improvements.
- No junk of any kind or character, or any accessories, parts, or objects used with cars, boats, buses, trucks, trailers, house trailers, or the like, shall be kept on any lot other than in the garage.
- Trash and garbage containers shall not be permitted to remain outside except on days of trash collection, unless approved by the Grantor.
- No excavation, except such as is necessary for the construction of improvements, shall be permitted, nor shall any well or hole of any kind be dug on this property without the written consent of the Grantor.
- Any building on the land that is destroyed partially or totally by fire, storm or any other means shall be repaired or demolished within a reasonable period of time, and the land restored to an orderly and attractive condition.
- The invalidity, violation, abandonment or waiver of any one or more of or any part of the reservation, restrictions, or other provisions hereof, either as to all or any part of the land, shall not affect or impair such reservations, restrictions or other provisions hereof as to the remaining parts of the land and shall not affect or impair the remaining reservations, restrictions or other improvements hereof or parts hereof as to all the land.
- No lot shall be subdivided into parcels for additional purposes, unless approved in writing by the Grantor.
- No person shall install any pump, piping, device apparatus, or other such system for discharging sump pump effluent into a public right-of-way without approval of the Miami County Engineer.

H. Duration

- These restrictions shall remain in full force and effect until the year 2010 and shall be automatically extended for successive ten (10) year periods provided, however, that these restrictions may be terminated in the year 2010, or on the commencement of any successive ten year period, by filing for record in the Office of the County Recorder of Miami County, Ohio, a written statement of election to terminate these restrictions, executed and acknowledged by the owners of a majority of the area of the lots in the subdivision. Such statement must be filed prior to the commencement of the ten-year period for which these restrictions would otherwise be in effect.

ANNEXATION TO THE CITY OF HUBER HEIGHTS
SECTION 31, TOWN 2, RANGE 9
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 15 PAGE 11
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS.
FILE NO. 85316
RECEIVED FOR RECORD 2-10-89
DATE: _____ FEE 21.60

Janet E. Cain
MIAMI COUNTY RECORDER

ANNEXATION PROCEEDINGS FILED
IN MISC. BOOK 22 PAGE 580

Janet E. Cain
MIAMI COUNTY RECORDER

DESCRIPTION

BEING A TOTAL OF 107.239 ACRES IN THE SOUTHEAST QUARTER
OF SECTION 31, TOWN 2, RANGE 9 BETHEL TOWNSHIP MIAMI
COUNTY OHIO.

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY
THE COUNTY ENGINEER THIS 9TH DAY OF SEPTEMBER 1987.

Doug Christian
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA TO THE
CITY OF HUBER HEIGHTS WAS APPROVED BY THE
MIAMI COUNTY COMMISSIONERS THIS 9TH DAY OF
NOVEMBER 1988.

Richard L. Huff Don Hart Robert E. Claxton
SEE MIAMI COUNTY COMMON PLEAS COURT CASE NO. 87-417

CITY OF HUBER HEIGHTS

THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED
AT A MEETING OF THE CITY COUNCIL OF THE
CITY OF HUBER HEIGHTS OHIO, HELD THIS 2TH DAY OF
FEBRUARY 1989. ORDINANCE NO. 89-0-341

Shirley E. Eismann
SHERWIN EISMANN - MAYOR

ATTEST:
Margaret Stivers
MARGARET STIVERS - CLERK

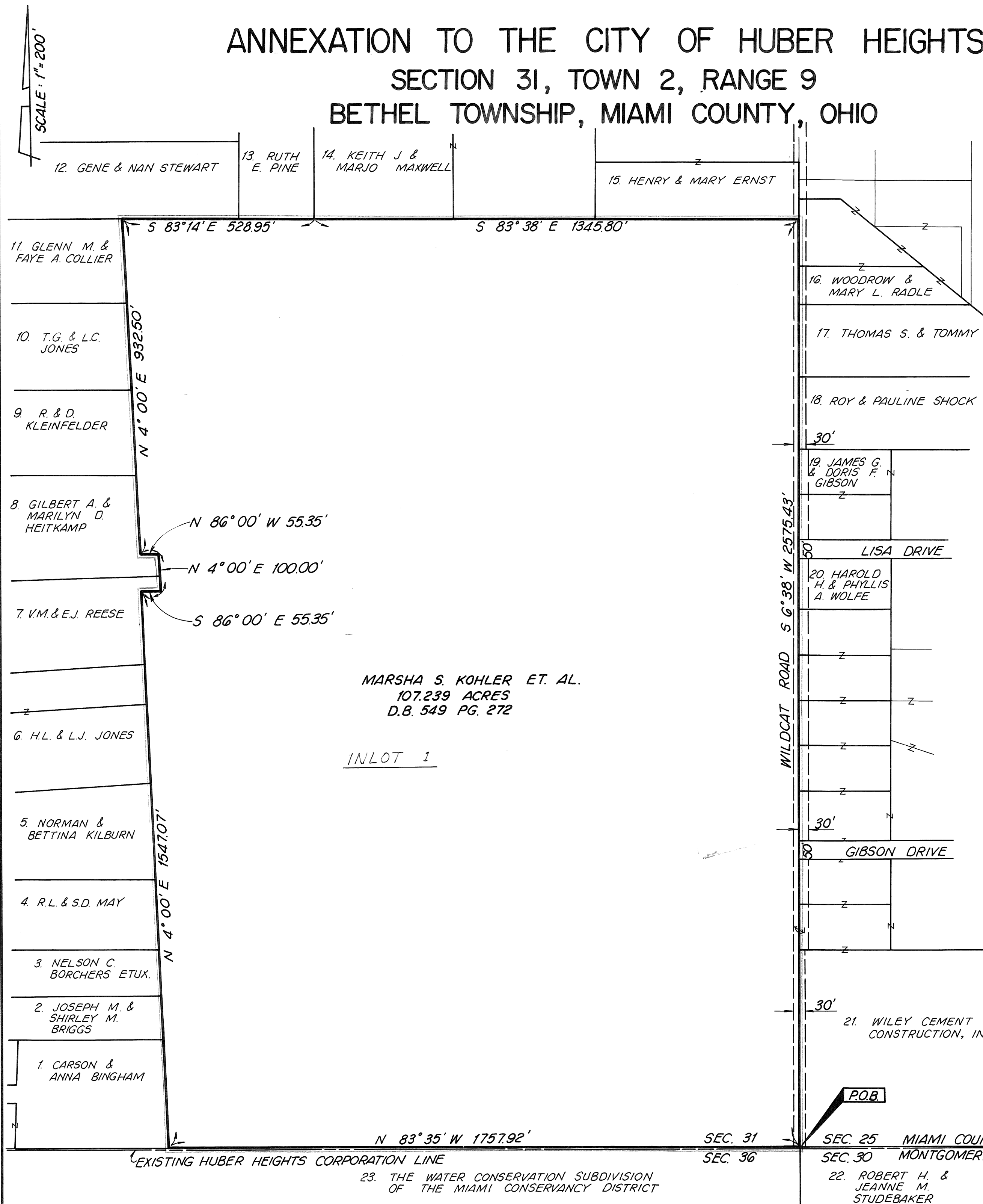
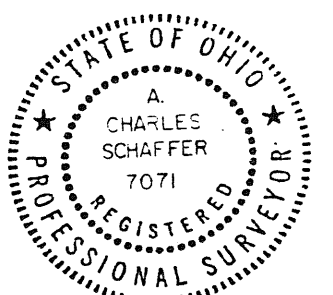
MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 9TH DAY OF
FEBRUARY 1989.

Dale E. Davis by Cheryl Beaver, dep.
COUNTY AUDITOR

I HEREBY CERTIFY THAT ALL LOCATIONS
AND DIMENSIONS ON THIS MAP ARE SHOWN
IN ACCORDANCE WITH DATA FILED IN THE
MIAMI COUNTY AUDITORS AND RECORDERS
OFFICES AND THE MONTGOMERY COUNTY
AUDITORS AND RECORDERS OFFICES. (NO
FIELD SURVEY)

A. Charles Schaffer
A. CHARLES SCHAFFER
REGISTERED SURVEYOR NO. 7071
PREPARED BY LOCKWOOD JONES & BEALS INC.
1563 E. DOROTHY LANE, DAYTON OHIO



ANNEXATION TO THE CITY OF PIQUA

1 TOWN 11-BTM RANGE 29-NE 1/4 & NW 1/4 SECTION SPRINGCREEK TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME 15 PAGE 12
MIAMI COUNTY RECORDER'S
PLAT RECORDS FILE NO. 85620
RECEIVED Feb 21, 1989, AT 3:21 P.M.
FEE \$21.00

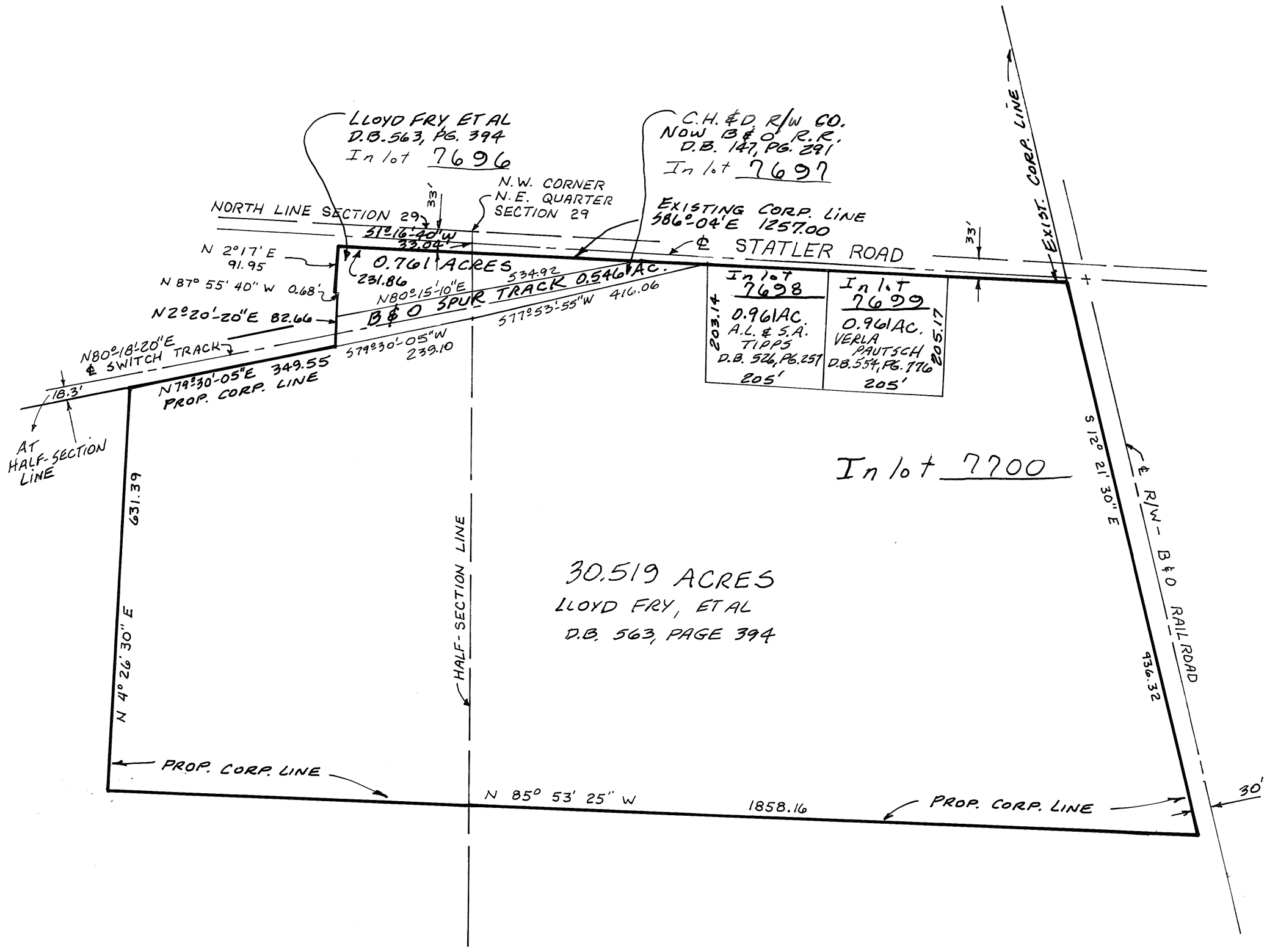
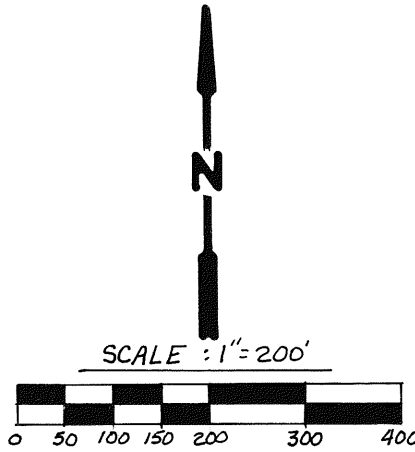
Janet E. Cain Recorder
MIAMI COUNTY RECORDER

SEE ANNEXATION PROCEEDINGS RECORDED
IN MISC. VOL. 22 PAGE 640.

Janet E. Cain Recorder
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 21st DAY OF February, 1989.

Dale E. Davis, Cheryl Beaver deputy
MIAMI COUNTY AUDITOR



DESCRIPTION

BEING A TOTAL OF 33.748 ACRES IN THE
NORTHEAST AND NORTHWEST QUARTERS OF
SECTION 29, TOWN 1, RANGE 11-BTM,
SPRINGCREEK TOWNSHIP, MIAMI COUNTY,
OHIO.

APPROVALS

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER ON THIS 7 DAY OF OCTOBER, 1988

Doug Christian
MIAMI COUNTY ENGINEER

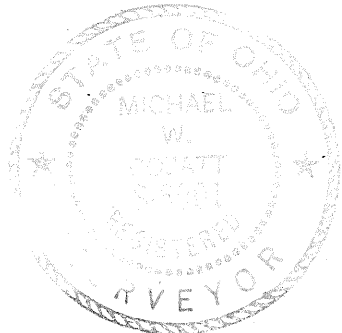
AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD
THIS 12th DAY OF October, 1988, IN TROY, OHIO, THE ANNEXATION
OF THE AREA SHOWN HERON WAS APPROVED.

Richard Shuf Don Hart

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO,
HELD THIS DAY OF 1988, THIS ANNEXATION PLAT WAS
ACCEPTED AND APPROVED BY ORDINANCE NO. 2-89

Mayor President Clerk
CITY MANAGER

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE
CORRECT AS COMPILED FROM EXISTING DEED
AND SURVEY RECORDS.



Michael W. Cozatt 7-25-88
MICHAEL W. COZATT, P.S.#6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 124-88

BETHEL HEIGHTS SECTION 1

2N TOWN 9 BTMRS RANGE 10-N.E. 1/4 SECTION BETHEL TOWNSHIP

NEW CARLISLE DEVELOPMENT CORPORATION PLAT
RESTRICTIVE COVENANTS

- The floor area of each dwelling structure, exclusive of open porches, garages, carports, or patios, shall be not less than 1500 square ft., one story and 1100 square ft. first floor, two story.
- No building shall be located closer to the front lot line or side road line than the building setback line shown on the plat, or nearer to the side lot line than 20 feet.
- No lot shall hereafter be subdivided into parcels for additional building sites.
- No trailers, basement, camp shack, garage, barn, or other out-buildings shall at any time be used as a temporary or permanent residence on any lot in this subdivision.
- No building shall be erected, placed, or altered on any lot in this subdivision until the building plans, specifications, and plot plan showing grading and location of proposed construction, including well and septic system, has been reviewed and approved by the developer.
- No noxious or offensive activities shall be carried out upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- Household pets may be kept in this subdivision. Horses and ponies may be kept providing they have adequate neat shelter, maintained in a clean manner at all times.
- These covenants and restrictions are to run with the land and shall be binding on all persons and parties claiming under them. At any time these covenants may be amended by written consent of all the owners of all the lots.
- Invalidation of any on of these covenants by judgement or court order shall in no way affect any of the other provisions which shall be and remain in full force and effect.

DESCRIPTION

BEING A SUBDIVISION OF 46.614 ACRES LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWN 2N, RANGE 9 BTMRS, BETHEL TOWNSHIP, MIAMI COUNTY, OHIO, AS CONVEYED TO THE NEW CARLISLE DEVELOPMENT CORP BY DEED RECORDED IN VOL. 601, PAGE 375, MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LEINHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

EASEMENTS AS SHOWN OR NOTED ON THIS PLAT ARE FOR 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.

Gale Thuma, Pres.
Wayne Preston, Secy.
David W. Mabey V.P.
Kathy Cushman

STATE OF OHIO, MIAMI COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 10TH DAY OF JAN., 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GALE THUMA, PRES., AND WAYNE PRESTON SECY., 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 THIS DAY AND DATE WRITTEN ABOVE.

[Signature]
NOTARY PUBLIC
APRIL 20, 1993
MY COMMISSION EXPIRES

THIS 10 DAY OF JAN, 1989

STATE OF OHIO, CLARK COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 24TH DAY OF FEB., 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME *David W. Mabey V.P.* and *Kathy Cushman a. cashier.* 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 THIS DAY AND DATE WRITTEN ABOVE.

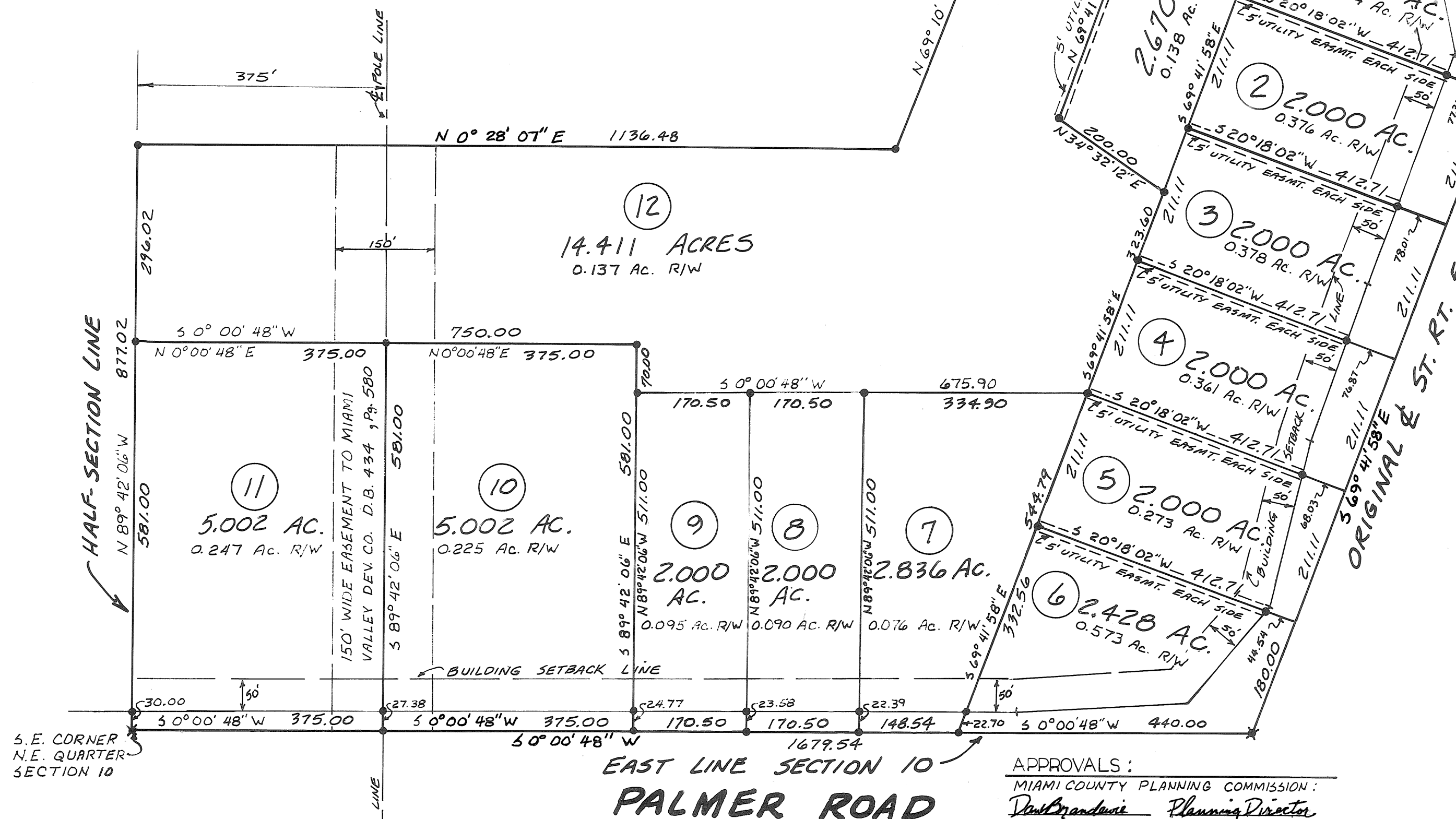
Vincent R. Paul
NOTARY PUBLIC
SEPT. 20, 1993
MY COMMISSION EXPIRES

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN. IRON PINS SET AT ALL LOT CORNERS.



Michael W. Cozatt
MICHAEL W. COZATT, P.S. #6001
12-27-88

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY



APPROVALS:

MIAMI COUNTY PLANNING COMMISSION:
David Brandt Planning Director
DATE: Feb. 27, 1989

MIAMI COUNTY ENGINEER:
[Signature]
DATE: 2-21-89

BELLVIEW ACRES SUBDIVISION SECTION 4

CITY OF TIPP CITY, MIAMI COUNTY

DRAINAGE RESTRICTIONS

1. NO STRUCTURE OR FIXED IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION, SHALL BE ERRECTED OR PLANTED WITHIN ANY EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS, AND TREES.
2. THE OWNERS OF LOTS 2, 3, AND 4 CONTAINING OPEN DRAINAGE CHANNEL AND STORM WATER DETENTION BASIN SHALL BE RESPONSIBLE TO MAINTAIN THIS BASIN IN THE OPERABLE MANNER AS IT WAS DESIGNED. THE CITY OF TIPP CITY RESERVES THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON SAID DETENTION BASIN AREA FOR MAINTENANCE PURPOSES.
3. 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.

DESCRIPTION:

BEING A REPLAT OF PART OUTLOT 5 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 3.0046 ACRES, INCLUDING 0.3403 ACRES IN STREET AND 2.6643 ACRES IN LOTS AND BEING PART OF 3.579 ACRES CONVEYED TO BORCHERS CONSTRUCTION COMPANY BY DEED RECORDED IN DEED BOOK 601, PGS. 500-1 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

RESTRICTIVE COVENANTS

1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS.
2. NO STRUCTURE SHALL BE ERRECTED, ALTERED PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE MULTIPLE FAMILY DWELLING.
3. THESE LOTS SHALL FURTHER BE RESTRICTED BY REGULATIONS CONCERNING MULTIPLE FAMILY UNITS PROVIDED FOR IN THE ZONING CODE OF THE CITY OF TIPP CITY, OHIO.
4. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 800 SQ. FT. PER UNIT.
5. NO BUILDINGS SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS PLOT PLAN AND SPECIFICATIONS HAVE BEEN APPROVED BY THE SUBDIVIDER.
6. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDINGS ERRECTED ON ANY LOT IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY.
7. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. NO FENCE, WALL, HEDGE, OR MASS PLANTING SHALL EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE.
9. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2009. AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR PART.
10. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS. NO COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, THIS 13 DAY OF Sept, 1988.

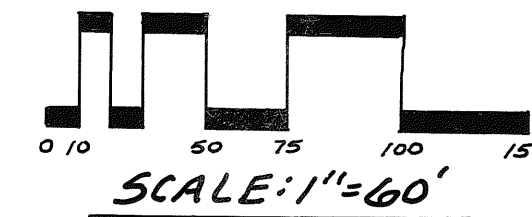
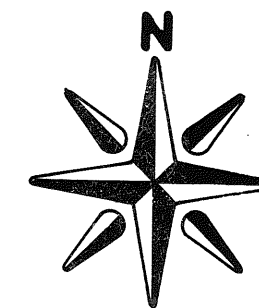
Robert L. Campbell
CHAIRMAN

Rebecca Mohr
SECRETARY

ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TIPP CITY, OHIO, THIS 21 DAY OF November, 1988, BY ORDINANCE NO. 58-88.

Joseph E. L...
PRESIDENT OF COUNCIL

Rebecca Mohr
CLERK OF COUNCIL



VOL. 15, PAGE 14

MIAMI COUNTY RECORDER'S PLAT RECORDS.

RECEIVED FOR RECORD THIS 2nd DAY OF MARCH, 1989, AT 3:06 P.M. FILE NO. 85908 FEE \$21.60
Janet E. Cain, Recorder
JANET CAIN, MIAMI CO. RECORDER

THIS PLAT IS NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 2nd DAY OF March, 1989.
Dale E. Davis by Cheryl Beaver
DALE DAVIS, MIAMI CO. AUDITOR, DEPUTY

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND TO DEDICATE THE PORTION OF MAYNARD DRIVE SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE, GAS, SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TV, 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.

Nelson C. Borchers President Carole Carter Witness
Paul Schmitt V.P. Kathy Musick Witness
BORCHERS CONST. CO. BORCHERS CONST. CO.

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT, AND PAUL SCHMITT, VICE PRESIDENT, OF BORCHERS CONSTRUCTION COMPANY, THE CORPORATION WHICH EXECUTED THE FORGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS PRESIDENT AND VICE-PRESIDENT AND THE FREE ACT AND DEED OF SAID BORCHERS CONSTRUCTION COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 4th DAY OF Nov., 1988

Carole Carter
NOTARY PUBLIC -

7-20-93
MY COMMISSION EXPIRES -

CURVE DATA:

NO	RADIUS	ANGLE	LENGTH	LONG CHORD
1	125.00	50°25'13"	110.00	106.98 N20°28'36"E
2	150.00	15°16'44"	40.00	39.88 N23°54'22"E
3	150.00	26°43'49"	69.98	69.35 N23°54'21"E
4	150.00	8°24'40"	22.02	22.00 N41°28'56"E
5	50.00	98°30'10"	33.60	32.97 N64°56'06"E
6	50.00	61°38'08"	53.70	51.16 S65°02'39"E
7	50.00	67°28'40"	58.90	55.55 S00°31'25"E
8	50.00	54°16'14"	49.34	47.36 S61°29'17"W
9	30.00	94°29'48"	49.48	44.06 S42°30'54"W

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH IRON PINS SET AT ALL LOT CORNERS, AND POINTS OF CURVATURE.
Michael W. Gratz 9-04-88

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 11788

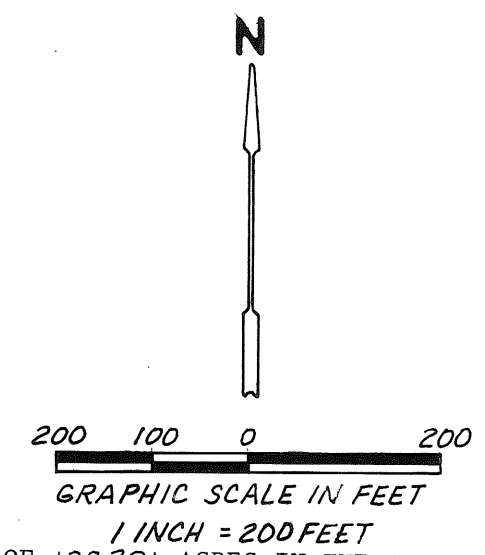
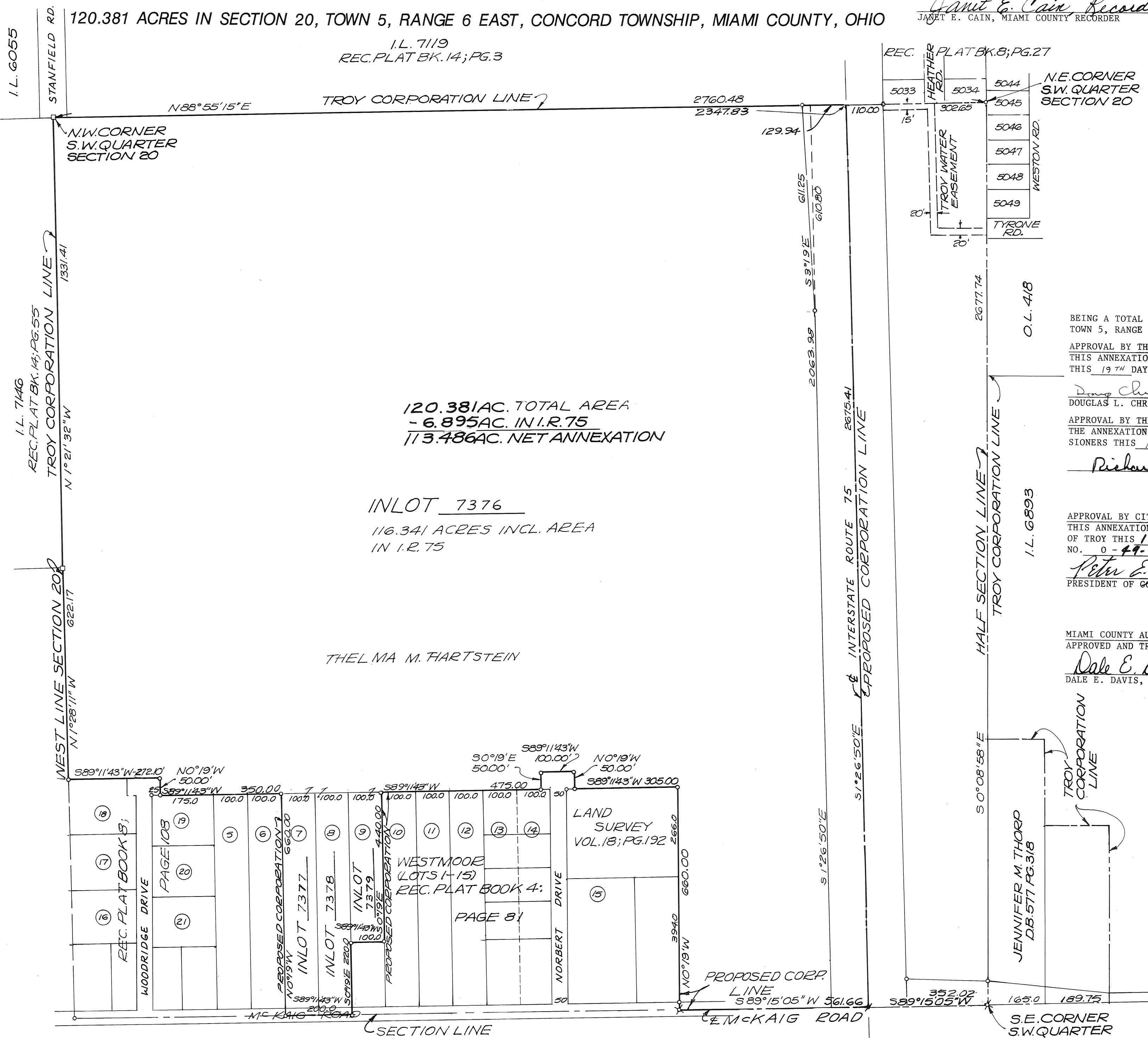
ANNEXATION TO THE CITY OF TROY, OHIO

NOTE: ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 22, PAGE 687.

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

PLAT BOOK 15, PAGE 15
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF
MARCH, 1988 AT 11:05 A.M.
FILE NUMBER 86326 FEE: \$ 21.60

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER



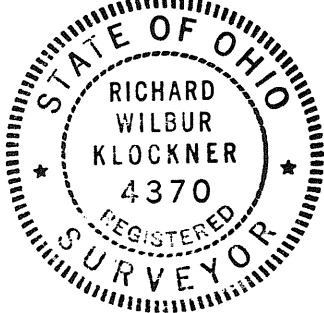
BEING A TOTAL OF 120.381 ACRES IN THE SOUTHWEST QUARTER OF SECTION 20, TOWN 5, RANGE 6 EAST, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO.
APPROVAL BY THE MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 19TH DAY OF AUGUST, 1988

Douglas L. Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER
APPROVAL BY THE MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 19TH DAY OF AUGUST, 1988.
Richard Shaf *Don Hart*
Robert C. Clawson

APPROVAL BY CITY OF TROY
THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY THIS 17TH DAY OF JAN, 1988, BY ORDINANCE NO. 0-49-88.
Peter E. Jenkins *Sue D. Knight*
PRESIDENT OF COUNCIL CLERK OF COUNCIL
Douglas L. Campbell
MAYOR

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED THIS 16TH DAY OF March, 1988.
Dale E. Davis BY: *Cheryl Beaver*
DALE E. DAVIS, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

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



ANNEXATION OF 120.381 ACRES IN SECTION 20, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO		
TO THE CITY OF TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 10 JUNE 1988	DRAWN BY: <i>JP</i> TRACED BY: <i>DRH</i> CHECKED BY: <i>Rwl</i>	SHEET NO. 1 OF 1

LEGEND
• IRON PIN
x R.R. SPIKE
• P-K NAIL

ANNEXATION TO THE CITY OF TROY, OHIO

23.491 ACRES IN SECTION 20, TOWN 5, RANGE 6 EAST, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

NOTE: ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 22, PAGE 724.

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

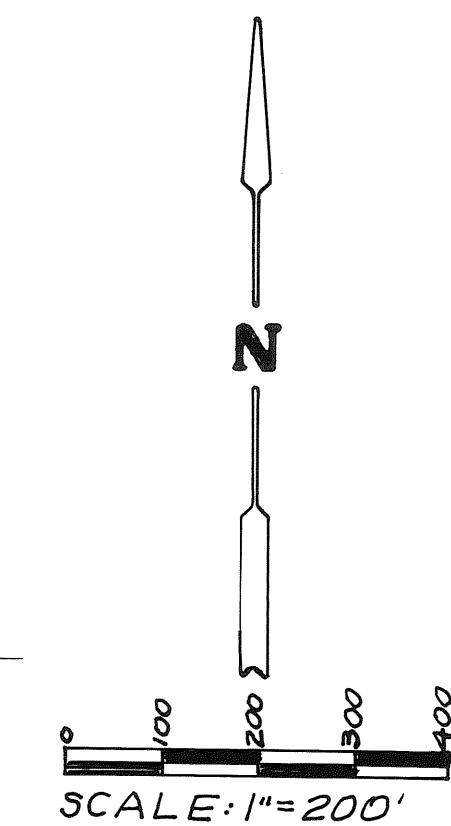
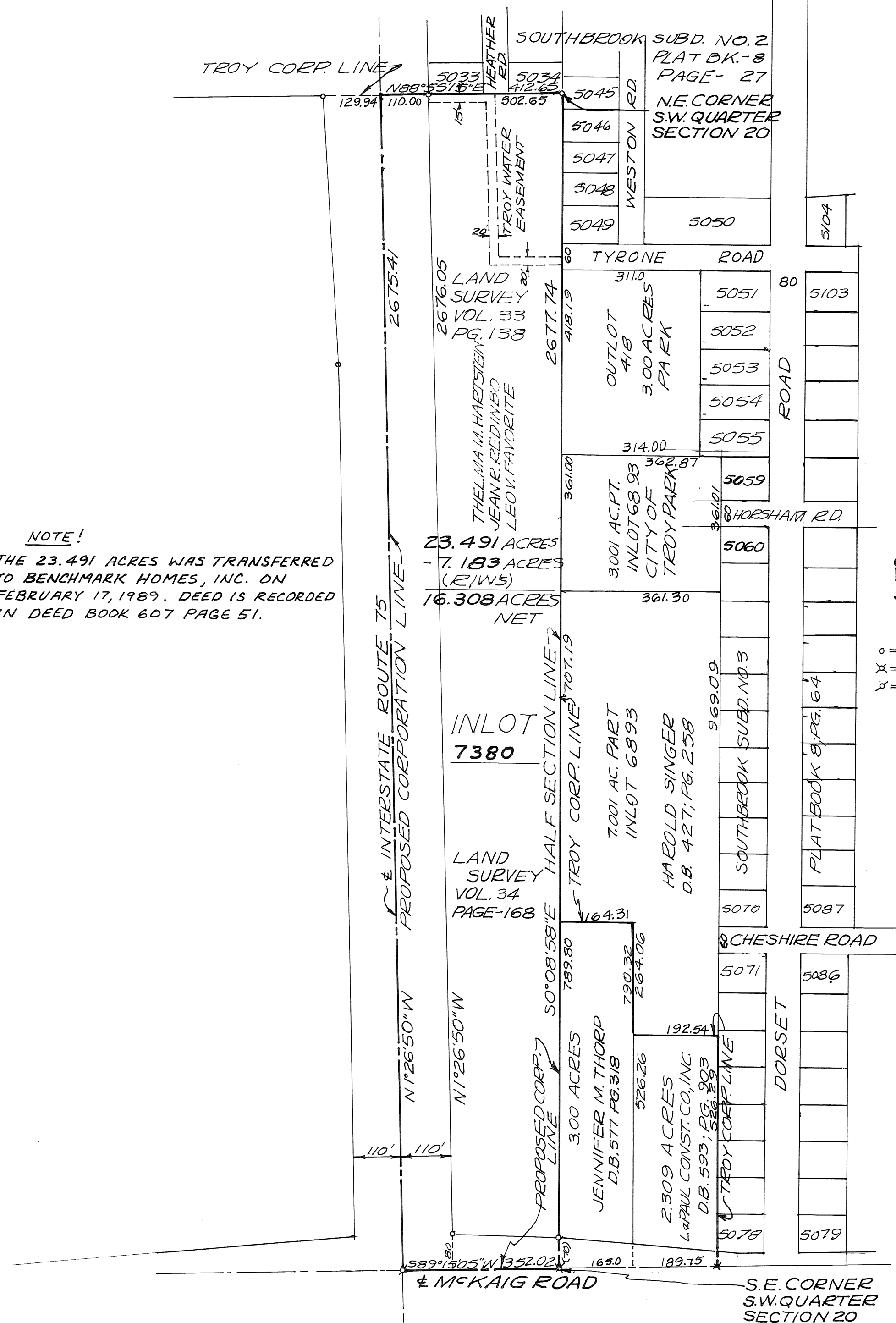
PLAT BOOK 15 PAGE 16
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF

MARCH, 1988 AT 11:07 A.M.

FILE NUMBER 86328 FEE: 21.60

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

NOTE!
THE 23.491 ACRES WAS TRANSFERRED TO BENCHMARK HOMES, INC. ON FEBRUARY 17, 1989. DEED IS RECORDED IN DEED BOOK 607 PAGE 51.



LEGEND
○ = IRON PIN 3/8" φ
x = RAILROAD SPIKE
x = P-K NAIL

BEING A TOTAL OF 23.491 ACRES IN THE SOUTHWEST QUARTER OF SECTION 20, TOWN 5, RANGE 6 EAST, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY THE MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 19TH DAY OF AUGUST, 1988.

Doug Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 19TH DAY OF AUGUST, 1988.

Richard Luef *Don Hart* *Robert J. Pearson*

APPROVAL BY CITY OF TROY
THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY THIS 17TH DAY OF JAN, 1988 BY ORDINANCE NO. 0-48-88

Peter E. Jenkins *Sam D. Knight*
PRESIDENT OF COUNCIL CLERK OF COUNCIL

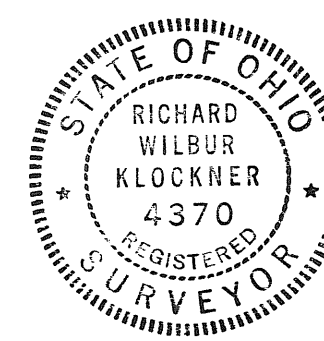
Douglas L. Campbell
MAYOR

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED THIS 16TH DAY OF March, 1988.

Dale E. Davis *Cheryl Beaver*
DALE E. DAVIS, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN HEREON. ALL CORNERS SHALL BE MARKED AS SHOWN.

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



ANNEXATION OF 23.491 ACRES IN SECTION 20, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO		
TO THE CITY OF TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 10 JUNE 1988	DRAWN BY: TRACED BY: <i>RWK</i> CHECKED BY:	SHEET NO. 1 OF 1
SCALE: 1" = 200'		

STREET AND ALLEY VACATION PLAT UNINCORPORATED VILLAGE OF BLOOMER

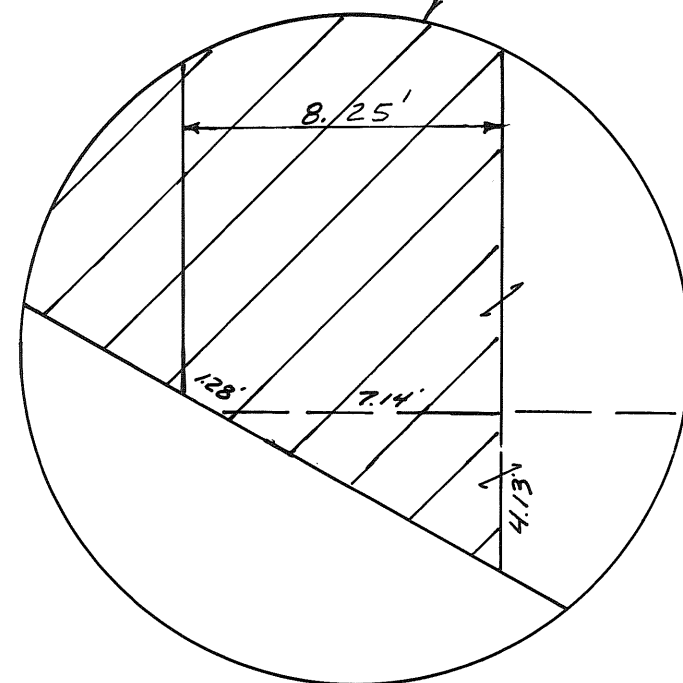
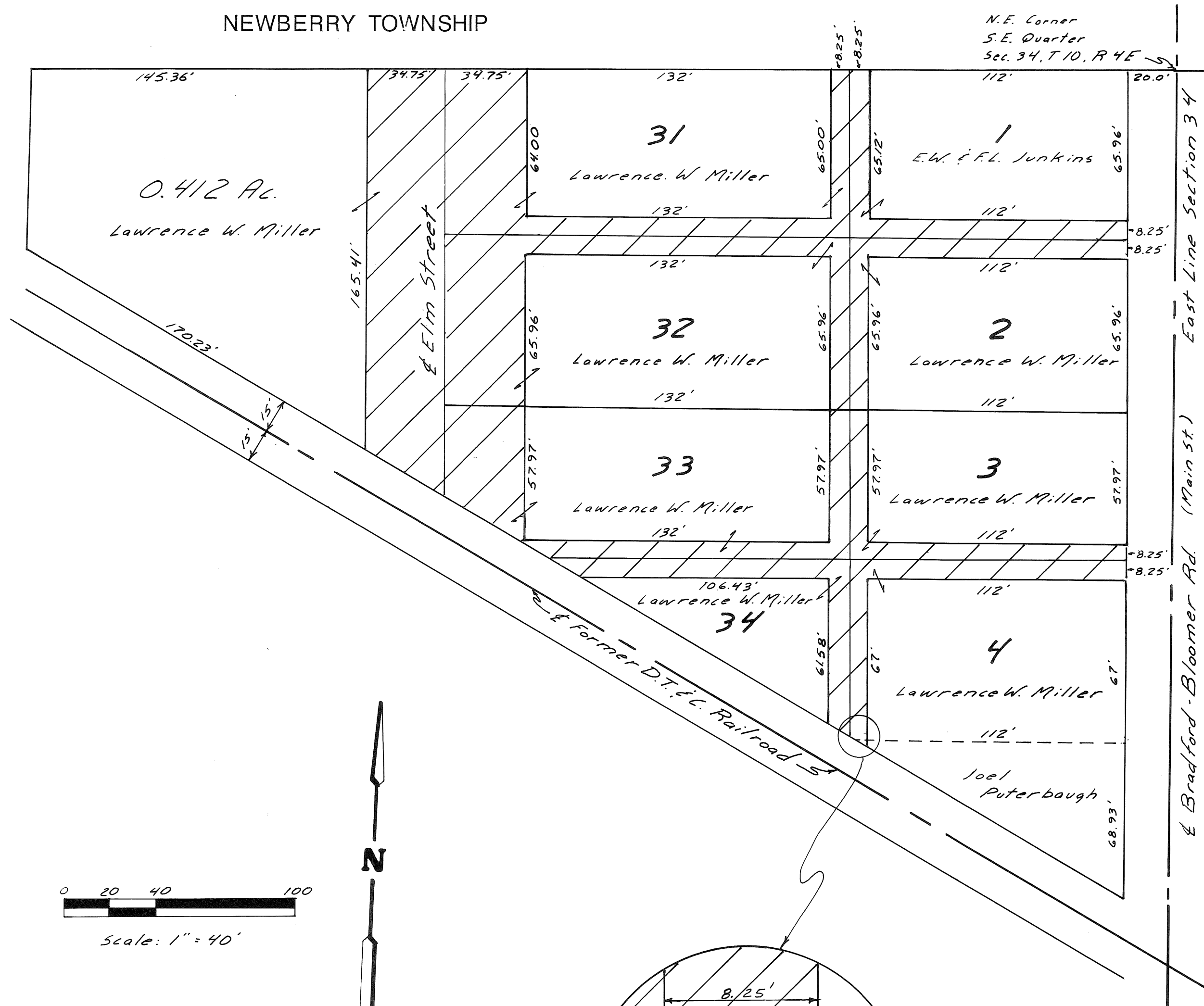
PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWN 10, RANGE 4E
NEWBERRY TOWNSHIP

VOLUME 8 PAGE 108

MIAMI COUNTY ENGINEER'S
RECORD OF ROAD SURVEYS

PLAT BOOK 15 PAGE 17

MIAMI COUNTY RECORDER'S PLAT RECORDS



Detail
Scale: 1" = 5'

= Cross Hatching Indicates Areas to be Vacated.

FILE NO. 8634 FEE: NONE
RECEIVED FOR RECORD THIS 16TH DAY OF MARCH
1989 AT 3:09 P.M.

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

BY: _____
DEPUTY RECORDER

THE CROSS-HATCHED AREA SHOWN HEREON VACATED BY
THE BOARD OF MIAMI COUNTY COMMISSIONERS THIS 1ST
DAY OF MARCH, 1989.

Robert E. Clawson
ROBERT E. CLAWSON

Don Hart
DON HART

Waide H. Westfall
WAIDE H. WESTFALL

REVIEWED BY THE MIAMI COUNTY AUDITOR THIS 16TH
DAY OF MARCH, 1989.

Dale E. Davis
DALE E. DAVIS

BY: Cheryl Beaver
DEPUTY AUDITOR

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY
ENGINEER THIS 1ST DAY OF MARCH, 1989.

Douglas L. Christian
DOUGLAS L. CHRISTIAN

I HEREBY CERTIFY THAT THIS PLAT IS PREPARED IN
ACCORDANCE WITH A SURVEY FILED BY STEVEN E. BOWERSOX
REGISTERED SURVEYOR NO. 7059, AS FILED IN VOLUME 36
PAGE 124 OF THE MIAMI COUNTY ENGINEERS RECORD OF
LAND SURVEYS. NO ACTUAL FIELD SURVEY WAS MADE.

Gregg S. Brookhart
GREGG S. BROOKHART
REGISTERED SURVEYOR NO. 40682

COTTONWOOD CREEK ESTATES SUBDIVISION - SECTION TWO

BEING A SUBDIVISION CONTAINING A TOTAL OF 8.781 ACRES OF INLOT 2250 IN TIPP CITY, MIAMI COUNTY, OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 14, PAGE 89. SAID PROPERTY BEING ACQUIRED BY SNELL AND SEVITTS DEVELOPMENT GROUP BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 606, PAGE 782. 6.750 ACRES ACRES ARE PLATTED IN LOTS WITH THE REMAINING 2.031 ACRES BEING DEDICATED AS STREETS.

PLAT BOOK 15 PAGE 18
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 24TH DAY OF
MARCH, 1989, AT 3:50 P.M.
FILE NUMBER 86550 FEE: \$21.60

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER
Bernie Sandeaker DEPUTY

DEDICATION
WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ANY RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT 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 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: SNELL AND SEVITTS DEVELOPMENT GROUP

Richard L. Snell
RICHARD L. SNELL

Kim Van Sevitte
KIM VAN SEVITTS

Thomas L. Thompson
WITNESS

Kristina K. Gidd
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 TROY, OHIO, THIS 3RD DAY OF FEBRUARY, 1989.

Richard W. Klockner
NOTARY PUBLIC

MY COMMISSION EXPIRES
Richard W. Klockner, Notary Public
in and for the State of Ohio
My Commission Expires October 19, 1991

LIENHOLDERS: STAR BANK N/A, TROY (FORMERLY KNOWN AS FIRST NATIONAL BANK & TRUST COMPANY)

Roger L. Wylie
ROGER L. WYLIE, SR. VICE PRESIDENT

Frank W. Wagner
FRANK W. WAGNER, VICE PRESIDENT

Thomas L. Thompson
WITNESS

Melvin G. Hart
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ROGER L. WYLIE, SR. VICE PRESIDENT AND FRANK W. WAGNER, VICE PRESIDENT OF STAR BANK N/A, TROY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH SR. VICE PRESIDENT AND VICE PRESIDENT, 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 SR. VICE PRESIDENT AND 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 6th DAY OF February, 1989.

Melvin G. Hart
NOTARY PUBLIC

MY COMMISSION EXPIRES October 23, 1992

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 13 DAY OF December, 1988, THIS PLAT WAS REVIEWED AND APPROVED.

Thomas L. Thompson
CHAIRMAN

Richard Mohr
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 6th DAY OF February, 1989, THIS PLAT WAS APPROVED BY ORDINANCE NO. 7-89.

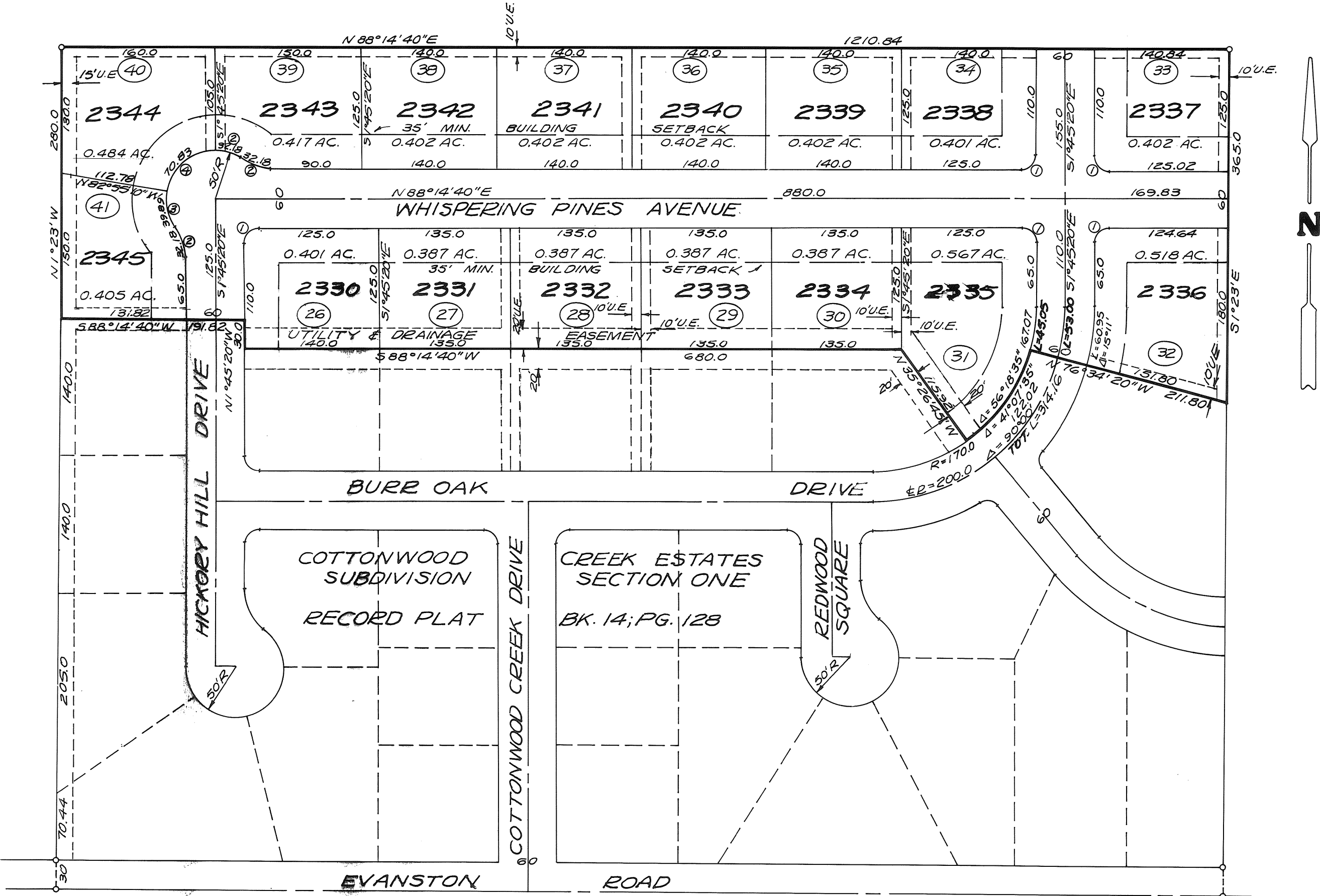
Egon E. Mizer
PRESIDENT OF COUNCIL

Richard Mohr
CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 24th DAY OF

Dale E. Davis
DALE E. DAVIS, MIAMI COUNTY AUDITOR

March, 1989
BY: Cheryl Beaver
DEPUTY AUDITOR



CURVE DATA

CURVE NO.	RADIUS	CEN. ANG.	LENGTH	TAN.	CHORD
1.	15.00	90° 00'	23.56	15.0	21.21
2.	50.00	36° 52' 13"	32.18	16.67	31.62
3.	50.00	45° 42' 23"	39.89	21.07	38.84
4.	50.00	81° 09' 50"	70.83	42.83	65.05

IN ADDITION TO EASEMENTS SHOWN HEREON, 5' EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES.

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

DRAINAGE RESTRICTIONS

NO STRUCTURE OR FIXED IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION, SHALL BE ERRECTED OR PLANTED WITHIN ANY EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS AND TREES.

NO OWNER SHALL CHANGE OR DIVERT THE FLOW OF ANY WATER COURSE, NOR SHALL HE, WITHIN THE EASEMENT PROVIDED, ALTER THE GROUND LEVEL OR THE COURSE OF THE STREAM AS SHOWN ON THE CONSTRUCTION PLANS ON FILE WITH THE CITY OF TIPP CITY.

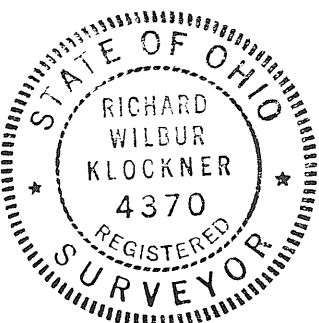
ALL FEE OWNERS SHALL BE RESPONSIBLE FOR GENERAL MAINTENANCE, SPECIFICALLY MOWING AND TRIMMING.

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.

PROTECTIVE COVENANTS AND RESTRICTIONS

ALL PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THOSE FOR COTTONWOOD CREEK ESTATES SUBDIVISION - SECTION ONE, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 14, PAGE 128, WITH NUMBER 26 BEING REVISED AS FOLLOWS:

26. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL JANUARY 1, 2014, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.



COTTONWOOD CREEK ESTATES SUBDIVISION SECTION TWO TIPP CITY, OHIO		
SNELL AND SEVITTS DEVELOPMENT GROUP TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 5 DEC. 1988	DRAWN BY: P CHECKED BY: Ruk TRACED BY:	SHEET NO. 1 OF 1
SCALE: 1" = 100'		

STREET RIGHT-OF-WAY DEDICATION SCARBROUGH Drive

PART LOT 7478 CITY OF PIQUA, MIAMI COUNTY, OHIO

CONTAINING 0.5477 ACRES
SCALE: 1"=60' JANUARY 1989

PLAT BOOK 15 PAGE 19
MIAMI COUNTY ENGINEER'S RECORD
OF PLATS.

RECEIVED FOR RECORD
THIS 27TH DAY OF MARCH, 1989
AT 10:16 A.M.

FILE NO. 86561 FEE 21.60

Janet E. Cain Recorder
MIAMI COUNTY RECORDER

BY Russell Lundebaker Deputy

HAMMER GRAPHICS, Inc.
D.B. 486, Pg. 594
LOT #7481
Lot Survey Vol. 17, Pg. 66

JOHN D. SCARBROUGH
D.B. 588, Pg. 46
PT. LOT #7478
Lot Survey Vol. 17, Pg. 114
4.3029 ACRES

CITIZENS HERITAGE BANK
D.B. 550, Pg. 474
PT. LOT #7478
Lot Survey Vol. 18, Pg. 93

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF PART LOT 7478 CONVEYED TO JOHN D. SCARBROUGH BY DEED RECORDED IN BOOK 588, PAGE 46 (0.4583 ACRES) AND BY DEED RECORDED IN BOOK 607, PAGE 684 (0.0894 ACRES) OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

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

VL ASSOCIATES
CONSULTING ENGINEERS

3205 WILMINGTON PIKE
DAYTON, OHIO 45429
513/293-9375

Valdis Lapsins
VALDIS LAPINS, REG. SURVEYOR #4731



DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF SCARBROUGH DRIVE SHOWN HEREON TO THE PUBLIC USE FOREVER.

J. Richard Baier
Witness

John D. Scarbrough
John D. Scarbrough, Husband

Cheryl A. Konec
Witness

Helen L. Scarbrough
Helen L. Scarbrough, Wife

STATE OF OHIO, COUNTY OF MIAMI, ss

BE IT REMEMBERED THAT ON THIS 10TH DAY OF Feb., 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN D. SCARBROUGH AND HELEN L. SCARBROUGH, HUSBAND AND WIFE, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

J. Richard Baier
Notary Public
My Commission expires _____

STATE OF OHIO, COUNTY OF MIAMI, ss

JOHN D. SCARBROUGH, 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.

John D. Scarbrough
John D. Scarbrough

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

J. Richard Baier
Notary Public
My Commission expires _____

CITY OF PIQUA PLANNING COMMISSION:

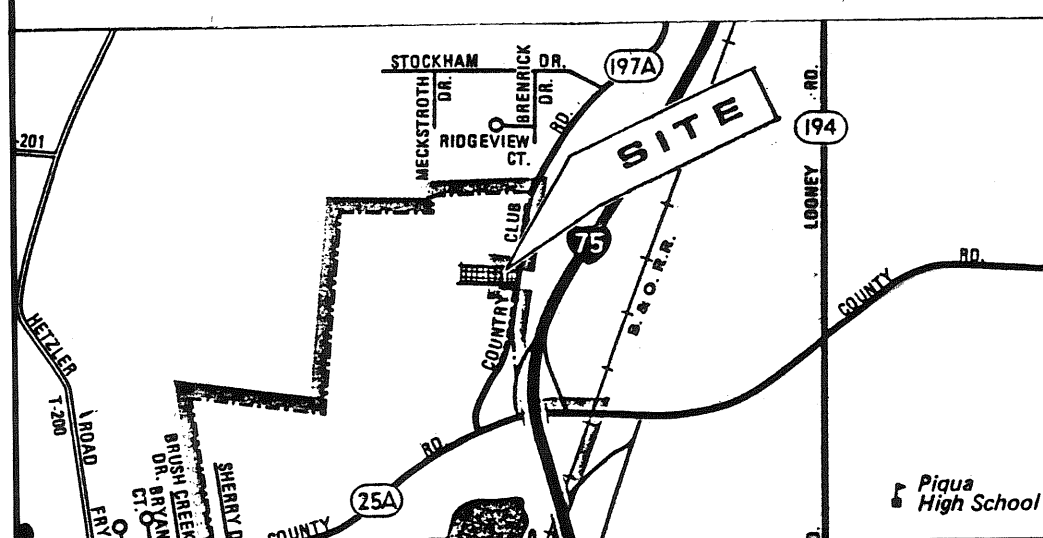
THIS PLAT REVIEWED AND APPROVED BY THE CITY OF PIQUA, OHIO PLANNING COMMISSION HELD THIS 14TH DAY OF FEBRUARY, 1989.

Robert B. Hunter Thomas W. Prince
Joseph K. Wilson Chairman

CITY COMMISSION:

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO HELD THIS 6TH DAY OF MARCH, 1989, THIS PLAT WAS APPROVED BY ORDINANCE NO. 14-82

Charles A. Cox William J. Curran
John E. Mues Mayor James R. Weaver



VACATION OF PART MAIN STREET

VILLAGE OF BRADFORD NEWBERRY TOWNSHIP
MIAMI COUNTY, OHIO

PLAT BOOK 15 PAGE 20
MIAMI COUNTY RECORDER'S
PLAT RECORDS FILE NO. 86643
RECEIVED FOR RECORD MARCH 28, 1989
AT 1:49 P.M. FEE \$21.60
Janet E. Cain, Recorder

DESCRIPTION

BEING A 0.413 ACRE PART OF MAIN STREET AS PLATTED IN VOL. 1,
PAGE 165 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS IN THE
VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO, AND FURTHER BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF INLOT 393, SAID POINT
BEING ON THE SOUTH LINE OF EXISTING MAIN STREET, THENCE SOUTH 78°
 $50'41''$ EAST FOR 4.10' ALONG THE SOUTH LINE OF MAIN ST. TO THE BEGINNING POINT;

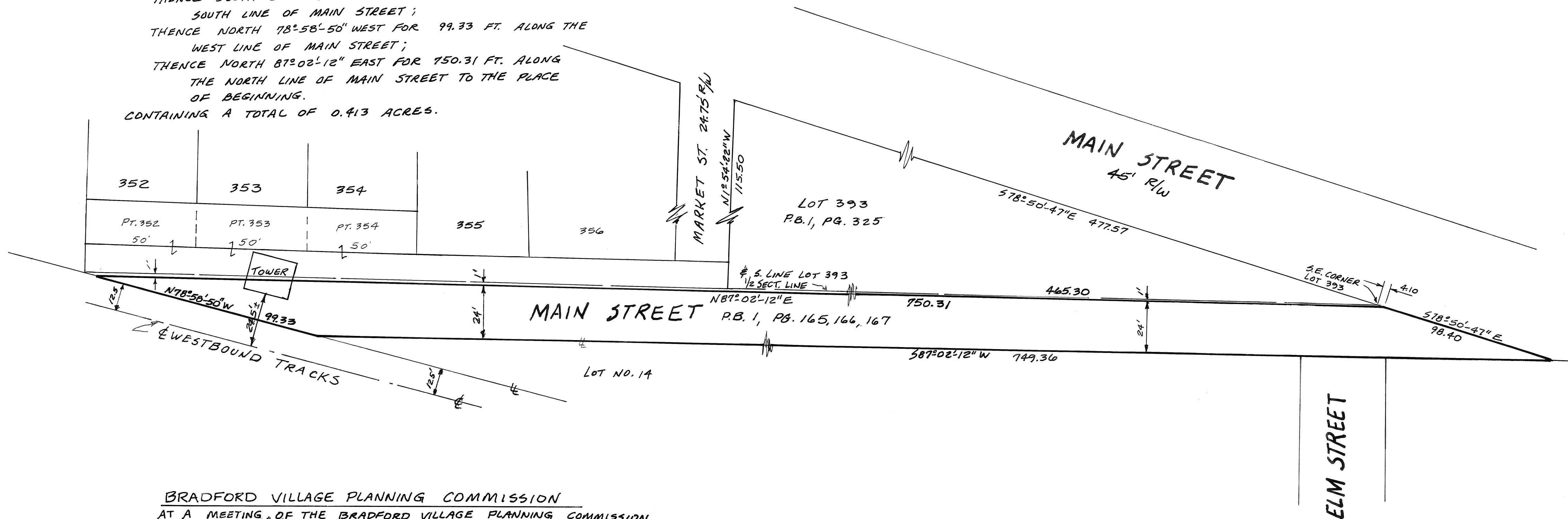
THENCE SOUTH $78^{\circ}50'47''$ EAST FOR 98.40 FT. ALONG THE
SOUTH LINE OF MAIN STREET TO A POINT ON THE
SOUTH LINE OF THAT PORTION OF MAIN STREET BEING
VACATED;

THENCE SOUTH $87^{\circ}02'12''$ WEST FOR 749.36 FT. ALONG THE
SOUTH LINE OF MAIN STREET;

THENCE NORTH $78^{\circ}58'50''$ WEST FOR 99.33 FT. ALONG THE
WEST LINE OF MAIN STREET;

THENCE NORTH $87^{\circ}02'12''$ EAST FOR 750.31 FT. ALONG
THE NORTH LINE OF MAIN STREET TO THE PLACE
OF BEGINNING.

CONTAINING A TOTAL OF 0.413 ACRES.



BRADFORD VILLAGE PLANNING COMMISSION

AT A MEETING OF THE BRADFORD VILLAGE PLANNING COMMISSION
HELD THIS 14TH DAY OF JUNE, 1988, THIS VACATION PLAT WAS
APPROVED.

Scott E. Heller

BRADFORD VILLAGE COUNCIL

AT A MEETING OF THE VILLAGE COUNCIL OF THE VILLAGE OF BRADFORD, OHIO,
HELD THIS 27TH DAY OF October, 1988, THIS VACATION PLAT WAS APPROVED
AND ACCEPTED BY RESOLUTION NO. 0-88-9
ORDINANCE

Thomas E. Kinnison
MAYOR

Linda C. Beckstedt
CLERK

APPROVED AND TRANSFERRED
Dale E. Davis by: Sharon Brooker
MIAMI COUNTY AUDITOR

March 27, 1989

Michael W. Cozatt 6-09-88
MICHAEL W. COZATT P.S.#6001 P.E.



COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 00888 A

REPLAT OF ALL OF INLOT 7567

SOUTHEAST
SECTION

PIQUA
CORPORATION

MIAMI
COUNTY

VOLUME 15 PAGE 21
MIAMI COUNTY RECORDER'S PLAT
RECORDS. FILE NUMBER 86761
RECEIVED FOR RECORD MARCH 31, 1989,
AT 3:15 P.M., FEE \$21.60

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

I HEREBY APPROVE THIS PLAT AND HAVE
ASSIGNED THE LOT NUMBERS DESIGNATING
THE LOTS AS SHOWN ON THIS 31ST DAY
OF March, 1989.

Dale E. Davis by Cheryl Beaver deputy
MIAMI COUNTY AUDITOR

SCALE: 1"=60'

GRAPHIC SCALE
0 10 25 50 100

DESCRIPTION

BEING A SUBDIVISION OF 6.058 ACRES IN INLOT 7567 IN THE CITY
OF PIQUA, MIAMI COUNTY, OHIO, AS CONVEYED TO SAMUEL E.
JACKSON, JR. BY DEED RECORDED IN VOL. 554, PAGE 860 OF THE
MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE
LAND DESCRIBED IN THE WITHIN PLAT VOLUNTARILY CONSENT TO THE
EXECUTION OF SAID PLAT. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE
FOR 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.

Samuel E. Jackson Jr.
WITNESS TO #2
WITNESS TO #3
WITNESS TO #3

1. Samuel E. Jackson Jr., OWNER
2. Patricia H. Jackson, WIFE OF OWNER
THE CITY OF PIQUA, OHIO, LIENHOLDER BY:
3. Thomas R. Zechman

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 22nd DAY OF MARCH, 1989, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
CAME THE CITY OF PIQUA, OHIO, BY THOMAS R. ZECHMAN ITS PUBLIC WORKS
DIRECTOR, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING
PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE
SET MY HAND AND NOTARIAL SEAL THIS DAY AND DATE WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF FLORIDA, BROWARD COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 24 DAY OF MAR, 1989, BEFORE ME, THE
UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
CAME SAMUEL E. JACKSON, JR. AND PATRICIA H. JACKSON, HUSBAND AND WIFE,
WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT
TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE
SET MY HAND AND NOTARIAL SEAL THIS DAY AND DATE WRITTEN ABOVE.

NOTARY PUBLIC

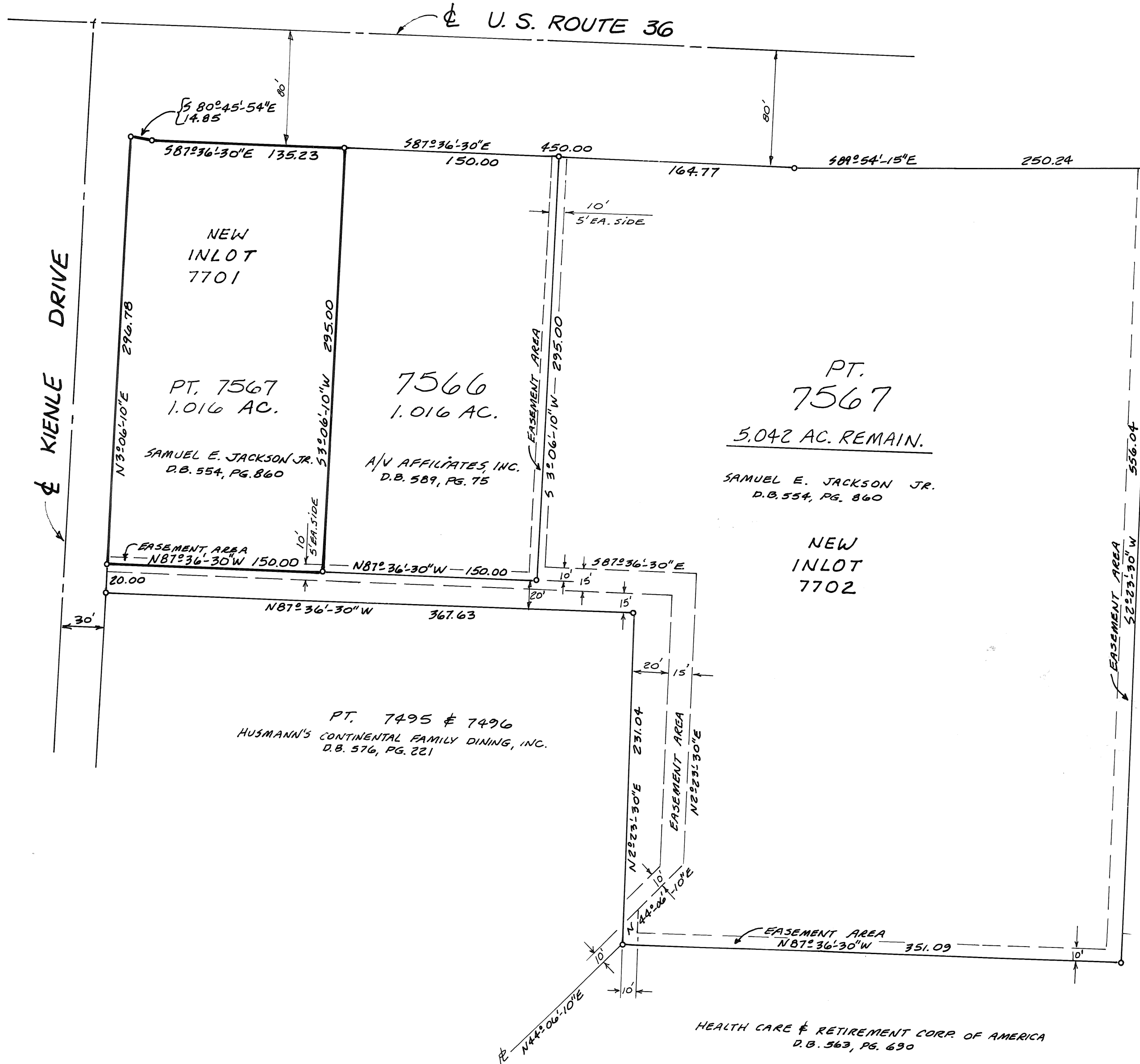
MY COMMISSION EXPIRES: 18 MAR 90

I HEREBY CERTIFY THIS PLAT TO BE A TRUE
AND CORRECT SURVEY AS SHOWN WITH IRON
PINS SET AT ALL LOT CORNERS.

Michael W. Cozatt 11-09-88



COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 17788



LEGEND:

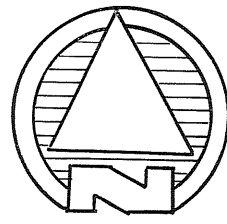
0 IRON PIN

APPROVED BY THE CITY OF PIQUA
PLANNING COMMISSION;
THIS 14TH DAY OF MARCH, 1988.

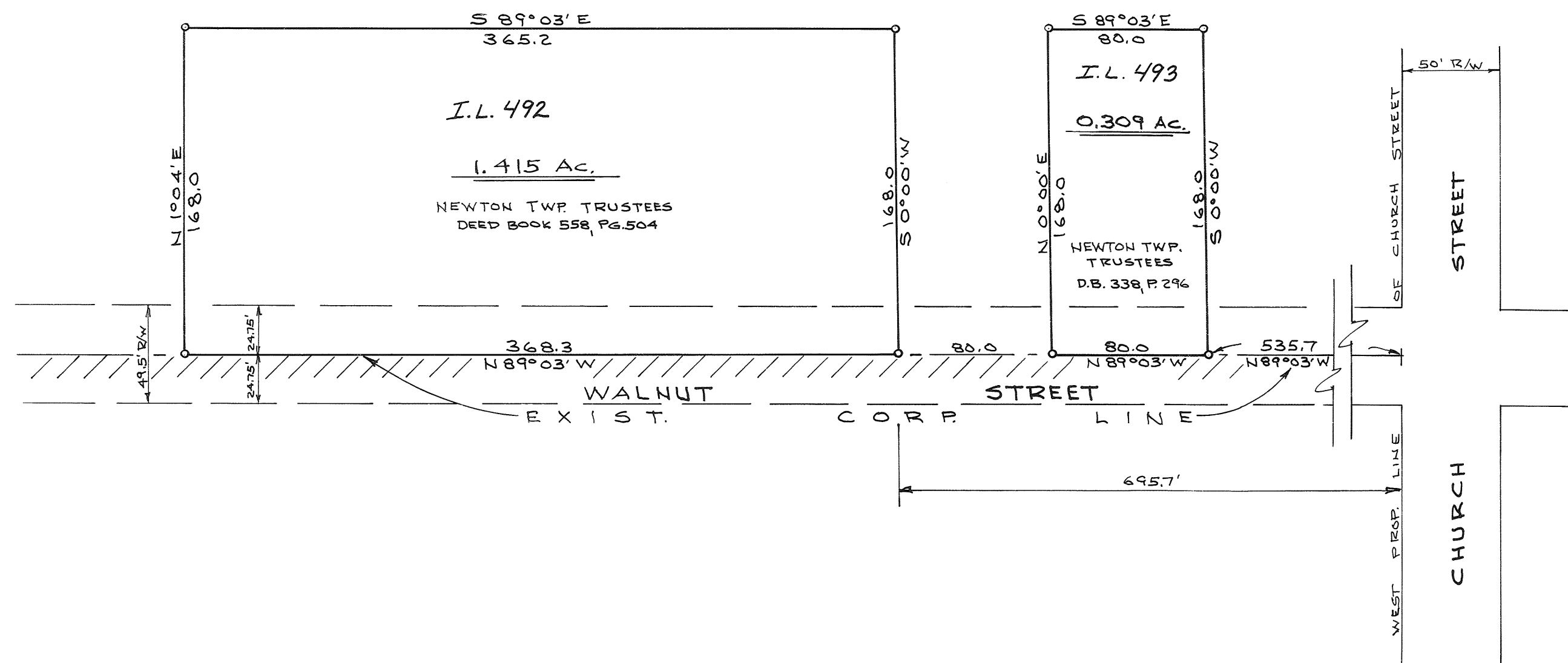
C. R. [Signature] CHAIRMAN
Thomas R. Zechman SECRETARY

ANNEXATION TO VILLAGE OF PLEASANT HILL

• TOWN 7 • RANGE 5 • SECTION 17 • NEWTON TOWNSHIP •
• MIAMI COUNTY — OHIO •



SCALE: 1" = 60'



NOTE

See annexation proceedings filed in
Misc. Book 22, Page 764.

Janet E. Cain
MIAMI COUNTY RECORDER

PLAT BOOK 15 PAGE 22

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.

FILE NO. 87036

RECEIVED FOR RECORD: 3:19 PM
TIME

FEE: \$21.00 4-7-89
DATE

Janet E. Cain
MIAMI COUNTY RECORDER

DESCRIPTION

Being a total of 1.724 Acres located in the Southwest Quarter
of Section 17, Town 7, Range 5, in Newton Township, Miami
County, Ohio.

APPROVAL BY MIAMI COUNTY ENGINEER

This annexation plat reviewed and approved by Miami County
Engineer this 5th day of OCTOBER, 1988.

Long Christian
MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

At a meeting of the Miami County Commissioners held
this 30th day of SEPTEMBER, 1988, the annexation of the area
shown hereon was approved.

Richard J. Drief
Don Hart
Robert Lawson

MIAMI COUNTY AUDITOR

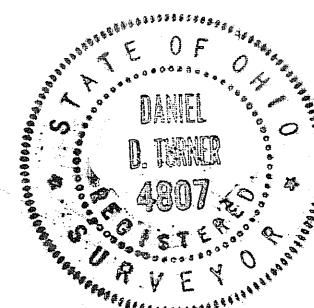
Approved and transferred this 7th day of April, 1988

Dale E. Davis by Cheryl Beaver, deputy
MIAMI COUNTY AUDITOR

APPROVAL BY VILLAGE OF PLEASANT HILL

At a meeting of the village council of the Village of
Pleasant Hill, Ohio, held this 6th day of MARCH, 1988,
this annexation was approved by Ordinance No. 803

Kenneth R. Saunders, Mayor
Stanley G. Fossell, Pro-Tem
Georgia Weaver, Clerk



CERTIFICATION

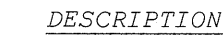
I hereby certify this plat and all measurements
to be correct in accordance with a survey filed in
Vol. 8, Pg. 105, of the Miami County Engineer's
record of Land Surveys.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

ANNEXATION TO VILLAGE OF PLEASANT HILL			
FOR NEWTON TOWNSHIP TRUSTEES			
DANIEL D. TURNER & ASSOC. 19 SOUTH PLUM ST. TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE DEC-1987	DRAWN BY: CHECKED BY:	D.T. D.T.	SHEET NO. 1/1
FILE NO. 310787	SCALE: 1" = 60'		

PLAT BOOK 15 PAGE 23
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27th DAY OF
April, 1989, AT 9:58 A.M.
FILE NUMBER 87586 FEE: 21.60

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER



BEING A TOTAL OF 454.434 ACRES, OF WHICH 337.248 ACRES ARE LOCATED IN THE SOUTHEAST, NORTHEAST AND NORTHWEST QUARTERS OF SECTION 16, TOWN 4, RANGE 6 AND 117.186 ACRES ARE LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWN 4, RANGE 6, MONROE TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 28TH DAY OF NOVEMBER, 1988.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMISSIONERS
THIS 28th DAY OF November, 1988.

Pierre C. Dure
MIAMI COUNTY COMMISSIONER

Don Hart
MIAMI COUNTY COMMISSIONER

Robert Clawson
MIAMI COUNTY COMMISSIONER

APPROVAL BY CITY OF TIPP CITY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
TIPPICAH, OHIO, THIS 26th DAY OF February, 1988. 1988.

Engene Wye Charles W. W.
PRESIDENT OF COUNCIL CLERK OF COUNCIL

MAYOR CITY SOLICITOR

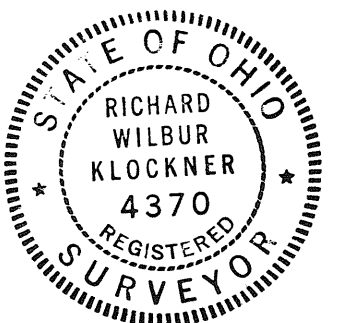
MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 27th DAY OF April, 1989

DALE E. DAVIS, MIAMI COUNTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN BASED ON CALCULATIONS, FIELD SURVEYS AND HIGHWAY DATA.

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



ANNEXATION OF 454.434 ACRES (TOTAL)
IN MONROE TOWNSHIP, MIAMI COUNTY
TO THE CITY OF TIPP CITY, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331

DATE 15 MAR 1988	DRAWN BY: DRH TRACED BY: DRH CHECKED BY: RWK	SHEET NO. / OF /
SCALE: 1" = 400'		

SEE ANNEXATION PROCEEDINGS RECORDED IN
MISCELLANEOUS BOOK 22 PAGE 789.

Janet E. Cain, Recorder

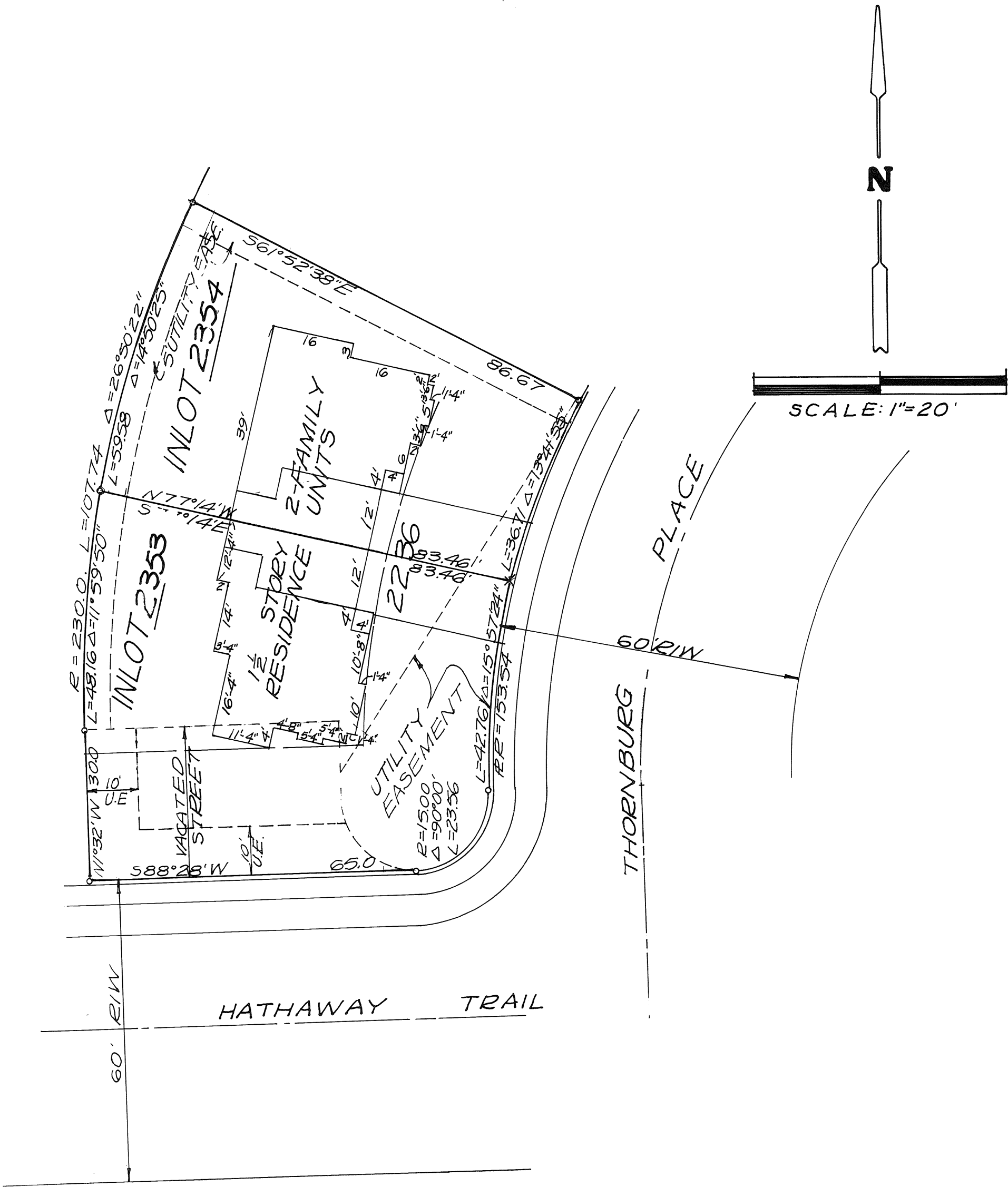
REPLAT OF INLOT 2236 AND VACATED STREET IN TIPP CITY, OHIO

PLAT BOOK 15 PAGE 24
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 28TH DAY OF
APRIL, 1989, AT 3:30PM.
FILE NO. 87672 FEE: \$ 21.60

Janet E. Cain, Recorder by
JANET E. CAIN, MIAMI COUNTY RECORDER
Bernice Studebaker, Deputy

DESCRIPTION

BEING A REPLAT OF INLOT 2236 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, AS SHOWN ON THORNBURG PLACE - SECTION ONE, WHICH IS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 14, PAGE 75, SAME BEING A PART OF 3.561 ACRES OF INLOT 2222 ACQUIRED BY KEITH C. & JACQUELYN C. KOBLE BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 585, PAGE 467; ALSO INCLUDING THAT PORTION OF VACATED UNNAMED STREET ACQUIRED BY OWNERS AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 14, PAGE 84.



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

OWNERS:

Keith C. Koble
KEITH C. KOBLE
Jean C. Baker
WITNESS
Jacquelyn C. Koble
JACQUELYN C. KOBLE
Daniele R. Hoefel
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 Tipp City, OHIO, THIS 18th DAY OF April, 1989.

Jean C. Baker
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-1-91

LIENHOLDERS: PEOPLES BUILDING & SAVINGS ASSOCIATION OF TROY, OHIO
JEAN C. BAKER, Notary Public
In and for the State of Ohio
My Commission Expires 9/1/91

William H. Harris
WILLIAM H. HARRIS, PRESIDENT
Beulah M. Jones
BEULAH M. JONES, VICE PRES. OF OPERATIONS
William B. Whilden
WITNESS
Dolores S. Kinnison
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED WILLIAM B. HARRIS, PRESIDENT AND BEULAH M. JONES, VICE PRES. OF OPERATIONS OF PEOPLES BUILDING & SAVINGS ASSOCIATION OF TROY, OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRES. OF OPERATIONS 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 PRESIDENT AND VICE PRES. OF OPERATIONS, 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 27th DAY OF April, 1989.

William B. Whilden
NOTARY PUBLIC
MY COMMISSION EXPIRES April 25, 1990

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 25 DAY OF APRIL, 1989, THIS REPLAT WAS REVIEWED AND APPROVED.

Phyllis L. Wampler
CHAIRMAN
Neva Hufford
SECRETARY

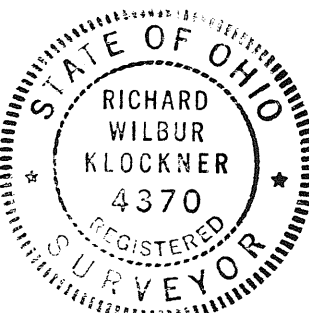
NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 28TH DAY OF APRIL, 1989.

Dale E. Davis
DALE E. DAVIS, MIAMI COUNTY AUDITOR
BY: Linda Pearson
DEPUTY AUDITOR

GRANTEES AGREE THAT PROPERTIES SHARING A COMMON WALL AND ROOF, SHALL MUTUALLY AGREE TO EXTERIOR COLORS, MATERIALS, MAINTENANCE AND REPAIR OF SAID PROPERTIES. GRANTEES AGREE THAT ANY COSTS OF SAID MAINTENANCE AND REPAIR SHALL BE DIVIDED EQUALLY AMONG ALL PROPERTY OWNERS SHARING SUCH COMMON WALL AND ROOF.

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

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

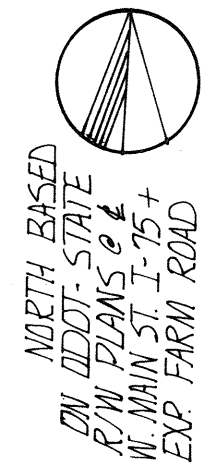


REPLAT OF INLOT 2236 TIPP CITY, OHIO		
KEITH C. & JACQUELYN C. KOBLE TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY:	SHEET NO.
17 APRIL 1989	TRACED BY: <i>Ewk</i>	1 OF 1
	CHECKED BY:	
	SCALE: 1" = 20'	

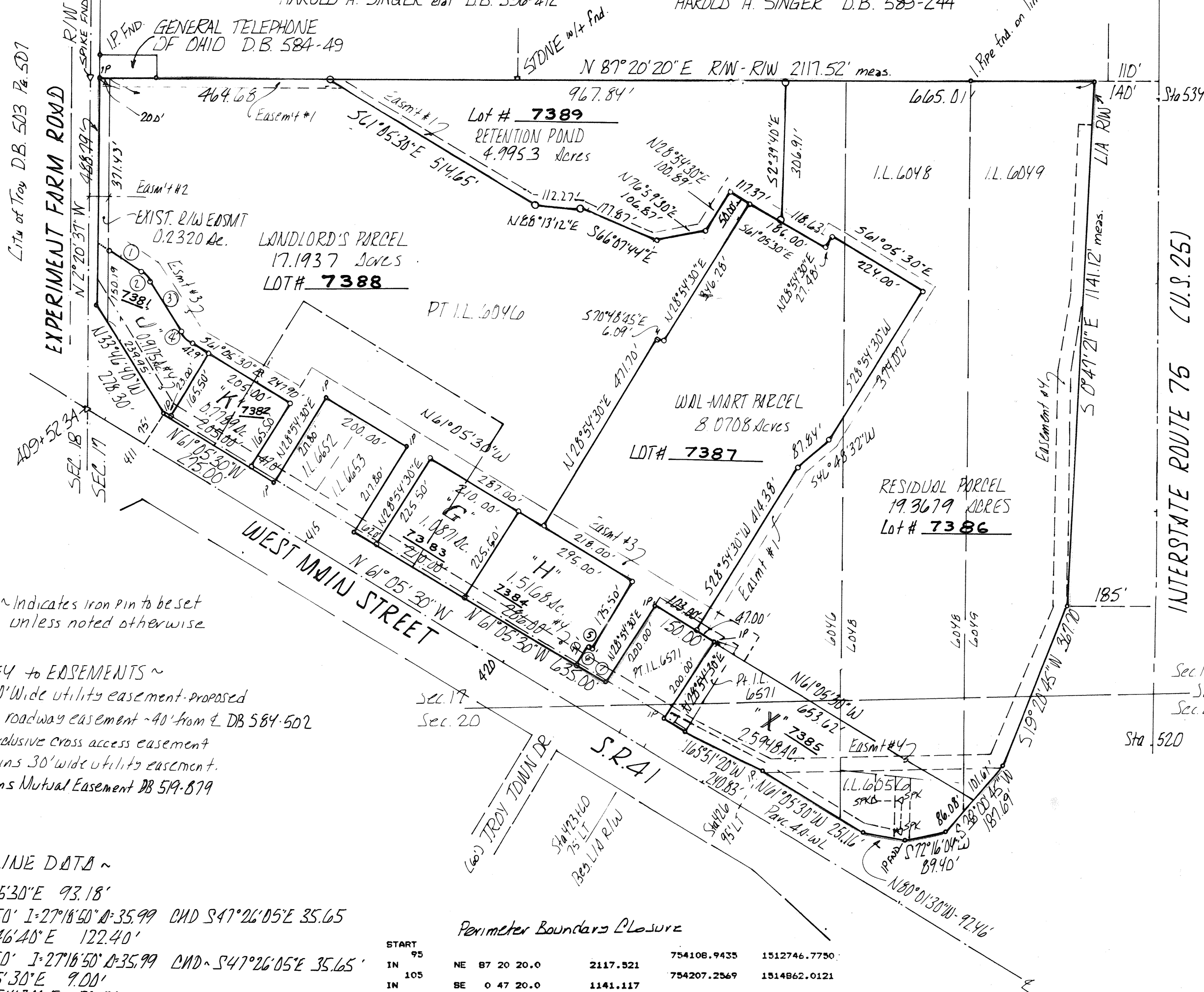
REPLAT of INLOTS No. 6048, 6049, PT 6571, PT 6046 & PT 6056 SECTIONS 17 & 20 TOWN 5 RANGE 6 CITY of TROY

PLAT BOOK 15 PAGE 25
MIAMI COUNTY RECORDER'S RECORD OF PLATS
Received for record this 2ND day of
MAY 1989 at 3:18 P.M.
FILE NUMBER 87781 FEE \$ 21.60

Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER



NORTH BASED
ON DDOT-STATE
R/W PLANS of
W. MAIN ST. I-75 +
EXP. FARM ROAD



DESCRIPTION
BEING A REPLAT OF INLOTS 6048, 6049, PT 6571, PT 6046, & PT 6056 IN
THE CITY OF TROY, MIAMI COUNTY, OHIO. THE ABOVE INLOTS WERE
ACQUIRED BY HAROLD H. SINGER BY DEEDS RECORDED IN MIAMI COUNTY
RECORDERS RECORD OF DEEDS DB 520 PG 805, DB 531 PG 739, DB
531 PG 737, AND DB 591 PG 128.

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

OWNERS:

WITNESSED BY:

Harold H. Singer
HAROLD H. SINGER owner
Sonja W. Singer
SONJA W. SINGER his wife

Catherine M. Seebach
Catherine M. Seebach
Th. K. Sogall

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

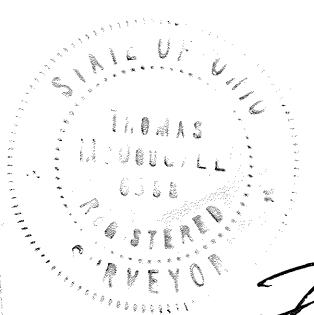
IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND
AFFIXED MY OFFICIAL SEAL AT DAY OF THIS 2ND DAY OF
MAY 1989.

Catherine M. Seebach
NOTARY PUBLIC

- KEY to EASEMENTS ~
- #1 - 20.0' wide utility easement - proposed
 - #2 - Exist. roadway easement - 40' from L. DB 584-502
 - #3 - Nonexclusive cross access easement
 - #4 - Exist. 30' wide utility easement.
 - #5 - Exist. Mutual Easement DB 519-879

- LINE DATA ~
- 1 - S61°05'30"E 93.18'
 - 2 - R-75.50' I-27°16'50"E 35.99' CND S47°26'05"E 35.65'
 - 3 - S33°46'40"E 122.40'
 - 4 - R-75.50' I-27°16'50"E 35.99' CND S47°26'05"E 35.65'
 - 5 - S61°05'30"E 9.00'
 - 6 - N28°54'30"E 50.00'
 - 7 - N61°05'30"W 77.00'

56.7548 ACRE PERIMETER SURVEY BY MC DOUGALL ASSOCIATES, JUNE 1988 - INTERIOR PARCELS, CONFIGURATION, CALCULATION AND DESCRIPTIONS BY HUBBEL ROTH & CLARK INC., MARCH 1989



THOMAS MCDUGALL P.S. #6588

Perimeter Boundary Closure

START	END	BEARING	DISTANCE	COORDINATES
95	96	NE 87 20 20.0	2117.921	754108.9435 1512746.7750
96	97	SE 0 47 20.0	1141.117	754207.2569 1514862.0121
97	98	SW 19 20 45.0	367.700	753066.2484 1514877.7231
98	99	SW 38 0 45.0	187.690	752719.3101 1514755.9153
99	100	SW 72 16 4.0	89.400	752571.4336 1514640.3296
100	101	NW 80 1 30.0	92.460	752544.2052 1514555.1769
101	102	NW 61 5 30.0	251.160	752560.2209 1514464.1146
102	103	NW 65 51 20.0	190.660	752681.6541 1514244.2506
103	104	NW 65 51 20.0	50.170	752759.6214 1514070.2700
104	105	NE 28 54 30.0	200.000	752780.1429 1514024.4891
105	106	NW 61 5 30.0	130.000	752955.2217 1514121.1710
106	107	SW 28 54 30.0	200.000	753027.7332 1513989.8619
107	108	NW 61 5 30.0	635.000	752852.6543 1513893.1799
108	109	NE 28 54 30.0	217.800	753159.6196 1513337.3046
109	110	NW 61 5 30.0	200.000	753350.2804 1513442.5913
110	111	SW 28 54 30.0	217.800	753446.9624 1513267.5124
111	112	NW 61 5 30.0	275.000	753256.3015 1513162.2258
112	113	NW 33 46 40.2	278.304	753389.2392 1512921.4924
113	114	NW 2 20 37.0	488.787	753620.5654 1512766.7626
114	115			754108.9435 1512746.7750

AREA = 2472243.2 SQ. FEET OR 56.7549 ACRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY
OHIO HELD THIS 2ND DAY OF MAY 1989, THIS PLAT WAS
REVIEWED AND APPROVED

CHAIRMAN
SECRETARY

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS 7381-7386 CITY of TROY - MIAMI COUNTY - OHIO ~ 56.7549 ACRES
DAY OF MAY 1989

Dale E. Davis by Cheryl Beaver, deputy
MIAMI COUNTY AUDITOR

HAROLD H. SINGER ~ REPLAT of LOTS

7381-7386 CITY of TROY - MIAMI COUNTY - OHIO ~ 56.7549 ACRES

Scale 1"=200'

APRIL 1989

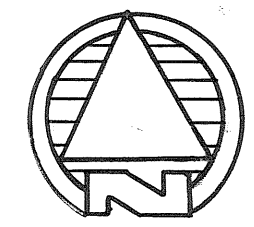
McDOUGALL ASSOCIATES
Professional Land Surveyors
3205 Wilmington Pike
KETTERING, OHIO 45429
(513) 294-8772

PLAT BOOK 15 PAGE 26
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS
FILE NO. 88056
RECEIVED FOR RECORD: 10:40 AM
TIME
FEE: \$ 21.60 DATE MAY 10, 1989
Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

MIAMI COUNTY AUDITOR
Approved and transferred this
10th day of May, 1989
Dale E. Davis
COUNTY AUDITOR
Cheryl Beaver
DEPUTY COUNTY AUDITOR

BETHEL COUNTRY ESTATES

• TOWN 2 • RANGE 9 • SECTION 16 • BETHEL TOWNSHIP •
• MIAMI COUNTY — OHIO •



SCALE: 1" = 200'

RESTRICTIVE COVENANTS

1. No residence building with less than 1600 sq. ft. of living area shall be erected or placed on this land. Residence buildings shall be on a solid stone, brick, block or concrete foundation. The exterior shall be covered with wood, drop siding, stone, brick, or aluminum. No asphalt base exterior siding is permitted. Roof shall be covered with wood composition or asphalt shingles, or approved built up roof. Roll roofing is not permitted. Frame exterior shall be stained, varnished or painted with at least two coats of paint. The exterior of any building shall be fully completed within one year from time of beginning. Concrete and cinder block houses are not permitted.
2. Any outbuilding must be to the rear of the residence building, must be of conventional construction, permanent in nature, may not be made of unsightly material, boxes, or similar lumber, and must be kept painted.
3. All buildings shall be placed behind the building setback line as provided on the record plat, and no nearer than 20 ft. to any side property line. Rear yards shall not be less than 40 ft. in depth.
4. Trailers, cabins, tents, shacks, basements, garages, or any other outbuildings may not be used as a temporary or permanent residence on these lands.
5. Each residence shall have a well and sewage disposal system as approved by Miami County health authorities as to location and construction on each tract. No outside toilets are permitted.
6. No unused building material, junk, or rubbish shall be left exposed on any tract except during actual building operations.
7. 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 junk or waste material.
8. The premises must be kept clean and neat, the buildings well painted and weeds and underbrush kept under control at all times.
9. No hogs or pigs may be kept or raised on any tract.
10. These covenants and restrictions are for the benefit of all tract owners and are to run with the land and are to be binding on all parties and persons claiming under them until June 1, 2009, at which time they shall be automatically extended for successive periods of ten years. At any time these covenants may be amended by written consent of sixty (60%) percent of the then owners of the tracts, each owner having one vote for each tract owned by him.
11. If the parties hereto, or the owners of any of the said tracts, or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for Billie J. Horn or any of said owners to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from doing so or to recover damages or dues for such violations.
12. Invalidity of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
13. All land in this subdivision shall be known and used as residential homesites or for agricultural purposes.
14. All existing buildings on Tract No 3 shall be exempt from any applicable building requirements in Covenants 1, 2 & 3.
15. The site plan and all house plans shall be reviewed and approved by the Developer before any construction may begin on any building structure.

DEDICATION

We, the undersigned, being all of the owners and lienholders of the lands herein platted, do hereby accept and approve this plat and restrictive covenants and do hereby voluntarily consent to the execution of said plat and to the dedication of the road easements as shown hereon to public use forever. Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement, or removal of open surface drainage waterways or the operation of electric, gas, sewer, telephone, water or utility lines or services, and for the expressed privilege of removing any and all trees or other obstructions to be 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.

Alberta Passon
WITNESS
Jean Daniels
WITNESS

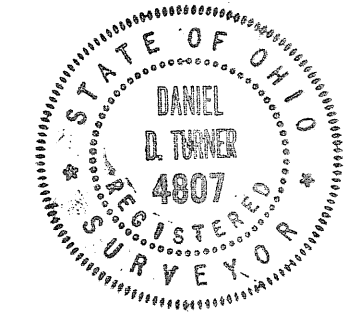
Billie J. Horn
BILLIE J. HORN
Linnell Horn
LINNELL HORN

MONROE FEDERAL SAVINGS AND LOAN ASS'N
John A. Bohl
WITNESS
Dianna Duncan
WITNESS

John A. Bohl
JOHN A. BOHL, PRES.
Gary W. Fennell
GARY W. FENNEL, SEC.

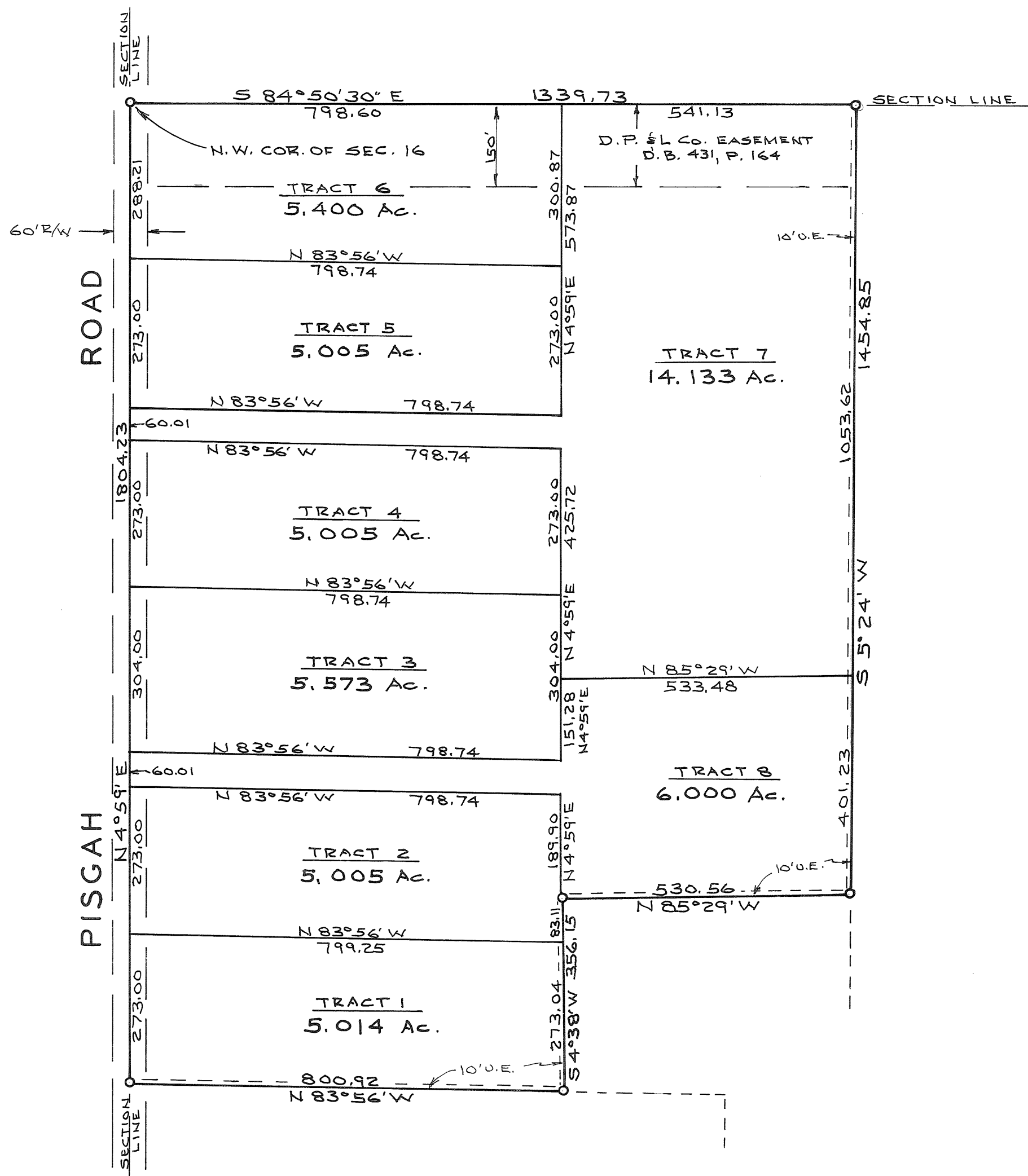
CERTIFICATION

I hereby certify this plat to be correct as shown hereon. Iron pins set at all off-road lot corners and at all lot line offsets at R/W lines.



Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

BETHEL COUNTRY ESTATES			
FOR			
BILLIE J. HORN & LINNELL HORN			
DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY-OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	W.S.	SHEET NO.
APRIL-1989	CHECKED BY:	D.T.	1
FILE NO.	SCALE: 1" = 200'		
120189			



DESCRIPTION

Being a subdivision of 51.135 Ac. of a 51.135 Ac. tract as conveyed to Billie J. Horn and Linnell Horn by deed recorded in Deed book 603, Page 721, of the Miami deed records.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 9th day of May, 1989, before me, a notary public in and for said County and State, personally came Billie J. Horn and Linnell Horn and Monroe Federal Savings and Loan Ass'n by its president John A. Bohl and its secretary Gary W. Fennell, all of whom acknowledged the signing and execution to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and the date above written.

My commission expires: JULY 14, 1990
DATE

Alberta Passon
NOTARY PUBLIC

ALBERTA PASSON, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES JULY 14, 1990

NOTE

There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as otherwise shown hereon.

VACATION OF EASEMENTS AND REPLATTING OF INLOTS 5137 & 7362, AND 5799 & 7371 IN TROY, OHIO

PLAT BOOK 15, PAGE 27
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 18 DAY
OF MAY, 1989 AT 2:57 A.M.

FILE NO. 88353 FEE \$ 2.60

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY
RECORDER.

PAGE 1 OF 2.

CONSENT TO VACATION

IN CONSIDERATION OF THE OTHER EXISTING UTILITY EASEMENTS WHICH REMAIN IN-PLACE AS SHOWN ON THIS PLAT, WE, THE UNDER-SIGNED OFFICIALS, HEREBY CONSENT TO THE VACATION OF THE UTILITIES EASEMENTS AS GRANTED ON THE ORIGINAL RECORD PLATS AT THE FOLLOWING LOCATIONS: (1) IL 5799 - 5' UTILITY EASEMENT (IMPLIED) ON WESTERN SIDE LOT LINE (PLAT BK. 10; PG. 44); (2) IL 5137 - 5' EASEMENT ON REAR LOT LINE (PLAT BK. 8; PG. 52); AND (3) IL 7362 - REDUCE 10' UTILITY EASEMENT ON THE NARROW REAR LINE TO A 5' WIDTH EASEMENT (AS SHOWN) ON THE NARROW REAR LINE (PLAT BK. 15; PGS. 4 & 4A).

APPROVED BY THE DAYTON POWER & LIGHT COMPANY ~

BY: Ant J. Jym TITLE: V. Pres. DATE: 2-23-89

BEFORE ME, A NOTARY IN THE STATE OF OHIO, THE ABOVE DID PERSONALLY APPEAR AND SIGN THIS INSTRUMENT, ACKNOWLEDGING SAME TO BE HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERE-UNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 23 DAY OF February, 1989 AT Troy, OHIO.

Mary E. Hirsch NOTARY PUBLIC, MY COMMISSION EXPIRES 8-1-90

APPROVED BY GTE NORTH, INC. ~

BY: Dave McDole TITLE: ENG SUPV NF DATE: 1-30-89

BEFORE ME, A NOTARY IN THE STATE OF OHIO, THE ABOVE DID PERSONALLY APPEAR AND SIGN THIS INSTRUMENT, ACKNOWLEDGING SAME TO BE HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERE-UNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 30th DAY OF January, 1989 AT Troy, OHIO.

Herbert L Tobias NOTARY PUBLIC, MY COMMISSION EXPIRES 2-2-91

APPROVED BY CENTEL CABLE TELEVISION CO. OF OHIO

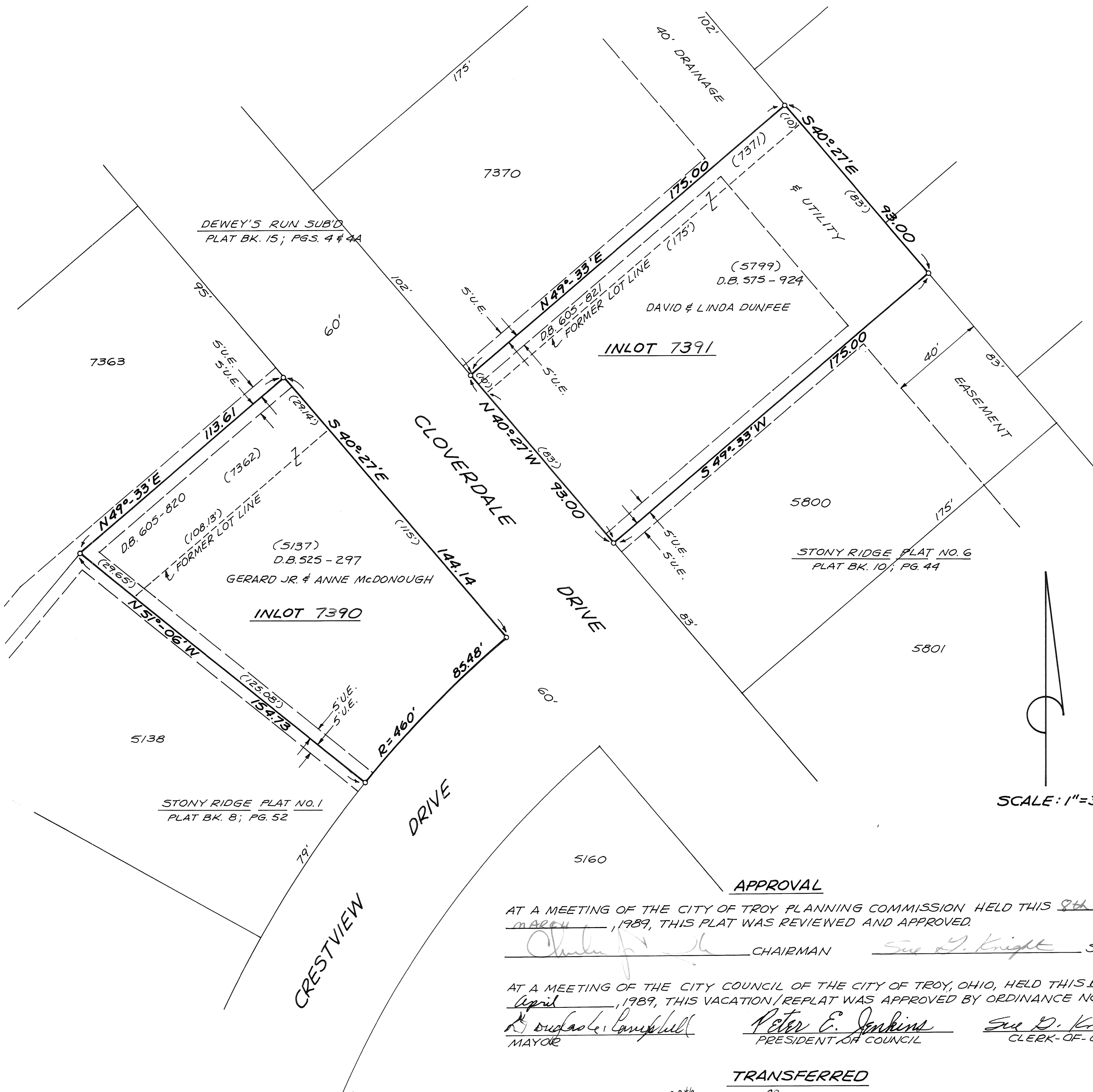
BY: Stephen Sallenbarger TITLE: DIST. ENGR. MGR. DATE: 1-27-89

BEFORE ME, A NOTARY IN THE STATE OF OHIO, THE ABOVE DID PERSONALLY APPEAR AND SIGN THIS INSTRUMENT, ACKNOWLEDGING SAME TO BE HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERE-UNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27th DAY OF JANUARY, 1989 AT TROY, OHIO.

Steven D. Leffel NOTARY PUBLIC, MY COMMISSION EXPIRES 12-23-93

STEVEN D. LEFFEL, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 23, 1993

SCALE: 1"=30'



APPROVAL

AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 8th DAY OF MARCH, 1989, THIS PLAT WAS REVIEWED AND APPROVED.

Charles F. Smith CHAIRMAN Sue D. Knight SECRETARY

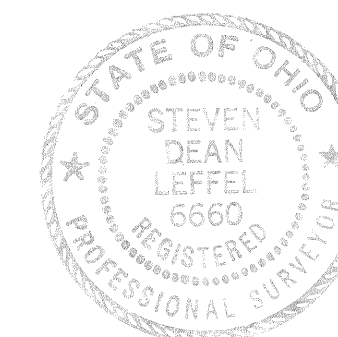
AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 17th DAY OF April, 1989, THIS VACATION/REPLAT WAS APPROVED BY ORDINANCE NO. 0-18-89.

Douglas L. Campbell MAYOR Peter E. Jenkins PRESIDENT OF COUNCIL Sue D. Knight CLERK OF COUNCIL

TRANSFERRED

TRANSFERRED THIS 18th DAY OF May, 1989.

Dale E. Davis DALE E. DAVIS, MIAMI COUNTY AUDITOR BY: Cheryl Beaver DEPUTY AUDITOR



REPLAT OF IL 5137 & 7362, AND 5799 & 7371 IN TROY, OHIO FOR McDONOUGH & DUNFEE TO COMBINE EACH PAIR OF INLOTS INTO A SINGLE NEW INLOT-NUMBER FOR EACH PARTY.

Steven D. Leffel 1-16-89

STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
TROY, OHIO 45373 513-339-9573

VACATION OF EASEMENTS AND REPLATTING OF INLOTS 5137 & 7362, AND 5799 & 7371 IN TROY, OHIO

PLAT BOOK 15, PAGE 28
MIAMI COUNTY RECORDER'S RECORD
OF PLATS,
RECEIVED FOR RECORD THIS 18 DAY
OF MAY, 1989 AT 8:57 A.M.
FILE NO. 88353 FEE \$ 21.60
Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY
RECORDER.

PAGE 2 OF 2.

DESCRIPTION ~ IL 5137 & 7362

OWNER'S APPROVAL :

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE ABOVE PARCELS
AS HEREIN REPLATTED, DO HEREBY CONSENT, ACCEPT, AND APPROVE
THIS REPLAT.

Cindy Kay Leffel
WITNESS

Steven D. Leffel
WITNESS

Gerard E. McDonough
GERARD E. McDONOUGH, JR.

Anne C. McDonough
ANNE C. McDONOUGH

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 29th DAY OF March, 1989, BEFORE
ME, THE UNDERSIGNED, A NOTARY PUBLIC IN THE STATE OF OHIO, PER-
SONALLY CAME THE ABOVE SIGNED HUSBAND AND WIFE, BOTH OF WHOM
ACKNOWLEDGED THE SIGNING OF THE REPLAT CONTAINED HEREIN TO BE
THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET
MY HAND AND NOTARIAL SEAL.

STEVEN D. LEFFEL, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 23, 1993

Steven D. Leffel
NOTARY PUBLIC

LIENHOLDER'S APPROVAL :

I, THE UNDERSIGNED, BEING AN OFFICER OF THE PEOPLE'S BUILDING &
SAVINGS ASSOCIATION, HEREBY APPROVE THE REPLATTING OF IL 5137
AS HEREIN CONTAINED. (M.B. 513-719)

William B. Whidden
WITNESS

Richard A. Herner
TITLE: Vice President & Secretary

STATE OF OHIO, COUNTY OF MIAMI, SS:

BE IT REMEMBERED THAT ON THIS 29th DAY OF March, 1989, BEFORE
ME, THE UNDERSIGNED, A NOTARY PUBLIC IN THE STATE OF OHIO, PER-
SONALLY APPEARED THE ABOVE SIGNED, WHO ACKNOWLEDGED THE
SIGNING OF THIS INSTRUMENT TO BE HIS FREE ACT AND DEED AND
THAT HE IS DULY AUTHORIZED TO SIGN ON BEHALF OF THE INSTITUTION.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL.

WILLIAM B. WHIDDEN, Notary Public
In and for the State of Ohio
My Commission Expires April 25, 1990

William B. Whidden
NOTARY PUBLIC

I, THE UNDERSIGNED, BEING AN OFFICER OF THE STAR BANK (FORMERLY
THE FIRST NATIONAL BANK & TRUST CO. OF TROY), HEREBY CONSENT
TO THE REPLATTING OF IL 5137 AS HEREIN CONTAINED. (M.B. 652-621)

Gary A. Sutton
WITNESS

Mark A. Douglas
TITLE: VICE PRESIDENT

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 30th DAY OF March, 1989, BEFORE
ME, THE UNDERSIGNED, A NOTARY PUBLIC IN THE STATE OF OHIO, PER-
SONALLY APPEARED THE ABOVE SIGNED, WHO ACKNOWLEDGED THE
SIGNING OF THIS INSTRUMENT TO BE HIS FREE ACT AND DEED AND
THAT HE IS DULY AUTHORIZED TO SIGN ON BEHALF OF THE INSTITU-
TION. IN TESTIMONY WHEREOF, I HAVE SET MY HAND & NOTARIAL SEAL.

STEVEN D. LEFFEL, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 23, 1993

Steven D. Leffel
NOTARY PUBLIC

DESCRIPTION ~ IL 5799 & 7371

OWNER'S APPROVAL :

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE ABOVE PARCELS
AS HEREIN REPLATTED, DO HEREBY CONSENT, ACCEPT, AND APPROVE
THIS REPLAT.

Cindy K. Leffel
WITNESS

Steven D. Leffel
WITNESS

David B. Dunfee
DAVID B. DUNFEE

Linda Dunfee
LINDA DUNFEE

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS 17th DAY OF APRIL, 1989, BEFORE
ME, THE UNDERSIGNED, A NOTARY PUBLIC IN THE STATE OF OHIO, PER-
SONALLY CAME THE ABOVE SIGNED HUSBAND AND WIFE, BOTH OF WHOM
ACKNOWLEDGED THE SIGNING OF THE REPLAT CONTAINED HEREIN TO BE
THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET
MY HAND AND NOTARIAL SEAL.

STEVEN D. LEFFEL, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 23, 1993

Steven D. Leffel
NOTARY PUBLIC

LIENHOLDER'S APPROVAL :

I, THE UNDERSIGNED, BEING AN OFFICER OF THE PEOPLE'S BUILDING &
SAVINGS ASSOCIATION, HEREBY APPROVE THE REPLATTING OF IL 5799
AS HEREIN CONTAINED. (M.B. 626-282)

William B. Whidden
WITNESS

Richard A. Herner
TITLE: Vice President & Secretary

STATE OF OHIO, COUNTY OF MIAMI, SS:

BE IT REMEMBERED THAT ON THIS 29th DAY OF March, 1989, BEFORE
ME, THE UNDERSIGNED, A NOTARY PUBLIC IN THE STATE OF OHIO, PER-
SONALLY APPEARED THE ABOVE SIGNED, WHO ACKNOWLEDGED THE
SIGNING OF THIS INSTRUMENT TO BE HIS FREE ACT AND DEED AND
THAT HE IS DULY AUTHORIZED TO SIGN ON BEHALF OF THE INSTITUTION.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL.

William B. Whidden
NOTARY PUBLIC

WILLIAM B. WHIDDEN, Notary Public
In and for the State of Ohio
My Commission Expires April 25, 1990

REPLAT OF IL 5137 & 7362, AND 5799 & 7371 IN
TROY, OHIO FOR McDONOUGH & DUNFEE TO
COMBINE EACH PAIR OF INLOTS INTO A SINGLE
NEW INLOT-NUMBER FOR EACH PARTY.

Steven D. Leffel 1-16-89
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
TROY, OHIO 45373 513-339-9573

SHENANDOAH SUBDIVISION — SECTION 11

PLAT BOOK 15 PAGE 29

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.

FILE NO. 89509

RECEIVED FOR RECORD: 3:45 PM
TIME

FEE: 21.60 JUNE 21, 1989
DATE

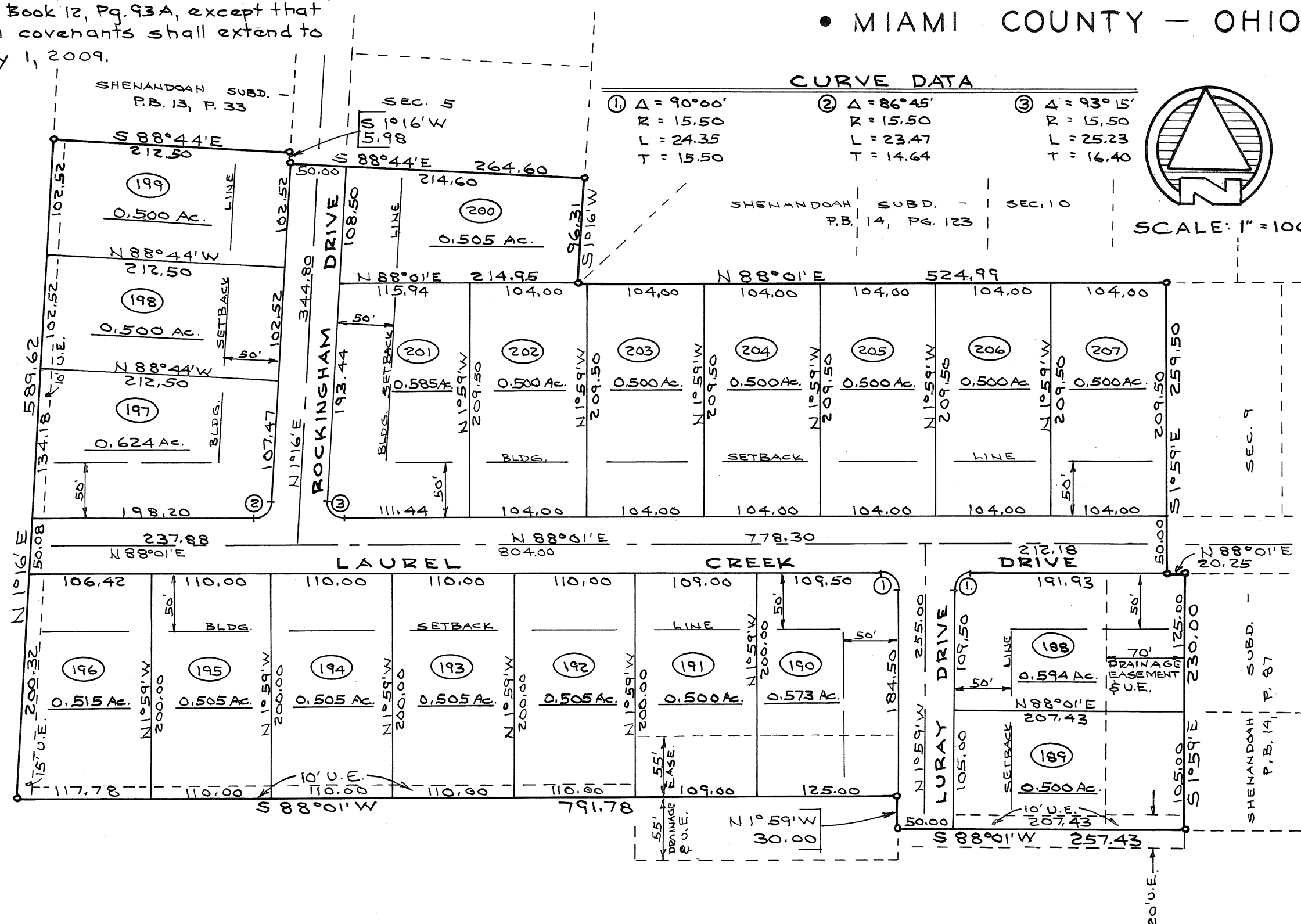
Janet E. Cain
MIAMI COUNTY RECORDER

• TOWN 4 • RANGE 6 • SECTION 5 • CONCORD TOWNSHIP •
• MIAMI COUNTY — OHIO •

STREETS = 1.803 Ac.
LOTS = 10.416 Ac.
TOTAL = 12.219 Ac.

NOTE

Restrictive covenants for this plat shall be the same as those covenants listed for Shenandoah Subd. - Sec. 4, Plat Book 12, Pg. 93A, except that said covenants shall extend to May 1, 2009.



DESCRIPTION

Being a subdivision situated in Section 5, Town 4, Range 6, in Concord Township, Miami County, Ohio, containing 12.219 Acres of a total of 142.647 Acres as conveyed to Daniel D. Turner by deed recorded in Deed Book 591, Page 121 of the Miami County Recorder's record of deeds.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and protective covenants and restrictions and do hereby voluntarily consent to the execution of said plat and to the dedication of all parts of the roads, streets and public grounds shown hereon and not heretofore dedicated, to public use forever.

Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement or removal of open ditch surface drainage or open waterways or the operation of gas, sewer, water, electric, telephone or other utility lines or services, and for the expressed privilege or removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress & 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 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 himself and all other subsequent owners and assigns taking title from, under or through the undersigned.

Dolores Kinnison
WITNESS

William B. Whidden
WITNESS

Daniel D. Turner
DANIEL D. TURNER

Gail W. Turner
GAIL W. TURNER

THE PEOPLES BUILDING & SAVINGS ASS'N.

Dolores Kinnison
WITNESS

William B. Whidden
WITNESS

William H. Harris
WILLIAM H. HARRIS, PRES.

Richard A. Herner
RICHARD A. HERNER, VICE-PRES.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 17th day of April, 1989 before me, a notary public in and for said County and State, personally came Daniel D. Turner and Gail W. Turner, and The Peoples Building & Savings Association by its president William H. Harris and its vice-president Richard A. Herner, 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 notarial seal on the day and date above written.

My commission expires: April 25, 1990
DATE

William B. Whidden
NOTARY PUBLIC

DRAINAGE AND STORMWATER COVENANTS

THE FOLLOWING COVENANTS ARE NOT AMENDABLE AND SHALL RUN WITH THE LAND:

- The minimum first floor elevation of any house shall comply with those shown on the construction plans on file with the Miami County Engineer.
- All drainage swales and open waterways shall be maintained open and unobstructed at all times. Individual lot owners upon whose lots these swales and open waterways are located shall be responsible for maintenance of said swales and waterways. Within these easements, no structure, planting, fencing, culvert or other materials shall be placed or permitted to remain without the written consent of the Miami Co. Engineer. The drainage easements shown on Lots 188, 189, 190 & 191, in addition to being for the purpose of surface drainage flow, are also for the purpose of detention of surface drainage flow. No permanent structure of any type may be placed in these easements. Miami County and Concord Township do not accept for maintenance the storm water detention lawn areas for the above captioned lots.
- The lots on this plat are governed by the Miami County Stormwater Management Control Regulations as recorded in Misc. Book 21, Page 585, of the Miami County Recorder's records.

