

ALLEY DEDICATION

- VILLAGE OF PLEASANT HILL •
- MIAMI COUNTY — OHIO •

PLAT BOOK 16 PAGE 1

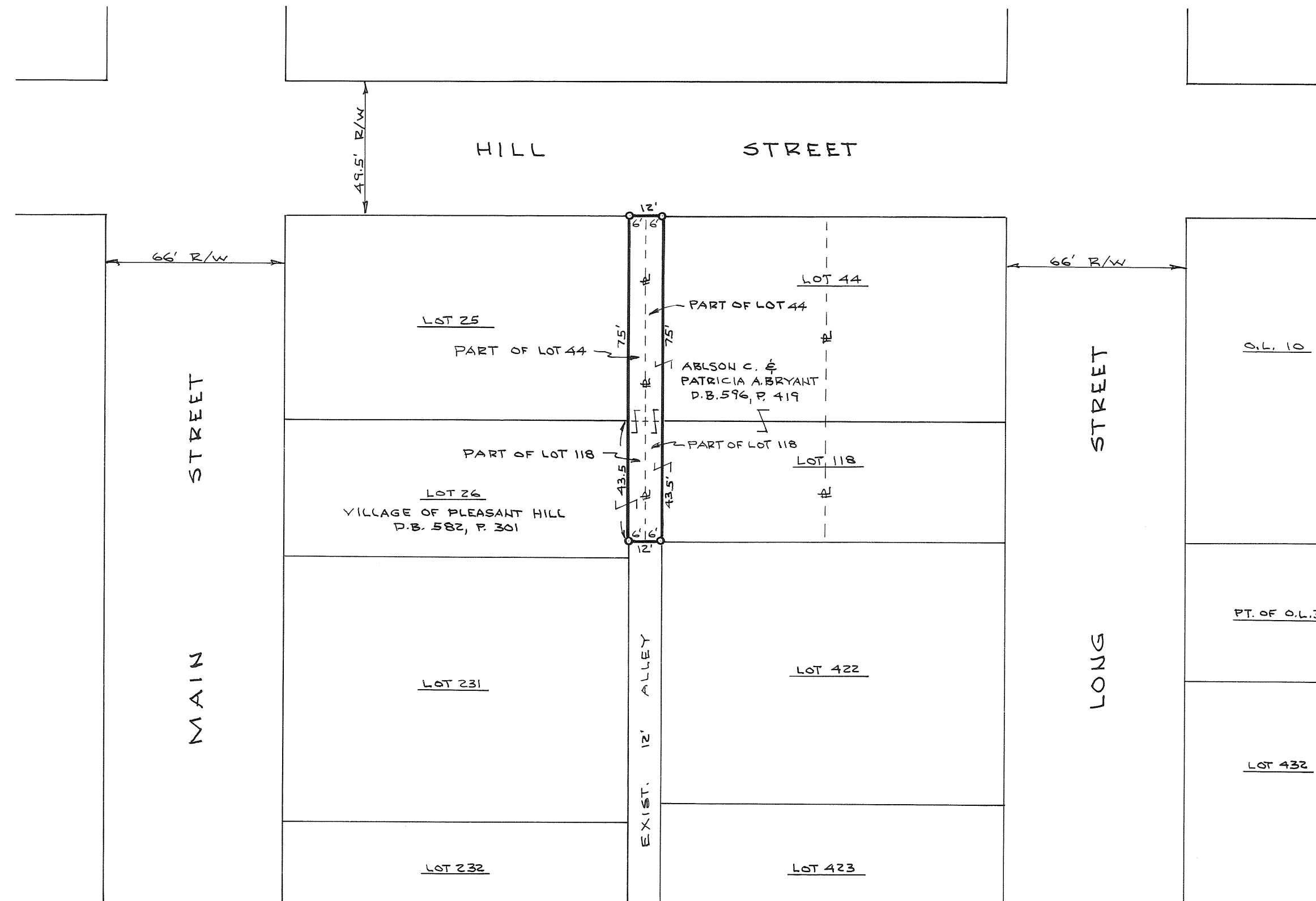
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.

FILE NO. 121146

RECEIVED FOR RECORD: 11:07 A.M.
TIME

FEE: 21.00 JANUARY 14, 1992
DATE

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER



DESCRIPTION

Being a dedication of a twelve (12) ft. alley off of the west end of Lot 44 and Lot 118 as recorded in Plat Book 1, Page 430, Miami County Plat Records.

DEDICATION

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

Michael E. Hutman Abelson C. Bryant Jr.
WITNESS ABLSON C. BRYANT
Lucie M. Anderson Patricia A. Bryant
WITNESS PATRICIA A. BRYANT

VILLAGE OF PLEASANT HILL
(BY ORDINANCE NO. 823)
Stanley L. Fisher Kenneth Saunders
WITNESS KENNETH SAUNDERS - MAYOR
Michael E. Hutman Georgianna Weaver
WITNESS GEORGIANNA WEAVER - CLERK

GREENVILLE FEDERAL SAVINGS & LOAN ASS'N.
Michael E. Hutman David R. Wolverton, President
WITNESS DAVID R. WOLVERTON PRES.
Stanley L. Fisher Sue A. Gorrell
WITNESS SUE A. GORRELL SEC.

MIAMI COUNTY AUDITOR

Approved and transferred this 14th day
of January, 1992.

Chris A. Peoples by Cheryl Beaver
DEP. MIAMI COUNTY AUDITOR

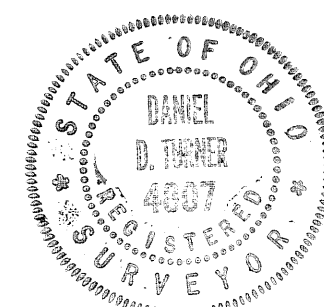
STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 21 day of JUNE, 1991, before me, a notary public in and for said County and State, personally came Abelson C. Bryant and Patricia A. Bryant, husband and wife, the Village of Pleasant Hill by its mayor Kenneth Saunders and its clerk Georgianna Weaver, and the Greenville Federal Savings & Loan Ass'n. by its exec. vice-president Thomas D. Middleton, Jr. and its secretary Barbara B. Greiner, 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: NO EXPIRATION NOTARY PUBLIC
DATE

CERTIFICATION

I hereby certify this plat and all measurements to be correct in accordance with the Miami County deed records and plat records as noted hereon.



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

ALLEY DEDICATION FOR VILLAGE OF PLEASANT HILL			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY-OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE DEC. - 1987	DRAWN BY: CHECKED BY:	D.T. D.T.	SHEET NO. <u>1/1</u>
FILE NO.	SCALE: 1" = 40'		

ANNEXATION TO THE CITY OF PIQUA

VOLUME 16 PAGE 2

MIAMI COUNTY RECORDER'S
PLAT RECORDS, FILE NO. 121439
RECEIVED Jan 22, 1992, AT 3:05 P.M.
FEE \$ 21.00

Janet E. Cair
MIAMI COUNTY RECORDER

Robbie Mueller, deputy

ANNEXATION PROCEEDINGS RECORDED IN
MISCELLANEOUS BOOK VOL. 24, PG. 427

DESCRIPTION

BEING 7.597 ACRE TRACT OF LAND SITUATED IN THE
NORTHWEST QUARTER OF SECTION 24, TOWN 8, RANGE 5,
WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER THIS 15TH DAY OF JULY, 1991.

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 29TH DAY OF JULY, 1991.

Don Hart *W. L. Hart* *Samuel H. Hart*
MIAMI COUNTY COMMISSIONERS

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 NOVEMBER, 1991. ORD. 55-91

William C. Cause *Frank P. Harris* *Rebecca J. Cool*
MAYOR CITY MANAGER CLERK

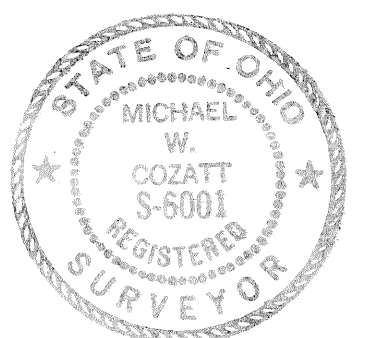
APPROVAL BY MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 22ND DAY OF JAN., 1992.

Chris A. Peoples *Cheryl Beaver*
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

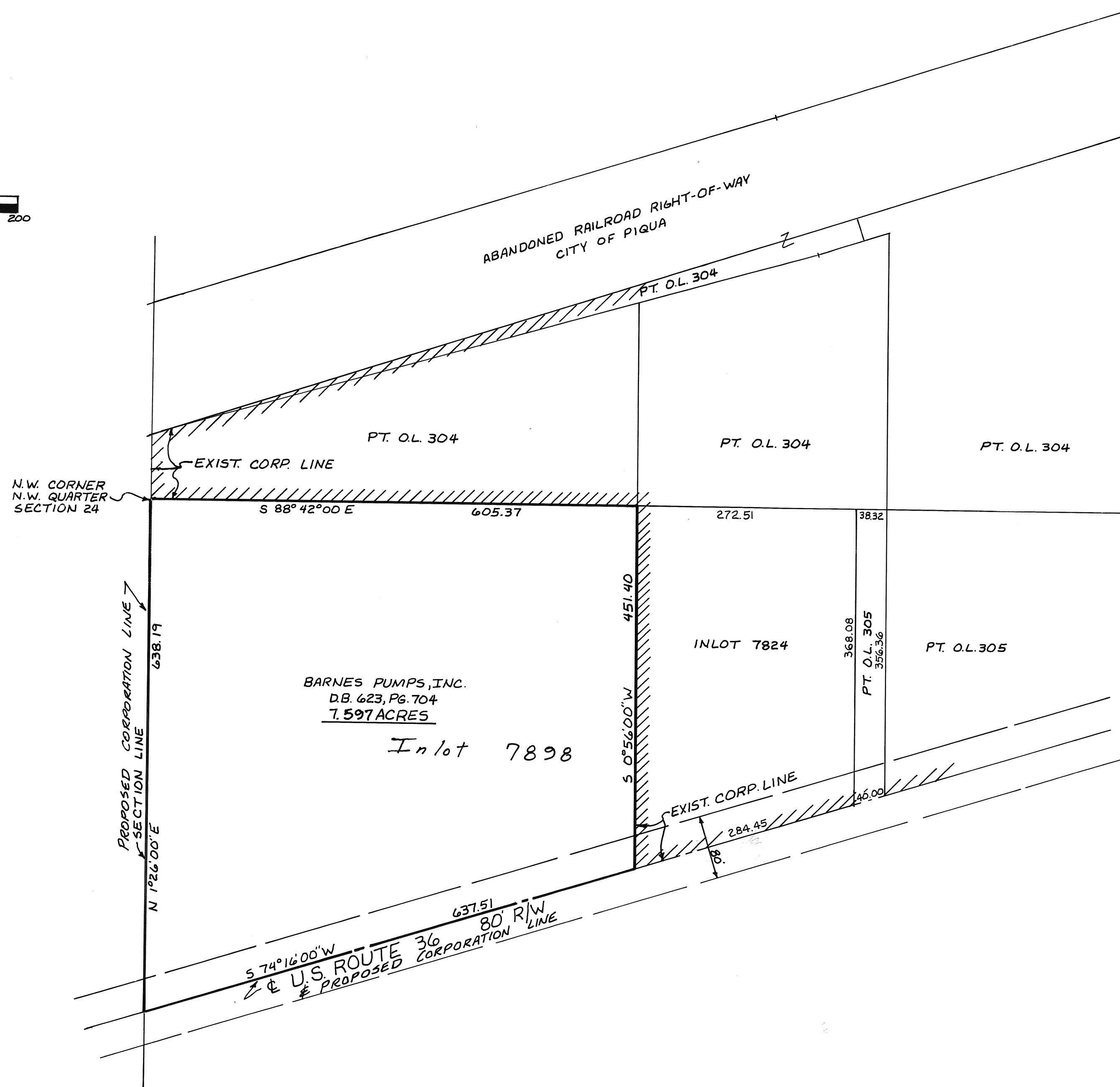
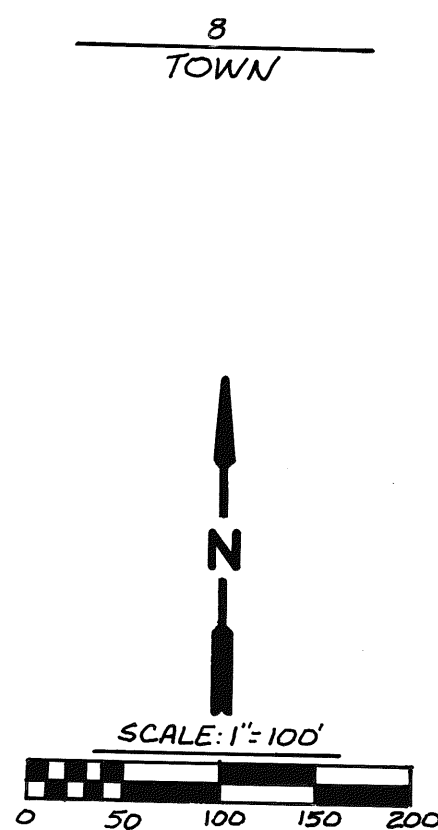
CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN,
BASED ON A SURVEY FILED IN VOL. 7, PG. 88, MIAMI
COUNTY ENGINEER'S RECORD OF LOT SURVEYS.



Michael W. Cozatt 3-27-91
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 03691



ALLEY VACATION PLAT - COVINGTON, OHIO

PLAT BOOK 16 PAGE 3
 MIAMI COUNTY RECORDER'S RECORD OF PLATS.
 RECEIVED FOR RECORD THIS 25th DAY
 OF FEBRUARY, 1992, 11:45 A.M.
 FILE NO. 122686 FEE \$ 21.60
Janet E. Cain Recorder
 JANET CAIN, MIAMI COUNTY RECORDER
 BY _____ DEPUTY

TRANSFERRED THIS 25th DAY OF February, 1992.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS
 HATCHED PORTION OF THE ALLEY SHOWN HEREON, DO HEREBY CONSENT TO THE SAID VACATION
 AND WAIVE NOTICE OF PENDENCY.

Chris A. Peoples by *Linda Pearson*
 CHRIS PEEPLES, MIAMI COUNTY AUDITOR BY _____ DEPUTY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS
20TH DAY OF MAY, 1991, THIS VACATION PLAT WAS APPROVED BY
 ORDINANCE NO. 91-7.

Lawrence Polhamus
 MAYOR LAWRENCE POLHAMUS

William R. McKinney
 PRESIDENT WILLIAM R. MCKINNEY

Kay McKinney
 CLERK OF COUNCIL KAY MCKINNEY

McLinden Delph
 WITNESS

Douglas K. Swartz
 DOUGLAS K. SWARTZ

Larry E. Carick
 WITNESS

Randy K. Williams
 WITNESS

Rhonda L. Swartz
 RHONDA L. SWARTZ

Linda S. Sommer
 WITNESS

Ray D. Etter
 WITNESS

Robert M. Etter
 ROBERT M. ETTER

M.L. Mills
 WITNESS (M.L. MILLS)

Richard Angle
 WITNESS

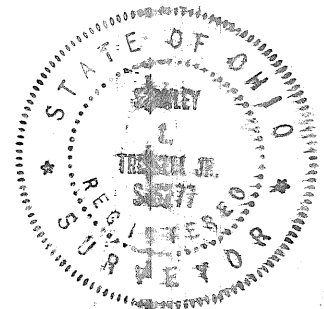
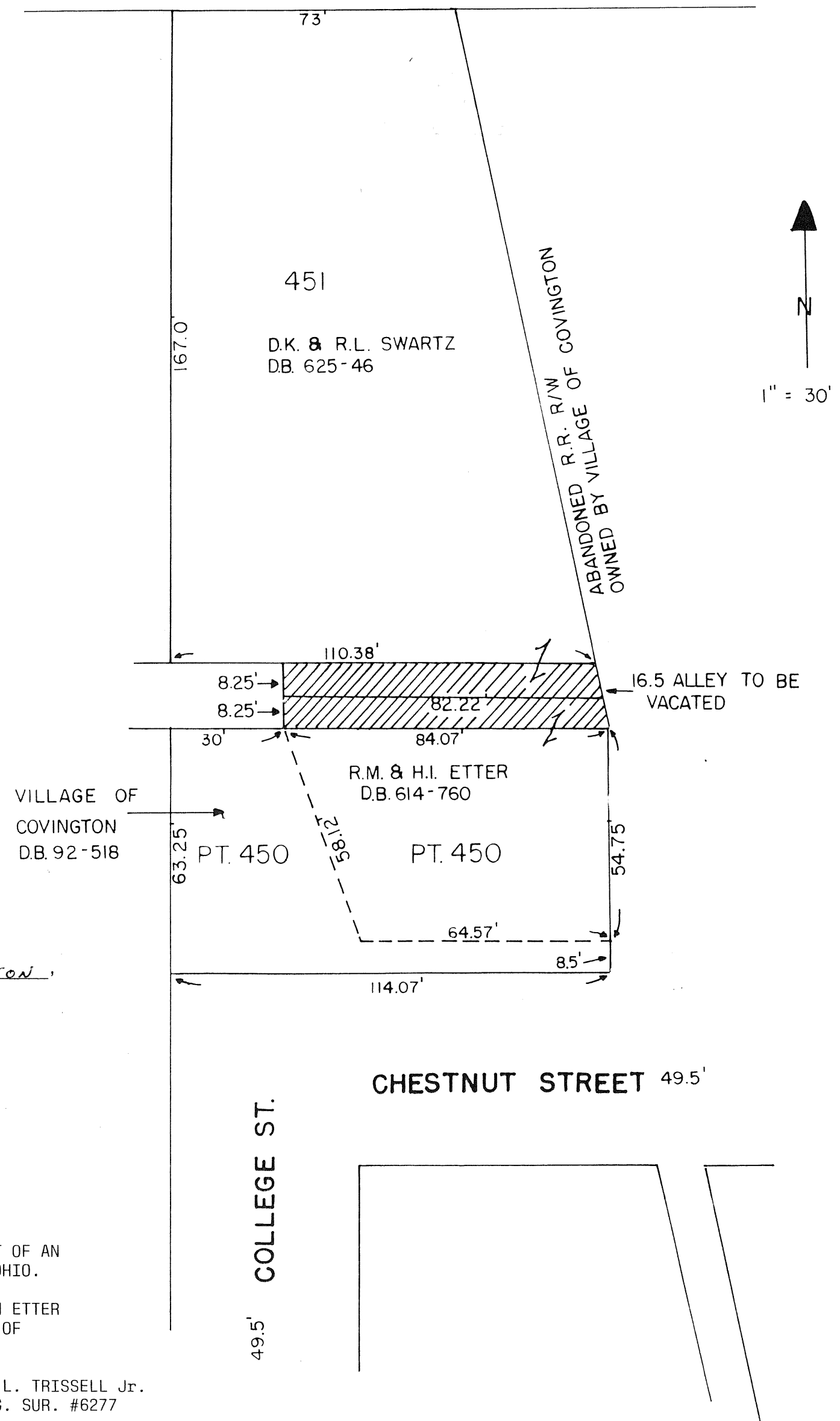
Helen I. Etter
 HELEN I. ETTER

Thomas J. J...
 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, THIS 12th DAY OF February, 1992.

Paul D. Setzring NOTARY PUBLIC
 MY COMMISSION EXPIRES Dec. 23, 1995

EAST BROADWAY



I HEREBY CERTIFY THIS PLAT TO BE CORRECT BASED ON MIAMI COUNTY ENGINEER'S
 RECORD OF LOT SURVEYS VOLUME 5 PAGE 131.

Stanley L. Trissell Jr.
 STANLEY L. TRISSELL JR.
 OHIO REGISTERED SURVEYOR #6277

VACATION PLAT OF PART OF AN
 ALLEY IN COVINGTON, OHIO.

FOR: ROBERT AND HELEN ETTER
 AND THE VILLAGE OF
 COVINGTON.

PREPARED BY: STANLEY L. TRISSELL JR.
 OHIO REG. SUR. #6277

AV ACQUISITION, INC. DEDICATION PLAT

STEELWAY PLACE EXTENSION

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 Date 1/15/92 Witness Ronald O. Young Date 01-15-92
 Thomas M. Richmond President and General Manager

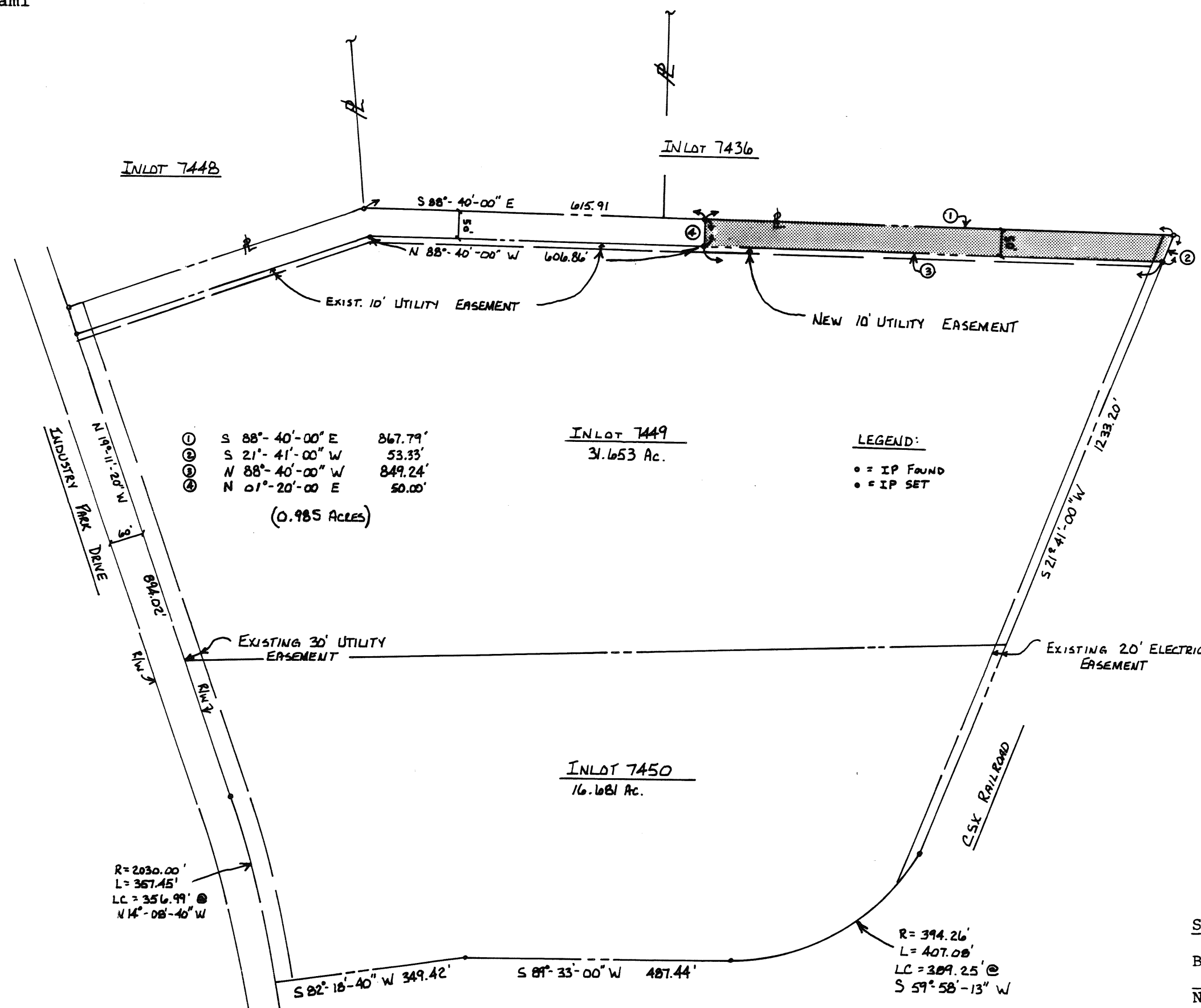
Ronald O. Young Date 01-15-92
 Witness Date

Plat Book 16 Page 4
 Miami County Recorder's Record of Recorded Plats.
 File No. 122946
 Received for record 10:36 AM Time
 Fee: \$21.60 Date MARCH 3, 1992

Janet E. Carn 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.



PIQUA PLANNING COMMISSION

This plat was reviewed and approved by the City of Piqua Planning Commission this 11th day of FEB, 1992.

Ray L. Loffer Chairman
James C. Jones Secretary

PIQUA CITY COMMISSION

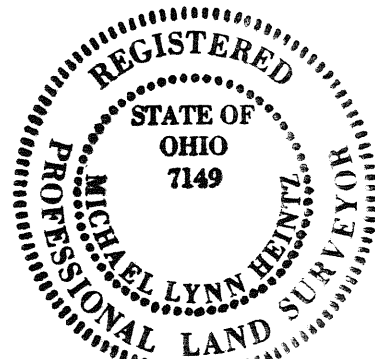
At a meeting of the City Commission of the City of Piqua held this 17th day of February, 1992, this plat was approved by Ordinance No. Ord. 7-92.

Lucinda L. Shaw Mayor
Frank P. Hargis City Manager
Rebecca J. God Clerk

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 Reg. Sur. #7149
 Michael L. Heintz, PE, PS



MIAMI COUNTY AUDITOR

Approved and transferred this 3rd day of March, 1992.

Chris A. Peoples
 Miami County Auditor

by: Cheryl Beaver
 Deputy County Auditor

SCALE 1" = 200'



STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 15th day of Jan, 1992, 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. Young Notary Public

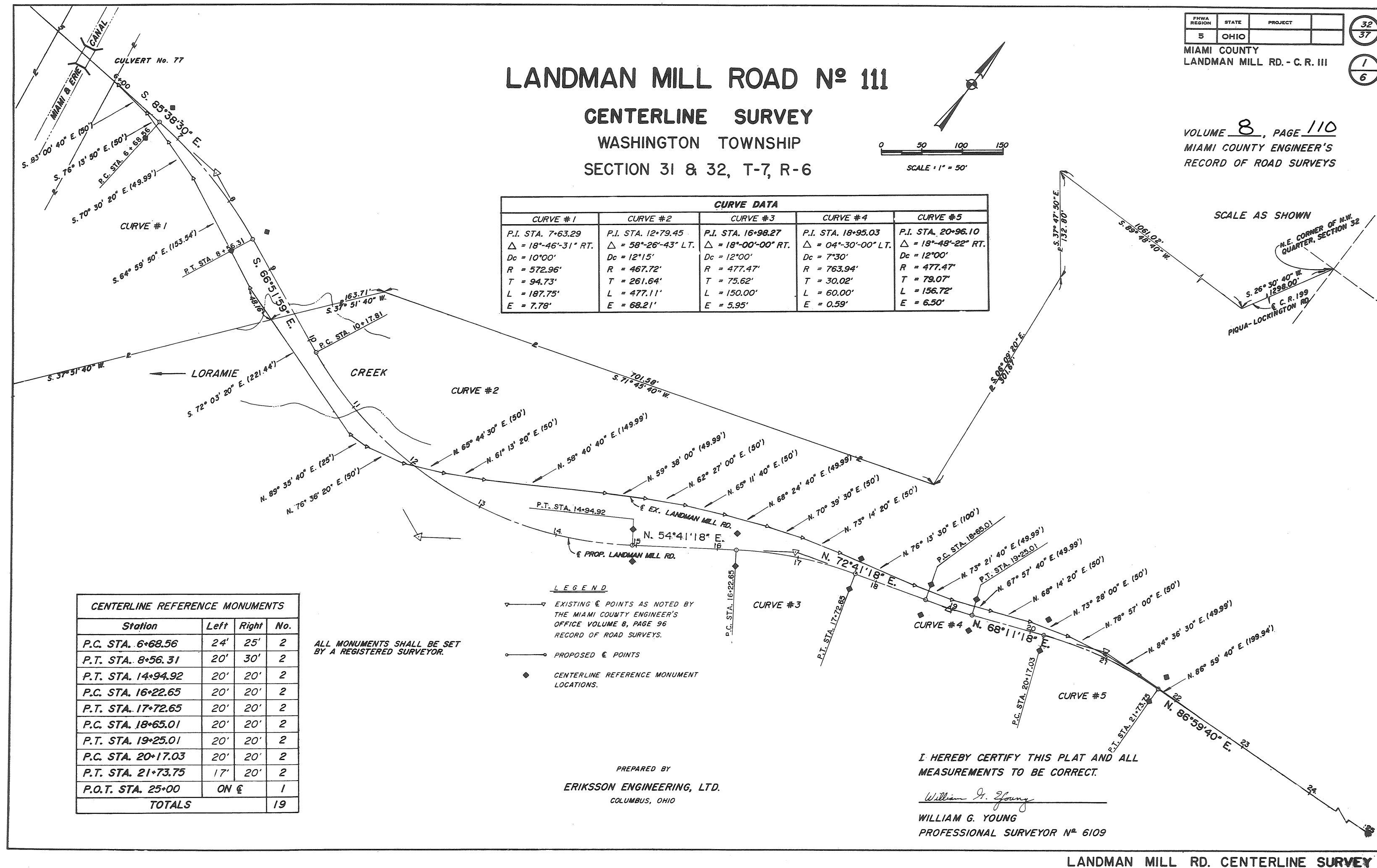
RONALD O. YOUNG
 NOTARY PUBLIC, STATE OF OHIO
 My Commission Expires June 22, 1993

PLAT BOOK 16 PAGE 5
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 18TH DAY OF
MARCH, 1992, AT 1:24 PM
FILE NO. 123663 FEE NO FEE

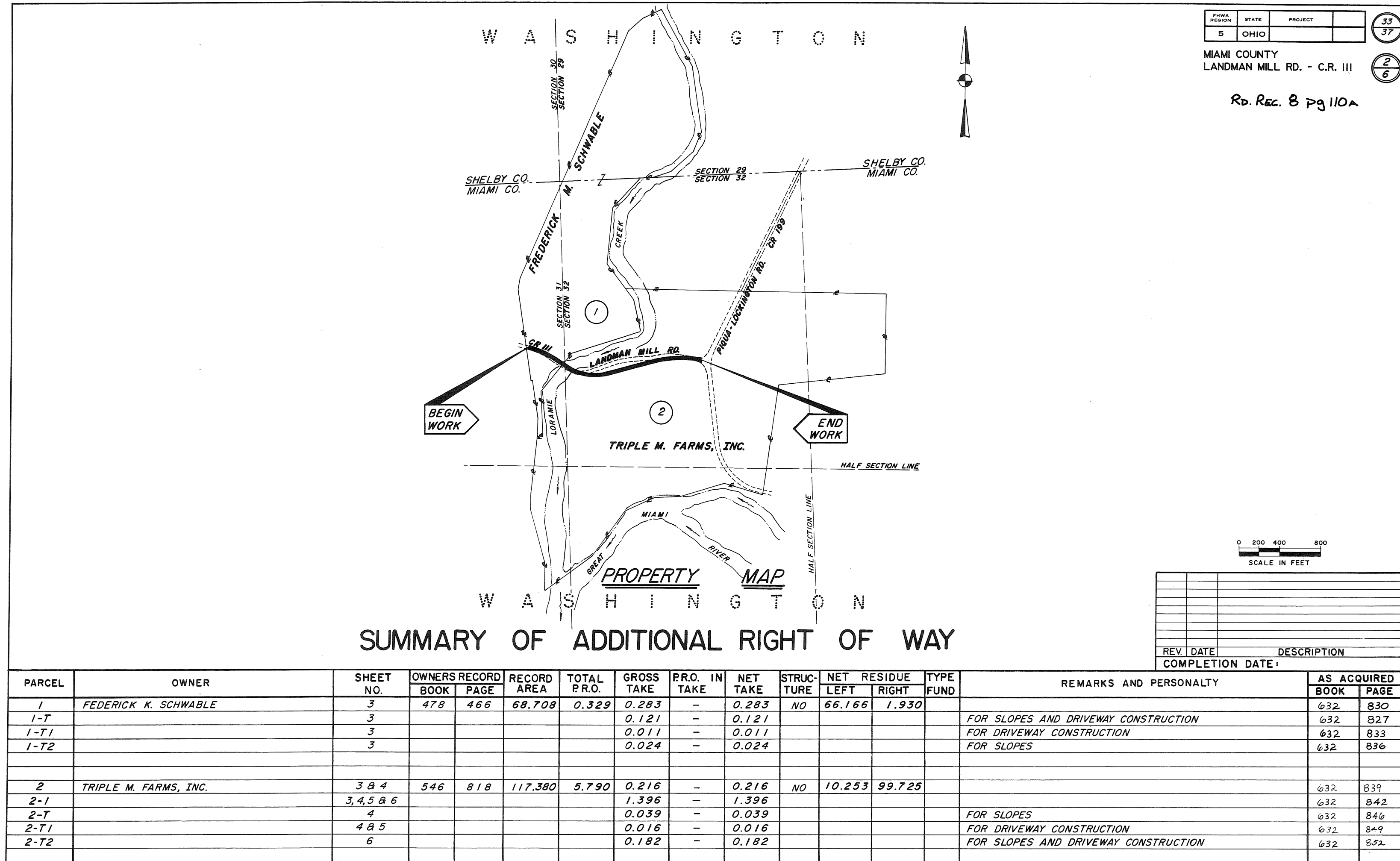
Janet E. Cain Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

SHEET 1 OF 6

BY: _____
DEPUTY RECORDER



SHEET 2 OF 6



RIGHT-OF-WAY PROPERTY MAP & SUMMARY SHEET

FHWA REGION	STATE	PROJECT	
5	OHIO		

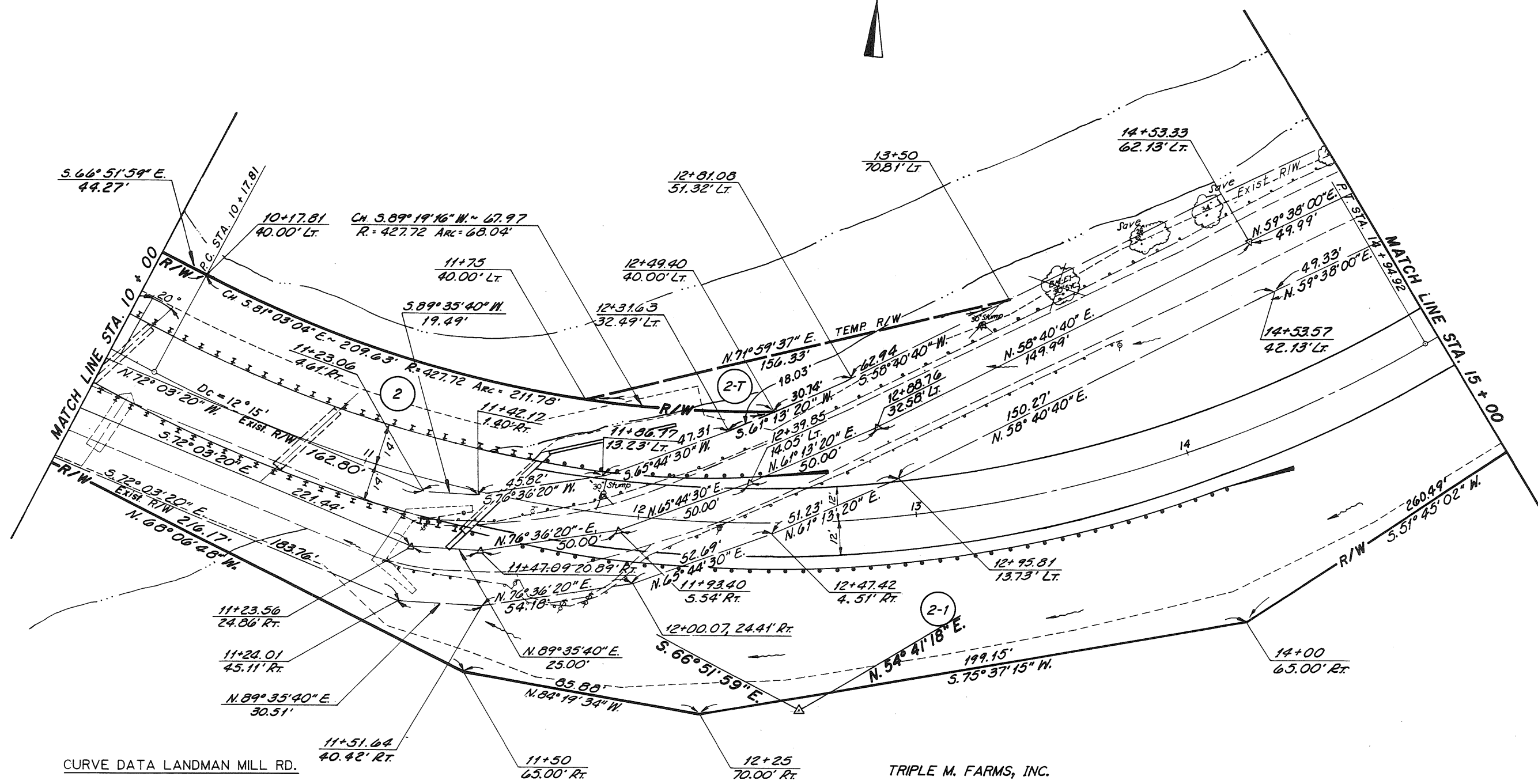
MIAMI COUNTY
LANDMAN MILL RD.-C. R. III

RD. REC. 8 pg. 110 B



SHEET 4 OF 6

MIAMI COUNTY
WASHINGTON TOWNSHIP
R 6 E, T 7, SEC. 32



CURVE DATA LANDMAN MILL RD.

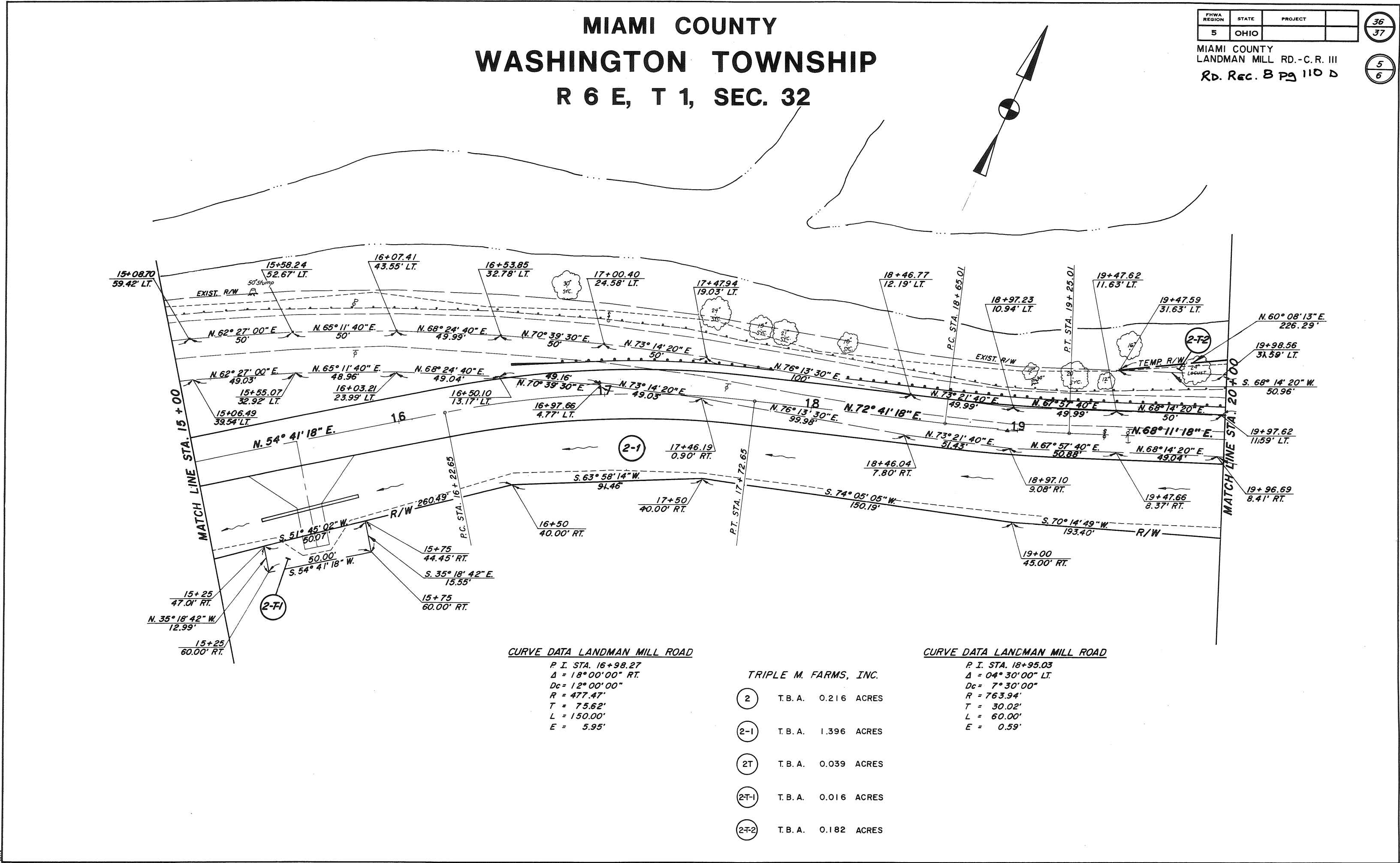
P. I. STA. 12+79.45
 $\Delta = 58^{\circ} 26' 43''$ LT.
 $D_c = 12^{\circ} 15' 00''$
 $R = 467.72'$
 $T = 261.64'$
 $L = 477.11'$
 $E = 68.21'$

TRIPLE M. FARMS, INC.

2	TBA	0.216 ACRES
2-1	TBA	1.396 ACRES
2T	TBA	0.039 ACRES
2T-1	TBA	0.016 ACRES
2T-2	TBA	0.182 ACRES

RIGHT-OF-WAY PLAN STA. 10+00 TO STA. 15+00

SHEET 5 OF 6



RIGHT-OF-WAY PLAN STA. 15+00 TO STA. 20+00

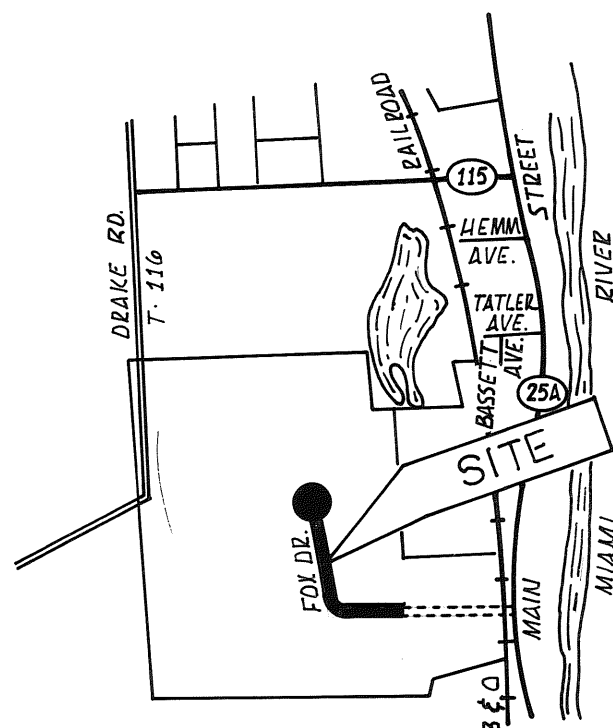


BEARINGS BASED ON FOX DRIVE
PLAT BOOK 14, PAGE 36.

STREET RIGHT-OF-WAY DEDICATION

FOX DRIVE

PART INLOT 7517 CITY OF PIQUA, MIAMI COUNTY, OHIO
CONTAINING 2.545 ACRES
SCALE: 1"=100' AUGUST 1991



VICINITY MAP
NO SCALE

$R = 60.00'$
 $A = 275.22'$
 $I = 262^\circ 49' 03''$
 $Ch. = N 78^\circ 35' 00'' E \sim 90.00'$

$R = 60.00'$
 $A = 43.36'$
 $I = 41^\circ 24' 31''$
 $T = 22.68'$
 $Ch. = N 32^\circ 07' 23'' W \sim 42.42'$

$R = 60.00'$
 $A = 43.36'$
 $I = 41^\circ 24' 31''$
 $T = 22.68'$
 $Ch. = S 9^\circ 17' 23'' W \sim 42.42'$

PT. INLOT 7517
SHERRY DEVELOPMENT, INC.
D.B. 625, Pg. 564

PT. INLOT 7517
SHERRY DEVELOPMENT, INC.
D.B. 625, Pg. 564

20' UTILITY
EASEMENT

20' UTILITY
EASEMENT

INDICATES IRON PINS

CITY OF PIQUA PLANNING COMMISSION:

THIS PLAT REVIEWED AND APPROVED BY THE CITY
OF PIQUA, OHIO PLANNING COMMISSION HELD THIS
10th DAY OF September, 1991.

Margaret M. Jones Ray L. Loffer
CHAIRMAN

Mark W. Johnson Michael D. Taylor

CITY COMMISSION:

AT A MEETING OF THE CITY COMMISSION OF THE CITY
OF PIQUA, OHIO HELD THIS 16 DAY OF September, 1991,
THIS PLAT WAS APPROVED BY ORDINANCE NO. 48-91.

Richard S. Kuhn William J. Cruise
MAYOR

Joseph H. Wilson James R. Weaver

PT. INLOT 7517

DETAIL
NO SCALE

FOX DR.
P.B. 14, P. 36

PIQUA - TROY
BRANCH
SYSTEM R.R.
CHESSIE

25A

CO. RD.

$R = 220.00'$
 $A = 306.04'$
 $I = 79^\circ 51' 40''$
 $T = 184.15'$
 $Ch. = S 51^\circ 20' 50'' E \sim 282.42'$

$R = 280.00'$
 $A = 390.28'$
 $I = 79^\circ 51' 40''$
 $T = 234.37'$
 $Ch. = N 51^\circ 20' 50'' W \sim 359.44'$

$R = 220.00'$
 $A = 306.04'$
 $I = 79^\circ 51' 40''$
 $T = 184.15'$
 $Ch. = N 51^\circ 20' 50'' W \sim 359.44'$

$R = 220.00'$
 $A = 306.04'$
 $I = 79^\circ 51' 40''$
 $T = 184.15'$
 $Ch. = N 51^\circ 20' 50'' W \sim 359.44'$

$N 88^\circ 43' 20'' E \sim 314.32'$
 $S 88^\circ 43' 20'' W \sim 314.32'$
 $S 87^\circ 33' 00'' W \sim 314.94'$

$S 2^\circ 27' 00'' E \sim 60.00'$
 $S 87^\circ 33' 00'' W \sim 314.94'$

PT INLOT 7517
MIAMI VALLEY STEEL SERVICE, INC.
D.B. 595, PG. 885

APPROVED FOR TRANSFER
THIS 19TH DAY OF APRIL,
1992.

Chris A. Peebles
CHRIS PEEBLES - MIAMI CO. AUDITOR

Linda Pearson

PLAT BOOK 16 PAGE 6
MIAMI COUNTY ENGINEER'S RECORD OF
PLATS.

RECEIVED FOR RECORD
THIS 20TH DAY OF APRIL, 1992.
AT 3:00 P.M.

FILE NO. 125165 FEE \$21.60

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

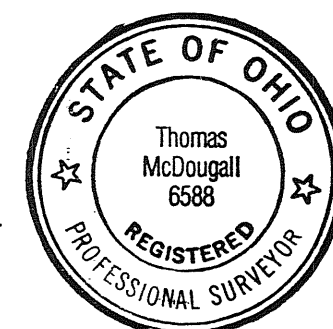
DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF PART INLOT 7517 CONTAINING
2.545 ACRES, CONVEYED TO SHERRY DEVELOPMENT, INC. BY DEED RECORDED IN
BOOK 625, PAGE 564 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.

McDOUGALL ASSOCIATES
PROFESSIONAL LAND SURVEYORS
956 SENATE DRIVE
DAYTON, OHIO 45459

THOMAS McDOUGALL REG. SURVEYOR #6588



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 FOX DRIVE SHOWN
HEREON TO THE PUBLIC USE FOREVER.

SHERRY DEVELOPMENT, INC., OWNER

Paul Sherry
WITNESS

Paul Sherry
WITNESS

PAUL SHERRY, PRESIDENT

STARBANK NA LIENHOLDER

Sherry Development, Inc.
WITNESS

Sherry Development, Inc.
WITNESS

Sherry Development, Inc.

STATE OF OHIO, COUNTY OF MIAMI, ss

BE IT REMEMBERED THAT ON THIS 5 DAY OF Dec, 1991,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, PERSONALLY APPEARED SHERRY DEVELOPMENT INC. BY PAUL
SHERRY, ITS PRESIDENT, AND STARBANK NA AS LIENHOLDER,
BY 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
NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Notary Seal
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-8-94

STATE OF OHIO, COUNTY OF MIAMI, ss

PAUL SHERRY, BEING DULY SWORN, SAYS THAT ALL PERSONS AND
CORPORATIONS, TO THE BEST OF KNOWLEDGE, INTERESTED IN THIS DEDICATION,
EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

Paul Sherry
PAUL SHERRY

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

Notary Seal
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-8-94

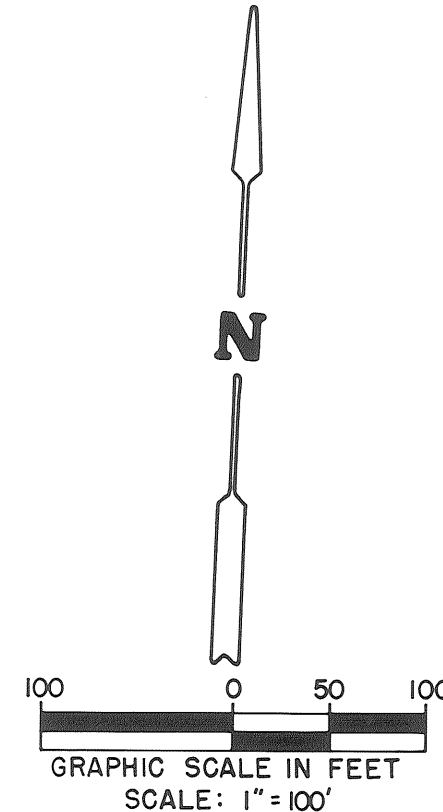
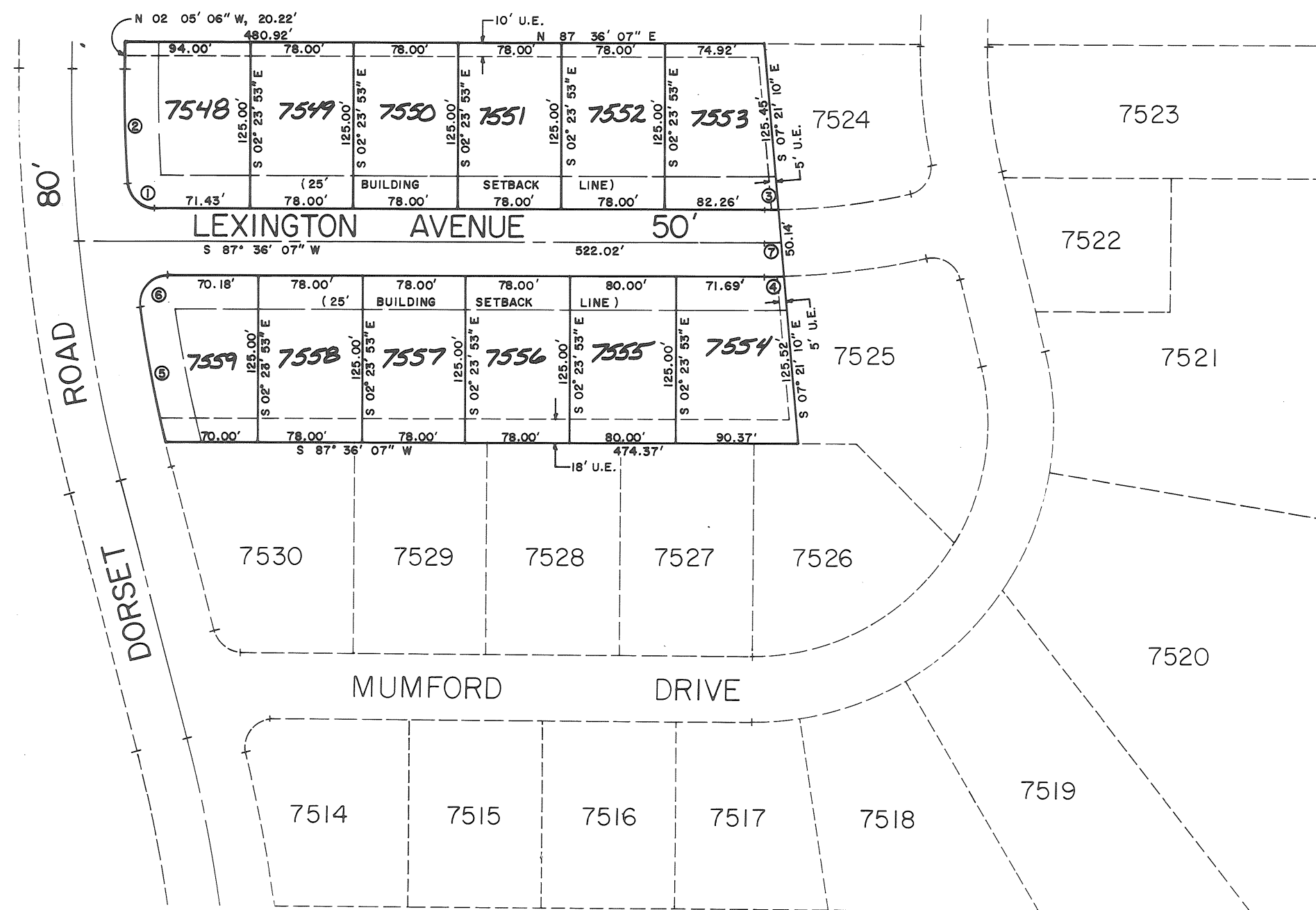
NO.	Δ	ARC	TAN.	CHORD	RAD.
1	86° 03' 16"	30.04'	18.67'	N 49° 22' 15" W - 27.29'	20.00'
2	04° 15' 31"	86.22'	43.13'	N 04° 12' 51" W - 86.20'	1160.00'
3	00° 24' 19"	3.50'	1.75'	S 87° 23' 58" W - 3.50'	495.00'
4	00° 49' 24"	7.83'	3.92'	N 87° 11' 25" E - 7.83'	545.00'
5	05° 08' 15"	104.01'	52.04'	N 13° 27' 49" W - 103.98'	1160.00'
6	98° 29' 49"	54.38'	23.21'	N 38° 21' 13" E - 30.30'	20.00'
7	00° 37' 28"	5.67'	2.83'	N 87° 17' 23" E - 5.67'	520.00'

WINDRIDGE PLACE SECTION 3 - TROY, OHIO

PLAT BOOK 16 PAGE 7
 MIAMI COUNTY RECORDER'S RECORD OF PLATS
 RECEIVED FOR RECORD THIS 20TH DAY OF
APRIL, 1992 AT 3:01 P.M.

FILE NO. 125166 FEE: \$21.60

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



DESCRIPTION
 BEING A SUBDIVISION CONTAINING A TOTAL OF 3.335 ACRES. BEING A
 REPLAT OF A 2.828 ACRE AND PART OF A 6.623 ACRE PART OF INLOT 6077
 IN TROY, MIAMI COUNTY, OHIO. ACQUIRED BY ROGER AND LISA HAWK BY
 DEEDS FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 621,
 PAGES 111 and 113. 2.7707 ACRES ARE PLATTED IN LOTS AND THE
 REMAINING 0.5638 ACRES IS DEDICATED STREET RIGHT-OF-WAY.
 DEED REF. SHOULD BE D.B. 621 PG. 109

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

Ruby E. Klockner
 WITNESS

Christina A. Sides
 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 22ND DAY OF NOVEMBER, 1991.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES October 19, 1996
 RICHARD W. KLOCKNER, Notary Public
 in and for the State of Ohio
 My Commission Expires October 19, 1996

LIENHOLDERS: STAR BANK N.A., TROY

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

C. Russell Badgett
 C. RUSSELL BADGETT, VICE PRESIDENT

George A. Strommenger
 WITNESS

Shirley R. Shront
 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 22nd DAY OF Nov, 1991.

Shirley R. Shront NOTARY PUBLIC MY COMMISSION EXPIRES 4-7-94

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF
February, 1992, THIS PLAT WAS REVIEWED AND APPROVED.

Chad P. DeLu
 PRESIDENT

Sue D. Knight
 SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16th DAY OF
MARCH, 1992 THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE

NO. 0- 9-92

Peter E. Jenkins
 MAYOR

Thomas E. Foley
 PRESIDENT OF COUNCIL

Sue D. Knight
 CLERK OF COUNCIL

TRANSFERRED THIS 17th DAY OF April, 1992.

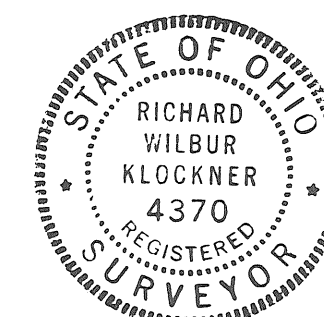
Chris A. Puppel
 MIAMI COUNTY AUDITOR

BY: *Spida Pearson*
 DEPUTY AUDITOR

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.

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



WINDRIDGE PLACE - SECTION 3 - 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 19 NOV 1991	DRAWN BY: TRACED BY: <i>RW</i> CHECKED BY:	SHEET NO. 1 OF 1
SCALE: 1" = 100'		

BROOK PARK NORTH - SECTION 4 TROY, OHIO

PLAT BOOK 16 PAGE 8
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20TH DAY OF
APRIL 1992, AT 3:02 P.M.

FILE NO. 125167 FEE: \$ 21.60

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

BEING A SUBDIVISION OF 4.3840 ACRES OF PART OF INLOT 6897 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS ACQUIRED BY PREMIER INVESTMENT CORP., PIQUA, OHIO, BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 593, PAGE 856. 3.550 ACRES ARE IN LOTS AND 0.834 ACRES ARE IN STREET RIGHT-OF-WAY.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNERS: PREMIER INVESTMENT CORP.

Shirley A. Sanders SECRETARY Charles I. Sanders EXEC. VICE PRES. Donnie R. Davis WITNESS Thomas J. Buech WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED SHIRLEY A. SANDERS, SECRETARY AND CHARLES I. SANDERS, EXEC. VICE PRESIDENT OF PREMIER INVESTMENT CORP., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH SECRETARY AND EXEC. 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 SECRETARY AND EXEC. 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 Piqua, OHIO THIS 6th DAY OF JANUARY, 1992.

Thomas J. Buech NOTARY PUBLIC MY COMMISSION EXPIRES life

LIENHOLDERS: N A B MORTGAGE COMPANY, AN OHIO CORPORATION

Pete Gastineau PRESIDENT Lynn S. Gastineau VICE PRESIDENT Donnie R. Davis WITNESS Thomas J. Buech WITNESS

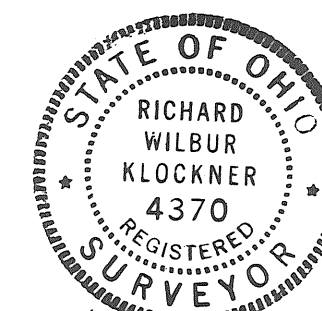
STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED PETE GASTINEAU, PRESIDENT AND LYNN S. GASTINEAU, VICE PRESIDENT OF N A B MORTGAGE COMPANY, AN OHIO CORPORATION, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY 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 Piqua, OHIO THIS 6th DAY OF JANUARY, 1992.

Thomas J. Buech NOTARY PUBLIC MY COMMISSION EXPIRES life

PROTECTIVE COVENANTS AND RESTRICTIONS
ALL PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THOSE FOR BROOK PARK NORTH SECTION 1, FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS VOLUME 12, PAGE 145, AND BROOK PARK NORTH - SECTION 2, FILED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS VOLUME 14, PAGE 101, WITH NUMBER 10 BEING REVISED AS FOLLOWS:

10. 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 AUGUST 1, 2011, 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 LAND OWNERS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.



BROOK PARK NORTH - SECTION FOUR TROY, MIAMI COUNTY, OHIO		
PREMIER INVESTMENT CORP. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE <u>29 JUL 1991</u>	DRAWN BY: <u>DA.S</u> TRACED BY: <u>Paul</u> CHECKED BY: <u>Paul</u>	SHEET NO. <u>1/1</u>
SCALE: 1" = 100'		

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

DRAINAGE NOTE

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

NOTE: THERE IS A 5' WIDTH UTILITY EASEMENT ON EACH SIDE OF EACH INTERIOR LOT LINE, UNLESS OTHERWISE SPECIFIED, AS SHOWN.

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14TH DAY OF AUGUST, 1991, THIS PLAT WAS REVIEWED AND APPROVED.

Chris A. Peeples PRESIDENT Shirley A. Sanders SECRETARY

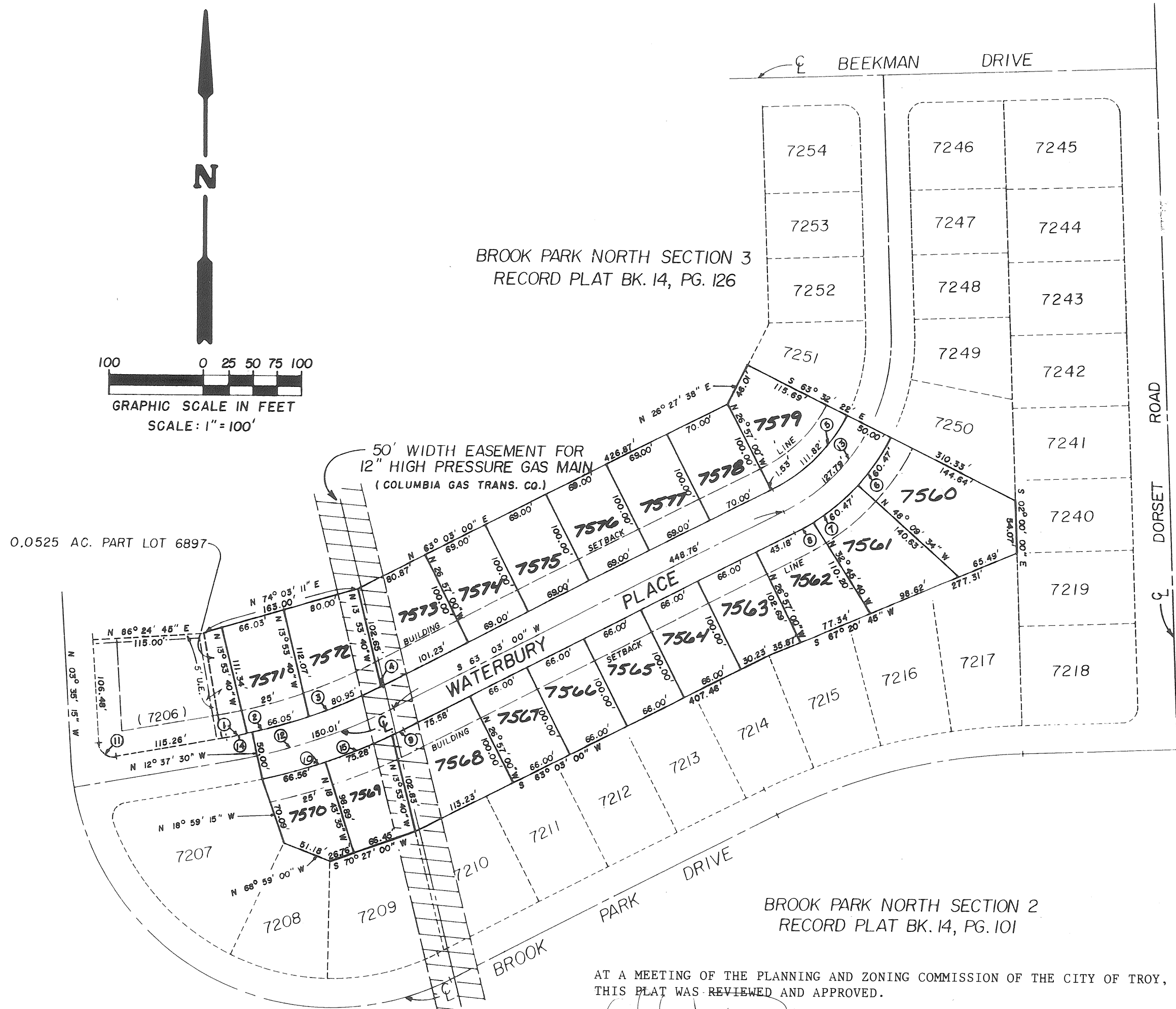
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 16TH DAY OF SEPTEMBER, 1991, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-27-91

Laughton G. Paugh MAYOR Peter E. Jenkins PRESIDENT OF COUNCIL Richard W. Klockner CLERK OF COUNCIL

TRANSFERRED THIS 17th DAY OF April, 1992.

Chris A. Peeples CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR BY: Lynne Pearson DEPUTY AUDITOR

CURVE DATA					
No.	Radius	Delta Angle	Arc Length	Chord Length	Chord Bearing
1	575.00'	02°02'19"	20.46'	20.46'	S 78°59'55" W
2	575.00'	06°34'52"	66.05'	66.01'	S 74°41'20" W
3	575.00'	08°04'00"	80.95'	80.89'	S 67°21'54" W
4	575.00'	00°16'55"	2.83'	2.83'	S 63°12'34" W
5	175.00'	36°36'36"	111.82'	109.93'	S 44°44'42" W
6	225.00'	15°23'54"	60.47'	60.29'	N 34°08'29" E
7	225.00'	15°23'54"	60.47'	60.29'	N 49°32'23" E
8	225.00'	05°48'40"	22.82'	22.81'	N 60°08'40" E
9	625.00'	01°19'20"	14.42'	14.42'	N 63°42'52" E
10	625.00'	06°06'05"	66.56'	66.52'	N 74°19'28" E
11	15.00'	96°23'40"	25.24'	22.36'	N 51°47'05" W
12	600.00'	14°19'31"	150.01'	149.62'	S 70°12'46" W
13	200.00'	36°36'36"	127.79'	125.63'	S 44°44'42" W
14	575.00'	02°38'35"	26.52'	26.52'	S 78°41'48" W
15	625.00'	06°54'06"	75.28'	75.24'	N 67°49'22" E



WILLIAM D. & JOYCE C. FULTON
DB 614-756

File No. 125765 Miami County Recorder's Plat Records

Fee: 0⁰⁰ NE. Received For Record This 4th Day of

MAY 19 92 at 9:34 A.M.

Janet E. Cain, Recorder
Janet E. Cain, Miami County Recorder

By: Deputy Recorder

Tipp-Elizabeth Road No. 166

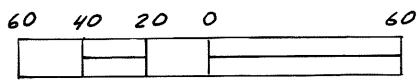
New Highway Right-of-Way Easement

and
Vacation of Existing Right-of-Way Easement

Bethel Township, Miami County, Ohio

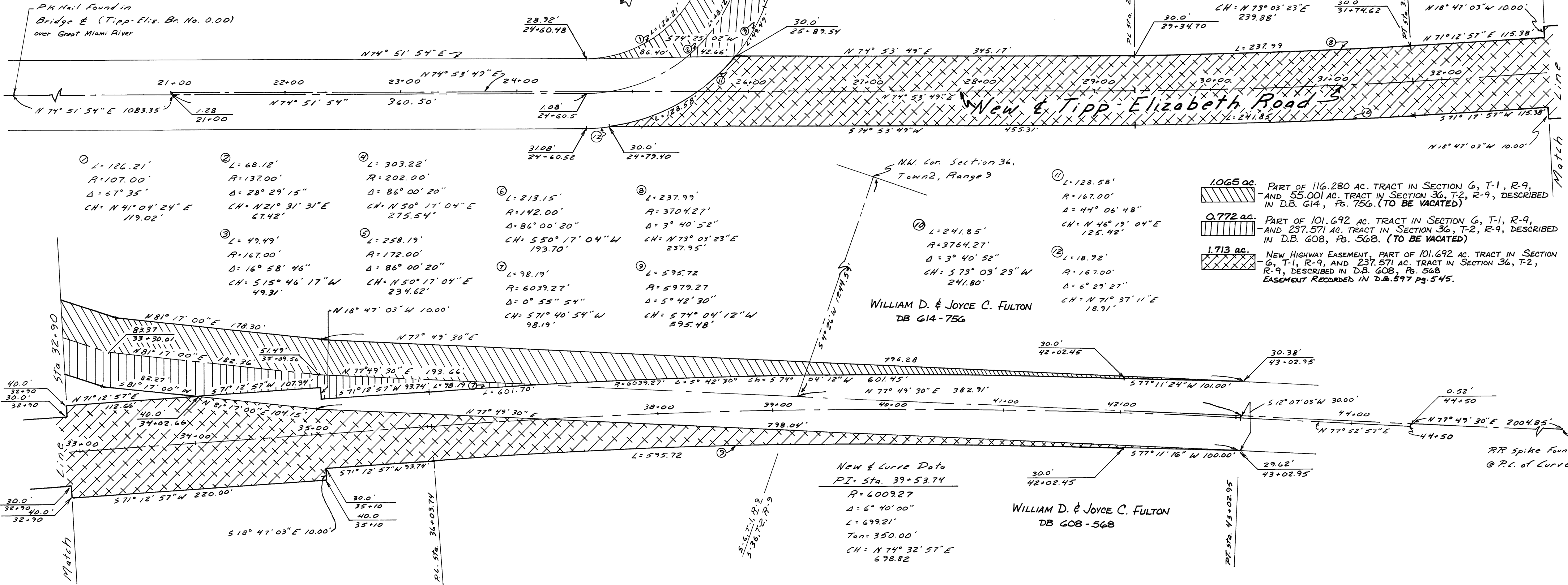
Section 6, Town 1, Range 9

Section 36, Town 2, Range 9



Scale: 1" = 60'

PK Nail Found in
Bridge & (Tipp-Elizabeth Br. No. 0.00)
over Great Miami River



The Portion of Existing Tipp-Elizabeth Road Shown Hereon as to be Vacated is Hereby Vacated and the Portion of Said Road Shown Hereon as New Highway Easement is Hereby Approved and Accepted By The Board of Miami County Commissioners This 12th Day of MAY 1992.

Don Hart
Don Hart

Louis Havenar
LOUIS HAVENAR

Wade H. Westfall
Wade H. Westfall

REVIEWED BY THE MIAMI COUNTY AUDITOR
THIS 4th DAY OF May 1992.

Chris A. Peeples
CHRIS PEEPLES, MIAMI COUNTY AUDITOR

By: Linda Pearson
DEPUTY AUDITOR

THIS PLAT REVIEWED AND APPROVED
BY THE MIAMI COUNTY ENGINEER
THIS 22nd DAY OF APRIL 1992.

Douglas L. Christian
DOUGLAS L. CHRISTIAN

NOTE! RAILROAD SPIKES SET AT THE FOLLOWING LOCATIONS:

- 1.28' RIGHT OF STA. 21+00
- STATION 21+00
- P.C. STA. 29+34.70
- P.T. STA. 31+74.62
- P.C. STA. 36+03.74
- P.T. STA. 43+02.95
- STA. 44+50
- 0.52' LEFT OF STA. 44+50

I CERTIFY THIS PLAT TO BE
CORRECT. MONUMENTS SET AS
NOTED.

Paul E. Johnson
PAUL E. JOHNSON
REGISTERED SURVEYOR # 6030



25.5049 AC. IN THE S.W. QUARTER OF SECTION 29, TOWN 8, RANGE 5, NEWBERRY TOWNSHIP

NORTHEAST CORNER,
SOUTHWEST QUARTER,
SECTION 29

RECEIVED FOR RECORD THIS 4TH DAY OF
MAY, 1992, AT 12:01 P.M.

FILE NUMBER 125795 FEE 21.60

ANNEXATION PROCEEDINGS RECORDED IN
MISCELLANEOUS VOLUME 24 PAGE 472

Janet E. Cain, Recorder
Janet E. Cain, Miami County Recorder

by Deputy

APPROVAL BY MIAMI COUNTY ENGINEER
THIS PLAT REVIEWED AND APPROVED THIS
9TH DAY OF September, 1991.

Douglas L. Christian
Douglas L. Christian, Miami County Engineer

APPROVAL BY VILLAGE OF COVINGTON
AT A MEETING OF THE COUNCIL OF THE VILLAGE
OF COVINGTON, OHIO, HELD THIS 17th DAY OF
February, 1992, THIS PLAT WAS APPROVED
AND ACCEPTED BY ORDINANCE NO. 92-1

William R McKinnis
President of Council

Kay E McKinnis
Clerk of Council

APPROVAL BY MIAMI COUNTY AUDITOR
THIS PLAT APPROVED AND TRANSFERRED THIS
30th DAY OF April, 1992.

Chris A. Peeples
Chris A. Peeples, Miami County Auditor

Sinda Pearson
by Deputy

APPROVAL BY MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA TO
THE VILLAGE OF COVINGTON APPROVED BY
THE MIAMI COUNTY COMMISSIONERS THIS
6TH DAY OF **NOVEMBER**, 1991.

Don Hart
Don Hart, Miami County Commissioner

Wade Westfall, Miami County Commissioner

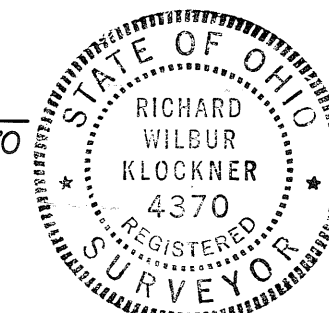
Louis Havenar
Louis Havenar, Miami County Commissioner

REFERENCES

LAND SURVEY VOL. 38, PG. 77
O.D.O.T. PLANS MIA - 4I - 18.76 (BS - 19)
MIAMI COUNTY COMMON PLEAS COURT CASE #17725
RECORDER'S BK. 10, PG. 81

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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor #4370



ANNEXATION TO VILLAGE OF COVINGTON; 25.5049
ACRES IN THE SOUTHWEST QUARTER OF SECTION 29
TOWN 8, RANGE 5, NEWBERRY TWP., MIAMI COUNTY

FOR: CHANNEL PLASTICS, INC.

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING • LAND SURVEYING
16 EAST WATER ST. • TROY, OH. 45373 • PH.: 339 - 5331

18 EAST WATER ST. • TROY, OH. 45373 • PH: 339-3531		
DATE	DRAWN: <i>DAS</i>	SHEET
July 12, 1991	TRACED:	1 of 1
	CHECKED: <i>AW</i>	
	SCALE: 1" = 100'	

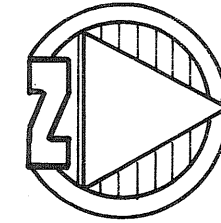
REPLAT OF PARTS OF LOTS 2694 2686 & 2687

• WOODLAWN SUBDIVISION - SECTION 7 •
• TIPP CITY - OHIO •

PLAT BOOK 16 PAGE 11
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS
FILE NO. 126537
RECEIVED FOR RECORD 12:35 PM.
FEE: \$ 21.60 May 19, 1992
DATE

Janet L. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, Deputy

CURVE DATA
① $\Delta = 90^\circ 45' 27''$
 $R = 15.50'$
 $L = 24.55'$
 $CH = N 43^\circ 00' 16'' E$
 22.06



SCALE: 1" = 50'

DESCRIPTION

Being a replat of parts of lots 2694, 2686 and 2687 of part of Woodlawn Subdivision, Section 7, as recorded in Plat Book 15, Page 102, and Plat Book 15, Page 125, of the Miami County Plat Records.

DEDICATION

We, the undersigned, being all of the owners and lien holders of the lot 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.

MILSTEIN DEVELOPMENT COMPANY

Daniel D. Turner
WITNESS

Wayne Stover
WITNESS

Zimmel Miller
ZIMMEL MILLER, MANAGING PARTNER

STATE OF OHIO, MIAMI COUNTY SS.

Be it remembered that on this 11th day of APRIL, 1992 before me, a notary public in and for said County and State, personally came Milstein Development Company by its managing partner Zimmel 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, 1997
DATE

Daniel D. Turner
NOTARY PUBLIC

TIPP CITY PLANNING COMMISSION

This plat reviewed and approved by City of Tipp City Planning Commission on this 14th day of APRIL, 1992.

Philip Wampler
CHAIRMAN

Nora Hufford
SECRETARY

MIAMI COUNTY AUDITOR

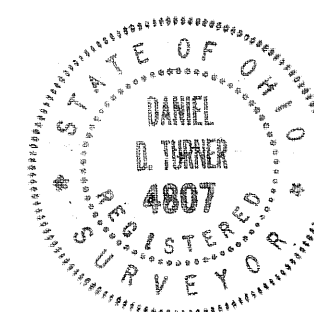
Approved and transferred this
19th day of May, 1992.

Chris A. Repley
DEPUTY COUNTY AUDITOR

CERTIFICATION

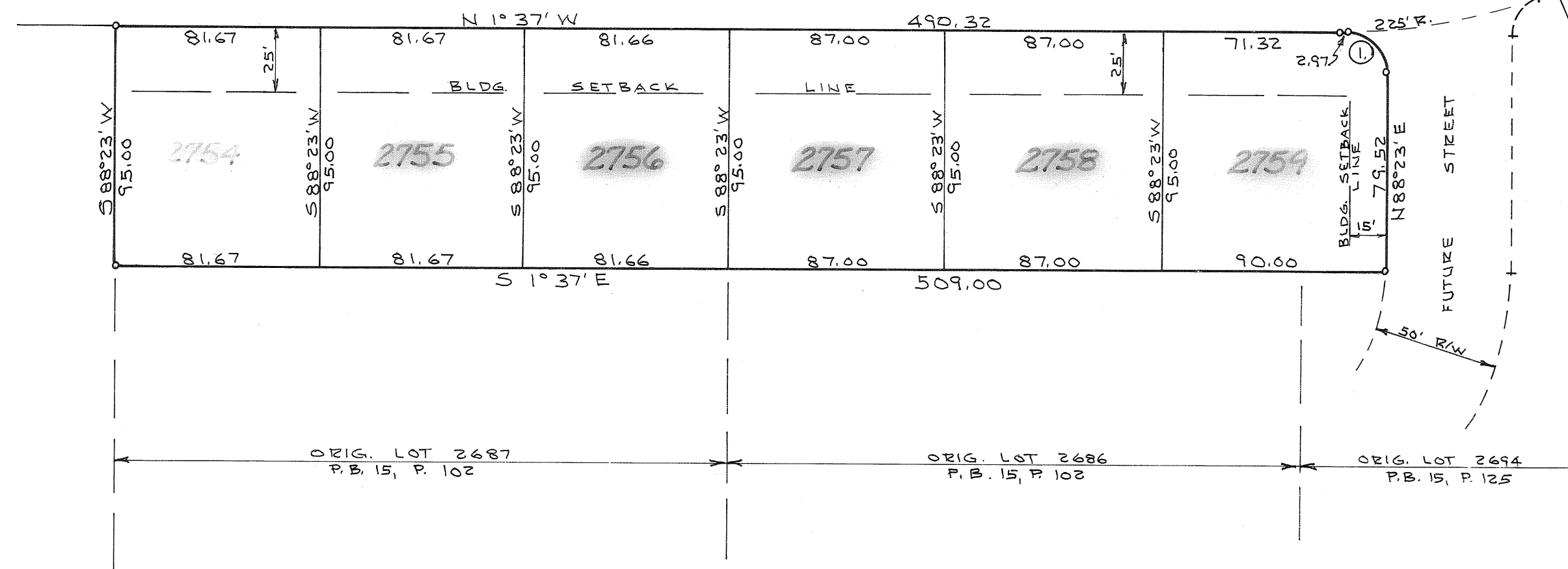
I hereby certify this plat and all measurements to be correct. Iron pins to be set at all corners

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



WOODLAWN

DRIVE



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 2694, 2686, & 2687 within the area shown 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.

REPLAT OF LOTS 2694, 2686 & 2687 FOR MILSTEIN DEVELOPMENT COMPANY TIPP CITY, OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY, OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE MAR. - 1992	DRAWN BY: CHECKED BY:	W.S. D.T.	SHEET NO. 1/1
FILE NO. 160392	SCALE: 1" = 50'		

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 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, OHIO.
- 2. 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.
- 3. THE OWNERS OF LOTS 54, 55, 56, 57, 58, 60, 61, 65 AND 66 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.

WINDMERE SUBDIVISION SECTION 3
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

APPROVALS

ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, THIS 20TH DAY OF April, 1992 BY ORDINANCE NO. 26-92

Thomas G. Springer PRESIDENT OF COUNCIL
Neva Hufford SECRETARY

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, THIS 25TH DAY OF FEBRUARY 1992.

Philip Wampler CHAIRMAN
Neva Hufford SECRETARY

PLAT BOOK 16 PAGE 12
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED May 22ND, 1992, AT 11:50 AM
FILE NO. 126708 FEE \$21.60

Janet C. Cain MIAMI COUNTY RECORDER
By: Robbie Mueller, deputy
APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 22ND DAY OF May 1992.
Chris A. Peoples *by Linda Pearson*
MIAMI COUNTY AUDITOR Deputy

DESCRIPTION

BEING A SUBDIVISION OF 80404 ACRES OF IN LOT 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 6.4790 ACRES IN LOTS AND 1.5614 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 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.

John M. Tomb Pres. *Geri A. Lange* WITNESS
Judith L. Tomb Secy. Treas. *STAR BANK N.A. TROY*
Robert W. Vincent *By: Stephen S.V.P.* WITNESS

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

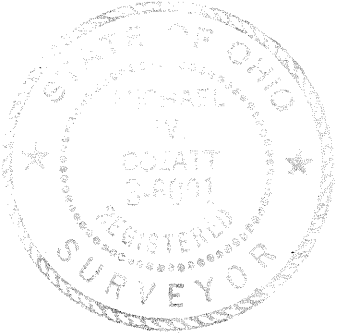
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIPPECANOE LAND COMPANY, INCORPORATED BY John M. Tomb ITS President, AND BY Judith L. Tomb ITS Secy. Treas., AND BY STAR BANK of Troy, ITS Lienholder, WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN 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 21ST DAY OF May, 1992.

Michael W. Cozatt NOTARY PUBLIC
MY COMMISSION EXPIRES 1-30-95

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.

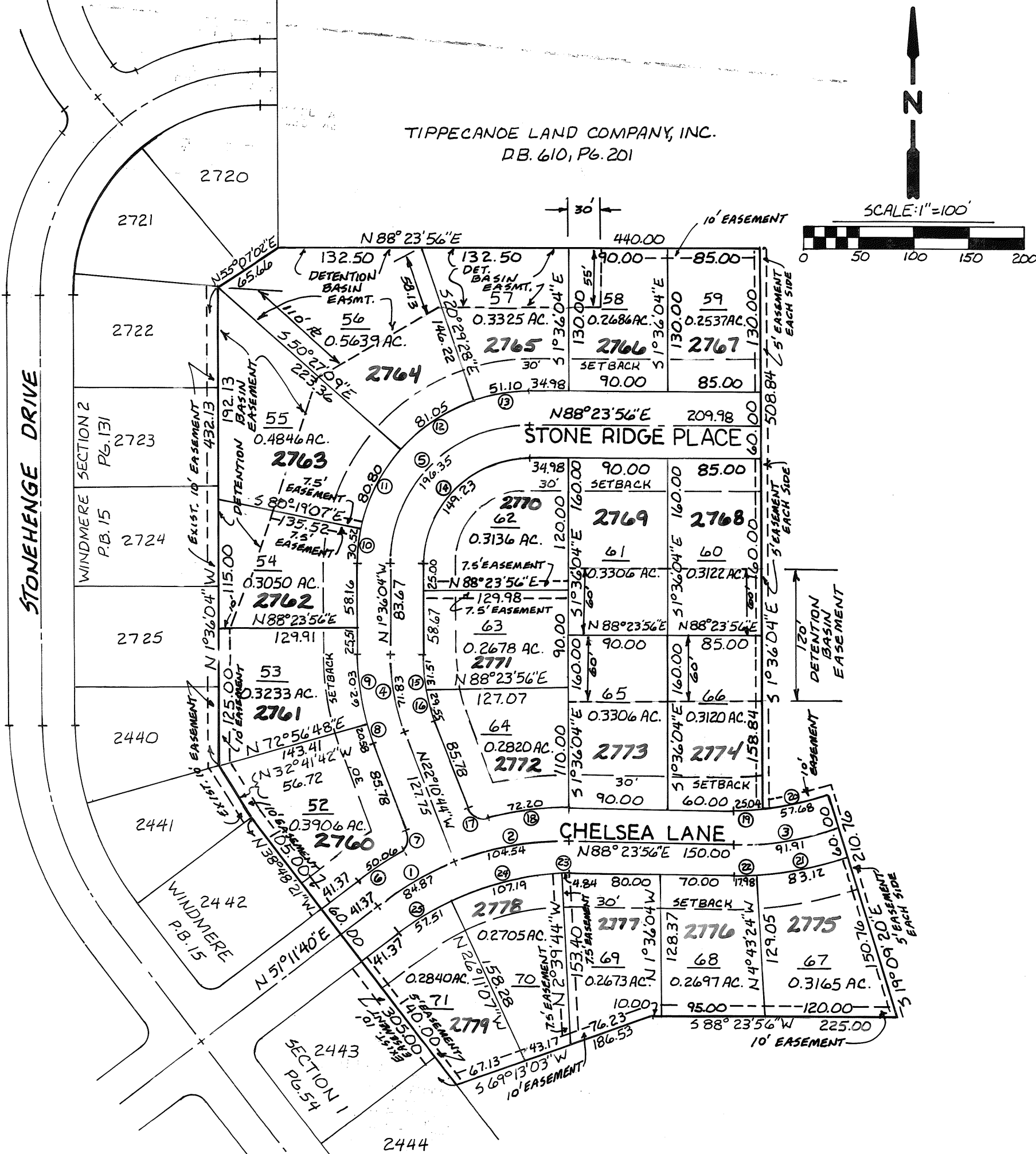


Michael W. Cozatt 1-30-92
MICHAEL W. COZATT, P.S. 6001
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO.

CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
1	291.09	16°37'36"	84.87	N59°30'19"E 84.18
2	291.09	20°34'40"	104.54	N78°06'50"E 103.99
3	300.00	17°33'16"	91.91	N79°37'18"E 91.56
4	200.00	20°34'40"	71.83	N11°53'24"W 71.44
5	125.00	90°00'00"	196.35	N43°23'56"E 176.78
6	321.09	8°55'55"	50.06	S55°39'57"W 50.01
7	15.00	82°18'19"	21.55	S18°58'26"W 19.74
8	230.00	5°07'32"	20.58	S19°36'58"E 20.57
9	230.00	15°27'08"	62.03	S9°19'38"E 61.84
10	155.00	11°16'57"	30.52	S4°02'24"W 30.47
11	155.00	29°51'58"	80.80	S24°36'52"W 79.88
12	155.00	29°57'41"	81.05	S54°31'42"W 80.13
13	155.00	18°53'24"	51.10	S78°57'14"W 50.87
14	95.00	90°00'00"	149.23	N43°23'56"E 134.35
15	170.00	10°37'10"	31.51	N6°54'39"W 31.46
16	170.00	9°57'30"	29.55	N17°11'59"W 29.51
17	15.00	82°18'22"	21.55	N63°19'55"W 19.74
18	321.09	12°53'02"	72.20	S81°57'27"W 72.05
19	270.00	5°18'48"	25.04	N85°44'32"E 25.03
20	270.00	12°14'28"	57.68	N76°57'54"E 57.58
21	330.00	14°25'56"	83.12	N78°03'38"E 82.90
22	330.00	3°07'20"	17.98	N86°50'16"E 17.98
23	261.09	1°03'40"	4.84	N87°52'04"E 4.84
24	261.09	23°31'23"	107.19	N75°34'35"E 106.44
25	261.09	12°37'13"	57.51	N57°30'32"E 57.40

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.



UTILITY OWNERSHIP

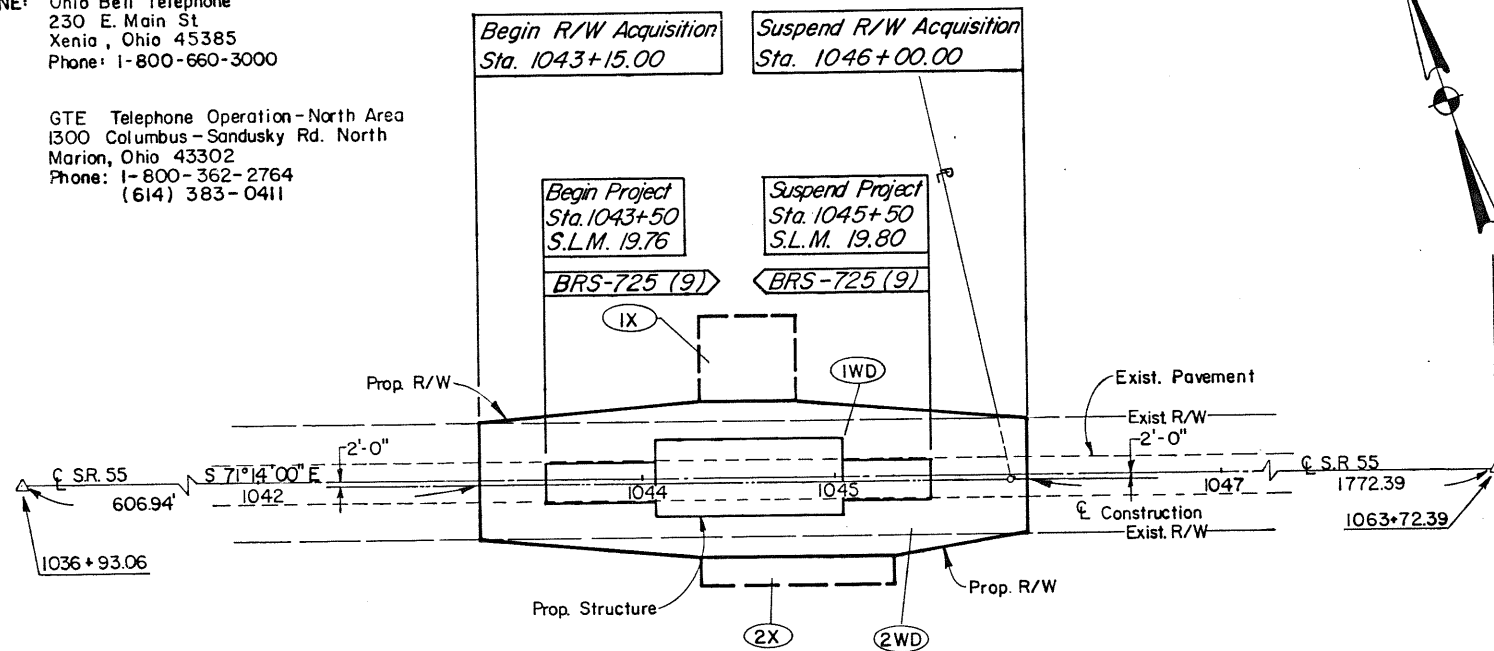
ELECTRIC: Dayton Power and Light
1900 Dryden Rd.
Dayton, Ohio 45439
Phone: (513) 224-6000

TELEPHONE: Ohio Bell Telephone
230 E. Main St
Xenia, Ohio 45385
Phone: 1-800-660-3000

GTE Telephone Operation-North Area
1300 Columbus-Sandusky Rd. North
Marion, Ohio 43302
Phone: 1-800-362-2764
(614) 383-0411

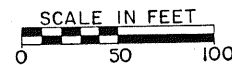
KENNETH L. SCHAEFER
TRACT II
D.B. 630 Pg. 579

PARCEL B 33.418 Ac. PARCEL A 22.526 Ac.



WARREN D. & EDRA I. DICKEY
DB 560 Pg. 632
100.015 Ac.

CENTERLINE PLAT



MIAMI COUNTY
LOST CREEK TOWNSHIP
SE 1/4 & SW 1/4 SECTION 7 TOWNSHIP 2 RANGE 11
PLAT No. 6 LOST CREEK TOWNSHIP, MIAMI COUNTY

PLAT BOOK 16 PAGE 13
MIAMI COUNTY RECORDER'S PLAT
RECORDS.

RECEIVED FOR RECORD THIS 23RD DAY
OF JUNE 1992 AT 12:53 P.M.
FILE NO. 128079 FEE \$21.60

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

CALC BY N.N. DATE 11-9-90	MIA - 55-19.76	OHIO FHW REGION 5	33 36
CHKD BY D.B.K. DATE 11-9-90			1 4
FEDERAL PROJECT	STATE PROJECT		

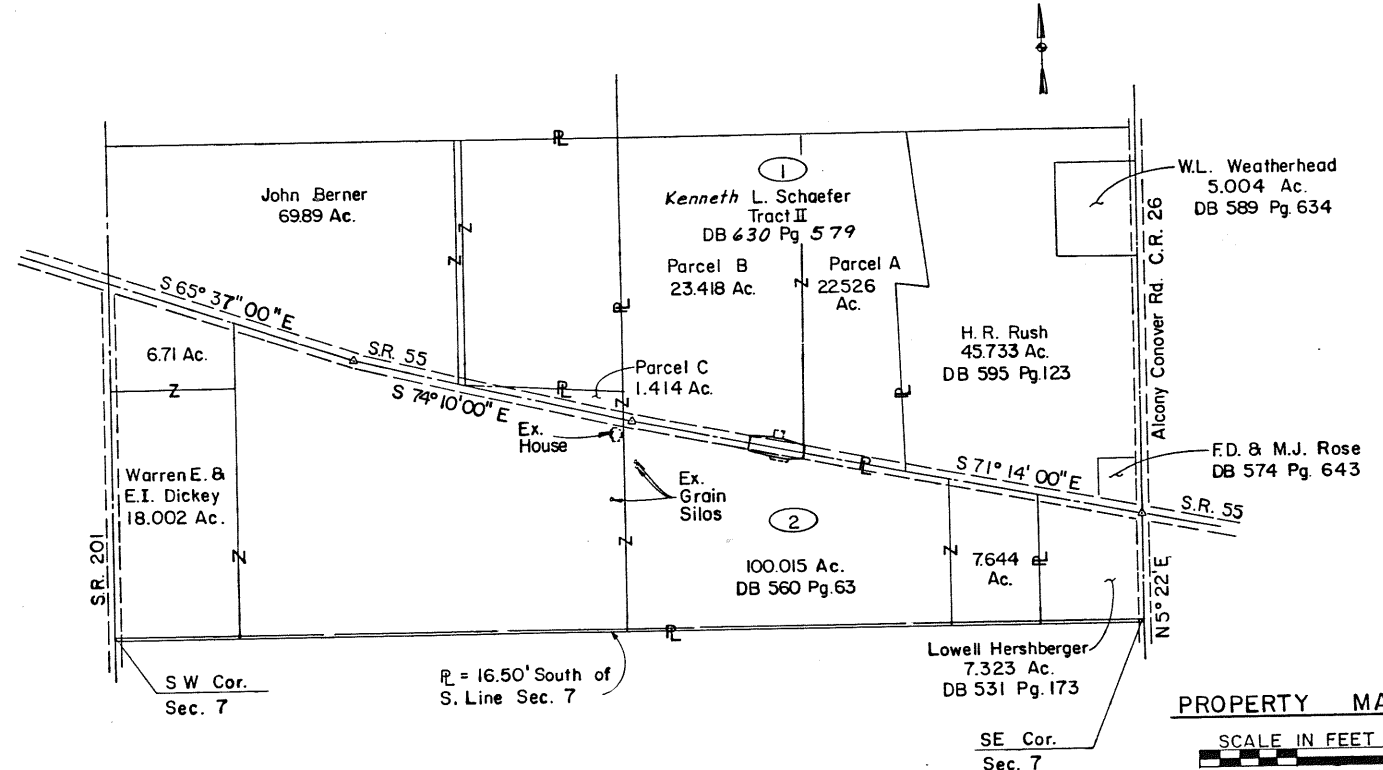
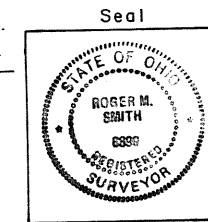
MIAMI COUNTY
MIA-55-19.76

Signed _____
Date _____ District Deputy Director

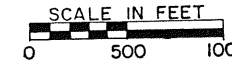
Received _____, 19____
Recorded _____, 19____
Book _____ Page _____
County Recorder

I hereby certify that this plat is a true delineation of a survey made for the Ohio Department of Transportation in 1987 by John E. Foster and Associates, Inc.

Roger M. Smith Date 10/14/91
ROGER M. SMITH, P.S. 6899



PROPERTY MAP



MIAMI COUNTY
LOST CREEK TOWNSHIP
SE 1/4 & SW 1/4 SECTION 7 TOWNSHIP 2 RANGE 11
PLAT No. 6 LOST CREEK TOWNSHIP, MIAMI COUNTY

SUMMARY OF ADDITIONAL RIGHT OF WAY

(ALL AREAS ARE IN ACRES)

OWNERSHIPS WITH STRUCTURES INVOLVED 0
OWNERSHIPS WITH "P" ITEMS 0

TOTAL NUMBER OF _____												
4 OWNERSHIPS												
0 TOTAL TAKES												
PARCEL	OWNER	OWNERS BOOK	RECORD PAGE	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	RIGHT	REMARKS AND PERSONALTY
IX	KENNETH L. SCHAEFER	630	579	57.358 Ac.	1.594 Ac.	0.235	0.196 Ac.	0.039 Ac.		55.725 Ac.		WARRANTY DEED
IX						0.052		0.052 Ac.				CHANNEL EASEMENT
2WD	WARREN D. & EDRA I. DICKEY	560	632	132.371 Ac.	4.660 Ac.	0.240	0.196 Ac.	0.044 Ac.		127.667 Ac.		WARRANTY DEED
2X						0.017		0.017 Ac.				CHANNEL EASEMENT

COMPLETION DATE: / /		
M.L.D.	3/25/92	Parcel 1 Ownership Change
R.A.M.	12/05/91	OWNERSHIP CHANGE PARCEL 2
REV.	DATE	DESCRIPTION

CENTERLINE PLAT & PROPERTY MAP

RS 104

1 KENNETH L. SCHAEFER
T.B.A. = 0.039 Ac.
P.R.O. = 0.196 Ac.
TOTAL = 0.235 Ac.

IX LEAH L. SCHAEFER
T.B.A. = 0.052 Ac.

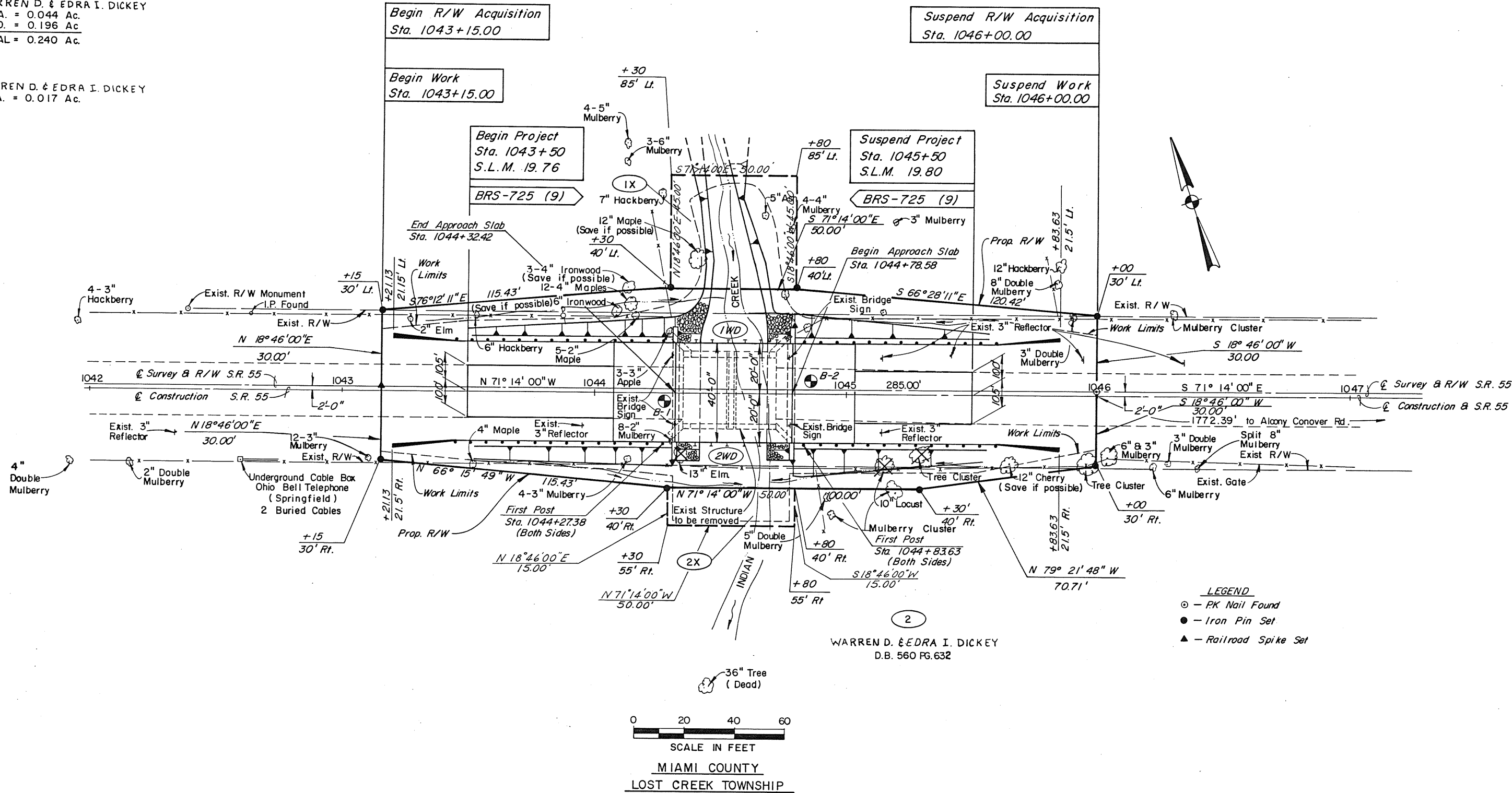
2 WARREN D. & EDRA I. DICKEY
T.B.A. = 0.044 Ac.
P.R.O. = 0.196 Ac.
TOTAL = 0.240 Ac.

2X WARREN D. & EDRA I. DICKEY
T.B.A. = 0.017 Ac.

KENNETH L. SCHAEFER
TRACT II
PARCEL B PARCEL A
D.B.630 PG 579

PLAT BOOK 16 PAGE 13-A
MIAMI COUNTY RECORDERS PLAT RECORDS
RS 104

CALC. BY N.N.	DATE 11-9-90	OHIO	35
CHECKED BY D.P.K.	DATE 11-9-90	FHWA REGION	36
FEDERAL PROJECT	STATE PROJECT	MIAMI COUNTY MIA-55-19.76	3 4



COMPLETION DATE: / /		
M.L.D.	3/25/92	Parcel 1 Ownership Change.
M.L.D.	1/22/92	Bearings & Distances Added To Channel Easements.
R.A.M.	12/05/91	OWNERSHIP CHANGE PARCEL 2
REV.	DATE	DESCRIPTION

RIGHT OF WAY STA. 1043+00.00 TO STA. 1046+00.00

DUAINE LIETTE SUBDIVISION SECTION 1

1
TOWN

12E
RANGE

SE 1/4-25
SECTION

SPRING CREEK
TOWNSHIP

MIAMI
COUNTY

REPLAT OF LOTS 48, 49, PT. 50 & PT. 51, RECKER HEIGHTS SUBDIVISION
RECORDED IN PLAT BOOK 5, PAGE 43, OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS

PLAT BOOK 16 PAGE 14
MIAMI COUNTY RECORDER'S PLAT
RECORDS RECEIVED FOR RECORD THIS
25th DAY OF JUNE
1992 AT 2:00 PM. FILE NUMBER 128215
FEE \$ 21.00

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

TRANSFERRED THIS 35th DAY OF June, 1992
Chris A. Replew BY: Grada Pearson
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

DESCRIPTION

BEING A SUBDIVISION OF 7.417 ACRES IN THE SOUTHEAST QUARTER OF SECTION 25, TOWN 1, RANGE 12E, SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO, FORMERLY LOTS 48, 49, PT. LOT 50 AND PT. LOT 51 OF RECKER HEIGHTS SUBDIVISION, AS CONVEYED TO ANGIE K. LIETTE BY DEED BOOK 626, PAGE 125 OF THE MIAMI COUNTY RECORDS 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 THE PROTECTIVE COVENANTS AND RESTRICTIONS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE DRAINAGE OR OPEN WATERWAYS OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID 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, HEALTH DEPARTMENT, 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.

Individual Dedication

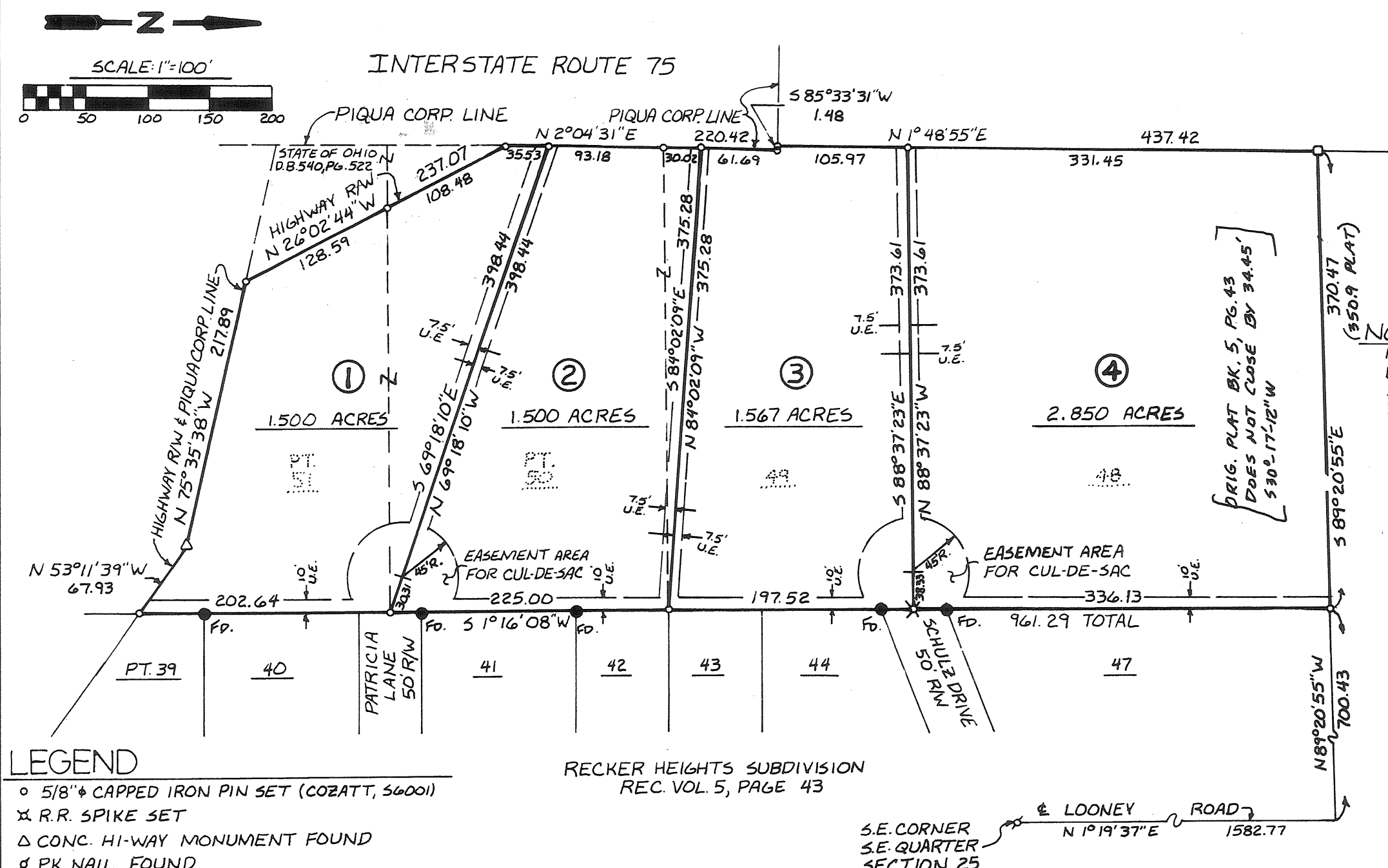
IN WITNESS THEREOF THIS 1st DAY OF April, 1992
WITNESS Mary Lou Brantigan SIGNED Duaine E. Liette
Mary Lou Brantigan SIGNED Angela Liette

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE (UNDER MY SUPERVISION) BY ME, ON DECEMBER 20, 1991; THAT ALL MONUMENTS ARE SET AS SHOWN.

Michael W. Popath 1-31-92
SURVEYOR



COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 04391



LEGEND

- 5/8" x CAPPED IRON PIN SET (COZATT, S6001)
- ✕ R.R. SPIKE SET
- △ CONC. HI-WAY MONUMENT FOUND
- ⊗ PK NAIL FOUND
- WOOD FENCE POST

NOTE:

DASHED LINES ARE ORIGINAL LOT LINES.

THIS PLAT REVIEWED AND APPROVED THIS 29th DAY OF April, 1992.

Doug Smith
MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 22nd DAY OF June, 1992.

George R. Mote
CHAIRMAN

Samuel L. Brantigan
SECRETARY

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 23rd DAY OF June, 1992. (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.)

Carl D. Hart Samuel L. Brantigan Don Hart

STATE OF OHIO, COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR Miami County, OHIO,
PERSONALLY APPEARED Duaine E. Liette AND Angela Liette
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 1st DAY OF April, 1992.

Mary Lou Brantigan
NOTARY PUBLIC

MY COMMISSION EXPIRES Jan 14, 1996

PARK RIDGE SUBDIVISION — SEC. 12

• PART OF OUTLOT 319 • PIQUA-OHIO •

PLAT BOOK 16 PAGE 15

MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS

FILE NO. 128900

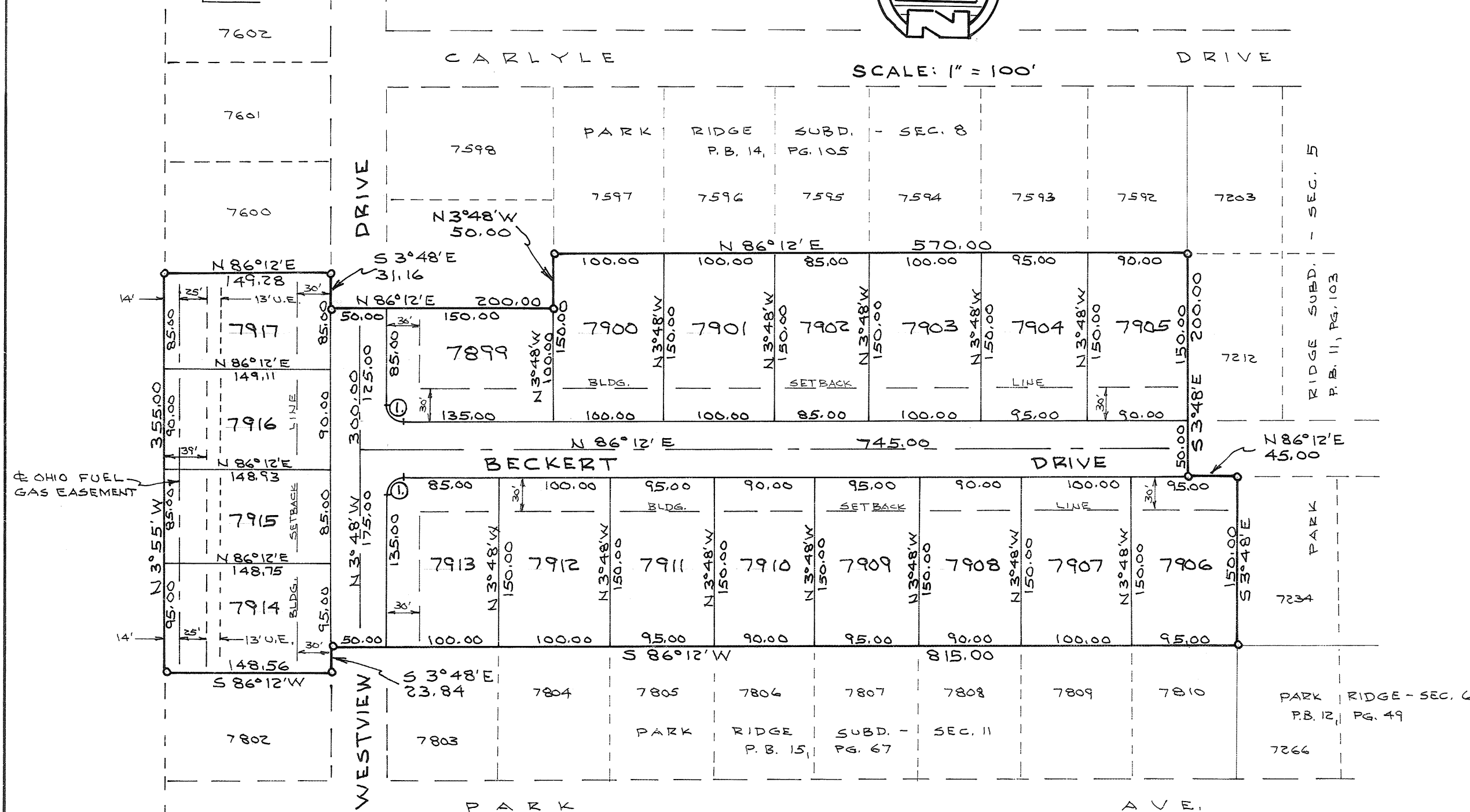
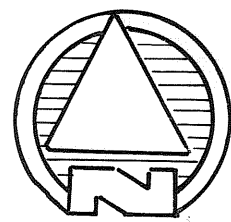
RECEIVED FOR RECORD: 2:19 PM
TIME

FEE: \$21.60 JULY 10, 1992
DATE

Janet E. Cain Recorder
MIAMI COUNTY RECORDER

CURVE DATA

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



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 17th day of February, 1992, this plat was approved by Resolution No. C-9583

Lucinda L. Lusk
MAYOR

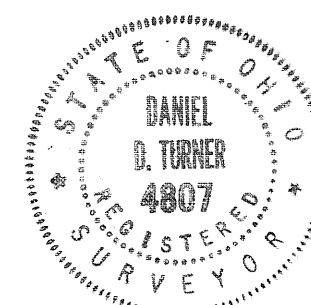
Frank Patrizio Jr.
CITY MANAGER

Rebecca J. Cook
CLERK

MIAMI COUNTY AUDITOR

Approved and transferred this 10th day of July, 1992.

Chris A. Peoples
MIAMI COUNTY AUDITOR
BY: *Linda Pearson*
DEP. COUNTY AUDITOR



DESCRIPTION

Being a subdivision of 7.326 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.

Christa Black
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 10 day of Feb., 1992, 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 11th day of FEB., 1992.

Ray L. Loffer
CHAIRMAN

James C. Jr.
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. 12			
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.
JAN. - 1992	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 100'		
050192			

COBBLESTONE POINTE THREE

PLANNED UNIT DEVELOPMENT - REPLAT OF PT INLOT 7373

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 16 PAGE 16
MIAMI COUNTY RECORDER'S PLAT
RECORDS RECEIVED FOR RECORD THIS
13th DAY OF JULY
1992 AT 10 PM. FILE NUMBER 128943
FEE \$ 21.00

Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy

TRANSFERRED THIS 13th DAY OF July, 1992.

Chris A. Peoples
MIAMI COUNTY AUDITOR

BY: Jinda Pearson
DEPUTY AUDITOR

DESCRIPTION

The within plat is a replat of Part Inlot 7373 of Point-of-Woods Section 2 in the City of Troy, Miami County, Ohio. Said replat contains 1.012 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 recorded in 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.

Patricia Logan
WITNESS AS TO 1 AND 2

Wayne Newnam
WAYNE NEWNAM - PRESIDENT 1

Debra L. Banks
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 13th DAY OF July, 1992, 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-PRESIDENT, 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:

Patricia Logan
NOTARY PUBLIC

Patricia Logan, Notary Public
in and for the State of Ohio
My Commission Expires June 15, 1997
MY COMMISSION EXPIRES ON DATE ABOVE

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Dolores Kinnison
WITNESS

William B. Whidden
WILLIAM B. WHIDDEN, VICE-PRESIDENT

Sandra L. Jones
WITNESS

Ronald B. Scott
RONALD B. SCOTT, PRESIDENT
PEOPLES SAVINGS BANK OF TROY

STATE OF OHIO, COUNTY OF MIAMI S.S.
BE IT REMEMBERED, THAT ON THIS 16th DAY OF July, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PEOPLES SAVINGS BANK OF TROY, BY ITS VICE PRESIDENT AND ITS 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.

Sandra L. Jones
NOTARY PUBLIC

FEB 11, 1993
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 3-10-92
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 02990

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 MARCH, 1992.

Sup D. Knight
SECRETARY

Chela
CHAIRMAN

CITY OF TROY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 10th DAY OF July, 1992.

Steve W. Weaver
ENGINEER

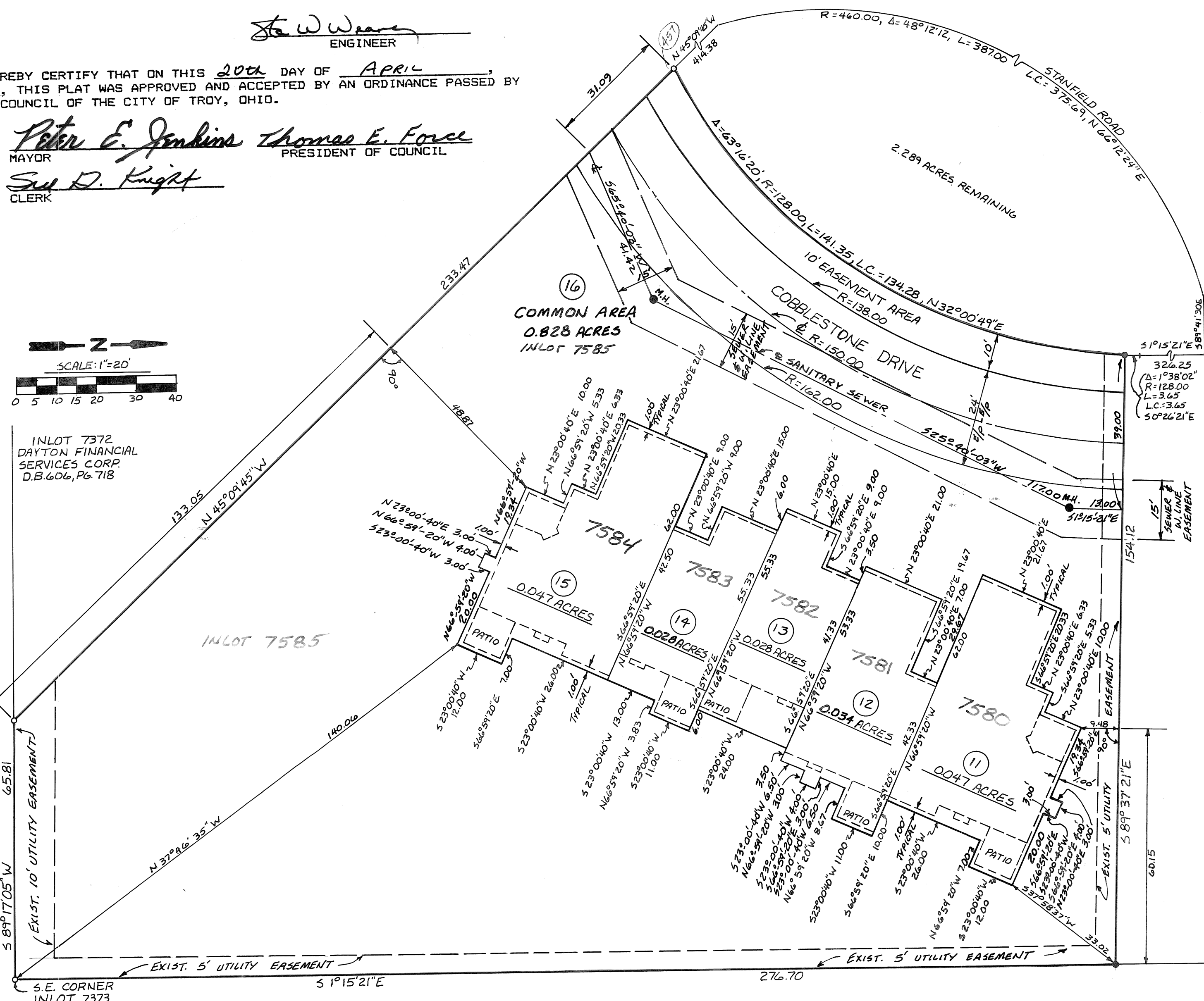
I HEREBY CERTIFY THAT ON THIS 20th DAY OF APRIL, 1992, THIS PLAT WAS APPROVED AND ACCEPTED BY AN ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF TROY, OHIO.

Peter E. Jenkins Thomas E. Force
MAYOR PRESIDENT OF COUNCIL

Sup D. Knight
CLERK

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.



NOTE: MINIMUM BUILDING SETBACK LINE IS 30 FEET.

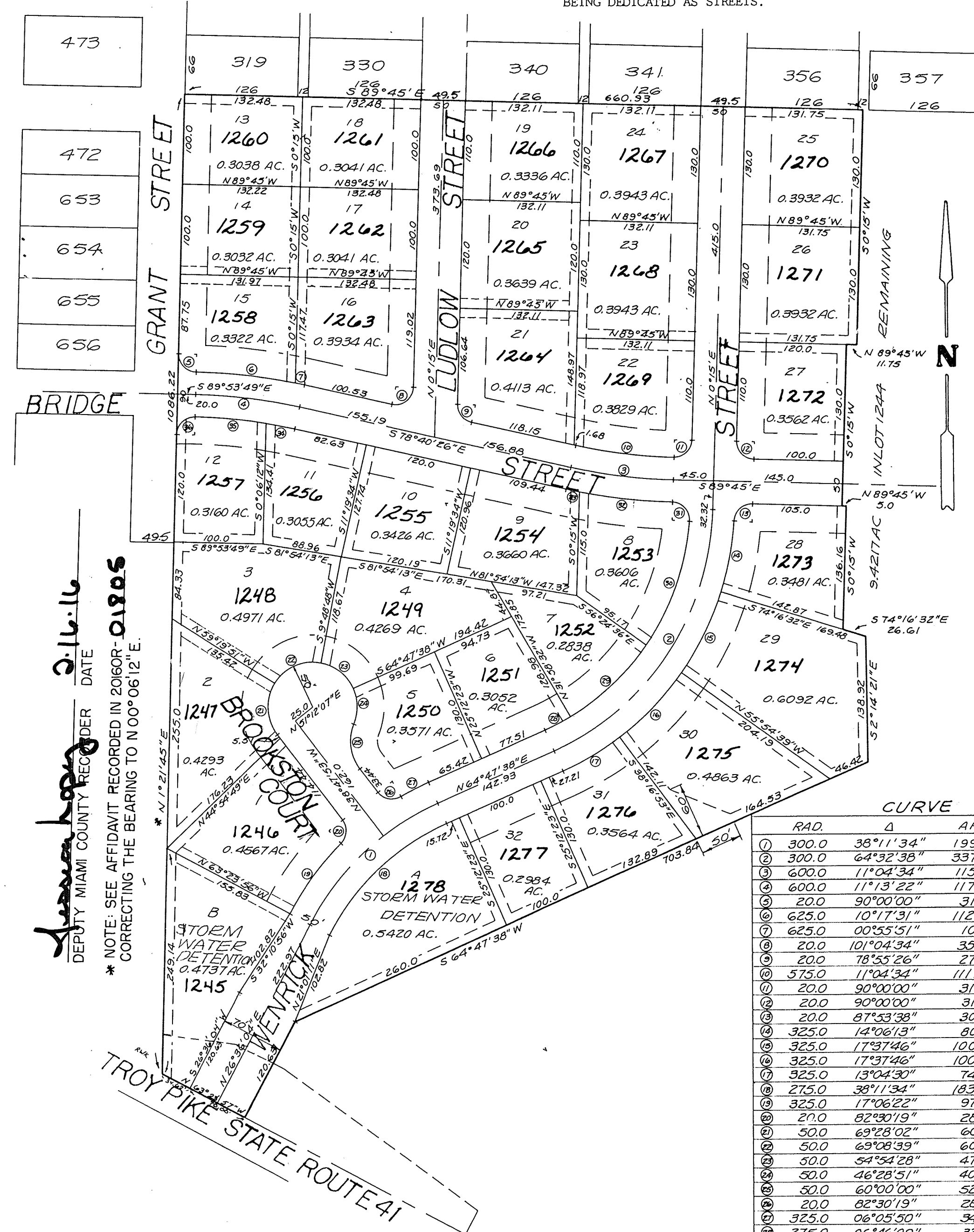
ALL UTILITY EASEMENTS ARE 10 FEET IN WIDTH UNLESS OTHERWISE SHOWN.

BROOKSTON - SECTION ONE

BEING A SUBDIVISION CONTAINING A TOTAL OF 16.0832 ACRES OF INLOT 1244 IN THE VILLAGE OF COVINGTON, MIAMI COUNTY, OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 16, PAGE 10. SAID PROPERTY BEING ACQUIRED BY NEW TECH PLASTICS, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 635, PAGE 282. 12.9250 ACRES ARE PLATTED IN LOTS WITH THE REMAINING 3.1582 ACRES BEING DEDICATED AS STREETS.

PLAT BOOK 16 PAGE 17
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF
July, 1992, AT 11:05A.M.
FILE NO. 129110 FEE: \$43.20

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
By: Bobbie Mullen Deputy



DEDICATION

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ANY RESTRICTIVE COVENANTS AND 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: NEW TECH PLASTICS, INC.

Lewis F. Copcock William G. Weikert Richard W. Klockner
LEWIS F. COPPOCK, PRESIDENT WILLIAM G. WEIKERT, VICE PRESIDENT RICHARD W. KLOCKNER, NOTARY PUBLIC
WITNESS WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED LEWIS F. COPPOCK, PRESIDENT AND WILLIAM G. WEIKERT, VICE PRESIDENT OF NEW TECH PLASTICS, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH 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 Covington, OHIO THIS 16th DAY OF July, 1992.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES October 19, 1996
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 7th DAY OF July, 1992, THIS PLAT WAS REVIEWED AND APPROVED.

James A. Longendolfer CHAIRMAN Cloveness E. Ebersole, Jr. SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 6th DAY OF July, 1992, THIS PLAT WAS APPROVED BY ORDINANCE NO. 92-13.

William G. Weikert PRESIDENT OF COUNCIL Kay E. McKinney CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 14th DAY OF JULY, 1992.

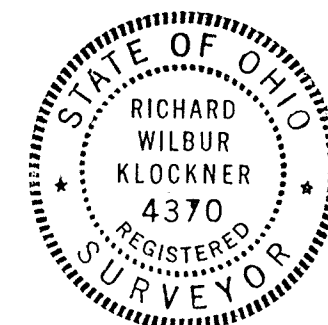
Chris A. Peoples MIAMI COUNTY AUDITOR BY: Linda Pearson DEPUTY AUDITOR

CURVE DATA

RAD.	Δ	ARC	CHORD
300.0	38°11'34"	199.98	N 45°41'51"E - 196.29
300.0	64°32'38"	337.95	N 32°31'19"E - 320.36
600.0	11°04'34"	115.99	S 84°12'43"E - 115.81
600.0	11°13'22"	117.53	S 84°17'07"E - 117.34
20.0	90°00'00"	31.42	N 44°53'09"W - 28.28
625.0	10°17'31"	112.27	N 84°45'03"W - 112.12
625.0	00°55'51"	10.15	N 79°08'22"W - 10.15
20.0	101°04'34"	35.28	S 50°47'17"W - 30.88
20.0	78°55'26"	27.55	N 39°12'43"W - 25.42
575.0	11°04'34"	111.16	N 84°12'43"W - 110.98
20.0	90°00'00"	31.42	S 45°15'00"W - 28.28
20.0	90°00'00"	31.42	N 44°45'00"W - 28.28
20.0	87°53'38"	30.68	N 46°18'11"E - 27.76
325.0	14°06'13"	80.00	N 9°24'29"E - 79.80
325.0	17°37'46"	100.00	N 25°16'28"E - 99.81
325.0	17°37'46"	100.00	N 42°54'15"E - 99.81
325.0	13°04'30"	74.17	N 38°15'23"E - 74.00
275.0	38°11'34"	183.31	N 45°41'51"E - 179.94
325.0	17°06'22"	97.03	S 35°09'15"W - 96.67
20.0	82°30'19"	28.80	S 2°27'16"W - 26.38
50.0	69°28'02"	60.62	S 4°03'52"E - 56.98
50.0	69°08'39"	60.34	S 65°14'28"W - 56.74
50.0	54°54'28"	47.92	N 32°43'58"W - 46.10
50.0	46°28'51"	40.56	N 2°02'19"W - 39.46
50.0	60°00'00"	52.36	N 8°47'53"W - 50.00
20.0	82°30'19"	28.80	N 80°03'03"W - 26.38
325.0	06°05'50"	34.58	S 61°44'43"W - 34.57
275.0	06°46'09"	32.49	S 61°24'33"W - 32.47
275.0	24°26'05"	117.28	S 45°48'26"W - 116.39
275.0	30°29'23"	146.34	S 18°20'42"W - 144.62
20.0	92°49'20"	32.40	S 49°18'19"E - 28.97
625.0	09°37'18"	104.96	S 84°54'40"E - 104.83
625.0	01°25'35"	15.56	S 79°23'14"E - 15.56
575.0	03°13'31"	32.37	S 80°17'12"E - 32.36
575.0	07°59'51"	80.26	S 85°53'53"E - 80.20
20.0	90°00'00"	31.42	N 45°06'12"E - 28.28

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



BROOKSTON - SECTION 1 COVINGTON, OHIO		
NEW TECH PLASTICS, INC. COVINGTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: <u>JP</u>	SHEET NO.
JUNE 11 1992	TRACED BY: <u>JP</u> CHECKED BY: <u>RLK</u>	1 OF 2
SCALE: 1" = 100'		



8 0 3 5 5 2 3

Tx:4021206

MIAMI COUNTY RECORDER
JESSICA A LOPEZ**2016OR-01805**PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/16/2016 10:25:07 AMREFERENCES 1
RECORDING FEE 0.00
PAGES: 2*N. M. Lopez*

Recorder: Please cross reference to Brookston, Section One, Plat Book 16 page 17, Recorder's Office, Miami County, Ohio; New Tech Plastics, Inc., the subdivider of Brookston, Section One; and to Village of Covington, Miami County, Ohio, Inlots 1245, 1246, 1247, 1248, 1257, 1258, 1259, and 1260.

AFFIDAVIT

State of Ohio, Miami County, ss:

Richard W. Klockner, being first duly sworn, says that he is a registered surveyor, and is making this Affidavit to point out and correct an error in the subdivision of Brookston – Section One of record in Plat Book 16 page 17, Recorder's Office, Miami County, Ohio, which plat was subdivided by New Tech Plastics, Inc. The error upon said subdivision reads as follows:

The bearing on the entire west boundary of the subdivision, which runs from the centerline of State Route 41 A.K.A. Troy Pike, running north to the northwest corner of inlot 1260, which is the southwest corner of inlot 319, which is the west line of Inlots 1245, 1246, 1247, 1248, 1257, 1258, 1259, and 1260, and the west line of the extension of Bridge Street, shows as North 1 degree 21 minutes 45 seconds East. The correct bearing should be North 00 degrees 06 minutes 12 seconds East.

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.

Richard W. Klockner, Professional Surveyor No. 4370

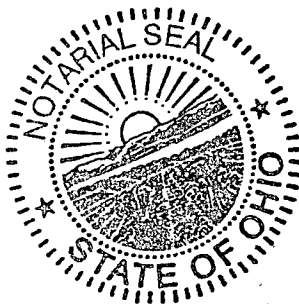
Richard W. Klockner has set his hand on this 16th day of February, 2016.