CITY OF TROY PLANNING COMMISSION

This plat reviewed and approved by City of Troy Planning Commission this 17th day of April, 1989.

Chairman
CHAIRMAN

Secretary
SECRETARY

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 16 day of April, 1989.

Chairman
CHAIRMAN

Secretary
SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 21st day of June, 1989. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat. Section 711.041 Ohio Revised Code)

Commissioner

Commissioner

NOTE

There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon. There is a ten ft. (10') utility easement along and adjacent to all street rights-of-way.

MIAMI COUNTY AUDITOR

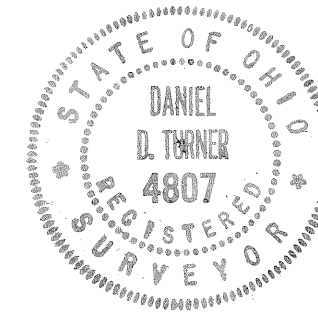
Approved and transferred this 21st day of June, 1989.

Auditor
MIAMI COUNTY AUDITOR
BY: Deputy Auditor
DEPUTY COUNTY AUDITOR

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 13th day of April, 1989.

Engineer
MIAMI COUNTY ENGINEER



CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision March 1, 1989. Curved distances measured along the arc. Iron pins to be set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

SHENANDOAH SUBD. - SECTION 11			
TROY - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE MAR. 1989	DRAWN BY: CHECKED BY:	DT. D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 100'		

CONCORD TOWNSHIP
SECTION 33, TOWN 5, RANGE 6

RECEIVED FOR RECORD BY THE MIAMI
COUNTY RECORDER THIS 26TH DAY OF
JUNE, 1989 AT 10:58 A.M.
FILE NO. 89608 FEE: NO FEE

ROAD RECORD BOOK 8, PAGE 107

WADE H. WESTRALL

Robert E. Clawson
ROBERT E. CLAWSON

DALE E. DAVIS, AUDITOR
BY: Sandra Pearson
DEPUTY AUDITOR

Doug Christian
DOUGLAS L. CHRISTIAN

DEED BOOK 609 , PAGE 629

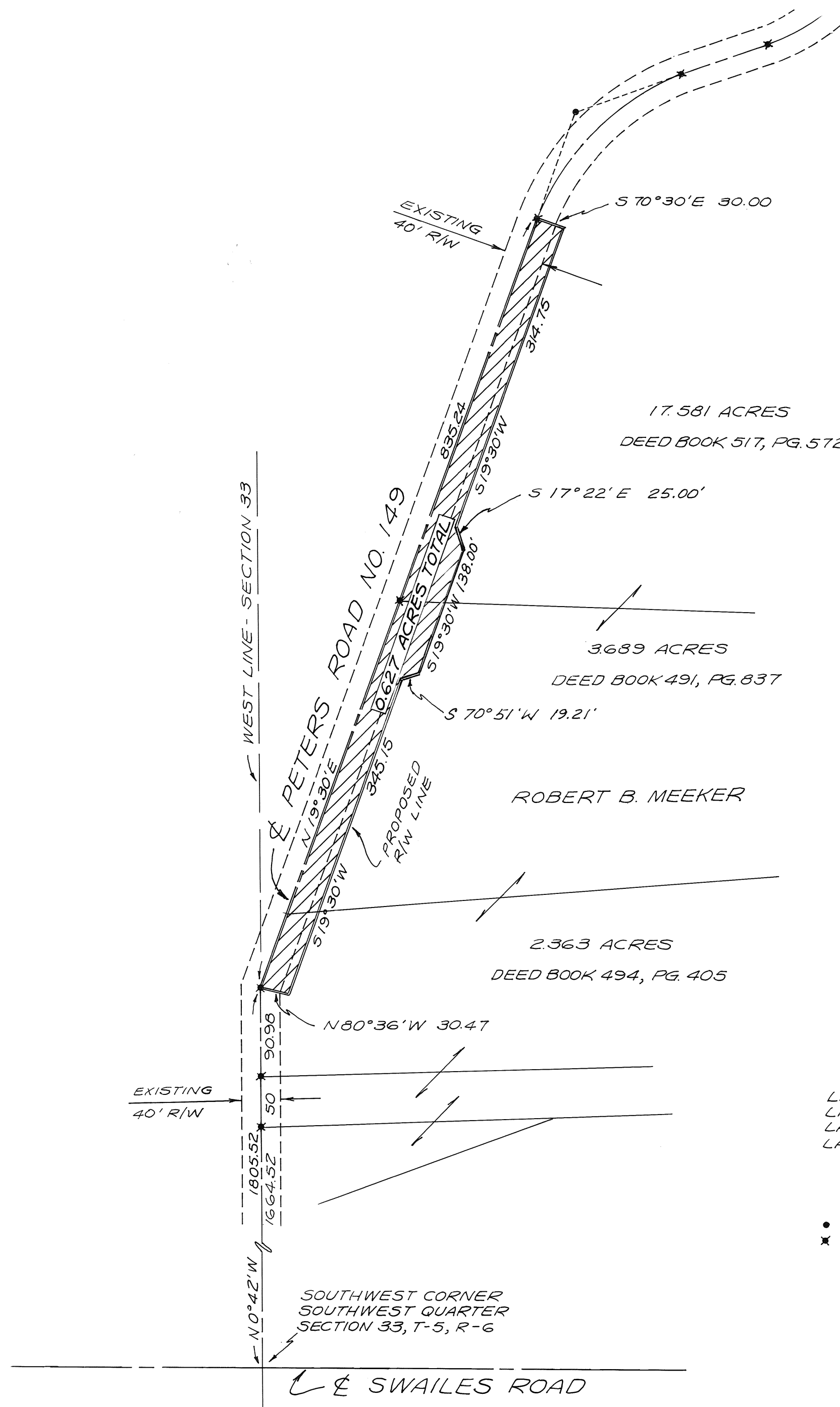
LEGEND

- = IRON PIN
- ✱ = RAILROAD SPIKE

A circular professional seal for a 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 five-pointed stars. The center of the seal contains the name "PAUL EDWARD JOHNSON" and the registration number "6030".

Paul E. Johnson

 PAUL E. JOHNSON
 OHIO REGISTERED SURVEYOR
 NO. 6030



BROKEN ARROW ESTATES

SECTION TWO

PART OUTLOT 41

PLEASANT HILL

OHIO

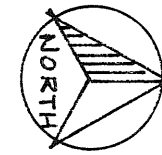
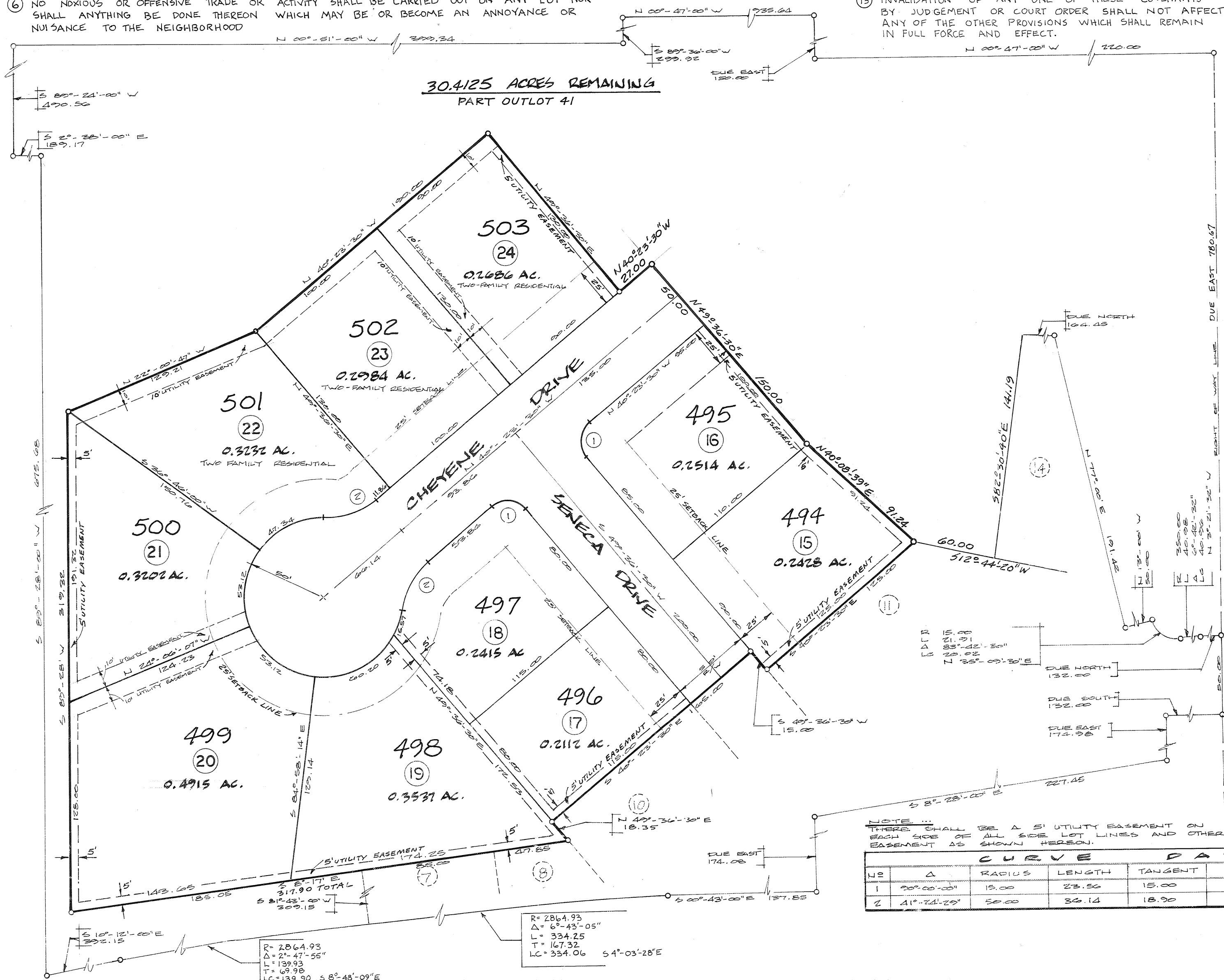
RESTRICTIVE

COVENANTS

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. LOTS 22, 23, AND 24 ARE FOR 2 FAMILY ATTACHED DWELLINGS AND THE REMAINING LOTS ARE FOR SINGLE FAMILY DETACHED DWELLINGS. DWELLINGS ARE NOT TO EXCEED 2 1/2 STORIES IN HEIGHT AND CAN INCLUDE A PRIVATE GARAGE FOR NOT MORE THAN 2 CARS PER DWELLING UNIT.
- NO LOT SHALL HEREFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE SHOWN HEREON. ALL BUILDINGS ERECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS THAN 15 FEET OF COMBINED SIDE YARD SPACE WITH NO PORTION OF ANY BUILDING TO BE CLOSER THAN SEVEN (7) FEET TO ANY LOT LINE OR 25 FEET TO THE REAR LOT LINE.
- THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES SHALL BE NOT LESS THAN 1200 SQUARE FEET IN CASE OF ONE STORY OR ONE AND ONE HALF STORY STRUCTURES OR 800 SQUARE FEET FOR TRI-LEVEL OR TWO STORY STRUCTURES. 2 FAMILY ATTACHED DWELLING UNITS SHALL BE A MINIMUM OF 700 SQ. FT. PER UNIT EXCLUDING GARAGES AND OPEN PORCHES.
- NO BASEMENT, TRAILER, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT ON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

- NO SIGN OR BILLBOARD, EXCEPT "FOR SALE" SIGNS SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION, ALSO EXCEPTED ARE SIGNS ERECTED BY BUILDERS DURING CONSTRUCTION.
- NO FENCE OR WALL SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE UNLESS SAME SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED THREE (3) FEET IN HEIGHT, NO TREES OR SHRUBS SHALL BE PLANTED IN THE CURB LAWN.
- NO BARN, STABLE, OR OTHER OUTBUILDING FOR HOUSING OF DOMESTIC ANIMALS OR POULTRY EXCEPT FOR HOUSEHOLD PETS SHALL BE ERECTED ON ANY LOT.
- THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL NO DISCARDED AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
- THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL OWNERS AND RESIDENTS IN THE SUBDIVISION AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JAN. 1, 2001. AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE THEN MAJORITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION THESE COVENANTS ARE AMENDED OR TERMINATED.
- THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



SCALE: 1"=50'
BEARINGS ASSUMED

PLAN BK 12 PAGE 1
MIAMI COUNTY RECORDERS PLAT RECORDS
FILE NUMBER 20007
RECEIVED FOR RECORD JULY 6, 1989,
AT 2:40 P.M. FEE \$21.60

Janet E. Cain
MIAMI COUNTY RECORDER
by Bobbie Mueller, Deputy

APPROVED AND TRANSFERRED
Dale E. Davis by Cheryl Beavers, Deputy
MIAMI COUNTY AUDITOR

DESCRIPTION

BEING A SUBDIVISION OF 3.6725 ACRES, 0.6700 ACRES STREET, 3.0025 ACRES LOTS, PART OUTLOT 41, THE VILLAGE OF PLEASANT HILL OHIO CONVEYED TO W. EARL AND JUDY FERGUSON, BY DEED RECORDED IN VOLUME 541, PAGE 623 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

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

Rosemary Bayman
Witness

W. Earl Ferguson
Judy Ferguson

STATE OF OHIO, MIAMI COUNTY S.S.

BE IT REMEMBERED THAT ON THIS 24th DAY OF May, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ALL OF THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND NOTARIAL SEAL THIS DAY AND DATE WRITTEN ABOVE.

MY COMMISSION EXPIRES July 12, 1990

Victoria S. Michael
NOTARY PUBLIC

APPROVED PLANNING COMMISSION OF THE VILLAGE OF PLEASANT HILL

Robert A. Right
CHAIRMAN
DATE 1/5/81

Jack A. Ketzley
SECRETARY
NUMBER

APPROVED COUNCIL OF THE VILLAGE OF PLEASANT HILL

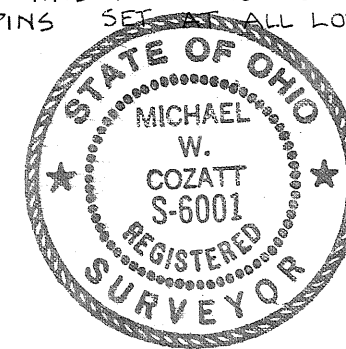
DATE 1-5-1981

Georgiana Weaver
CLERK OF COUNCIL
John H. Thomas
MAYOR

APPROVED AS REVISED:

Donna R. Saunders May 20, 1989
MAYOR

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN WITH IRON PINS SET IN ALL LOT CORNERS AND POINTS OF CURVATURE



Michael W. Cozatt 12-02-80
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT STREET TROY
JOB NO. 07580

At a meeting of the Planning and Zoning Commission of the City of Troy, Ohio held this 14th day of June, 1989, This plat was reviewed and approved.

Chairman

Secretary

Numbered to designate Inlot and transferred this 7TH day of JULY, 1989

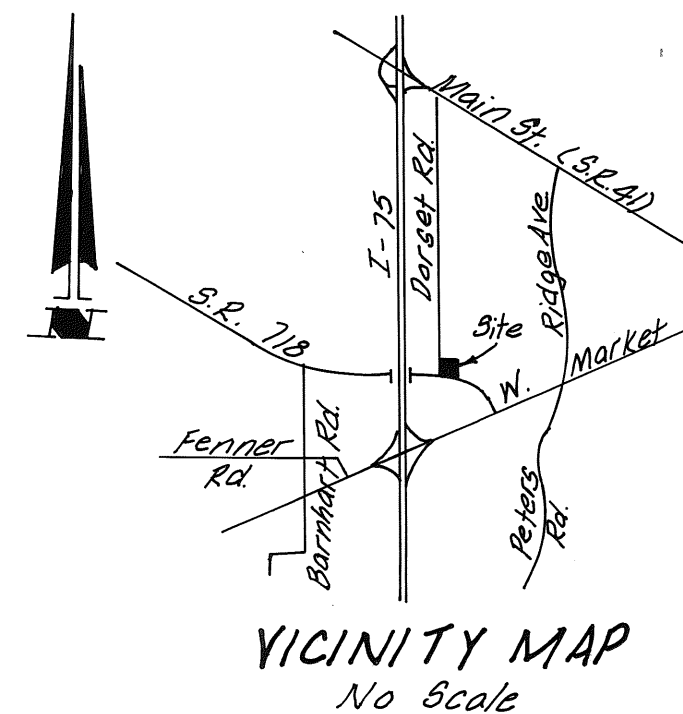
Dale E. Davis
Miami County Auditor

By Cheryl Beaver
Deputy Auditor

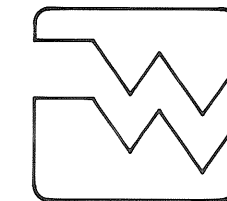
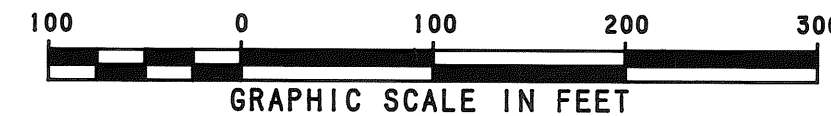
Plat Book 15 Page 32

Miami County Recorder's record of plats.
Received for record this 7TH day of JULY, 1989 at 1:20 P .M.
File No. 90031 Fee \$ 21.60

Janet E. Cairns by Robbie M. Ueller, Deputy
Miami County Recorder



VICINITY MAP
No Scale



PREPARED BY
WOOLPERT CONSULTANTS
409 E. MONUMENT AVE.
DAYTON, OHIO 45402

We, the undersigned, being all the owners of the land shown herein, replatted, do hereby voluntary consent to the execution of said replat.

Witness

Robert E. Blackmore
Robert E. Blackmore (Husband)

Witness

Jean T. Blackmore
Jean T. Blackmore (Wife)

CERTIFICATION

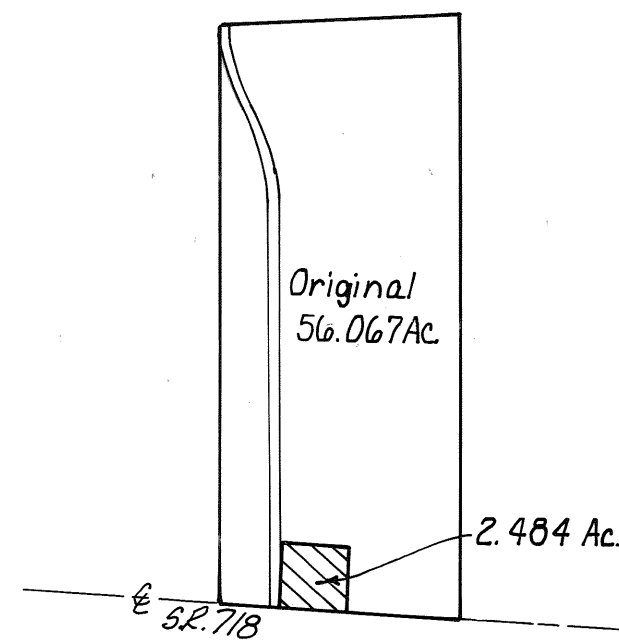
The Within plat is a subdivision containing 2.484 acres, conveyed to Robert E. and Jean T. Blackmore, by deed recorded in Book 593, Page 705, in the Deed Records of Miami County, Ohio.

The measurements are certified correct and Iron Pins will be set as shown. Curved distances are measured on the arc.

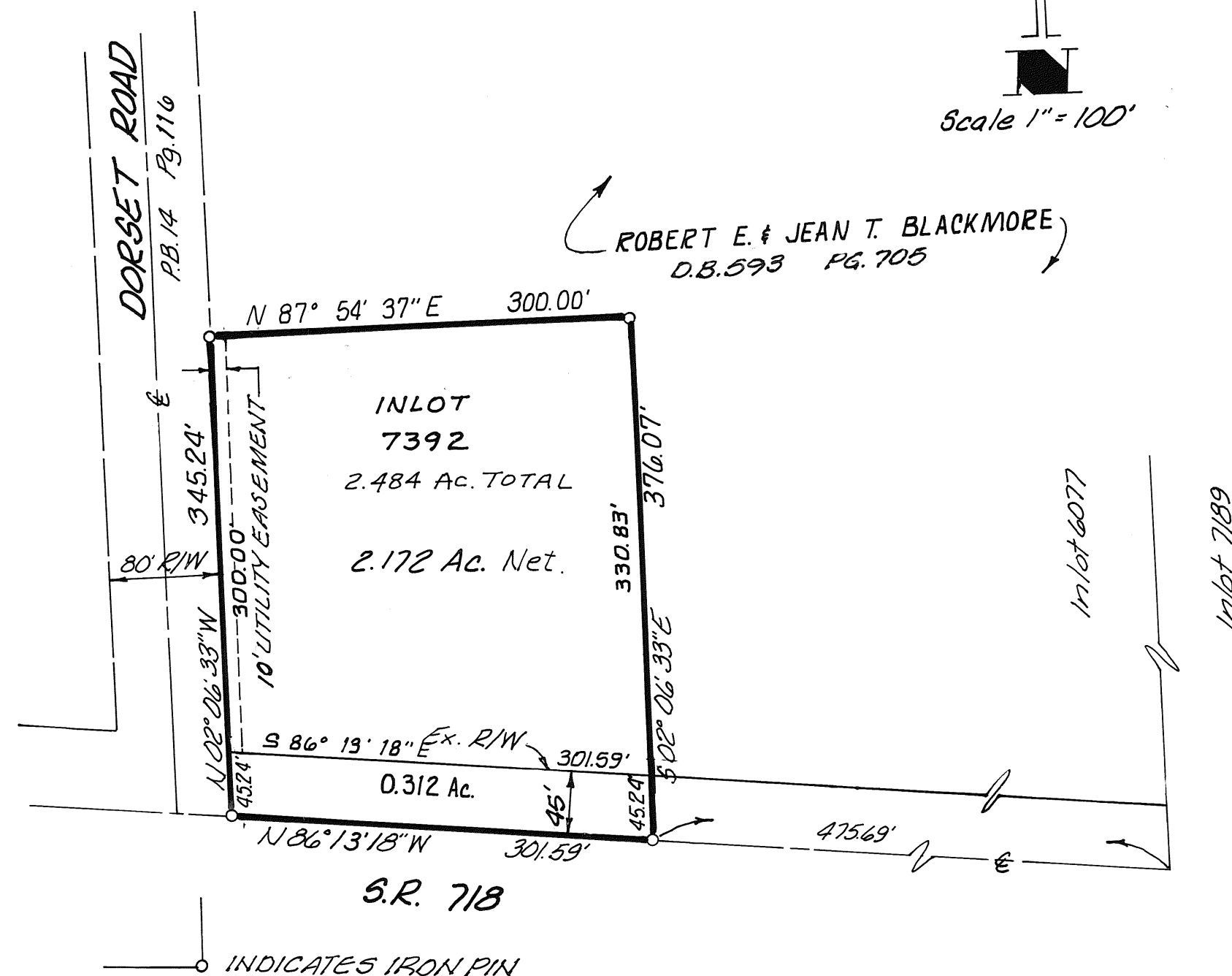


WOOLPERT CONSULTANTS

Richard A. Terrazano
Ohio Registered Surveyor No. 7175



ORIGINAL TRACT



INDICATES IRON PIN

State of Ohio, County of Miami, s.s.
Be it remembered that on this 16 day of June, 1989, before me, the undersigned, a Notary Public in and for said State of Ohio, personally came Robert E. Blackmore and Jean T. Blackmore, his wife, to me known and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

BRYAN D. HARVEY, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 12, 1991

Notary Public in and for State of Ohio
My Commission expires _____

Witness

MORTGAGEE
BANK ONE, DAYTON, NA

State of Ohio, County of Miami, s.s.
Be it remembered that on this 16 day of June, 1989, before me, the undersigned, a Notary Public in and for said state of Ohio, personally came _____ to me known and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

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

Notary Public in and for State of Ohio
My Commission expires _____
PAMELA M. FREEMAN, Notary Public
In and for the State of Ohio
My Commission Expires April 20, 1994

Date: June 16, 1989.
State of Ohio, County of Miami, s.s.
Robert E. Blackmore being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication either as owner or lienholder, have united in its execution.

Notary Public in and for State of Ohio
My Commission expires _____
PAMELA M. FREEMAN, Notary Public
In and for the State of Ohio
My Commission Expires April 20, 1994

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

• TOWN 1 • RANGE 10 • SECTION 12 • STAUNTON TOWNSHIP •
• MIAMI COUNTY — OHIO •

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.

RECEIVED FOR RECORD 2:46 P.M.
TIME

FEE: \$ 21.60 JULY 10, 1989
DATE

Janet E. Cain, Recorder by Bernice Studebaker,
MIAMI COUNTY RECORDER Deputy

Being a total of 15,066 Acres located in the Northwest Quarter of Section 12, Town 1, Range 10, in Staunton Township, Miami County, Ohio.

This annexation plat reviewed and approved by Miami County Engineer this 1st day of FEBRUARY, 1989.

Aug Christia
MIAMI COUNTY ENGINEER

At a meeting of the Miami County Commissioners held this 1ST day of February, 1989, the annexation of the area shown hereon was approved.

Don Hart
Missup
R. C. Jones

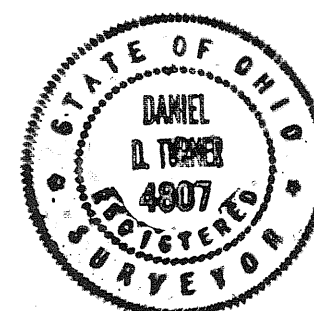
At a meeting of the City Council of the City of Troy, Ohio, held this 5th day of JUNE, 1989, this annexation was approved by Ordinance No. 0-17-89

Douglas L. Campbell
MAYOR
Peter E. Jenkins
PRES. OF COUNCIL
Sue A. Knight
CLERK OF COUNCIL

Approved and transferred
this 10TH day of JULY, 1989.

BY: Dale E. Davis
MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEA COUNTY AUDITOR



I hereby certify this annexation plat and all measurements to be correct as shown hereon in accordance with a survey by Harry A. Lewis, filed in Vol. 12, Pg. 179, of the Miami County Engineer's record of Land Surveys.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

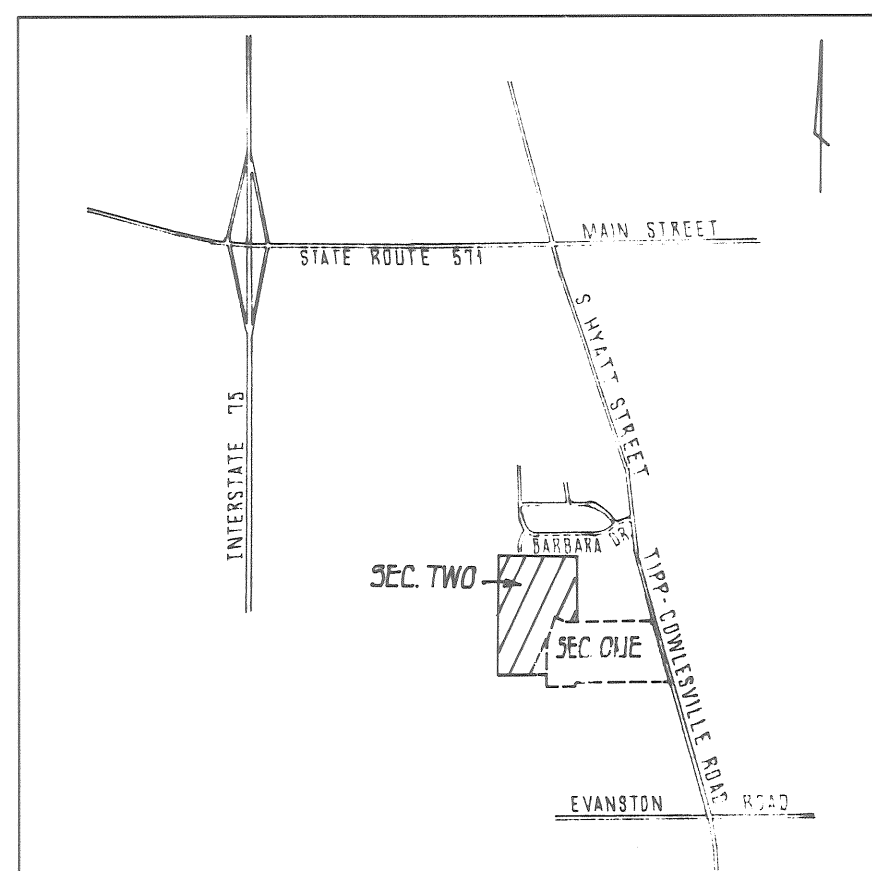
ANNEXATION OF 15,066 ACRES FOR		
S & D DEVELOPMENT CO. DAYTON-OHIO		
	DANIEL D. TURNER & ASSOC.	
	19 S. PLUM ST. TROY, OHIO	
• CIVIL ENGINEERING • LAND SURVEYING •		
<u>DATE</u>	<u>DRAWN BY:</u> D.T.	<u>SHEET NO.</u>
SEPT. - 1988	<u>CHECKED BY:</u> D.T.	1 / 1
<u>FILE NO.</u>	<u>SCALE: 1" = 100'</u>	
290688		

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	300.00'	26°05'22"	136.60'	69.51'	135.43' N78-20-21.2W
C2	300.00'	24°34'32"	128.68'	65.34'	127.69' N77-34-55.9W
C3	300.00'	1°30'51"	7.93'	3.96'	7.93' N89-22-22.9E
C4	300.00'	16°07'50"	84.46'	42.51'	84.18' N09-26-57.5W
C5	290.00'	15°48'21"	80.00'	40.26'	79.75' N09-36-42.3W
C6	260.00'	15°48'21"	71.72'	36.09'	71.72' S09-36-42.3E
C7	320.00'	15°48'21"	88.28'	44.42'	88.00' S09-36-42.3E
C8	330.00'	16°07'50"	92.91'	46.76'	92.60' S09-26-57.5E
C9	270.00'	16°07'50"	76.01'	38.26'	75.76' S09-26-57.5E
C10	270.00'	7°44'09"	36.45'	18.25'	36.43' S13-38-48.0E
C11	330.00'	9°39'10"	55.60'	27.86'	55.53' S12-41-17.8E
C12	330.00'	6°28'41"	37.31'	18.68'	37.29' S04-37-22.7E
C13	270.00'	8°23'41"	39.56'	19.82'	39.52' S05-34-52.9E
C14	25.00'	90°00'00"	39.27'	25.00'	35.36' S43-36-57.6W
C15	25.00'	90°00'00"	39.27'	25.00'	35.36' S46-23-02.4E
C16	25.00'	104°53'01"	45.76'	32.51'	39.64' N51-03-27.9E
C17	270.00'	11°12'22"	52.81'	26.49'	52.72' N70-53-50.9W
C18	330.00'	15°52'44"	91.46'	46.02'	91.16' S73-14-02.2E
C19	25.00'	79°47'22"	34.81'	20.90'	32.07' N41-16-43.4W
C20	50.00'	36°52'12"	32.18'	16.67'	31.62' S17-03-03.4W
C21	50.00'	36°52'12"	32.18'	16.67'	31.62' N19-49-08.2W
C22	50.00'	253°44'23"	221.43'	.00'	80.00' S88-36-57.6W
C23	50.00'	19°54'48"	17.38'	8.78'	17.29' N08-34-21.8E
C24	50.00'	16°57'23"	14.80'	7.45'	14.74' N27-00-27.6E
C25	50.00'	70°17'20"	61.34'	35.20'	57.56' N00-20-29.2E
C26	50.00'	60°18'41"	52.63'	29.05'	50.24' S64-57-31.2E
C27	50.00'	61°01'19"	53.25'	29.47'	50.77' N54-22-29.1E
C28	50.00'	62°07'04"	54.21'	30.11'	51.59' S07-11-42.1E
C29	25.00'	90°00'00"	39.27'	25.00'	35.36' N20-17-40.0W
C30	25.00'	90°00'00"	39.27'	25.00'	35.36' N69-42-20.0E
C31	300.00'	26°24'52"	138.31'	70.40'	137.08' N11-29-54.0E
C32	270.00'	26°24'52"	124.48'	63.36'	123.38' N11-29-54.0E
C33	330.00'	26°24'52"	152.14'	77.44'	150.79' N11-29-54.0E
C34	270.00'	21°52'14"	103.06'	52.17'	102.44' N13-46-13.1E
C35	270.00'	4°32'38"	21.41'	10.71'	21.41' N00-33-47.1E
C36	330.00'	13°43'44"	79.07'	39.73'	78.88' S17-50-27.9W
C37	330.00'	12°41'08"	73.06'	36.68'	72.91' N04-38-01.9E
C38	50.00'	53°07'48"	46.36'	25.00'	44.72' N28-16-26.2W
C39	50.00'	233°07'48"	203.44'	.00'	89.44' S61-43-33.8W
C40	50.00'	35°54'30"	31.34'	16.20'	30.83' N36-53-05.1W
C41	50.00'	44°14'13"	38.60'	20.32'	37.65' N03-11-16.3E
C42	50.00'	46°53'44"	40.92'	21.69'	39.79' S48-45-14.6W
C43	50.00'	55°49'14"	48.71'	26.49'	46.81' S79-53-16.2E
C44	50.00'	44°44'15"	39.04'	20.58'	38.06' S29-36-31.3E
C45	50.00'	5°31'52"	4.83'	2.42'	4.82' N04-28-27.8W

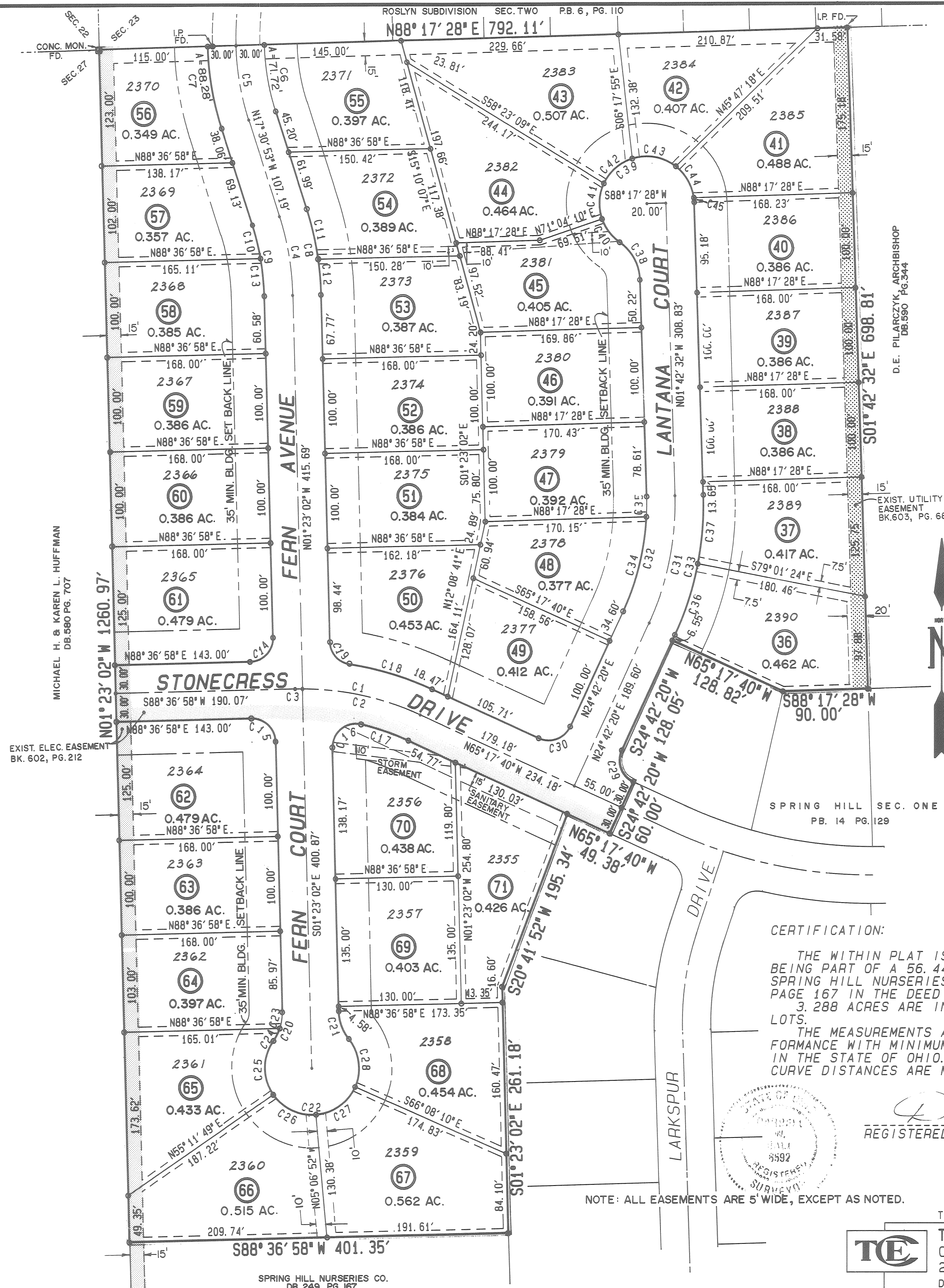
LEGEND

EXIST. UTILITY EASEMENT BK. 603, PG. 68

EXIST. ELEC. EASEMENT BK. 602, PG. 212



LOCATION MAP



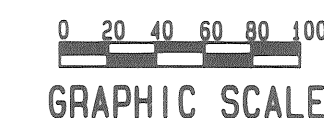
PLAT BOOK 15 PAGE 34
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20th DAY OF
JULY, 1989, AT 11:26 AM
FILE NUMBER 90451 FEE: \$43.20

Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

RECORD PLAN SPRING HILL SECTION TWO

PT. LOT 2248
TIPP CITY
SEC. 26, T. 4, R. 6E. MONROE TWP.
MIAMI COUNTY, OHIO

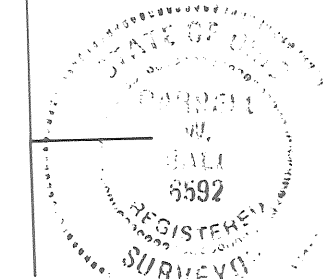
SCALE: 1"=80'



— DENOTES IRON PIN SET
— DENOTES IRON PIN FOUND

CERTIFICATION:

THE WITHIN PLAT IS A SUBDIVISION OF 18.396 ACRES, BEING PART OF A 56.441 ACRE TRACT OF LAND CONVEYED TO SPRING HILL NURSERIES CO. AS RECORDED IN DEED BOOK 249 PAGE 167 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO. 3.288 ACRES ARE IN STREETS: 15.108 ACRES ARE IN LOTS. THE MEASUREMENTS ARE CERTIFIED CORRECT AND IN CONFORMANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. MONUMENTS ARE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.



Daniel R. Ball
REGISTERED SURVEYOR OF OHIO NO. 6592

NOTE: ALL EASEMENTS ARE 5' WIDE, EXCEPT AS NOTED.

SHEET 1 OF 2

TEL. 513-278-4803 FAX 513-278-0868

TE TRI-CITY ENGINEERING COMPANY
CIVIL ENGINEERS & SURVEYORS
2151 EMBURY PARK RD. DAYTON, OHIO
DATE: JOB NO. 87-144-2

SPRING HILL NURSERIES CO.
DB. 249, PG. 167

RECORD PLAN
SPRING HILL
SECTION TWO
PT. LOT 2248
TIPP CITY
SEC. 26, T. 4, R. 6E. MONROE TWP.
MIAMI COUNTY, OHIO

PLAT BOOK 15 PAGE 34 A

PROTECTIVE COVENANTS & RESTRICTIONS

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS 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 STREETS AS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THE WITHIN PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY AND 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 BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF :

SPRING HILL NURSERIES CO.

WITNESS AS TO 1 AND 2

MELVYN R. REGAL, VICE CHAIRMAN

WITNESS AS TO 1 AND 2

FREDERICK J. STUBER, SECRETARY,
TREASURER

STATE OF ILLINOIS, COUNTY OF PEORIA, S.S.
BE IT REMEMBERED THAT ON THIS 13th DAY OF JUNE, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SPRING HILL NURSERIES CO., BY MELVYN R. REGAL, VICE CHAIRMAN AND FREDERICK J. STUBER, SECRETARY AND TREASURER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH OFFICERS.

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

Patricia A. Hupprich
NOTARY PUBLIC IN AND FOR PEORIA COUNTY, ILLINOIS
MY COMMISSION EXPIRES: JUNE 28, 1992

DATE: JUNE 13, 1989:
STATE OF ILLINOIS, COUNTY OF PEORIA, S.S.

MELVYN R. REGAL, 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.

Melvin R. Regal
MELVYN R. REGAL

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

Patricia A. Hupprich
NOTARY PUBLIC IN AND FOR PEORIA COUNTY, ILLINOIS
MY COMMISSION EXPIRES: JUNE 28, 1992

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. OUTBUILDINGS WILL BE PERMITTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTIONS. A) ANY OUTBUILDING MUST BE PLACED ON A POURED CONCRETE FOOTING, FOUNDATION AND FLOOR; B) EXTERIOR FINISH MATERIAL MUST BE THE SAME AS OR COMPARABLE TO THAT ON THE LOWER OR MAIN LEVEL OF THE RESIDENCE BUILDING (E.G. BRICK, CEDARSIDING, ETC); C) 300 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; AN ATTACHED GARAGE SHALL BE OF A MINIMUM SIZE OF 450 SQUARE FEET. CONSTRUCTION OF RESIDENCE STRUCTURE MUST BE FULLY COMPLETED WITHIN ONE YEAR AFTER COMMENCEMENT OF CONSTRUCTION.
3. 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.
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 HEDGES WHICH MAY BE ERECTED OR PLANTED MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN FOUR FEET IN HEIGHT SHALL BE PLACED OR ALLOWED TO REMAIN NEARER TO THE STREET THAN THE MINIMUM SETBACK LINE. NO BARBED WIRE, WIRE FIELD FENCING OR CHAIN LINK FENCE OR SIMILAR TYPES OF FENCING WILL BE PERMITTED ON ANY LOT, EXCEPT EXISTING FIELD FENCE ALONG THE REAR OF ANY LOT WHICH WILL BE PERMITTED TO REMAIN.
8. THE FOUNDATION HEIGHT AND LOCATION OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL 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 3 SQUARE FEET OR ONE SIGN OF NOT MORE THAN 5 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. SPRING HILL NURSERIES CO. 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 HOUSEHOLD PETS MAY BE KEPT, PROVIDING THAT THEY ARE NOT KEPT, BRED OR RAISED FOR COMMERCIAL PURPOSES OR KEPT IN UNREASONABLE NUMBERS.
13. EXCEPT FOR DELIVERY, LOADING OR UNLOADING, THERE SHALL BE NO TEMPORARY OR PERMANENT PARKING OR STORAGE OF ANY TRAVEL TRAILER, RECREATIONAL VEHICLE, BOAT, UTILITY TRAILER OR HOUSE TRAILER UPON OR ADJACENT TO ANY LOT IN SAID SUBDIVISION, EXCEPT FOR SUCH PARKING OR STORAGE WITHIN THE 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 MONTHS (12) 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 SATELITE DISH. NO HAM AMATEUR OR C.B. RADIO ANTENNA SHALL BE PERMITTED.
17. SEPARATE POLES FOR BASKETBALL HOOPS WILL BE PERMITTED. NO BASKETBALL HOOP MAY BE ATTACHED TO ANY RESIDENCE STRUCTURE.
18. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF THE OWNERS OF ALL LOTS IN 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 JUNE 1, 2009, 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 JUDGEMENT OR COURT ORDER SHALL IN NO WAY EFFECT 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 SPRING HILL SUBDIVISION.
21. GRANTOR RESERVES THE RIGHT TO IMPOSE FURTHER RESTRICTIONS AND DEDICATE ADDITIONAL EASEMENTS AND RIGHT-OF-WAY, IF REQUIRED, WITH RESPECT TO SUCH LOTS WHICH HAVE NOT BEEN SOLD BY GRANTOR BY INSTRUMENT RECORDED IN THE OFFICE OF THE RECORDER OF MIAMI COUNTY, OHIO AND THE OFFICE OF THE ZONING AUTHORITY OF THE CITY OF TIPP CITY OR BY EXPRESS PROVISIONS IN SAID CONVEYANCES.
22. ANY BASEMENT SUMP WATER SHALL BE PIPED TO THE EXISTING STORM SEWER OR DISCHARGE TO SIDE YARD DRAINAGE WAYS. NO SUMP WATER SHALL BE DISCHARGED IN THE PUBLIC RIGHT-OF-WAY THRU THE CURB.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 24th DAY OF MARCH, 1989, THIS PLAT WAS REVIEWED AND APPROVED.

Philip H. Wampler
CHAIRMAN

Barbara M. M. M.
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 17th DAY OF APRIL, 1989, THIS PLAT WAS APPROVED BY ORDINANCE NO. 18-89.

Gregory C. T. T.
PRESIDENT OF COUNCIL

Neva H. H. H.
CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 20th DAY OF JULY, 1989.

Dale E. Davis
DALE E. DAVIS, MIAMI COUNTY, AUDITOR

Cheryl Beaver
DEPUTY AUDITOR

SHEET 2 OF 2

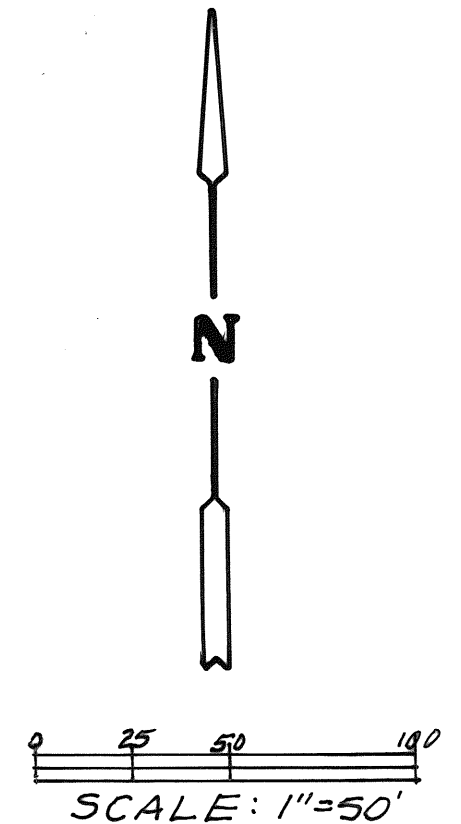
TEL. 513-278-4803 FAX 513-278-0868

TCE
TRI-CITY ENGINEERING COMPANY
CIVIL ENGINEERS & SURVEYORS
2151 EMBURY PARK RD. DAYTON, OHIO
DATE: JOB NO. 87-144-2

ALLEY VACATION PLAT - COVINGTON, OHIO

PLAT BOOK 15 PAGE 35
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED FOR RECORD THIS 7 DAY OF
August, 1989 AT 3:00 P.M.
 FILE NO. 91043 FEE: \$ 21.00

Janet E. Cain by Sandy Walker Deputy
 JANET E. CAIN, MIAMI COUNTY RECORDER



CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF THE 12 FOOT WIDTH ALLEYS SHOWN HEREON AND HAVING VESTED INTEREST IN SAID ALLEY, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION.

OWNERS:

Deborah K. Weikert *Janice Allen* *Wendy Miller* *John F. Weikert*
 DEBORAH K. WEIKERT JANICE ALLEN WITNESS WITNESS
Robert L. Long *Frances Long* *Donna K. Bailey* *Richard W. Klockner*
 ROBERT L. LONG FRANCES LONG WITNESS 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 ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Covington, Ohio, OHIO, THIS 17 DAY OF July, 1989.

James R. O'Donnell NOTARY PUBLIC MY COMMISSION EXPIRES April 10, 1990

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 10 DAY OF April, 1989, THIS PLAT WAS REVIEWED AND APPROVED.

William F. Davis CHAIRMAN *W. Nolan Emery* SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 15 DAY OF May, 1989, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 89-9

Paul J. Gandia PRESIDENT OF COUNCIL *Kay E. McKinney* CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 7 DAY OF August, 1989.

Dale E. Davis DALE E. DAVIS, MIAMI COUNTY AUDITOR BY: *Cheryl Beaver* DEPUTY AUDITOR

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

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



ALLEY VACATION - VILLAGE OF COVINGTON, OHIO
 ADJACENT TO INLOTS 354 THRU 359 AND 370 THRU 375

DEBORAH K. WEIKERT AND JANICE ALLEN
 ROBERT L. LONG AND FRANCES LONG

RICHARD W. KLOCKNER & ASSOCIATES, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 TROY, OHIO 45373 PH: (513) 339-5331

DATE 26 JUNE 1989	DRAWN BY: TRACED BY: <i>RWK</i> CHECKED BY:	SHEET NO. 1 OF 1
SCALE: 1" = 50'		

ANNEXATION TO TIPP CITY, OHIO

203.815 ACRES IN SECTIONS 9 & 16, TOWN 4, RANGE 6E,
MONROE TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 15 PAGE 36
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 8 DAY OF
August, 1989, AT 3:21 P.M.

FILE NUMBER 91080 FEE: \$21.00

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

Annexation Proceedings Recorded

in Misc. Book 22 page 880

DESCRIPTION
BEING A TOTAL OF 203.815 ACRES, OF WHICH 80.585 ACRES ARE LOCATED IN THE
NORTHWEST QUARTER OF SECTION 16, TOWN 4, RANGE 6 AND 123.250 ACRES ARE
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWN 4, RANGE 6, MONROE
TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 29TH DAY OF MARCH, 1989.

Douglas B. Christian
DOUGLAS B. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY
COMMISSIONERS THIS 7TH DAY OF April, 1989.

Don Hart *Wanda H.*
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER

Robert C. Brown
MIAMI COUNTY COMMISSIONER

APPROVAL BY CITY OF TIPP CITY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY
OF TIPP CITY, OHIO, THIS 19TH DAY OF June, 1989.

James E. Hines *Mae Hafford*
PRESIDENT OF COUNCIL CLERK OF COUNCIL
James E. Moore
MAYOR CITY SOLICITOR

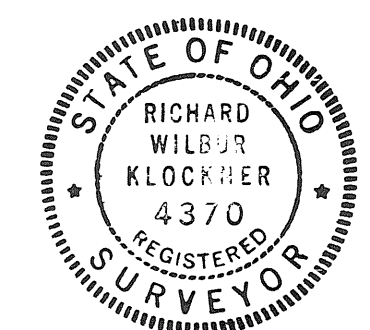
MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 8TH DAY OF August, 1989.

Dale E. Davis *Cheryl Beaver*
DALE E. DAVIS, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

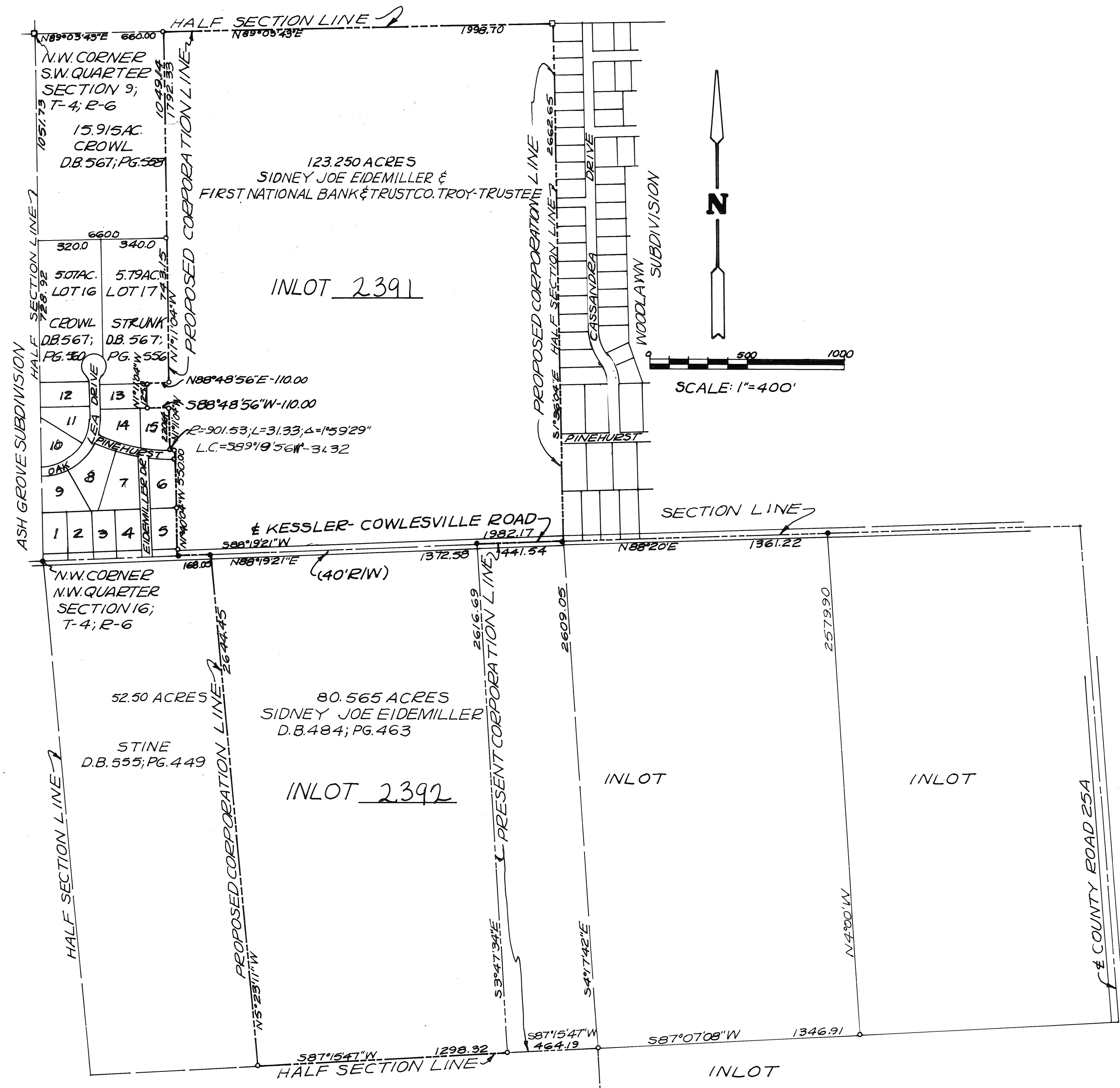
I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN BASED ON CALCULATIONS,
FIELD SURVEYS AND HIGHWAY DATA.

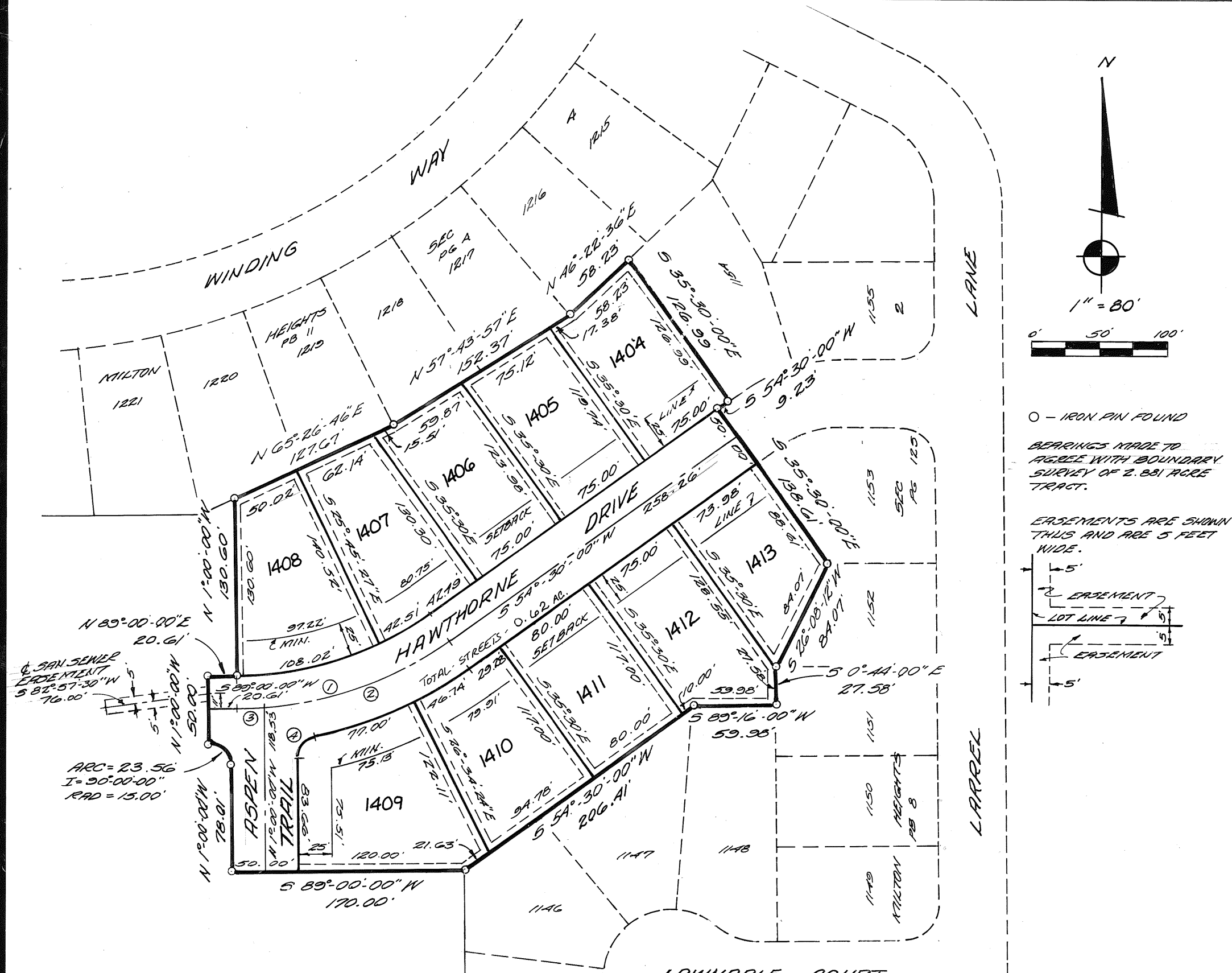
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



ANNEXATION OF 203.815 ACRES (TOTAL) IN MONROE TOWNSHIP, MIAMI COUNTY TO THE CITY OF TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 12 JAN 1989	DRAWN BY: TRACED BY: <i>BWB</i> CHECKED BY: SCALE: 1" = 400'	SHEET NO. 1 OF 1

- LEGEND
○ = IRON PIN
● = RAILROAD SPIKE
□ = CORNER STONE





CURVE DATA			
1	2	3	4
TOTAL & CURVE I = 34° 30' 00" RADIUS = 275.00' ARC = 163.50' TAN = 84.80' L.C. = 57° 45' 00" W 163.10'	PC TO & INTERSECTION I = 30° 27' 32" RADIUS = 275.00' ARC = 146.19' TAN = 74.80' L.C. = 56° 43' 46" W 144.78'	& INTERSECTION TO PT I = 4° 06' 28" RADIUS = 275.00' ARC = 19.40' TAN = 3.70' L.C. = 56° 58' 46" W 19.39'	I = 79° 07' 58" RADIUS = 15.00' ARC = 20.71' TAN = 12.39' L.C. = 56° 33' 55" W 19.11'

- PROTECTIVE COVENANTS AND RESTRICTIONS**
1. LAND USE AND BUILDING TYPE. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO STRUCTURE SHALL BE ERRECTED, ADDED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN A DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A ONE CAR GARAGE ATTACHED TO THE DWELLING DIRECTLY OR BY A BRIDGEWAY. IN ADDITION, A SINGLE DETACHED STRUCTURE WITH A WOODEN FRAMED EXTERIOR, NOT EXCEEDING 144 SQUARE FEET AND TEN FEET IN HEIGHT, IS PERMITTED ON EACH LOT FOR THE SOLE PURPOSE OF STORING LAWN AND GARDEN EQUIPMENT.
 2. BUILDING LOCATION. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR THE SIDE STREET LINE THAN THE MINIMUM SETBACK LINE SHOWN ON THIS PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN TEN FEET TO AN INTERIOR LOT LINE AND NEARER THAN NO FEET TO A REAR LOT LINE. FOR THE PURPOSE OF THIS COVENANT, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS PART OF A BUILDING, PROVIDED HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCRUMBER UPON OTHER LOTS. FURTHER, NO LOT AS SET FORTH ON THIS PLAT SHALL BE SUBDIVIDED SO AS TO PERMIT THE BUILDING AND CONSTRUCTION OF ALL OR PART OF A SECOND DWELLING ON ANY OF THE LOTS AS THEY APPEAR ON THIS PLAT.
 3. TEMPORARY STRUCTURES. NO TRAILER, CAMPER, RECREATIONAL VEHICLE, BARGEMENT, TENT, SHACK, GARAGE, BARN, OR OUTBUILDING ERRECTED OR LOCATED ON ANY LOT SHALL BE USED AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
 4. EASEMENTS. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE PLAT.
 5. PARKING OF VEHICLES. NO EXTERIOR SPACE OR DRIVEWAY SHALL BE USED FOR THE PARKING OR STORING OF TRUCKS, BUSES, MOTORCYCLES, BOATS, CANOES, CAMPIERS, TRAILERS, OR OTHER RECREATIONAL VEHICLES ON ANY OF THE LOTS. ALL VEHICLES EXTERIORLY STORED OR PARKED MUST BE SO STORED OR PARKED ON A PAVED DRIVEWAY IN THE FRONT YARD OR SIDE STREET PARK AREA ONLY. ALL VEHICLES STORED OR PARKED EXTERIORLY SHALL BE KEPT IN DAILY OPERATING CONDITION.
 6. NUISANCE. NO NOXIOUS OR OFFENSIVE ACTIVITIES 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.
 7. GARBAGE AND REFUSE DISPOSAL. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR TRASH, BUILDING MATERIALS, JUNK, MACHINERY, PARTS OF VEHICLES, OR ANY OTHER REFUSE. TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL EQUIPMENT FOR THE DISPOSAL OF SUCH WASTE MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
 8. PETS. NO ANIMALS, LIVESTOCK, POULTRY OR SNAKES SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT TWO DOGS AND/OR TWO CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. HOUSEHOLD PETS SHALL NOT BE QUARTERED IN ANY EXTERIOR LOT SPACE EXCEPT THE REAR YARD AREA.
 9. FENCES. NO WALL, HEDGE, OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM SETBACK LINE SHOWN ON THIS PLAT. FURTHER, NO FENCE SHALL BE ERRECTED OR PLACED IN ANY EXTERIOR LOT SPACE EXCEPT IN THE REAR YARD AREA. FENCES SHALL NOT EXCEED 6 FEET IN HEIGHT, AND NO CHAIN LINK, CONCRETE-RAIL, METAL, OR WIRE FENCE SHALL BE PERMITTED.
 10. ANTENNA AND COMMUNICATION DISHES. NO TELEVISION ANTENNA, RADIO ANTENNA, TELEVISION SATELLITE DISH OR COMMUNICATION DISH SHALL BE PLACED OR ERRECTED IN ANY EXTERIOR LOT SPACE OR MOUNTED EXTERIORLY ON ANY BUILDING WITHIN THIS SUBDIVISION.
 11. BASKETBALL HOOPS. NO BASKETBALL HOOPS OR BACK-BOARDS SHALL BE ATTACHED TO THE FRONT OR SIDE OF ANY BUILDING WITHIN THIS PLAT, NOR SHALL ANY BE ERRECTED IN THE FRONT OR SIDE YARD AREA OF ANY OF THESE LOTS.
 12. SIGNS. NO SIGN OR BILLBOARD SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN TWO SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, AND ADVERTISING SIGNS DURING THE CONSTRUCTION PERIOD.
 13. ENFORCEMENT. IF ANY PERSON VIOLATES OR ATTEMPTS TO VIOLATE ANY OF THE COVENANTS OR PROVISIONS HEREIN CONTAINED, THEN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL ESTATE SITUATED IN THIS SUBDIVISION, TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THE COVENANTS OR PROVISIONS HEREIN CONTAINED, AND EITHER TO ENJOIN OR TO RECOVER DAMAGES FOR SUCH VIOLATION.
 14. SEVERABILITY. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREIN WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
 15. CONFLICT IN ZONING. IN THE EVENT ANY ONE OF THE ABOVE COVENANTS OR RESTRICTIONS IS LESS RESTRICTIVE THAN THE ZONING ORDINANCE OF THE VILLAGE OF WEST MILTON, OHIO, THEN THE RESTRICTIONS AND REGULATIONS OF THE SAID ZONING ORDINANCE OF THE VILLAGE OF WEST MILTON SHALL PREVAIL.
 16. PROPAGATION. THE FOREGOING COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2018, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS COVERED BY THESE COVENANTS AND RESTRICTIONS, IT IS AGREED TO CHANGE THESE COVENANTS AND RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION TOGETHER WITH THE RIGHT TO CAUSE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF, ERRECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.
 17. HOME SIZE. HOMES SHALL HAVE A MINIMUM OF 1000 SQUARE FEET OF LIVING AREA AND AN ATTACHED TWO CAR GARAGE.

SOUTHWOODS

Phase One

West Milton, Ohio

SUBDIVIDER
DAVID R. WINEMILLER
34 EAST NATIONAL ROAD
VANANDALIA, OHIO 45377

PLAT BOOK 15 PAGE 37
MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 23RD DAY OF
AUGUST, 1989 AT 1:15 PM.
FILE NUMBER 91564 FEE \$ 21.60

Janet E. Cain
MIAMI COUNTY RECORDER

TRANSFERRED THIS 23RD DAY OF August, 1989

Dele E. Davis by Cheryl
MIAMI COUNTY AUDITOR

DESCRIPTION

SOUTHWOODS SUBDIVISION PHASE I IS LOCATED IN SECTION 28 TOWNSHIP 6, RANGE 5 EAST, VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO, AND IS A SUBDIVISION OF 2.881 ACRES OF PART OF LOT 143 AS CONVEYED TO DAVID R. AND DENISE A. WINEMILLER BY DEED RECORDED IN DEED BOOK 595, PAGE 761 OF THE MIAMI COUNTY DEED RECORDS. I HEREBY CERTIFY THIS PLAT WAS SURVEYED UNDER MY SUPERVISION, THAT ALL EXTERIOR CORNERS ARE MARKED AS SHOWN, THAT IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C.'S & P.T.'S, AND THAT ALL LOT DIMENSIONS ARE CORRECT. CURVE DISTANCES ARE MEASURED ON THE ARC.

THOMAS WINEMILLER & ASSOC., INC.
CONSULTING CIVIL ENGINEERS
34 EAST NATIONAL ROAD
VANANDALIA, OHIO

T.E. Winemiller
THOMAS E. WINEMILLER
OHIO REG. SURVEYOR #5140

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE THE STREETS SHOWN TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER GAS, TELEPHONE, ELECTRIC, 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 FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL CONFORM 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.

OWNERS:

Denise A. Winemiller
DENISE A. WINEMILLER

J. Bailey Dineville
WITNESS

David R. Winemiller
DAVID R. WINEMILLER

T.E. Winemiller
WITNESS

LIENHOLDER:

Denise E. Hill
DENISE E. HILL, Pres.
NATION FEDERAL BANKING & LOAN ASSN.

Linda L. Cartrell
WITNESS

STATE OF OHIO, COUNTY OF MIAMI, 3RD DAY OF August, 1989, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME DENISE A. AND DAVID R. WINEMILLER AND THE MILTON FEDERAL SAVINGS AND LOAN ASSOCIATION BY DENISE E. HILL, ITS PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Linda L. Cartrell
NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
My Commission Expires May 23, 1994

STATE OF OHIO, COUNTY OF MIAMI, 5TH DAY OF August, 1989.

DAVID R. WINEMILLER, 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.

David R. Winemiller
DAVID R. WINEMILLER

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

Charles K. Harkin
Charles K. Harkin, Notary Public
My Commission Expires 26, 1991

APPROVAL

THIS PLAT WAS APPROVED BY THE WEST MILTON PLAN BOARD AT A MEETING HELD THE 28TH DAY OF October, 1988.

Bill Hetzley
CHAIRMAN

Janet E. Cain
SECRETARY

CURVE DATA

- ① $\Delta = 90^{\circ}00'$
 $R = 15.00$
 $L = 23.56$
 $T = 15.00$

DEERFIELD - SECTION 1

• PART OF LOT 7682 • PIQUA OHIO •

PLAT BOOK 15 PAGE 38

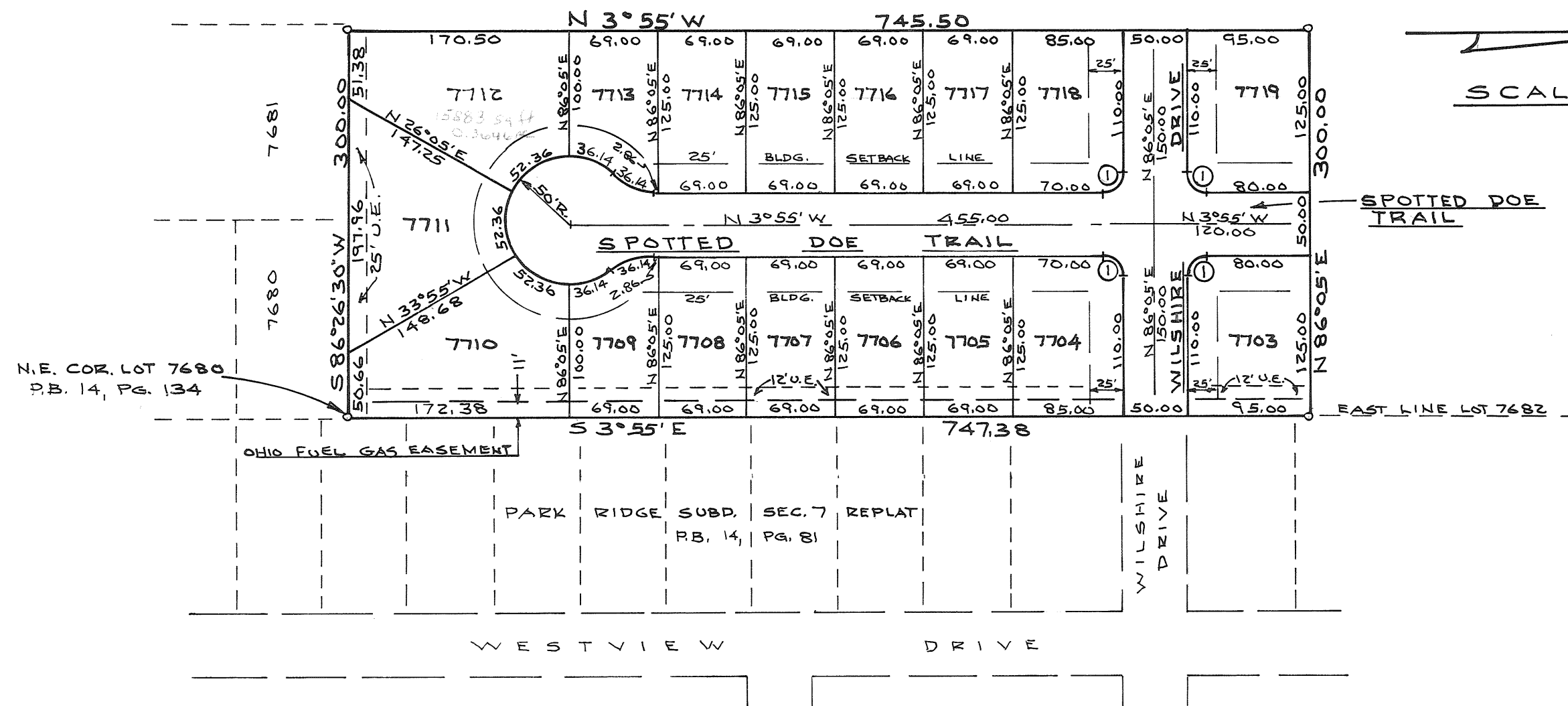
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.

FILE NO. 92098

RECEIVED FOR RECORD: 3:21 PM
TIME

FEE: 21.00 Sept. 11, 1989
DATE

Janet E. Cain, Recorder in Charge
MIAMI COUNTY RECORDER
Studebaker, Deputy



SCALE: 1" = 100'

DESCRIPTION

Being a subdivision of 5.141 Acres of part of Lot 7682 in the City of Piqua, Miami County, Ohio, as conveyed to Craycon Corp. by deed recorded in Deed Book 610, Page 648, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon and do hereby dedicate the streets and easements to public use forever.

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

CRAYCON CORP.

Daniel D. Turner
WITNESS
Wayne Stinner
WITNESS

Mimi A. Crawford, Pres.
MIAMI A. CRAWFORD, PRES.
Robert M. Davis
ROBERT M. DAVIS, TREAS.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 5th day of Sept., 1989, before me, the undersigned, a Notary Public in and for said County and State, personally came Craycon Corp. by its president Mimi A. Crawford and by its treasurer Robert M. Davis, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: Feb. 4, 1992
DATE

Daniel D. Turner
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

This plat reviewed and approved by City of Piqua Planning Commission this 13th day of JUNE, 1989.

C. Richard Swind
CHAIRMAN

Ther P. Zell
SECRETARY

PIQUA CITY COMMISSION

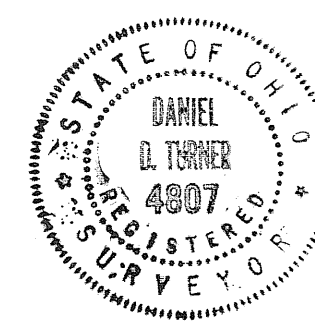
At a meeting of the City Commission of the City of Piqua held this 19th day of JUNE, 1989, this plat was approved by Resolution no. C-8916

William G. Reese MAYOR
Frank Fabrizio Jr. CITY MANAGER
Lucy D. Long CLERK

CERTIFICATION

I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins to be set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807



PROTECTIVE COVENANTS

1. 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 single family dwelling.
2. The floor area of dwelling structure, exclusive of open porches, garages, patios or car ports shall not be less than 1000 sq. ft.
3. No building shall be located on any lot nearer to the front or side property line than the building setback line as provided on the recorded plat.
4. No trailer, basement, garage, barn or other out-building shall at any time be used as a residence. No temporary structure shall be permitted on any lot except during the active period of construction.
5. Any fence or hedge must be of an attractive and durable material. No fence or hedge greater than 4 ft. in height may be placed nearer than 25 ft. to the street. No barbed wire or field fencing may be used on any lot.
6. All house plans shall be approved by the developer before any construction begins.
7. No noxious nor offensive activities may be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance.
8. No sign of any kind may be erected on any lot except one (1) professional sign of not more than 3 sq. ft. or one sign of not more than 5 sq. ft. advertising the property for sale or for rent, or signs by a builder to advertise the property during the active period of construction.
9. These covenants are for the benefit of all lot owners and are to run with the land and are to be binding on all persons claiming under them until June 1, 2009, at which time they shall be automatically extended for successive periods of ten years, unless by a majority vote of the then owners of the lots, it is agreed to change said covenants.
10. Invalidity of any one of these covenants by judgement or court order shall in no way affect the other provisions which shall remain in full effect.
11. These covenants shall be enforceable by injunction and otherwise by the Grantor, its successors and assigns, and by any lot owner in this plat.

NOTE

There is a six (6') ft. easement along each side of each interior lot line and along the rear lot line of each lot except as may be otherwise shown hereon. There is also a six (6') ft. easement along and adjacent to all street rights-of-way.

MIAMI COUNTY AUDITOR

Approved and transferred this 11th day of September, 1989.

Dale E. Davis
MIAMI COUNTY AUDITOR
BY: Cheryl Bauer
DEP. COUNTY AUDITOR

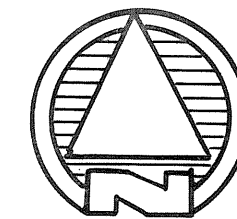
DEERFIELD - SECTION 1			
FOR			
CRAYCON CORP.			
PIQUA - OHIO			
DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY - OHIO			
* CIVIL ENGINEERING * LAND SURVEYING *			
DATE	DRAWN BY:	D.T.	SHEET NO.
APRIL - 1989	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 100'		
060189			

NOTE

There is a six ft. (6') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon. There is also a six ft. (6') utility easement along and adjacent to all street rights-of-way.

EAGLES NEST - SECTION 2

• PART OF LOT 7047 • PIQUA OHIO •



SCALE: 1" = 100'

PLAT BOOK 15 PAGE 39

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. 92099

RECEIVED FOR RECORD: 3:22 PM

FEE: 21.60 DATE: Sept. 11, 1989

Janet E. Carr, Recorder
MIAMI COUNTY RECORDER

DESCRIPTION

Being a subdivision of 14.026 Acres of part of Lot 7047 in the City of Piqua, Miami County, Ohio, as conveyed to Piqua Development Twenty, Inc. by deed recorded in Deed Book 597, Page 79, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon and do hereby dedicate the streets and easements to public use forever.

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

PIQUA DEVELOPMENT TWENTY, INC.

James A. Geller
WITNESS
Stephen H. Geller
WITNESS

Charles A. Cox, Pres.
Jack L. Nevenschwander, Sec.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 11th day of September, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally came Piqua Development Twenty, Inc. by its president Charles A. Cox and by its secretary Jack L. Nevenschwander, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: 2/15/94 DATE

James A. Geller
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

This plat reviewed and approved by City of Piqua Planning Commission this 13th day of JUNE, 1989

C. Richard Smith
CHAIRMAN

Thomas R. Zecher
SECRETARY

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 13th day of JUNE, 1989, this plat was approved by Resolution No. C-8517.

William J. Dineen
MAYOR

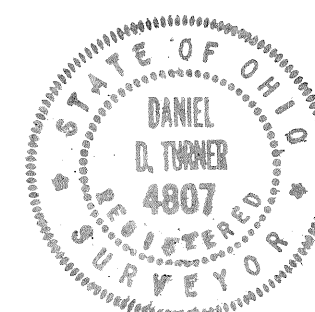
Frank Kitzinger
CITY MANAGER

Lucy D. Lang
CLERK

CERTIFICATION

I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins to be set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807



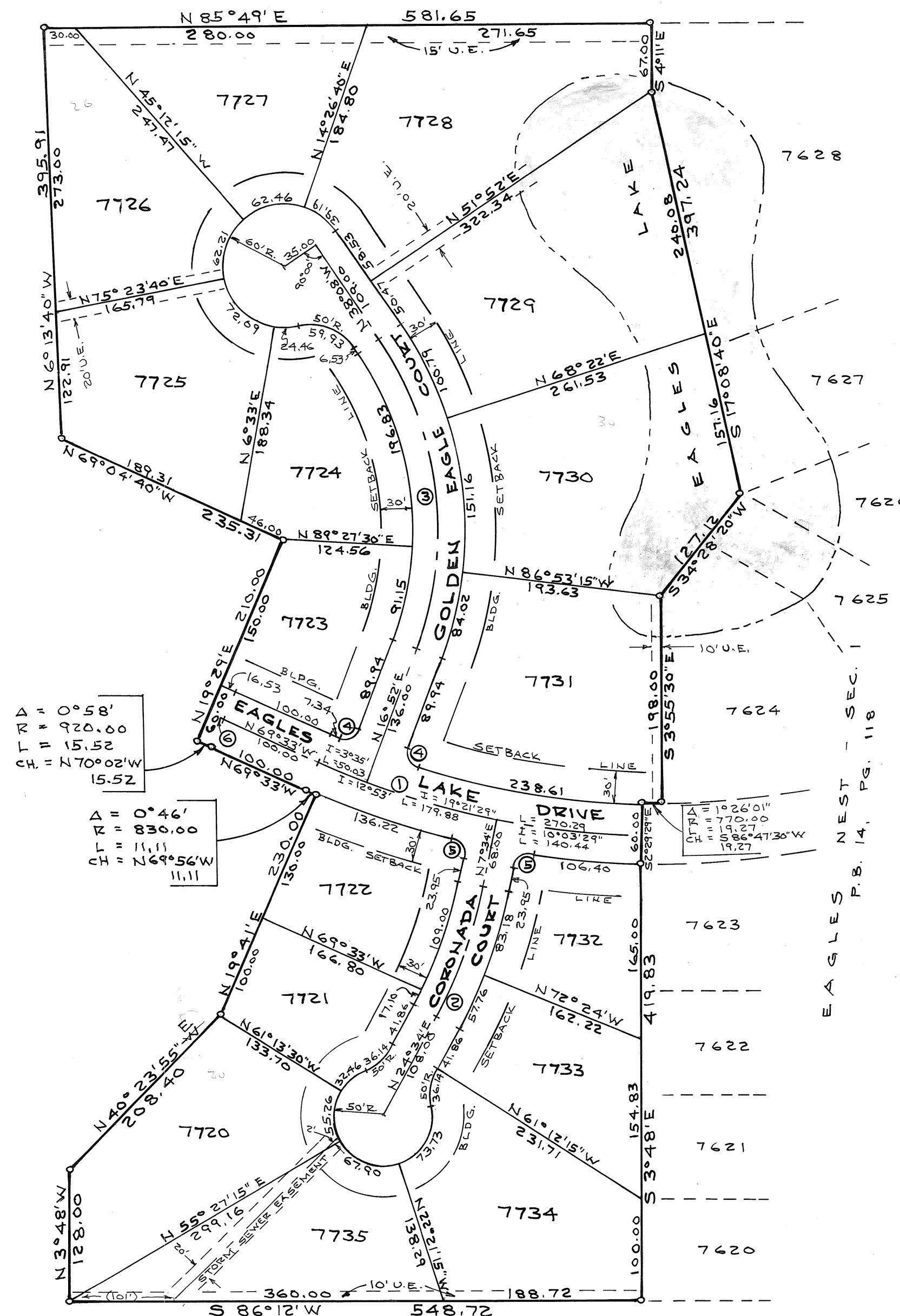
MIAMI COUNTY AUDITOR

Approved and transferred this 11th day of September, 1989.

Dale E. Davis
MIAMI COUNTY AUDITOR
BY: Cheryl Beaver
DEP. COUNTY AUDITOR

NOTE

Restrictions for this plat shall be the same as those for Eagles Nest-Section 1 as recorded in Plat Book 14, Pg. 118A of the Miami County Plat Records.



CURVE DATA

① Δ = 22°56'29" (TOTAL)
R = 800.00
L = 320.32
T = 162.34

② Δ = 17°00'
R = 450.00
L = 133.52
T = 67.25

③ Δ = 55°00'
R = 325.00
L = 311.98
T = 169.18

④ Δ = 93°02'13"
R = 15.00
L = 24.36
T = 15.82

⑤ Δ = 87°17'12"
R = 15.00
L = 22.85
T = 14.31

⑥ Δ = 0°58'
R = 950.00
L = 16.03

Δ = 0°58'
R = 920.00
L = 15.52
CH = N70°02'W
15.52

Δ = 0°46'
R = 830.00
L = 11.11
CH = N69°56'W
11.11

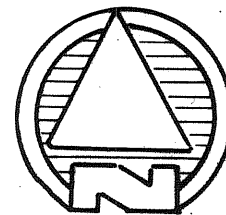
Δ = 102°01'
R = 770.00
L = 19.27
CH = S86°47'36"W
19.27

PARK RIDGE SUBDIVISION — SEC. 10

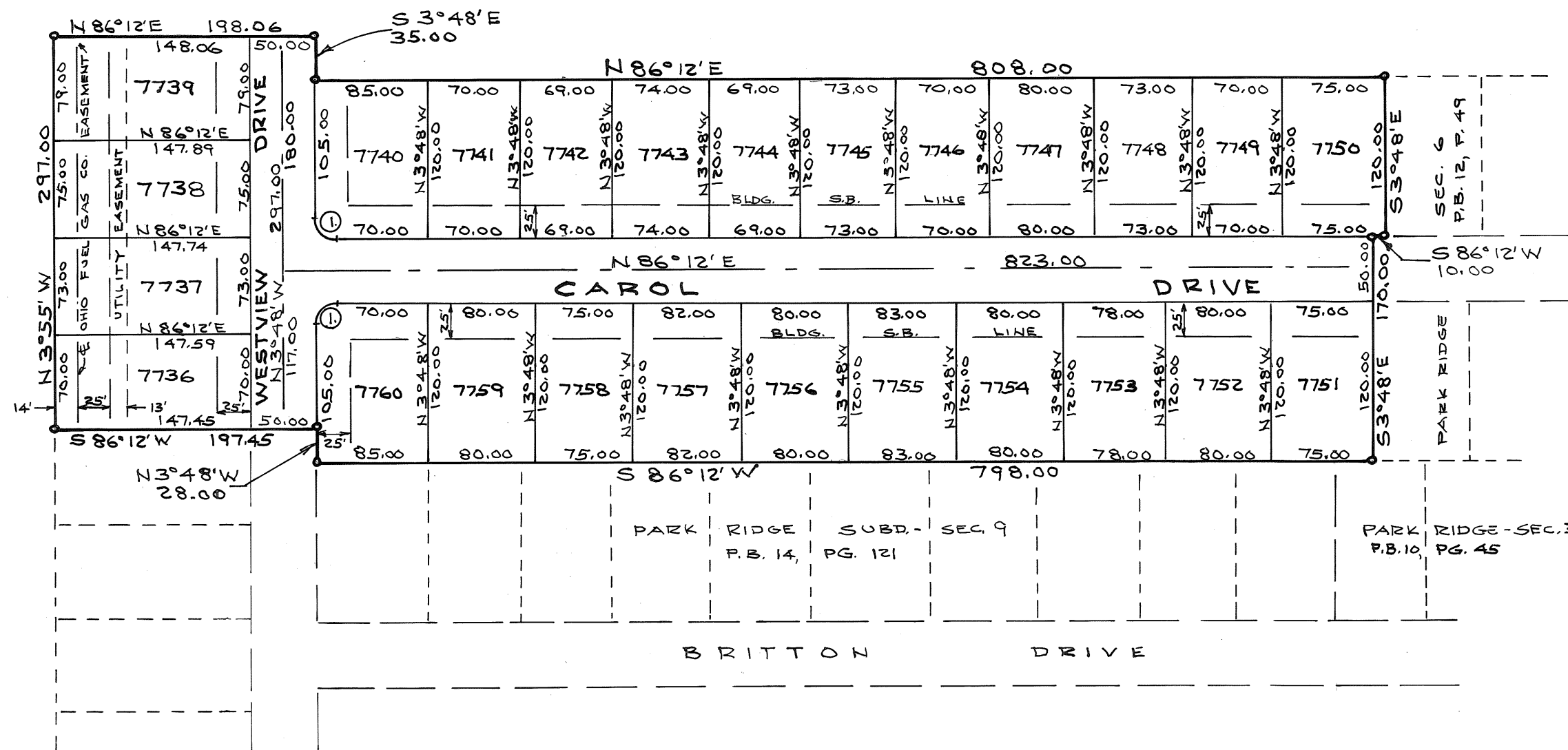
• PART OF OUTLOT 319 • PIQUA-OHIO •

CURVE DATA

①
Δ = 90°00'
R = 15.00
L = 23.56
T = 15.00



SCALE: 1" = 100'



NOTE

Restrictions for this plat shall be the same as those for Park Ridge Subd., Sec. 2, as recorded in Plat Book 9, Page 66A, Miami County Plat Records.

There is a six ft (6') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be otherwise shown hereon.

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 13th day of April, 1989, this plat was approved by Resolution No. 6-1989.

William C. Cruse
MAYOR

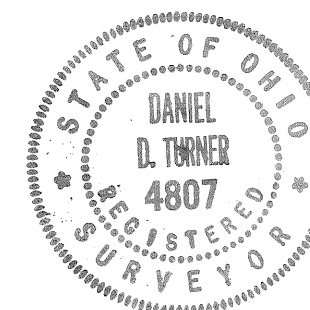
Frank K. Harris Jr.
CITY MANAGER

Larry D. Lang
CLERK

MIAMI COUNTY AUDITOR

Approved and transferred this 11th day of September, 1989.

Dale E. Davis
MIAMI COUNTY AUDITOR
BY: Cheryl Beaver
DEP. COUNTY AUDITOR



DESCRIPTION

Being a subdivision of 6.689 Acres of part of O.L. 319 as conveyed to Park Ridge, Inc. by deed recorded in Vol. 406, Pg. 159, of the Miami County deed records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat as shown hereon and do hereby dedicate the streets and easements to public use forever.

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

PARK RIDGE, INC.

Clifford M. Utterback
WITNESS
Robert P. Fite
WITNESS

Clifford M. Utterback
CLIFFORD M. UTTERBACK, PRES.
Robert P. Fite
ROBERT P. FITE, SEC.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 2nd day of April, 1989, before me, the undersigned, a notary public in and for said County and State, personally came Park Ridge, Inc. by its president Clifford M. Utterback and its secretary Robert P. Fite, 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 notarial seal on the day and date above written.

My commission expires: 11/1/90 DATE

John C. Turner
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

This plat reviewed and approved by City of Piqua Planning Commission this 11 day of April, 1989.

John C. Turner
CHAIRMAN

Tim R. Zeman
SECRETARY

CERTIFICATION

I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins to be set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

PARK RIDGE SUBD. - SEC. 10			
FOR			
PARK RIDGE, INC.			
PIQUA-OHIO			
DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY-OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	D.T.	SHEET NO.
MAR-1989	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 100'		
020189			

REPLAT OF PART INLOTS 187, 188, 189, 190, 191 & 192

TIPP CITY
CORPORATION

S.E.
SECTION

11
TAX MAP

VOLUME 15 PAGE 41
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 92121
REC'D FOR RECORD SEPT. 12, 1989
AT 9:26 AM FEE \$21.60
Janet E. Cain Recorder
MIAMI COUNTY RECORDER

I HEREBY APPROVE THIS PLAT AND HAVE
ASSIGNED THE LOT NUMBERS DESIGNATING
THE LOTS AS SHOWN ON THIS 12TH DAY
OF September, 1989.
Dale E. Davis by Cheryl Beaver
MIAMI COUNTY AUDITOR deputy

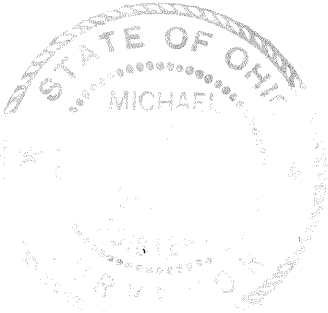
DESCRIPTION
BEING A SUBDIVISION OF 0.690 ACRES IN INLOTS 187, 188, 189, 190, 191, 192 IN THE CITY OF TIPP CITY,
MIAMI COUNTY, OHIO, AS CONVEYED TO GREG & SUSAN ARNETT, DEED RECORDED IN VOL. 598, PAGE 302
OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION
WE THE UNDERSIGNED BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE
WITHIN PLAT VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT. EASEMENTS SHOWN OR
NOTED ON THIS PLAT ARE FOR 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.

Frank W. Wagner V.P. STAR
Russell Badgett, V.P. BANK
Gregory A. Arnett
Susan E. Arnett
Brenda K. Sutherland - witness
Elizabeth A. Siler - witness

STATE OF OHIO, MIAMI COUNTY, S.S.
BE IT REMEMBERED THAT ON THIS 14TH DAY OF July, 1989, BEFORE ME, THE UNDERSIGNED,
CAME Frank W. Wagner, C. Russell Badgett, Gregory Arnett, Susan Arnett WHO ACKNOWLEDGE 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 THIS DAY AND DATE WRITTEN ABOVE.
Elizabeth A. Siler MY COMMISSION EXPIRES: October 23, 1992
NOTARY PUBLIC

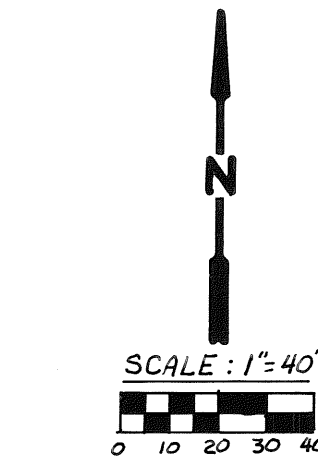
I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND
CORRECT SURVEY WITH LOT CORNERS SET AS SHOWN.



Michael W. Cozatt 4-06-89
MICHAEL W. COZATT, P.S.#6001

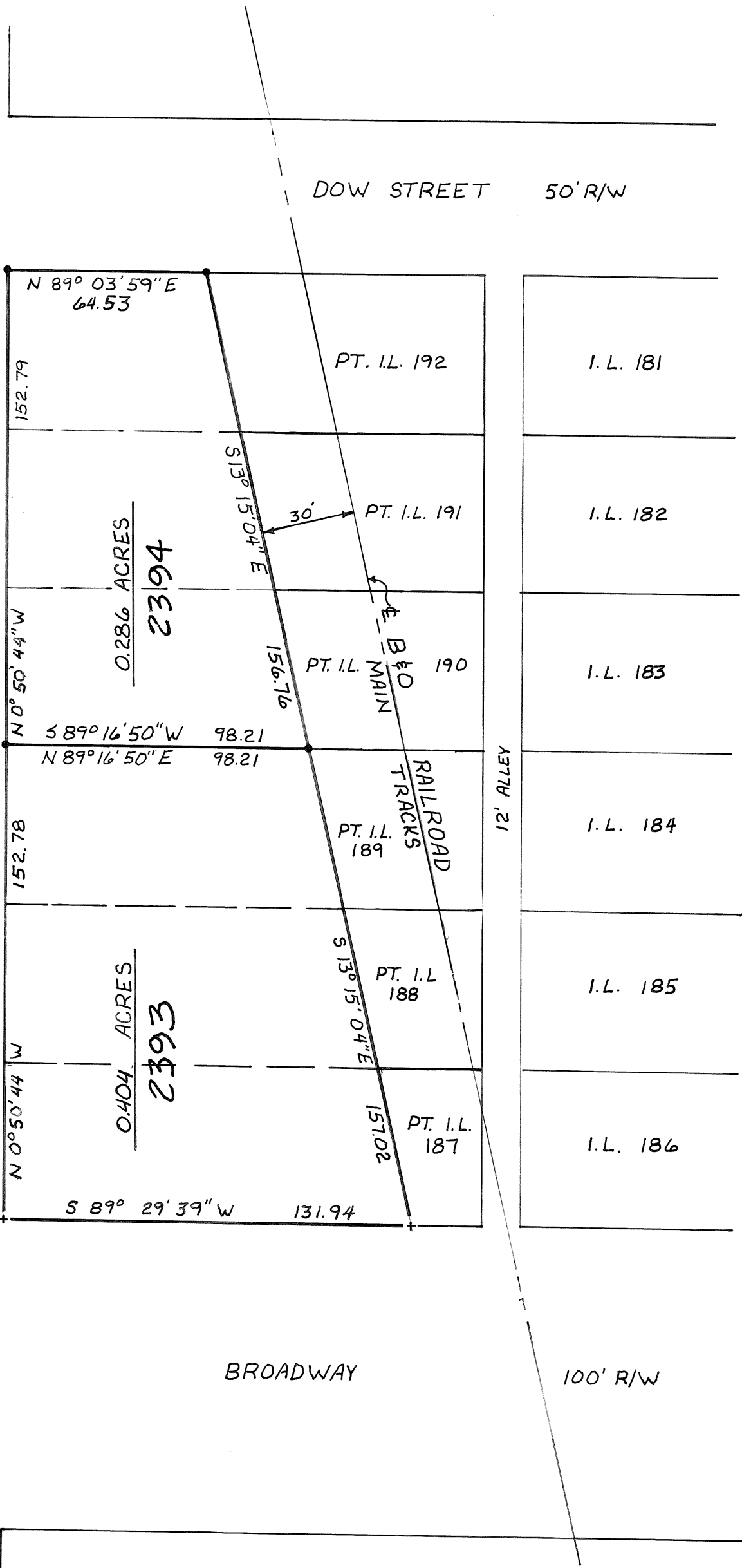
APPROVED BY THE CITY OF TIPP CITY
PLANNING COMMISSION;
THIS 14TH DAY OF April, 1989.
Philip H. Sampson CHAIRMAN
Rebekah Mohr SECRETARY

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 16188



LEGEND:
o IRON PIN
+ CUT CROSS

FIFTH STREET 66' R/W



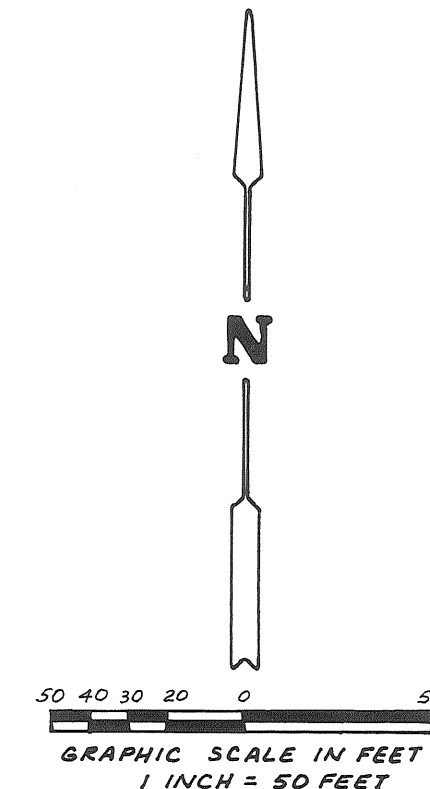
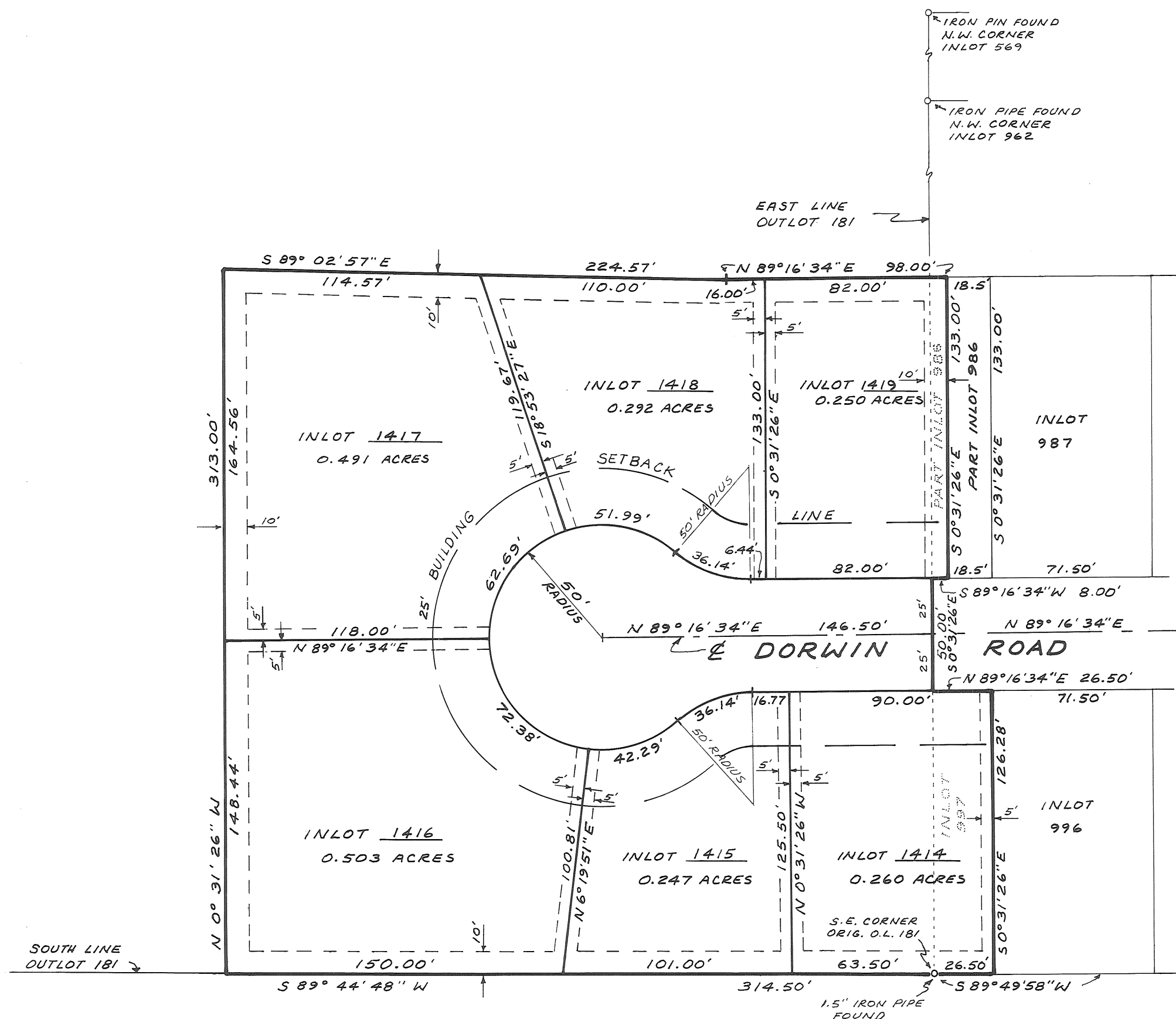
Locust Hill Subdivision Section 3

Village of West Milton, Miami County, Ohio

Plat Book 15 Page 42
Miami County Recorder's Plat Records
Received for record this 13TH day of
SEPTEMBER, 1989 at 9:14 A.M.
File No. 92176 Fee \$ 21.60

Janet E. Cain, Recorder
Janet E. Cain, Recorder

By _____
Deputy



BEARINGS ASSUMED

INDICATES UTILITY EASEMENT

Description

Being a subdivision containing a total of 2.340 acres with 0.296 acres being dedicated as Dorwin Road and 2.044 acres being in lots and being comprised of all of inlot no. 997, part of inlot no. 986 and 2.239 acre of part of outlot no. 181 and being a part of the lands conveyed to Allen L. Netzley and Linda Ann Netzley by Deed recorded in Miami County Recorder's Deed Book 611, Page 1.

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

Vincent C. Branch
Witness as to both

Allen L. Netzley
Allen L. Netzley

Anna S. Branch
Witness as to both

Linda Ann Netzley
Linda Ann Netzley

State of Ohio, Miami County, ss:

Be it remembered that on this 31st day of August, 1989, before me, the undersigned, a notary public in and for said County and State, personally came Allen L. Netzley and 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.

Pauline Z. Kimmel
Notary Public
My Commission Expires May 7, 1992

Village of West Milton Planning Commission

This plat reviewed and approved by the Village of West Milton Planning Commission this 6th Day of September, 1989

Bill Netzley
Chairman

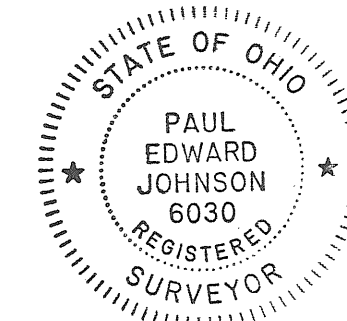
Harold E. Green
Secretary

Miami County Auditor

Transferred and inlot numbers assigned this 13TH Day of SEPTEMBER, 1989.

Dale E. Davis
Dale E. Davis, Auditor

By Cheryl Beaver
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

- The floor area of each dwelling structure, exclusive of open porches, carports or patios, shall not be less than 1400 square feet. The first floor of a two story or one and one half story structure shall have a minimum of 1000 square feet. All homes must be fully completed within one year 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 hereafter subdivided into additional residential lots.
- No trailer, basement, campshack, garage, barn or other out-building shall at any time be used as a residence, temporarily 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 four (4) 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.

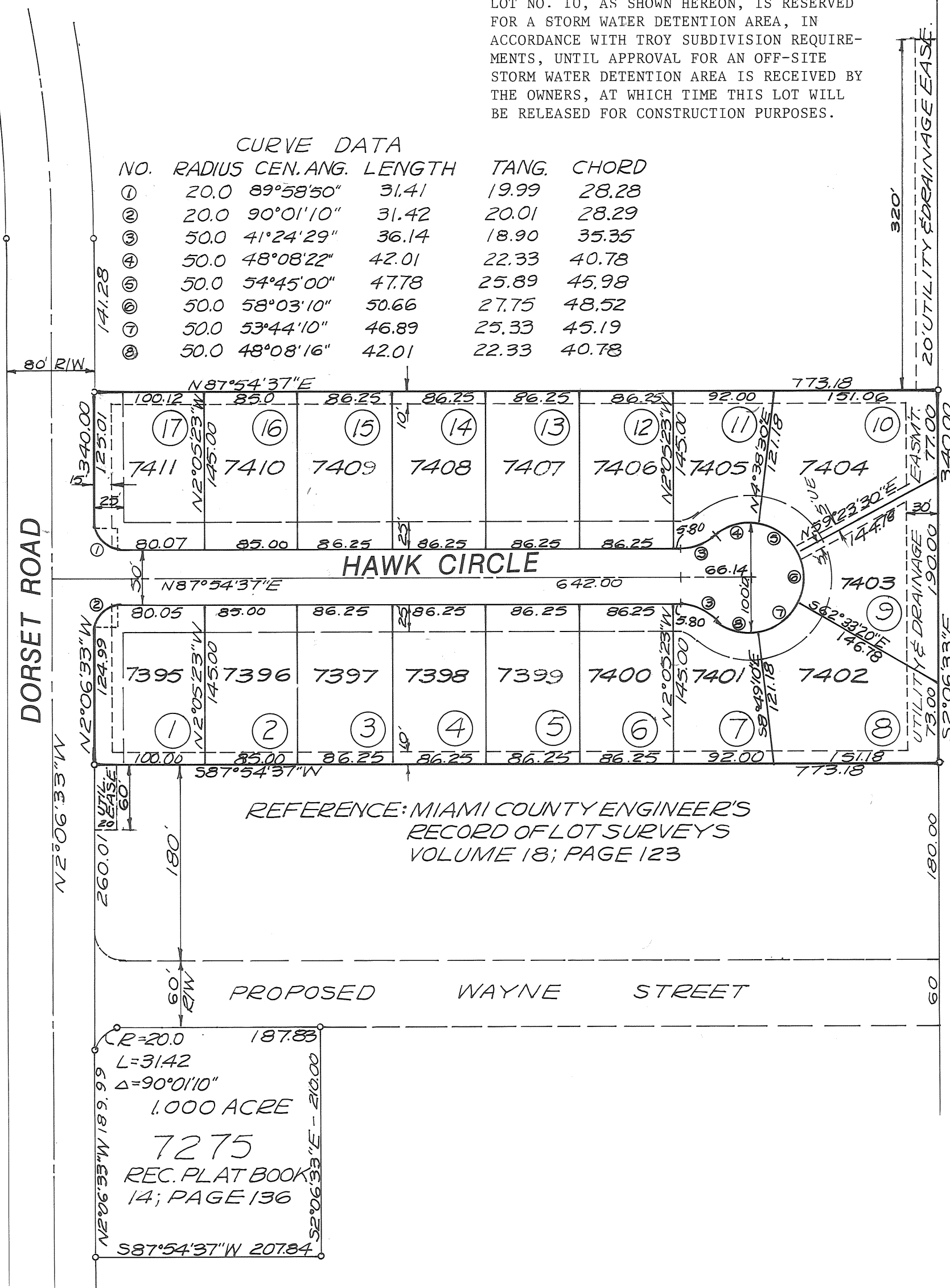
- No structure of a temporary character may be permitted on any premises except during the active period of construction of building.
- No animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets, may be kept, provided they are not 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, 2000 at which time they shall automatically be extended for successive periods 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 of 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.
- A person or persons buying a lot for investment or for future building must keep the grass cut and maintain the lot in a presentable manner.

HAWK COVE - TROY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 6.035 ACRES OF PART OF INLOT 6077 ACQUIRED BY ROGER & LISA HAWK BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 609 PAGE 820. 5.205 ACRES ARE PLATTED IN LOTS AND THE REMAINING 0.830 ACRES IS IN DEDICATED STREET RIGHT-OF-WAY.

LOT NO. 10, AS SHOWN HEREON, IS RESERVED FOR A STORM WATER DETENTION AREA, IN ACCORDANCE WITH TROY SUBDIVISION REQUIREMENTS, UNTIL APPROVAL FOR AN OFF-SITE STORM WATER DETENTION AREA IS RECEIVED BY THE OWNERS, AT WHICH TIME THIS LOT WILL BE RELEASED FOR CONSTRUCTION PURPOSES.

CURVE DATA				
NO.	RADIUS	CEN. ANG.	LENGTH	TANG. CHORD
①	20.0	89°58'50"	31.41	19.99 28.28
②	20.0	90°01'10"	31.42	20.01 28.29
③	50.0	41°24'29"	36.14	18.90 35.35
④	50.0	48°08'22"	42.01	22.33 40.78
⑤	50.0	54°45'00"	47.78	25.89 45.98
⑥	50.0	58°03'10"	50.66	27.75 48.52
⑦	50.0	53°44'10"	46.89	25.33 45.19
⑧	50.0	48°08'16"	42.01	22.33 40.78



PROTECTIVE COVENANTS & RESTRICTIONS

ALL BUILDINGS, PARKING AREAS AND DRIVES SHALL CONFORM TO CITY OF TROY ZONING AND PLANNING REQUIREMENTS.

PLAT BOOK 15 PAGE 43
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 21ST DAY OF
SEPTEMBER 1989 AT 3:00 P.M.

FILE NO. 92427 FEE: \$21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY 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 AND TO THE DEDICATION OF THE 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 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: ROGER AND LISA HAWK

Roger Hawk
ROGER HAWK

Lisa Hawk
LISA HAWK

Richard W. Klockner
WITNESS

Ruby E. Klockner
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 TROY, OHIO, THIS 23RD DAY OF JUNE, 1989.

Richard W. Klockner NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires October 19, 1991

LIENHOLDERS: THIRD SAVINGS AND LOAN COMPANY

William E. Smith
WILLIAM E. SMITH, VICE PRESIDENT

Craig C. Bundschuh
CRAIG C. BUNDSCUHH, VICE PRESIDENT

Molly L. Cameron
WITNESS

Patricia L. Rauton
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED WILLIAM E. SMITH, VICE PRESIDENT AND CRAIG C. BUNDSCUHH, VICE PRESIDENT OF THIRD SAVINGS AND LOAN COMPANY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENTS, 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 7 DAY OF JULY, 1989.

Patricia L. Rauton

NOTARY PUBLIC MY COMMISSION EXPIRES

PATTI L. RAUTON
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Sept. 23, 1993

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 1ST DAY OF JULY, 1989, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT

SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21ST DAY OF AUG, 1989, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCY NO. 0-29-89.

Douglas L. Panyk
MAYOR

Peter E. Jenkins
PRESIDENT OF COUNCIL

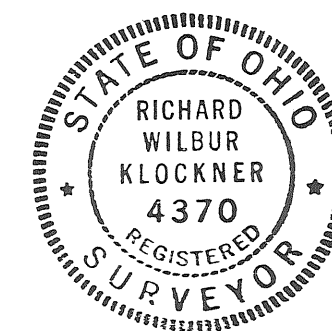
Sue B. Knight
CLERK OF COUNCIL

TRANSFERRED THIS 21ST DAY OF September, 1989.

Dale E. Davis BY: *Cheryl Beaver*

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.

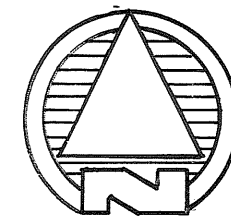
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



HAWK COVE TROY, OHIO		
ROGER AND LISA HAWK TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 21 JUNE 1989	DRAWN BY: TRACED BY: <i>AWK</i> CHECKED BY:	SHEET NO. 1 OF 1
SCALE: 1" = 100'		

NORTHFIELD - SECTION I

• LOT 7393 AND PART OF LOT 7394 •
• TROY - OHIO •



SCALE: 1" = 100'

CURVE DATA

- ① $\Delta = 90^{\circ}00'$
R = 15.00
L = 23.56
T = 15.50
- ② $\Delta = 10^{\circ}00'$
R = 200.00
L = 34.91
T = 17.50
- ③ $\Delta = 18^{\circ}00'$
R = 200.00
L = 62.83
T = 31.68
- ④ $\Delta = 41^{\circ}06'30''$
R = 400.00
L = 286.99
T = 149.98



NOTE
THIS AREA TO BE
USED FOR STORM
DRAINAGE DETENTION
ONLY. NO BUILDINGS
OR ANY TYPE
PERMITTED.

HERITAGE HILLS - SEC. 11
P.B. 14, PG. 120

HERITAGE HILLS - SEC. 12
P.B. 14, PG. 144

HERITAGE HILLS - SEC. 10
P.B. 10, PG. 86

NOTE:

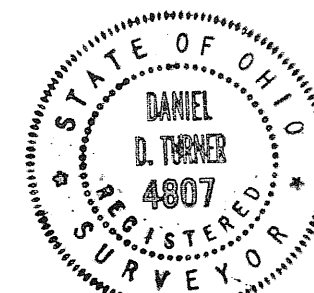
There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon.

MIAMI COUNTY AUDITOR

Approved and transferred this
22ND day of September, 1989

Dale E. Davis
MIAMI COUNTY AUDITOR

BY: *Sharon Brooker*
DEP. COUNTY AUDITOR



DESCRIPTION

Being a subdivision of 14.358 Acres of a 15.066 Acre tract conveyed to S & D Development, an Ohio partnership, by deed recorded in Volume 603, Page 273 of the Miami County deed records.

DEDICATION

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and do hereby dedicate the streets as shown hereon to public use forever.

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, and for the expressed privilege of removing any and all trees or other obstructions to the free use of said utilities, and providing ingress, and egress to the properties for said purposes, and are to be maintained as such forever.

S & D DEVELOPMENT

WITNESS

J. ERIC SONNENBERG - PARTNER

WITNESS

RICHARD L. DUNCAN - PARTNER

THE PEOPLES BUILDING & SAVINGS ASSN.

WITNESS

RICHARD A. HEERER - VICE PRES.

WITNESS

WILLIAM B. WHIDDEN - ASST. VICE PRES.

STATE OF OHIO, MIAMI CO. SS:

Be it remembered that on this _____ day of _____, 1989, before me the undersigned, a notary public in and for said County and State, personally came S & D Development, an Ohio partnership, by its partners J. Eric Sonnenberg and Richard L. Duncan, and Peoples Building & Savings Association by its vice-president Richard A. Heerer, its ass't. vice-president William B. Whidden, 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 notarial seal on the day and date above written.

My commission expires _____ DATE _____ NOTARY PUBLIC

CITY OF TROY PLANNING COMMISSION

This plat reviewed and approved by City of Troy Planning Commission this _____ day of _____, 1989.

Chairman
CHAIRMAN

Secretary
SECRETARY

CITY OF TROY COUNCIL

At a meeting of the City Council of the City of Troy, Ohio, held this _____ day of _____, 1989, This plat was approved by Ordinance No. _____

Mayor
MAYOR

Pres. of Council
PRES. OF COUNCIL

Clerk of Council
CLERK OF COUNCIL

CERTIFICATION

I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins to be set on all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

NORTHFIELD - SECTION I			
FOR			
S & D DEVELOPMENT			
DAYTON, OHIO			
DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY-OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	W.S.	SHEET NO.
JUNE-1989	CHECKED BY:	D.T.	1
FILE NO.	SCALE: 1" = 100'	1	
090189			

PT. INLOT 7451, PIQUA, OHIO

JANET E. CAIN, Recorder
 MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED
ON THIS 25th DAY OF Sept 1987,
Dale E. Davis by Cheryl Beaver,
MIAMI COUNTY AUDITOR deputy.

BEING 0.068 ACRES HEREBY DEDICATED FOR
ROADWAY PURPOSES SITUATED IN INLOT 7451,
CITY OF PIQUA, COUNTY OF MIAMI, STATE OF
OHIO.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED FOR PUBLIC ROADWAY PURPOSES, DO HEREBY ACCEPT AND APPROVE THIS PLAN AS SHOWN HEREON.

STATE OF OHIO, COUNTY OF MIAMI S.S.

BE IT REMEMBERED THAT ON THIS 10th DAY OF AUGUST, 1987 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND OF SAID COUNTY AND STATE, PERSONALLY CAME JACK R. GUBE, SERVICE INC. BY SHEL E. JACKSON, ITS CHAIRMAN OF THE BOARD AND DON MAZZA, ITS PRESIDENT, AND CITIZENS HERITAGE BANK BY R.M. DAVIS, ITS VICE-CHAIRMAN AND DONALD L. BRISHOF, ITS SECRETARY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING DEED TO US THE NOTARY, ACT AND DEED, IN MY PRESENCE, WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Sandy J. Green
NOTARY PUBLIC

October 27, 1988
MY COMMISSION EXPIRES

AT A MEETING HELD THIS _____ DAY OF _____ 1987,
ACCEPTED THIS ROAD DEDICATION.

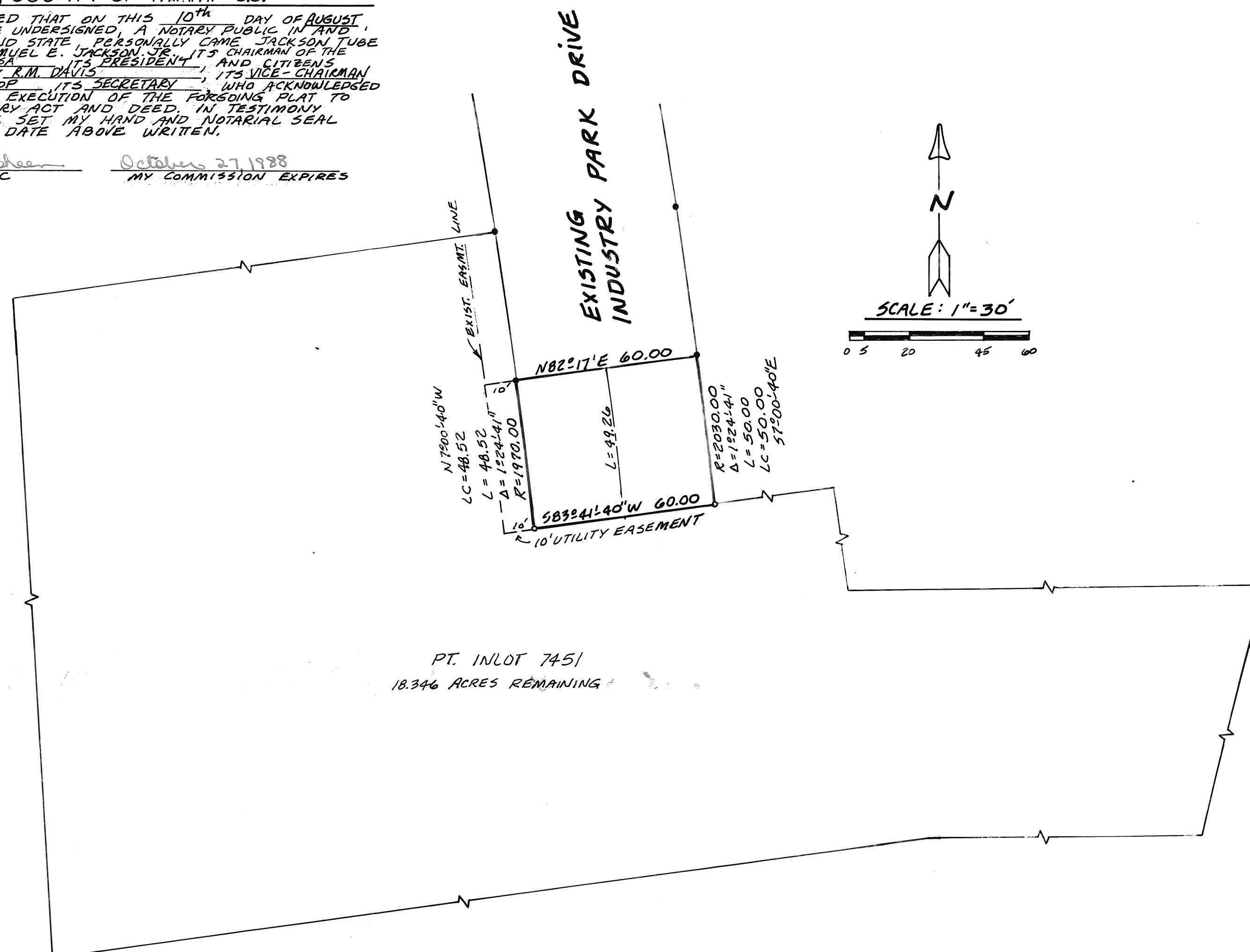
22 Thomas A. Prince
Raymond B. Wilson
C. Rickard Snow

AT A MEETING HELD THIS 19TH DAY OF JUNE, 1989,
ACCEPTED THIS ROAD DEDICATION BY ORDINANCE No. 35-89.

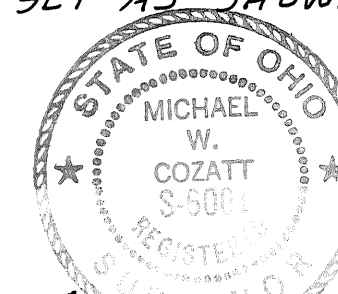
ACCEPTED THIS ROAD DEDICATION BY ORDINANCE NO. 33

William Dume Frank Patino
MAYOR PRESIDENT CITY MGR

Lucy B. Lang
CLERK



I HEREBY CERTIFY THIS PLAT
TO BE A TRUE AND CORRECT
SURVEY AND IRON PINS ARE
SET AS SHOWN.



Michael W. Cozatt 7-28-87
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO.

**PART OF SECTION 30, TOWN 1, RANGE 11 M.R.S.
SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO**

FILE NO. 92542 FEE: \$21.60

JANET E. CAIN Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

NOTE: ANNEXATION PROCEEDINGS RECORDED
IN MISC. BOOK 23, PAGE 8

IN MISS. BOOK 25, PAGE 8
Janet E. Cain, Recorder
 MIAMI COUNTY RECORDER

BEING A TOTAL OF 4.750 ACRES IN THE NORTHEAST QUARTER OF SECTION 30, TOWN 1, RANGE 11 M.R.S. IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO.

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI
COUNTY ENGINEER THIS 29TH DAY OF MARCH, 1989.

DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE
MIAMI COUNTY COMMISSIONERS THIS 31st DAY OF March, 1989.

Don Hart
Curtis H
Robert Dawson

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PIQUA THIS 17th DAY OF July, 1989, BY ORDINANCE NO. 42-89

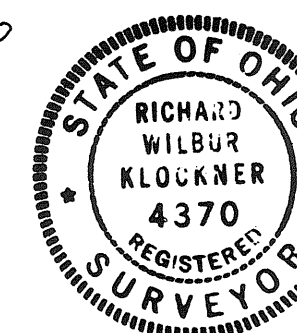
William J. Cruise MAYOR

Charles A. Cox
Charles E. Muesel
MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 25th DAY OF September, 1989.
Dale E. Davis BY: Cheryl Beaver
 MIAMI COUNTY AUDITOR DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE A
TRUE AND CORRECT SURVEY AS SHOWN.
IRON PINS SET AT ALL CORNERS.

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



ANNEXATION OF 4.750 AC. IN SEC. 30
SPRINGCREEK TWP., MIAMI CO., OHIO

TO THE CITY OF PIQUA, OHIO

RICHARD W. KLOCKNER & ASSOC., INC.
CIVIL ENGINEERING & SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331

DATE: NOV. 11, 1988	DRAWN BY: JP TRACED BY: JP CHECKED BY: <i>Rurl</i>	SHEET NO. 1 OF 1
	SCALE: 1"=100'	

TWEED WOODS - SECTION ONE TIPP CITY, OHIO

CURVE DATA:

NO.	RADIUS	CEN. ANG.	LENGTH	TANG.
①	15.0	90°00'00"	23.56	15.0
②	50.0	36°52'12"	32.18	
③	50.0	29°24'12"	25.66	
④	50.0	66°02'19"	57.63	
⑤	50.0	56°38'46"	49.43	
⑥	50.0	60°20'45"	52.66	

BEING A SUBDIVISION CONTAINING A TOTAL OF 14.657 ACRES OF THE 28.646 ACRES OF INLOT 2147 ACQUIRED BY PAUL D. & DORIS DODD AND J. ERIC & JUDY SONNENBERG BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 610, PAGE 708. 12.366 ACRES ARE PLATTED IN LOTS AND THE REMAINING 2.291 ACRES IS IN DEDICATED STREET RIGHT-OF-WAY.

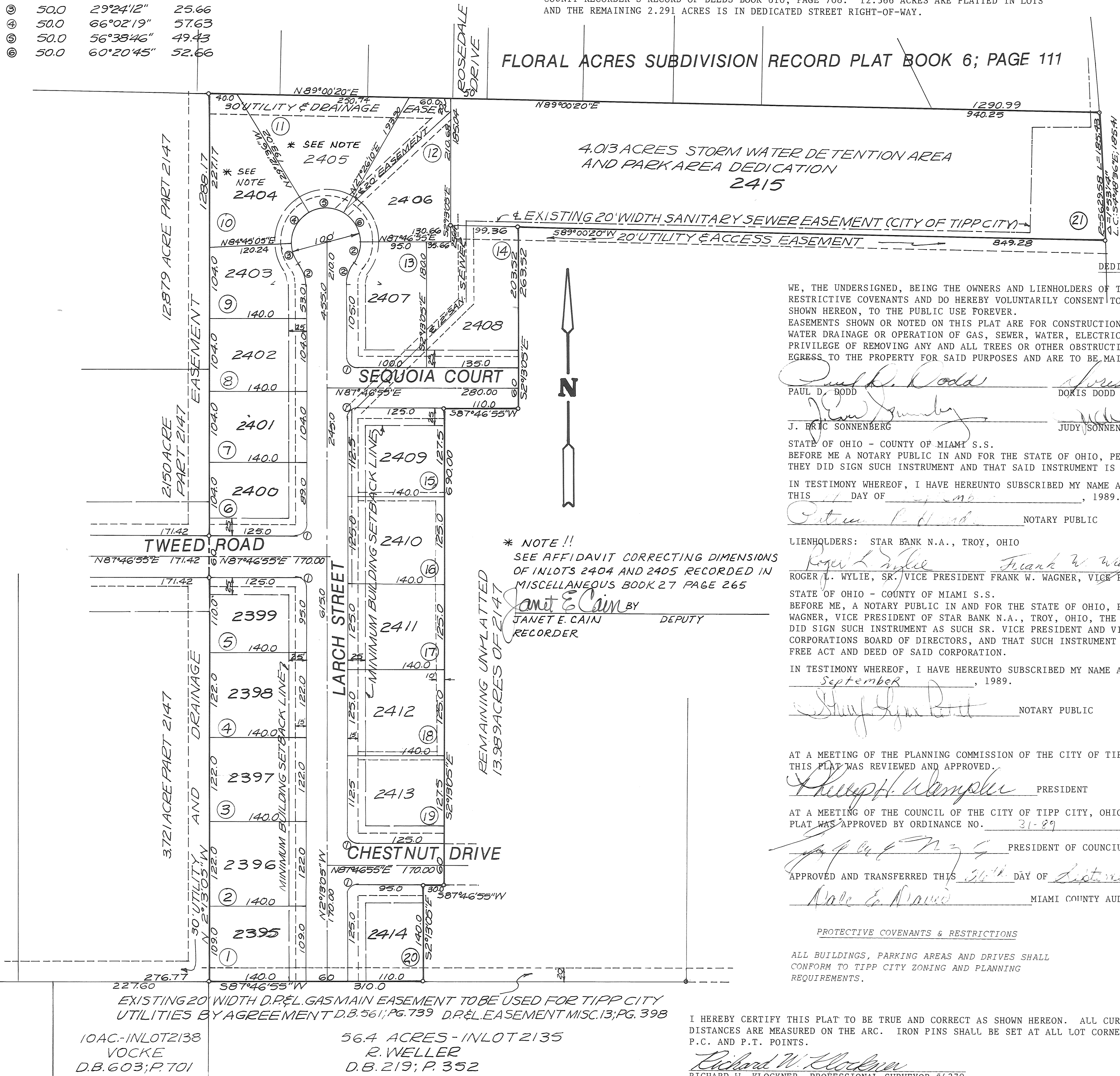
PLAT BOOK 15 PAGE 47
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 26TH DAY OF
SEPTEMBER 1989 AT 3:55 P.M.