THE STATE OF OHIO,

COUNTY OF MIAMI, SS:

BE IT REMEMBERED, that on this 16th day of February, 2016, before me, a Notary Public in and for the said County and State, personally came the above named Richard W. Klockner the maker of the foregoing Affidavit, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

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



Vicki L. Moore

Notary Public

My commission expires 4-4-2020

Date

This Instrument prepared by The Miami County Engineer's Office

BROOKSTON – SECTION ONE

PLAT BOOK 16 PAGE 17A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS DAY OF
1992, AT M.

FILE NO. FEE: \$

JANET E. CAIN, MIAMI COUNTY RECORDER

PROTECTIVE COVENANTS AND RESTRICTIONS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. OUTBUILDINGS WILL BE PERMITTED SUBJECT TO THE FOLLOWING RESTRICTIONS: (A) ANY OUTBUILDING MUST BE PLACED ON A POURED CONCRETE FOOTING, FOUNDATION AND FLOOR; (B) EXTERIOR FINISH MATERIAL MUST BE THE SAME AS OR COMPARABLE TO THAT ON THE LOWER OR MAIN LEVEL OF THE RESIDENCE BUILDING (E.G. BRICK, CEDAR SIDING, ETC.); (C) 200 SQUARE FEET MAXIMUM AREA; (D) ONLY ONE OUTBUILDING PERMITTED PER LOT; (E) USE OF THE OUTBUILDING SHALL BE LIMITED TO THAT OF A GARDEN HOUSE, STORAGE OF LAWN CARE EQUIPMENT AND SIMILAR USES AND SHALL NOT BE USED FOR THE STORAGE OF ANY CAR, BOAT, MOTOR HOME, CAMPER OR SIMILAR VEHICLE. A NONCOMMERCIAL GREENHOUSE NOT TO EXCEED 240 SQUARE FEET WILL BE PERMITTED AND MUST BE ATTACHED TO MAIN STRUCTURE.
2. THE EXTERIOR WALLS OF ANY STRUCTURE CONSTRUCTED IN THIS DEVELOPMENT SHALL BE COVERED WITH BRICK, STONE, CEDAR SIDING OR OTHER NATURAL WOOD SURFACES OR OTHER PRODUCTS APPROVED BY THE DEVELOPER.
3. NO LOT AS SHOWN ON THIS RECORDED PLAT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
4. THE LIVING AREA OF THE MAIN STRUCTURE CONSTRUCTED AS A ONE-STORY RESIDENCE ON ANY HOMESITE, EXCLUSIVE OF PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1800 SQUARE FEET; AND IN THE CASE OF ANY RESIDENCE OF MORE THAN ONE-STORY, THE REQUIREMENTS AS TO LIVING AREA SHALL BE AT LEAST 25% MORE, OR A TOTAL OF 2250 SQUARE FEET FOR BOTH STORIES. NO RESIDENCE MAY EXCEED TWO AND ONE-HALF STORIES IN HEIGHT.
5. NO GARAGE MAY BE GREATER IN HEIGHT OR NUMBER OF STORIES THAN THE RESIDENCE FOR WHICH IT IS BUILT. GARAGES SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE NOT LESS THAN TWO CARS. GARAGES FOR MORE THAN THREE CARS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER. ALL GARAGES MUST BE ATTACHED TO THE MAIN STRUCTURE.
6. NO BUILDING SHALL BE OCCUPIED DURING CONSTRUCTION.
7. 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.
8. ANY BUILDING TO BE ERECTED IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDING WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO UNLICENSED MOTOR VEHICLES, MACHINERY, JUNK, TRASH OR BUILDING MATERIALS SHALL BE STORED ON ANY LOT IN THIS SUBDIVISION.
9. NO STRUCTURE OF A TEMPORARY CHARACTER SHALL BE PERMITTED ON ANY PREMISE EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION.
10. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE STREET PROPERTY LINE THAN THE 30 FOOT MINIMUM SETBACK DISTANCE AS PROVIDED ON THE RECORDED PLAT OF THIS SUBDIVISION. ALL MAIN STRUCTURES, INCLUDING ATTACHED GARAGES, SHALL HAVE 10 FEET MINIMUM SIDE YARD CLEARANCE AND A MINIMUM TOTAL SIDE YARD SUM OF 20 FEET. SIDE YARD CLEARANCES FOR ALL MAIN STRUCTURES, INCLUDING ATTACHED GARAGES, SHALL BE A MINIMUM OF 10 FEET AND A MINIMUM TOTAL SIDE YARD SUM OF 25 FEET FOR ANY LOT HAVING GREATER THAN 125 FEET FRONTAGE. ALL MAIN STRUCTURES, INCLUDING ATTACHED GARAGES, SHALL HAVE A 35 FOOT MINIMUM REAR YARD.
11. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE, NOR SHALL ANY TEMPORARY STRUCTURE BE USED AS A RESIDENCE.
12. 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.
13. NO BUILDING OR STRUCTURE SHALL BE ERECTED OR PLACED ON ANY LOT WITHIN 10 FEET OF THE PROPERTY LINE OR WITHIN 10 FEET OF THE EDGE OF ANY OPEN WATER COURSE. NO BUILDING, STRUCTURES OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, PLOT PLAN AND LANDSCAPING PLANS HAVE BEEN APPROVED IN WRITING BY THE DEVELOPERS OR THEIR AUTHORIZED REPRESENTATIVE. ANY DETACHED BUILDING IN THIS SUBDIVISION MUST BE APPROVED IN WRITING BY THE DEVELOPERS OR THEIR AUTHORIZED REPRESENTATIVE. EXISTING FIELD FENCE ALONG THE REAR OF ANY LOT LINE SHALL BE PERMITTED TO REMAIN.
14. NO HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT, EXCEPT THAT SHRUBS, HEDGES OR TREES MAY BE PLANTED NEARER THAN THE BUILDING SETBACK LINE PROVIDED THAT NO SHRUB OR HEDGE SHALL EXCEED 2 FEET IN HEIGHT AND THE FOLIAGE OF ANY TREE SHALL NOT EXTEND NEARER THAN 6 FEET TO THE GROUND. SHRUBS, HEDGES OR TREES WILL NOT BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY. NO WOVEN WIRE OR CHAINLINK FENCING WILL BE PERMITTED IN THIS SUBDIVISION, FURTHER NO DECORATIVE WALL AND/OR WOOD FENCING SHALL BE ERECTED OR PLACED IN THIS SUBDIVISION UNTIL SUCH WALLS OR FENCING HAVE BEEN APPROVED IN WRITING BY THE DEVELOPERS OR THEIR AUTHORIZED REPRESENTATIVE.

15. EXCEPT FOR DELIVERY, LOADING AND UNLOADING, THERE SHALL BE NO TEMPORARY OR PERMANENT PARKING OR STORAGE OF ANY TRAVEL TRAILER, RECREATIONAL VEHICLE, BOAT, UTILITY TRAILER OR HOUSE TRAILER UPON OR ADJACENT TO ANY LOT 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.
16. 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.
17. ALL DRIVEWAYS MUST BE PAVED WITH PORTLAND CEMENT CONCRETE OR ASPHALTIC CONCRETE, SUCH PAVING TO BE COMPLETED WITHIN 12 MONTHS FROM COMMENCEMENT OF CONSTRUCTION. DRIVEWAY APPROACHES TO BE PAVED WITH PORTLAND CEMENT CONCRETE ONLY AND A MINIMUM OF 6 INCHES THICK.
18. LOT OWNERS WILL BE REQUIRED TO INSTALL 4 FOOT WIDTH CONCRETE WALKS ALONG THE ENTIRE LOT FRONTAGE ON THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH VILLAGE OF COVINGTON STANDARDS. SAID WORK SHALL BE COMPLETED WITHIN 12 MONTHS FROM COMMENCEMENT OF CONSTRUCTION.
19. SEPARATE POLES FOR BASKETBALL HOOPS WILL BE PERMITTED. NO BASKETBALL HOOP SHALL BE ATTACHED TO ANY RESIDENCE STRUCTURE.
20. NO RADIO OR TELEVISION SIGNALS NOR ANY OTHER FORM OF ELECTRO-MAGNETIC RADIATION SHALL BE PERMITTED TO ORIGINATE FROM ANY LOT WHICH MAY UNREASONABLY INTERFERE WITH THE RECEPTION OF TELEVISION OR RADIO SIGNALS UPON ANY OTHER LOT.
21. SATELLITE DISHES SHALL NOT BE PERMITTED ON ANY LOT.
22. ONE FREE-STANDING ANTENNA PER LOT WILL BE PERMITTED AND SHALL BE CONSTRUCTED WITHIN 2 FEET OF THE MAIN STRUCTURE. NO ANTENNA EITHER FREE-STANDING OR ROOF CONSTRUCTION TYPE, SHALL BE PERMITTED TO EXTEND MORE THAN 12 FEET ABOVE THE RIDGE LINES OF THE ADJACENT ROOF OR THE RIDGE LINE OF THE ROOF UPON WHICH IT IS CONSTRUCTED.
23. NO LINES, WIRES, OR OTHER DEVICES FOR THE COMMUNICATION OR TRANSMISSION OF ELECTRIC CURRENT OR POWER, INCLUDING TELEPHONE AND TELEVISION SHALL BE CONSTRUCTED, PLACED OR MAINTAINED ANYWHERE IN OR UPON ANY LOT OTHER THAN WITHIN A BUILDING UNLESS THE SAME SHALL BE CONTAINED IN CONDUITS OR CABLES CONSTRUCTED, PLACED AND MAINTAINED UNDERGROUND OR CONCEALED IN OR UNDER BUILDINGS. NOTHING HEREIN CONTAINED, HOWEVER, SHALL PREVENT ERECTION AND USE OF TEMPORARY POWER OR TELEPHONE SERVICES INCIDENT TO THE CONSTRUCTION OF BUILDINGS OR TO RESTRICT THE OVERHEAD DISTRIBUTION TO THE SUBDIVISION BY A UTILITY COMPANY.
24. NO PERSON SHALL INSTALL ANY PUMP, PIPING, DEVICE, APPARATUS, OR OTHER SUCH SYSTEM FOR DISCHARGING SUMP PUMP EFFLUENT INTO A PUBLIC RIGHT-OF-WAY.
25. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES; AND NO DOGS, CATS OR OTHER HOUSEHOLD PETS SHALL BE KEPT OR MAINTAINED ON ANY LOT WITHIN THE REQUIRED FRONT OR SIDE YARD AREA.
26. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN THREE SQUARE FEET OR ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE PERIOD OF CONSTRUCTION OF THE HOUSE.
27. 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.
28. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS AND ALSO BY THE OWNER OF ANY LOT IN BROOKSTON SUBDIVISION.
29. INVALIDATION OF ANY OF THESE COVENANTS BY INJUNCTION OR COURT ORDER SHALL IN NO WAY AFFECT THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
30. 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 JUNE 9, 2012, 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.

BROOKSTON – SECTION 1 COVINGTON, OHIO		
NEW TECH PLASTICS, INC. COVINGTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE JUNE 11 1992	DRAWN BY: TRACED BY: CHECKED BY:	SHEET NO. 20 of 2
SCALE: 1" = 100'		

REPLAT OF PART OF LOT 956 AND LOTS 957 AND 958
IN THE CITY OF TIPP CITY, OHIO

Volume 16 Page 18

MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 22ND DAY OF
July, 1992, AT 2:25 P.M.
FILE NUMBER 121345 FEE \$ 21.60

Janet E. Cain
Janet E. Cain, Miami County Recorder

Bonnie Mueller
by Deputy

DESCRIPTION

BEING A REPLAT OF PART OF LOT 956, AND LOTS
957 AND 958 IN THE CITY OF TIPP CITY, MIAMI
COUNTY, OHIO AS SHOWN IN MIAMI COUNTY
RECORDER'S PLAT BOOK 3, PAGE 49.

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.

Terry W. Parks James A. Dando
Terry W. Parks Witness
Linda S. Parks Lela Meyer
Linda S. Parks 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 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 22ND DAY
OF July, 1992.

Neva Hufford Oct. 26, 1994
Notary Public My commission expires:

AT A MEETING OF THE PLANNING COMMISSION OF
THE CITY OF TIPP CITY, HELD THIS 14TH DAY
OF July, 1992, THIS REPLAT WAS REVIEWED
AND APPROVED.

Philip H. Wampler
Chairman

Neva Hufford
Secretary

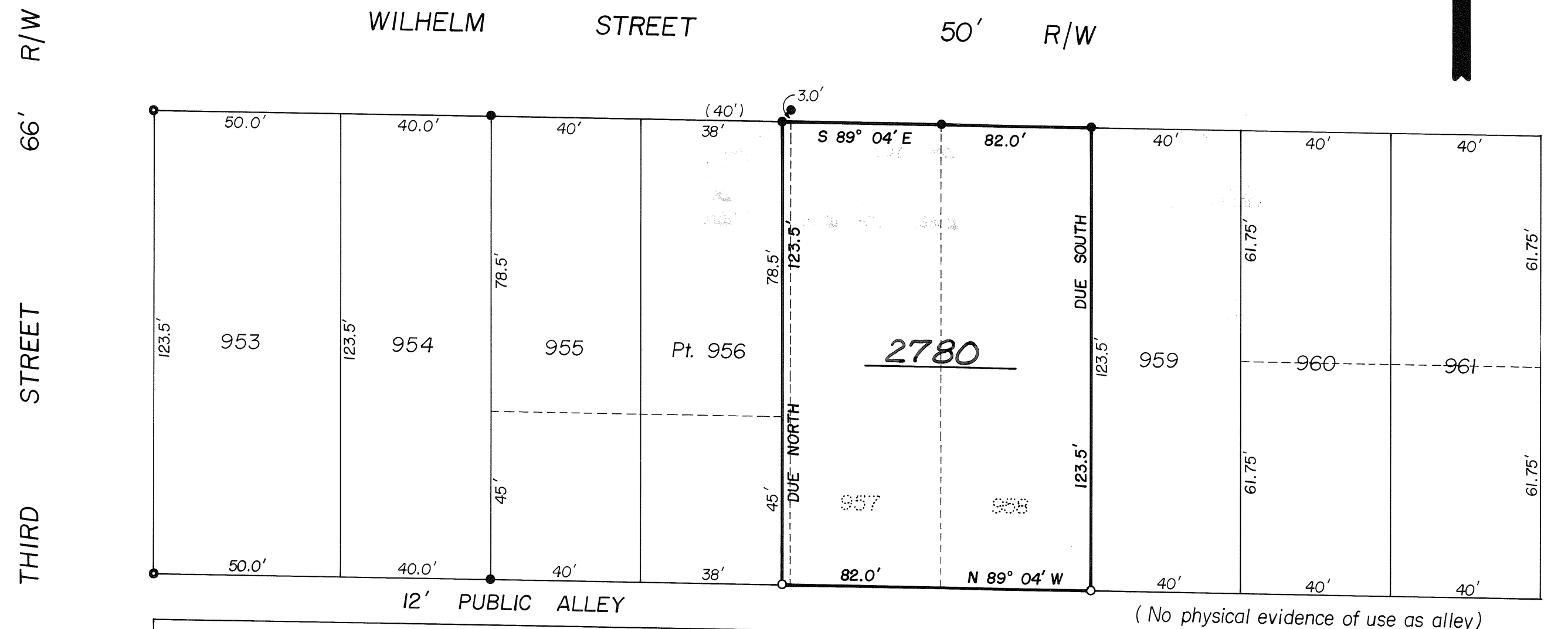
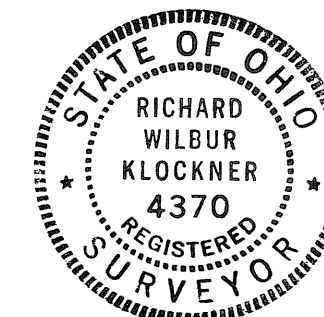
THIS REPLAT REVIEWED AND APPROVED THIS
22ND DAY OF July, 1992.

Chris A. Peoples
Chris A. Peoples, Miami County Auditor

Linda Pearson
by Deputy

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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



REPLAT OF PART OF LOT 956, AND LOTS 957 AND 958, IN THE CITY OF TIPP CITY, OHIO		
TERRY W. AND LINDA S. PARKS CITY OF TIPP CITY, OHIO		
RICHARD W. KLOCKNER AND ASSOCIATES, INC. CIVIL ENGINEERING AND LAND SURVEYING TROY, OHIO 45373 PH: (513)-339-5331		
DATE	DRAWN BY: D.A.S.	SHEET NO.
JUNE 29, 1992	TRACED BY: CHECKED BY: <u>RLK</u>	1 of 1
SCALE: 1" = 30'		

CENTER LINE PLAT

MIA-36-21.19/21.72
SEC. 1 & 6, T. 2, R. 11 M.R. 3, R. 12 m.e.
BROWN TOWNSHIP
MIAMI COUNTY



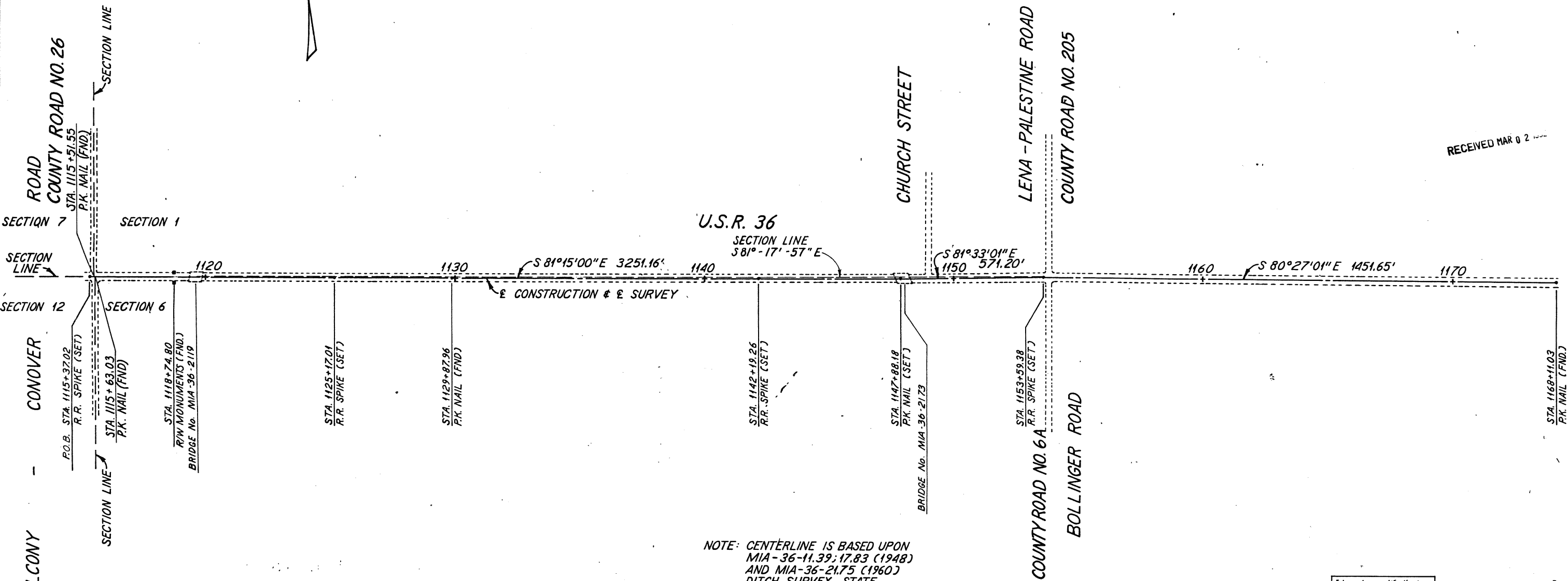
P.I.D. 4609
STATE JOB NO. 077350

FHWA REGION	STATE	PROJECT
5	OHIO	MIA-36-21.19 / 21.72
FEDERAL PROJECT		BRF-29 (54)

PLAT Book 16 page 19
MIAMI COUNTY RECORDERS PLAT
RECORDS.

RECEIVED FOR RECORD THIS 28th DAY
OF JULY, 1992 AT 3:10 P.M.
FILE NO. 129591 FEE \$54.00

Janet E. Cain
JANET E. CAIN
MIAMI COUNTY RECORDER
By: *Boobie Mueller, deputy*



NOTE: CENTERLINE IS BASED UPON
MIA-36-11.39; 17.83 (1948)
AND MIA-36-21.75 (1960)
DITCH SURVEY, STATE
SURVEY NO. 07735 DATED
AUG. 30, 1988. THIS CENTER-
LINE IS NOT ON THE SECTION
LINE.

I hereby certify that
this is a true delineation
of a survey made for the
Ohio Department of
Transportation in 1988.

REV.	DATE	DESCRIPTION

CENTER LINE PLAT

REC. 16 pg 19

FHWA REGION	STATE	PROJECT
5	OHIO	MIA-36-21.19/21.72
FEDERAL PROJECT		BRF-29 (54)

43
46

2
5

BROWN TOWNSHIP
SEC. 1 & 6, T.2, R.11 M.R.S. *R.12 mrs*

-

RECEIVED MAR 02 1992

NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE AS OBTAINED FROM THE OWNERS OF THE UTILITY AS REQUIRED BY SECTION 153.64 O.R.C.

NOTE: REFERENCE POINT INFORMATION IS CONTAINED
IN THE CONSTRUCTION PLANS.

I HEREBY CERTIFY THAT THIS IS A TRUE
DELINEATION OF A SURVEY MADE FOR THE OHIO
DEPARTMENT OF TRANSPORTATION IN 1988 AND A
TRUE REPRESENTATION OF THE PROPOSED RIGHT OF
WAY FOR THIS PROJECT.

DATE: June 29, 1992



TYPE	UTILITIES
POWER	THE DAYTON POWER & LIGHT COMPANY COURTHOUSE PLAZA, S.W. P.O. BOX 1247 DAYTON, OHIO 45402 (513) 224-6000
COMMUNICATION	OHIO BELL TELEPHONE COMPANY 4710 OLD TROY PIKE DAYTON, OHIO 45424 1-800-572-4747

REC. BK. 16 Pg. 19A

[illegible]

PROPERTY MAP

SUMMARY OF ADDITIONAL RIGHT OF WAY

P.I.D. No. 4609
STATE JOB
No. 077350

CALC. DATE _____	F HWA REGION _____	STATE _____	PROJECT _____
CHECK DATE _____	5	OHIO	MIA-36-21.19/21.72
FEDERAL PROJECT			BRF - 29 (54)

[illegible]

3 5			
	REV.	DATE	DESCRIPTION

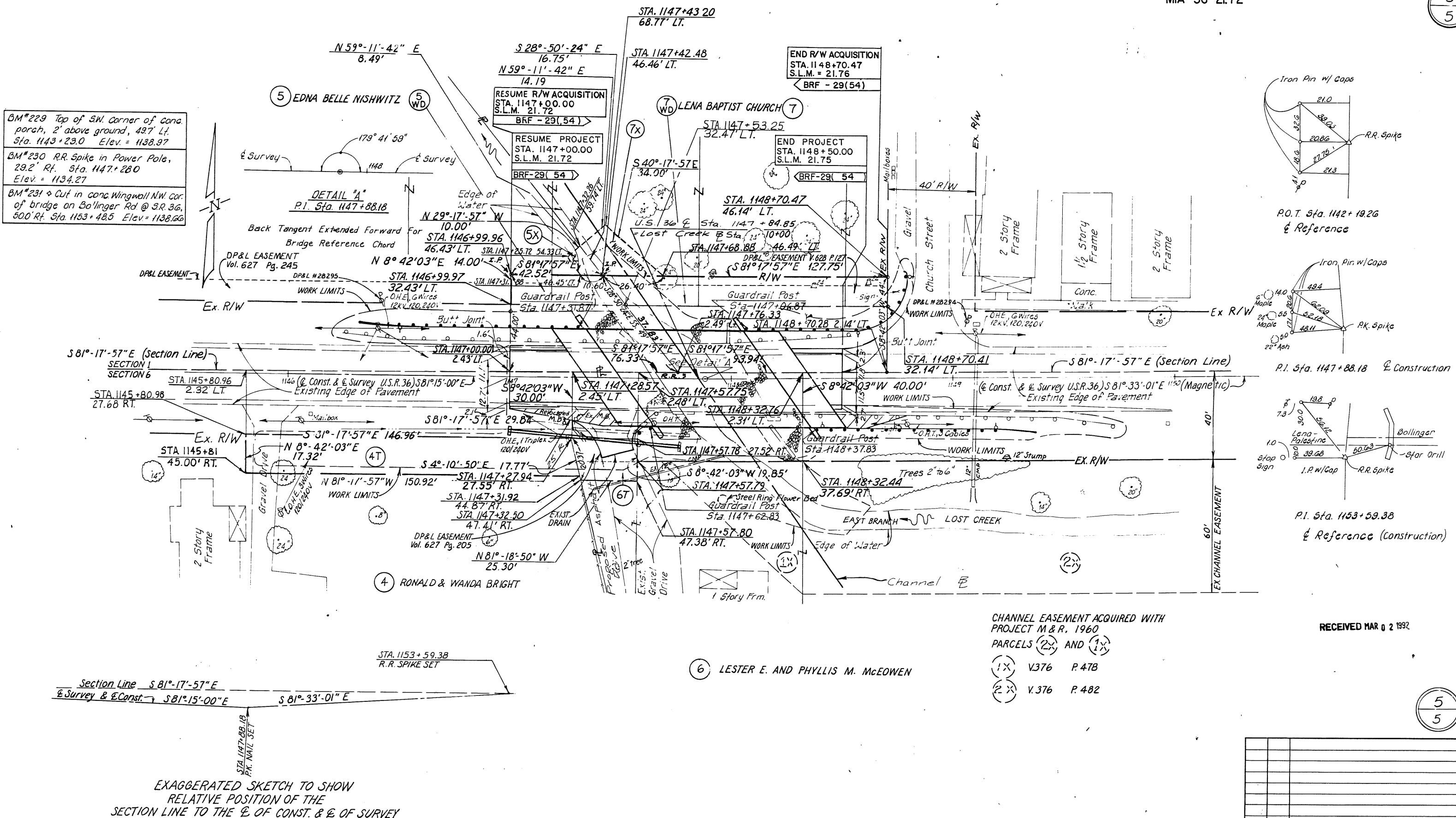
R/W SUMMARY SHEET

क.क. १० अ. ११

SECTIONS 18 & 6, TOWN 2, RANGE 11, & RANGE 12

P.I.D. No. 4609
STATE JOB No. 077350

FHWA REGION	STATE	PROJECT
5	OHIO	MIA - 36-21.19 / 21.72
FEDERAL PROJECT		BRF-29 (54)
MIA-36-21.72		



CHANNEL EASEMENT ACQUIRED WITH
PROJECT M & R, 1960
PARCELS (2X) AND (1X)
(1X) V376 P. 47B
(2X) V. 376 P. 482

RECEIVED MAR 02 1992

[illegible]

RIGHT OF WAY STA. 1145+00 TO STA. 1150+00

Rec. BK. 16 pg. 190

GREENFIELD SUBDIVISION

SUBDIVISION OF 1.4352 ACRES (TOTAL) IN NORTHEAST SECTION OF TROY, OHIO; BEING COMPOSED OF 0.3812 ACRE OF PART OF OUTLOT 414 AND 1.0307 ACRES OF PART OF OUTLOT 413. CONTAINS 0.1569 ACRE BEING DEDICATED IN RIGHT-OF-WAY, AND 1.2783 ACRES IN LOTS.

PLAT BOOK 16, PAGE 20
MIAMI COUNTY RECORDER'S RECORD OF PLATS.

RECEIVED FOR RECORD THIS 30TH DAY OF JULY, 1992 AT 1:30 P.M.

FILE NO. 129665 FEE \$ 43.20

Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY
RECORDER Sally Minton, Deputy

PAGE NO. 1 OF 2.

DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND 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 RIGHT-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, ELECTRIC OR OTHER UTILITY LINES OR SERVICES, AND FOR THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING ACCESS TO SUCH UTILITIES FOR SUCH PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Jerry L. Snyder
JERRY L. SNYDER

Marlene M. Snyder
MARLENE M. SNYDER (DOWER)

Cindy K. Leffel
WITNESS

Steven D. Leffel
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 28TH DAY OF APRIL, 1992.

STEVEN D. LEFFEL, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 23, 1995

Steven D. Leffel
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-23-93

APPROVAL

AT A MEETING OF THE CITY OF TROY PLANNING COMMISSION HELD THIS 22ND DAY OF MARCH, 1992, THIS PLAT WAS REVIEWED AND APPROVED.

Chas. J. Knight
CHAIRMAN

Sup. D. Knight
SECRETARY

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 18TH DAY OF MAY, 1992, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. O-14-92.

Peter E. Jenkins
MAYOR

Thomas E. Fowle
PRESIDENT OF COUNCIL

Sup. D. Knight
CLERK OF COUNCIL

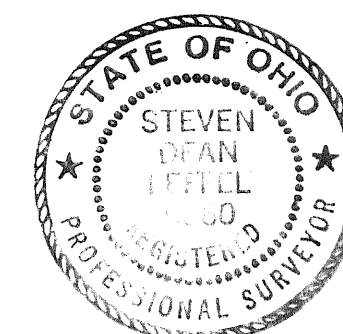
TRANSFERRED

TRANSFERRED THIS 30th DAY OF July, 1992.

Chris A. Peebles
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Linda Pearson
DEPUTY AUDITOR

BEING A PART OF THE PREMISES CONVEYED TO JERRY L. AND MARLENE M. SNYDER IN DEED BOOK 632, PAGE 893 (OUTLOT 413); AND A PART OF THE PREMISES CONVEYED TO JERRY L. SNYDER, ET AL, IN DEED BOOK 634, PAGE 350 (PART OF OUTLOT 414), OF THE MIAMI COUNTY RECORDER'S RECORDS.



THIS SUBDIVISION PLAT IS HEREBY CERTIFIED CORRECT AS SHOWN HEREON.

Steven D. Leffel 4/1/92
STEVEN D. LEFFEL
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373
1-513-339-9573

FOR APPROVAL OF LIENHOLDERS
SEE PAGE NO. 2 OF 2.

EASEMENTS
THE EASEMENT ALONG THE RIGHT-OF-WAY LINE OF THE 45' RADIUS CUL-DE-SAC IS 5' IN WIDTH. ALL OTHER EASEMENTS ARE 10' IN WIDTH UNLESS DETAILED OTHERWISE. EASEMENTS ARE FOR THE USE OF ANY UTILITY & SHALL HAVE NO STRUCTURES PLACED IN OR OVER SUCH EASEMENT LIMITS.

(A) NOTE: 0.0233 ACRE PART OF OUTLOT 414 TO BE TRANSFERRED TO OWNER OF ADJACENT IL 4581, AND IS NOT A PART OF THIS SUBDIVISION PLAT.

GREENFIELD SUBDIVISION

PROTECTIVE COVENANTS AND RESTRICTIONS FOR PLAT

1. ALL LOTS IN THIS PLAT SHALL BE FOR RESIDENTIAL USE, AND NO STRUCTURE SHALL BE ERECTED, 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 GARAGE.
2. NO RESIDENCE, FENCE, WALL, HEDGE, BUILDING, WALK, OR OTHER STRUCTURE, AND HAVING NO GRADING OR GENERAL LANDSCAPING SHALL BE IMPLEMENTED UNLESS THE PLANS AND SPECIFICATIONS THEREFOR, SHOWING THE SIZE, NATURE, KIND, HEIGHT, COLOR, SCHEME, ESTIMATED COST, AND LOCATION OF IMPROVEMENTS HAVE BEEN FIRST APPROVED, IN WRITING, BY THE DEVELOPER, JERRY L. SNYDER.
3. THE DEVELOPER RESERVES THE SOLE AND EXCLUSIVE RIGHT TO ESTABLISH GRADES, SLOPES, AND ELEVATIONS, AND TO FIX THE ELEVATION AT WHICH ANY BUILDING MUST BE PLACED TO CONFORM TO THE GENERAL SUBDIVISION AND GRADING PLANS AND SPECIFICATIONS.
4. 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 AND 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 DEVELOPER AS DESCRIBED ABOVE.
5. NO LOT SHALL BE USED AS A DUMPING GROUNDS; GARBAGE AND 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 AND DURING CONSTRUCTION PERIODS ON EACH LOT. EACH LOT OWNER AND/OR BUILDER CONTRACTED TO ERECT 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 THE STREET AREAS OR FROM OTHER LOTS. THE DEVELOPER RESERVES THE EXCLUSIVE RIGHT TO CHARGE THE LOT OWNERS FOR THE COSTS OF MAINTENANCE OF LOTS, MOWING, CLEAN-UP, AND OTHER SUCH PROBLEMS.
6. THE PARKING AND/OR STORAGE OF MACHINERY AND/OR EQUIPMENT, TRUCKS, BUSES, BOATS, CAMPERS, TRAILERS, COMMERCIAL VEHICLES, OR OTHER SUCH 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 AND SURROUNDING PLATS. 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 OVERNIGHT 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 UPON ANY LOT FOR A PERIOD OF MORE THAN (10) DAYS.
7. NO TELEVISION OR OTHER RECEPTION ANTENNA OR DISH TYPE DEVICE SHALL BE ERECTED, EXCEPT IN THE REAR OF THE RESIDENCE, AND CONCEALED FROM VIEW TO THE EXTENT POSSIBLE.
8. 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.
9. 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 DEVELOPER. UPON SALE BY THE DEVELOPER OF ANY INTEREST IN ANY LOT IN THIS PLAT, THIS RIGHT OF APPROVAL SHALL TERMINATE.
10. 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.
11. NO NOXIOUS OR OFFENSIVE TRADE, BUSINESS, OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME A NUISANCE OR AN ANNOYANCE 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 THE SUBDIVISION.
12. NO POULTRY, ANIMALS OR LIVESTOCK SHALL BE MAINTAINED ON ANY LOT EXCEPT HOUSEHOLD PETS, DOGS, AND CATS MAY BE MAINTAINED IF NOT RAISED, BRED, OR MAINTAINED FOR COMMERCIAL PURPOSES. ALL DOGS AND CATS MUST BE ON LEASHES WHEN OUTDOORS. NO PETS SHALL BE ALLOWED TO RUN LOOSE IN THIS SUBDIVISION.
13. 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 ERECTED FOR THE PURPOSE OF ENCLOSURE. ANY FENCING OR WALL AND ITS LOCATION MUST FIRST BE APPROVED BY THE DEVELOPER, AS PROVIDED ABOVE.
14. 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.
15. THE LIVING AREA OF EACH DWELLING UNIT, EXCLUSIVE OF ONE-STORY GARAGES, PATIOS, ANS PORCHES AND BASEMENTS, SHALL CONTAIN AT A MINIMUM: 1850 SQUARE FEET OF LIVING AREA FOR A ONE-STORY DWELLING; OR 1950 SQUARE FEET OF LIVING AREA FOR A TWO-STORY DWELLING. IN ADDITION TO THESE MINIMUM AREA 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 DWELLING UNITS 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 DEVELOPER; (B) NO PRESSED, PROCESSED, OR PARTICLE BOARD MATERIALS SHALL BE USED ON THE STRUCTURE, ONLY NATURAL WOODS, STONE OR BRICK MAY BE USED; (C) ALL STRUCTURES SHALL CONTAIN WOOD-FRAMED WINDOWS. WINDOW FRAMES SHALL NOT BE METALLIC OR OF OTHER MATERIALS THAN WOOD; (D) ALL RESIDENCES SHALL HAVE CONCRETE DRIVEWAYS; (E) APPROVAL OF THE PLACEMENT AND STYLE OF THE GARAGE ENTRY SHALL BE OBTAINED FROM THE DEVELOPER.
16. THESE PROTECTIVE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JUNE 15, 2012 AT WHICH TIME SUCH PROTECTIVE COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE TEN YEAR PERIODS, UNLESS BY A MAJORITY OF THE THEN-OWNERS OF THE 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.
17. IF THE PARTIES HERETO, OR ANY OF THEIR HEIRS OR ASSIGNS SHOULD VIOLATE ANY OF THE PROTECTIVE COVENANTS OR RESTRICTIONS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOTS IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH PROTECTIVE OR RESTRICTION AND EITHER TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECEIVE DAMAGES FOR SUCH VIOLATIONS.
18. 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.

APPROVAL OF LIENHOLDERS

We the undersigned, hereby approve this plat over the 1.0307 acre portion of Outlot 413, as lienholders. Mortgage recorded in Miami County Recorder's Mort. Book 752, Page 394. On behalf of Star Bank NA, Troy, Ohio:

Roger L. Wylie
Roger L. Wylie
Senior Vice President

C. Russell Badgett
C. Russell Badgett
Vice President

State of Ohio, County of Miami. Before me, a Notary Public, in and for said State, personally appeared the above who acknowledged that they did sign this instrument and that the same is each his free act and deed, and that each is authorized to do so on behalf of Star Bank. I hereby certify that the above are known to me personally. In testimony whereof, I have hereunto affixed my name and official seal at Troy, Ohio, this 29th day of JUNE, 1992.

Lori A. Lange, Notary Public, State of Ohio
My Commission expires 7-19-95.

PLAT BOOK 16, PAGE 20A
MIAMI COUNTY RECORDER'S RECORD
OF PLATS.

RECEIVED FOR RECORD THIS 30th DAY
OF JULY, 1992 AT 1:30 P.M.

FILE NO. 129665 FEE \$43.20

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

PAGE NO. 2 OF 2.

the undersigned, hereby approve this plat over the 0.3812 acre portion of Outlot 414, as leinholder. Mortgage recorded in Miami County Recorder's Mortgage Book 761, Page 265.

Cindy Kay Jeffel
Cindy Kay Jeffel

State of Ohio, County of Miami. Before me, a Notary Public, in and for said State, personally appeared the above who acknowledged that they did sign this instrument and that the same is her free act and deed. I hereby certify that the above are known to me personally. In testimony whereof, I have hereunto affixed my name and official seal at Troy, Ohio, this 22 day of July, 1992.

Paulette L. Stanley, Notary Public, State of Ohio
My Commission expires PAULETTE STANLEY, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 26, 1994

ANNEXATION TO THE CITY OF TIPP CITY, OHIO

CONTAINS 45.322 ACRES
SECTION 10, TOWN 4, RANGE 6E
MONROE TOWNSHIP - MIAMI COUNTY, OHIO

Plat Book 16 Page 21
Miami County Recorder's Record of Plats.
Received this 11th day of AUGUST, 1992
at 2:41 P. M.
File No.: 130195 Fee: \$21.00

Janet E. Cain, Recorder
Janet E. Cain, Miami County Recorder

See annexation proceedings recorded in Miscellaneous
Book 24 Page 630.

Description

Being a total of 45.322 acres in 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 5th day of FEBRUARY, 1992.

Doug 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 5th day of FEBRUARY, 1992.

Arthur J. ...
Don Hart

Approval by City of Tipp City

This annexation plat accepted and approved by the city council of the
City of Tipp City, Ohio this 1st day of JUNE, 1992.

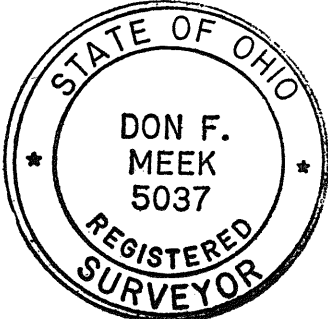
Thomas E. ... President of Council
Neena Hufford Clerk of Council
... Mayor
Joseph P. ... City Solicitor

Miami County Auditor
Approved and transferred this 11th day of August, 1992.

Chris A. Peeples by Cheryl Beaver
Chris A. Peeples, Auditor Deputy

THIS MAP PREPARED BASED ON
RECORD DEED INFORMATION AND
IS INTENDED FOR ANNEXATION
PURPOSES AND IS NOT INTENDED
TO REPRESENT AN ACTUAL FIELD
SURVEY.

NOTE: MONUMENTS SHOWN HEREON
ARE AS NOTED IN PRIOR SURVEYS
AND ARE NOT INTENDED TO
INDICATE RECOVERY OF SAME.



TRI-CITY ENGINEERING COMPANY
BY: Don F. Meech
REGISTERED SURVEYOR OF OHIO NO. 5037

TRI-CITY ENGINEERING COMPANY
CIVIL ENGINEERS AND SURVEYORS
2151 Embury Park Road - Dayton, Ohio 45414
Tel: (513) 278-4803 Fax: 278-0868 #02085.03

COTTONWOOD CREEK ESTATES SUBDIVISION - SECTION THREE

BEING A SUBDIVISION CONTAINING A TOTAL OF 16.1149 ACRES OF INLOT 2249 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 635, PAGE 69. 12.2116 ACRES ARE PLATTED IN LOTS WITH THE REMAINING 3.9033 ACRES BEING DEDICATED AS STREETS.

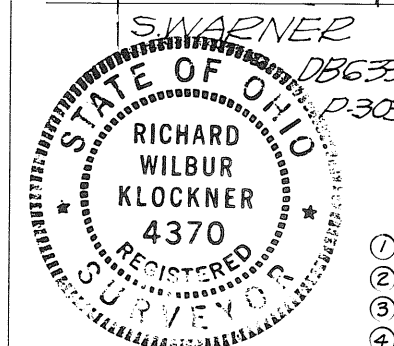
NOTE: "DRAINAGE RESTRICTIONS" AND "PROTECTIVE COVENANTS AND RESTRICTIONS" FOR THIS SUBDIVISION SHALL BE THE SAME AS THOSE FOR COTTONWOOD CREEK ESTATES SUBDIVISION - SECTION ONE, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 14, PAGE 128. THE DATE IN "PROTECTIVE COVENANTS AND RESTRICTIONS" NUMBER 26" SHALL BE CHANGED TO JULY 1, 2017. NO ADDITIONAL CURB CUTS SHALL BE ALLOWED ONTO HYATT STREET OR EVANSTON ROAD. IN ADDITION TO EASEMENTS SHOWN HEREON, 5' EASEMENTS ARE HEREBY GRANTED ADJACENT TO ALL INTERIOR LOT LINES.

PLAT BOOK 16 PAGE 22
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 19TH DAY OF

AUGUST, 1992. AT 8:05A.M.

FILE NUMBER 130479 FEE: \$ 21.60

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



CURVE DATA				
RAD.	Δ	ARC	CHORD	
① 120.0	74°27'00"	155.93	S 54°31'50"E - 145.19	
② 150.0	74°27'00"	194.91	S 54°31'50"E - 181.48	
③ 180.0	74°27'00"	233.89	S 54°31'50"E - 217.78	
④ 180.0	37°50'19"	118.87	N 72°50'11"W - 116.72	
⑤ 180.0	33°18'10"	104.62	N 37°15'56"W - 103.16	
⑥ 180.0	3°18'31"	10.39	N 18°57'36"W - 10.39	
⑦ 20.0	90°00'00"	31.42	N 62°18'20"W - 28.28	
⑧ 20.0	90°00'00"	31.42	S 27°41'40"W - 28.28	
⑨ 20.0	90°00'00"	31.42	S 62°18'20"E - 28.28	
⑩ 20.0	90°00'00"	31.42	N 27°41'40"E - 28.28	
⑪ 50.0	26°38'59"	23.26	N 03°58'50"W - 23.05	
⑫ 50.0	65°58'51"	57.58	N 42°20'05"E - 54.45	
⑬ 50.0	67°34'23"	58.97	S 70°53'19"E - 55.61	
⑭ 50.0	50°14'50"	43.85	S 11°58'42"E - 42.46	
⑮ 50.0	210°27'03"	185.65	S 87°55'11"W - 96.49	
⑯ 30.0	104°31'43"	54.73	S 39°07'09"E - 47.45	
⑰ 50.0	105°55'20"	92.43	S 35°39'20"W - 79.82	
⑱ 80.0	105°55'20"	147.90	S 35°39'20"W - 127.72	

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

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 9th DAY OF June, 1992, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 4th DAY OF July, 1992, THIS PLAT WAS APPROVED BY ORDINANCE NO. 399.

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 18th DAY OF August, 1992.

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

BY: *Linda Pearson*
DEPUTY AUDITOR

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

WITNESS

KIM VAN SEVITTS

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 BY OFFICIAL SEAL AT Tipp City, OHIO, THIS 18th DAY OF August, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES Jan. 14, 1997

LIENHOLDER: RICHARD L. SNELL

RICHARD L. SNELL

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 PARTY WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAT AT Tipp City, OHIO THIS 25th DAY OF June, 1992.

Debra L. Baldwin NOTARY PUBLIC

MY COMMISSION EXPIRES Jan. 14, 1997

COTTONWOOD CREEK ESTATES SUBDIVISION - SECTION THREE 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 <u>1 JUNE</u> <u>1992</u>	DRAWN BY: <u>SP</u> CHECKED BY: <u>EWB</u> TRACED BY:	SHEET NO. <u>1 OF 1</u>
--------------------------------------	---	----------------------------

SCALE: 1" = 100'

DEDICATION OF RIGHT OF WAY AT NORTH ST. AND WASHINGTON AVE.

PT. INLOT 1504 & 1503, PIQUA, OHIO

DESCRIPTION

BEING 0.022 ACRES HEREBY DEDICATED FOR ROADWAY PURPOSES SITUATED IN INLOT 1504 & 1503, CITY OF PIQUA COUNTY OF MIAMI, STATE OF OHIO.

DEDICATION

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

Frank Patrizio Jr.

Bill Harding
WITNESS
John H. Young
WITNESS

STATE OF OHIO COUNTY OF MIAMI

BE IT REMEMBERED THAT ON THIS 14 DAY OF JUNE BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BY FRANK PATRIZIO JR., CITY MANAGER, 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.

Michelle L. Young
NOTARY PUBLIC

7-11-94
MY COMMISSION EXPIRES

PIQUA CITY PLANNING COMMISSION

AT A MEETING HELD THIS 9th DAY OF June 1992,
ACCEPTED THIS RIGHT OF WAY DEDICATION

C. R. Smith
Ray L. Loffer
Mark W. Smith

Michael A. Taylor

PIQUA CITY COMMISSION

AT A MEETING HELD THIS 15th DAY OF June 1992,
ACCEPTED THIS RIGHT OF WAY DEDICATION BY ORDINANCE NO. 28-92

Lucinda L. Jones
MAYOR

Frank Patrizio Jr.
CITY MGR

Rebecca J. Cook
CLERK

PLATBOOK 16 PAGE 23

MIAMI COUNTY RECORDERS
RECORD OF PLATS
FILE NO. 130852
RECEIVED 8/26 1992, AT 2:39 P.M.
FEE \$21.60

Janet E. Cain
MIAMI COUNTY RECORDER
By Sallyminton, Deputy

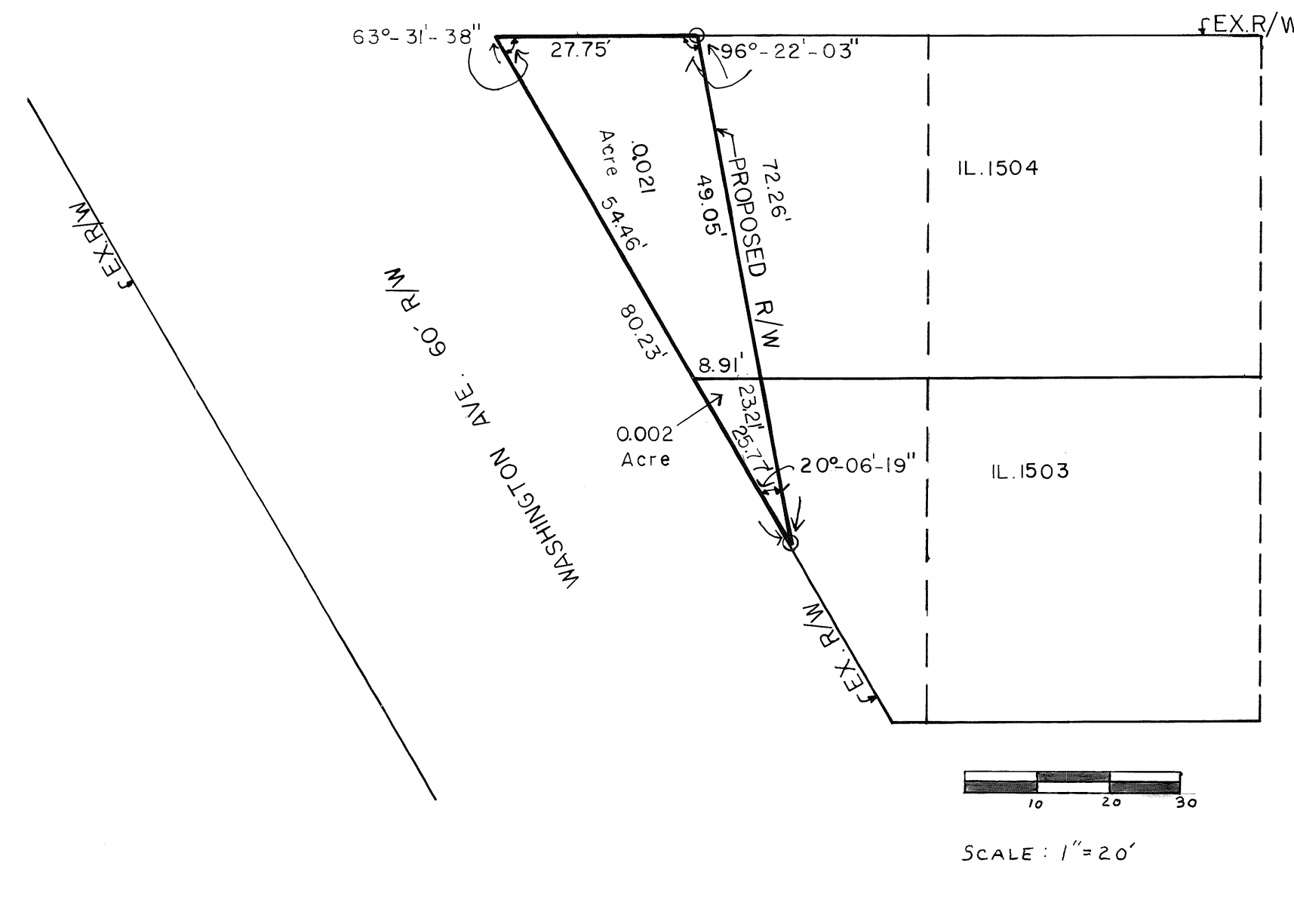
APPROVED AND TRANSFERRED
ON THIS 26th DAY OF August 1992,

Chris A. Peoples
MIAMI COUNTY AUDITOR
by Jinda Pearson, Deputy

LEGEND

○ IRON PIN SET

NORTH ST. 66' R/W



RIGHT OF WAY DEDICATION

CITY OF PIQUA ENGINEERING DEPT.
DRAWN BY: RJS DATE: 5/26/92

TH R Zechman

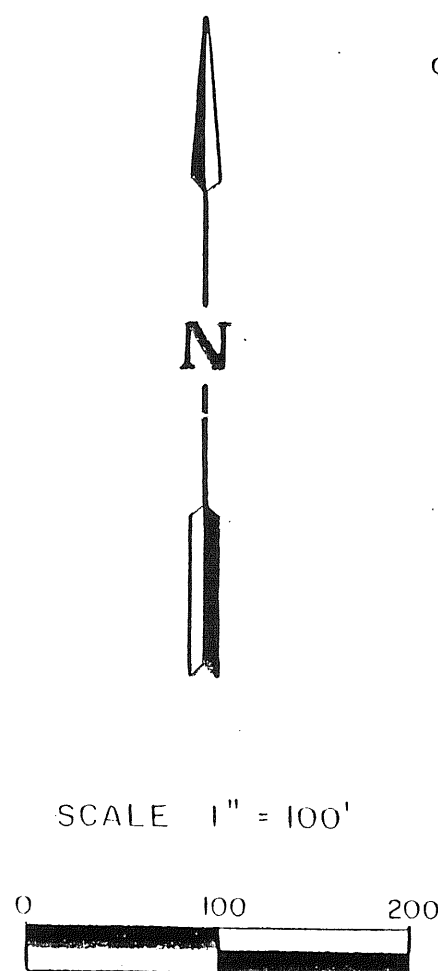
THOMAS R. ZECHMAN P.E., P.S.
OHIO REGISTERED SURVEYOR #7077

STATE OF OHIO, COUNTY OF MIAMI, SS:

Be it remembered that on this 17th day of APRIL, 1972, before me, a Notary Public in and for said County and State, personally appeared Jane D. Lewis, Executor of Arthur W. Meyer Estate and R. H. Depriest, Senior Vice President and Trust Officer of The Fifth Third Bank of Western Ohio, N. A., Trustee who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof, I have set my hand and notorial seal on the day and date above written.

My Commission Expires:

Notary Public

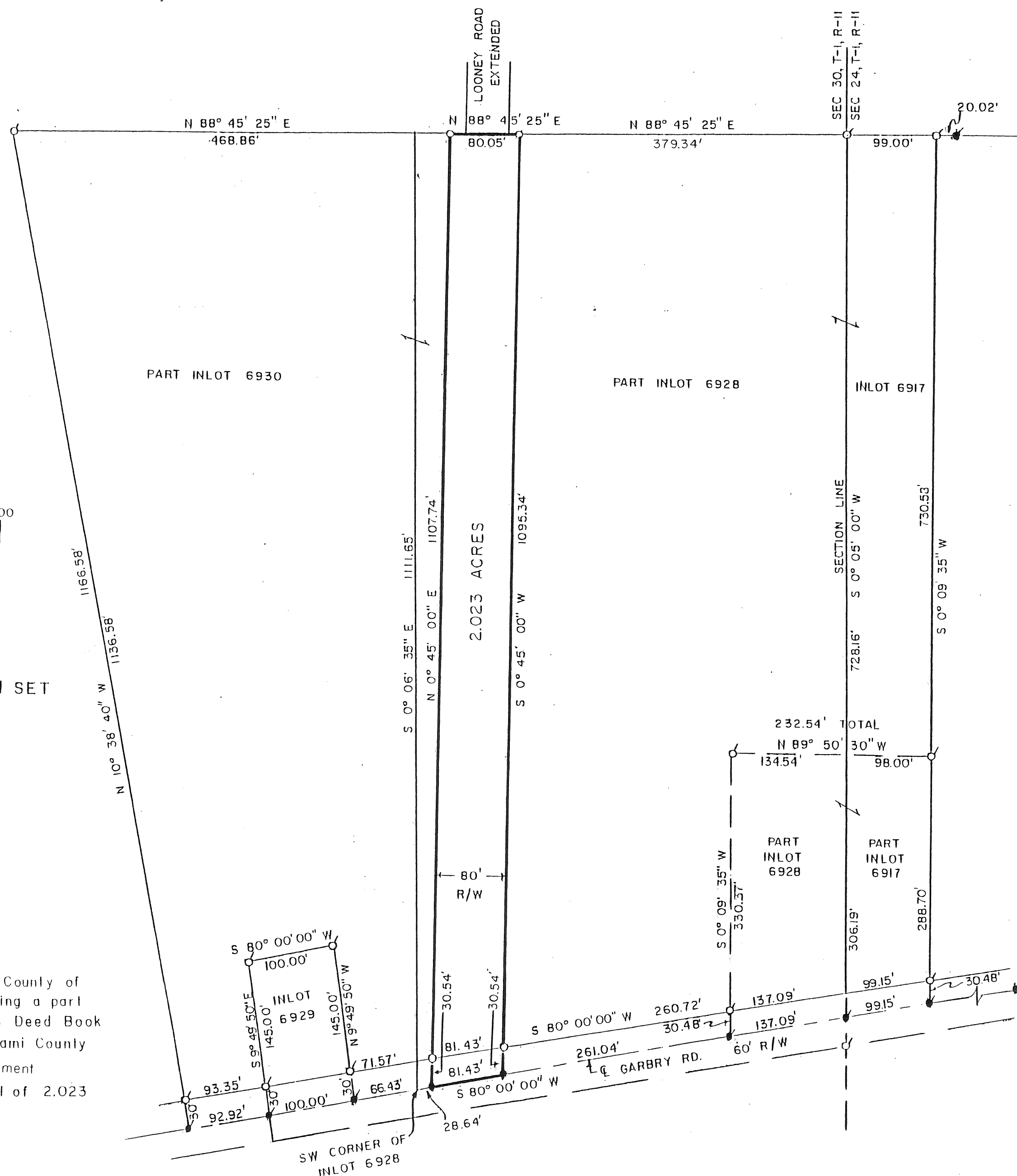


LEGEND

- P. K. NAIL FOUND
- R. R. SPIKE SET
- ♂ IRON PIN FOUND
- 5¹¹/₈ CAPPED IRON PIN SET

DESCRIPTION:

Situate in the City of Piqua, County of Miami, State of Ohio and being a part of Lot 6928 as recorded in Deed Book 617, Page 781 of the Miami County deed records. Proposed Easement dedication containing a total of 2.023 acres.



PLAT BOOK 16 PAGE 24

MIAMI COUNTY RECORDERS RECORD OF RECORDED PLATS

FILE NO. 130853 RECEIVED FOR RECORD 2:35 PM
Time

FEE \$ 21.60

Aug 26, 1992
Date

Dat

Janet E. Cain By Sally Minton, Deputy
Miami County Recorder

MIAMI COUNTY AUDITOR

Approved and transferred this 26th day of August, 1992

Chris A. Peoples
Miami County, Ohio Auditor

CITY PLANNING COMMISSION

This plat reviewed and approved by the City of Piqua, Ohio

Planning Commission held this 9th day of June, 1992.

E. R. Hixson
Jay L. Laffee

CITY COMMISSION

At a meeting of the City Commission of the City of Piqua, Ohio held this 15th day of June, 1992, this plat was approved by

Resolution No. 27-92

Rechtsl. Richter H. D. S. Janssen
Joseph H. Weber, Juwelier, L. J. Janssen

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 do hereby dedicate the Easement for Public Street as shown hereon to public use forever.

Carol S. Copeland
Witness

Arthur W. Meyer Estate

By: Jane D. Lewis
Jane D. Lewis
Executor

J. Victoria Leonards

Franklin J. Ramey
Witness

The Fifth Third Bank of
Western Ohio, N.A., Trustee

By: *R. H. DePriest*
R. H. DePriest, Senior
Vice President and Trust
Officer

William J McNeil
W McNeil

LOONEY ROAD SOUTH EXTENSION
EASEMENT DEDICATION

DATE: MARCH 1992	CITY OF PIQUA
------------------	---------------

THOMAS R. ZECHMAN P.E., P.S.

OHIO REGISTERED SURVEYOR NO. 7077

Concord Township
Miami County, Ohio
Section 7,8
Town 5
Range 6

EXPERIMENT FARM ROAD No. 36.

NEW HIGHWAY RIGHT-OF-WAY EASEMENT

Volume 16 Page 25

Miami County Recorder's Plat Records

Received for record this 14TH day of
SEPTEMBER, 1992, at 1:48 P.M.

File Number 131647 Fee NO FEE

Janet E. Cain, Recorder
Janet E. Cain, Miami County Recorder

(by Deputy Recorder)

This plat was reviewed and approved
by the Miami County Engineer this
10TH day of SEPTEMBER, 1992.

Douglas L. Christian
Douglas L. Christian
Miami County Engineer

Reviewed by the Miami County Auditor
this 14TH day of SEPTEMBER, 1992.

Chris A. Peeples
Chris A. Peeples, Miami County Auditor

Linda Pearson
(by Deputy Auditor)

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 14TH day of
SEPTEMBER, 1992.

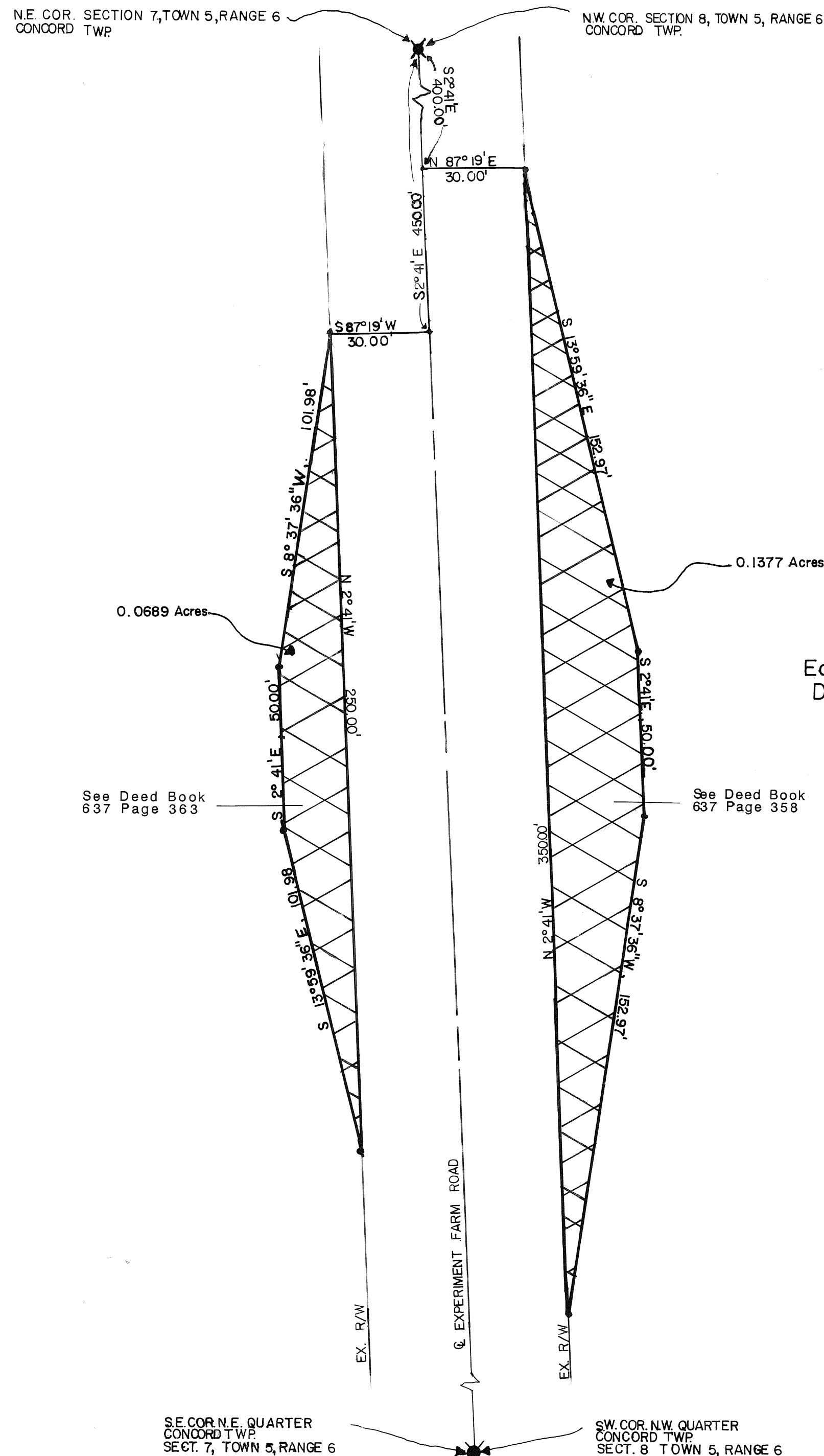
Don Hart
Don Hart, Commissioner

Wade Westfall
Wade Westfall, Commissioner

Louis Havenar
Louis Havenar, Commissioner

I hereby certify this plat to be correct
as shown, and all monuments are
located as shown hereon.

Gregg Brookhart
Gregg Brookhart.
Ohio Registered Surveyor No. 6348



Jean R. Redinbo
D.B. 572-921

Edith E. Hague
D.B. 508-245



Proposed Annexation to the Village of West Milton, Ohio

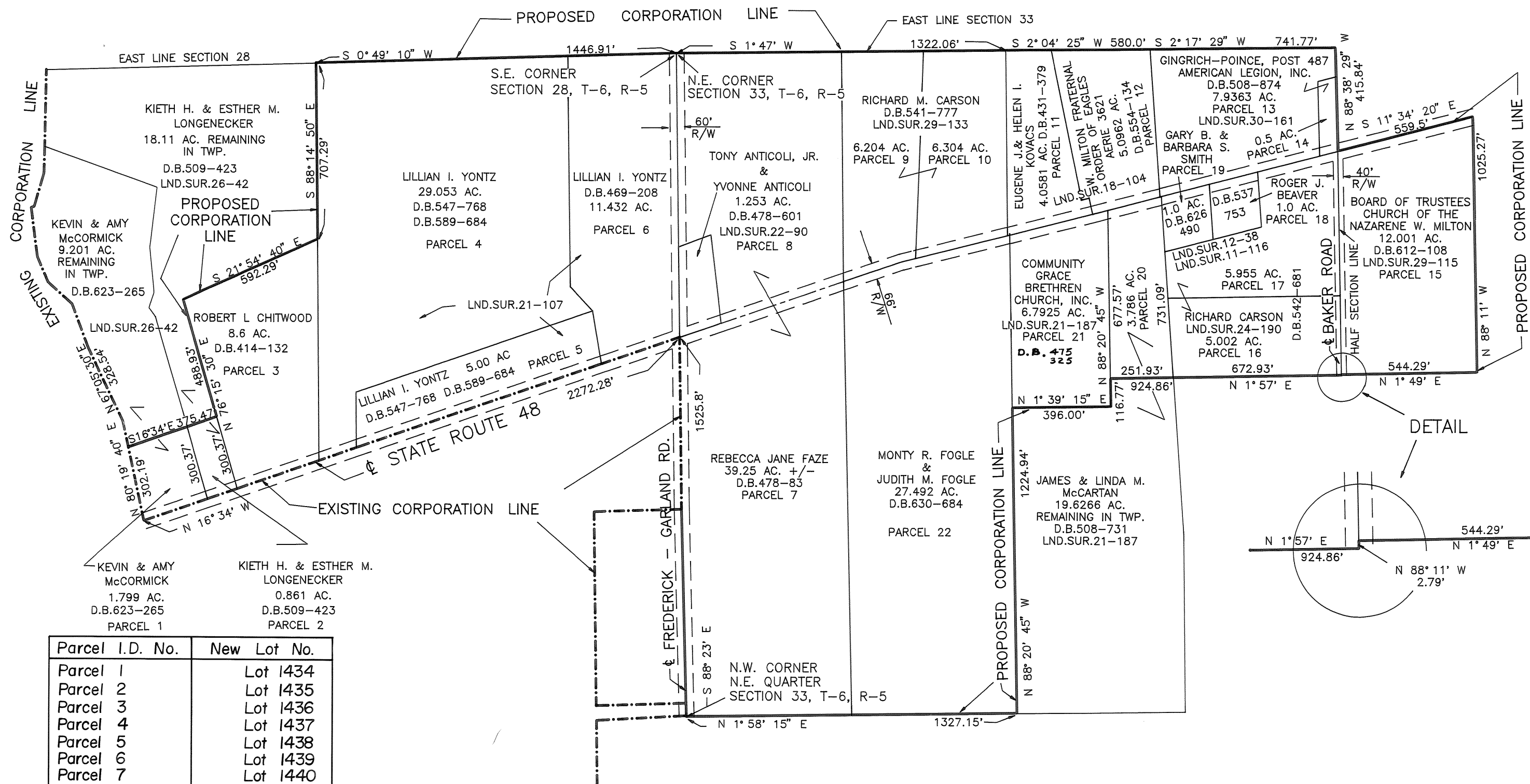
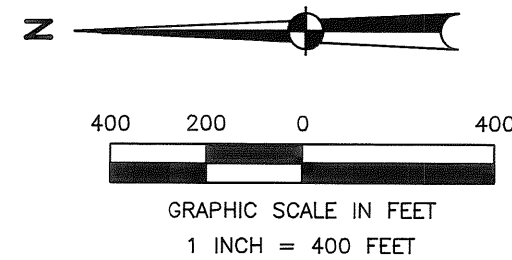
190.3751 ACRES S.E. QUARTER SECTION 28, TOWN 6, RANGE 5
N.E. & S.E. QUARTERS SECTION 33, TOWN 6, RANGE 5
UNION TOWNSHIP, MIAMI COUNTY, OHIO

SEE ANNEXATION PROCEEDINGS RECORDED IN
RECORDER'S MISCELLANEOUS BOOK 24 PAGE 709

PLAT BOOK 16 PAGE 26
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 22ND DAY OF
SEPTEMBER, 1992 AT 11:46 AM
FILE NO. 132018 FEE \$ 21.00

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

BY _____
DEPUTY



Parcel	I.D. No.	New Lot No.
Parcel 1		Lot 1434
Parcel 2		Lot 1435
Parcel 3		Lot 1436
Parcel 4		Lot 1437
Parcel 5		Lot 1438
Parcel 6		Lot 1439
Parcel 7		Lot 1440
Parcel 8		Lot 1441
Parcel 9		Lot 1442
Parcel 10		Lot 1443
Parcel 11		Lot 1444
Parcel 12		Lot 1445
Parcel 13		Lot 1446
Parcel 14		Lot 1447
Parcel 15		Lot 1448
Parcel 16		Lot 1449
Parcel 17		Lot 1450
Parcel 18		Lot 1451
Parcel 19		Lot 1452
Parcel 20		Lot 1453
Parcel 21		Lot 1454
Parcel 22		Lot 1455

MIAMI COUNTY AUDITOR

TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS
22ND DAY OF Sept, 1992

Chris A. Peeples BY *Linda Pearson*
CHRIS A. PEEPLES, AUDITOR DEPUTY

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY
ENGINEER THIS 28TH DAY OF MAY, 1992

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

APPROVAL OF MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION APPROVED BY THE COMMISSIONERS OF MIAMI
COUNTY, OHIO THIS 27TH DAY OF MAY, 1992

Don Hart
DON HART
Louis W. Havenar
LOUIS W. HAVENAR
Waide H. Westfall
WAIDE H. WESTFALL

APPROVAL BY MUNICIPALITY OF WEST MILTON, OHIO

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE
COUNCIL OF THE MUNICIPALITY OF WEST MILTON, OHIO THIS
8 DAY OF Sept., 1992 BY ORDINANCE NO. CM-1101

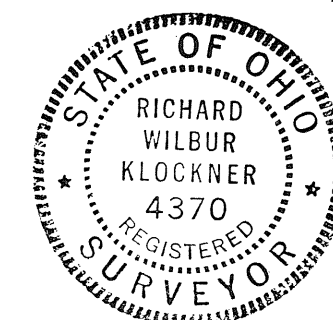
Don P. Hamann *Linda L. Cantrell*
PRESIDENT OF COUNCIL CLERK OF COUNCIL

Don P. Hamann *Charles H. Seel II*
MAYOR DIRECTOR OF LAW

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

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

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING - LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373
(513) 339-5331

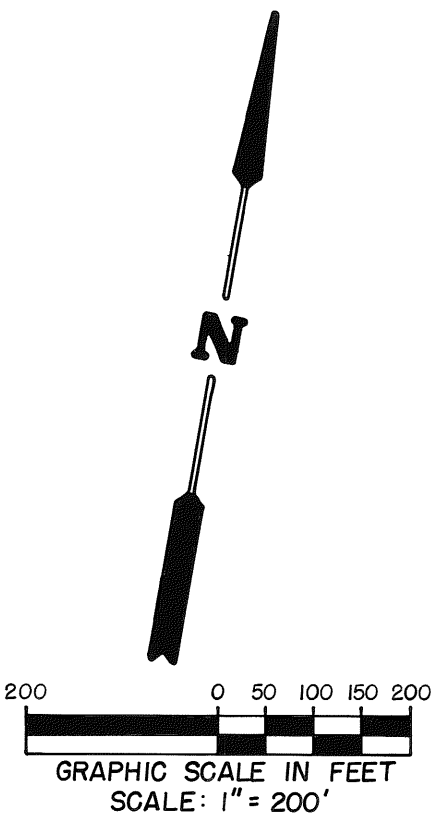


REPLAT OF PARTS OF LOT 6057, PART OF LOT 6060, PARTS OF LOT 6067, AND LOT 6647 IN THE CITY OF TROY, OHIO

Volume 16 Page 27
Miami County Recorder's Plat Records
Received for record this 28th day of September, 1992, at 2:26 p.m.
File Number 132316 Fee \$43.20

Janet E. Cain
Janet E. Cain, Miami County Recorder
Bobbie Mueller
by Deputy

Description
Being a replat of parts of Lot 6057, part of Lot 6060, parts of Lot 6067, and Lot 6647 in the City of Troy, Miami County, Ohio, as shown in Miami County Recorder's Plat Book Volume 10, Page 121-A, and Plat Book Volume 12, Page 45.



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.
F.A. ARCHER PARTNERSHIP LTD.

F.A. Archer Ruby E. Klockner
F.A. ARCHER GENERAL PARTNER Witness
Kristine K. Field
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 said instrument is their free act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at TROY, Ohio, this 14th day of SEPTEMBER 1992.

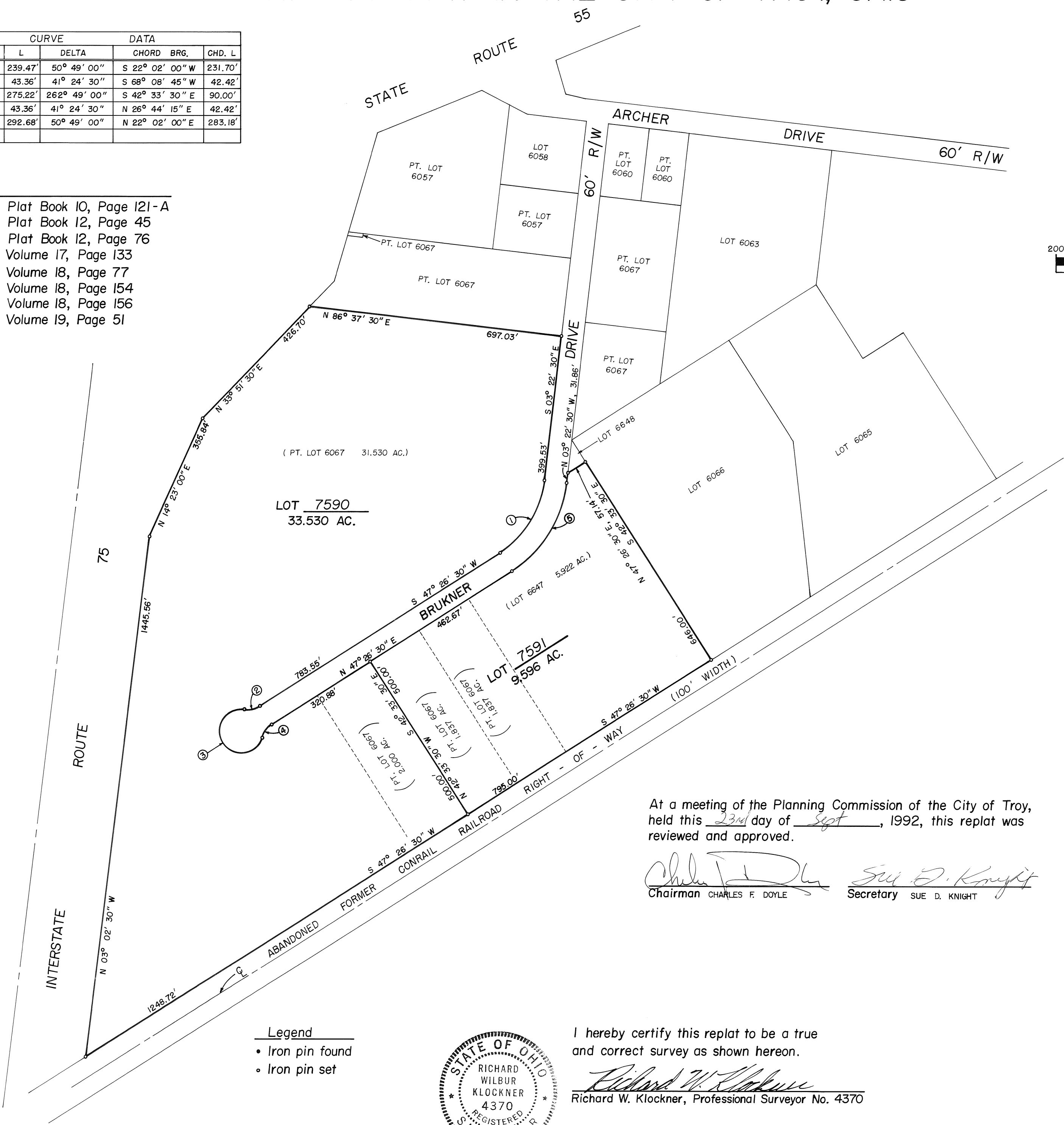
Richard W. Klockner
Notary Public
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996
My commission expires:

This replat reviewed and approved this 28th day of September, 1992.

Chris A. Peeples
Chris A. Peeples, Miami County Auditor
Linda Pearson
by/Deputy

CURVE			DATA		
NO.	RAD.	L	DELTA	CHORD BRG.	CHD. L
1	270.00'	239.47'	50° 49' 00"	S 22° 02' 00" W	231.70'
2	60.00'	43.36'	41° 24' 30"	S 68° 08' 45" W	42.42'
3	60.00'	275.22'	262° 49' 00"	S 42° 33' 30" E	90.00'
4	60.00'	43.36'	41° 24' 30"	N 26° 44' 15" E	42.42'
5	330.00'	292.68'	50° 49' 00"	N 22° 02' 00" E	283.18'

- References
Recorder's Plat Book 10, Page 121-A
Recorder's Plat Book 12, Page 45
Recorder's Plat Book 12, Page 76
Lot Survey Volume 17, Page 133
Lot Survey Volume 18, Page 77
Lot Survey Volume 18, Page 154
Lot Survey Volume 18, Page 156
Lot Survey Volume 19, Page 51



At a meeting of the Planning Commission of the City of Troy, held this 23rd day of Sept, 1992, this replat was reviewed and approved.

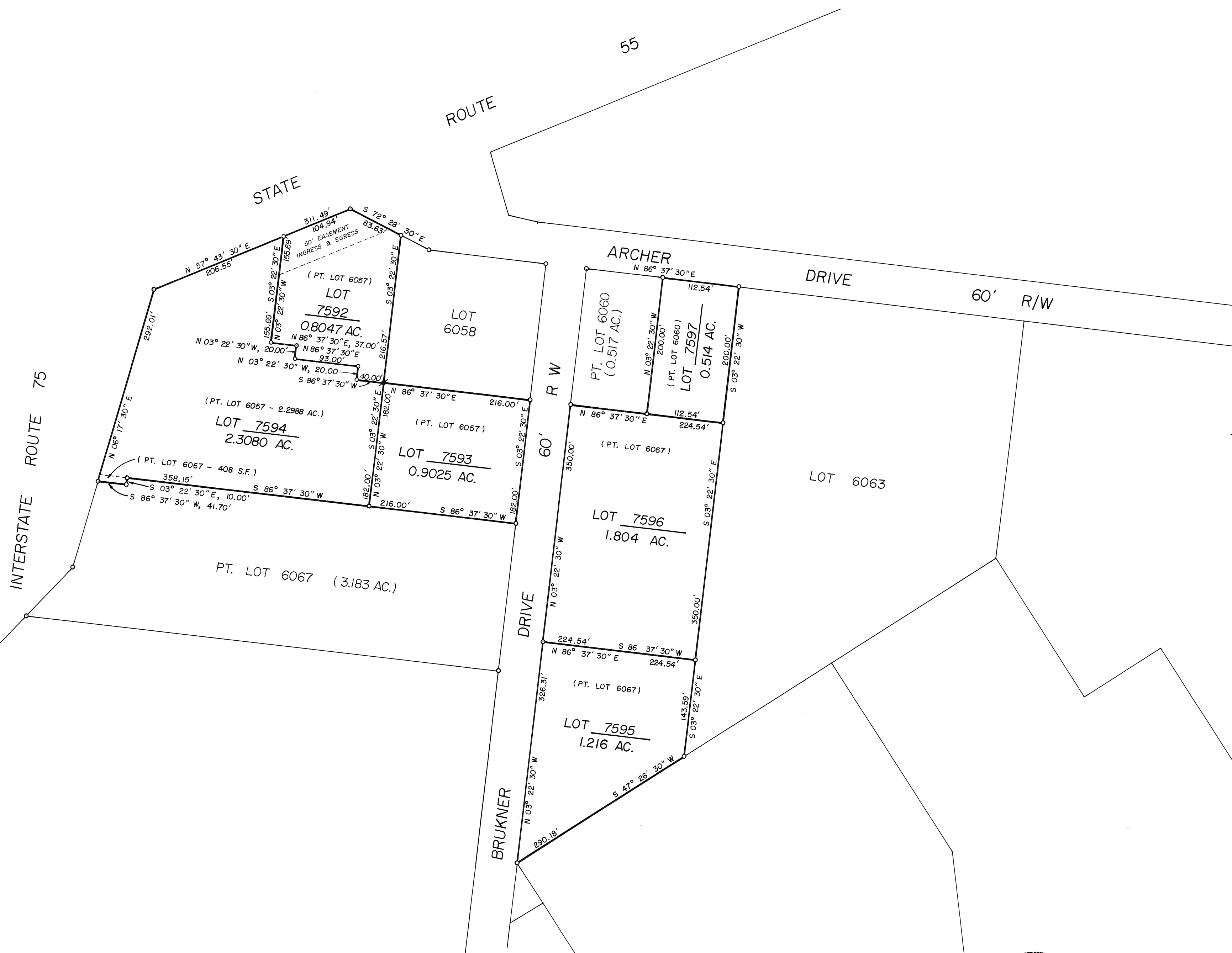
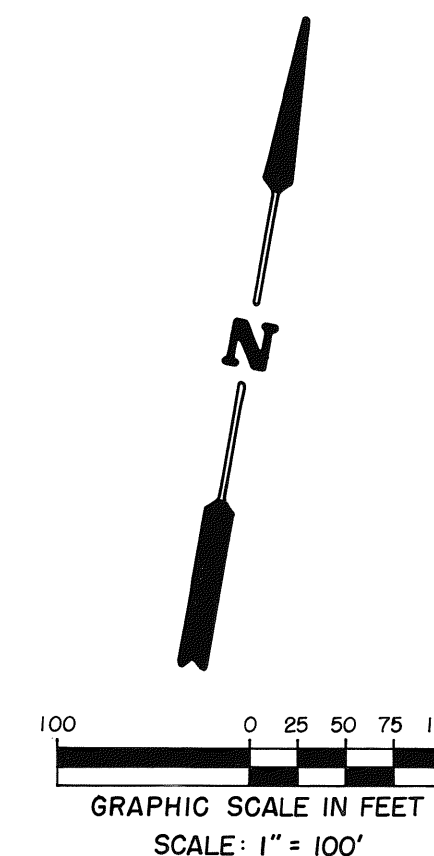
Charles F. Doyle Sue D. Knight
Chairman CHARLES F. DOYLE Secretary SUE D. KNIGHT

I hereby certify this replat to be a true and correct survey as shown hereon.
Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370

REPLAT OF PARTS OF LOT 6057, PART OF LOT 6060, PARTS OF 6067, AND LOT 6647 IN THE CITY OF TROY, OH.		
F.A. ARCHER PARTNERSHIP, LTD. TROY, OH.		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513)-339-5331		
DATE	DRAWN BY: A.S.	SHEET NO.
Aug. 13, 1992	TRACED BY: CHECKED BY: R.W.K. SCALE: 1" = 200'	1 of 2

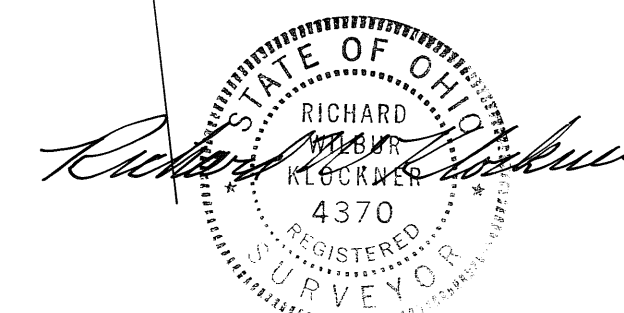
REPLAT OF PARTS OF LOT 6057, PART OF LOT 6060, PARTS OF LOT 6067, AND LOT 6647 IN THE CITY OF TROY, OHIO

Volume 16 Page 27A
Miami County Recorder's Plat Records



Legend

- Iron pin found
- Iron pin set
- ✕ Railroad spike found



REPLAT OF PARTS OF LOT 6057, PART OF LOT 6060, PARTS OF LOT 6067, AND LOT 6647 IN THE CITY OF TROY, OH.		
F. A. ARCHER PARTNERSHIP, LTD. TROY, OH.		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513) - 339-5331		
DATE	DRAWN BY: A.S.	SHEET NO.
Aug. 13, 1992	TRACED BY: CHECKED BY: R.W.K. SCALE: 1" = 100'	2 of 2

REPLAT OF PART OUTLOT 153 & PART INLOT 1351

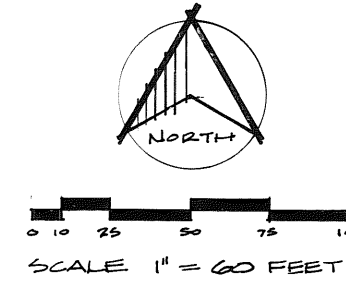
VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO
DEVELOPER: FOREST PARK LTD., LANCASTER, OHIO

PLAT BOOK 16 PAGE 28
MIAMI COUNTY RECORDER'S PLAT
RECORDS FILE NO 132890
REC'D FOR RECORD OCT. 8 1992
AT 11 AM FEE \$21.00

Janet E. Cain
MIAMI COUNTY RECORDER

I HEREBY APPROVE THIS PLAT AND
HAVE ASSIGNED THE LOT NUMBERS
DESIGNATING THE LOTS AS SHOWN
ON THIS PLAT ON THIS 10-8 DAY OF 1992

Chris A. Peoples by Cheryl Beaver
MIAMI COUNTY AUDITOR



VILLAGE OF WEST MILTON PLANNING COMMISSION

AT A MEETING HELD THIS 7TH DAY OF OCTOBER 1992
ACCEPTED THIS PLAT

D. Kent Harris
CHAIRMAN

Betty A. Neffly
SECRETARY

DESCRIPTION

BEING A TRACT OF LAND 4.365 ACRES TOTAL, PART OUTLOT 153 AND PART INLOT 1351, VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO AS CONVEYED TO FOREST PARK LIMITED BY DEED AS RECORDED, IN DEED BOOK 541, PAGE 458 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS. STREETS 0.969 ACRES (PART OUTLOT 153); LOTS 3.204 ACRES (PART OUTLOT 153) AND 0.123 ACRES (PART INLOT 1351)

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, PLANNING STRIPS, PUBLIC GROUNDS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATE.

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 SAID PROPERTY FOR SAID PURPOSE AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WE, THE UNDERSIGNED, FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING 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.

KAREN M. HABERSACK

LUCILLE K. LONG

RICHARD W. MOORE

DARYL D. CHUMMILL

Karen M. Habersack
Lucille K. Long
Richard W. Moore
Daryl D. Chummill

LEONARD E. GORSUCH

MARY M. GORSUCH

ROBERT A. MCGAUGHLIN

Leonard E. Gorsuch
Mary M. Gorsuch
Robert A. McGaughlin

STATE OF OHIO, COUNTY OF FAIRFIELD S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME THE ABOVE ~~Robert A. McGaughlin~~ TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL THIS 12TH DAY OF November 1980.

Corinne K. Brannon
NOTARY PUBLIC

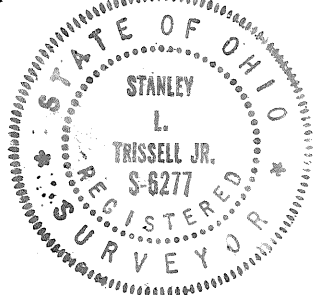
MY COMMISSION EXPIRES June 24, 1983

STATE OF OHIO COUNTY OF FAIRFIELD S.S.

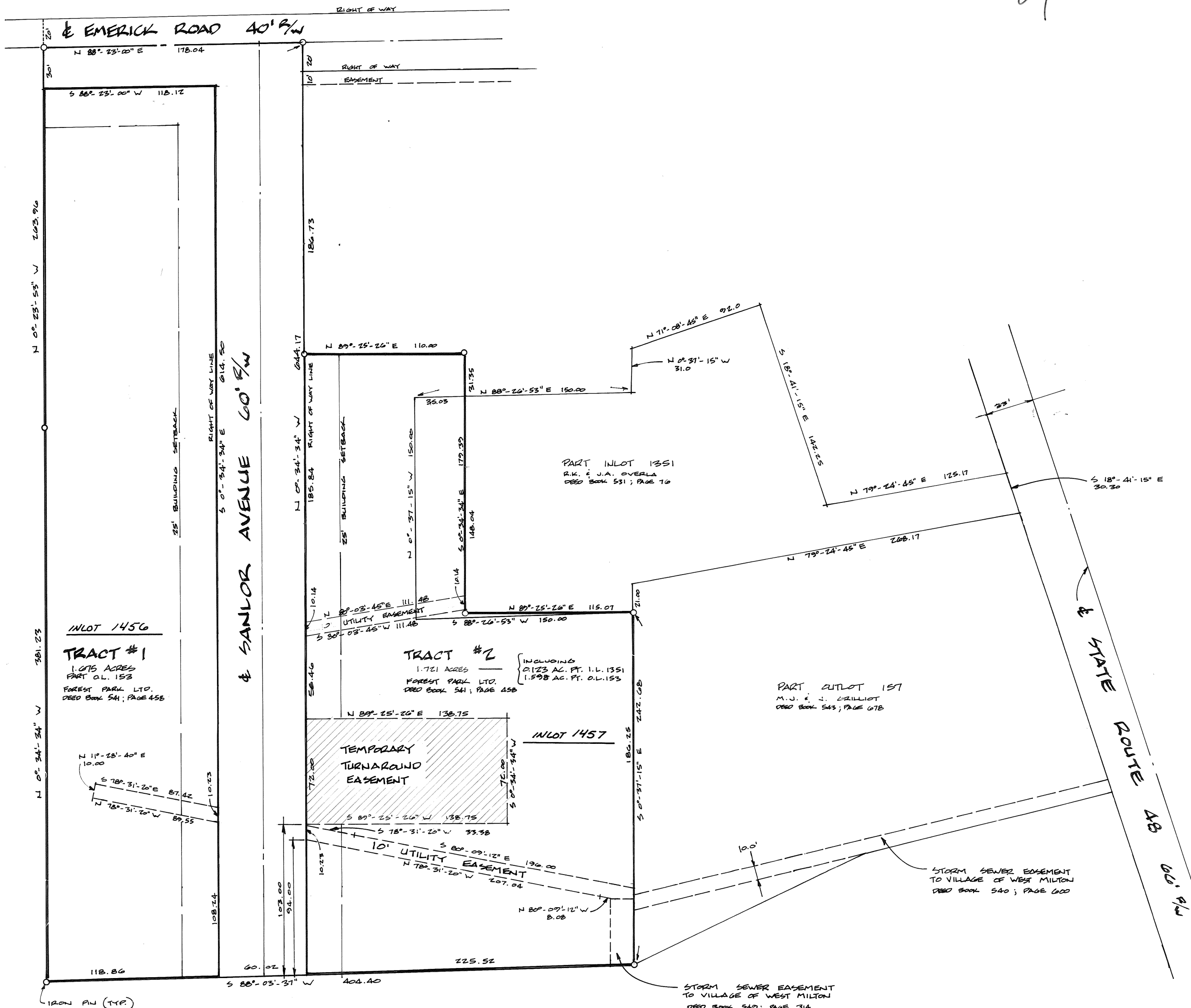
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE CAME THE ABOVE ~~Robert A. McGaughlin~~ TO ME KNOWN WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL THIS 12TH DAY OF November 1981

Betty L. King
NOTARY PUBLIC

March 2, 1983
MY COMMISSION EXPIRES



Stanley L. Trissell Jr.
COZATI TRISSELL ENGINEERS
CIVIL ENGINEERS LAND SURVEYORS
124 WEST MAIN STREET TROY OHIO



REPLAT OF PARTS OF OUTLOTS 210, 211, 212, 214, AND 245 IN THE CITY OF TROY, OHIO

Volume 16 Page 29

Miami County Recorder's Records of Plats

Received for record this 8th day of OCTOBER, 1992, at 1:30 P.m.

File number 132911 Fee \$ 21.60

Janet E. Cain, Recorder
Janet E. Cain, Miami County Recorder

by Deputy

DESCRIPTION

Being a replat of parts of Outlots 210, 211, 212, and 245 in the City of Troy, Miami County, Ohio as shown in Miami County Recorder's Plat Book 2, Pages 27 and 83.

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.

Richard W. Klockner Richard W. Klockner
Witness
Kristina A. Fields
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 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 28TH day of JULY, 1992.

Richard W. Klockner
Notary Public My commission expires: October 19, 1996
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996

This replat reviewed and approved at a meeting of the Planning Commission of the City of Troy, Ohio, held this 8th day of July, 1992.

Chris A. Peeples Sup. D. Knight
Chairman Secretary

This replat reviewed and approved this 8th day of Oct, 1992.

Chris A. Peeples Linda Pearson
Chris A. Peeples, Miami County Auditor by Deputy

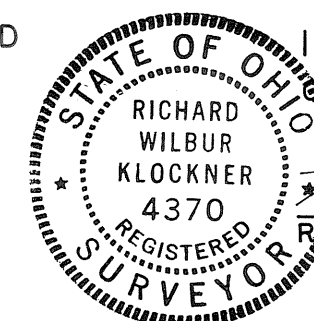
REFERENCES

LOT SURVEY VOLUME 12, PAGE 99
DEED VOLUME 586, PAGE 698

LEGEND

- IRON PIN FOUND
- IRON PIN SET

I hereby certify this replat to be a true and correct survey as shown hereon.

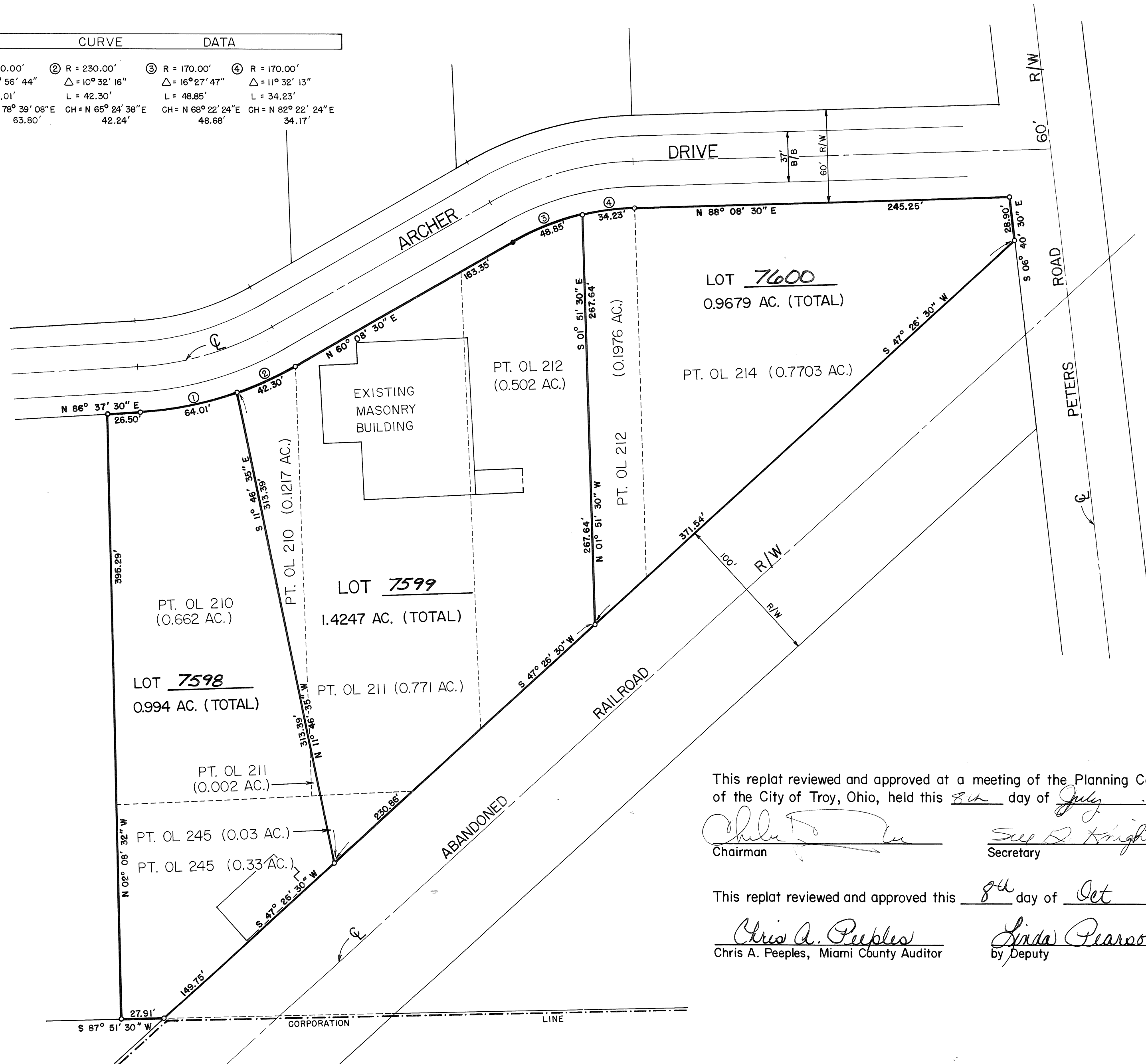


Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370

SCALE: 1" = 50'



CURVE DATA	
① R = 230.00' Δ = 15° 56' 44" L = 64.01' CH = N 78° 39' 08" E 63.80'	② R = 230.00' Δ = 10° 32' 16" L = 42.30' CH = N 65° 24' 38" E 42.24'
③ R = 170.00' Δ = 16° 27' 47" L = 48.85' CH = N 68° 22' 24" E 48.68'	④ R = 170.00' Δ = 11° 32' 13" L = 34.23' CH = N 82° 22' 24" E 34.17'

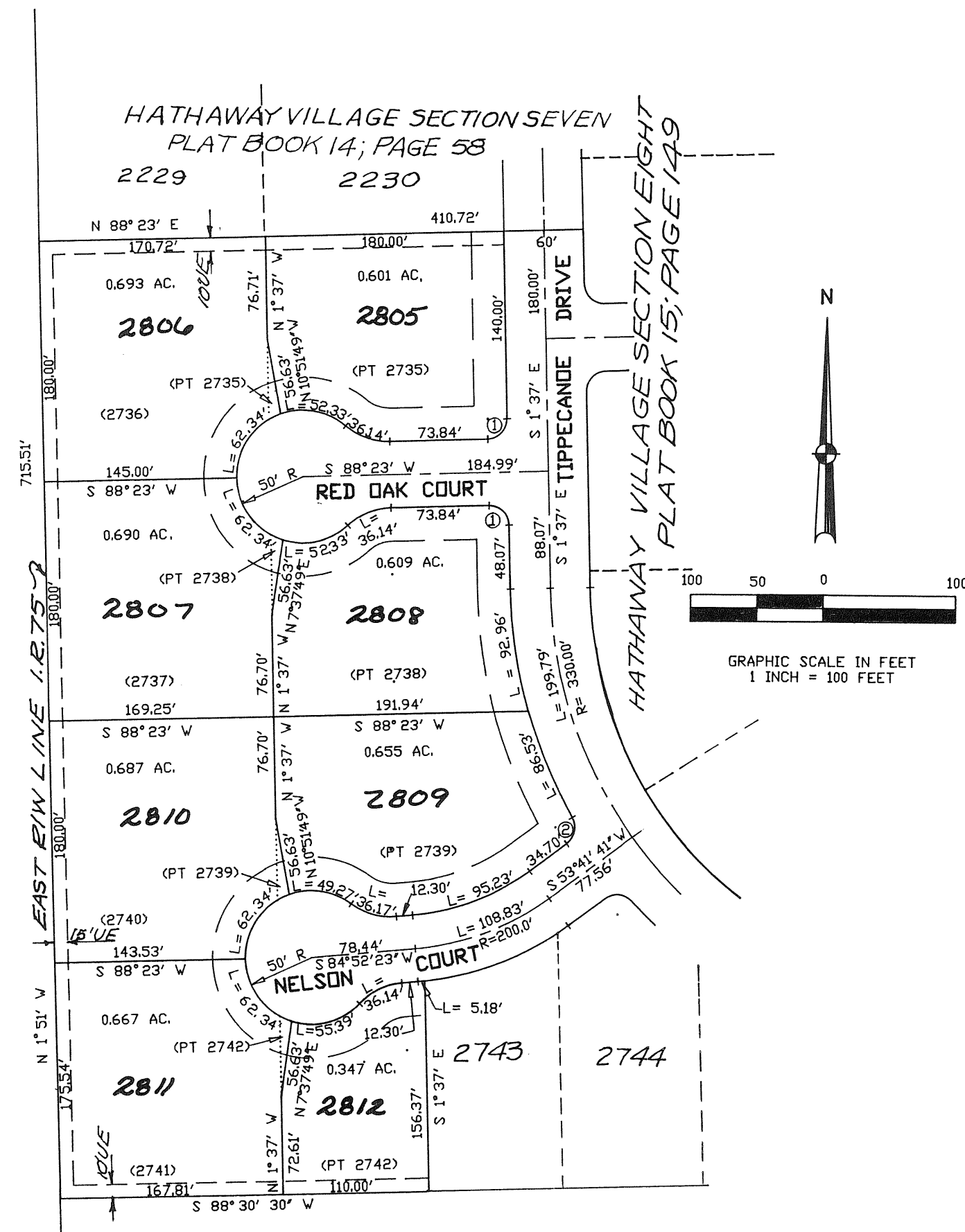


REPLAT OF INLOTS 2735, 2736, 2737, 2738, 2739, 2740, 2741 AND 2742 IN HATHAWAY VILLAGE SECTION EIGHT, TIPP CITY, OHIO

PLAT BOOK 16 PAGE 30
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 19th DAY OF
OCTOBER, 1992 AT 2:15 P.M.

FILE NO. 133367 FEE: \$ 21.60

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



CORNER RADIUS CURVE DATA		
RADIUS	DELTA	LENGTH
① 15.0'	90 00' 00"	23.56'
② 15.0'	83 52' 37"	21.96'

INLOT 2245
SPRINGHILL NURSERIES, INC.

IN ADDITION TO EASEMENTS SHOWN HEREON. A FIVE
FOOT UTILITY EASEMENT IS HEREBY GRANTED ADJA-
CENT TO ALL INTERIOR LOT LINES.

PROTECTIVE COVENANTS AND RESTRICTIONS
NOTE: THE PROTECTIVE COVENANTS AND RESTRICTONS FOR LOTS IN THIS REPLAT 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 AUTOMATI-
CALLY 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.

BEING A REPLAT OF INLOTS 2735, 2736, 2737, 2738, 2739, 2740, 2741 AND 2742 AS SHOWN ON HATHAWAY VILLAGE SECTION EIGHT, WHICH
IS RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 15, PAGE 149 SAID PROPERTY BEING PART OF ORIGINAL OUTLOT 83
IN TIPP CITY, OHIO, ACQUIRED BY BORCHERS CONSTRUCTION CO. BY DEEDS RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK
529, PAGE 61 AND BOOK 585, PAGE 310.

DEDICATION

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

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH
SURFACE WATER DRAINAGE OR 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* *Dianna S. Borchers* *Richard W. Klockner*
NELSON C. BORCHERS, PRESIDENT KATHY MUSICK, VICE PRESIDENT WITNESS DIANNA S. BORCHERS 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 THE AUTHORITY OF THE CORPORA-
TIONS 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 TIPP CITY, OHIO, THIS
19TH DAY OF OCTOBER, 1992.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES My Commission Expires October 19, 1996
Richard W. Klockner, Notary Public
in and for the State of Ohio

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 13TH DAY OF OCTOBER, 1992,
THIS PLAT WAS REVIEWED AND APPROVED.

Philip L. Wampler CHAIRMAN *Neva Hufford* SECRETARY

APPROVED AND TRANSFERRED THIS 19th DAY OF October, 1992.

Chris A. Peoples BY: *Cheryl Beaver*
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

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

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



REPLAT OF INLOTS 2735 THRU 2742, 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>9 OCT</u> <u>1992</u>	DRAWN BY: <i>DEH</i> TRACED BY: CHECKED BY: <i>Rwl</i> SCALE: 1" = 100'	SHEET NO. <u>1 OF 1</u>

Section Two

3.266 Ac. Total 2.808 Ac. Lots 0.458 Ac. Street

RESTRICTIVE COVENANTS

- ## DETENTION BASIN AND STORMWATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:

- VOLUME 16 PAGE 31
MIAMI COUNTY RECORDER'S PLAT
RECORDS FILE NUMBER 133847
RECEIVED FOR RECORD OCT. 28th 1982
AT 1:00 pm FEE \$21.60

TRANSFERRED THIS 28th DAY OF October, 1992

Chris A. Peoples
MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEPUTY AUDITOR

Subdivision Description

Being a subdivision situated in the southeast quarter of Section 4;
Town 4; Range 6E; in Concord Township, Miami County, Ohio. Containing
3.266 Acres of a total of 14.366 Acres as conveyed to Shroyer
Brothers, an Ohio partnership, by deed recorded in Miami County
Recorder's Record of Deeds Book 549 ; Page 223, AND CONVEYED TO DEAN
E. SHROYER BY DEED RECORDED AT VOLUME 637, PAGE 315.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE
LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE
PROTECTIVE COVENANTS AND RESTRICTIONS AND DO HEREBY VOLUNTARILY
CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF ALL
PARTS OF THE ROADS, STREETS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING
STRIPS, PUBLIC GROUNDS, ETC..., SHOWN HEREON AND NOT HERETOFORE
DEDICATED, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION,
MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE
DRAINAGE OR OPEN WATERWAYS OR OPERATION OF GAS, SEWER, WATER,
ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE
EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS
TO THE FREE USE OF SAID 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.

Individual Dedication

WITNESS THEREOF THIS 15th DAY OF OCTOBER, 1992
WITNESS Sheryl K. Walker SIGNED Dean E. Shroyer by Barbara C. Shroyer
Barbara C. Shroyer DEAN E. SHROYER, BY BARBARA C. SHROYER
SIGNED Barbara C. Shroyer SHROYER
BARBARA C. SHROYER

STATE OF OHIO, COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO,
PERSONALLY APPEARED DAAN E. SHROYER AND BARBARA C. SHROYER
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 15th DAY OF

NOTARY PUBLIC

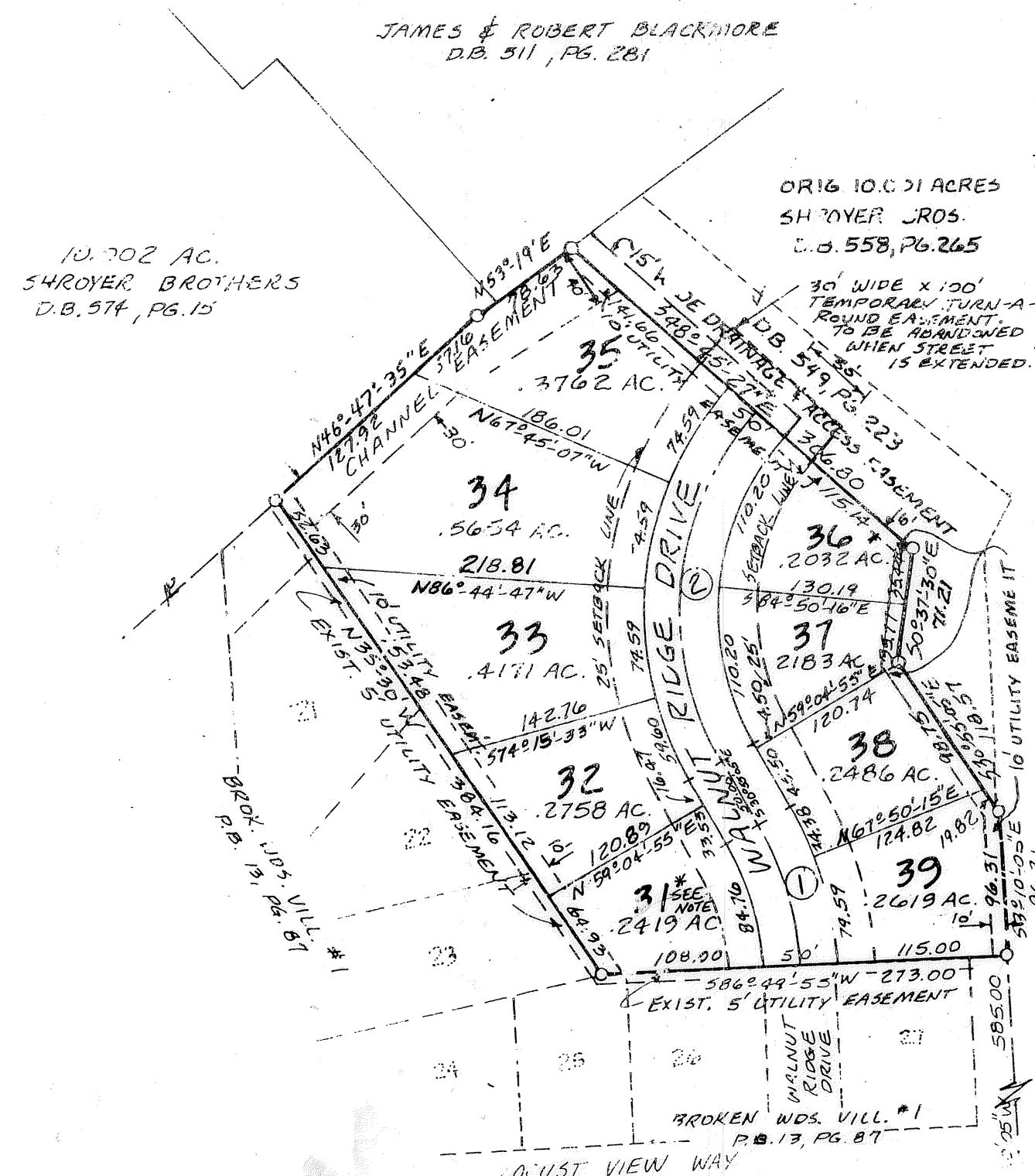
MY COMMISSION EXPIRES

I HEREBY CERTIFY THAT THIS MAP IS A
TRUE AND COMPLETE SURVEY MADE
UNDER MY SUPERVISION
ON JANUARY 12, 1938 THAT ALL
MONUMENTS ARE SET AS SHOWN

Michael W. Cozatt 1-12-08
REGISTERED SURVEYOR #6201

NOTE: DEAN E. SHROYER AND BARBARA C. SHROYER ARE HUSBAND AND WIFE - BARBARA C. SHROYER HAS EXECUTED THIS DECLARATION ON BEHALF OF DEAN E. SHROYER PURSUANT TO POWER OF ATTORNEY RECORDED AT P.O.A. VOLUME 14, PAGE 77

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT STREET TROY OHIO
JOB NO.



C CURVE DATA:				
#	Δ	RAD.	L	LONG CHORD
1	27°45'	200'	96.87	95.92 N17°02'36"W
2	72°09'39"	200'	251.89	235.57 N5°09'44"E

NOTE:
10' UTILITY EASEMENT BEHIND ALL STREET
RIGHT-OF-WAY LINES. 5' UTILITY EASEMENT
ON EACH SIDE OF ALL REAR AND SIDE LOT LINES,
EXCEPT AS OTHERWISE SHOWN.

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 26 DAY OF October, 1992.

George R. Mote
CHAIRMAN

Wan Brundavir
SECRETARY

APPROVED: CITY OF TROY PLANNING COMMISSION

DATE: 11-21-78
THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 21 DAY OF October 1978. (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 211.041, G.C. (REVISED CODE).)

THIS PAGE REVIEWED AND APPROVED THIS 16TH DAY OF OCTOBER, 1964

D. Chitt
MIAMI COUNTY ENGINEER

* NOTE:

SEE AFFIDAVIT RECORDED IN D.B. 641 PG. 292

CHANGING LOT NO. 31 TO LOT NO. 40.

BROKEN WOODS SECTION 6

4 TOWN 6 RANGE 4 SE & SW 1/4 CONCORD TOWNSHIP MIAMI COUNTY

PLAT BOOK 16 PAGE 32
MIAMI COUNTY RECORDER'S PLAT
RECORDS RECEIVED FOR RECORD THIS
28th DAY OF OCTOBER
1992 AT 1:01 PM. FILE NUMBER 133848
FEE \$ 21.00

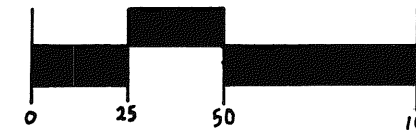
Janet E. Cain By: Bobbie Mueller
MIAMI COUNTY RECORDER Deputy

CURVE DATA:

NO.	RADIUS	DELTA	ARC	CHORD
1	414.38	14-44-35	106.63	S26°40'43"W 106.33
2	60.00	34-05-07	35.69	S02°15'52"W 35.17
3	60.00	84-22-33	88.36	S12°40'12"W 80.59
4	60.00	62-17-52	65.24	S86°00'25"W 62.07
5	60.00	62-17-52	65.24	N31°41'43"W 62.07
6	60.00	60-38-17	63.50	N29°46'22"E 60.59
7	60.00	42-05-21	44.08	N39°02'50"E 43.09
8	464.38	14-44-35	119.49	N26°40'43"E 119.16
9	439.38	19-30-00	149.54	N24°18'00"E 148.82
10	60.00	14-44-22	15.44	S22°08'53"E 15.39
11	464.38	01-18-16	10.57	N18°39'17"E 10.57

2.7724 ACRES LOTS 0.4317 ACRES STREETS

SCALE 1"=50 FT.



TRANSFERRED THIS 28th DAY OF October, 1992.

Chris A. Peoples
MIAMI COUNTY AUDITOR

BY: Cheryl Beaver
DEPUTY AUDITOR

Subdivision Description

Being a subdivision situated in the southeast quarter of Section 4; Town 4; Range 6E; in Concord Township, Miami County, Ohio. Containing 3.2041 Acres of a total of 10.166 Acres as conveyed to Shroyer Brothers, an Ohio partnership, by deed recorded in Miami County Recorder's Record of Deeds Book 580; Page 283, AND CONVEYED TO DEAN E. SHROYER BY DEED RECORDED AT VOLUME 637, PAGE 315.

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE PROTECTIVE COVENANTS AND RESTRICTIONS AND DO HEREBY VOLUNTARILY CONSENT, TO THE EXECUTION OF SAID PLAT, AND TO THE DEDICATION OF ALL PARTS OF THE ROADS, STREETS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, PUBLIC GROUNDS, ETC., SHOWN HEREON AND NOT HERETOFORE DEDICATED, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE DRAINAGE OR OPEN WATERWAYS OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID 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.

Individual Dedication

IN WITNESS WHEREOF THIS 15th DAY OF OCTOBER, 1992.

WITNESS Sheryl K. Walker

SIGNED Dean E. Shroyer By: Barbara C. Shroyer
DEAN E. SHROYER, BY BARBARA C. SHROYER
SIGNED Barbara C. Shroyer
BARBARA C. SHROYER

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, ON NOVEMBER 1, 1991: THAT ALL MONUMENTS ARE SET AS SHOWN.

Michael W. Cozatt 11-02-91
SURVEYOR - 56001

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR MIAMI, OHIO, PERSONALLY APPEARED DEAN E. SHROYER, BY BARBARA C. SHROYER, WHO ACKNOWLEDGE THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

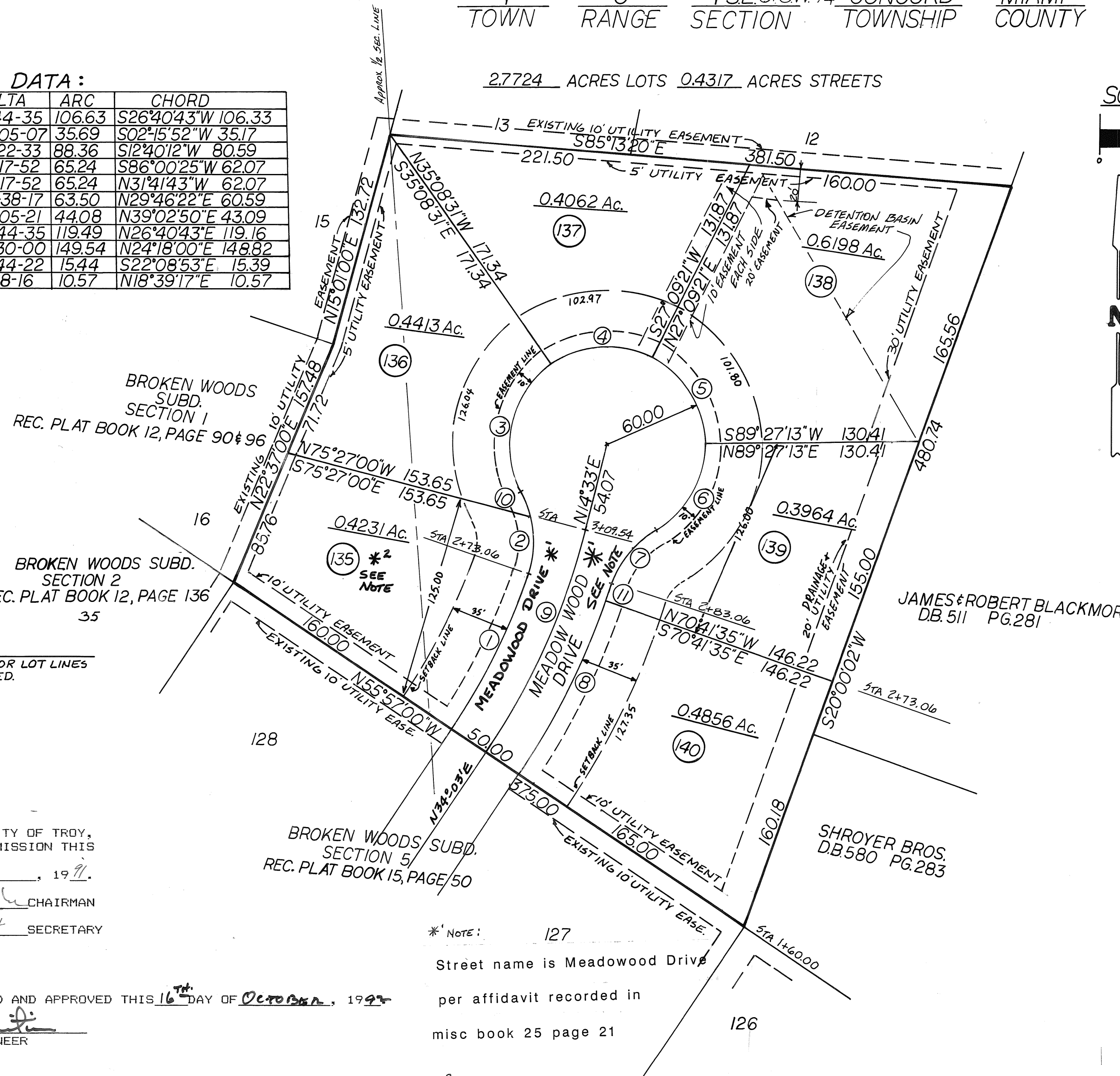
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 15th DAY OF OCTOBER, 1992.

Barbara C. Shroyer
NOTARY PUBLIC

MY COMMISSION EXPIRES Section 147-02, O.R.C.

NOTE: DEAN E. SHROYER AND BARBARA C. SHROYER ARE HUSBAND AND WIFE - BARBARA C. SHROYER HAS EXECUTED THIS DEDICATION ON BEHALF OF DEAN E. SHROYER PURSUANT TO POWER OF ATTORNEY RECORDED AT P.O.A. VOLUME 14, PAGE 77.

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO 45373
JOB NO. 02290



EASEMENTS:
5' ON EACH SIDE OF INTERIOR LOT LINES
UNLESS OTHERWISE NOTED.

APPROVED BY THE CITY OF TROY,
OHIO PLANNING COMMISSION THIS

27th DAY OF NOV., 1991.

Chairman

Secretary

THIS PLAT REVIEWED AND APPROVED THIS 16th DAY OF October, 1992

Donna Christman
MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING
COMMISSION THIS 26 DAY OF October, 1992.

George R. Mule
CHAIRMAN

Namir R. Brandwira
SECRETARY

THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 21 DAY OF
October, 1992. (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

* NOTE: 127

Street name is Meadowood Drive

per affidavit recorded in

misc book 25 page 21

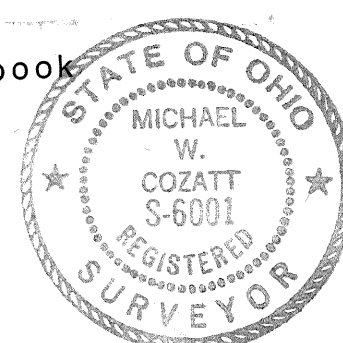
*2 NOTE:

Lot number 135 is now known

as Lot Number 141 per affidavit

recorded in deed book

640 page 96



SHENANDOAH SUBDIVISION — SECTION 13

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 April 1, 2012.

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

PLAT BOOK 16 PAGE 33

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. 134215

RECEIVED FOR RECORD: 11:40 AM
TIME

FEE: \$ 2160 Nov. 4 1992
DATE

Janet E. Cain Recorder
MIAMI COUNTY RECORDER

STREETS = 1.486 Ac.
LOTS = 9.309 Ac.
TOTAL = 10.795 Ac.

DESCRIPTION

Being a subdivision situated in Section 5, Town 4, Range 6, in Concord Township, Miami County, Ohio, containing 10.795 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 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.

Sandra L. Jones
WITNESS

Dolores Kinnison
WITNESS

Sandra L. Jones
WITNESS

Jerena E. Moya
WITNESS

Daniel D. Turner
DANIEL D. TURNER

Gail W. Turner
GAIL W. TURNER

PEOPLES SAVINGS BANK

Ronald B. Scott
RONALD B. SCOTT PRES.

William B. Whidden
WILLIAM B. WHIDDEN VICE-PRES.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 21 day of JAN, 1992, 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 by its president Ronald B. Scott and its 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: 2-11-93
DATE

Sandra L. Jones
NOTARY PUBLIC

DRAINAGE AND STORMWATER COVENANTS

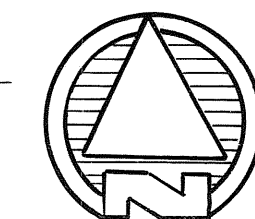
THE FOLLOWING COVENANTS ARE NOT AMENDABLE AND SHALL RUN WITH THE LAND:

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 and 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 227 & 228, 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 in this plat are governed by the Miami Co. Stormwater Management Control Regulations as recorded in Misc. Book 21, Page 585, of the Miami Co. Recorder's records.

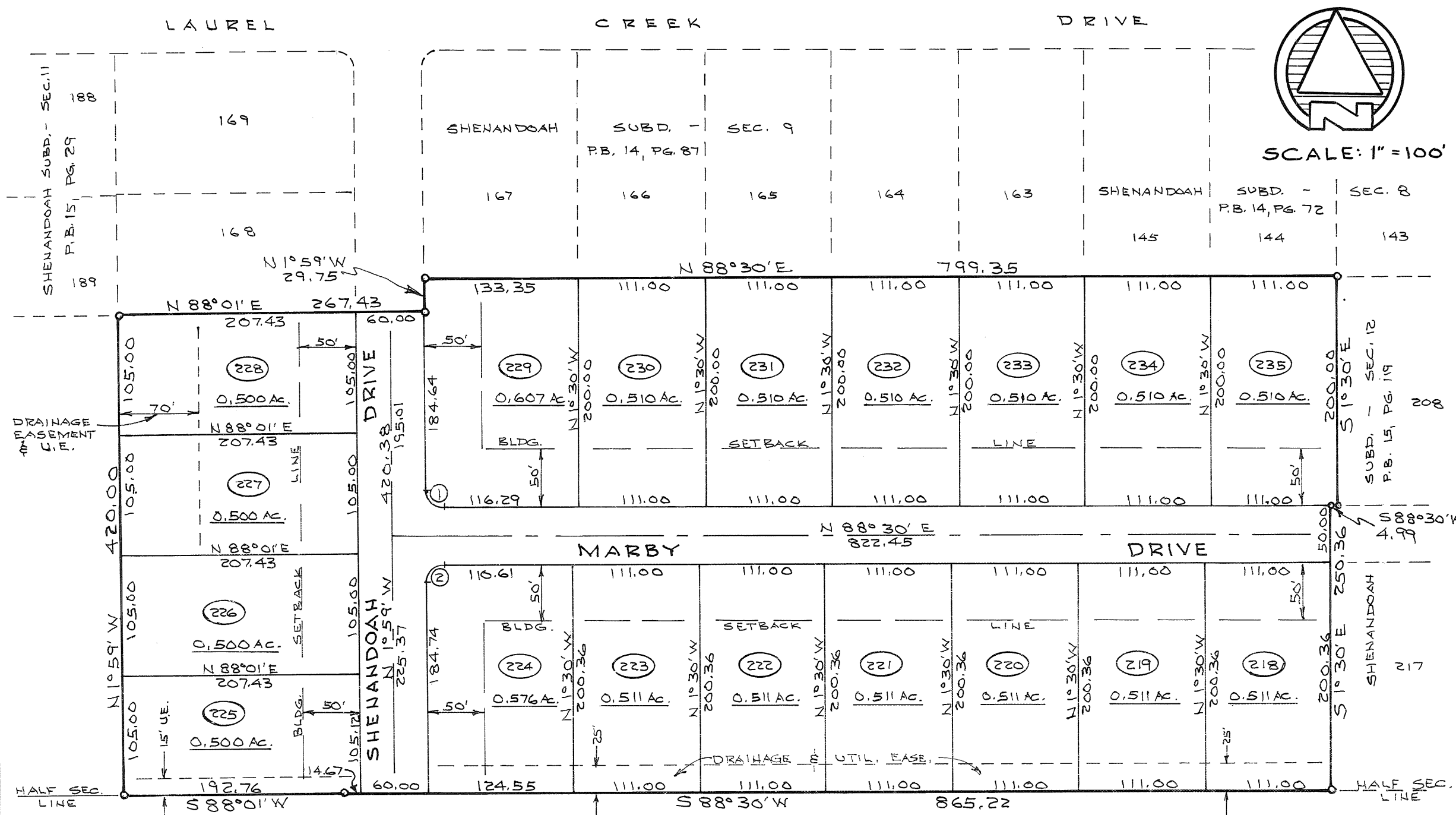
CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision Dec. 16, 1991. Curved distances measured along the arc. Iron pins to be set at all lot corners.

Daniel D. Turner
DANIEL D. TURNER, REG. SURVEYOR 4867



SCALE: 1"=100'



CITY OF TROY PLANNING COMMISSION

This plat reviewed and approved by City of Troy Planning Commission this 11 day of January, 1992.

CHAIRMAN

SECRETARY

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 11 day of January, 1992.

George R. Mote
CHAIRMAN

SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 11 day of January, 1992. (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)

Carl S. St.

Janet E. Cain

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 ten (10) ft. utility easement along and adjacent to all street rights-of-way.

MIAMI COUNTY AUDITOR

Approved and transferred this 11 day of January, 1992.

Chris A. Peoples
MIAMI COUNTY AUDITOR

Linda Pearson
DEPUTY COUNTY AUDITOR

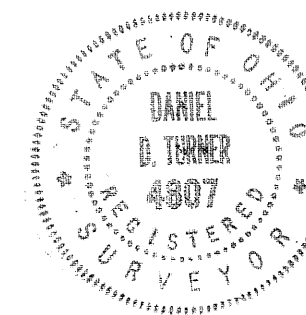
MIAMI COUNTY ENGINEER

This plat reviewed and approved this 11 day of January, 1992.

MIAMI COUNTY ENGINEER

CURVE DATA

① Δ = 89°31'	② Δ = 90°29'
R = 15.50	R = 15.50
L = 24.22	L = 24.49
T = 15.37	T = 15.63



SHENANDOAH SUBD. - SECTION 13

TROY - OHIO

Daniel D. Turner & Assoc.
19 S. PLUM ST. TROY - OHIO

• CIVIL ENGINEERING • LAND SURVEYING •

DATE: DEC. - 1991
DRAWN BY: DT.
CHECKED BY: DT.
FILE NO.: 134215

SCALE: 1"=100'

SHEET NO. 1/1

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 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, OHIO.
- 2. 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.

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.

WINDMERE SUBDIVISION SECTION 4
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

APPROVALS

ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, THIS 5th DAY OF OCTOBER, 1992 BY ORDINANCE NO. 51-92.

Thomas E. Dwyer PRESIDENT OF COUNCIL
Neva Hufford SECRETARY

APPROVED BY PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO THIS 11th DAY OF AUGUST, 1992.

Joan M. Dodd CHAIRMAN
Neva Hufford SECRETARY

PLAT BOOK 16 PAGE 34
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED November 10, 1992 AT 11:28 A.M.
FILE NUMBER 134519 FEE 21.60

Janet E. Cain RECORDER
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 9th DAY OF NOVEMBER, 1992.

Chris A. Peoples by Cheryl Beaver deputy
MIAMI COUNTY AUDITOR

DESCRIPTION

BEING A SUBDIVISION OF 16.191 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 12.029 ACRES IN LOTS AND 4.162 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 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.

John M. Tomb President
TIPPECANOE LAND COMPANY, INC.

Carolyn Z. Cundiff WITNESS

Judith E. Tomb Sec. Treas.
TIPPECANOE LAND COMPANY, INC.

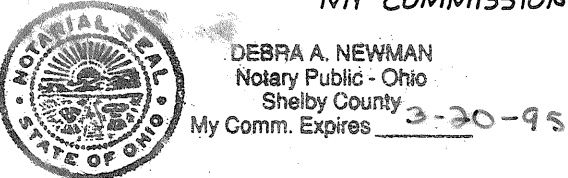
Debra A. Newman WITNESS

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 *John M. Tomb* ITS President, AND BY *Judith E. Tomb* ITS Sec. Treas., AND BY *Ronald Sencer* ITS Sr. Vice - 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 HERUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 10th DAY OF November 1992.