FILE NO. 92561 FEE: \$ 21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

FLORAL ACRES SUBDIVISION RECORD PLAT BOOK 6; PAGE 111

UTILITY EASEMENTS
UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE A MINIMUM OF 10 FEET IN WIDTH UNLESS SHOWN OTHERWISE. IN ADDITION, AN EASEMENT 15 FEET IN WIDTH IS HEREBY GRANTED ADJACENT TO ALL DEDICATED STREET RIGHT-OF-WAY LINES AND EASEMENTS 5 FEET IN WIDTH ARE DEDICATED ADJACENT TO ALL SIDE LOT LINES.



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

Paul D. Dodd *Doris Dodd* *Janet E. Cain*
PAUL D. DODD DORIS DODD JANET E. CAIN
J. ERIC SONNENBERG JUDY SONNENBERG
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 Tipp City, OHIO, THIS 26th DAY OF September, 1989.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES October 18, 1992

LIENHOLDERS: STAR BANK N.A., TROY, OHIO

Roger L. Wylie *Frank W. Wagner* *Richard W. Klockner*
ROGER L. WYLIE, SR. VICE PRESIDENT 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 ROGER L. WYLIE, SR. VICE PRESIDENT AND FRANK W. WAGNER, VICE PRESIDENT OF STAR BANK N.A., TROY, OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH SR. VICE PRESIDENT AND VICE PRESIDENT, 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 13th DAY OF September, 1989.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES Sept 23, 1992

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 2nd DAY OF June, 1989, THIS PLAT WAS REVIEWED AND APPROVED.

Richard W. Klockner PRESIDENT *Richard W. Klockner* SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 17th DAY OF July, 1989, THIS PLAT WAS APPROVED BY ORDINANCE NO. 31-89.

Richard W. Klockner PRESIDENT OF COUNCIL *Richard W. Klockner* CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 26th DAY OF September, 1989

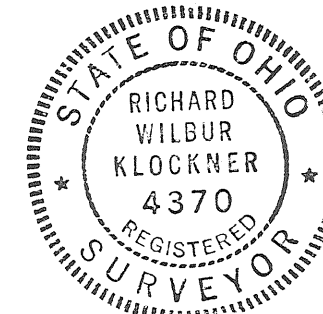
Richard W. Klockner MIAMI COUNTY AUDITOR BY: *Richard W. Klockner* DEPUTY AUDITOR

PROTECTIVE COVENANTS & RESTRICTIONS

ALL BUILDINGS, PARKING AREAS AND DRIVES SHALL CONFORM TO TIPP CITY ZONING AND PLANNING REQUIREMENTS.

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



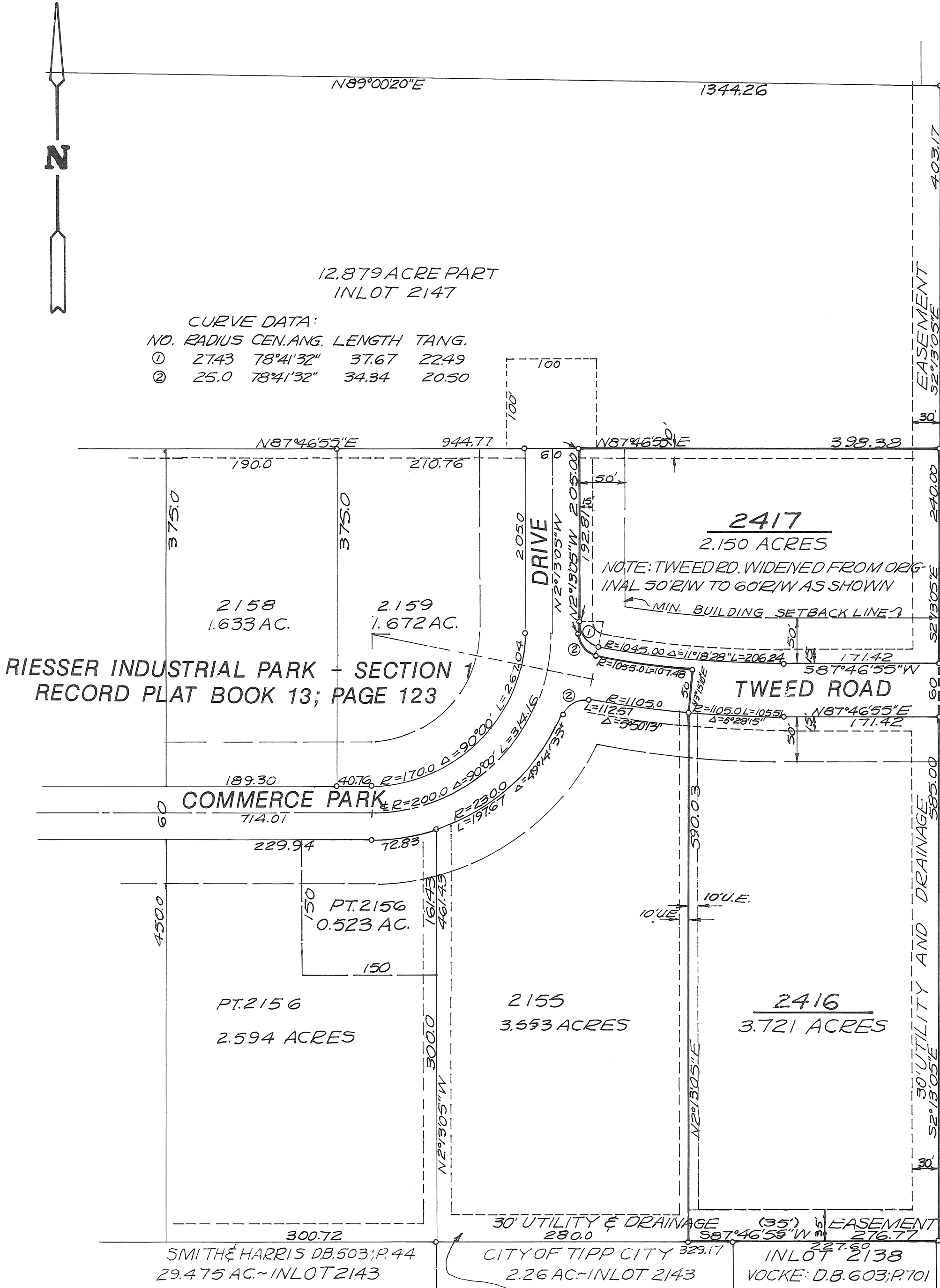
TWEED WOODS - SECTION ONE TIPP CITY, OHIO		
PAUL D. & DORIS DODD J. ERIC & JUDY SONNENBERG		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE <u>8 JUNE</u> <u>1989</u>	DRAWN BY: TRACED BY: <i>Paul</i> CHECKED BY:	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 100'		

RIESSER INDUSTRIAL PARK - SECTION 2 TIPP CITY, OHIO

PLAT BOOK 15 PAGE 48
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27TH DAY OF
SEPTEMBER, 1989 AT 3:42 P.M.
FILE NO. 92607 FEE: \$ 21.60

Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

BEING A SUBDIVISION IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 6.278 ACRES OF INLOT 2147, OF WHICH 5.871 ACRES IS PLATTED IN LOTS AND 0.407 ACRES IS DEDICATED AS PUBLIC STREETS. SAID AREA BEING PART OF A TOTAL OF 47.803 ACRES ACQUIRED BY LAWRENCE T. RIESSER, JUDITH S. RIESSER, CAROL J. GAEKE AND JOSEPH C. GAEKE BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 604, PAGE 762.



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

Carol J. Gaeke Joseph C. Gaeke Witness Richard W. Klockner
CAROL J. GAEKE JOSEPH C. GAEKE WITNESS RICHARD W. KLOCKNER

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 TIPP CITY, OHIO, THIS 26TH DAY OF SEPTEMBER, 1989.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1991

Lawrence T. Riesser Judith S. Riesser Witness Richard W. Klockner
LAWRENCE T. RIESSER JUDITH S. RIESSER WITNESS RICHARD W. KLOCKNER

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 TIPP CITY, OHIO, THIS 26TH DAY OF SEPTEMBER, 1989.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1991

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 22ND DAY OF June, 1989, THIS PLAT WAS REVIEWED AND APPROVED.

Sheep H. Wampler PRESIDENT NEWA HUFFORD SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 17th DAY OF July, 1989, THIS PLAT WAS APPROVED BY ORDINANCE NO. 32-89.

Lauren J. Myle PRESIDENT OF COUNCIL NEWA HUFFORD CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 27TH DAY OF SEPTEMBER, 1989.

Dale E. Davis MIAMI COUNTY AUDITOR BY: Cheryl Beaver DEPUTY AUDITOR

PROTECTIVE COVENANTS & RESTRICTIONS
ALL PROTECTIVE COVENANTS & RESTRICTIONS SHALL BE THE SAME AS RIESSER INDUSTRIAL PARK - SECTION 1.



RIESSER INDUSTRIAL PARK - SECTION 2 TIPP CITY, OHIO		
CAROL J. GAEKE & JOSEPH C. GAEKE LAWRENCE T. RIESSER & JUDITH S. RIESSER		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 8 JUNE 1989	DRAWN BY: TRACED BY: R.W.K. CHECKED BY: SCALE: 1" = 100'	SHEET NO. 10F/1

UTILITY EASEMENTS
UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE A MINIMUM OF 10 FEET IN WIDTH UNLESS SHOWN OTHERWISE. IN ADDITION, AN EASEMENT 15 FEET IN WIDTH IS HEREBY GRANTED ADJACENT TO ALL DEDICATED STREET RIGHT-OF-WAY LINES.

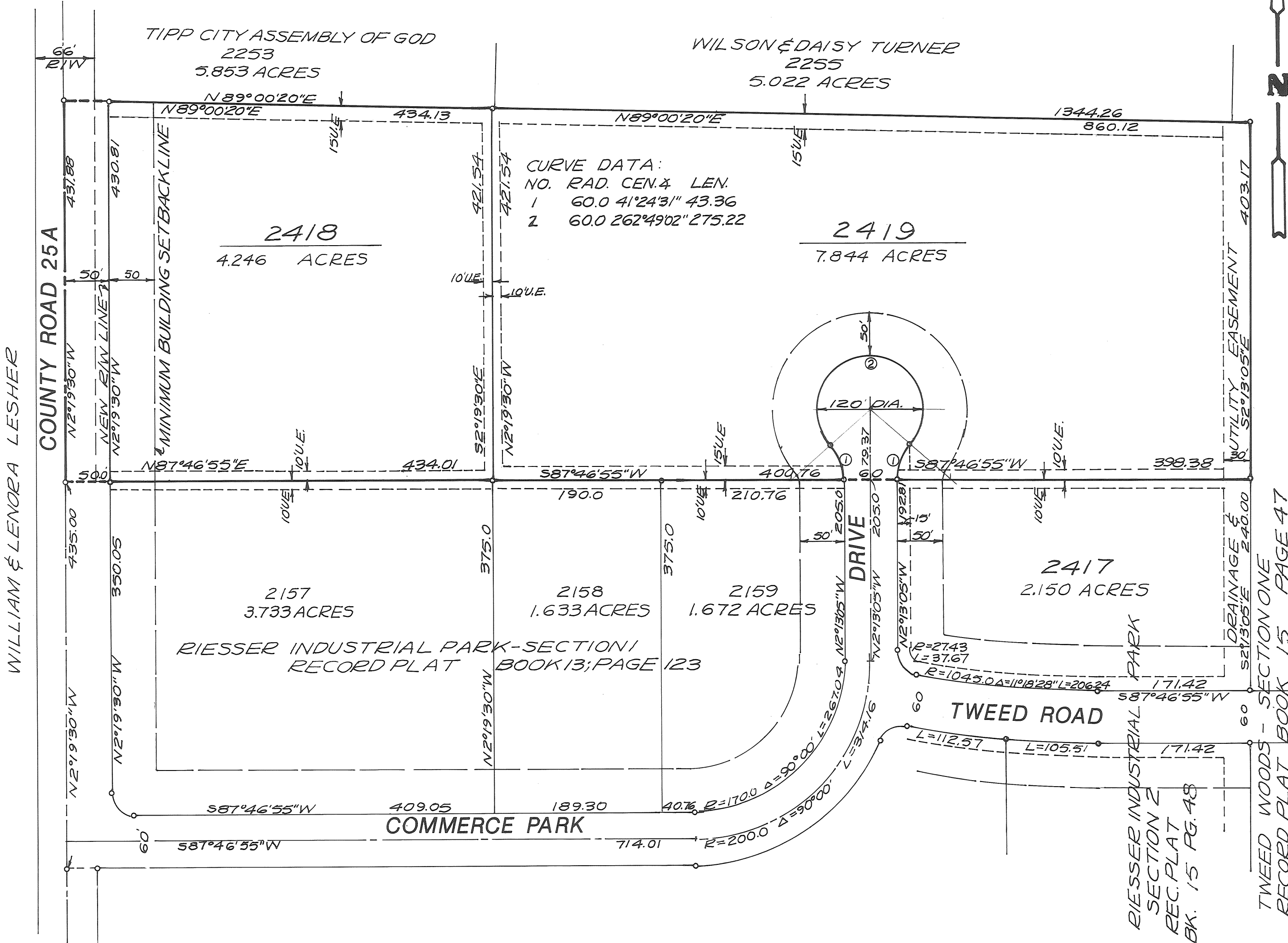
EXISTING 20' EASEMENT
ALONG R: D.P. & L. MISC. 13;
PG. 398; TIPP CITY ASSIGN-
MENT D.B. 561; PG. 739

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

RIESSER INDUSTRIAL PARK - SECTION 3

BEING A SUBDIVISION IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, CONTAINING A TOTAL OF 12.879 ACRES OF INLOT 2147 OF WHICH 12.090 ACRES IS PLATTED IN LOTS AND 0.789 ACRES IS DEDICATED AS PUBLIC STREETS. SAID AREA BEING PART OF A TOTAL OF 47.803 ACRES ACQUIRED BY LAWRENCE T. RIESSER, JUDITH S. RIESSER, CAROL J. GAEKE AND JOSEPH C. GAEKE BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 604, PAGE 762.

PLAT BOOK 15 PAGE 49
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 3RD DAY OF
OCTOBER, 1989, AT 2:07 P.M.
FILE NO. 92804 FEE: \$ 21.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER



DEDICATION
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVED THIS PLAT AND ANY 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 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.
Carol J. Gaere
CAROL J. GAEKE
Joseph C. Gaere
JOSEPH C. GAEKE
Richard W. Klockner
RICHARD W. KLOCKNER
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 TIPP CITY, OHIO, THIS 26TH DAY OF SEPTEMBER, 1989.
Richard W. Klockner
RICHARD W. KLOCKNER, Notary Public
My Commission Expires October 19, 1991

Lawrence T. Riesser
LAWRENCE T. RIESSER
Judith S. Riesser
JUDITH S. RIESSER
Richard W. Klockner
RICHARD W. KLOCKNER
WITNESS

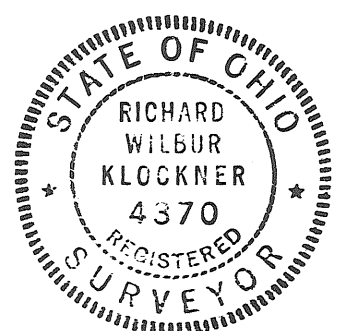
STATE OF OHIO COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO, THIS 26TH DAY OF SEPTEMBER, 1989.
Richard W. Klockner
RICHARD W. KLOCKNER, Notary Public
My Commission Expires October 19, 1991

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 25th DAY OF September, 1989, THIS PLAT WAS REVIEWED AND APPROVED.
Philip H. Wampler
PRESIDENT
Neva Hufferd
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 2 DAY OF OCTOBER, 1989, THIS PLAT WAS APPROVED BY ORDINANCE NO. 46-89.
Richard W. Klockner
PRESIDENT OF COUNCIL
Neva Hufferd
CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 3RD DAY OF OCTOBER, 1989.
Dale E. Davis
MIAMI COUNTY AUDITOR
BY: Cheryl Beaver
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



RIESSER INDUSTRIAL PARK - SECTION 3 TIPP CITY, OHIO		
CAROL J. GAEKE & JOSEPH C. GAEKE LAWRENCE T. RIESSER & JUDITH S. RIESSER		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: TRACED BY: Ruk CHECKED BY:	SHEET NO. 1 OF 1
20 SEP 1989	SCALE: 1" = 100'	

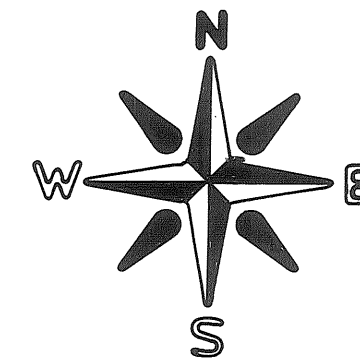
BROKEN WOODS SECTION 5

4
TOWN

6E
RANGE

4
SECTION

CONCORD
TOWNSHIP



SCALE: 1" = 100'

VOLUME 15 PAGE 50
MIAMI COUNTY RECORDER'S
PLAT RECORDS. FILE NO. 92895
REC'D OCT. 5, 1989, AT 11:55 A.M.
FEE # 43.20
James E. Cain by Sandy Walker Deputy
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED:
Dele E. Davis by Jinda Pearson
MIAMI COUNTY AUDITOR

EASEMENT NOTE:
A 10 ft. easement is located
behind and adjoining all street
right-of-way lines. Also 5 ft. each side
all interior lot lines (utilities & drainage)

APPROVED: MIAMI COUNTY PLANNING COMMISSION

George R. Mote Samuel L. Spandorfer

Date: MARCH 15, 1989

APPROVED: CITY-OF-TROY PLANNING COMMISSION

Chairman Secretary

Date: 9-9-88

APPROVED: MIAMI COUNTY BOARD OF COMMISSIONER'S

Don Hart Robert Cannon

Date: 9-08-89

APPROVED: MIAMI COUNTY ENGINEER

James Christie

Date: 2-21-89

DEDICATION

WE, THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN TH WITHIN PLAT, VOLUNTARY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS SHOWN TO THE PUBLIC USE FOREVER.

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

①② Rich M. Dexter By: Harry W. Fullenkamp, Vice Pres.
Witness
①② Sheila Starnett By: Robert B. Burtch, Sr. V. Pres.
Witness
③④ Mary H. Colwell By: Dean E. Shroyer
Witness
③④ Rich M. Dexter By: Barbara C. Shroyer
Witness DOWER

DESCRIPTION

BEING A SUBDIVISION OF 10.435 ACRES OF A TRACT LOCATED IN THE S.E. & S.W. QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO CONVEYED TO DEAN E. SHROYER, DBA SHROYER BROTHERS, BY DEED RECORDED IN VOLUME 610, PAGE 119 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS: 5.1654 ACRES LOTS, 2.2696 ACRES STREET.

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME THE PEOPLES FEDERAL SAVINGS & LOAN ASSOC., BY Harry W. Fullenkamp, ITS Vice Pres., AND Robert Burtch, ITS Sr. Vice Pres., AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 7th DAY OF September, 1989.

Rich M. Dexter
Notary Public

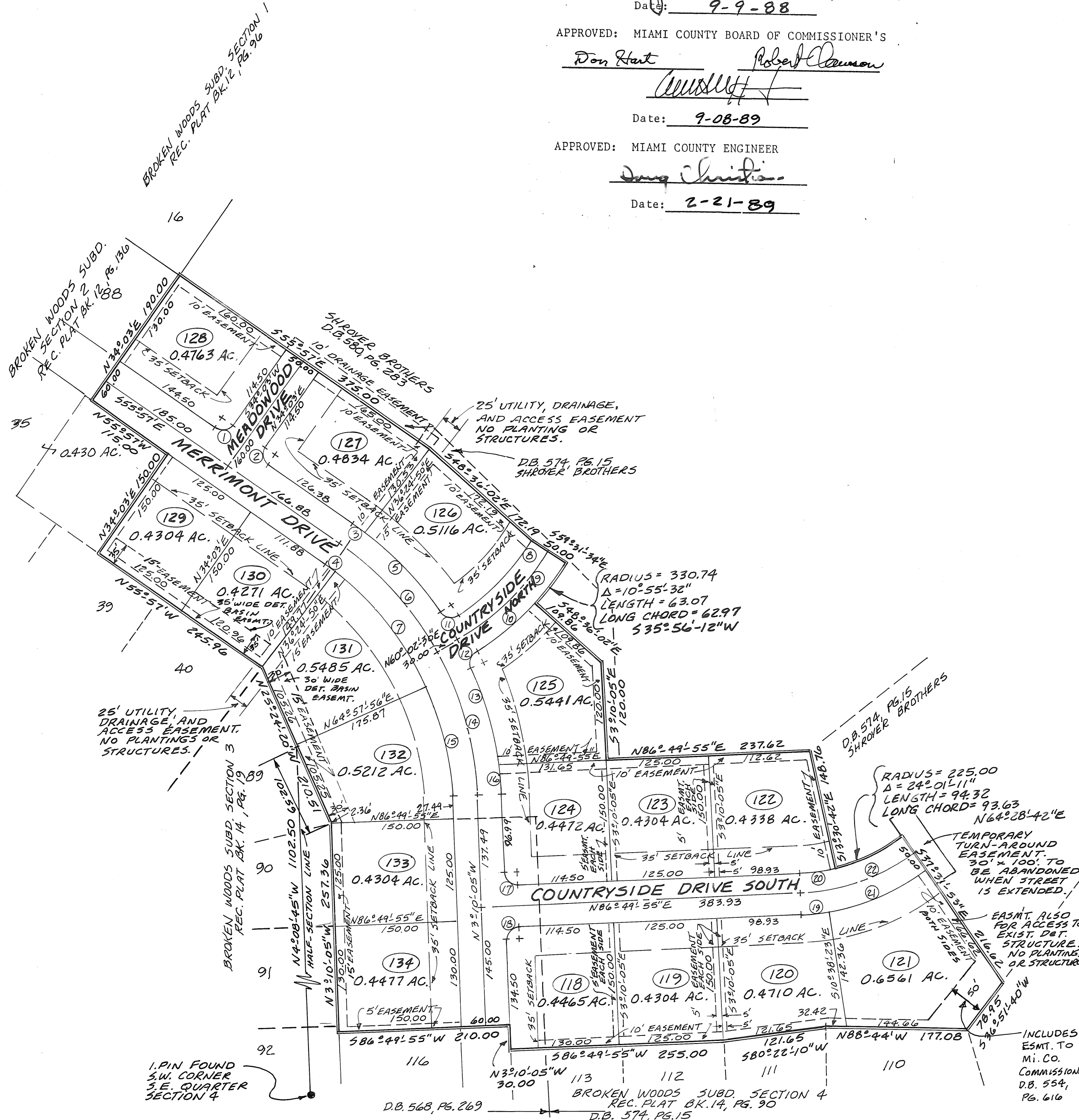
May 14, 1992
My Commission Expires

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO PERSONALLY CAME DEAN E. SHROYER, DBA SHROYER BROTHERS, AND BARBARA C. SHROYER, DOWER, AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 7th DAY OF September, 1989.

Rich M. Dexter
Notary Public

May 14, 1992
My Commission Expires



CURVE DATA				
NO.	RADIUS	ANGLE	LENGTH	LONG CHORD
1	15.50	90°00'	24.35	21.92 S79°03'00"W
2	15.50	90°00'	24.35	21.92 N10°57'00"W
3	430.00	2°21'58"	17.74	17.74 N54°46'05"W
4	370.00	2°21'48"	15.26	15.26 S54°46'05"E
5	430.00	18°22'29"	137.90	137.31 N44°23'57"W
6	400.00	26°00'00"	181.51	179.96 S42°57'00"E
7	370.00	28°33'02"	184.37	182.47 S39°18'37"E
8	200.74	26°37'54"	130.49	129.32 S43°47'23"W
9	305.74	29°34'34"	157.82	156.07 S45°15'43"W
10	330.74	16°23'12"	94.59	94.27 N49°35'33"E
11	15.50	87°40'10"	23.72	21.47 N79°03'10"W
12	15.50	82°33'02"	22.33	20.45 N16°30'30"E
13	430.00	16°35'47"	124.55	124.12 N16°28'16"W
14	400.00	26°46'55"	186.97	185.28 S16°33'32"E
15	370.00	21°51'58"	141.20	140.35 S14°06'05"E
16	430.00	5°00'15"	37.56	37.54 N5°40'13"W
17	15.50	90°00'	24.35	21.92 N48°10'05"W
18	15.50	90°00'	24.35	21.92 N41°49'55"E
19	275.00	7°28'18"	35.86	35.84 N83°05'46"E
20	225.00	10°20'37"	40.62	40.56 S81°39'37"W
21	275.00	26°53'30"	129.07	127.89 N65°54'52"E
22	250.00	34°21'48"	144.94	147.70 S69°39'01"W



I HEREBY CERTIFY THIS PLAT
TO BE A TRUE AND CORRECT
SURVEY AS SHOWN. IRON PINS
SET AT ALL LOT CORNERS AND
POINTS OF CURVATURE.

Michael W. Cozatt 10-10-88
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY
JOB NO. 03488

BROKEN WOODS SECTION 5

4
TOWN

6E
RANGE

4
SECTION

CONCORD
TOWNSHIP

VOLUME 15 PAGE 50A
MIAMI COUNTY RECORDER'S
PLAT RECORDS. FILE NO. 92895
REC'D. OCT. 5, 1989, AT 11:55 A.M.
FEE \$ 43.20

James E. Cain by Sandy Walker Deputy
MIAMI COUNTY RECORDER

1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING UNIT WITH ATTACHED GARAGE OF APPROVED DESIGN AND CONSTRUCTION. ALL GARAGES AND OR ADDITIONS MUST BE ATTACHED TO THE RESIDENCE.
2. A PERSON OR PERSONS BUYING A LOT FOR INVESTMENT OR FOR FUTURE BUILDING MUST KEEP THE GRASS CUT AND MAINTAIN THE LOT IN A PRESENTABLE MANNER.
3. THERE SHALL BE NO TRAILERS, CAMPERs, SHACK, BARN OR OTHER OUTBUILDING ERECTED OR PARKED ON PREMISES.
4. THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1,700 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN, AND 2000 SQUARE FEET TOTAL FOR A TWO OR A ONE AND ONE HALF STORY DESIGN, 2100 SQUARE FEET FOR SPLIT LEVEL DESIGN.
5. NO LOTS SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.
6. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
7. ANY FENCING OR HEDGES ERECTED OR PLANTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT OR ANY CHAIN-LINK FENCES SHALL BE ERECTED OR PLANTED NEARER TO THE ROADWAY THAN THE FRONT CORNER OF THE HOUSE.
8. THE LOCATION, GRADE, AND HOUSE DESIGN OF ANY RESIDENCE TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL BE SHOWN ON A PLOT PLAN AND SUBMITTED TO AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.
9. NO COMMERCIAL TRADE OR NOXIOUS AND OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
10. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED ON ANY LOT IN THIS SUBDIVISION EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDING THEY ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.
11. THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF THE LAND OWNERS AGREE TO CHANGE SAID COVENANT.
12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.

DETENTION BASIN AND STORMWATER COVENANTS AND RESTRICTIONS

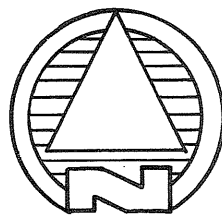
The easement area at the rear of Lots 121, 130, and 131, in addition to being for the purpose of utility location and storm water flow, is also an area for detention of storm water flow. These areas are subject to periodic flooding due to the detention structures to the height of the detention structure (877.0 on Lot 121 and 877.2 on Lots 130 and 131, AND 129 AND 132.

The following covenants are non-amenable and shall run with the land:

1. Miami County and Concord Township do not accept for maintenance the storm water facilities which includes the drainage swales and storm water detention areas constructed along the rear of Lots 121, 130, and 131, AND 129 AND 132.
2. The lots on the within plat are governed by the rules and regulations as noted in the Miami County Stormwater Management Control Regulations as recorded in Misc. Book 21, Page 585, Miami County Recorder's Records.
3. The grantees agree to individually maintain and repair the storm water detention facilities (according to Item 1) in a manner which complies with the specifications and approval of the Miami County Engineer.
4. In the event that the grantees fail to maintain and repair said facilities in a manner approved by the Miami County Engineer, the grantees agree to pay any and all assessments as determined by the Miami County Engineer. The Miami County Engineer shall be granted sole authority to perform any and all such maintenance and repair as he deems necessary in his judgement
5. No structure, planting, fencing, culvert pipe, or other materials shall be place or permitted to remain within the storm water detention facilities (according to Item 1) without the written permission of the Miami County Engineer.
6. The finish grade of any lot or lots or parts thereof shall comply with the finish grade and grading plan as shown on the Sediment and Erosion Control Plan.



Michael W. Cozatt 10-10-08
COZATT ENGINEERING COMPANY
CIVIL ENGINEER 1008 GRANT ST. LAND SURVEYOR TROY
JOB NO.



SCALE: 1" = 30'

REPLAT OF LOTS 4710-4711-4712

• CITY OF TROY • MIAMI COUNTY • OHIO •

PLAT BOOK 15 PAGE 51

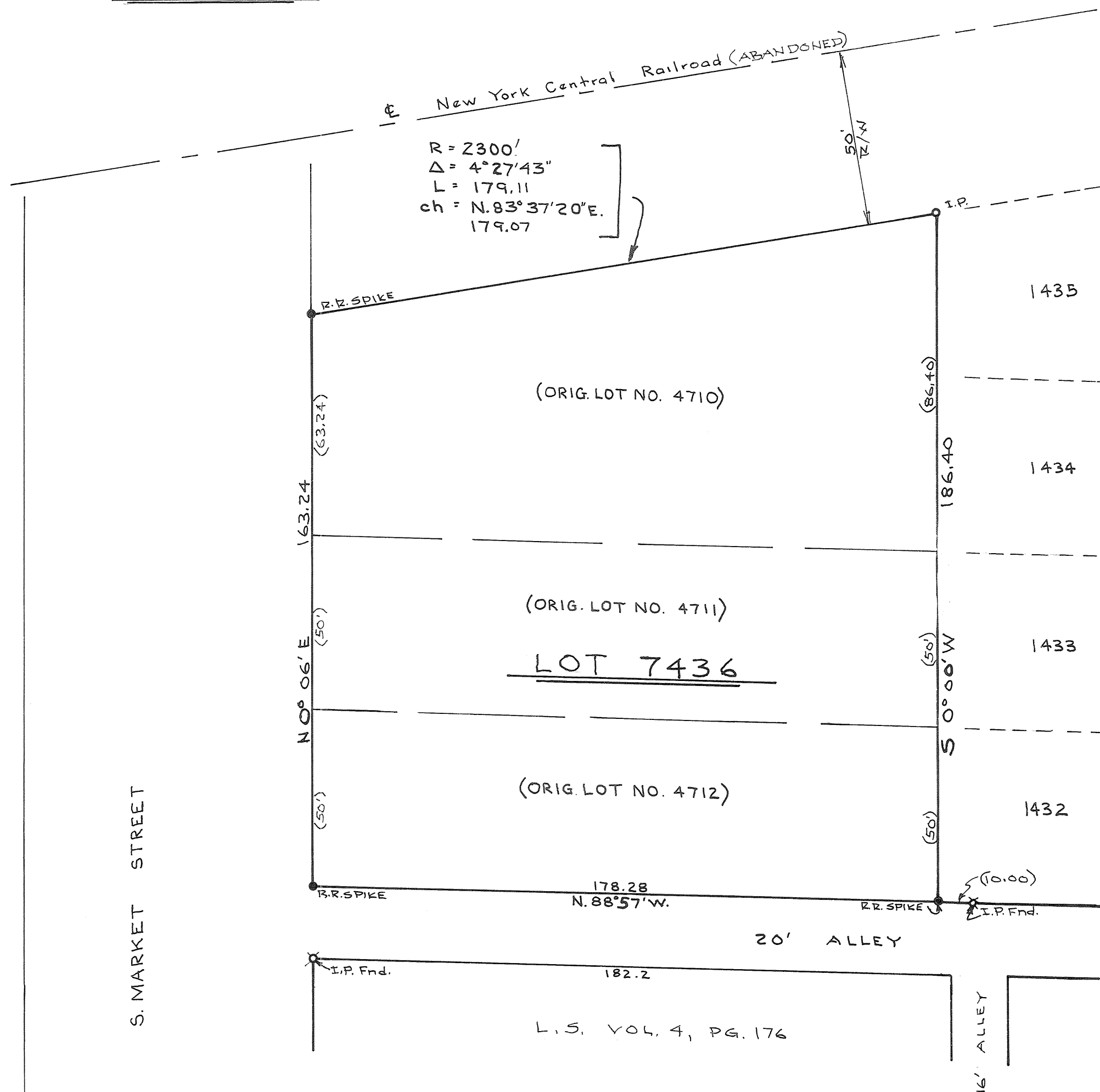
MIAMI COUNTY RECORDER'S RECORD OF
RECORDED PLATS

FILE NO. 93006

RECEIVED FOR RECORD 3:05 PM
TIME

FEE \$21.60 OCT. 10, 1989
DATE

Janet E. Cain By Sandra Whidden, Deputy
MIAMI COUNTY RECORDER



DESCRIPTION

Being a replat of lots 4710, 4711, and 4712 as recorded in Plat Book 7, Page 121 of the Miami County Plat Records.

OWNER APPROVAL

We, the undersigned, being all of the owners and lien holders of the lots herein replatted, do hereby accept and approve this replat.

Angie Gates
WITNESS

Eric L. Venable
WITNESS

Delores Kinnison
WITNESS

Sandra L. Jones
WITNESS

Marsha Simpson
WITNESS

Joan Mangas
WITNESS

William C. Patterson
WITNESS

Barbara S. Patterson
WITNESS

THE PEOPLES BUILDING & SAVINGS ASSN.

William Zimmerman
WITNESS

William B. Whidden
WITNESS

Dorwin P. Teeters
WITNESS

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 26th day of JUNE, 1989, before me, a notary public in and for said County and State, personally came William C. Patterson and Barbara S. Patterson, husband and wife, and The Peoples Building and Savings Association by its vice-president John R. Drake and its vice president William B. Whidden, and Dorwin P. Teeters, 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 notarial seal on the day and date above written.

My Commission expires: 2-11-93 Sandra L. Jones
NOTARY PUBLIC

CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held on this 28th day of JUNE, 1989, this plat was approved.

Sheila Knight
SECRETARY

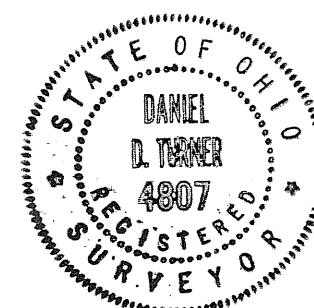
Charles F. Fogle
CHAIRMAN

MIAMI COUNTY AUDITOR

Approved and transferred
this 10th day of OCTOBER, 1989

Dale E. Davis
MIAMI COUNTY AUDITOR

Cheryl Beaver
DEPUTY MIAMI COUNTY AUDITOR



CERTIFICATION

I hereby certify this plat and all measurements to be correct in accordance with a plat filed in Plat book 7, Page 121 of the Miami County Plat Records

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

REPLAT OF LOTS 4710-4711-4712
FOR

WILLIAM C. PATTERSON
TROY, OHIO

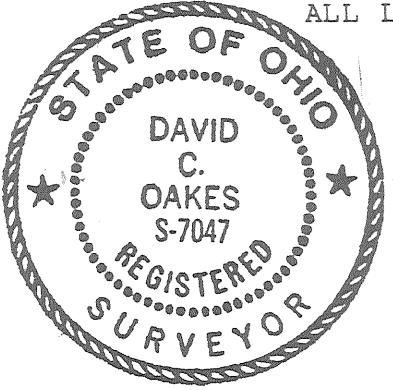
DANIEL D. TURNER & ASSOC.
19 S. PLUM ST. TROY, OHIO
• CIVIL ENGINEERING • LAND SURVEYING •

DATE JUNE 1989	DRAWN BY: CHECKED BY:	W.S. D.T.	SHEET NO. 1/1
FILE NO. 170589	SCALE: 1" = 30'		

CITY OF PIQUA, OHIO
REPLAT OF PART OUTLOT 108 AND PART OUTLOT 116

PLAT BOOK 15 PAGE 52
MIAMI COUNTY RECORDER'S RECORD
OF RECORD PLAT
FILE NO. 93141
RECEIVED FOR RECORD 2:08 PM
FEE: \$ 21.60 DATE OCT 13, 1989
James E. Cain by Sandy Walker
MIAMI COUNTY RECORDER
DEED REFERENCE
DEED BOOK 516 PAGE 713
DEED BOOK 517 PAGE 677

CERTIFICATION
I HEREBY CERTIFY THIS PLAT AND ALL
MEASUREMENTS CORRECT. IRON PINS WERE SET AT
ALL LOT CORNERS.
CIVIL ENGINEERS OF SOUTHWEST OHIO
David C. Oakes
DAVID C. OAKES
OHIO REGISTERED SURVEYOR NO. 7047



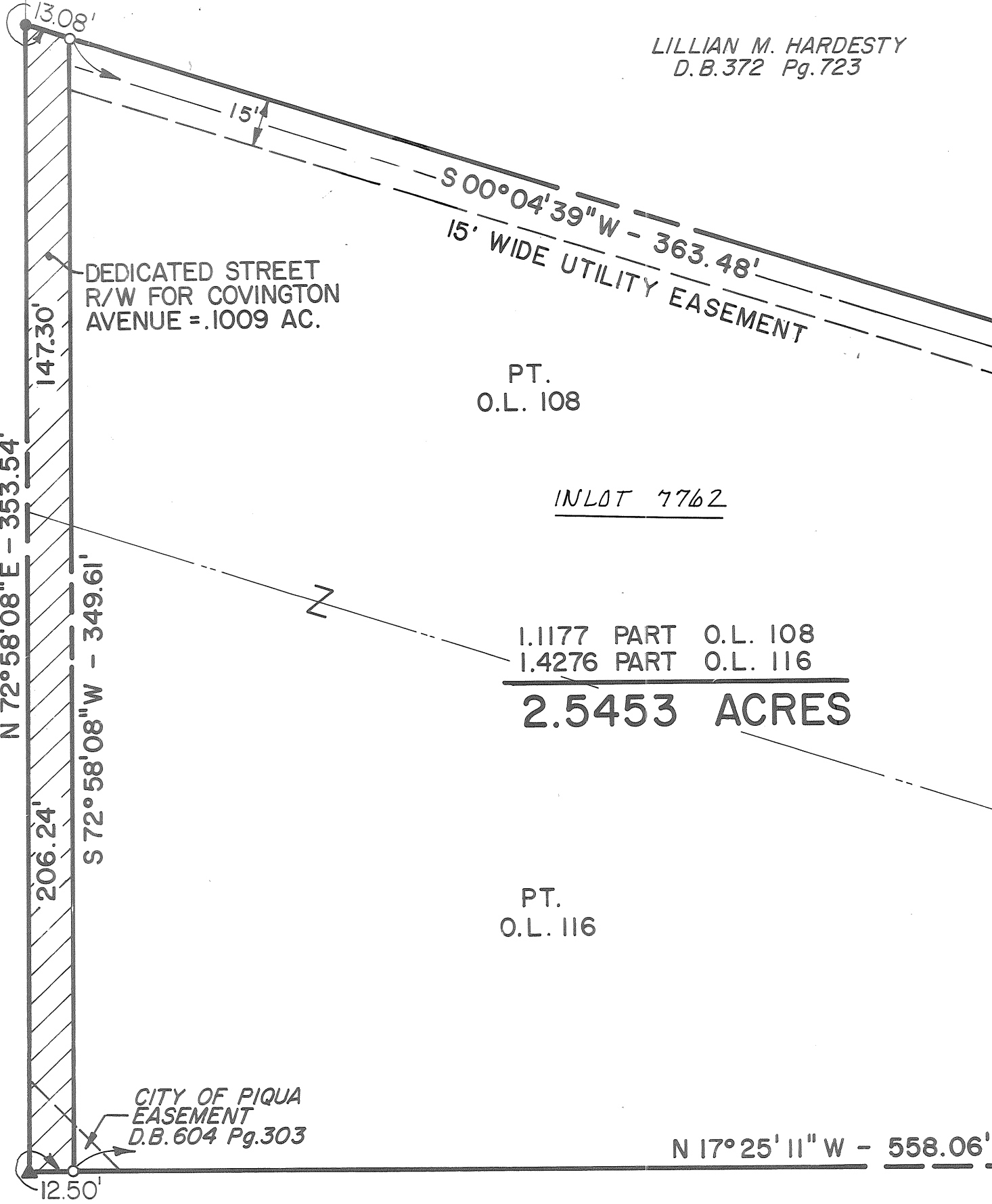
DESCRIPTION
BEING A REPLAT ON PART OF OUTLOT 108 AND PART OF
OUTLOT 116 IN THE CITY OF PIQUA, OHIO, ACQUIRED BY
RANDALL L. GUNLOCK, INC. BY DEED RECORDED IN DEED BOOK
407 PAGE 808 (SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MARKED EXHIBIT "A"). AND BOOK 407, PAGE 812.
DEDICATION
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND
LIENHOLDERS OF THE LANDS SHOWN HEREON BEING REPLATTED
DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY
DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON TO
PUBLIC USE FOREVER.

William J. Walker
WITNESS
James B. Russell
WITNESS
Marsha O'Connor
WITNESS
James W. Cull
AMERITRUST COMPANY NATIONAL
ASSOCIATION
WITNESS

STATE OF OHIO, MONTGOMERY COUNTY, S.S.
BE IT REMEMBERED THAT ON THIS 19th DAY OF
October, 1989, BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY APPEARED RANDALL L.
GUNLOCK, INC. BY RANDALL L. GUNLOCK IT'S
PRESIDENT WHO ACKNOWLEDGED THE SIGNING
AND EXECUTION OF THE FOREGOING REPLAT TO BE
IT'S VOLUNTARY ACT AND DEED. IN TESTIMONY
WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL
ON THE DAY AND DATE ABOVE WRITTEN.
James B. Russell JOSEPH 24, 1989
NOTARY PUBLIC MY COMMISSION EXPIRES

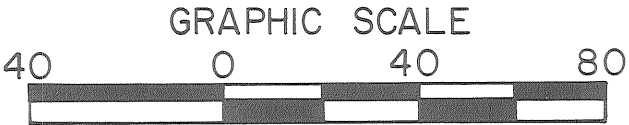
STATE OF OHIO, HAMILTON COUNTY, S.S.
BE IT REMEMBERED THAT ON THIS 20th DAY OF
April, 1989, BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY APPEARED AMERITRUST COMPANY
NATIONAL ASSOCIATION BY Thomas W. Cull IT'S
Asst. V. President WHO ACKNOWLEDGED THE SIGNING
AND EXECUTION OF THE FOREGOING REPLAT TO BE
IT'S VOLUNTARY ACT AND DEED.
WHEREOF, I HAVE SET MY HAND AND
ON THE DAY AND DATE ABOVE WRITTEN
LOU-ANN FREIKING
Notary Public, State of Ohio
My Commission Expires Jan. 3, 1992

COVINGTON AVENUE 60' R/W



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ▲ NAIL FOUND



CITY PLANNING COMMISSION
AT A MEETING OF THE PIQUA CITY PLANNING
COMMISSION HELD THIS 12th DAY OF
September, 1989, THIS REPLAT WAS
APPROVED.
C. Richard Swartz
Joseph D. Wilson
Malcolm R. Shaffer

CITY COMMISSION
AT A MEETING OF THE CITY COMMISSION OF THE
CITY OF PIQUA HELD THIS 13th DAY OF
October, 1989, THIS REPLAT WAS APPROVED
BY ORDINANCE NUMBER _____
MAYOR _____ CLERK _____

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED THIS 13th
DAY OF October, 1989.
Dale E. Davis by Cheryl Beaver
DEPUTY COUNTY AUDITOR

CITY ENGINEER
THIS PLAT REVIEWED AND APPROVED
THIS 14th DAY OF Sept, 1989.
TH R. Zeb
CITY ENGINEER

REPLAT OF PART OUTLOT 108
AND PART OUTLOT 116 IN
THE CITY OF PIQUA, OHIO

DESIGN: BLB
DRAWN: BLB
CHECKED: DCO
SCALE: 1"=40'
DATE: 4-89
SHEET NO. 1 OF 1
CESO
CIVIL ENGINEERS OF SOUTHWEST OHIO
2261 MIAMISBURG CENTERVILLE RD.
CENTERVILLE, 45459, PH.435-8584

SECOND REPLAT OF PART OF LOT NO. 7122 CITY OF TROY, MIAMI CO. OHIO.

LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 41 AND THE CENTERLINE OF STANFIELD ROAD; THENCE S. 61° 05' 30" E. ALONG THE CENTERLINE OF STATE ROUTE 41 A DISTANCE OF 560.22 FEET TO A POINT; THENCE S. 28° 54' 30" W. A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF STATE ROUTE 41, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S. 28° 54' 30" W. ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7122 A DISTANCE OF 200.00 FEET TO A POINT; THENCE N. 61° 05' 30" W. A DISTANCE OF 182.90 FEET TO A POINT; THENCE N. 48° 03' 46" W. A DISTANCE OF 10.33 FEET TO A POINT; THENCE N. 37° 39' 32" E. A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF STATE ROUTE 41; THENCE S. 61° 05' 30" E. ALONG THE SOUTHEASTERLY LINE OF STATE ROUTE 41 A DISTANCE OF 162.54 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8167 ACRES OF LAND MORE OR LESS.

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 26th DAY OF July, 1989, THIS REPLAT WAS REVIEWED AND APPROVED.

[Signature]
CHAIRMAN

[Signature]
SECRETARY

NUMBERED TO DESIGNATE INLOTS AND TRANSFERED THIS 13th DAY OF October, 1989.

[Signature] Dale E. Davis by Cheryl Beaver, dep
MIAMI COUNTY AUDITOR

FILE No. 93150 FEE \$21.60
RECORDERS PLAT BOOK 15 PAGE 53
RECEIVED FOR RECORD THIS 13th DAY OF Oct., 1989,
AT 3:35 PM.
MIAMI COUNTY RECORDER'S PLAT RECORDS.

[Signature] Janet E. Cain by Sandy Walker, Deputy
JANET E. CAIN, MIAMI COUNTY RECORDER

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

WITNESS
[Signature]
[Signature]

OWNER
[Signature]
[Signature]

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL, THIS 13th DAY OF October, 1989.

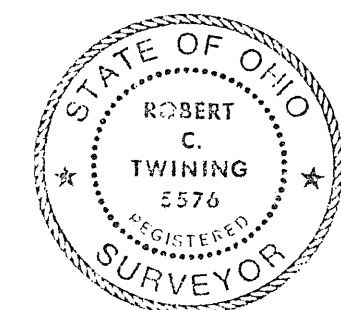
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES
May 16, 1993

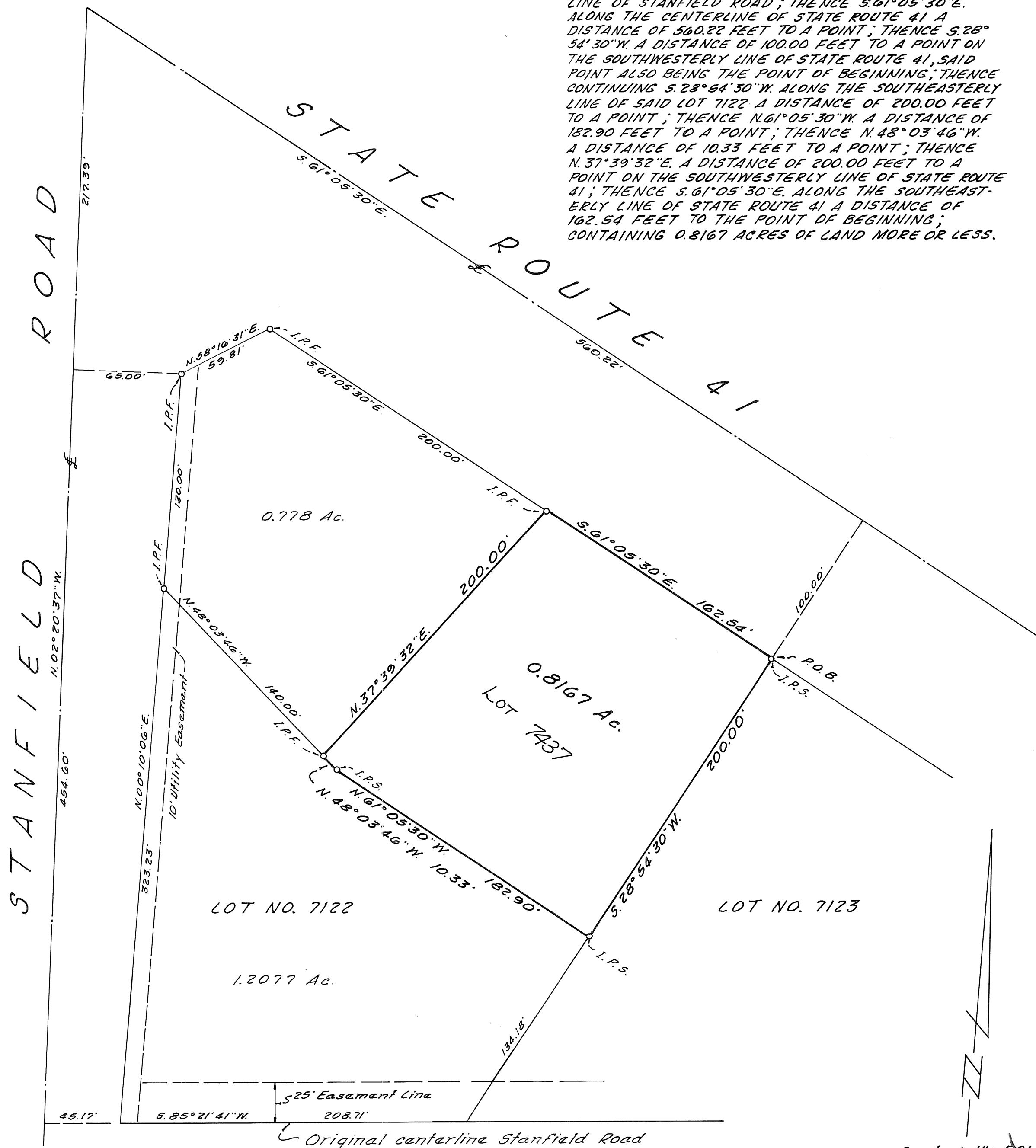
I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS ARE CORRECT AS SHOWN.

[Signature] Robert C. Twining
ROBERT C. TWINING
REG. SUR. # 5576

7-17-89
DATE



R.C. TWINING & ASSOCIATES
ENGINEERS & SURVEYORS
5333 SECOR ROAD - SUITE TWO
TOLEDO, OHIO, 43623
PH. 419-474-6664
FAX 419-474-5050



APPROVALS

ACCEPTED AND APPROVED BY THE CITY COUNCIL
OF THE CITY OF TIPP CITY, OHIO, THIS 16th
DAY OF OCTOBER, 1989 BY ORDINANCE
NO. 41-89

Janet E. Cain
PRESIDENT OF COUNCIL

Joan H. Ford
CLERK OF COUNCIL

APPROVED BY THE PLANNING COMMISSION OF THE
CITY OF TIPP CITY, OHIO, THIS 10th DAY
OF OCTOBER, 1989.

Philip L. Demeler
CHAIRMAN

Rebekah Mober
SECRETARY

WINDMERE SUBDIVISION SECTION 1 CITY OF TIPP CITY, MIAMI COUNTY, OHIO

PLAT BOOK 15 PAGE 54
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 18th DAY OF
OCTOBER, 1989, AT 10:51 A.M.

FILE NUMBER 93287 FEE: \$ 21.60

Janet E. Cain, Recorder by Bonnie Studebaker
JANET E. CAIN, MIAMI COUNTY RECORDER Deputy

THIS PLAT IS NUMBERED TO DESIGNATE INLOTS
AND TRANSFERRED THIS 18th
DAY OF OCTOBER, 1989.

Dale E. Davis by Cheryl Beaver
DALE DAVIS, MIAMI COUNTY AUDITOR Deputy

DESCRIPTION

BEING A SUBDIVISION OF 13.0853 ACRES OF INLOT 2391, TIPP
CITY, MIAMI COUNTY, OHIO; PART OF A 123.250 ACRE TRACT CONVEYED
TO TIPPECANOE LAND COMPANY, INC. BY DEED BOOK 610,
PAGE 201 OF THE MIAMI COUNTY RECORDERS DEED RECORDS AND
CONTAINING 9.7313 ACRES IN LOTS AND 3.3540 ACRES IN STREETS.

DEDICATION

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

Linda M. Swearingen Curtis S. Swanson
WITNESS

John M. Tomlin, Pres.

Indoch R. Tanhays Corrinne C. Swanson
WITNESS

DRAINAGE RESTRICTIONS

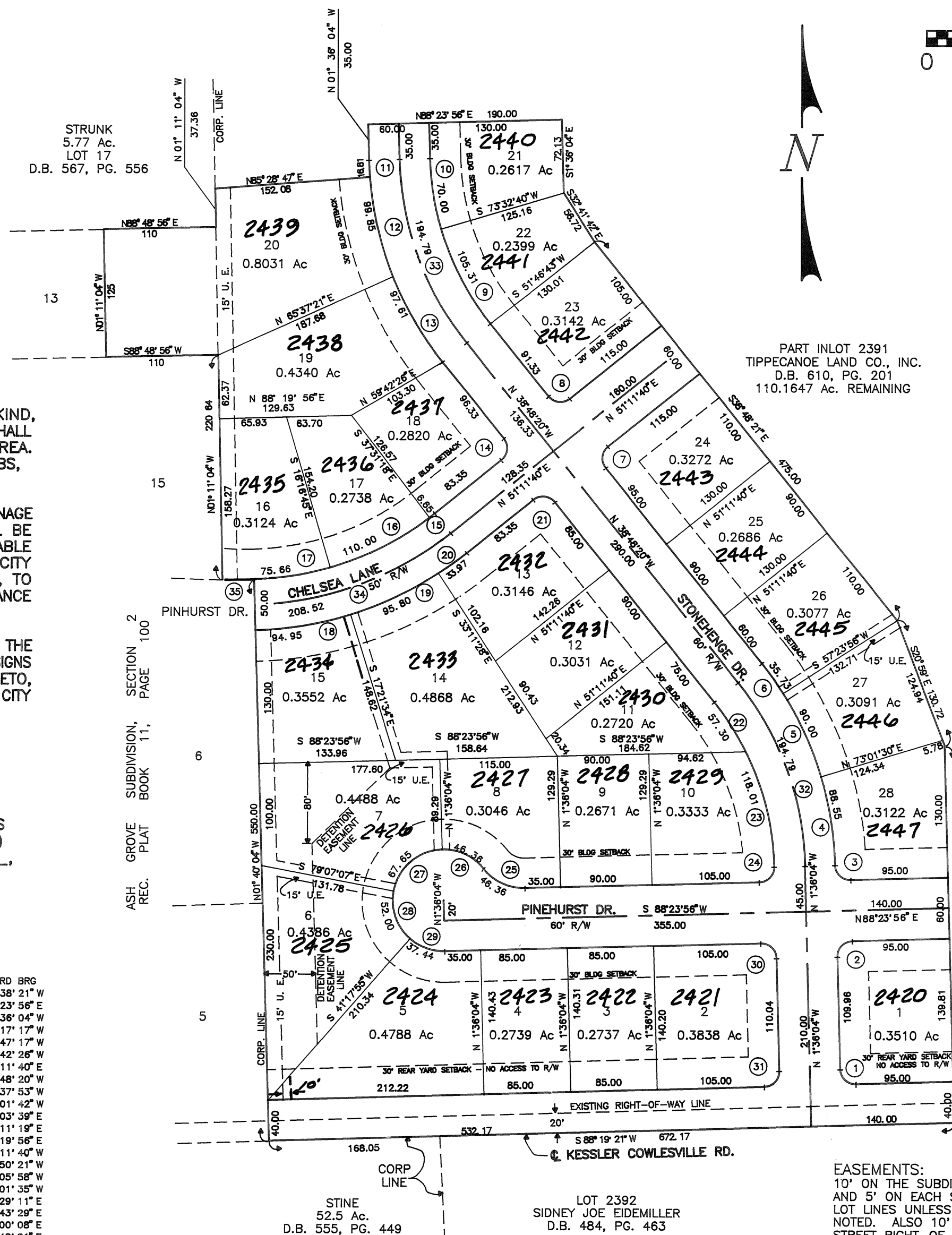
- NO STRUCTURE OR FIXED IMPROVEMENTS OF ANY KIND,
EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL
BE ERECTED OR PLANTED WITHIN ANY EASEMENT AREA.
THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS,
AND TREES.
- THE OWNERS OF LOTS 6 AND 7 CONTAINING OPEN DRAINAGE
CHANNEL AND STORM WATER DETENTION BASIN SHALL BE
RESPONSIBLE TO MAINTAIN THIS BASIN IN THE OPERABLE
MANNER AS IT WAS DESIGNED. THE CITY OF TIPP CITY
RESERVES THE RIGHT, BUT NOT THE RESPONSIBILITY, TO
ENTER UPON SAID DETENTION BASIN AREA FOR MAINTENANCE
PURPOSES.
- 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.

NOTE

SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF WINDMERE SUBDIVISION (SECTION 1)
FILED FOR RECORD AT VOLUME 23, PAGE 55
OF THE MIAMI COUNTY MISCELLANEOUS RECORDS.

CURVE TABLE

NUMBER	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BRG
1	89° 55' 26"	15.00	14.98	23.54	21.20	N46° 58' 21" W
2	89° 59' 59"	15.00	15.00	23.56	21.21	N43° 23' 56" E
3	90° 00' 00"	15.00	15.00	23.56	21.21	N46° 38' 04" W
4	15° 22' 26"	330.00	44.54	88.55	88.28	N09° 17' 17" W
5	15° 22' 26"	330.00	45.28	90.00	89.72	N24° 47' 17" W
6	6° 12' 11"	330.00	17.88	35.73	35.71	N35° 42' 26" W
7	90° 00' 01"	15.00	15.00	23.56	21.21	N06° 11' 40" E
8	90° 00' 01"	15.00	15.00	23.56	21.21	N83° 48' 20" W
9	22° 20' 54"	270.00	53.33	105.31	104.65	N27° 37' 53" W
10	14° 51' 15"	270.00	35.20	70.00	69.80	N09° 01' 42" W
11	2° 55' 09"	330.00	8.41	16.81	16.81	S03° 03' 59" E
12	17° 20' 12"	330.00	50.31	99.85	99.47	S13° 11' 19" E
13	16° 56' 50"	330.00	49.16	97.61	97.25	S30° 19' 56" E
14	89° 59' 59"	15.00	15.00	23.56	21.21	S06° 11' 40" W
15	1° 17' 03"	296.70	3.33	6.65	6.65	S51° 50' 21" W
16	21° 14' 32"	296.70	55.64	110.00	109.37	S63° 05' 58" W
17	14° 36' 42"	296.70	38.04	75.66	75.46	S81° 01' 35" W
18	15° 41' 30"	346.70	47.77	94.95	94.66	N80° 29' 11" E
19	15° 49' 54"	346.70	48.21	95.80	95.49	N84° 43' 29" E
20	5° 36' 52"	346.70	17.00	33.97	33.96	N54° 00' 08" E
21	90° 00' 00"	15.00	15.00	23.56	21.21	S83° 48' 21" E
22	12° 09' 36"	270.00	28.76	57.30	57.20	S32° 43' 37" E
23	25° 02' 35"	270.00	59.96	118.01	117.07	S14° 07' 21" E
24	90° 00' 01"	15.00	15.00	23.56	21.21	S43° 23' 56" W
25	53° 07' 48"	50.00	25.00	46.36	44.72	N65° 02' 10" W
26	53° 07' 48"	50.00	25.00	46.36	44.72	N65° 02' 10" W
27	77° 51' 03"	50.00	40.14	67.65	62.60	S49° 38' 24" W
28	59° 34' 58"	50.00	28.63	52.00	49.68	S18° 54' 36" E
29	42° 53' 59"	50.00	19.84	37.44	36.57	S70° 09' 05" E
30	90° 00' 01"	15.00	15.00	23.56	21.21	S46° 36' 04" E
31	90° 04' 35"	15.00	15.02	23.58	21.23	S43° 21' 39" W
32	37° 12' 11"	300.00	100.97	194.79	191.39	N20° 12' 12" W
33	37° 12' 11"	300.00	100.97	194.79	191.39	N20° 12' 12" W
34	37° 08' 17"	321.70	108.07	208.52	204.89	S69° 45' 48" W
35	1° 59' 26"	901.53	15.66	31.32	31.32	S89° 19' 56" W

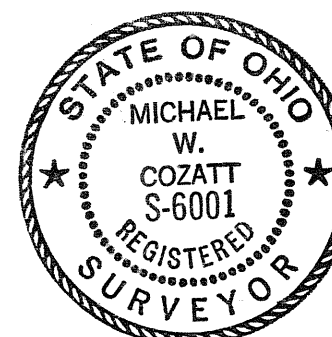


SURVEYORS STATEMENT

I HEREBY CERTIFY THIS PLAT TO BE A
TRUE AND CORRECT SURVEY AS SHOWN,
WITH IRON PINS SET AT ALL LOT CORNERS
AND POINTS OF CURVATURE.

Michael W. Cozatt
MICHAEL W. COZATT
REGISTERED SURVEYOR No. S-6001

10-17-89
DATE



EASEMENTS:
10' ON THE SUBDIVISION EXTERIOR
AND 5' ON EACH SIDE OF INTERIOR
LOT LINES UNLESS OTHERWISE
NOTED. ALSO 10' ADJOINING ALL
STREET RIGHT-OF-WAY LINES.

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND
COUNTY PERSONALLY APPEARED TIPPECANOE LAND COMPANY, INC.
BY John M. Tomlin ITS President AND
BY Indoch R. Tanhays ITS Vice President ALSO
BY Corrinne C. Swanson BY Linda M. Swearingen ITS
Assistant AND BY Curtis S. Swanson ITS
Assistant, WHICH EXECUTED THE FOREGOING PLAT, WHO
ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND
THAT IT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND
AFFIXED MY OFFICIAL SEAL THIS 18th DAY OF October, 1989

Janet M. Judge February 20, 1993
NOTARY PUBLIC MY COMMISSION EXPIRES
JANET M. JUDGE, Notary Public
In and For the State of Ohio
My Commission Expires, Feb. 20, 1993

COZATT ENGINEERING COMPANY

CIVIL ENGINEER
1008 GRANT ST.
JOB NO. 13689

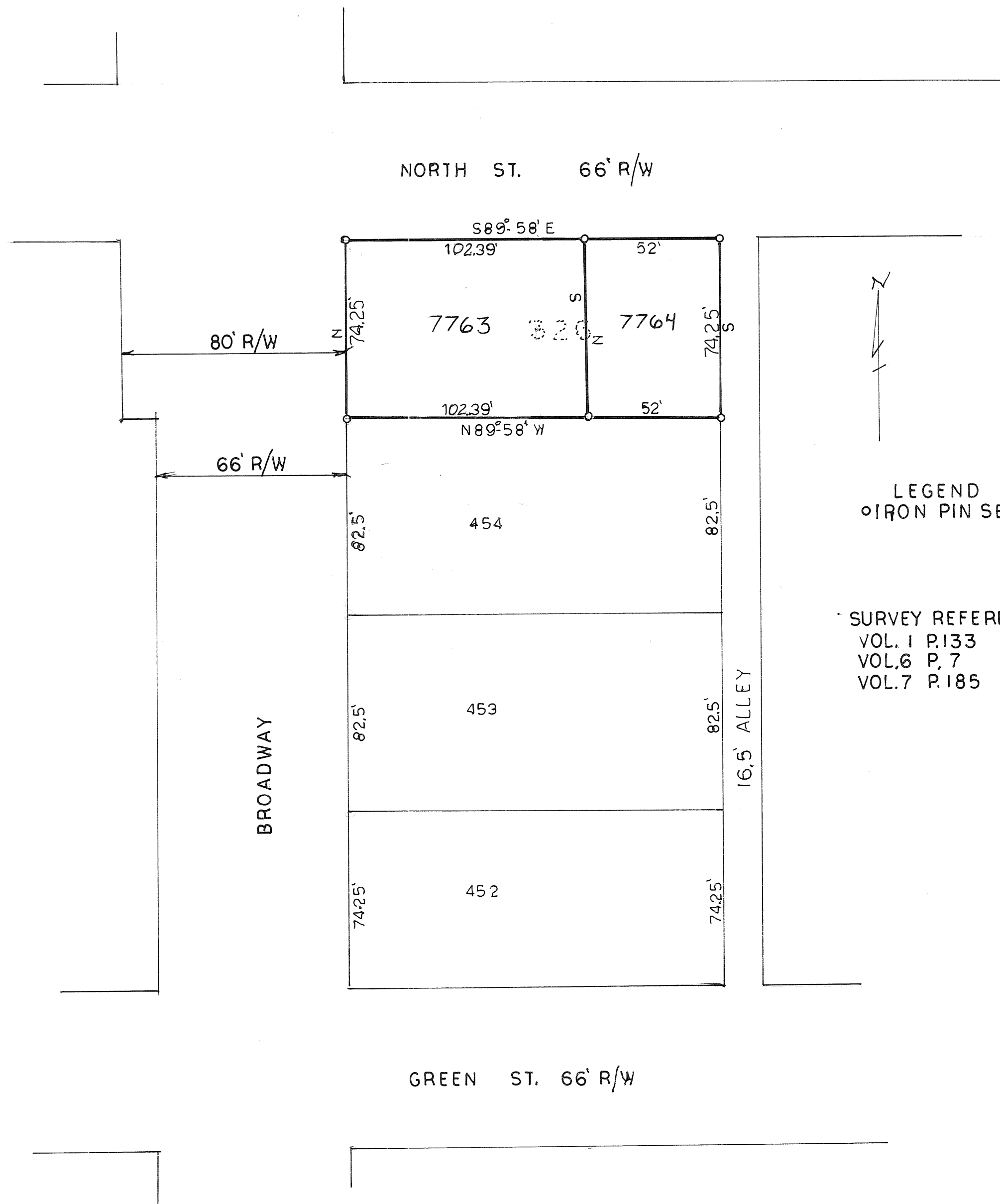
LAND SURVEYOR
TROY, OHIO

REPLAT OF INLOT 326 CITY OF PIQUA, MIAMI COUNTY

BOOK 15 PAGE 55
MIAMI COUNTY RECORDER'S
PLAT RECORDS

FILE NO. 93293
RECEIVED OCT, 18 1989
AT 1:10 PM. FEE \$21.60
Dale E. Davis Recorder by Cheryl Beaver Deputy
MIAMI COUNTY RECORDER

TRANSFERRED AND NUMBERED TO
DESIGNATE LOTS THIS 18th DAY
OF October 1989
Dale E. Davis by Cheryl Beaver dep.
MIAMI COUNTY AUDITOR



DESCRIPTION:
BEING A REPLAT OF INLOT 326 IN THE NORTHEAST SECTION OF THE
CITY OF PIQUA, MIAMI COUNTY, OHIO.

DEDICATION:
WE THE UNDERSIGNED BEING THE OWNERS OF THE THE LANDS
HEREIN PLATTED DO HEREBY ACCEPT AND APPROVE THIS PLAT AS
SHOWN HEREON.

Daniel E. Pilarczyk
DANIEL E. PILARCZYK, ARCHBISHOP OF
CINCINNATI (SUCCESSOR IN OFFICE TO JOHN BAPTIST
PURCELL) TRUSTEE FOR THE CONGREGATION OF ST. MARY
ROMAN CATHOLIC CHURCH, PIQUA, MIAMI COUNTY, OHIO

John R. Thum
WITNESS

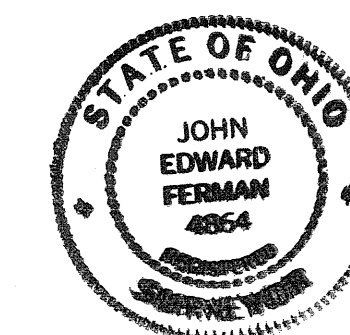
STATE OF OHIO, COUNTY OF HAMILTON S.S.
BE IT REMEMBERED THAT ON THIS 21st DAY OF MARCH 1986, BEFORE
ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PERSONALLY CAME THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGE THAT
THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR
FREE ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED
MY OFFICIAL SEAL AT Cincinnati, Ohio THIS 21st DAY OF MARCH 1986

Larry R. Tharp
NOTARY PUBLIC

LARRY R. THARP
Notary Public, State of Ohio
My Commission Expires 10-18-89
MY COMMISSION EXPIRES

APPROVED CITY OF PIQUA
PLANNING COMMISSION
Thomas R. Zedler P.E., P.S.
10-18-89



SURVEY FOR ST. MARY'S CHURCH		
JOHN E. FERMAN PIQUA, OHIO PROFESSIONAL SURVEYOR. 4864		
DRAWN BY <u>JF</u>	SCALE <u>1" = 40'</u>	DRAWING NO. <u>5-18-6</u>
CHK'D BY <u>JH</u>	DATE <u>5-85</u>	SHEET NO. <u>1/1</u>
TRALED BY		

John E. Ferman

VACATION OF ALLEYS & ACCESS EASEMENT DEDICATION BY FIRST UNITED METHODIST CHURCH IN TROY, OHIO

LOCATED BETWEEN PLUM & CHERRY STREETS
SOUTH OF FRANKLIN STREET
IN SOUTHWEST PART OF TROY.

DESCRIPTION:

BEING the vacation of (1) an existing alley, 12' in width, running from Plum Street east to Cherry Street, south of Inlots 68 and 69; and (2) being the vacation of a portion of an alley 12' in width, and 14' in length extending south between Inlots 369 and 376 from the above described alley being vacated, south to the north line of an access easement being granted by the First United Methodist Church of Troy, Ohio, for purposes of public access from Cherry Street across Inlot 369 to the remainder of the existing public alley as platted from the point of vacation, as herein requested, south to Canal Street.

PLAT BOOK 15, PAGE 56
MIAMI COUNTY RECORDER'S RECORD OF PLATS.

RECEIVED FOR RECORD THIS 19TH DAY OF
OCTOBER, 1989, AT 12:29 P.M.

FILE NO. 93339 FEE \$ 21.60

Janet E. Cain, by Sandy Walker Deputy
JANET E. CAIN, MIAMI COUNTY RECORDER

SCALE: 1"=30'
BEARINGS ASSUMED

CONSENT:

I, Mary Jane Klepinger, as the owner of land adjacent to the herein requested vacation of the alley located south of a portion of Inlot 68, hereby consent to the vacation of said alley.

Mary Jane Klepinger
Witness Mary Jane Klepinger

State of Ohio - County of Miami

Before me, a notary public, in and for the State of Ohio, personally appeared the above signed party, who acknowledged that she did sign this 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 24th day of
August, 1989.

[Signature]
Notary Public My Commission Expires

CONSENT AND DEDICATION:

As members and representatives of the First United Methodist Church of Troy, Ohio, and on its behalf, we hereby consent to the vacation of the alleys shown hereon, and dedicate the access easement as shown hereon for public use as described.

Signed:

Dale A. Smith
Witness

G. Steven Immers
Title: Chairman Board of Trustees

Witness [Signature]

Title: [Signature]

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 their signing of this instrument, and that said instrument is their free act and deed on behalf of the First United Methodist Church of Troy, Ohio.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Troy, Ohio, this 31st day of July, 1989.

Pauline J. Kimmel
Notary Public My Commission Expires May 7-1994

APPROVAL:

At a meeting of the City of Troy Planning Commission held this 18th day of August, 1989, this plat was reviewed and approved.

Chairman [Signature] Secretary [Signature]

At a meeting of the City Council of the City of Troy, Ohio, held this 18th day of Sept, 1989, this plat was approved by Ordinance No. 0-34-89.

Richard L. Campbell Mayor
Pat E. Jenkins President of Council
Sgt. D. Knight Clerk of Council

REFERENCES

LOT SURVEY VOL. 5, PG. 184.
LOT SURVEY VOL. 15, PG. 78.
D.B. 16-215, 216 D.B. 473-464
D.B. 3-9, 10 D.B. 546-132
D.B. 51-204 D.B. 592-823
D.B. 109-455 D.B. 528-702
D.B. 210-341 D.B. 247-565
D.B. 486-632 D.B. 603-200
D.B. 310-140 D.B. 603-341
D.B. 544-418

LEGEND
IRON PIPE FOUND ●
CROSS FOUND +
IRON PIN FOUND ⊕
STONE POST FOUND □
P.K. NAIL SET ✕
RAILROAD SPIKE SET ✕
IRON PIN SET ○
CROSS CUT IN CONC. +



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

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

MERRIMONT SUBDIVISION NO. 7
P.B. 11, PG. 62

PLAT BOOK 15 PAGE 57
MIAMI COUNTY RECORDERS PLAT RECORDS
FILE NUMBER 93630
RECEIVED FOR RECORD 10-27 1989, AT
2:55 P.M. FEE 43.20

Grant E. Criss Recorder by Bernice Studebaker
MIAMI COUNTY RECORDER Deputy

APPROVED AND TRANSFERRED

Wale E. Davis By Lynda Pearson
AUDITOR Deputy
Oct. 27, 1989
DATE

VICINITY MAP
NO SCALE

APPROVED MIAMI COUNTY PLANNING COMMISSION

Doniel L. Brundage
George R. Mote DATE October 18, 1989

APPROVED CITY OF TROY PLANNING COMMISSION

Clive J. [Signature]
DATE July 26, 1989

APPROVED MIAMI COUNTY BOARD OF COMMISSIONERS

Don Hart
[Signature] DATE OCTOBER 25, 1989

APPROVED MIAMI COUNTY ENGINEER

Don Christen
DATE OCTOBER 23, 1989

NOTE:
10' UTILITY EASEMENT BEHIND ALL
STREET RIGHT-OF-WAYS.
5' UTILITY EASEMENT ON EACH SIDE
OF ALL SIDE LOT LINES, EXCEPT
AS OTHERWISE SHOWN.

CURVE DATA CHART

CURVE NO.	RADIUS	INTERIOR ANGLE	LENGTH	CHORD BEARING AND DISTANCE
①	400.00'	53°15'47"	371.85'	S 29°21'31"E 358.60'
②	370.00'	53°15'47"	343.96'	S 29°21'31"E 331.71'
③	430.00'	53°15'47"	399.74'	N 29°21'31"W 385.50'
④	370.00'	16°27'04"	106.24'	N 10°57'14"W 105.87'
⑤	370.00'	19°00'08"	122.71'	N 28°40'44"W 122.15'
⑥	370.00'	17°48'35"	115.01'	N 47°05'06"W 114.55'
⑦	430.00'	11°55'29"	89.49'	S 08°41'27"E 89.33'
⑧	430.00'	14°07'17"	105.98'	S 21°42'44"E 105.71'
⑨	430.00'	14°07'06"	105.96'	S 35°49'55"E 105.69'
⑩	430.00'	13°05'55"	98.30'	S 49°26'26"E 98.09'

SHROYER BROTHERS
D.B. 587, PG. 103

BROKEN WOODS SECTION TWO
P.B. 12, PG. 136

RECORD PLAN
HYWOOD ESTATES
SECTION ONE
LOCATED IN
SECTION 4, TOWN 4, RANGE 6
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SHEET 1 OF 2

DESCRIPTION

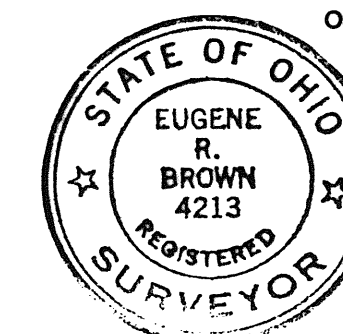
Situate in Section 4, Town 4, Range 6 East, Concord Township, Miami County, Ohio and being a subdivision of a 9.808 acre tract as recorded in Deed Book Volume 611, Page 66.7 and of a 1.033 acre tract as recorded in Deed Book Volume 611, Page 66.9, both of the Miami County, Ohio Deed Records and both as conveyed to Mid Central Builders, Inc.

Containing a total of 10.841 acres, 1.647 acres in street right-of-way and 9.194 acres in lots.

CERTIFICATION

I hereby certify all measurements correct and monuments are set as shown. Curved distances are measured on the arc. Iron pins are set at all lot corners.
SHAW, WEISS & DE NAPLES

By Eugene R. Brown
Eugene R. Brown, P.S.
Registered Surveyor
Ohio License No. 4213



SHAW, WEISS & DE NAPLES
PROFESSIONAL CORPORATION
Consulting Engineers
DAYTON, OHIO/CINCINNATI/VIRGINIA BEACH/KANSAS CITY
SCALE 1"=100' DRAWN TMO CHECKED SAP
DATE JULY, 1989 JOB NO. 1943

RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING UNIT WITH ATTACHED GARAGE OF APPROVED DESIGN AND CONSTRUCTION. ALL GARAGES AND OR ADDITIONS MUST BE ATTACHED TO THE RESIDENCE.
2. A PERSON OR PERSONS BUYING A LOT FOR INVESTMENT OR FOR FUTURE BUILDING MUST KEEP THE GRASS CUT AND MAINTAIN THE LOT IN A PRESENTABLE MANNER.
3. THERE SHALL BE NO TRAILERS, CAMPERS, SHACK, BARN OR OTHER OUTBUILDINGS ERECTED OR PARKED ON PREMISES.
4. THE FLOOR AREA OF EACH DWELLING STRUCTURE EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1400 SQUARE FEET FOR A ONE FLOOR PLAN DESIGN, AND 1000 SQUARE FEET ON FIRST FLOOR OF TWO OR A ONE AND ONE-HALF STORY DESIGN.
5. NO LOTS SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL LOTS.
6. NO TRAILERS, BASEMENT, CAMP SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
7. ANY FENCING OR HEDGES ERECTED OR PLANTED ON THIS PROPERTY SHALL BE OF ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN 4 FEET IN HEIGHT OF ANY CHAIN-LINK FENCES SHALL BE ERECTED OR PLANTED NEARER TO THE ROADWAY THAN THE FRONT CORNER OF THE HOUSE.
8. THE LOCATION, GRADE, AND HOUSE DESIGN OF ANY RESIDENCE TO BE CONSTRUCTED IN THIS SUBDIVISION SHALL BE SHOWN ON A PLOT PLAN AND SUBMITTED TO AND APPROVED BY THE DEVELOPER PRIOR TO ANY CONSTRUCTION.
9. NO COMMERCIAL TRADE OR NOXIOUS AND OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
10. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND, SHALL BE RAISED ON ANY LOT IN THIS SUBDIVISION EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDING THEY ARE NOT KEPT OR BRED FOR COMMERCIAL PURPOSES.
11. THESE COVENANTS ARE FOR THE BENEFIT OF THE LOT OWNERS, AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CALMING UNDER THEM UNTIL APRIL 1, 1997, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A VOTE OF THE THEN MAJORITY OF THE LAND OWNERS AGREE TO CHANGE SAID COVENANT.
12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS.

STORMWATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NOT AMENDABLE AND SHALL RUN WITH THE LAND:

1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER DETENTION FACILITIES WHICH INCLUDES THE DRAINAGE SWALES AND STORM WATER DETENTION AREAS ON LOTS 1 THROUGH 12.
2. THE GRANTEES AGREE TO INDIVIDUALLY AND COLLECTIVELY MAINTAIN AND REPAIR THE SWALES AND STORM WATER DETENTION FACILITIES (AS OUTLINED IN ITEM 1 ABOVE) IN A MANNER WHICH COMPLIES WITH THE SPECIFICATIONS AND APPROVAL OF THE MIAMI COUNTY ENGINEER.
3. IN THE EVENT THAT THE GRANTEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED AUTHORITY TO PERFORM ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS NECESSARY IN HIS SOLE JUDGMENT.
4. NO STRUCTURE, PLANTING, FENCING, CULVERT OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE STORM WATER DETENTION FACILITIES OR SWALES (AS OUTLINED IN ITEM 1 ABOVE) WITHOUT THE WRITTEN APPROVAL OF THE MIAMI COUNTY ENGINEER.
5. THE FINISH GRADE OF ANY LOT OR LOTS OR PARTS THEREOF SHALL COMPLY WITH THE FINISH GRADE AND DRAINAGE PLAN AS SET FORTH ON THE SEDIMENT AND EROSION CONTROL PLAN.
6. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE MIAMI COUNT STORM WATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PAGE 585, OF THE MIAMI COUNTY RECORDERS RECORDS.

DEDICATION

We, the undersigned being all the owners and lienholders of the land described in the within plat, voluntary consent to the execution of said plat and dedicate the street shown to the public use forever.

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

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

MID CENTRAL BUILDERS, INC.

BY L. Turner Carson
L. Turner Carson,
President

Charlotte M. Mauer
WITNESS

Brenda Ungle
WITNESS

MORTGAGEE:

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

NATIONAL CITY MORTGAGE CO.

BY Jeffrey S. Hendrickson
Jeffrey S. Hendrickson
Vice President

Susan M. Foster
WITNESS

Shelley Sue Samelson
WITNESS

STATE OF OHIO,
COUNTY OF MONTGOMERY SS

Be it remembered that on this 13th day of October, 1989 before me a Notary Public in and for said Montgomery County, personally came Mid Central Builders Inc., by L. Turner Carson, its President, 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 year last aforesaid.

SHELLEY SUE SAMESON
Notary Public, State of Ohio
My Commission Expires Mar. 4, 1992

Shelley Sue Samelson
Notary Public

STATE OF OHIO,
COUNTY OF MONTGOMERY SS

Be it remembered that on this 13th day of October, 1989, before me, a Notary Public in and for said Montgomery County, personally came National City Mortgage Co., by Jeffrey S. Hendrickson, its Vice President, 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 year last aforesaid.

SHELLEY SUE SAMESON
Notary Public, State of Ohio
My Commission Expires Mar. 4, 1992

Shelley Sue Samelson
Notary Public

STATE OF OHIO,
COUNTY OF MONTGOMERY SS

L. Turner Carson, 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.

By L. Turner Carson
L. Turner Carson

Sworn to and signed in my presence on this 13th day of October, 1989.

Nortary Public Shelley Sue Samelson

SHELLEY SUE SAMESON
Notary Public, State of Ohio
My Commission Expires Mar. 4, 1992

SHAW, WEISS & DE NAPLES
PROFESSIONAL CORPORATION
Consulting Engineers
14 WEST FIRST STREET, DAYTON, OHIO 45402

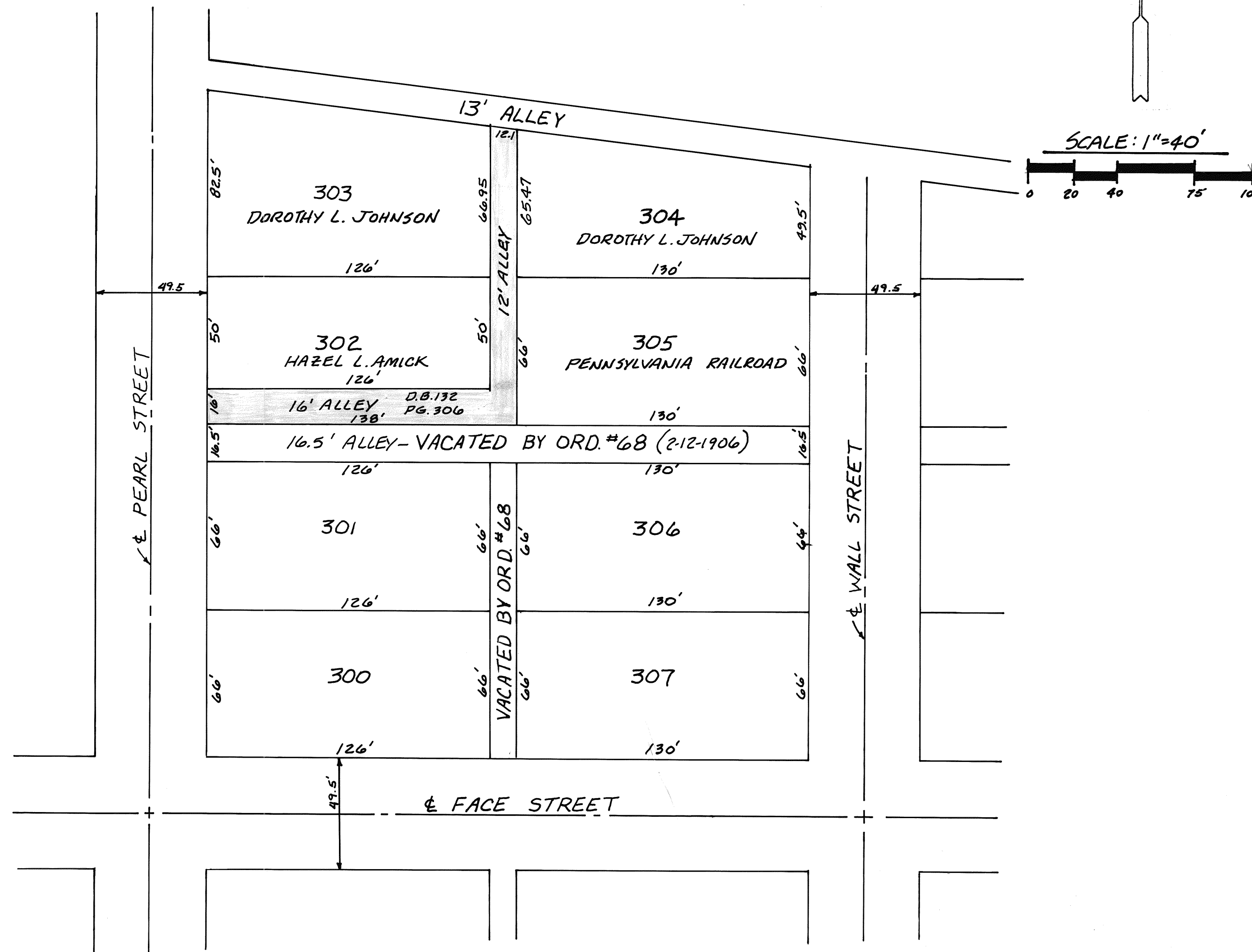
TMO JULY, 1989 JOB NO. 1943

RECORD PLAT
HYWOOD ESTATES
SECTION ONE
LOCATED IN
SECTION 4, TOWN 4, RANGE 6
CONCORD TOWNSHIP
MIAMI COUNTY, OHIO
SHEET 2 OF 2

ALLEY VACATION
ADJOINING INLOTS 302, 303, 304 & 305
VILLAGE OF COVINGTON
MIAMI COUNTY, OHIO

VOLUME 15 PAGE 59
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 83624
RECEIVED OCT. 27, 1989, AT 2:15 P.M.
FEE \$ 21.60
Joseph E. Davis Recorder by *Bernard S. Sudekum*
MIAMI COUNTY RECORDER Deputy

APPROVED AND TRANSFERRED
Dale E. Davis by *Sharon Brooker*
MIAMI COUNTY AUDITOR

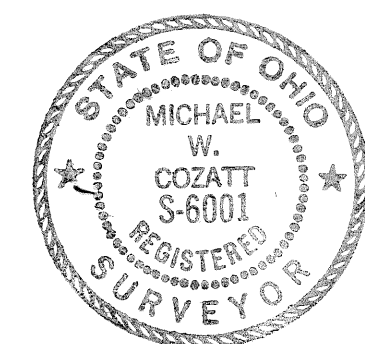


COVINGTON PLANNING COMMISSION
THE VACATION OF THE ALLEY SHOWN HEREON WAS REVIEWED
AND RECOMMENDED APPROVED TO THE VILLAGE OF COVINGTON
COUNCIL.

Brian D. Moore 10-23-89 *W. Nolan Emery* Oct 20, 1989
CHAIRMAN DATE SECRETARY DATE

VILLAGE OF COVINGTON COUNCIL
THE ALLEY SHOWN VACATED HEREON WAS VACATED BY
ORDINANCE NO. 89-22 ENACTED BY THE COUNCIL
OF THE VILLAGE OF COVINGTON, OHIO.

McLoughlin *Kay E. McKinney*
MAYOR CLERK



COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
Michael W. Cozatt 10-12-89
MICHAEL W. COZATT P.S. #6001
JOB NO. 17289

COBBLESTONE POINTE ONE

PLANNED UNIT DEVELOPMENT - REPLAT OF INLOT 7374

CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 15 PAGE 60
 MIAMI COUNTY RECORDER'S
 PLAT RECORDS, FILE NO. 93864
 RECEIVED 11-2, 1989, AT 11:00 AM
 FEE \$21.60
Janet E. Cain, Recorder
 MIAMI COUNTY RECORDER

SCALE: 1" = 20'

APPROVALS

CITY OF TROY PLANNING COMMISSION
 THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF
 TROY, OHIO ON THIS 27th DAY OF Sept, 1989.

Sgt. D. Knight
 SECRETARY

John P. ...
 CHAIRMAN

CITY OF TROY ENGINEER
 I HEREBY APPROVE THIS PLAT ON THIS 27th DAY OF September, 1989.

St. W. ...
 ENGINEER

I HEREBY CERTIFY THAT ON THIS 2nd DAY OF Oct, 1989. THIS PLAT WAS APPROVED AND ACCEPTED BY AN ORDINANCE
 PASSED BY THE COUNCIL OF THE CITY OF TROY, OHIO.

Thomas L. Campbell
 MAYOR
Sgt. D. Knight
 CLERK

Peter E. Jenkins
 PRESIDENT OF COUNCIL



DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF LOT 7374 OF POINT O'WOODS SECTION ONE.
 SAID REPLAT CONTAINS 0.741 ACRES OUT OF 0.741 ACRES AS RECORDED IN
 PLAT BOOK 15, PAGE 8, IN THE PLAT RECORDS OF MIAMI COUNTY, OHIO.

DEDICATIONS

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEINHOLDERS OF THE LAND
 HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF
 THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY
 RESERVE THE EASEMENTS SHOWN ON THE WITHIN PLAT.

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.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: NEWNAM ENTERPRISES, INC.

Wayne Newnam
 WITNESS AS TO 1 AND 2
Terri C. Newnam
 WITNESS AS TO 1 AND 2

Wayne Newnam
 WAYNE NEWNAM - PRESIDENT 1
Terri C. Newnam
 TERRI C. NEWNAM - VICE PRESIDENT 2

STATE OF OHIO, COUNTY OF MIAMI, SS:
 BE IT REMEMBERED THAT ON THIS 29th DAY OF September, 1989
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
 AND STATE, PERSONALLY CAME NEWNAM ENTERPRISES, INC., BY WAYNE NEWNAM,
 ITS PRESIDENT, AND TERRI C. NEWNAM, ITS VICE PRES., TO ME KNOWN, AND
 ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT
 AND DEED.

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

Michael W. Cozatt
 NOTARY PUBLIC

MARCH 7, 1994
 MY COMMISSION EXPIRES ON DATE ABOVE

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: NATIONAL CITY MORTGAGE
 COMPANY

Jeanine A. Schultz
 WITNESS
Gleanor K. Magrone
 WITNESS

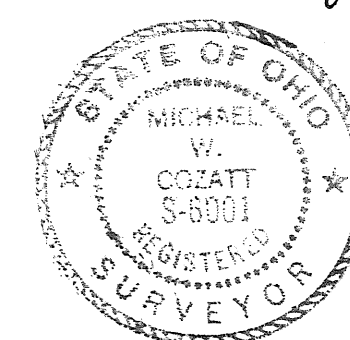
Gregory A. Davis
 GREGORY A. DAVIS VICE PRES.

STATE OF OHIO, COUNTY OF MONTGOMERY S.S.
 BE IT REMEMBERED, THAT ON THIS 29th DAY OF September, 1989
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
 STATE, PERSONALLY CAME NATIONAL CITY MORTGAGE COMPANY BY GREGORY A. DAVIS
 ITS VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE
 WITHIN PLAT TO BE HIS 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.

Jeanine A. Schultz
 NOTARY PUBLIC

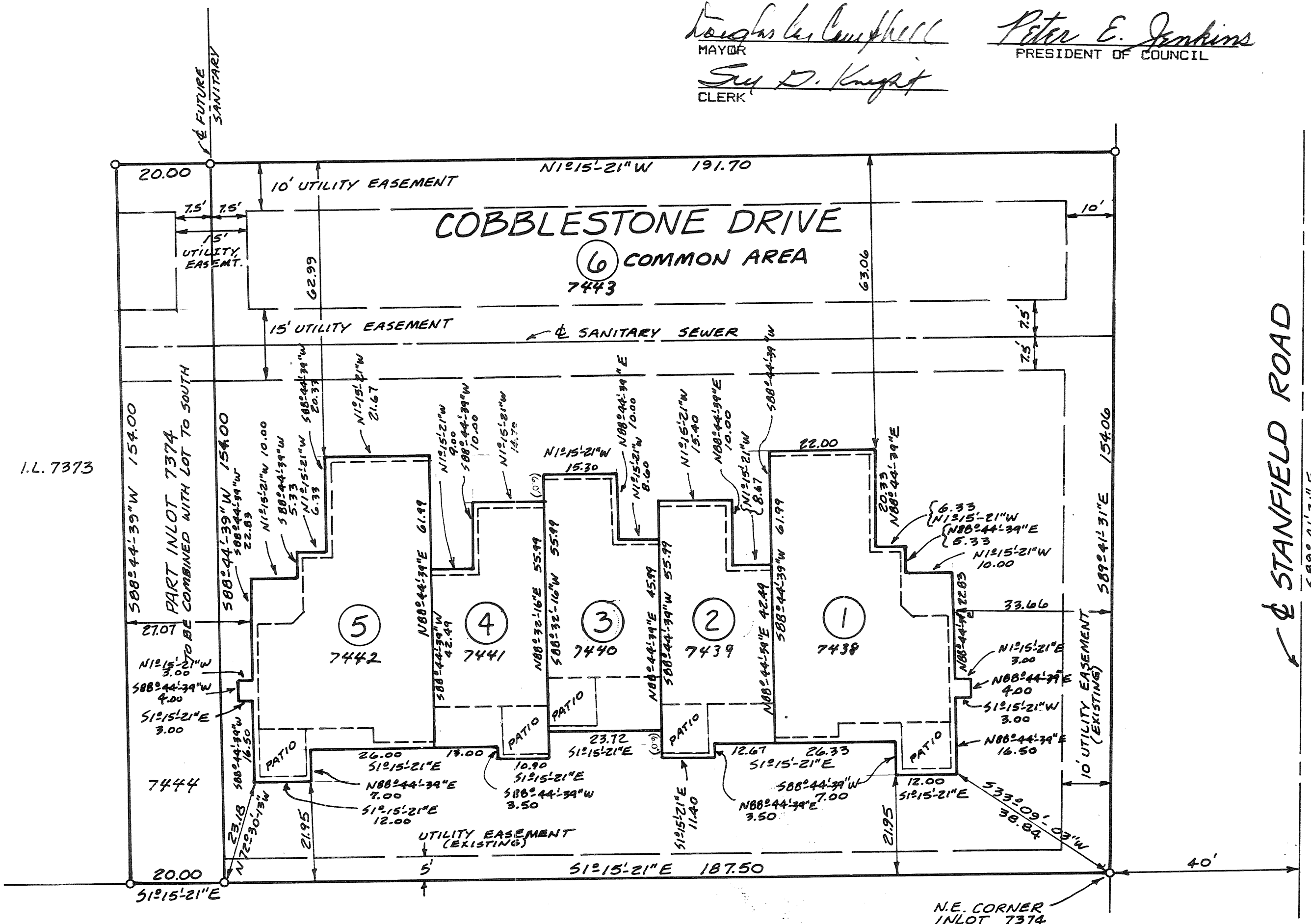
October 30, 1989
 MY COMMISSION EXPIRES ON DATE
 ABOVE



JEANINE A. SCHULTZ, Notary Public
 My Comm. Exp. 10/30/90

I HEREBY CERTIFY THIS
 PLAT TO BE A CORRECT
 REPRESENTATION OF A
 SURVEY MADE BY ME AND
 ALL MONUMENTS SET AS
 SHOWN.

Michael W. Cozatt 9-28-89
 MICHAEL W. COZATT, PS 6001



I.L. 7375 FOR DIMENSIONS LIKE (6.0')
 SEE DEED BOOK 618-859

CONVENANTS, CONDITIONS AND RESTRICTIONS

THIS REPLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS
 AND RESTRICTIONS" FOR COBBLESTONE POINTE, A PLANNED UNIT DEVELOPMENT.
 ALL OF WHICH IS RECORDED IN DEED BOOK 612, PAGE 560, IN THE RECORDS
 OF MIAMI COUNTY, OHIO.

COZATT ENGINEERING COMPANY
 CIVIL ENGINEER LAND SURVEYOR
 1008 GRANT ST. TROY, OHIO
 JOB NO. 05289

ANNEXATION TO THE CITY OF TIPP CITY

MONROE TOWNSHIP TOWN 4 RANGE 6 MRS
SECTIONS: 23 SE 1/4, 24 SW 1/4, 25 NW 1/4, AND 26 NE 1/4
MIAMI COUNTY, OHIO

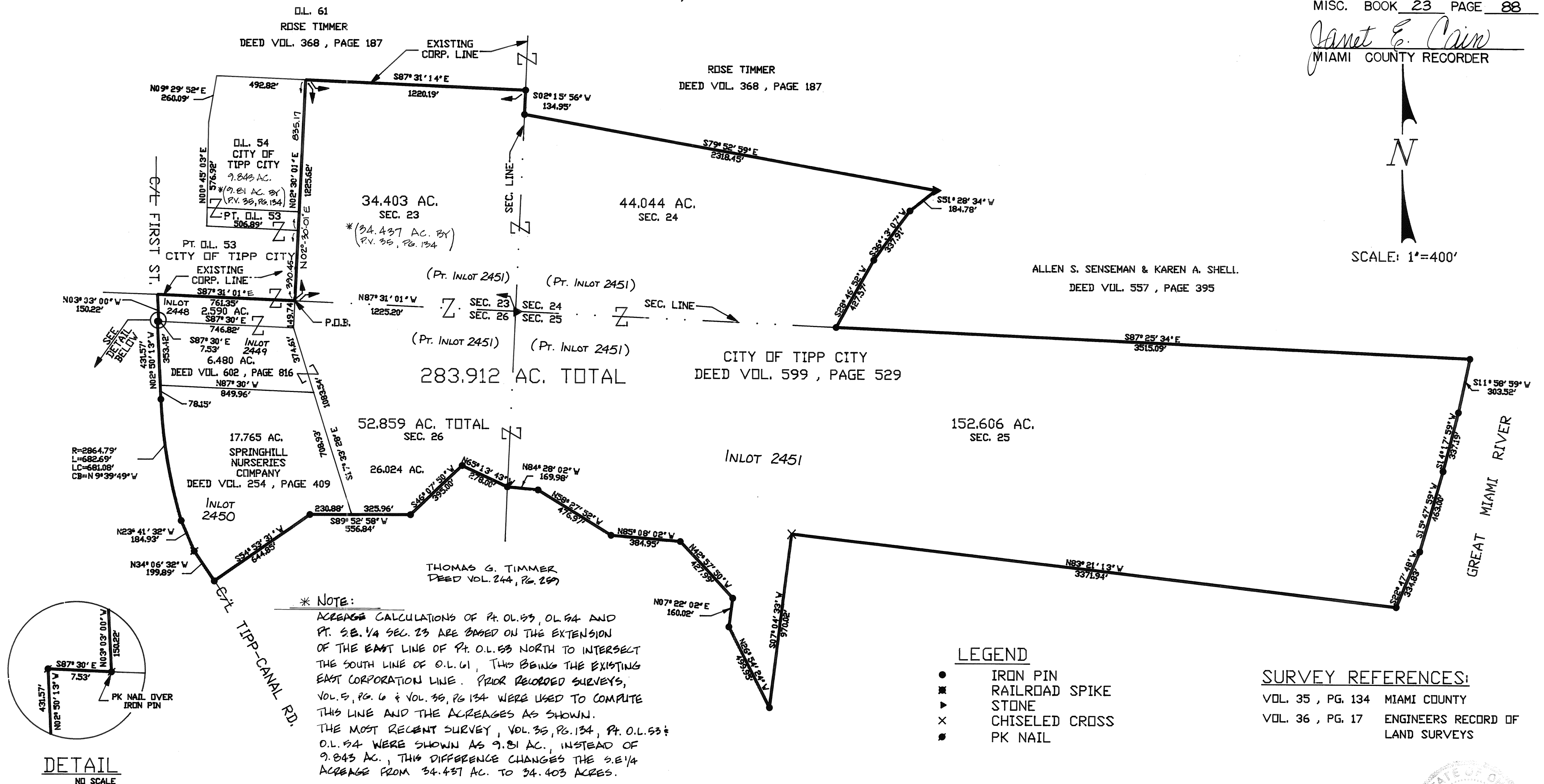
PLAT BOOK 15 PAGE 61
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 21ST DAY OF
NOVEMBER, 1989, AT 9:14 A.M.

FILE NUMBER 94494 FEE: \$ 21.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

ANNEXATION PROCEEDINGS FILED IN
MISC. BOOK 23 PAGE 88

Janet E. Cain
MIAMI COUNTY RECORDER

N
SCALE: 1"=400'



APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 5TH DAY OF JUNE, 1989.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS
THIS 2ND DAY OF JUNE, 1989

Don Hunt Andrew H.
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER
Robert A. Dawson
MIAMI COUNTY COMMISSIONER

APPROVAL BY CITY OF TIPP CITY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, THIS 21ST DAY OF AUGUST, 1989

James E. Mice Neven Huford
PRESIDENT OF COUNCIL CLERK OF COUNCIL
Joseph E. Mice
MAYOR CITY SOLICITOR

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 21ST DAY OF November, 1989.
Dale E. Davis BY: Cheryl Beaver
DALE E. DAVIS, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

WORL & ASSOCIATES, INC.

CONSULTING ENGINEERS & SURVEYORS
JOB No. 88100.03
DRAWN BY T. KIES
DATE DECEMBER 1988
SHEET 1 OF 1

1067 FAIRINGTON DR.
SIDNEY, OHIO 45365
(513) 492-7636

128 EAGLE CITY ROAD
SPRINGFIELD, OHIO 45502
(513) 390-2034

REPLAT OF LOTS 7755 & 7756

PARK RIDGE SUBDIVISION
PIQUA - OHIO

PLAT BOOK 15 PAGE 62

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.

FILE NO. 94802

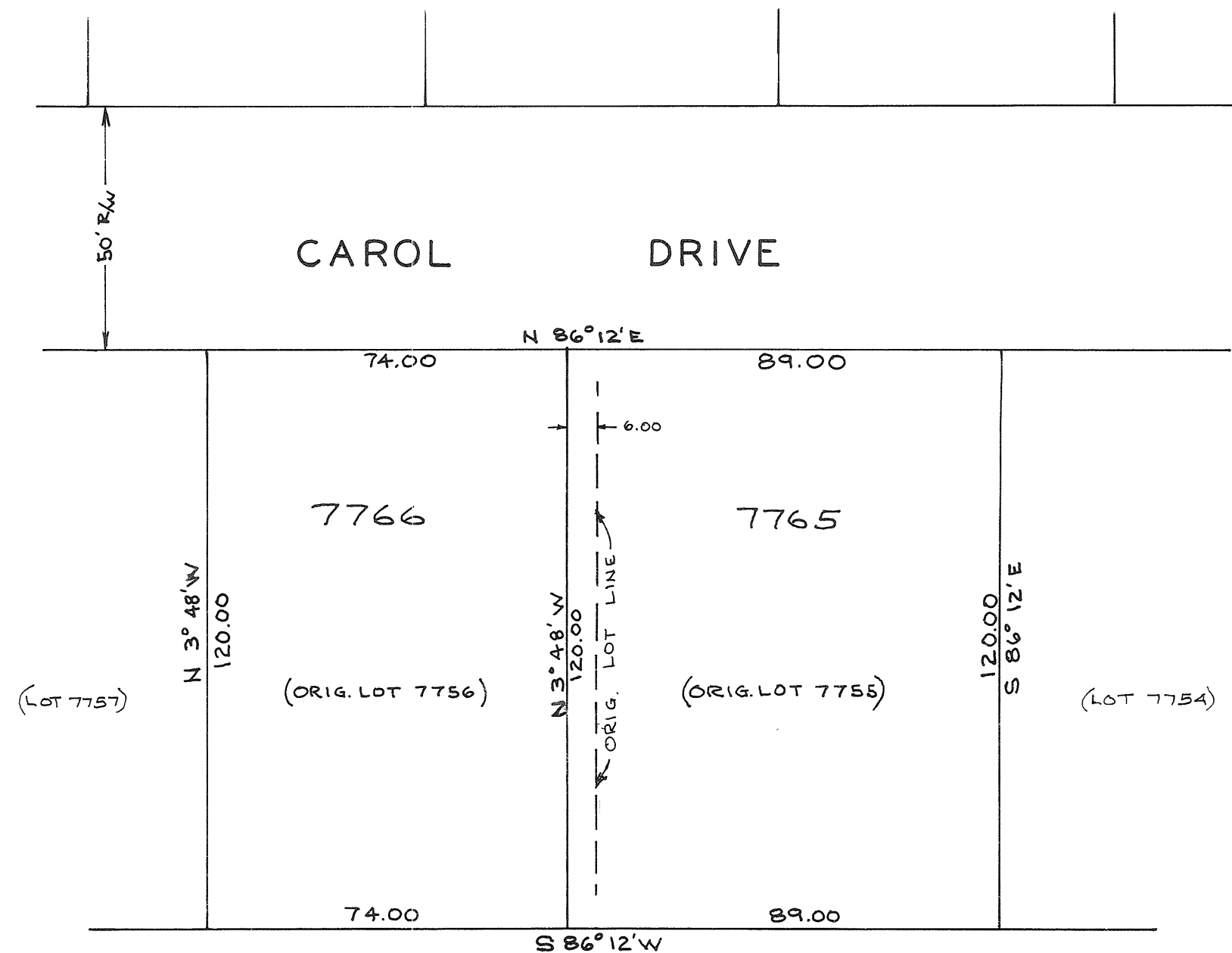
RECEIVED FOR RECORD: 9:10 AM
TIME

FEE: 21.60 Nov. 30, 1989
DATE

Janet E. Cair Recorder by Bernice Studebaker
MIAMI COUNTY RECORDER Deputy



SCALE 1" = 30'



DESCRIPTION

Being a replat of Lots 7755 and 7756 of part of Park Ridge Subdivision, Sec. 10, as recorded in Plat Book 15, Page 40, Miami County Plat Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lots herein replatted, do hereby accept and approve this replat.

Restrictions for these replatted lots shall remain the same as for Park Ridge Subdivision - Section 10, as recorded in Plat Book 15, Page 40, of the Miami County Plat Records.

PARK RIDGE, INC.

Walter H. R. Riser
WITNESS
John Schupp
WITNESS

Clifford M. Utterback
CLIFFORD M. UTTERBACK, PRES.
Robert P. Fite
ROBERT P. FITE, SEC.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 16th day of November, 1989, before me, the undersigned, a notary public in and for said County and State, personally came Park Ridge, Inc. by its president Clifford M. Utterback and its secretary Robert P. Fite, 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 notarial seal on the day and date above written.

My commission expires: 8-11-92
DATE

John Schupp
NOTARY PUBLIC

CITY OF PIQUA PLANNING COMMISSION

At a meeting of the City of Piqua Planning Commission held this 14th day of NOVEMBER, 1989, this plat was approved.

Margaret M. Quinn
Ray E. Laffer

Malcolm L. Harte
Joseph H. Wilson
C. Richard Smith

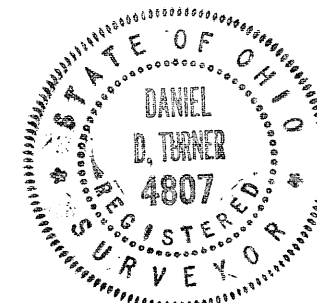
MIAMI COUNTY AUDITOR

Approved and transferred this
30th day of November, 1989.

Cheryl Beaver
DEPUTY COUNTY AUDITOR

NOTE

All existing easements on Lots 7755 and 7756 are hereby vacated. New easements shown or noted hereon are for the purposes as specified for Park Ridge Subd. - Sec. 10. There is a six ft. (6') utility easement each side of each interior lot line and along the rear lot line of each lot except as may be otherwise shown hereon.



CERTIFICATION

I hereby certify this plat and all measurements to be correct. Iron pins to be set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

REPLAT OF LOTS 7755 & 7756 FOR			
PARK RIDGE, INC. PIQUA - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING - LAND SURVEYING •			
DATE OCT. - 1989	DRAWN BY: W.S. CHECKED BY: D.T.	SHEET NO. 1/1	
FILE NO.	SCALE: 1" = 30'		

HOOVER REPLAT - PLEASANT HILL, OHIO

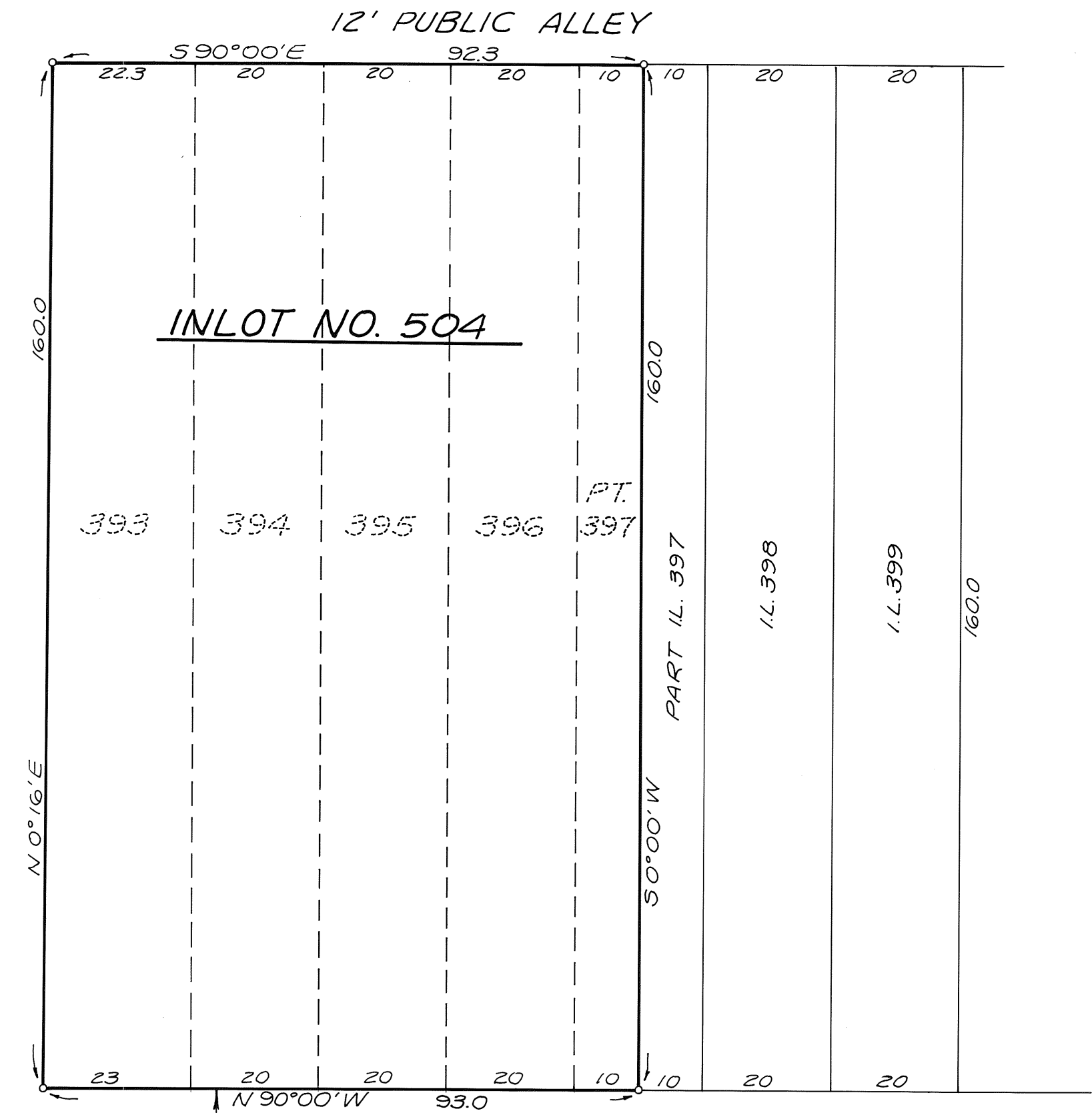
BEING A REPLAT OF INLOT 393, 394, 395, 396 AND PART OF INLOT 397
IN THE VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO ACQUIRED BY
DAVID R. AND RUTH H. HOOVER BY DEED FILED IN THE MIAMI COUNTY
RECORDER'S RECORD OF DEEDS BOOK 536, PAGE 298.

BOOK 15 PAGE 63
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS
1ST DAY OF DECEMBER, 1989
AT 8:50 A.M.

FILE NO. 94846 FEE: \$21.60

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY
RECORDER

392	391	390	389	388	387	386
-----	-----	-----	-----	-----	-----	-----



I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND SHOWN
HEREIN REPLATTED, DO HEREBY VOLUNTARILY CONSENT TO
THE EXECUTION OF SAID REPLAT.

David R. Hoover Ruth H. Hoover Richard W. Klockner
DAVID R. HOOVER RUTH H. HOOVER WITNESS

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME
AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 27TH DAY OF
NOVEMBER, 1989.
Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1991

THIS PLAT REVIEWED AND APPROVED BY THE PLANNING COMMISSION
OF THE VILLAGE OF PLEASANT HILL, OHIO THIS 28TH DAY OF
NOVEMBER, 1989.

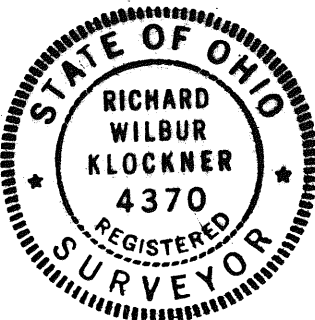
David S. Ferguson John C. Danel
CHAIRMAN SECRETARY

NUMBERED TO DESIGNATE INLOT AND TRANSFERRED THIS
30TH DAY OF NOVEMBER, 1989.

Nate E. Davis BY Linda Pearson
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

LEGEND
° = IRON PIN FOUND

REFERENCE
LOT SURVEY VOL. 14, PLAT 38
DEED BOOK 536, PAGE 298



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

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

REPLAT OF I.L. 393, 394, 395, 396, & PT. 397
PLEASANT HILL, MIAMI COUNTY, OHIO

BY: DAVID & RUTH HOOVER
PLEASANT HILL, OHIO

RICHARD W. KLOCKNER & ASSOC., INC.
CIVIL ENGINEERING & SURVEYING
TROY, OHIO 45373 (513) 339-5331

DATE	DRAWN BY: <u>JP</u>	SHEET NO.
2-16-89	TRACED BY: <u>JP</u>	
	CHECKED BY: <u>EWK</u>	1 OF 1

REPLAT OF LOT 838 AND PART OF LOT 837

• CITY OF TIPP CITY • MIAMI COUNTY • OHIO •

PLAT BOOK 15 PAGE 64

MIAMI COUNTY RECORDER'S RECORD OF
RECORDED PLATS.

FILE NO. 95100

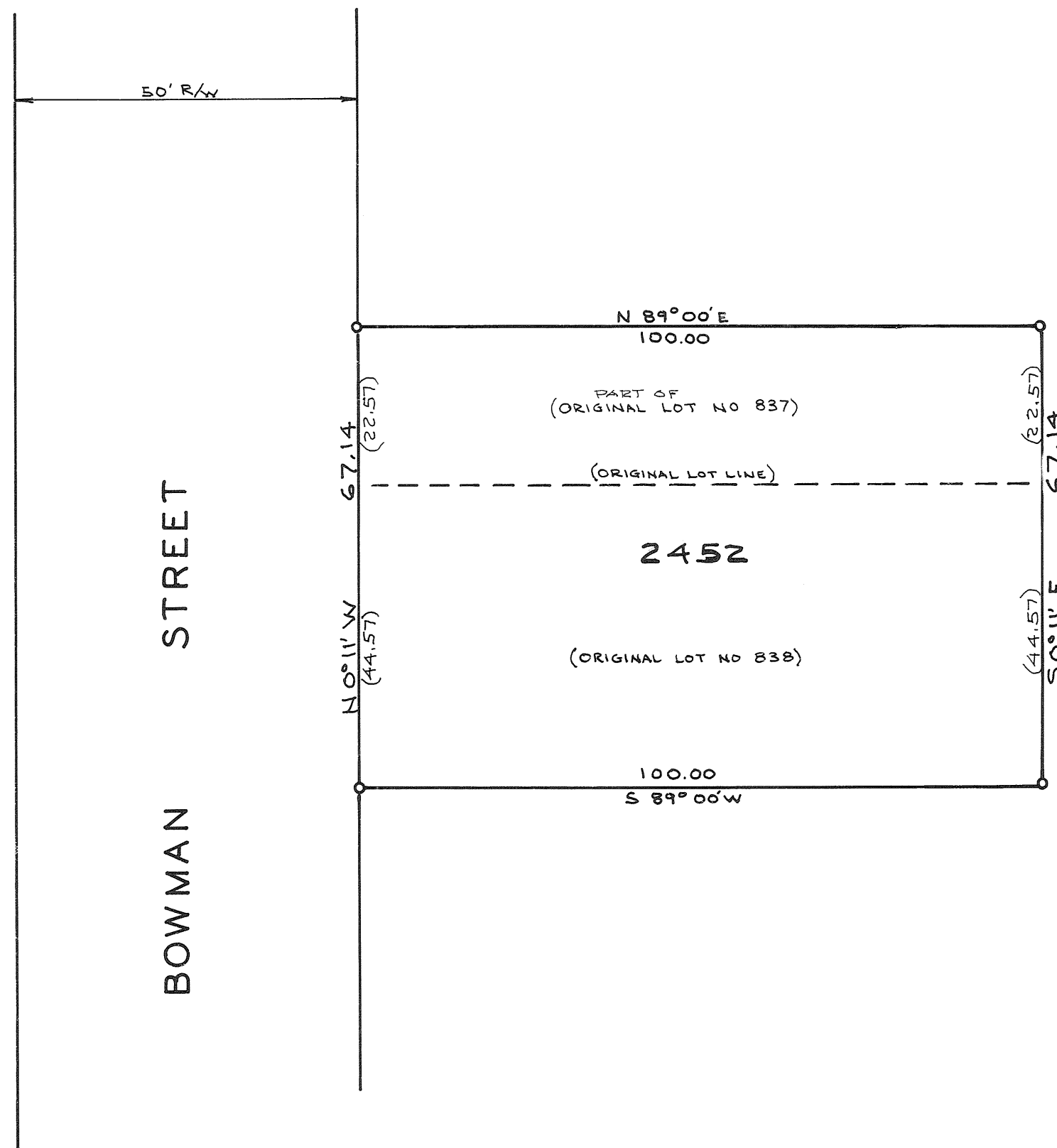
RECEIVED FOR RECORD 3:15 PM
TIME

FEE: 21.60 December 8, 1989
DATE

Janet E. Cain Recorder
MIAMI COUNTY RECORDER



SCALE: 1" = 20'



DESCRIPTION

Being a replat of Lot 838 and part of Lot 837 as recorded in Plat Book 2, Page 237 of the Miami County Plat Records, and as conveyed to Wiley J. Collett and Ruth A. Collett by deed recorded in Deed Book 574, Page 811, of the Miami County Deed Records.

OWNER APPROVAL

We, the undersigned, being all of the owners and lien holders of the lots herein replatted, do hereby accept and approve this replat as shown hereon.

Carol Van Arin
WITNESS
William J. Collett
WITNESS

Wiley J. Collett
WILEY J. COLLETT
Ruth A. Collett
RUTH A. COLLETT
FIFTH THIRD BANK NA
William P. Shultz
WILLIAM P. SHULTZ VICE-PRES.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 15th day of Nov, 1989, before me, the undersigned, a notary public in and for said County and State personally came Wiley J. Collett and Ruth A. Collett and Fifth Third Bank, NA by its vice president William P. Shultz 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 notarial seal on the day and date above written.

My Commission expires: 4-17-1990
DATE

Carol Van Arin
NOTARY PUBLIC

CITY OF TIPP CITY PLANNING COMMISSION

At a meeting of the City of Tipp City Planning Commission held on this 21st day of November, 1989, this plat was approved.

Neva Hufford
SECRETARY

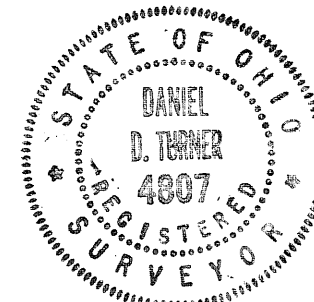
Joseph Wampler
CHAIRMAN

MIAMI COUNTY AUDITOR

Approved and transferred
this 8th day of December, 1989.

Dale E. Davis
MIAMI COUNTY AUDITOR

Sharon Brooker
DEPUTY MIAMI COUNTY AUDITOR



CERTIFICATION

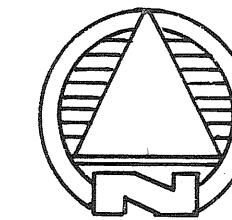
I hereby certify this plat and all measurements to be correct in accordance with a survey filed in Volume 10, Page 119 of the Miami County Engineer's record of Lot Surveys.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

REPLAT OF LOT 838 AND PART OF LOT 837 FOR WILEY AND RUTH COLLETT TIPP CITY, OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE OCT-1989	DRAWN BY: W.S. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO. 321089	SCALE: 1" = 20'	

EAGLES NEST - SECTION 3

• PART OF LOT 7047 • PIQUA OHIO •



SCALE: 1" = 100'

PLAT BOOK 15 PAGE 65

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. 95216

RECEIVED FOR RECORD: 3:08 PM TIME

FEE: \$21.60 DATE Dec. 12, 1989

Janet E. Carr
MIAMI COUNTY RECORDER

DESCRIPTION

Being a subdivision of 6.113 Acres of part of Lot 7047 in the City of Piqua, Miami County, Ohio, as conveyed to Piqua Development Twenty, Inc. by deed recorded in Deed Book 597, Page 79, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon and do hereby dedicate the streets and easements to public use forever. Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, sewer, gas, electric, cable, telephone or other utility lines or services, and for the expressed privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress and egress to the properties for said purposes, and are to be maintained as such forever.

PIQUA DEVELOPMENT TWENTY, INC.

L. Kay Hardman
WITNESS

Rebecca Mager
WITNESS

Charles A. Cox
CHARLES A. COX, PRES

Jack L. Nevenschwander
JACK L. NEVENSCHWANDER, SEC.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 5th day of December, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally came Piqua Development Twenty, Inc. by its president Charles A. Cox and by its secretary Jack L. Nevenschwander, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: 10/30/93 DATE

Rebecca Mager
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

This plat reviewed and approved by City of Piqua Planning Commission this 12th day of September, 1989.

G. Ricketts
CHAIRMAN

Tim B. Zed
SECRETARY

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 18th day of SEPTEMBER, 1989, this plat was approved by Resolution No. C-8993.

William Chase
MAYOR

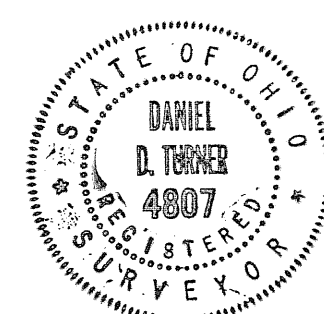
Frank Tabrizi Jr.
CITY MANAGER

Rebecca Mager
CLERK

CERTIFICATION

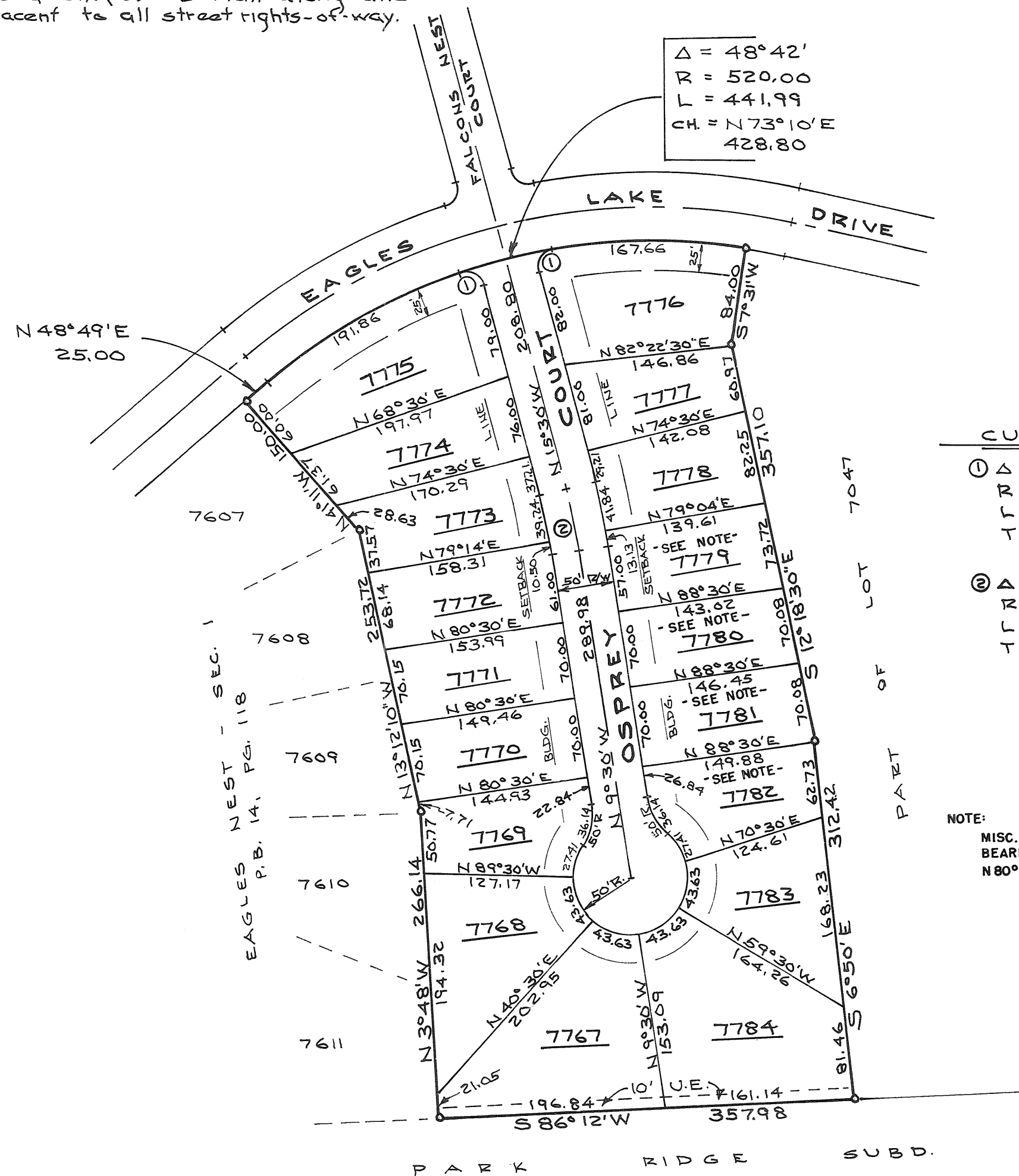
I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins to be set at all lot corners

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807



NOTE

There is a six ft (6') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon. There is also a six (6') easement along and adjacent to all street rights-of-way.