Debra A. Newman NOTARY PUBLIC
Mar. 25 1993 MY COMMISSION EXPIRES



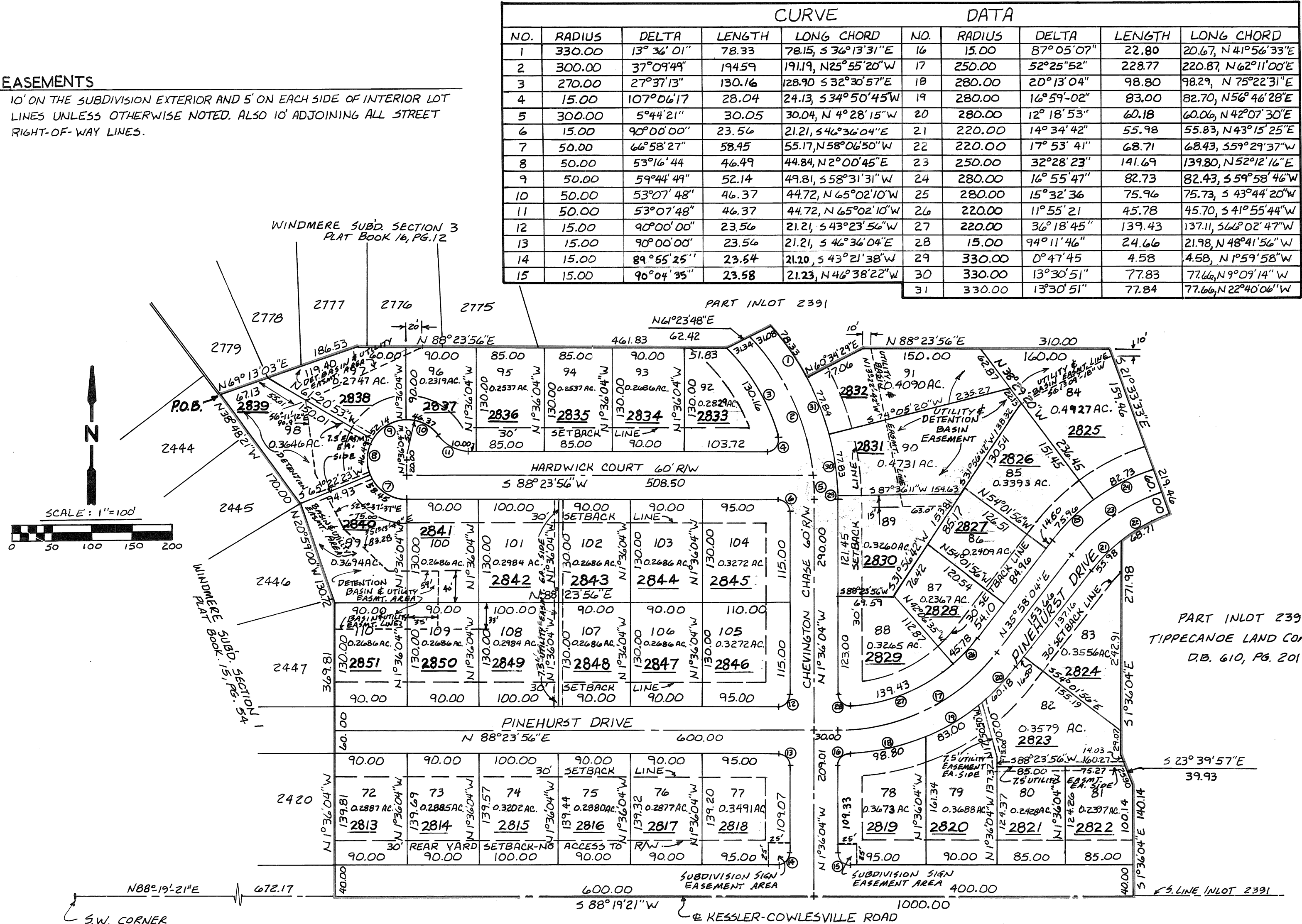
SURVEYOR'S STATEMENT

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 8-03-92
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 10192



REPLAT OF OUTLOT 176, PARTS OF OUTLOTS 199, 200, 201, 203,
AND OUTLOTS 207, 208, AND 209 IN THE CITY OF TROY

VOLUME 16 PAGE 35
MIAMI COUNTY RECORDER S PLAT RECORDS
RECEIVED FOR RECORD THIS 18TH DAY
OF NOVEMBER, 1992, AT 1:45 P.M.
FILE NUMBER: 134929 FEE: \$21.60
Janet E. Cain, Recorder
Janet E. Cain, MIAMI COUNTY RECORDER

By Deputy

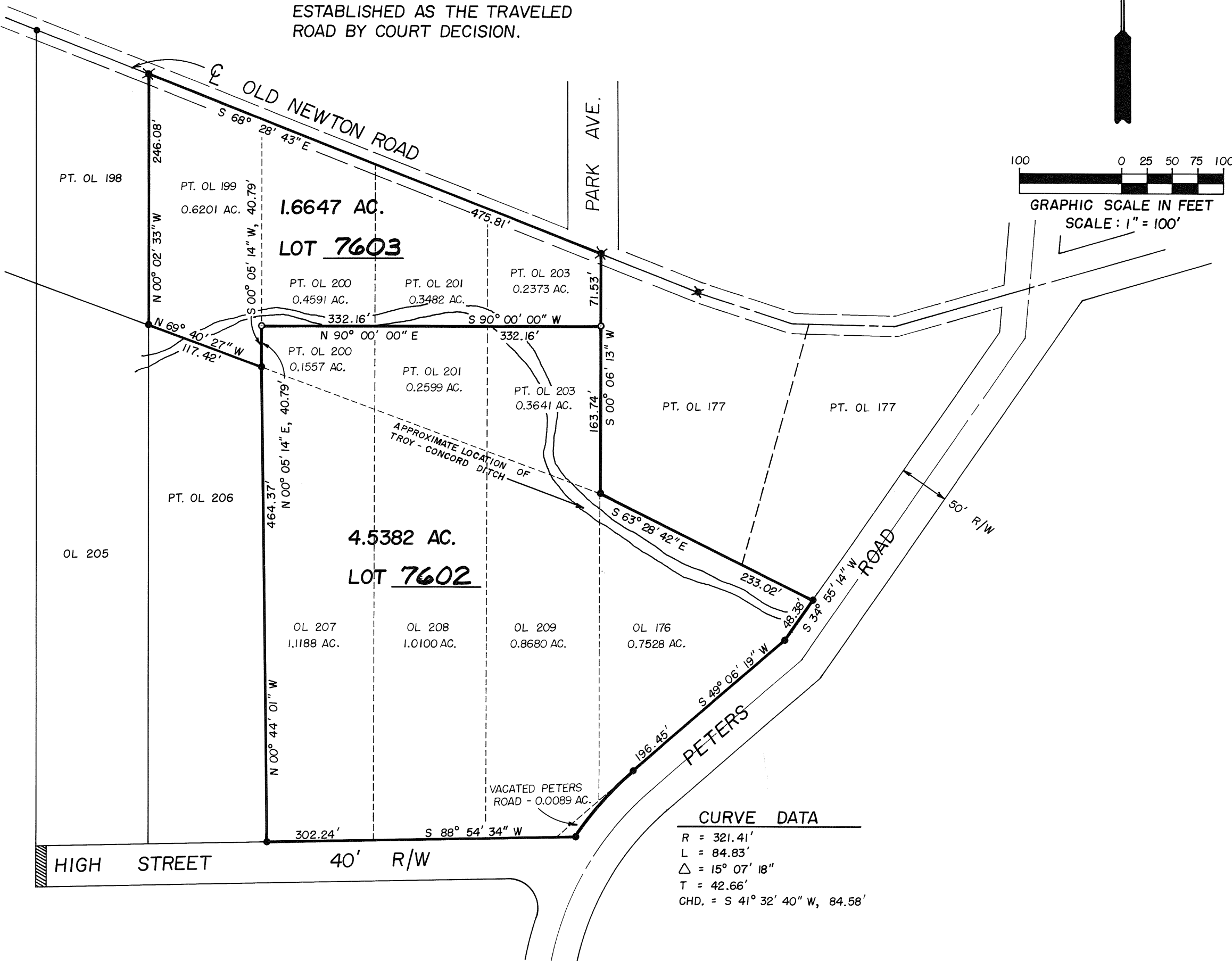
LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ✕ IRON PIPE FOUND
- ✕ P-K NAIL FOUND

REFERENCES

LOT SURVEY VOLUME 18, PG. 189
DEED VOLUME 614, PAGE 823

NOTE: WIDTH OF OLD NEWTON ROAD IS
ESTABLISHED AS THE TRAVELED
ROAD BY COURT DECISION.



DESCRIPTION

BEING A REPLAT OF OUTLOT 176, PARTS OF OUTLOTS 199, 200,
201, 203, AND OUTLOTS 207, 208, AND 209 IN THE CITY OF TROY.

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

Leib Lurie
Leib Lurie
Barbara M. Lurie
Barbara M. Lurie

Kristina L. Gable
Kristina L. Gable
Richard W. Klockner
Richard W. Klockner

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 WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME
AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS
12TH DAY OF OCTOBER, 1992.

Richard W. Klockner
Richard W. Klockner
Notary Public

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996
My commission expires:

AT A MEETING OF THE PLANNING COMMISSION OF THE
CITY OF TROY, OHIO, HELD THIS 14th DAY OF
October, 1992, THIS REPLAT WAS REVIEWED
AND APPROVED.

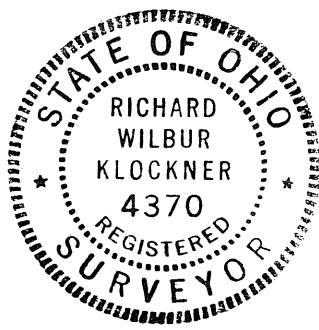
Chris A. Peoples
Chairman
Julia D. Wright
Secretary

THIS REPLAT APPROVED AND LOTS TRANSFERRED
THIS 18th DAY OF November, 1992.

Chris A. Peoples
Chris A. Peoples, MIAMI COUNTY AUDITOR
Linda Pearson
By Deputy

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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



REPLAT OF OUTLOT 176, PARTS OF OUTLOTS 199, 200, 201, 203, AND OUTLOTS 207, 208, AND 209 - CITY OF TROY		
LEIB AND BARBARA M. LURIE TROY, OHIO		
RICHARD W. KLOCKNER AND ASSOCIATES, INC. CIVIL ENGINEERING AND LAND SURVEYING TROY, OHIO 45373 PH: 513-339-5331		
DATE	DRAWN BY: A.S.	SHEET NO.
OCT. 4, 1992	TRACED BY:	1 of 1
	CHECKED BY: R.W.K.	
	SCALE: 1" = 100'	

REPLAT OF LOTS 1529 AND 1530 IN THE CITY OF TROY, OHIO

VOLUME 16 PAGE 36
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 18TH DAY OF
NOVEMBER, 1992, AT 1:46P.M.
FILE NUMBER: 134930 FEE: \$21.60

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

by Deputy

DESCRIPTION

BEING A REPLAT OF LOTS 1529 AND 1530 IN
EDGE AND CRUIKSHANK'S ADDITION TO THE CITY
OF TROY, RECORDED IN VOLUME 2, PAGE 108, OF
THE PLAT RECORDS OF MIAMI COUNTY.

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.

Mary Lou Heffner Richard W. Klockner
Mary Lou Heffner Witness

Christina L. Just
Witness

Witness

Witness

- LEGEND
● IRON PIN OR PIPE FOUND
○ IRON PIN SET (5 8" x 30")

REFERENCES
RECORD PLAT BOOK VOLUME 2, PAGE 108
LOT SURVEY VOLUME 19, PAGE 189
DEED BOOK VOLUME 552, PAGE 152

SHORTAGES IN THIS BLOCK HAVE BEEN
PRORATED INTO THIS LOT. BEARINGS
ARE BASED ON LOT SURVEY VOLUME
19, PAGE 189.

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.

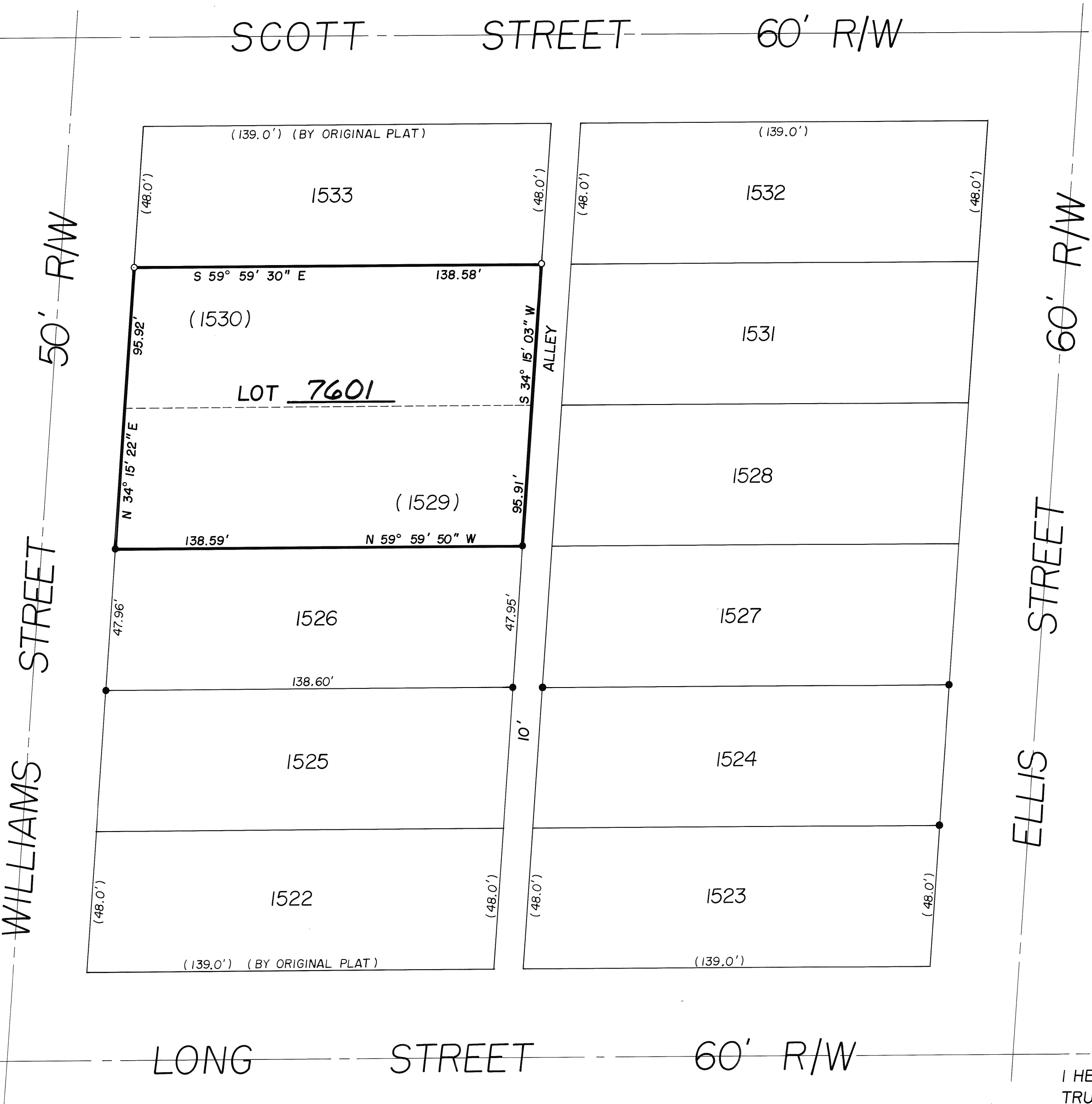
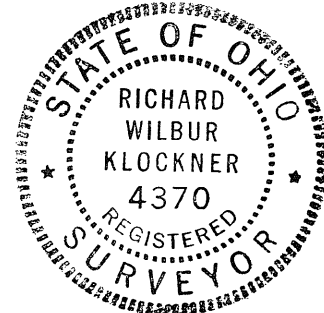
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME
AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 6TH
DAY OF NOVEMBER, 1992.

Richard W. Klockner
Notary Public

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996
my commission expires:

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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



AT A MEETING OF THE PLANNING COMMISSION OF
THE CITY OF TROY, HELD THIS 11th DAY OF
Nov., 1992, THIS REPLAT WAS REVIEWED
AND APPROVED.

Chris A. Peeples
Chairman

Sam D. Knight
Secretary

THIS REPLAT REVIEWED AND APPROVED
THIS 18th DAY OF November, 1992.

Chris A. Peeples
Chris A. Peeples, MIAMI COUNTY AUDITOR

Linda Pearson
by Deputy

REPLAT OF LOTS 1529 AND 1530 - CITY OF TROY		
MARY LOU HEFFNER 317 S. WILLIAMS ST. TROY, OHIO		
RICHARD W. KLOCKNER AND ASSOCIATES, INC. CIVIL ENGINEERING AND LAND SURVEYING TROY, OHIO 45373 (513) - 339 - 5331		
DATE	DRAWN BY: A.S.	SHEET NO.
NOV. 5, 1992	TRACED BY: CHECKED BY: R.W.K. SCALE: 1" = 30'	1 of 1

Proposed Annexation to the Village of West Milton, Ohio

144.534 ACRES IN SECTIONS 21 & 28, TOWN 6, RANGE 5
UNION TOWNSHIP, MIAMI COUNTY, OHIO

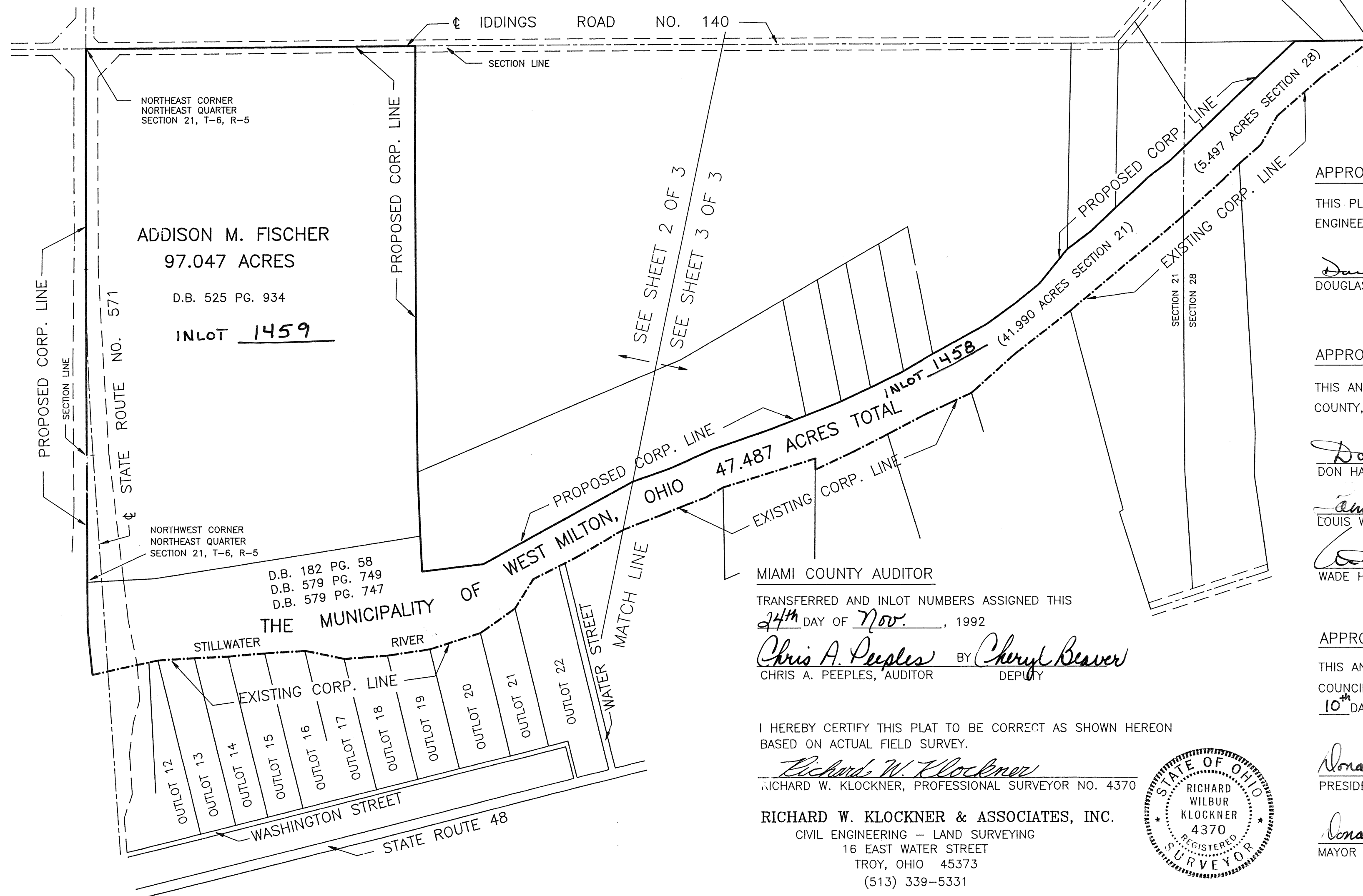
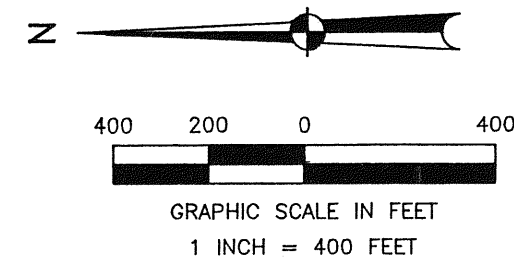
SEE ANNEXATION PROCEEDINGS RECORDED IN
RECORDER'S MISCELLANEOUS BOOK 24 PAGE 785

PLAT BOOK 16 PAGE 37
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 24th DAY OF
NOVEMBER, 1992 AT 10¹⁵ AM
FILE NO. 135209 FEE \$ 64.80

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

BY _____
DEPUTY

SHEET 1 OF 3



APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY
ENGINEER THIS 7th DAY OF AUGUST, 1992

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

APPROVAL OF MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION APPROVED BY THE COMMISSIONERS OF MIAMI
COUNTY, OHIO THIS 10th DAY OF AUGUST, 1992

Don Hart
DON HART

Louis W. Havenar
LOUIS W. HAVENAR

Waide H. Westfall
WAIDE H. WESTFALL

APPROVAL BY MUNICIPALITY OF WEST MILTON, OHIO

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE
COUNCIL OF THE MUNICIPALITY OF WEST MILTON, OHIO THIS
10th DAY OF NOVEMBER, 1992 BY ORDINANCE NO. CM-1109

Ronald R. Hamann
PRESIDENT OF COUNCIL

Linda L. Cantrell
CLERK OF COUNCIL

Donald R. Hamann
MAYOR

Charles H. Sele II
DIRECTOR OF LAW

MIAMI COUNTY AUDITOR

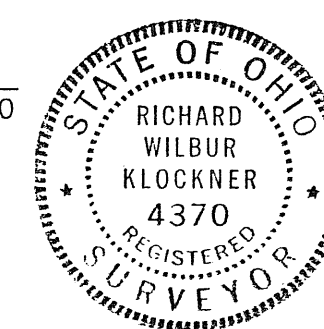
TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS
24th DAY OF Nov., 1992

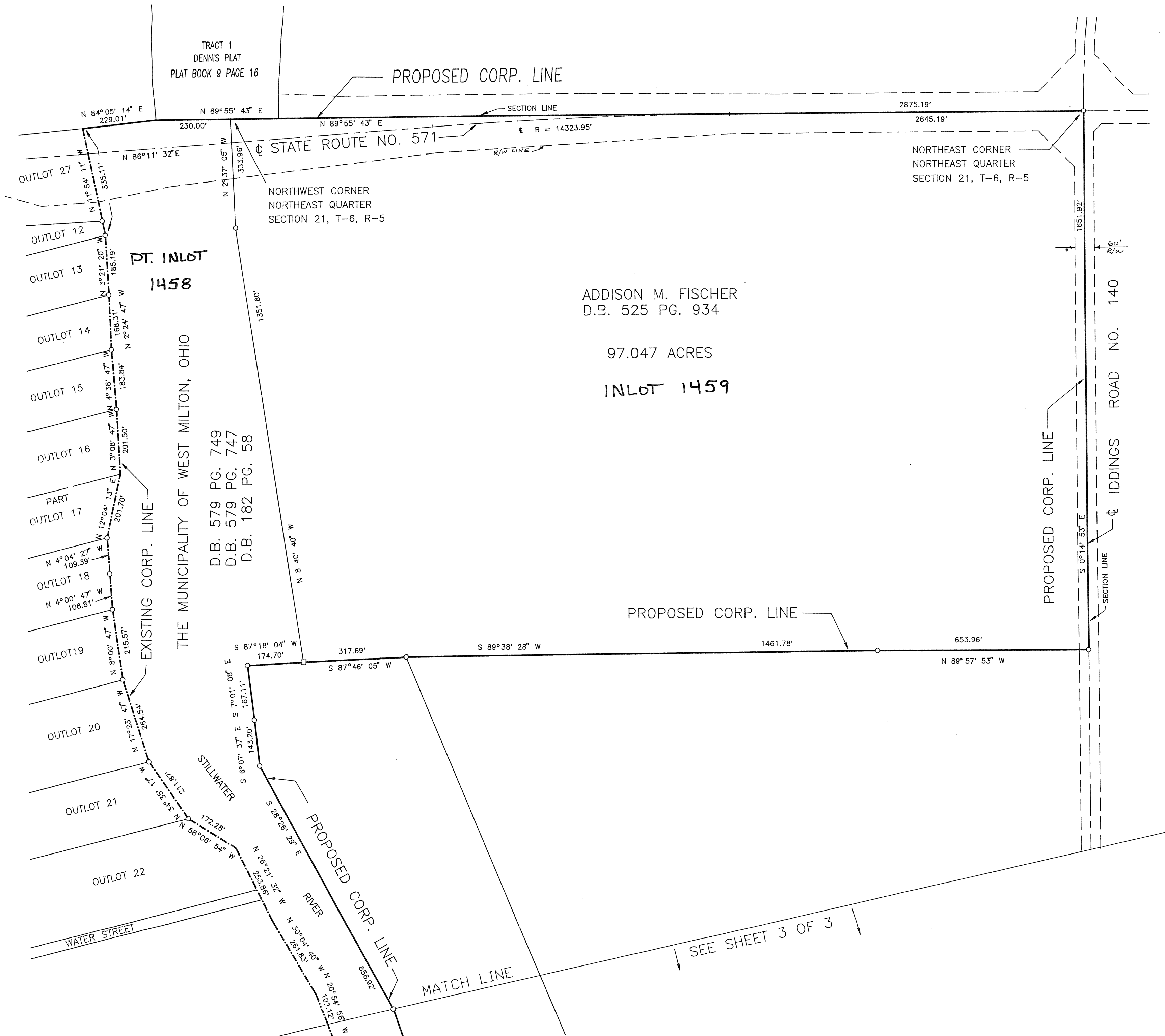
Chris A. Peeples BY *Cheryl Beaver*
CHRIS A. PEEPLES, AUDITOR DEPUTY

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN HEREON
BASED ON ACTUAL FIELD SURVEY.

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

RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING — LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373
(513) 339-5331







STREET R/W DEDICATION
PIQUA, OHIO
1.017 Total Acres

PLAT BOOK 16 PAGE 38-A

MIAMI COUNTY RECORDERS RECORD OF RECORDED PLATS

FILE NO. 135443 RECEIVED FOR RECORD 12:35 P.M.
Time

FEE 43⁰⁰/₁₀₀ December 3, 1992
Date

Janet E. Cain By: Bobbie Mueller, deputy
Miami County Recorder

CITY PLANNING COMMISSION

This plat reviewed and approved by the City of Piqua, Ohio

Planning Commission held this 10th day of Nov. 1992.

C. R. L. Loo Mark W. Spitzer Mike Taylor
Margaret M. Ginn

CITY COMMISSION

At a meeting of the City Commission of the City of Piqua, Ohio

held this 16 day of November, 1992, this plat was approved by

Ordinance No. 48-92

Randolph Kirchner Lucinda L. Fess
Joseph H. Wilson

MIAMI COUNTY AUDITOR

Approved and transferred this 3rd day of December, 1992

Chris A. Peoples by Cheryl
Miami County, Ohio Auditor
Beaver,
deputy

DESCRIPTION:

Situate in the City of Piqua, County of Miami, State of Ohio and being parts of Outlots 271, 272, 273 and 274 out of a 3.489 acre tract as conveyed to the City of Piqua as recorded in Deed Book 613, Page 288 of the Miami County deed records. Proposed right-of-way dedication containing a total of 0.985 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 do hereby dedicate the right-of-way as shown hereon to public use forever.

City of Piqua, Ohio
City Commission

Randolph Kirchner

Joseph H. Wilson

Lucinda L. Fess

Lucinda L. Fess

STATE OF OHIO, COUNTY OF MIAMI, SS:

Be it remembered that on this 16 day of November, 1992, before me, a Notary Public in and for said County and State, personally appeared the City of Piqua, Ohio by

Randolph Kirchner ; Joseph H. Wilson

Frank A. Barhorst ; Lucinda L. Fess

the City Commission, 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: July 11, 1994

Rebecca J. Loo
Notary Public

REBECCA J. LOO
NOTARY PUBLIC, STATE OF OHIO
COMMISSION EXPIRES JULY 11, 1994

RE R Zal
Witness

Rebecca J. Loo
Witness

RE R Zal
Witness

Rebecca J. Loo
Witness

RE R Zal
Witness

Rebecca J. Loo
Witness

RE R Zal
Witness

Rebecca J. Loo
Witness

Witness

Witness

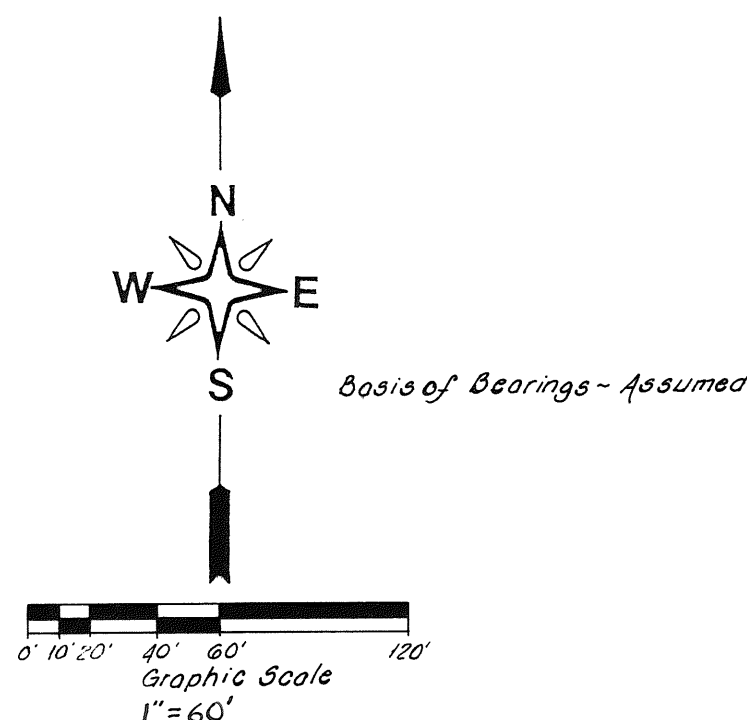
1
2

SHAW, WEISS & DE NAPLES
CONSULTING ENGINEERS
DAYTON, OHIO/CINCINNATI/VIRGINIA BEACH/KANSAS CITY

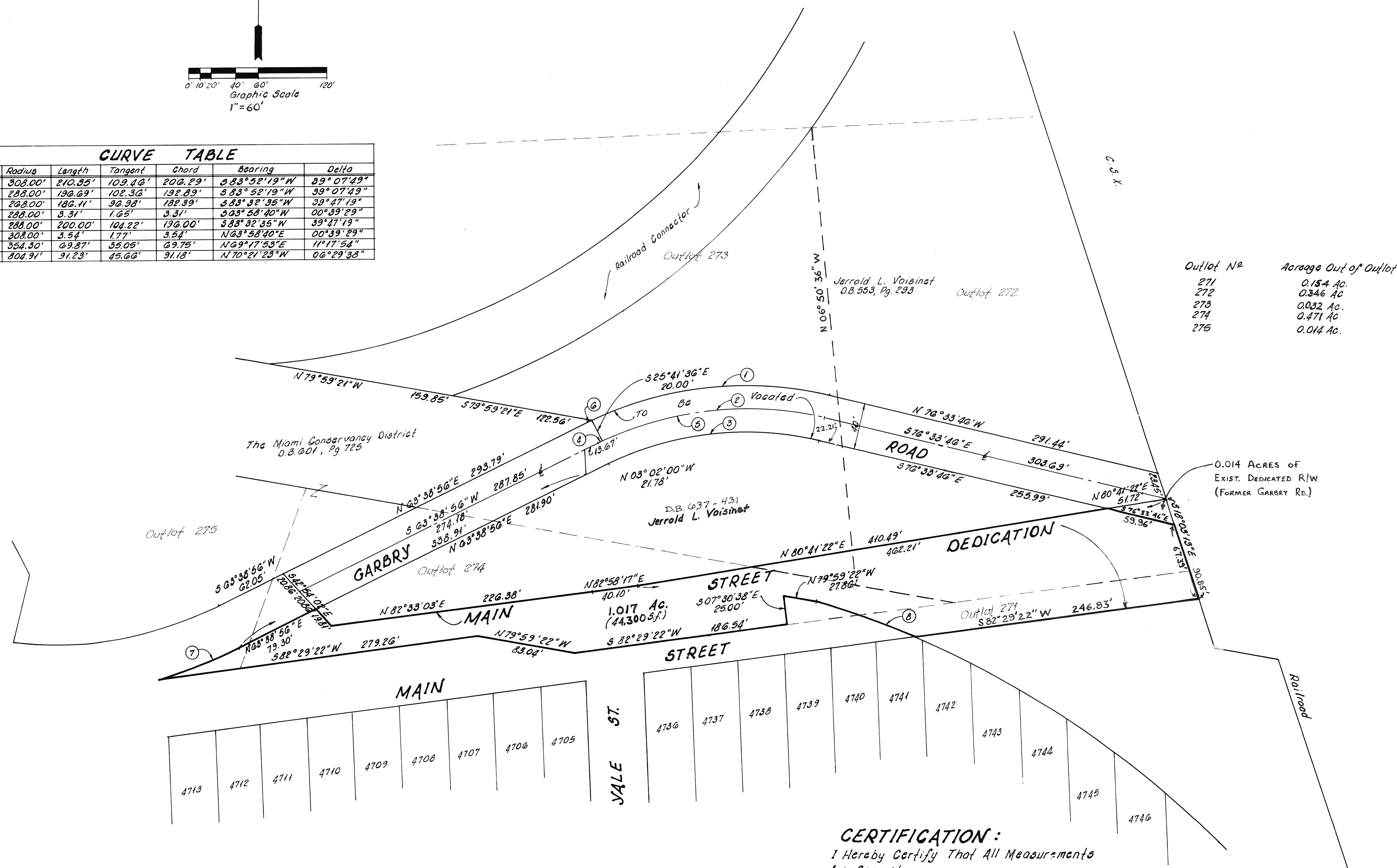
SCALE None DRAWN GWA. CHECKED R...
DATE 4/2/91 JOB NO. 2316

Sheet 1 of 2

STREET R/W DEDICATION PIQUA, OHIO 1.017 Total Acres



Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	308.00'	810.85'	109.46'	206.29'	S 83° 52' 19" W	39° 07' 49"
2	288.00'	196.69'	102.36'	192.89'	S 83° 52' 19" W	39° 07' 49"
3	268.00'	186.11'	96.98'	182.39'	S 83° 32' 35" W	39° 47' 19"
4	288.00'	3.31'	1.65'	3.31'	S 83° 58' 40" W	00° 39' 29"
5	288.00'	200.00'	104.22'	196.00'	S 83° 32' 35" W	39° 47' 19"
6	308.00'	3.54'	1.77'	3.54'	N 63° 58' 40" E	00° 39' 29"
7	354.30'	69.87'	35.05'	69.75'	N 69° 17' 53" E	11° 17' 54"
8	304.91'	91.23'	45.66'	91.18'	N 70° 21' 23" W	06° 29' 38"



Outlot No	Acres Out of Outlot
271	0.154 Ac.
272	0.346 Ac.
273	0.032 Ac.
274	0.471 Ac.
275	0.014 Ac.

CERTIFICATION:
I Hereby Certify That All Measurements
Are Correct.



Shaw Weiss & DeNaples
Eugene R. Brown 4/5/91
Eugene R. Brown Date
Registered Surveyor No. 4213

SHAW, WEISS & DE NAPLES		
PROFESSIONAL CORPORATION Consulting Engineers DAYTON, OHIO/CINCINNATI/VIRGINIA BEACH/KANSAS CITY		
SCALE 1"=60'	DRAWN G.W.A.	CHECKED R.A.
DATE 4/2/91	JOB NO. 2316	

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
MIA-41-16.55
NEWTON TOWNSHIP
MIAMI COUNTY, OHIO

Volume 16 Page 39

MIAMI COUNTY RECORDER'S

RECORD OF PLATS

RECEIVED FOR RECORD this R/W ONLY MIA-41-16.55
21 DAY OF December 1992 AT PID 4594 SJN 07736(0)

9:55 A.M. FILE NO. 136418

FEE: \$10.45

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

Acquiring Agency: The right-of-way for this improvement will be provided by the State of Ohio.

MIA-41-16.55	OHIO F.H.W.A. 5 REGION FEDERAL PROJECT
BRF 712(12)	

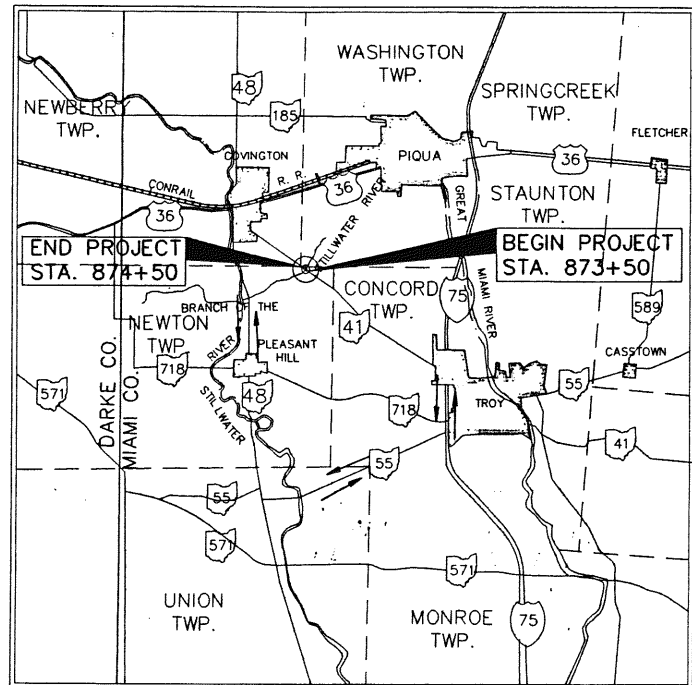


CONVENTIONAL SIGNS

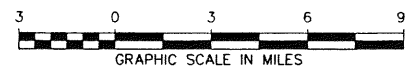
- | | |
|--|--|
| County Line ———— | Limited Access (only) ———— LA ———— |
| Township Line ———— | Right of Way (only) ———— R/W ———— |
| Section Line ———— | Limited Access & Right of Way ———— LA R/W ———— |
| Corporation Line ———— or ———— | Existing Right of Way ———— |
| Fence Line (existing) —X—X— (proposed) *-* | Property Line ———— (in existing fence) —X—X— |
| Center Line ———— | Railroad ———— or ———— |
| Trees (to be removed) (to be removed) (to be removed) | Guardrail (existing) ———— (proposed) ———— |
| Utility Poles: Telephone (to be removed) (to be removed) (to be removed) | |
| Power (to be removed) (to be removed) (to be removed) | |
| Light (to be removed) (to be removed) (to be removed) | |

INDEX OF SHEETS

- | | |
|------------------------------------|---|
| Centerline Survey Plat | 1 |
| Property Map | 2 |
| Summary of Additional Right-of-way | 3 |
| Right-of-way Plan | 4 |



LOCATION MAP



- | | |
|------------------------|-----|
| Portion to be improved | —○— |
| Federal Roads | —○— |
| State Roads | —○— |
| Detour Route | —○— |

1991 SPECIFICATIONS

The standard specifications of The State of Ohio, Department of Transportation including changes and supplemental specifications listed in the proposal shall govern this improvement.
I hereby approve these plans and declare that the making of this improvement will require the closing to traffic of the highway and that detours will be provided as indicated in plans.

Approved _____
Date _____ Assistant Deputy Director, Real Estate Administration
Approved _____
Date _____ Director, Department of Transportation

MIA 41-16.55
UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE
CALLED DIRECTLY

RECEIVED AUG 21 1992

WOOLPERT
CONSULTANTS
409 East Monument Avenue
Dayton, Ohio 45402-1226

Project MIA-41-16.55
Date of Letting _____ Contract No. _____

Seal

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
Approved: _____
Division Administrator _____ Date _____

CENTERLINE SURVEY PLAT

MIA - 41 - 16.55

NEWTON TOWNSHIP, MIAMI COUNTY
SECTION 3, TOWN 7, RANGE 5 EAST

VOL. 16 PAGE 40 MIAMI Co. RECORDERS PLATS

CALC.
BY
DATE
CHKD.
BY
DATE

MIA-41-16.55
BRF 712(12)

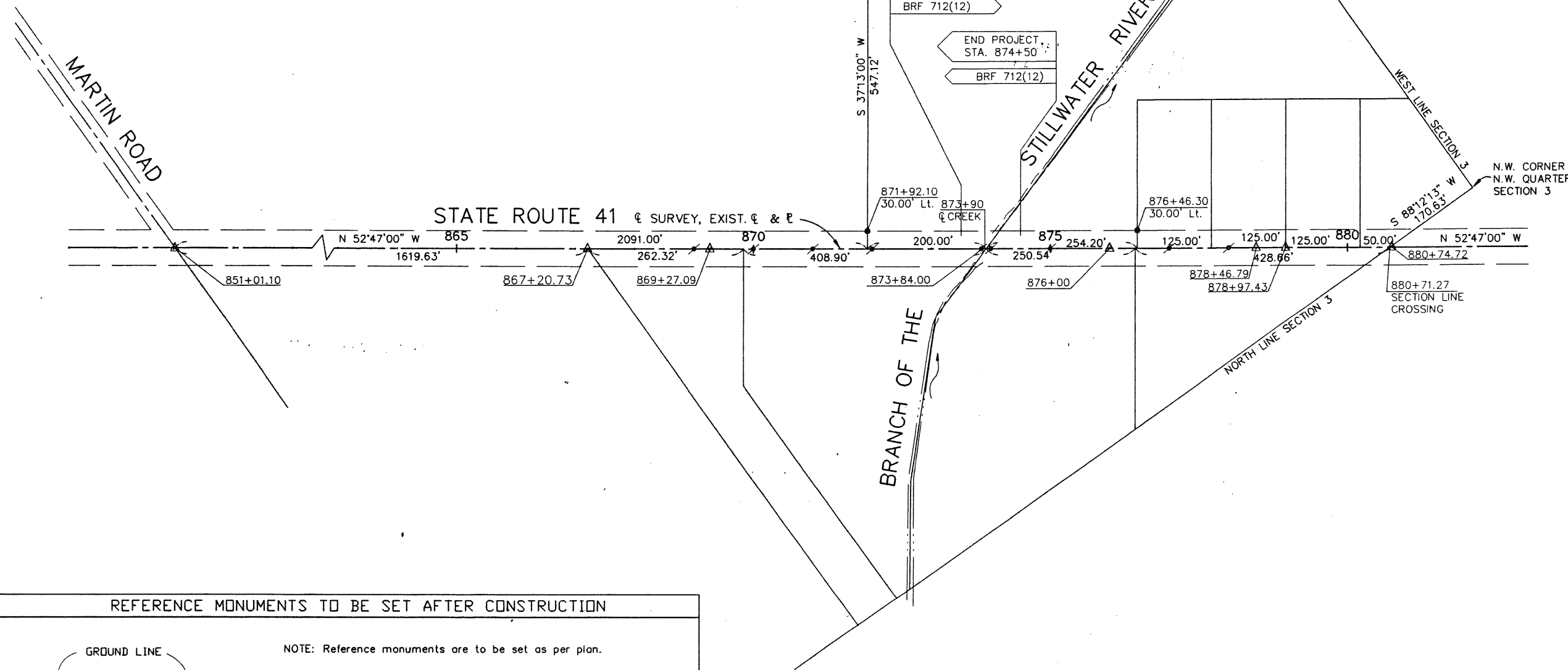
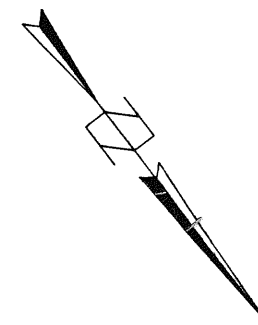
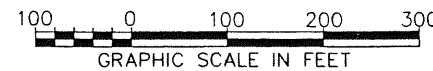
OHIO
F.H.W.A.
REGION 5

15
18

1
4

LEGEND

- ▲ R.R. SPIKE FOUND
- ✱ PK NAIL FOUND
- IRON PIN FOUND
- △ R.R. SPIKE SET
- 5/8" X 30" IRON PIN SET
- MONUMENT SET



9:56 A.M.

#136419 Fee \$10.45

RECEIVED 12-21-92 DATE

RECORDED 12-21-92 DATE

BOOK 16 PAGE 40

Janet E. Cain, Recorder

COUNTY RECORDER MIAMI COUNTY

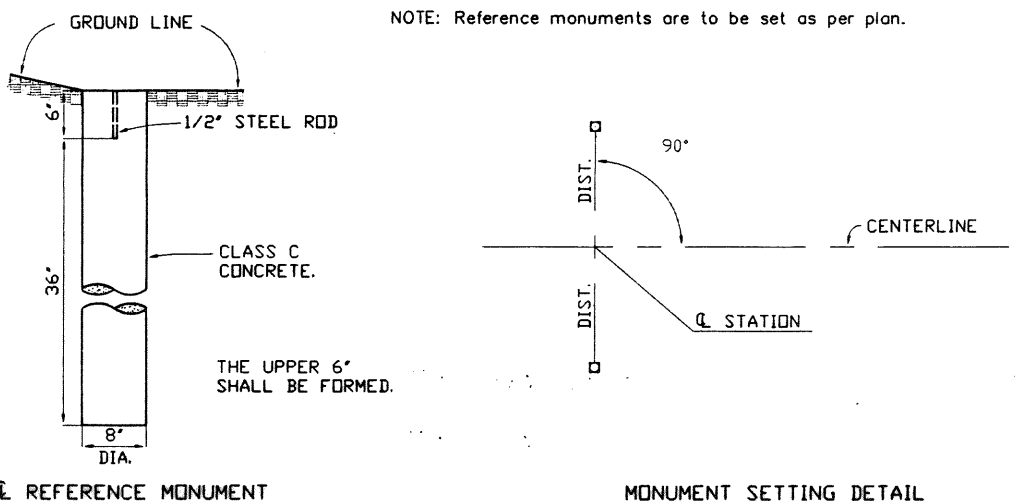
SIGNED _____ DISTRICT DEPUTY DIRECTOR

DATE _____

All PK Nails found that are not labeled are on even stations.

Bearings are based on the bearing of the center line of State Route 41 of N 52°47'00" W as shown on Survey Record Volume 20, page 190 in the Miami County Engineers Record of Land Surveys.

REFERENCE MONUMENTS TO BE SET AFTER CONSTRUCTION



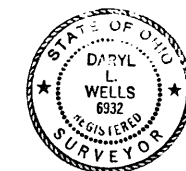
STATE ROUTE 41

Monuments to be set after construction			
STATION	LEFT	CENTER	RIGHT
871+76.48			36.00'
872+62.10	45.00'		
875+57.10			50.00'
875+95.22	39.00'		
Total Number of Monuments = 4			

I hereby state, to the best of my knowledge, information and belief that this plat is a true delineation of a field survey made for the Ohio Department of Transportation by Woolpert Consultants, in September, 1989.

WOOLPERT CONSULTANTS

By: *Daryl L. Wells* Date: *June 25, 1992*
Daryl L. Wells
Ohio Registered Surveyor No. 6932



CENTERLINE SURVEY PLAT

PROPERTY MAP
MIA - 41 - 16.55
NEWTON TOWNSHIP, MIAMI COUNTY
SECTION 3, TOWN 7, RANGE 5, EAST

Vol. 16 pg. 41 MIAMI Co. RECORDERS PLATS

#136420

9:57 a.m.

Fee #10.45 December 21, 1992

Janet E. Cain, Recorder

CALC.
BY
DATE
CHKD.
BY
DATE

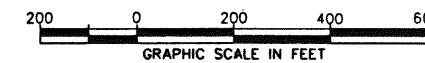
MIA-41-16.55
BRF 712(12)

OHIO
F.H.W.A.
REGION 5

16
18

MIAMI COUNTY
R/W PLANS

2
4



UTILITY OWNERS:

TELEPHONE:
Alltel Ohio Telephone, Inc.
1100 Mote Dr.
Covington, Ohio 45318
(513) / 473-2030

ELECTRIC:
Dayton Power & Light Company
Courthouse Plaza SW
Dayton, Ohio 45401
(513) / 224-6000

PROPERTY OWNERS:

- 1 Grace Brethern Church
- 2 Gary Lee and Sandra Elaine Fessler
- 3 Keith A. and Terri A. Hoke
- 4 Donald L. and Dixie N. Magee

PARCEL LEGEND:

WD Warranty Deed

NOTES:

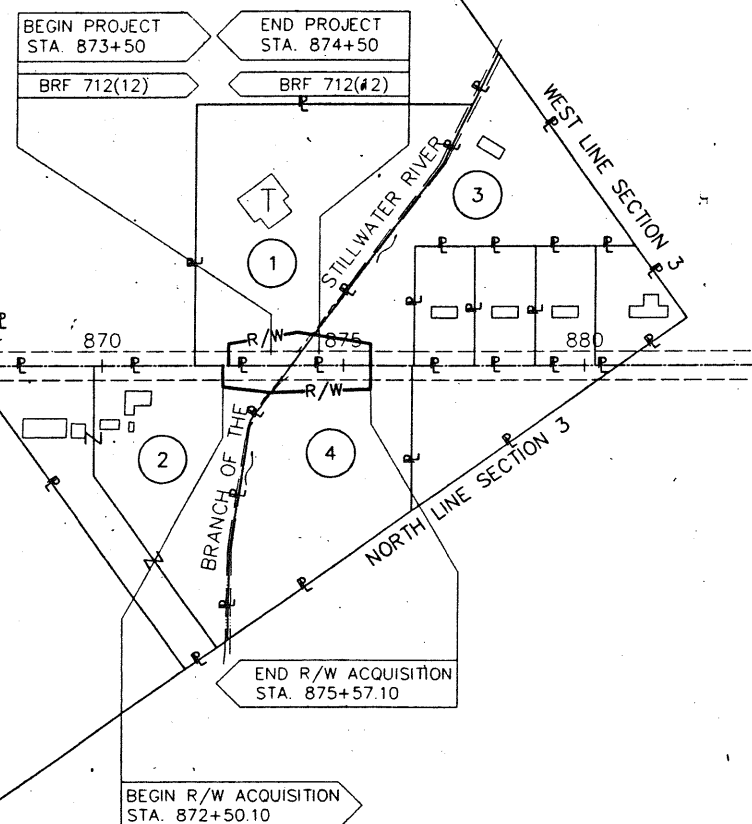
1. The locations of the underground utilities shown on the plans are as obtained from the owners of the utility as required by Section 153.64 O.R.C.
2. Reference point information is contained in the Construction Plan.

BUILDING LEGEND:

- Residence
- Out Buildings
- Commercial
- Church

MARTIN ROAD

STATE ROUTE 41



RECEIVED AUG 21 1992

2
4

1	8/17/92	Correct Utility Owners.
REV.	DATE	
DATE OF COMPLETION	JUNE 25, 1992	

PROPERTY MAP

SUMMARY OF ADDITIONAL RIGHT OF WAY

VOL. 16 Pg. 42 MIAMI Co. RECORDERS PLATS

CALC. BY _____	MIA-41-16.55	OHIO	17
DATE _____		F.H.W.A. REGION 5	18
CHKD. BY _____			3
DATE _____			
FEDERAL PROJECT	BRF 712(12)	STATE PROJECT	07736(0)

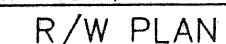
PID No. 4594

#136421
December 21,
1992
9:58 A.M.
Fee \$10.45
Jant E. Cain,
Recorder

 $\frac{3}{4}$

R/W SUMMARY SHEET

20 0 20 40 60
GRAPHIC SCALE IN FEET



RECORD PLAT

PLAT BOOK 16 PAGE 44A

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS

OF WILLOW FARMS SUBDIVISION 9.072 AC. - SECTION ONE LOCATED IN

NE QTR. SECTION 5, TOWN 6, RANGE 5 EAST
UNION TOWNSHIP, MIAMI COUNTY, OHIO

PROTECTIVE COVENANTS AND RESTRICTIONS:

1. All numbered lots in this subdivision shall be known as single family residence homesites. No tract or lot shall be resubdivided into smaller tracts for additional residences.
2. No residence building having less than 1600 square feet of living area shall be erected on any lot of this subdivision. All buildings shall be fully completed within a period of one year after beginning of construction.
3. Buildings shall be placed back of the building setback line (minimum 50') as shown on the within plat map (porches and bay windows excepted) and no nearer the side-yard than 20 feet for 1-1 1/2 story residences and no nearer than 25 feet for 2-2 1/2 story residences.
4. No trailer, mobile home, modular, manufactured home, defense cabin, tent, or shack is permitted on this land, nor is any basement, garage or other outbuilding to be used as a temporary or permanent residence.
5. No fence, obstructing shrubbery, or garden shall be placed any nearer the road than the minimum building setback line.
6. No noxious or offensive trade shall be carried on upon this land, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No business is permitted.
7. No sod, earth, sand, stone, or tree shall be removed from any lot to the injury of the value or appearance of the lot.
8. Unused building material, junk, or rubbish shall not be left exposed on any tract except during actual construction.
9. No poultry, pigs, cows, or goats, may be kept on any lot.
10. No lighted or permanent type sign shall be erected on any lot in this subdivision.
11. Building location, septic systems, leach fields and domestic water wells shall be installed for each dwelling in accordance with the requirements and approval of the Miami County Board of Health.
12. If the parties hereto, or any of their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person owning real property situated in this subdivision described herein to prosecute any proceeding at law or in equity against the person or persons violating these covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.
13. Invalidity of any one of the covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
14. These covenants and restrictions are to run with the land and shall be binding on all persons and all parties claiming under them until January 1, 2012, at which time said covenants shall be automatically extended for successive periods of ten (10) years. At any time these covenants may be amended by written consent of sixty-seven (67) percent of the lot owners of records, each owner having one vote for each separate lot owned.

DESCRIPTION

The within plat is a subdivision of 9.072 acres, being a replat of Lots No. 2, 3, 4, 5, 6, 7, 8, & 9 of the GORDON B. FETTER PLAT, as recorded in Plat Book 6 Page 1 and 0.767 acres heretofore conveyed to David L. Allen by deed and recorded in Deed Book 605 Page 297 Tracts No. 5 and 6 - Miami County, Ohio.

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 16th day of December, 1992.

By: Donny Christian
MIAMI COUNTY ENGINEER

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by the Miami County Planning Commission this 18th day of December, 1992.

By: George R. Mote David R. Brundage
CHAIRMAN SECRETARY

MIAMI COUNTY GENERAL HEALTH DISTRICT

This plat has been reviewed and approved, subject to zoning approval this 16th day of December, 1992.

By: Lowell R. Dominga R.S.
SUPERVISOR

MIAMI COUNTY AUDITOR Chris A. Peoples

Approved and transferred this 22nd day of Dec, 1992.

By: Linda Pearson
DEPUTY MIAMI COUNTY AUDITOR

DEDICATION

I, the undersigned, David L. Allen, owner of the real estate shown and described herein, do hereby certify that I have voluntarily laid off, replatted, and subdivided said real estate in accordance with the plat hereon and do hereby dedicate to the public, roadways and rights-of-way comprising 0.346 acres, and forever reserve easements as shown on this record plat for the purposes herein after described. All prior utility easements, private roadway easements, and lot lines are hereby vacated.

This subdivision shall be known and designated as "WILLOW FARMS SUBDIVISION SECTION ONE", Union Township, Miami County, Ohio, and includes Lots No. 1 and 2, inclusive.

Easements denoted on this record plat are reserved for the use of public utilities for the installation of poles, ducts, wires, lines, and mains, subject at all times to the proper authorities. Generally, easements of such size and width as shown on this record plat are for the construction, operation, maintenance, repair, replacement, of gas, water, sewer, electric, telephone, TV cable, storm drainage, or other utility service line, and for the express privilege of removing all obstructions to the free use of property for said purposes and are to be maintained as such forever. No permanent buildings or other structures are to be built, erected, or maintained upon said easements, but the owners of the lots in this subdivision shall take their title subject to the rights of public utilities.

Protective covenants and restrictions written elsewhere on this sheet are hereby made a part of this dedication. Any existing zoning requirement more restrictive than these covenants shall prevail.

Witness our hands and seals this 16 day of December, 1992.

W. L. Allen
Witness

OWNER OF RECORD

Brenda J. Feltner
Witness

David L. Allen
DAVID L. ALLEN

STATE OF OHIO, COUNTY OF Montgomery, SS:

Before me, a Notary Public in and for the State of Ohio, personally appeared the above named David L. Allen, who acknowledged the signing and execution of the foregoing plat and instrument to be his free act and deed. Further, David L. Allen, being duly sworn, says that all persons, corporations, and lien holders, to the best of his knowledge, interested in this dedication have united in its execution.

In testimony whereof, I have hereunto set my hand and official at Cincinnati, Ohio this 16th day of December, 1992.

Benjamin R. Sanders
Notary Public

My commission expire: Oct. 31, 1993

SEAL

NORTHFIELD — SECTION TWO
0.657 AC. PART OF LOT 7394 IN THE CITY OF TROY, OHIO

VOLUME 16 PAGE 45

MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 28TH DAY OF
DECEMBER, 1992, AT 11:35 A.M.
FILE NUMBER: 136649 FEE: \$ 21.60

Janet E. Cain
Janet E. Cain, Miami County Recorder

By Deputy

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY
OF TROY, OHIO HELD THIS 11TH DAY OF Nov.,
1992, THIS PLAT WAS REVIEWED AND APPROVED.

Chris A. Peeples
Chairman

Sue D. Knight
Secretary

THIS PLAT REVIEWED AND APPROVED THIS 28TH DAY OF
DECEMBER, 1992.

Chris A. Peeples
Chris A. Peeples, Miami County Auditor

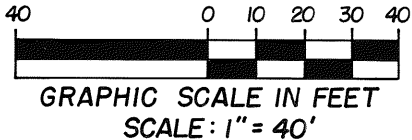
Sinda Pearson
By Deputy

DESCRIPTION

BEING A SUBDIVISION OF 0.657 ACRES, BEING
A PART OF LOT 7394, INCLUDING 0.101 ACRES
RESERVED FOR STREET PURPOSES. SAID PART
OF LOT 7394 BEING LOCATED IN THE CITY OF
TROY, OHIO, AND BEING PART OF A PARCEL
CONVEYED TO S & D DEVELOPMENT, AN OHIO
PARTNERSHIP, BY DEED RECORDED IN VOLUME
603, PAGE 273, MIAMI COUNTY DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS
AND LIENHOLDERS OF THE LANDS SUBDIVIDED
HEREIN, DO HEREBY ACCEPT AND APPROVE
THIS PLAT, AND DO HEREBY DEDICATE THE
EXTENSION OF MICHAEL DRIVE AS SHOWN
HEREON TO PUBLIC USE FOREVER.



EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPER-
ATION, 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 OVER AND ACROSS THE PROPERTIES
PLATTED HEREON, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

S & D DEVELOPMENT

J. Eric Sonnenberg
J. Eric Sonnenberg - Partner
Richard L. Dungan
Richard L. Dungan - Partner

Janet M. Hiatt
Witness JANET M. HIATT

Tim Jennings
Witness Tim Jennings

STATE OF OHIO, MIAMI COUNTY SS:

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND
AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 21ST DAY OF
SEPTEMBER, 1992.

Janet Marie Hiatt
Notary Public

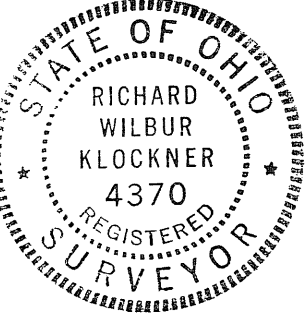


My commission expires March 26, 1996

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

Richard W. Klockner
Professional Surveyor No. 4370

NOTE:
THERE IS A 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.

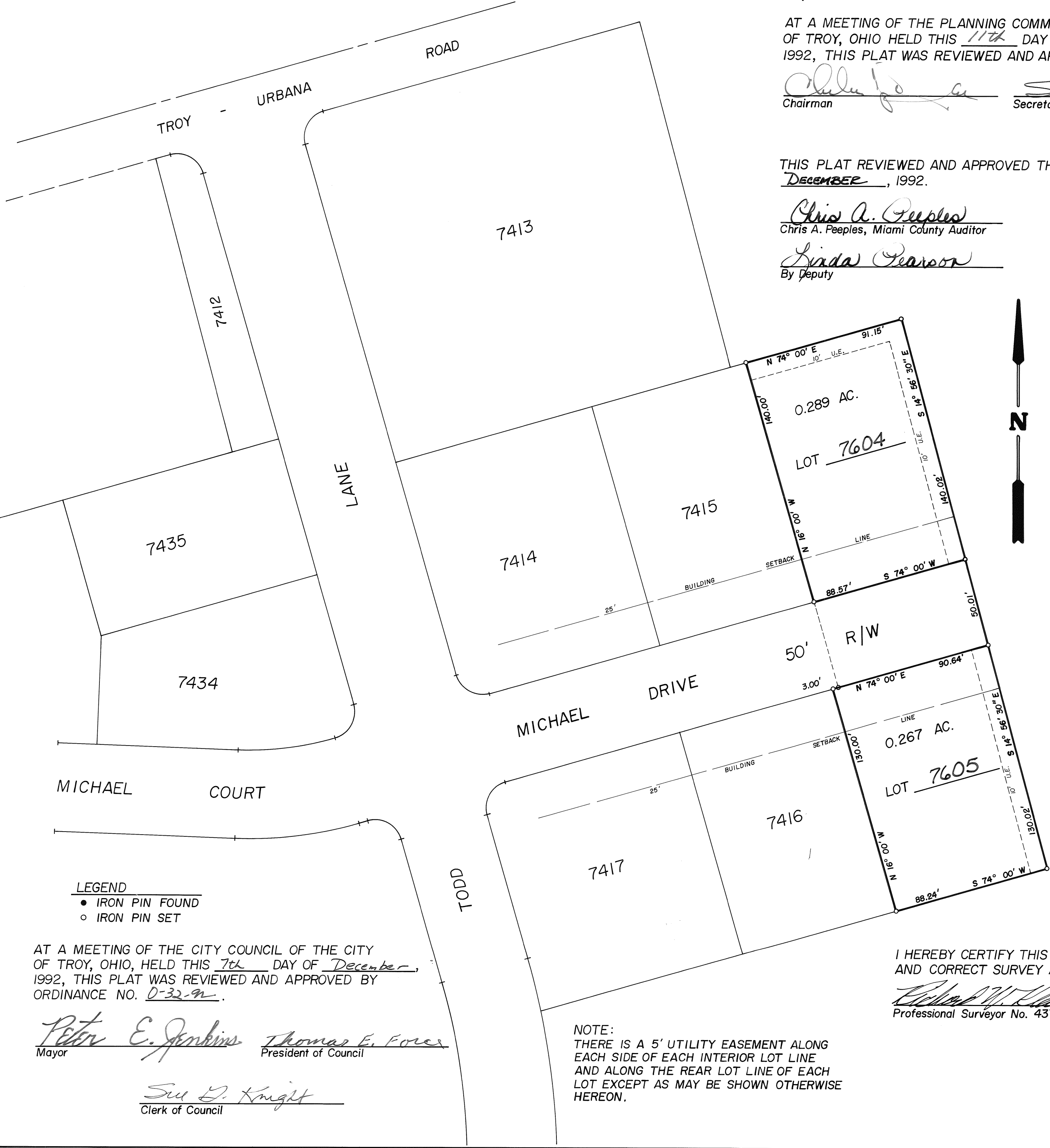


NORTHFIELD - SECTION TWO - 0.657 AC. PART OF
LOT 7394 - CITY OF TROY, OHIO

S & D DEVELOPMENT

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

DATE	DRAWN BY: A.S.	SHEET NO.
Sept. 13, 1992	TRACED BY: CHECKED BY: R.W.K.	1 of 1
	SCALE: 1" = 40'	



LEGEND

- IRON PIN FOUND
- IRON PIN SET

AT A MEETING OF THE CITY COUNCIL OF THE CITY
OF TROY, OHIO, HELD THIS 7TH DAY OF December,
1992, THIS PLAT WAS REVIEWED AND APPROVED BY
ORDINANCE NO. 0-32-92.

Peter E. Jenkins
Mayor
Thomas E. Foles
President of Council

Sue D. Knight
Clerk of Council

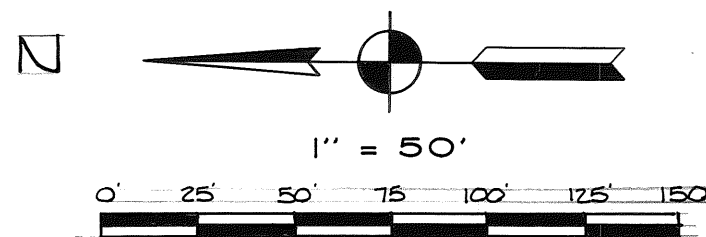
Janet E. Cain Recorder
 MIAMI COUNTY RECORDER

TRANSFERRED THIS 29th DAY OF Dec, 1992

Chris A. Peoples
 MIAMI COUNTY AUDITOR
Lynda Pearson, Deputy

SOUTHWOODS

PHASE II WEST MILTON, OHIO



DESCRIPTION

SOUTHWOODS SUBDIVISION PHASE II IS LOCATED IN SECTION 28, TOWNSHIP 6, RANGE 5 EAST, VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO, AND IS A SUBDIVISION OF 4.035 ACRES OF PART OF OUTLOT 149 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, PC'S, & PT'S, AND THAT ALL LOT DIMENSIONS ARE CORRECT. CURVE DISTANCES ARE MEASURED ON THE ARC.

THOMAS WINEMILLER & ASSOCIATES, INC.
 34 EAST NATIONAL ROAD
 VANDALIA, OHIO

T.E. Winemiller
 THOMAS E. WINEMILLER
 OHIO REGISTERED SURVEYOR No. 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:

David R. Winemiller
 DAVID R. WINEMILLER

T.E. Winemiller
 WITNESS - THOMAS E. WINEMILLER

Denise A. Winemiller
 DENISE A. WINEMILLER

F. Carolyn Winemiller
 WITNESS - F. CAROLYN WINEMILLER

LIENHOLDER:

Glenn E. Aidt
 GLENN E. AIDT
 MILTON FEDERAL SAVINGS & LOAN ASSN.

Kinda R. Cantrell
 WITNESS

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

BE IT REMEMBERED THAT ON THIS 23RD DAY OF December, 1992, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME DAVID R. & DENISE A. WINEMILLER AND THE MILTON FEDERAL SAVINGS AND LOAN ASSOCIATION BY GLENN E. AIDT, 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.

MICHAEL J. HUFFORD, NOTARY PUBLIC
 In and for the State of Ohio
 My Commission Expires MAY 15, 1993

Michael J. Hufford
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO

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

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.

MICHAEL J. HUFFORD, NOTARY PUBLIC
 In and for the State of Ohio
 My Commission Expires MAY 15, 1993

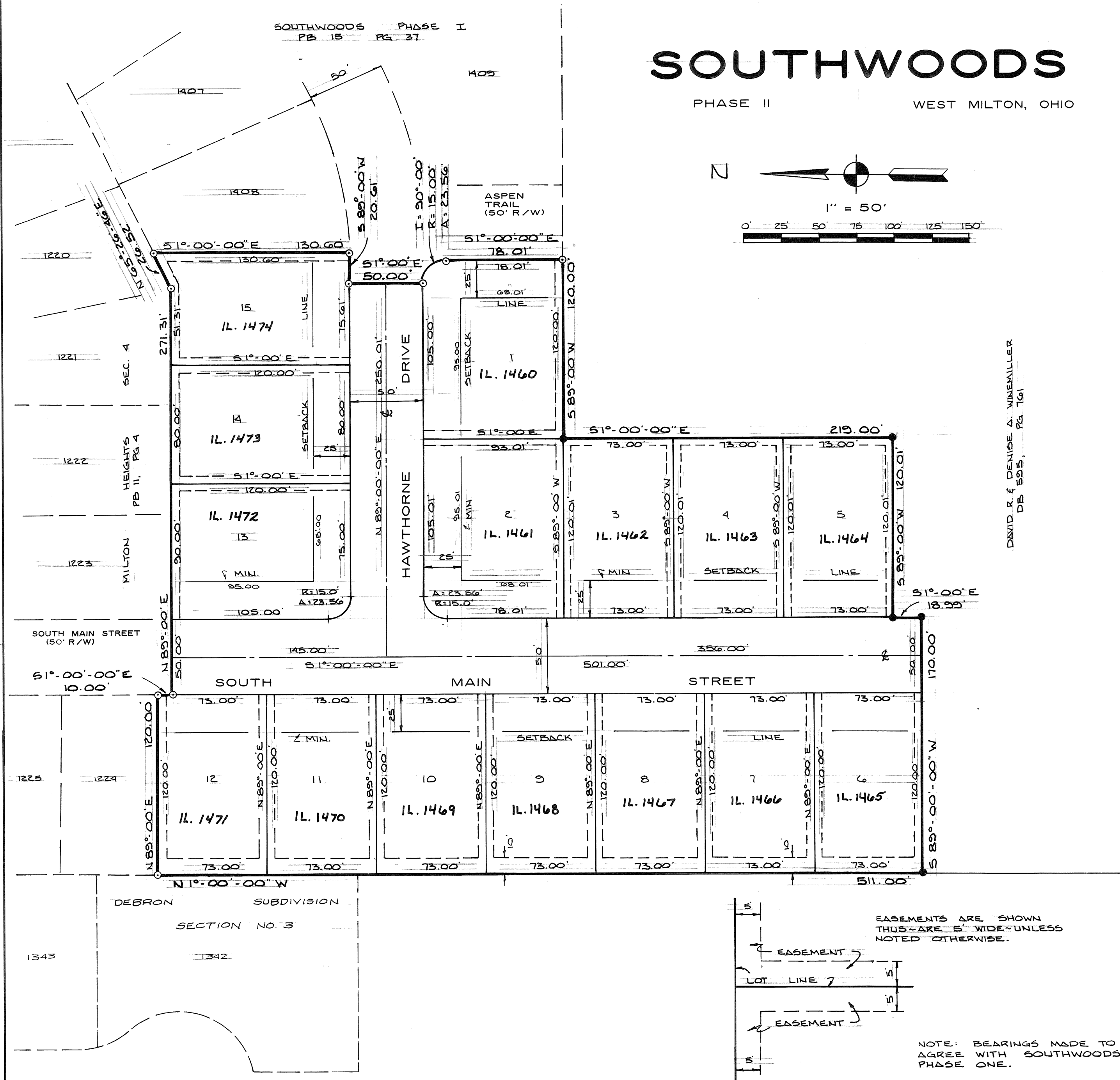
Michael J. Hufford
 NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO

APPROVAL

THIS PLAT WAS APPROVED BY THE WEST MILTON PLAN BOARD AT A MEETING HELD THE 17th DAY OF JUNE, 1992.

D. Kent Hami
 CHAIRMAN

Bill Netley
 SECRETARY



THOMAS WINEMILLER & ASSOCIATES, INC.
 CIVIL ENGINEERS - PLANNERS - LAND SURVEYORS
 34 EAST NATIONAL ROAD
 VANDALIA, OHIO 45377
 1-(513)-898-5862

DEVELOPER
 DENISE A. & DAVID R. WINEMILLER
 22 NORRIS DRIVE
 WEST MILTON, OHIO 45383

● ~ IRON PIN SET
 ○ ~ IRON PIN FOUND

RECEIVED FOR RECORD THIS 29th
DAY OF December, 1992 AT 1:42 pmFILE No. 136753 FEE Carol E. Cain, Recorder
MIAMI COUNTY RECORDERTRANSFERRED THIS 29th DAY OF Dec
1992Chris A. Puffler
MIAMI COUNTY AUDITORJinda Pearson, Deputy

SOUTHWOODS

SECTION 28, TOWNSHIP 6, RANGE 5 EAST
VILLAGE of WEST MILTON
MIAMI COUNTY, OHIO

PROTECTIVE COVENANTS & RESTRICTIONS

1. LAND USE & BUILDING TYPE. No lot shall be used except for residential purposes and no structure shall be erected, altered, placed or permitted to remain on any lot other than a detached single family dwelling not to exceed two stories in height. Homes shall have as a minimum, 1000 square feet of area and an attached single car garage. All building plans and any revisions must be approved in writing by David R. Winemiller or Denise Winemiller prior to commencement of construction. In addition a single, detached structure with a wooden finished 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 LOCATIONS. 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 40 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 encroach 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, boat, basement, tent, shack, garage, barn or outbuilding erected 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, campers, 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 yard 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 containers for the disposal of such waste material shall be kept in a clean and sanitary condition and stored within the houses or stored exteriorly in the rear yard areas.

8. PETS. No animals, livestock, poultry, birds, or snakes shall be raised, bred or kept on any lot, except two dogs and or two cats, or other household pets - which 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 erected or placed in any exterior lot space except in the rear yard area. Fences shall not exceed 6 feet in height on no chain link fence, concrete fence, metal fence, 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 erected in any exterior lot space or mounted exteriorly on any building within this subdivision.

11. BASKETBALL HOOPS. No basketball hoops or backboards shall be attached to the front or side of any building within this plat, nor shall any be erected in the front yard or side yard area of any of these lots.

12. SIGNS. No sign or billboard shall be erected on any lot in this subdivision except one professional sign of not more than one square foot and one sign of not more than five 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 violations.

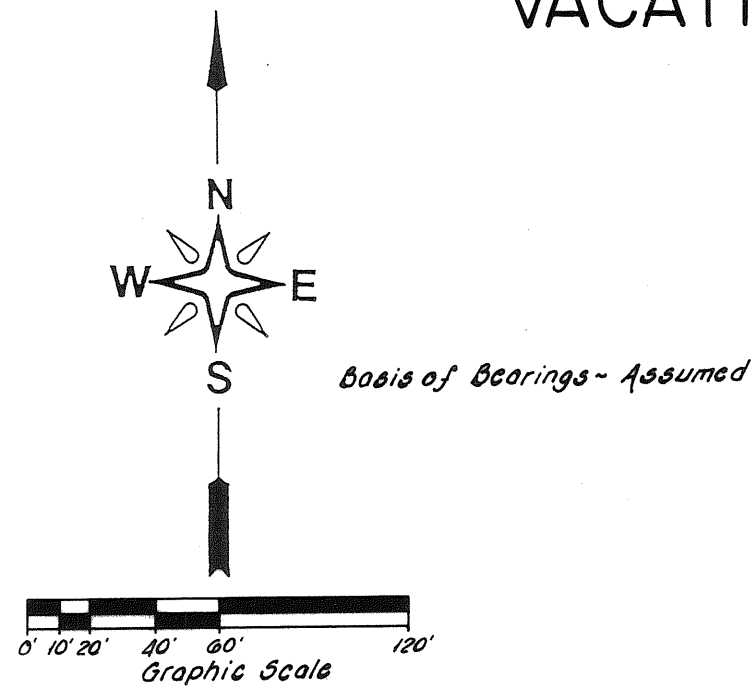
14. SEVERABILITY. Invalidity of any one of these covenants by judgement or court order shall in no way affect any of the other provisions herein which shall remain in full force and effect.

15. CONFLICTS IN ZONING. In the event any one of the aforementioned 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. PROPOGATION. 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, 2017, at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless by vote of the majority of 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, erected 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.

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL ENGINEERS - PLANNERS - LAND SURVEYORS
34 EAST NATIONAL ROAD
VANDALIA, OHIO 45377
1-(513)-898-5862

VACATION PLAT AND EASEMENT DEDICATION GARBRY ROAD PIQUA, OHIO 0.713 Total Acres



Plat Book 16 Page 47
Miami County Recorder's Record of
Recorded Plats
File No 134858
Received for Record 10:53 P.M.
Time
Dec 21st Dec 30, 1992
Date
Janet E. Cain, Recorder
Miami County Recorder

APPROVAL OF VACATION AND EASEMENT
DEDICATION: This Street Vacation And Easement
Dedication Plan Was Reviewed And Approved By
The Planning Commission Of The City Of Piqua,
Ohio This 10th Day Of NOVEMBER 1992,
Res. No PC 29-92-2

C. R. Smith
Chairman, Planning Commission
Mark W. Smith *Margaret M. Quinn*
Mike Taylor

Approved And Transferred This 30th Day Of
December 1992.

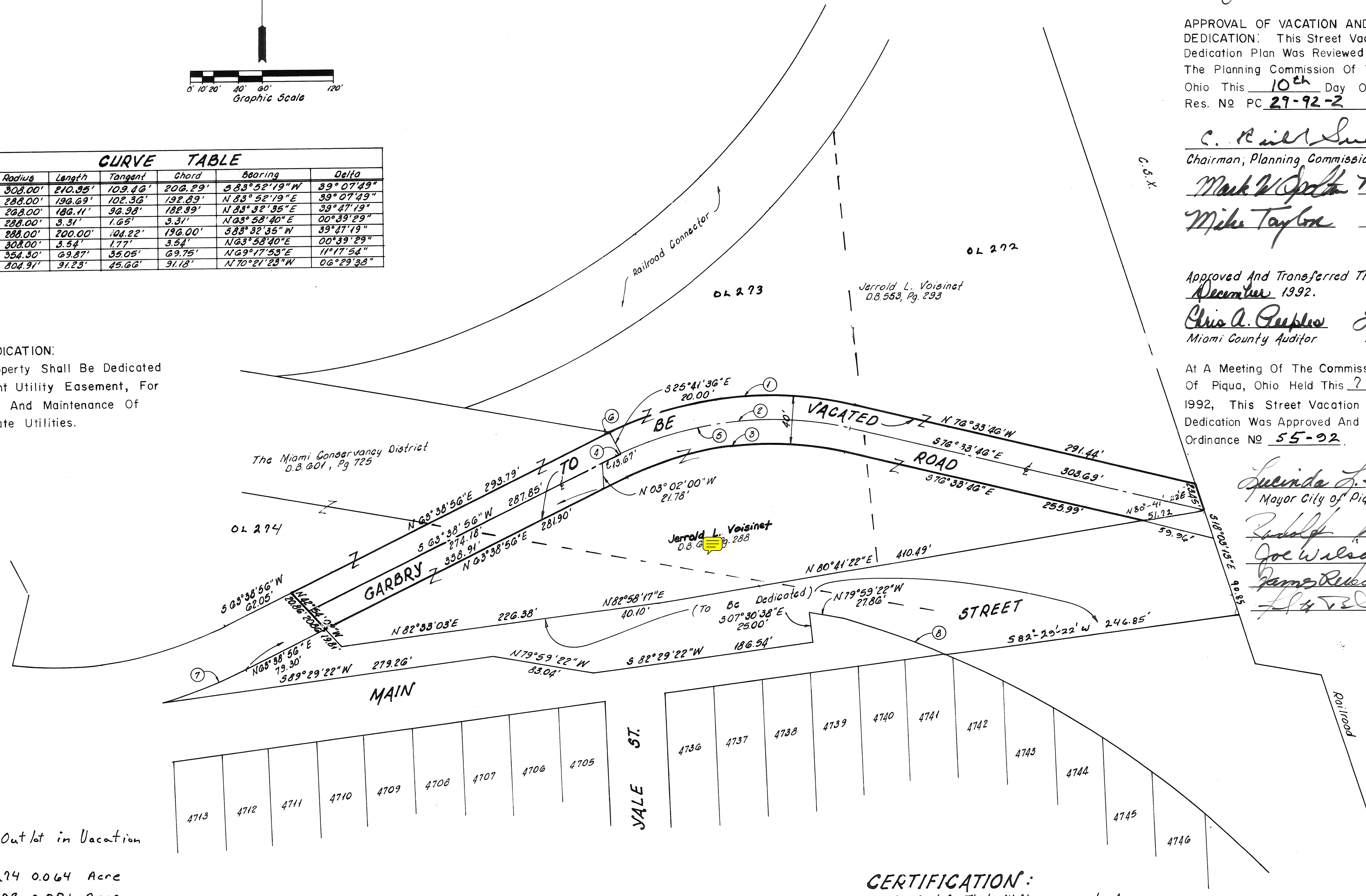
Chris A. Peoples *Linda Pearson*
Miami County Auditor Deputy

At A Meeting Of The Commissioners Of The City
Of Piqua, Ohio Held This 7th Day Of December
1992, This Street Vacation Plat And Easement
Dedication Was Approved And Accepted By
Ordinance No 55-92

Lucinda L. Luss
Mayor City of Piqua, Ohio
Rudolph Kuehn
Joe Wilson
James Rebeaux
Al V. Sells

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	308.00'	210.95'	109.46'	206.29'	S 83° 52' 19" W	39° 07' 49"
2	288.00'	196.69'	102.36'	192.89'	N 83° 52' 19" E	39° 07' 49"
3	288.00'	186.11'	98.98'	182.89'	N 83° 52' 19" E	39° 07' 49"
4	288.00'	3.31'	1.65'	3.31'	N 83° 52' 19" E	00° 39' 29"
5	288.00'	200.00'	104.22'	196.00'	S 83° 52' 19" W	39° 07' 49"
6	308.00'	3.54'	1.77'	3.54'	N 83° 52' 19" E	00° 39' 29"
7	354.30'	69.87'	35.05'	69.75'	N 69° 17' 53" E	11° 17' 54"
8	304.91'	91.23'	45.66'	91.18'	N 70° 21' 23" W	06° 29' 38"

EASEMENT DEDICATION:
All Vacated Property Shall Be Dedicated
As A Permanent Utility Easement, For
The Installation And Maintenance Of
Public And Private Utilities.



Acres / Outlot in Vacation

M.C.D. OL 274 0.064 Acre
OL 273 0.071 Acre
Total 0.135 Acre

Voisinot OL 274 0.074 Acre
OL 273 0.253 Acre
OL 272 0.251 Acre
Total 0.578 Acre

CERTIFICATION:

I Hereby Certify That All Measurements Are
Correct.

Shaw Weiss & De Naples

Eugene R. Brown 4/5/91
Eugene R. Brown Date
Registered Surveyor No 4213



SHAW, WEISS & DE NAPLES PROFESSIONAL CORPORATION Consulting Engineers DAYTON, OHIO / CINCINNATI / VIRGINIA BEACH / KANSAS CITY		
SCALE 1"=60'	DRAWN G.W.A.	CHECKED R.A.
DATE 4/2/91	JOB NO. 2316	

BROOKSTON - SECTION TWO COVINGTON, MIAMI COUNTY, OHIO

PLAT BOOK 16 PAGE 48
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 6TH DAY OF
JANUARY, 1993, AT 1:50P.M.
FILE NO. 137136 FEE: \$ 21.60

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

NOTE: MINIMUM BUILDING SETBACK LINE IS 30 FEET.
MINIMUM REAR YARD IS 25 FEET.
ALL UTILITY EASEMENTS ARE 10 FEET IN WIDTH UNLESS OTHER SHOWN.

BEING A SUBDIVISION CONTAINING A TOTAL OF 1.8205 ACRES OF INLOT 1244 IN THE VILLAGE OF COVINGTON, OHIO, MIAMI COUNTY, OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 16, PAGE 10. SAID PROPERTY BEING ACQUIRED BY NEW TECH PLASTICS, INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 635, PAGE 282. 1.5776 ACRES ARE PLATTED IN LOTS WITH THE REMAINING 0.2429 ACRES BEING DEDICATED AS STREETS.

DEDICATION

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ANY RESTRICTIVE COVENANTS AND 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: NEW TECH PLASTICS, INC.

Lewis F. Copcock William G. Weikert Amy J. Ely Ron Leach
LEWIS F. COPPOCK, PRESIDENT WILLIAM G. WEIKERT, 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 LEWIS F. COPPOCK, PRESIDENT AND WILLIAM G. WEIKERT, VICE PRESIDENT OF NEW TECH PLASTICS, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH 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 SEAT AT COVINGTON, OHIO THIS 29 DAY OF DECEMBER, 1992.

NOTARY PUBLIC MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 12th DAY OF December, 1992, THIS PLAT WAS REVIEWED AND APPROVED.

Jerry A. Longmiller CHAIRMAN Clarence E. Gress, Jr. SECRETARY

AT A MEETING OF THE COUNCIL OF THE VILLAGE OF COVINGTON, OHIO, HELD THIS 7th DAY OF December, 1992, THIS PLAT WAS APPROVED BY ORDINANCE NO. 92-17

William R. McKim PRESIDENT OF COUNCIL Kay E. McKim CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 5th DAY OF JANUARY, 1993

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

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

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



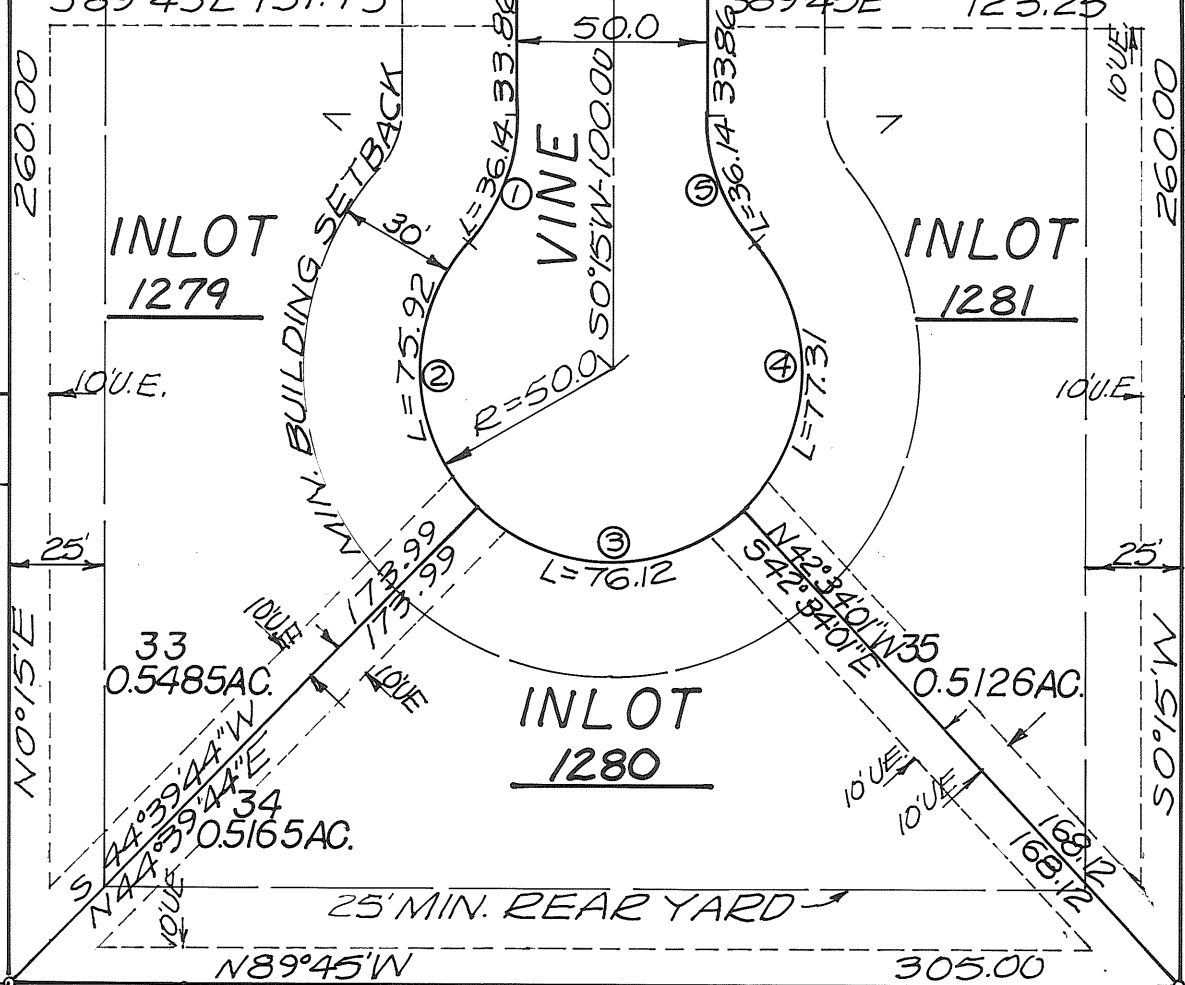
STREET

WENRICK

SPRING

STREET

BROOKSTON - SECTION ONE
RECORDERS PLAT BK. 16, PG. 17



CURVE DATA					
NO.	RADIUS	CENTRAL ANGLE	ARC-L	CH-BEARING	LENGTH
1	50.0	41°24'35"	36.14	S20°57'17"W	35.36
2	50.0	86°59'51"	75.92	S01°50'21"E	68.83
3	50.0	87°13'45"	76.12	S88°57'09"E	68.98
4	50.0	88°35'33"	77.31	N03°08'12"E	69.84
5	50.0	41°24'35"	36.14	N20°27'17"W	35.36

PROTECTIVE COVENANTS AND RESTRICTIONS

ALL PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS THOSE FOR BROOKSTON - SECTION ONE, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF PLATS BOOK 16, PAGE 17A, WITH PROTECTIVE COVENANT NUMBER 4 BEING REVISED AS FOLLOWS:

4. THE LIVING AREA OF THE MAIN STRUCTURE CONSTRUCTED AS A ONE STORY RESIDENCE ON ANY HOMESITE, EXCLUSIVE OF PORCHES AND GARAGES, SHALL BE NOT LESS THAN 2000 SQUARE FEET; AND IN THE CASE OF ANY RESIDENCE OF MORE THAN ONE STORY, THE REQUIREMENTS AS TO LIVING AREA SHALL BE AT LEAST 25% MORE, OR A TOTAL OF 2500 SQUARE FEET FOR BOTH STORIES. NO RESIDENCE MAY EXCEED TWO AND ONE-HALF STORIES IN HEIGHT.

BROOKSTON - SECTION TWO COVINGTON, OHIO		
NEW TECH PLASTICS, INC. COVINGTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 30 NOV 1992	DRAWN BY: TRACED BY: <i>RLK</i> CHECKED BY:	SHEET NO. 1 OF 1
SCALE: 1" = 50'		

WEST MAIN STREET

STREET VACATION PLAT

PLAT BOOK 116 PAGE 49
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 11 DAY OF

January, 1991, AT 1:58 P.M.

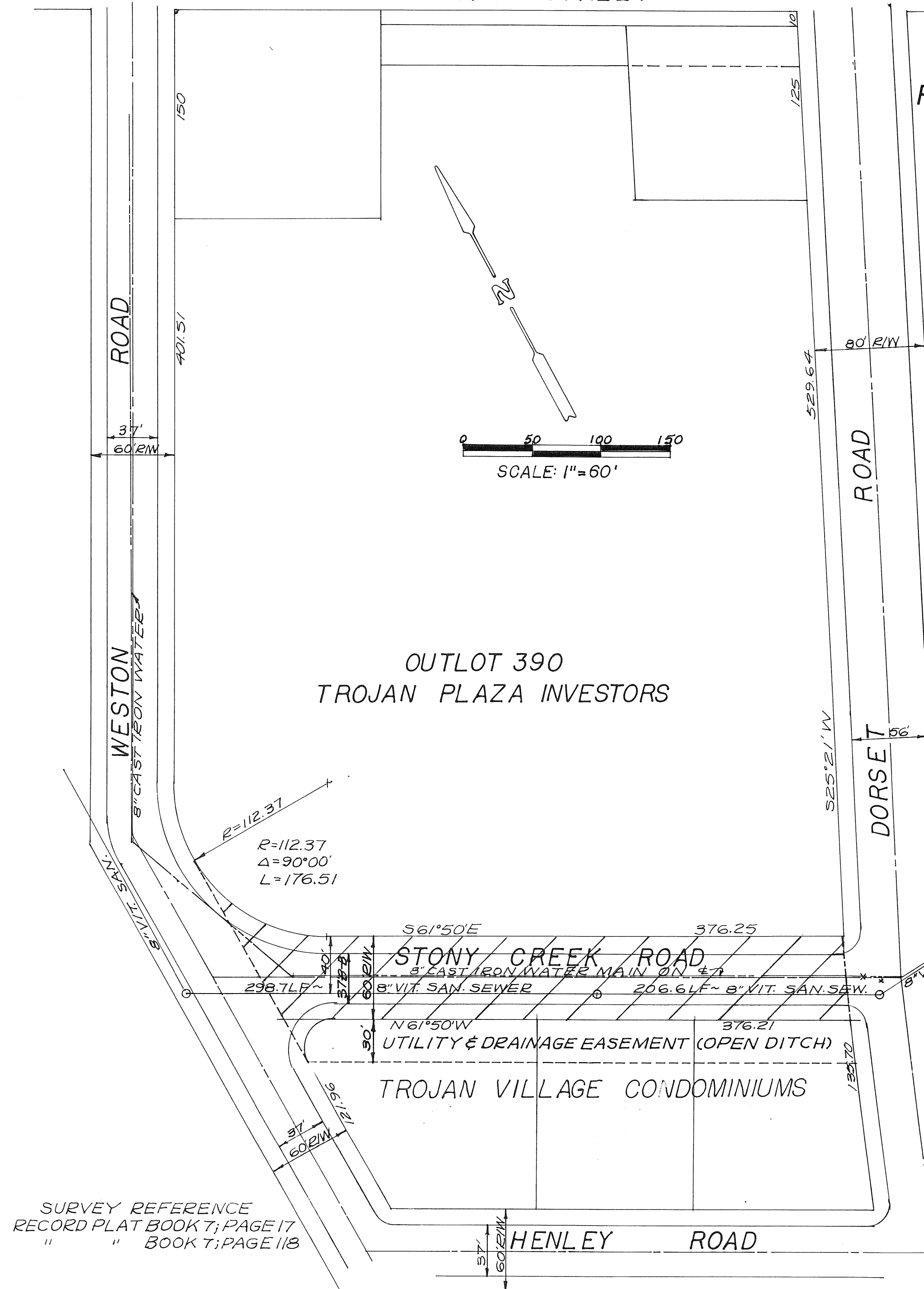
FILE NO. 137264 FEE: \$ 21.60

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

STONY CREEK ROAD -
FROM WESTON ROAD TO DORSET ROAD
TROY, OHIO

IN ACCORDANCE WITH OHIO REVISED CODE SECTION 123.05, THE COUNCIL OF THE CITY OF TROY, OHIO, HEREBY VACATES THE PORTION OF STONY CREEK ROAD, SHOWN HEREON CROSS HATCHED, FROM WESTON ROAD TO DORSET ROAD AND LYING BETWEEN OUTLOT 390 AND INLOTS 4678, 4679 AND 4680 IN THE CITY OF TROY, MIAMI COUNTY, OHIO.

THE ENTIRE VACATED STREET AREA SHALL BE MAINTAINED AS AN EASEMENT FOR ACCESS FOR MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING UTILITIES.



SURVEY REFERENCE
RECORD PLAT BOOK T; PAGE 17
" " BOOK T; PAGE 118

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 27th DAY OF Nov, 1991, THIS VACATION PLAT WAS REVIEWED AND APPROVED.

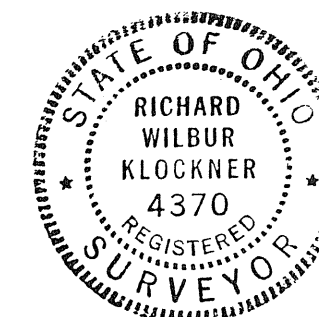
Charles J. Knight PRESIDENT
Shirley D. Knight SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd DAY OF Feb., 1992, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. 0-792.

Peter E. Jenkins MAYOR
Thomas E. Force PRESIDENT OF COUNCIL
Shirley D. Knight CLERK OF COUNCIL

TRANSFERRED THIS 11th DAY OF January, 1993.

Chris A. Peeples CHRIS PEEPLES, 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 STONY CREEK ROAD FROM WESTON ROAD TO DORSET ROAD TROY, OHIO		
TROJAN PLAZA INVESTORS AN ILLINOIS PARTNERSHIP		
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.
11/13/91	<u>RWB</u> SCALE: 1" = 50'	1 OF 1

REPLAT OF PART OF INLOT 6077 IN THE CITY OF TROY, OHIO

VOLUME 16 PAGE 50
MIAMI COUNTY RECORDER'S
RECORD OF RECORDED PLATS
RECEIVED FOR RECORD THIS 14th DAY OF
JANUARY, 1993, AT 8:55 A.M.
FILE NUMBER: 137396 FEE: \$ 21.60

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

by Deputy

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 6077 IN THE CITY OF TROY, OHIO, CONTAINING A TOTAL OF 10.8184 ACRES, AND BEING PART OF THE SAME LANDS CONVEYED TO ROBERT E. & JEAN T. BLACKMORE, DESCRIBED IN DEED VOLUME 593, PAGE 705.

DEDICATION

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

Robert E. Blackmore
Robert E. Blackmore

Ruby E. Klockner
Witness

Jean T. Blackmore
Jean T. Blackmore

Richard W. Klockner
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 SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 5TH DAY OF JANUARY, 1993.

Richard W. Klockner
Notary Public

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996

My commission expires:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF JAN, 1993, THIS REPLAT WAS REVIEWED AND APPROVED.

Charles J. Doyle, CHAIRMAN

Sue D. Knight
Sue D. Knight, SECRETARY

THIS REPLAT APPROVED AND TRANSFERRED THIS 14th DAY OF January, 1993.

Chris A. Peeples
Chris A. Peeples, MIAMI COUNTY AUDITOR

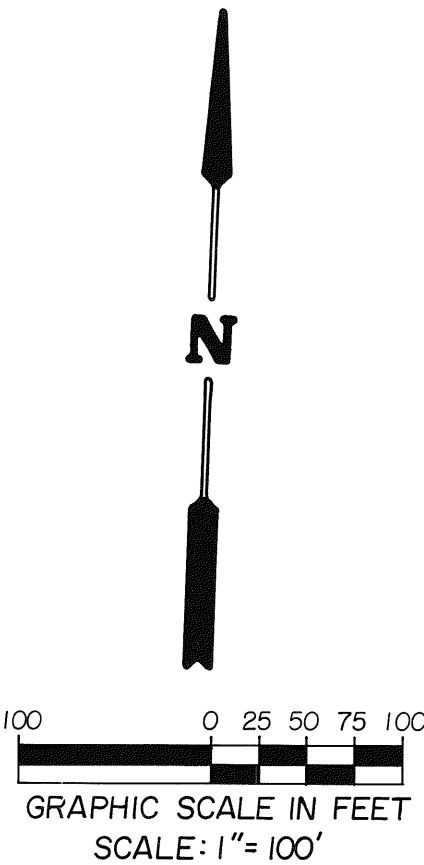
Sixda Pearson
by Deputy

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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370

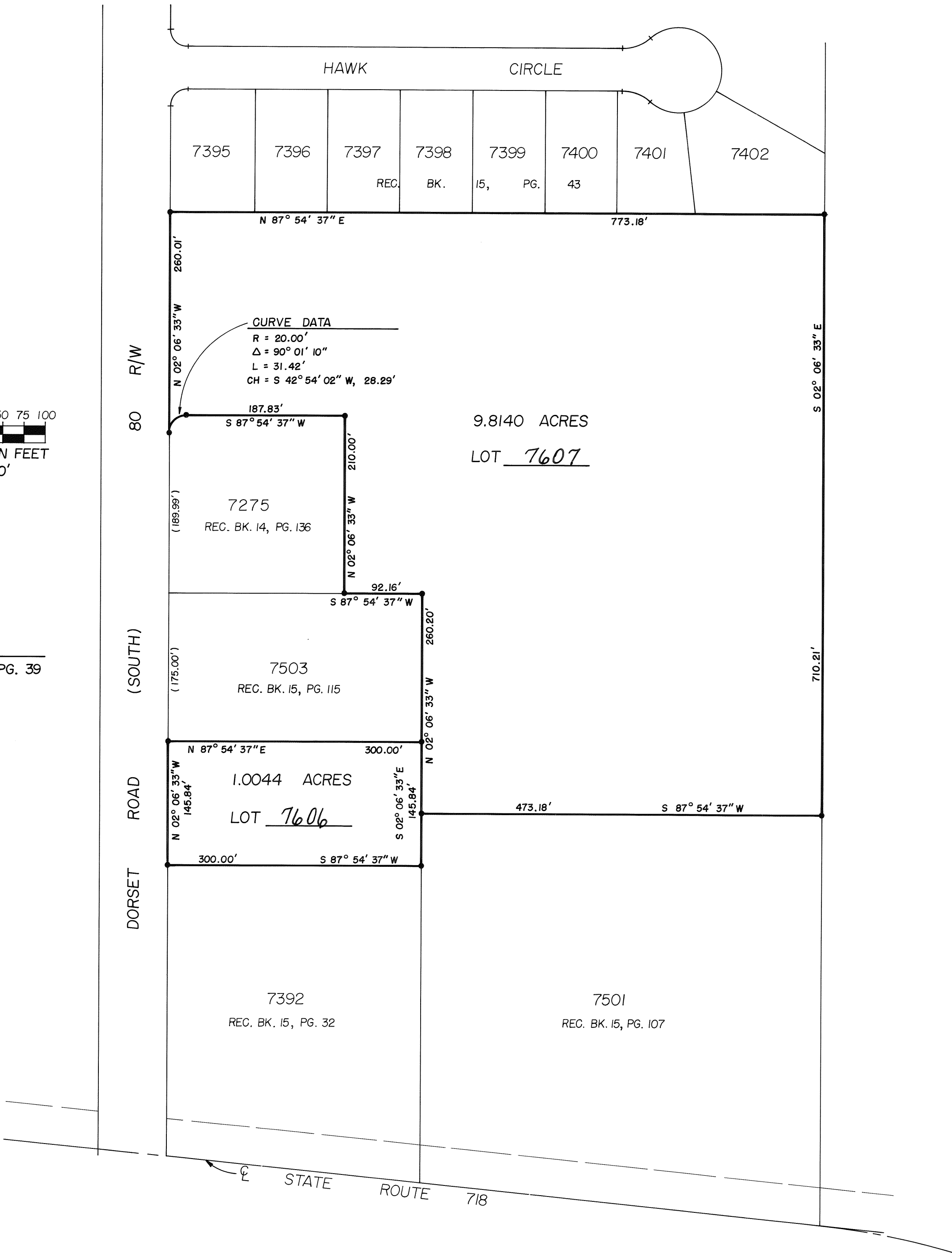


REPLAT OF PART OF INLOT 6077 IN THE CITY OF TROY		
ROBERT E. & JEAN T. BLACKMORE TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513)-339-5331		
DATE	DRAWN BY: <u>AS</u>	SHEET NO.
JAN. 3, 1993	TRACED BY:	1 of 1
CHECKED BY: <u>RWK</u>		
SCALE: 1" = 100'		



LEGEND
• - IRON PIN FOUND
○ - IRON PIN SET

REFERENCES
LOT SURVEY VOL. 19, PG. 39



MONROE - CONCORD ROAD NO. 39

NEW HIGHWAY RIGHT OF WAY EASEMENT
MONROE TOWNSHIP MIAMI COUNTY, OHIO
SECTION 8, TOWN 4, RANGE 6

ROAD RECORD BOOK 8, PAGE 115

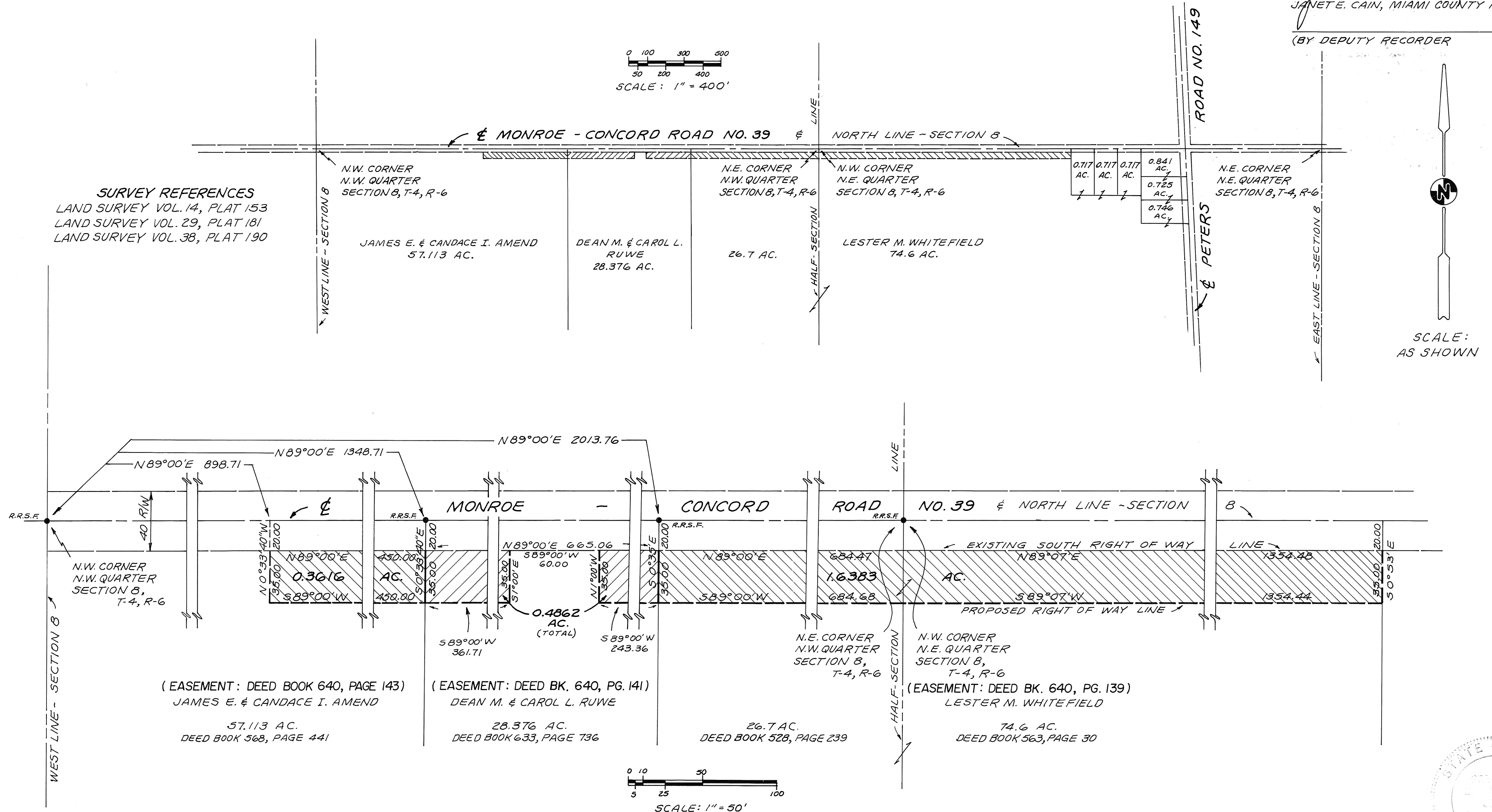
VOLUME 16 PAGE 51
MIAMI COUNTY RECORDER'S
PLAT RECORDS.

RECEIVED FOR RECORD THIS
14th DAY OF JANUARY,
1993 AT 2:43 P.M.

FILE NUMBER: 137448
FEE: No Fee

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

(BY DEPUTY RECORDER)



THIS PLAT WAS REVIEWED AND
APPROVED BY THE MIAMI COUNTY
ENGINEER THIS 5TH DAY OF
JANUARY, 1993.

Doug Christian
DOUGLAS L. CHRISTIAN, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED BY THE MIAMI COUNTY
AUDITOR THIS 11th DAY OF
JANUARY, 1993.

Chris A. Peeples
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
Cheryl Beaver
(BY DEPUTY AUDITOR)

THE PORTIONS OF SAID ROAD SHOWN
HEREON AS "NEW HIGHWAY EASEMENTS"
ARE HEREBY APPROVED AND ACCEPTED
BY THE BOARD OF COUNTY COMMIS-
SIONERS OF MIAMI COUNTY, OHIO THIS
6TH DAY OF JANUARY, 1993.

Louis Havenar
LOUIS HAVENAR, COMMISSIONER
Richard W. Adams
RICHARD ADAMS, COMMISSIONER
Arthur Haddad
ARTHUR HADDAD, COMMISSIONER

I HEREBY CERTIFY THIS PLAT TO BE
CORRECT AS SHOWN, AND ALL MON-
UMENTS ARE LOCATED AS SHOWN
HEREON.

Gregg S. Brookhart
GREGG S. BROOKHART
OHIO REGISTERED SURVEYOR NO. 6348



BOONE ROAD CURVE REALIGNMENT

4
TOWN

6
RANGE

SE 1/4 ~ 31
SECTION

MONROE
TOWNSHIP

MIAMI
COUNTY

ROAD BOOK 8 PAGE 116

PLAT BOOK 16 PAGE 52
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED JANUARY 14th, 1993, AT 2:47 P.M.
FILE NUMBER 137452 FEE No Fee
Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

THIS PLAT REVIEWED BY THE MIAMI COUNTY
AUDITOR THIS 14th DAY OF January, 1993.

Chris A. Peeples
MIAMI COUNTY AUDITOR
Sandra Pearson
BY DEPUTY

THIS PLAT REVIEWED AND ACCEPTED BY THE
BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 6th DAY OF JANUARY, 1993.
Paul Harmon *Richard W. Adams* *Robert D. Haddock*

THIS PLAT REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER THIS 9th DAY OF
September, 1991.

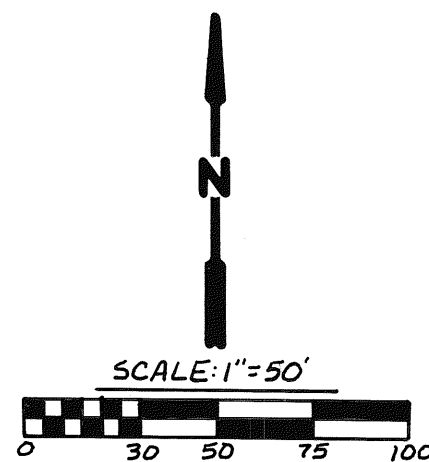
Ang Christian

EASEMENT REFERENCES
DEED BOOK 640 PAGE 145



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

Michael W. Cozatt 3-12-91
MICHAEL W. COZATT P.S.#6001
JOB NO. 09389

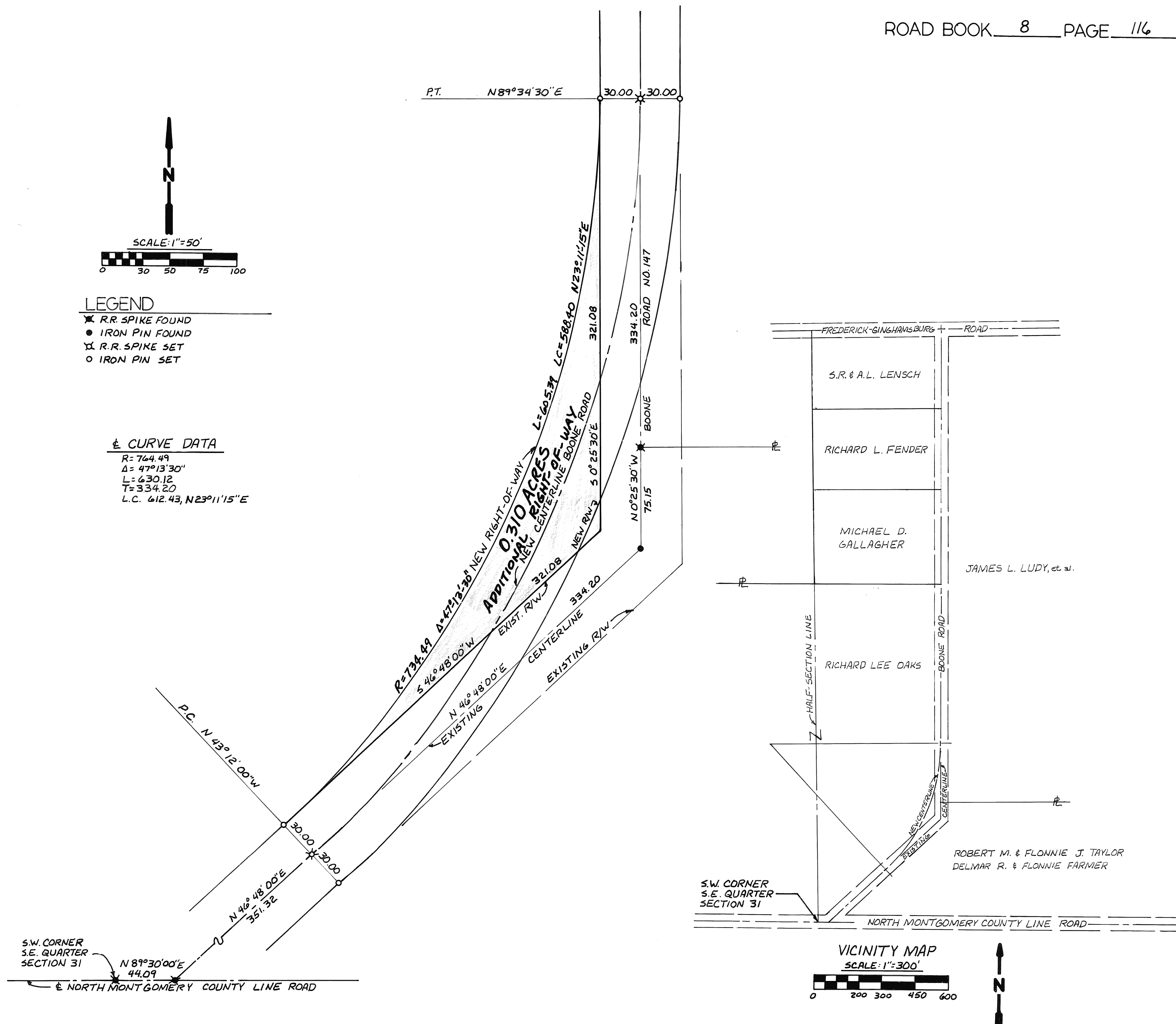


LEGEND

- ✱ R.R. SPIKE FOUND
- IRON PIN FOUND
- ✱ R.R. SPIKE SET
- IRON PIN SET

Curve Data

R=764.49
Δ=47°13'30"
L=630.12
T=334.20
L.C. 612.43, N23°11'15"E



ANNEXATION TO CITY OF PIQUA

TOWN 8, RANGE 5, SECTION 12, WASHINGTON TOWNSHIP,
MIAMI COUNTY, OHIO

VOLUME 16 PAGE 53
MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 20th DAY OF
January, 1993, AT 10¹⁵ AM.

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

ANNEXATION PROCEEDINGS RECORDED IN
MISCELLANEOUS BOOK VOL. 25 PG. 21

DESCRIPTION

BEING A 5.713 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST
QUARTER OF SECTION 12, TOWN 8, RANGE 5, WASHINGTON
TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE MIAMI
COUNTY ENGINEER THIS 12TH DAY OF MARCH, 1992.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S., MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI
COUNTY COMMISSIONERS THIS 9TH DAY OF MARCH, 1992.

William J. Christian James H. Hume
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER

James H. Hume
MIAMI COUNTY COMMISSIONER

APPROVAL BY CITY OF PIQUA

THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY THE CITY COMMISSION
OF THE CITY OF PIQUA, OHIO, THIS 15TH DAY OF JUNE, 1992.

ORDINANCE NO. 26-92

Lucinda J. Foss
MAYOR

Rebecca J. Cool
CLERK

APPROVAL BY MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 19th DAY OF January, 1993.

Chris A. Peeples Linda Pearson
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, BASED ON DEED
BOOK 563, PG. 840 AND SURVEY OF SAID PREMISES BY ME ON
MARCH 9, 1991.

Steven E. Bowersox
STEVEN E. BOWERSOX, PROFESSIONAL SURVEYOR #7059



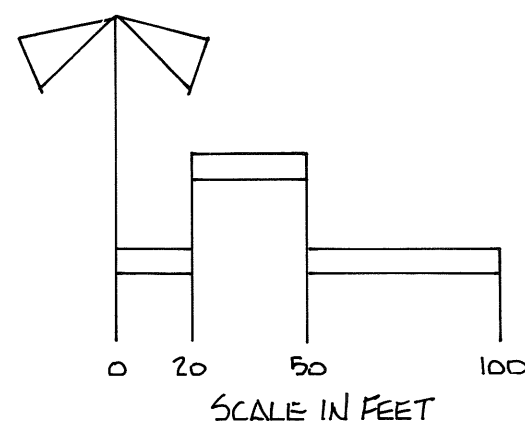
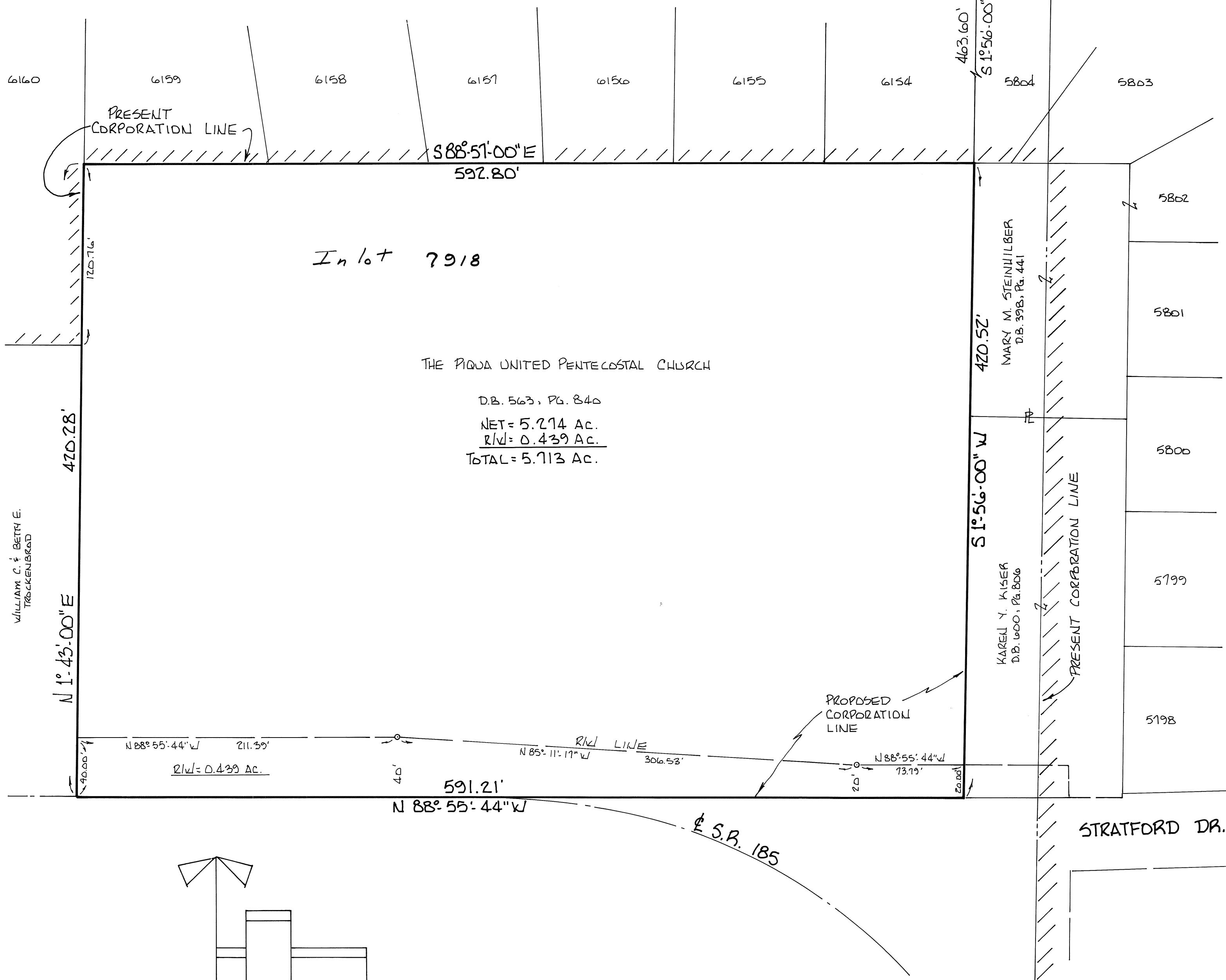
AMBIT LAND SURVEYING

3535 LEATHERWOOD CREEK ROAD
SIDNEY, OHIO 45365 (513) 498-8054

JOB No. 91109-Z DATE: NOV. 21, 1991

DRAWN BY: SEB CHECKED BY: SEB

SCALE: 1"=50' SHEET 1 OF 1



NORTHBROOK SUBDIVISION SECTION SIX TROY, OHIO

PLAT BOOK 16 PAGE 54
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 3RD DAY OF
FEBRUARY, 1993 AT 2:12 P.M.
FILE NO. 138284 FEE: \$ 21.60

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

NOTE: IN ADDITION TO UTILITY EASEMENTS SHOWN HEREON,
FIVE FOOT (5') UTILITY EASEMENTS ARE HEREBY
GRANTED ADJACENT TO ALL INTERIOR LOT LINES.

BEING A SUBDIVISION CONTAINING A TOTAL OF 8.1132 ACRES IN OUTLOT 422 IN THE CITY OF TROY, OHIO, SAME
BEING A PART OF THE 23.973 ACRE TRACT ACQUIRED BY CHARLES C. McGOVERN, III, BY DEED FILED IN THE
MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 563, PAGE 138. 1.4965 ACRES IS IN DEDICATED STREET
RIGHTS-OF-WAYS AND 6.6167 ACRES IS PLATTED LOTS.



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 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:
Charles C. McGovern, III
CHARLES C. McGOVERN, III
Kristina J. McGovern
KRISTINA J. McGOVERN (DOVER)
WITNESS: Ruby E. Klockner
WITNESS: Kristina K. Fuld

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED BY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY,
OHIO, THIS 30TH DAY OF NOVEMBER, 1992.
Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 19, 1996
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio

LIENHOLDERS: PEOPLES SAVINGS BANK OF TROY
Ronald B. Scott
RONALD B. SCOTT, PRESIDENT
William B. Whidden
WILLIAM B. WHIDDEN, VICE PRESIDENT
WITNESS: Delores Kinnison
WITNESS: Masha Simpson

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED RONALD B. SCOTT,
PRESIDENT AND WILLIAM B. WHIDDEN, VICE PRESIDENT OF PEOPLES SAVINGS BANK OF TROY, OHIO, 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 AS SUCH 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 9TH DAY OF DECEMBER, 1992.
Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 19, 1996
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 9TH DAY OF
DEC, 1992, THIS PLAT WAS REVIEWED AND APPROVED.
Chris A. Peeples PRESIDENT Sue D. Knight SECRETARY

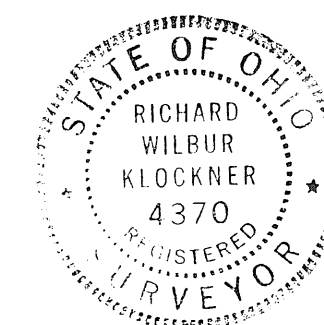
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21ST DAY OF DEC,
1992, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-34-92.
Peter E. Jenkins MAYOR Thomas L. Fovee PRESIDENT OF COUNCIL Sue D. Knight CLERK OF COUNCIL

TRANSFERRED THIS 3rd DAY OF February, 1993.
Chris A. Peeples CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: Syda Pearson DEPUTY AUDITOR

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION SHALL BE THE SAME AS SHOWN ON NORTHBROOK
SUBDIVISION SECTION ONE, WHICH IS FILED IN THE MIAMI COUNTY RECORDER'S RECORDS OF PLATS BOOK 12,
PAGE 67, EXCEPT THE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES
CLAIMING UNDER THEM FOR THIS SUBDIVISION UNTIL DECEMBER 1, 2012, AT WHICH TIME THEY SHALL
AUTOMATICALLY BE EXTENDED FOR TEN YEAR PERIODS UNLESS A MAJORITY OF THE THEN OWNERS OF THE LAND
AGREE TO CHANGE SAID RESTRICTIONS IN WHOLE OR IN PART.

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



NORTHBROOK SUBDIVISION SECTION SIX TROY, OHIO		
CHARLES C. McGOVERN, III TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 30 NOV 1992	DRAWN BY: TRACED BY: DRH CHECKED BY: RWH SCALE: 1" = 100'	SHEET NO. 1 OF 1



AREA SUMMARY

TOTAL AREA = 43.451 Ac.
R/W S.R. 41 = -2.476 Ac.
R/W STANFIELD RD. = -1.129 Ac.
NET AREA = 39.846 Ac.

RECORD PLAN MEIJER 112

SECTION 18 & 19, TOWN 5 N., RANGE 6 E.

CITY OF TROY
MIAMI COUNTY, OHIO

PLAT BOOK 16 PAGE 55
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 138886
RECEIVED FEBRUARY 18, 1993
AT 1:16 P.M. FEE \$21.60
Janet E. Cain By: *Robbie Mueller*
MIAMI COUNTY RECORDER *deputy*

THIS PLAT IS A GRAPHICAL REPRESENTATION OF LOT 7506
AND ASSOCIATED EASEMENTS. TRANSFER NOT NECESSARY.
APPROVED THIS 18TH DAY OF FEBRUARY, 1993

Chris A. Peoples
MIAMI COUNTY AUDITOR

BY: *Sharon Brooker*
DEPUTY AUDITOR

DESCRIPTION

BEING A SUBDIVISION CONTAINING 43.451 ACRES TOTAL OF LOT 7506
IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS CONVEYED TO MEIJER,
INC. RECORDED IN DEED BOOK 637, PAGE 900 IN THE DEED RECORDS OF
MIAMI COUNTY, OHIO.

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

OWNER
MEIJER, INC.

Christina J. Flynn
WITNESS *Christina J. Flynn*

John S. Stephenson
JOHN S. STEPHENSON, V.P.

LaRae B. Stigenga
WITNESS *LaRae B. Stigenga*

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 15 DAY OF FEB., 1993.

Pamela Patton Bergman MY COMMISSION EXPIRES: 11/21/93
NOTARY PUBLIC *Pamela Patton Bergman*

MORTGAGEE
MICHIGAN NATIONAL BANK
AS CORPORATE TRUSTEE

Gordon Wesholski
GORDON WESHOLSKI
SECOND VICE PRESIDENT

Senise Boshnyak
WITNESS AS TO BOTH
Allen Rau
WITNESS AS TO BOTH

GORDON WESHOLSKI
AS INDIVIDUAL TRUSTEE

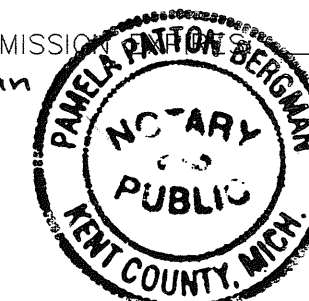
Allen Rau
ALLAN RAU

STATE OF MICHIGAN, COUNTY OF KENT, S.S.

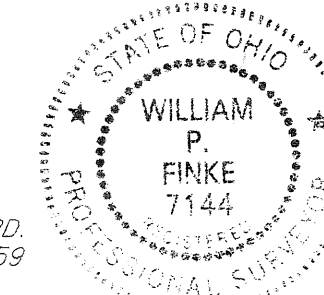
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF MICHIGAN,
PERSONALLY APPEARED THE ABOVE SIGNED PARTIES WHO ACKNOWLEDGED
THAT THEY DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS
THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND
AFFIXED MY OFFICIAL SEAL THIS 15 DAY OF FEB., 1993.

Pamela Patton Bergman MY COMMISSION EXPIRES: 11/21/93
NOTARY PUBLIC *Pamela Patton Bergman*



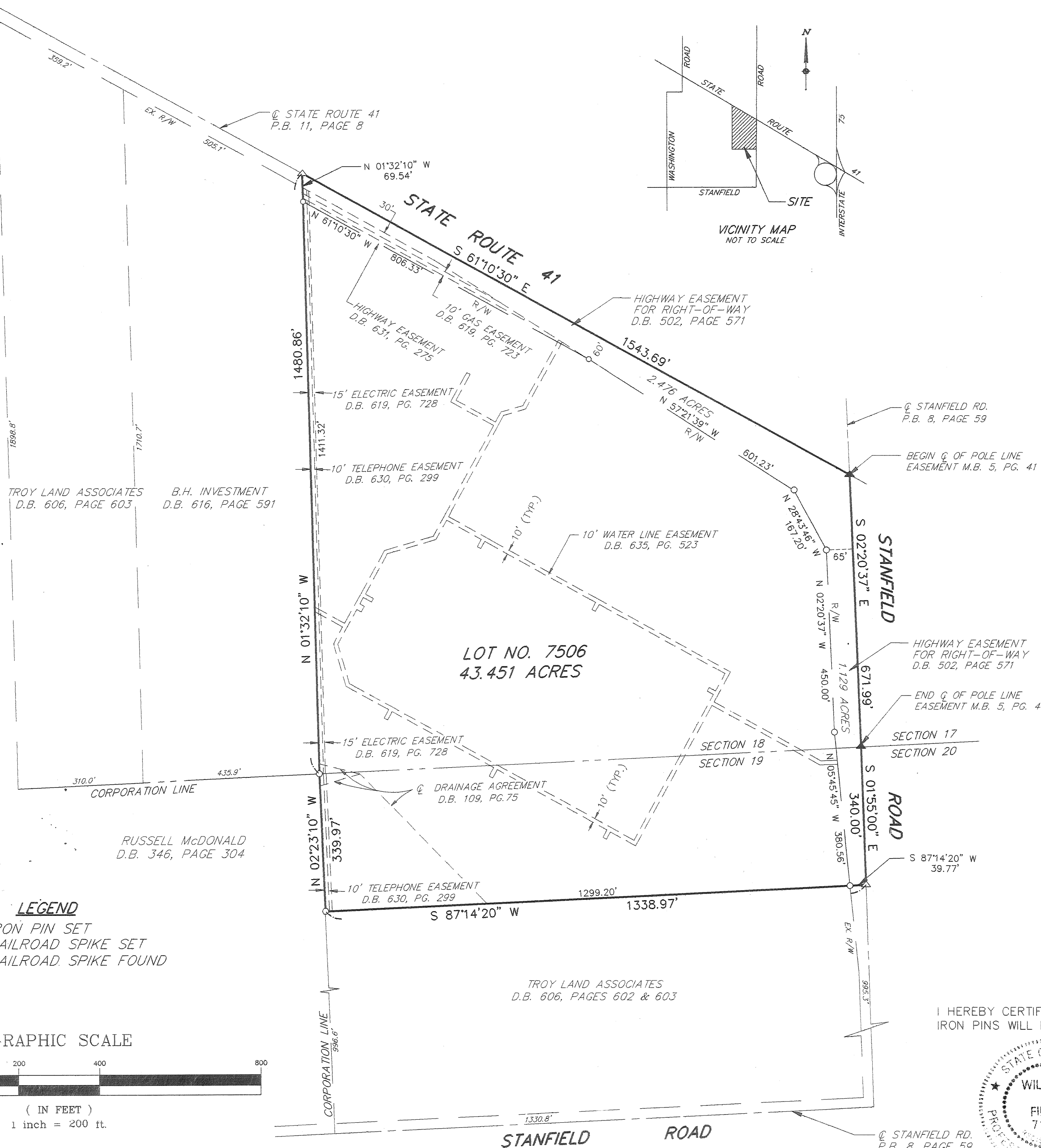
I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN.
IRON PINS WILL BE SET AT ALL LOT CORNERS.



WOOLPERT CONSULTANTS

William P. Finke
WILLIAM P. FINKE
OHIO REGISTERED SURVEYOR NO. 7144

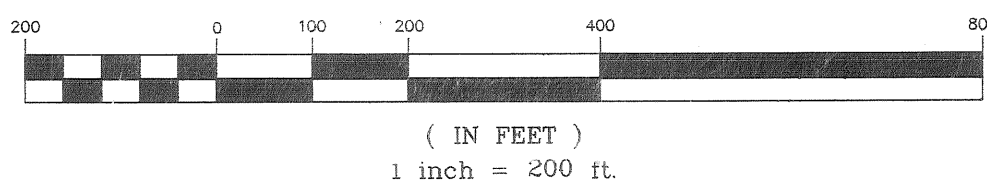
#10-17239-05
**WOOLPERT
CONSULTANTS**
409 E. MONUMENT AVE.
DAYTON, OHIO 45402



LEGEND

- IRON PIN SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND

GRAPHIC SCALE



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, 2012.

MEADOWVIEW VILLAGE - SECTION 11

• TOWN 4 • RANGE 6 • SECTION 9 • MONROE TOWNSHIP •
• MIAMI COUNTY - OHIO •

PLAT BOOK 16 PAGE 56MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATSFILE NO. 138925RECEIVED FOR RECORD 9:21 AM
TIMEFEE: \$21.60 Feb 19, 1993
DATE

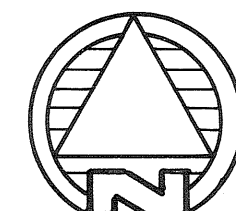
Janet E. Cain
RECORDER
MIAMI COUNTY RECORDER

Lots = 2.953 Ac.

Streets = 0.951 Ac.

Total = 3.904 Ac.