NOTE

Restrictions for this plat shall be the same as those for Eagles Nest-Section 1 as recorded in Plat Book 14, Pg. 118A of the Miami County Plat Records.

MIAMI COUNTY AUDITOR

Approved and transferred this 12th day of December, 1989.

Dale E. Davis
MIAMI COUNTY AUDITOR
BY: *Cheryl Beaver*
DEP. COUNTY AUDITOR

EAGLES NEST-SECTION 3		
FOR		
PIQUA DEVELOPMENT TWENTY INC.		
PIQUA - OHIO		
DANIEL D. TURNER & ASSOC.		
19 S. PLUM ST. TROY - OHIO		
* CIVIL ENGINEERING * LAND SURVEYING *		
DATE	DRAWN BY:	SHEET NO
AUG. - 1989	CHECKED BY:	1/1
FILE NO.	SCALE: 1" = 100'	
270789		

NOTE

There is a six ft. (6') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon. There is also a six ft. (6') easement along and adjacent to all street rights-of-way.

$\Delta = 3^{\circ}54'$
 $R = 520.00$
 $L = 35.39$
 $CH. = S 80^{\circ}32'E$
 35.39

EAGLES NEST - SECTION 4

• PART OF LOT 7047 • PIQUA OHIO •

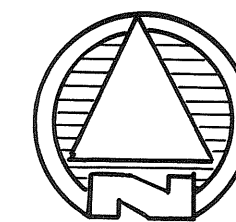
PLAT BOOK 15 PAGE 66

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.

FILE NO. 95217

RECEIVED FOR RECORD: 3:09 PM
TIME

FEE: \$21.60 DATE: Dec. 12, 1989



SCALE: 1" = 60'

Janet E. Cain Recorder by Bernice L. Deibel
MIAMI COUNTY RECORDER Deputy

DESCRIPTION

Being a subdivision of 5.689 Acres of part of Lot 7047 in the City of Piqua, Miami County, Ohio, as conveyed to Piqua Development Twenty, Inc. by deed recorded in Deed Book 597, Page 79, of the Miami County Deed Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon and do hereby dedicate the streets and easements to public use forever.

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

PIQUA DEVELOPMENT TWENTY, INC.

G. Kay Hardman
WITNESS
Robert M. Mager
WITNESS

Charles A. Cox
CHARLES A. COX, PRES.
Jack L. Neuenchwander
JACK L. NEUENCHWANDER, SEC.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 5th day of November, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally came Piqua Development Twenty, Inc. by its president Charles A. Cox and by its secretary Jack L. Neuenchwander, both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: 10/16/93
DATE

Robert M. Mager
NOTARY PUBLIC

PIQUA PLANNING COMMISSION

This plat reviewed and approved by City of Piqua Planning Commission this 14th day of NOVEMBER, 1989.

C. Richard Swart
CHAIRMAN

Tim R. Beekun
SECRETARY

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 30th day of November, 1989, this plat was approved by Resolution No. 0-19031.

William C. Curre
MAYOR

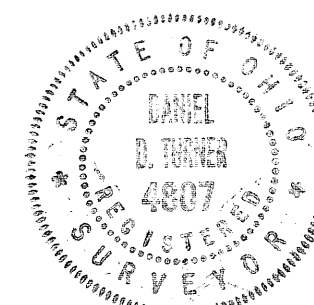
Jack L. Neuenchwander
CITY MANAGER

Rebecca J. Curre
CLERK

CERTIFICATION

I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins to be set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807



MIAMI COUNTY AUDITOR

Approved and transferred this 12th day of December, 1989.

Dale E. Davis
DALE E. DAVIS
BY: Cheryl Beaver
CHERYL BEAVER
DEPT. COUNTY AUDITOR

NOTE

Restrictions for this plat shall be the same as those for Eagles Nest-Section 1, as recorded in Plat Book 14, Pg. 118A of the Miami County Plat Records.

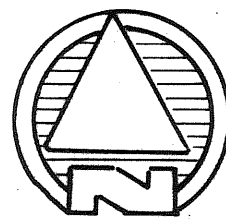
EAGLES NEST - SECTION 4			
For			
PIQUA DEVELOPMENT TWENTY, INC.			
PIQUA - OHIO			
DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY - OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	D.T.	SHEET NO.
OCT - 1989	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 60'		
311089			

PARK RIDGE SUBDIVISION - SEC. II

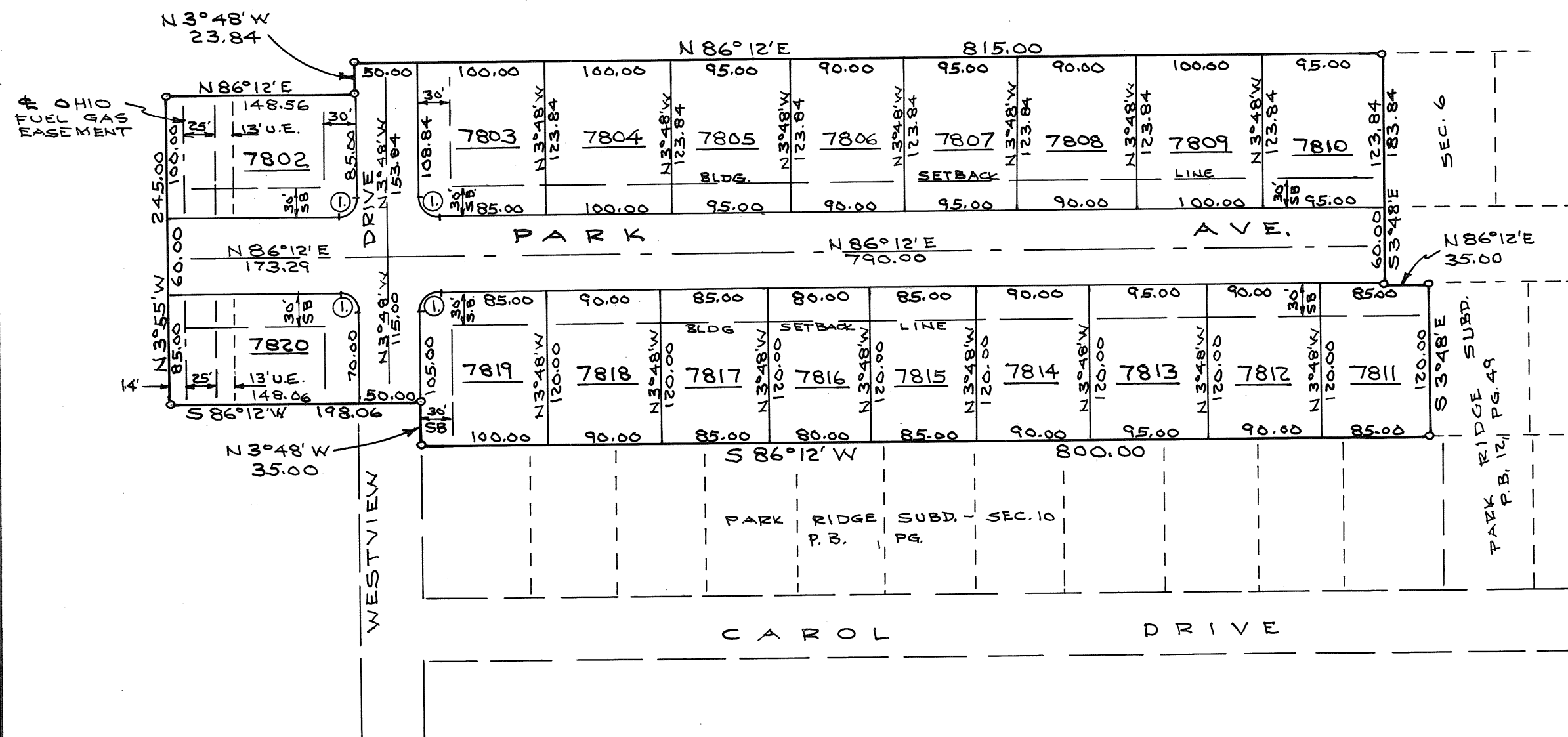
• PART OF OUTLOT 319 • PIQUA-OHIO •

CURVE DATA

①
Δ = 90°00'
R = 15.00
L = 23.56
T = 15.00



SCALE: 1" = 100'



NOTE

Restrictions for this plat shall be the same as those for Park Ridge Subd, Sec. 2, as recorded in Plat Book 9, Page 66A, Miami County Plat Records.

There is a six ft. (6') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be otherwise shown hereon.

PIQUA CITY COMMISSION

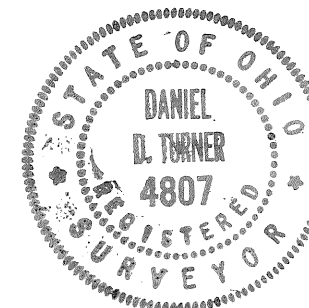
At a meeting of the City Commission of the City of Piqua held this 13th day of JUNE, 1989, this plat was approved by Resolution No. 2-89

William A. Oliver MAYOR
Paul Patton Jr. CITY MANAGER
Harry C. Lang CLERK

MIAMI COUNTY AUDITOR

Approved and transferred this 12th day of December, 1989.

Dale E. Davis MIAMI COUNTY AUDITOR
BY: Cheryl Beaver DEPT. COUNTY AUDITOR



DESCRIPTION

Being a subdivision of 6.575 Acres of part of O.L. 319 as conveyed to Park Ridge, Inc. by deed recorded in Vol. 406, Pg. 159, of the Miami County deed records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat as shown hereon and do hereby dedicate the streets and easements to public use forever.

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

PARK RIDGE, INC.

Kelli D. Anderson WITNESS
Sue Ellen Smith WITNESS

Clifford M. Utterback CLIFFORD M. UTTERBACK, PRES.
Robert P. Fite ROBERT P. FITE, SEC.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 27 day of JULY, 1989, before me, the undersigned, a notary public in and for said County and State, personally came Park Ridge, Inc. by its president Clifford M. Utterback and its secretary Robert P. Fite, 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 notarial seal on the day and date above written.

My commission expires: 1-10-94 DATE

Sue Ellen Smith NOTARY PUBLIC

PIQUA PLANNING COMMISSION

This plat reviewed, and approved by City of Piqua Planning Commission this 13th day of JUNE, 1989.

C. R. Rasmussen CHAIRMAN

Therese Rasmussen SECRETARY

CERTIFICATION

I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins to be set at all lot corners.

Daniel D. Turner DANIEL D. TURNER, REG. SURVEYOR 4807

PARK RIDGE SUBD. - SEC. II			
FOR			
PARK RIDGE, INC.			
PIQUA-OHIO			
DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY-OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	D.T.	SHEET NO.
APR-1989	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 100'		
030189			

ANNEXATION TO THE CITY OF TROY, OHIO

17.947 ACRES IN SECTION 29, TOWN 5, RANGE 6 EAST, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 15, PAGE 68
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20TH DAY OF
DECEMBER, 1989 AT 1:57 P.M.
FILE NUMBER 95502 FEE: \$ 21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

NOTE: ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS
BOOK 23, PAGE 166

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

BEING A TOTAL OF 17.947 ACRES IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 29, TOWN 5,
RANGE 6 EAST, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY THE MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 16TH DAY OF
JUNE, 1989.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 16TH
DAY OF JUNE, 1989.

APPROVAL BY CITY OF TROY
THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TROY THIS
16th DAY OF JUNE, 1989 BY ORDINANCE NO. 0-36-87

Peter E. Jenkins
PRESIDENT OF COUNCIL

Stephen J. Knight
CLERK OF COUNCIL

Laurel L. Campbell
MAYOR

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED THIS 20TH DAY OF DECEMBER, 1989.

Dale E. Davis
DALE E. DAVIS, MIAMI COUNTY AUDITOR

BY *Sharon Brooker*
DEPUTY AUDITOR

- LEGEND
- = IRON PIN FOUND
 - ✱ = P-K NAIL FOUND
 - ✱ = RAILROAD SPIKE FOUND
 - = CORNER STONE
 - = WOOD CORNER POST
 - ▲ = CONC. HIGHWAY MON.

SURVEY REFERENCE
RECORDERS PLAT BK. 10; PG. 121 D
" " BK. 14; PG. 94
LAND SURVEY VOL. 14; PG. 105
" " VOL. 29; PG. 146

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



ANNEXATION OF 17.947 ACRES IN SECTION 29,
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO
TO THE CITY OF TROY, OHIO
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331

DATE 28 MAR. 1989	DRAWN BY: TRACED BY: <i>RWB</i> CHECKED BY:	SHEET NO. 1 OF 1
-------------------------	---	---------------------

ANNEXATION TO THE CITY OF TROY

5
TOWN

6E
RANGE

NW 1/4 SW 1/4-18
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

VOLUME 15 PAGE 69

MIAMI COUNTY RECORDER'S

PLAT RECORDS

FILE NO. 95503

RECEIVED DECEMBER 22, 1989

AT 1:58 P.M. FEE \$ 21.60

Janet E. Cain
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 20TH DAY OF DECEMBER, 1989.

Dale E. Davis by Sharon Brooker
MIAMI COUNTY AUDITOR

DESCRIPTION

BEING A TOTAL OF 90.445 ACRES IN THE NW 1/4 & SW 1/4 OF SECTION 18,
TOWN 5, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO.

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK 23, PAGE 133.

Janet E. Cain
MIAMI COUNTY RECORDER

APPROVALS

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE MIAMI
COUNTY ENGINEER ON THIS 16TH DAY OF JUNE, 1989.

Sam Christian
MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 16TH DAY OF
JUNE, 1989, IN TROY, OHIO, THE ANNEXATION OF THE AREA SHOWN HEREDON
WAS APPROVED.

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD
THIS 14TH DAY OF OCT, 1989, THIS ANNEXATION PLAT WAS ACCEPTED
AND APPROVED BY ORDINANCE NO. 0-35-89.

Deborah L. Campbell Mayor
Peter E. Jenkins PRESIDENT OF COUNCIL

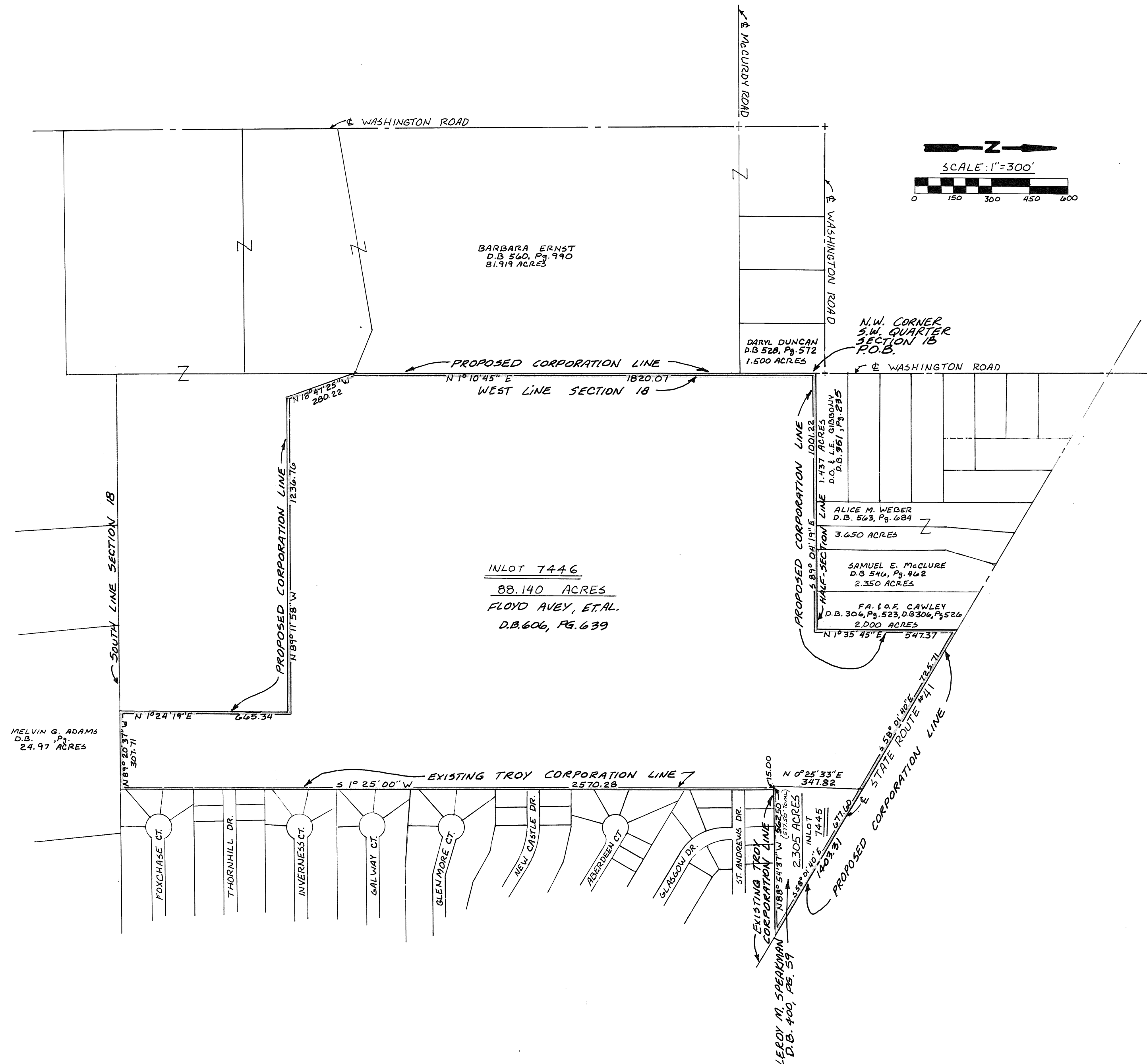
Sue D. Knight
CLERK OF COUNCIL

I HEREBY CERTIFY THIS ANNEXATION PLAT
TO BE A TRUE AND CORRECT DRAWING
AS COMPILED FROM EXISTING RECORDS.



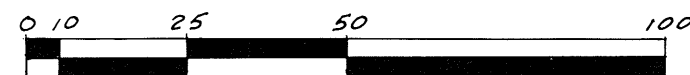
Michael W. Cozatt 3-23-89
MICHAEL W. COZATT P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 03889

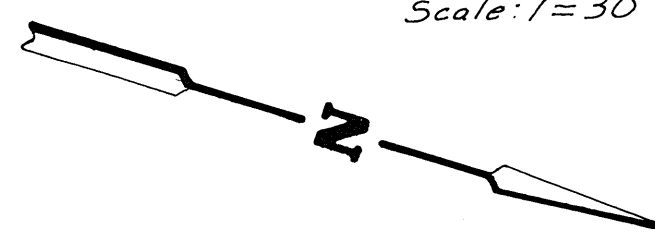


PIQUA - TROY BRIDGE NO. 2.56 EASEMENTS

RECORDER'S PLAT BOOK 15 PAGE 70



Scale: 1"=30'



Kenneth E. & Betty L. Vore

Marilyn E. Peterson & Nancy A. Schumacher

ROAD BOOK 8 PAGE 109

THIS PLAT RECIEVED FOR RECORD BY THE MIAMI COUNTY

RECORDER THIS 26TH DAY OF DECEMBER, 1989

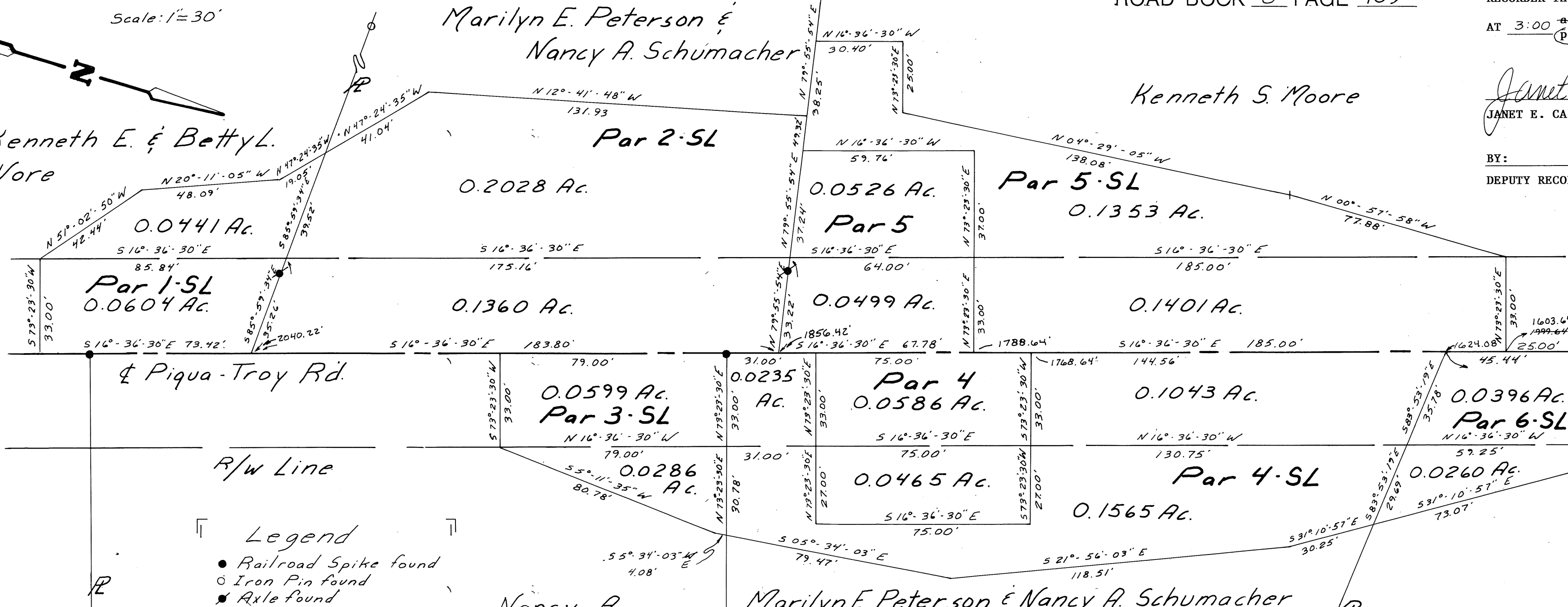
AT 3:00 ^{a.m.}_{p.m.} FILE NO. 95635

FEE: NO FEE

Janet E. Cain
JANET E. CAIN, RECORDER

BY:
DEPUTY RECORDER

Kenneth S. Moore



- Legend**
- Railroad Spike found
 - Iron Pin found
 - ▲ Axle found
 - ✕ Iron Pipe found
 - Center Line
 - Property Line
 - R/W Right-of-Way Line

Nancy A. Shumacher

Marilyn E. Peterson & Nancy A. Schumacher

THIS PLAT REVIEWED AND ACCEPTED BY THE BOARD
OF MIAMI COUNTY COMMISSIONERS THIS 15TH DAY
OF December, 1989.

Robert E. Clawson
ROBERT E. CLAWSON

Don Hart
DON HART

Waide H. Westfall
WAIDE H. WESTFALL

THIS PLAT REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 26 DAY OF DECEMBER, 1989.

Dale E. Davis
DALE E. DAVIS, AUDITOR

BY:
DEPUTY AUDITOR

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI
COUNTY ENGINEER THIS 13TH DAY OF DECEMBER, 1989.

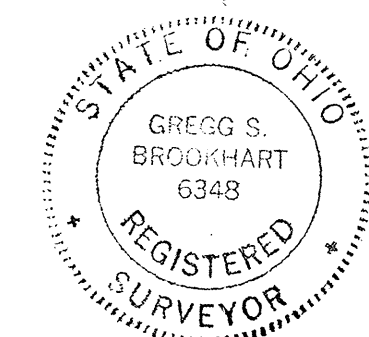
Douglas L. Christian
DOUGLAS L. CHRISTIAN

SEE AFFIDAVIT RECORDED IN 2018OR-04264
CORRECTING TIE DISTANCES.

EASEMENT REFERENCES

PAR 1-SL	DEED BOOK <u>613</u> PAGE <u>814</u>
PAR 2-SL	DEED BOOK <u>613</u> PAGE <u>804</u>
PAR 3-SL	DEED BOOK <u>613</u> PAGE <u>808</u>
PAR 4	DEED BOOK <u>613</u> PAGE <u>806</u>
PAR 4-SL	DEED BOOK <u>613</u> PAGE <u>801</u>
PAR 5	DEED BOOK <u>613</u> PAGE <u>812</u>
PAR 5-SL	DEED BOOK <u>613</u> PAGE <u>799</u>
PAR 6-SL	DEED BOOK <u>613</u> PAGE <u>810</u>

"SL" DENOTES SLOPE EASEMENT



I HEREBY CERTIFY THAT THIS PLAT IS CORRECT AND
COMPLETE.

Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED SURVEYOR NO. 6348

Staunton Township
Section 20, Town 1, Range 11

Robert M. Hance Jr.

N.E. Corner
N.W. Quarter
Sec. 20, T.1, R.11
Rush Rd.
Orbison Rd.



2/9
FALL OFF

TRANSFER NOT NECESSARY
4/10, 20 18
MATTHEW W. GEARHARDT, AUDITOR
MIAMI COUNTY, OHIO

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2018OR-04264
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/10/2018 01:40:08 PM
REFERENCES 9
RECORDING FEE 64.00
PAGES: 2

Recorder: Please cross reference to Piqua-Troy Bridge No. 2.56 Easements, Plat Book 15 page 70, Recorder's Office, Miami County, Ohio; Deed Book 613 page 799, Deed Book 613 page 801, Deed Book 613 page 804, Deed Book 613 page 806, Deed Book 613 page 808, Deed Book 613 page 810, Deed Book 613 page 812, and Deed Book 613 page 814.

AFFIDAVIT

State of Ohio, Miami County, ss:

Gregg S. Brookhart, being first duly sworn, says that he is a registered surveyor, and is making this Affidavit to point out and correct errors on the easements for the Piqua-Troy Bridge No. 2.56, as prepared by me, Gregg S. Brookhart, recorded in Plat Book 15 page 70, and Deed Book 613 pages 799, 801, 804, 806, 808, 810, 812, and 814, Recorder's office, Miami County, Ohio, and Road Record 8 page 109, Miami County Engineer's Road Record. The error is described as follows:

The tie distances from the intersection of the centerline of Rusk Road and the centerline of Piqua-Troy Road, to the place of beginning of the easements described were incorrect and that this affidavit is to correct those tie distances as follows:

Parcel 1-SL	Deed Book 613-814	wrong distance 2436.22'	corrected distance 2040.22'
Parcel 2-SL	Deed Book 613-804	wrong distance 2252.42'	corrected distance 1856.42'
Parcel 3-SL	Deed Book 613-808	wrong distance 2270.64'	corrected distance 1874.64'
Parcel 4	Deed Book 613-806	wrong distance 2164.64'	corrected distance 1768.64'
Parcel 4-SL	Deed Book 613-801	wrong distance 2020.08'	corrected distance 1624.08'
Parcel 5	Deed Book 613-812	wrong distance 2184.64'	corrected distance 1788.64'
Parcel 5-SL	Deed Book 613-799	wrong distance 1999.64'	corrected distance 1603.64'
Parcel 6-SL	Deed Book 613-810	wrong distance 1874.64'	corrected distance 1478.64'

This affidavit is made in compliance with the Revised Code of Ohio Section 5301.252 and particularly to show an affidavit of a registered surveyor to reconcile conflicts and ambiguities in descriptions of land in

recorded instruments as stated in paragraph B(5) of section 5301.252. Under 5301.252(C) the County Recorder shall receive and cause such affidavit to be recorded as deeds are recorded.

Gregg S. Brookhart

Gregg S. Brookhart, Professional Surveyor No. 6348

Gregg S. Brookhart has set his hand this 29th day of March, 2018.

STATE OF OHIO,

COUNTY OF MIAMI, SS:

BE IT REMEMBERED, that on this 29th day of March, 2018, before me, a Notary Public in and for the said County and State, personally came the above named Gregg S. Brookhart, the maker of the foregoing Affidavit, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

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

Vicki L. Moore

Notary Public

My commission expires 4-4-2020

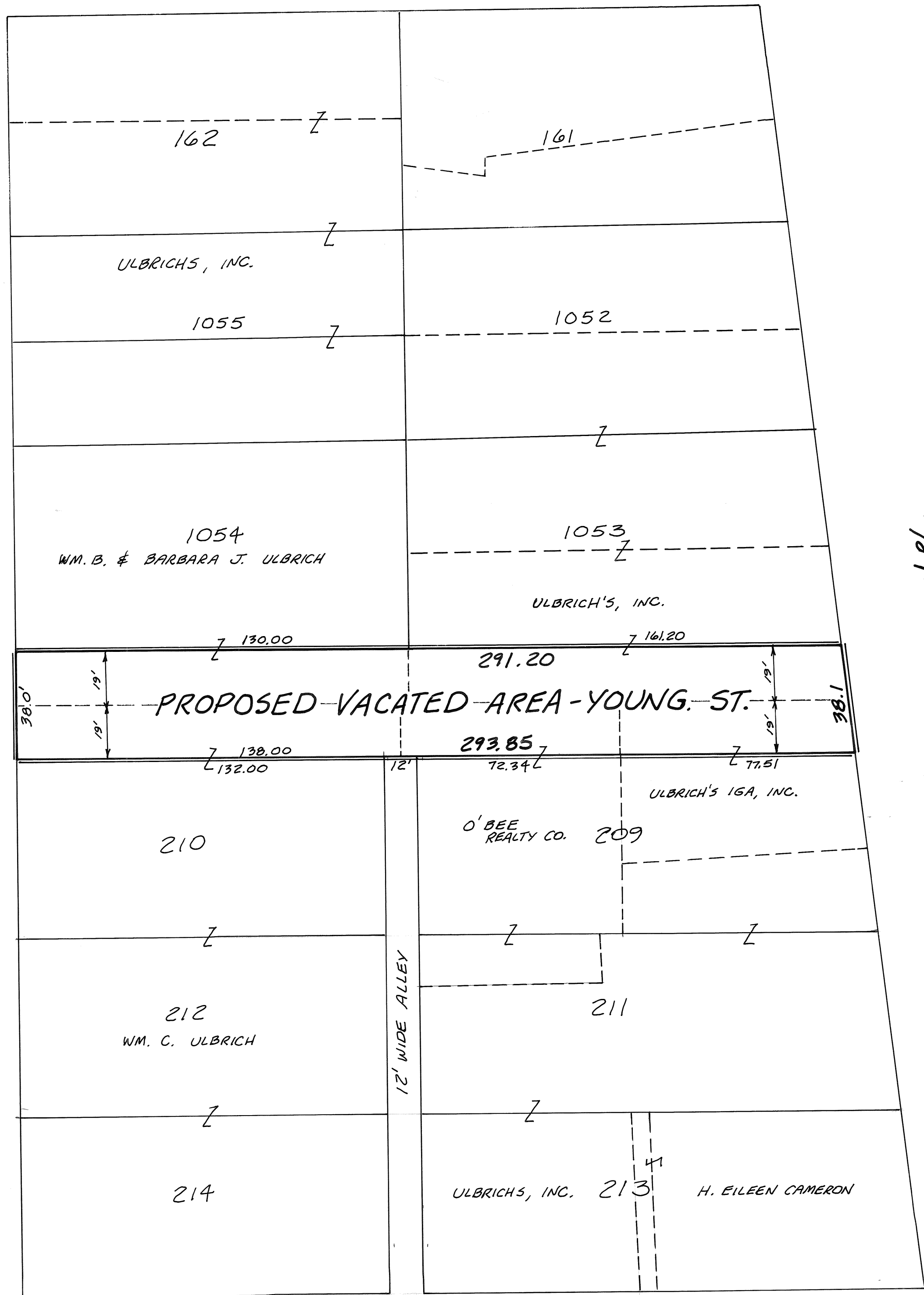
Date

This Instrument prepared by The Miami County Engineer's Office



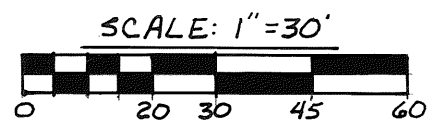
STREET VACATION
PT. YOUNG STREET
CITY OF PIQUA, MIAMI COUNTY, OHIO

YOUNG ST.
WAYNE ST. 66' R/W



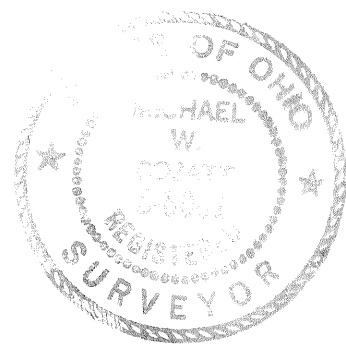
MAIN ST. 66' R/W

VOLUME 15 PAGE 71
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 96035
REC'D 1-9-90, 1989, AT 10:40 A.M.
FEE 21.60
Jamet E. Cain Recorder
MIAMI COUNTY RECORDER
APPROVED AND TRANSFERRED
Dale E. Davis by Cheryl Beaver
MIAMI COUNTY AUDITOR *(dep.)*



PIQUA CITY PLANNING COMMISSION
THE VACATION OF THE STREET SHOWN HEREON WAS REVIEWED AND
RECOMMENDED APPROVED TO THE PIQUA CITY COMMISSION.
C. R. Smith 9/12/89 Th. R. Zell 9-14-89
CHAIRMAN DATE SECRETARY DATE

PIQUA CITY COMMISSION
THE STREET SHOWN VACATED HEREON WAS VACATED BY
ORDINANCE NO. 44-89 ENACTED BY THE CITY COMMISSION
OF PIQUA, OHIO.
William J. Chase DATE Rebecca J. Loe 7-17-89
MAYOR CLERK DATE



I HEREBY CERTIFY THIS VACATION MAP TO
BE CORRECT AS COMPILED FROM EXISTING
TAX RECORDS AND LOT SURVEYS.

PROPOSED VACATION OF YOUNG ST.
FOR ULBRICH'S 16A, INC. - PIQUA
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
Michael W. Cozatt 6-22-89
MICHAEL W. COZATT P.S.#6001
JOB NO. 10989

SCALE : 1" = 50

CHAIRMAN

Sup D. Knight
SECRETARY

Dale E. Davis by Cheryl Beaver, dep
MIAMI COUNTY AUDITOR

RECORDERS PLAT BOOK 15 PAGE 72
RECEIVED FOR RECORD THIS 17TH DAY OF
JANUARY, 1990 AT 2:08 P.M.
MIAMI COUNTY RECORDER'S PLAT RECORDS
Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER
SHEET 1 OF 1 SHEET FILE NO.: 96231 FEE: \$21.60

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY,
PERSONALLY APPEARED THE BELOW 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 12th
DAY OF JULY, 1989.

Robert M. Hand NOTARY PUBLIC
MY COMMISSION EXPIRES NO EXPIRATION DATE

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

OF SAID REPLAY

Harold H. Singer Swan H. Crancer Louetta M. Poley
WITNESS WITNESS WITNESS

~~Edward A. Poley~~ Theresa A. Poley Robert M. Poley
WITNESS WITNESS WITNESS

I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS
ARE CORRECT AS SHOWN

Harry G. Herbst III
HARRY G. HERBST III,
OHIO REGISTERED SURVEYOR
NO. 6596

6/20/89
DATE



LJB
engineers
architects

PRINCETON COURT

BEING A REPLAT OF INLOTS 1378, 1379 AND 1380 AS SHOWN ON PRINCETON SQUARE VILLAGE, WHICH IS FILED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 13, PAGE 39. SAME BEING A PART OF LAND ACQUIRED BY ELMER C. & LAVONNE F. HORMAN AND LESLIE R. & BEVERLY F. WHITE BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 516, PAGE 649, AND A 0.254 ACRE PART OF INLOTS 1378 AND 1380 ACQUIRED BY UNIBILT HOMES, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 608, PAGE 514.

PLAT BOOK 15, PAGE 73
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 18TH DAY OF
JANUARY, 1990 AT 9:20 A.M.
FILE NO. 96252 FEE: \$ 21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY 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 THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS, WAYS, COMMONS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT 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: ELMER C. HORMAN AND LAVONNE F. HORMAN
LESLIE R. WHITE AND BEVERLY F. WHITE

Elmer C. Horman
ELMER C. HORMAN

Lavonne F. Horman
LAVONNE F. HORMAN

Leslie R. White
LESLIE R. WHITE

Beverly F. White
BEVERLY F. WHITE

Samuel E. Bicknell
WITNESS

Ann M. Steadon
WITNESS

Frank W. King
WITNESS

Frank W. King
WITNESS

STATE OF OHIO - COUNTY OF Montgomery S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR Montgomery COUNTY, OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, ACKNOWLEDGING THE SIGNING OF SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED FOR PURPOSES THEREIN EXPRESSED.

IN TESTIMONY THEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Englewood, OHIO, THIS 4th DAY OF April, 1989.

Samuel E. Bicknell
NOTARY PUBLIC MY COMMISSION EXPIRES 5/30/89

APPROVAL AND ACCEPTANCE

THIS PLAT REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF WEST MILTON, OHIO THIS 5th DAY OF July, 1989.

Bill Nefley
CHAIRMAN

Harold E. Green
SECRETARY

TRANSFERRED THIS 18TH DAY OF JANUARY, 1990.

Dale E. Davis
MIAMI COUNTY AUDITOR

Cheryl Beaver
DEPUTY AUDITOR

OWNER: UNIBILT HOMES, INC.

Carl F. Scholz
CARL F. SCHOLZ, PRESIDENT

Stuart Götter
WITNESS

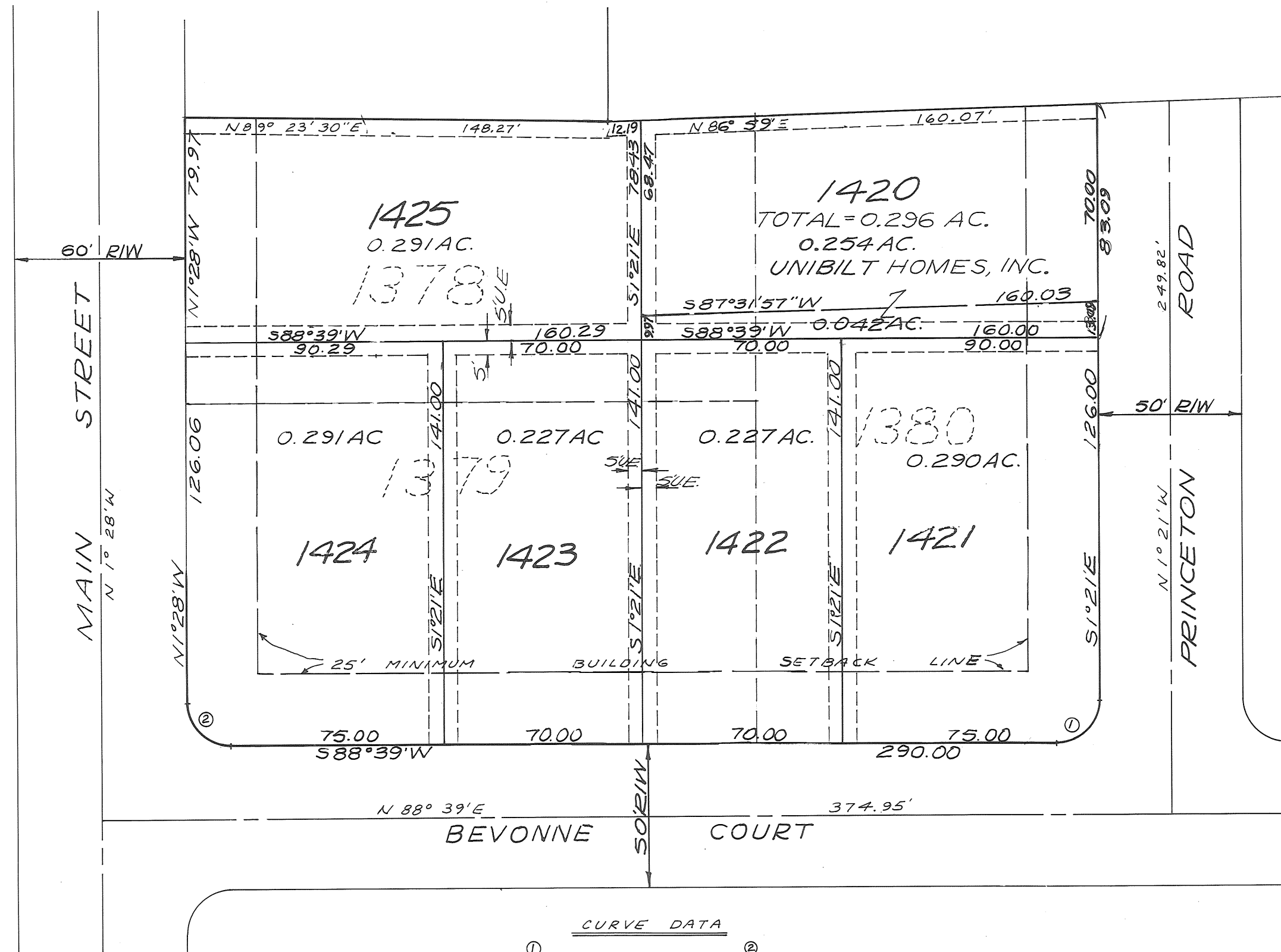
David V. Robey
WITNESS

STATE OF OHIO - COUNTY OF MONTGOMERY 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 AS SUCH PRESIDENT ON BEHALF OF SAID CORPORATION.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT VANDALIA, OHIO, THIS 16 DAY OF JANUARY, 1990.

Theresa Patricia Duffy
NOTARY PUBLIC MY COMMISSION EXPIRES OCT 28 1991



CURVE DATA

①
R = 15.00'
Δ = 90° 00' 00"
A = 23.56'
T = 15.00'

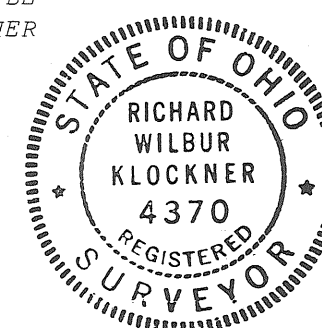
②
R = 15.00'
Δ = 89° 53' 00"
A = 23.53'
T = 14.97'

PROTECTIVE COVENANTS AND RESTRICTIONS

ALL PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THOSE FOR PRINCETON SQUARE VILLAGE, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF PLATS BOOK 13, PAGE 39-A, WITH NUMBER 2 AND 12 BEING REVISED AS FOLLOWS:

2. NO DWELLING SHALL HAVE LESS THAN 1000 SQUARE FEET OF GROUND FLOOR AREA EXCLUSIVE OF OPEN PORCHES OR GARAGES. TRAILERS, BASEMENTS, TENTS, GARAGES OR OTHER OUTBUILDINGS ERECTED ON ANY LOT SHALL NOT, AT ANY TIME, BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY AND NO BUILDING SHALL BE LOCATED NEARER THAN 25 FEET TO THE FRONT LOT LINE OR NEARER THAN 25 FEET TO THE SIDE STREET LOT LINE. THERE SHALL BE TWO SIDE YARDS, ONE ON EACH SIDE OF THE BUILDING, HAVING A COMBINED WIDTH OF NOT LESS THAN 20 FEET, HOWEVER, NO SIDE YARD SHALL BE LESS THAN 10 FEET IN WIDTH.

12. EXTERIOR MATERIALS PERMITTED IN THE CONSTRUCTION OF ANY STRUCTURE IN THE SUBDIVISION SHALL BE BRICK; GRADE ONE WOOD SIDING, PROPERLY PAINTED; STONE OR ALUMINUM OR VINYL SIDING. ANY OTHER MATERIAL SHALL BE IN VIOLATION OF THE COVENANT.



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

PRINCETON COURT WEST MILTON, OHIO		
ELMER C. & LAVONNE F. HORMAN LESLIE R. & BEVERLY F. WHITE UNIBILT HOMES, INC.		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 27 JUN 1989	DRAWN BY: <u>DRH</u> TRACED BY: <u>DRH</u> CHECKED BY: <u>DRH</u>	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 40'		

ANNEXATION TO THE CITY OF TROY, OHIO

PART OF SECTION 18, TOWN 5, RANGE 6 EAST
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 15 PAGE 74
MIAMI COUNTY RECORDER'S RECORD
OF PLATS.. RECEIVED FOR RECORD
THIS 22ND DAY OF JANUARY, 1989,
AT 1:34 P. M.

FILE NO. 96395 FEE \$ 21.60

Janet E. Cain Recorder by Bobbie Mueller, Deputy
JANET E. CAIN
MIAMI COUNTY RECORDER

NOTE:
ANNEXATION PROCEEDINGS RECORDED IN
MISC. BOOK 23, PAGE 216.

Janet E. Cain Recorder, Bobbie Mueller, Deputy
JANET E. CAIN
MIAMI COUNTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED
THIS 22ND DAY OF JANUARY, 1989.

Dale E. Davis BY: Cheryl Beaver
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

DESCRIPTION

BEING A TOTAL OF 36.097 ACRES LOCATED IN THE
NORTHEAST QUARTER OF SECTION 18, TOWN 5,
RANGE 6 EAST, CONCORD TOWNSHIP,
MIAMI COUNTY, OHIO.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE
AND CORRECT SURVEY AS SHOWN. IRON PINS
OR MONUMENTS ARE SET OR FOUND AS SHOWN
AT ALL CORNERS.

Steven E. Beachler
STEVEN E. BEACHLER
OHIO REGISTERED SURVEYOR NO. 6879

APPROVAL BY THE MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER THIS 10 DAY OF FEBRUARY, 1989.

Doug Christian
DOUGLAS L. CHRISTIAN
MIAMI COUNTY ENGINEER

APPROVAL BY THE CITY OF TROY

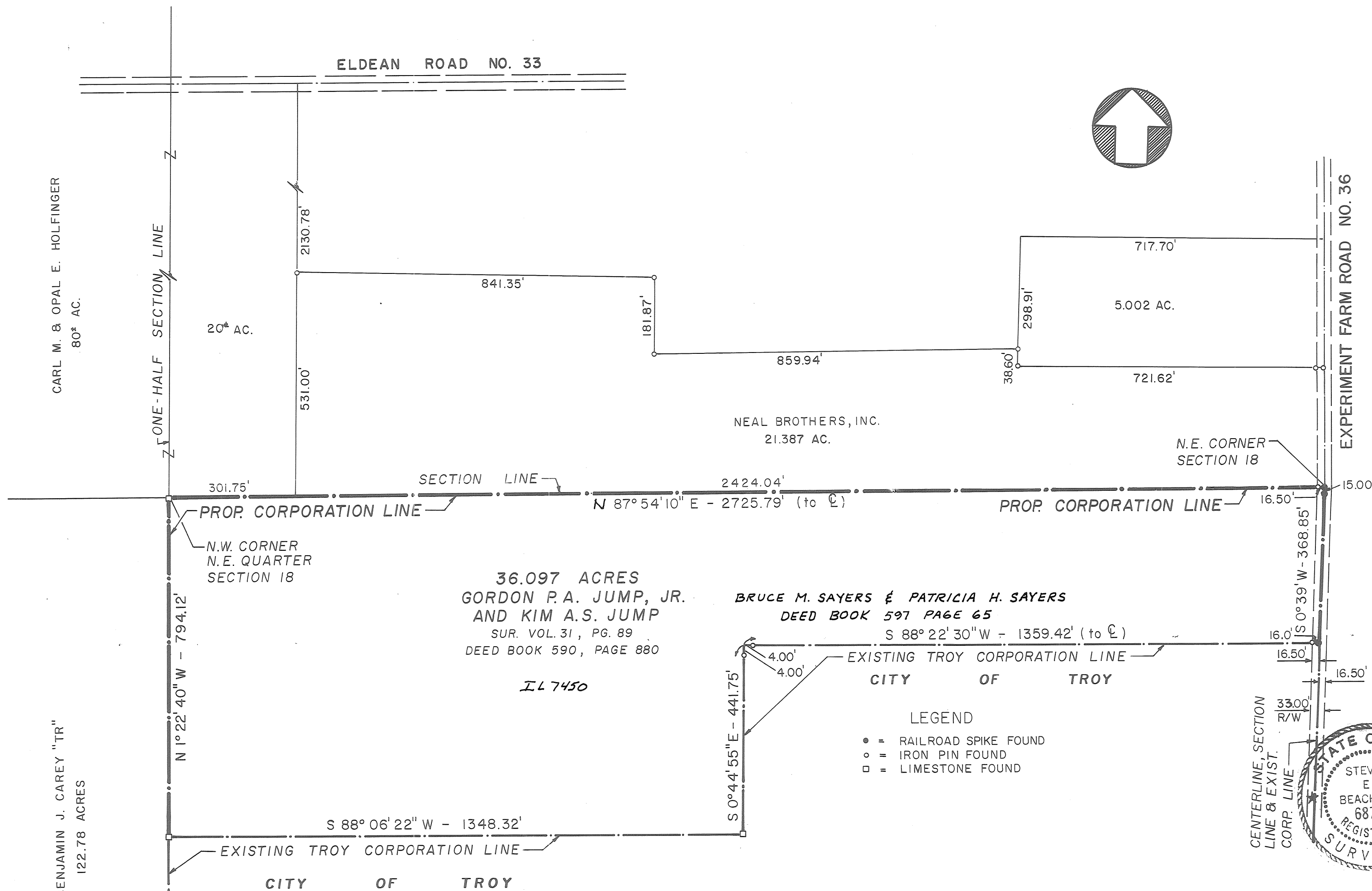
THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE
CITY COUNCIL OF THE CITY OF TROY THIS 3rd DAY OF
July, 1989.

John E. Jordan PRESIDENT OF COUNCIL
Douglas L. Campbell CLERK OF COUNCIL
MAYOR

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY
THE MIAMI COUNTY COMMISSIONERS THIS 10TH DAY OF
February, 1989.

Don Hart
Robert E. Claman
MIAMI COUNTY COMMISSIONERS



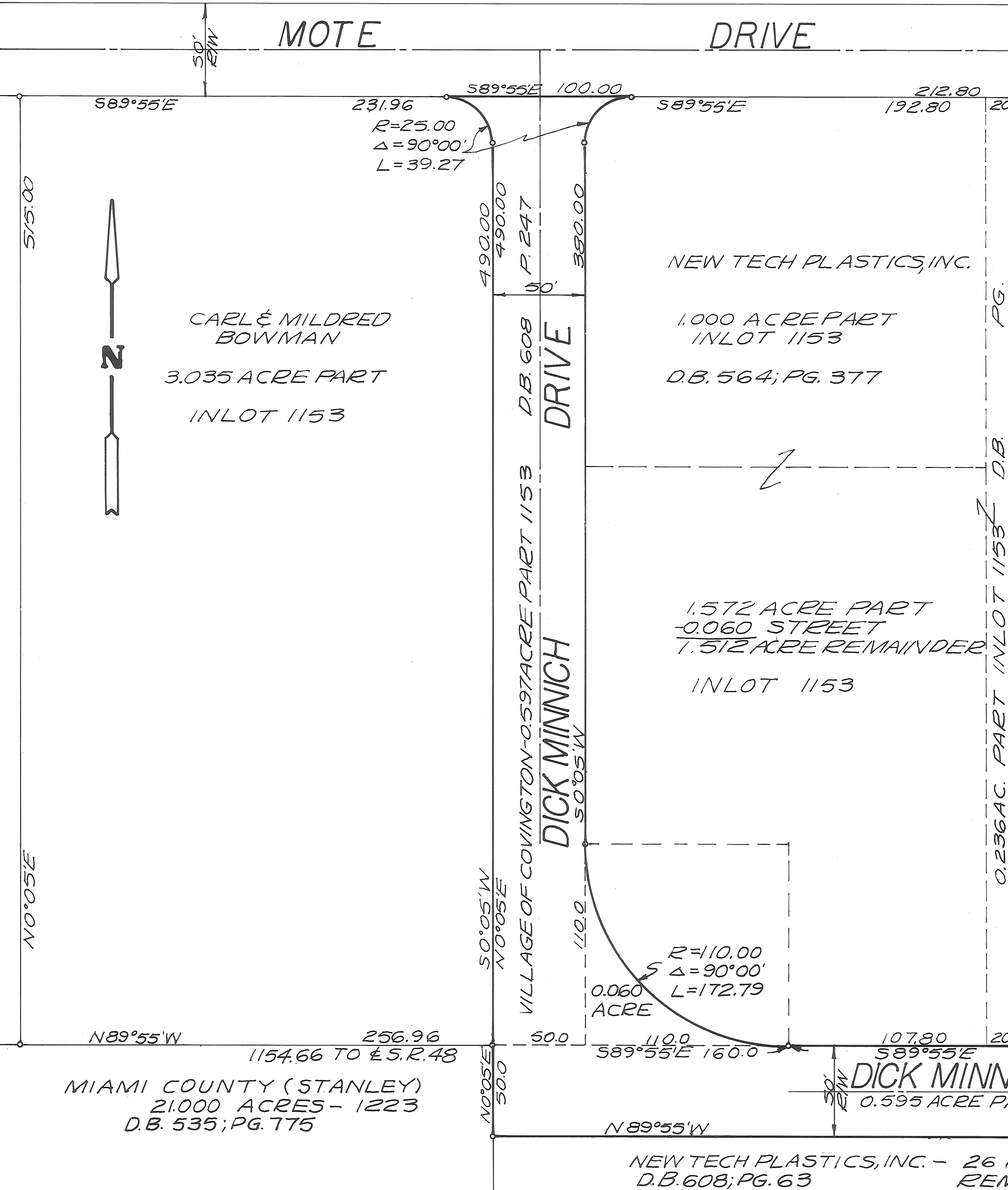
ANNEXATION PLAT TO THE CITY OF TROY, OHIO			
SCALE	1" = 200'	DATE	NOVEMBER 16, 1987
DES. SEB	BEACHLER SURVEYING & MAPPING 364 N. RIVERVIEW AVENUE MIAMISBURG, OHIO 45342 PH. 513-866-0181	JOB NO. SHT. 1 OF 1	
DRN. WGF			
CHD. SEB			

STREET DEDICATION - DICK MINNICH DRIVE
VILLAGE OF COVINGTON, OHIO

PLAT BOOK 15 PAGE 75
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF
FEBRUARY, 1990 AT 11:50A.M.
FILE NO. 97094 FEE: \$21.60

BEING A STREET DEDICATION PLAT IN COVINGTON, OHIO, OF A TOTAL OF 1.252 ACRES OF WHICH 0.597 ACRES OF INLOT 1153 WAS ACQUIRED BY THE VILLAGE OF COVINGTON, OHIO BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 608, PAGE 247; 0.060 ACRES IS A PART OF 1.572 ACRES OF INLOT 1153, WHICH WAS ACQUIRED BY NEW TECH PLASTICS, INC. BY DEED BOOK 576, PAGE 333 AND 0.595 ACRES IS A PART OF THE ENTIRE 26.104 ACRES OF INLOT 1222 ACQUIRED BY NEW TECH PLASTICS, INC., BY DEED BOOK 608, PAGE 63.

Janet E. Cain, Recorder by Design
JANET E. CAIN, MIAMI COUNTY RECORDER



WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDER OF THE LAND HEREIN PLATTED AND DEDICATED FOR STREET PURPOSES, DO HEREBY ACCEPT AND APPROVE THIS PLAT, AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT AND DO HEREBY DEDICATE DICK MINNICH DRIVE TO THE PUBLIC USE FOREVER.

VILLAGE OF COVINGTON, OHIO
MAYOR: M. Longendelpher
PRESIDENT OF COUNCIL: Ruth J. Smith
WITNESS: James M. Davis

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED M.C. LONGENDELPER, MAYOR AND LUTHER J. LANDIS, PRESIDENT OF COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, THE CORPORATION WHO EXECUTED THIS PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH MAYOR AND PRESIDENT OF COUNCIL IN BEHALF OF SAID VILLAGE OF COVINGTON, OHIO AND BY AUTHORITY OF THE VILLAGE COUNCIL AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH MAYOR AND PRESIDENT OF COUNCIL AND THE FREE ACT AND DEED OF SAID VILLAGE OF COVINGTON, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT COVINGTON, OHIO, THIS 11 DAY OF SEPTEMBER, 1989.
James R. O'Donnell, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
SECTION 147.03 R.C.

NEW TECH PLASTICS, INC.
Lewis F. Coppock, President
John F. Weikert, Sec'y/Treas.
WITNESS: Randy Brinkman

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED LEWIE COPPOCK, PRESIDENT AND JOHN F. WEIKERT, SEC'Y/TREAS. OF NEW TECH PLASTICS, INC., THE CORPORATION WHO EXECUTED THIS PLAT, WHO ACKNOWLEDGES THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND SEC'Y/TREAS. 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 COVINGTON, OHIO, THIS 11 DAY OF SEPTEMBER, 1989.
James R. O'Donnell, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
SECTION 147.03 R.C.

LIENHOLDERS: THE FIFTH THIRD BANK OF MIAMI VALLEY NA
John Warner, Vice President
Rosalie Scott, Asst. Vice Pres.
WITNESS: Dawn M. Balser

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JOHN WARNER, VICE PRESIDENT AND ROSALIE SCOTT, ASST. VICE PRES. OF THE FIFTH THIRD BANK OF MIAMI VALLEY NA, THE CORPORATION WHO EXECUTED THIS PLAT, WHO ACKNOWLEDGES THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASST. VICE PRES. 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 COVINGTON, OHIO, THIS 10TH DAY OF AUGUST, 1989.
Dawn M. Burgess
Notary Public, State of Ohio
My Commission Expires Oct. 26, 1989

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 22nd DAY OF May, 1989, THIS DEDICATION PLAT WAS REVIEWED AND APPROVED.
Brian D. Magee, Chairman
W. Adam Emery, Secretary

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 26th DAY OF June, 1989, THIS PLAT WAS APPROVED BY ORDINANCE NO. 89-13.
Ruth J. Smith, President of Council
Kay E. McKinney, Clerk of Council

MIAMI COUNTY (STANLEY)
21.000 ACRES - 1223
D.B. 535; PG. 775

NEW TECH PLASTICS, INC. - 26.104 AC. - 0.595 AC. = 25.509 ACRES
D.B. 608; PG. 63

TEMP. TURN AROUND EASEMENT
60'

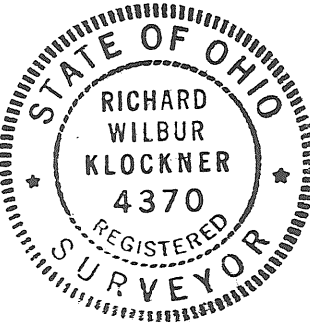


Table with 3 columns: DATE, DRAWN BY, SHEET NO.
Row 1: 26 JUN 1989, Dale E. Davis, 1 OF 1
Row 2: SCALE: 1" = 50'

APPROVED AND TRANSFERRED THIS 15TH DAY OF FEBRUARY, 1990.
Dale E. Davis, Miami County Auditor
Cheryl Beaver, Deputy Auditor

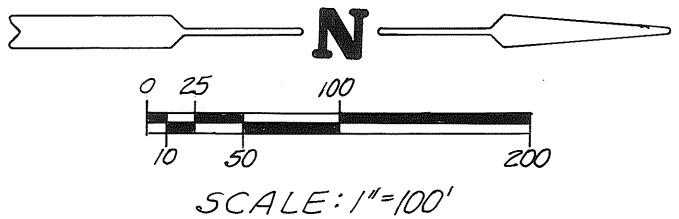
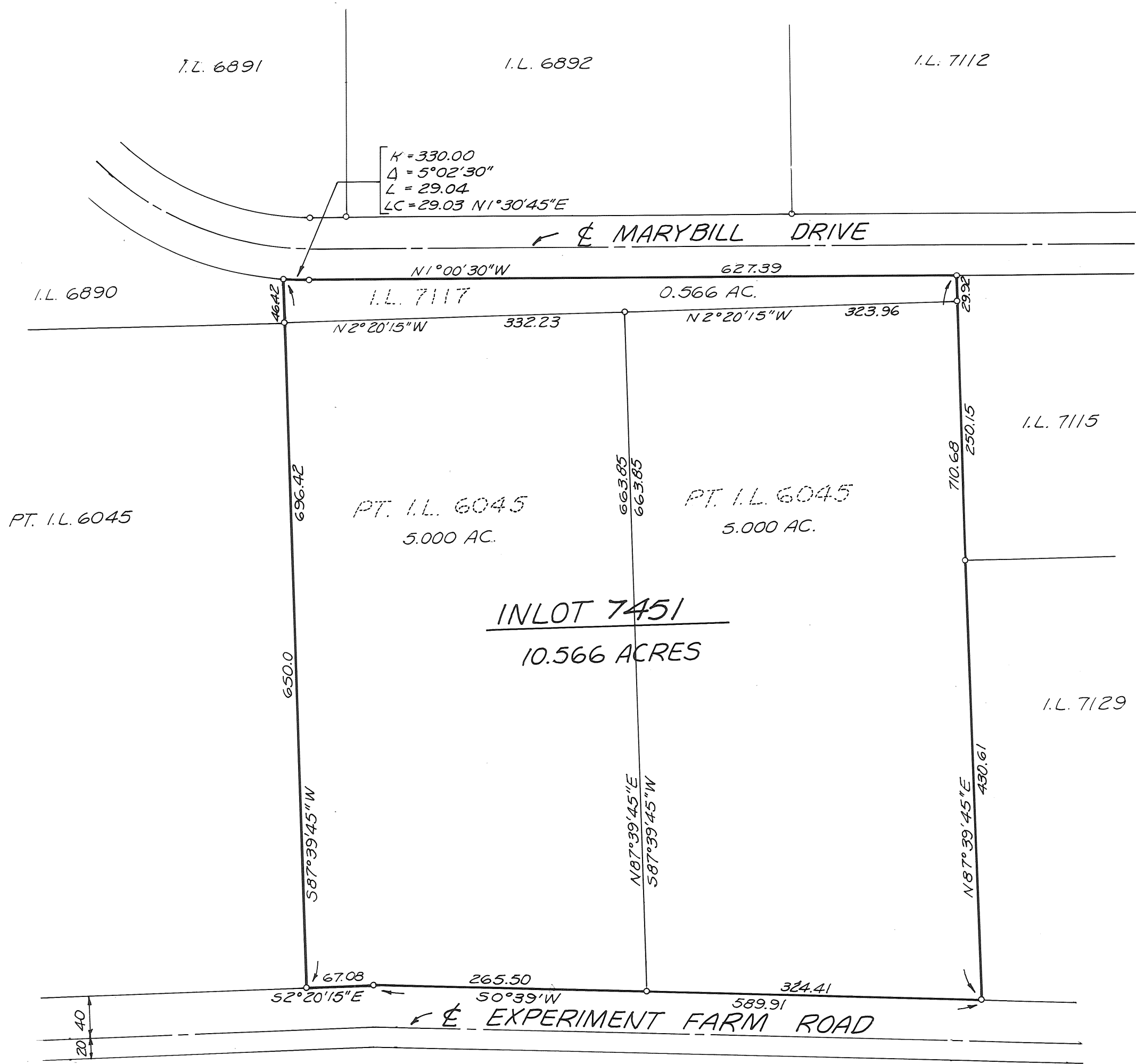
I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON.
Richard W. Klockner, Professional Surveyor #4370

DAYTON POWER & LIGHT CO. REPLAT - TROY, OHIO

BEING A REPLAT CONTAINING A TOTAL OF 10.566 ACRES OF INLOT 7117 AND TWO(2) PARTS OF INLOT 6045 IN THE CITY OF TROY, OHIO ACQUIRED BY THE DAYTON, POWER AND LIGHT COMPANY BY DEED RECORDED IN DEED BOOK 614, PAGE 331; AND DEED BOOK 614, PAGE 345

PLAT BOOK 15 PAGE 76
MIAMI COUNTY RECORDER'S RECORD
OF RECORD PLATS. RECEIVED FOR
RECORD THIS 16TH DAY OF FEBRUARY,
1990 AT 11:51 A.M.
FILE NO. 97095 FEE: \$21.60

Janet E. Cain Recorder by Debbie Stadelaker
JANET E. CAIN
MIAMI COUNTY RECORDER



I, THE UNDERSIGNED, ON BEHALF OF THE DAYTON, POWER AND LIGHT COMPANY, OWNERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT.

S.F. Koziar
S.F. KOZIAR, GROUP VICE PRESIDENT

John W. Baugh W. M. Strauling
WITNESS WITNESS

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT DAYTON, OHIO THIS 26 DAY OF JANUARY, 1990.

Harry W. Baughn JULY 7, 1991
NOTARY PUBLIC MY COMMISSION EXPIRES

HARRY W. BAUGHN, Notary Public
In and for the State of Ohio
My Commission Expires JULY 7, 1991

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14th DAY OF Feb, 1990, THIS PLAT WAS REVIEWED AND APPROVED.

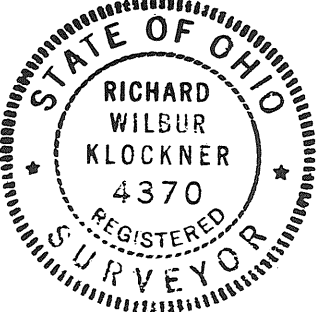
Charles A. Sue D. Knight
PRESIDENT SECRETARY

TRANSFERRED THIS 15TH DAY OF FEBRUARY, 1990

Dale E. Davis BY: Cheryl Beaver
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

I HEREBY CERTIFY THIS REPLAT TO BE TRUE AND CORRECT AS SHOWN.

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

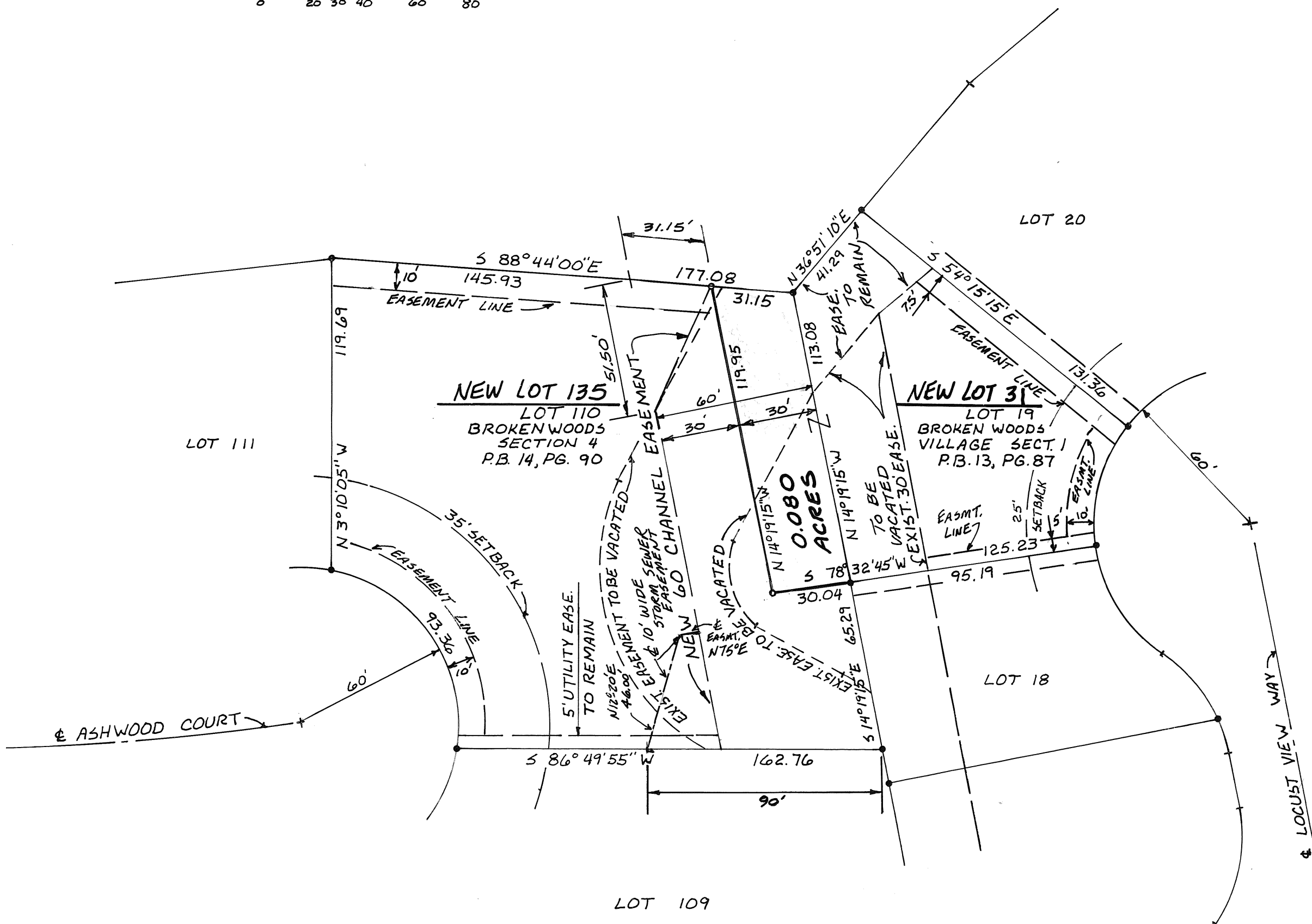
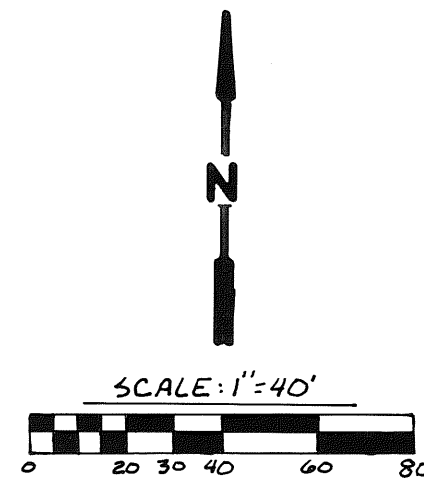


REPLAT OF INLOT 7117 AND TWO(2) PARTS OF INLOT 6045-TROY, OHIO		
DAYTON, POWER & LIGHT COMPANY		
RICHARD W. KLOCKNER & ASSOC., INC. CIVIL ENGINEERING & SURVEYING 16 E. WATER ST. TROY, OHIO 45373		
DATE:	DRAWN BY: JP	SHEET NO.
24 JAN. 1990	TRACED BY: JP CHECKED BY: <u>EW</u>	1/1
SCALE: 1"=100'		

REPLAT OF LOT 110 BROKEN WOODS SECTION 4 & LOT 19 BROKEN WOODS VILLAGE SECTION 1

VOLUME 15 PAGE 77
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 97130
RECEIVED FEB. 20, 1990,
AT 10:31 A.M.
Janet E. Cain
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED
Dale E. Davis by Cheryl Beaver,
MIAMI COUNTY AUDITOR deputy



DESCRIPTION

BEING A REPLAT OF LOT 110, BROKEN WOODS SECTION 4 AS RECORDED IN VOL. 14, PG. 90 AND LOT 19, BROKEN WOODS VILLAGE SECTION 1 AS RECORDED IN VOL. 13, PG. 87 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS, SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, AS CONVEYED TO DEAN E. SHROYER, D.B.A. SHROYER BROTHERS, RECORDED IN D.B. 609 PG. 242, EMMA LEE SPENCER, RECORDED IN D.B. 572, PG. 302 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE PROTECTIVE COVENANTS AND RESTRICTIONS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF ALL PARTS OF THE ROADS, STREETS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, PUBLIC GROUNDS, ETC., SHOWN HEREON AND NOT HERETOFORE DEDICATED, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF OPEN DITCH SURFACE DRAINAGE OR OPEN WATERWAYS OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION 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, 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 MIAMI COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

Dean E. Shroyer Michael W. Cozatt
Ruth M. Dexter
Emma Lee Spencer Michael W. Cozatt
Tom C. Wring

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME

DEAN E. SHROYER, DBA, SHROYER BROTHERS,

AND ACKNOWLEDGED THE FORGOING REPLAT TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 16th DAY OF February, 1990.

Ruth M. Dexter 14 MAY, 1992
NOTARY PUBLIC MY COMMISSION EXPIRES

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO, PERSONALLY CAME EMMA LEE SPENCER

AND ACKNOWLEDGED THE FORGOING REPLAT TO BE HER VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS 16th DAY OF February, 1990.

Sheryl K. Walker
NOTARY PUBLIC MY COMMISSION EXPIRES

SHERYL K. WALKER, Notary Public
In and for the State of Ohio,
My Commission Expires 12/31/92

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN.



Michael W. Cozatt 2-01-90
MICHAEL W. COZATT, P.S. #6001

THIS PLAT REVIEWED AND APPROVED THIS 16th DAY OF FEB, 1990.

DOUG CHRISTIAN By Heagy Brookhart
MIAMI COUNTY ENGINEER

THIS PLAT APPROVED THIS 16th DAY OF FEBRUARY, 1990,
BY THE MIAMI COUNTY COMMISSIONERS.

Robert E. Claman
Wanda

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 02389

PLAT BOOK 15 PAGE 78
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 2ND DAY OF
MARCH, 1990 AT 2:30 P.M.

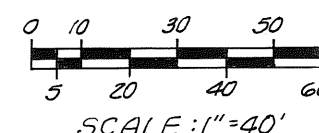
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

BY: Cheryl Beaver
DEPUTY AUDITOR

A circular seal for 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 stars. The inner circle contains the name "RICHARD WILBUR KLOCKNER" and the number "4370".

REPLAT OF INLOT 2155 & PT. INLOT 2156 TIPP CITY, OHIO		
WENRICK AND GROSS REALTY CO. AN OHIO PARTNERSHIP		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: TRACED BY: <i>Paul</i> CHECKED BY:	SHEET NO.
24 AUG. 1989	SCALE: 1" = 50'	1 OF 1

ALLEY VACATION
TIPP CITY, OHIO



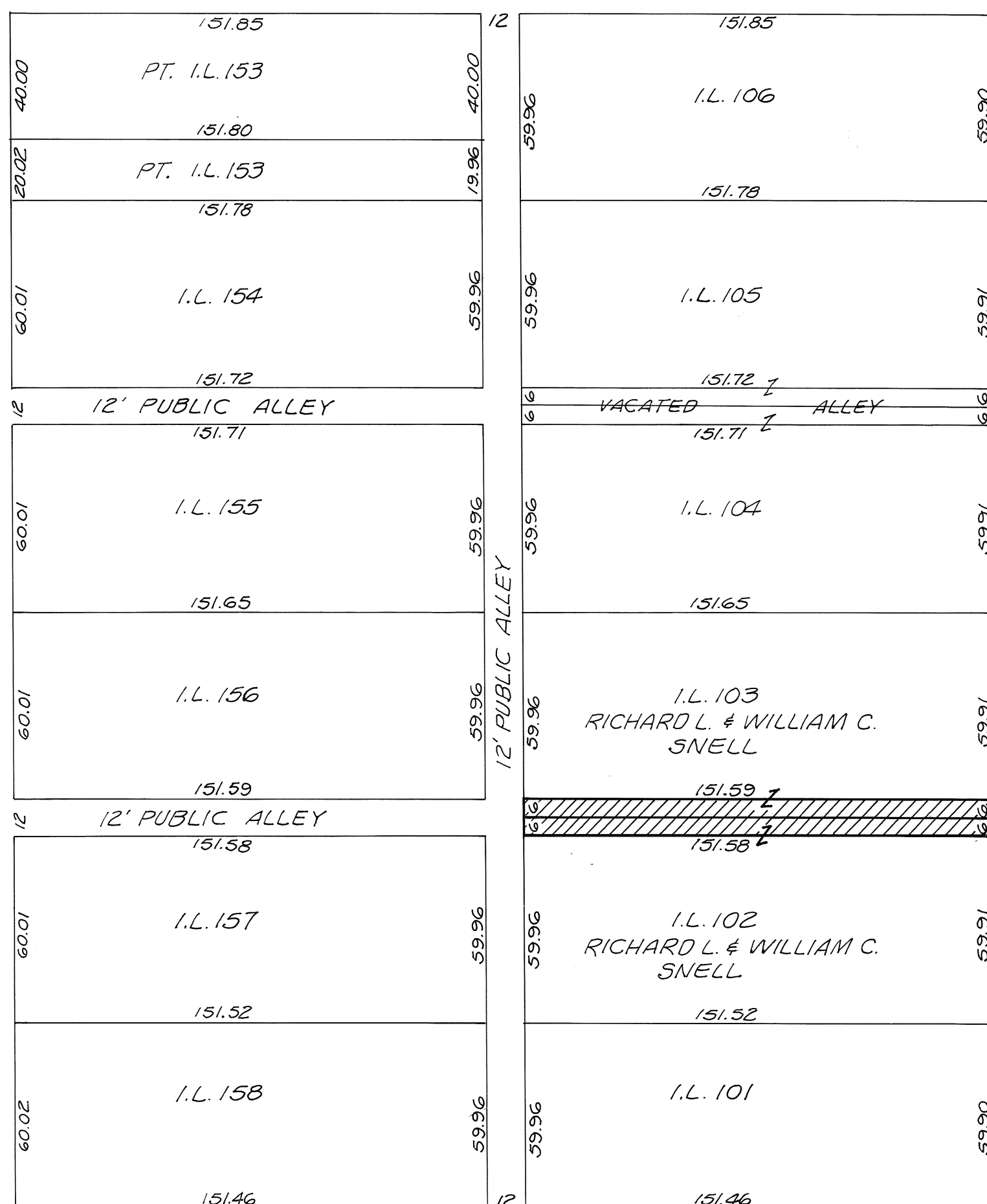
PLAT BOOK 15 PAGE 79
MIAMI COUNTY RECORDER'S RECORD
OF RECORD PLATS RECEIVED FOR
RECORD THIS 7th DAY OF March,
1990 AT 2:55 PM.
FILE NUMBER: 97668 FEE: \$ 21.60

Janet E. Cain Recorder by Service Deputy
JANET E. CAIN
MIAMI COUNTY RECORDER

BROADWAY 100' R/W

SECOND STREET 66' R/W

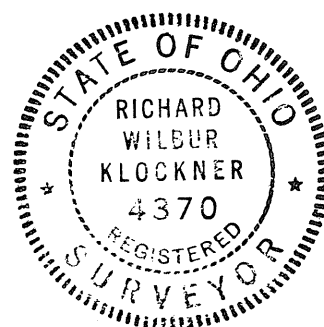
FIRST STREET 66' R/W



SOUTH STREET 60' R/W

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

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



DESCRIPTION

BEING THE VACATION OF AN EXISTING ALLEY, 12 FEET IN WIDTH,
RUNNING FROM FIRST STREET WEST TO A PUBLIC ALLEY, ALSO
12 FEET IN WIDTH, BETWEEN INLOTS 102 AND 103 IN THE CITY
OF TIPP CITY, MIAMI COUNTY, OHIO

CONSENT TO VACATE

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE PROPERTY
ABUTTING THE CROSS HATCHED PORTION OF THE 12 FOOT ALLEY
SHOWN HEREON AND HAVING VESTED INTEREST IN SAID ALLEY,
HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE
COUNCIL OF THE CITY OF TIPP CITY, OHIO, FOR SAID VACATION
AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION.

OWNERS:

Richard L. Snell E. Marilyn Morgan Dennis L. Balduni
RICHARD L. SNELL WITNESS WITNESS
William C. Snell Dennis L. Balduni Janet E. Cain
WILLIAM C. SNELL WITNESS WITNESS

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND
AFFIXED MY OFFICIAL SEAL AT Tipp City, OHIO THIS 5th DAY OF
Feb., 1990.

Dennis L. Balduni Jan. 14, 1992
NOTARY PUBLIC MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP
CITY, OHIO, HELD THIS 9th DAY OF JANUARY, 1990, THIS VACATION
PLAT WAS REVIEWED AND APPROVED.

Therese Wampler Neva Hafford
CHAIRMAN SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD
THIS 5th DAY OF FEBRUARY, 1990, THIS VACATION PLAT WAS AP-
PROVED AND ACCEPTED BY ORDINANCE NO. 4-90.

Dale E. Davis Jan. 14, 1992 Neva Hafford
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 7th
DAY OF March, 1990.

Dale E. Davis
DALE E. DAVIS
MIAMI COUNTY AUDITOR
BY: Cheryl Beaver
DEPUTY AUDITOR

ALLEY VACATION - TIPP CITY, OHIO
BETWEEN INLOTS 102 & 103
RICHARD L. & WILLIAM C.
SNELL

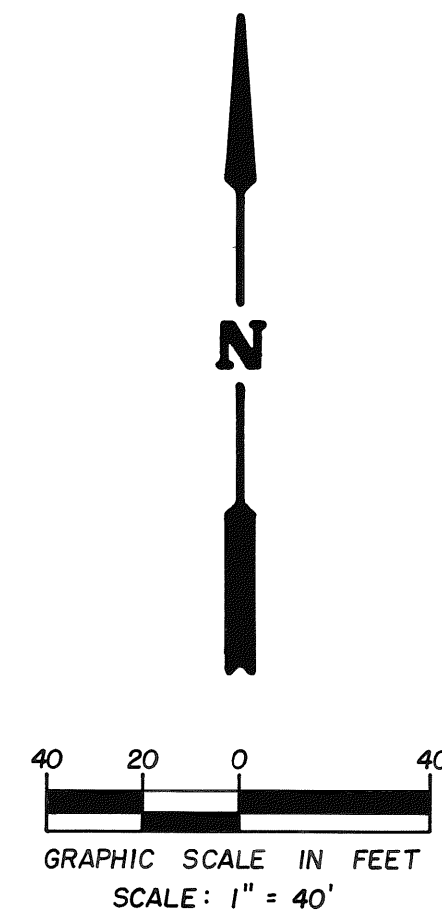
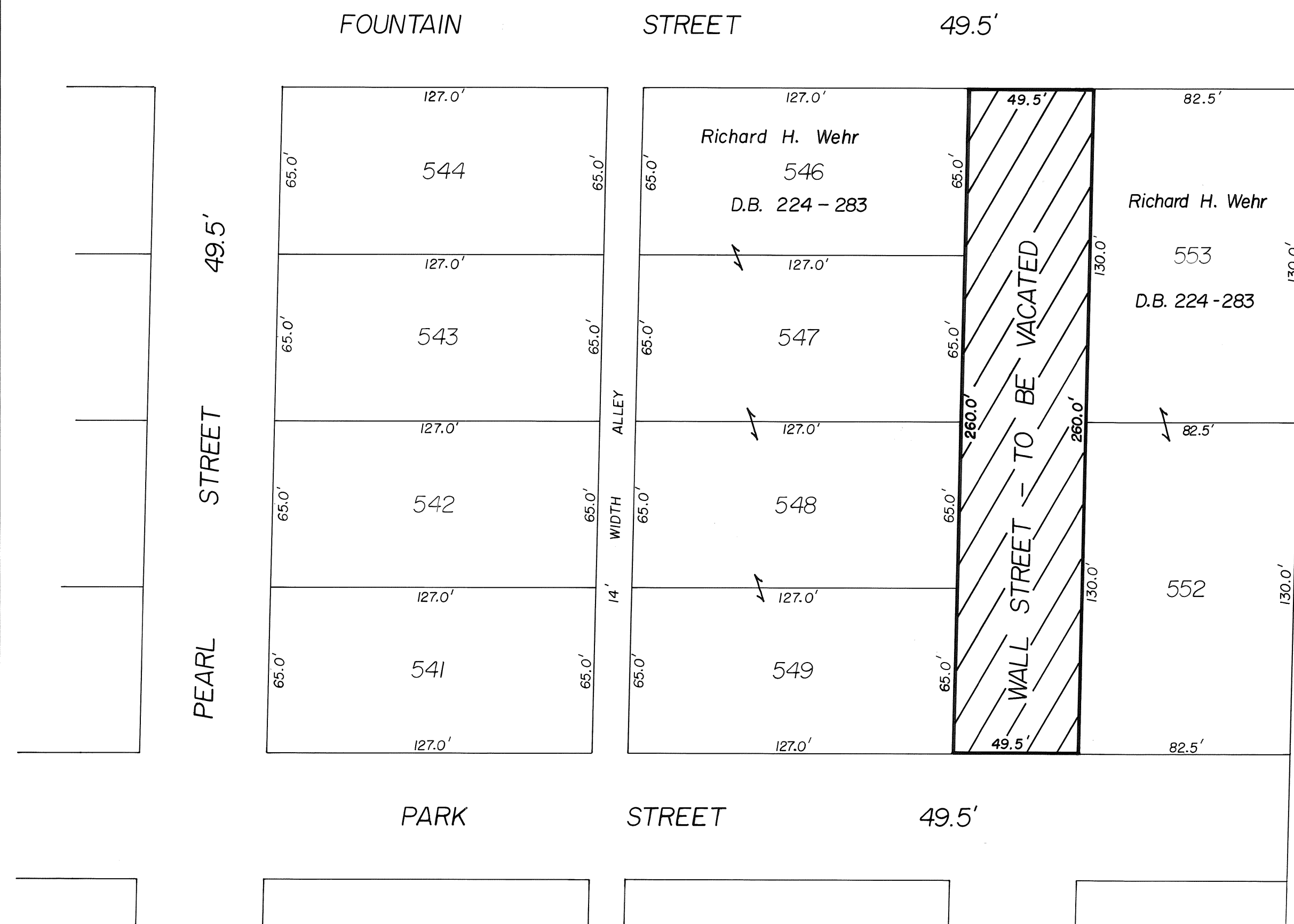
RICHARD W. KLOCKNER & ASSOC., INC.
CIVIL ENGINEERING & SURVEYING
16 E. WATER ST. - TROY, OHIO 45373

DATE: 28 JAN. 1990	DRAWN BY: <u>JP</u> TRACED BY: <u>JP</u> CHECKED BY: <u>JP</u> SCALE: 1"= 40'	SHEET NO. 1 OF 1
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STREET VACATION PLAT - COVINGTON, OHIO

PLAT BOOK 15, PAGE 80
 MIAMI COUNTY RECORDER'S PLAT RECORDS
 RECEIVED FOR RECORD THIS 21ST DAY
 OF MARCH, 1990, AT 2:30 P.M.
 FILE NUMBER 98145 FEE \$21.60

Janet E. Cain
 RECORDER
Robbie Mueller
 DEPUTY



NOTE: Distances shown on this plat are as found on the original plat of the lots shown hereon, recorded in Volume 2, Page 36, Miami County Recorder's Plat Records.

CONSENT TO VACATION OF STREET

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF WALL STREET SHOWN HEREON, AND HAVING VESTED INTEREST IN SAID PORTION OF WALL STREET, DO HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, FOR SAID VACATION, AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION.

OWNERS:

Richard H. Wehr
 Richard H. Wehr
Thomas J. Corder P.O.A.
 Thomas J. Corder P.O.A.
Richard W. Klockner
 Witness
Ruby E. Klockner
 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 ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 19TH DAY OF MARCH, 1990.

Richard W. Klockner NOTARY PUBLIC

MY COMMISSION EXPIRES

RICHARD W. KLOCKNER, Notary Public
 In and for the State of Ohio
 My Commission Expires October 19, 1991

APPROVED AND TRANSFERRED THIS 21ST DAY OF March, 1990.

Dale E. Davis DALE E. DAVIS, MIAMI COUNTY AUDITOR, BY Cheryl Beaver DEPUTY AUDITOR

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 18th DAY OF Sept., 1989, THIS PLAT WAS REVIEWED AND APPROVED.

Brian D. Mize CHAIRMAN Nolan Emery SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 20th DAY OF November, 1989, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 89-24.

W. A. P. O. MAYOR Kay E. McKinney CLERK OF COUNCIL

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

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



Street Vacation - Village of Covington, Miami County, Ohio
 Adjacent to Inlots 546 thru 549, and Inlots 552 and 553

Richard W. Klockner & Associates, Inc.
 Civil Engineering & Land Surveying
 Troy, Ohio 45373 Ph.: 339-5331

Date March 16, 1990	Drawn by: D.A.S. Traced by: Checked by: <u>ARK</u>	Sheet No. 1 of 1
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SCALE: 1" = 40'

REPLAT OF INLOTS 546 thru 549, 552, 553, and vacated part of WALL STREET VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO

PLAT BOOK 15, PAGE 81
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 21ST DAY
OF MARCH, 1990, AT 2:31 P.M.
FILE NUMBER 98146 FEE \$21.60
Grant E. Cain
RECORDER
Bobbie Mueller
DEPUTY



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

Richard H. Wehr Richard H. Wehr
Thomas J. Carver Thomas J. Carver P.O.A.
Richard W. Klockner Richard W. Klockner
Ruby E. Klockner Ruby E. Klockner

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 ACKNOWLEDGE
THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN
EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO,
THIS 19TH DAY OF MARCH, 1990.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES October 19, 1991
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1991

APPROVED AND TRANSFERRED THIS 21ST DAY OF March, 1990

Dale E. Davis DALE E. DAVIS, MIAMI COUNTY AUDITOR, BY Cheryl Beaver DEPUTY AUDITOR

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 18th DAY
OF Sept., 1989, THIS PLAT WAS REVIEWED AND APPROVED.

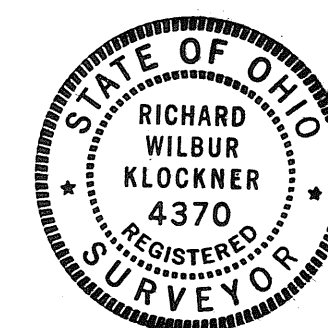
Brian D. Meyer CHAIRMAN Nolan Emery SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 20th DAY
OF Nov., 1989, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 89-24.

L.A. P. O. Davis MAYOR Ray E. McHenry CLERK OF COUNCIL

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

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



Replat of Inlots 546 thru 549, 552, 553, and vacated
part of Wall Street in Village of Covington, Miami Co., Oh.

Richard W. Klockner & Associates, Inc. Civil Engineering & Land Surveying Troy, Ohio 45373 Ph.: 339-5331		
Date March 16, 1990	Drawn by: D.A.S. Traced by: Checked by: <u>RWK</u> SCALE: 1" = 40'	Sheet No. 1 of 1

TIPP INDUSTRIAL PARK - SECTION 2 TIPP CITY, OHIO

PLAT BOOK 15 PAGE 82
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 26 DAY OF
MARCH, 1990, AT 11:15 A.M.
FILE NO. 98247 FEE: \$ 21.60

Janet E. Cain Recorder by *Carol Plummer*
JANET E. CAIN, MIAMI COUNTY RECORDER *Deputy*

BEING A REPLAT OF 2.412 ACRES OF INLOT 2026 IN TIPP CITY, OHIO, LEAVING
A REMAINING 22.535 ACRE UNPLATTED PART OF A TOTAL OF 80.667 ACRES ACQUIRED
BY TIPP INDUSTRIAL PARK, INC., BY DEED FILED IN MIAMI COUNTY RECORDER'S
RECORD OF DEEDS BOOK 483, PAGE 429. INLOT 2026 CREATED AS A PART OF TIPP
INDUSTRIAL PARK WHICH IS FILED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS
BOOK 12, PAGE 26. INDUSTRY PARK COURT CONTAINS A TOTAL OF 0.409 ACRES
WITH THE REMAINING 2.003 ACRES BEING PLATTED IN A LOT.

LEGEND
○ = IRON PINSET 3/8" x 30"
● = IRON PINFOUND
= P-K NAIL FOUND
□ = M.E.E. CANAL MARKER

INLOT 1783
MONROE FEDERAL SAVING & LOAN
D.B. 574; PG. 438
N 62° 51' 30" E

NO PART OF REMAINING 22.535 ACRES OF INLOT 2026 MAY BE USED AS A BUILDING
SITE UNTIL INDUSTRY PARK COURT AND ALL PUBLIC IMPROVEMENTS ARE COMPLETED
PER PRELIMINARY PLAT AS APPROVED BY TIPP CITY PLANNING COMMISSION ON
JULY 25, 1989, OR AS AMENDED AND APPROVED BY TIPP CITY PLANNING COMMISSION.

20' UTILITY EASEMENT TO BE
A PART OF THIS DEDICATION

LOT NO. 1
2.003 ACRES
INLOT 2454

1.7342 AC. PART
INLOT 2026
S.K. KINGREY
D.B. 553; PG. 850

INLOT 2027
DAVIS BROTHERS
PARTNERSHIP
D.B. 596; PG. 133

22.535 ACRES
REMAINDER OF INLOT 2026



DEDICATION

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

John K. Bauman
JOHN K. BAUMAN

John R. Snelhaus
WITNESS
Richard W. Klockner
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 PARTY,
WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT ON BEHALF OF SAID CORPORATION.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT
TROY, OHIO, THIS 13TH DAY OF JANUARY, 1990.
Richard W. Klockner My Commission Expires June 19, 2001
MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 23RD DAY OF
JANUARY, 1990, THIS PLAT WAS REVIEWED AND APPROVED.
Richard W. Klockner PRESIDENT
Neva Hafford SECRETARY

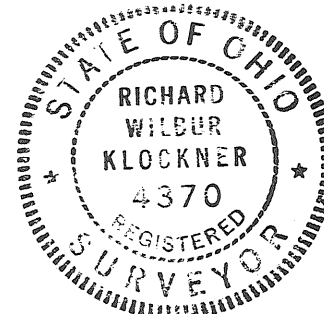
AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 5th DAY OF MARCH,
1990, THIS PLAT WAS APPROVED BY ORDINANCE NO. 8-90.
George E. Mijic PRESIDENT OF COUNCIL
Neva Hafford CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 26th DAY OF March, 1990.
Dale E. Davis BY: *Cheryl Beaver*
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

PROTECTIVE COVENANTS AND RESTRICTIONS

- ALL WASTE AND/OR OUTSIDE STORAGE MUST BE COMPLETELY SCREENED FROM
VIEW BY A PERMANENT STRUCTURE, WALL OR FENCE, HARMONIOUS WITH OTHER
IMPROVEMENTS ON THIS INDIVIDUAL LOT.
- EACH INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR ON-SITE STORM-
WATER DETENTION IN ACCORDANCE WITH CITY OF TIPP CITY REGULATIONS.

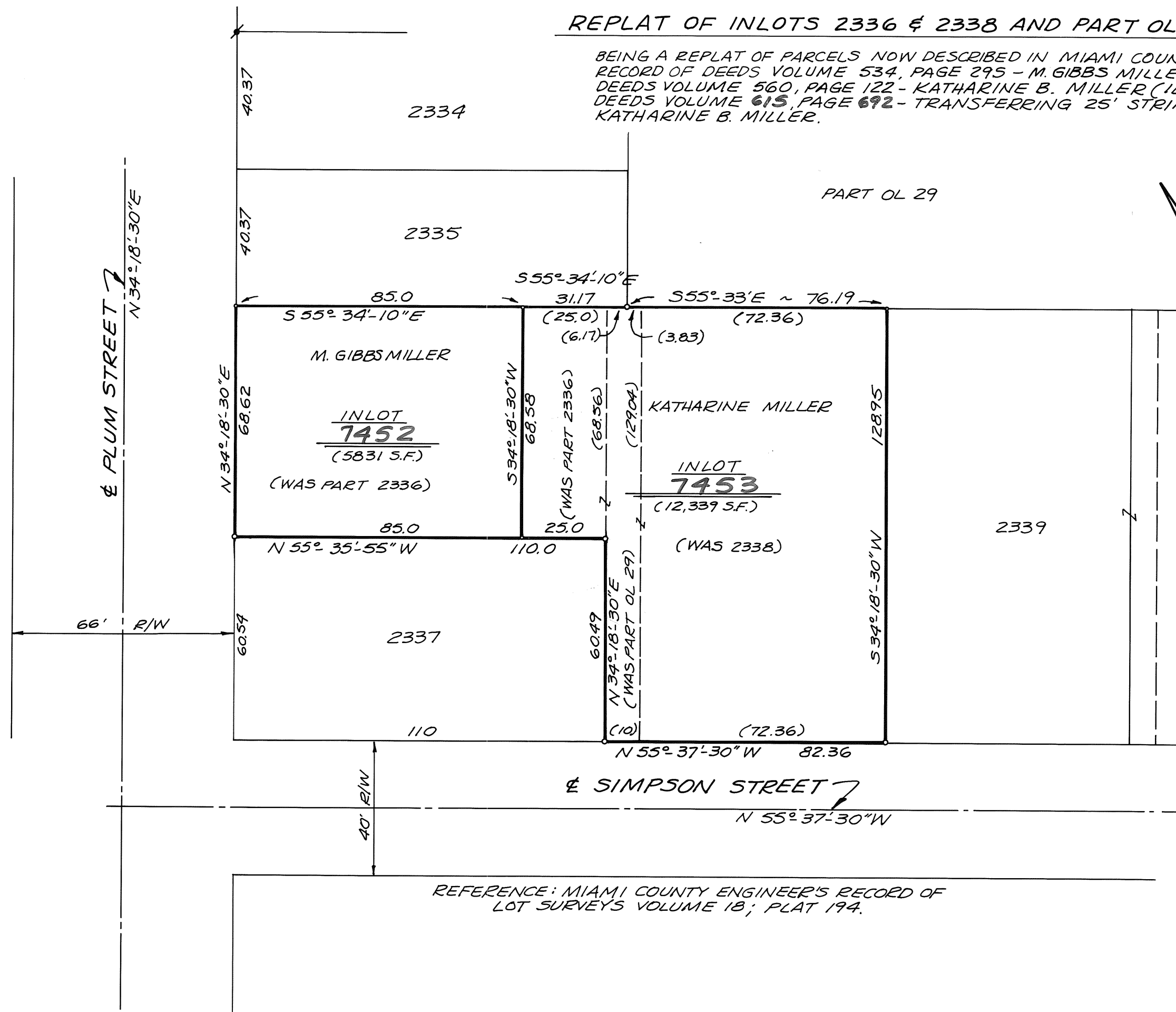
I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS
SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE
ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C.
AND P.T. POINTS.
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



TIPP INDUSTRIAL PARK - SECTION 2 TIPP CITY, OHIO		
JOHN K. BAUMAN DAYTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 9 JAN 1990	DRAWN BY: TRACED BY: <i>EWK</i> CHECKED BY:	SHEET NO. 1 OF 1
SCALE: 1" = 100'		

REPLAT OF INLOTS 2336 & 2338 AND PART OL 29 IN TROY, OHIO

BEING A REPLAT OF PARCELS NOW DESCRIBED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS VOLUME 534, PAGE 295 - M. GIBBS MILLER (IL 2336) & DEEDS VOLUME 560, PAGE 122 - KATHARINE B. MILLER (IL 2338 & PT. OL 29), & DEEDS VOLUME 615, PAGE 692 - TRANSFERRING 25' STRIP OF IL 2336 TO KATHARINE B. MILLER.



REFERENCE: MIAMI COUNTY ENGINEER'S RECORD OF LOT SURVEYS VOLUME 18, PLAT 194.

PLAT BOOK 15 PAGE 83

MIAMI COUNTY RECORDER'S RECORD OF PLATS.

RECEIVED FOR RECORD THIS 29TH DAY OF MARCH, 1990, AT 11:20 A.M.

FILE NUMBER 98394 FEE: \$ 21.00

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY
RECORDER, BY Daniel J. Brundage
DEPUTY

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE REPLATTED TRACTS CONTAINED HEREON, DO HEREBY APPROVE AND ACCEPT THIS PLAT AND DO HEREBY CONSENT TO THE EXECUTION OF THIS REPLAT, CREATING TWO NEW LOTS SHOWN.

Katharine B. Miller

KATHARINE B. MILLER

STATE OF LOUISIANA, COUNTY OF CADDO

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF LOUISIANA DID PERSONALLY APPEAR THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Shreveport, Louisiana, THIS 15 DAY OF MARCH, 1990.

Paul M. Simon, NOTARY PUBLIC
MY COMMISSION EXPIRES 15 For life
(DATE)

Marshall Gibbs Miller

MARSHALL GIBBS MILLER

STATE OF OHIO, COUNTY OF MIAMI,

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO DID PERSONALLY APPEAR THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE 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 MARCH, 1990.

Robert Z. Kimmel, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 31, 1994
(DATE)

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10th DAY OF JAN, 1990, THIS REPLAT WAS REVIEWED AND APPROVED.

H. P. Hannah
VICE CHAIRMAN

Sheel D. Knight
SECRETARY

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 29th DAY OF MARCH, 1990.

Dale E. Davis
DALE E. DAVIS, MIAMI
COUNTY AUDITOR

BY: Cheryl Beaver
DEPUTY AUDITOR



REPLAT OF INLOTS 2336 & 2338, AND PART OF OL 29 IN TROY, OHIO, FOR KATHARINE MILLER & M. GIBBS MILLER.

Steven D. Leffel
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
TROY, OHIO 45373
513-339-9573

MeadowRun Subdivision - Troy, Ohio

BEING A SUBDIVISION CONTAINING A TOTAL OF 7.329 ACRES OF A TOTAL OF 23.491 ACRES ACQUIRED BY BENCHMARK HOMES, INC., BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 607, PAGE 51. THIS AREA HAS SUBSEQUENTLY BEEN ANNEXED TO THE CITY OF TROY, OHIO AND ASSIGNED FOR IDENTIFICATION AS INLOT 7380, AS SHOWN ON ANNEXATION PLAT FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 15, PAGE 16. 1.535 ACRES OF DEDICATED STREET RIGHT-OF-WAY ARE INCLUDED IN THIS SUBDIVISION.

PLAT BOOK 15, PAGE 84
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF
APRIL, 1990 AT 12:14A.M.

FILE NO. 99028 FEE: 43.20

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

LIENHOLDER: BENCHMARK CAPITAL, INC.

Edward L. Patch
EDWARD L. PATCH, PRESIDENT

Janet E. Cain
WITNESS

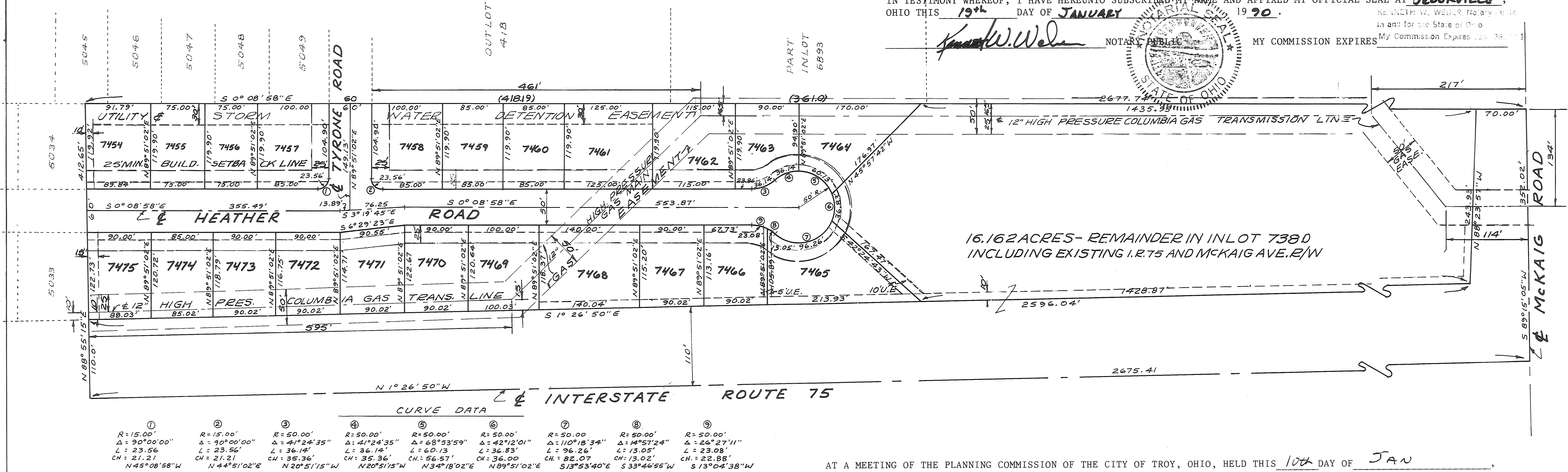
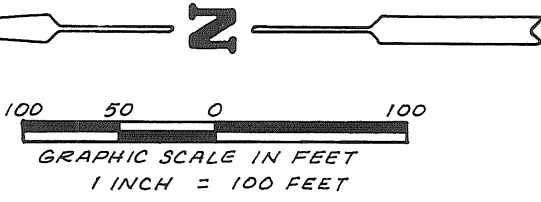
Janet E. Cain
WITNESS

STATE OF OHIO - COUNTY OF MONTGOMERY S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED EDWARD L. PATCH, PRESIDENT OF BENCHMARK CAPITAL, INC., A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGES THAT HE DID SIGN SUCH INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICER AND THE FREE AND CORPORATE ACT OF BENCHMARK CAPITAL, INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT BROOKVILLE, OHIO THIS 19th DAY OF JANUARY, 1990.

Janet E. Cain NOTARY PUBLIC MY COMMISSION EXPIRES Jan 24, 1991



CURVE DATA								
① R=15.00' Δ=90°00'00" L=23.56' CH=21.21' N 45°08'58"W	② R=15.00' Δ=90°00'00" L=23.56' CH=21.21' N 44°51'02"E	③ R=50.00' Δ=41°24'35" L=36.14' CH=35.36' N 20°51'15"W	④ R=50.00' Δ=41°24'35" L=36.14' CH=35.36' N 20°51'15"W	⑤ R=50.00' Δ=68°53'59" L=60.13' CH=56.51' N 34°18'02"E	⑥ R=50.00' Δ=42°12'01" L=36.83' CH=36.00' N 89°51'02"E	⑦ R=50.00' Δ=110°15'34" L=96.26' CH=82.07' S 13°53'40"E	⑧ R=50.00' Δ=14°51'24" L=13.05' CH=13.02' S 33°46'55"W	⑨ R=50.00' Δ=26°27'11" L=23.08' CH=22.88' S 13°04'38"W

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF 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: BENCHMARK HOMES, INC.

Daniel P. Riedel
DANIEL P. RIEDEL, CHAIRMAN OF THE BOARD

Wanda K. Januszko
WITNESS

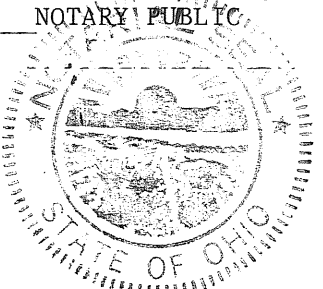
Ann B. Daniel
WITNESS

STATE OF OHIO - COUNTY OF MONTGOMERY S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DANIEL P. RIEDEL, CHAIRMAN OF THE BOARD OF BENCHMARK HOMES, INC., A CORPORATION WHICH CONSENTS TO THE EXECUTION OF THE FOREGOING PLAT, WHO ACKNOWLEDGES THAT HE DID SIGN SUCH INSTRUMENT AS SUCH OFFICER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICER AND THE FREE AND CORPORATE ACT OF BENCHMARK HOMES, INC.

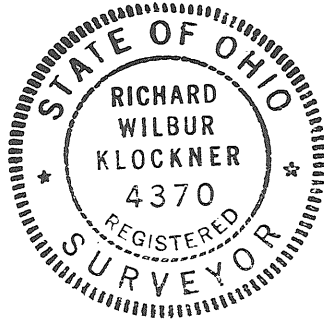
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT BROOKVILLE, OHIO THIS 19th DAY OF JANUARY, 1990.

Janet E. Cain NOTARY PUBLIC MY COMMISSION EXPIRES Jan 24, 1991



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



AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10th DAY OF JAN, 1990, THIS PLAT WAS REVIEWED AND APPROVED.

John E. Knight PRESIDENT John E. Knight SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 19th DAY OF MARCH, 1990, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-7-90.

Richard W. Klockner MAYOR Peter E. Jenkins PRESIDENT OF COUNCIL John E. Knight CLERK OF COUNCIL

TRANSFERRED THIS 16th DAY OF April, 1990.

Dale E. Davis
DALE E. DAVIS, MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEPUTY AUDITOR

MEADOWRUN SUBDIVISION TROY, OHIO		
BENCHMARK HOMES, INC. BROOKVILLE, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE <u>29 DEC 1989</u>	DRAWN BY: <u>DRH</u> TRACED BY: <u>Paul</u> CHECKED BY: <u>Paul</u> SCALE: 1" = 100'	SHEET NO. <u>1 OF 2</u>

MeadowRun Subdivision - Troy, Ohio

PLAT BOOK 15, PAGE 844
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF
APRIL, 1990 AT 12:14 A.M.

FILE NO. FEE:

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

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 RESIDENCE BUILDING (E.G. BRICK, CEDARSIDING, ETC.); C) 300 SQUARE FEET MAXIMUM AREA; D) ONLY ONE OUTBUILDING PERMITTED PER LOT; E) USE OF THE OUT-BUILDING 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, BASEMENTS, CAR PORTS OR PATIOS, SHALL NOT BE LESS THAT 1300 SQUARE FEET FOR A ONE STORY PLAN, NOT LESS THAN 1000 SQUARE FEET FIRST FLOOR TOTAL FOR OTHER THAN A ONE STORY PLAN. ALL HOUSES SHALL HAVE A MINIMUM TWO CAR ATTACHED OR BASEMENT GARAGE; AN ATTACHED GARAGE SHALL BE OF A MINIMUM SIZE OF 400 SQUARE FEET. CONSTRUCTION OF RESIDENCE STRUCTURE MUST BE FULLY COMPLETED WITHIN ONE YEAR AFTER COMMENCEMENT OF CONSTRUCTION.

3. 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.

4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE STREET PROPERTY LINE THAN THE 25 FOOT MINIMUM SETBACK DISTANCE AS PROVIDED ON THE RE-CORDED PLAT OF THIS SUBDIVISION. ALL STRUCTURES SHALL HAVE A MINIMUM SIDE YARD CLEARANCE OF 5 FEET AND A MINIMUM TOTAL SIDE YARD SUM OF 10 FEET. ALL RESIDENTIAL STRUCTURES SHALL HAVE A 25 FOOT MINIMUM REAR YARD. ALL OF THE ABOVE REQUIREMENTS ARE AS DEFINED AND SPECIFIED BY CITY OF TROY 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. ALL HOMES SHALL HAVE A MINIMUM ROOF PITCH OF 5/12 AND SUBSTANTIAL FINISTRATION.

6. NO LOT SHALL BE HEREAFTER SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.

7. 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.

8. ANY FENCE OR HEDGES WHICH MAY BE ERECTED OR PLANTED MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL. NO FENCE OR HEDGE GREATER THAN FOUR FEET IN HEIGHT SHALL BE PLACED OR ALLOWED TO REMAIN NEARER TO THE STREET THAN THE MINIMUM SETBACK LINE. NO BARBED WIRE, WIRE FIELD FENCING 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.

9. THE FOUNDATION HEIGHT AND LOCATION OF ANY RESIDENTIAL STRUCTURE SHALL BE SHOWN ON A PLOT PLAN AND APPROVED BY THE DEVELOPER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL HOUSE PLANS INCLUDING EXTERIOR ELE-VATIONS, COLOR SCHEMES AND LANDSCAPING 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.
10. 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.

11. NO STRUCTURE OF A TEMPORARY CHARACTER SHALL BE PERMITTED ON ANY PRE-MISES EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION.

12. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN 3 SQUARE FEET OR ONE SIGN OF NOT MORE THAN 5 SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE PERIOD OF CONSTRUCITON OF THE HOUSE. BENCHMARK SHALL BE EXEMPT FROM THIS COVENANT DURING THE PERIOD OF THE PERIOD OF THE PLAT DEVELOPMENT AND LOT SALES.

13. 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.

14. 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 LOT IN SAID SUBDIVISION, EXCEPT FOR SUCH PARKING OR STORAGE WITHIN THE 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.

15. 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.

16. ALL DRIVEWAYS MUST BE PAVED WITH ASPHALT OR CONCRETE SURFACE, SUCH PAVING TO BE COMPLETED WITHIN TWELVE MONTHS (12) FROM COMMENCEMENT OF CONSTRUCTION.

17. NO POLE, TOWER OR SUPPORT FOR SAME SHALL BE PERMITTED PER LOT FOR THE SUPPORT OF ANY TELEVISION ANTENNA OR SATELITE DISH. NO HAM AMATEUR OR C.B. RADIO ANTENNA SHALL BE PERMITTED.

18. SEPARATE POLES FOR BASKETBALL HOOPS WILL BE PERMITTED. NO BASKETBALL HOOP MAY BE ATTACHED TO ANY RESIDENCE STRUCTURE.

19. THE 22 LOTS IN THIS DEVELOPMENT ARE TO BE USED ONLY FOR SINGLE FAMILY RESIDENCE CONSTRUCTION. SEE Misc. Book 27 pg.450 For Amendment.

20. NO ABOVE OR BELOW GROUND STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE COLUMBIA GAS TRANSMISSION COMPANY EASEMENT.

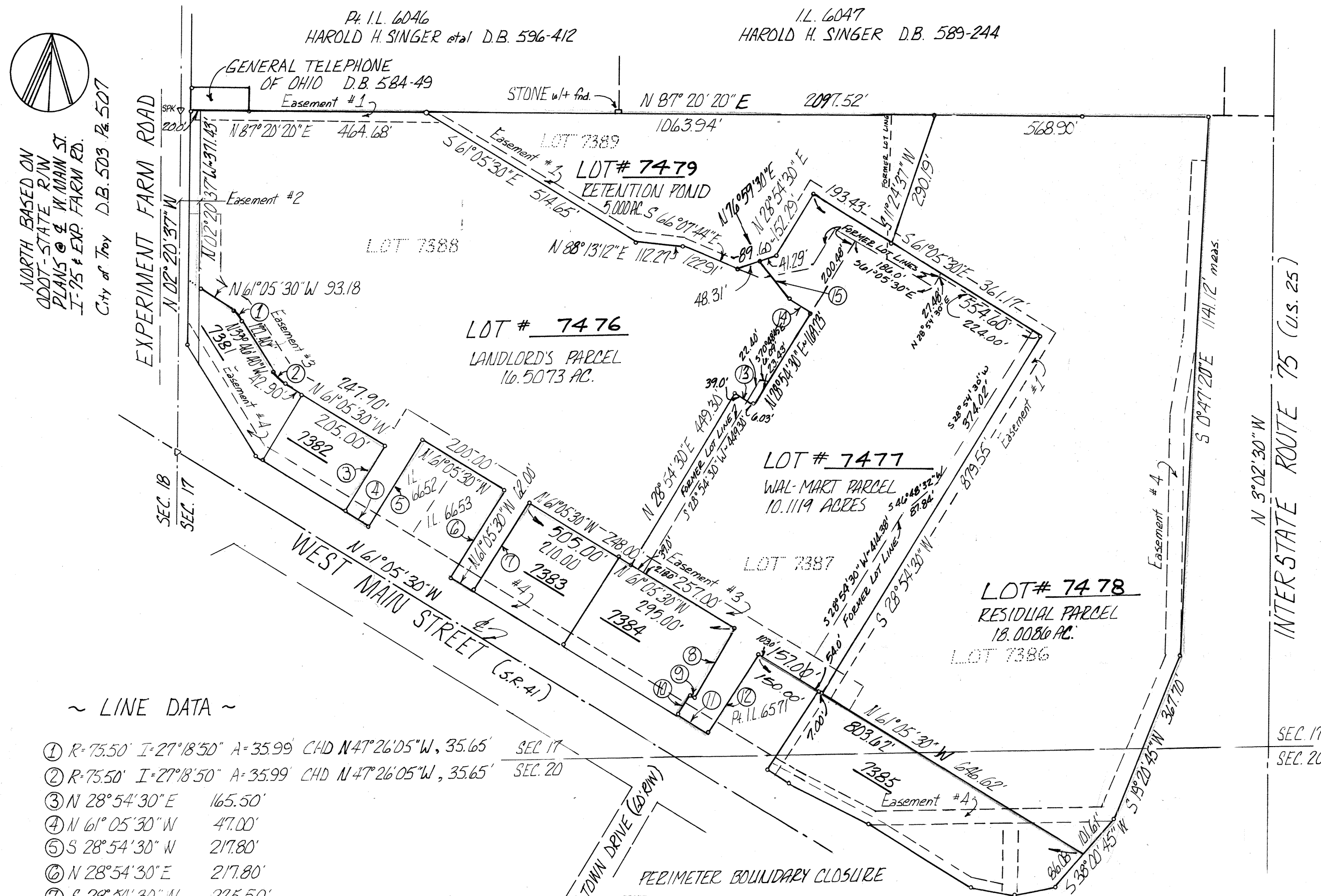
21. THE RIGHT-OF-WAY OF THE COLUMBIA GAS TRANSMISSION COMPANY MAY BE PLANTED IN LAWN AND SMALL SHRUBS AND MAY BE USED FOR NORMAL AGRICULTURAL PURPOSES. NO OTHER PLANTING MAY BE MADE ON THE RIGHT-OF-WAY.

MEADOWRUN SUBDIVISION TROY, OHIO		
BENCHMARK HOMES, INC. BROOKVILLE, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: TRACED BY: CHECKED BY:	SHEET NO.
29 DEC 1989	SCALE: 1" = 100'	20F2

REPLAT of INLOTS No. 7386, 7387, 7388 & 7389
SECTIONS 17 & 20 TOWN 5 RANGE 6 CITY of TROY

PLAT BOOK 15 PAGE 85
MIAMI COUNTY RECORDER'S RECORD OF PLATS
Received for record this 17TH day of APRIL
1989 at 10:11 A.M.
FILE NUMBER 99084 FEE \$21.60

Janet E. Cain, Recorder by Carol Plummer
JANET E. CAIN, MIAMI COUNTY RECORDER



~ LINE DATA ~

- ① R-75.50' I-27°18'50" A-35.99' CHD N47°26'05"W, 35.65' SEC. 17
- ② R-75.50' I-27°18'50" A-35.99' CHD N47°26'05"W, 35.65' SEC. 20
- ③ N 28°54'30"E 165.50'
- ④ N 61°05'30"W 47.00'
- ⑤ S 28°54'30"W 217.80'
- ⑥ N 28°54'30"E 217.80'
- ⑦ S 28°54'30"W 225.50'
- ⑧ N 28°54'30"E 175.50'
- ⑨ S 61°05'30"E 9.00'
- ⑩ N 28°54'30"E 50.00'
- ⑪ N 61°05'30"W 77.00'
- ⑫ S 28°54'30"W 200.00'
- ⑬ S 61°05'30"E 45.03'
- ⑭ N 61°05'30"W 55.74'
- ⑮ N 30°05'30"W 108.05'

° ~ Indicates Iron Pin to be set
Unless noted otherwise

~ KEY to EASEMENTS ~

- #1 ~ 20.0' Wide Utility easement ~ Proposed
- #2 ~ Existing Roadway Easement ~ 40' from E ~ DB 584, Pg. 502
- #3 ~ Non exclusive Cross-access Easement
- #4 ~ Existing 30' Wide Utility Easement

PERIMETER BOUNDARY CLOSURE

START	600	NE 87°20'20.0"	2097.521	754109.8721	1512766.7574
IN	105	SE 0°47'20.0"	1141.117	754207.2559	1514862.0173
IN	104	SW 19°20'45.0"	267.700	753066.2484	1514877.7031
IN	103	SW 38°0'45.0"	101.610	752719.3101	1514785.9157
IN	607	SW 28°54'30.0"	803.616	752679.2540	1514682.3403
IN	82	SW 28°54'30.0"	200.000	753027.7332	1513889.8619
IN	83	SW 61°5'30.0"	77.000	752852.6167	1513893.1799
IN	616	NE 28°54'30.0"	50.000	752889.8769	1513925.7746
IN	617	SE 61°5'30.0"	9.000	752975.6466	1513849.9151
IN	618	NE 28°54'30.0"	175.500	752929.2099	1513857.8236
IN	619	SW 28°54'30.0"	505.000	753082.9276	1513942.6620
IN	707	SW 28°54'30.0"	225.500	753327.0495	1513590.5980
IN	708	SW 61°5'29.9"	62.000	753129.6481	1513291.5791
IN	84	NE 28°54'30.0"	217.800	753159.6178	1513237.2046
IN	85	SW 61°5'30.0"	200.000	753350.2804	1513142.5013
IN	86	SW 28°54'30.0"	217.800	753446.9624	1512207.5124
IN	87	SW 28°54'30.0"	217.800	753256.3015	1513162.2250
IN	623	SW 61°5'30.0"	47.000	753279.0218	1513121.0823
IN	709	NE 28°54'30.0"	165.500	753423.8995	1513201.0856
IN	632	SW 61°5'30.0"	247.900	753542.7368	1512784.0764
FROM	632	THRU RADIUS POINT	631		
		CENTRAL ANGLE	27 18 43.9		
		RADIUS	75.500		
		ARC LENGTH	35.990		
		TANGENT	18.344		
IN	630	SW 47°26'5.0"	35.650	753267.8915	1512957.8199
IN	629	SW 33°46'40.0"	122.400	753669.5904	1512889.7487
FROM	629	THRU RADIUS POINT	628		
		CENTRAL ANGLE	27 18 43.9		
		RADIUS	75.500		
		ARC LENGTH	35.990		
		TANGENT	18.344		
IN	627	SW 47°26'5.0"	35.650	753693.7051	1512865.5123
IN	624	SW 61°5'30.0"	92.180	753738.7493	1512701.9130
IN	600	SW 2°20'37.4"	371.434	754109.8721	1512766.7574
AREA		2141787.8	SO. FEET OR	49.6278	ACRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY
OHIO HELD THIS 9th DAY OF AUG 1989, THIS PLAT WAS
REVIEWED AND APPROVED

Chairman Secretary
CHAIRMAN SECRETARY

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBERS
DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 17TH
DAY OF APRIL 1989

Dale E. Davis / Linda Pearson, deputy
MIAMI COUNTY AUDITOR

DESCRIPTION
BEING A REPLAT OF INLOTS 7386, 7387, 7388, & 7389 IN THE CITY OF
TROY, MIAMI COUNTY, OHIO. THE ABOVE INLOTS WERE ACQUIRED BY
RAMCO SINGER ASSOCIATES LIMITED PARTNERSHIP BY DEED RECORDED
IN MIAMI COUNTY RECORDERS RECORD OF DEEDS DB 608 PG 661, AND
BY WAL-MART PROPERTIES INC. (AS TO LOT 7387) BY DEED RECORDED
IN MIAMI COUNTY RECORDERS RECORD OF DEEDS DB 608 PG 663.
PRIOR REPLAT REFERENCE: PLAT BOOK 15 PAGE 25.

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

OWNERS:

WITNESSED BY:

RAMCO SINGER ASSOCIATES LIMITED PARTNERSHIP
BY: RAMCO SINGER ASSOCIATES, ITS MANAGING PARTNER

Thomas R. V. V. V.

Thomas R. V. V. V.

Joseph W. Schmitt

WAL-MART PROPERTIES INC.

Conita A. Barlow
Vice President

Walt H. H.

Abby Brown

STATE OF OHIO COUNTY OF S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF
OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES AND
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 THIS DAY OF
1989.

NOTARY PUBLIC

STATE OF AR COUNTY OF BENTON S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF
OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES AND
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 THIS 22ND DAY OF
MARCH 1989
1990

Notary Public

RAMCO SINGER ASSOCIATES LIMITED PARTNERSHIP
WAL-MART PROPERTIES, INC.

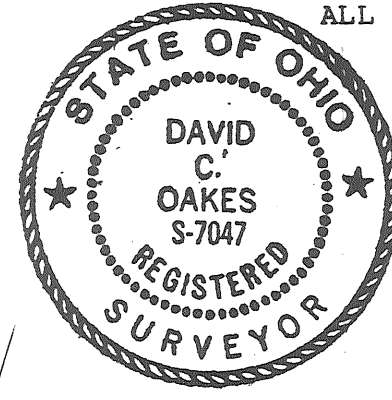
0 50 100 250 500
SCALE: 1" = 200'
AUG. 1989

McDOUGALL ASSOCIATES
Professional Land Surveyors
3205 Wilmington Pike
KETTERING, OHIO 45429
(513) 294-8772

CITY OF PIQUA, OHIO REPLAT OF INLOT 7762

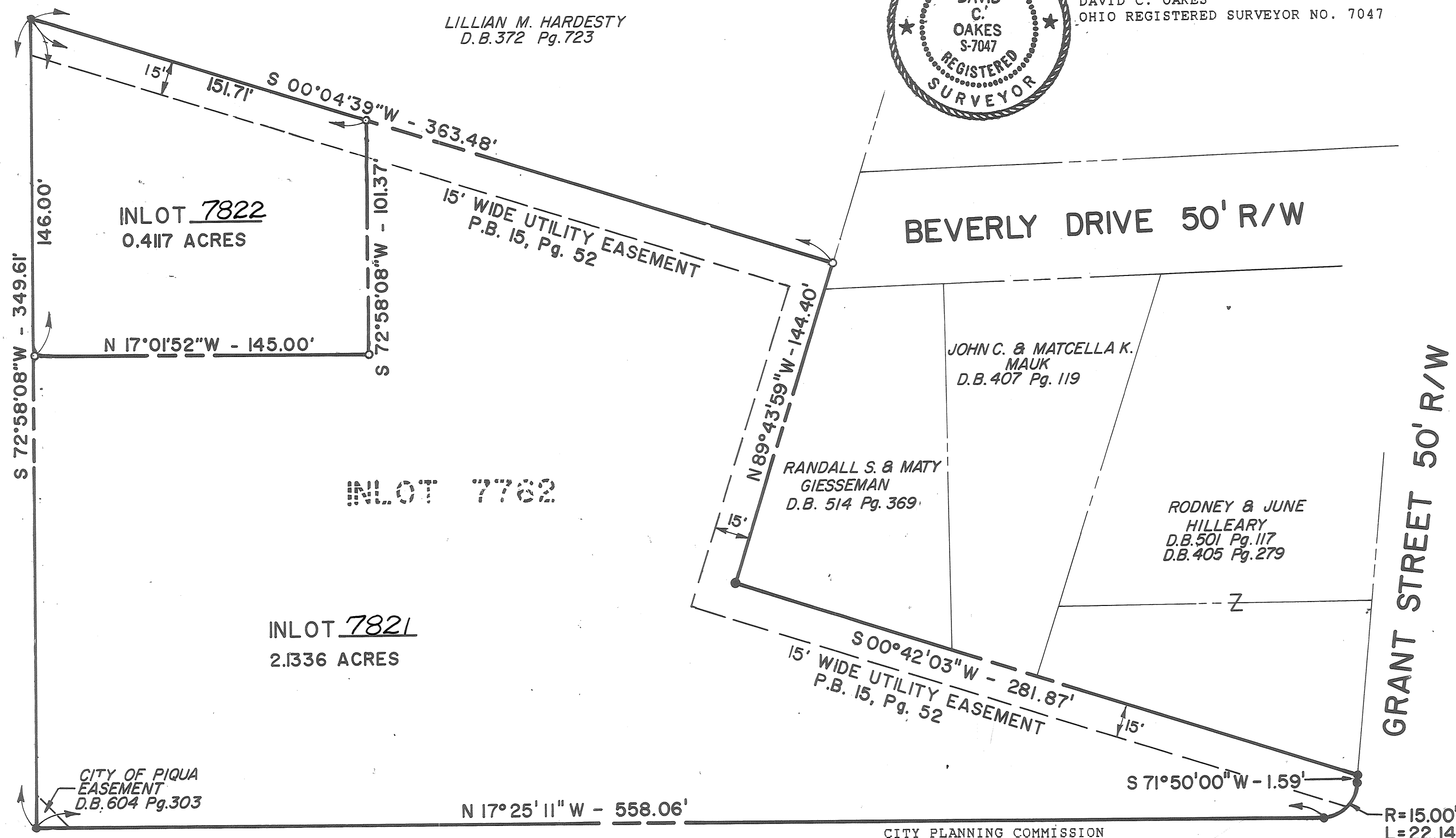
PLAT BOOK 15 PAGE 86
 MIAMI COUNTY RECORDER'S RECORD
 OF RECORD PLAT
 FILE NO. 99287
 RECEIVED FOR RECORD 9:00 am
 FEE \$ 21.60 DATE APR. 24, 1990
Janet C. Crain, Recorder by Bobbie Mueller, Deputy
 MIAMI COUNTY RECORDER
 DEED REFERENCE
 DEED BOOK 607 PAGE 808
 DEED BOOK 607 PAGE 810
 DEED BOOK 607 PAGE 812

CERTIFICATION
 I HEREBY CERTIFY THIS PLAT AND ALL
 MEASUREMENTS CORRECT. IRON PINS WERE SET AT
 ALL LOT CORNERS.
 CIVIL ENGINEERS OF SOUTHWEST OHIO
David C. Oakes
 DAVID C. OAKES
 OHIO REGISTERED SURVEYOR NO. 7047



LILLIAN M. HARDESTY
 D.B. 372 Pg. 723

COVINGTON AVENUE 72.5' R/W



DESCRIPTION
 BEING A REPLAT OF INLOT 7762 IN THE CITY OF PIQUA,
 OHIO, AS RECORDED IN PLAT BOOK 15 PAGE 22 OF THE MIAMI
 COUNTY RECORDER'S RECORD OF RECORDED PLATS.