① Δ = 90°00'
R = 15.50
L = 24.35
T = 15.50



SCALE: 1" = 60'

DESCRIPTION

Being a subdivision situated in Section 9, Town 4, Range 6, in Monroe Township, Miami County, Ohio, containing 3.904 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 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.

Daniel D. Turner
WITNESS

Phillip L. Hughes
PHILLIP L. HUGHES - PRES.

Wayne Stoner
WITNESS

Pauline S. Hughes
PAULINE S. HUGHES - V. PRES.

TIPP CITY PLANNING COMMISSION

This plat reviewed and approved by Tipp City Planning Commission this 14th day of April, 1992.

Philip Helms
CHAIRMAN
Neeraj Thakur
SECRETARY

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 21st day of April, 1992.

Sam Steadman
Vice - CHAIRMAN
David J. Brundage
SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this day of , 1993. (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)

Edward J. Brown
Richard D. Adams

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

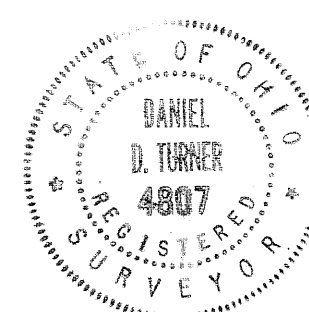
Approved and transferred this 19th day of February, 1993.

Chris A. Peoples
MIAMI COUNTY AUDITOR
By: *Linda Pearson*
DEPUTY COUNTY AUDITOR

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 17th day of February, 1993.

MIAMI COUNTY ENGINEER



CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision March 13, 1992. Curved distances measured along the arc. Iron pins to be set at all lot corners.

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

MEADOWVIEW VILLAGE - SEC. 11 FOR HUGHES DEVELOPMENT CO. TIPP CITY - OHIO			
 DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE MAR. - 1992	DRAWN BY: CHECKED BY:	DT. D.T.	SHEET NO. 1/1
FILE NO. 030192	SCALE: 1" = 60'		

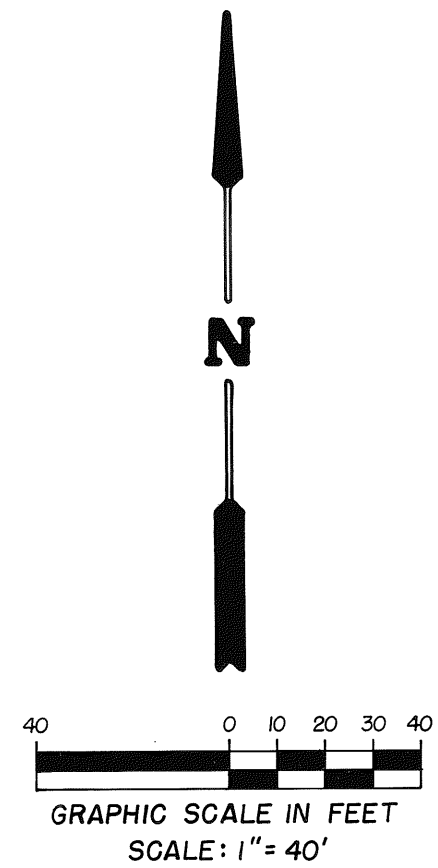
REPLAT OF INLOTS 2675 & 2676 IN THE CITY OF TROY, OHIO

VOLUME 16 PAGE 57
MIAMI COUNTY RECORDER'S RECORDS OF PLATS
RECEIVED FOR RECORD THIS 26TH DAY OF
FEBRUARY, 1993, AT 3:45P.M.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF
TROY, OHIO, HELD THIS 24th DAY OF Feb., 1993,
THIS REPLAT WAS REVIEWED AND APPROVED.

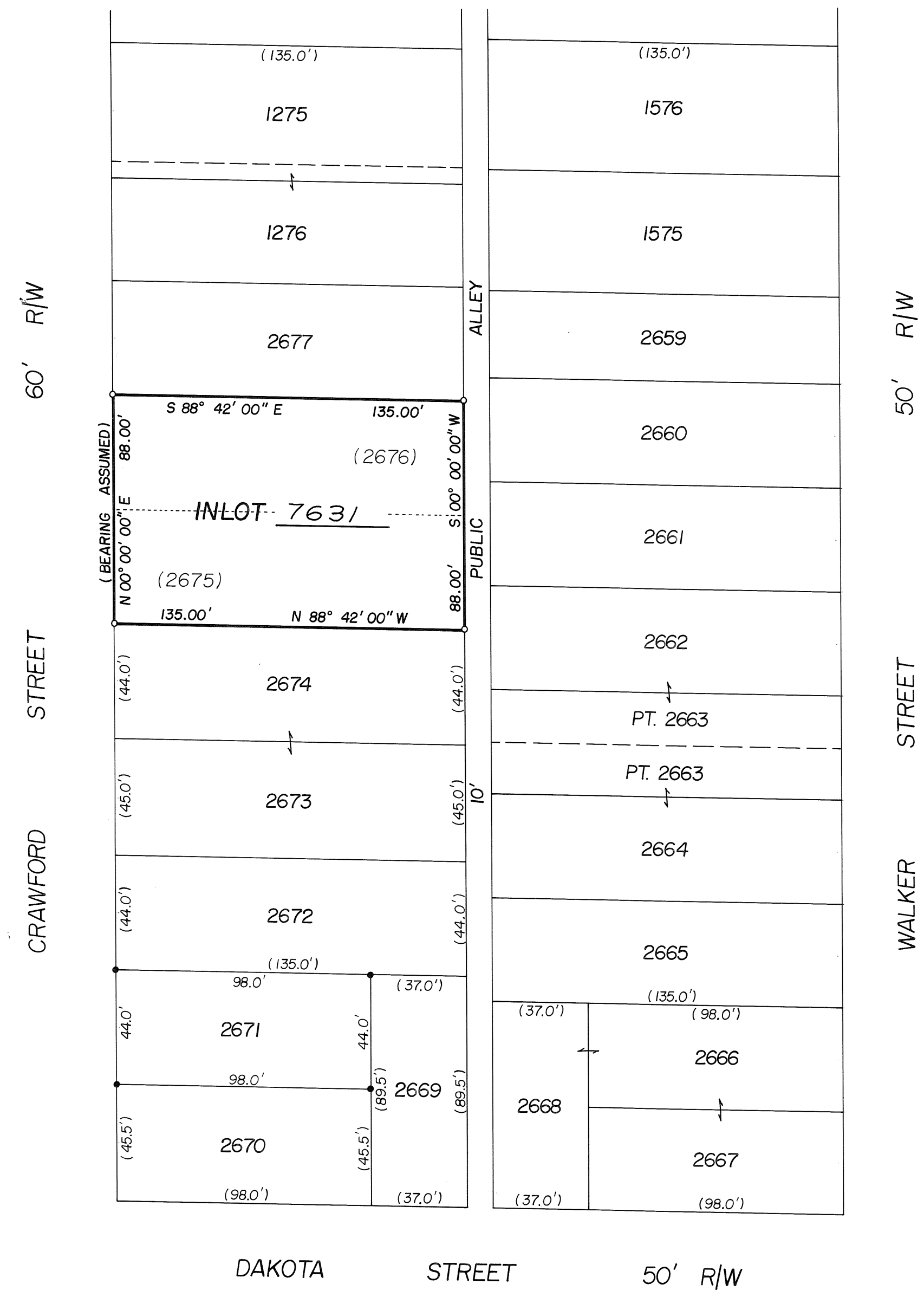
Charles J. Doyle
Charles J. Doyle, CHAIRMAN
Sue G. Knight
Sue G. Knight, SECRETARY

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



- LEGEND
- - IRON PIN OR PIPE FOUND
 - ° - IRON PIN SET (5/8"Ø x 30", CAPPED)

REFERENCES
RECORDER'S PLAT BOOK 4, PAGE 25
LOT SURVEY VOLUME 3, PAGE 11
LOT SURVEY VOLUME 9, PAGE 119
LOT SURVEY VOLUME 11, PAGE 172
DEED BOOK 419, PAGE 120



DESCRIPTION
BEING A REPLAT OF INLOTS 2675 & 2676 IN PHILBROOK'S REPLAT
IN THE CITY OF TROY, AS SHOWN IN RECORDER'S BOOK 4, PAGE 25.

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

Tommy L. Warner
Tommy L. Warner
Darlene M. Warner
Darlene M. Warner
Ruby E. Klockner
Witness
Richard W. Klockner
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 ACKNOW-
LEDGED THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SAID
INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME AND
AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 24TH DAY
OF FEBRUARY, 1993.

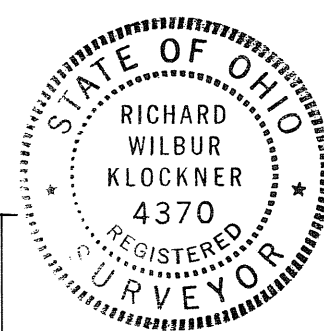
Richard W. Klockner
Notary Public
My commission expires:
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996

THIS REPLAT APPROVED AND TRANSFERRED THIS 26th DAY OF
February, 1993.

Chris A. Peeples
Chris A. Peeples, MIAMI COUNTY AUDITOR
Linda Pearson
by Deputy

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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



REPLAT OF INLOTS 2675 & 2676 IN THE CITY OF TROY		
TOMMY L. & DARLENE M. WARNER TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513) 339-5331		
DATE FEB. 21, 1993	DRAWN BY: AS TRACED BY: CHECKED BY: <i>RWK</i> SCALE: 1" = 40'	SHEET No. 1 of 1

REPLAT OF INLOTS 113&114 IN LAURA, OHIO

PLAT BOOK 16 PAGE 58
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 157 DAY OF
MARCH, 1993, AT 3:27 P.M.

FILE NO. 139372 FEE: \$21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
Robbie Mueller
DEPUTY

NOTE: THIS PLAT SUPERSEDED BY
PLAT BOOK 17 PAGE 9.

DESCRIPTION

BEING A REPLAT OF INLOTS 113 AND 114 IN THE VILLAGE OF LAURA, OHIO, ACQUIRED BY JAMES E. WESTRICH BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 640, PAGE 742.

CONSENT TO REPLAT

I, THE UNDERSIGNED, BEING THE OWNER AND LIENHOLDER OF THE LAND SHOWN REPLATTED HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.

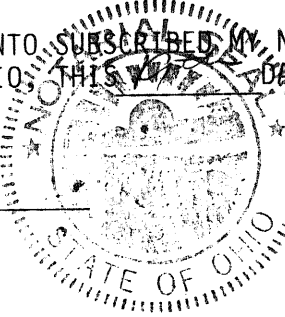
James E. Westrich
JAMES E. WESTRICH

Janet E. Cain
WITNESS
Robbie Mueller
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 AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT DAYTON, OHIO, THIS 15th DAY OF FEBRUARY, 1993.

David M. Wilson
DAVID M. WILSON
NOTARY PUBLIC
My Commission Expires Oct 31, 1995

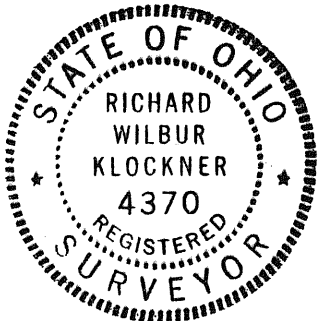


MY COMMISSION EXPIRES

THIS REPLAT APPROVED AND TRANSFERRED THIS 10th DAY OF March, 1993.
Chris A. Peebles
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: *Linda Pearson*
DEPUTY AUDITOR

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

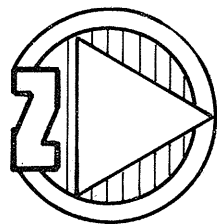
Richard W. Klockner
RICHARD W. KLOCKNER
PROFESSIONAL SURVEYOR #4370



REPLAT OF INLOTS 113 AND 114 VILLAGE OF LAURA, OHIO		
JAMES E. WESTRICH		
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.
FEB 8 1993	<i>[Signature]</i>	1 OF 1
SCALE: 1" = 30'		

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.



SCALE: 1" = 80'

± CURVE DATA

- ④ Δ = 48°50'
R = 300.00
L = 255.69
T = 136.19
- ⑤ Δ = 43°00'
R = 200.00
L = 150.10
T = 78.78
- ⑥ Δ = 19°20'
R = 300.00
L = 101.23
T = 51.10

NOTE

Protective covenants for this plat shall be the same as those covenants listed for Fox Harbor - Sec. 1, Plat Book 15, Page 146A, Miami County Plat Records, except that said covenants shall extend to June 1, 2012.

TROY PLANNING COMMISSION

This plat reviewed and approved by City of Troy Planning Commission this 13th day of May, 1992.

Charles J. Lee
CHAIRMAN

Shirley R. Ruggs
SECRETARY

TROY CITY COUNCIL

At a meeting of the City Council of the City of Troy held this 1st day of Feb, 1993. This plat was approved by ordinance no. 0-5-93.

Peter E. Jenkins
MAYOR

Thomas E. Force
PRESIDENT OF COUNCIL

Shirley R. Ruggs
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

Approved and transferred this 16th day of March, 1993.

Chris A. Peoples
MIAMI COUNTY AUDITOR

BY: *Linda Pearson*
DEPUTY COUNTY AUDITOR

FOX HARBOR - SECTION 2

• PART OF LOT 7446 • TROY - OHIO •

PLAT BOOK 16 PAGE 59

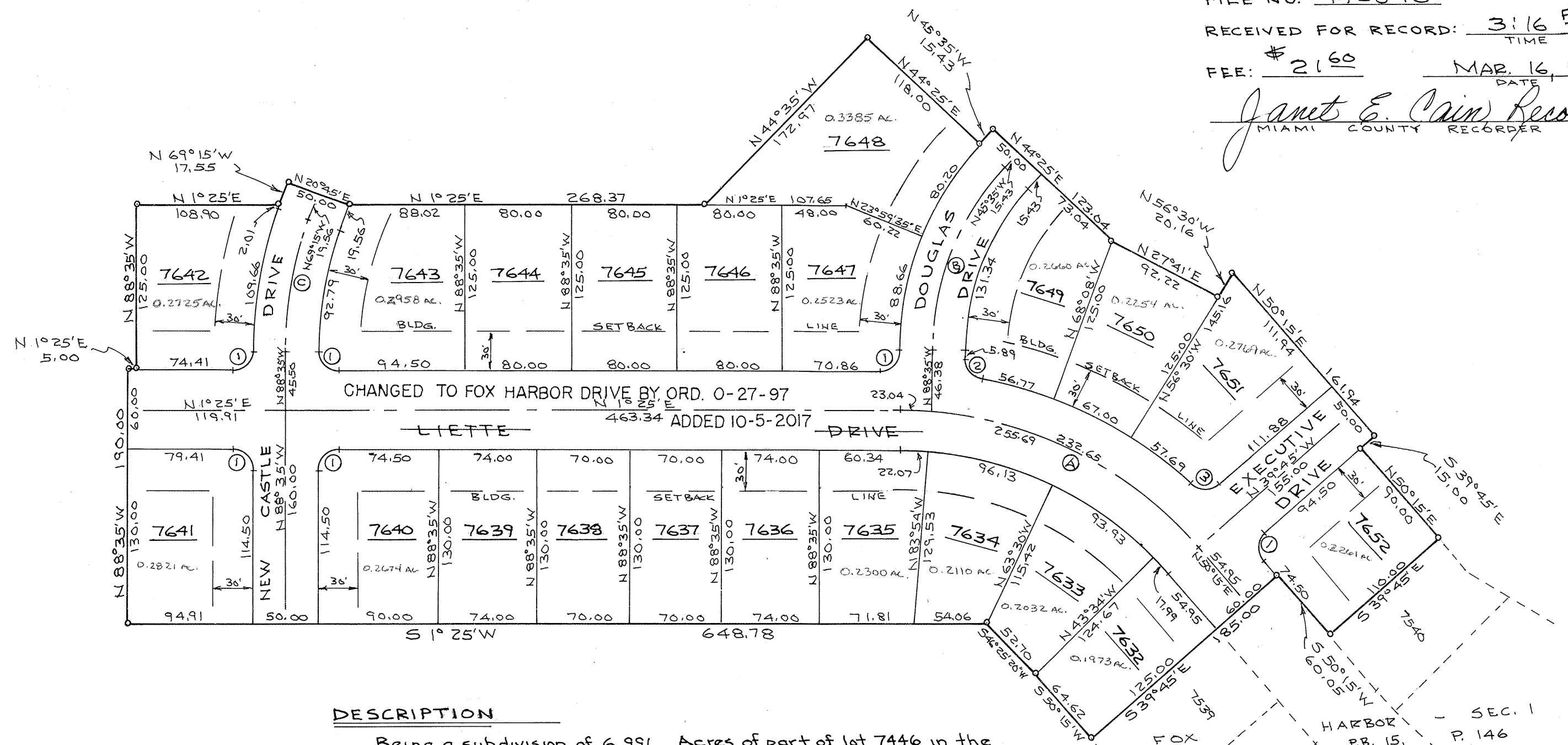
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. 140040

RECEIVED FOR RECORD: 3:16 PM

FEE: \$ 21.60 DATE: MAR. 16, 1993

Janet E. Cain
MIAMI COUNTY RECORDER



DESCRIPTION

Being a subdivision of 6.991 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.

Melissa S. Schindel
WITNESS

Edwin L. Liette
EDWIN L. LIETTE

Rosemary Chandon
WITNESS

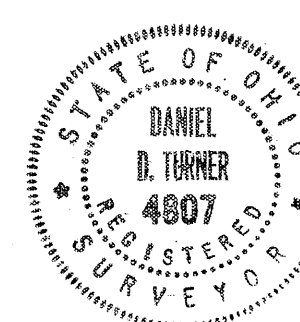
Jean A. Liette
JEAN A. LIETTE

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 13th day of May, 1992 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 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: Oct 11, 1992

Rosemary Chandon
NOTARY PUBLIC



R/W CURVE DATA

- ① Δ = 90°00'
R = 15.50
L = 24.35
T = 15.50
- ② Δ = 79°24'21"
R = 15.50
L = 21.48
T = 12.87
- ③ Δ = 83°16'06"
R = 15.50
L = 22.53
T = 13.78

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

FOX HARBOR - SECTION 2			
FOR EDWIN L. AND JEAN A. LIETTE			
DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY - OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	W.S.	SHEET NO.
APRIL - 1992	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 80'		
200492			

REPLAT OF INLOTS 7318 & 7319 IN THE CITY OF TROY, OHIO

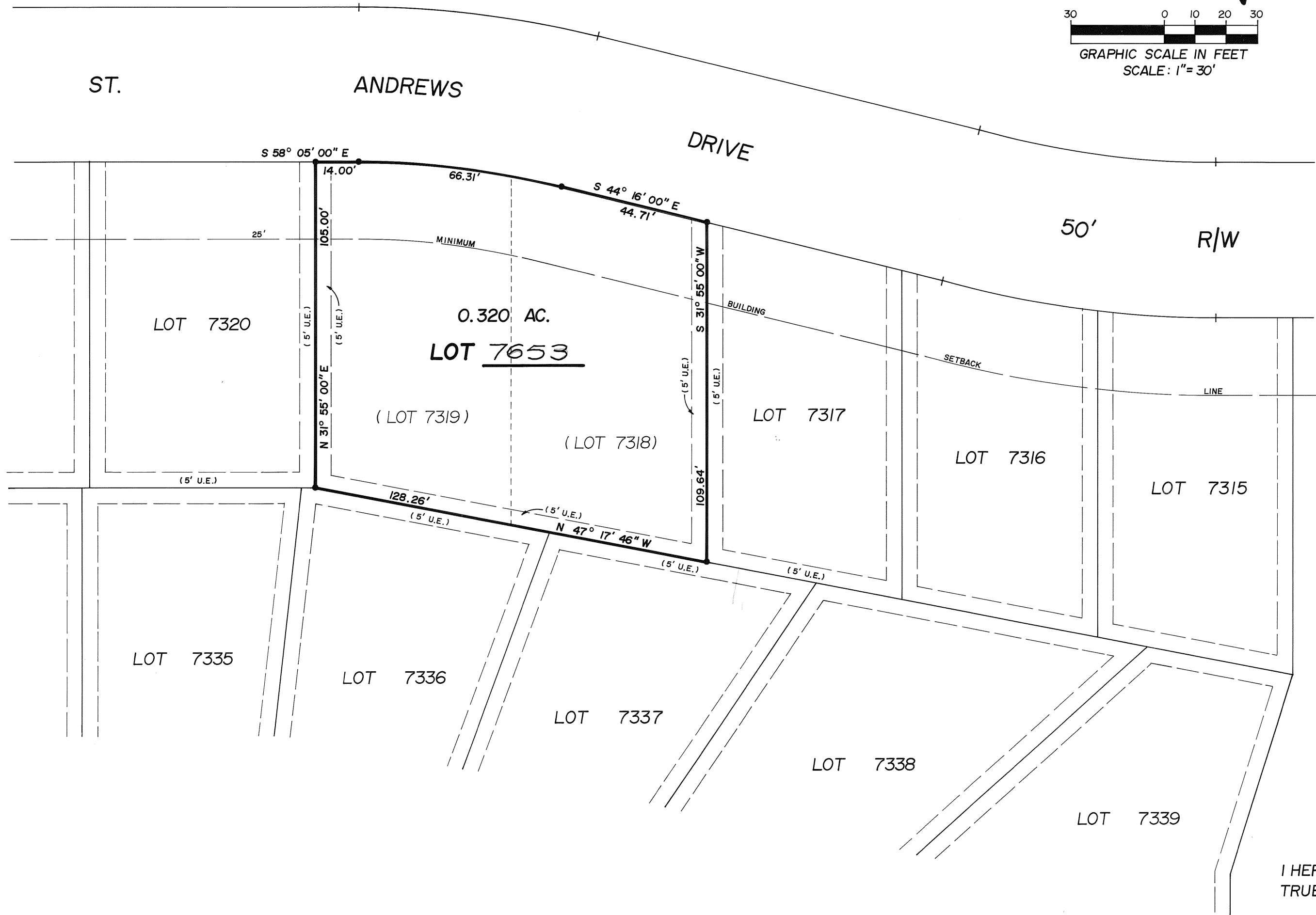
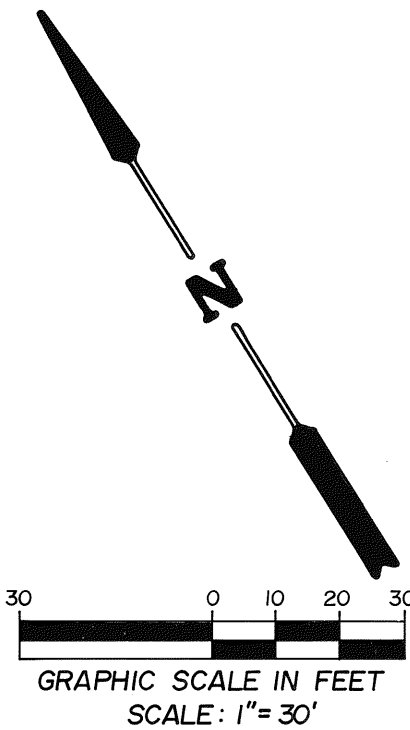
VOLUME 16 PAGE 60
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 30TH DAY OF
MARCH, 1993, AT 10:34 A.M.

FILE NUMBER: 140627 FEE: \$21.60

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

Robbie Mueller
by Deputy

CURVE DATA
R = 275.00'
A = 66.31'
Δ = 13° 49' 00"
LC = S 51° 10' 30" E, 66.15'



LEGEND
• IRON PIN FOUND
◦ IRON PIN SET

REFERENCES
RECORDER'S PLAT BOOK 14, PAGE 139
DEED BOOK 610, PAGE 630
DEED BOOK 635, PAGE 700

DESCRIPTION

BEING A REPLAT OF INLOTS 7318 & 7319 IN THE CITY OF TROY, OHIO AS SHOWN ON THE PLAT OF KINGS CHAPEL SUBDIVISION, SECTION 5, AS RECORDED IN VOLUME 14, PAGE 139, MIAMI COUNTY RECORDER'S PLAT RECORDS.

CONSENT TO REPLAT

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

Robert J. Markowitz
Robert J. Markowitz
Robbin R. Markowitz
Robbin R. Markowitz

Ruby E. Klockner
Witness
Richard W. Klockner
Witness

Witness
Witness

STATE OF OHIO, COUNTY OF MIAMI SS:
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 22ND DAY OF MARCH, 1993.
In and for the State of Ohio
My Commission Expires October 19, 1996
Richard W. Klockner
NOTARY PUBLIC
My commission expires:

THIS REPLAT APPROVED AND TRANSFERRED THIS 30TH DAY OF MARCH, 1993.
Chris A. Peeples
Chris A. Peeples, MIAMI COUNTY AUDITOR
Cheryl Beaver
by Deputy

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 24th DAY OF MARCH, 1993, THIS REPLAT WAS REVIEWED AND APPROVED.
Charles J. Doyle
Charles J. Doyle, CHAIRMAN
Sue G. Knight
Sue G. Knight, Secretary

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN.
Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370

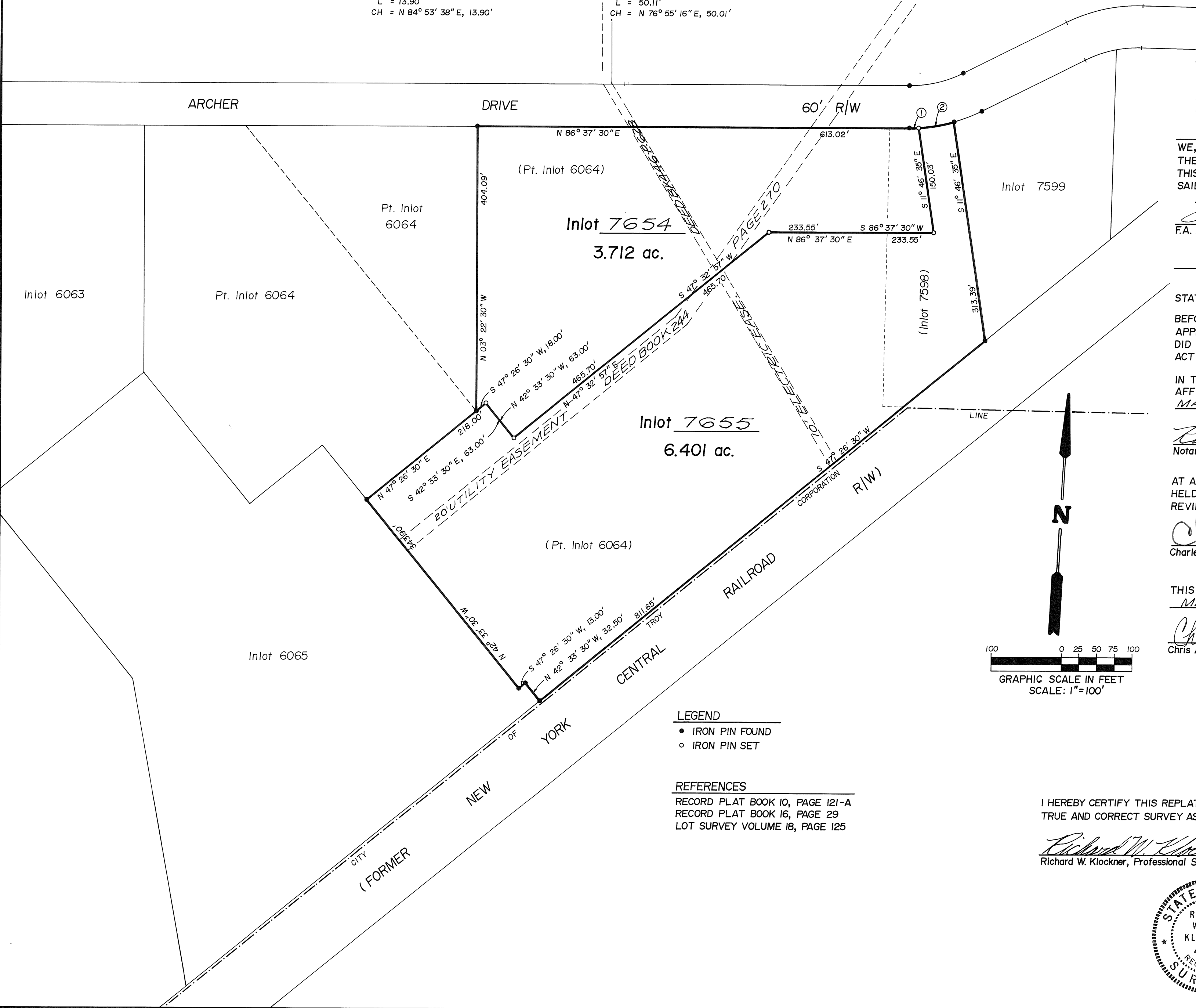


REPLAT OF INLOTS 7318 & 7319 IN THE CITY OF TROY		
ROBERT J. & ROBBIN R. MARKOWITZ TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513)-339-5331		
DATE	DRAWN BY: <u>AK</u>	SHEET NO.
March 6, 1993	TRACED BY:	1 of 1
	CHECKED BY: <u>AK</u>	
	SCALE: 1" = 30'	

REPLAT OF PART OF INLOT 6064 AND INLOT 7598 IN THE CITY OF TROY, OHIO

PLAT VOLUME 16 PAGE 61
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 30TH DAY OF
MARCH, 1993, AT 10:35 M.
Janet E. Cain
Janet E. Cain, MIAMI COUNTY RECORDER
Bobbie Mueller
by Deputy
FILE NUMBER: 140628 FEE: \$21.60

CURVE DATA	
① R = 230.00'	② R = 230.00'
Δ = 03° 27' 44"	Δ = 12° 29' 01"
L = 13.90'	L = 50.11'
CH = N 84° 53' 38" E, 13.90'	CH = N 76° 55' 16" E, 50.01'



DESCRIPTION

BEING A REPLAT OF A 9.119 AC. PART OF INLOT 6064, AS SHOWN ON A PLAT OF ANNEXATION TO THE CITY OF TROY IN RECORD BOOK 10, PG. 121-A, AND OF INLOT 7598, CONTAINING 0.994 AC., AS SHOWN ON A PRIOR REPLAT IN RECORD BOOK 16, PAGE 29.

CONSENT TO REPLAT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LANDS SHOWN REPLATTED HEREON, DO HEREBY APPROVE AND ACCEPT THIS REPLAT, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT, ON BEHALF OF F.A. ARCHER PARTNERSHIP LTD.

Janet E. Cain
F.A. Archer, GENERAL PARTNER

Ruby E. Klockner
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 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 MARCH, 1993.

Richard W. Klockner
Notary Public

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996
My commission expires:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS 24th DAY OF MARCH, 1993, THIS REPLAT WAS REVIEWED AND APPROVED.

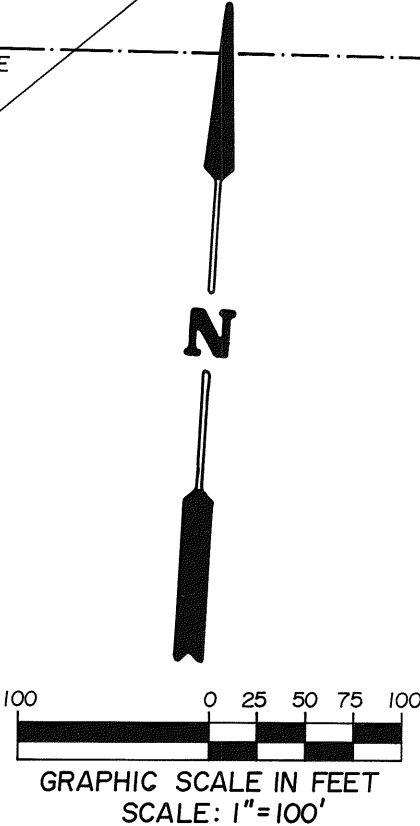
Charles J. Doyle
Charles J. Doyle, CHAIRMAN

Sue G. Knight
Sue G. Knight, SECRETARY

THIS REPLAT APPROVED AND TRANSFERRED THIS 30TH DAY OF MARCH, 1993.

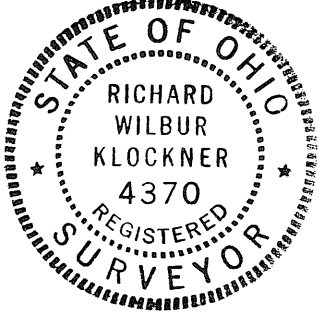
Chris A. Peoples
Chris A. Peoples, MIAMI COUNTY AUDITOR

Cheryl Beaver
by Deputy



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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



REPLAT OF PART OF INLOT 6064 AND INLOT 7598 IN THE CITY OF TROY, OHIO		
F.A. ARCHER PARTNERSHIP LTD. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513)-339-5331		
DATE	DRAWN BY: <u>AS</u>	SHEET NO.
March 22, 1993	TRACED BY:	1 of 1
	CHECKED BY: <u>Paul</u>	
	SCALE: 1" = 100'	

ANNEXATION TO TIPP CITY, OHIO

30.8251 ACRES IN SECTIONS 8 & 9, TOWN 4, RANGE 6 EAST, MONROE TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 16 PAGE 62
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 1ST DAY OF

APRIL, 1993, AT 9:58A.M.

FILE NUMBER 140767 FEE: \$21.60

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

DESCRIPTION

BEING A TOTAL OF 30.8251 ACRES OF WHICH 4.0369 ACRES ARE IN THE SOUTHEAST QUARTER OF SECTION 8 (BEING ALL OF LOTS 26 AND 27 IN TALL OAKS SUBDIVISION - MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 11, PAGE 87) AND 26.7882 ACRES ARE IN THE SOUTHWEST QUARTER OF SECTION 9 IN 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 OCTOBER, 1992.

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 6TH DAY OF NOVEMBER, 1992.

Don Hart
DON HART

Louis W. Havenar
LOUIS W. HAVENAR

Wade H. Westfall
WADE H. WESTFALL

APPROVAL BY CITY OF TIPP CITY

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO THIS 1ST DAY OF FEBRUARY, 1993.

Thomas J. Sprague
PRESIDENT OF COUNCIL

Kenneth H. Hufferd
CLERK OF COUNCIL

Joseph P. Moore
CITY SOLICITOR

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 1ST DAY OF APRIL, 1993.

Chris A. Peebles

CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

Lydia Pearson

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



B.K. BEHM
LOT 16

WILLNER
DB 613; PG. 880
LOT 17

FRANZER
LOT 18

BLATTERMAN
DB 588; PG. 762
LOT 19

DUNCAN
DB 576; PG. 837
LOT 20

WILHELM
DB 553; PG. 322
LOT 21

HOOVER
DB 599; PG. 227
LOT 22

FOGLE
DB 591; PG. 665
LOT 23

JENKS
DB 596; PG. 503
LOT 24

SINGER
DB 620; PG. 655
LOT 25

INLOT 2853

B.K. BEHM
DB 591; PG. 482

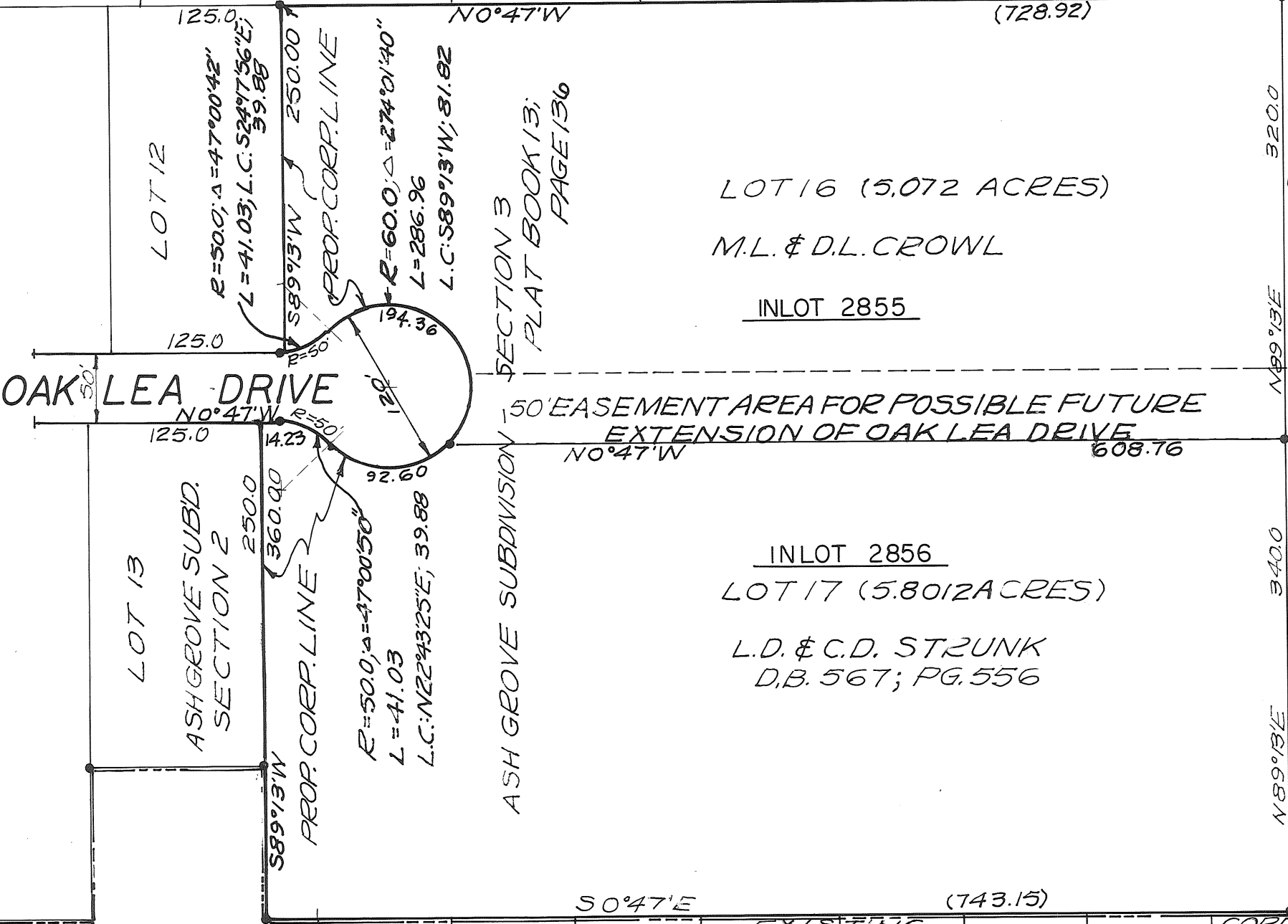
LOT 26

INLOT 2852

S.M. BEHM
DB 575; PG. 671

LOT 27

PROPOSED CORPORATION LINE (SECTION 8)
SECTION LINE (SECTION 9)



2703

WINDMERE

2704

SUBDIVISION

2705

SECTION 2

2706

PLAT BOOK 15; PAGE 131

2707

2712

2713

2714

TIPPECANOE LAND CO.
DB. 610; PG. 201

PART INLOT 2391
REC. BK. 15 PG. 36

STONEHENGE DRIVE

CHAUCER LANE

LANE

ANNEXATION OF 30.8251 ACRES (TOTAL)
IN MONROE TOWNSHIP, MIAMI COUNTY
TO THE CITY OF TIPP CITY, OHIO

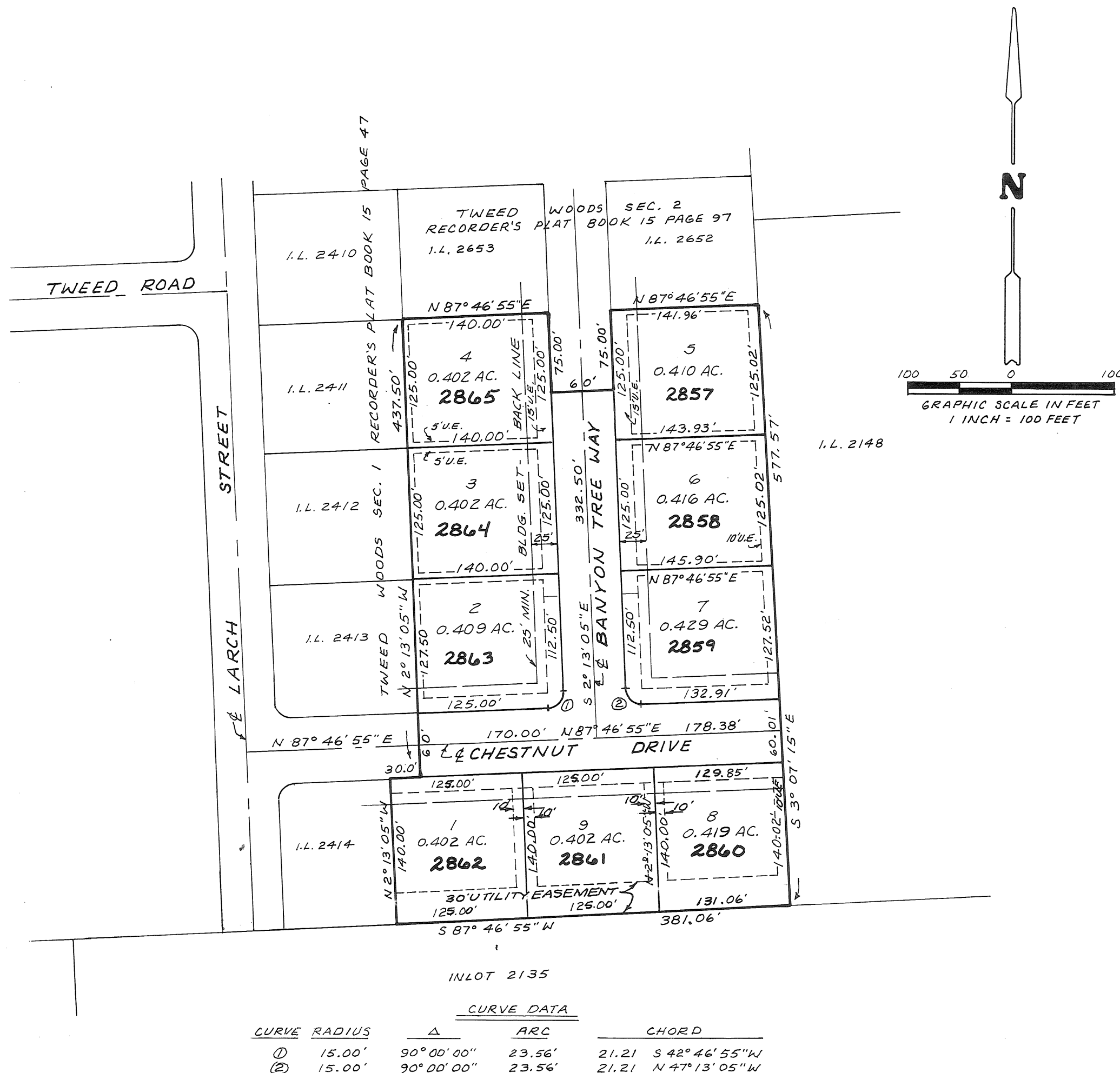
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH. (513) 339-5331

DATE 23 DEC 1991
DRAWN BY
CHECKED BY
SHEET NO. 1 OF 1

TWEED WOODS SECTION THREE-TIPP CITY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 4.587 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. 3.6883 ACRES ARE PLATTED IN LOTS AND THE REMAINING 0.8987 ACRES IS IN DEDICATED STREET RIGHT-OF-WAY.

PLAT BOOK 16 PAGE 63
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14TH DAY OF
APRIL, 1993 AT 1:30 P.M.
FILE NO. 141439 FEE: \$ 21.00
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER



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.

Paul D. Dodd *Doris Dodd* *Janet E. Cain* *Janet E. Cain*
PAUL D. DODD DORIS DODD WITNESS WITNESS
J. Eric Sonnenberg *Judy Sonnenberg* *Janet E. Cain* *Janet E. Cain*
J. ERIC SONNENBERG JUDY SONNENBERG 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 Tipp City OHIO, THIS 30 DAY OF December, 1992.
Patricia R. Hinde NOTARY PUBLIC MY COMMISSION EXPIRES October 18, 1996

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 12th DAY OF JANUARY, 1993, THIS PLAT WAS REVIEWED AND APPROVED.
Philip H. Wampler CHAIRMAN *Kevin Hufford* SECRETARY

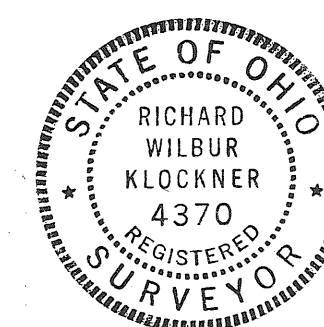
AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 22ND DAY OF FEBRUARY, 1993, THIS PLAT WAS APPROVED BY ORDINANCE NO. 10-93.
Thomas F. Lipsinger PRESIDENT OF COUNCIL *Kevin Hufford* CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 14th DAY OF April, 1993.
Chris A. Peeples BY: *Linda Pearson*
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR 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.

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 THREE 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 29 DEC. 1992	DRAWN BY: <i>DRH</i> TRACED BY: CHECKED BY: <i>RWB</i> SCALE: 1" = 100'	SHEET NO. 1 OF 1

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 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, OHIO.
2. NO STRUCTURE OR FIXED IMPROVEMENT 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.

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.

CURVE DATA				
NO.	RADIUS	DELTA	LEN6TH	LONG CHORD
1	15.00	90°04'35"	23.58	21.23, N 46°38'22"W
2	15.00	89°55'25"	23.54	21.20, S 43°21'38"W
3	15.00	94°11'46"	24.66	21.98, S 48°41'56"E
4	220.00	33°39'24"	129.23	127.38, N 67°22'28"E
5	220.00	15°45'43"	60.52	60.33, N 76°19'19"E
6	250.00	19°57'29"	87.08	86.64, N 78°25'12"E
7	280.00	17°02'36"	83.29	82.98, S 76°57'35"W
8	15.00	87°05'07"	22.80	20.67, S 41°56'33"W
9	192.95	26°08'20"	88.03	87.27, N 14°40'15"W
10	222.95	26°08'20"	101.71	100.83, N 14°40'15"W
11	252.95	22°24'47"	98.95	98.32, N 16°32°01"W
12	252.95	3°43'33"	16.45	16.45, N 3°27'55"W
13	15.00	90°00'00"	23.56	21.21, N 46°36'04"W
14	15.00	98°00'00"	23.56	21.21, N 43°23'56"E
15	220.00	17°53'41"	68.71	68.43, N 59°29'37"E

WINDMERE SUBDIVISION SECTION 5
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 MARCH, 1993 BY ORDINANCE NO. 15-93

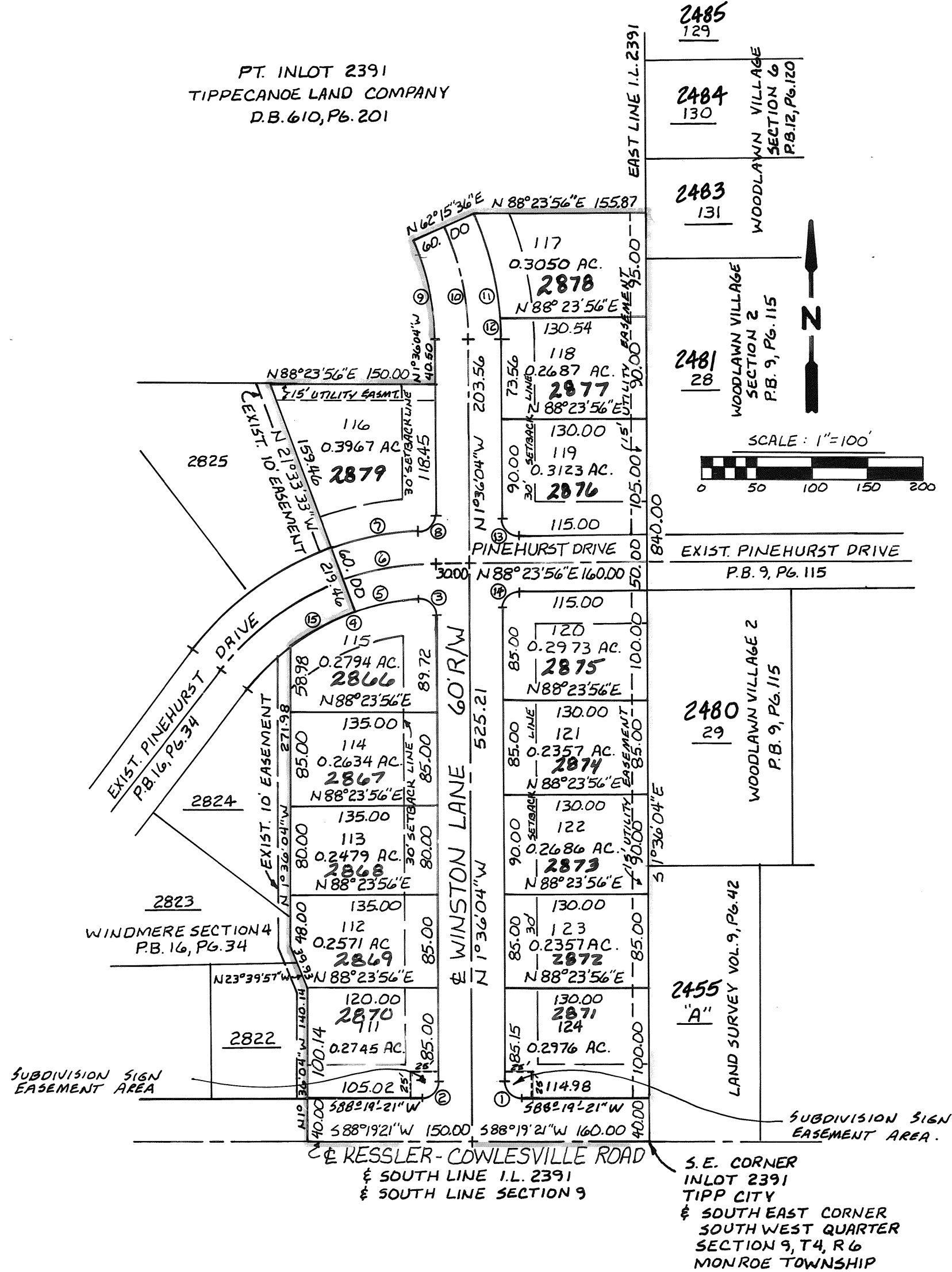
Thomas E. Disinger
PRESIDENT OF COUNCIL

Neva Hufford
SECRETARY

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, THIS 8TH DAY OF DECEMBER 1992.

Phillip H. Wampler
CHAIRMAN

Neva Hufford
SECRETARY



ACCESS/DRIVEWAY RESTRICTION NOTE:

NO CURB CUTS SHALL BE ALLOWED ONTO KESSLER-COWLESVILLE ROAD, FROM LOTS 111 AND 124 OF THIS SUBDIVISION SECTION.

PLAT BOOK 16 PAGE 64
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED 28TH DAY OF April, 1993 AT 2:20 PM
FILE NUMBER 142190 FEE 21.60

Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy
APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 28TH DAY OF April, 1993.
Chris A. Peoples by Linda Pearson,
MIAMI COUNTY AUDITOR Deputy

DESCRIPTION

BEING A SUBDIVISION OF 5.625 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 3940 ACRES IN LOTS AND 1685 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.

Tippecanoe Land Co., Inc. Kay W. Watt
John M. Tomb President WITNESS
Judith L. Tomb Secy. Treas Ellen S. Brantigan
Vice President
The Fifth Third Bank of Western Ohio, Inc. WITNESS
Frank W. Wagner Vice President

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

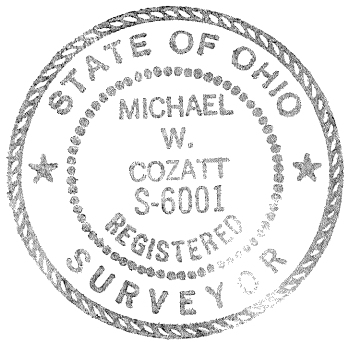
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIPPECANOE LAND COMPANY, INCORPORATED, BY JOHN M. TOMB ITS PRESIDENT, AND BY JUDITH L. TOMB ITS SECY/TREAS, AND BY JUDITH L. TOMB ITS VICE PRESIDENT, WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 28TH DAY OF APRIL, 1993.

Ellen S. Brantigan
NOTARY PUBLIC
ELLEN S. BRANTIGAM
JUNE 1, 1997
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 11-19-92
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 19592

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 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, OHIO.
2. 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.

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, INCORPORATED, BY JOHN M. TOMB ITS PRESIDENT AND BY JUDITH L. TOMB ITS SECRETARY, AND BY WESTERN BANK OF OHIO ITS VICE PRESIDENT, 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 HERUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 28th DAY OF APRIL, 1993.

EUGEN S. BRANTIGAM
NOTARY PUBLIC

Ellen S. Brantigan

WINDMERE SUBDIVISION SECTION 6

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 MARCH, 1993 BY ORDINANCE NO. 16-93

Robert E. Tringali
PRESIDENT OF COUNCIL

Anna Hupford
SECRETARY

APPROVED BY PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO THIS 21st DAY OF December, 1992.

Philip A. Wampler
CHAIRMAN

Anna Hupford
SECRETARY

NOTE: --- INDICATES TEMPORARY STORM SEWER AND DETENTION BASIN EASEMENT (D.B. 629, PG. 371) BEING RELEASED BY THIS PLAT.
--- INDICATES TEMPORARY ACCESS DRIVE (D.B. 629, PG. 371) BEING RELEASED BY THIS PLAT.

CURVE DATA	NO.	RADIUS	DELTA	LENGTH	LONG CHORD
	1	15.00	90°00'00"	23.56	21.21, N 43°23'56"E
	2	15.00	90°00'00"	23.56	21.21, N 46°36'04"W
	3	70.00	90°00'00"	109.96	98.99, N 43°23'56"E
	4	100.00	90°00'00"	157.08	141.42, N 43°23'56"E
	5	50.00	36°52'12"	32.18	31.62, N 20°02'10"W
	6	50.00	41°42'43"	36.40	35.60, S 17°37'01"E
	7	50.00	52°22'51"	45.71	44.14, S 25°29'40"W
	8	50.00	69°39'03"	60.78	57.11, N 89°33'24"W
	9	50.00	13°09'23"	11.48	11.46, N 61°18'27"W
	10	50.00	23°42'43"	20.63	20.55, N 79°44'48"W
	11	15.00	90°00'00"	23.56	21.21, S 43°23'56"W
	12	15.00	90°00'00"	23.56	21.21, N 46°36'04"W
	13	15.00	90°00'00"	23.56	21.21, N 43°23'56"E
	14	15.00	90°00'00"	23.56	21.21, S 46°36'04"E
	15	15.00	90°00'00"	23.56	21.21, S 46°36'04"E
	16	15.00	90°00'00"	23.56	21.21, S 43°23'56"W

DESCRIPTION

BEING A SUBDIVISION OF 14.347 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 10.9196 ACRES IN LOTS AND 3.4274 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 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.

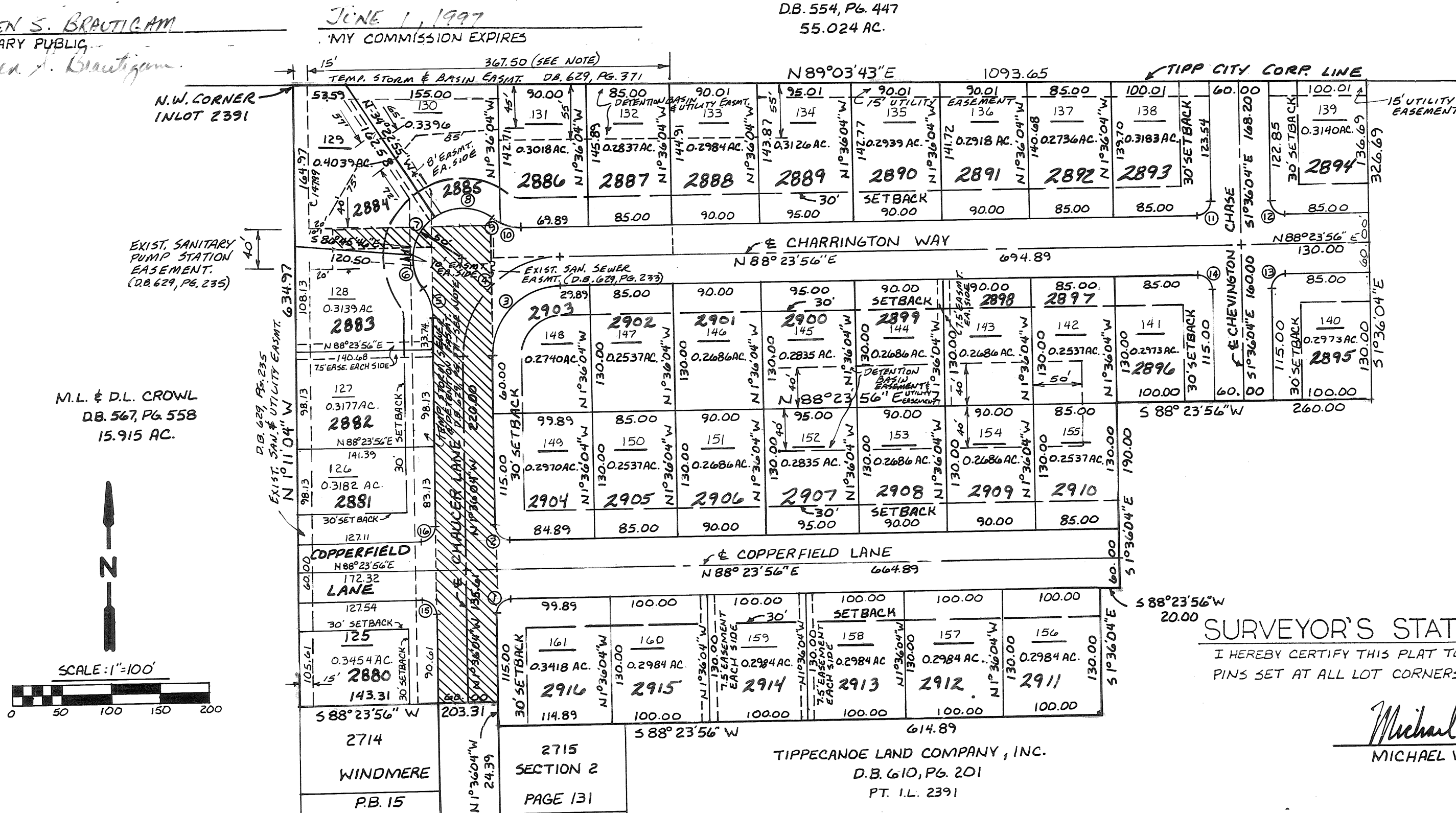
Tippecanoe Land Co., Inc.
John M. Tomb President

Ray H. Watt
WITNESS

Judith L. Tomb Secy. Treas.
The First Third Bank of Western Ohio
Mark R. Wagoner Vice President

Ellen S. Brantigan
WITNESS

MAXINE L. LORING
D.B. 554, PG. 447
55.024 AC.



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 12-19-92
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 19692

REPLAT OF INLOTS 930,929,928, & Pt.927

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

Before me, a notary public in and for said state and county, personally appeared Peoples Savings Bank of Troy by William B. Whidden its Vice President, by Scott Gabriel its Vice President who consent to the execution of the foregoing replat, who acknowledged that they did sign this instrument, and that it is their free act and deed individually.

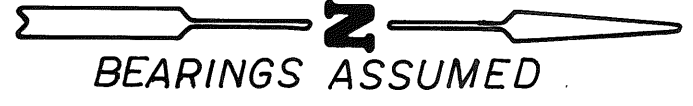
In testimony whereof, I have hereunto set my name and affixed my official seal this 3rd day of May 1993.

Connie D. Rhoades
Notary Public

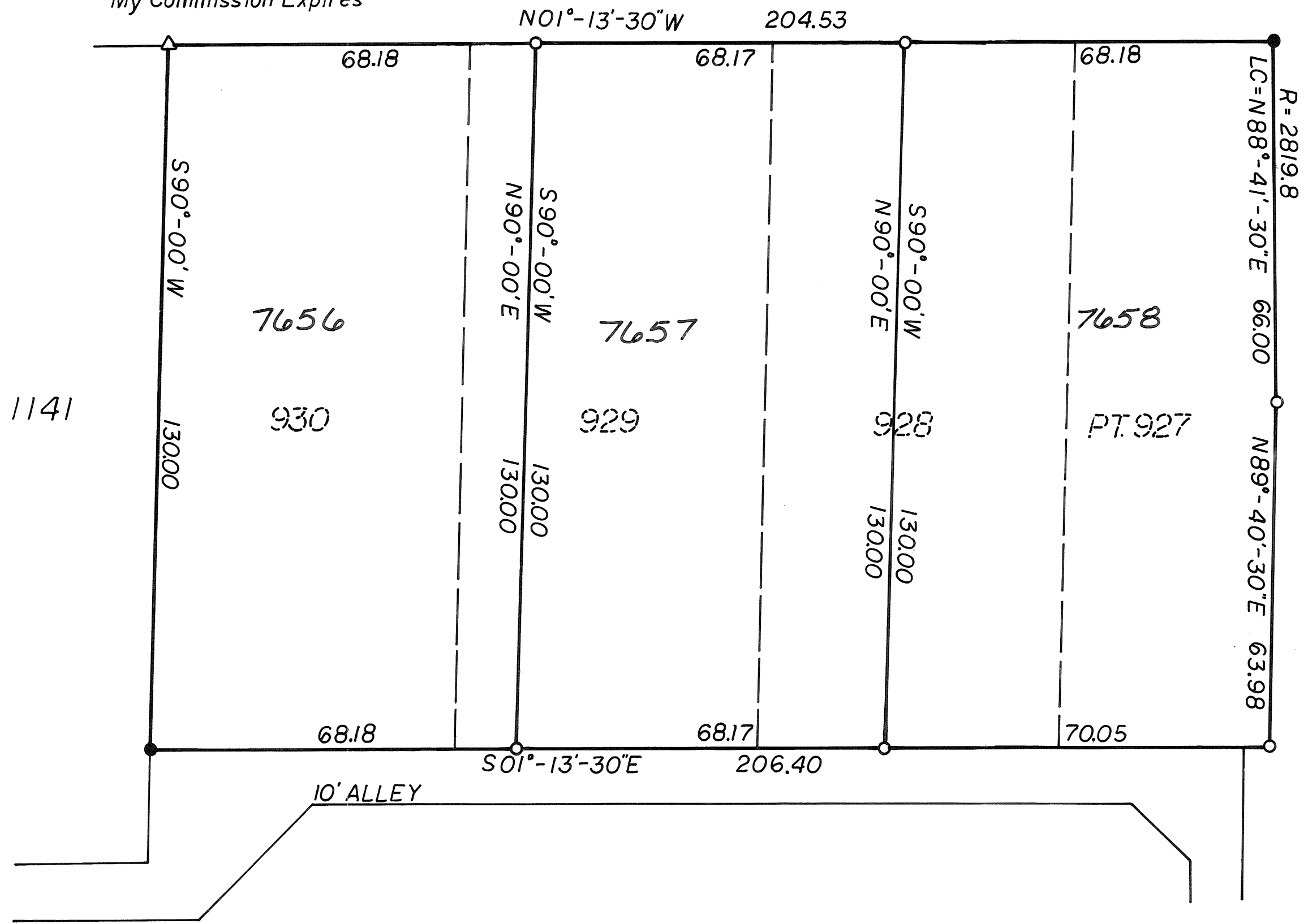
9-1-97
My Commission Expires

S.E.
SECTION

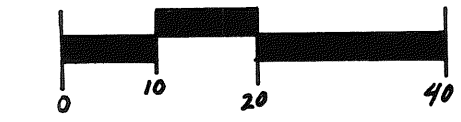
TROY
CORPORATION



WALNUT STREET 49.5' R/W



SCALE: 1IN.=20FT.



- LEGEND
- IRON PIN FOUND
 - △ CONC. R.R. LAND LINE POST
 - 5/8" CAPPED PIN SET (Cozatt 6001)

DEDICATION
We, the undersigned, being all of the lienholders of the lands herein platted, do hereby accept and approve this plat and do hereby voluntarily consent to the execution of said plat,

William B. Whidden Annie Miller
Witness
Scott Gabriel Dolores Kinnin
WITNESS

DEDICATION
We, the undersigned, being all of the owners of the lands herein platted, do hereby accept and approve this plat and do hereby voluntarily consent to the execution of said plat,

Karen A. Kelle
Witness
Jesse McGraw Cecilia McGraw
Witness
Annemarie McGraw

REPLAT OF INLOTS 930,929,928, & Pt.927
FOR TONY MCGRAW & JESSE MCGRAW.

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, THIS 28th DAY OF April, 1993.

Charles J. Dine
CHAIRMAN
Linda Blair
SECRETARY

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

Before me, a notary public in and for said state and county, personally appeared Anthony and Lisa McGraw, and Jesse and Annemarie McGraw, who executed the foregoing replat, who acknowledged that they did sign this instrument, and that it is their free act and deed individually.

In testimony whereof, I have hereunto set my name and affixed my official seal this 28th day of April 1993.

Theresa O. Sargent
Notary Public

Feb. 9, 1997
My Commission Expires

GLORIA J. SARGENT, Notary Public
in and for the State of Ohio
My Commission Expires FEB. 9, 1997



Michael W. Cozatt 4-21-93
Michael W. Cozatt
Registered Surveyor No. 6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO 45373
JOB NO. 05993

PLAT BOOK 16 PAGE 66

Miami County Recorder's Record of Recorded Plats.
Received for record this 3rd day of May 1993, at 3:26 P.M.
File no. 142420 Fee \$21.60

Janet E. Cain
Miami County Recorder

Approved and transferred with lot numbers assigned this 3rd day of May 1993.

Chris A. Ruppel, by Lynda Pearson
Miami County Auditor Deputy

DATE	DRAWN BY: <i>AB</i>	SHEET No.
March 29, 1993	TRACED BY:	1 of 1
	CHECKED BY: <i>Eul</i>	
	SCALE: 1" = 40'	

Bearings are based on
Spring Hill, Sec. One,
P.B. 14, Pg. 129.