DEDICATION
 WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND
 LIENHOLDERS OF THE LANDS SHOWN HEREON BEING REPLATED
 DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY
 DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON TO
 PUBLIC USE FOREVER.

WITNESS Seamus Mahon
 RANDALL L. GUNLOCK, INC.

WITNESS Debra Munday

WITNESS James Samson
 AMERITRUST COMPANY NATIONAL
 ASSOCIATION

WITNESS James W. Cull

STATE OF OHIO, MONTGOMERY COUNTY, S.S.
 BE IT REMEMBERED THAT ON THIS 21 DAY OF
March, 1990, BEFORE ME, THE UNDERSIGNED,
 A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
 STATE, PERSONALLY APPEARED RANDALL L.
 GUNLOCK, INC. BY Randall L. Gunlock IT'S
President WHO ACKNOWLEDGED THE SIGNING
 AND EXECUTION OF THE FOREGOING REPLAT TO BE
 IT'S VOLUNTARY ACT AND DEED. IN TESTIMONY
 WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL
 ON THE DAY AND DATE ABOVE WRITTEN.

Seamus Mahon 4-20-94
 NOTARY PUBLIC MY COMMISSION EXPIRES

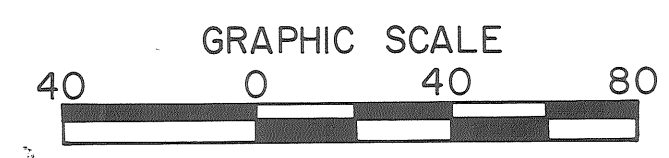
STATE OF OHIO, Hamilton COUNTY, S.S.
 BE IT REMEMBERED THAT ON THIS 23rd DAY OF
March, 1990, BEFORE ME, THE UNDERSIGNED,
 A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
 STATE, PERSONALLY APPEARED AMERITRUST COMPANY
 NATIONAL ASSOCIATION BY James W. Cull IT'S
Asst. Vice Pres WHO ACKNOWLEDGED THE SIGNING
 AND EXECUTION OF THE FOREGOING REPLAT TO BE
 IT'S VOLUNTARY ACT AND DEED. IN TESTIMONY
 WHEREOF, I HAVE SET MY HAND AND NOTARIAL SEAL
 ON THE DAY AND DATE ABOVE WRITTEN.

James Samson March 17, 1992
 NOTARY PUBLIC MY COMMISSION EXPIRES

NOTARY PUBLIC, State of Ohio
 My Commission Expires March 17, 1992

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ▲ NAIL FOUND



CITY PLANNING COMMISSION
 AT A MEETING OF THE PIQUA CITY PLANNING
 COMMISSION HELD THIS 10th DAY OF
April, 1990, THIS REPLAT WAS
 APPROVED.

Margaret M. Quinn
G. Paul Sward
Mark W. Spottman
Michael A. Taylor

CITY COMMISSION
 AT A MEETING OF THE CITY COMMISSION OF THE
 CITY OF PIQUA HELD THIS 10th DAY OF
April, 1990, THIS REPLAT WAS APPROVED
 BY ORDINANCE NUMBER _____

MAYOR _____ CLERK _____

MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED THIS 24th
 DAY OF April, 1990
Dale E. Davis Cheryl Beaver
 DEPUTY COUNTY AUDITOR Deputy

CITY ENGINEER
 THIS PLAT REVIEWED AND APPROVED
 THIS 10 DAY OF April, 1990,
TRZ
 CITY ENGINEER

REPLAT OF INLOT 7762 IN THE CITY OF PIQUA, OHIO		SCALE: 1"=40'
DESIGN: BLB	CESO CIVIL ENGINEERS OF SOUTHWEST OHIO 2261 MIAMISBURG CENTERVILLE RD. CENTERVILLE, 45459, PH.435-8584	DATE:
DRAWN: BLB		SHEET NO. 1 OF 1
CHECKED: DCO		

NOTE

Restrictive covenants for this plat shall be the same as those restrictions listed for Monnin Estates - Section 3, Plat Book 13, Page 88, except that said covenants shall extend to May 1, 2008.

MONNIN ESTATES - SECTION 4

• TOWN 1 • RANGE 12 • SECTION 26 • SPRINGCREEK TOWNSHIP •
• MIAMI COUNTY - OHIO •

PLAT BOOK 15 PAGE 87

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO.: 99670

RECEIVED FOR RECORD: 11:18 AM
TIME

FEE: \$21.50 MAY 3 1990
DATE

Janet E. Cairns
MIAMI COUNTY RECORDER

LOTS = 10.009 AC.
STREETS = 1.659 AC.
TOTAL = 11.668 AC.

DESCRIPTION

Being a subdivision situated in Section 26, Town 1, Range 12, in Springcreek Township, Miami County, Ohio, containing 8.980 Acres of a total of 30.902 Acres as conveyed to Monnin Construction, Inc. by deed recorded in Deed Book 506, Page 575, of the Miami County Recorder's record of deeds. Also being 2.688 Acres of part of 9.420 Acres conveyed to Monnin, Inc. by deed recorded in Deed Book 613, Page 193, of the Miami County deed records, for a total of 11.668 Acres.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and protective covenants and restrictions and do hereby voluntarily consent to the execution of said plat and to the dedication of all parts of the roads, streets and public grounds shown hereon and not heretofore dedicated, to public use forever.

Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement or removal of open ditch surface drainage or open waterways or the operation of gas, sewer, water, electric, telephone or other utility lines or services, and for the expressed privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress & egress to the properties for said purposes, and are to be maintained as such forever. We, the undersigned, further agree that any use of the 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 himself and all other subsequent owners or assigns taking from, under or through the undersigned.

MONNIN CONSTRUCTION, INC.

Daniel D. Turner
WITNESS

Roger E. Monnin
ROGER E. MONNIN, PRES.

Joe M. Turner
WITNESS

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 26th day of APRIL, 1988, before me, a notary public in and for said County and State, personally came Monnin Construction, Inc. by its president Roger E. Monnin, who acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: Feb. 4, 1992
DATE

Daniel D. Turner
NOTARY PUBLIC

DRAINAGE & STORMWATER COVENANTS

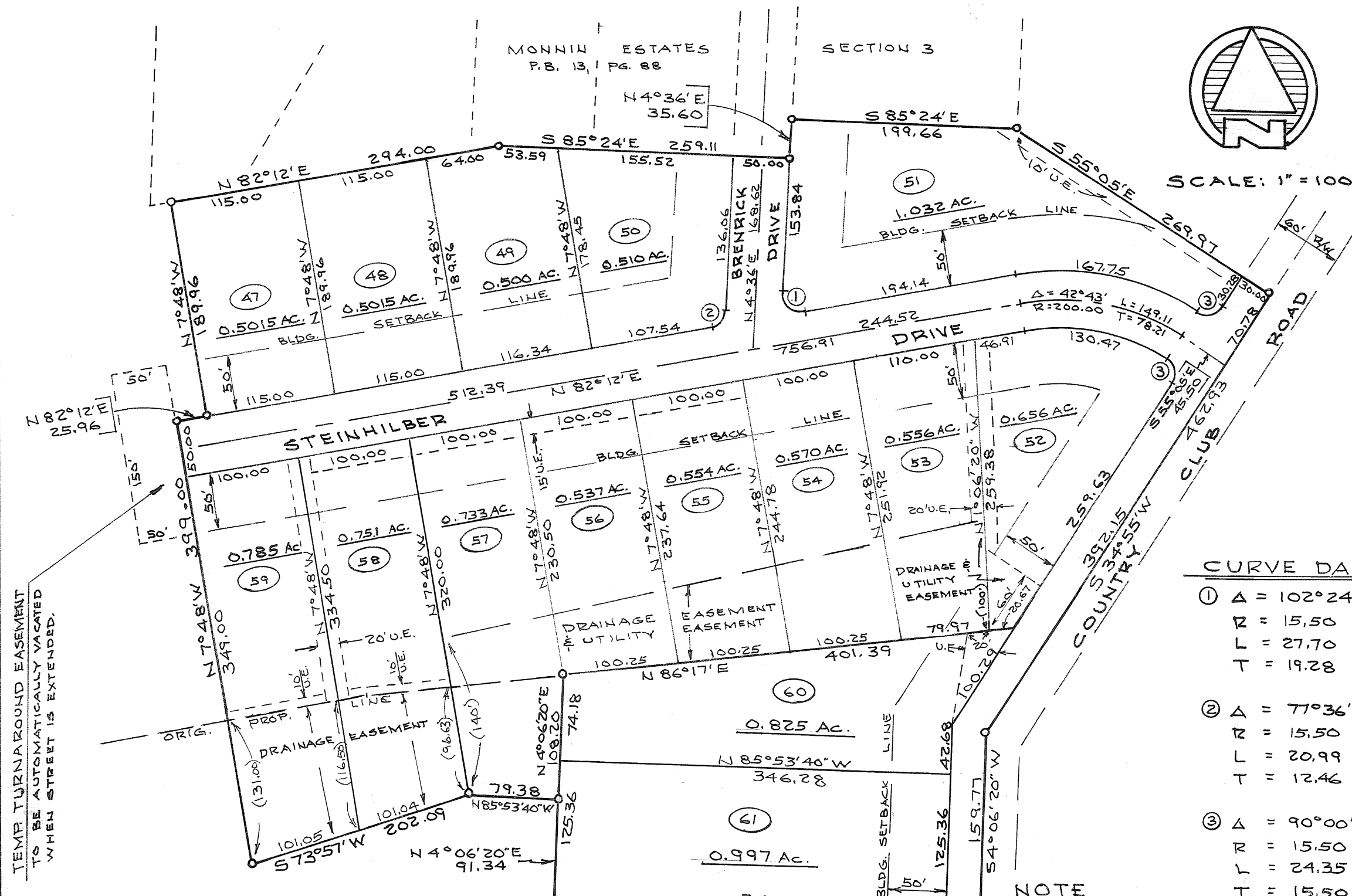
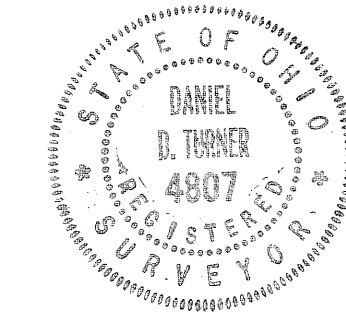
THE FOLLOWING COVENANTS ARE NOT AMENDABLE AND SHALL RUN WITH THE LAND:

- The minimum first floor elevation of any house shall comply with those shown on the grading plan on file with the Miami County Engineer.
- All drainage swales and open waterways shall be maintained open and unobstructed at all times. Individual lot owners upon whose lots any swales, open waterways or retention areas are located shall be responsible for maintenance of said areas. Within these easements no structure, planting, fencing, culvert or other materials shall be placed or permitted to remain without the written consent of the Miami Co. Engineer. The drainage easements shown on lots 58 & 59, in addition to being for the purpose of surface drainage flow, are also for the purpose of retention of surface drainage flow. No permanent structure of any type may be placed in these easements. Miami County and Springcreek Twp. do not accept for maintenance the storm water retention lawn areas for the above captioned lots.
- The lots on this plat are governed by the Miami Co. Storm Water Management Control Regulations as recorded in Misc. Book 21, Page 385 of the Miami Co. Recorder's records.
- In the event that Grantees fail to mow and maintain said retention areas in a manner approved by the Miami Co. Engineer, Engineer shall be granted authority to perform any such maintenance & repair work which he may deem necessary. Said Grantees agree to pay any and all assessments for said work as determined by Miami Co. Engineer.
- See Misc. Book 23, Page 374 for maintenance agreement for retention pond not covered in this section.

CERTIFICATION

I hereby certify this map is a true and complete survey made under my supervision Feb. 1, 1988. Curved distances measured along the arc. Iron pins to be set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807



CURVE DATA

- $\Delta = 102^\circ 24'$
 $R = 15.50$
 $L = 27.70$
 $T = 19.28$
- $\Delta = 77^\circ 36'$
 $R = 15.50$
 $L = 20.99$
 $T = 12.46$
- $\Delta = 90^\circ 00'$
 $R = 15.50$
 $L = 24.35$
 $T = 15.50$

NOTE

There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon. There is a five ft. (5') utility easement along and adjacent to all street rights-of-way.

CITY OF PIQUA PLANNING COMMISSION

This plat reviewed and approved by City of Piqua Planning Commission this 12th day of MARCH, 1988.

James A. Prince
Malcolm L. Shaffer
C. Robert Shaw

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 27 day of APRIL, 1990.

Samuel L. Brundage
SECRETARY
George L. Mote
CHAIRMAN

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 3 day of MAY, 1990. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat. Sec. 711.041 Ohio Revised Code)

Robert Clawson
Don Hart

MIAMI COUNTY AUDITOR

Approved and transferred this 3rd day of MAY, 1990.

Dale E. Davis by Cheryl Beaver
DEP. MIAMI COUNTY AUDITOR
deputy

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 30th day of APRIL, 1990.

David Christman
MIAMI COUNTY ENGINEER

MONNIN ESTATES - SEC. 4			
FOR			
MONNIN CONSTRUCTION, INC.			
PIQUA - OHIO			
DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY - OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	D.T.	SHEET NO.
FEB-1988	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 100'		
451087			

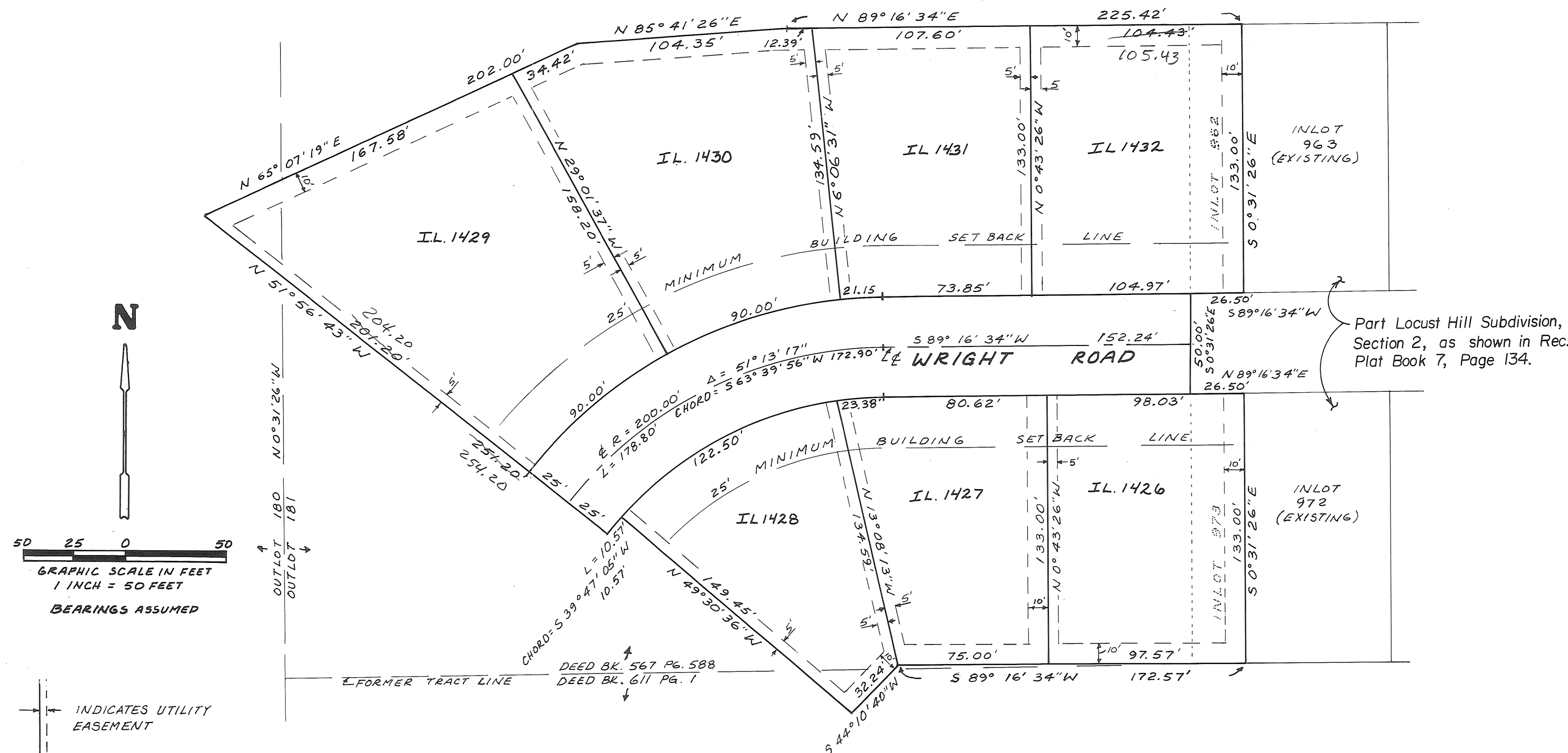
Revised Feb. 2, 1990

Locust Hill Subdivision Section 4

Village of West Milton, Miami County, Ohio

Plat Book 15 Page 88
Miami County Recorder's Plat Records
Received for record this 9th day of
MAY, 1990 at 8:30 A.M.
File No. 99849 Fee \$ 21.00

Janet E. Cain, Recorder
By _____ Deputy



PROTECTIVE COVENANTS & RESTRICTIONS

- The floor area of each dwelling structure, exclusive of basements, open porches, garages, carports or patios, shall not be less than 1500 square feet. The first floor of a two story or one and one half story structure shall have a minimum of 1000 square feet living area. All homes must be fully completed within one year 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 out-building shall at any time be used as a residence, temporarily 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, 2000 at which time they shall automatically be extended for successive periods 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.
- A person or persons buying a lot for investment or for future building must keep the grass cut and maintain the lot in a presentable manner.

Description

Being a subdivision containing a total of 2.740 acres of which 0.380 acres is dedicated as Wright Road and 2.360 acres are in lots. Said subdivision is comprised of all of inlot 962 (0.081 ac.), all of inlot 973 (0.081 ac.), .0022 acre part of outlot 180, and 2.556 acre part of outlot 181 (0.012 ac. from Deed Book 611 Page 1 & 2.544 ac. from Deed Book 567 Page 588). Being parts of land deeded to Allen L. Netzley and Linda Ann Netzley by deeds recorded in Miami County Recorder's Deed Book 549 Page 193, Deed Book 567 Page 588, and Deed Book 611 Page 1.

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

Donna F. Riffell
Witness as to both

Allen L. Netzley
Allen L. Netzley

Linda Ann Netzley
Witness as to both

Linda Ann Netzley
Linda Ann Netzley

State of Ohio, Miami County, ss:

Be it remembered that on this 1st day of May, 1990, before me, the undersigned, a notary public in and for said County and State, personally came Allen L. Netzley and 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.

Pauline J. Kimmel
Notary Public
My Commission Expires May 7-1994

Village of West Milton Planning Commission

This plat reviewed and approved by the Village of West Milton Planning Commission this 2nd Day of May, 1990.

Donald Kent Harris
Chairman

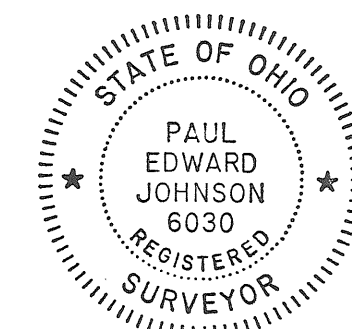
Harold E. Green
Secretary

Miami County Auditor

Transferred and inlot numbers assigned this 9th Day of May, 1990.

Dale E. Davis
Dale E. Davis, Auditor

By Cheryl Beaver
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

Annexation to the City of Tipp City, Ohio

Monroe Township S.E.1/4 Section 9, Town 4, Range 6

Plat Book 15 Page 89
Miami County Recorder's Record of Plats.

Received this 17 day of MAY,
1989 at 8:33 A. M.
File No.: 100152 Fee: 43.20

Janet E. Cain, Recorder
Janet E. Cain, Miami County Recorder

See annexation proceedings recorded in
Miscellaneous Book 23 Page 381.

Description

Being a total of 132.738 acres in the southeast quarter of section 9,
town 4, range 6, Monroe Township, Miami County, Ohio.

Approval by Miami County Engineer

This annexation plat reviewed and approved by the Miami County
Engineer this 28th day of JULY, 1989.

Douglas L. Christian
Douglas L. Christian, Miami County Engineer

Approval by Miami County Commissioners

The annexation of the foregoing area was approved by the Miami County
Commissioners this 2nd day of August, 1989.

Don Hart
Washburn
Robert E. Clowson

Approval by City of Tipp City

This annexation plat accepted and approved by the city council of the
City of Tipp City, Ohio this 19th day of MARCH, 1990.

President of Council
Mayor
Clerk of Council
City Solicitor

Miami County Auditor

Approved and transferred this 8th day of May, 1990.

Dale E. Davis by Cheryl Beaver
Dale E. Davis, Auditor Deputy

Additional References for Woodlawn Village Subdivision
(Miami County Recorder's Plat Records)

Lots 1 thru 13 Woodlawn Village Sec. 1 Plat Book 9 Page 26
Lots 14 thru 29 Woodlawn Village Sec. 2 Plat Book 9 Page 115
Lots 31 thru 50 Woodlawn Village Sec. 3 Plat Book 11 Page 36
Lots 52 thru 54 Woodlawn Village Sec. 3 replat Plat Book 11 Page 59
Lots 55 thru 100 Woodlawn Village Sec. 4 Plat Book 12 Page 63
Lots 101 thru 120 Woodlawn Village Sec. 5 Plat Book 12 Page 119
Lots 121 thru 142 Woodlawn Village Sec. 6 Plat Book 12 Page 120

I hereby certify that this plat is correctly shown hereon based on
surveys and plats of record. No field survey was made of the foregoing
area at this time.

Thomas R. Zechman
Thomas R. Zechman
Ohio Registered Surveyor No. 7077

Annexation to the City of Tipp City, Ohio

Plat Book 15 Page 89-A
Miami County Recorder's Plat Records

Property Owner Index

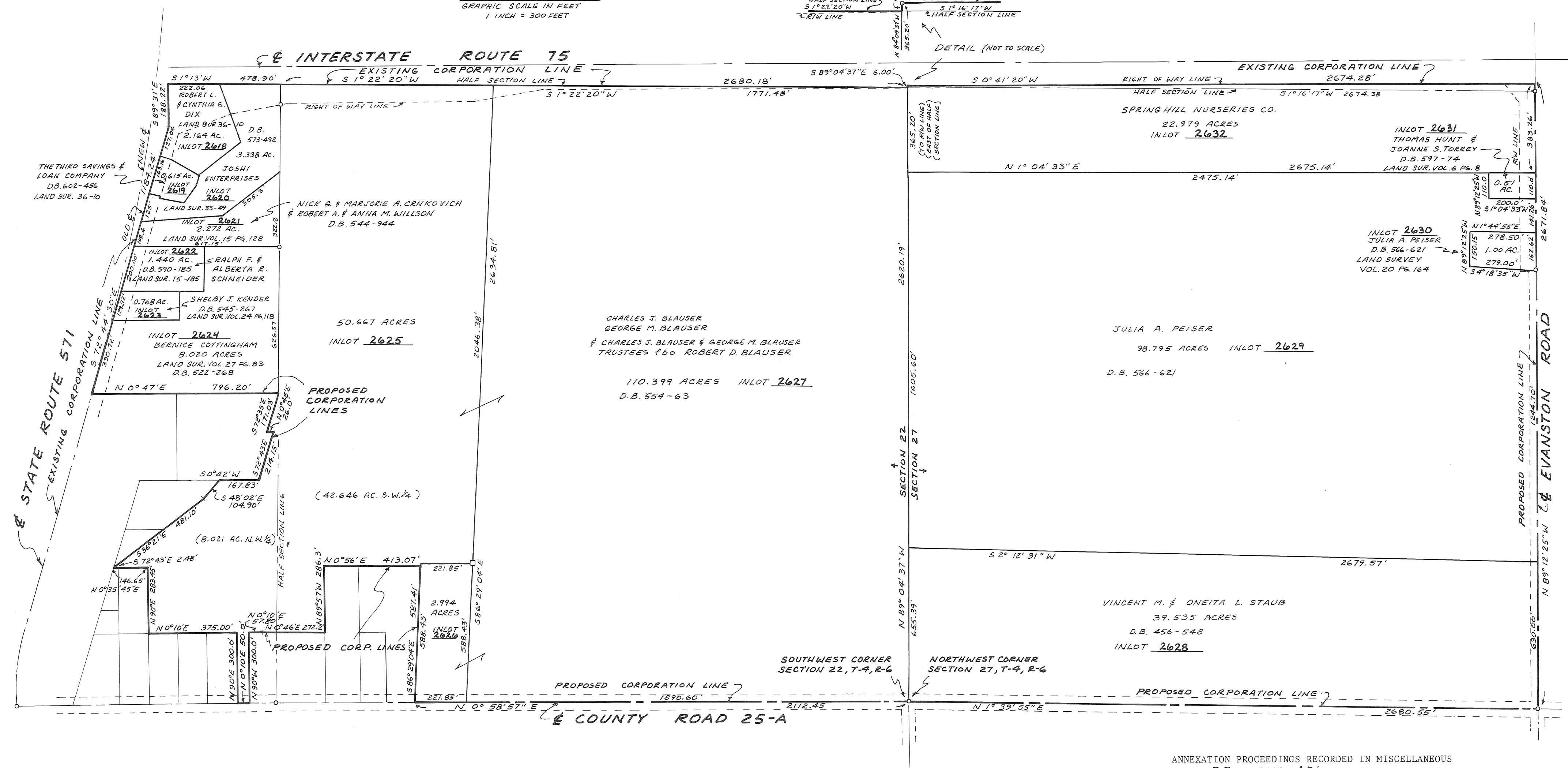
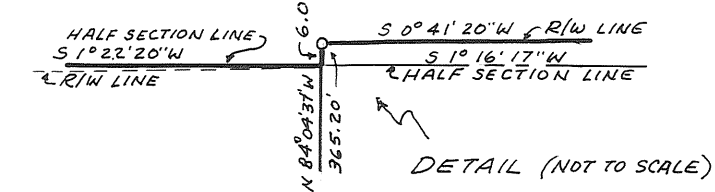
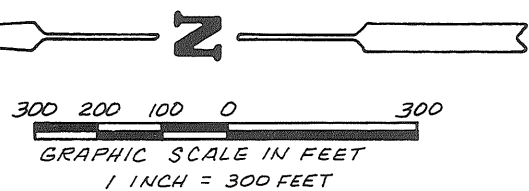
Lot/Tract	Owner	Deed Bk.-Pg	Lot/Tract	Owner	Deed Bk.-Pg	Lot/Tract	Owner	Deed Bk.-Pg.
=====	=====	=====	=====	=====	=====	=====	=====	=====
1	Gary L. & Brenda J. Ullery	486-97	56	Eugene R. & Katherine J. Heinrich	592-410	109	Hobert & Susan H. Patton	583-162
2	Charles E. & Melody J. Honnell	526-425	57	Gil S. & Pam A. Tilley	587-881	110	Keith E. Lavy	546-84
3	Damon F. & Ruby Ison	440-41	58	Chester & Vickie Bazzel	574-63	111	John A. & Susan E. Carter	572-318
4	William R. & Betty J. Schneider	601-741	59	Jack T., Jr. & Rita J. Scharsch	556-77	112	Dale R. & Pamela J. Ridenour	541-827
5	Joseph & Bernadette Janus	527-421	60	Pete N. & Susan A. Kordalis	580-914	113	Brent D. & Dorothy S. Scharff	566-320
6	George E. & Ardith B. Lambert	538-812	61	Tipp-Troy Development Company	520-474	114	Edward L., Jr. & Carolyn A Arndts	604-337
7	Marion L. & Lois E. Curtis	416-406	62	Tipp-Troy Development Company	520-474	115	James B. & Tammy J. Clingman	604-893
8	Charles A. & Judy Lee Howell	427-74	63	John A. & Kathy E. Westerheide	580-818	116	Robert E. & Claudia J. Diers	559-140
9	Vernon L. & Kathleen M. Schaefer	416-432	64	Jerry & Phyllis J. Estridge	552-638	117	John N. & Georgianna E. Toney	602-640
10	Ralph C. & Lorraine C. Craig	451-272	65	William L. Kiser	551-10	118	Tipp-Troy Development Co.	520-474
11	Barbara E. Hampton	552-750	66	Daniel A. & Tina M. Crego	601-110	119	Tipp-Troy Development Co.	520-474
12	Oliver S. & Leona G. Clark	531-200	67	Robert L. & Margaret A. Hall	534-789	120	Tipp-Troy Development Co.	520-474
13	Robert L. & Barbara A. Kraft	421-7	68	Federick L. Louthan	573-47	121	Edward L., Jr. & Carolyn A Arndts	592-74
14	John W. & Julia M. Blockberger	447-622	69	Judy E. Price	597-568	122	Dennis Hacker	586-894
15	Maurice C. & Laurel N. Turner	472-7	70	Orville L. & Bonnie L. Coffey	582-687	123	Z. J. & Patricia K. Obara	577-52
16	Don V. & Ella M. Billups	534-574	71	Larry G. & Loretta Haynes	588-671	124	Lyman R. & Robin M. Hancock	606-259
17	A. Douglas & Sharron K. Salley	587-414	72	Raymond M. & Lois A. Rusnack	543-566	125	Susan A. & Dean R. Childs	595-418
18	Robert E. & Janet A. Peura	470-116	73	Brian R. Boitnott & Terry L. King	580-318	126	Willis E. & Mary Ann Zunke	586-397
19	Randy L. & Debra E. Rindler	608-364	74	Robert E. & Norma Jean Shade	605-263	127	Conrad E. McMonigle & Norman A. Davis	605-153
20	Rickey R. & Barbara L. Dunkin	599-804	75	Max R. & Cindy J. Merritt	593-63	128	Betty J. Baker	603-842
21	James R. Jr. & Kay E. Emmons	604-108	76	Douglas R. & Susan D. McDonald	593-60	129	Steven A. & Jennifer L. Trick	596-475
22	John D., Jr. & Zana L. Wilson	492-257	77	Christopher M. Frame & Carla M. Suerdieck	592-436	130	Daniel R. & Nadine L. Cartwright	595-227
23	Dale E. & Barbara L. Epperson	477-693	78	John H. & Joyce A. Baab	603-316	131	Gregory L. & Lisa L. Feitshans	589-349
24	Rayburn & Shella R. Shrout	462-471	79	Jeffrey E. & Cynthia J. North	586-511	132	Gary S. & Patricia A. Connors	601-697
25	Michael E. & Toni L. Lodge	593-210	80	Edward M. & Patricia A. Stumpff	594-21	133	Lawrence M. & Jeri S. Miller	602-583
26	James E. & Barbara J. Turner	450-334	81	Fredrick B. & Vicky A. Gillenwater	590-831	134	Danny P. & Ruth E. Koons	548-897
27	Maynard M. & Eva D. Bjerke	562-525	82	Edward B. & Robin S. Kerns	540-212	135	Tipp-Troy Development Co.	520-474
28	Charles B. & Linda L. Rowe	440-339	83	Melvin R. & Ruth L. Summer	582-702	136	David J. & Sally Moriarty Flask	605-296
29	Vernon A. & Judy M. Pleiman	592-769	84	Charles R. & Nancy J. Matney	588-216	137	Michael A. Fasano	579-779
31	Dennis R. & Connie S. Heckman	522-703	85	Timothy W. & Nancy M. Rudolph	579-141	138	Tipp-Troy Development Co.	520-474
32	Dale A. & Debra L. Brookhart	584-634	86	Steven D. Utz & Shirley A. Fugate	561-481	139	Kenichi Sasaki	608-280
33	Kenneth T. & Diana K. Saltz	585-573	87	Harold R., Sr. & Dixie I. Winemiller	603-844	140	Kent A. & Kristin J. Hiland	569-875
34	Harold J. & Lela W. Griffin	501-287	88	Terry D. & Cindy J. Hawk	608-560	141	John A. & Jamie M. Marzano	588-719
35	Sharon E. Brownlee	588-874	89	Victor V. & Jean E. Stafford	544-111	142	Michael L. & Diane K. Brown	587-826
36	Joyce E. Wintringham	573-545	90	Diana L. Pulfer	602-754	Tr. A	Raymond E. & Marilyn J. Johnson	492-159
37	Rose M. Pelletier	604-78	91	Richard J. & Sandra J. Nurrenbrock	538-35	Tr. B	Robert L., Sr. & Mary F. Coey	489-818
38	David R. & Carolyn S. Engle	521-637	92	Harbor Realty Company	600-396	Tr. C	Randall A. Trimble & Linda S. Ditonito	582-2
39	Robert M. & Colene Makela	566-582	93	Thomas R. & Tina M. Miller	572-594	Tr. D	James R. Emrick	595-134
40	Michael K. & Mary J. Reck	542-450	94	Eric F. & Gina L. Seiter	590-735	Tr. E	Glenn G. & Mildred E. Buirley	355-360
41	Joseph J. Prekopa	589-383	95	Carol Ann Robbins	549-359	Tr. F	William M. & Norma J. Roop	333-143
42	Lawrence B. & Robin E. Brooks	525-469	96	Robert A. & Michele Dever	604-150	Tr. G	Dorothy M. Guinther	597-172
43	Larry J. & Bonnie J. Scott	575-812	97	Mark A. & Susan E. Welty	553-134	Tr. H	George P. & Dorothy M. Paluck	513-85
44	Dean A. & Velma L. Garmen	587-779	98	Kenneth W. & Mary A. Stewart	578-458	Tr. I	Byron, Jr. & Bessie A. Getter	373-190
45	David W. Elder	531-690	99	Edward L., Jr. & Carolyn A Arndts	608-208	Tr. J	Anna H. aka Anna Laura Williams	439-448
46	Larry E. & Sally S. Thompson	335-180	100	Edward L., Sr. & Eloise Arndts	606-580	Tr. K	Jack & June Spitler	570-805
47	John F. & Mary Ann Simon	526-160	101	Tipp-Troy Development Co.	520-474	Tr. L	Robert Scott Bowers	606-368
48	Barbara I Schoen	523-354	102	Tipp-Troy Development Co.	520-474	Tr. M	Harry F. & Laura H. Larck	397-379
49	Jerry E. & Jill E. Boze	530-914	103	Tipp-Troy Development Co.	520-474	Tr. N	James R., Sr. & Glennis H. Fox	476-265
50	Anthony D. & Diane DiSabatino	557-161	104	Harbor Realty Company	608-121	Tr. O	Gary E. & Patricia A. Snell	495-93
52	Virginia E. Monnin	506-564	105	Miami Homes	599-635	Tr. P	Harry C. & Pauline Emswiler	392-475
53	The Gospel Lighthouse Church, Inc.	500-134	106	Tipp-Troy Development Co.	520-474	Tr. Q	Jon R. & Cheryl Shaneyfelt	446-402
54	Nina L. Strickland	585-386	107	Ronald L. & Luanne Leistner	592-909	Tr. R	Nancy E. George	586-37
55	Craig Steven & Tracy Arndts	585-735	108	J. Richard & Roberta K. Mueller	600-366	Tr. S	Joseph L. & Ana M. Snider	598-806
						1.779 Ac.	Miami County Board of Commissioners	546-495
						23.974 Ac.	Tipp-Troy Development Co.	520-474
						2.703 Ac.	Adco Products, Enterprise	571-815
						1.453 Ac.	State of Ohio	554-327

**345.496 ACRES IN SECTIONS 22 AND 27; TOWN-4; RANGE-6 EAST;
IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO.**

FILE NUMBER 100154 FEE: 21.60

DESCRIPTION

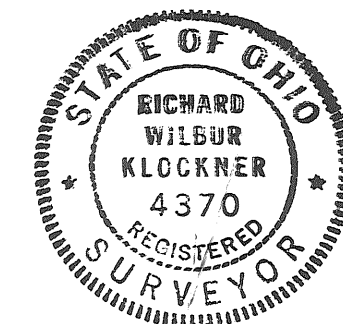
BEING A TOTAL OF 345.496 ACRES OF WHICH 26.638 ACRES ARE IN THE NORTHWEST QUARTER OF SECTION 22; 156.039 ACRES ARE IN THE SOUTHWEST QUARTER OF SECTION 22; 161.616 ACRES ARE THE TOTAL AREA OF THE NORTHWEST QUARTER OF SECTION 27 AND 1.203 ACRES ARE IN THE NORTHEAST QUARTER OF SECTION 27, TOWN 4, RANGE 6 EAST IN MONROE TOWNSHIP, MIAMI COUNTY, OHIO.



Robt. H. Carson

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

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER



DATE	DRAWN BY: <i>D.R.H.</i> TRACED BY: <i>D.R.H.</i> CHECKED BY: <i>R.W.K.</i>	SHEET NO.
<i>14 SEP.</i> <i>1989</i>	SCALE: 1" = 300'	<i>1 OF 1</i>

Waco Street Vacation

Home Acres Subdivision

Concord Township, Miami County, Ohio

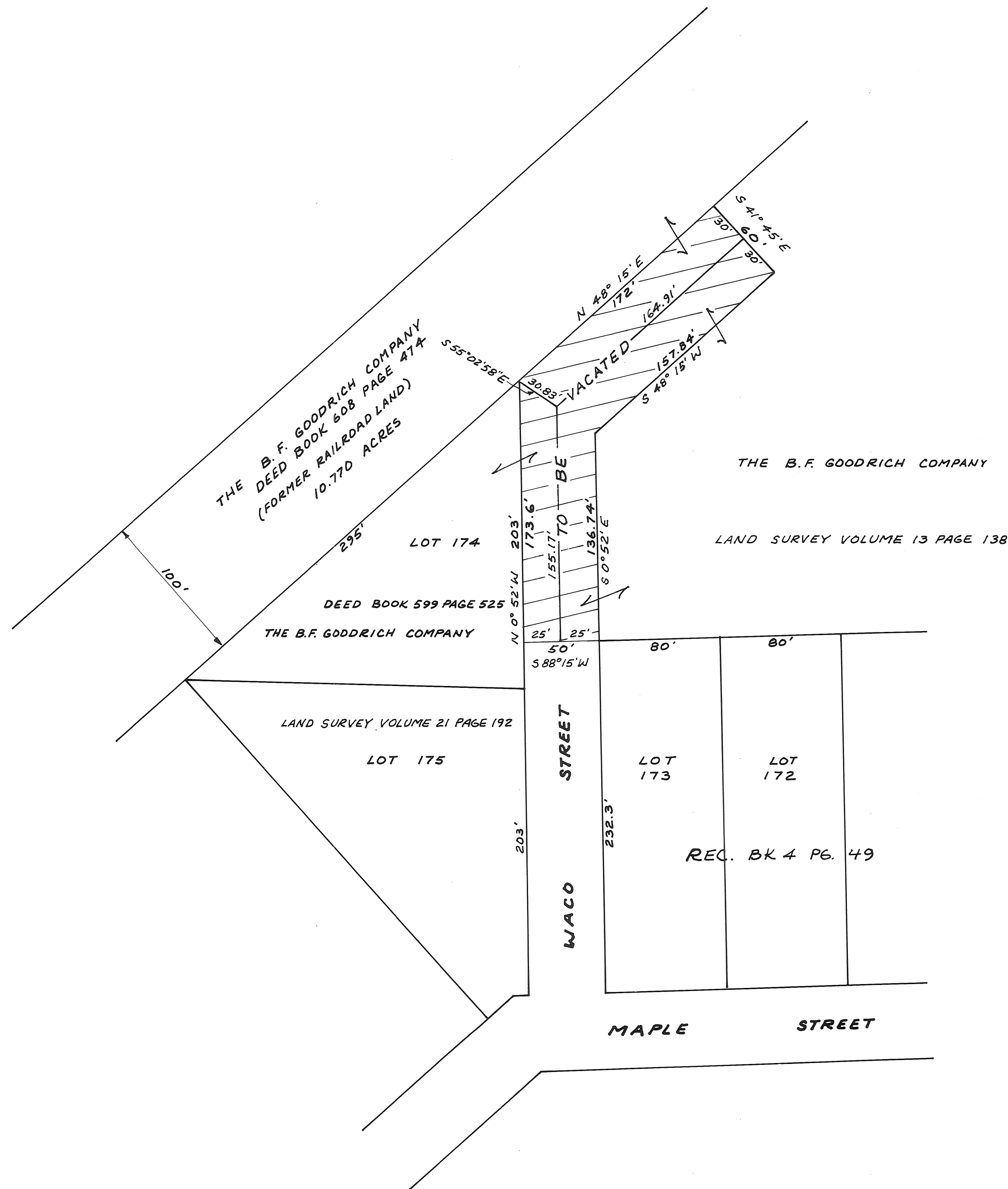
Northeast Quarter of Section 32, Town 5, Range 6

Plat Book 15 Page 91
Miami County Recorder's Plat Records

Received for record this 25TH day of
MAY, 1990 at 2:15 P. M.
File No. 100500 Fee: \$ NONE

Janet E. Cain
Janet E. Cain, Miami County Recorder

By Barbie Mueller
Deputy Recorder



Miami County Commissioners

The cross-hatched area shown hereon as to be vacated was
vacated by the Board of Miami County Commissioners this
11TH day of MAY, 1990.

Robert E. Clawson
Robert E. Clawson

Don Hart
Don Hart

Wade H. Westfall
Wade H. Westfall

Miami County Engineer

This plat reviewed and approved by the Miami County Engineer on
this 16TH day of MAY, 1990.

Douglas L. Christian
Douglas L. Christian

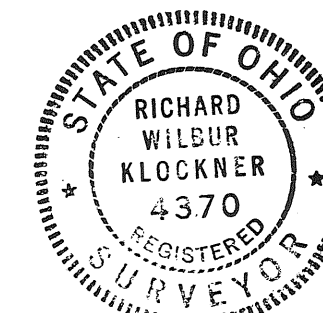
Miami County Auditor

This plat reviewed and the necessary transfers made by the
Miami County Auditor on this 25TH day of MAY, 1990.

Dale E. Davis by Cheryl Beaver
Dale E. Davis, Auditor Deputy

I hereby certify this plat to be correct as shown hereon, based
on surveys and deeds of record.

Richard W. Klockner
Richard W. Klockner
Professional Surveyor No. 4370



Waco Street Vacation Plat Concord Township, Miami County, Ohio		
Richard W. Klockner & Associates, Inc. Civil Engineering - Land Surveying 16 East Water Street Troy, Ohio 45373 (513) 339-5331		
Date <u>19 JAN</u> <u>1990</u>	Drawn by: Traced by: Checked by:	Sheet No. <u>1 OF 1</u>
Scale: 1" = 60'		

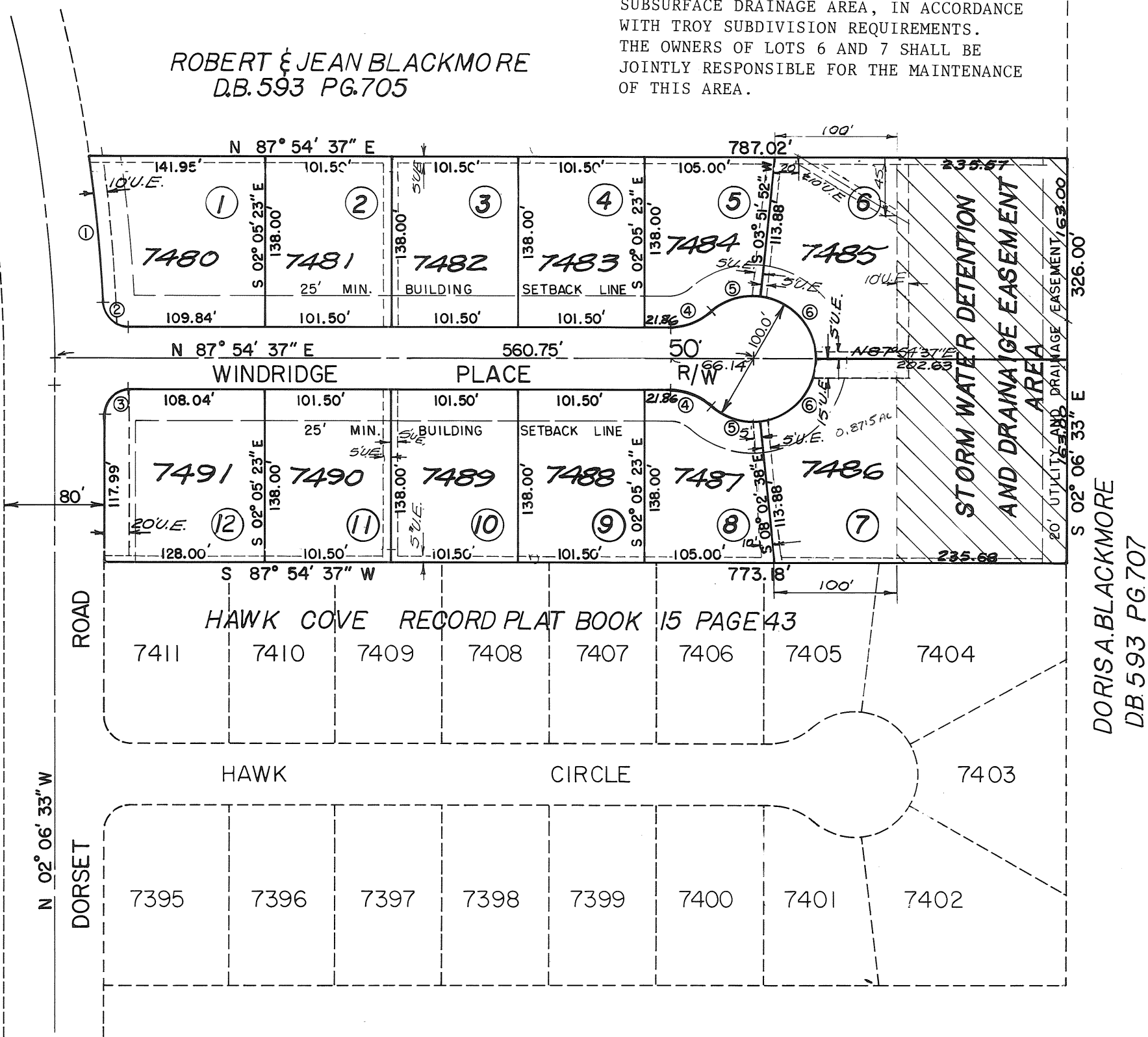
WINDRIDGE PLACE - TROY, OHIO

PLAT BOOK 15 PAGE 92
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 6TH DAY OF
JUNE, 1990 AT 8:50 A.M.
FILE NO. 100806 FEE: \$21.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

BEING A SUBDIVISION CONTAINING A TOTAL OF 5.805 ACRES OF PART OF INLOT 6077 ACQUIRED BY ROGER & LISA HAWK BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 613, PAGE 885. 5.0753 ACRES ARE PLATTED IN LOTS AND THE REMAINING 0.7297 ACRES IS IN DEDICATED STREET RIGHT-OF-WAY.

NOTE: THE CROSS HATCHED AREA OF LOTS 6 AND 7, AS SHOWN HEREON, IS RESERVED FOR STORM WATER DETENTION AND SURFACE AND SUBSURFACE DRAINAGE AREA, IN ACCORDANCE WITH TROY SUBDIVISION REQUIREMENTS. THE OWNERS OF LOTS 6 AND 7 SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THIS AREA.

ROBERT & JEAN BLACKMORE
D.B. 593 PG. 705



CURVE		DATA			
NO.	RADIUS	CEN. ANG.	LENGTH	TANG.	CHORD
①	1240.00'	05° 31' 56"	119.73'	59.91'	119.68'
②	20.00'	86° 56' 44"	30.35'	18.96'	27.52'
③	20.00'	90° 01' 10"	31.42'	20.01'	28.29'
④	50.00'	41° 24' 35"	36.14'	18.90'	35.36'
⑤	50.00'	47° 21' 50"	41.33'	21.93'	40.17'
⑥	50.00'	84° 02' 45"	73.34'	45.06'	66.94'

PROTECTIVE COVENANTS & RESTRICTIONS
ALL BUILDINGS, PARKING AREAS AND DRIVES SHALL CONFORM TO CITY OF TROY ZONING AND PLANNING REQUIREMENTS.

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

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 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 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: ROGER AND LISA HAWK

Roger Hawk Lisa Hawk Kristina L. Gilds Richard W. Klockner
ROGER HAWK LISA HAWK WITNESS 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 TROY, OHIO, THIS 2ND DAY OF MARCH, 1990.
Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES October 19, 1991

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 24th DAY OF Oct, 1990, THIS PLAT WAS REVIEWED AND APPROVED.

Chris J. Davis PRESIDENT SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 14th DAY OF Nov, 1990, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-4189.

Douglas A. Campbell Peter E. Jenkins Sue D. Knight
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

TRANSFERRED THIS 6th DAY OF June, 1990.

Dale E. Davis BY: Cheryl Beaver
MIAMI COUNTY AUDITOR DEPUTY AUDITOR



WINDRIDGE PLACE TROY, OHIO		
ROGER AND LISA HAWK TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY:	SHEET NO.
26 FEB 1990	TRACED BY: DAS CHECKED BY:	10F1
SCALE: 1"=100'		

REPLAT OF INLOT 2157

CITY OF TIPP CITY MIAMI COUNTY, OHIO

PLAT BOOK 15 PAGE 93
MIAMI COUNTY RECORDER'S
PLAT RECORDS.
FILE NUMBER 100918
RECEIVED FOR RECORD JUNE 8
1990, AT 10:30 A.M. FEE \$ 21.60
Carol C. Cain Carol Pleinas
MIAMI COUNTY RECORDER deputy

Approved by the Planning Commission of the City
of Tipp City, Ohio, this 10th day of
April, 1990.

Philip L. Wampler Kewal Shukla
Chairman Secretary

Approved and transferred with lot numbers
assigned this 6th day of June,
1990.

Dale E. Davis by Cheryl Beaver
Miami County Auditor deputy

SCALE: 1"=50'
0 25 50 100

DESCRIPTION

Being a subdivision of 3.733 acres of Inlot
2157, Tipp City, Miami County, Ohio; part of a
3.733 acre tract conveyed to John N. & Judith
L. Tomb by Deed Book 596, Page 512 of The Miami
County Recorder's Deed Records and containing
3.733 acres in lots.

DEDICATION

We, the undersigned, being all 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. Easements shown or noted on this
plat are for the construction, operation,
maintenance, repair, replacement or removal of
open ditch surface water drainage, gas, sewer
water, telephone, cable t.v. or other utility
lines or services, and for the express privilege
of removing any and all trees or other
obstructions to the free use of said utilities
and for providing ingress and egress to the
property for said purposes and are to be
maintained as such forever.

John N. Tomb
2 Judith L. Tomb
3 Roger L. Wyllie
4 Ch Russell Biddett
5 Lawrence T. Riesser, Pres. Riesser Corp
6 Judith L. Riesser, Secy
7 Carol Gaeke, V.P.
8
Witness To 1, 2, 3, 4
Witness To 1, 2, 3, 4
Witness To 5, 6, 7
Witness To 5, 6, 7

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

Before me, a notary public in and for said
state and county personally appeared

JOHN N. TOMB and
JUDITH L. TOMB, also
STAR BANK N.A. TRCY by ROGER L. WYLLIE its
SR. V. PRES and by C. RUSSELL BIDDETT its
V. PRES which executed the foregoing
plat, who acknowledged that they did sign this
instrument, and that it is their free act and
deed individually.

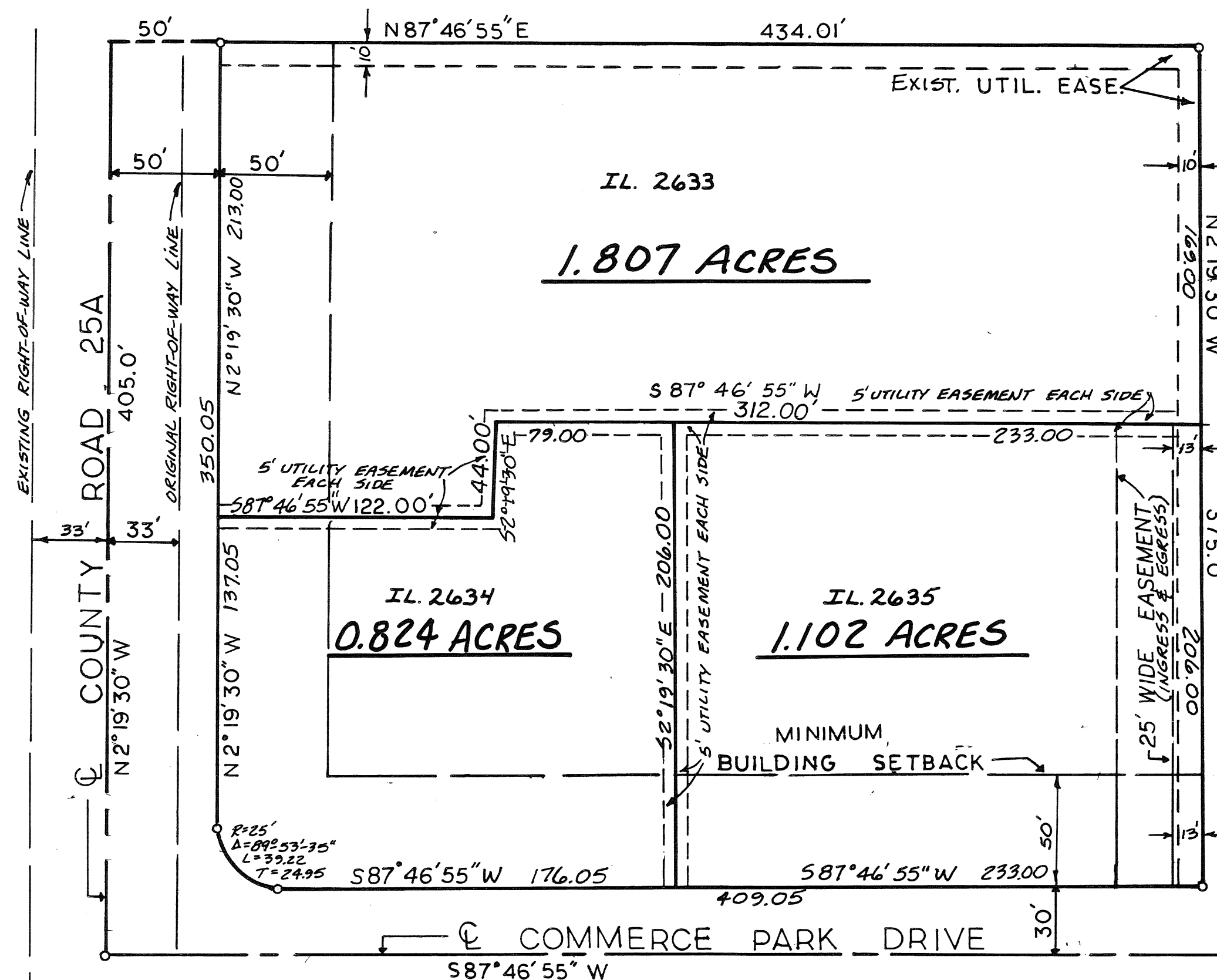
In testimony whereof, I have hereunto set my
name and affixed my official seal this 9th
day of May, 1990.

Brenda K. Sutherland September 26, 1994
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 set at all lot corners
and points of curvature.

Michael W. Cozatt 3-27-90
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST TROY OHIO
JOB NO. 00490



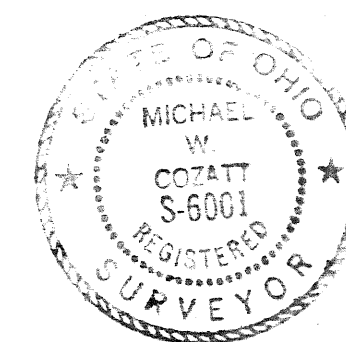
STATE OF OHIO, COUNTY OF MIAMI, S.S.

Before me, a notary public in and for said state and county,
personally appeared Lawrence and Judith Riesser and
and Carol Gaeke who executed the foregoing plat and
acknowledged that they did sign this instrument, and that it is
their free act and deed individually.

In testimony whereof, I have hereunto set my name and affixed my
official seal this 26 day of May, 1990.

Patricia R. Ginde
Notary Public

October 18, 1990
My Commission Expires



NOTE! THIS ANNEXATION WAS PLACED ON THE BALLOT AND WAS REJECTED BY THE VOTERS.
SEE RESULTS OF THE REFERENDUM RECORDED IN DEED BOOK 621 PAGE 338

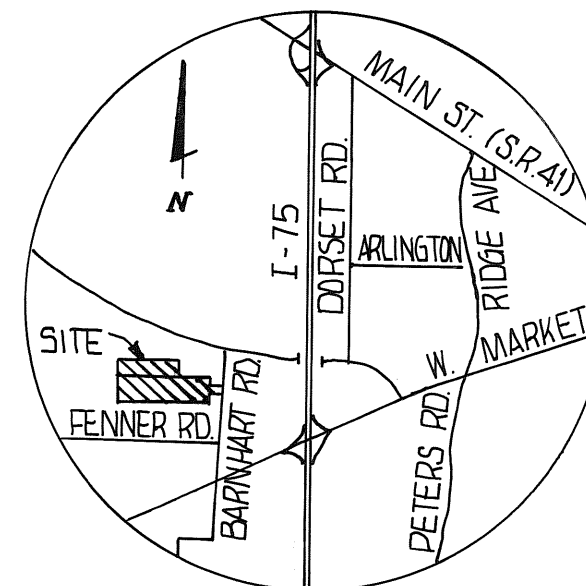
PLAT BOOK 15 PAGE 94
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20 DAY OF
JUNE, 1990 AT 8:30 A. M.

FILE NO. 101271 FEE: 21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

NOTE:
ANNEXATION PROCEEDINGS RECORDED IN
MISC. BOOK 23 PAGE 432

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER



VICINITY MAP
NO SCALE

APPROVAL BY THE MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 30TH DAY OF JANUARY, 1990.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA APPROVED BY THE MIAMI COUNTY
COMMISSIONERS THIS 26th DAY OF January, 1990.

APPROVAL BY CITY OF TROY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE
CITY OF TROY THIS DAY OF MAY, 1990.
BY ORDINANCE NO. 0-18-90 A

Peter E. Jenkins
PRESIDENT OF COUNCIL
Sue D. Knight
CLERK OF COUNCIL
Don Harts
MAYOR

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 20th DAY OF June, 1990.

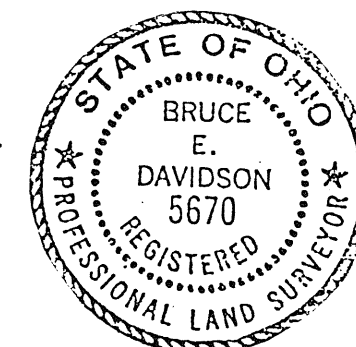
Wale E. Davis
MIAMI COUNTY AUDITOR
BY: Cheryl Beaver
DEPUTY AUDITOR

CERTIFICATION:

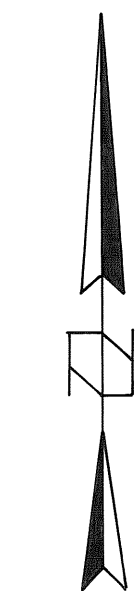
WE HEREBY STATE THAT THE PLAT PRESENTED
HEREON IS A TRUE REPRESENTATION OF A SURVEY
PERFORMED BY WOOLPERT CONSULTANTS IN MAY, 1989

WOOLPERT CONSULTANTS

Bruce E. Davidson
BRUCE E. DAVIDSON
OHIO REGISTERED SURVEYOR # 5670
DATE 7/2/89



WOOLPERT
CONSULTANTS
409 East Monument Avenue
Dayton, Ohio 45402-1226



SCALE 1"=200'

JOHN H. & JANE E.
SUBER
D.B. 566, PG. 146

JACK & JANET
ESTEY
D.B. 465, PG. 677

HALF SECTION LINE

SARAH D. WINTRISS
D.B. 484, PG. 790

CHARLES B. AND
LINDA S. JACKSON
D.B. 590, PG. 207

DAVID L. & LINDA L.
SPENCER
D.B. 598, PG. 333

MARK D. & JANET R.
SHORT
D.B. 563, PG. 381

AMITY ACRES
P.B. 6, PG. 4

S 89° 15' 30" E

1679.02'

JAMES BLACKMORE
PARCEL 1
26.666 ACRES
D.B. 564, PG. 839
I.L. 7492

JAMES BLACKMORE
D.B. 564, PG. 839

N 00° 37' 00" E

705.52'

S 89° 50' 52" W

1676.17'

N 89° 50' 52" E

2315.82'

N 89° 50' 52" E

639.65'

ROBERT E. & JEAN T. BLACKMORE
PARCEL 2
38.341 ACRES
D.B. 564, PG. 841
I.L. 7493

WILLIAM M.
& LINDA S.
TREASURE
D.B. 583, PG. 49
S 89° 27' 00" E
360.88'

SECTION LINE

BARNHART ROAD (60' R/W)

N 89° 55' 00" W

264.35'

N 00° 05' 00" E

250.00'

S 00° 05' 00" W

250.00'

LAWN VIEW - SECTION TWO
FENNER ROAD (60' R/W)

1024.00'

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250.00'

S 00° 05'

COBBLESTONE POINTE TWO

PLANNED UNIT DEVELOPMENT-INLOT 7444 & PT. INLOT 7373

CITY OF TROY, MIAMI COUNTY, OHIO

VOLUME 13 PAGE 73
MIAMI COUNTY RECORDER'S
PLAT RECORDS FILE NO. 101298
RECEIVED 6-20, 1990, AT 2:07 P.M.
FEE \$21.60

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER -

SCALE: 1"=20'



APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 20th DAY OF JUNE, 1990.
Dale E. Davis by Cheryl Beaver, dep
MIAMI COUNTY AUDITOR -

APPROVALS

CITY OF TROY PLANNING COMMISSION
THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF
TROY, OHIO, ON THIS 25th DAY OF APRIL, 1990.

Sup. D. Knight
SECRETARY

Chubert
CHAIRMAN

CITY OF TROY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 7th DAY OF MAY,
1990.

St. W. W...
ENGINEER

CONVENANTS, CONDITIONS AND RESTRICTIONS

THIS REPLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS" FOR COBBLESTONE POINTE, A PLANNED UNIT DEVELOPMENT.
ALL OF WHICH IS RECORDED IN DEED BOOK 612, PAGE 560, IN THE RECORDS
OF MIAMI COUNTY, OHIO.

DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF LOT 7444 AND PART OF INLOT 7373 OF
POINT O' WOODS SECTION TWO. SAID REPLAT CONTAINS 0.496 ACRES, 0.071
ACRES OUT OF INLOT 7444, AS RECORDED IN PLAT BOOK 15, PAGE 60, IN THE
PLAT RECORDS OF MIAMI COUNTY, OHIO, AND DEEDED TO NEWNAM ENTERPRISES,
INC. BY DEED BOOK 606, PAGE 896 OF THE MIAMI COUNTY RECORDER'S DEED
RECORDS, AND 0.425 ACRES OUT OF INLOT 7373, AS RECORDED IN PLAT BOOK
15, PAGE 7, IN THE PLAT RECORDS OF MIAMI COUNTY, OHIO, AND DEEDED TO
NEWNAM ENTERPRISES, INC. BY DEED BOOK 614, PAGE 164 OF THE MIAMI
COUNTY RECORDER'S DEED RECORDS.

DEDICATIONS

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEINHOLDERS OF THE LAND
HEREIN SUBDIVIDED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF
THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY
RESERVE THE EASEMENTS SHOWN ON THE WITHIN PLAT.

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.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: NEWNAM ENTERPRISES, INC.

Brenda K. Sutherland
WITNESS AS TO 1 AND 2

Wayne Newnam
WAYNE NEWNAM PRESIDENT 1

Roger L. Wylie
WITNESS AS TO 1 AND 2

Terri C. Newnam
TERRI C. NEWNAM-VICE PRESIDENT 2

STATE OF OHIO, COUNTY OF MIAMI SS:
BE IT REMEMBERED THAT ON THIS 7th DAY OF MAY, 1990
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
AND STATE, PERSONALLY CAME NEWNAM ENTERPRISES, INC., BY WAYNE NEWNAM,
ITS PRESIDENT, AND TERRI C. NEWNAM, ITS VICE PRES., TO ME KNOWN, AND
ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT
AND DEED.

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

Brenda K. Sutherland
NOTARY PUBLIC

September 26, 1994
MY COMMISSION EXPIRES ON DATE ABOVE

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: STAR BANK N.A., TROY

Brenda K. Sutherland
WITNESS

Roger L. Wylie
SENIOR VICE PRESIDENT

Michelle R. Winnale
WITNESS

C. Russell Badgett
VICE PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI S.S.
BE IT REMEMBERED, THAT ON THIS 7th DAY OF MAY, 1990
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY CAME STAR BANK N.A., TROY BY ITS SENIOR VICE
PRESIDENT AND ITS VICE PRESIDENT, TO ME KNOWN, AND ACKNOWLEDGED THE
SIGNING OF THE WITHIN PLAT TO BE HIS 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.

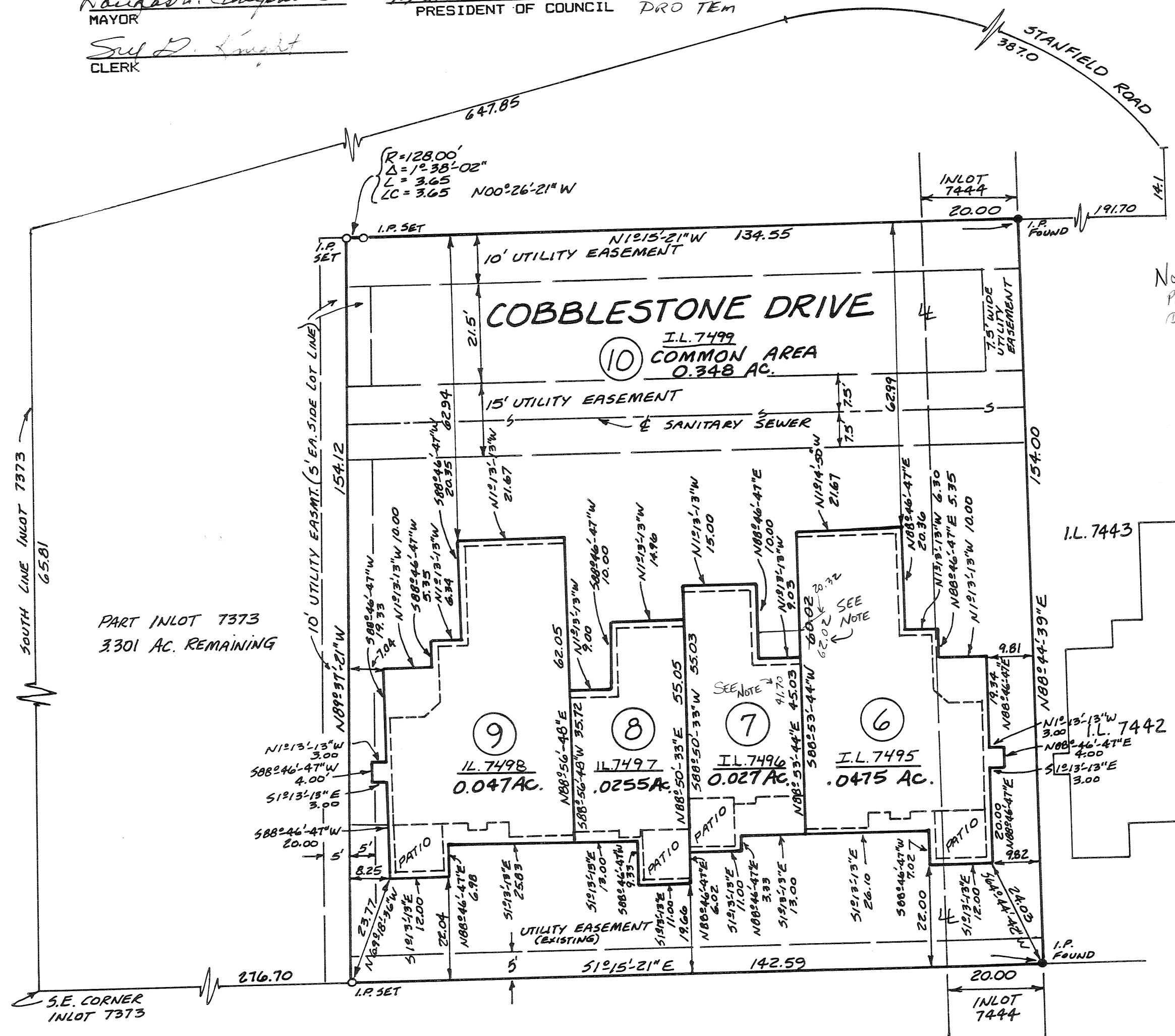
Brenda K. Sutherland
NOTARY PUBLIC

September 26, 1994
MY COMMISSION EXPIRES ON DATE ABOVE

I HEREBY CERTIFY THIS
PLAT TO BE A CORRECT
REPRESENTATION OF A
SURVEY MADE BY ME AND
ALL MONUMENTS SET AS
SHOWN.



Michael W. Cozatt 4-23-90
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 01090



NOTE: DISTANCES CORRECTED
PER AFFIDAVIT RECORDED IN
DB 619-116

TRUPP REPLAT - PART OF OUTLOT 39 IN TIPP CITY, OHIO

PLAT BOOK 15 PAGE 96
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25TH DAY OF
JUNE, 1990 AT 3:20P.M.

FILE NO. 101451 FEE: \$21.60

Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

DESCRIPTION

BEING A REPLAT OF ~~OUTLOT~~ OUTLOT 39 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, SAME BEING ACQUIRED BY DANIEL K. TRUPP AND NANCY M. TRUPP BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 615, PAGE 458.

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

OWNERS:

Daniel K. Trupp
DANIEL K. TRUPP

Richard W. Klockner
WITNESS

Nancy M. Trupp
NANCY M. TRUPP

Ruby E. Klockner
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 TROY, OHIO, THIS 30TH DAY OF JUNE, 1990.

Richard W. Klockner MY COMMISSION EXPIRES My Commission Expires October 19, 1991
NOTARY PUBLIC

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 12th DAY OF JUNE, 1990, THIS REPLAT WAS REVIEWED AND APPROVED.

Philip H. Wampler CHAIRMAN
Neva Hafford SECRETARY

NUMBERED TO DESIGNATE INLOTS AND TRANSFERRED THIS 25TH DAY OF JUNE, 1990.

Dale E. Davis BY: Cheryl Beaver
DALE E. DAVIS, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

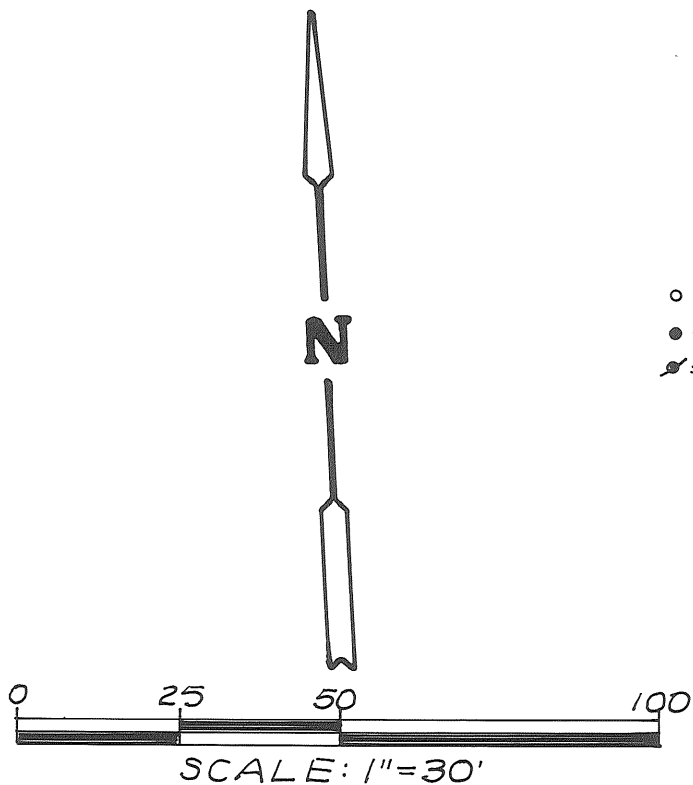
I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN.

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



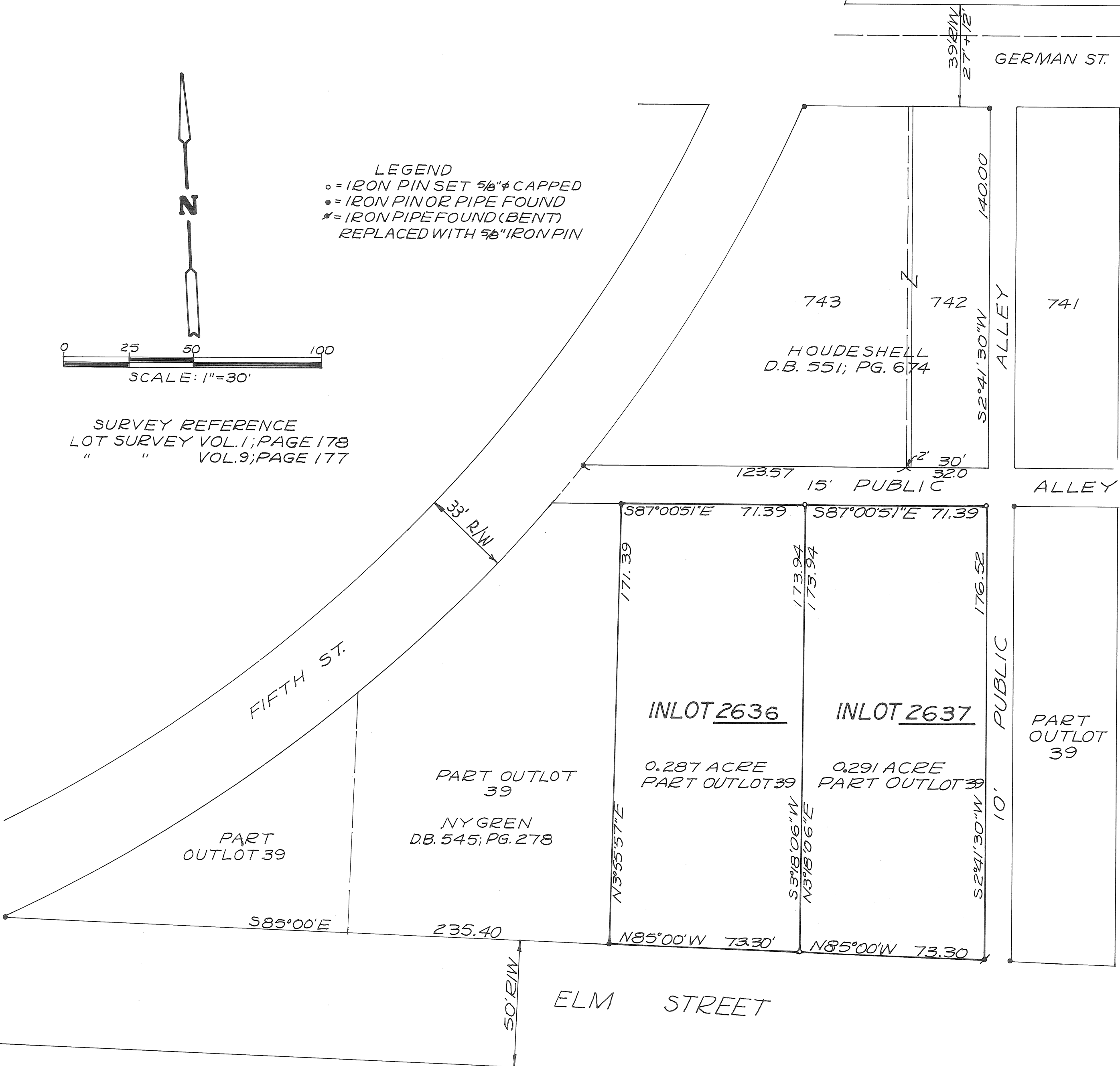
REPLAT OF OUTLOT 39 (E. PART)
TIPP CITY, OHIO
DANIEL K. & NANCY M. TRUPP
TIPP CITY, OHIO
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331

DATE 25 MAY 1990	DRAWN BY: TRACED BY: <u>RWK</u> CHECKED BY:	SHEET NO. 1 OF 1
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SURVEY REFERENCE
LOT SURVEY VOL. 1; PAGE 178
" " VOL. 9; PAGE 177

LEGEND
o = IRON PIN SET 5/8" & CAPPED
• = IRON PIN OR PIPE FOUND
x = IRON PIPE FOUND (BENT)
REPLACED WITH 5/8" IRON PIN



CURVE DATA

NO.	RADIUS	CEN. ANGLE	LENGTH	TANG.
1	50.00'	36° 52' 12"	32.18'	16.67'
2	50.00'	50° 23' 32"	43.98'	23.52'
3	5629.58'	00° 21' 22"	35.00'	17.50'
4	50.00'	75° 07' 35"	65.56'	38.45'
5	5629.58'	01° 40' 12"	164.09'	82.05'
6	50.00'	54° 28' 53"	47.54'	25.74'
7	15.00'	90° 00' 00"	23.56'	15.00'

TWEED WOODS SECTION TWO - TIPP CITY, OHIO

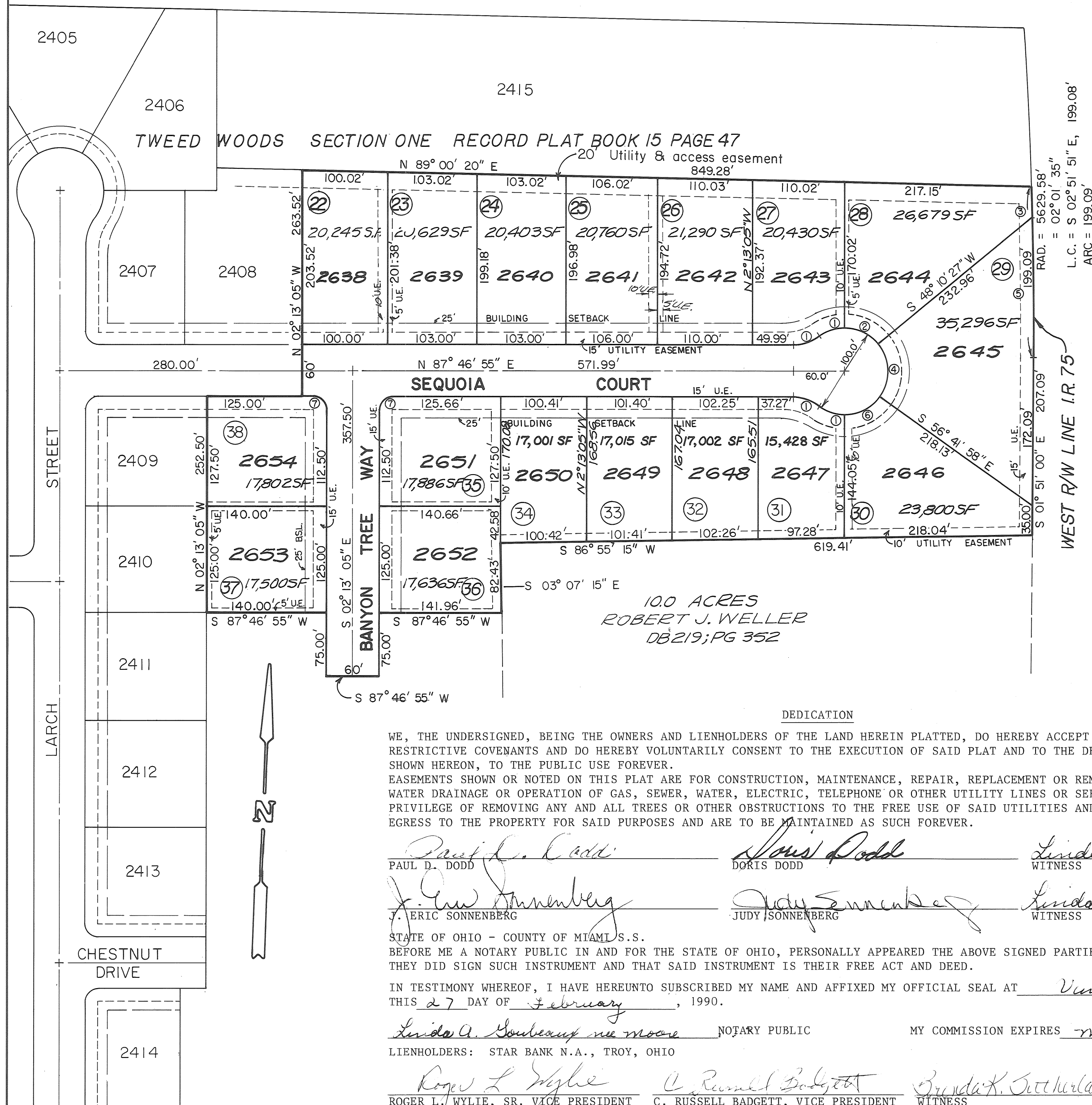
BEING A SUBDIVISION CONTAINING A TOTAL OF 9.403 ACRES OF THE 28.646 ACRES OF INLOT 2147 ACQUIRED BY PAUL D. & DORIS DODD AND J. ERIC & JUDY SONNENBERG BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 610, PAGE 708. 7.962 ACRES ARE PLATTED IN LOTS AND THE REMAINING 1.441 ACRES IS IN DEDICATED STREET RIGHT-OF-WAY.

PLAT BOOK 15 PAGE 97
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25TH DAY OF

JUNE, 1990 AT 3:21 P.M.

FILE NO. 101452 FEE: \$ 21.60

Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER



AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 13TH DAY OF MARCH, 1990. THIS PLAT WAS REVIEWED AND APPROVED.

Philip H. Wampler PRESIDENT Neva Hufford SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 16TH DAY OF APRIL, 1990, THIS PLAT WAS APPROVED BY ORDINANCE NO. 22-90.

Carole M. Rife PRESIDENT OF COUNCIL Neva Hufford CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 25TH DAY OF JUNE, 1990.

Dale E. Davis MIAMI COUNTY AUDITOR BY: Cheryl Beaver DEPUTY AUDITOR

UTILITY EASEMENTS

UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE A MINIMUM OF 10 FEET IN WIDTH UNLESS SHOWN OTHERWISE. IN ADDITION, AN EASEMENT 15 FEET IN WIDTH IS HEREBY GRANTED ADJACENT TO ALL DEDICATED STREET RIGHT-OF-WAY LINES AND EASEMENTS 5 FEET IN WIDTH ARE DEDICATED ADJACENT TO ALL SIDE LOT LINES.

PROTECTIVE COVENANTS & RESTRICTIONS

ALL BUILDINGS, PARKING AREAS AND DRIVES SHALL CONFORM TO TIPP CITY ZONING AND PLANNING REQUIREMENTS.

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

Paul D. Dodd Doris Dodd Linda A. Goubeaux
PAUL D. DODD DORIS DODD WITNESS
J. Eric Sonnenberg Judy Sonnenberg Linda A. Goubeaux
J. ERIC SONNENBERG JUDY SONNENBERG 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 Vandalia, OHIO, THIS 27 DAY OF February, 1990.

Linda A. Goubeaux ne Moore NOTARY PUBLIC MY COMMISSION EXPIRES May 23, 1993
LIENHOLDERS: STAR BANK N.A., TROY, OHIO

Roger L. Wylie C. Russell Badgett Brenda K. Sutherland Elizabeth A. Silas
ROGER L. WYLIE, SR. VICE PRESIDENT C. RUSSELL BADGETT, VICE PRESIDENT WITNESS WITNESS

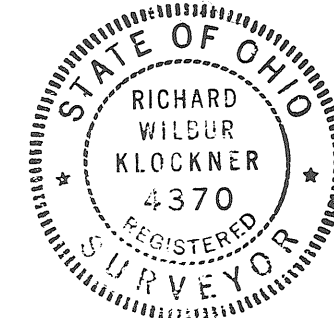
STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ROGER L. WYLIE, SR. VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF STAR BANK N.A., TROY, OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH SR. VICE PRESIDENT AND VICE PRESIDENT, 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 25th DAY OF February, 1990.

Brenda K. Sutherland NOTARY PUBLIC MY COMMISSION EXPIRES May 23, 1993

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.

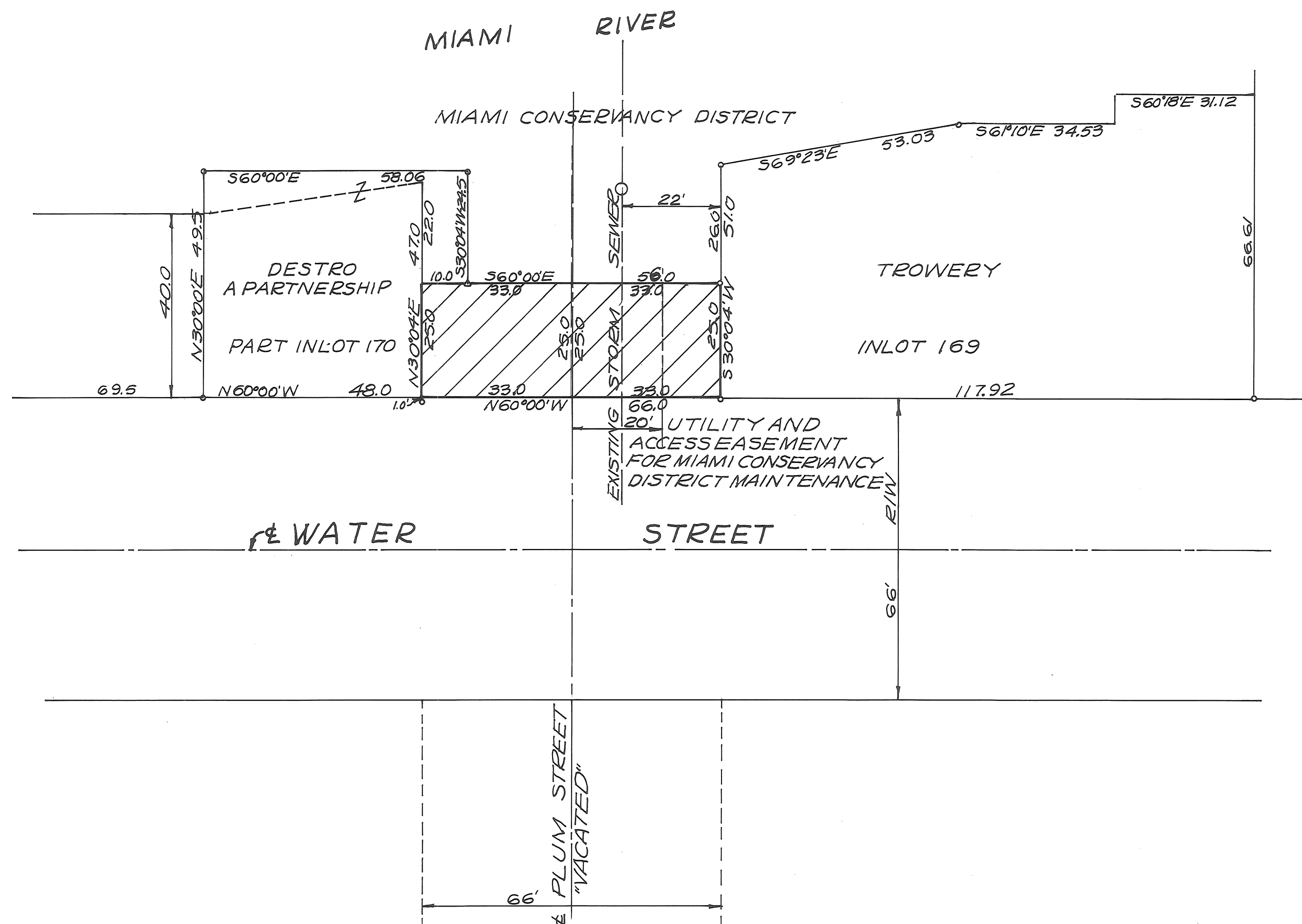
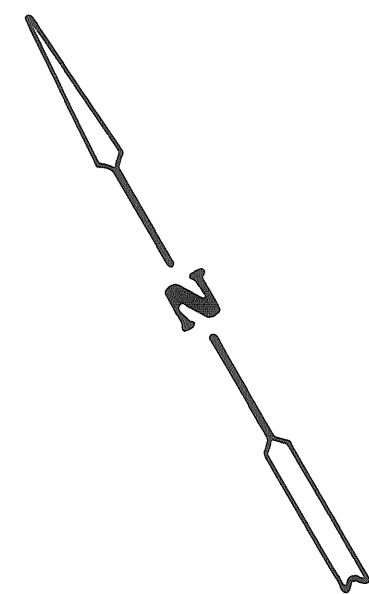
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



TWEED WOODS - SECTION TWO TIPP CITY, OHIO		
PAUL D. & DORIS DODD J. ERIC & JUDY SONNENBERG		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 14 FEB 1990	DRAWN BY: TRACED BY: <u>O.A.S.</u> CHECKED BY: <u>R.W.</u>	SHEET NO. 1 OF 1
SCALE: 1" = 100'		

Janet E. Cain Recorder by Deputy
JANET E. CAIN, MIAMI COUNTY RECORDER

VACATION PLAT OF PART OF NORTH PLUM STREET - TROY, OHIO



CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF PLUM STREET, EXTENDING FROM THE NORTH LINE OF WATER STREET TO 25 FEET NORTH, SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE CITY OF TROY, OHIO FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION.

OWNERS: DESTRO, AN OHIO GENERAL PARTNERSHIP

Patricia A. Robinson
PATRICIA A. ROBINSON

Thomas E. Robinson
THOMAS E. ROBINSON

Ruby E. Klockner
WITNESS

Kristina K. Jeld
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 ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT
TROY OHIO, THIS 12TH DAY OF JUNE, 1989

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1991

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22ND DAY OF July, 1989, THIS VACATION PLAT WAS REVIEWED AND APPROVED.

PRESIDENT

SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 15th DAY OF July, 1989 THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 0-33 89

Richard W. Klockner Thomas E. Robinson Richard W. Klockner
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

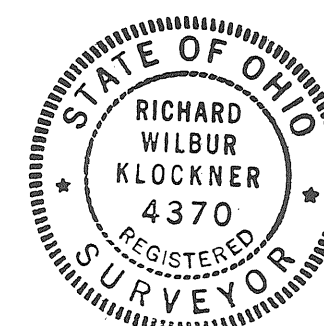
TRANSFERRED THIS 16th DAY OF July, 1989

Dale E. Davis
DALE E. DAVIS, MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEPUTY AUDITOR

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

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



VACATION PLAT OF PART OF PLUM STREET TROY, OHIO		
DESTRO, AN OHIO GENERAL PARTNERSHIP TROWERY, INC. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE <u>16 JUN 1989</u>	DRAWN BY: TRACED BY: <u>EJK</u> CHECKED BY:	SHEET NO. <u>1/1</u>
SCALE: 1" = 20'		

DETRICK REPLAT - TROY, OHIO

PLAT BOOK 15, PAGE 99
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF
JULY, 1990 AT 1:41 P.M.
FILE NUMBER 102252 FEE: \$ 21.60

Janet E. Cain, Recorder by Benjamin
JANET E. CAIN, MIAMI COUNTY RECORDER
Deputy

DESCRIPTION

BEING A REPLAT OF INLOTS 2201 AND 2202 IN THE CITY OF TROY, MIAMI COUNTY, OHIO. THE ABOVE INLOTS WERE ACQUIRED BY RONALD D. & CAROLE E. DETRICK AS SHOWN IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 661, PAGE 591.

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

OWNERS:

Ronald D. Detrick Ruby E. Klockner
RONALD D. DETRICK WITNESS
Carole E. Detrick Richard W. Klockner
CAROLE E. DETRICK WITNESS

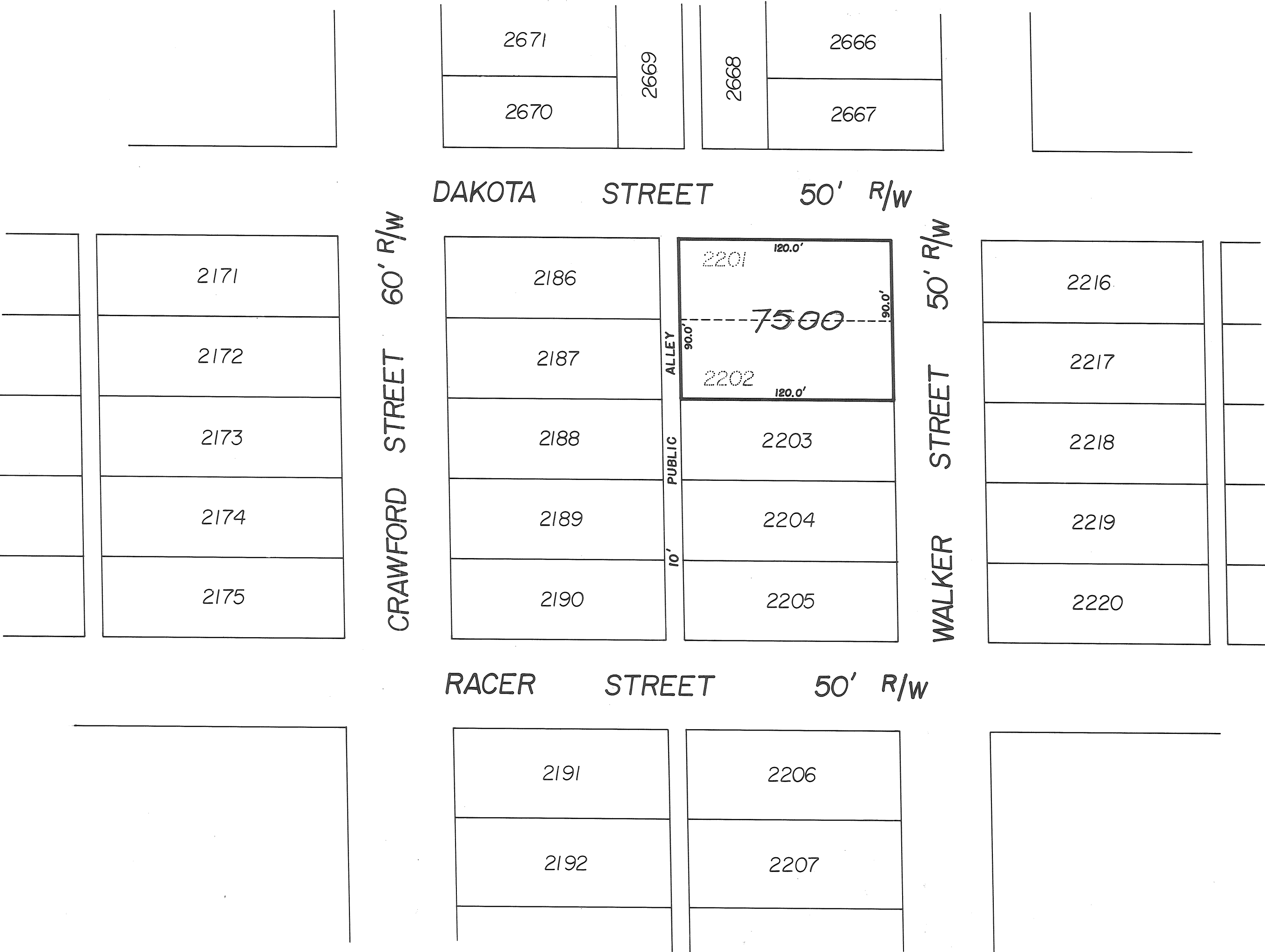
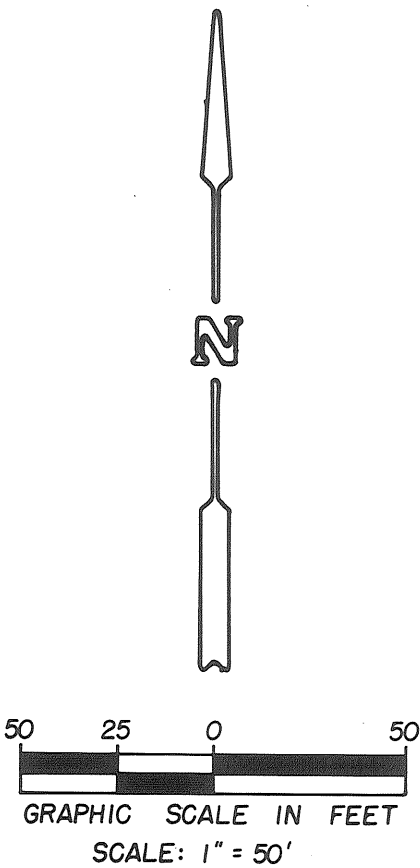
STATE OF OHIO - COUNTY OF MIAMI S.S.

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 TROY, OHIO THIS 11TH DAY OF JULY, 1990.

Richard W. Klockner MY COMMISSION EXPIRES
NOTARY PUBLIC

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1991

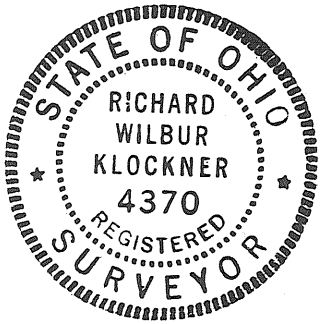


AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS
11th DAY OF July, 1990, THIS PLAT WAS REVIEWED AND APPROVED.

Chairman Secretary
DALE E. DAVIS, MIAMI COUNTY AUDITOR BY: Cheryl Beaver
DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN
HEREON, BASED ON RECORD PLATS AND DEEDS OF RECORD.

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



REPLAT OF INLOTS 2201 AND 2202 TROY, OHIO		
RONALD D. & CAROLE E. DETRICK PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 26 JUNE 1990	DRAWN BY: TRACED BY: ANDY CHECKED BY: EWB SCALE: 1" = 50'	SHEET NO. 1 OF 1

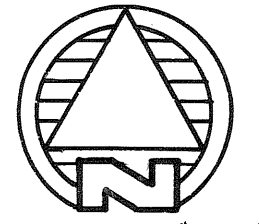
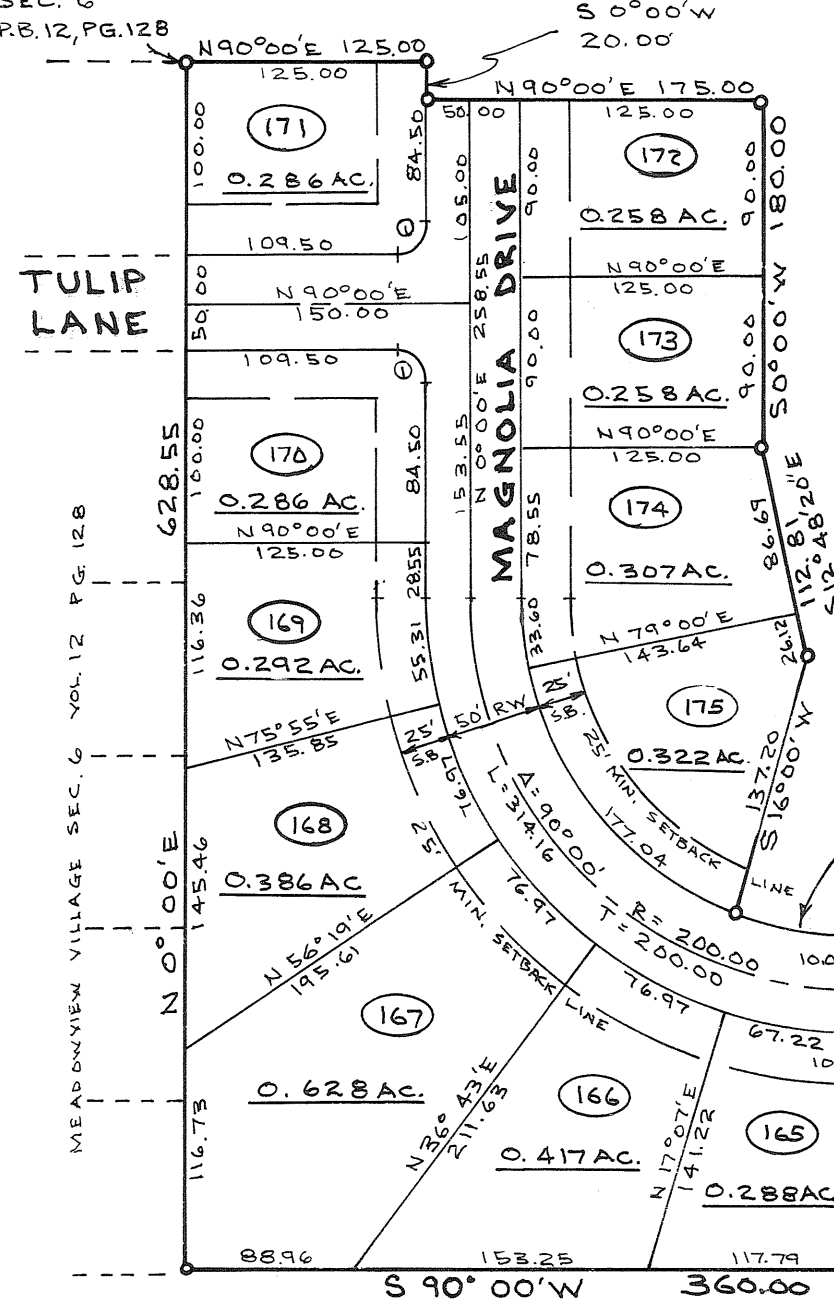
MEADOWVIEW VILLAGE - SECTION 10

• TOWN 4 • RANGE 6 • SECTION 9 • MONROE TOWNSHIP •
• MIAMI COUNTY - OHIO •

NOTE:

Restrictive covenants for this plat shall be the same as those restrictions listed for Meadowview Village - Section 7, Plat Book 14, Page 28, except that said covenants shall extend to June 1, 2010.

N.E. COR. OF LOT 134
MEADOWVIEW
SEC. 6
R.B. 12, PG. 128



SCALE: 1"=100'

LOTS = 3.728 AC.
STREETS = 0.814 AC.
TOTAL = 4.542 AC.

$\Delta = 21^{\circ} 62' 09''$
 $R = 175.00'$
 $L = 64.25'$
 $CH = S 79^{\circ} 28' 56'' E$
 $63.89'$

TEMP. TURNAROUND EASEMENT
(To be automatically vacated when street is extended)

CURVE DATA

$\Delta = 90^{\circ} 00'$
 $R = 15.50'$
 $L = 24.35'$
 $T = 15.50'$

PLAT BOOK 15 PAGE 100

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS

FILE NO. 103106

RECEIVED FOR RECORD 2:19 PM
TIME

FEE: 21.00 DATE 8 1990

Janet E. Cair
MIAMI COUNTY RECORDER

DESCRIPTION

Being a subdivision situated in Section 9, Town 4, Range 6, in Monroe Township, Miami County, Ohio, containing 4.542 Acres of a total of 129.807 Acres as conveyed to Hughes Development Co. by deed recorded in Deed Book 489, Page 770 of the Miami County Recorder's record of deeds.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and protective covenants and restrictions and do hereby voluntarily consent to the execution of said plat and to the dedication of all parts of the roads, streets and public grounds shown hereon and not heretofore dedicated to public use forever.

Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement or removal of open ditch surface drainage or open waterways or the operation of gas, sewer, water, electric, telephone or other utility lines or services, and for the expressed privilege or removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress & 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 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 himself and all other subsequent owners and assigns taking title from, under or through the undersigned.

HUGHES DEVELOPMENT CO.

David D. Turner
WITNESS

Phillip L. Hughes
PHILLIP L. HUGHES - PRES.

Walter Stoner
WITNESS

Pauline S. Hughes
PAULINE S. HUGHES V. PRES.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 14th day of April, 1990 before me, a notary public in and for said County and State, personally came Hughes Development Company by its president Phillip L. Hughes and its vice-president Pauline S. Hughes, who acknowledge that they sign such instrument and that such instrument is their free act and deed for the purposes therein expressed. In testimony whereof, I have hereunto subscribed my name and notarial seal on the day and date above written.

My commission expires: Feb. 4, 1992
DATE

David D. Turner
NOTARY PUBLIC

TIPP CITY PLANNING COMMISSION

This plat reviewed and approved by Tipp City Planning Commission this 10th day of April, 1990.

Phillip L. Wampler CHAIRMAN
Walter Stoner SECRETARY

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 27 day of April, 1990.

George R. Mot CHAIRMAN
Samuel J. Grandin SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 8th day of AUGUST, 1990. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat. Section 711.041 Ohio Revised Code)

Robert C. Cameron
Clifford L. Hart
Don Hart

NOTE

There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon. There is a fifteen ft. (15') utility easement along and adjacent to all street rights-of-way.

MIAMI COUNTY AUDITOR

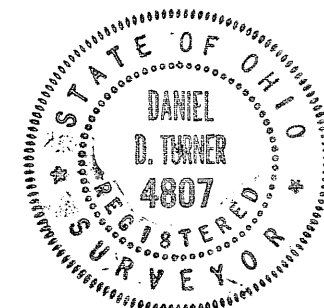
Approved and transferred this 8th day of August, 1990

Dale E. Davis MIAMI COUNTY AUDITOR
BY: Cheryl Beaver DEPUTY COUNTY AUDITOR

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 25th day of April, 1990.

James Christen MIAMI COUNTY ENGINEER



CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision March 1, 1990. Curved distances measured along the arc. Iron pins to be set at all lot corners.

David D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

MEADOWVIEW VILLAGE - SEC. 10 FOR			
HUGHES DEVELOPMENT CO. TIPP CITY - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE MAR-1990	DRAWN BY: FILE NO.	CHECKED BY: DT.	SHEET NO. 1/1
SCALE: 1" = 100'			

WOODLAWN VILLAGE - SECTION 7

• LOT 2615 • TIPP CITY •
• MIAMI COUNTY - OHIO •

PLAT BOOK 15 PAGE 102

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS

FILE NO. 103308

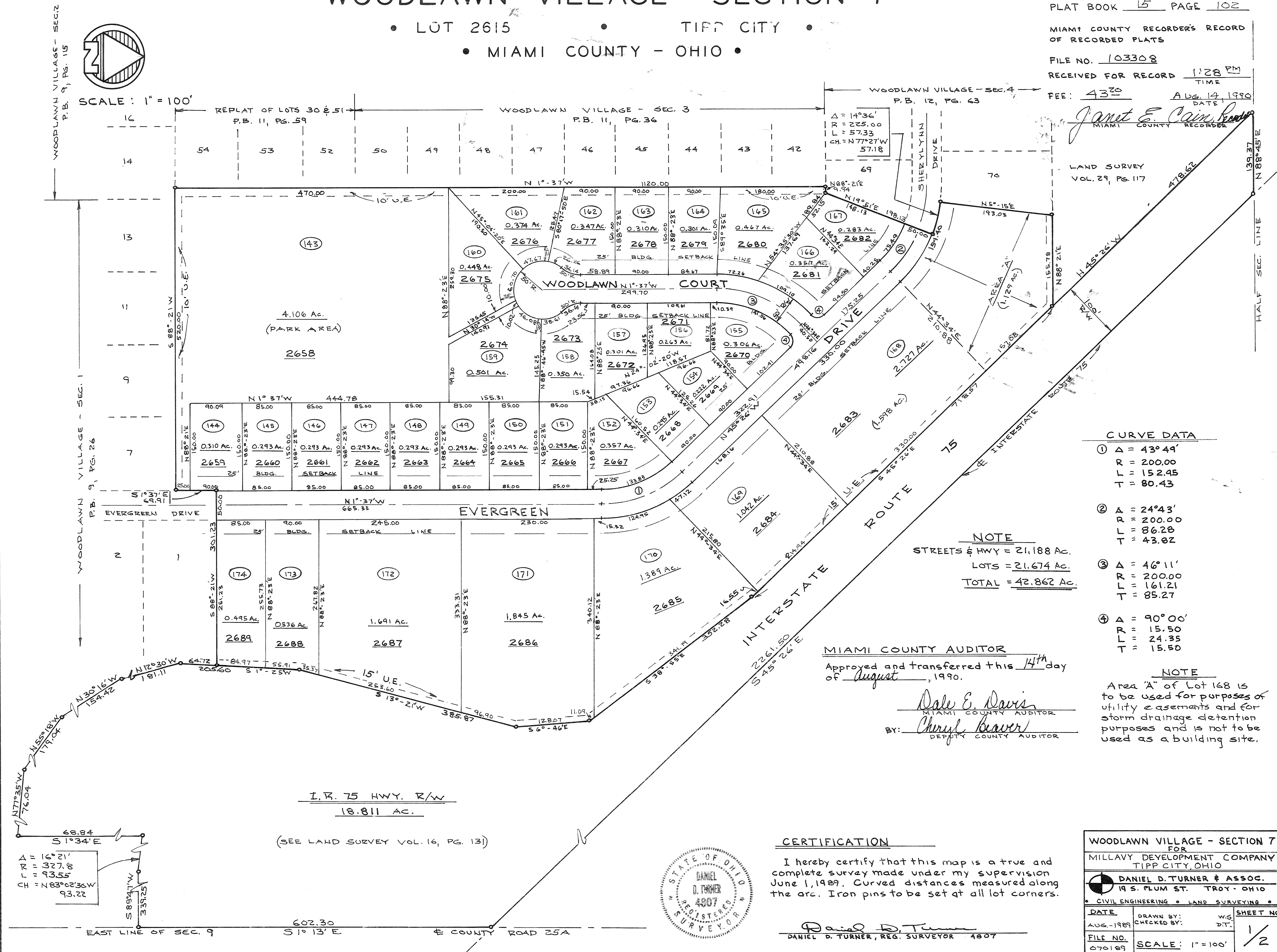
RECEIVED FOR RECORD 1:28 PM
DATE AUG. 14, 1990

FEE: 43.20

Janet E. Cain
MIAMI COUNTY RECORDER

LAND SURVEY
VOL. 29, PG. 117

SCALE: 1" = 100'



CURVE DATA

- ① $\Delta = 43^\circ 49'$
R = 200.00
L = 152.45
T = 80.43
- ② $\Delta = 24^\circ 43'$
R = 200.00
L = 86.28
T = 43.82
- ③ $\Delta = 46^\circ 11'$
R = 200.00
L = 161.21
T = 85.27
- ④ $\Delta = 90^\circ 00'$
R = 15.50
L = 24.35
T = 15.50

NOTE

STREETS & HWY = 21.188 Ac.
LOTS = 21.674 Ac.
TOTAL = 42.862 Ac.

MIAMI COUNTY AUDITOR

Approved and transferred this 14th day
of August, 1990.

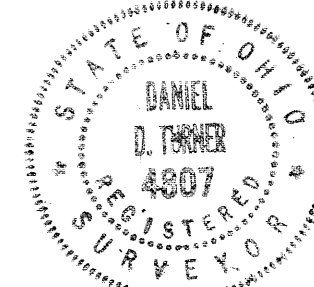
Dale E. Davis
MIAMI COUNTY AUDITOR
BY: *Cheryl Beaver*
DEPUTY COUNTY AUDITOR

NOTE

Area "A" of Lot 168 is
to be used for purposes of
utility easements and for
storm drainage detention
purposes and is not to be
used as a building site.

CERTIFICATION

I hereby certify that this map is a true and
complete survey made under my supervision
June 1, 1989. Curved distances measured along
the arc. Iron pins to be set at all lot corners.



Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

WOODLAWN VILLAGE - SECTION 7			
FOR MILLAVY DEVELOPMENT COMPANY TIPP CITY, OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY, OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE AUG.-1989	DRAWN BY: CHECKED BY:	W.S. D.T.	SHEET NO. 1/2
FILE NO. 070189	SCALE: 1" = 100'		

WOODLAWN VILLAGE - SECTION 7

• LOT 2615 • TIPP CITY •
• MIAMI COUNTY - OHIO •

PLAT BOOK 15 PAGE 102A

MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS

FILE NO. 103308

RECEIVED FOR RECORD 1:28 PM
TIME

FEE: 43.25 AUG. 14, 1990
DATE

Janet E. Chin
RECORDER
MIAMI COUNTY RECORDER

NOTES

There is a five ft.(5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon. There is a ten ft. (10') utility easement along and adjacent to all street rights-of-way

Protective covenants for this plat shall be the same as those for Woodlawn Village Section 4, as recorded in Plat Book 12, Page 63A of the Miami County Plat Records, except that the time limitation of said covenants shall extend to October 1, 2010, and Lots 168 thru 173 may be used for any multi-family buildings as permitted by zoning.

CITY OF TIPP CITY PLANNING COMMISSION

This plat reviewed and approved by City of Tipp City Planning Commission this 10th day of April, 1990.

Philip L. Campbell
CHAIRMAN

Neva Hufford
SECRETARY

TIPP CITY COUNCIL

At a meeting of the Tipp City Council held this 21st day of MAY, 1990, this plat was approved by Resolution No. 27-90.
ORDINANCE

Robert M. ...
PRES. OF COUNCIL

Neva Hufford
CLERK OF COUNCIL

DESCRIPTION

Being a subdivision situated in Section 9, Town 4, Range 6, in Monroe Township, Miami County, Ohio, containing 42.873 Acres of a total of 42.873 Acres as conveyed to Millavy Development Company by deed recorded in Deed Book 611, Page 332, of the Miami County Records record of deeds.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and protective covenants and restrictions and do hereby voluntarily consent to the execution of said plat and to the dedication of all parts of the roads, streets and public grounds shown hereon and heretofor dedicated, to public use forever.

Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement or removal of open ditch surface drainage or open waterways or the operation of gas, sewer, water, electric, telephone or other utility lines or services, and for the expressed privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress and egress to the 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 and valid zoning, platted, 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 himself and all other subsequent owners and assigns taking title from, under or through the undersigned.

Daniel D. Turner
WITNESS

MILLAVY DEVELOPMENT COMPANY

Wayne Storm
WITNESS

Zimmer Miller
ZIMMEL MILLER, MANAGING PARTNER

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 3rd day of Oct., 1989 before me, a notary public in and for said County and State, personally came Millavy Development Company by its managing partner Zimmer Miller, who acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed. In testimony whereof I have set my hand and notarial seal on the day and date above written

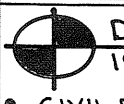
My commission expires Feb. 4, 1992
DATE

Daniel D. Turner
NOTARY PUBLIC

DRAINAGE AND STORMWATER COVENANTS

THE FOLLOWING COVENANTS ARE NOT AMENDABLE AND SHALL RUN WITH THE LAND:

1. The minimum first floor elevation of any house shall comply with those shown on the construction plans on file with the City of Tipp City.
2. All drainage swales and open waterways shall be maintained open and unobstructed at all times. Individual lot owners upon whose lots these swales and open waterways are located shall be responsible for maintenance of said swales and waterways. Within these easements no structure, planting, fencing, culvert or other materials shall be placed or permitted to remain without the written consent of Tipp City. The drainage easements shown on lot 168 in addition to being for the purpose of surface drainage flow, are also for the purpose of detention of surface drainage flow. No permanent structure of any type may be placed in this easement.

WOODLAWN VILLAGE - SECTION 7			
FOR			
MILLAVY DEVELOPMENT COMPANY			
TIPP CITY, OHIO			
 DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY, OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY :	W.S.	SHEET NO.
AUG. - 1989	CHECKED BY :	D.T.	2/2
FILE NO.			
070189			

HYATT - PARK SECTION ONE TIPP CITY, OHIO

PLAT BOOK 15 PAGE 103
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22ND DAY OF
AUGUST, 1990, AT 3:03 P.M.

FILE NO. 103587 FEE: \$21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
By Bobbie Mueller, Deputy

BEING A SUBDIVISION CONTAINING A TOTAL OF 6.9263 ACRES OF A TOTAL OF 90.251 ACRES OF
OUTLOT 1, OUTLOT 2, OUTLOT 9, OUTLOT 63 AND INLOT 1771 ACQUIRED BY JOHN F. AND JANET
H. CAINE AND RUTH H. WRAY BY DEEDS FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS
BOOK 411, PAGE 385, AND BOOK 503, PAGE 293* 5.766 ACRES ARE PLATTED IN LOTS AND THE
REMAINING 1.1603 ACRES IS DEDICATED AS STREET RIGHT-OF-WAY.

* AND D.B. 422-89, § 500 - 620

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND
ANY RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT 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 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 F. CAINE JANET H. CAINE RUTH H. WRAY
WITNESS WITNESS WITNESS

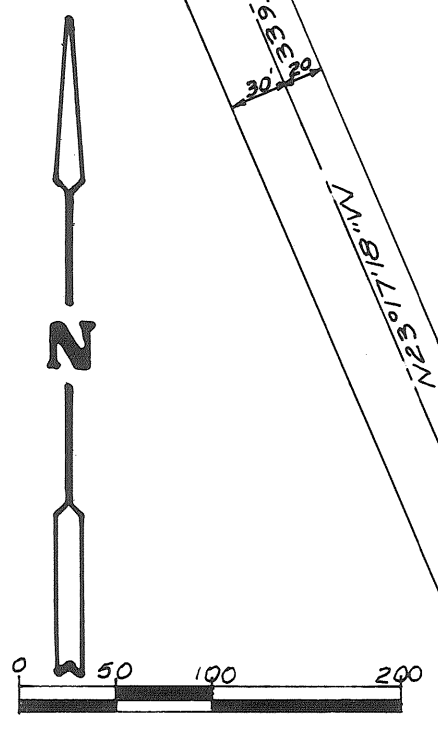
STATE OF OHIO - COUNTY OF TIPP S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT
THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TIPP CITY, OHIO,
THIS 19th DAY OF AUGUST, 1990.
NOTARY PUBLIC MY COMMISSION EXPIRES 3/18/92

LIENHOLDERS: FIRST NATIONAL BANK OF DAYTON
BRUCE CARPENTER, VICE PRESIDENT DAN DAVIS, ASS'T. VICE PRESIDENT
WITNESS WITNESS

STATE OF OHIO - COUNTY OF MONTGOMERY S.S.
BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED BRUCE CARPENTER, VICE PRESIDENT AND DAN DAVIS,
ASSISTANT VICE PRESIDENT OF FIRST NATIONAL BANK OF DAYTON, 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 DAYTON, OHIO, THIS 19th DAY OF
AUGUST, 1990.
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGEND
o = IRON PIN SET 3/8" x 30" CAPPED
• = IRON PIN FOUND
x = P-K NAIL SET
* = RAILROAD SPIKE FOUND
△ = IRON PIN IN CONCRETE

10' EASEMENT FOR STREET AND UTILITY
PURPOSES GRANTED FOR PUBLIC USE
BY NOVA STEEL PROCESSING BY
INSTRUMENT FILED IN MIAMI COUNTY
RECORDER'S RECORD OF DEEDS BOOK 617
PAGE 510



PART OUTLOT 2
TIPP CITY BOARD
OF EDUCATION

JOHN F. &
RUTH H. WRAY
D.B. 411;
PG. 385

JANET CAINE
WRAY
PG. 385

2.888 ACRES
INLOT 2691

2.878 ACRES
INLOT 2690

PROTECTIVE COVENANTS & RESTRICTIONS
ALL BUILDINGS, PARKING AREAS AND DRIVES SHALL
CONFORM TO TIPP CITY ZONING AND PLANNING
REQUIREMENTS.

PT. OUTLOT 9
(0.814 AC.)
INCL. TO OF STREET
577°32'W

AVENUE ESTABLISHED BY RES. NO. 27-73
MISC. BK. 17; PG. 173
PLATBOOK 11; PG. 111

PART OUTLOT 9
4.459 ACRES
MED-TERRA INC.
D.B. 606; PG. 838

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 16th DAY OF APRIL, 1990,
THIS PLAT WAS REVIEWED AND APPROVED.

Philip H. Wampler PRESIDENT Rena Hufford SECRETARY

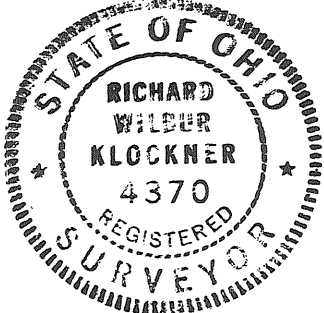
AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 20th DAY OF AUGUST, 1990, THIS
PLAT WAS APPROVED BY ORDINANCE NO. 44-90

Logan M. White PRESIDENT OF COUNCIL Rena Hufford CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 22nd DAY OF August, 1990.

Nale E. Davis MIAMI COUNTY AUDITOR BY: Cheryl Beaver 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



HYATT - PARK SECTION ONE TIPP CITY, OHIO		
JOHN F. CAINE, JANET H. CAINE & RUTH H. WRAY		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 16 JAN. 1990	DRAWN BY: TRACED BY: Ruth CHECKED BY:	SHEET NO. 1 OF 1

ANNEXATION TO THE CITY OF PIQUA

TOWN

11-BTMR
RANGE

NE 1/4-29
SE 1/4-30
SECTION

SPRING CREEK
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

VOLUME 15 PAGE 104
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 103674
RECEIVED AUG 24, 1990, AT 9:12 AM
FEE 21.60

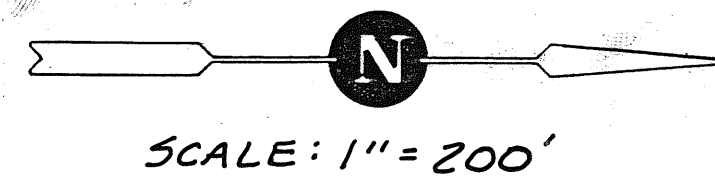
Janet E. Cain Recorder
MIAMI COUNTY RECORDER

SEE ANNEXATION PROCEEDINGS RECORDED
IN MISC. VOL. 23 PAGE 618

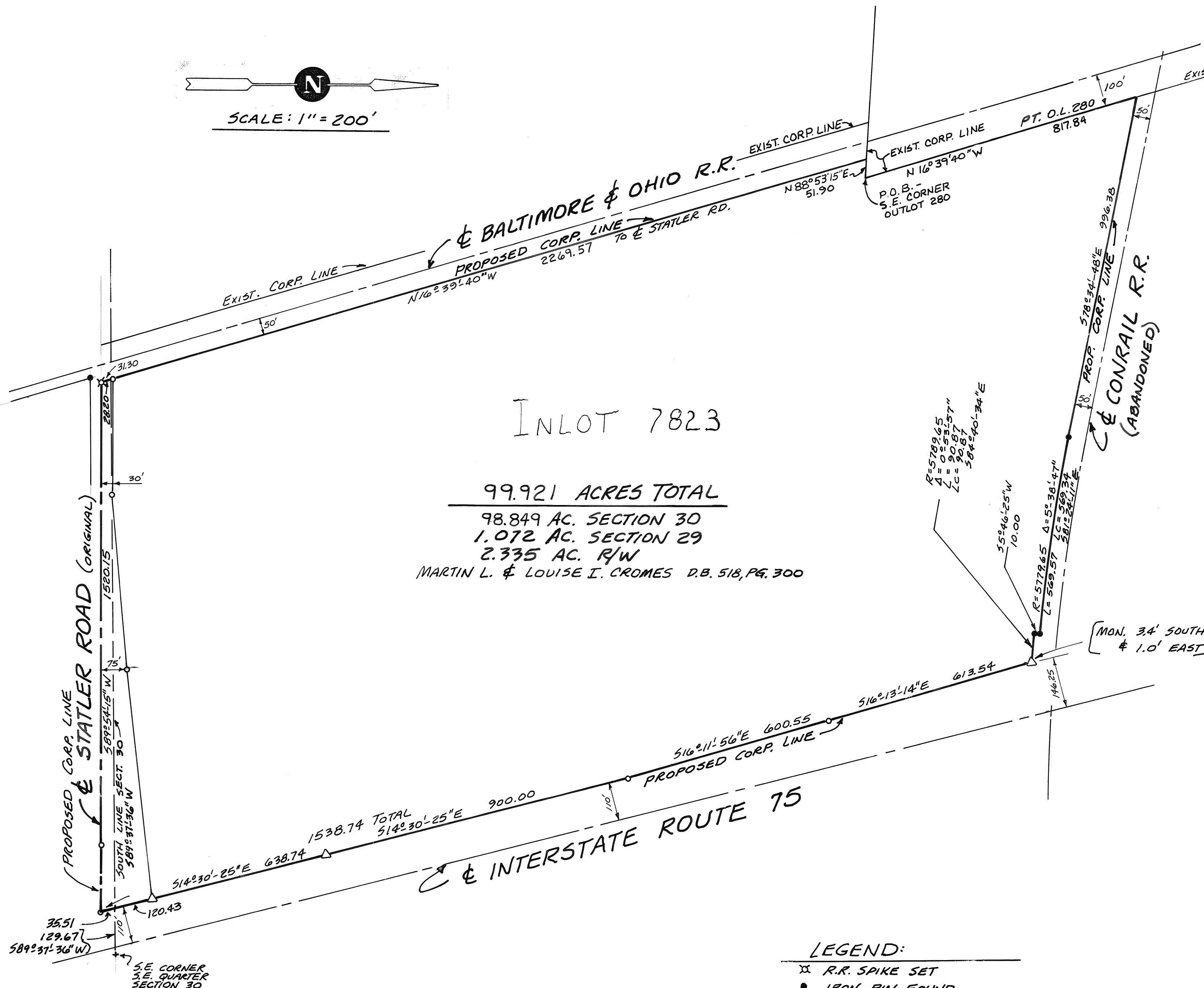
Janet E. Cain Recorder
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 24TH DAY OF August, 1990.

Dale E. Davis by Cheryl Beaver, deputy
MIAMI COUNTY AUDITOR



SCALE: 1" = 200'



INLOT 7823

99.921 ACRES TOTAL

98.849 AC. SECTION 30

1.072 AC. SECTION 29

2.335 AC. R/W

MARTIN L. & LOUISE I. CROMES D.B. 518, PG. 300

DESCRIPTION

BEING A TOTAL OF 99.921 ACRES IN THE SOUTHEAST
QUARTER OF SECTION 30 AND THE NORTHEAST QUARTER
OF SECTION 29 TOWN 1, RANGE 11 BTMR, SPRING-
CREEK TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVALS

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY
THE MIAMI COUNTY ENGINEER ON THIS 6TH DAY OF OCT., 1989.

Sam Christensen
MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD
THIS 1ST DAY OF October, 1989, IN TROY, OHIO, THE ANNEXATION
OF THE AREA SHOWN HEREON WAS APPROVED.

Don Hart *William J. Cruse* *Robert J. Cruse*

AT A MEETING OF THE CITY COMMISSION OF THE
CITY OF PIQUA, OHIO, HELD THIS 2ND DAY OF Jan., 1990,
THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED
BY ORDINANCE NO. 1-90

William J. Cruse *Rebecca J. Cool*
MAYOR CLERK

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE
CORRECT AND ALL MONUMENTS LOCATED AS SHOWN HEREON.



Michael W. Cozatt 6-09-89
MICHAEL W. COZATT, P.S.#6001

LEGEND:

- ✕ R.R. SPIKE SET
- IRON PIN FOUND
- IRON PIN SET
- △ CONC. R/W MON.

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 06589

UPPER VALLEY PROFESSIONAL PARK - PHASE ONE A PLANNED BUSINESS DEVELOPMENT

SECTIONS 25 & 26; TOWN-1; RANGE-12 MRS, IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 15 PAGE 105
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 5TH DAY OF
SEPTEMBER, 1990, AT 3:14 P.M.
FILE NUMBER 104039 FEE: 43.20

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY 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 THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE PORTION OF COUNTY ROAD 25A PLATTED HEREON, TO THE PUBLIC USE FOREVER.

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 *Pamela L. Wright* *David Arnett*
GARY L. COONS, PRESIDENT WITNESS WITNESS

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 MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 4 DAY OF Sept, 1990.

Brenda Arnett NOTARY PUBLIC MY COMMISSION EXPIRES May 9, 1995

LIENHOLDERS: FIFTH THIRD BANK OF MIAMI VALLEY NA

William P. Schultz *Frank W. Wagner* *James R. Muscare* *Richard W. Klockner*
WILLIAM P. SCHULTZ, VICE PRESIDENT FRANK W. WAGNER, VICE PRESIDENT WITNESS WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED WILLIAM P. SCHULTZ, VICE PRESIDENT AND FRANK W. WAGNER, VICE PRESIDENT OF FIFTH THIRD BANK OF MIAMI VALLEY NA, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENTS, 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 5TH DAY OF SEPTEMBER, 1990.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES October 19, 1991

THIS PLAT REVIEWED AND APPROVED THIS 30TH DAY OF AUGUST, 1990.

Doug Christian DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

THIS PLANNED UNIT DEVELOPMENT PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 21ST DAY OF AUGUST, 1990.

George R. Mote *Richard W. Klockner*
CHAIRMAN SECRETARY

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 31 DAY OF August, 1990. APPROVAL OF THIS PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE).

Robert Plamondon *William P. Schultz* *Don Blot*
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER

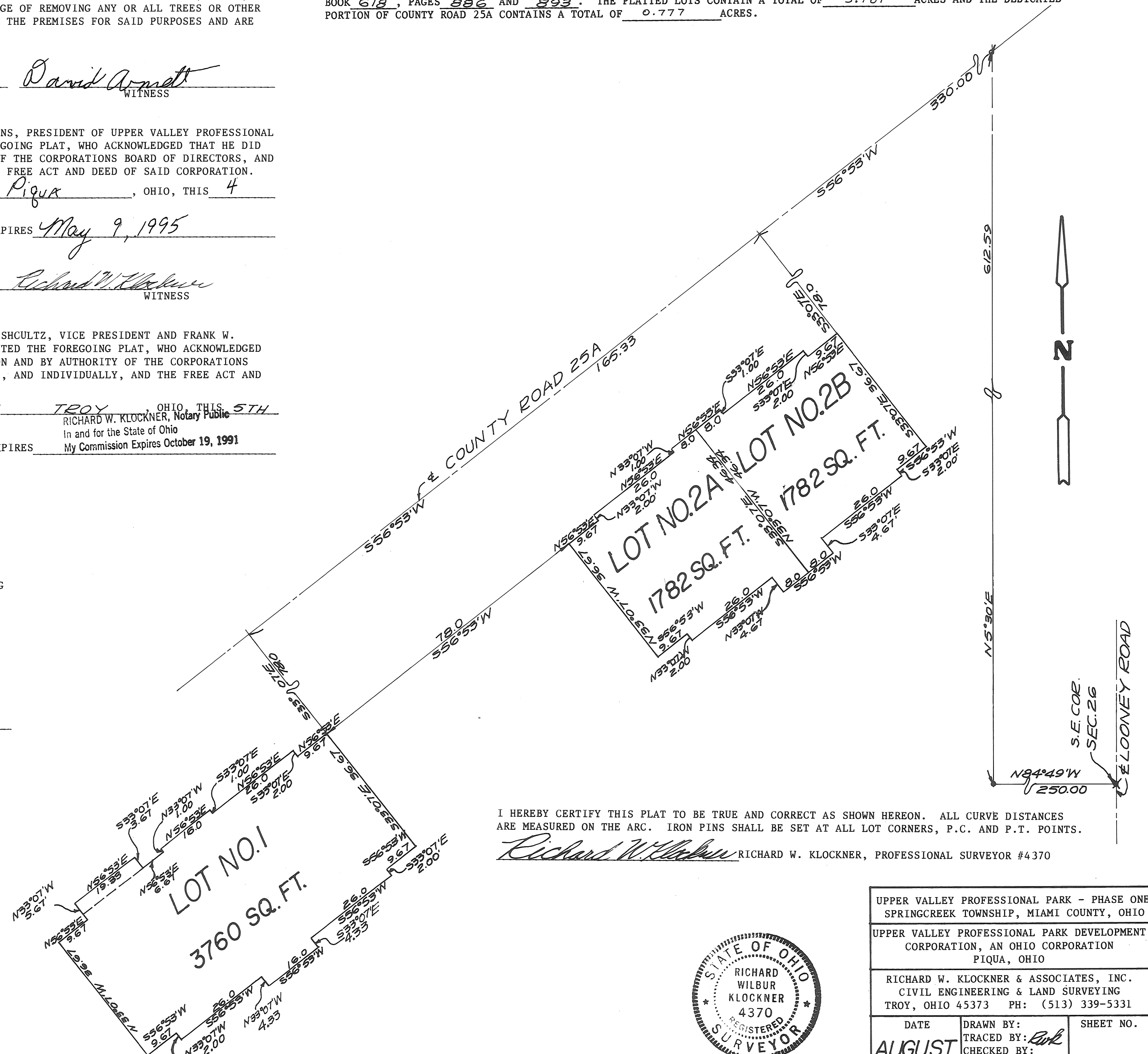
TRANSFERRED THIS 5th DAY OF September, 1990.

Dale E. Davis BY: *Cheryl Beaver*
DALE E. DAVIS, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

THE REAL PROPERTY DESCRIBED IN THIS UPPER VALLEY PROFESSIONAL PARK - PHASE ONE, DATED SEPTEMBER 5, 1990, 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 VOLUME 23, PAGE 653, OF THE MIAMI COUNTY RECORDER'S RECORDS 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 OF WHICH 5.4862 ACRES ARE IN THE SOUTHEAST QUARTER OF SECTION 26 AND 0.4718 ACRES ARE IN THE NORTHEAST QUARTER OF SECTION 25; TOWN 1; RANGE 12, MRS, IN SPRINGCREEK TOWNSHIP, 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 CONTAIN A TOTAL OF 5.181 ACRES AND THE DEDICATED PORTION OF COUNTY ROAD 25A CONTAINS A TOTAL OF 0.777 ACRES.



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



UPPER VALLEY PROFESSIONAL PARK - PHASE ONE SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO		
UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION, AN OHIO CORPORATION PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE AUGUST 20 1990	DRAWN BY: TRACED BY: <i>RLK</i> CHECKED BY:	SHEET NO. 1 OF 2
SCALE: 1" = 20'		

UPPER VALLEY PROFESSIONAL PARK - PHASE ONE

A PLANNED BUSINESS DEVELOPMENT

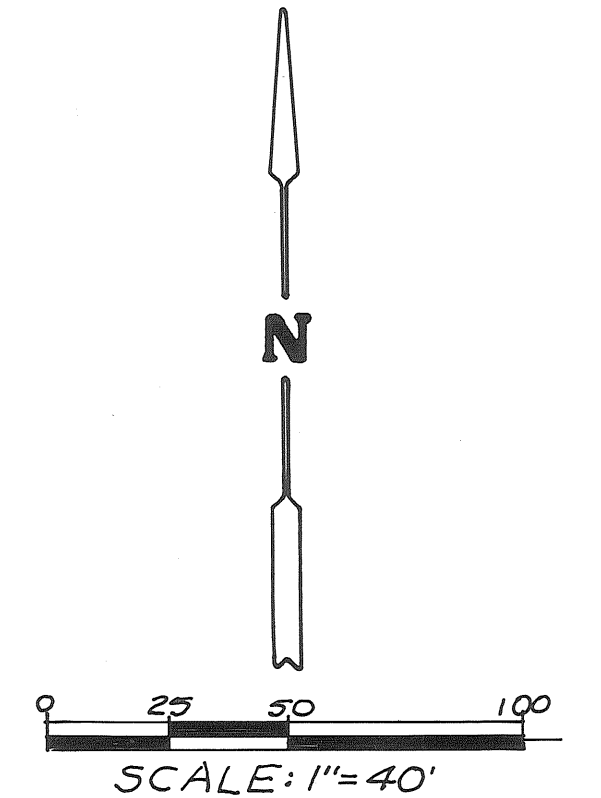
SECTIONS 25 & 26; TOWN-1; RANGE-12 MRS, IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO

DESCRIPTION
BEING A PLANNED UNIT COMMERCIAL DEVELOPMENT CONTAINING A TOTAL OF 5.958 ACRES OF WHICH 5.4862 ACRES ARE IN THE SOUTHEAST QUARTER OF SECTION 26 AND 0.4718 ACRES ARE IN THE NORTHEAST QUARTER OF SECTION 25; TOWN 1; RANGE 12, MRS, IN SPRINGCREEK TOWNSHIP, 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 CONTAIN A TOTAL OF 5.181 ACRES AND THE DEDICATED PORTION OF COUNTY ROAD 25A CONTAINS A TOTAL OF 0.777 ACRES.

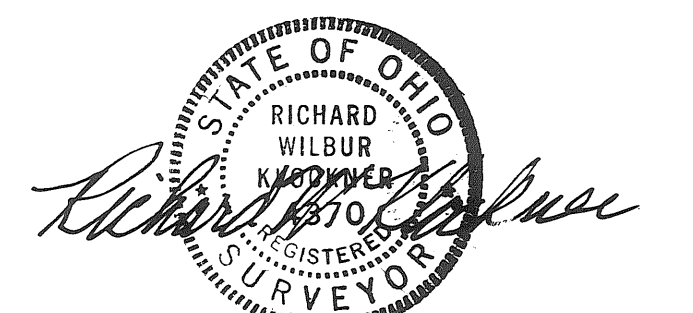
PHASE ONE AREA BREAKDOWN
LOT 1 = 0.0863 ACRE
LOT 2A = 0.0409 ACRE
LOT 2B = 0.0409 ACRE
LOT 7 AND REMAINDER OF UNDEVELOPED FUTURE LOTS EQUAL 5.0129 ACRES
TOTAL = 5.181 ACRES

PLAT BOOK 15 PAGE 105A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS DAY OF
1990, AT .M.
FILE NUMBER FEE:

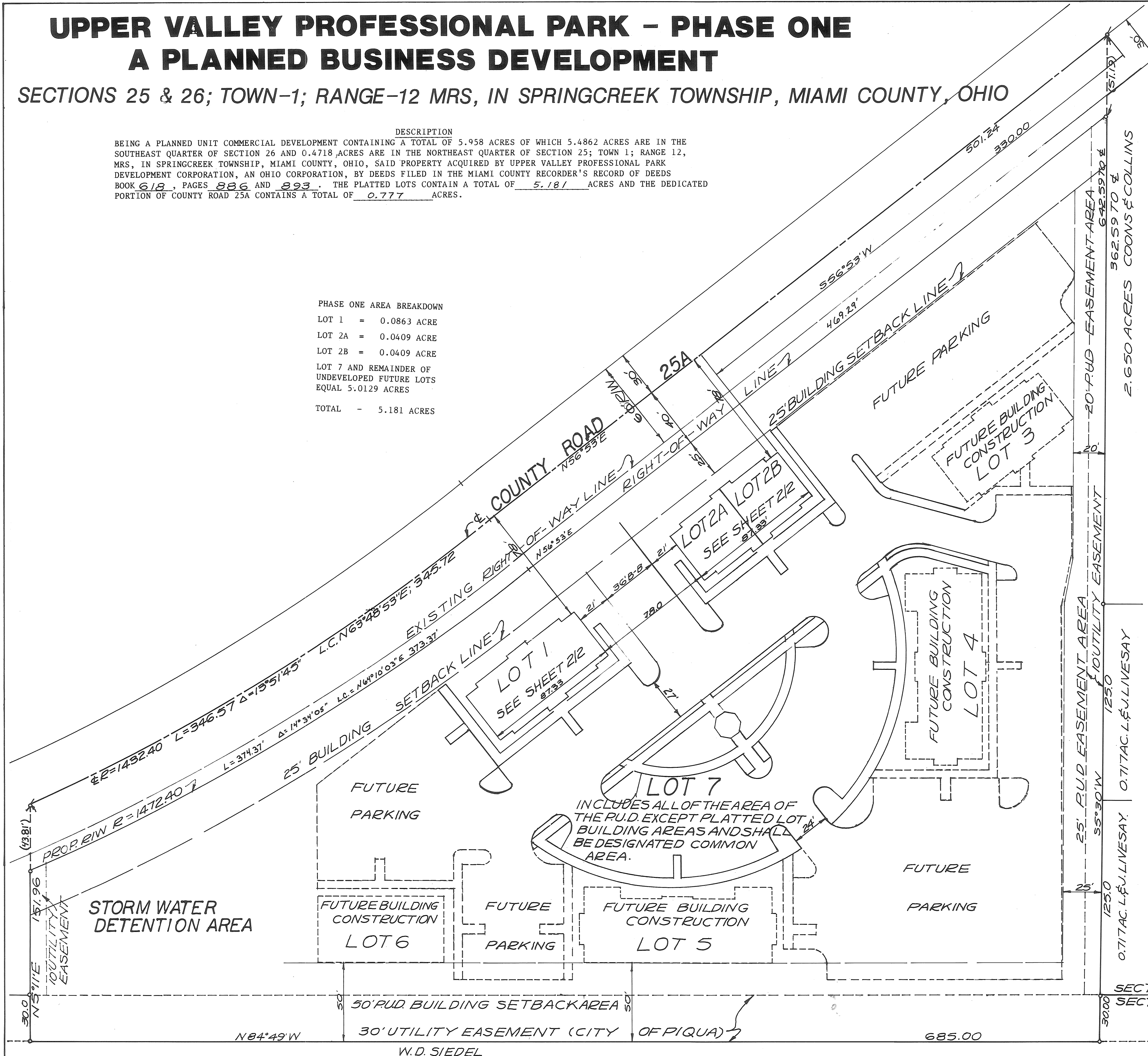
Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER



LEGEND
● = IRON PIN SET 3/8" x 30" CAPPED
● = IRON PIN FOUND
x = P/NAIL SET
x = RAILROAD SPIKE FOUND



UPPER VALLEY PROFESSIONAL PARK - PHASE ONE
SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO
UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION, AN OHIO CORPORATION
PIQUA, OHIO
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331
DATE AUGUST 20 1990
DRAWN BY: [Signature]
TRACED BY: [Signature]
CHECKED BY: [Signature]
SHEET NO. 2 OF 2
SCALE: 1" = 40'



EASEMENT VACATION PLAT

• TROY — OHIO •

BOOK 15 PAGE 106

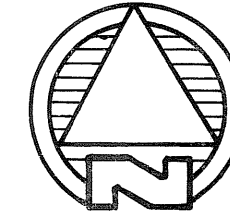
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.

FILE NO. 104598

RECEIVED FOR RECORD SEPT. 21, 1990

FEE \$21.60 1:37 PM
DATE TIME

Janet E. Cain Recorder
MIAMI COUNTY RECORDER



SCALE: 1" = 30'

CONSENT

We, the undersigned, being all of the owners of the lands containing the easement shown hereon for vacation, do hereby consent to such vacation and any and all notice of pendency thereof in the Council of the City of Troy, Ohio

Daniel D. Turner
WITNESS

Wayne Stoner
WITNESS

Harold H. Singer
HAROLD H. SINGER

Sonia W. Singer
SONIA W. SINGER

STATE OF OHIO, MIAMI COUNTY, SS:

Before me, a notary public in and for said County and State, personally came Harold H. and Sonia W. Singer, who acknowledged the signing and execution of the foregoing easement vacation plat to be their voluntary act and deed. In testimony whereof, I have subscribed my name and affixed my notarial seal at Troy, Ohio this 1st day of JUNE, 1990.

MY COMMISSION EXPIRES: FEB. 4, 1992
DATE

Daniel D. Turner
NOTARY PUBLIC

CITY OF TROY PLANNING COMMISSION

This plat reviewed and approved by City of Troy Planning Commission this 23rd day of MAY, 1990.

Charles J. ...
CHAIRMAN

...
SECRETARY

CITY OF TROY COUNCIL

At a meeting of the City Council of the City of Troy, held this 2nd day of JULY, 1990, this easement was vacated by Ordinance No. 0-24-90

... Campbell
MAYOR

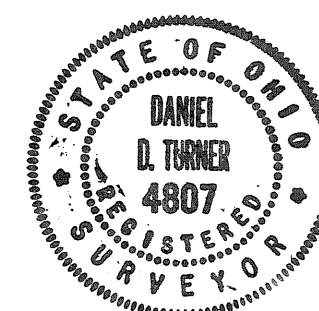
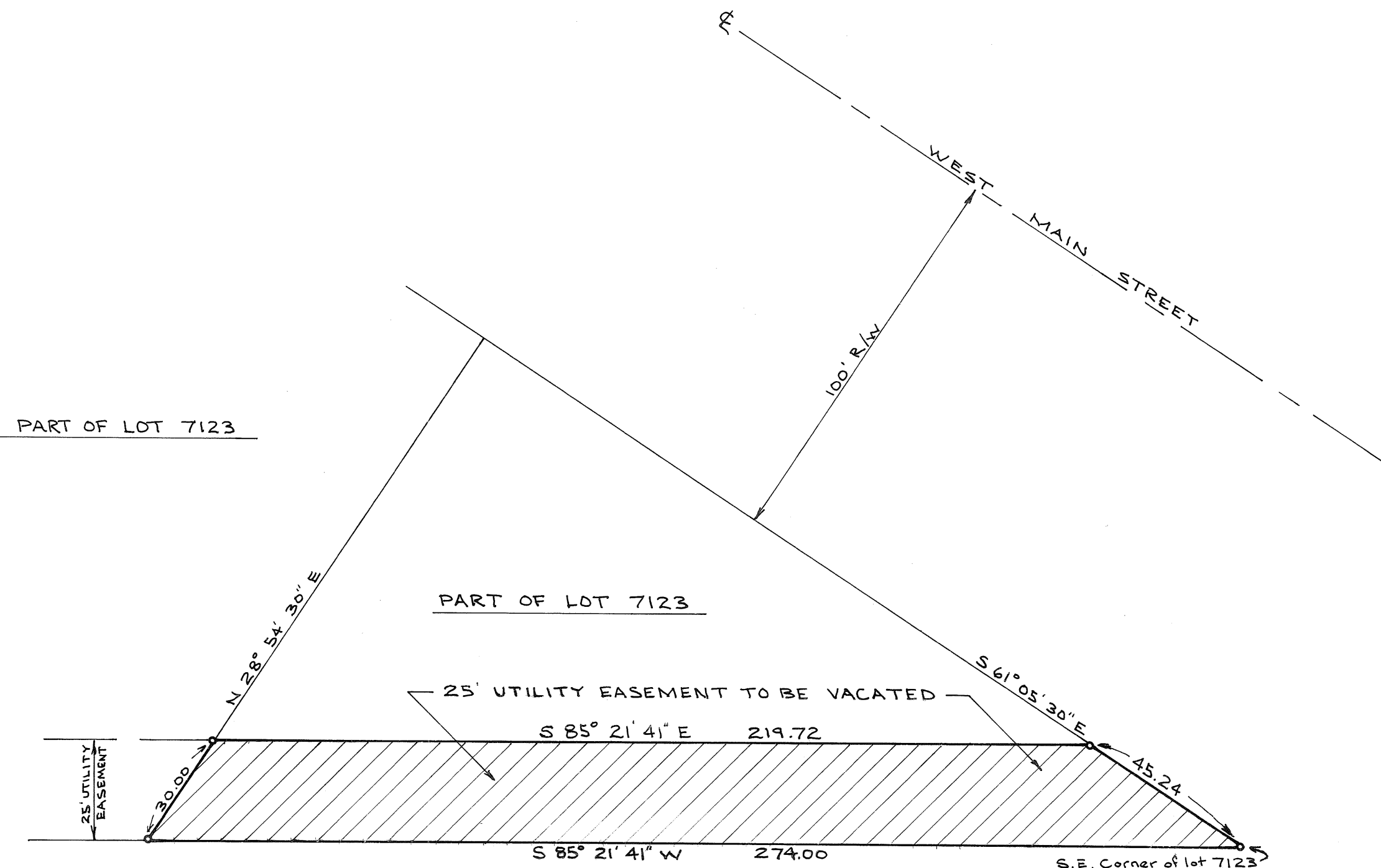
Peter E. Jenkins
PRES. OF COUNCIL

... Singer
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

Approved and transferred this 21st day of September, 1990.

Dale E. Davis
MIAMI COUNTY AUDITOR
BY: Cheryl Beaver
DEPUTY COUNTY AUDITOR

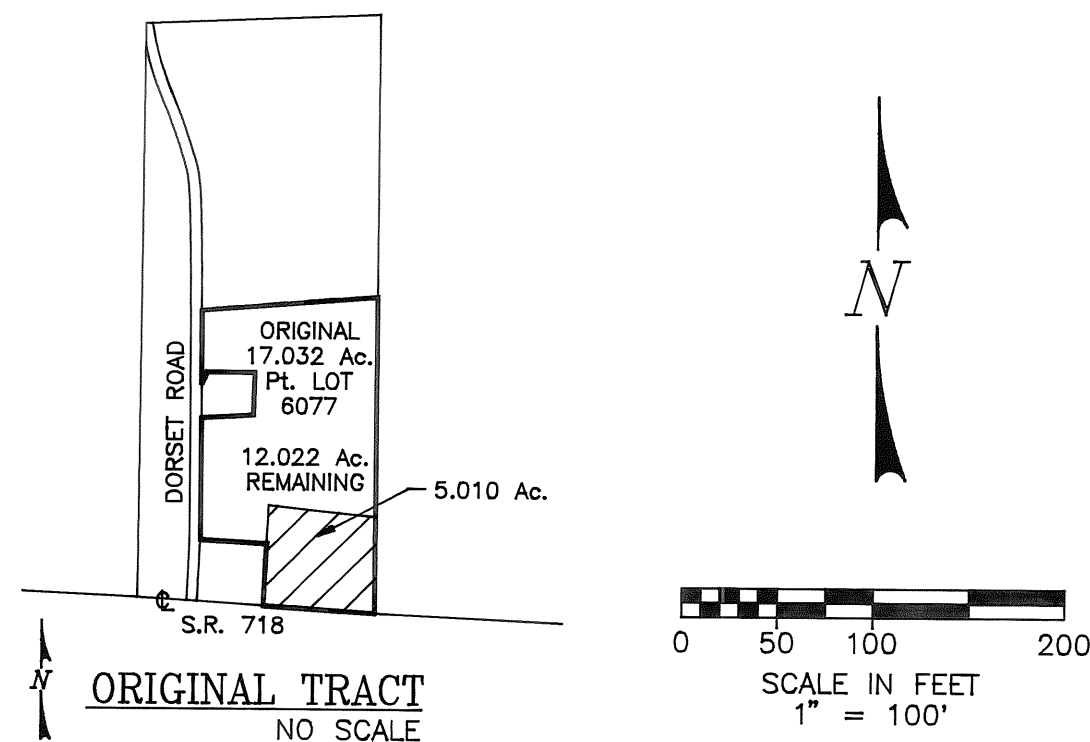


CERTIFICATION

I hereby certify this vacation plat to be correct.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

EASEMENT VACATION PLAT FOR		
HAROLD H. & SONIA W. SINGER DAYTON - OHIO		
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •		
DATE MAY, 1990	DRAWN BY: W.S. CHECKED BY: D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 30'	



REPLAT OF PART OF INLOT 6077 TROY, OHIO

S.W.
SECTION

146
TAX MAP

PLAT BOOK 15 PAGE 107

MIAMI COUNTY RECORDER'S RECORD OF PLATS.
RECEIVED FOR RECORD THIS 11 DAY
OF OCTOBER, 1990 AT 2:50 P.M.
FILE NO. 105218 FEE \$ 21.60

Janet E. Crim
MIAMI COUNTY RECORDER

NUMBERED TO DESIGNATE INLOT AND TRANSFERRED
THIS 11th DAY OF Oct, 1990.

Dale E. Davis BY *Cheryl Beaver*
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

DESCRIPTION:

BEING A REPLAT OF A TOTAL OF 5.010 ACRES,
OF INLOT 6077, ACQUIRED BY ROBERT E. BLACKMORE
AND JEAN T. BLACKMORE, BY DEED RECORDED IN
BOOK 593, PAGE 705, IN THE DEED RECORDS OF
MIAMI COUNTY, OHIO.

LEGEND:

- IRON PIN FOUND (WOOLPERT)
- IRON PIN SET
- ⊗ RAILROAD SPIKE FOUND
- ⊙ PK NAIL FOUND
- PK NAIL SET
- (P) PLATTED MEASUREMENT
- (M) FIELD MEASURED

BEARINGS USED WITHIN ARE BASED ON
N86°13'18"W @ KRAUS DRIVE (S.R. 718)

SURVEY REFERENCES:

PLAT BK. 14, PG. 117 } MIAMI COUNTY
PLAT BK. 14, PG. 116 } RECORDER'S
PLAT BK. 15, PG. 32 } PLAT RECORDS
PLAT BK. 14, PG. 97-A }

VOL. 17, PG. 165 } MIAMI COUNTY ENGINEER'S
VOL. 19, PG. 39 } RECORD OF LOT SURVEYS

O.D.O.T. CENTERLINE AND R/W PLANS
MIA 75-7.85
MIA 55-(8.60-9.70)

DEDICATION:

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

Margaret L. Garnehm
WITNESS

Robert E. Blackmore
ROBERT E. BLACKMORE (HUSBAND)

Angela Patterson
WITNESS

Jean T. Blackmore
JEAN T. BLACKMORE (WIFE)

STATE OF OHIO, COUNTY OF MIAMI, SS
BE IT REMEMBERED THAT ON THIS 10th DAY OF
OCTOBER, 1990 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF
OHIO, PERSONALLY CAME ROBERT E. BLACKMORE AND JEAN T.
BLACKMORE, HIS WIFE, TO ME KNOWN AND ACKNOWLEDGED THE
SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR
VOLUNTARY ACT AND DEED.

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

Angela Patterson
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES 2-28-93

MORTGAGEE

Frank W. Wagner
The Fifth Third Bank of Miami Valley, Inc.
Vice President

Margaret L. Garnehm
WITNESS

Angela Patterson
WITNESS

STATE OF OHIO, COUNTY OF MIAMI, SS
BE IT REMEMBERED THAT ON THIS 10th DAY OF
OCT, 1990 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF
OHIO, PERSONALLY CAME *Frank W. Wagner*
TO ME KNOWN AND ACKNOWLEDGED THE
SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR
VOLUNTARY ACT AND DEED.

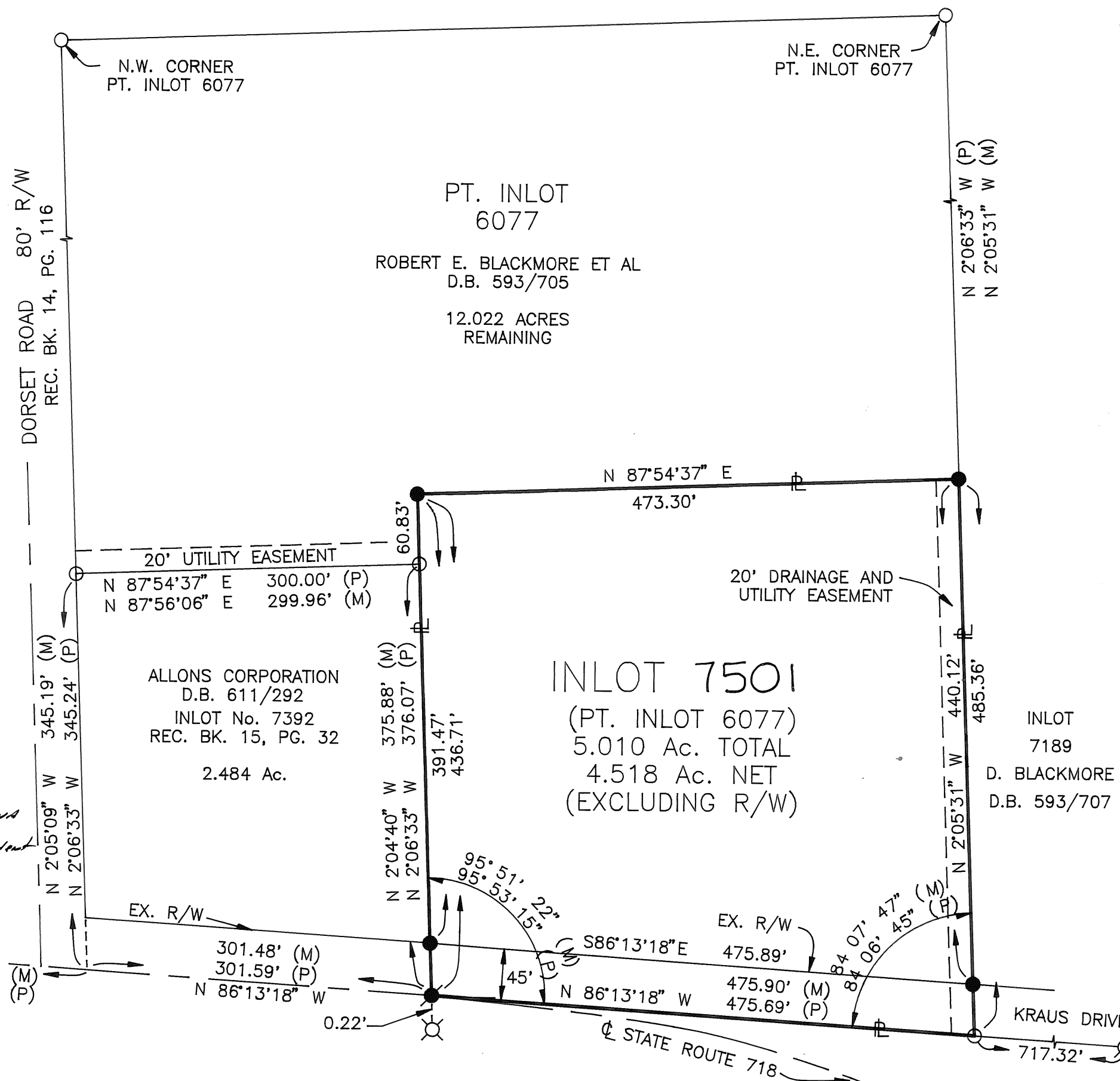
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND
OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN

Angela Patterson
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES 2-28-93

DATE 10-10, 1990
STATE OF OHIO, COUNTY OF MIAMI, S.S.
ROBERT E. BLACKMORE BEING DULY SWORN, SAYS THAT ALL
PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE,
INTERESTED IN THIS DEDICATION EITHER AS OWNER OR LIENHOLDER,
HAVE UNITED IN ITS EXECUTION.

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

Angela Patterson
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES 2-28-93



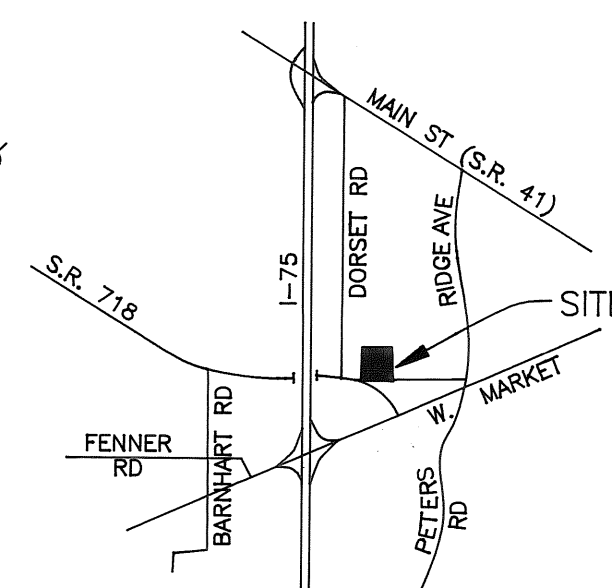
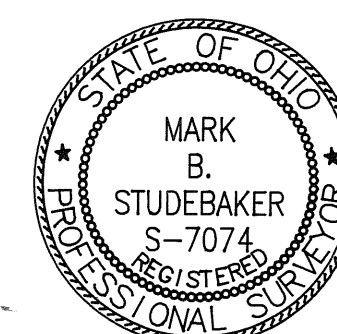
THIS SURVEY INDICATES A DIVISION OR PARTITION OF LAND
INTO PARCELS, EACH CONTAINING MORE THAN FIVE ACRES
AND NOT INVOLVING ANY NEW STREETS OR EASEMENTS OF
ACCESS, PER CITY OF TROY ORD. 16-71, PASSED 5/3/71.

Mark B. Studebaker 10/11/90
CITY OF TROY ENGINEER DATE

SURVEYOR'S STATEMENT:

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN
PLAT IS A SUBDIVISION CONTAINING 5.010 ACRES,
CONVEYED TO ROBERT E. AND JEAN T. BLACKMORE,
BY DEED RECORDED IN BOOK 593, PAGE 705, IN THE
DEED RECORDS OF MIAMI COUNTY, OHIO.

Mark B. Studebaker 10-8-90
MARK B. STUDEBAKER DATE



VICINITY MAP
NO SCALE

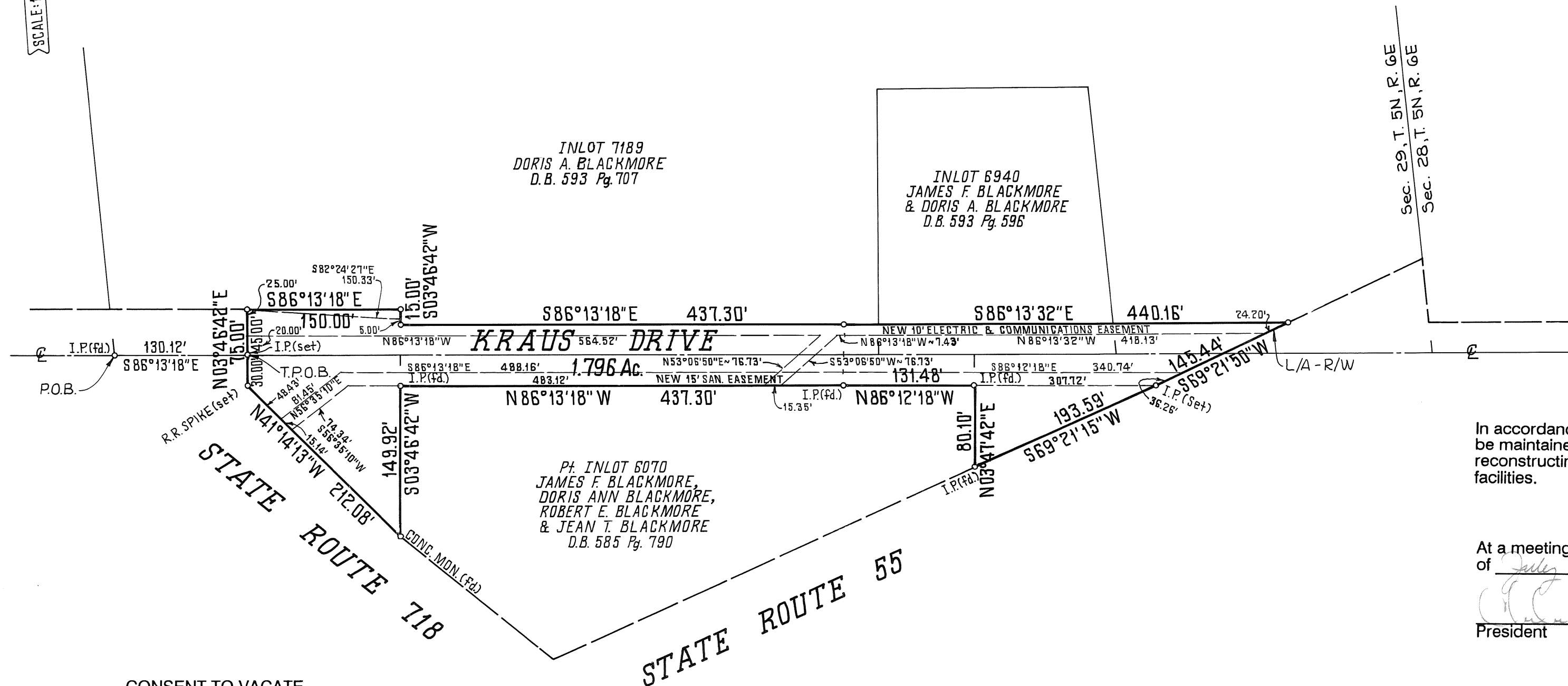
 Worl & Associates, Inc. Consulting Engineers & Surveyors 1067 Fairington Drive • Sidney, Ohio 45365 (513) 492-7636 • FAX (513) 498-5155	JOB No. 90266.01
	DRAWN BY KLR
	DATE OCTOBER 1990
	SHEET 1 OF 1

VACATION OF KRAUS DRIVE
(formerly pt. State Route 718)
CITY OF TROY, OHIO

Plat Book 15 Page 108
Miami County Recorder's record of plats
received for record this 25th day of
October, 1990 at 2:25 P. M.

James E. Cline Recorder by Bernice S. Salsaker
Miami County Recorder Deputy

FILE NO. 105665 FEE: \$ 21.60



In accordance with O.R.C. 723.041, a permanent easement for any existing utilities shall be maintained in this vacated street for purposes of maintaining, operating, renewing, reconstructing and removing said utility facilities and for purposes of access to said facilities.

At a meeting of the Planning Commission of the city of Troy, Ohio, held this 25th day of July, 1990 this vacation was approved.

President

Secretary

At a meeting of the Council of the city of Troy, Ohio, held this 20th day of AUG, 1990 this vacation was approved and accepted by Ordinance Number 02990.

Mayor

President of Council

Clerk of Council

Transferred this 25th day of October, 1990

Miami County Auditor

Deputy Auditor

CONSENT TO VACATE

Doris A. Blackmore, the owner of Part Inlot 7189, Troy, Ohio, James F. Blackmore and Doris A. Blackmore, the owners of Inlot 6940, Troy, Ohio and James F. Blackmore et al, the owners of part Inlot 6070, Troy, Ohio which inlots are all the land abutting the portion of Kraus Drive shown on this plat have petitioned the council of the city of Troy, Ohio, to vacate, do hereby consent to such vacation and waive notice of the pendency of such petition.

NOTE:

KRAUS DRIVE WAS FORMERLY STATE ROUTE 718.
SEE D.B. 622-537 WHICH RELEASES RIGHTS OF
THE STATE OF OHIO TO PORTIONS OF STATE
ROUTE 718 AND FORMER STATE ROUTE 55

Owners

Witness as to 1 and 2

Robert E. Blackmore 1

Witness as to 1 and 2

Jean T. Blackmore 2

Witness as to 3 and 4

Doris A. Blackmore 3

Witness as to 3 and 4

James F. Blackmore 4

State of OHIO - County of MIAMI

Before me, a notary public in and for the state of OHIO, personally appeared Robert E. Blackmore and Jean T. Blackmore who acknowledged that they did sign the above consent to vacate and the consent to vacate is their 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 May, 1990.

Notary Public

My Commission Expires

State of Florida - County of Pinellas

Before me, a notary public in and for the state of Florida, personally appeared Doris A. Blackmore and James F. Blackmore who acknowledged that they did sign the above consent to vacate and the consent to vacate is their free act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Tarpon Springs, Florida, this 15 day of March, 1990.

Notary Public

My Commission Expires

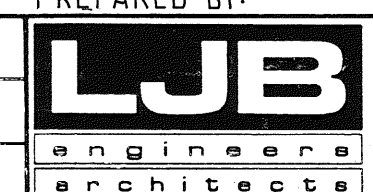
I hereby certify this vacation plat to be correct as shown hereon.

Peter W. Freeman, Professional Surveyor #7106



PREPARED BY:

Des.	GNS
Drn.	RML
Ckd.	PWF



LOCKWOOD, JONES
AND BEALS INC.
1563 E. DOROTHY LANE
(513) 293-6967
DAYTON, OHIO 45429

VACATION PLAT OF PART OF MONROE STREET - TROY, OHIO

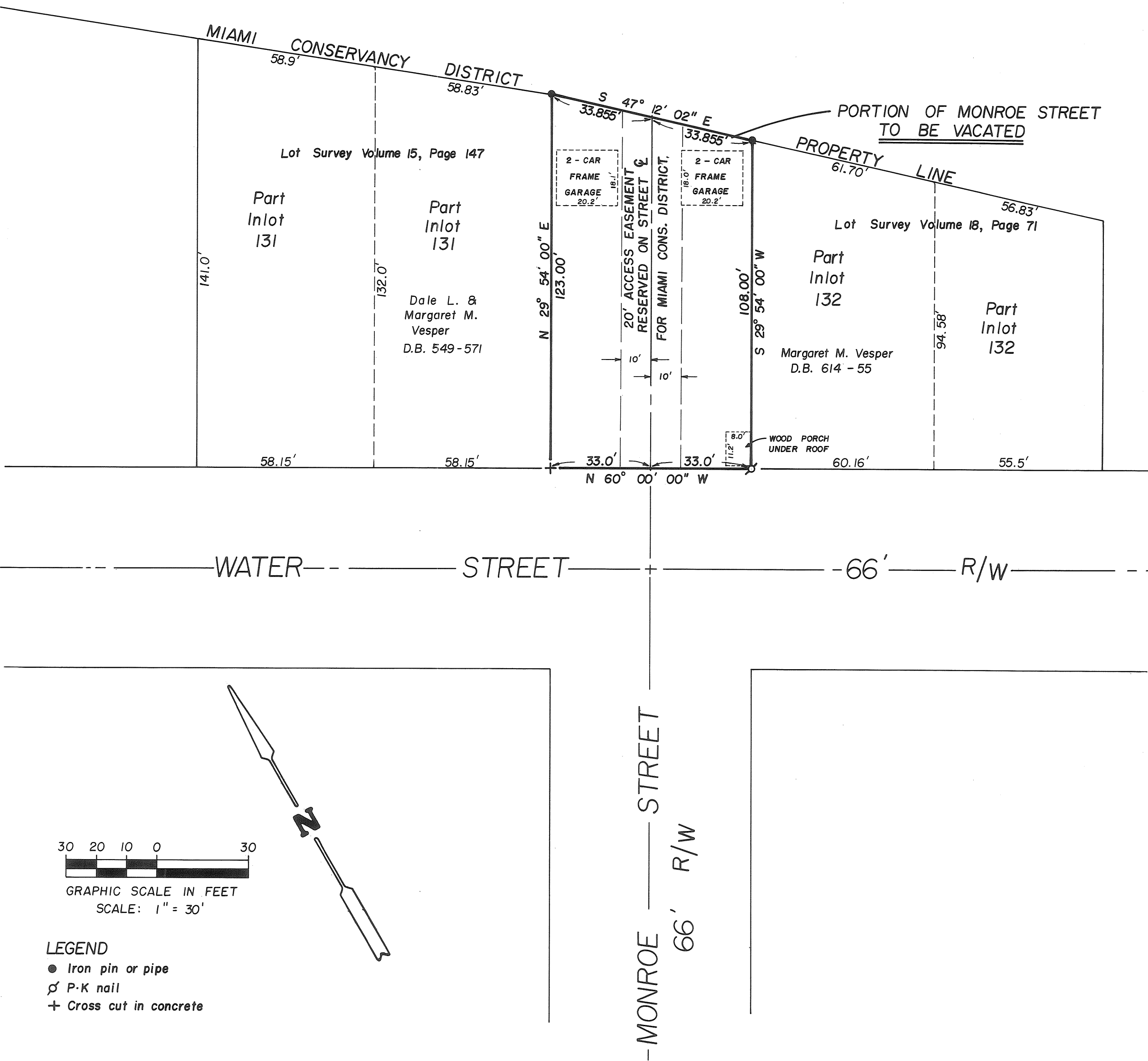
PLAT BOOK 15 PAGE 109
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27TH DAY OF

DECEMBER, 1990, AT 2:00 P.M.

FILE NO. 107620 FEE: \$ 21.60

Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

Sally Minton, Deputy
DEPUTY



CONSENT TO VACATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF MONROE STREET, EXTENDING FROM THE NORTH LINE OF WATER STREET TO THE MIAMI CONSERVANCY DISTRICT PROPERTY LINE ALONG THE MIAMI RIVER, SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION. WE HAVE PETITIONED THE COUNCIL OF THE CITY OF TROY, OHIO, FOR SAID VACATION AND WAIVE NOTICE OF THE PENDENCY OF SAID PETITION, WE HEREBY GRANT THE 20 FOOT WIDTH EASEMENT TO THE MIAMI CONSERVANCY DISTRICT FOR PURPOSES OF INGRESS AND EGRESS FOREVER.

OWNERS: DALE L. & MARGARET M. VESPER (PART INLOT 131)
MARGARET M. VESPER (PART INLOT 132)

Margaret M. Vesper
MARGARET M. VESPER
Dale L. Vesper
DALE L. VESPER

Leland Canner
WITNESS
Richard W. Klockner
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 ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 17TH DAY OF SEPTEMBER, 1990.
Richard W. Klockner, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1991

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10TH DAY OF OCTOBER, 1990, THIS VACATION PLAT WAS REVIEWED AND APPROVED.

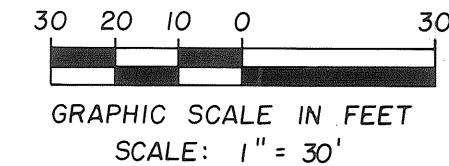
Richard W. Klockner
PRESIDENT
Sue D. Knight
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF OF TROY, OHIO, HELD THIS 5TH DAY OF NOV., 1990, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 0-34-90

Douglas L. Campbell
MAYOR
Peter E. Jenkins
PRESIDENT OF COUNCIL
Sue D. Knight
CLERK OF COUNCIL

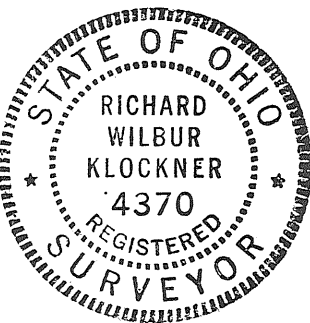
TRANSFERRED THIS 19th DAY OF December, 1990.

Dale E. Davis
DALE E. DAVIS, MIAMI COUNTY AUDITOR
BY: Cheryl Beaver
DEPUTY AUDITOR

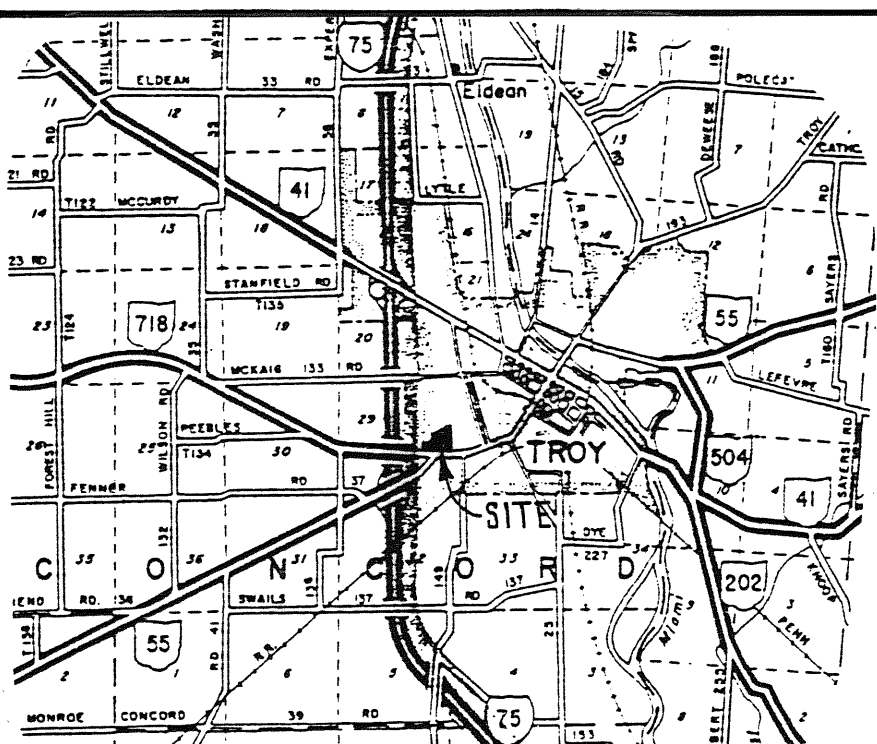


LEGEND
● Iron pin or pipe
⊗ P-K nail
+ Cross cut in concrete

I HEREBY CERTIFY THIS VACATION PLAT TO BE CORRECT AS SHOWN.
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



VACATION PLAT OF PART OF MONROE STREET TROY, OHIO		
DALE L. & MARGARET M. VESPER TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 17 SEP 1990	DRAWN BY: D.A.S. TRACED BY: CHECKED BY: R.W.K. SCALE: 1" = 30'	SHEET NO. 1 OF 1

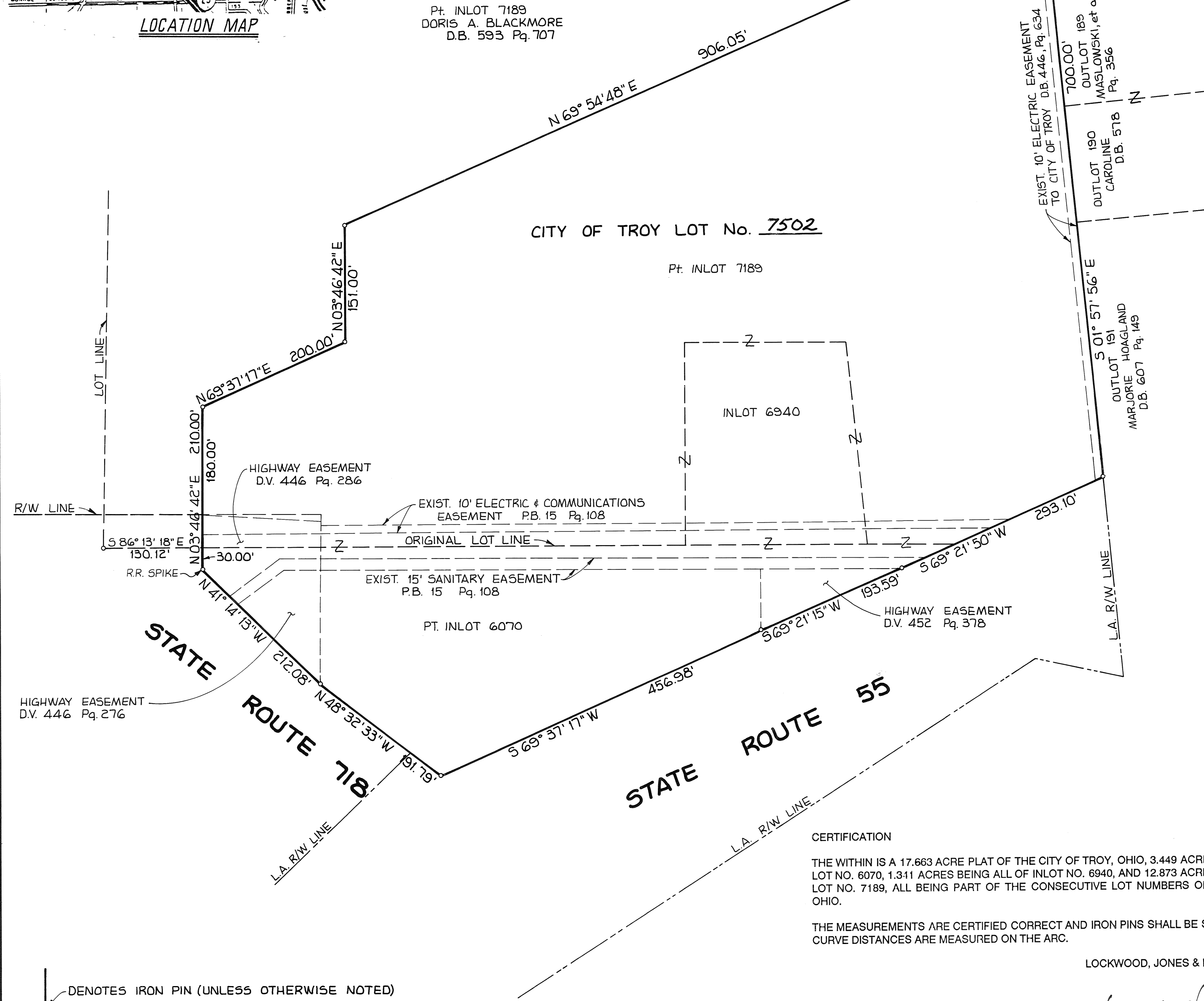


LOCATION MAP

PT. INLOT 7189
DORIS A. BLACKMORE
D.B. 593 Pg. 707



SCALE: 1"=100'



⬇ DENOTES IRON PIN (UNLESS OTHERWISE NOTED)

CERTIFICATION

THE WITHIN IS A 17.663 ACRE PLAT OF THE CITY OF TROY, OHIO, 3.449 ACRES BEING PART OF INLOT NO. 6070, 1.311 ACRES BEING ALL OF INLOT NO. 6940, AND 12.873 ACRES BEING PART OF INLOT NO. 7189, ALL BEING PART 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.

LOCKWOOD, JONES & BEALS, INC.

BY Harry G. Herbst III 12/5/90
HARRY G. HERBST, OHIO
REGISTERED SURVEYOR NO. 6596

Transferred & Inlot No. Assigned
This 28 Day OF DEC., 1990.

Dale E. Davis / Lynda Pearson
Miami County Auditor Deputy

Recorders Plat Book 15 Page 110
Received For Record This 28 Day
Of DECEMBER, 1990 At 1:58 P.M.
Miami County Plat Records
File Number 107685 Fee \$21.60

Janet E. Cain Recorder
Janet E. Cain Miami County Recorder

REPLAT OF INLOT 6940, PT. 7189, PT. 6070
AND VACATED KRAUS DRIVE

SEC. 29, T.5, R.6 CONCORD TOWNSHIP
CITY OF TROY
MIAMI COUNTY, OHIO
SCALE: 1"=100'
17.663 Ac.

DEDICATION

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

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 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:

Tharon F. Wilson Robert M. Harrelson
ROBERT M. HARRELSON, TRUSTEE TO
RECONVEY
Sheryl K. Walker

STATE OF OHIO
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF
December, 1990, BY

Tharon F. Wilson
NOTARY PUBLIC IN AND FOR
MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES: April 2, 1992

STATE OF OHIO
COUNTY OF

DATE: _____, 199__

_____, SAYS THAT ALL PERSON 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 SET MY HAND AND NOTARY SEAL ON THE DAY AND
DATE ABOVE WRITTEN.

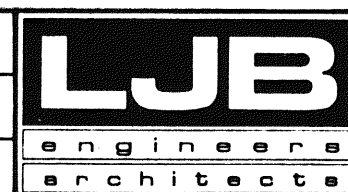
NOTARY PUBLIC IN AND FOR
COUNTY, OHIO

MY COMMISSION EXPIRES:

APPROVED BY THE CITY OF TROY PLANNING COMMISSION THIS 12th DAY
OF December, 1990.

David J. Coe Seay S. Knight
PRESIDENT SECRETARY

Des.
R.M.L.
Drn.
T.A.M.
Ckd.
H.G.H.



LOCKWOOD, JONES
AND BEALS, INC.
1583 E. DOROTHY LANE
(513) 293-8987
DAYTON, OHIO 45429

ANNEXATION TO CITY OF PIQUA, OHIO

2.563 ACRES IN SECTION 24, TOWN 8, RANGE 5

WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO

Volume 15 Page III

Miami County Recorder's Plat Records

Received for record this 15th day of
January, 1991, at 3:07 p.m.

Janet E. Cain
Miami County Recorder

Annexation proceedings recorded in
Miscellaneous Book Vol. 23, Pg. 741.

DESCRIPTION

Being a 2.563 ac. tract of land situated in the Northwest quarter of
Section 24, Town 8, Range 5, Washington Township, Miami County,
State of Ohio.

APPROVAL BY MIAMI COUNTY ENGINEER

This annexation plat reviewed and approved by the Miami County Engineer
this 5th day of June, 1990.

Douglas L. Christian
Douglas L. Christian, P.E., P.S., Miami County Engineer

APPROVAL BY MIAMI COUNTY COMMISSIONERS

The annexation of the foregoing area approved by the Miami County
Commissioners this 8th day of JUNE, 1990.

Robert E. Johnson
Miami County Commissioner

William H. Hart
Miami County Commissioner

Don Hart
Miami County Commissioner

APPROVAL BY CITY OF PIQUA

This annexation plat accepted and approved by the City Commission of
the City of Piqua, Ohio, this 4th day of SEPTEMBER, 1990.

William E. Cruise
Mayor

Frank Fabrizio Jr.
City Manager

Rebecca J. Cool
Clerk

APPROVAL BY MIAMI COUNTY AUDITOR

Approved and transferred this 15th day of January, 1991,

Dale E. Davis
Dale E. Davis, Miami County Auditor

by Cheryl Beaver
Deputy Auditor

CERTIFICATION

I hereby certify this plat to be correct as shown, based on survey filed
in Vol. 7, Pg. 88, Miami Co. Engineer's Lot Survey Records.

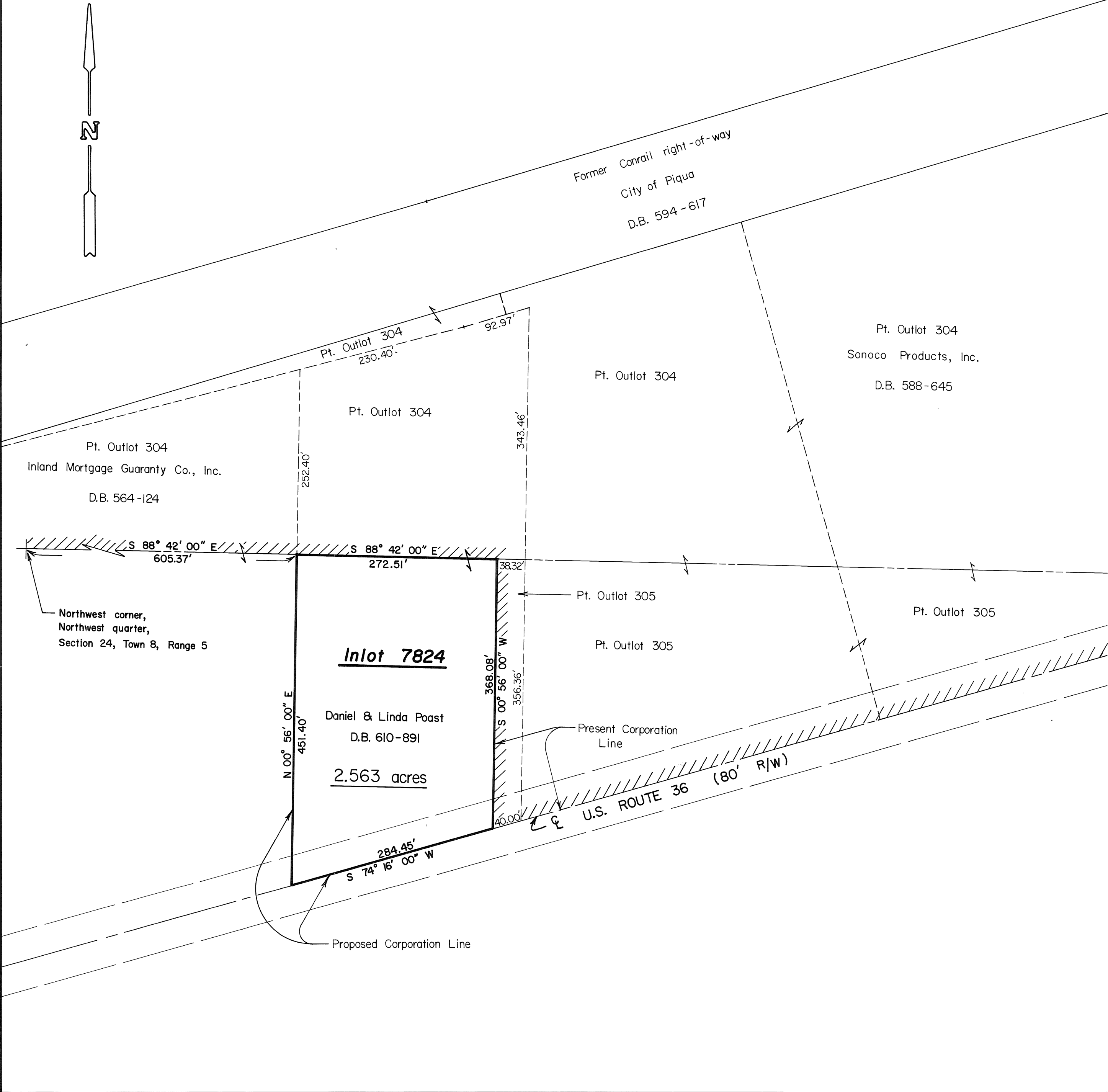
Richard W. Klockner
Richard W. Klockner, Professional Surveyor #4370



Annexation of 2.563 acres in Section 24,
Town 8, Range 5, Washington Township, Miami
County, to the City of Piqua, Ohio.

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH.: (513)-339-5331

DATE	Drawn by: Traced by:	SHEET No.
FEB. 10, 1990	D.A.S. Checked by: <u>RWK</u>	1 OF 1
SCALE: 1" = 100'		



Vacation Plat of part of Morehead Street in the City of Troy, Ohio

At a meeting of the Planning Commission of the City of Troy, Ohio this 12th day of Dec, 1990, this vacation plat was reviewed and approved.

Philip J. Se
President

Sue L. Knight
Secretary

At a meeting of the Council of the City of Troy, Ohio this 7th day of January, 1991, this vacation plat was approved by Ordinance No. 0-1-91.

Douglas L. Campbell
Mayor

Peter E. Jenkins Sue L. Knight
President of Council Clerk of Council

Transferred this 12th day of February, 1991.

Dale E. Davis
Dale E. Davis, Miami County Auditor
by Cheryl Beaver
Deputy

Plat Book 15 Page 112
Miami County Recorder's
Record of Plats
Received for record this 12th
day of FEBRUARY, 1991,
at 2:44 P.m.
File No. 109193 Fee \$21.60

Janet E. Cain
Janet E. Cain, Miami County Recorder
by Sallyminton
Deputy

Consent to vacation of street

We, the undersigned, being all of the owners of the property abutting the cross hatched portion of Morehead Street, extending from the North right-of-way line of the former Cleveland, Cincinnati, Chicago, and St. Louis Railway Co. (now C.S.X.) northeasterly to the South right-of-way line of Race Drive, hereby consent to said vacation. We have petitioned the Council of the City of Troy, Ohio for said vacation, and waive notice of pendency of said petition.

- (1) Robert J. Powers Joyce A. Dolan
TITLE: PRESIDENT TROJAN MAN. CO. Witness
- (2) Henry W. Jones Joyce A. Dolan
TITLE: VICE PRESIDENT TROJAN MAN. CO. Witness
- (3) Janet J. Jones Dorothy H. Barker
CSX TRANSPORTATION, INC. Witness
- (4) by: David L. Nichols William R. Martell
TITLE: SENIOR VICE-PRESIDENT, ADMIN. Witness
- (5) ATTEST BY: Joyce A. Dolan
TITLE: ASSISTANT CORP. SECY. Witness
- (6)

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 acknowledge that they did sign such instrument, and such instrument is their free act and deed for the purposes therein expressed.

In testimony whereof, I have hereunto subscribed my name, and affixed my official seal at TROY, Ohio, this 6th day of NOVEMBER, 1990.

William J. Fulker
Notary Public (as to parties 1, 2, 3, and 4)

WILLIAM J. FULKER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O.R.C.

State of FLORIDA, County of DOVAL S.S.

Before me, a Notary Public in and for said County and State, personally appeared C.S.X. Transportation, Inc., by G.L. Nichols, its SENIOR VICE-PRES-ADMINISTRATION, and Joyce A. Dolan, its ASSISTANT CORPORATE SECRETARY, who acknowledge that they did sign such instrument as such officers of C.S.X. Transportation, Inc., and such instrument is their free act and deed, and the free act and deed of C.S.X. Transportation, Inc.

In testimony whereof, I have hereunto subscribed my name, and affixed my official seal at JACKSONVILLE, FLORIDA, this 27th day of November, 1990.

Forrest D. Abernathy
Notary Public (as to parties 5 and 6)

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. NOV. 4, 1991
BONDED THRU GE. INS. UNO.

I hereby certify this vacation plat to be correct as shown. The information shown hereon is based on existing records. No field survey work was performed. Bearings are based on Recorder's Plat Book 4, Page 77.

Michael H. Treon
Michael H. Treon, Registered Surveyor No. 5621

Vacation Plat of part of Morehead Street in the City of Troy, Ohio

Michael H. Treon, Registered Surveyor No. 5621
2758 Stringtown Road
Troy, Ohio 45373

DATE 10-03-90	DRAWN BY: <u>AS</u> TRACED BY: CHECKED BY: SCALE: 1" = 40'	SHEET 1 of 1
------------------	---	-----------------

REFERENCES

Recorder's Plat Book 2, Page 108
Recorder's Plat Book 4, Page 77



ANNEXATION TO CITY OF PIQUA

- TOWN 1 • RANGE 12 • SECTION 13, 14, 19, 20, & 25 •
- SPRINGCREEK TOWNSHIP • MIAMI COUNTY - OHIO •

DESCRIPTION

Being a total of 1060.222 Acres located in Sections 13, 14, 19, 20, & 25, Town 1, Range 12, in Springcreek Township, Miami County, Ohio.

APPROVAL BY MIAMI COUNTY COMMISSIONERS

At a meeting of the Miami County Commissioners held on this 23RD day of JULY, 1990, the annexation of the area shown hereon was approved.

Robert C. Clapper

Wm. H. Hart

Don Hart

APPROVAL BY CITY OF PIQUA

At a meeting of the City Commission of the City of Piqua, Ohio, held this 19 day of November, 1990, this annexation was approved by Resolution No. 43-90

William F. Cruise
MAYOR

Frank Patricio Jr.
CITY MANAGER

Rebecca J. Cool
CLERK

ACREAGE SUMMATION

SEC. 13	=	65.119 ACRES
SEC. 14	=	95.237 ACRES
SEC. 19	=	295.100 ACRES
SEC. 20	=	453.446 ACRES
SEC. 25	=	151.320 ACRES
TOTAL		= 1060.222 ACRES

NOTE

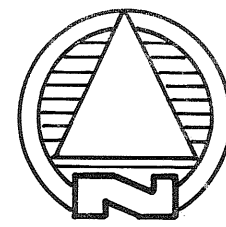
See annexation proceedings recorded in Misc. Book No. _____ Page _____

MIAMI COUNTY RECORDER

EXIST. CORP. LINE

$\Delta = 9^{\circ}24'20"$
 $R = 2521.48$
 $L = 413.92$
 $CH = N18^{\circ}13'15"E$
 413.46

$\Delta = 13^{\circ}22'56"$
 $R = 2496.48$
 $L = 583.09$
 $CH = N6^{\circ}57'59"E$
 581.76



SCALE: 1" = 600'

PLAT BOOK 15 PAGE 113
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS
FILE NO. 109833
RECEIVED FOR RECORD 10¹⁰
FEE: 86.40 3/4 TIME
DATE 1991

Janet C. Cain Recorder
by: *Sallyminton*, Deputy

$S84^{\circ}01'14"E$
1854.89
 $S82^{\circ}55'05"E$
835.45
 $N5^{\circ}00'55"E$
837.02
 $S82^{\circ}49'53"W$
2673.23
 $N4^{\circ}49'10"E$
171.74
 $S76^{\circ}47'30"W$
208.75
 $S4^{\circ}49'10"W$
208.75
 $N76^{\circ}47'30"E$
208.75

NOTE- ANNEXATION PROCEEDINGS
RECORDED IN MISC. BOOK 23
PAGE 794.

MIAMI COUNTY ENGINEER

This annexation plat reviewed and approved this 20TH day of JULY, 1990

Doug Christian
MIAMI COUNTY ENGINEER

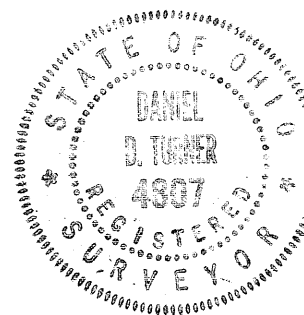
MIAMI COUNTY AUDITOR

Approved and transferred this 28TH day of February 1991

Dale E. Davis BY: *Cheryl Beaver*
MIAMI COUNTY AUDITOR DEP. COUNTY AUDITOR

CERTIFICATION

This annexation plat was prepared from a partial field survey, from the Miami Co. Engineer's records of land surveys, and from Miami County deed records and plat records. This plat is hereby certified to be correct in accordance with the above data.



Daniel D. Turner
REG. SURVEYOR NO. 4807

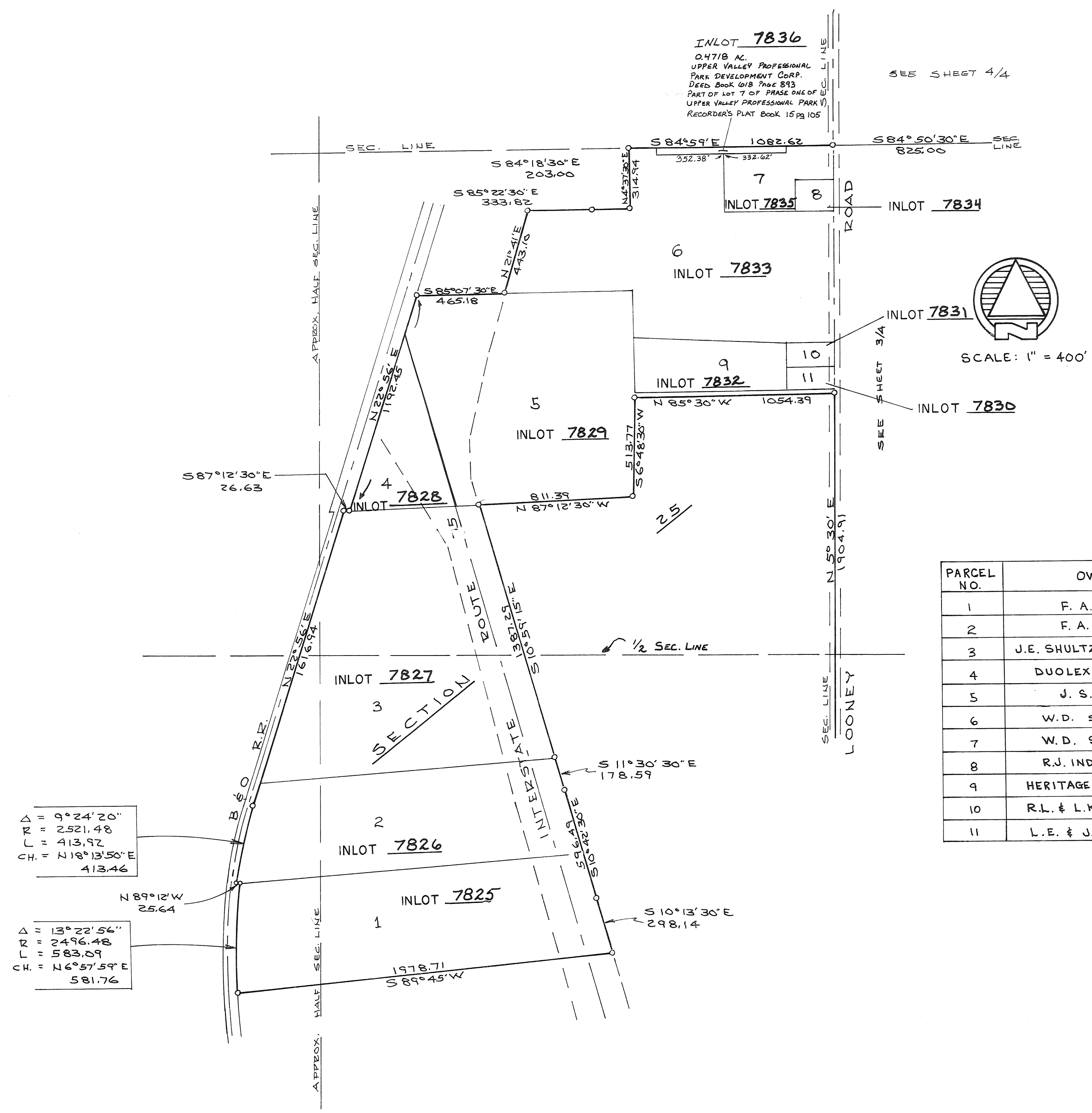
ANNEXATION OF 1060.222 ACRES
TO
CITY OF PIQUA
PIQUA, OHIO

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

DATE JAN - 1990	DRAWN BY: CHECKED BY:	DT. D.T.	SHEET NO. 1/4
FILE NO.	SCALE: 1" = 600'		

PLAT BOOK 15 PAGE 113A
 MIAMI COUNTY RECORDER'S RECORD
 OF RECORDED PLATS
 FILE NO. 109833
 RECEIVED FOR RECORD 10¹⁰
 FEE: 86.40 March 4, 1991.
 DATE

Janet C. Cain Recorder
 MIAMI COUNTY RECORDER
 by: Sallyminton, Deputy



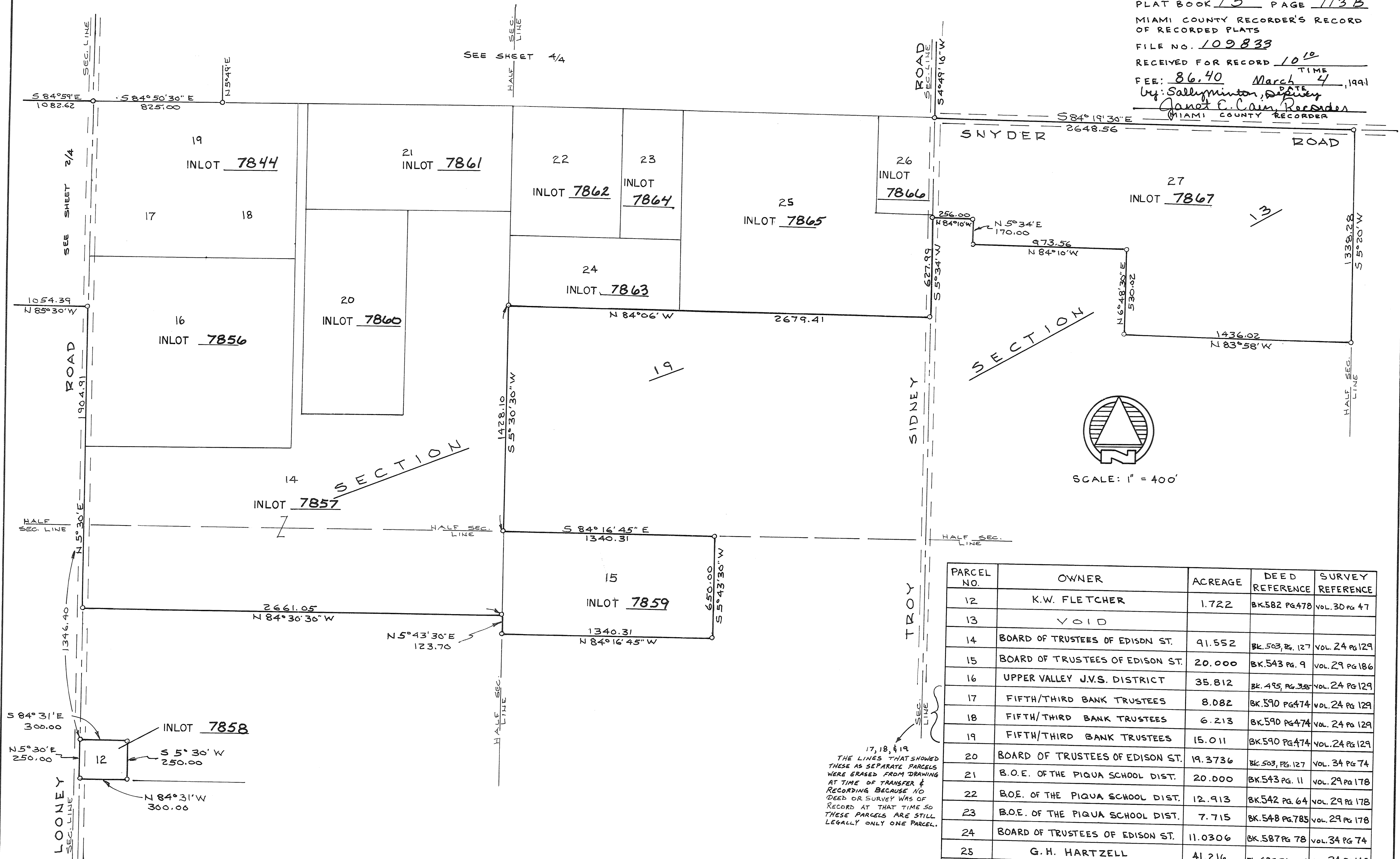
PARCEL NO.	OWNER	ACREAGE	DEED REFERENCE	SURVEY REFERENCE
1	F. A. SCHULZ, et al	24.519	BK.595 PG.729	VOL.19 PG 170
2	F. A. SCHULZ, et al	19.939	BK.595 PG.729	VOL.19 PG 170
3	J.E. SHULTZ & E. LOUGHLIN	35.712	BK.595 PG.729	VOL.19 PG 170
4	DUOLEX INC.	5.949	BK.592 PG.69	VOL.29 PG 58
5	J. S. GARBRY	28.315	BK.576 PG.204	VOL.29 PG 58
6	W.D. SIEDEL	26.205 AC. - 0.243 AC. = 25.962 AC.	BK.456, PG.357	VOL.20 PG 84
7	W.D. SIEDEL	3.774 AC. - 0.229 AC. = 3.545 AC.	BK.456, PG.357	VOL.20 PG 84
8	R.J. INDUSTRIES INC.	0.773	BK.578 PG.411	VOL.33 PG 129
9	HERITAGE NAT'L BANK & TR.CO.	5.001	BK.590 PG.324	VOL.34 PG 180
10	R.L. & L.K. CALLISON	0.717	BK.544 PG.19	VOL.11 PG 134
11	L.E. & J.F. MARRS	0.717	BK.344, PG.51	VOL.11 PG 134

ANNEXATION OF 1060.222 ACRES
 TO
 CITY OF PIQUA
 PIQUA, OHIO

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

DATE	DRAWN BY:	D.T.	SHEET NO. 2/4
JAN.-1990	CHECKED BY:	D.T.	
FILE NO.	SCALE: 1" = 400'		

PLAT BOOK 15 PAGE 113B
 MIAMI COUNTY RECORDER'S RECORD
 OF RECORDED PLATS
 FILE NO. 109833
 RECEIVED FOR RECORD 1010
 FEE: 86.40 TIME 4
 by: Sallyminton, Deputy
Janet C. Cain, Recorder
 MIAMI COUNTY RECORDER



PARCEL NO.	OWNER	ACREAGE	DEED REFERENCE	SURVEY REFERENCE
12	K.W. FLETCHER	1.722	BK.582 PG.478	VOL.30 PG.47
13	VOID			
14	BOARD OF TRUSTEES OF EDISON ST.	41.552	BK.503, PG.127	VOL.24 PG.129
15	BOARD OF TRUSTEES OF EDISON ST.	20.000	BK.543 PG.9	VOL.29 PG.186
16	UPPER VALLEY J.V.S. DISTRICT	35.812	BK.495, PG.38	VOL.24 PG.129
17	FIFTH/THIRD BANK TRUSTEES	8.082	BK.590 PG.474	VOL.24 PG.129
18	FIFTH/THIRD BANK TRUSTEES	6.213	BK.590 PG.474	VOL.24 PG.129
19	FIFTH/THIRD BANK TRUSTEES	15.011	BK.590 PG.474	VOL.24 PG.129
20	BOARD OF TRUSTEES OF EDISON ST.	19.3736	BK.503, PG.127	VOL.34 PG.74
21	B.O.E. OF THE PIQUA SCHOOL DIST.	20.000	BK.543 PG.11	VOL.29 PG.178
22	B.O.E. OF THE PIQUA SCHOOL DIST.	12.913	BK.542 PG.64	VOL.29 PG.178
23	B.O.E. OF THE PIQUA SCHOOL DIST.	7.715	BK.548 PG.785	VOL.29 PG.178
24	BOARD OF TRUSTEES OF EDISON ST.	11.0306	BK.587 PG.78	VOL.34 PG.74
25	G.H. HARTZELL	41.216	BK.495, PG.876	VOL.24 PG.145
26	P.H. & R.M. ZALEY	5.001	BK.603, PG.465	VOL.27 PG.17
27	G.W. HARTZELL	65.119	BK.495, PG.876	VOL.24 PG.145

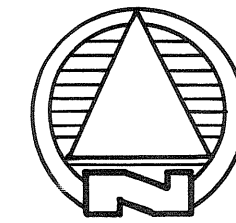
ANNEXATION OF 1060.222 ACRES
 TO
 CITY OF PIQUA
 PIQUA, OHIO

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

DATE: JAN.-1990
 FILE NO.:
 DRAWN BY: DT:
 CHECKED BY: DT:
 SHEET NO.: 3/4
 SCALE: 1" = 400'

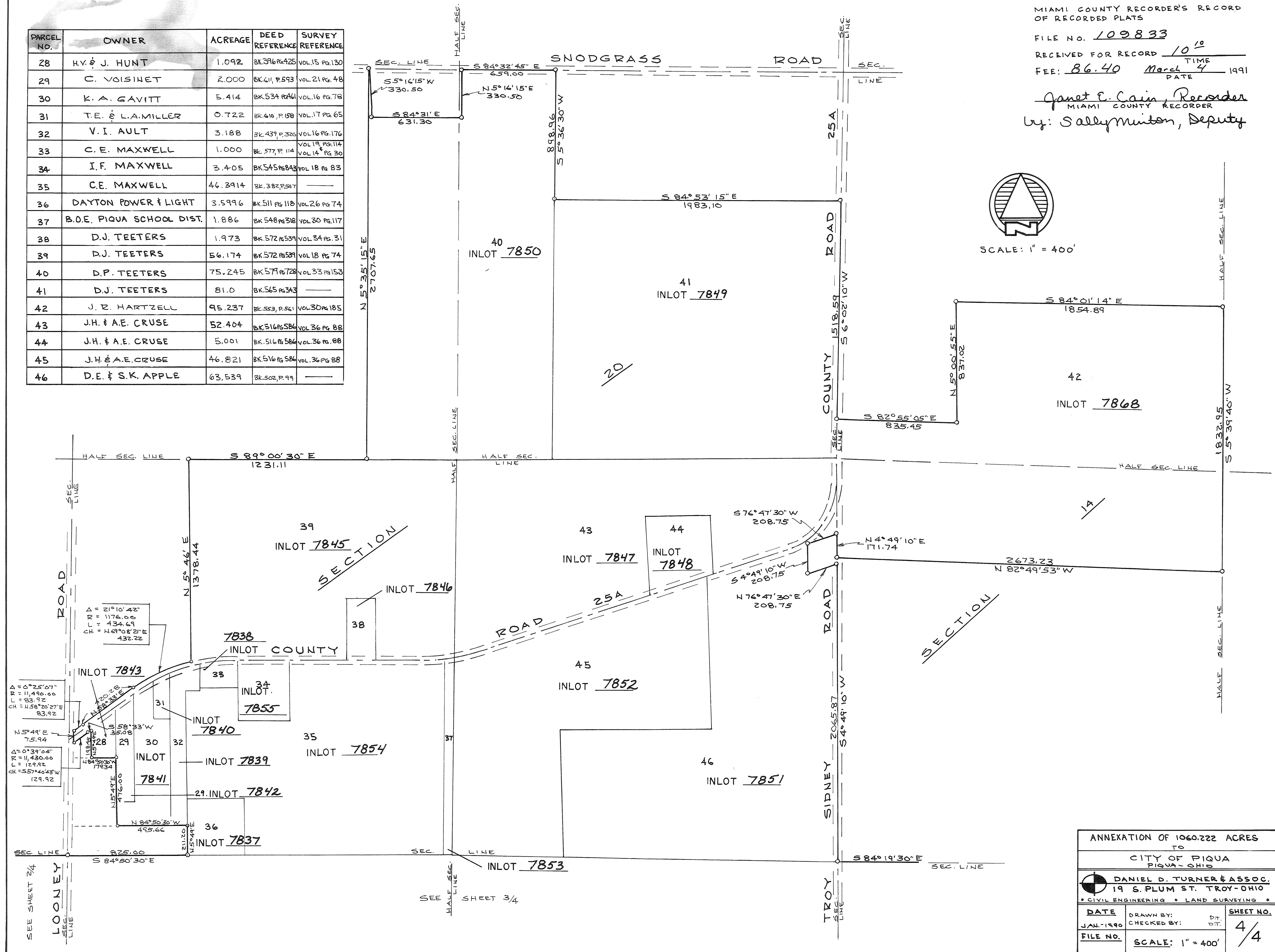
PLAT BOOK 15 PAGE 113C
 MIAMI COUNTY RECORDER'S RECORD
 OF RECORDED PLATS
 FILE NO. 109833
 RECEIVED FOR RECORD 10¹⁰
 FEE: 86.40 March 4 1991
 DATE

Janet E. Cain, Recorder
 MIAMI COUNTY RECORDER
 by: Sally Minton, Deputy



SCALE: 1" = 400'

PARCEL NO.	OWNER	ACREAGE	DEED REFERENCE	SURVEY REFERENCE
28	H.V. & J. HUNT	1.092	BK. 396 PG. 425	VOL. 15 PG. 130
29	C. VOISINET	2.000	BK. 411 P. 593	VOL. 21 PG. 48
30	K. A. GAVITT	5.414	BK. 534 PG. 146	VOL. 16 PG. 78
31	T.E. & L.A. MILLER	0.722	BK. 410 P. 158	VOL. 17 PG. 65
32	V. I. AULT	3.188	BK. 437 P. 320	VOL. 16 PG. 176
33	C. E. MAXWELL	1.000	BK. 577 P. 114	VOL. 19 PG. 114 VOL. 14 PG. 30
34	I. F. MAXWELL	3.405	BK. 545 PG. 843	VOL. 18 PG. 83
35	C. E. MAXWELL	46.3914	BK. 382 P. 547	
36	DAYTON POWER & LIGHT	3.5996	BK. 511 PG. 118	VOL. 26 PG. 74
37	B.O.E. PIQUA SCHOOL DIST.	1.886	BK. 548 PG. 318	VOL. 30 PG. 117
38	D.J. TEETERS	1.973	BK. 572 PG. 539	VOL. 34 PG. 31
39	D.J. TEETERS	56.174	BK. 572 PG. 539	VOL. 18 PG. 74
40	D.P. TEETERS	75.245	BK. 571 PG. 728	VOL. 33 PG. 153
41	D.J. TEETERS	81.0	BK. 565 PG. 343	
42	J. R. HARTZELL	95.237	BK. 553 P. 561	VOL. 30 PG. 185
43	J.H. & A.E. CRUSE	52.404	BK. 516 PG. 586	VOL. 36 PG. 88
44	J.H. & A.E. CRUSE	5.001	BK. 516 PG. 586	VOL. 36 PG. 88
45	J.H. & A.E. CRUSE	46.821	BK. 516 PG. 586	VOL. 36 PG. 88
46	D.E. & S.K. APPLE	63.539	BK. 502 P. 99	



ANNEXATION OF 1060.222 ACRES TO CITY OF PIQUA PIQUA - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO CIVIL ENGINEERING • LAND SURVEYING			
DATE JAN - 1990	DRAWN BY: CHECKED BY:	DT. DT.	SHEET NO. 4/4
FILE NO.	SCALE: 1" = 400'		

REPLAT OF LOTS 6573, 6574, AND 6575 IN THE CITY OF PIQUA, OHIO

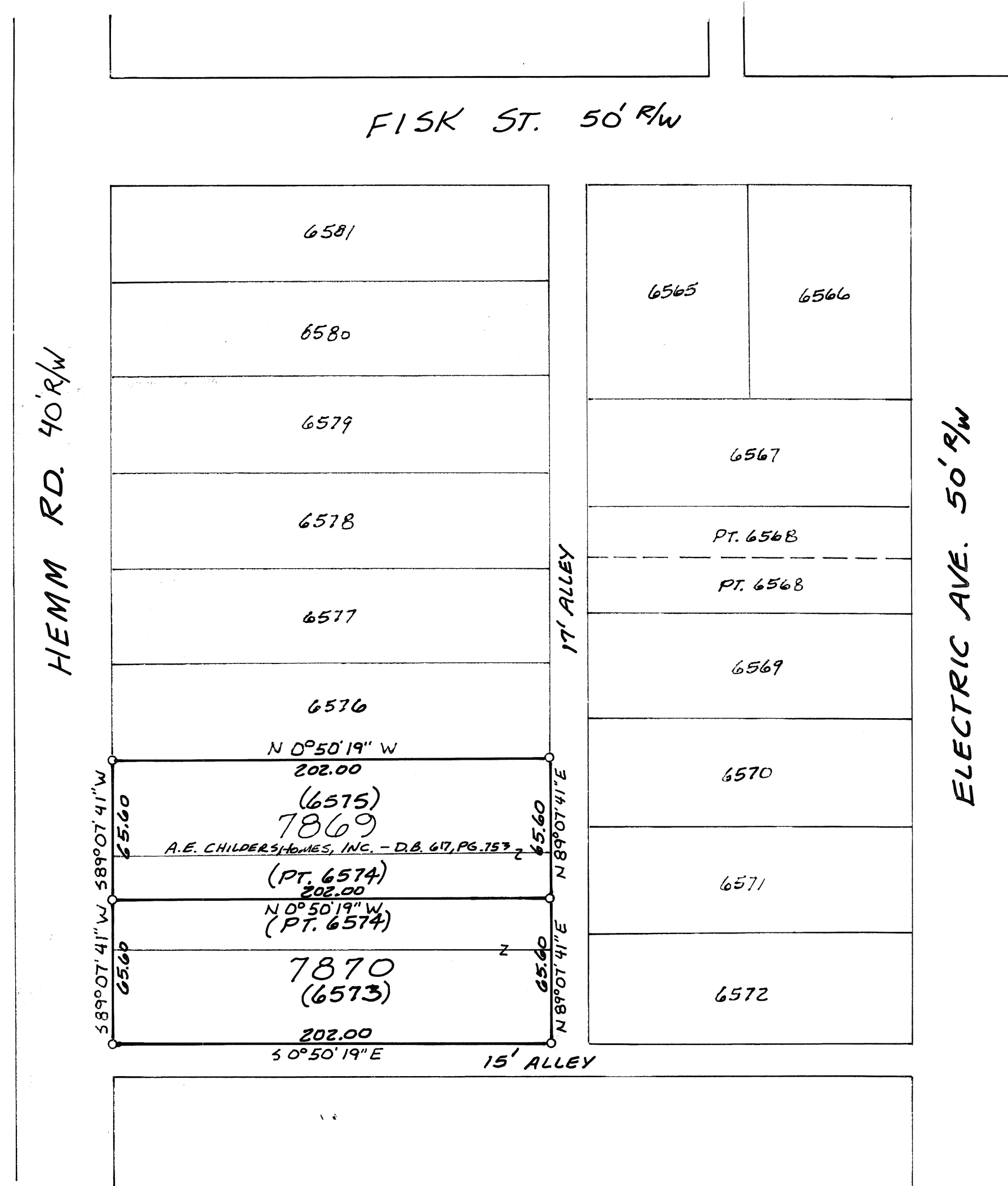
MIAMI COUNTY

PLAT BOOK 15 PAGE 114
MIAMI COUNTY RECORDER'S RECORD
OF PLATS RECEIVED FOR RECORD
THIS 11th DAY OF
MARCH, 1991, AT 3:49 P.M.

FILE NUMBER 110115 FEE: \$21.60

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER
By: Sally Munton, Deputy
APPROVED AND TRANSFERRED THIS
11th DAY OF March, 1991,
AT .M.

Chris A. Peoples by Cheryl Beaver
MIAMI COUNTY AUDITOR



LEGEND

- IRON PIN OR PIPE FOUND
- o 5/8" CAPPED PIN SET

REFERENCES

LOT SUR. 16 PG. 75
LOT SUR. 5 PG. 143
DB. 588 PG. 271

NO NEW BUILDING SITE CREATED
APPROVED BY THE CITY OF PIQUA,
OHIO, CITY ENGINEER. THIS 13 DAY OF Nov, 1990.

DEDICATION

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

Earl Childers, V. PRES. Jim J. Felder
A.E. CHILDERS HOMES, INC. WITNESS
Archie Childers, PRES. Jim J. Felder
A.E. CHILDERS HOMES, INC. WITNESS

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND
COUNTY, PERSONALLY APPEARED EARL CHILDERS & ARCHIE CHILDERS
WHO EXECUTED THE FOREGOING PLAT AND ACKNOWLEDGED
THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS
THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME
AND AFFIXED MY OFFICIAL SEAL THIS 8 DAY
OF March, 1991.

Shannon Childers Aug. 14, 1995
NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYORS STATEMENT

I HERBY CERTIFY THIS PLAT TO BE A
TRUE AND CORRECT SURVEY AS SHOWN,
WITH IRON PINS SET AT ALL LOT CORNERS.

Michael W. Cozatt 9-19-90
MICHAEL W. COZATT

REGISTERED SURVEYOR #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO 45373
JOB NO. 11690

REPLAT OF PART OF INLOT 6077

TROY - OHIO

PLAT BOOK 15 PAGE 115

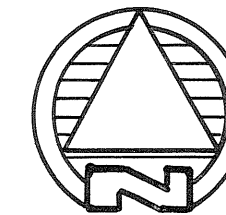
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS

FILE NO. 110333

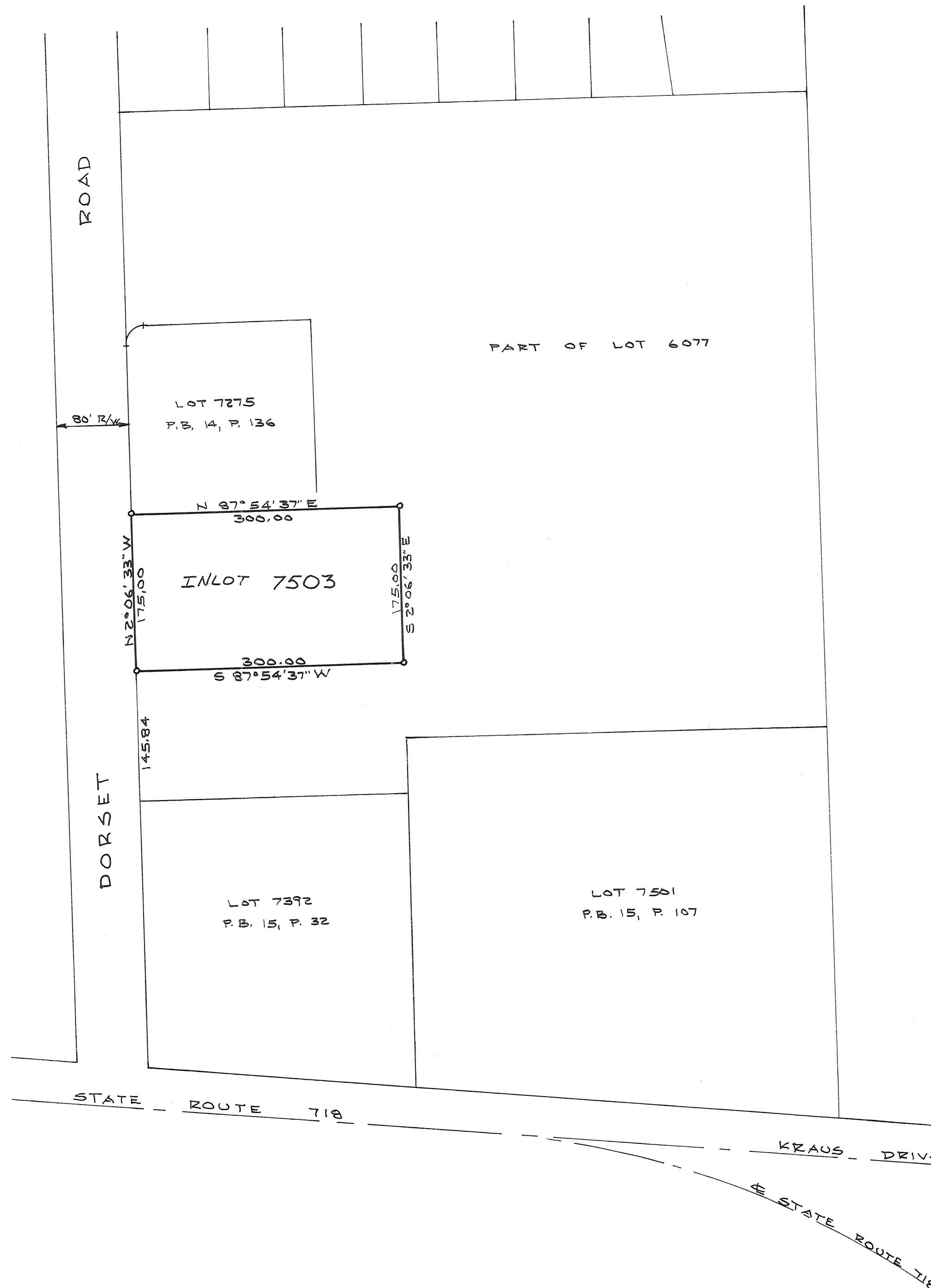
RECEIVED FOR RECORD: 12:31 PM
TIME

FEE: 21.60 MARCH 19, 1991
DATE

Janet E. Cain
MIAMI COUNTY RECORDER



SCALE: 1" = 100'



DESCRIPTION

Being a replat of 1.205 Acres of part of Inlot 6077 as conveyed to Windridge Development Corporation, an Ohio Corporation, by deed in Vol. 624 Page 837, of the Miami County Deed Records.

ACCEPTANCE

We, the undersigned, being all of the owners and lienholders of the lands herein to be platted, do hereby voluntarily accept and consent to the execution of this plat.

WINDRIDGE DEVELOPMENT CORPORATION
BY: Stephen L. Blackmore PRES.
STEPHEN L. BLACKMORE, PRES.
WITNESS: Daniel D. Turner
WITNESS: Wayne Stover

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 19th day of MARCH, 1991 before me, the undersigned, a Notary Public in and for said County and State, personally came Windridge Development Corporation, by its president Stephen L. Blackmore, who acknowledged the signing and execution of the foregoing plat to be his voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: FEB. 4th, 1992
DATE
Daniel D. Turner
NOTARY PUBLIC

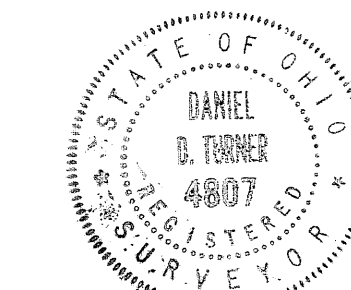
CITY OF TROY PLANNING COMMISSION

This plat reviewed and approved by City of Troy Planning Commission this 27th day of FEB., 1991.

Charles D. Knight CHAIRMAN
Sam D. Knight SECRETARY

MIAMI COUNTY AUDITOR

Approved and transferred this 19th day of MARCH, 1991.
Chris A. Peoples MIAMI COUNTY AUDITOR
BY: Cheryl Beaver DEPUTY COUNTY AUDITOR



CERTIFICATION

I hereby certify that this plat and all measurements to be correct. Iron pins to be set on all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807

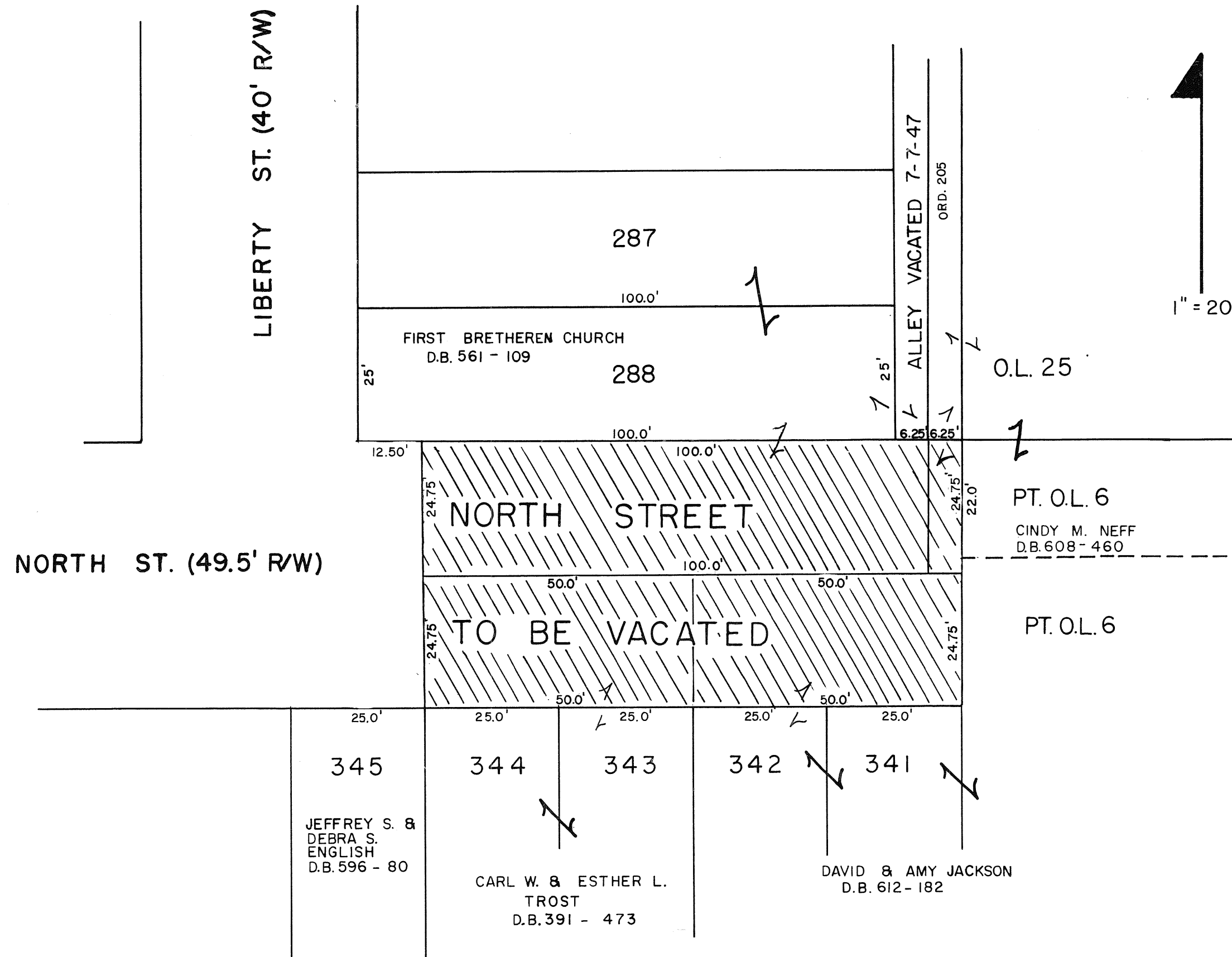
REPLAT OF PART OF INLOT 6077 FOR			
DREW SHOCK TIPP CITY - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO			
CIVIL ENGINEERING • LAND SURVEYING •			
DATE FEB - 1991	DRAWN BY: CHECKED BY:	D.T. D.T.	SHEET NO. 1/1
FILE NO. 050291	SCALE: 1" = 100'		

STREET VACATION PLAT - PLEASANT HILL, OHIO

PLAT BOOK 15 PAGE 116
 MIAMI COUNTY RECORDER'S RECORD
 OF PLATS RECEIVED FOR RECORD THIS
4 DAY OF April, 1991.
 FILE NO. 111026 FEE \$ 21.60
Janet Cain, Recorder by Sally Minto
 JANET CAIN, MIAMI COUNTY RECORDER Deputy

TRANSFERRED THIS 4th DAY OF
April, 1991.
Chris A. Peoples by Linda Pearson
 MIAMI COUNTY AUDITOR

ORD. 838 RECORDED IN MIAMI COUNTY RECORDERS
 MISC. BOOK 23 PAGE 888.



WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE
 CROSS HATCHED PORTION OF NORTH STREET SHOWN HEREON, DO HEREBY CONSENT TO
 SAID VACATION AND WAIVE NOTICE OF PENDENCY.

<u>First Brethren Church</u> OWNER	<u>Ronald D. Jackson</u> WITNESS
<u>Ernest Fairchild</u> <u>Herbert L. Weaver</u>	<u>Robert C. Wether</u> WITNESS
<u>Terry White</u> OWNER	<u>Ronald D. Jackson</u> WITNESS
	<u>Larry E. Clouse</u> WITNESS
<u>Cindy M. Neff</u> OWNER	<u>Ronald D. Jackson</u> WITNESS
	<u>Larry E. Clouse</u> WITNESS
<u>David Jackson</u> OWNER	<u>Ronald D. Jackson</u> WITNESS
	<u>Larry E. Clouse</u> WITNESS
<u>David Jackson</u> OWNER	<u>Ronald D. Jackson</u> WITNESS
	<u>Larry E. Clouse</u> WITNESS
<u>Esther Trost</u> OWNER	<u>Ronald D. Jackson</u> WITNESS
	<u>Larry E. Clouse</u> WITNESS
<u>Carl Trost</u> OWNER	<u>Ronald D. Jackson</u> WITNESS
	<u>William Douglas Trost</u> 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 ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT,
 AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN
 EXPRESSED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND
 AFFIXED MY OFFICIAL SEAL AT Pleasant Hill, OHIO, THIS 28th
 DAY OF February, 1991.

Paul L. Trost NOTARY PUBLIC
 MY COMMISSION EXPIRES Oct 2, 1991

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD THIS 1st
 DAY OF April, 1991, THIS VACATION PLAT WAS APPROVED BY ORDINANCE
 NO. Ordinance 838

Kimberly Saunders MAYOR
Stanley G. Foster PRESIDENT
Georgia C. Weaver CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF PLEASANT HILL, OHIO, HELD THIS
19th DAY OF March, 1991, THIS PLAT WAS REVIEWED AND APPROVED.

David Hoover CHAIRMAN
Raymond E. MBSA SECRETARY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON MIAMI COUNTY
 RECORD OF RECORDERS PLATS VOLUME 3 PAGE 97

Thomas R. Zechman T.S.
 THOMAS R. ZECHMAN
 OHIO PROFESSIONAL SURVEYOR #7077

VACATION PLAT OF A PORTION OF
 NORTH STREET, PLEASANT HILL,
 OHIO.

FOR: DAVID & AMY JACKSON

PREPARED BY: THOMAS ZECHMAN
 OHIO PROFESSIONAL SURVEYOR #7077

ANNEXATION TO THE CITY OF TROY, OHIO

124.625 ACRES IN THE NORTHWEST AND SOUTHWEST

QUARTERS OF SECTION 18, TOWN 5, RANGE 6,

CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

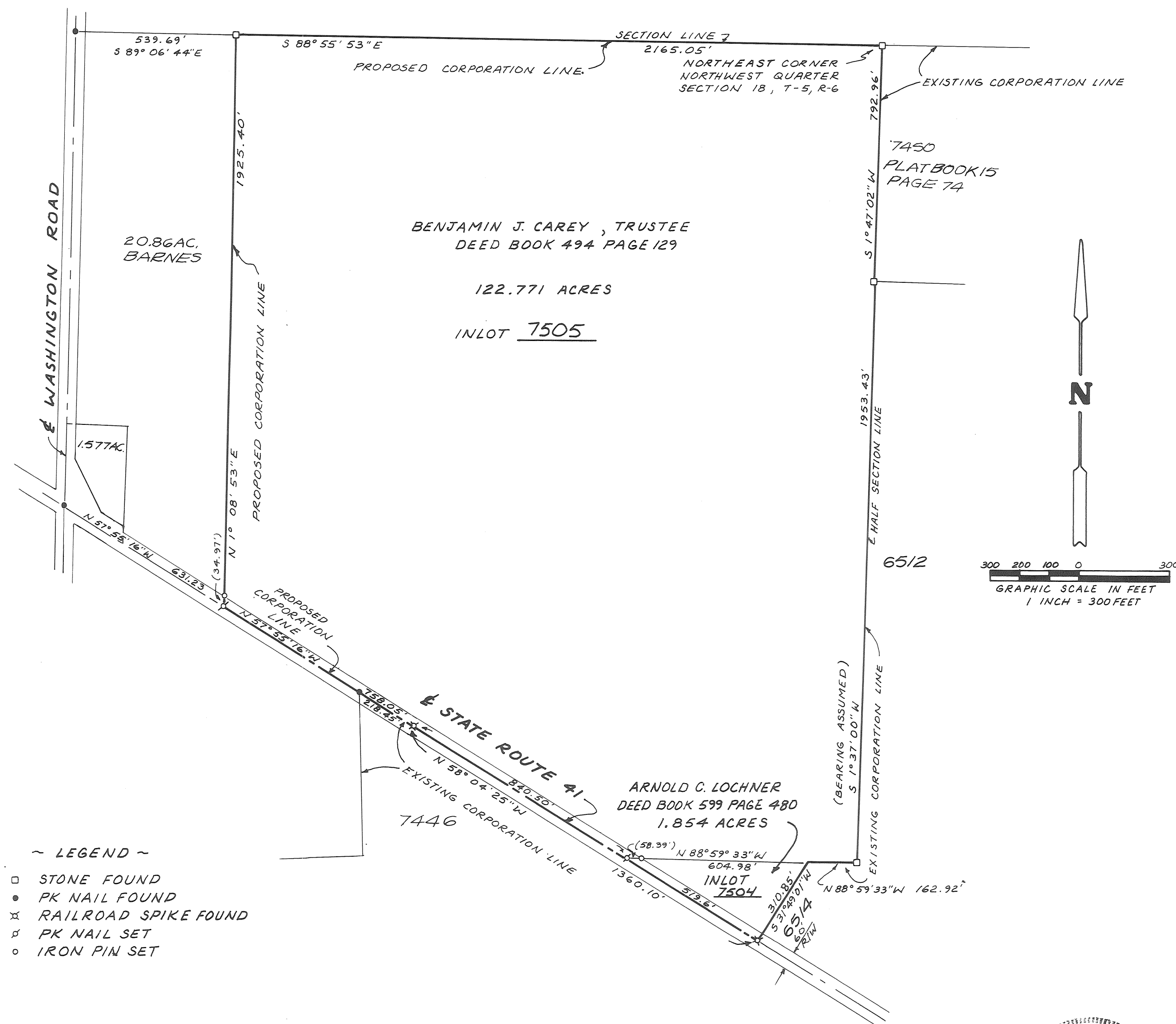
Plat Book 15 Page 117
Miami County Recorder's Plat Records

Received for record this 30TH day of
APRIL, 1990 at 3:05 P.M.
File No. 112084 Fee: \$ 21.60

Janet E. Cain Recorder
Janet E. Cain, Miami County Recorder

By Bobbie Mueller Deputy
Deputy Recorder

Note: Annexation proceedings recorded in Miami County Recorder's
Miscellaneous Book 23 Page 894.



Approval by the Miami County Engineer

This annexation plat reviewed and approved by the Miami
County Engineer this 31st day of October, 1990.

Douglas U. Christian
Douglas U. Christian, Miami County Engineer

Approval by the Miami County Commissioners

The annexation of the foregoing area was approved by the
Miami County Commissioners this 31st day of October, 1990.

Robert Claman Charles H. Don Hart

Approval by the City of Troy

This annexation accepted and approved by the City Council of
the City of Troy this 4th day of MARCH, 1990, by
Ordinance No. 0-7-91.

Peter E. Jenkins
President of Council

Sam D. Knight
Clerk of Council

Sam D. Knight
Mayor

Miami County Auditor

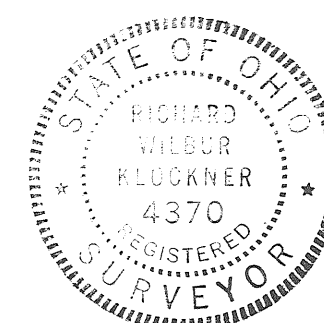
Transferred and inlot numbers assigned this 29th day of
April, 1990.

Chris A. Peeples
Dale E. Davis, Auditor
CHRIS A. PEEPLES, AUDITOR

by Cheryl Beaver
Deputy Auditor

I hereby certify this plat to be a true and correct
survey as shown hereon. All corners shall be marked
as shown.

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



Annexation of 124.625 acres in section 18, town 5,
range 6, Concord Township, Miami County, Ohio.

Richard W. Klockner & Associates, Inc.
Civil Engineering - Land Surveying
16 East Water Street
Troy, Ohio 45373
(513) 339-5331

Date	Drawn by: <u>DH</u> Traced by: Checked by: <u>Rwl</u>	Sheet No. <u>1 of 1</u>
<u>29 MAY 1990</u>		

REPLAT OF PART INLOTS 7273 & 7274

CITY OF TROY

MIAMI COUNTY, OHIO

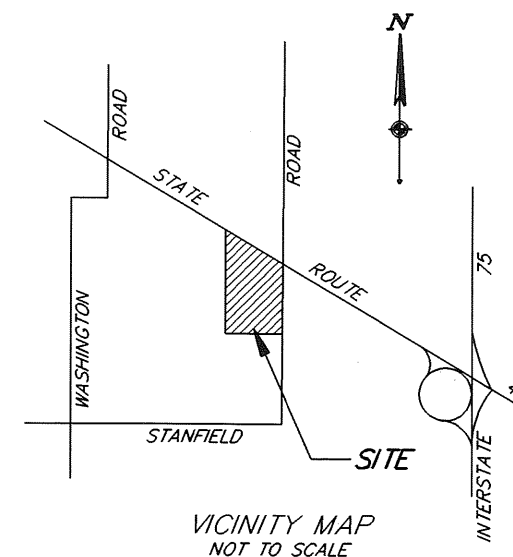
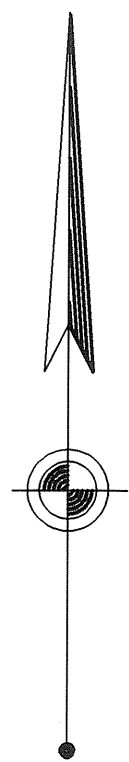
SECTION
18 & 19

TOWN
5N

RANGE
6E

PLAT BOOK 15 PAGE 118
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE No. 113053
RECEIVED MAY 24 1991
AT 1:55 P.M. FEE \$21.60
Janet E. Cair
MIAMI COUNTY RECORDER
Bobbie Mueller, Deputy

N



DESCRIPTION

BEING A SUBDIVISION CONTAINING 43.451 ACRES TOTAL, OF PART INLOT 7273 AND PART INLOT 7274 AND 2.351 ACRES, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, CONVEYED TO MEIJER PROPERTIES INC. IN DEED BOOK 616, PAGE 115 IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND DESCRIBED IN THE WITHIN PLAT VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

MEIJER PROPERTIES INC.

Witness AS TO 1 AND 2
Janet E. Cair
Witness AS TO 1 AND 2
Robert A. Parker

John S. Stephenson, V.P.
Paul E. Boyer, Senior V.P.

STATE OF MICHIGAN, COUNTY OF KENT, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF MICHIGAN, 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 7 DAY OF MAY, 1991.

Robert A. Cebay
NOTARY PUBLIC



AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 7th DAY OF MAY, 1991, THIS PLAT WAS REVIEWED AND APPROVED.

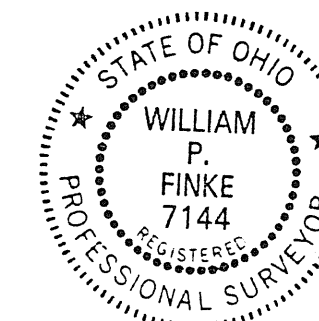
Chairman

Secretary

I HEREBY APPROVE THIS PLAT AND HAVE ASSIGNED THE LOT NUMBER SHOWN ON THIS PLAT ON THIS 24th DAY OF MAY, 1991.

Chris A. Peoples by Linda Pearson
MIAMI COUNTY AUDITOR

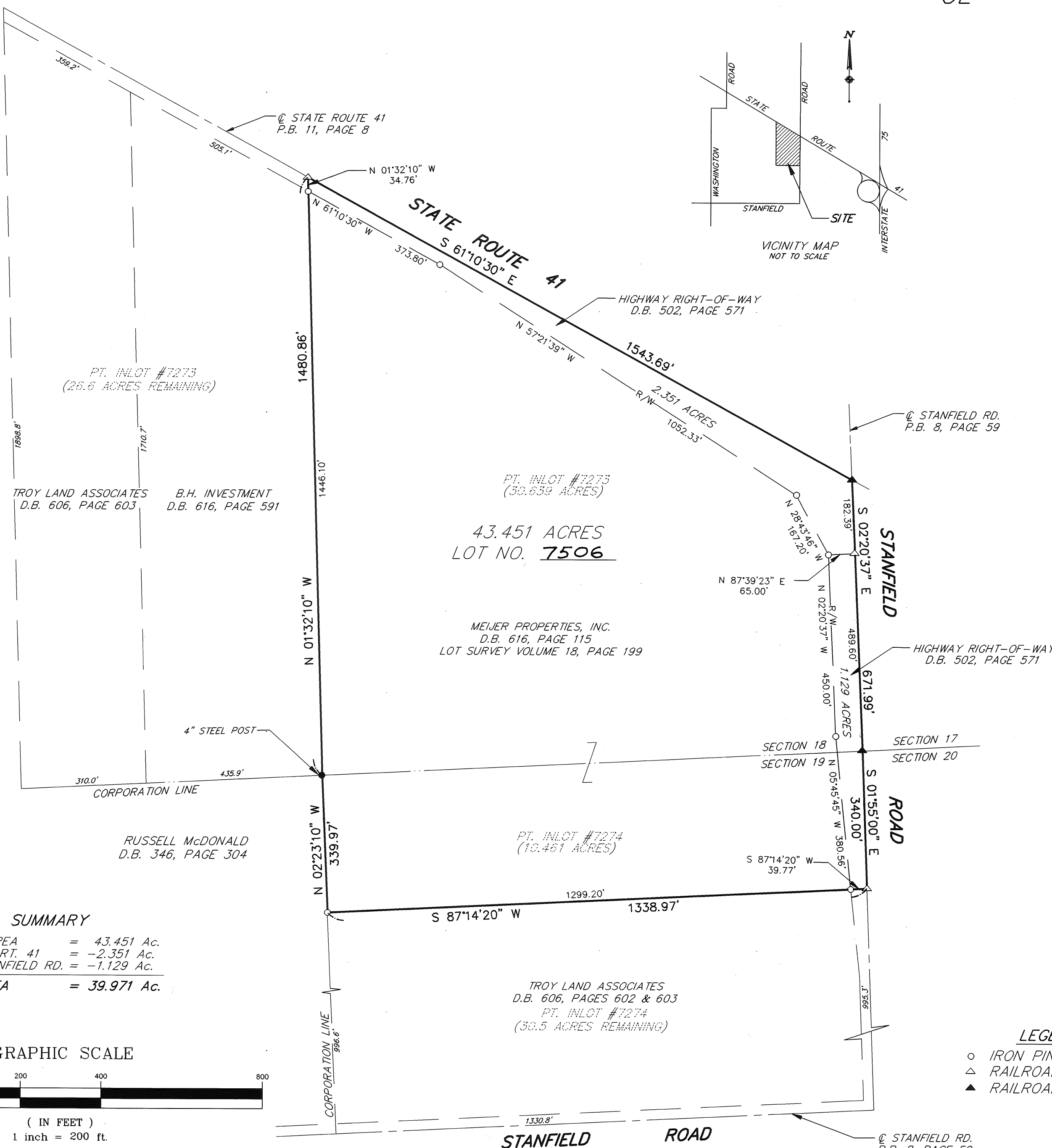
I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN. IRON PINS WILL BE SET AT ALL LOT CORNERS.



WOOLPERT CONSULTANTS

William P. Finke 5/8/1991
WILLIAM P. FINKE
OHIO REGISTERED SURVEYOR NO. 7144

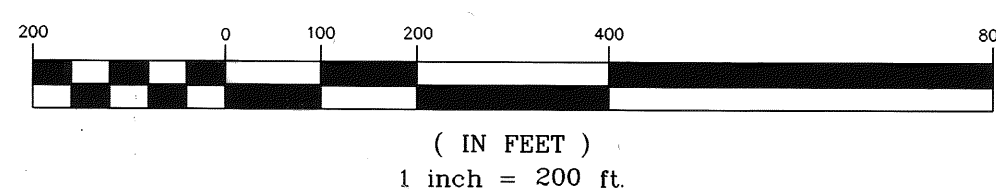
WOOLPERT CONSULTANTS
409 E. MONUMENT AVE.
DAYTON, OHIO 45402



SUMMARY

TOTAL AREA = 43.451 Ac.
R/W ST. RT. 41 = -2.351 Ac.
R/W STANFIELD RD. = -1.129 Ac.
NET AREA = 39.971 Ac.

GRAPHIC SCALE



LEGEND

- IRON PIN SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND

SHENANDOAH SUBDIVISION - SECTION 12

• TOWN 4 • RANGE 6 • SECTION 5 • CONCORD TOWNSHIP •
• MIAMI COUNTY - OHIO •

PLAT BOOK 15 PAGE 119

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.

FILE NO. 113121

RECEIVED FOR RECORD: 3:35 PM
TIME

FEE: \$21.60 DATE: MAY 28, 1991

Jamet E. Cain
MIAMI COUNTY RECORDER
Bobbie Mueller, deputy

DESCRIPTION

Being a subdivision situated in Section 5, Town 4, Range 6, in Concord Township, Miami County, Ohio, containing 6.142 Acres of a total of 142.647 Acres as conveyed to Daniel D. Turner by deed recorded in Deed Book 591, Page 121 of the Miami County Recorder's record of deeds.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and protective covenants and restrictions and do hereby voluntarily consent to the execution of said plat and to the dedication of all parts of the roads, streets and public grounds shown hereon and not heretofore dedicated, to public use forever.

Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement or removal of open ditch surface drainage or open waterways or the operation of gas, sewer, water, electric, telephone or other utility lines or services, and for the expressed privilege or removing of any and all trees or other obstructions to the free use of said utilities, and for providing ingress & 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 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 himself and all other subsequent owners and assigns taking title from, under or through the undersigned.

Julie A. Green
WITNESS

Sandra J. Jones
WITNESS

Julie A. Green
WITNESS

Sandra J. Jones
WITNESS

Daniel D. Turner
DANIEL D. TURNER

Gail W. Turner
GAIL W. TURNER

PEOPLES SAVINGS BANK OF TROY

Richard A. Herner
RICHARD A. HERNER, VICE-PRES.
William B. Whidden
WILLIAM B. WHIDDEN, ASST. VICE-PRES.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 25TH day of FEBRUARY, 1991, before me, a notary public in and for said County and State, personally came Daniel D. Turner and Gail W. Turner, and Peoples Savings Bank of Troy by its asst. vice-president William B. Whidden and its vice-president Richard A. Herner, 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 notoral seal on the day and date above written.

My commission expires: 2-11-93
DATE

Sandra J. Jones
NOTARY PUBLIC

DRAINAGE AND STORMWATER COVENANTS

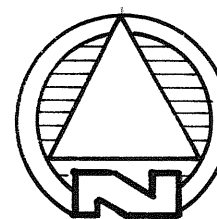
THE FOLLOWING COVENANTS ARE NOT AMENDABLE AND SHALL RUN WITH THE LAND:

1. The minimum first floor elevation of any house shall comply with these shown on the construction plans on file with the Miami County Engineer.
2. All drainage swales and open waterways shall be maintained open and unobstructed at all times. Individual lot owners upon whose lots any swales, open waterways or detention areas are located shall be responsible for maintenance of said swales, open waterways & detention areas within these easements, no structure, planting, fencing, culvert or other materials shall be placed or permitted to remain without the written consent of the Miami Co Engineer. The drainage easement shown on Lots 215 & 216, in addition to being for the purpose of surface drainage flow, is also for the purpose of detention of surface drainage flow. No permanent structure of any type may be placed in this easement. Miami County and Concord Township do not accept for maintenance the storm water detention lawn areas for the above captioned lots.
3. The lots on this plat are governed by the Miami County Stormwater Management Control Regulations as recorded in Misc. Book 21, Page 585, of the Miami County Recorder's records.

CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision Feb. 1, 1991. Curved distances measured along the arc. Iron pins to be set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807



SCALE: 1" = 100'

NOTE

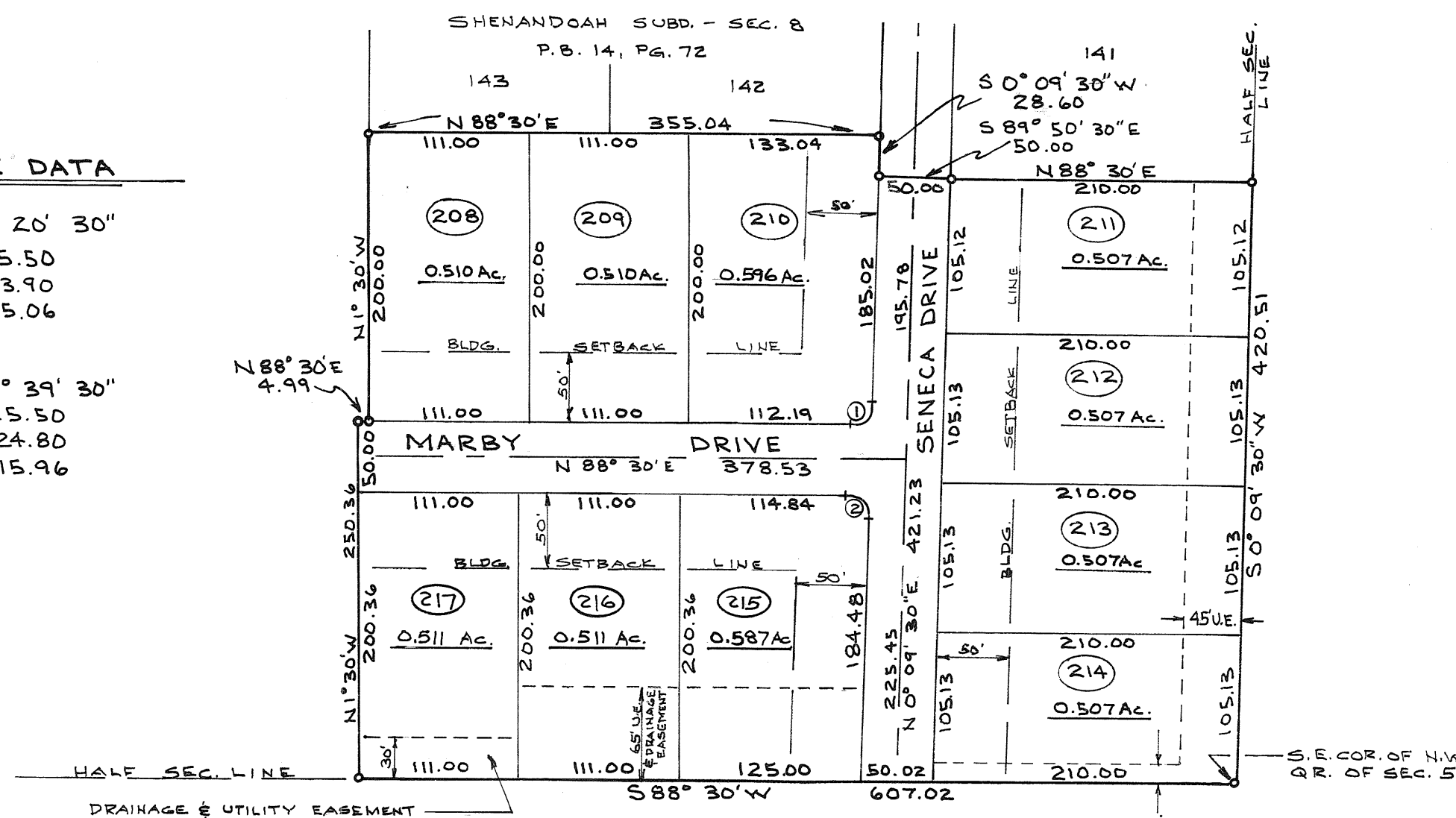
Restrictive covenants for this plat shall be the same as those covenants listed for Shenandoah Subd. - Sec 4 Plat Book 12, Pg. 93A, except that said covenants shall extend to July 1, 2011.

STREETS = .889 Ac.
LOTS = 5.253 Ac.
TOTAL = 6.142 Ac.

CURVE DATA

① Δ = 88° 26' 30"
R = 15.50
L = 23.90
T = 15.06

② Δ = 91° 39' 30"
R = 15.50
L = 24.80
T = 15.96



NOTE

There is a five ft. (5) utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon. There is a ten ft. (10) utility easement along and adjacent to all street rights-of-way.

CITY OF TROY PLANNING COMMISSION

This plat reviewed and approved by City of Troy Planning Commission this 21st day of Feb, 1991.

Chela J. Doyle
CHAIRMAN

Sup. D. Knight
SECRETARY

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 16 day of May, 1991.

George R. Mot
CHAIRMAN

Mike Ponder
SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 20th day of MAY, 1991. (Approval of this plat for recording purposes does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat. Section 711.041 Ohio Revised Code)

Don Hart

Ullrich

James H. Haverly

MIAMI COUNTY AUDITOR

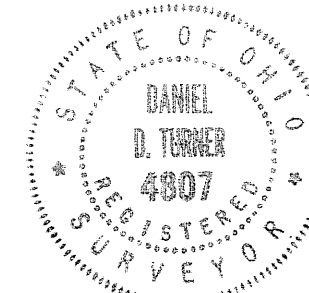
Approved and transferred this 28th day of May, 1991.

Chris A. Peoples
MIAMI COUNTY AUDITOR
BY: Cheryl Beaver
DEPUTY COUNTY AUDITOR

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 17th day of MAY, 1991.

Doug Christian
MIAMI COUNTY ENGINEER



SHENANDOAH SUBD. - SECTION 12

TROY - OHIO

Daniel D. Turner & Assoc.
19 S. PLUM ST. TROY - OHIO

* CIVIL ENGINEERING • LAND SURVEYING *

DATE: FEB - 1991 DRAWN BY: W.S. SHEET NO. 1

FILE NO. 113121 CHECKED BY: D.T. SCALE: 1" = 100'

UPPER VALLEY PROFESSIONAL PARK - PHASE ONE - LOT 6
A PLANNED BUSINESS DEVELOPMENT

SECTIONS 25 & 26; TOWN-1; RANGE-12 MRS IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 15 PAGE 120
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14TH DAY OF
JUNE, 1991, AT 9:50A.M.
FILE NUMBER 113854 FEE \$21.60

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER
Bobbie Mueller, 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 THE 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, PRESIDENT
WITNESS
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 MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO, THIS 27th DAY OF May, 1991.
NOTARY PUBLIC MY COMMISSION EXPIRES Jan. 14, 1994

LIENHOLDERS: FIFTH THIRD BANK OF MIAMI VALLEY NA
WILLIAM P. SCHULTZ, VICE PRESIDENT
FRANK W. WAGNER, VICE PRESIDENT
WITNESS
STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED WILLIAM P. SCHULTZ, VICE PRESIDENT AND FRANK W. WAGNER, VICE PRESIDENT OF FIFTH THIRD BANK OF MIAMI VALLEY NA, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENTS, 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, 1991.
NOTARY PUBLIC MY COMMISSION EXPIRES

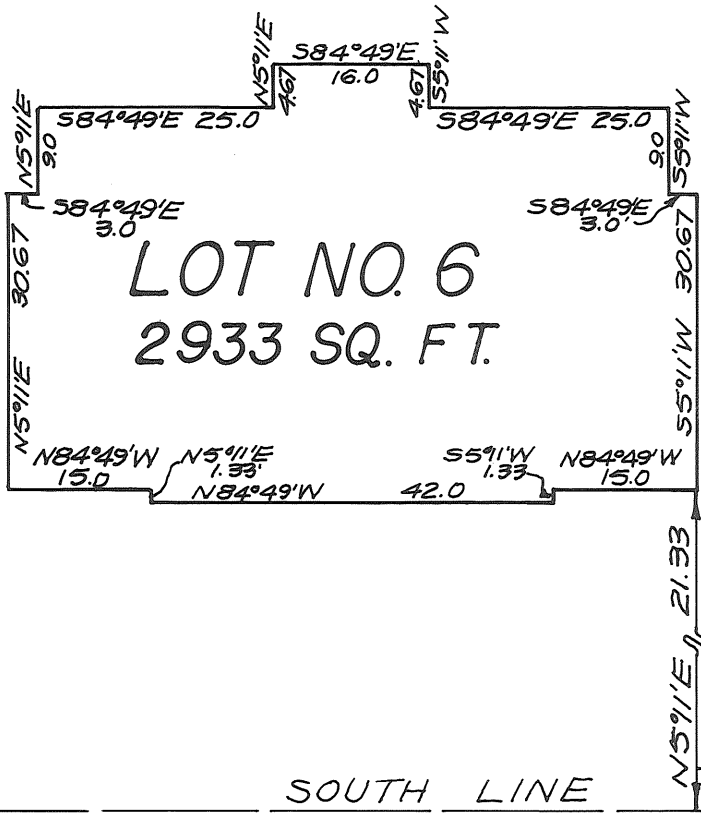
THIS PLAT REVIEWED AND APPROVED THIS 10th DAY OF JUNE, 1991.
DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

THIS PLANNED UNIT DEVELOPMENT PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION STAFF THIS 12 DAY OF June, 1991, IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE COVENANTS.
SECRETARY

TRANSFERRED THIS 14th DAY OF June, 1991.
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
DEPUTY AUDITOR

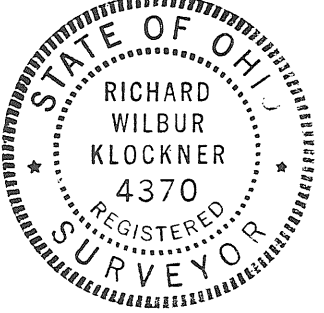
DESCRIPTION
BEING A PLANNED UNIT COMMERCIAL DEVELOPMENT CONTAINING A TOTAL OF 5.958 ACRES OF WHICH 5.4862 ACRES ARE IN THE SOUTHEAST QUARTER OF SECTION 26 AND 0.4718 ACRES ARE IN THE NORTHEAST QUARTER OF SECTION 25; TOWN 1; RANGE 12, MRS, IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO, SAID PROPERTY ACQUIRED BY UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION, AN OHIO CORPORATION, BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEED BOOK 618, PAGES 886 AND 893. THE PLATTED LOTS CONTAIN A TOTAL OF 5.181 ACRES AND THE DEDICATED PORTION OF COUNTY ROAD 25A A CONTAINS A TOTAL OF 0.777 ACRES.

THE REAL PROPERTY DESCRIBED IN THIS UPPER VALLEY PROFESSIONAL PARK - PHASE ONE - LOT 6, DATED SEPTEMBER 5, 1990, IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR UPPER VALLEY PROFESSIONAL PARK - PHASE ONE - LOT 6, AND ALL THE TERMS CONTAINED THEREIN AS RECORDED SEPTEMBER 5, 1990, IN MISC. VOLUME 23, PAGE 653, OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, AND AS AMENDED AND RECORDED FROM TIME TO TIME.



S.E. CORNER SECTION 26 674.00
N 84°49'W
SECTION 26
P.R. SPIKE

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



UPPER VALLEY PROFESSIONAL PARK - PHASE ONE LOT 6 - SPRINGCREEK TWP., MIAMI CO., OHIO		
UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION, AN OHIO CORPORATION PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 23 MAY 1991	DRAWN BY: TRACED BY: CHECKED BY: SCALE: 1" = 20'	SHEET NO. 1 OF 1

VACATION PLAT OF PART OF WALNUT STREET IN THE CITY OF TIPP CITY, MIAMI COUNTY,

Plat Book Volume 15 Page 121

Miami County Recorder's Plats

Received for record this 14TH day
of JUNE, 1991, at 9:54 a.m.

File No. 113855 Fee \$21.60

Janet E. Cain, Recorder
Janet E. Cain, Miami County Recorder

by: Bobbie M. Miller, Deputy
Deputy

Description

Being the vacation of part of Walnut Street, situated between Inlots 775 and 776, and between the West line of Miles Ave., and the West lines of Inlots 775 and 776, extended.

Consent to Vacate

We, the undersigned, being all the owners of the property abutting the cross-hatched portion of Walnut Street shown hereon, and having a vested interest in said street, hereby consent to said vacation. We have petitioned the Council of the City of Tipp City, Ohio, for said vacation, and waive notice of the pendency of said petition.

<u>Sara Meyer</u>	<u>Lula Meyer</u>	<u>Daniel Graybill</u>
Witness	Witness	Witness
<u>O. F. Marko</u>	<u>Lula Meyer</u>	<u>Daniel Graybill</u>
Witness	Witness	Witness
<u>Patricia Crouch</u>	<u>Lula Meyer</u>	<u>Daniel Graybill</u>
Witness	Witness	Witness
<u>Dale Crouch</u>	<u>Lula Meyer</u>	<u>Daniel Graybill</u>
Witness	Witness	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 such instrument is their free act and deed for the purposes therein expressed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at Tipp City, Ohio, this 7th day of June, 1991.

Neva Hufford
Notary Public

Oct. 26, 1994
My commission expires:

At a meeting of the Planning Commission of the City of Tipp City, Ohio, held this 9th day of October, 1990, this vacation plat was reviewed and approved.

Richard W. Klockner
Chairman

Richard Mohr Brown
Secretary

At a meeting of the Council of the City of Tipp City, Ohio, held this 25th day of FEBRUARY, 1991, this vacation plat was approved and accepted by Ordinance No. 3-91.

Chris A. Peoples Mayor
Paul Klockner Vice President of Council
Neva Hufford Clerk of Council

Approved and transferred this 14th day of June, 1991.

Chris A. Peoples Miami County Auditor
by: Cheryl Beaver Deputy

Legend

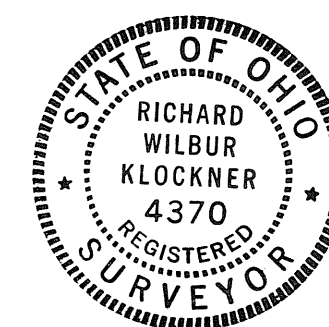
- Iron pin found
- Iron pin called for - not found
- ⌘ Iron pin set

References

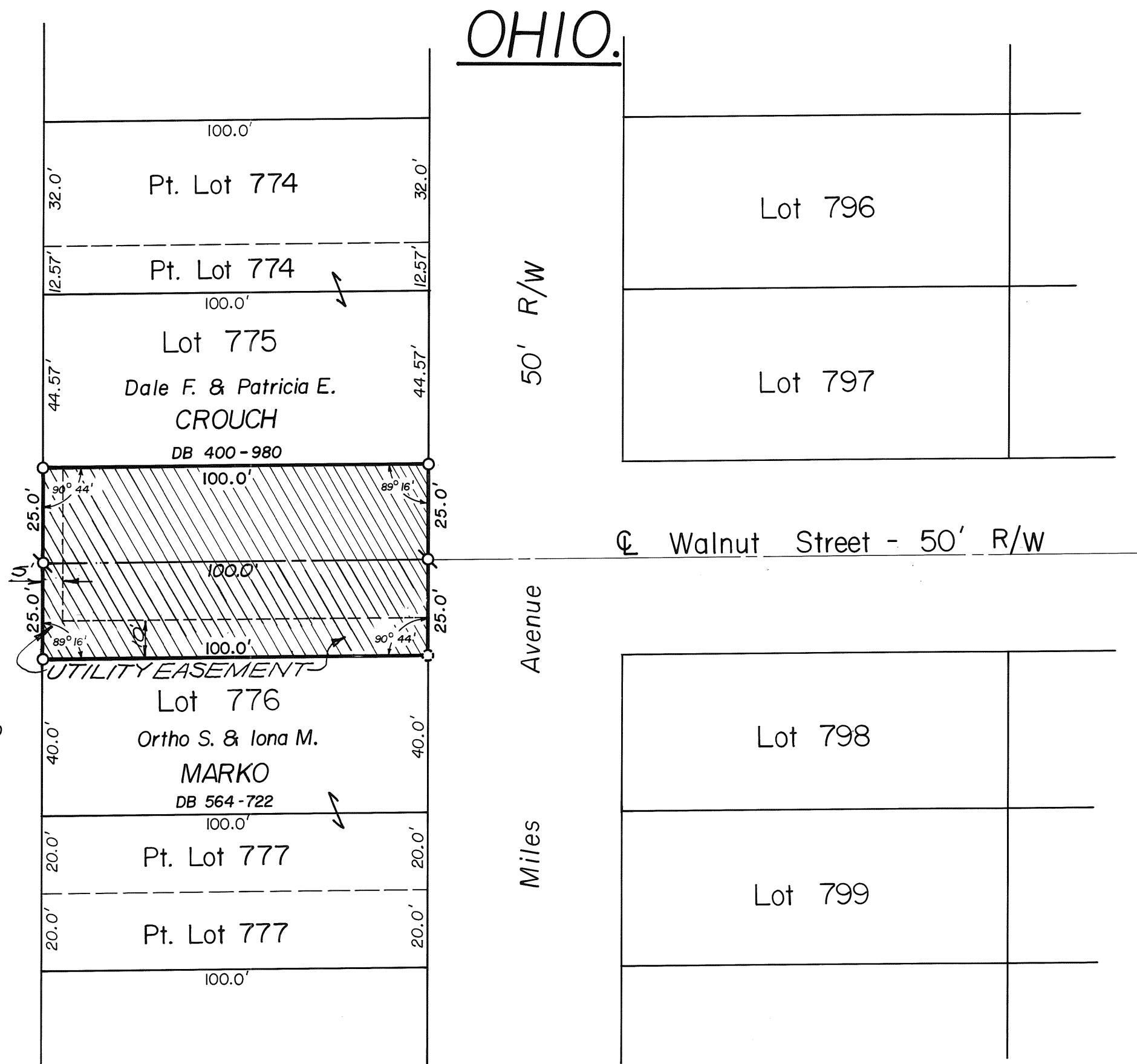
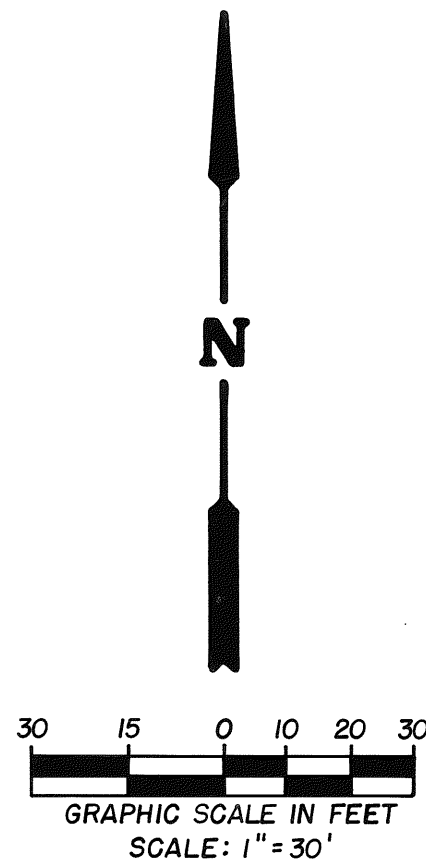
- Recorder's Plat Bk. 2, Pg. 237
- Lot Survey Vol. 4, Pg. 7

I hereby certify this vacation plat to
be true and correct as shown hereon.

Richard W. Klockner
Richard W. Klockner
Professional Surveyor No. 4370



Vacation Plat of part of Walnut Street in the City of Tipp City, Ohio		
DALE & PATRICIA CROUCH ORTHO & IONA MARKO		
Richard W. Klockner & Associates, Inc. Civil Engineering & Land Surveying Troy, Ohio 45373 ... 339-5331		
Date	Drawn by: D.A.S.	Sheet No.
12-21-90	Traced by: Checked by: <u>RWB</u>	1 OF 1
SCALE: 1" = 30'		



SCALE 1"=100



Janet E. Cain
MIAMI COUNTY RECORDER
Bobbie Mueller
BY DEPUTY
ANNEXATION PROCEEDINGS FILED
IN MISC. BOOK 24 PAGE 11

Janet E. Cain
MIAMI COUNTY RECORDER

Bobbie Mueller
BY DEPUTY

DESCRIPTION

BEING A TOTAL OF 14.671 ACRES IN THE SOUTHWEST QUARTER OF SECTION 25, TOWN 2, RANGE 9, M.R.S., BETHEL TOWNSHIP, MIAMI COUNTY, OHIO.

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY
THE COUNTY ENGINEER THIS 27TH DAY OF DECEMBER 1990

Darryl Christian
MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA TO THE
CITY OF HUBER HEIGHTS WAS APPROVED BY THE
MIAMI COUNTY COMMISSIONERS THIS 28th DAY OF
December 1990

Robert Don Hart

CITY OF HUBER HEIGHTS

THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED
AT A MEETING OF THE CITY COUNCIL OF THE
CITY OF HUBER HEIGHTS OHIO, HELD THIS 25th DAY OF
March 1991 ORDINANCE NO. 91-0-469



DIVISION NO. 77-0-767
Sherwin Eisman
 SHERWIN EISMAN - MAYOR
 ATTEST:
Margaret Stivers
 MARGARET STIVERS - CLERK

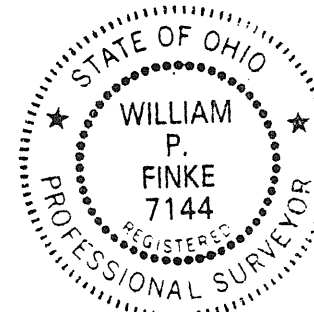
MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 5th DAY OF
JULY, 1991

Chris A. Peoples Linda Pearson
MIAMI COUNTY AUDITOR BY DEPUTY

I HEREBY STATE THAT THE LOCATIONS AND DIMENSIONS
SHOWN ON THIS MAP ARE THE RESULTS OF A FIELD
SURVEY PERFORMED UNDER MY DIRECT SUPERVISION

William P. Finke 8-2-1990
WILLIAM P. FINKE
OHIO REGISTERED SURVEYOR No. 7144



**WOOLPERT
CONSULTANTS**
409 East Monument Avenue
Dayton, Ohio 45402-1226

10-17624-01

TIPP CITY
CORPORATION

MIAMI
COUNTY

N.W.
SECTION

VOLUME 15 PAGE 123

MIAMI COUNTY RECORDER'S
PLAT RECORDS.

REC'D FOR RECORD THIS 12th
DAY OF JULY, 1991, AT 3:55 P.M.
FEE \$21.60 FILE NO. 114828

MIAMI COUNTY RECORDER
SCALE: 1" = 30'



Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

LEGEND

5/8" CAPPED PIN

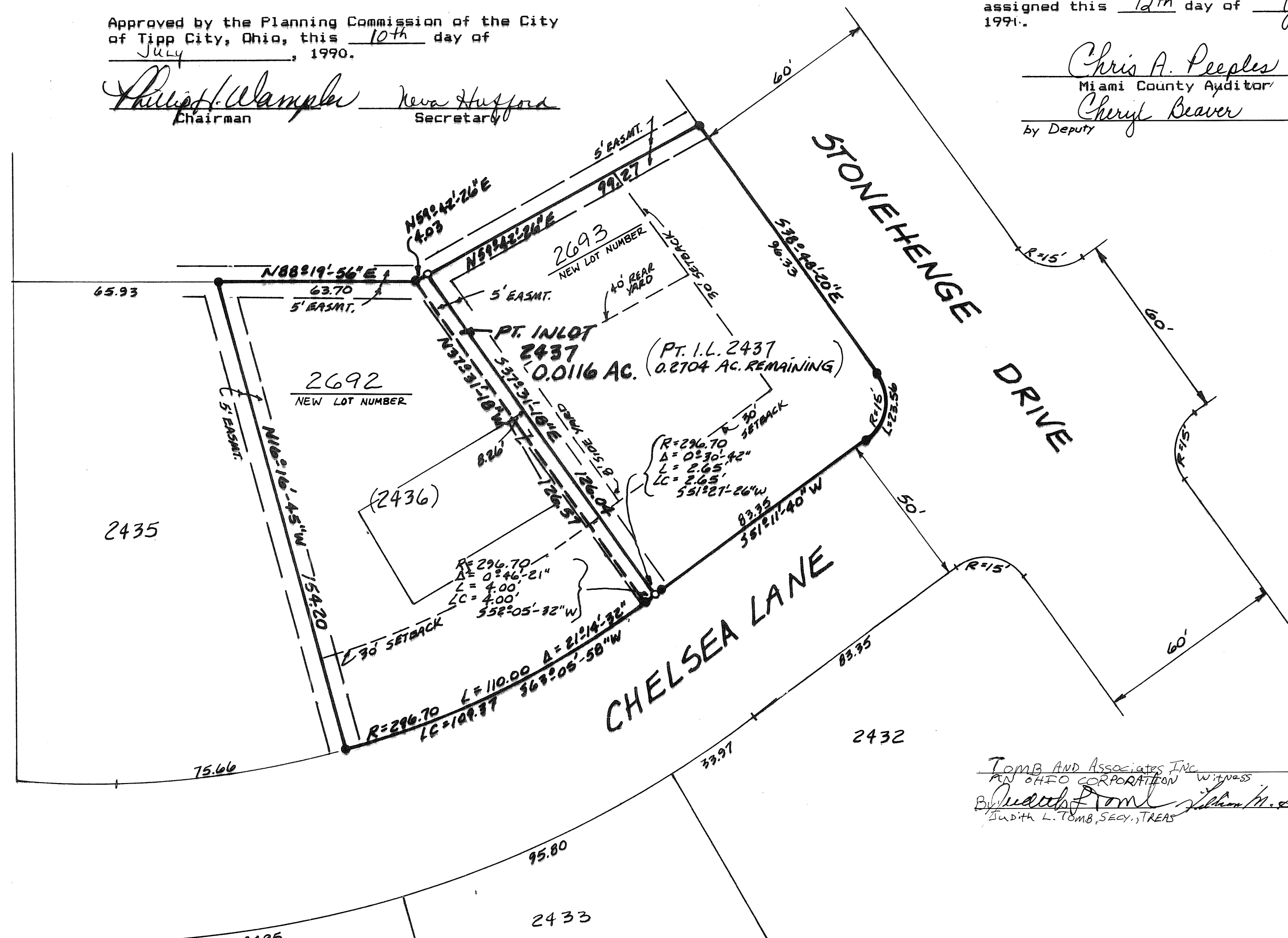
REPLAT OF INLOTS 2436 & 2437

Approved by the Planning Commission of the City
of Tipp City, Ohio, this 10th day of
July, 1990.

Philip Wampler Chairman
Keva Hufford Secretary

Approved and transferred with lot numbers
assigned this 12th day of July, 1991.

Chris A. Peeples
Miami County Auditor
Cheryl Beaver
by Deputy



DESCRIPTION

Being a replat of 0.5558 acres of Inlots 2436 and 2437, Tipp City, Miami County, Ohio; conveyed to Tomb and Associates, Incorporated by Deed Book Page of The Miami County Recorder's Deed Records and containing 0.5558 acres in lots.

DEDICATION

We, the undersigned, being all 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. Easements shown or noted on this plat are for the construction, operation, maintenance, repair, replacement or removal of open ditch surface water drainage, gas, sewer water, telephone, cable t.v. or other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

BANK ONE, DAYTON, N.A.
A NATIONAL BANKING ASSOCIATION

Debra A. M. Jurnan
Witness

By: Linda M. Swearingen
Linda M. Swearingen, SENIOR
COMMERCIAL REAL ESTATE OFFICIAL

By: Judith L. Tomb
JUDITH L. TOMB, SECY., TREAS.

Carolyn Z. Cundiff
Witness

By: John M. Tomb
JOHN M. TOMB, PRESIDENT

REPLAT OF INLOTS 2436 & 2437, TIPP CITY
FOR TOMB & ASSOC., INC.

Michael W. Cozatt 6-11-90
MICHAEL W. COZATT

REGISTERED SURVEYOR #6001

SURVEYOR'S STATEMENT

I, hereby certify this plat to be a true and correct survey as shown, with iron pins set at all lot corners and points of curvature.



COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. - 09790

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

Before me, a notary public in and for said state and county personally appeared ~~John M. Tomb~~ and ~~Judith L. Tomb~~, ~~its~~ ~~President~~ and ~~its~~ ~~Vice President~~, also ~~Judith L. Tomb~~ ~~its~~ ~~Secy. Treas.~~ ~~its~~ ~~and by~~ ~~which~~ executed the foregoing plat, who acknowledged that they did sign this instrument, and that it is their free act and deed individually.

In testimony whereof, I have hereunto set my name and affixed my official seal this 7th day of June, 1990.

Debra A. M. Jurnan 3-20-95
Notary Public My Commission Expires
Shelby Co.

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

Before me, a notary public in and for said state and county personally appeared Linda M. Swearingen, Senior Commercial Real Estate Officer of BANK ONE, DAYTON, N.A., a national banking association, on behalf of the association, which executed the foregoing plat, who acknowledged that she did sign this instrument, and that it is her free act and deed.

In testimony whereof, I have hereunto set my name and affixed my official seal this 6th day of June, 1991.

Timothy J. Hockett
Notary Public

My Commission Expires

STATE OF OHIO, COUNTY OF MIAMI, S.S.
Before me, a notary public in and for said state and county personally appeared JUDITH L. TOMB, SECY., TREAS. OF TOMB AND ASSOCIATES, INC., AN OHIO CORPORATION, on behalf of the corporation which executed the foregoing plat, who acknowledged that she did sign this instrument, and that it is her free act and deed.

In testimony whereof, I have hereunto set my name and affixed my official seal this 11th day of June, 1991.
John M. Sherman
NOTARY PUBLIC
Feb. 18 1995
MY COMMISSION EXPIRES

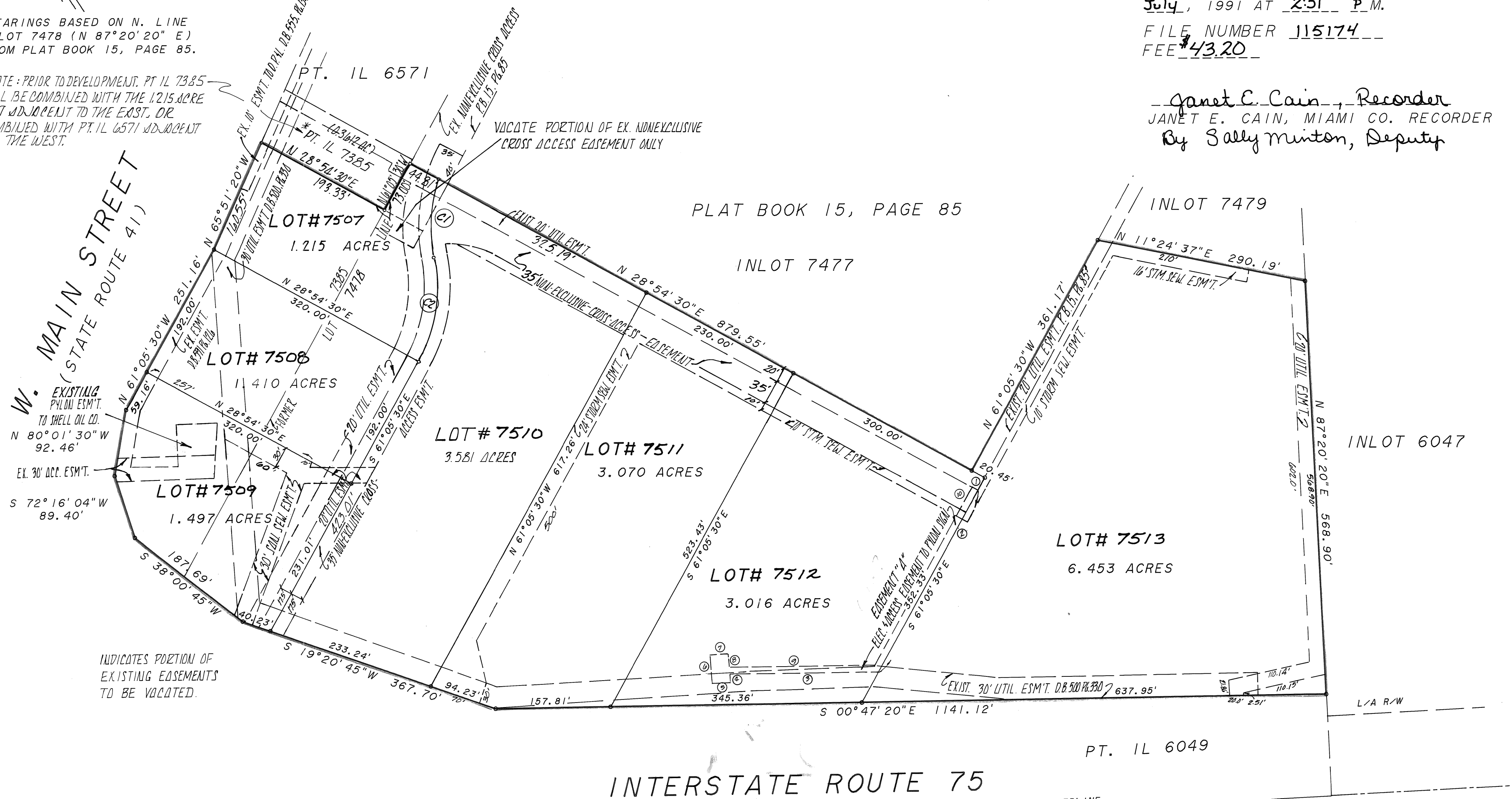
REPLAT OF PT. INLOT 7385 & IL 7478 SEC. 17 & 20, T-5, R-6, CITY OF TROY

PLAT BOOK 15, PAGE 124
MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 23 DAY OF
July, 1991 AT 2:31 P.M.
FILE NUMBER 115174
FEE \$43.20

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI CO. RECORDER
By Sally Minton, Deputy

BEARINGS BASED ON N. LINE
INLOT 7478 (N 87°20'20" E)
FROM PLAT BOOK 15, PAGE 85.

*NOTE: PRIOR TO DEVELOPMENT, PT. IL 7385
WILL BE COMBINED WITH THE 1.215 ACRE
LOT ADJACENT TO THE EAST, OR
COMBINED WITH PT. IL 6571 ADJACENT
TO THE WEST.



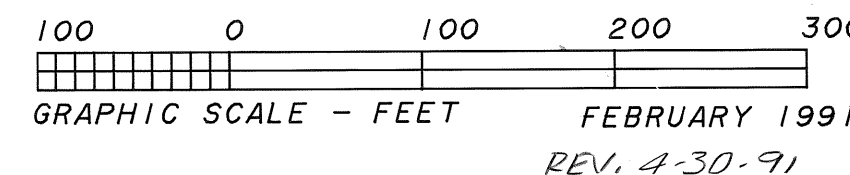
CERTIFICATION

I HEREBY CERTIFY THIS PLAT AND ALL
MEASUREMENTS TO BE CORRECT. CURVED
DISTANCES ARE MEASURED ALONG
THE ARC. IRON PINS TO BE SET AT
ALL LOT CORNERS.

CURVE TABLE

- (C1) $R=212.00'$ $\Delta=107.61'$
 $Chd.=S 86^{\circ}30'32"E \sim 106.46'$
 $I=29^{\circ}04'59"$
- (C2) $R=212.00'$ $\Delta=148.54'$
 $Chd.=S 80^{\circ}58'41"E \sim 145.52'$
 $I=40^{\circ}08'52"$

- EASEMENT "D"
1. N28°54'30"E 10.00
 2. S61°05'30"E 286.54
 3. S00°47'20"E 204.53
 4. N86°57'30"E 9.04
 5. S03°02'30"E 25.00
 6. S86°57'30"W 40.00
 7. N03°02'30"W 25.00
 8. N86°57'39"E 20.75
 9. N00°47'20"W 199.12
 10. N61°05'30"W 280.73



McDOUGALL ASSOCIATES
Professional Land Surveyors
956 SENATE DRIVE
DAYTON, OHIO 45459
(513) 438-9787
JOB #90-215

REPLAT OF PART INLOT 7385 & IL 7478
SEC. 17 & 20, T-5, R-6, CITY OF TROY
MIAMI COUNTY, OHIO

PLAT BOOK 15 pg. 124A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

DESCRIPTION

BEING A SUBDIVISION OF 20.2422 ACRES OF PART INLOT 7385 AND INLOT 7478 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS CONVEYED TO RAMCO SINGER ASSOCIATES, LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP BY DEED RECORDED IN DEED BOOK 608, PAGE 661 (LOT 7478) AND D.B. 628, PG. 162 (PT. IL 7385) BOTH OF THE MIAMI COUNTY DEED RECORDS.

TROY PLANNING COMMISSION:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 8th DAY OF MAY, 1991, THIS PLAT WAS REVIEWED AND APPROVED.

Cheryl D. Knight
CHAIRMAN

Sue D. Knight
SECRETARY

TROY CITY COUNCIL :

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd DAY OF June, 1991, THIS REPLAT WAS APPROVED BY ORDINANCE # 0-18-21.

Douglas L. Campbell
MAYOR

Peter E. Jenkins
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR:

I HEREBY APPROVE THIS PLAT AND HAVE THE LOT NUMBERS DESIGNATING THE LOTS AS SHOWN ON THIS PLAT ON THIS 23rd DAY OF July, 1991.

Chris A. Peoples
MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEPUTY COUNTY AUDITOR

ACCEPTANCE AND EASEMENT STATEMENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS SHOWN HEREON AND DO HEREBY CREATE THE EASEMENTS FOR UTILITIES AND ACCESS.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, CABLE, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTIES.

OWNERS:

RAMCO SINGER ASSOCIATES LIMITED PARTNERSHIP
BY: RAMCO TROY ASSOCIATES, ITS MANAGING PARTNER

Bruce Gershenson
BRUCE GERSHENSON - PARTNER

Dennis Gershenson
DENNIS GERSHENSON - PARTNER

WITNESSED BY:

Joseph W. Suckale
Susan M. Fennier

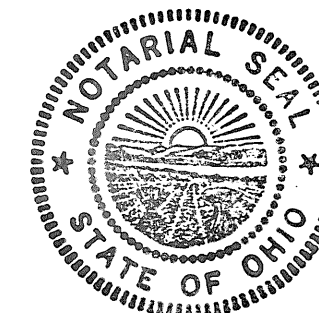
STATE OF OHIO, COUNTY OF MIAMI, ss

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES AND 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 _____ THIS 12th DAY OF JUNE, 1991.

Phyllis Westerfield
NOTARY PUBLIC

PHYLLIS WESTERFIELD, Notary Public
In and for the State of Ohio
My Commission Expires March 27, 1995



McDOUGALL ASSOCIATES

Professional Land Surveyors

956 SENATE DRIVE
DAYTON, OHIO 45459

(513) 438-9787

JOB #90-215

REPLAT OF LOTS 2683-2685

• WOODLAWN SUBDIVISION — SECTION 7 •
• TIPP CITY - OHIO •

PLAT BOOK 15 PAGE 125

MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS

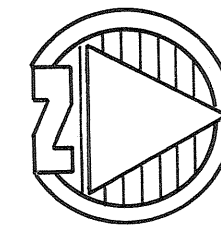
FILE NO. 116076

RECEIVED FOR RECORD 2:45 PM
TIME

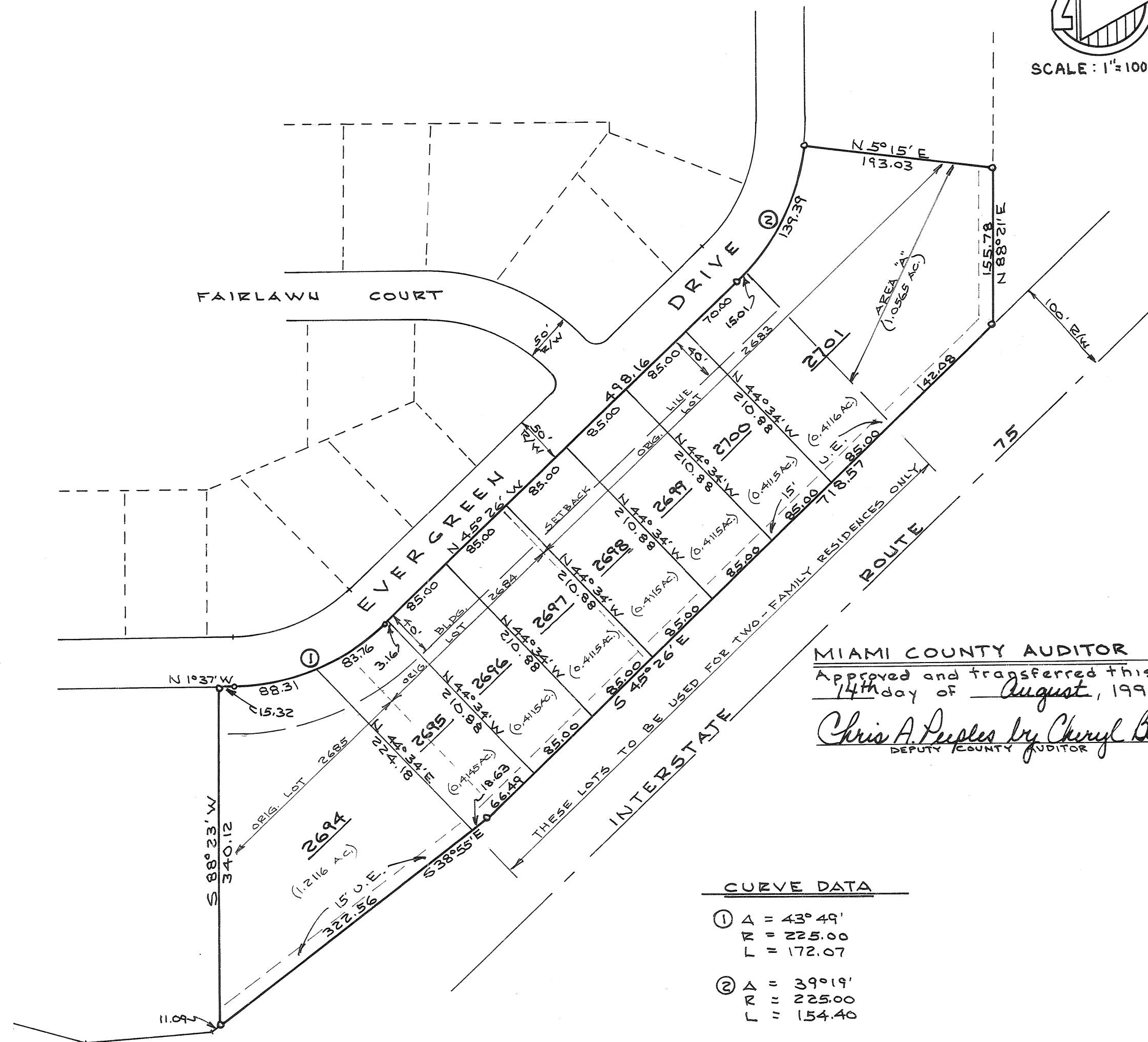
FEE: \$ 21.60 DATE AUG. 14, 1991

Janet E. Cain
MIAMI COUNTY RECORDER

By: Bobbie Mueller, Deputy



SCALE: 1"=100'



DESCRIPTION

Being a replat of Lots 2683 through 2685 of part of Woodlawn Subdivision, Section 7, as recorded in Plat Book 15, Page 102, Miami County Plat Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lots herein replatted, do hereby accept and approve this replat. Restrictions for these replatted lots shall remain the same as for Woodlawn Subdivision - Section 7 as noted in Plat Book 15, Page 102A of the Miami County Plat Records.

MILLAVY DEVELOPMENT COMPANY

Wayne Stover
WITNESS

Daniel D. Turner
WITNESS

Zimmer Miller
ZIMMEL MILLER, MANAGING PARTNER

STATE OF OHIO, MIAMI COUNTY S.S.

Be it remembered that on this 3RD day of JULY 1991 before me, a notary public in and for said County and State, personally came Millavy Development Company by its managing partner Zimmer Miller, 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.

My commission expires: FEB. 4, 1992
DATE

Daniel D. Turner
NOTARY PUBLIC

MIAMI COUNTY AUDITOR
Approved and transferred this
14th day of August, 1991.

Chris A. Peoples by Cheryl Beaver
DEPUTY COUNTY AUDITOR

TIPP CITY PLANNING COMMISSION

This plat reviewed and approved by City of Tipp City Planning Commission this 9th day of JULY, 1991.

Donna Marie Stodd
VICE-CHAIRMAN

Mark Hufford
SECRETARY

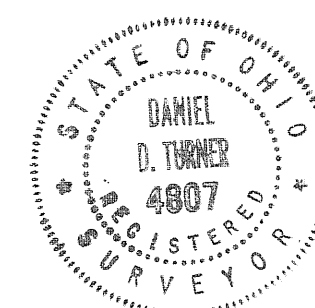
NOTE

Area "A" as shown hereon is to be used for purposes of utility easements and for storm drainage detention purposes and is not to be used as a building site.

NOTE

Protective covenants for this replat shall remain the same as those for Woodlawn Subd. - Sec. 7 (Plat Book 15, P. 102 & 102A) except that the lots designated hereon shall be used for two-family residences only.

All existing easements on Lots 2683 - 2685 are hereby vacated. New easements shown or noted hereon are for the purposes as specified for Woodlawn Subd. - Section 7. There is a five ft. (5') utility easement each side of each interior lot line and along the rear lot line of each lot except as may be otherwise shown hereon. There is a ten ft. (10') utility easement along and adjacent to all street rights-of-way.



CERTIFICATION

I hereby certify this plat and all measurements to be correct. Iron pins to be set at all lot corners

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

REPLAT OF LOTS 2683-2685 FOR MILLAVY DEVELOPMENT COMPANY TIPP CITY, OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY, OHIO			
CIVIL ENGINEERING • LAND SURVEYING •			
DATE JUNE - 1991	DRAWN BY: CHECKED BY:	W.S. D.T.	SHEET NO. 1/1
FILE NO. 170691	SCALE: 1" = 100'		

REPLAT OF PART OF LOT 966 & PART OF OUTLOT 39

• TIPP CITY • MIAMI COUNTY • OHIO •

PLAT BOOK 15 PAGE 126

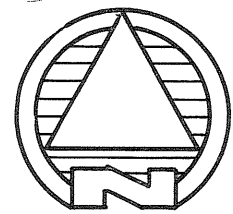
MIAMI COUNTY RECORDERS RECORD OF
RECORDED PLATS.

FILE NO. 116134

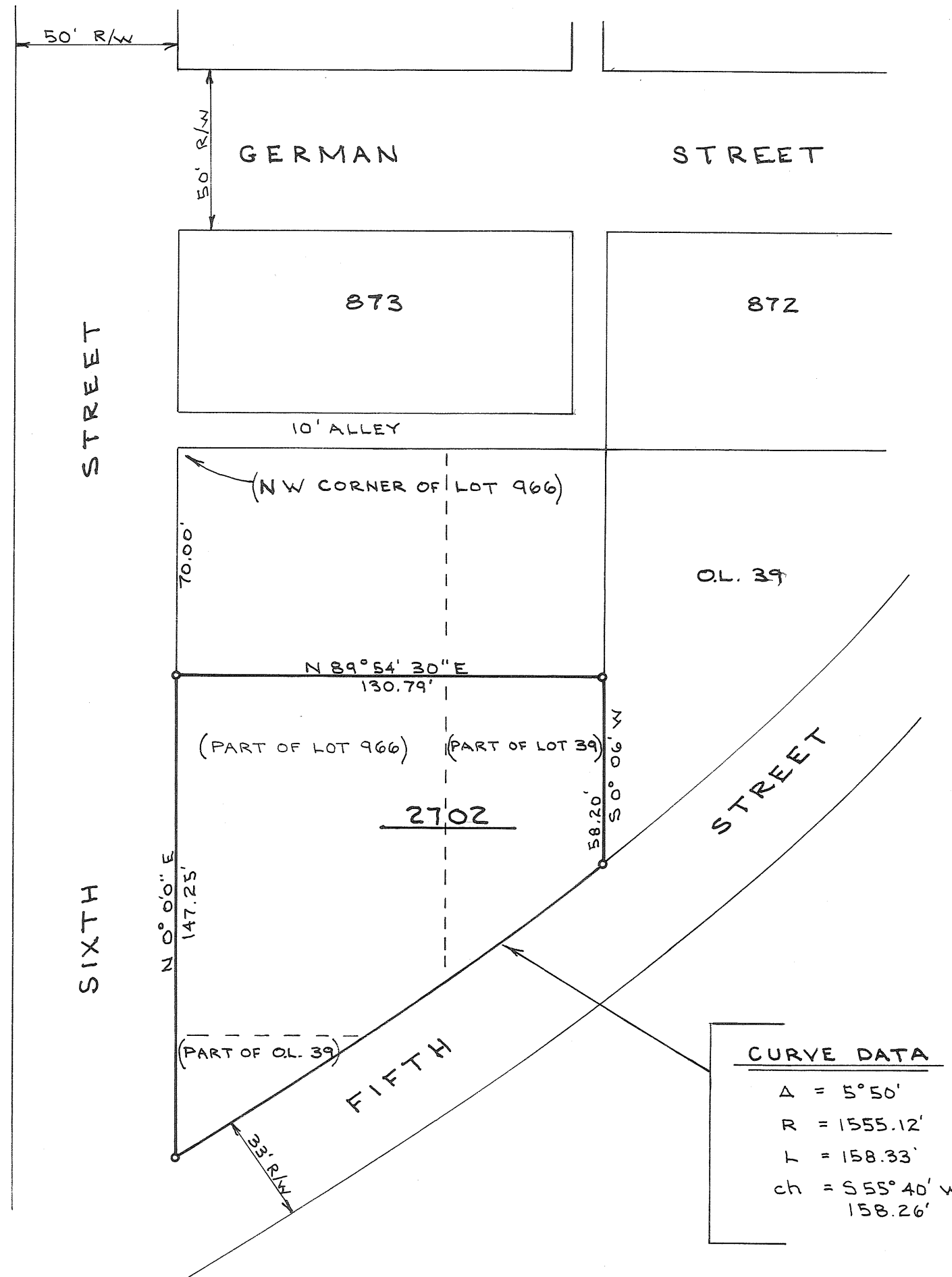
RECEIVED FOR RECORD 3:10 PM
TIME

FEE: \$21.60 AUG. 15, 1991
DATE

Ganet E. Cain Recorder
MIAMI COUNTY RECORDER
By Sally Minton, Deputy



SCALE: 1" = 40'



DESCRIPTION

Being a replat of part of Inlet 966 and parts of Outlot 39 in Tipp City, Miami County, Ohio, as conveyed to Michael J. Porto and Gail F. Porto by deed recorded in Volume 567, Page 894, of the Miami County Deed Records.

ACCEPTANCE

We, the undersigned, being all of the owners and lien holders of the lots herein replatted, do hereby accept and approve this replat.

Marsha L. Simpson
WITNESS
James E. Marx
WITNESS

Michael J. Porto
MICHAEL J. PORTO
Gail F. Porto
GAIL F. PORTO

Marsha L. Simpson
WITNESS
James E. Marx
WITNESS

PEOPLES SAVINGS BANK OF TROY, OHIO
William B. Whidden
WILLIAM B. WHIDDEN VICE-PRES.
Julie A. Green
JULIE A. GREEN ASST VICE PRES.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 12th day of August, 1991, before me, a notary public in and for said County and State, personally came Michael J. Porto and Gail F. Porto, and Peoples Savings Bank of Troy, Ohio, by its vice-president William B. Whidden and its asst vice-president Julie A. Green, 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 notarial seal on the day and date above written.

My commission expires: June 30, 1995 James E. Marx
DATE NOTARY PUBLIC

TIPP CITY PLANNING COMMISSION

At a meeting of the Tipp City Planning Commission held this 13th day of August, 1991, this plat was approved.

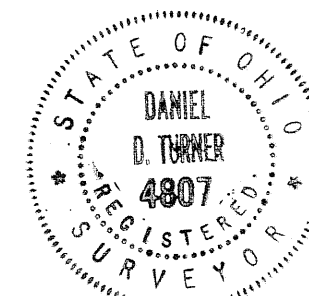
Donna Marie Fodd
CHAIRMAN

Neva Hufford
SECRETARY

MIAMI COUNTY AUDITOR

Approved and transferred this 15th day of August, 1991

Chris A. Peoples by Cheryl Beaver, dep
MIAMI COUNTY AUDITOR



CERTIFICATION

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER REG. SURVEYOR 4807

REPLAT OF PART OF LOT 966 AND PART OF OUTLOT 39 FOR			
MICHAEL J. & GAIL F. PORTO TIPP CITY, OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY, OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE JULY 91	DRAWN BY CHECKED BY	W.S. D.T.	SHEET NO 1/1
FILE NO. 180691	SCALE: 1" = 40'		

WINDRIDGE PLACE SECTION 2 - TROY, OHIO

PLAT BOOK 15 PAGE 127
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20TH DAY OF
AUGUST, 1991 AT 2:44P.M.

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 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 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: ROGER AND LISA HAWK

ROGER HAWK LISA HAWK
WITNESS 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 TROY, OHIO, THIS 12th DAY OF APRIL, 1991.

Brenda K. Sutherland NOTARY PUBLIC

MY COMMISSION EXPIRES Sept. 26, 1994

BEING A SUBDIVISION CONTAINING A TOTAL OF 9.451 ACRES, BEING A REPLAT OF A 2.828 ACRE AND A 6.623 ACRE PART OF IN LOT 6077 IN TROY, MIAMI CO., OHIO. ACQUIRED BY ROGER AND LISA HAWK BY DEEDS FILED IN MIAMI COUNTY RECORDERS RECORD OF DEEDS BOOK 621; PAGES 111 & 113. 8.1531 ACRES ARE PLATTED IN LOTS AND THE REMAINING 1.2969 ACRES IS DEDICATED STREET RIGHT-OF-WAY.

LIENHOLDERS: STAR BANK N.A., TROY

ROGER L. WYLIE, SR. VICE PRESIDENT C. RUSSELL BADGETT, VICE PRESIDENT
WITNESS WITNESS

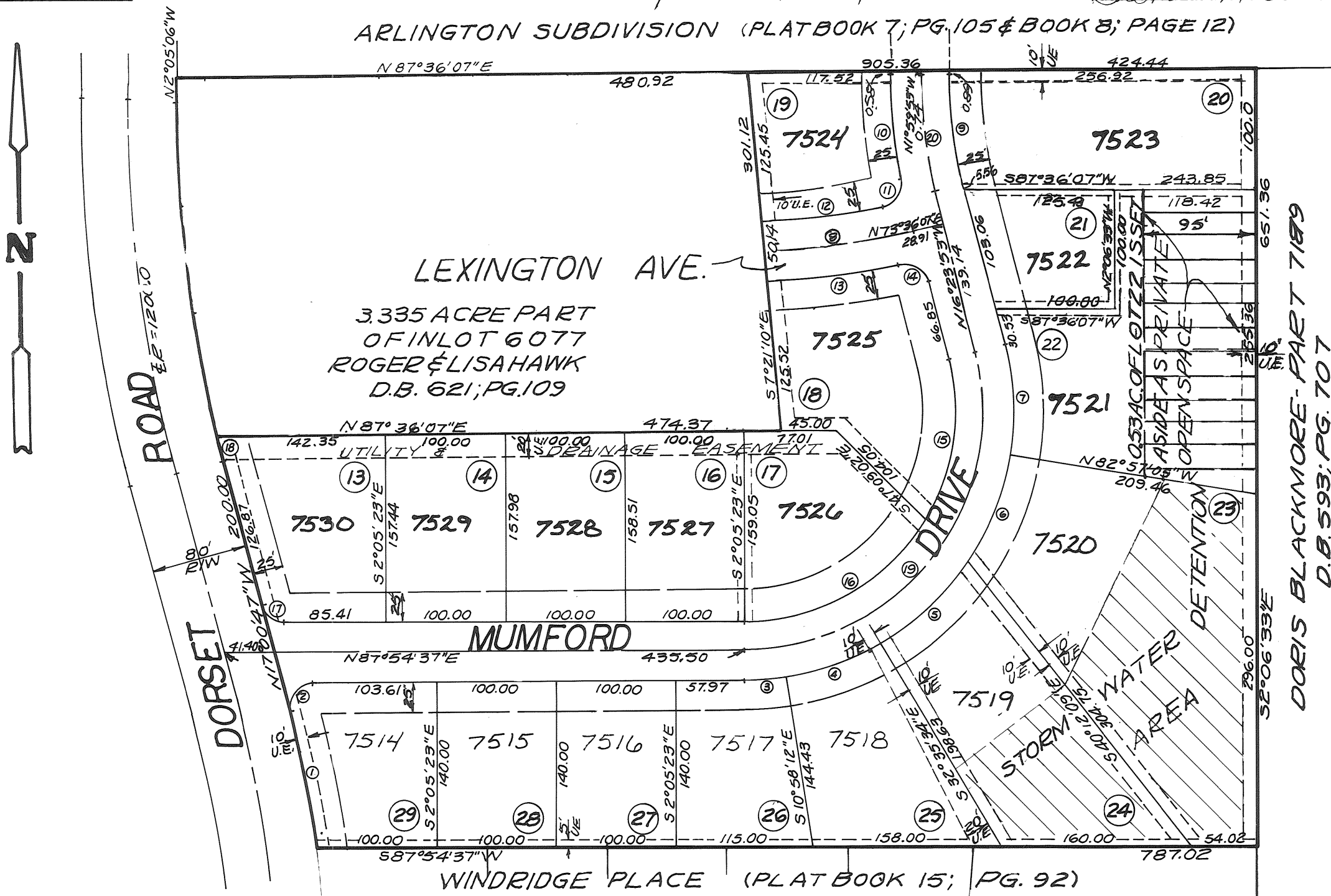
STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ROGER L. WYLIE, SR. VICE PRESIDENT AND C. RUSSELL BADGETT, VICE PRESIDENT OF STAR BANK N.A., TROY, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH SR. VICE PRESIDENT AND VICE PRESIDENT, 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 SR. VICE PRESIDENT AND 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 12th DAY OF APRIL, 1991.

Brenda K. Sutherland NOTARY PUBLIC

MY COMMISSION EXPIRES Sept. 26, 1994



0.53 ACRES OF LOT NO. 22 IS SET ASIDE AS PRIVATE OPEN SPACE AND IS CREDITED TOWARDS SATISFYING THE REQUIREMENTS OF SECTION 1117.04 (k) OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO.



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

PROTECTIVE COVENANTS & RESTRICTIONS
ALL BUILDINGS, PARKING AREAS AND DRIVES SHALL CONFORM TO CITY OF TROY ZONING AND PLANNING REQUIREMENTS.
ALL BUILDING AND GRADING PLANS SHALL BE APPROVED BY THE DEVELOPER.

WINDRIDGE PLACE - SECTION TWO - TROY, OHIO TROY, OHIO		
ROGER AND LISA HAWK TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 12 APR 1991	DRAWN BY: AP TRACED BY: CHECKED BY: Ruk SCALE: 1" = 100'	SHEET NO. 1 OF 1

Δ	ARC	TAN.	CHORD	RAD.
① 5°25'42"	117.48	58.78	N13°23'27"W - 117.43	1240.0
② 104°00'55"	36.31	25.61	N35°54'10"E - 31.52	20.0
③ 8°52'49"	34.87	17.47	N83°28'13"E - 34.84	225.0
④ 21°37'23"	84.91	42.97	N68°13'07"E - 84.41	225.0
⑤ 25°40'45"	100.84	51.28	N44°34'03"E - 100.00	225.0
⑥ 24°40'46"	96.92	49.22	N19°23'18"E - 96.17	225.0
⑦ 23°26'48"	92.07	46.69	N4°40'29"W - 91.43	225.0
⑧ 13°22'33"	121.33	60.97	N80°17'23"E - 121.12	520.0
⑨ 14°20'40"	94.64	47.57	N9°13'33"W - 94.39	378.0
⑩ 12°06'06"	30.40	45.37	S8°06'16"E - 90.23	428.0
⑪ 89°39'24"	31.30	19.88	S30°40'23"W - 28.20	20.0
⑫ 11°41'43"	101.04	50.70	S81°20'57"W - 100.87	495.0
⑬ 11°32'42"	109.82	55.09	N81°00'22"E - 109.63	545.0
⑭ 88°22'06"	30.85	19.44	S60°34'56"E - 27.88	20.0
⑮ 44°53'18"	137.10	72.29	S6°02'46"W - 133.62	175.0
⑯ 59°25'12"	181.49	99.86	S58°12'01"W - 173.46	175.0
⑰ 75°04'36"	26.21	15.37	N54°33'05"W - 24.37	20.0
⑱ 0°58'51"	19.86	9.93	N16°31'22"W - 19.86	1160.0
⑲ 104°18'30"	364.10	251.41	N35°45'22"E - 315.87	200.0
⑳ 14°24'00"	108.07	54.32	N9°11'53"W - 107.79	430.0

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22nd DAY OF MAY, 1991, THIS PLAT WAS REVIEWED AND APPROVED.

President Secretary

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 15th DAY OF JULY, 1991 THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-21-91.

ACTING MAYOR PRESIDENT OF COUNCIL PRO TEM CLERK OF COUNCIL

TRANSFERRED THIS 20th DAY OF August, 1991.

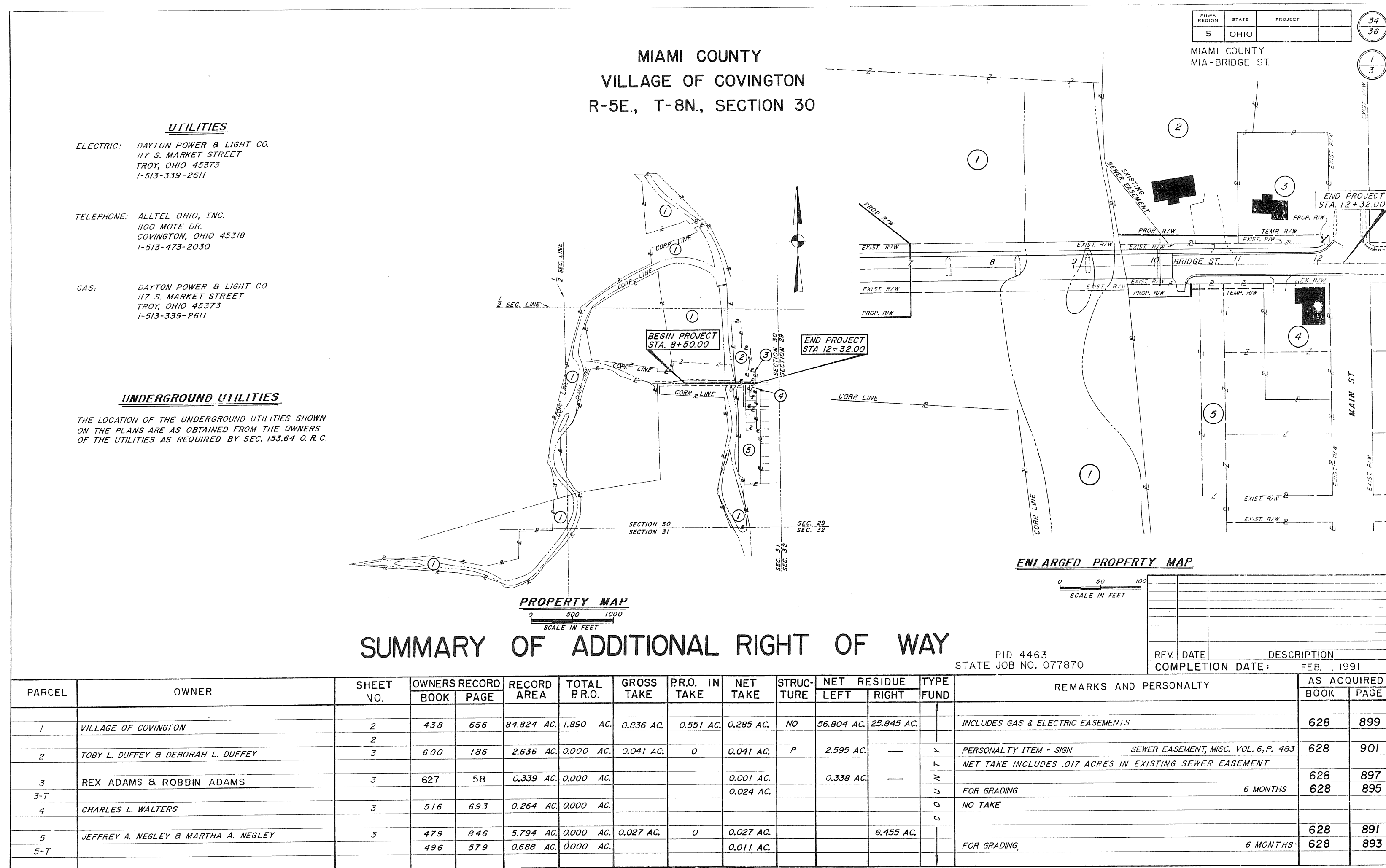
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

ENGINEER'S ROAD RECORD 8 PAGE 111

BY: _____
DEPUTY RECORDER

SHEET 1 OF 3



APPROVED AND ACCEPTED BY THE BOARD OF MIAMI COUNTY
COMMISSIONERS THIS 21ST DAY OF AUGUST, 1991.

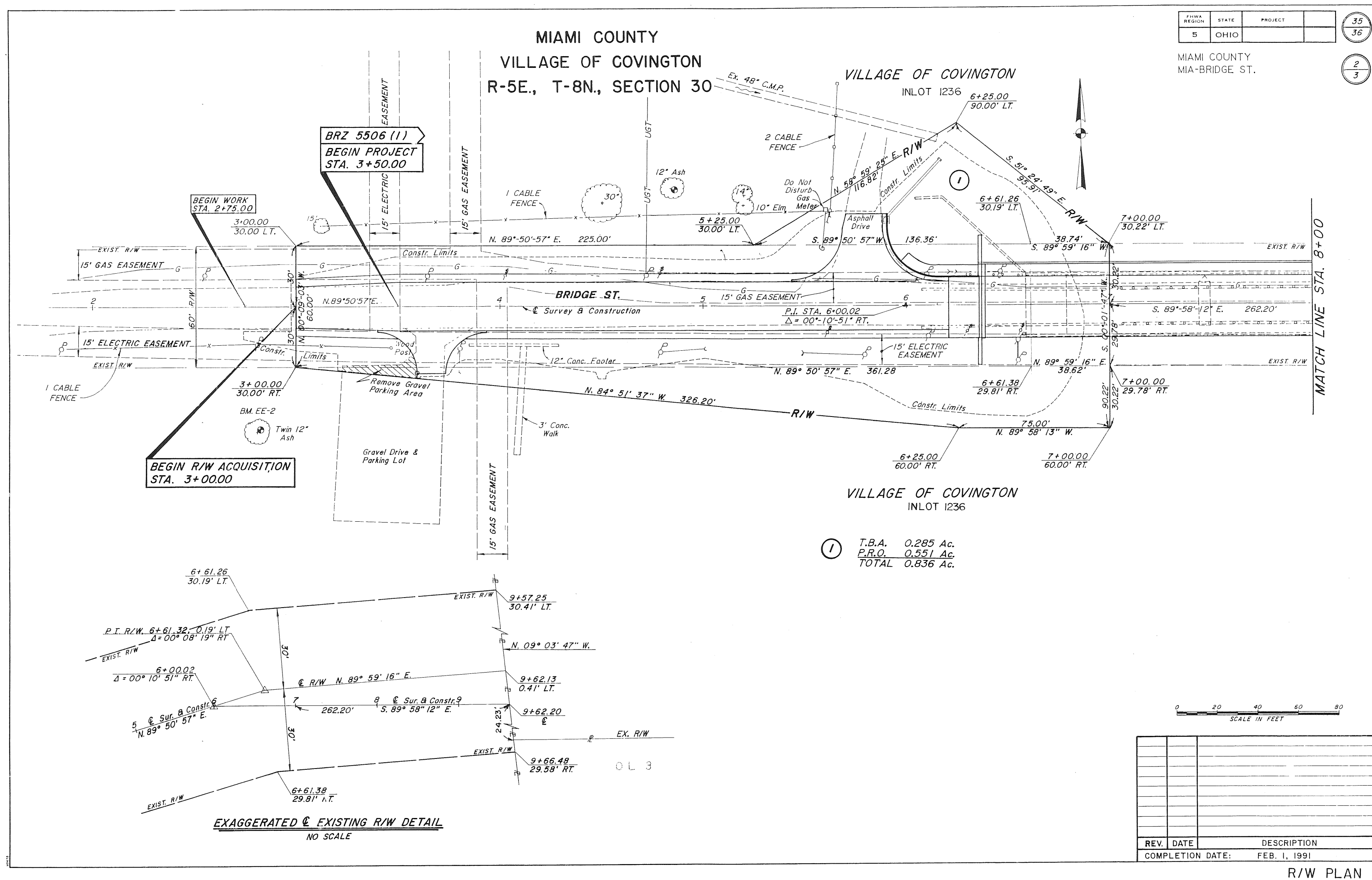
Don Hart Waide H. Westfall Louis W. Havenar
DON HART WAIDE H. WESTFALL LOUIS W. HAVENAR

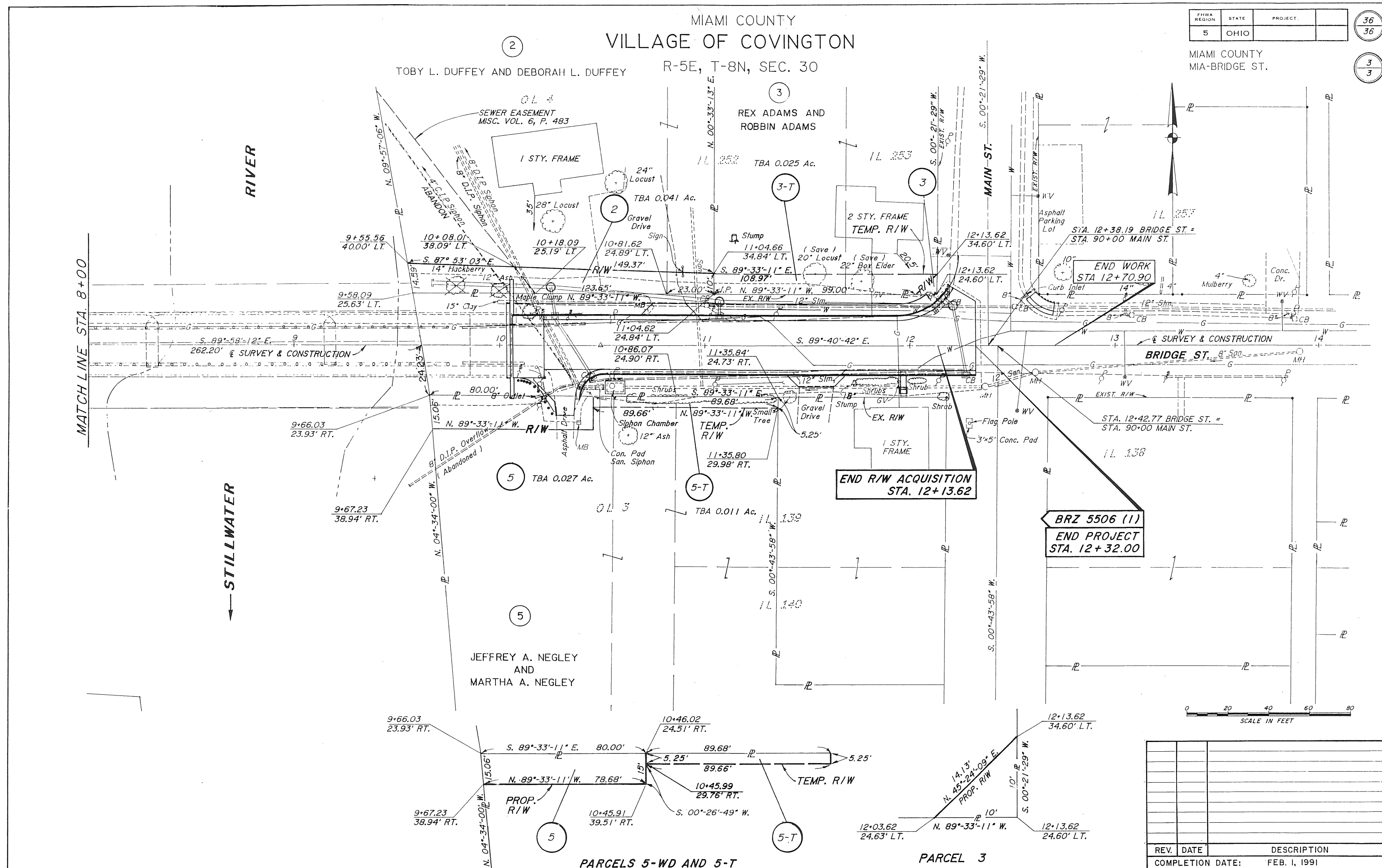
REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 21ST DAY OF AUGUST, 1991.

Chris A. Peoples Hinda Pearson
CHRIS A. PEEPLES, AUDITOR DEPUTY AUDITOR

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 19TH DAY OF AUGUST, 1991.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, COUNTY ENGINEER





SHEET 3 OF 3

R/W PLAN

FILE NO. 116377 FEE: NONE
Janet E. Cain Recorder
 JANET E. CAIN, MIAMI COUNTY RECORDER

BY: _____
DEPUTY RECORDER

[illegible]

UPPER VALLEY PROFESSIONAL PARK - PHASE ONE - LOT 6

A PLANNED BUSINESS DEVELOPMENT

SECTIONS 25 & 26; TOWN-1; RANGE-12 MRS IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 15 PAGE 130
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 5TH DAY OF
SEPTEMBER, 1991, AT 3:45 P.M.

FILE NUMBER 116867 FEE: \$21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
By: Robbie Mueller, 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 THE 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, PRESIDENT
 Pamela L. Wright
Mallorie A. Burkman

 WITNESS
WITNESS

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 MY NAME AND AFFIXED MY OFFICIAL SEAL AT Piqua, OHIO THIS 24th DAY OF August, 1991

Marion S. Shellabarger NOTARY PUBLIC MY COMMISSION EXPIRES Jan. 14, 1994

LIENHOLDERS: FIFTH THIRD BANK OF MIAMI VALLEY NA

FRANK W. WAGNER, VICE PRESIDENT JOANN E. PENCE, ASS'T. VICE PRES. *Helen Linde* WITNESS *Judith A. Wake* WITNESS

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 AND JOANN E. PENCE, ASSISTANT VICE PRESIDENT OF FIFTH THIRD BANK OF MIAMI VALLEY NA, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, 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 Day, OHIO, THIS 27th DAY OF June, 1991.

NOTARY PUBLIC MY COMMISSION EXPIRES 11-4-93

THIS PLAT REVIEWED AND APPROVED THIS 30TH DAY OF AUGUST, 1991

Douglas L. Christian DOUGLAS L. CHRISTIAN, MIAMI COUNTY ENGINEER

THIS PLANNED UNIT DEVELOPMENT PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION STAFF THIS 9th DAY OF September, 1991, IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE COVENANTS.

Daniel L. Brandewie SECRETARY

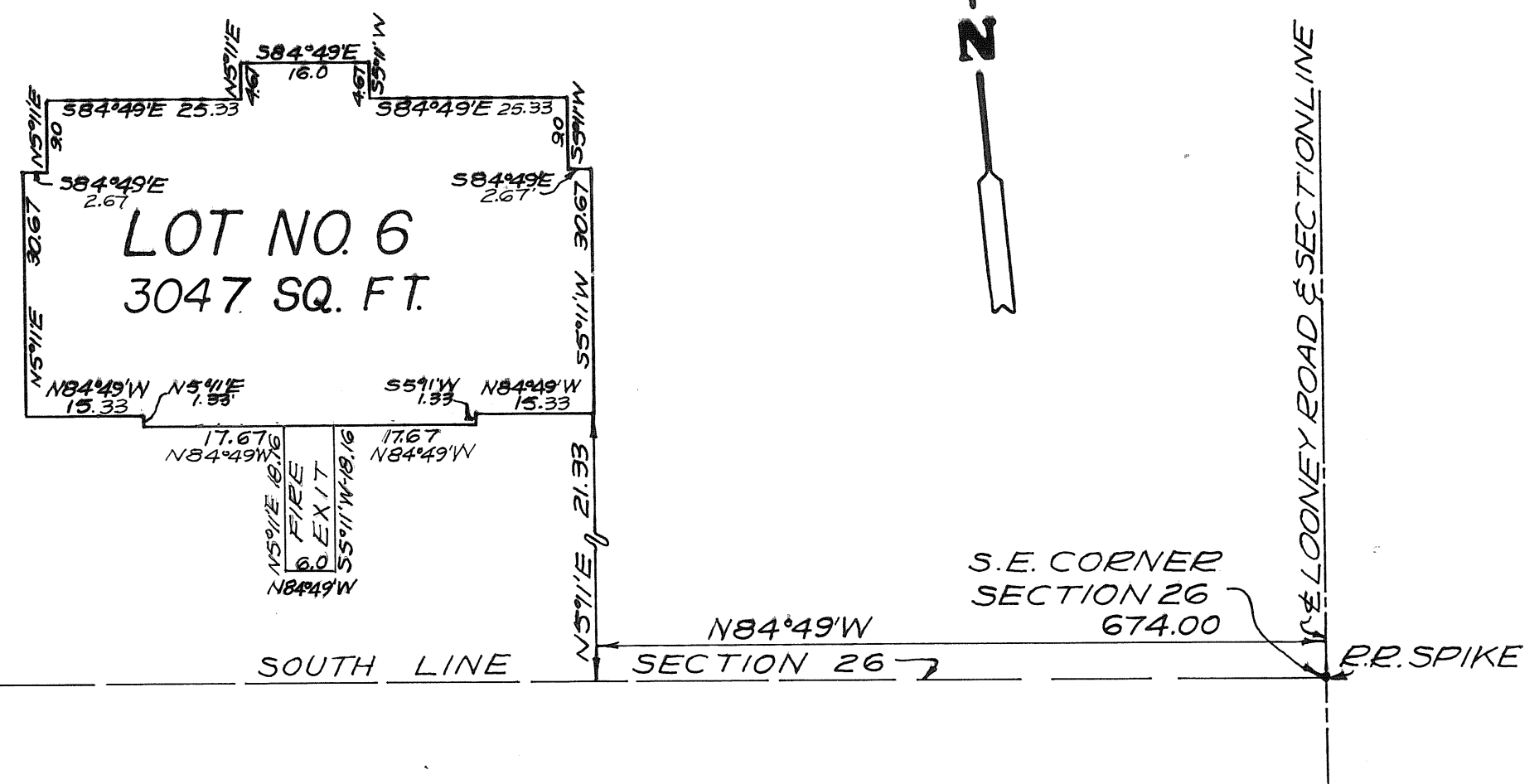
TRANSFERRED THIS 5th DAY OF September, 1991.

Chris A. Peebles CHRIS A. PEEBLES, MIAMI COUNTY AUDITOR BY: Cheryl Beaver DEPUTY AUDITOR

[illegible]

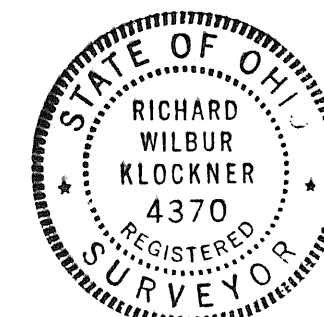
BEING A PLANNED UNIT COMMERCIAL DEVELOPMENT CONTAINING A TOTAL OF 5.958 ACRES OF WHICH 5.4862 ACRES ARE IN THE SOUTHEAST QUARTER OF SECTION 26 AND 0.4718 ACRES ARE IN THE NORTHEAST QUARTER OF SECTION 25; TOWN 1; RANGE 12, MRS. IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO, SAID PROPERTY ACQUIRED BY UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT CORPORATION, AN OHIO CORPORATION, BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEED BOOK 618, PAGES 886 AND 893. THE PLATTED LOTS CONTAIN A TOTAL OF 5.181 ACRES AND THE DEDICATED PORTION OF COUNTY ROAD 25A A CONTAINS A TOTAL OF 0.777 ACRES.

THE REAL PROPERTY DESCRIBED IN THIS UPPER VALLEY PROFESSIONAL PARK - PHASE ONE - LOT 6 REPLAT, 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 MISC. VOLUME 23, PAGE 653, OF THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, AND AS AMENDED AND RECORDED FROM TIME TO TIME.



I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES 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



UPPER VALLEY PROFESSIONAL PARK - PHASE ONE
LOT 6 REPLAT
SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO

UPPER VALLEY PROFESSIONAL PARK DEVELOPMENT
CORPORATION, AN OHIO CORPORATION
PIQUA, OHIO

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331

DATE	DRAWN BY	SHEET
22 AUG	TRACED BY: <i>Rob</i>	
1991	CHECKED BY:	1 OF 1
	SCALE: 1" = 20'	

NOTE

AMENDMENT OF DECLARATION AND SUBMISSION OF ADDITIONAL PROPERTY TO DECLARATION: PURSUANT TO ARTICLE VII OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF WINDMERE SUBDIVISION ("DECLARATION"), WHICH IS FILED FOR RECORD AT VOLUME 23, PAGE 55, OF THE MIAMI COUNTY MISCELLANEOUS RECORDS, TIPPECANOE LAND COMPANY, INC., HEREBY AMENDS THE DECLARATION AND SUBMITS THE REAL PROPERTY DESCRIBED IN THIS PLAT TO THE DECLARATION, SO THAT THE REAL PROPERTY DESCRIBED IN THIS PLAT SHALL CONSTITUTE A PART OF THE REAL PROPERTY WHICH IS SUBJECT TO THE DECLARATION.

DRAINAGE RESTRICTIONS

1. 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.
2. NO STRUCTURE OR FIXED IMPROVEMENTS OF ANY KIND, EXCLUDING GRASS OR APPROVED BANK PROTECTION SHALL BE ERRECTED OR PLANTED WITHIN ANY EASEMENT AREA. THIS INCLUDES ACCESSORY BUILDINGS, FENCES, SHRUBS AND TREES.

CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
1	330.00	2°55'09"	16.81	S3°03'39"E 16.81
2	230.00	13°40'59"	54.93	S5°14'25"W 54.80
3	200.00	50°00'00"	174.53	N23°23'56"E 169.05
4	170.00	5°40'05"	16.82	N1°13'58"E 16.81
5	170.00	44°19'55"	131.54	N26°13'59"E 128.28
6	230.00	25°12'30"	101.19	S24°41'10"W 100.38
7	170.00	40°00'00"	118.68	N68°23'56"E 116.29
8	200.00	40°00'00"	139.63	N68°23'56"E 136.81
9	230.00	22°12'49"	89.17	S70°10'02"W 88.61
10	15.00	82°48'26"	21.68	N79°32'10"W 19.84
11	192.93	36°31'53"	123.01	N19°52'00"W 120.94
12	222.93	40°00'05"	155.64	N21°36'07"W 152.50
13	252.93	19°39'31"	86.78	S11°25'50"E 86.36
14	252.93	18°01'01"	79.53	S30°16'05"E 79.21
15	15.00	77°08'39"	20.20	S0°42'16"E 18.71
16	230.00	0°34'39"	2.32	S37°34'44"W 2.32
17	230.00	7°07'30"	28.60	N84°50'11"E 28.58

15.915 AC.
M.L. & D.L. CROWL
D.B. 567, PG. 558

5.79 AC.
L.D. & C.D. STRUNK
D.B. 567, PG. 556

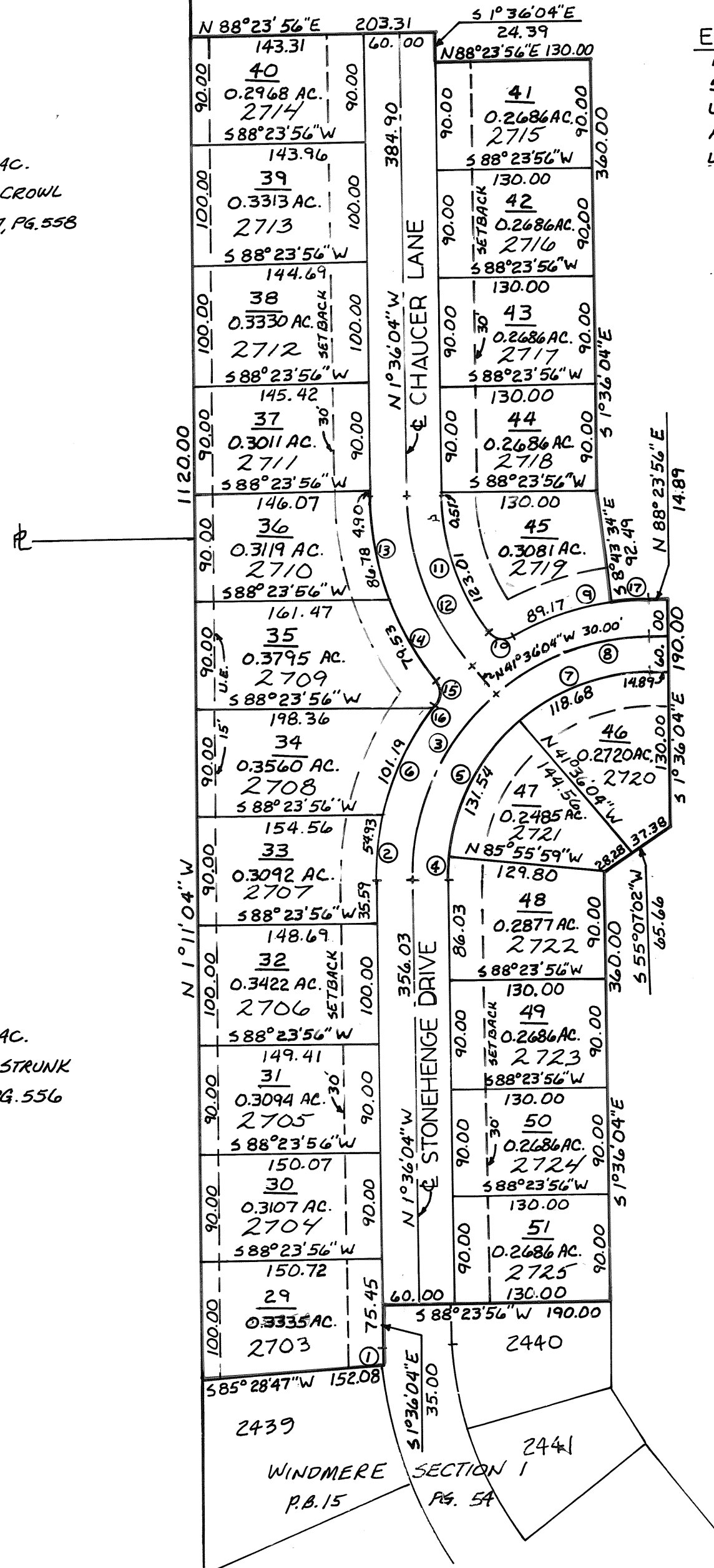
WINDMERE SUBDIVISION SECTION 2

CITY OF TIPP CITY, MIAMI COUNTY, OHIO

APPROVALS

ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, THIS 15TH DAY OF July, 1998
BY James E. Mize Neva Hufford
PRESIDENT OF COUNCIL CLERK OF COUNCIL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, THIS 10TH DAY OF July, 1998.
Phillip H. Wampler Neva Hufford
CHAIRMAN SECRETARY



EASEMENTS

10' ON THE SUBDIVISION EXTERIOR AND 5' ON EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE NOTED. ALSO 10' ADJOINING ALL STREET RIGHT-OF-WAY LINES.

TIPPECANOE LAND CO., INC.
D.B. 610, PG. 201

PLAT BOOK 15 PAGE 131
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED September 9, 1991, AT 1:09 PM
FILE NUMBER 16942 FEE 21.60
Janet E. Cain
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 9TH DAY OF SEPTEMBER, 1991.
Chris A. Prepper by Cheryl Beaver
MIAMI COUNTY AUDITOR

DESCRIPTION

BEING A SUBDIVISION OF 8.602 ACRES OF INLOT 2391, TIPP CITY, MIAMI COUNTY, OHIO; PART OF A 123.250 ACRE TRACT CONVEYED TO THE TIPPECANOE LAND COMPANY, INC. BY DEED BOOK 610, PAGE 201 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS AND CONTAINING 6.911 ACRES IN LOTS AND 1.691 ACRES IN STREET RIGHT-OF-WAYS.

DEDICATION

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

Linda M. Sweeney
OFFICER, BANK ONE DAYTON, OH

W. L. K. K.
WITNESS

John M. Tomb
Pres.

Debra A. Finner
WITNESS

Judith L. Tomb
Secy, TREAS.

Shelby

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED TIPPECANOE LAND COMPANY, INCORPORATED BY Linda Sweeney BAVE ITS Lienholder AND BY John M. Tomb DAYTON, OH ITS President ALSO BY Judith L. Tomb ITS Secretary, Treasurer AND BY Shelby ITS Secretary, Treasurer WHICH EXECUTED THE FOREGOING PLAT, WHO

ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 6 DAY OF September, 1998.

Debra A. Finner
NOTARY PUBLIC

3-20-95
MY COMMISSION EXPIRES

SURVEYOR'S STATEMENT

I, HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH IRON PINS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.

Michael W. Cozatt 4-10-90
MICHAEL W. COZATT, P.S. #6001 DATE

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 01990

ANNEXATION TO CITY OF PIQUA

VOL. 15 PAGE 132
MIAMI COUNTY RECORDERS
PLAT RECORDS
FILE NO. 117101
REC'D Sept 12 1991, AT 3:30 PM
FEE \$21.60
Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy

MIAMI COUNTY, OHIO

WASHINGTON TOWNSHIP

SEC. 1 N.E., N.W., S.E., S.W. QTR. TOWN 8 RANGE 5 E.
SEC. 12 N.E. QTR. TOWN 8 RANGE 5 E.
FR. SEC. 7 TOWN 6 RANGE 6 E.
FR. SEC. 6 TOWN 6 RANGE 6 E.

INLOT 7871 - SEC. 12 and 7 - 7.970 acres

INLOT 7872 - SEC. 6 - 2.854 acres

INLOT 7873 - SEC. 6 - 4.864 acres

INLOT 7874 - SEC. 1 - 72.041 acres

APPROVAL

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON THIS 17th DAY OF SEPTEMBER, 1990
Janet E. Cain
Miami County Engineer

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 14th DAY OF SEPTEMBER, 1990 IN TROY, OHIO, THIS ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.
David C. Cannon
Don Hart

AT A MEETING OF THE CITY COMMISSIONERS OF THE CITY OF PIQUA, OHIO, HELD THIS 4th DAY OF March, 1991, THIS ANNEXATION PLAT WAS APPROVED BY ORDINANCE NO. 12-91
William C. Cruise
Frank Fabrizio Jr.
Rebecca J. Cook

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 12 DAY OF September 1991
Chris A. Peoples by Linda Pearson, deputy
Miami County Auditor

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK NO. 24 PAGE NO. 179
Janet E. Cain by: Bobbie Mueller, deputy
Miami County Recorder

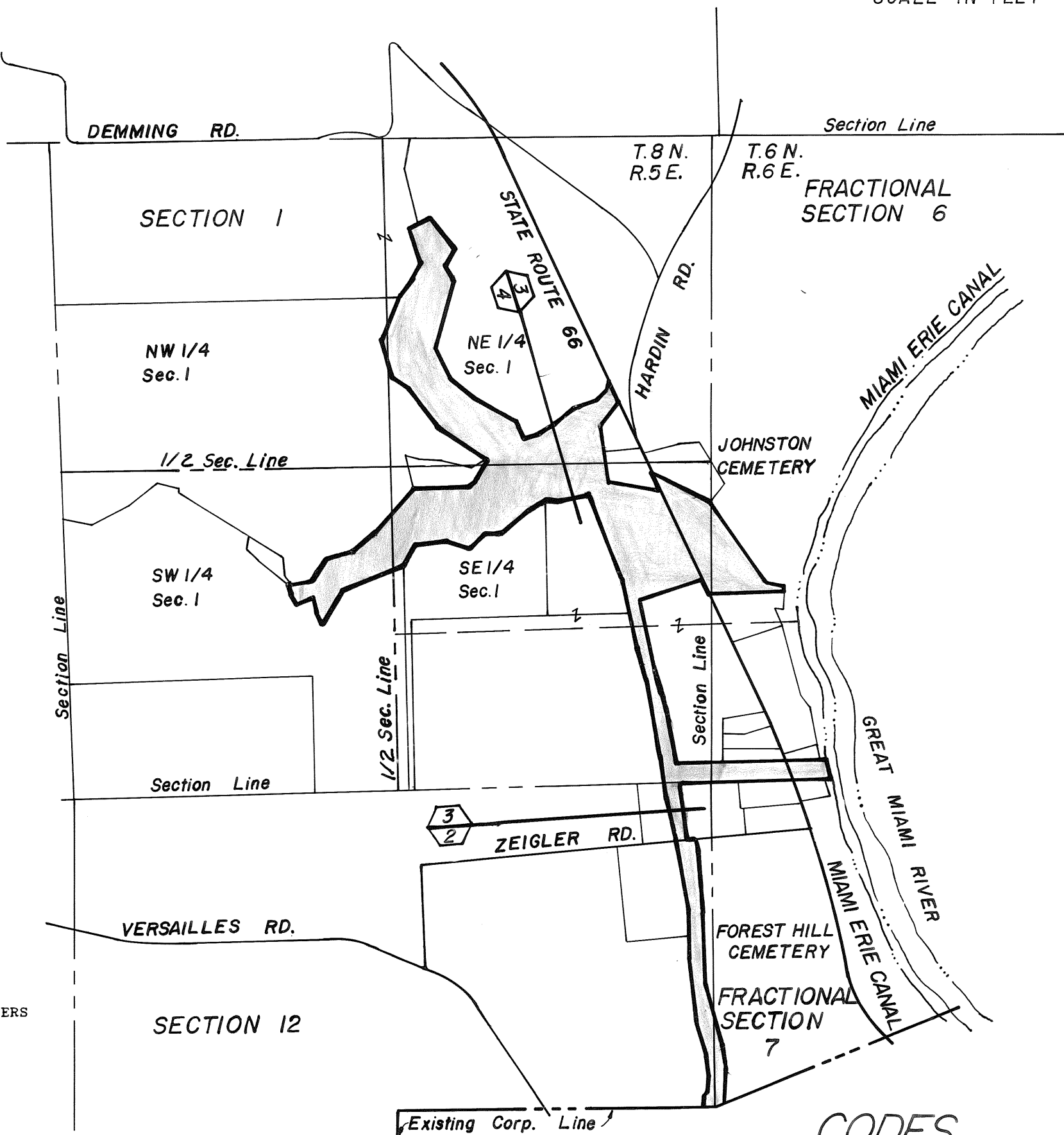
Reference Bearing, starting at where the west line of Frac. Sec. 7 intersects the Existing Corp. Line to the iron pipe found at the west R/W of Washington St. Bearing: N.68°54'01"E.

ANNEXATION ACREAGE SUMMARY

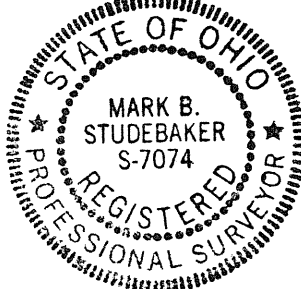
Sec 1	
N.E. 1/4	24.479
S.E. 1/4	41.583
S.W. 1/4	5.918
N.W. 1/4	0.061
Sec. 12	
N.E. 1/4	7.100
Frac. Sec. 6	7.718
Frac. Sec. 7	0.870
TOTAL ACRES	87.729

Survey References:

MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEY		MIAMI COUNTY RECORDERS PLAT RECORDS	
Vol No.	Page No	Plat Bk.	Page No
5	9	1	112
5	9	6	99
5	13	7	48
5	13	7	48
5	13	7	48
5	162	7	48
6	30	11	133
6	30	11	133
6	79	12	87
6	79		
6	88		
6	88		
7	195		
9	57		
9	141		
13	182		
13	182		
16	118		
17	98		
17	103		
18	21		
18	21		
28	111		
28	111		
29	103		
30	52		
32	96		



I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT AND ALL MONUMENTS LOCATED AS SHOWN HEREON.

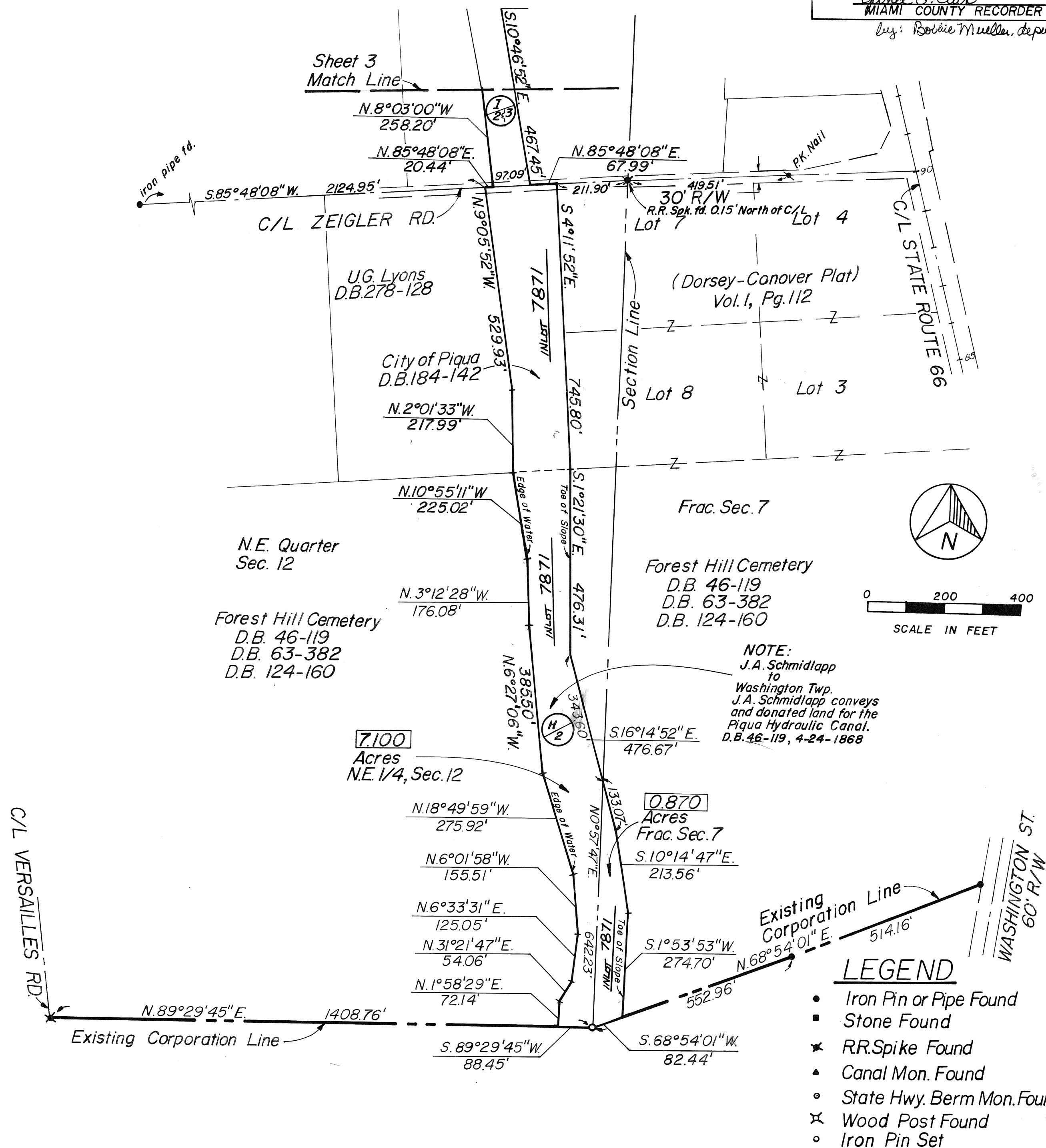


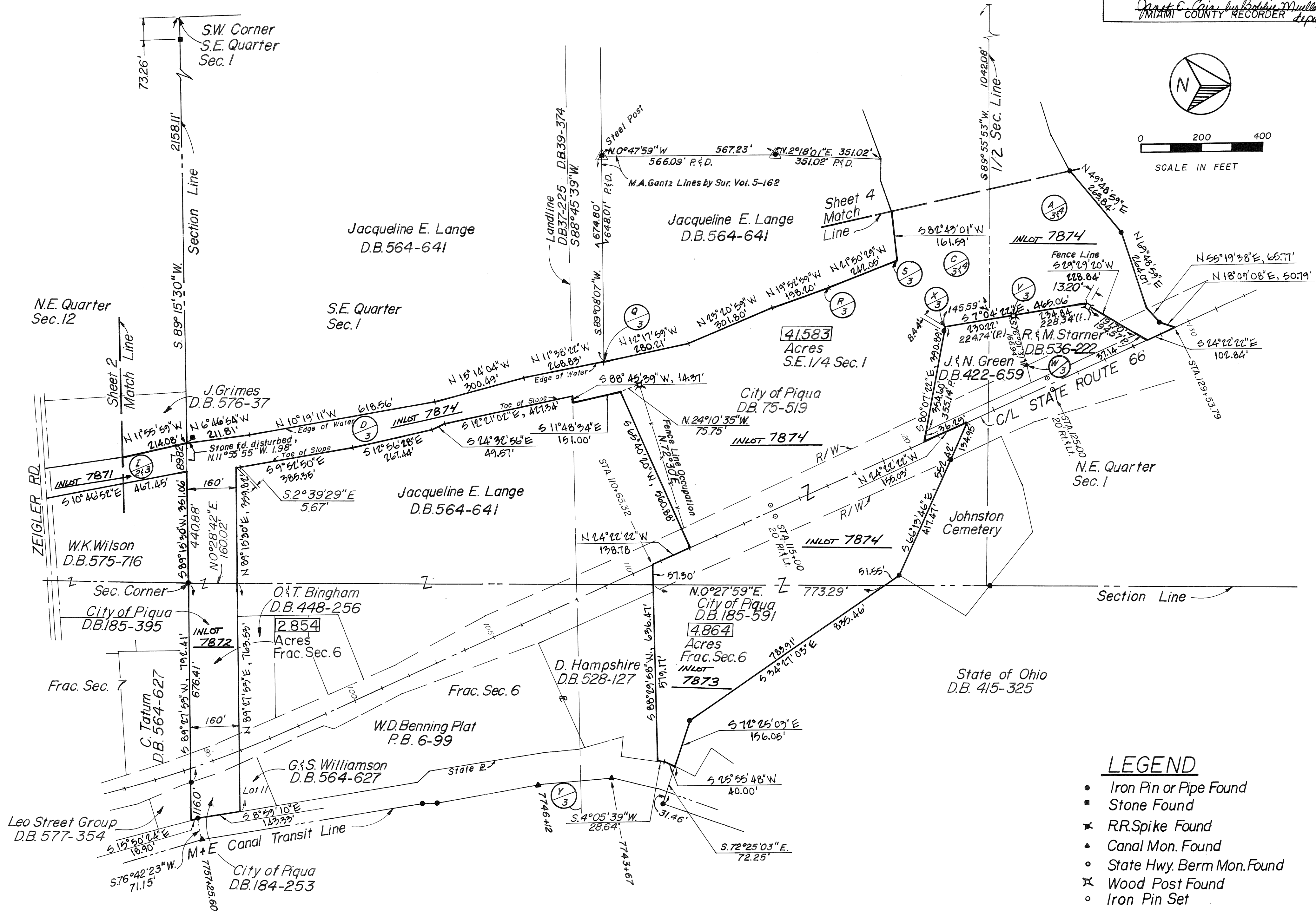
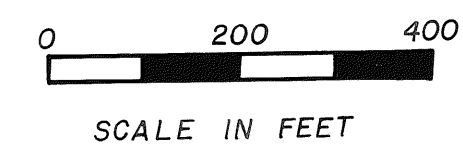
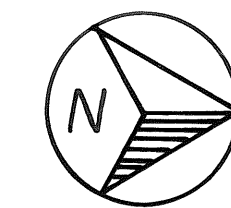
Mark B. Studebaker 5/5/90
PROFESSIONAL SURVEYOR No 7074

CODES

- X Sheet Number
- A Note I.D.
- X-X Sheet No
- ▶ Gantz's Pipes
- Lewis's Iron Pins

WORLD & ASSOCIATES INC.	JOB No. 87251.01
CONSULTING ENGINEERS & SURVEYORS	DRAWN BY T.H.K. S.D.W.
	DATE MAY, 1988
1067 FARRINGTON DR. SIDNEY, OHIO 45365 513/492-7636 & 7937	128 EAGLE CTRY RD. SPRINGFIELD, OHIO 45502 513/390-2034
	SHEET 1 OF 5





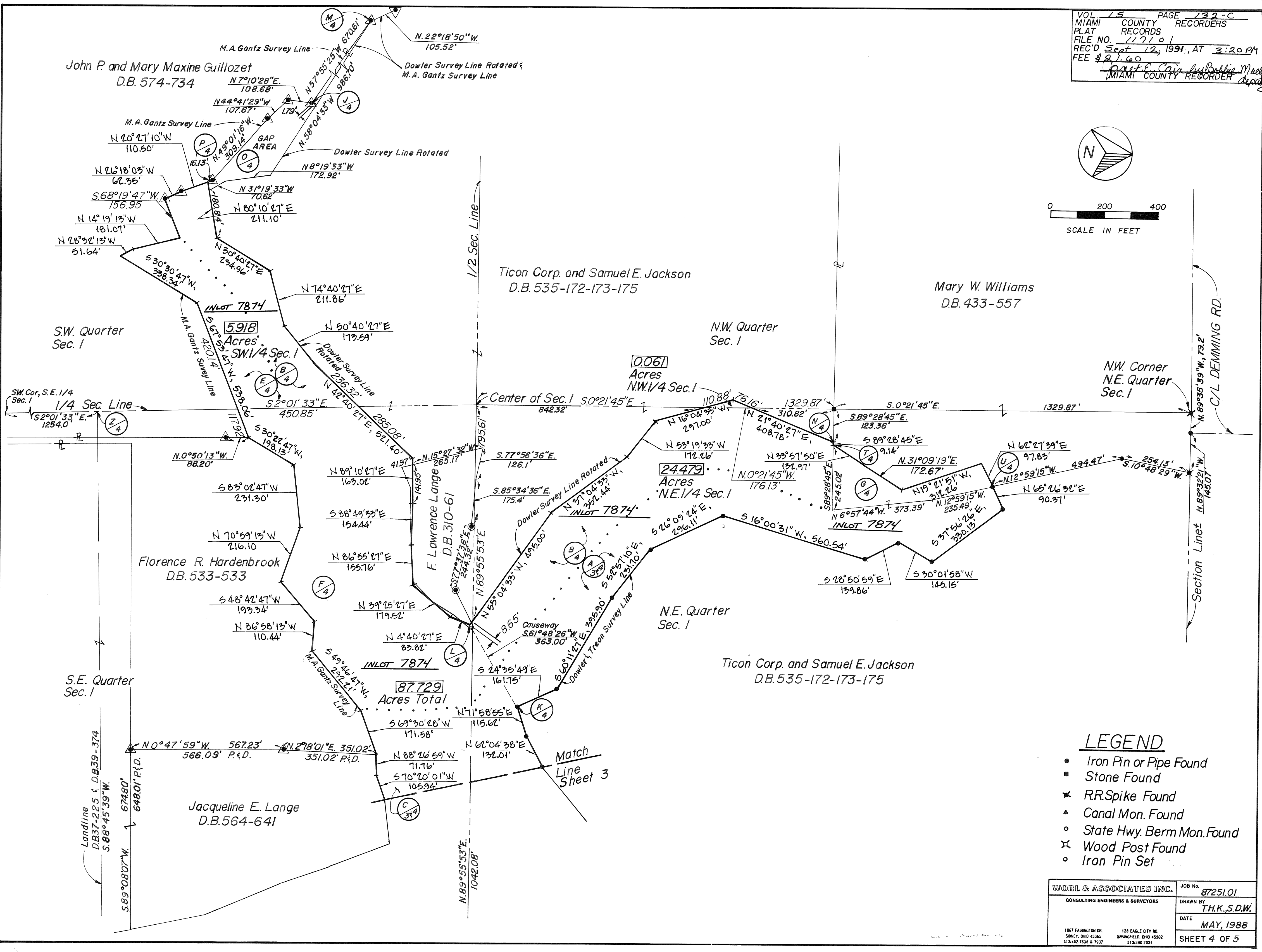
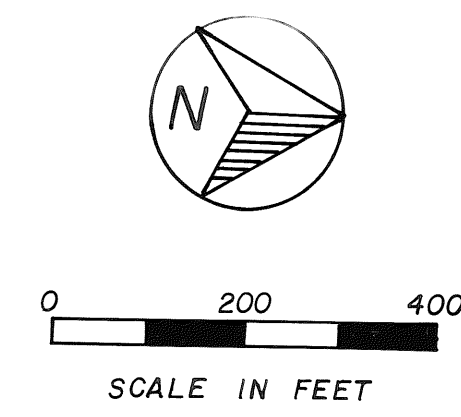
LEGEND

- Iron Pin or Pipe Found
- Stone Found
- ✕ RR Spike Found
- ▲ Canal Mon. Found
- State Hwy. Berm Mon. Found
- ✕ Wood Post Found
- Iron Pin Set

WORL & ASSOCIATES INC.		JOB No.	87251.01
CONSULTING ENGINEERS & SURVEYORS		DRAWN BY	T.H.K. S.D.W.
		DATE	MAY, 1988
		SHEET	3 OF 5

1967 FAIRINGTON DR.
 SIMES, OHIO 45365
 513/492-7636 & 7937

128 EAGLE CTRY RD.
 SPRINGFIELD, OHIO 45502
 513/390-2034



LEGEND

- Iron Pin or Pipe Found
- Stone Found
- ✱ RR Spike Found
- ▲ Canal Mon. Found
- State Hwy. Berm Mon. Found
- ✱ Wood Post Found
- Iron Pin Set

WORL & ASSOCIATES INC. CONSULTING ENGINEERS & SURVEYORS 1067 FAIRINGTON DR. SUEY, OHIO 45365 513/492-7636 & 7937	JOB NO.	87251.01
	DRAWN BY	T.H.K., S.D.W.
	DATE	MAY, 1988
	SHEET 4 OF 5	

BOUNDARY LOCATION NOTES:

1. PIQUA HYD. CO. RECEIVES RIGHT OF WAY RELEASES FROM:

W. B. JOHNSTON 4/30/1868
2.9 AC FOR CANAL AREA
14.25 ACRES FOR OVERFLOW AREA

A
3-4

WILLIAM PATTERSON 9/6/1870
12.15 ACRES FOR OVERFLOW AREA

B
4

JOHN ROUSCHER & W. HATHAWAY 4/20/1868
PART 46 ACRES

C
3-4

JAMES CASTLE 7/8/1868
SOUTH OF RESERVOIR
HYDRAULIC CANAL AREA
IN S.E. 1/4 SEC. 1
3 ACRES

D
3

GEORGE SEXAUER 12/17/1870
NO ACRAGE GIVEN

E
4

JOHN BURLEY 1/1/1869
41 ACRES

F
4

JOHN PATTERSON 3/27/1869
4.33 ACRES MORE OR LESS

G
4

J.A. SCHMIDLAPP 4/24/1868
NO ACRAGE GIVEN

H
2

ON JUNE 6, 1864, DORSEY AND CONOVER SUBDIVIDED THEIR FARM INTO NINETEEN LOTS. IN 1879 MR. CONOVER DIED AND LEFT THE REMAINING LOTS TO MR. DORSEY AND BETWEEN THAT TIME AND WHEN MR. DORSEY SOLD LOT 12 TOM. MACLAMORE IN 1886 BY DEED VOLUME 80, PAGE 569, THE HYDRAULIC CANAL WAS BUILT THROUGH SAID LOT 12. THE LEGAL DESCRIPTION IN DEED VOLUME 80, PAGE 569 EXCLUDES THAT PART OF LOT 12 THAT THE HYDRAULIC CANAL NOW OCCUPIES. FROM ZIEGLAR ROAD NORTH TO THE NORTHLINE OF SECTION 12.

I
2-3

2. PIQUA HYDRAULIC COMPANY CONVEYS TO THE CITY OF PIQUA BY DEED VOLUME 72, PAGE 636. DATED 8/23/1872

PIQUA HYDRAULIC RESERVOIR

3. SURVEY OF WILLIAM PATTERSON ESTATE IS FILED BY J. W. DOWLER DATED 4/1910 AND RECORDED IN VOLUME 5, PAGE 9 OF MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS. THIS SURVEY ESTABLISHED THE BOUNDARIES OF THE NORTHERN PART OF THE HYDRAULIC RESERVOIR. MR. DOWLER'S SURVEY DOES NOT MATHEMATICALLY CLOSE, AND HE DOES NOT FULLY MONUMENT THE SURVEY, ONLY SHOWING ON HIS PLAT, THAT HE FOLLOWS ALONG THE BANKS OF THE RESERVOIR.

4. IN THE TIME PERIOD OF 4/26/1941 TO 10/2/1944 M. A. GANTZ PERFORMS SURVEYS ON THE AREAS THAT ABUT THE SOUTHERN BOUNDARIES OF THE HYDRAULIC RESERVOIR. AS RECORDED IN VOLUME 5, PAGE 162, VOLUME 6, PAGE 79, AND VOLUME 6, PAGE 88, MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS. HIS SURVEYS FOLLOW ALONG THE BANKS AND WATER EDGE OF THE RESERVOIR AND THE WESTERN SIDE OF PART OF THE HYDRAULIC CANAL. MR. GANTZ'S SURVEYS DO NOT MATHEMATICALLY CLOSE BY TODAY'S STANDARDS, BUT SOME OF HIS MONUMENTATION WAS RECOVERABLE, AS SHOWN ON THE ANNEXATION PLAT, AS

▲ ON SHEETS 3 AND 4

5. ON JULY 23, 1953 H. A. LEWIS PERFORMED A SURVEY OF 2.67 ACRES FOR LARRY LANGE AS RECORDED IN VOLUME 9 PAGE 57, MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS. MRS E. LANGE, LARRY'S MOTHER, IS NOW THE OWNER OF THE WILLIAM PATTERSON LAND THAT J. W. DOWLER HAD SURVEYED IN 1910. MR. LEWIS DOES NOT FOLLOW THE PREVIOUS SURVEY BY MR. DOWLER BUT AGAIN SHOWS ON HIS PLAT THAT HE FOLLOWED THE BANK OF THE RESERVOIR. H. A. LEWIS'S SURVEY DOES HAVE A GOOD CLOSURE, AND TWO OF HIS MONUMENTS WERE LOCATED AS BY, ON SHEET 4. H. A. LEWIS'S SURVEY WHEN RETRACED USING HIS MONUMENTS LEFT GAPS AND OVERLAPS ACROSS J. W. DOWLER'S SURVEY AS SHOWN ON THE ANNEXATION PLAT DRAWING.

6. ON JUNE 26, 1977 MICHAEL TREON PERFORMED A SURVEY FOR F. L. LANGE VOLUME 28 PAGE 111, MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS. THIS SURVEY FOLLOWS THE NORTH EAST PART OF THE HYDRAULIC RESERVOIR AND PART OF J. W. DOWLER'S SURVEY LINE OF 1910. MR. TREON'S SURVEY, MONUMENTS AND FOLLOWS J. W. DOWLER'S PRIOR SURVEY. HIS MONUMENTS WERE FOUND AND SHOW ON THE ANNEXATION PLAT.

7. AFTER EXTENSIVE DEED RESEARCH AND FIELD LOCATIONS OF THE PREVIOUS SURVEY WORK THE FOLLOWING CONCLUSIONS HAVE BEEN MADE.

- a. J.W. DOWLER'S SURVEY ESTABLISHES THE NORTHERN BOUNDARIES OF THE HYDRAULIC RESERVOIR BY METES AND BOUNDS. EXCEPT AN AREA AS SHOWN ON HIS SURVEY NOTED "PATTERSON LAND".

- b. M.A. GANTZ'S SURVEYS ESTABLISH THE SOUTHERN BOUNDARIES OF THE HYDRAULIC RESERVOIR AND THE WESTERN SIDE OF PART OF THE HYDRAULIC CANAL BY METES AND BOUNDS.

- c. M. TREON'S SURVEY, MONUMENTS THE NORTHEASTERN PART OF J.W. DOWLER'S SURVEY LINES.

- d. AT THE POINT WHERE J.W. DOWLER'S SURVEY AND M. A. GANTZ, VOLUME 6, PAGE 88, MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS, WERE TO HAVE MET ON THE SOUTHWESTERN END OF THE HYDRAULIC RESERVOIR M.A. GANTZ MOVED AWAY FROM J.W. DOWLER'S LINE AT 1/4 TO THE SOUTH EAST, FOLLOWING, AS NOTED ON M.A. GANTZ'S SURVEY, "EAST END OF THE NORTH LINE FOLLOWS OLD FENCE LINE ABOUT NORMAL WATER LEVEL TO SWIFT RUN RESERVOIR".

- e. DUE TO ERRORS IN J.W. DOWLER'S SURVEY AND IN CONJUNCTION WITH M. TREON'S SURVEY, MONUMENTING A PORTION OF J.W. DOWLER'S SURVEY, WE ARE ABLE TO FIT THE EXISTING RESERVOIR'S WEST BANKS (L/4) to (N/4) and (L/4) to (M/4) USING J.W. DOWLER'S SURVEY BEARINGS AND DISTANCES TO MEET INTO THE MONUMENTS SET BY M.A. GANTZ'S SURVEY THAT WERE FOLLOWING A PORTION OF J.W. DOWLER'S SURVEY. THIS WAS ACCOMPLISHED BY ROTATING J.W. DOWLER'S BEARING ACROSS THE CAUSEWAY-BRIDGE BY 1°-13'-43" IN A SOUTHWESTERLY DIRECTION, AS SHOWN ON ANNEXATION PLAT POINT (K/4) TO POINT (L/4) WHERE M.A. GANTZ LEFT J.W. DOWLER'S PRIOR SURVEY LINE AT (J/4) HE CREATED A GAP AREA (D/4). WE COULD FIND NO EVIDENCE THAT THE CITY OF PIQUA HAS ANY RIGHTS TO THE GAP AREA. WE EXTENDED THE APPROPRIATE J. W. DOWLER SURVEY LINE AND INTERSECTED M. A. GANTZ'S SURVEY AS NOTED AT POINT (P/4).

- f. DUE TO A CLOSING ERROR IN M. A. GANTZ'S SURVEY VOLUME 6, PAGE 88, FROM THE EXISTING MONUMENTS, AS FOUND IN THE FIELD, ALONG THE SOUTHWEST LINES OF THE HYDRAULIC RESERVOIR. WE HELD WITH HIS INTENT OF FOLLOWING THE BANKS OF THE RESERVOIR HOLDING HIS ANGLES AND DISTANCES WHERE POSSIBLE, FITTING THE RESERVOIR BANKS, AS DESCRIBED IN DEED VOLUME 574, PAGE 734.

- g. M.A. GANTZ'S SURVEY IN VOLUME 6, PAGE 79, OF THE MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS, NOTES THE SOUTH LINE OF THE HYDRAULIC RESERVOIR AS BEING, "APPROXIMATE COURSES", EVEN THOUGH SOME OF HIS POINTS, AS LOCATED TODAY, FALL OFF THE BANKS INTO THE RESERVOIR AREA, WE CHOSE TO FOLLOW THESE COURSES AS DESCRIBED IN DEED VOLUME 533, PAGE 533.

- h. M. A. GANTZ'S SURVEY IN VOLUME 5, PAGE 162, OF THE MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS, NOTES THAT HE WAS FOLLOWING THE EDGE OF WATER ALONG THE SOUTH BANK OF THE RESERVOIR AND THE WEST LINE OF THE PIQUA HYDRAULIC. USING HIS COURSES ALONG THE WEST LINE TODAY, WE FOUND THAT IN ORDER TO FIT THE BANKS OF THE HYDRAULIC IT WAS NECESSARY TO MOVE HIS SOUTHEAST CORNER 27.0 FEET EAST AT (D/3) AND THEN FOLLOW HIS COURSES TO THE NORTH TO (R/3) CLOSING IN ON HIS NORTHEAST CORNER AT (S/3).

- i. ACCORDING TO PAGE 20 OF THE SWIFT RUN REPORT, FURNISHED TO US BY THE CITY OF PIQUA, ON SEPTEMBER 13, 1940, EMMA J. PATTERSON FILED A PETITION IN PARTITION AGAINST WILLIAM P. COX IN WHICH THE COURT HELD IN THIS CASE THAT THE CITY OF PIQUA, OHIO OWNS IN FEE SIMPLE WITH THE RIGHT TO MAINTAIN THEREON THE SWIFT RUN HYDRAULIC FOR MUNICIPAL WATER WORKS PURPOSES AS SHOWN AS AREA (G/4). THE DESCRIPTION OF THIS AREA CLOSES THE AREA IN THE NORTHERN PART OF J.W. DOWLER'S SURVEY, USING J.W. DOWLER'S COURSES ALONG THE WESTERN BANK; "TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWN 8, RANGE 5 EAST; AT (N/4) THENCE EAST ALONG AND WITH SAID LINE TO THE WATER'S EDGE AT (T/4) THENCE NORTHERLY ALONG AND WITH THE MARGIN OF THE SWIFT RUN HYDRAULIC TO A STONE WHICH MARKS THE MOST WESTERLY BOUNDARY OF AFORESAID TRACT "A" ON SAID HYDRAULIC", TO (U/4).

VOL. 15 PAGE 132-D
MIAMI COUNTY RECORDERS
PLAT RECORDS
FILE NO. 117101
REC'D Sept 12, 1991, AT 3:20 P.M.
FEE \$ 24.60
Gant L. Gant by: Bobbie Muller
MIAMI COUNTY RECORDER deputy

ADJOINER'S TITLE DETERMINATIONS

- 8 ON MAY 15, 1964, R.F. BORCHERS PERFORMS A SURVEY FOR S.S. MYERS AS RECORDED IN VOLUME 16, PAGE 118, MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS. OUR DEED RESEARCH INDICATES THAT HIS SURVEY WAS THE FIRST TIME A COMPLETE METES AND BOUNDS DESCRIPTION OF SAID PROPERTY WAS DONE. MR. BORCHERS SURVEY DOES NOT MATHEMATICALLY CLOSE AND WE WERE ABLE TO FIELD LOCATE ONE OF HIS MONUMENTS.

ON JUNE 19, 1965, J.E. FERMAN PERFORMS A SURVEY ON THE NORTH PART OF THIS PROPERTY AND FOLLOWS R.F. BORCHERS PRIOR SURVEY. HIS SURVEY OF THE NORTH PART HAS A BETTER MATHEMATICAL CLOSURE AND WE WERE ABLE TO FIELD LOCATE ONE OF HIS MONUMENTS. DUE TO THE CLOSING ERRORS OF R.F. BORCHERS SURVEY, THE OCCUPATION OF THE PROPERTIES TODAY AND WITH THE MONUMENTS AS FOUND WE WERE ABLE TO FIT THE PROPERTIES, WITH SOME PRORATIONS AND ADJUSTMENTS, AS FOLLOWS:

- a. HELD FERMAN (V/3) - (W/3).
b. HELD BORCHER BEARING RELATIONSHIP WITH S.R. 66 THROUGH (V/3).
c. HELD EXISTING FENCE AS OCCUPIED ON THE NORTHERLY LINE.
d. HELD BORCHER PLAT ANGLE AT (X/3) THROUGH EXISTING PIPE.

- 9 ON DECEMBER 29, 1942, A.W. SUMMERS PERFORMS A SURVEY FOR FRANK DAWSON AS RECORDED IN VOLUME 6, PAGE 30 OF MIAMI COUNTY ENGINEERS RECORD OF LAND SURVEYS, SHOWING THE BOUNDARIES OF FRANK DAWSON'S PROPERTY AS HE OWNED AND AS HE RECEIVED FROM THE CITY OF PIQUA. THE PRIOR DEED DESCRIPTIONS OF THE PROPERTY CALLS FOR THE BEGINNING POINT TO BE WHERE THE PROPERTY LINE BETWEEN J.L. RAUCHER, DEED VOLUME 37, PAGE 225 AND DAVID BURLEY, DEED VOLUME 39, PAGE 374 CROSS THE ST. MARYS TURNPIKE, THE SAME BEING AT THE TIME OF A.W. SUMMER'S SURVEY TO BE THE SOUTH PROPERTY LINE OF THE CITY OF PIQUA AND FRANK DAWSON'S 1.25 ACRE TRACT, AS DESCRIBED BY PRIOR DEED VOLUME 77, PAGE 385. USING THE PRIOR DEED DESCRIPTIONS WE HAVE RECREATED THIS SOUTHERN PROPERTY LINE (V/3) TO (Z/4) WHERE IT CROSSES STATE ROUTE 66, AND USING THE SURVEY BY A.W. SUMMERS TO CREATE THE PROPERTY AS IT WAS SURVEYED. THE PARCELS AS SURVEYED BY A.W. SUMMERS HAVE SOME ERRORS IN ANGLER POSITION. WE FOUND NO REASON TO PRORATE ANY OF HIS DISTANCES. THE LOCATION OF A FENCE LINE SHOWN ON THE ANNEXATION PLAT IS REFERENCED AS WHAT IS BEING OCCUPIED TODAY.

ANNEXATION TO THE CITY OF PIQUA

BOOK 15 PAGE 133

MIAMI COUNTY RECORDER'S
PLAT RECORDS

FILE NUMBER 117102

RECEIVED Sept 12 1991, AT 3:21

FEE \$ 21.60

Janet E. Cain
MIAMI COUNTY RECORDER
by: Bobbie Mueller, Deputy

TOWN I, RANGE II, FRAC. SECTION 29, WEST PART

SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO

THIS ANNEXATION PLAT REVIEWED AND
APPROVED BY THE MIAMI COUNTY ENGINEER
ON THIS 17th DAY OF SEPTEMBER, 1990.

Don Chittin
MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY
COMMISSIONERS HELD THIS 14th DAY OF SEPTEMBER
1990 IN TROY, OHIO, THIS ANNEXATION OF THE
AREA SHOWN HEREON WAS APPROVED.

Robert J. Brown William C. Brown Don Hart

AT A MEETING OF THE CITY COMMISSIONERS
OF THE CITY OF PIQUA, OHIO, HELD THIS 4th
DAY OF March, 1991, THIS ANNEXATION PLAT
WAS APPROVED BY ORDINANCE NO. 12-21.

William C. Brown Frank Patrick Rebecca S. Cook

APPROVED AND TRANSFERRED WITH LOT
NUMBERS ASSIGNED THIS 12th DAY OF Sept, 1991.

Chris A. Pepler by Linda Pearson, Deputy
MIAMI COUNTY AUDITOR

SEE ANNEXATION PROCEEDINGS RECORDED IN
MISC. BOOK NO. 24 PAGE NO. 179.

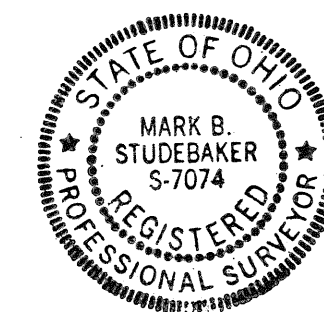
Janet E. Cain by Bobbie Mueller, Deputy
MIAMI COUNTY RECORDER

SURVEY REFERENCES:

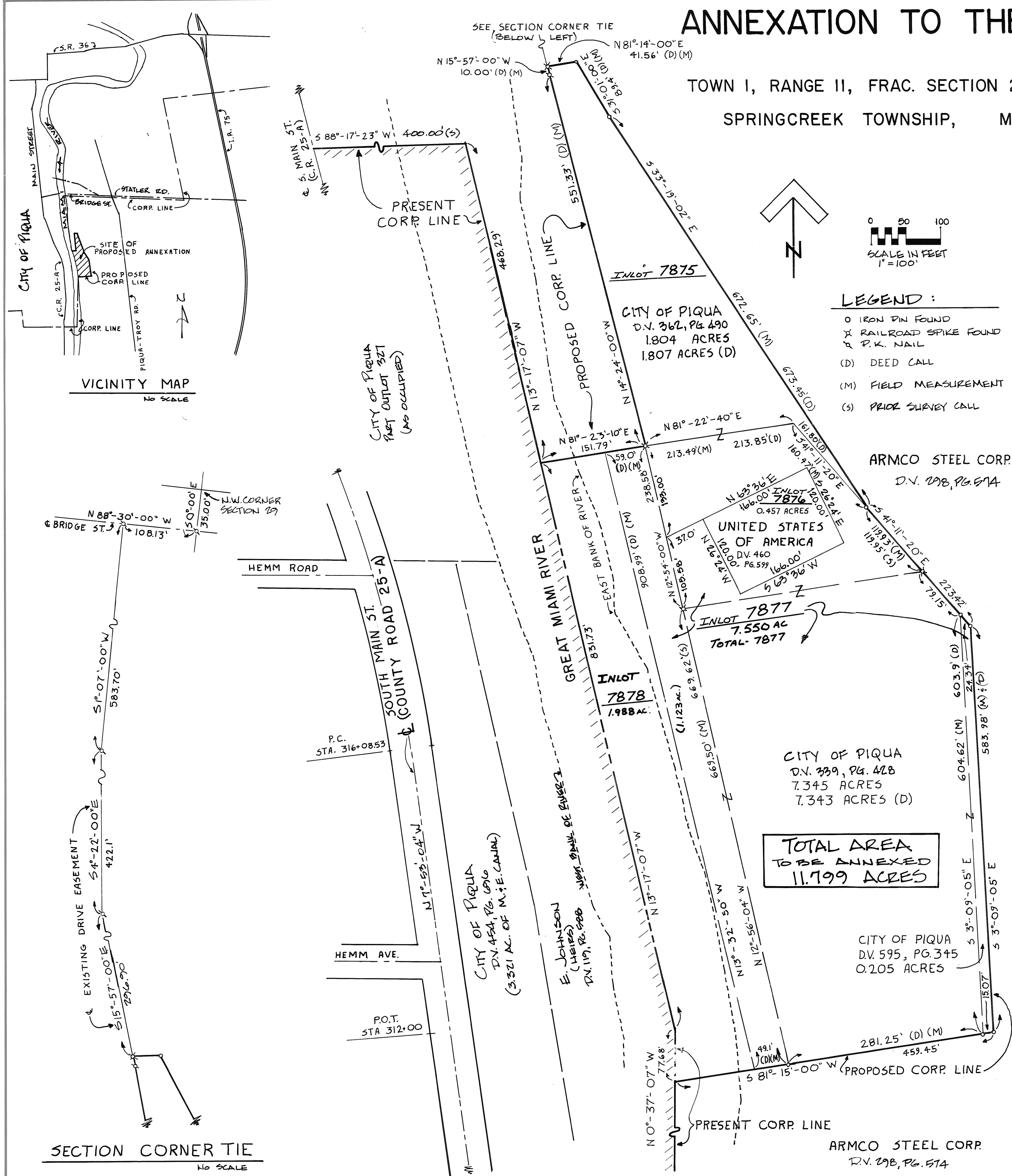
- BK. 9, PG. 71 MIAMI COUNTY RECORDER'S PLAT RECORDS { NOTE: PRIOR ANNEXATION; SUBJECT WORK, FIELD TIED AND CALCULATED ROTATION TO MATCH BEARING BASE.
- VOL. 13, PG. 21 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
- VOL. 11, PG. 74 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
- VOL. 6, PG. 21 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS
- VOL. 35, PG. 65 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS { NOTE: PRIOR SURVEY WORK USED AS REFERENCE FOR BEARINGS SHOWN HEREON.
- VOL. 16, PG. 92 MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS

I HEREBY CERTIFY THIS ANNEXATION PLAT
TO BE CORRECT AND ALL MONUMENTS
LOCATED AS SHOWN HEREON.

Mark B. Studebaker
MARK B. STUDEBAKER REG. SURV. #7074



WORL & ASSOCIATES INC.		JOB No.	87251.02
CONSULTING ENGINEERS & SURVEYORS		DRAWN BY	KR
		DATE	1-21-88
		SHEET 1 OF 1	
1067 FAIRINGTON DR. SIDNEY, OHIO 45365 513/492-7636 & 7937		128 EAGLE CITY RD. SPRINGFIELD, OHIO 45502 513/390-2034	



- LEGEND:
- O IRON PIN FOUND
 - X RAILROAD SPIKE FOUND
 - P.K. NAIL
 - (D) DEED CALL
 - (M) FIELD MEASUREMENT
 - (S) PRIOR SURVEY CALL

TOTAL AREA
TO BE ANNEXED
11.799 ACRES

SECTION CORNER TIE
NO SCALE

VOLUME 15 PAGE 134
 MIAMI COUNTY RECORDER'S
 PLAT RECORDS. FILE NO. 1177103
 RECEIVED Sept 12, 1991 AT 3:22 PM
 FEE \$ 21.60

SEE ANNEXATION PROCEEDINGS RECORDED
IN MISC. VOL. 24 PAGE 179

APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 12th DAY OF Sept, 1991

Chris A. Peoples by Linda Pearson,
MIAMI COUNTY AUDITOR deputy

BEING A TOTAL OF 28.211 ACRES IN THE NORTHEAST AND
SOUTHEAST QUARTERS OF SECTION 30 AND ALL QUARTERS OF
SECTION 24, TOWN 1, RANGE 11 BTMRS, SPRINGCREEK TOWNSHIP,
MIAMI COUNTY, OHIO.

- IRON PIN FOUND
- $\frac{5}{8}$ " ϕ CAPPED PIN SET
- ✱ R.R. SPIKE FOUND
- ✱ R.R. SPIKE SET
- △ CONCRETE CORNER POST
- ◎ CONCRETE R/W MONUMENT

MISC. LAND SURVEYS - MIAMI COUNTY
ENGINEER'S RECORDS.
LAND SUR. 36 pp. 189

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER ON THIS 17TH DAY OF SEPT. 1990

Sang Chriton
MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD
THIS 14TH DAY OF SEPT., 1990 IN TROY, OHIO, THE ANNEXATION
OF THE AREA SHOWN HEREON WAS APPROVED.

OF THE AREA SHOWN HEREON WAS APPROVED.

James E. Brown W. Keith Don Hart

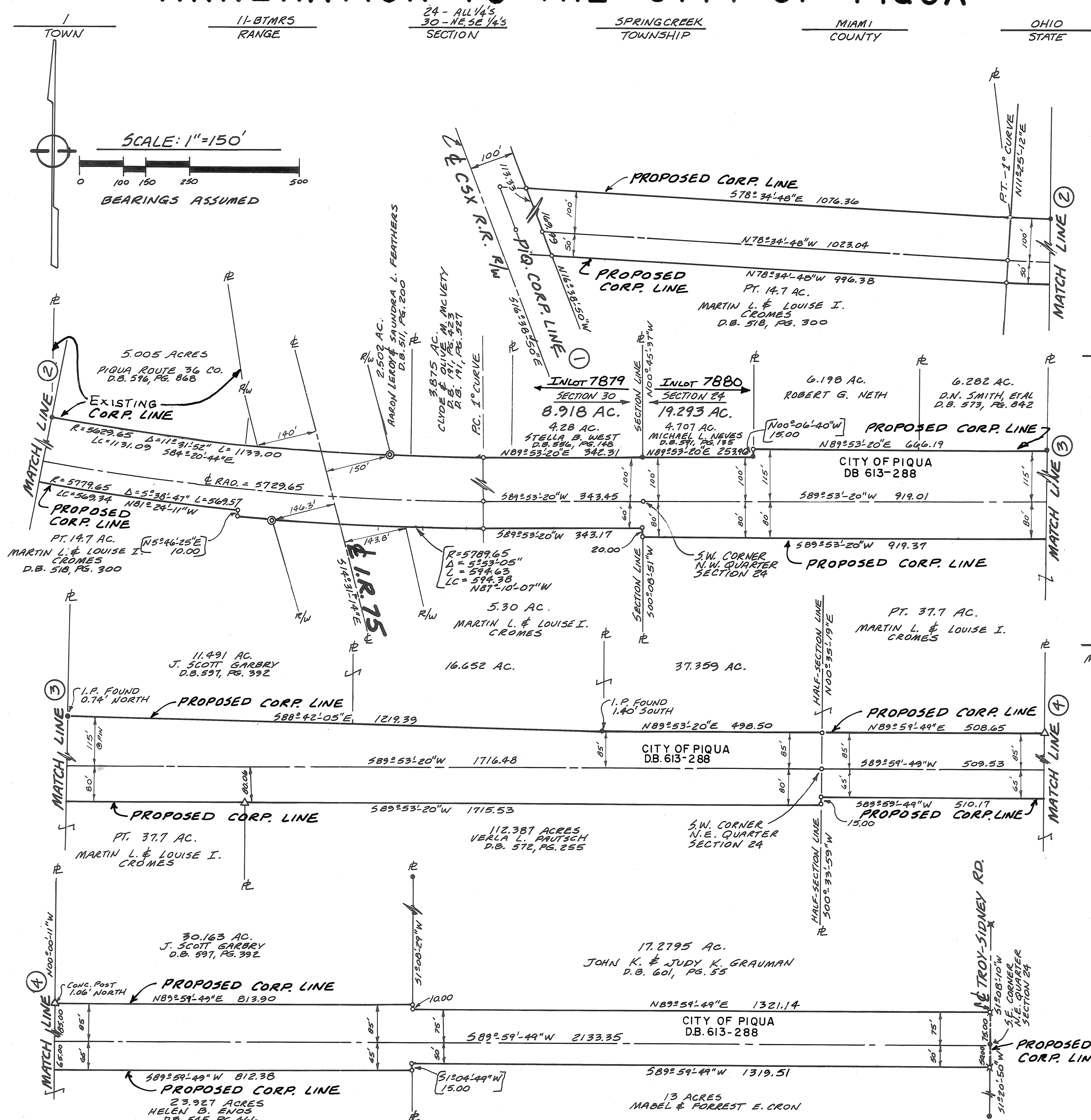
AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIRUA, OHIO,
HELD THIS 4TH DAY OF March, 1991, THIS ANNEXATION PLAT WAS
ACCEPTED, AND APPROVED BY ORDINANCE NO. 12-91

RECEIVED AND APPROVED 1ST ORDINANCE NO. 72-31
William Cruise June Fabrizio Rebecca J. Cool
 MAYOR CLERK



I HEREBY CERTIFY THIS
ANNEXATION PLAT TO BE
CORRECT AND ALL MONUMENTS
LOCATED AS SHOWN HEREON
Michael W. Cozatt 11-26-88
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 08088



ANNEXATION TO THE CITY OF PIQUA

5 EAST RANGE 8 TOWN 13, 14, 23 SECTION WASHINGTON TOWNSHIP MIAMI COUNTY OHIO STATE

VOL. 15 PAGE 135
 MIAMI COUNTY RECORDERS
 PLAT RECORDS
 FILE NO. 117104
 REC'D Sept 12, 1991, AT 3:23 PM
 FEE \$ 64.80

Janet E. Cain
 MIAMI COUNTY RECORDER
 By: Robbie Mueller, deputy

DESCRIPTION

BEING A TOTAL OF 16.984 ACRES, INCLUDING 2.854 ACRES IN SECTION 13, 1.949 ACRES IN SECTION 14, AND 2.181 ACRES IN SECTION 23, TOWN 8, RANGE 5 EAST WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON THIS 17th DAY OF SEPTEMBER, 1990

Harry Christian
 MIAMI COUNTY ENGINEER

PARCEL	SUMMARY
PARCEL	TOTAL AREA
R-5, S-13 T-8	2.854 ac. <u>7881</u> INLOT
R-5, S-14 T-8	1.949 ac. <u>7882</u> INLOT
R-5, S-23 T-8	12.181 ac. <u>7883</u> INLOT
TOTAL AREA	16.984 ACRES

TOTAL AREA=16.984 ACRES
 DEEDED TO THE CITY OF PIQUA
 BY DEED RECORDED IN
 DEED BOOK 594 PAGE 617 thru 624

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 14th DAY OF SEPTEMBER 1990 IN TROY, OHIO, THIS ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED

John J. Lannon William H. Miller Don Hart

AT A MEETING OF THE CITY COMMISSIONERS OF THIS CITY OF PIQUA, OHIO, HELD THIS 4th DAY OF March, 1991, THIS ANNEXATION PLAT WAS APPROVED BY ORDINANCE NO. 12-21.

William H. Miller Frank Patricia V. Rebecca J. Goff
 MAYOR CITY MANAGER CLERK OF COMMISSION

APPROVED AND TRANSFERED WITH LOT NUMBER ASSIGNED THIS 12th DAY OF Sept, 1991

Chris A. Pugh by Linda Pearson
 MIAMI COUNTY AUDITOR deputy

SEE ANNEXATION PROCEEDINGS RECORDED IN MISC. BOOK NO. 24 PAGE NO. 179

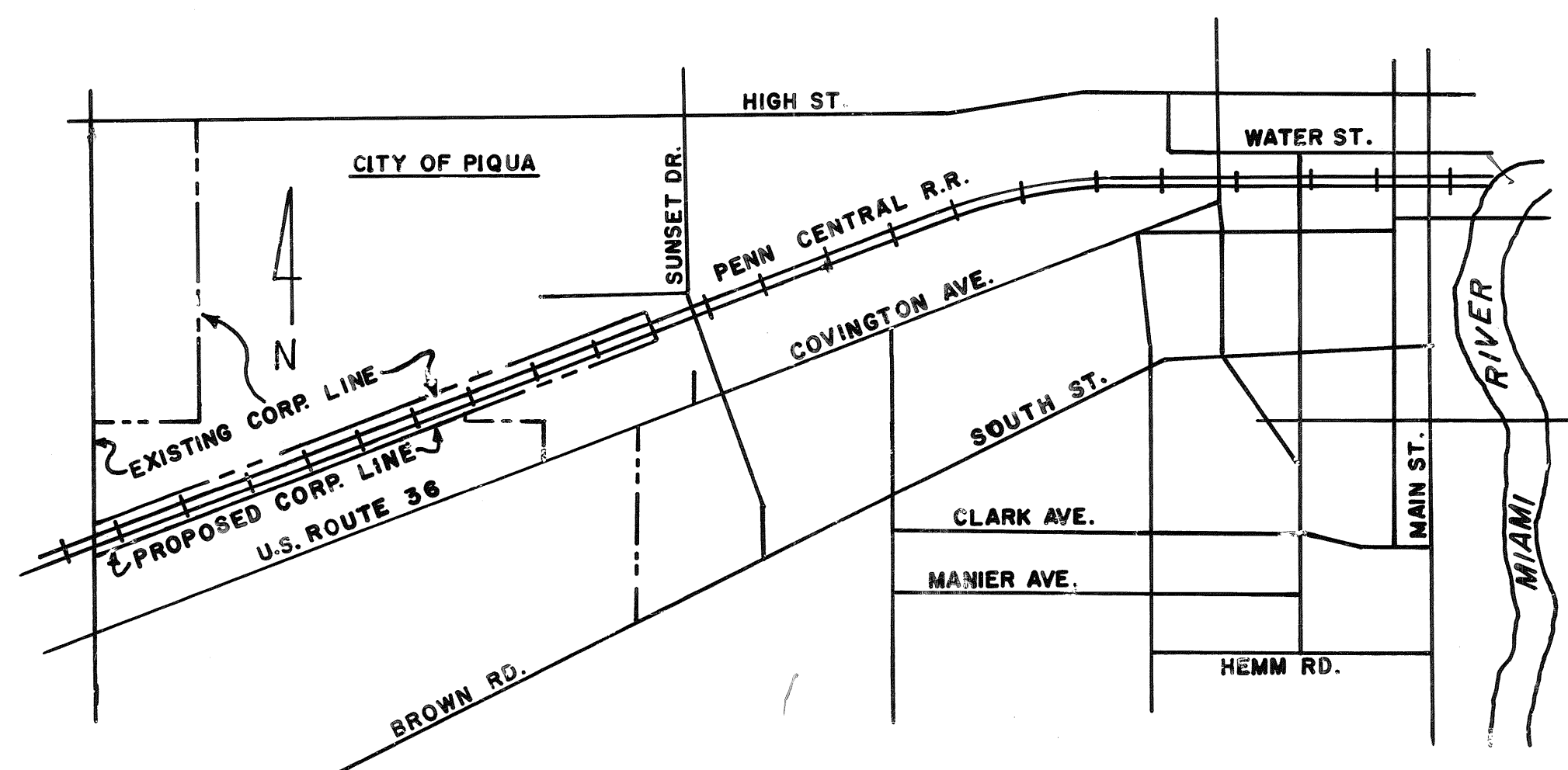
Janet E. Cain
 MIAMI COUNTY RECORDER
 By: Robbie Mueller, deputy

SHEET NO. 1 OF 3
 RAILROAD RIGHT OF WAY
 WEST ANNEXATION
 CITY OF PIQUA ENGINEERING DEPT.
 DRAWN BY: C.S. DATE: 5-2-90

Thomas R. Zechman
 THOMAS R. ZECHMAN, P.E., P.S.

OHIO REGISTERED SURVEYOR
 NO. 7077

LOCATION MAP
 SCALE= 1"= 2000'



8
TOWN

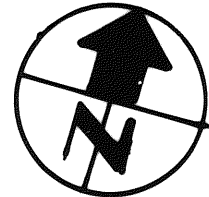
5 EAST
RANGE

23
SECTION

WASHINGTON
TOWNSHIP

VOLUME 15 PAGE 135-A
MIAMI COUNTY RECORDERS
PLAT RECORDS

Match line Sta. 4001+00 See Below



Sec. 23 T-8 R-5E

N 71° 57' 25" E 2927.40' EXISTING CORP. LINE

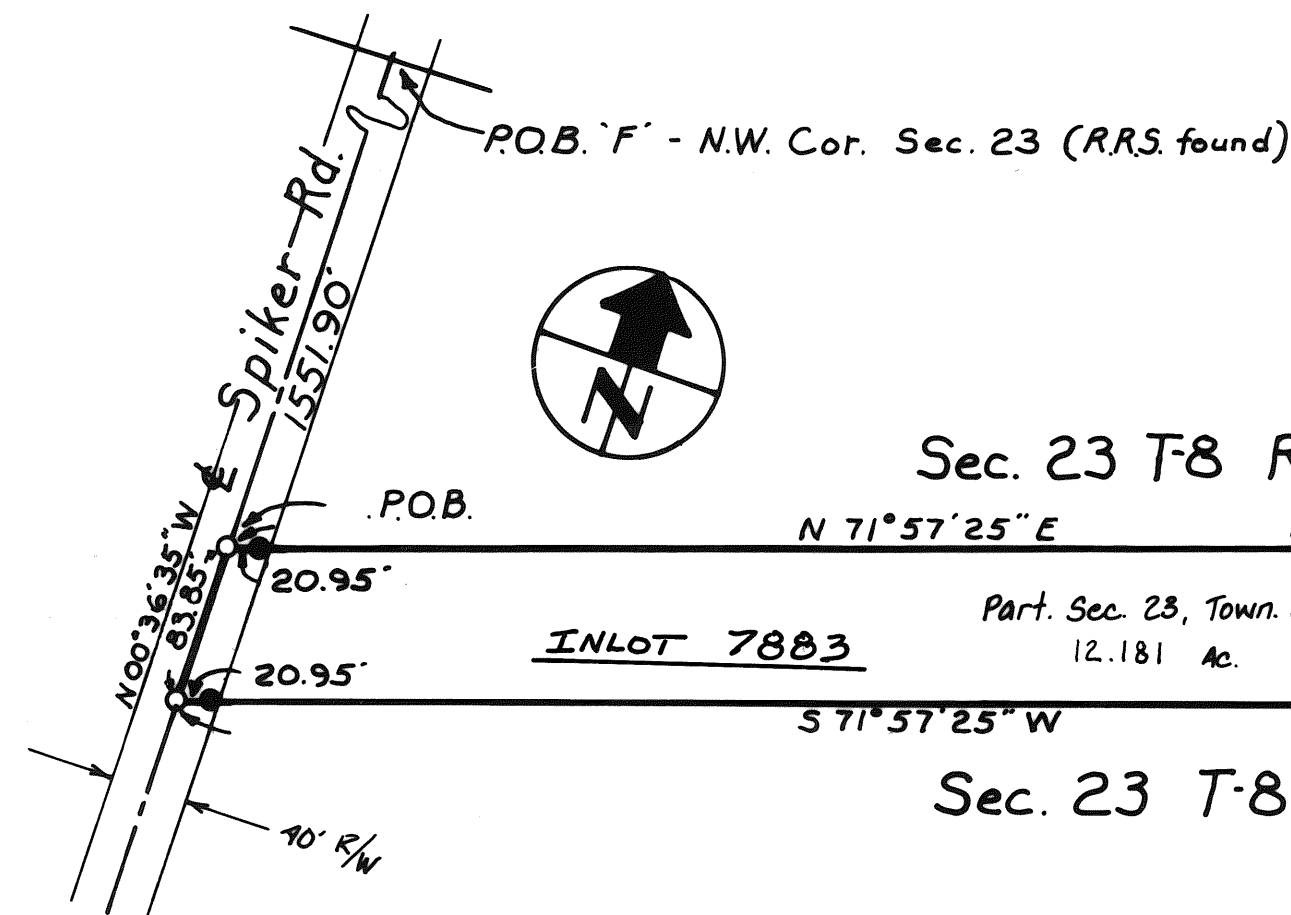
INLOT 7883

Part Sec. 23, Town. 8, Range 5E CITY OF PIQUA
12.181 Ac. DB. 594-617

S 71° 57' 25" W 4394.36' PROPOSED CORP. LINE

Sec. 23 T-8 R-5E

Match line Sta. 3983+00 See Sheet



Sec. 23 T-8 R-5E

N 71° 57' 25" E 2927.40' EXISTING CORP. LINE

INLOT 7883

Part Sec. 23, Town. 8, Range 5E CITY OF PIQUA
12.181 Ac. DB. 594-617

S 71° 57' 25" W 4394.36' PROPOSED CORP. LINE

Sec. 23 T-8 R-5E

Match line Sta. 4001+00 See Above

SCALE: 1"=100'

LEGEND:

- iron pin found
- iron pin set
- stone found
- △ fence post
- prop. line
- - - parcel line
- centerline
- (51) parcel number

SHEET NO. 2 OF 3

RAILROAD RIGHT OF WAY
WEST ANNEXATION

CITY OF PIQUA ENGINEERING DEPT.

DRAWN BY C.S. DATE 5-2-90

Thomas R. Zechman
THOMAS R. ZECHMAN P.E., P.S.

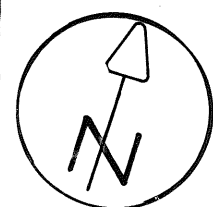
8
TOWN

5EAST
RANGE

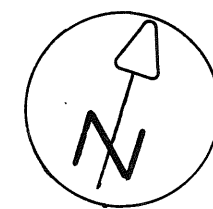
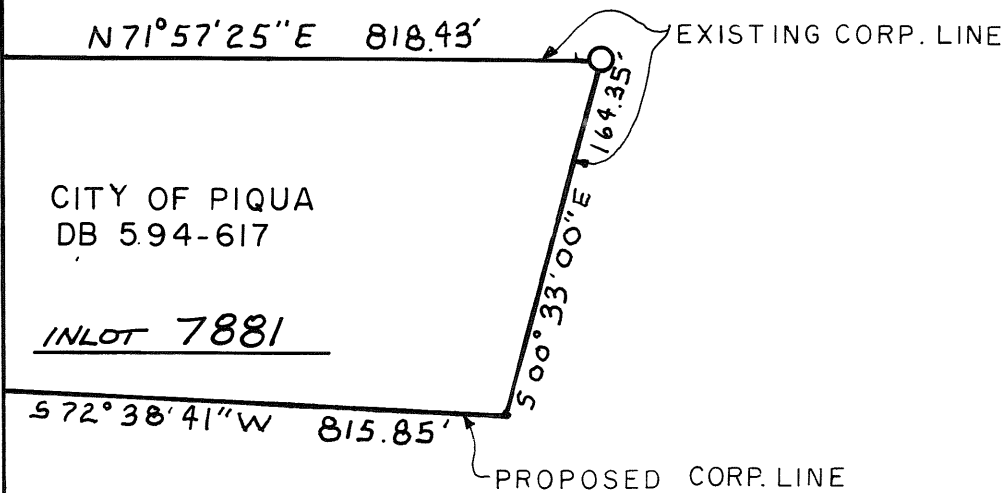
13-14-23-
SECTION

WASHINGTON
TOWNSHIP

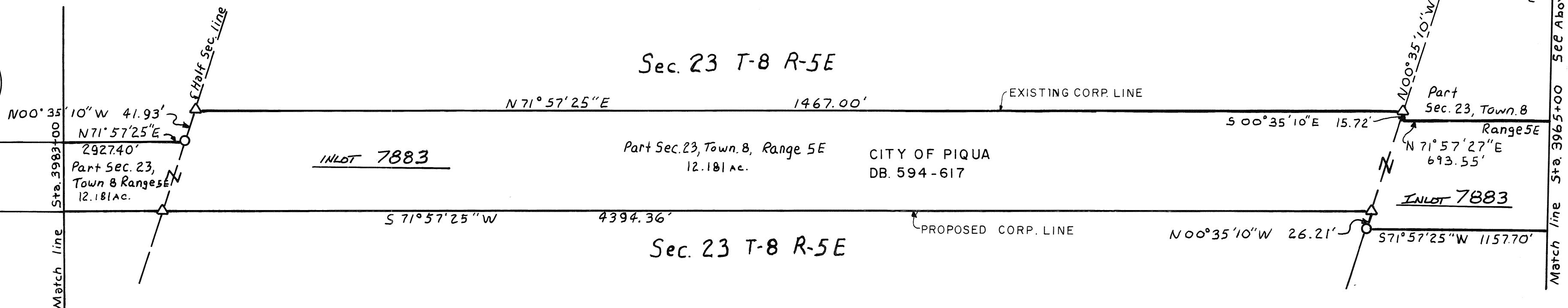
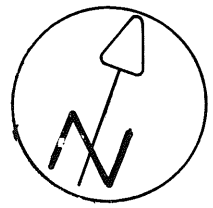
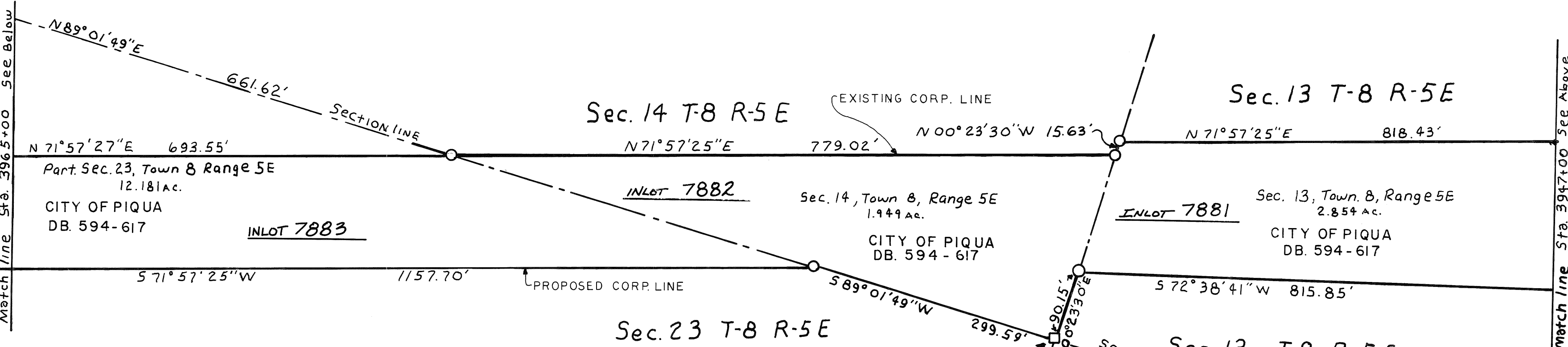
VOLUME 15 PAGE 135-B
MIAMI COUNTY RECORDERS
PLAT RECORDS



Match line Sta. 3947+00 See Below



Match line Sta. 3965+00 See Below



SCALE: 1"=100'

LEGEND

- iron pin found
- iron pin set
- stone found
- △ fence post
- prop. line
- - - parcel line
- - - centerline
- (4-1) parcel number

SHEET NO. 3 OF 3

RAILROAD RIGHT OF WAY
WEST ANNEXATION

CITY OF PIQUA-ENGINEERING DEPT.
DRAWN BY: C.S. DATE: 5-2-90
Thomas R. Zechman
THOMAS R. ZECHMAN P.E. P.S.

ANNEXATION TO CITY OF PIQUA

• TOWN 1 • RANGE 12 • SECTION 26 • SPRINGCREEK TOWNSHIP •
• MIAMI COUNTY - OHIO •

PLAT BOOK 15 PAGE 136

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS

FILE NO. 117109

RECEIVED FOR RECORD 3:48 P.M.
TIME

FEE \$21.60 9/12/91
DATE

NOTE

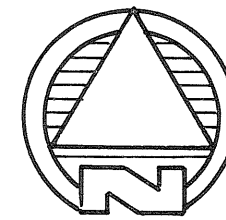
See annexation proceedings Filed in
Misc. Book 24, Page 224.

Janet E. Cain by: Bobbie Mueller,
MIAMI COUNTY RECORDER deputy

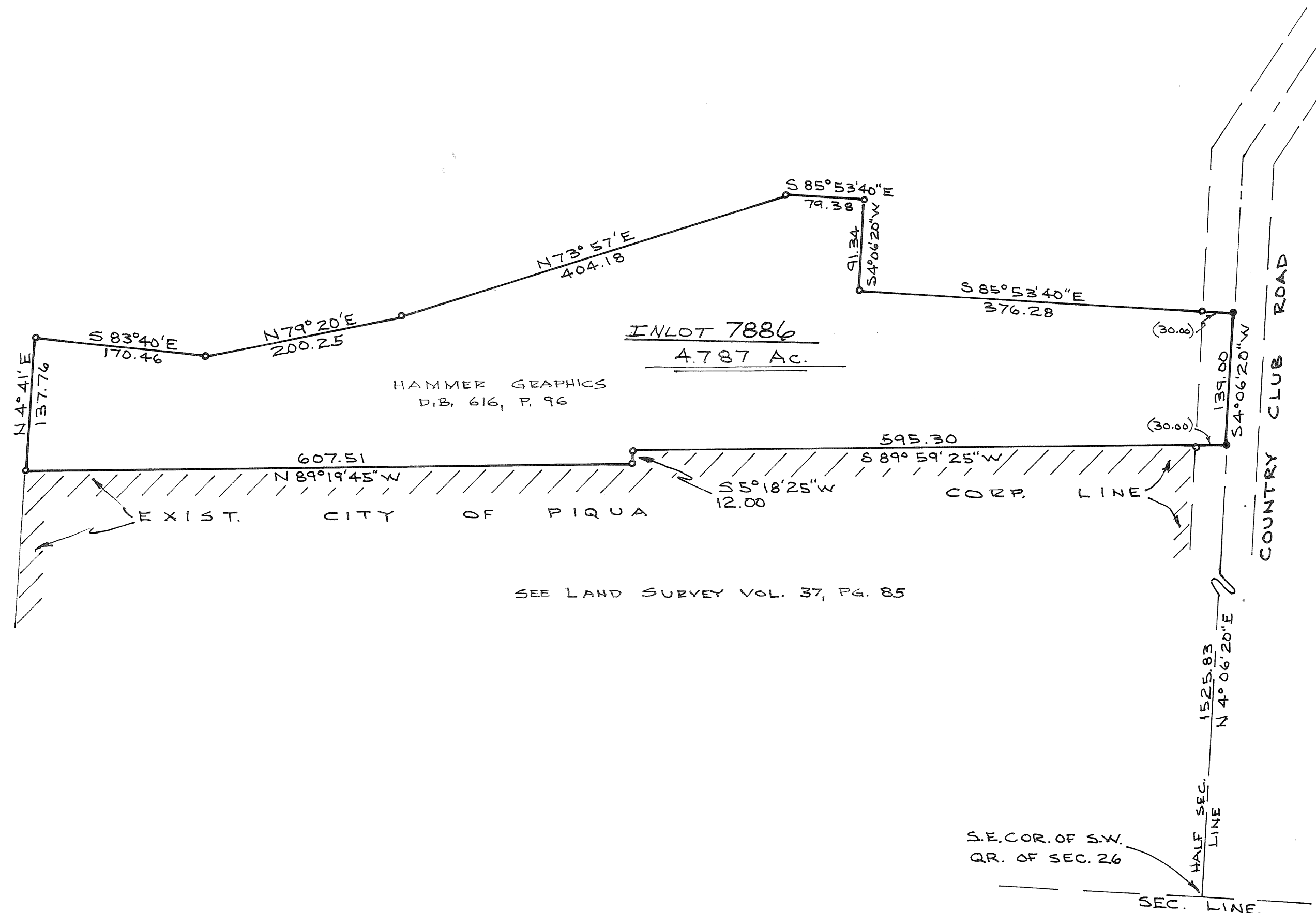
Janet E. Cain by: Bobbie Mueller,
MIAMI COUNTY RECORDER deputy

NOTE

- = IRON PIN
● = R.R. SPIKE



SCALE: 1" = 100'



DESCRIPTION

Being a total of 4.787 Acres located in the Southwest Quarter of Section 26, Town 1, Range 12, in Springcreek Township, Miami County, Ohio.

APPROVAL BY MIAMI COUNTY ENGINEER

This annexation plat reviewed and approved by Miami County Engineer this 26th day of OCTOBER, 1990.

Darryl Christian
MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

At a meeting of the Miami County Commissioners held this 19 day of OCTOBER, 1990, the annexation of the area shown hereon was approved.

Robert J. Pappas
David J. Pappas
Don Hart

APPROVAL BY CITY OF PIQUA

At a meeting of the City Commission of the City of Piqua, Ohio, held this 6th day of MAY, 1991, this annexation plat was accepted and approved by Ordinance No. 19-91.

William C. Reese
Frank Patrick Jr.
Rebecca J. Cook

APPROVAL BY MIAMI COUNTY AUDITOR

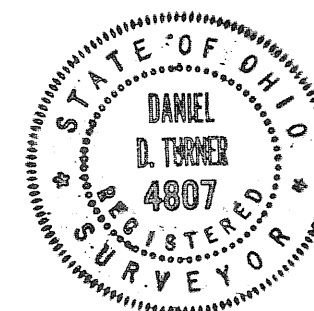
Approved and transferred this 12th day of Sept, 1991.

Chris A. Pappas by Linda Pearson,
MIAMI COUNTY AUDITOR deputy

CERTIFICATION

I hereby certify this survey and annexation plat to be true and correct as shown hereon.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR NO. 4807



ANNEXATION TO CITY OF PIQUA FOR			
HAMMER GRAPHICS PIQUA - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE JUNE-1990	DRAWN BY: CHECKED BY:	W.S. D.T.	SHEET NO. 1/1
FILE NO. 190590	SCALE: 1" = 100'		

ANNEXATION TO THE CITY OF PIQUA

VOLUME 15 PAGE 137

MIAMI COUNTY RECORDER'S
PLAT RECORDS. FILE NO. 117111
RECEIVED Sept 12, 1991, AT 3:58 PM
FEE \$21.60

Janet E. Cain by Bobbie Mueller
MIAMI COUNTY RECORDER deputy

SEE ANNEXATION PROCEEDINGS
RECORDED IN MISC. VOL. 24, PAGE 241

Janet E. Cain by Bobbie Mueller
MIAMI COUNTY RECORDER deputy

APPROVED AND TRANSFERRED WITH
LOT NUMBERS ASSIGNED THIS 12
DAY OF Sept, 1991.

Chris A. Peoples by Lynda Pearson
MIAMI COUNTY AUDITOR deputy

IN
TOWN

11 BTMRS
RANGE

29 ALL 1/4'S
SECTION

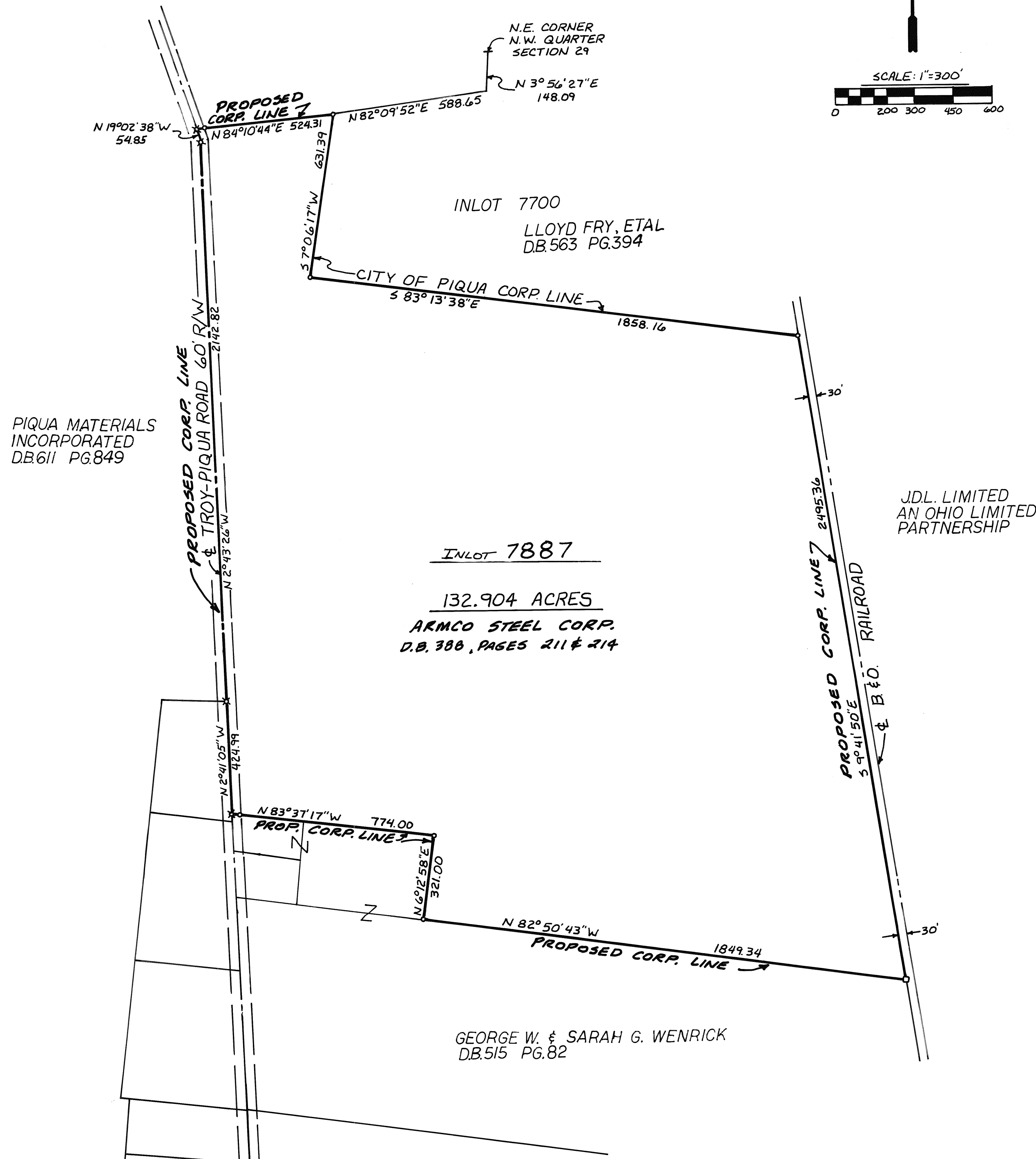
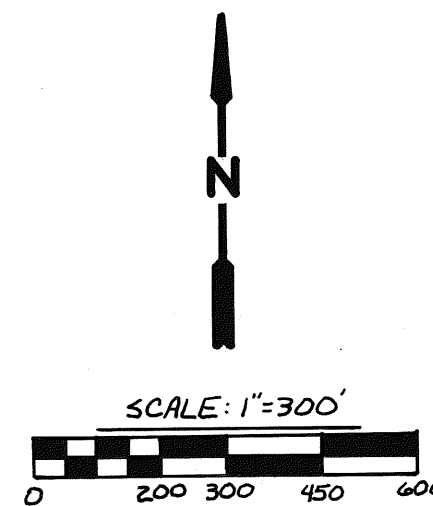
SPRINGCREEK
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

LEGEND

- ✕ RAILROAD SPIKE
- IRON PIN
- WOOD CORNER POST



DESCRIPTION

BEING A 132.904 ACRE TRACT SITUATED IN SPRINGCREEK TOWNSHIP, TOWN 1 N, RANGE 11 BTMRS, SECTION 29 OF MIAMI COUNTY, STATE OF OHIO, AS DEEDED TO ARMCO STEEL CORPORATION IN DEED BOOK 388, PAGE 211 AND DEED BOOK 388, PAGE 214 OF THE MIAMI COUNTY RECORDERS DEED RECORDS.

APPROVALS

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON THIS 15 DAY OF FEBRUARY, 1991.

Doug Christian
MIAMI COUNTY ENGINEER

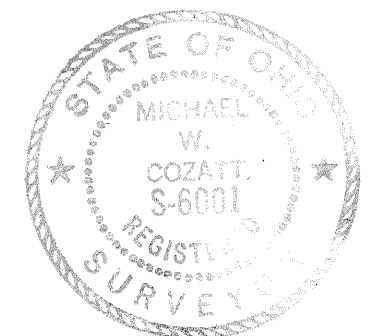
AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 15th DAY OF FEBRUARY, 1991, IN TROY, OHIO, THE ANNEXATION OF THE AREA HEREON APPROVED.

Don Hart William F. Smith Frank J. Smith

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 6th DAY OF MAY, 1991, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 20-21

William F. Chase Frank Patrijio Rebecca J. Coad
MAYOR CLERK

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT
AS PER SURVEY COMPLETED.



Michael W. Cozatt 11-21-90
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 17390

ANNEXATION TO THE CITY OF PIQUA

8 TOWN 5 RANGE 12~S.W. 1/4 SECTION WASHINGTON TOWNSHIP MIAMI COUNTY OHIO STATE

VOLUME 15 PAGE 138
MIAMI COUNTY RECORDER'S
PLAT RECORDS FILE NO. 117113
RECEIVED Sept 12 1991 AT 3:52 PM
FEE \$ 21.00

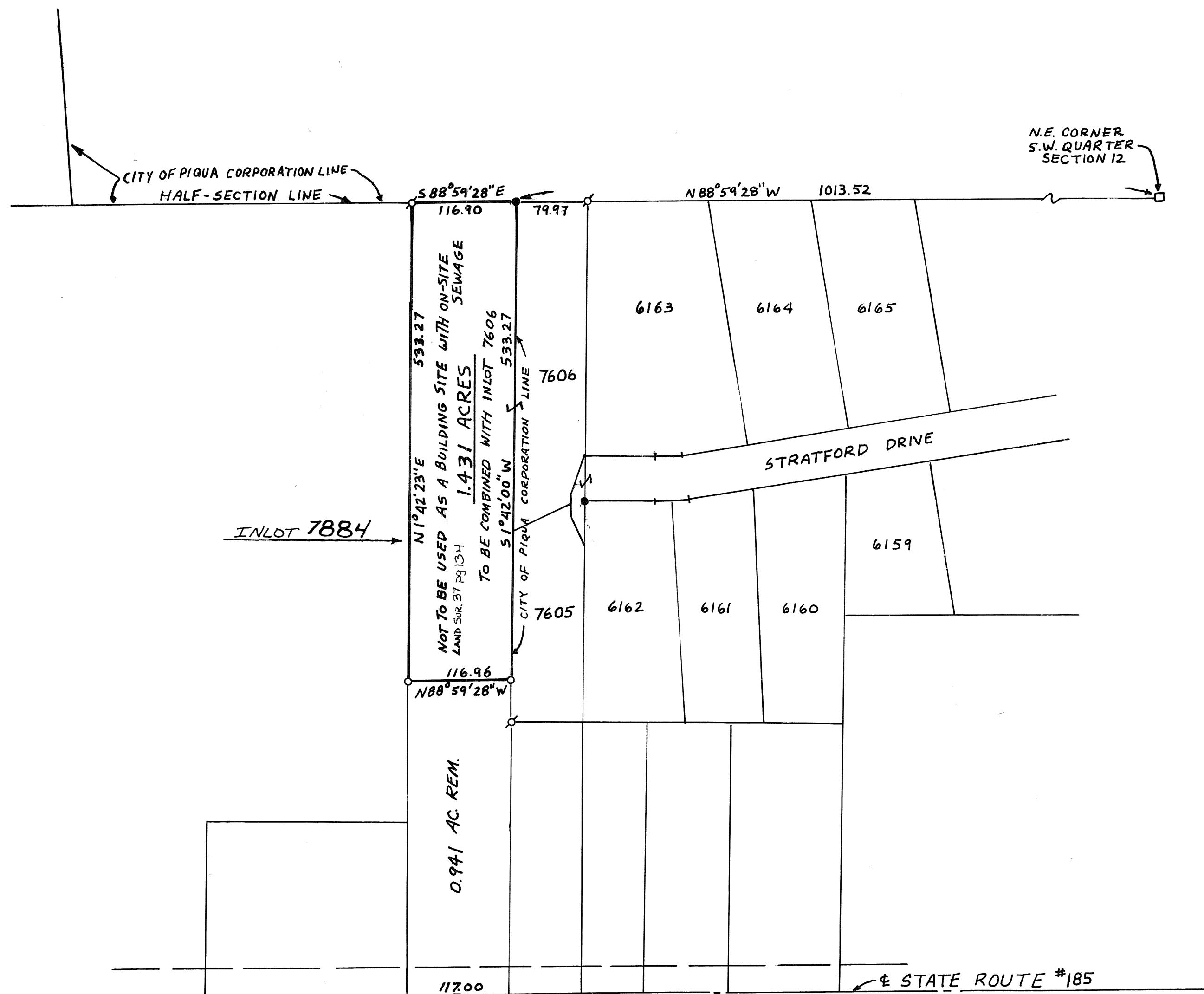
Janet E. Cain by *Bobbie Mueller*
MIAMI COUNTY RECORDER deputy

SEE ANNEXATION PROCEEDING RECORDED
IN MISC. VOL. 24 PAGE 259

Janet E. Cain by *Bobbie Mueller*
MIAMI COUNTY RECORDER deputy

APPROVED AND TRANSFERRED WITH LOT
NUMBERS ASSIGNED THIS 12th DAY
OF Sept 1991.

Chris A. Peoples by *Linda Pearson*, deputy
MIAMI COUNTY AUDITOR



DESCRIPTION

BEING A 1.431 ACRE TRACT SITUATE IN WASHINGTON TOWNSHIP, TOWN 8, RANGE 5, SECTION 12 OF MIAMI COUNTY, STATE OF OHIO. AS DEEDED TO JOHN AND KATHLEEN ALEXANDER IN DB. 618 PAGE 253 OF THE MIAMI COUNTY RECORDERS DEED RECORDS.

APPROVALS

THIS ANNEXATION PLAT REVIEWED AND APPROVED
BY THE MIAMI COUNTY ENGINEER ON THIS 15th
DAY OF FEBRUARY, 1991

Harry Christians
MIAMI COUNTY ENGINEER

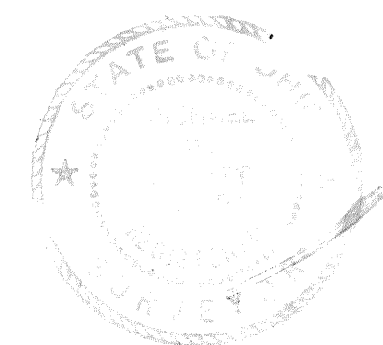
AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS
HELD THIS 15th DAY OF FEBRUARY, 1991, IN TROY, OHIO
THE ANNEXATION OF THE AREA HEREON WAS APPROVED.

Don Hunt *Walt Whit* *Samuel A. Adams*

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF
PIQUA, OHIO HELD THIS 6th DAY OF May, 1991 THIS
ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY
ORDINANCE NO. 21-91

Michael W. Cozatt *Frank Fabrizio* *Rebecca J. Cook*
MAYOR PLERK

I HEREBY CERTIFY THIS ANNEXATION PLAT TO
BE CORRECT AS PER SURVEY COMPLETED.

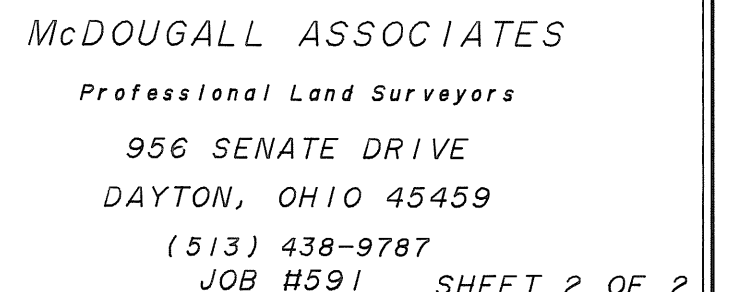


Michael W. Cozatt 10-10-90
MICHAEL W. COZATT P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO.

PLAT BOOK 15 PAGE 139
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.
FILE NO. 117153
RECEIVED FOR RECORD: 10:45 AM
FEE \$43.20 TIME
SEPT. 16, 1991
DATE

Janet C. Cain
MIAMI COUNTY RECORDER
by: Robbie Mueller, deputy



LAKE RIDGE P.U.D.
CITY OF PIQUA, MIAMI COUNTY, OHIO
PART OUTLOTS 150, 151 AND 163

PLAT BOOK 15 PAGE 139 A
MIAMI COUNTY RECORDERS
PLATS.

Janet E. Cain
MIAMI COUNTY RECORDER
by: Bobbie Mueller, deputy

STATE OF OHIO, MIAMI COUNTY, ss:

BE IT REMEMBERED THAT ON THIS 16 DAY OF MAY,
1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME
JANE M. SHERRY

, 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: NO
EXPIRATION DATE
DATE

Robert L. Deddens
NOTARY PUBLIC
ROBERT L. DEDDENS, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. B. C.

PIQUA PLANNING COMMISSION

THIS PLAT REVIEWED AND APPROVED BY CITY OF PIQUA
PLANNING COMMISSION THIS 8th DAY OF
JANUARY, 1991.

Ray L. Lofgren
CHAIRMAN

James C. Jones
SECRETARY

PIQUA CITY COMMISSION

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF
PIQUA HELD THIS 4th DAY OF FEBRUARY,
1991, THIS PLAT WAS APPROVED BY RESOLUTION NO.
C-9306.

William J. Cruise
MAYOR

Frank Patrio Jr.
CITY MANAGER

Rebecca J. Cook
CLERK

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 16th DAY OF
September, 1991.

Chris A. Peoples
MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEP. COUNTY AUDITOR

DESCRIPTION

BEING A SUBDIVISION OF 4.574 ACRES OF PART OF OUTLOTS 150, 151 AND 163 IN
THE CITY OF PIQUA, MIAMI COUNTY, OHIO AS CONVEYED TO JANE M. SHERRY BY DEED
RECORDED IN DEED BOOK 584, PAGES 529 AND 531 OF THE MIAMI COUNTY DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LANDS
HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND RESTRICTIONS AS
SHOWN HEREON AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS TO PUBLIC
USE FOREVER.

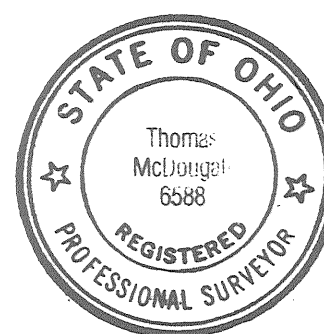
EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION,
MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC,
CABLE, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESSED
PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE
USE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

Robert L. Deddens
Dale R. Smith
WITNESS

Jane M. Sherry

WITNESS

WITNESS



CERTIFICATION

I HEREBY CERTIFY THIS PLAT AND ALL
MEASUREMENTS TO BE CORRECT. CURVED
DISTANCES ARE MEASURED ALONG
THE ARC. IRON PINS TO BE SET AT
ALL LOT CORNERS.

Thomas McDougall
THOMAS McDOUGALL, S. S. 6588

McDOUGALL ASSOCIATES
Professional Land Surveyors
956 SENATE DRIVE
DAYTON, OHIO 45459
(513) 438-9787
JOB #591(REC)

PLAT BOOK 15 PAGE 140
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 17TH DAY OF
SEPTEMBER 1991, AT 3:20P.M.
FILE NUMBER 117235 FEE: \$21.60

Janet E. Cain
by: Bobbie Muller, Deputy

JANET E. CAIN, MIAMI COUNTY RECORDER

- IRON PIN SET - 5/8" X 30" CAPPED
- IRON PIN FOUND
- ✂ P-K NAIL SET
- ✂ P-K NAIL FOUND
- ✂ RAILROAD SPIKE FOUND
- △ IRON PIN IN CONCRETE

10' EASEMENT FOR STREET AND UTILITY
PURPOSES GRANTED FOR PUBLIC USE BY
NOVA STEEL PROCESSING, BY INSTRUMENT
FILED IN DEED BOOK 617, PAGE 510.)

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

RIITH H. WRAY

WITNESS

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 26TH DAY OF JUNE, 1991.
RICHARD W. KLOCKNER, Notary Public

Richard W. Flakner NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires October 19, 1991



ALL BUILDINGS, PARKING AREAS AND DRIVES SHALL
CONFORM TO TIPP CITY ZONING AND PLANNING
REQUIREMENTS.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 10th DAY OF August, 1991,
THIS PLAT WAS REVIEWED AND APPROVED.

Richard H. Wampler PRESIDENT Wm. G. H. H. H. SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 5th DAY OF AUGUST, 1991, THIS
~~PLAT WAS~~ APPROVED BY ORDINANCE NO. 38-91

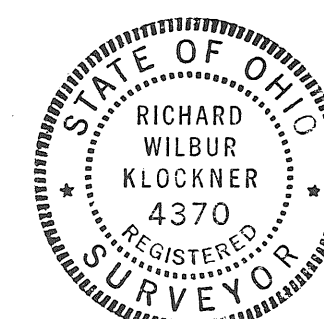
W. G. G. King PRESIDENT OF COUNCIL *Nina Hopper* CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 17th DAY OF September, 1991

Chris A. Roper MIAMI COUNTY AUDITOR BY: Chris Roper DEPUTY AUDITOR

Established by Resolution No. 27-73
Miscellaneous Book 17, Page 773
Rec. Plat Book 11, Page 111

Part Outlot 9
4.459 ac.
Med-Terra, Inc.
D.B. 606-838



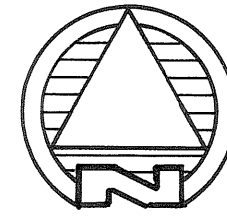
I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T. POINTS.

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

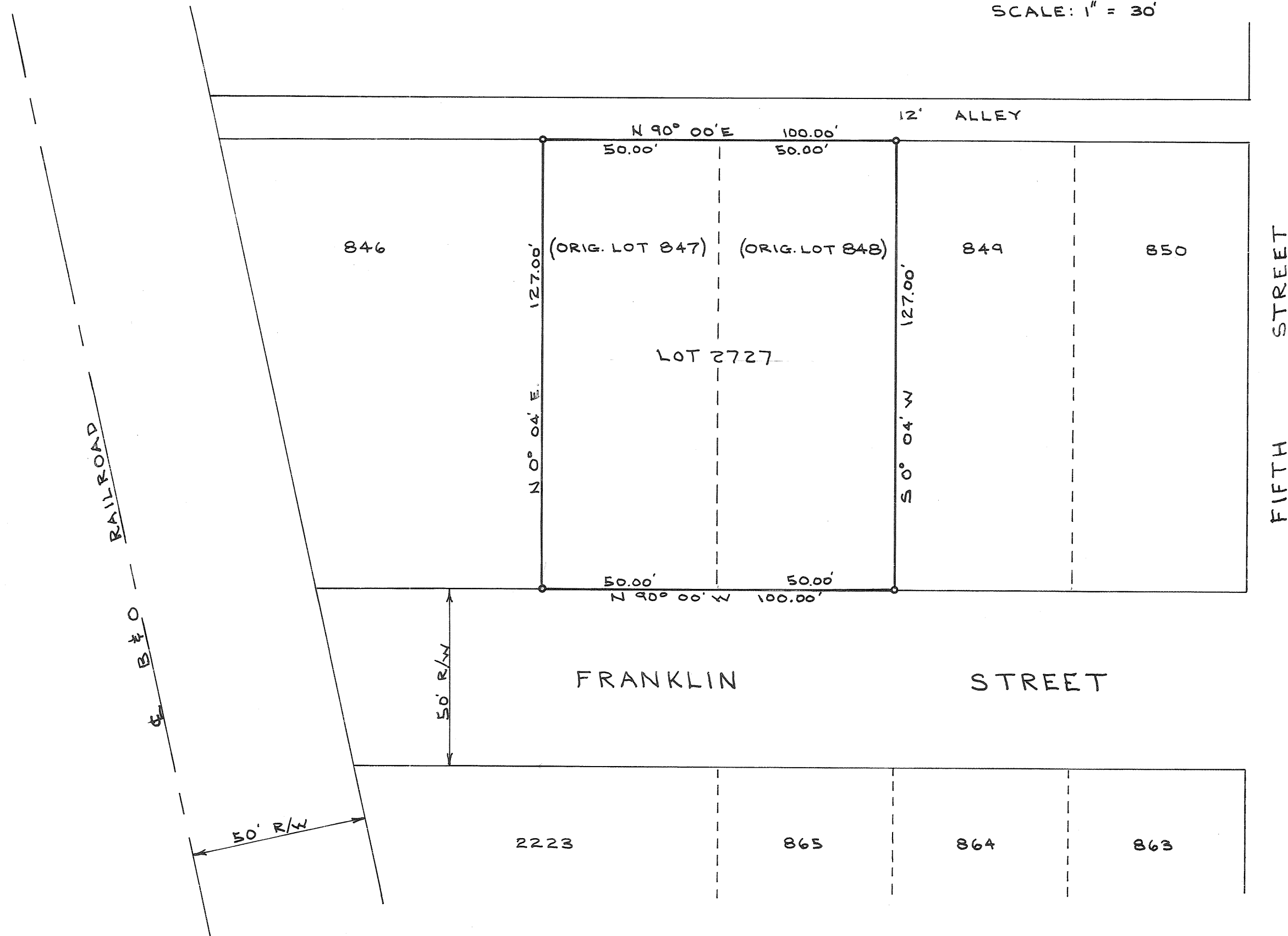
HYATT - PARK SECTION TWO		
TIPP CITY, OHIO		
JOHN F. CAINE, JANET H. CAINE & RUTH H. WRAY		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 25 JUNE 1991	DRAWN BY: TRACED BY: <i>DAS</i> CHECKED BY: <i>Rwb</i>	SHEET NO. / OF /
SCALE: 1" = 100'		

REPLAT OF LOTS 847 & 848

• TIPP CITY • MIAMI COUNTY • OHIO •



SCALE: 1" = 30'



PLAT BOOK 15 PAGE 141

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. 117277

RECEIVED FOR RECORD 8:55 AM
TIME

FEE: \$21.60 SEPT. 19, 1991
DATE

Janet C. Cain
MIAMI COUNTY RECORDER
by: Bobbie Mueller, deputy

DESCRIPTION

Being a replat of Lots numbered 847 and 848, Tipp City, Ohio, as recorded in Plat Book 3, Page 45, of the Miami County Plat Records.

ACCEPTANCE

We, the undersigned, being all of the owners and lien holders of the lots herein replatted, do hereby accept and approve this replat.

Daniel D. Turner
WITNESS

Wayne Stone
WITNESS

Danny R. Brown
DANNY R. BROWN

Arbutus Brown
ARBUTUS BROWN

CITICORP MORTGAGE INC.

Gregory A. Beaudoin
WITNESS

WITNESS

BY: Michael A. Whiting
Michael A. Whiting, Asst. Vice Pres.

BY:

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 20th day of Aug., 1991, before me, the undersigned, a notary public in and for said County and State, personally came Danny R. Brown and Arbutus Brown both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: Feb. 4, 1992 Daniel D. Turner
DATE NOTARY PUBLIC

STATE OF MISSOURI, ST. LOUIS CO., ss:

Be it remembered that on this 10th day of September, 1991 before me, a notary public in and for said State, personally came Citicorp Mortgage Inc. By Michael A. Whiting, Asst. Vice Pres. and both of whom acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: Sept. 20, 1993 Terrri Lynn Galeski
DATE NOTARY PUBLIC

TERRI LYNN GALESKI
NOTARY PUBLIC - STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXPIRES APR. 24, 1993

TIPP CITY PLANNING COMMISSION

At a meeting of the Tipp City Planning Commission held this 13th day of August, 1991, this plat was approved.

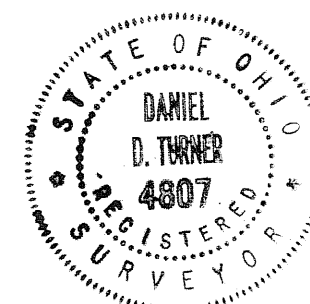
Louis Marie Spald
CHAIRMAN

Neva Hafford
SECRETARY

MIAMI COUNTY AUDITOR

Approved and transferred this 19th day of September, 1991

Chris A. Peoples by Cheryl Beaver, dep
MIAMI COUNTY AUDITOR



CERTIFICATION

I hereby certify this plat and all measurements to be correct. Iron pins set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

REPLAT OF LOTS 847 & 848 FOR			
DANNY R. AND ARBUTUS BROWN TIPP CITY - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE JULY - 1991	DRAWN BY: CHECKED BY:	WS. D.T.	SHEET NO. 1/1
FILE NO. 210791	SCALE: 1" = 30'		

ANNEXATION TO CITY OF PIQUA

• TOWN 8 • RANGE 5 • SECTION 12 • WASHINGTON TOWNSHIP •
• MIAMI COUNTY - OHIO •

PLAT BOOK 15 PAGE 142

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS

FILE NO. 117561

RECEIVED FOR RECORD 2:25 P.M.
TIME

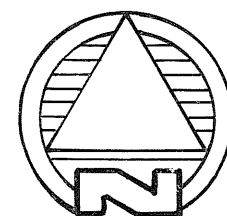
FEE \$ 21.68 Sept 26, 1991
DATE

NOTE

See annexation proceedings Filed in
Misc. Book 24, Page 289.

Janet E. Cain
MIAMI COUNTY RECORDER

Janet E. Cain
MIAMI COUNTY RECORDER



SCALE: 1" = 40'

DESCRIPTION

Being a total of 0.801 Acres located in the Southwest Quarter
of Section 12, Town 8, Range 5, in Washington Township,
Miami County, Ohio.

APPROVAL BY MIAMI COUNTY ENGINEER

This annexation plat reviewed and approved by Miami
County Engineer this 3RD day of MAY, 1991.

Henry Christian
MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

At a meeting of the Miami County Commissioners held
this 26 day of April, 1991, the annexation of the
area shown hereon was approved.

Don Hart
Walter Burt
Louis W. Harman

APPROVAL BY CITY OF PIQUA

At a meeting of the City Commission of the City of Piqua,
Ohio held this 5TH day of August, 1991, this annexation
plat was accepted and approved by Ordinance No. 35-91.

Walter D. Couse
Frank Patrio Jr
Rebecca J. Cook

APPROVAL BY MIAMI COUNTY AUDITOR

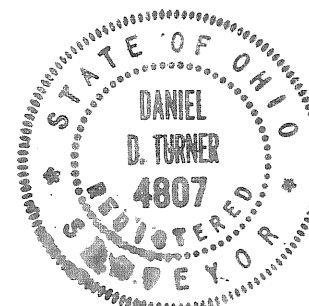
Approved and transferred this 12th day of Sept, 1991

Chris A. Peoples by Linda Pearson
MIAMI COUNTY AUDITOR deputy

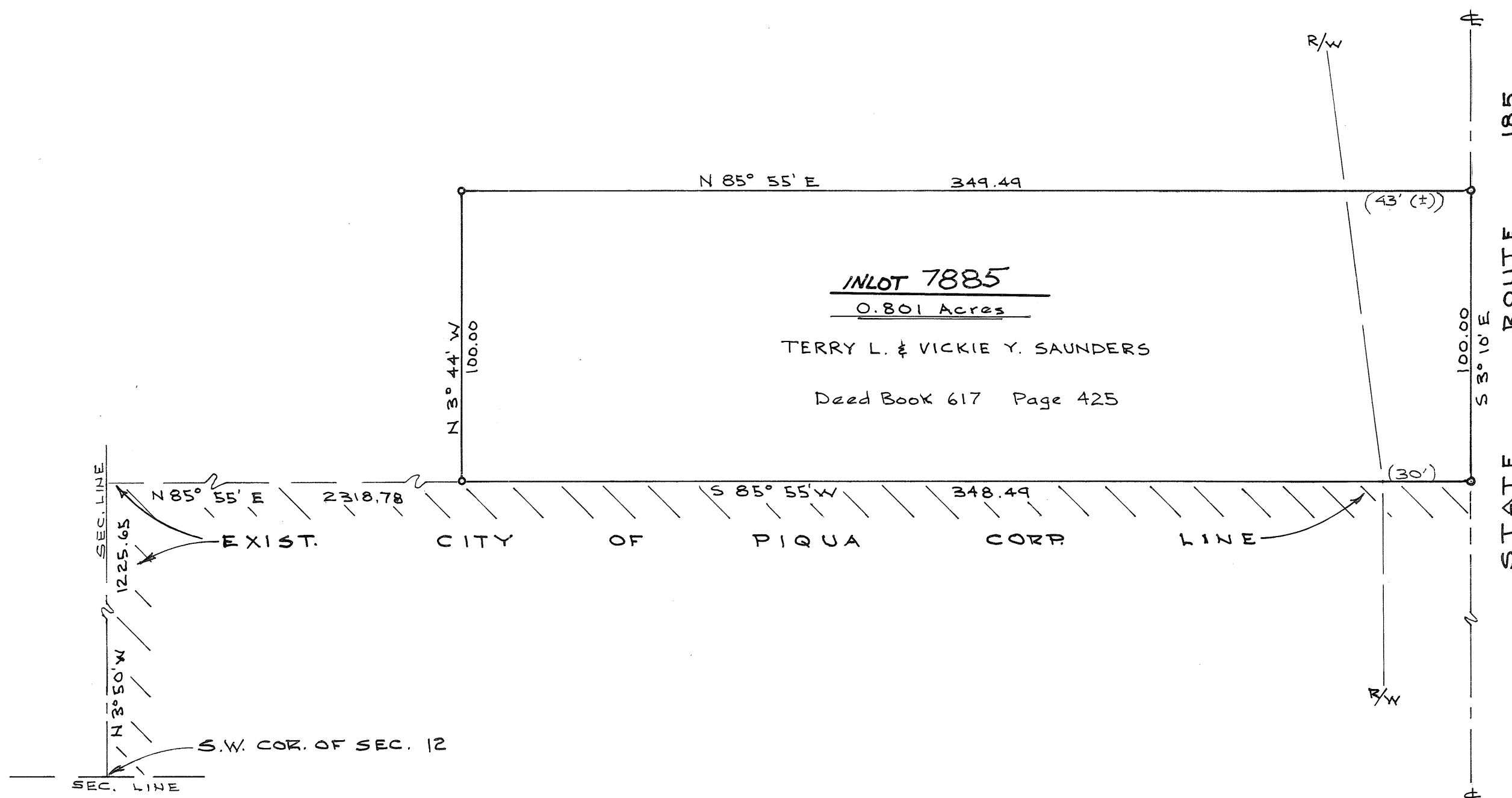
CERTIFICATION

This annexation plat certified to
be correct in accordance with
survey filed in Vol. 24, Page 103,
of the Miami County Engineer's
record of land surveys.

Daniel D. Turner
DANIEL D. TURNER, REG SURVEYOR NO. 4807



ANNEXATION TO CITY OF PIQUA FOR			
TERRY L. & VICKIE Y. SAUNDERS PIQUA - OHIO			
 DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO CIVIL ENGINEERING LAND SURVEYING			
DATE	DRAWN BY:	WS.	SHEET NO.
JAN. - 1991	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 40'		
040191			



ANNEXATION TO CITY OF PIQUA

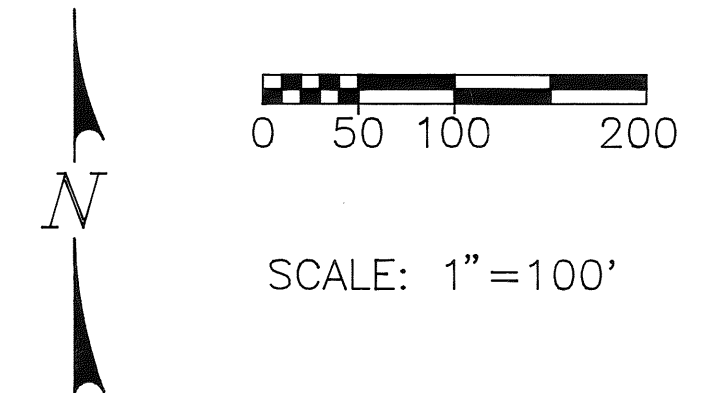
SEC. 26, TOWN 1, RANGE 12

SPRINGCREEK TOWNSHIP

MIAMI COUNTY, OHIO

RESURVEY OF TRACT DESCRIBED BY LAND SURVEY VOLUME 21/92

VOL. 15 PAGE 143
MIAMI COUNTY RECORDERS PLAT RECORDS
FILE NO. 117563
REC'D Sept 26 1991, AT 2:27 PM
FEE \$21.60
Janet E. Cain, Recorder
MIAMI COUNTY RECORDER



SURVEY REFERENCES

DEED VOL. 465/346
DEED VOL. 552/847
RECORDERS PLAT VOL. 13/31
LAND SURVEY VOL. 8/197
LAND SURVEY VOL. 13/30
LAND SURVEY VOL. 18/93
LAND SURVEY VOL. 21/92
OHIO DEPT. OF TRANSPORTATION RIGHT-OF-WAY PLANS:
1958 MIA. 25-17.48
1956 MIA. 25-13.13

BASIS OF BEARING SYSTEM

N 30°-54'-45" E TAKEN FROM C/L I-75 S.T.
STA. 955+15.02 THROUGH C/L I-75 P.O.T.
STA. 961+00.00 ON THE OHIO DEPARTMENT
OF TRANSPORTATION RIGHT-OF-WAY PLANS:
1958 MIA. 25-17.48

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY
THE MIAMI COUNTY ENGINEER ON THIS 21st
DAY OF FEBRUARY, 1991.

Donny Jonathan
MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS
HELD THIS 1st DAY OF MARCH,
1991 IN TROY, OHIO, THIS ANNEXATION OF
THE AREA SHOWN HEREON WAS APPROVED

Don Hart *James K. Brown*

AT A MEETING OF THE CITY COMMISSIONERS OF THE
CITY OF PIQUA, OHIO, HELD THIS 19 DAY OF
August, 1991, THIS ANNEXATION PLAT WAS
APPROVED BY ORDINANCE NO. 43-31

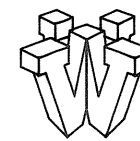
William Case *Frank Taber* *Rebecca J. Coor*

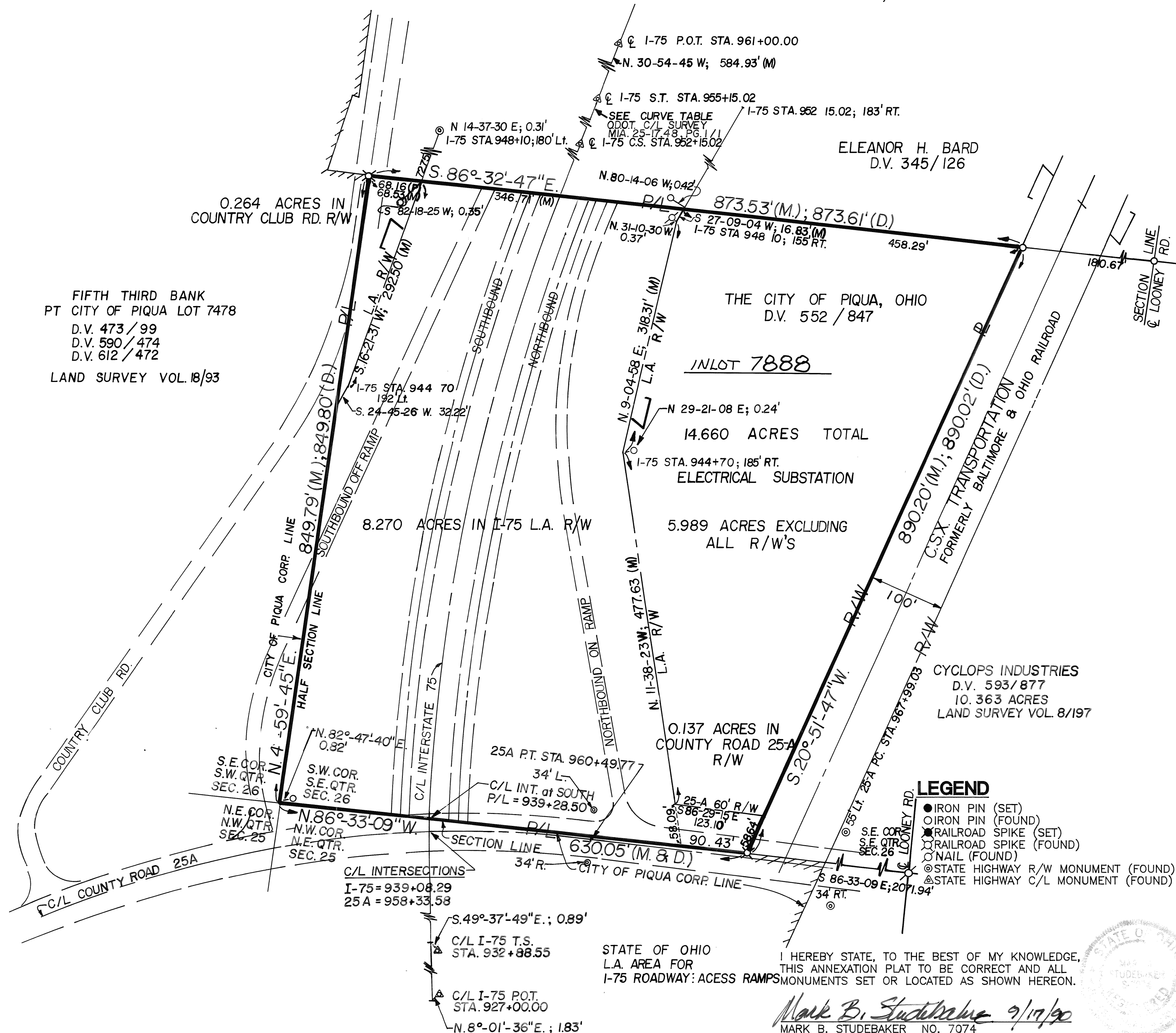
APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 12th DAY OF Sept

Chris A. Peoples by Linda Pearson
MIAMI COUNTY AUDITOR *Deputy*

SEE ANNEXATION PROCEEDINGS RECORDED IN
MISC. BOOK NO. 24 PAGE NO. 309

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

 WORL & Associates, Inc. Consulting Engineers & Surveyors 1067 Fairington Drive • Sidney, Ohio 45365 (513) 492-7636 • FAX (513) 498-5155	JOB No. 90255.01
	DRAWN BY A.N. GAIER
	DATE SEPT. 1990
	SHEET 1 OF 1



AV ACQUISITION, INC. DEDICATION PLAT

STEELWAY PLACE

DEDICATION

I, Thomas M. Richmond, being the owner of the land herein platted, do hereby accept and approve this plat and restrictions as shown hereon and do hereby dedicate the streets and easements to public use forever.

Thomas M. Richmond
President and
General Manager

Witness
Date

Witness
Date

Plat Book 15 Page 144

Miami County Recorder's Record of Recorded Plats.

File No. 117989

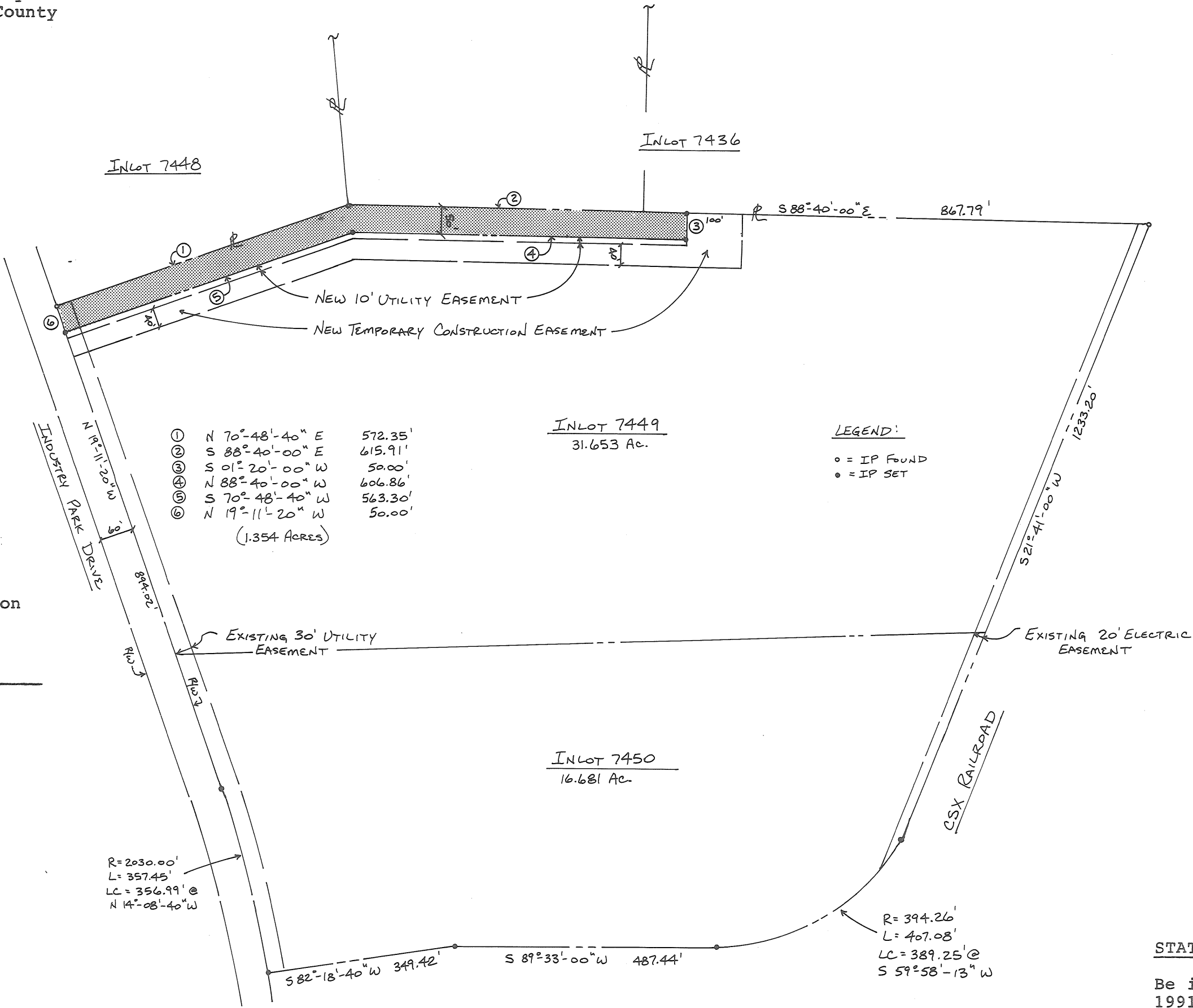
Received for record 10:44 AM
Time

Fee: \$21.60 10-9-91
Date

J. Janet E. Cain, Recorder
Miami County Recorder

Description

Being a part of Inlot 7449 in the City of Piqua, Ohio, Miami County, as conveyed to AV Acquisition, Inc. by deed recorded in Deed Book 610, Page 815 of the Miami County Deed Records.



CERTIFICATION

I hereby certify this plat and all measurements to be correct. Curve distances are measured on the arc. Iron pins to be set at all corners.

Michael L. Heintz, PE, PS
Reg. Sur. #7149



MIAMI COUNTY AUDITOR

Approved and transferred this 9th day of Oct, 1991.

Chris A. Peoples
Miami County Auditor

by: Cheryl Beaver
Deputy County Auditor

SCALE: 1" = 200'



PIQUA PLANNING COMMISSION

This plat was reviewed and approved by the City of Piqua Planning Commission this 10th day of SEPT., 1991.

C. Rietzschmond
Chairman

Th. R. Jordan
Secretary

PIQUA CITY COMMISSION

At a meeting of the City Commission of the City of Piqua held this 16th day of SEPT., 1991, this plat was approved by Resolution No. 47-91.

William J. Cruise
Mayor

Frank Patrick Jr.
City Manager

Rebecca J. Cook
Clerk

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 9th day of SEP, 1991, before me, the undersigned, a Notary Public in and for said county and state, personally came AV Acquisition, Inc. by its President and General Manager, Thomas M. Richmond, who acknowledged the signing and execution of the foregoing plat to be a voluntary act and deed. In testimony whereof, I have set my hand and notarial seal.

My commission expires 06-22-93
Date

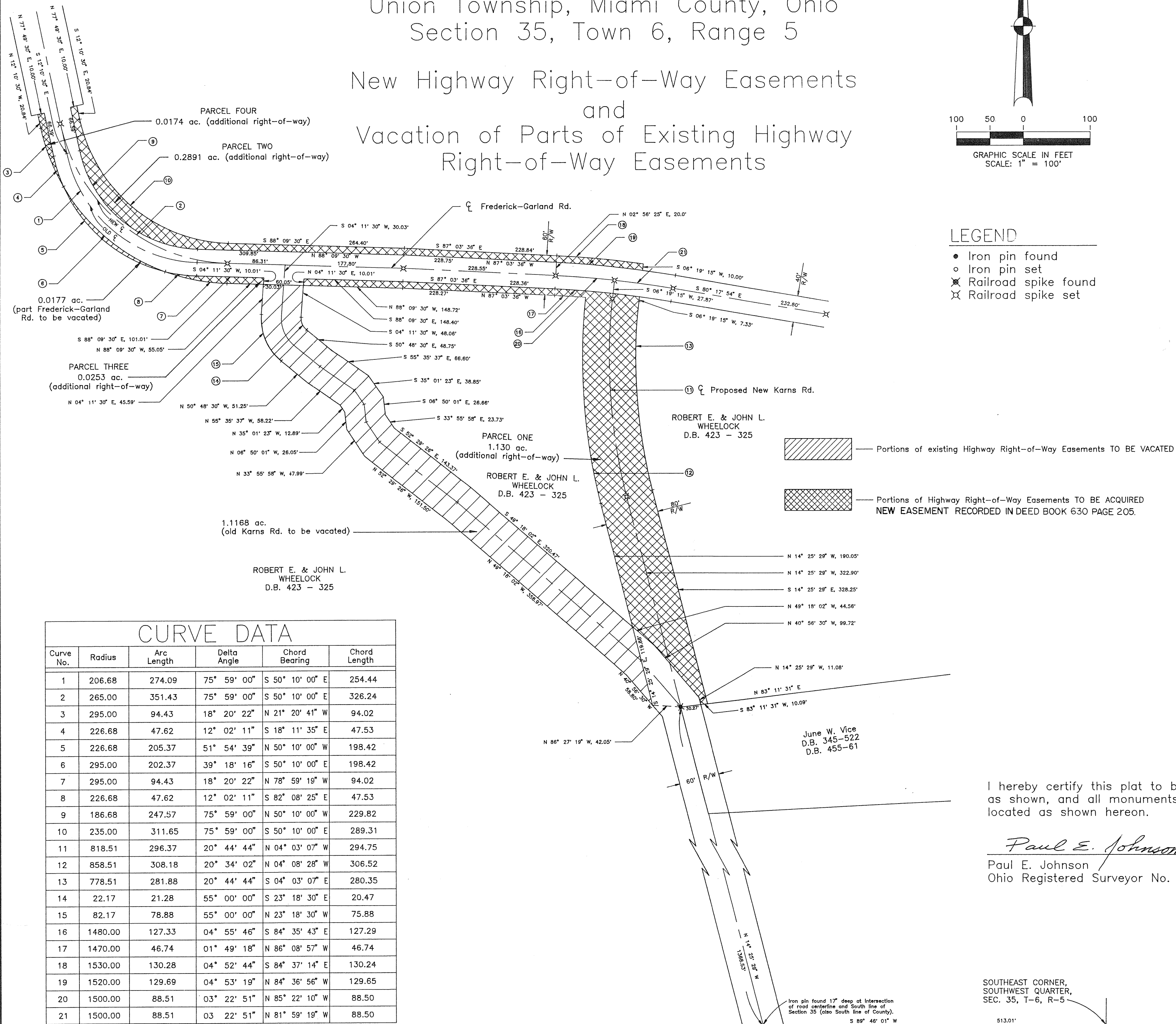
Ronald O. Yount
Notary Public

RONALD O. YOUNT
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires June 22, 1993

Karns Road No. 141 and
Frederick—Garland Road No. 48

Union Township, Miami County, Ohio
Section 35, Town 6, Range 5

New Highway Right-of-Way Easements and Vacation of Parts of Existing Highway Right-of-Way Easements



Volume 15, Page 145

Miami County Recorder's Plat Records

Road Record Volume 8, Page 113

Received for record this 18TH day
of OCTOBER, 1991, at 1:45 P.m.

File Number 118300 Fee NO FEE

Janet E. Cain
Janet E. Cain, Miami County Recorder

Bobbie Mueller
(by Deputy Recorder)

This plat was reviewed and approved by the Miami County Engineer this 5th day of September, 1991.

Doug Christian
Douglas L. Christian,
Miami County Engineer

Reviewed by the Miami County Auditor
this 18th day of October, 1991.

Chris A. Peeples
Chris A. Peeples, Miami County Auditor

Cheryl Beaver
(by Deputy Auditor)

The portions of Frederick—Garland Road and Karns Road shown hereon to be vacated, and the portions of said roads shown hereon as "New Highway Easements" are hereby approved and accepted by the Board of County Commissioners of Miami County, Ohio this 18TH day of OCTOBER, 1991.

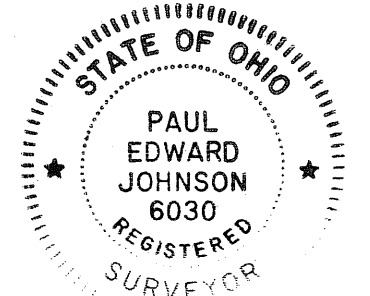
Don Hart, Commissioner

Wade Westfall, Commissioner


Louis Havernar, Commissioner

I hereby certify this plat to be correct
as shown, and all monuments are
located as shown hereon.

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



BRIDGE REPLACEMENT AND ROAD RELOCATION PROJECT
KARNS ROAD NO. 141 AND FREDERICK-GARLAND
ROAD NO. 48

NEW HIGHWAY RIGHT-OF-WAY EASEMENTS AND
VACATION OF PARTS OF EXISTING HIGHWAY
RIGHT-OF-WAY EASEMENTS

DATE	PREPARED BY: THE MIAMI COUNTY MAP DEPARTMENT	SHEET NO.
July 22, 1991	CHECKED BY:	1 of 1

SCALE: 1" = 100'

FOX HARBOR - SECTION 1

• PART OF LOT 7446 • TROY OHIO •

PLAT BOOK 15 PAGE 146

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.

FILE NO. 118527

RECEIVED FOR RECORD: 1:57 PM
TIME

FEE: 43.00 OCT. 25 1991
DATE

Janet E. Cain Recorder
MIAMI COUNTY RECORDER
By: Sally Minton, Deputy

DESCRIPTION

Being a subdivision of 5.5785 Acres of part of lot 7446 in the City of Troy, Miami County, Ohio as conveyed to Edwin L. and Jean A. Liette by deed recorded in Deed Book 619 Page 432 of the Miami County Deed Records.

DEDICATION

We the undersigned, being all the owners and lien holders of the lands herein platted, do hereby accept and approve this plat and restrictions as shown hereon and do hereby dedicate the streets and easements to public use forever.

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

Doug Liette
WITNESS
Anna M. Brown
WITNESS

Edwin L. Liette
EDWIN L. LIETTE
Jean A. Liette
JEAN A. LIETTE

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 22nd day of Oct, 1990 before me, the undersigned, a Notary Public in and for said County and State, personally came Edwin L. Liette and Jean A. Liette, both of whom acknowledged the signing and execution of the forgoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notarial seal on the day and date above written.

My commission expires: November 1, 1990
DATE

Anna M. Brown
ANNA M. BROWN, Notary Public
In and for the State of Ohio
My Commission Expires Nov. 1, 1990

NOTE

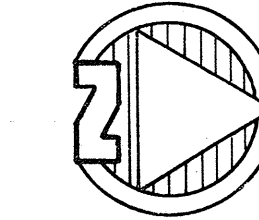
There is a five ft. (5') utility easement along each side of each interior lot line and along the rear lot line of each lot except as may be shown otherwise hereon.

There shall be no driveway access to West Main Street from either corner lot shown hereon.

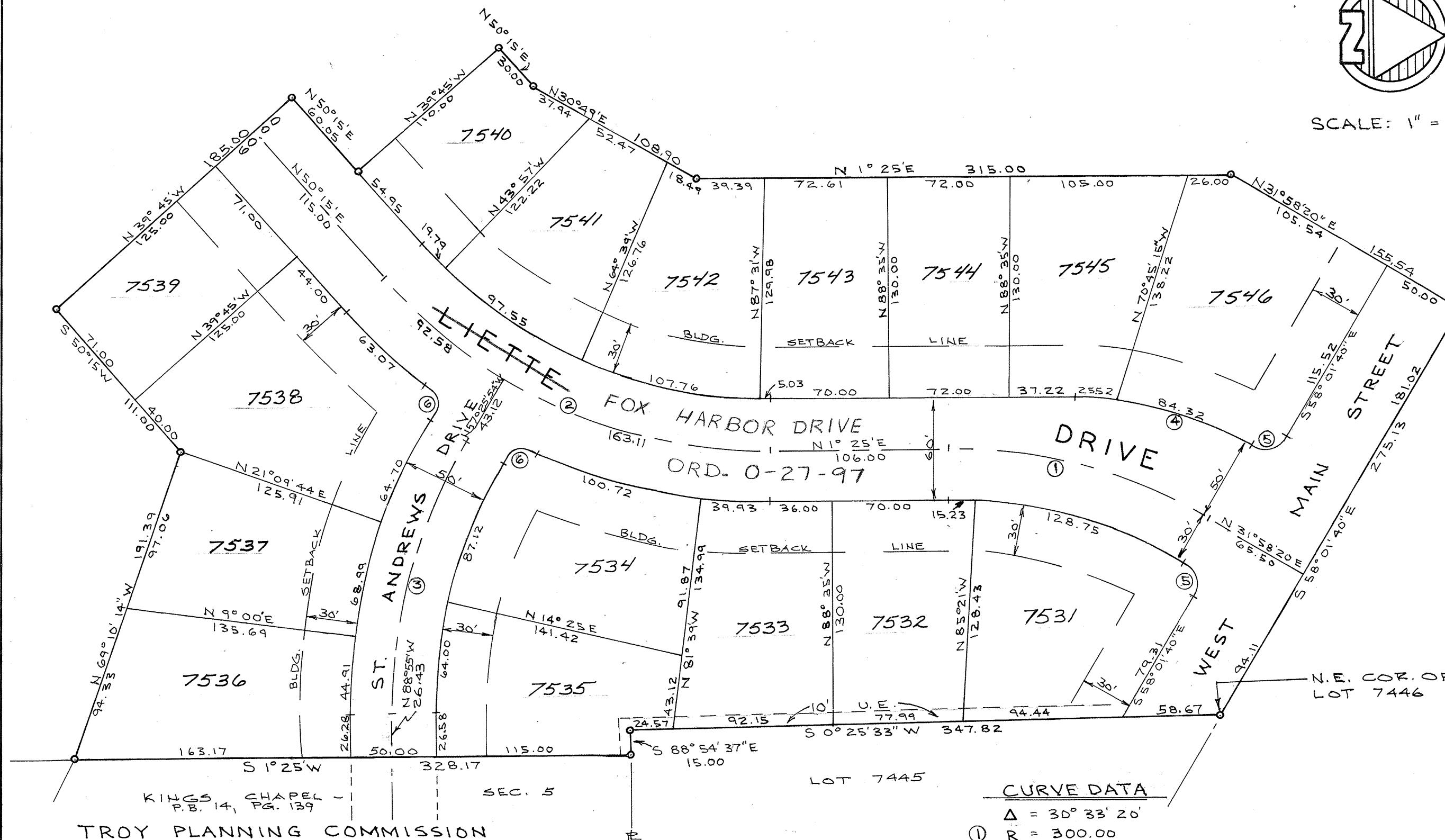
CERTIFICATION

I hereby certify this plat and all measurements to be correct. Curved distances are measured along the arc. Iron pins to be set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807



SCALE: 1" = 60'



CURVE DATA

- ① Δ = 30° 33' 20"
R = 300.00
L = 159.99
T = 81.95
- ② Δ = 48° 50'
R = 300.00
L = 255.69
T = 136.19
- ③ Δ = 31° 29' 06"
R = 300.00
L = 164.85
T = 84.57
- ④ Δ = 30° 33' 20"
R = 205.97
L = 109.84
T = 56.26
- ⑤ Δ = 90° 00'
R = 15.50
L = 24.35
T = 15.50
- ⑥ Δ = 83° 16' 06"
R = 15.50
L = 22.53
T = 13.78

TROY PLANNING COMMISSION

This plat reviewed and approved by City of Troy Planning Commission this 24th day of OCT, 1990.

Chad J. Co
CHAIRMAN

Sue D. Knight
SECRETARY

TROY CITY COUNCIL

At a meeting of the City Council of the City of Troy held this 15th day of JULY, 1991, This plat was approved by resolution no. 0-19-91 ordinance 20

Laurel Campbell
MAYOR

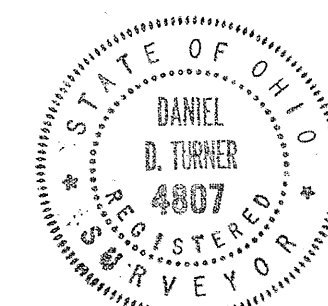
Peter E. Jenkins
PRES. OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

Approved and transferred this 25th day of October, 1991.

Chris A. Peoples
MIAMI COUNTY AUDITOR
BY: Cheryl Beaver
DEP. COUNTY AUDITOR



FOX HARBOR - SECTION 1			
EDWIN L. AND JEAN A. LIETTE PIQUA, OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO			
CIVIL ENGINEERING LAND SURVEYING			
DATE OCT-1990	DRAWN BY: CHECKED BY:	WS. DT.	SHEET NO. 1/2
FILE NO. 240990	SCALE: 1" = 60'		

FOX HARBOR — SECTION 1

• PART OF LOT 7446 • TROY OHIO •

PLAT BOOK 15 PAGE 146 A

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS

FILE NO. 118527

RECEIVED FOR RECORD: 1:57 PM
TIME

FEE: 43⁰⁰ Oct. 25, 1991
DATE

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER
By: Sally Minton, Deputy

RESTRICTIVE COVENANTS

1. All lots in this plat shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building lot other than one single family dwelling not to exceed 2½ stories in height. All dwellings shall have an attached garage.
2. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. All structures shall conform to City of Troy building and zoning requirements.
3. No lot shall hereafter be subdivided into parcels for additional residential purposes.
4. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this plat shall be at any time used as a residence, either temporarily or permanently, nor shall any structure of a temporary nature be used as a residence.
6. The premises shall be kept neat and clean, the buildings well painted and weeds and underbrush kept under control. No old discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials or refuse shall be permitted to accumulate or remain on any lot, except building materials for use by the builder during construction.
7. The ground floor of the main structure, exclusive of open porches and garages, shall not be less than 1000 Sq. Ft. in the case of a one story structure, or 800 Sq. Ft. in the case of 1½, 2, or 2½ story structure.
8. No fence, wall or hedge shall be permitted to extend nearer to any street than the minimum building setback line, unless same shall be a hedge not to exceed 30" in height.
9. Easements affecting lots shown and noted on the recorded plat are for utility installation and maintenance, and improvements made on or under any easement by the property owner are made at the risk of the property owner.
10. No signs of any kind shall be displayed to public view on any lot except for one professional sign of not more than one Sq. Ft., one sign of not more than five Sq. Ft. advertising the property for sale or for rent, or signs and billboards used by a builder to advertise the property during the construction and sales period.
11. Any lot designed for the natural flow of surface water shall at all times be kept free from any obstructions to the natural flow of surface water.
12. 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 they are not kept, bred, or maintained for any commercial purposes.
13. All house plans are to be reviewed and approved by the Developer before any construction may begin.
14. These covenants and restrictions are for the benefit of all lot owners and are to run with the land, and shall be binding on all parties and persons claiming under them until November 1, 2111, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
15. It shall be lawful for any person or persons real property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any covenant or restriction herein contained, and either to prevent him or them from doing so or to recover damages or other dues for such violation.
16. Invalidity of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

FOX HARBOR - SECTION 1		
FOR		
EDWIN L. AND JEAN A. LIETTE		
Piqua, Ohio		
 DANIEL D. TURNER & ASSOC.		
19 S. PLUM ST. TROY - OHIO		
• CIVIL ENGINEERING • LAND SURVEYING •		
DATE	DRAWN BY: W.S.	SHEET NO.
OCT. - 1990	CHECKED BY: D.T.	2 / 2
FILE NO.	SCALE: 1" = 60'	
240990		

THE HOMESTEAD OF UPPER VALLEY

DEDICATION PLAT - HIGHWAY, ACCESS EASEMENTS AND UTILITY EASEMENTS IN A 37.068 ACRE PART OF INLOT 2350 IN TIPP CITY, MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 37.068 ACRES OF INLOT 2350 IN TIPP CITY, OHIO, ACQUIRED BY UVMC NURSING CARE, INC. BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 627, PAGE 704. 2.331 ACRES ARE IN THE RIGHT-OF-WAY OF INTERSTATE ROUTE 75, 0.716 ACRES IS DEDICATED AS COUNTY ROAD 25A RIGHT-OF-WAY AND THE REMAINING 34.021 ACRES COMPRISE THE PLANNED UNIT DEVELOPMENT.

PLAT BOOK 15 PAGE 147
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 6TH DAY OF
NOVEMBER, 1991, AT 12:44 P.M.

FILE NUMBER 118949 FEE \$21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THIS PLANNED UNIT DEVELOPMENT, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ANY RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF COUNTY ROAD 25A 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 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.

ALL ROADWAYS (EXCEPTING COUNTY ROAD 25A) AND ALL STORM SEWERS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

ALL SANITARY SEWER MAINS, WATER MAINS AND APPURTENANCES THERETO, SHALL BE OWNED AND MAINTAINED BY THE CITY OF TIPP CITY, OHIO. ACCESS TO THESE PUBLIC UTILITIES SHALL BE OVER THE EASEMENTS SHOWN HEREON.

A PERPETUAL NONEXCLUSIVE 30 FOOT WIDE EASEMENT FOR GENERAL UTILITY PURPOSES SHALL RUN ALONG THE ENTIRE SOUTHERN BOUNDARY OF THE PROPERTY. ALL UTILITIES (EXCEPTING SANITARY SEWER AND WATER) TO BE LOCATED ON THE PROPERTY OTHER THAN IN SAID 30 FOOT EASEMENT, SHALL BE UNDERGROUND AND SHALL BE INSTALLED AT SUCH MUTUALLY AGREED LOCATIONS SO AS TO CAUSE MINIMUM INTERFERENCE WITH BUILDING CONSTRUCTION OR PROPERTY USAGE.

OWNER: UVMC NURSING CARE, INC.

Charles H. Bair President & C.E.O. Linda Meininger WITNESS Richard W. Klockner WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED CHARLES H. BAIR, PRESIDENT & C.E.O. OF UVMC NURSING CARE, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT & C.E.O. 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
OHIO, THIS 3RD DAY OF OCTOBER, 1991.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES
In and for the State of Ohio
My Commission Expires October 19, 1991

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 27th DAY OF August, 1991, THIS PLAT WAS REVIEWED AND APPROVED.

Philip Wampler PRESIDENT SECRETARY Neva Hufford

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 16th DAY OF September, 1991, THIS PLAT WAS APPROVED BY ORDINANCE NO. 51-91.

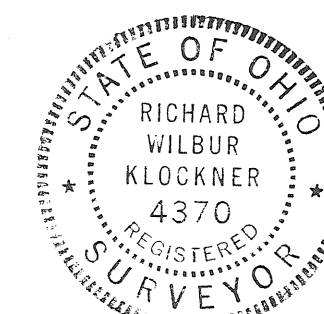
Eugene Trips PRESIDENT OF COUNCIL Neva Hufford CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 6th DAY OF November, 1991.

Chris A. Peoples MIAMI COUNTY AUDITOR BY: Cheryl Beaver 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



UVMC NURSING CARE, INC. THE HOMESTEAD OF UPPER VALLEY TIPP CITY, OHIO		
UVMC NURSING CARE, INC. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE <u>3 SEP</u> <u>1991</u>	DRAWN BY: TRACED BY: <u>BWB</u> CHECKED BY:	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 200'		

ANNEXATION TO THE CITY OF TIPP CITY, OHIO

142.701 ACRES

FRACTIONAL SECTION 10, TOWN 4, RANGE 6E.

MONROE TOWNSHIP-MIAMI COUNTY, OHIO

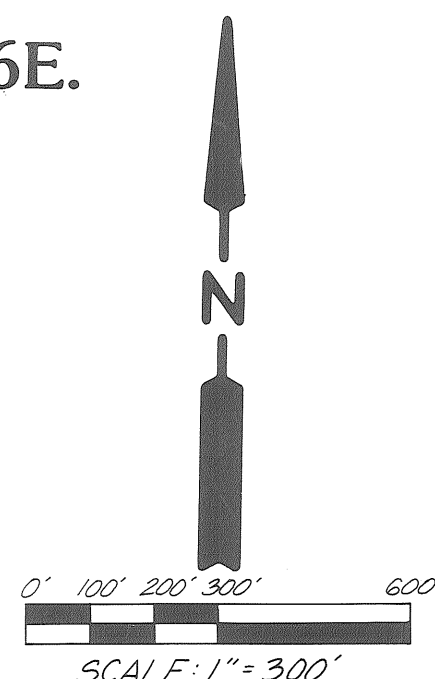
SCALE : 1" = 300'

Plat Book 15 Page 148
Miami County Recorder's Record of Plats.

Received this 3RD day of DECEMBER, 1991
at 3:55 P. M.
File No.: 119790 Fee: \$21.40

Janet E. Cain, Recorder
Janet E. Cain, Miami County Recorder

See annexation proceedings recorded in Miscellaneous
Book 24 Page 350.



Description

Being a total of 142.701 acres in Fractional Section 10,
Town 4, Range 6 E, Monroe Township, Miami County, Ohio.

Approval by Miami County Engineer

This annexation plat reviewed and approved by the Miami County
Engineer this 9th day of JULY, 1991.

Douglas L. Christian
Douglas L. Christian, Miami County Engineer

Approval by Miami County Commissioners

The annexation of the foregoing area was approved by the Miami County
Commissioners this 10th day of JULY, 1991.

Don Hart
Walter
Paul J. Weaver

Approval by City of Tipp City

This annexation plat accepted and approved by the city council of the
City of Tipp City, Ohio this 16th day of September, 1991.

Eugene President of Council
Neve Hufford Clerk of Council
Chris A. Peoples Mayor
John R. Mc Director of Law

Miami County Auditor

Approved and transferred this 3rd day of December,
1991.

Chris A. Peoples by Cheryl Beaver
Chris A. Peoples, Auditor Deputy

THIS MAP PREPARED BASED ON RECORD DEED
INFORMATION AND OHIO DEPARTMENT OF
TRANSPORTATION PLANS AND IS INTENDED FOR
ANNEXATION PURPOSES AND IS NOT INTENDED TO
REPRESENT AN ACTUAL FIELD SURVEY.

LEGEND
○ - IRON PIN
✱ - P.K. NAIL
✱ - R.R. SPIKE
NOTE:
MONUMENTS SHOWN HEREON ARE AS NOTED
IN DEEDS AND ARE NOT INTENDED TO INDICATE
RECOVERY OF SAME.

KESSLER-COWLESVILLE ROAD 40' R/W



TRI-CITY ENGINEERING COMPANY

BY: Abraham Sodenster
REGISTERED SURVEYOR OF OHIO NO. 4235



TRI-CITY ENGINEERING COMPANY
CIVIL ENGINEERS & SURVEYORS
2151 EMBURY PARK RD. DAYTON, OHIO
JUNE 1990 DRW 82085.01

REVISED JULY 1990
REVISED JULY 1991

HATHAWAY VILLAGE SECTION EIGHT - TIPP CITY, OHIO

IN ADDITION TO EASEMENTS SHOWN HEREON, A FIVE FOOT UTILITY EASEMENT IF HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES.

BEING A SUBDIVISION CONTAINING A TOTAL OF 12.062 ACRES OF OUTLOT 83 IN TIPP CITY, MIAMI COUNTY, OHIO, ACQUIRED BY BORCHERS CONSTRUCTION CO. BY DEEDS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEED BOOK 529, PAGE 61 AND BOOK 585, PAGE 310. 9.817 ACRES IS PLATTED IN LOTS AND THE REMAINING 2.245 ACRES IS PLATTED AND DEDICATED AS STREETS AND PUBLIC RIGHTS-OF-WAY.

PLAT BOOK 15 PAGE 149
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 5TH DAY OF
DECEMBER, 1991 AT 1:55 P.M.

FILE NO. 119877 FEE: \$ 21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
By: Bobbie Mueller, Deputy

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT 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: BORCHERS CONSTRUCTION CO.

Nelson C. Borchers Kathy Musick Lois Hous Mary Ann Borchers
NELSON C. BORCHERS, PRESIDENT KATHY MUSICK, VICE PRESIDENT WITNESS WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED NELSON C. BORCHERS, PRESIDENT AND KATHY MUSICK, VICE PRESIDENT OF BORCHERS CONSTRUCTION CO., 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 AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH PRESIDENT AND VICE PRESIDENT 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 20TH DAY OF SEPTEMBER, 1991.

Richard W. Klockner, Notary Public
in and for the State of Ohio
My Commission Expires October 19, 1991

Richard W. Klockner NOTARY PUBLIC

MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 9th DAY OF April, 1991, THIS PLAT WAS REVIEWED AND APPROVED.

Philip J. Wampler CHAIRMAN

Rita Hufford SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 16th DAY OF September, 1991, THIS PLAT WAS APPROVED BY ORDINANCE NO. 45-91.

Eugene Mize PRESIDENT OF COUNCIL

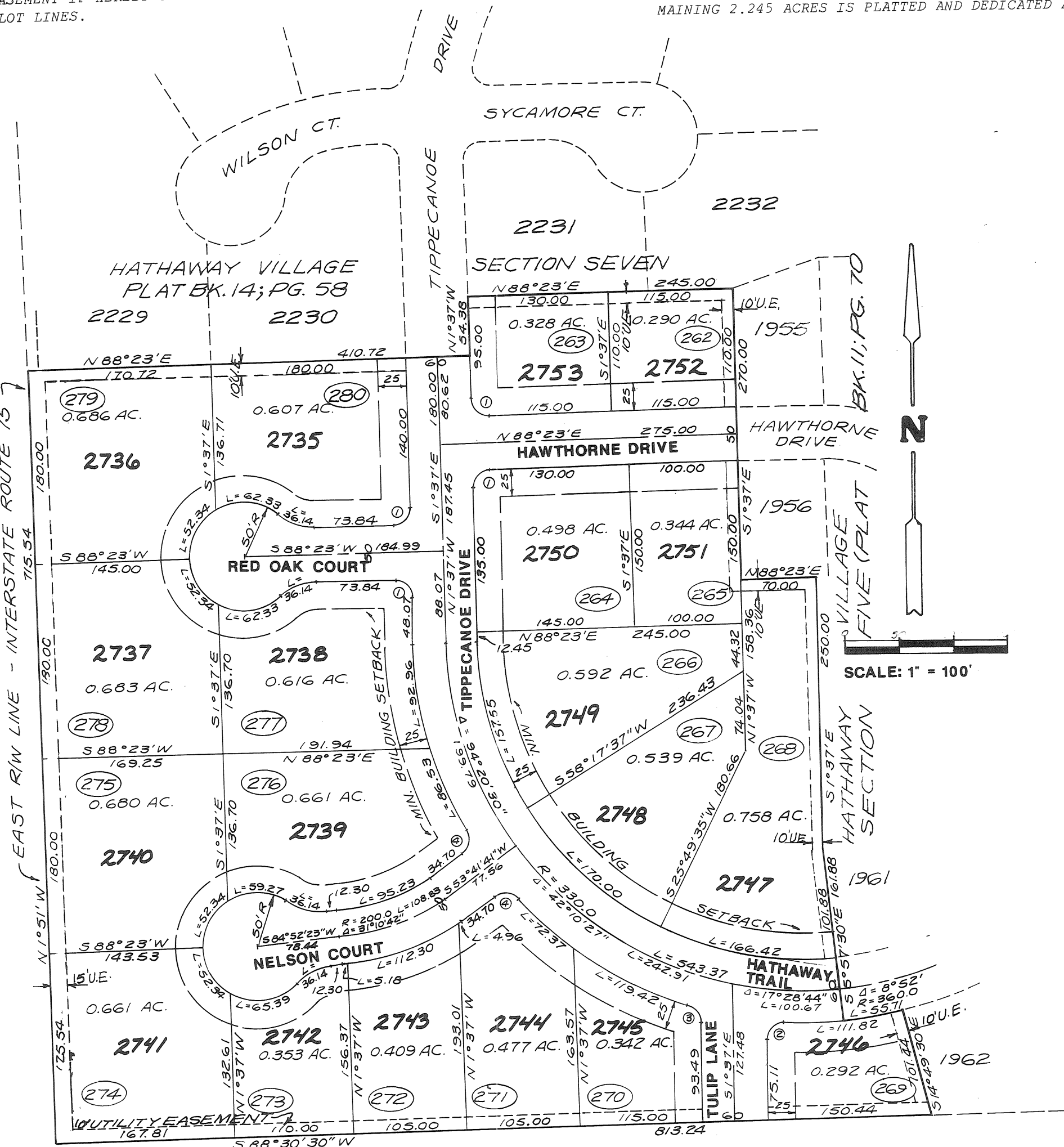
Rita Hufford CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 4th DAY OF December, 1991.

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

BY: Cheryl Beaver
DEPUTY AUDITOR

NOTE: FOUR (4) LOTS ABUTTING INTERSTATE ROUTE 75 (274, 275, 276 & 279) ARE ZONED R-2-TWO FAMILY RESIDENTIAL.



COR. RADIUS CURVE DATA

R	Δ	L
① 15.0	90°	23.56
② 15.0	94°35'20"	24.76
③ 15.0	71°20'12"	18.68
④ 15.0	83°52'37"	21.96

IN LOT 2245
SPRINGHILL NURSERIES, INC.

PROTECTIVE COVENANTS AND RESTRICTIONS

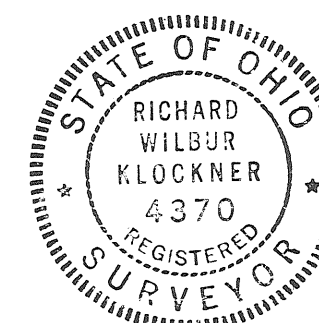
NOTE: THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THE RESTRICTIONS AND COVENANTS RECORDED WITH HATHAWAY VILLAGE SECTION FIVE (MIAMI COUNTY RECORDER'S PLAT BOOK 11, PAGE 70).

EXCEPT: THE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES CLAIMING UNDER THEM FOR THIS SUBDIVISION UNTIL MAY 1, 2019, 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.

ANY REFERENCE TO THE TERM "DEVELOPER" IN THESE PROTECTIVE COVENANTS AND RESTRICTIONS, WILL BE REFERRING TO BORCHERS CONSTRUCTION CO. OR THEIR REPRESENTATIVE.

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



HATHAWAY VILLAGE SECTION EIGHT TIPP CITY, OHIO		
BORCHERS CONSTRUCTION CO. TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE <u>4 FEB 1991</u>	DRAWN BY: <u>JP</u> TRACED BY: CHECKED BY: <u>Rwl</u> SCALE: 1" = 100'	SHEET NO. <u>1 OF 1</u>

ANNEXATION TO THE VILLAGE OF WEST MILTON, OHIO

SECTION 20 - TOWN 6 - RANGE 5 - UNION TOWNSHIP - MIAMI COUNTY

VOLUME 15 PAGE 150
MIAMI COUNTY RECORDER'S PLAT
RECORDS

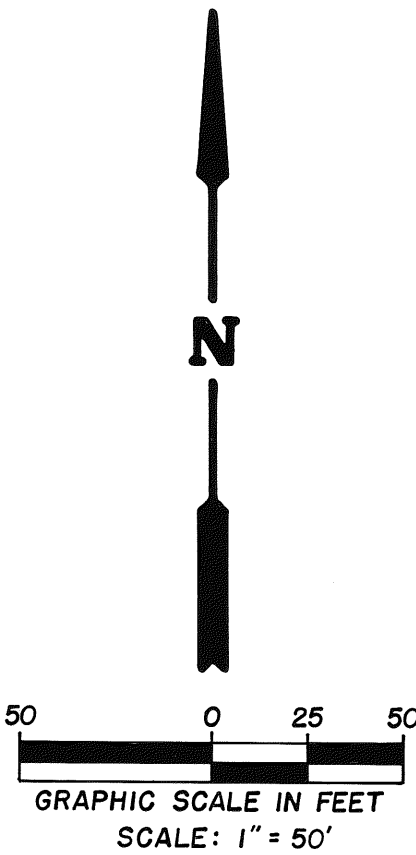
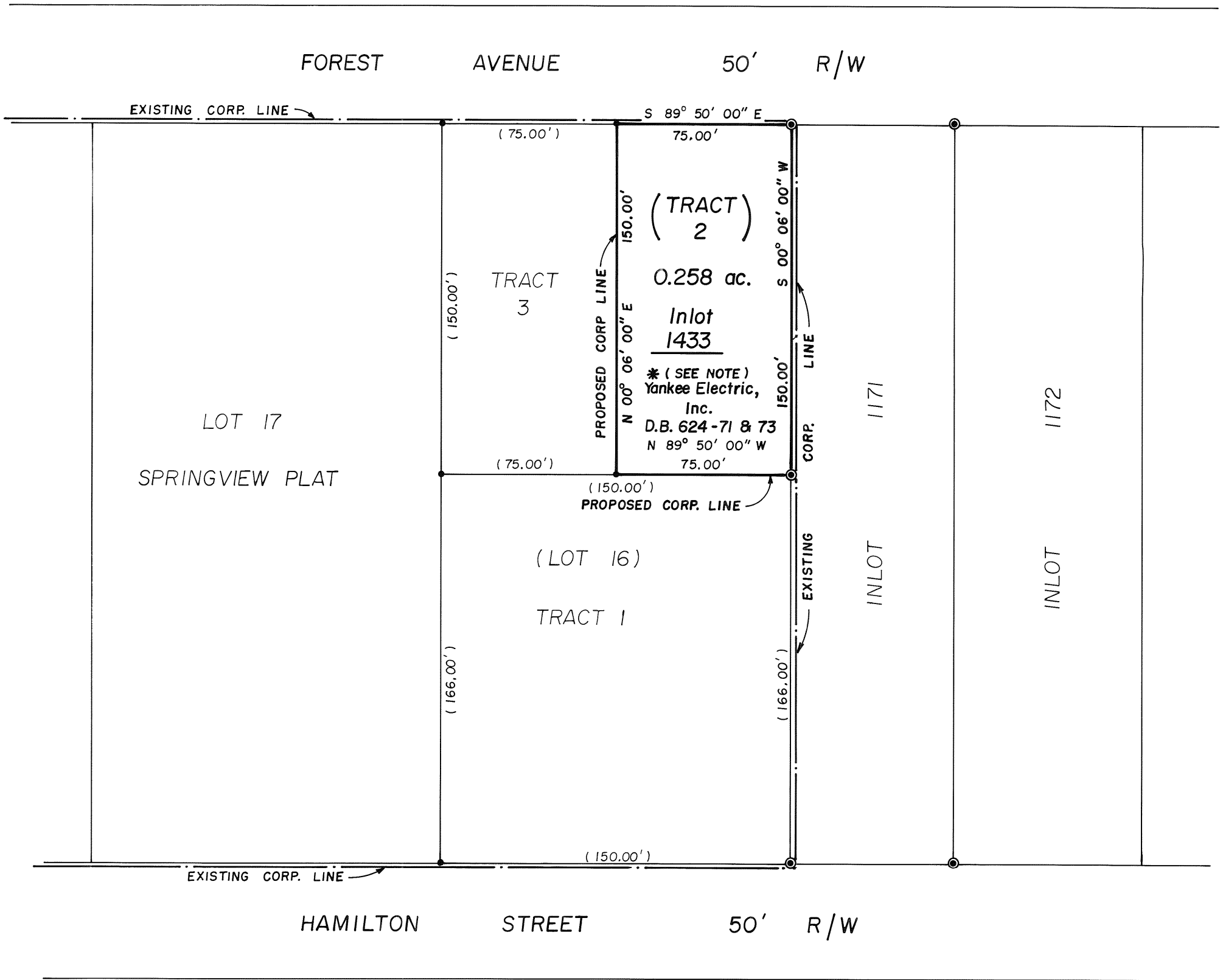
Received for record this 31ST day of
DECEMBER, 1991, at 10:25A.m.

ANNEXATION PROCEEDINGS RECORDED IN
MISCELLANEOUS BOOK 24, PAGE 397.

File Number: 120721 Fee: \$ 21.60

Janet E. Cain, Recorder
Janet E. Cain, Miami County Recorder

by: _____
Deputy Recorder



LEGEND
• - IRON PIN FOUND
⊙ - IRON PIN FOUND IN CONCRETE

REFERENCES
LAND SURVEY VOLUME 30, PAGE 66
DEED BOOK 624, PAGE 71, 72, & 73

DESCRIPTION
BEING A 0.258 AC. PART OF LOT 16 OF THE
SPRINGVIEW PLAT AS RECORDED IN PLAT
BOOK 2, PAGE 216, AND LOCATED IN THE
NORTHEAST QUARTER OF SECTION 20, TOWN 6,
RANGE 5, UNION TOWNSHIP.

APPROVED BY VILLAGE OF WEST MILTON
AT A MEETING OF THE COUNCIL OF THE
VILLAGE OF WEST MILTON, OHIO, HELD THIS
10TH DAY OF DEC., 1991, THIS
ANNEXATION PLAT WAS APPROVED AND
ACCEPTED BY ORDINANCE NO. CM-1059.
Richard J. James, Mayor
Linda G. Cantrell, Clerk of Council

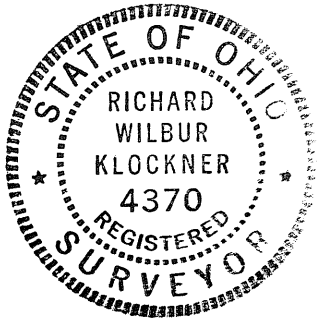
APPROVED BY MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED
BY THE MIAMI COUNTY ENGINEER THIS 5TH
DAY OF SEPTEMBER, 1991.
Douglas L. Christian, Miami County Engineer

APPROVED BY MIAMI COUNTY AUDITOR
THIS PLAT APPROVED AND TRANSFERRED
THIS 31ST DAY OF DECEMBER, 1991.
Chris A. Peeples by Linda Pearson, Deputy
Chris A. Peeples, Miami County Auditor

APPROVED BY MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA TO
THE VILLAGE OF WEST MILTON WAS APPROVED
THIS 18TH DAY OF September, 1991.
Don Hart, Commissioner
Commissioner
Commissioner

* NOTE: YANKEE ELECTRIC, INC. CONVEYED THE
PROPERTY NOW KNOWN AS INLOT 1433
TO DONALD M. & LISA A. HERRON BY
DEED EXECUTED 12-13-91, RECORDED
IN DEED BOOK 631, PAGE 278.

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

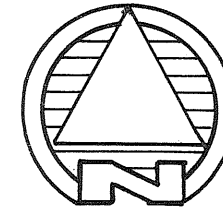


Richard W. Klockner
Professional Surveyor No. 4370

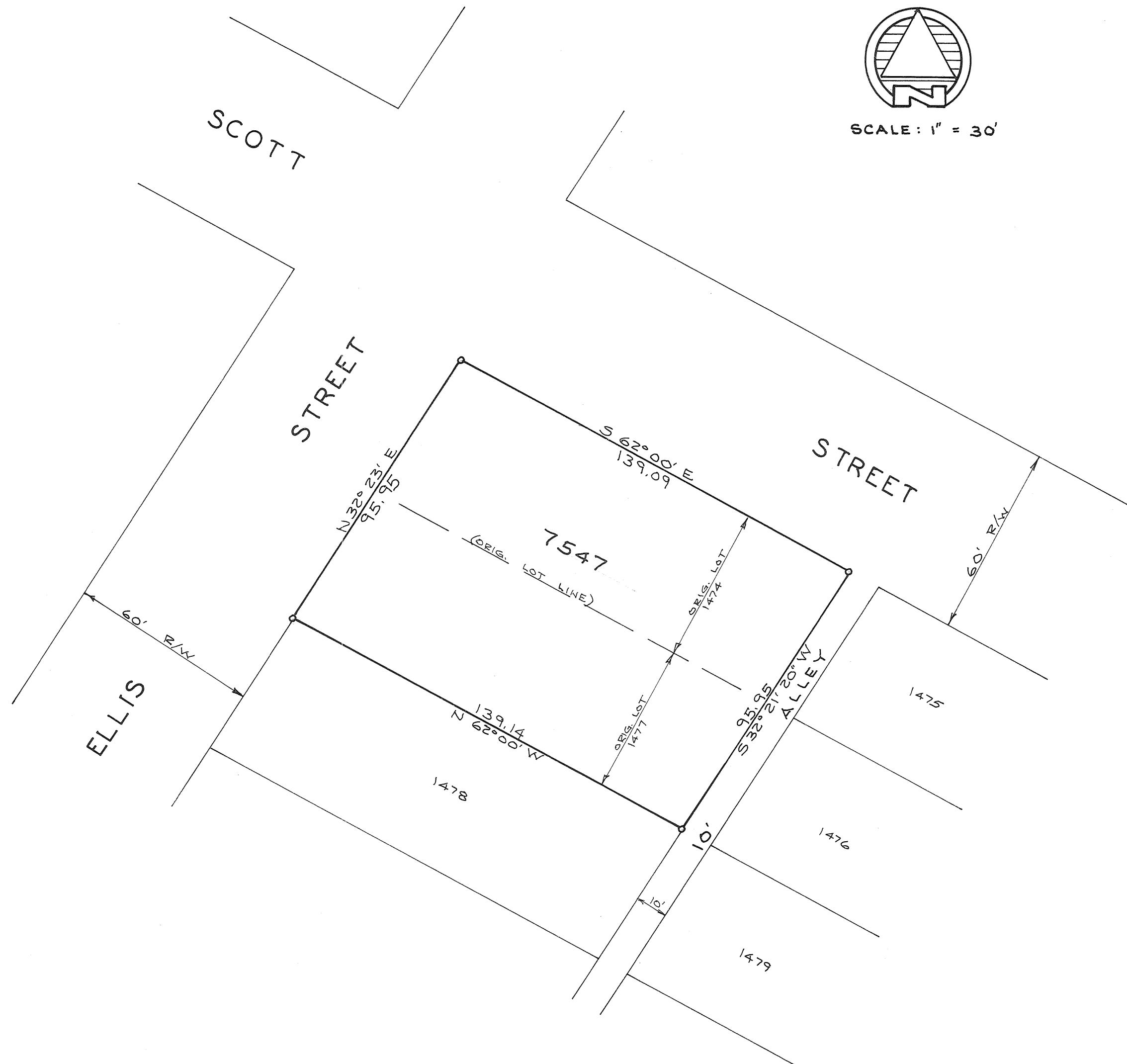
ANNEXATION OF 0.258 AC. IN UNION TOWNSHIP TO THE VILLAGE OF WEST MILTON		
YANKEE ELECTRIC COMPANY DAYTON, OHIO		
Richard W. Klockner & Associates, Inc. Civil Engineering & Land Surveying Troy, Ohio 45373 339-5331		
Date 6-18-91	Drawn by: Traced by: mdy Checked by: Scale: 1" = 50'	Sheet No. 1 of 1

REPLAT OF LOTS 1474 & 1477

• TROY • MIAMI COUNTY • OHIO •



SCALE: 1" = 30'



PLAT BOOK 15 PAGE 151

MIAMI COUNTY RECORDER'S RECORD OF
RECORDED PLATS.

FILE NO. 121017

RECEIVED FOR RECORD 11:17 AM
TIME

FEE: \$ 21.00 JAN 9 1992
DATE

Janet E. Cain
MIAMI COUNTY RECORDER

DESCRIPTION

Being a replat of Lots numbered 1474 and 1477, Troy, Ohio
as recorded in Plat Book 2, Page 108, of the Miami County Plat
Records.

ACCEPTANCE

We, the undersigned, being all of the owners and lien holders of
the lots herein replatted, do hereby accept and approve this
replat.

Tina Y. Hines
WITNESS

Sean T. Bowers
WITNESS

Roland L. Bryer Jr.
ROLAND L. BRYER JR.

Arnette M. Ryan
WITNESS

David L. Hart
WITNESS

THIRD SAVINGS AND LOAN CO.

Kenneth Rupp
KENNETH RUPP, PRESIDENT

Craig Bundschuh
CRAIG BUNDSCUH, SENIOR VICE-PRES.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 8th day of January, 1992, before me, the
undersigned, a notary public in and for said County and State, personally
came Roland L. Bryer and The Third Savings and Loan Company by its
President Kenneth Rupp and its Senior Vice-President Craig Bundschuh
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 notarial seal on the day and date above written.

My commission expires: Feb. 4, 1995
DATE

Tina Y. Hines
NOTARY PUBLIC

CITY OF TROY PLANNING COMMISSION

At a meeting of the City of Troy Planning Commission held this
8th day of JANUARY, 1992, this plat was approved.

Charles M. Doyle
CHAIRMAN

Shirley D. Knight
SECRETARY

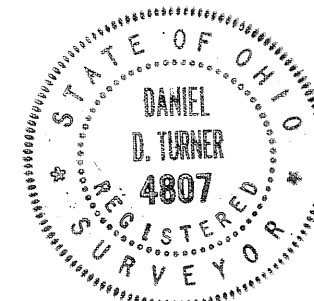
MIAMI COUNTY AUDITOR

Approved and transferred this
9th day of Jan., 1992.

Chris A. Pearson
MIAMI COUNTY AUDITOR
Deputy

NOTE

1. Excesses and shortages in this block have
been prorated into this lot.
2. Brgs. used hereon are assumed.



CERTIFICATION

I hereby certify this plat and all measurements
to be correct. Iron pins set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4807

REPLAT OF LOTS 1474 & 1477 FOR			
ROLAND L. BRYER JR. TROY - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE DEC. - 1991	DRAWN BY: CHECKED BY:	W.S. D.T.	SHEET NO. 1/1
FILE NO. 361291	SCALE: 1" = 30'		