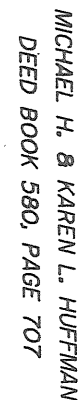
Janet E. Cain
JANET E. CAIN, RECORDER, MIAMI COUNTY
Carol Pleiman, deputy

100 0 100 200 300

GRAPHIC SCALE - FEET

FEBRUARY 1993

North



***NOTE:**

ALL EASEMENTS SHOWN HEREON ARE 5'
UTILITY EASEMENTS UNLESS NOTED
OTHERWISE

- INDICATES EASEMENT LINE

- INDICATES LOT LINE

INDICATES IRON PIN FOUND

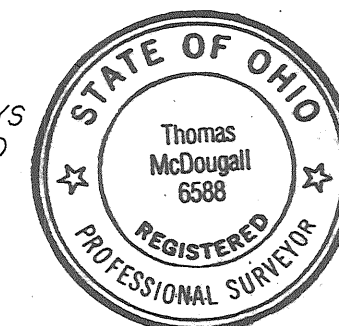
INDICATES IRON PIN SET - 30" x 5/8"
CAPPED "McDOUGALL ASSOCIATES"

INDICATES P.K. NAIL SET

THE WITHIN PLAT IS A SUBDIVISION OF 17.692 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.

2.954 ACRES ARE IN STREETS; 14,738 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, CURVED DISTANCES ARE MEASURED ON THE ARC.

THOMAS McDOUGALL, P.S. #6588



This Instrument Prepared By:

McDOUGALL ASSOCIATES

Professional Land Surveyors

956 SENATE DRIVE

(513) 438-9787

JOB #SPGRP SHEET 1 OF 2

RECORD PLAN
SPRING HILL
SECTION THREE
PART LOT 2248 - TIPP CITY
SEC. 26, T. 4, R. 6E - MONROE TOWNSHIP
MIAMI COUNTY, OHIO
CONTAINING 17.692 ACRES

McDOUGALL ASSOCIATES
Professional Land Surveyors
956 Senate Drive
DAYTON, OHIO 45459
(513) 438-9787

PROTECTIVE COVENANTS AND RESTRICTIONS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. OUTBUILDINGS WILL BE PERMITTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTIONS. A) ANY OUTBUILDING MUST BE PLACED ON A POURED CONCRETE FOOTING, FOUNDATION AND FLOOR; B) EXTERIOR FINISH MATERIAL MUST BE THE SAME AS OR COMPARABLE TO THAT ON THE LOWER OR MAIN LEVEL OF THE RESIDENCE BUILDING (E.G. BRICK, 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 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 2000 SQUARE FEET FOR A ONE STORY PLAN, NOT LESS THAN 2400 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 PROVISION 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 AT ANY LOT, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
7. ANY FENCES OR HEDGES WHICH MAY BE ERRECTED OR PLANTED MUST BE OF AN ATTRACTIVE AND DURABLE MATERIAL. NO FENCES OR HEDGES GREATER THAN FOUR FEET IN HEIGHT SHALL BE PLACED OR ALLOWED TO REMAIN NEAR 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 COMMENCE OF CONSTRUCTION. ALL HOUSE PLANS INCLUDING EXTERIOR ELEVATION 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 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 ERRECTED ON ANY LOT OF THIS SUBDIVISION EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN 3 SQUARE FEET OR ONE SIGN OF NOT MORE THAN 5 SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE PERIOD OF CONSTRUCTION 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, PROVIDED 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 COMPLETE 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 SATELLITE 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 SECTION 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, 2013, AT WHICH TIME THEY WILL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOTE OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS.
19. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
20. THESE COVENANTS MAY BE ENFORCED BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS, AND ALSO BY THE OWNER OF ANY LOT IN THIS OR ANY OTHER SECTION OF SPRING HILL SUBDIVISION.
21. OWNERS OF LOTS 1, 31, 32, 33 AND 35 WILL BE RESPONSIBLE FOR MAINTENANCE, UPKEEP AND PROPER APPEARANCE OF THE LANDSCAPE BEING INSTALLED BY THE DEVELOPER ALONG SOUTH HYATT STREET ONTO STONECRESS DRIVE.
22. OWNERS OF LOTS 1, 2, 3, 4, 31, 32, 33, AND 35 CONTAINING STORM WATER DETENTION BASINS SHALL BE RESPONSIBLE TO MAINTAIN THESE BASINS IN THE OPERABLE MANNER AS THEY WERE DESIGNED. MAINTENANCE, MOWING AND CLEANING ARE THE RESPONSIBILITY OF THE LOT OWNER. NO BUILDING OR OTHER STRUCTURE SHALL BE PLACED WITHIN THE BASIN THAT WOULD REDUCE THE VOLUME STORAGE OF THE BASIN. MAINTAINED SHRUBS OR OTHER LANDSCAPING IS ALLOWED IF IT DOES NOT ALTER THE FUNCTION OF THE BASIN. THE CITY OF TIPP CITY RESERVES THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON SAID DETENTION BASIN AREAS FOR MAINTENANCE PURPOSES.
23. GRANTORS RESERVE THE RIGHT TO IMPOSE FURTHER RESTRICTIONS AND DEDICATE ADDITIONAL EASEMENTS AND RIGHT-OF-WAY, IF REQUIRES, WITH RESPECT TO SUCH LOTS WHICH HAVE NOT BEEN SOLD BY GRANT OR BY INSTRUMENT RECORDED IN THE OFFICE OF THE RECORDER OF MIAMI COUNTY, OHIO AND THE OFFICES OF THE ZONING AUTHORITIES OF THE CITY OF TIPP CITY OR BY EXPRESS PROVISION IN SAID CONVEYANCES.
24. NO DRIVEWAY ACCESS SHALL BE PERMITTED FROM TIPP-COWLESVILLE ROAD (SOUTH HYATT STREET) FOR LOTS 80 & 81.
25. ANY BASEMENT SUMP WATER SHALL BE PIPED TO THE EXISTING STORM SEWER OR DISCHARGED TO SIDE YARD DRAINAGE WAYS. NO SUMP WATER SHALL BE DISCHARGED IN THE PUBLIC RIGHT-OF-WAY THRU THE CURB.

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 AND RESERVE THE EASEMENTS AS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THE WITHIN PLAT ARE THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE PREMISES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

James B. Decker
WITNESS AS TO 1 AND 2
Jeff P. Balla
WITNESS AS TO 1 AND 2

SPRING HILL NURSERIES CO.
Melvyn R. Regal
MELVYN R. REGAL, VICE CHAIRMAN
Frederick J. Stuber
FREDERICK J. STUBER, SECRETARY,
TREASURER

STATE OF ILLINOIS, COUNTY OF PEORIA, S.S.
BE IT REMEMBERED THAT ON THIS 26th DAY OF May, 1993, 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. Huppert
NOTARY PUBLIC IN AND FOR PEORIA COUNTY, ILLINOIS
MY COMMISSION EXPIRES: 6/28/96

DATE: May 26, 1993
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 UNITES IN ITS EXECUTION.

Melvyn 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. Huppert
NOTARY PUBLIC IN AND FOR PEORIA COUNTY, ILLINOIS
MY COMMISSION EXPIRES: 6/28/96

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO HELD THIS 22ND DAY OF MARCH, 1993, THIS PLAT WAS REVIEWED AND APPROVED.

Philip H. Wampler Neva Hufford
CHAIRMAN SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO HELD THIS 19TH DAY OF APRIL, 1993, THIS PLAT WAS APPROVED BY ORDINANCE NO. 21-93.

Thomas E. Dyringe Neva Hufford
PRESIDENT OF COUNCIL CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 3rd DAY OF June, 1993.

Chris A. Peoples Linda Pearson
MIAMI COUNTY AUDITOR DEPUTY AUDITOR

KRUSE REPLAT

BEING A REPLAT OF INLOTS 3327 AND 3328 AND PARTS OF OUTLOTS 189 AND 190 AD A PORTION OF VACATED RIDGEWOOD DRIVE, SAME BEING ACQUIRED BY CAROLINE K. MASLOWSKI AND RUTH K. SIMPSON BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 578; PAGE 356 AND BOOK 641; PAGE 504.

THE PART OF THE EXISTING PAVED DRIVEWAY SHOWN CROSS HATCHED HEREON SHALL BE USED AND MAINTAINED AS JOINT INGRESS AND EGRESS FOR BOTH LOTS.

PLAT BOOK 16 PAGE 69
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 24TH DAY OF
JUNE, 1993 AT 9:35 A.M.
FILE NO. 145266 FEE: \$ 21.40

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

DESCRIPTION
BEING A REPLAT OF INLOTS 3327 AND 3328 AND PARTS OF OUTLOTS 189 AND 190 AND ALSO INCLUDING A PART OF VACATED RIDGEWOOD DRIVE, IN THE CITY OF TROY, OHIO, ACQUIRED BY CAROLINE K. MASLOWSKI AND RUTH K. SIMPSON BY DEEDS FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 578; PAGE 356 AND BOOK 641; PAGE 504.

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

<i>Caroline K. Maslowski</i> CAROLINE K. MASLOWSKI	<i>Kristina J. Field</i> WITNESS
<i>James F. Maslowski (DOWER)</i> JAMES F. MASLOWSKI (DOWER)	<i>Richard W. Klockner</i> WITNESS
<i>Ruth K. Simpson</i> RUTH K. SIMPSON	<i>Kristina J. Field</i> WITNESS
<i>Hugh W. Simpson</i> HUGH W. SIMPSON (DOWER)	<i>Richard W. Klockner</i> 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 21ST DAY OF JUNE, 1993.
Richard W. Klockner
NOTARY PUBLIC
MY COMMISSION EXPIRES: October 19, 1996

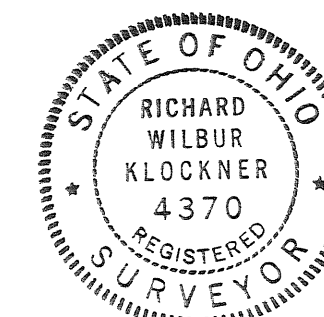
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 23RD DAY OF June, 1993, THIS REPLAT WAS REVIEWED AND APPROVED.

Charles F. Doyle
CHARLES F. DOYLE, CHAIRMAN
Sue G. Knight
SUE G. KNIGHT, SECRETARY

THIS REPLAT APPROVED AND TRANSFERRED THIS 24th DAY OF June, 1993.
Chris A. Peoples
CHRIS A. PEOPLES, MIAMI COUNTY AUDITOR
Linda Pearson
BY DEPUTY

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

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



LEGEND
○ = IRON PIN SET $\frac{5}{8}$ " x 30" ϕ CAPPED
● = IRON FOUND
* = P-K NAIL SET

SURVEY REFERENCE
RECORD PLAT BOOK 4; PAGE 39
" " BOOK 14; PAGE 143
LOT SURVEY VOLUME 4; PAGE 89
" " VOLUME 4; PAGE 158
" " VOLUME 13; PAGE 40
" " VOLUME 19; PAGE 70

KRUSE REPLAT
REPLAT OF INLOTS 3327, 3328 AND PARTS OF
OUTLOTS 189 AND 190 AND VACATED RIDGEWOOD
DRIVE IN TROY, OHIO

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

DATE 19 JUNE 1993	DRAWN BY: TRACED BY: <i>RLK</i> CHECKED BY:	SHEET NO. 1 OF 1
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SCALE: 1" = 50'

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TIPP CITY OHIO, THIS 8th DAY OF June, 1993.
Philip H. Campbell
 CHAIRMAN
Neva Hufford
 SECRETARY

REPLAT OF PT. 1L 644 & PT. 1L 645

TIPP CITY
CORPORATION

N.E.
SECTION

PLAT BOOK 16 PAGE 70
 MIAMI COUNTY RECORDER'S RECORD OF
 RECORDED PLATS
 RECEIVED FOR RECORD THIS 14th DAY
 OF July, 1993, AT 10:14 A.M.
 FILE NO. 146274 FEE \$ 21.60
Janet E. Cain
 MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED WITH LOT NUMBERS
 ASSIGNED THIS 21st DAY OF June, 1993.

Shirley A. Peoples *Linda Pearson*
 MIAMI COUNTY AUDITOR

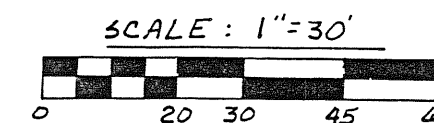
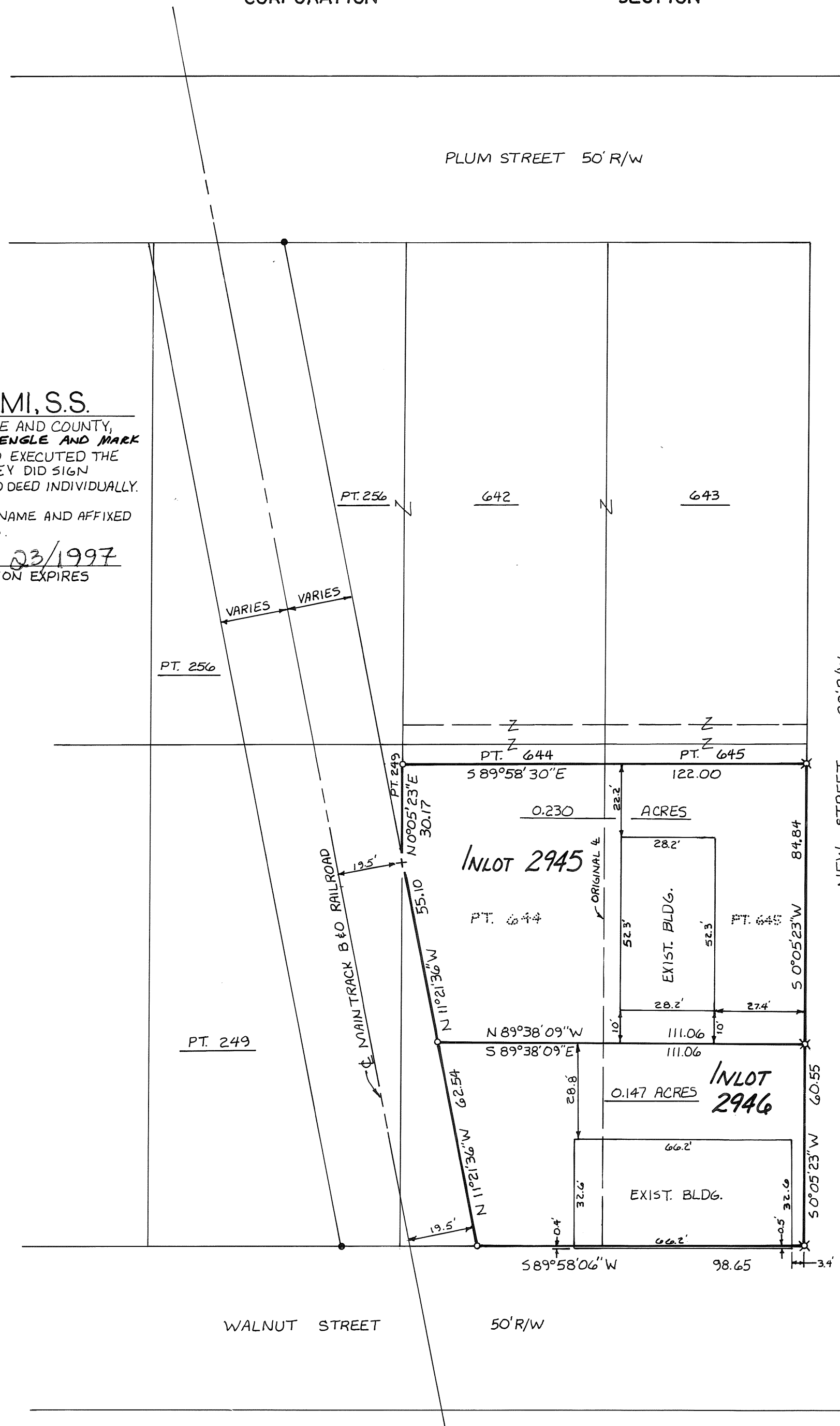
STATE OF OHIO, COUNTY OF MIAMI, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
 PERSONALLY APPEARED PAUL W. ENGLE AND KAREN S. ENGLE AND MARK
 A. DOUBLAS AND WILLIAM B. WHIDDEN WHO EXECUTED THE
 FOREGOING REPLAT, AND 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 11 DAY OF JUNE, 1993.

John W. Gardiner
 NOTARY PUBLIC
 December 23/1997
 MY COMMISSION EXPIRES

JOHN W. GARDINER



LEGEND

- + CUT CROSS ON CONCRETE PAD
- X GIN SPINDEL SET
- o 5/8" CAPPED IRON PIN SET (COZATT, 56001)

DESCRIPTION

BEING A REPLAT OF INLOTS 644 AND 645, TIPP CITY, MIAMI
 COUNTY, OHIO, AS CONVEYED TO PAUL W. AND KAREN S.
 ENGLE BY DEED BOOK 602, PAGE 863 OF THE MIAMI COUNTY
 RECORDER'S DEED RECORDS.

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,

Paul W. Engle

John W. Gardiner
 WITNESS - JOHN W. GARDINER

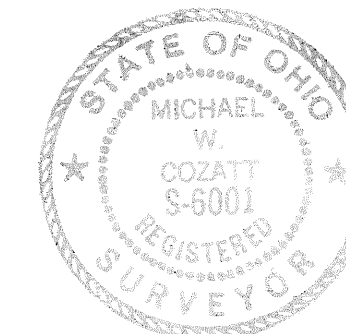
Karen S. Engle

Mark A. Douglas
 PEOPLES SAVINGS BANK OF TROY

Dolores Kinnison
 WITNESS

William B. Whidden
 PEOPLES SAVINGS BANK OF TROY

SURVEY AND REPLAT OF PARTS
 INLOTS 644 AND 645, TIPP CITY
 FOR PAUL AND KAREN ENGLE



Michael W. Cozatt 3-29-93
 MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
 CIVIL ENGINEER LAND SURVEYOR
 1008 GRANT ST. TROY, OHIO
 JOB NO. 02793

COBBLESTONE POINTE FOUR

PLANNED UNIT DEVELOPMENT - REPLAT OF PT. INLOT 7373

CITY OF TROY-MIAMI COUNTY-OHIO

PLAT BOOK 16 PAGE 71
MIAMI COUNTY RECORDER'S PLAT
RECORDS RECEIVED FOR RECORD THIS
23RD DAY OF July,
1993 AT 2:00 P.M. FILE NUMBER 146801
FEE \$ 21.60

Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy

TRANSFERRED THIS 23RD DAY OF July, 1993.

Chris A. Peoples
MIAMI COUNTY AUDITOR

BY: Lynda Pearson
DEPUTY AUDITOR

APPROVALS

CITY OF TROY PLANNING COMMISSION
THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF
TROY, OHIO, ON THIS 12TH DAY OF MAY, 1993.

Sue D. Knight
SECRETARY

Charles F. ...
CHAIRMAN

CITY OF TROY ENGINEER
I HEREBY APPROVE THIS PLAT ON THIS 12TH DAY OF May,
1993.

E. W. Weaver
ENGINEER

I HEREBY CERTIFY THAT ON THIS 21ST DAY OF JUNE,
1993, THIS PLAT WAS APPROVED AND ACCEPTED BY AN ORDINANCE PASSED BY
THE COUNCIL OF THE CITY OF TROY, OHIO.

Peter E. Jenkins
MAYOR

Thomas E. Force
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK

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 Part Inlot 7373 of Point-of-Woods
Section 2 in the City of Troy, Miami County, Ohio. Said replat
contains 0.788 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 recorded in 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.

Dolores Kinnison
WITNESS AS TO 1 AND 2

Wayne Newnam
WAYNE NEWNAM - PRESIDENT 1

Terri C. Newnam
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 13TH DAY OF July, 1993
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 PRESIDENT 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:

Terri C. Newnam
NOTARY PUBLIC

June 30, 1995
MY COMMISSION EXPIRES ON DATE ABOVE

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: PEOPLES SAVINGS BANK OF TROY

Dolores Kinnison
WITNESS

William B. Whidden
VICE PRESIDENT

Terri C. Newnam
WITNESS

William B. Whidden
PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI S.S.
BE IT REMEMBERED, THAT ON THIS 13TH DAY OF July, 1993
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY CAME PEOPLES SAVINGS BANK OF TROY BY ITS
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.

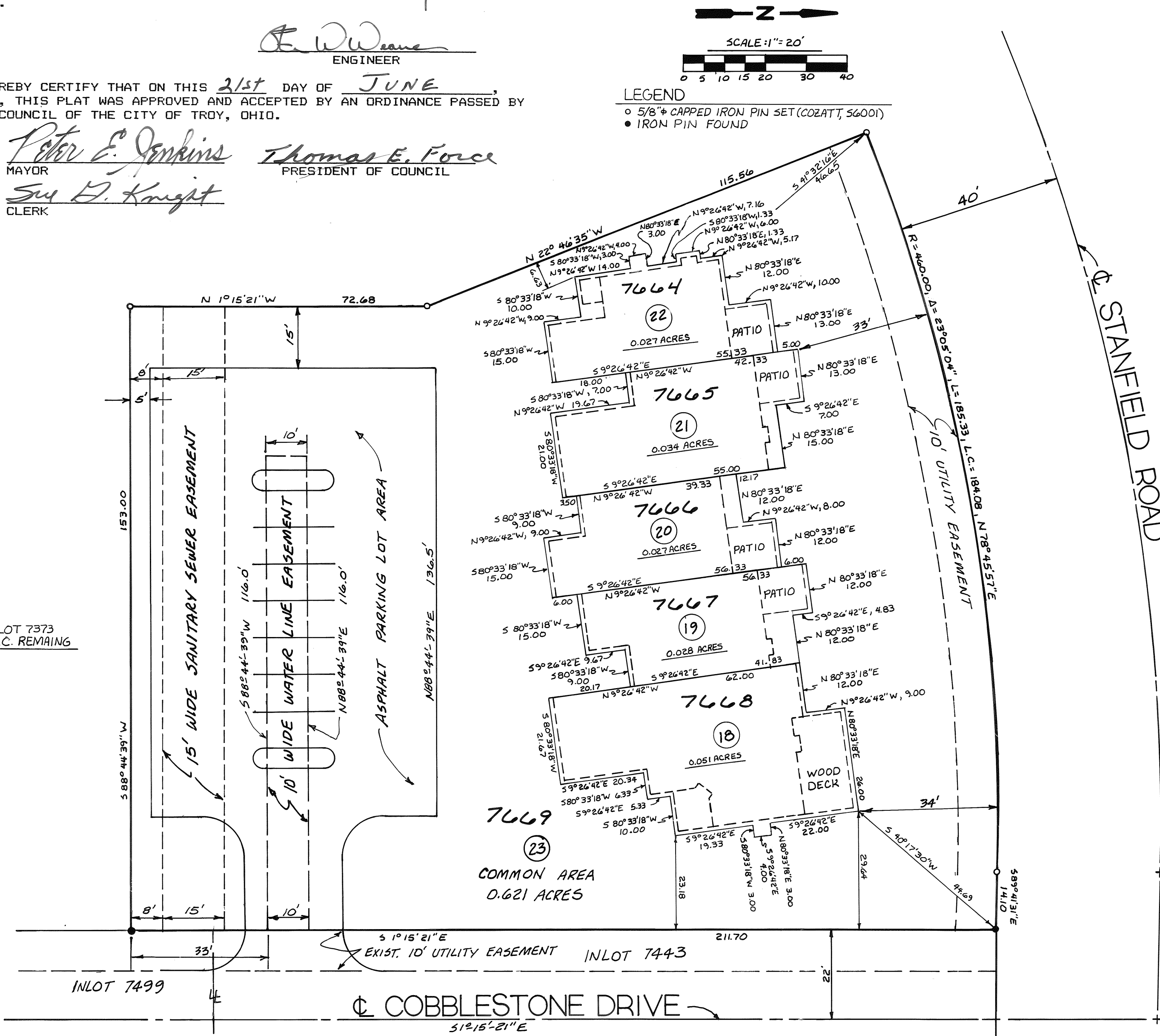
Terri C. Newnam
NOTARY PUBLIC

June 30, 1995
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 ARE SET AS SHOWN.

Michael W. Cozatt 4-27-93
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 23692



PT. INLOT 7373
1.501 AC. REMAINING

PLAT BOOK 16 PAGE 72
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16TH DAY OF
AUGUST, 1993, AT 2:35 P.M.

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

by Deputy

FILE NUMBER: 148022 FEE: \$ 21.60

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY,
OHIO, HELD THIS 28th DAY OF JULY, 1993, THIS REPLAT WAS
REVIEWED AND APPROVED.


Charles J. Doyle, CHAIRMAN

Sue D. Knight
Sue D. Knight, SECRETARY

	CURVE	DATA
R	=	45.00'
Δ	=	173° 14' 44"
L	=	136.07'
CH	=	89.84', S 42° 26' 58" W

DESCRIPTION

BEING A REPLAT OF INLOTS 7586 AND 7587 IN THE CITY OF TROY, OHIO
AS SHOWN ON THE RECORDED PLAT OF GREENFIELD SUBDIVISION, AS
RECORDED IN VOLUME 16, PAGE 20, OF THE MIAMI COUNTY RECORDER'S
RECORD OF PLATS.

ACKNOWLEDGEMENT

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

William J. Russell
William J. Russell

Wendy A. Snyder
Witness

Darlene A. Russell
Darlene A. Russell

Marlene M. Snyder
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 SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME AND
AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 5TH DAY
OF AUGUST, 1993.

Richard W. Flakus
Notary Public

RICHARD W. KLOCKNER, **Notary Public**
In and for the State of Ohio
My Commission Expires October 19, 1996

My commission expires:

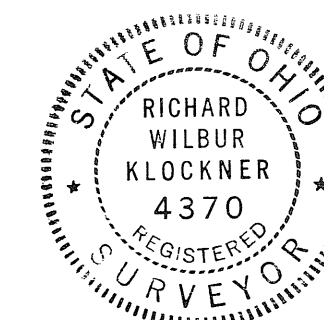
THIS REPLAT APPROVED AND TRANSFERRED THIS 16th DAY OF August, 1993.

Chris A. Peeples
Chris A. Peeples, MIAMI COUNTY AUDITOR

Linda Pearson
by Deputy

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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



REPLAT OF INLOTS 7586 & 7587 IN THE CITY OF TROY

WILLIAM J. & DARLENE A. RUSSELL
TROY, OHIO

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

DATE	DRAWN BY: <i>AS</i>	SHEET No.
July 5, 1993	TRACED BY: <i>ewk</i>	1 of 1
	CHECKED BY:	
	SCALE: 1" = 30'	

REPLAT OF PARTS OF INLOTS 6512 & 7450 IN TROY, OHIO
DEDICATION OF EXTENSION OF RIGHT-OF-WAY OF CORPORATE DRIVE

PLAT BOOK 16 PAGE 73
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 19TH DAY OF
AUGUST, 1993, AT 2:32 P.M.
FILE NO. 148273 FEE: \$21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
Bobbie Mueller
DEPUTY

BEING A REPLAT OF 13.0186 ACRES OF INLOT 6512 IN THE CITY OF TROY, OHIO, ACQUIRED BY F&P AMERICA MFG., INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 641, PAGE 433; 24.7276 ACRES OF INLOT 7450 ACQUIRED BY F&P AMERICA MFG., INC. BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 641, PAGE 427 AND 2.0410 ACRES OF INLOT 6512 IN THE CITY OF TROY, OHIO ACQUIRED BY THE CITY OF TROY BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 641, PAGE 439.

WE THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN REPLATTED, DO HEREBY ACCEPT AND APPROVE THIS REPLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT AND TO THE DEDICATION OF THE STREET AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

OWNERS: F&P AMERICA MFG., INC. AN OHIO CORPORATION (FOR REPLAT OF PARTS OF INLOTS 6512 AND 7450)

Osamu Nakajima
OSAMU NAKAJIMA, DIRECTOR AND OFFICER
WITNESS
WITNESS

STATE OF OHIO - COUNTY OF MONTGOMERY S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED OSAMU NAKAJIMA, DIRECTOR AND OFFICER OF F&P AMERICA MFG., INC., THE CORPORATION WHO EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH DIRECTOR AND OFFICER IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH DIRECTOR AND 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 DAYTON, OHIO, THIS 15TH DAY OF MARCH, 1993.

Notary Public
MY COMMISSION EXPIRES

OWNERS: THE CITY OF TROY, OHIO (FOR DEDICATION OF CORPORATE DRIVE)

N. Lawrence Wolke
N. LAWRENCE WOLKE
DIRECTOR OF PUBLIC SERVICE & SAFETY
WITNESS
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED N. LAWRENCE WOLKE, DIRECTOR OF PUBLIC SERVICE AND SAFETY FOR THE CITY OF TROY, OHIO, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH DIRECTOR OF PUBLIC SERVICE AND SAFETY AND BY THE AUTHORITY OF ORDINANCE NO. 0-35-92 PASSED BY THE COUNCIL OF THE CITY OF TROY, OHIO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 15TH DAY OF JULY, 1993.

Notary Public
MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 24TH DAY OF MARCH, 1993, THIS REPLAT WAS REVIEWED AND APPROVED.

Chairman
Secretary

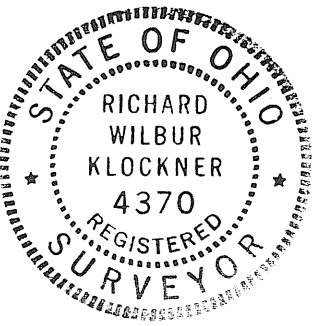
AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 21ST DAY OF DECEMBER, 1992, THIS REPLAT WAS APPROVED BY ORDINANCE NO. 0-35-92.

Thomas E. Force
PRESIDENT OF COUNCIL
Clerk of Council

APPROVED AND TRANSFERRED THIS 19TH DAY OF August, 1993.

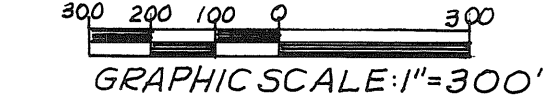
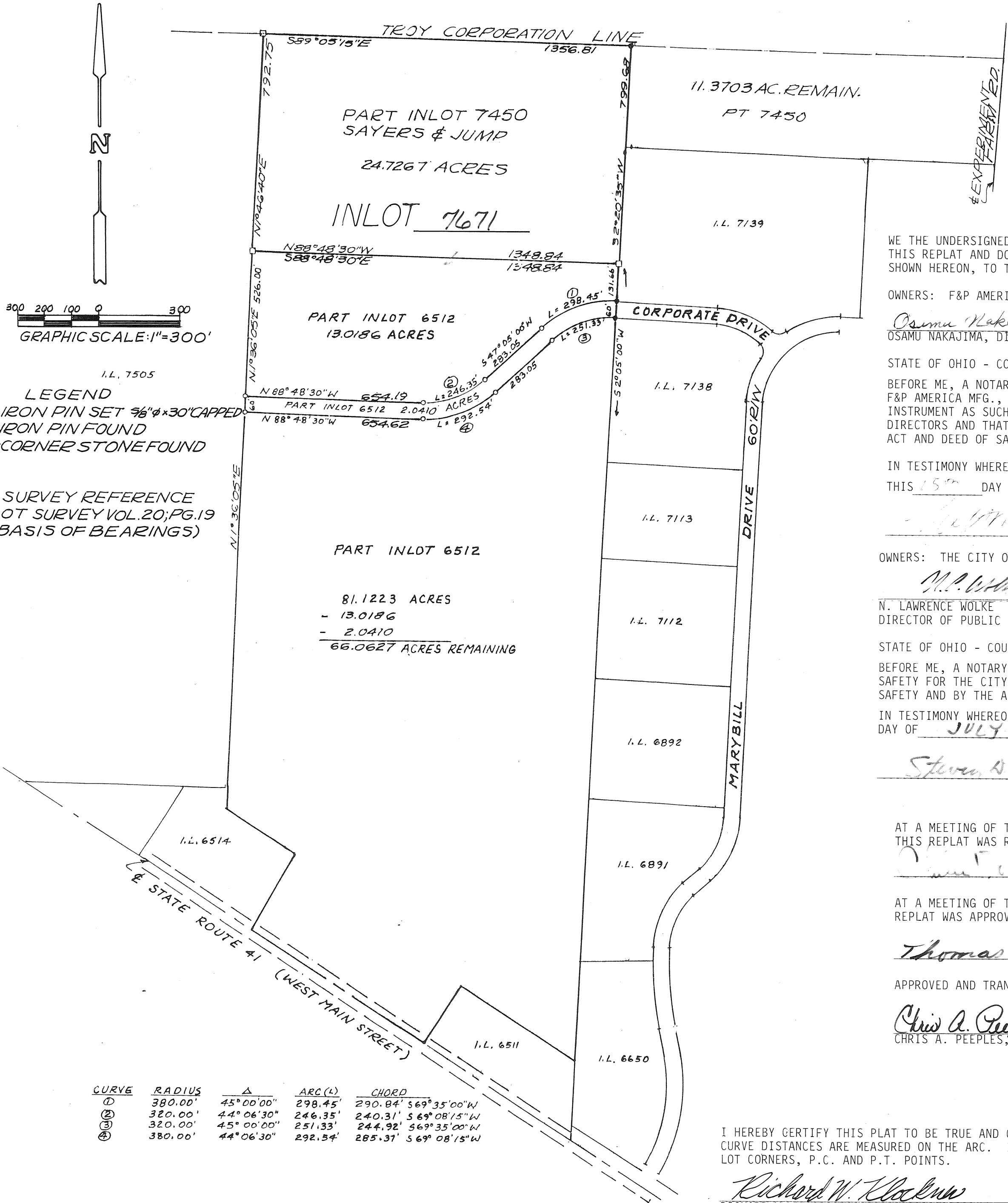
Chris A. Peebles by Linda Pearson,
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
Deputy

BY: DEPUTY AUDITOR
REPLAT OF PARTS OF INLOTS 6512 & 7450 & DEDICATION OF CORPORATE DRIVE TROY, OHIO
F&P AMERICA MFG., INC. & THE CITY OF TROY, OHIO
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331
DATE 11 MARCH 1993
DRAWN BY: DEH
CHECKED BY: RWR
SHEET NO. 1 OF 1
SCALE: 1" = 300'



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



LEGEND
• IRON PIN SET 3/8" x 30" CAPPED
• IRON PIN FOUND
□ CORNER STONE FOUND
SURVEY REFERENCE
LOT SURVEY VOL. 20, PG. 19
(BASIS OF BEARINGS)

CURVE	RADIUS	Δ	ARC (L)	CHORD
①	380.00'	45° 00' 00"	298.45'	290.84' S 69° 35' 00" W
②	320.00'	44° 06' 30"	246.35'	240.31' S 69° 08' 15" W
③	320.00'	45° 00' 00"	251.33'	244.92' S 69° 35' 00" W
④	380.00'	44° 06' 30"	292.54'	285.37' S 69° 08' 15" W

SANDEL SUBDIVISION SECTION ONE - PIQUA, OHIO AND SANDEL SUBDIVISION SECTION ONE - MIAMI COUNTY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 4.3586 ACRES OF WHICH 3.8442 ACRES IS A PART OF INLOT 7833 IN THE CITY OF PIQUA, BEING PART OF 31.206 ACRES ACQUIRED BY WINSLOW D. SIEDEL BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 492, PAGE 707 AND INCLUDING ALL OF AN 0.4111 ACRE PARCEL IN THE SOUTHEAST QUARTER OF SECTION 26, TOWN 1, RANGE 12, MRS. IN SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO, ACQUIRED BY WINSLOW D. SIEDEL BY DEED RECORDED IN MIAMI COUNTY RECORDER'S DEED BOOK 618, PAGE 891 AND A 0.1033 ACRE PART OF INLOT 7835 ACQUIRED BY WINSLOW D. SIEDEL BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 456, PAGE 357. 2.9294 ACRES OF THE 3.8442 ACRES IN INLOT 7833 AND 0.1033 ACRE PART OF INLOT 7835 ARE PLATTED IN LOTS AND REMAINING 1.0181 ACRES IS IN DEDICATED STREETS. 0.2937 ACRES OF THE 0.4111 ACRE PARCEL IN SECTION 26 OF SPRINGCREEK TOWNSHIP IS IN DEDICATED STREET RIGHT-OF-WAY AND THE REMAINING 0.1174 ACRES IS PLATTED IN LOTS 1 AND 2. ONE-HALF INTEREST IN 0.1033 ACRE PART OF INLOT 7835, ACQUIRED BY ELEANOR G. SIEDEL BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 645, PAGE 406.

PLAT BOOK 16 PAGE 74
MIAMI COUNTY RECORDER'S RECORD OF PLAT
RECEIVED FOR RECORD THIS 30th DAY OF

August, 1993, AT 1:07 P.M.

FILE NO: 148741 FEE: \$ 21.60
Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER

I, THE UNDERSIGNED, BEING THE OWNER 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: WINSLOW D. SIEDEL & ELEANOR G. SIEDEL

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA OHIO THIS 12TH DAY OF MARCH, 1993.
Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES October 19, 1996

AT A MEETING OF THE CITY OF PIQUA CITY COMMISSION HELD THIS 04 DAY OF JAN, 1993, THIS PLAT WAS REVIEWED AND APPROVED BY RESOLUTION NO. C-9783.

Randolph Kuchner James Wilson
James Wilson James Wilson
James Wilson James Wilson

AT A MEETING OF THE PLANNING COMMISSION OF CITY OF PIQUA HELD THIS 08 DAY OF DECEMBER 1992, THIS PLAT WAS APPROVED BY RESOLUTION NO. PC #32-92.

Ray L. Laffer Mark J. Crotter
Chairman Vice-Chairman
James C. J.
Secretary

TRANSFERRED THIS 30th DAY OF August, 1993.

Chris A. Peoples Chris A. Peoples
CHRIS A. PEOPLES, MIAMI COUNTY AUDITOR
BY: Chris A. Peoples DEPUTY AUDITOR

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 ELEANOR G. SIEDEL, WHO ACKNOWLEDGED THAT SHE DID SIGN SUCH INSTRUMENT AND THAT SUCH INSTRUMENT IS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO, THIS 10TH DAY OF MAY, 1993.

John G. Tami NOTARY PUBLIC MY COMMISSION EXPIRES: June 1, 1994

PROTECTIVE COVENANTS & RESTRICTIONS

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

ALL BUILDING AND GRADING PLANS SHALL BE APPROVED BY THE DEVELOPER.

THIS PLAT REVIEWED AND APPROVED THIS 26th DAY OF August, 1993

Doug Christian
MIAMI COUNTY ENGINEER

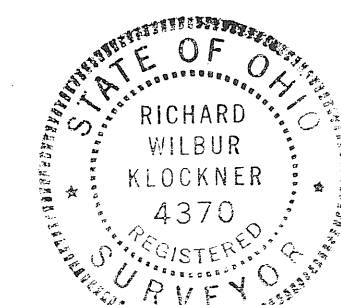
THIS PLAT APPROVED BY MIAMI COUNTY COMMISSIONERS THIS 26th DAY OF August, 1993. (APPROVAL OF THIS PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.)

Richard W. Adams Arthur D. Haddad Louis W. Havenar
Richard W. Adams Arthur D. Haddad Louis W. Havenar

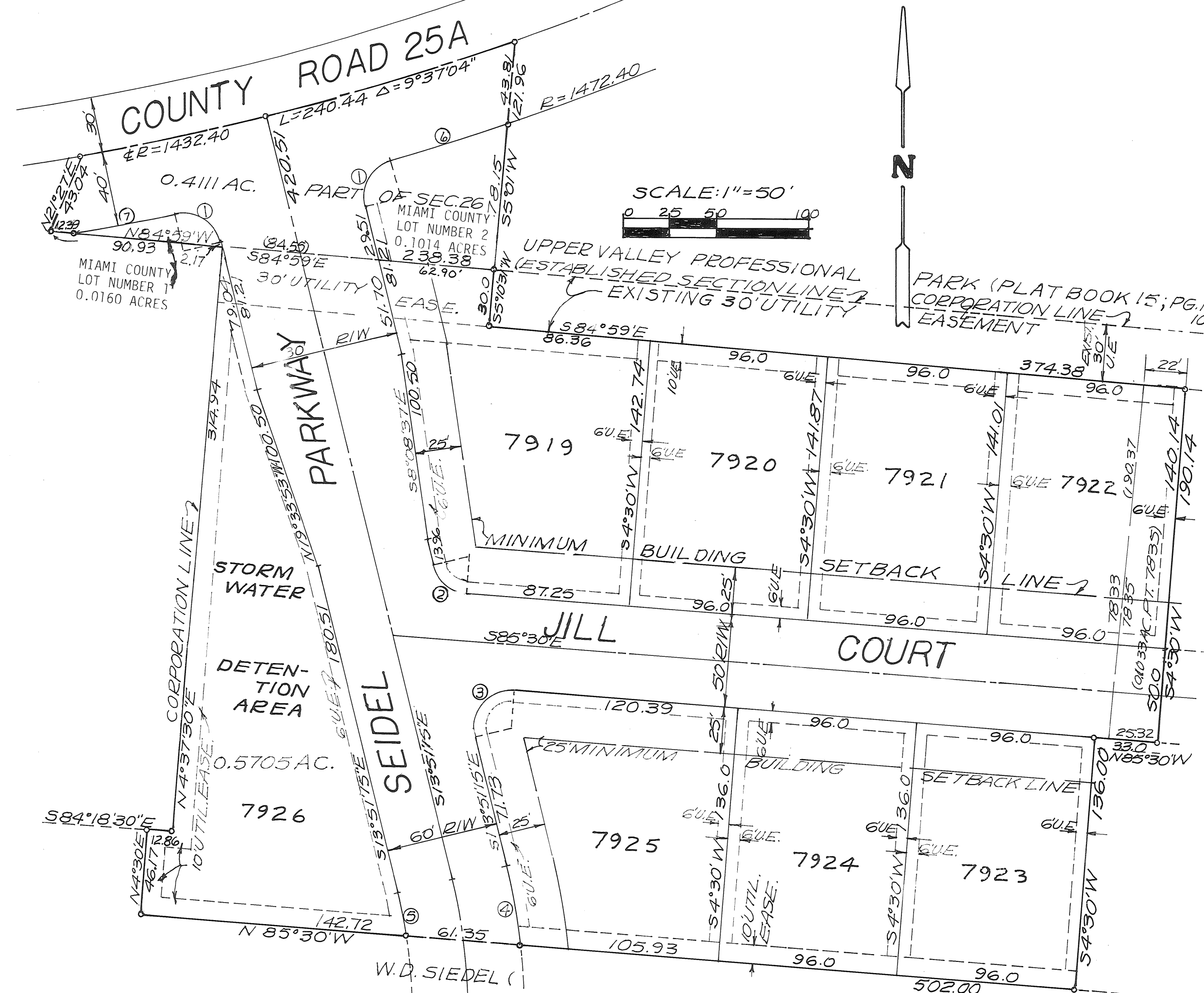
Note: Miami County Lots 1 & 2
The 0.411 acre tract was registered as an adjacent property transfer on August 21, 1990. No structure may be erected or maintained on the premises herein conveyed without further compliance with all zoning, building and planning regulations of Miami County.

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

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



SANDEL SUBDIVISION - SECTION ONE PIQUA, OHIO AND MIAMI COUNTY, OHIO		
SANDEL DEVELOPMENT, INC. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 23 NOV. 1992	DRAWN BY: TRACED BY: CHECKED BY: SCALE: 1" = 50'	SHEET NO. 1 OF 1



CURVE DATA				
NO.	RADIUS	ARC L.	CENTRAL A	LONG CHORD
1	20.0	30.61	87°41'45"	S29°59'38"W-27.71
2	20.0	25.01	71°38'45"	S49°40'38"E-23.41
3	20.0	37.82	108°21'15"	S40°19'23"W-32.43
4	330.0	43.05	7°26'26"	S10°07'02"E-43.02
5	270.0	23.64	5°00'56"	N11°20'47"W-23.62
6	1472.4	65.73	2°33'28"	S72°33'46"W-65.73
7	1472.4	55.23	2°08'56"	S79°31'28"W-55.22

SANDEL SUBDIVISION - SECTION TWO - PIQUA, OHIO

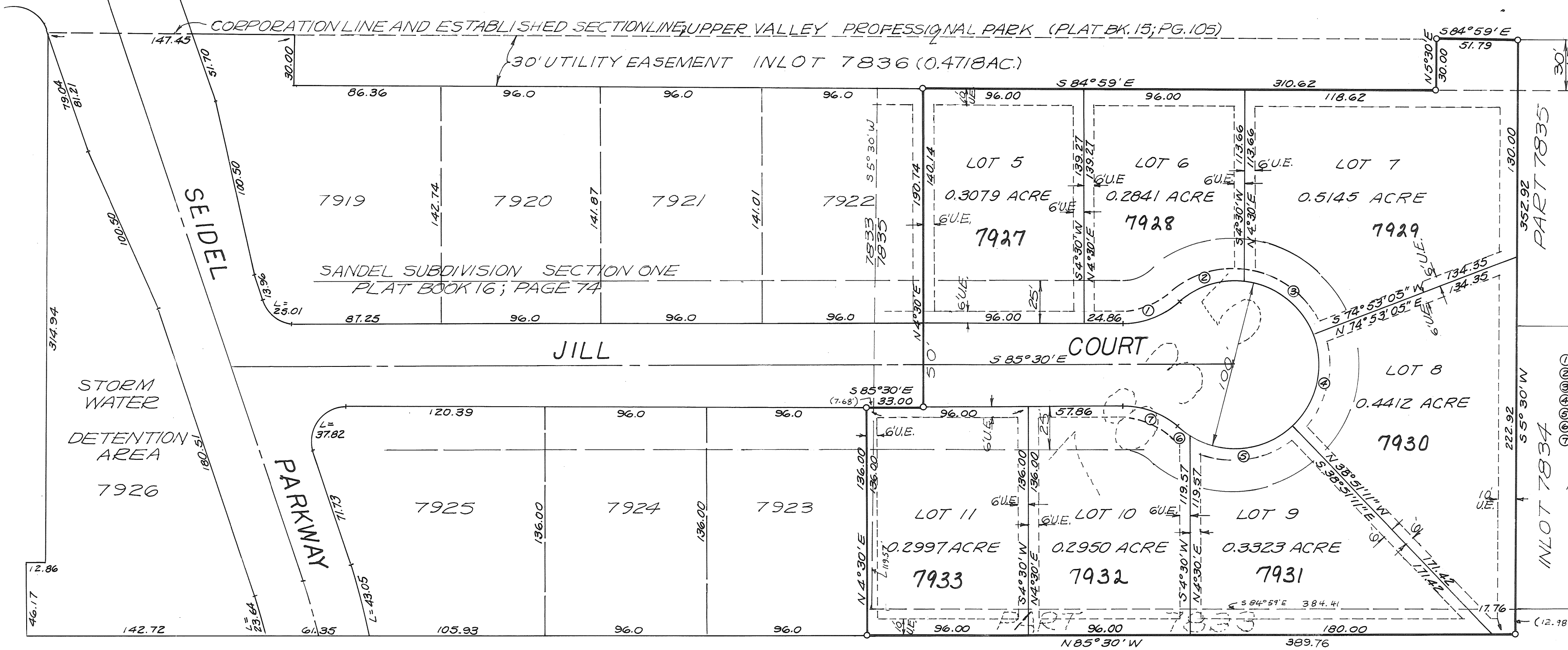
BEING A SUBDIVISION CONTAINING A TOTAL OF 2.8176 ACRES OF WHICH 0.1501 ACRES IS A PART OF INLOT 7833 AND 2.6675 ACRES IS A PART OF INLOT 7835 IN THE CITY OF PIQUA, ACQUIRED BY SANDEL DEVELOPMENT, INC., BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 645, PAGE 739. 2.4749 ACRES ARE PLATTED IN LOTS AND THE REMAINING 0.3427 ACRES IS IN DEDICATED STREET RIGHT-OF-WAY.

PLAT BOOK 16 PAGE 75
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15th DAY OF

SEPTEMBER, 1993, AT 12:05 P.M.

FILE NO: 149598 FEE: \$ 21.60

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
by: *Bobbie Muller*, deputy



CURVE DATA				
	RAD.	ARC.	CEN. *	LONG CHORD
①	50.0	36.14	41°24'29"	573°47'45"W - 35.35
②	50.0	41.14	47°08'35"	576°39'48"W - 39.99
③	50.0	56.42	64°38'59"	N47°26'24"W - 53.47
④	50.0	57.82	66°15'44"	N18°00'57"E - 54.66
⑤	50.0	67.55	77°24'28"	S89°51'03"E - 62.53
⑥	50.0	6.42	7°21'12"	S47°46'07"E - 6.41
⑦	50.0	36.14	41°24'29"	N64°47'45"W - 35.35

R. J. INDUSTRIES INC.
D.B. 578; PG. 411

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER: SANDEL DEVELOPMENT, INC.

W. D. Siedel
W. D. SIEDEL, PRESIDENT
Charles Sanders
CHARLES SANDERS, VICE-PRESIDENT

Paul C. Smith
WITNESS
Sue Ellen Smith
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED W. D. SIEDEL, PRESIDENT AND CHARLES SANDERS, VICE-PRESIDENT OF SANDEL DEVELOPMENT, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE-PRESIDENT, IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED AS SUCH 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 PIQUA, OHIO, THIS 20TH DAY OF MAY, 1993.

Paul C. Smith NOTARY PUBLIC MY COMMISSION EXPIRES LIFETIME

AT A MEETING OF THE CITY OF PIQUA PLANNING COMMISSION HELD THIS 13 DAY OF APRIL, 1993, THIS PLAT WAS REVIEWED AND APPROVED.

Ray L. Ziffer
CHAIRMAN

James C. J.
SECRETARY

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 19 DAY OF April, 1993, THIS PLAT WAS APPROVED BY RESOLUTION NO. C-9851

Lucinda L. Jones
MAYOR

A. H. B.
CLERK

TRANSFERRED THIS 15th DAY OF September, 1993.

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

BY: *Linda Pearson*
DEPUTY AUDITOR

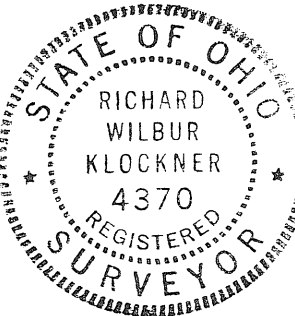
PROTECTIVE COVENANTS & RESTRICTIONS

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

ALL BUILDING AND GRADING PLANS SHALL BE APPROVED BY THE DEVELOPER.

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

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



SANDEL SUBDIVISION - SECTION TWO PIQUA, OHIO		
SANDEL DEVELOPMENT, INC. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE <u>15 MAR</u> <u>1993</u>	DRAWN BY: TRACED BY: <i>ewf</i> CHECKED BY:	SHEET NO. <u>1 OF 1</u>
SCALE: 1" = 50'		

VOLUME 16 PAGE 76
MIAMI COUNTY RECORDER'S RECORDS OF PLATS
RECEIVED FOR RECORD THIS 16 DAY OF
September, 1993, AT 1:30 P.M.
FILE NUMBER: 149690 FEE: \$21.60

by Deputy

BEING A REPLAT OF INLOTS 7175 AND 7176, IN THE CITY OF TROY, AS SHOWN ON A REPLAT OF INLOTS 761, 762, 763, AND VACATED PARTS OF WATER STREET AND FRANK STREET, IN RECORD BK. 14, PG. 71.

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

<u>Donald E. Church</u> Donald E. Church	<u>Ruby E. Rockness</u> Witness
<u>Karen K. Church</u> Karen K. Church	<u>Richard W. Rockness</u> Witness
<u>Floyd R. Moler</u> Floyd R. Moler	<u>Ruby E. Rockness</u> Witness
<u>Shirley A. Moler</u> Shirley A. Moler	<u>Richard W. Rockness</u> Witness

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME
AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS
5TH DAY OF AUGUST, 1993.

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996

Richard W. Thorne
Notary Public

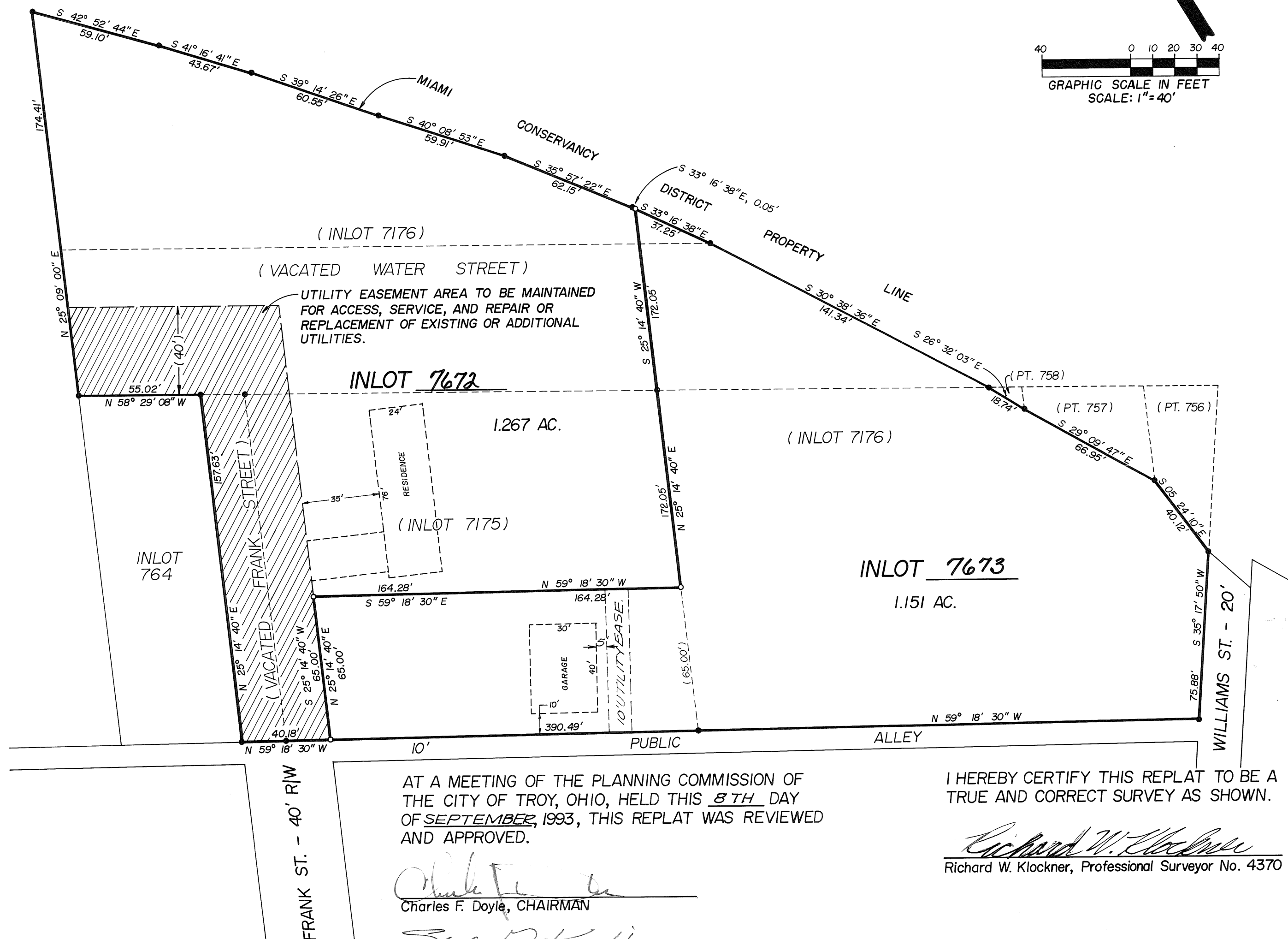
My commission expires:

THIS REPLAT APPROVED AND TRANSFERRED THIS 15th DAY OF September, 1993.

Chris A. Peeples
Chris A. Peeples, MIAMI COUNTY AUDITOR

Linda Pearson
by Deputy

RECORDER'S PLAT BOOK 14, PAGE 71
DEED VOLUME 589, PAGE 646
DEED VOLUME 591, PAGE 350



AT A MEETING OF THE PLANNING COMMISSION OF
THE CITY OF TROY, OHIO, HELD THIS 8TH DAY
OF SEPTEMBER, 1993, THIS REPLAT WAS REVIEWED
AND APPROVED.

Charles F. Doyle, CHAIRMAN

Sue D. Knight
Sue D. Knight, SECRETARY

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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



REPLAT OF INLOTS 7175 AND 7176 IN THE CITY OF TROY		
RICHARD W. KLOCKNER AND ASSOCIATES, INC. CIVIL ENGINEERING AND LAND SURVEYING TROY, OHIO 45373 (513)-339-5331		
DATE	DRAWN BY: <i>AS</i>	SHEET NO.
MAY 25, 1993	TRACED BY:	of
	CHECKED BY: <i>RW</i>	
	SCALE: 1" = 40'	

DRAINAGE RESTRICTIONS

1. 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.
2. THE OWNERS OF LOTS 35, 36 AND 37 CONTAINING OPEN DRAINAGE CHANNEL AND STORM DETENTION BASIN SHALL BE RESPONSIBLE TO MAINTAIN THIS BASIN IN THE OPERABLE MANNER AS IT WAS DESIGNED. THE VILLAGE OF PLEASANT HILL 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 VILLAGE OF PLEASANT HILL, OHIO.

BROKEN ARROW ESTATES SECTION 3

PART OUTLOT 41, PLEASANT HILL, OHIO
STATE OF OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED THAT ON THIS 29 DAY OF July, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME William B. Whidden, Vice President, THE PEOPLES SAVINGS BANK OF TROY AND MARK A. DOUGLAS, ASST. VP OF THE PEOPLES SAVINGS BANK OF TROY, 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.

June 30, 1995

MY COMMISSION EXPIRES

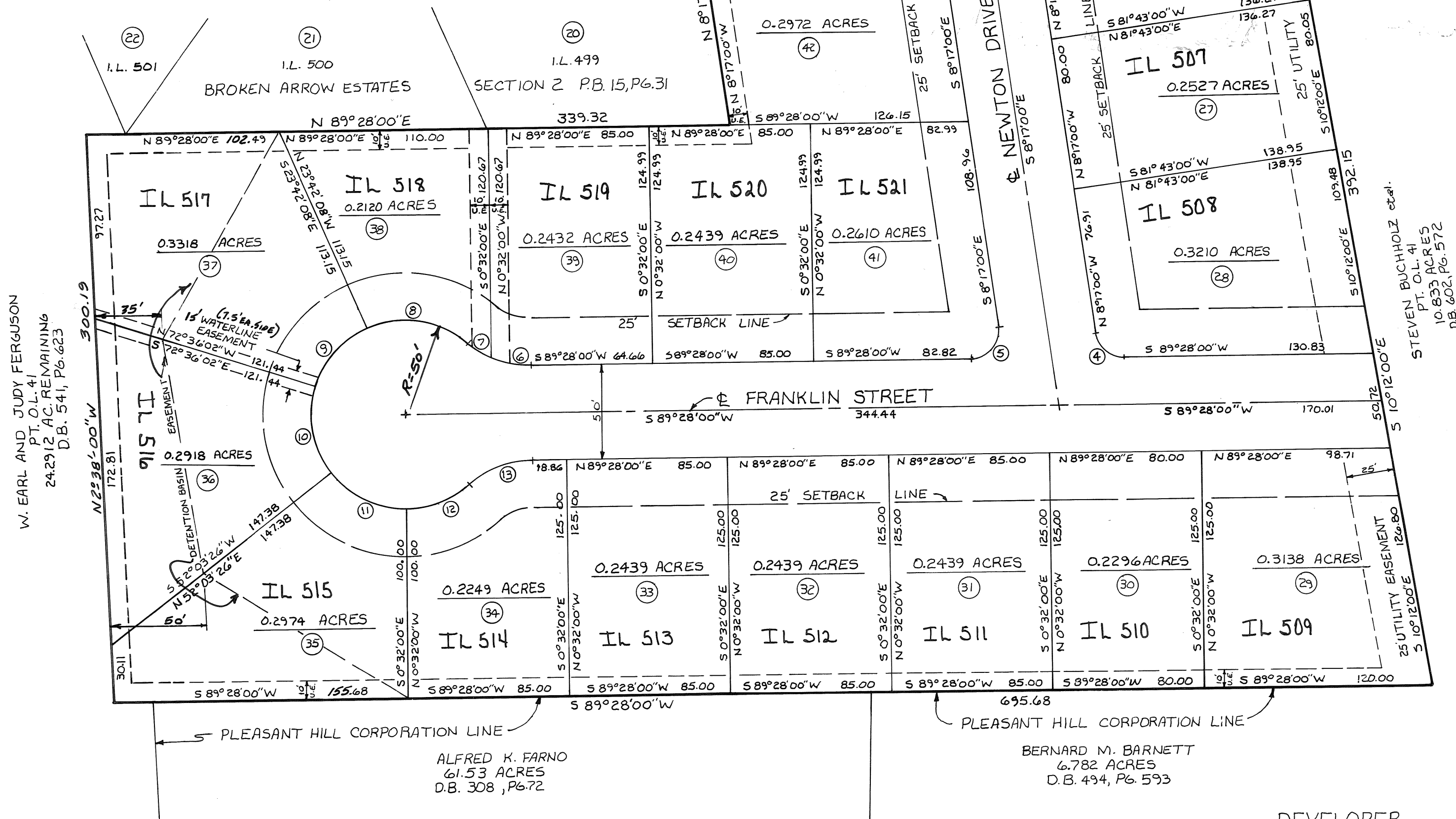
Jerena E. Mero

NOTARY PUBLIC

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	2°47'55"	2864.93	139.94	139.91, S 8°48'26"E
2	1°42'00"	2864.93	85.00	85.00, S 8°15'23"E
3	1°05'55"	2864.93	54.93	54.92, S 9°39'36"E
4	82°15'00"	15.00	21.53	19.73, N 49°24'30"W
5	97°45'00"	15.00	25.59	22.60, S 40°35'30"W
6	23°59'57"	50.00	20.94	20.79, N 78°32'02"W
7	17°24'38"	50.00	15.13	15.14, N 57°43'46"W
8	64°34'43"	50.00	56.36	53.42, N 81°24'46"W
9	48°53'54"	50.00	42.67	41.39, S 41°50'55"W
10	55°20'32"	50.00	48.30	46.44, S 10°16'20"E
11	52°35'26"	50.00	45.89	44.30, S 64°14'10"E
12	41°24'35"	50.00	36.14	35.36, N 68°45'43"E
13	41°24'35"	50.00	36.14	35.36, N 68°45'43"E

EASEMENTS

5' ON EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
ALSO 10' ADJOINING ALL STREET RIGHT-OF-WAY LINES.



DEVELOPER

W. EARL AND JUDY FERGUSON
21 NEWTON DRIVE
PLEASANT HILL, OHIO 45359

PLAT BOOK 16 PAGE 77
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED SEPT. 24, 1993, AT 1:10 PM
FILE NUMBER 150148 FEE \$43.20

Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy

APPROVED AND TRANSFERRED WITH LOT
NUMBERS ASSIGNED THIS 24 DAY OF
September, 1993.

Chris A. Peoples by Jinda Pearson
Auditor Deputy

DESCRIPTION

BEING A SUBDIVISION OF 6123 ACRES OF PART OUTLOT 41, IN THE VILLAGE OF PLEASANT HILL, MIAMI COUNTY, OHIO, CONVEYED TO W. EARL AND JUDY FERGUSON BY DEED RECORDED VOLUME 541, PAGE 623, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS, AND CONTAINING 5.0196 ACRES IN LOT AND 1.1017 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.

1. W. Earl Ferguson
W. EARL FERGUSON
2. Judy Ferguson
JUDY FERGUSON
3. William B. Whidden
4. Mark A. Douglas

Robert D. Bourman
WITNESS TO 1 & 2
Deborah Kinnison
WITNESS TO 3 & 4
Greg H. Boruch
WITNESS TO 1 & 2
Jerena Mero
WITNESS TO 3 & 4

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

BE IT REMEMBERED THAT ON THIS 24 DAY OF July, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR STATE AND COUNTY, PERSONALLY CAME W. EARL AND JUDY FERGUSON 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.

Victoria L. Michael
NOTARY PUBLIC

July 12, 1995
MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF PLEASANT HILL, OHIO.

John Saunders
CHAIRMAN

Von Essler
SECRETARY

DATE 7-08-93

NUMBER

APPROVED BY THE COUNCIL OF THE VILLAGE OF PLEASANT HILL, OHIO.

Mary Stanforth
CLERK OF COUNCIL
Ronald R. Saunders
MAYOR

DATE July 8, 1993

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 6-11-93
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 08093

BROKEN ARROW ESTATES SECTION 3

PART OUTLOT 41, PLEASANT HILL, OHIO

RESTRICTIVE COVENANTS

PLAT BOOK 16 PAGE 77-A
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED Sept. 24 1993 AT 1:10 PM
FILE NUMBER 150148 FEE

Garnet E. Cain
MIAMI COUNTY RECORDER

By: Bobbie Mueller, deputy

1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS SINGLE FAMILY RESIDENTIAL LOTS. DWELLINGS ARE NOT TO EXCEED 2 1/2 STORIES IN HEIGHT AND CAN INCLUDE A PRIVATE ATTACHED GARAGE FOR NOT MORE THAN TWO CARS PER DWELLING UNIT.

2. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL BUILDING SITES.

3. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINE AS SHOWN HEREON. ALL BUILDINGS ERECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS THAN 15 FT. OF COMBINED SIDE YARD SPACE WITH NO PORTION OF ANY BUILDING TO BE CLOSER THAN SEVEN (7) FT. TO ANY LOT LINE OR TWENTY FIVE (25) FT. TO THE REAR LOT LINE.

4. 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 THE CASE OF ONE STORY OR ONE AND ONE HALF STORY STRUCTURES OR 800 SQUARE FEET FOR TRI-LEVEL OR TWO-STORY STRUCTURES.

5. 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.

6. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT ON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

7. NO SIGN OR BILLBOARD, EXCEPT "FOR SALE" SIGNS, SHALL BE ERECTED ON ANY LOT OF THIS SUBDIVISION, ALSO EXCEPTED ARE SIGNS ERECTED BY BUILDERS DURING CONSTRUCTION.

8. NO FENCE OR WALL SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE 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.

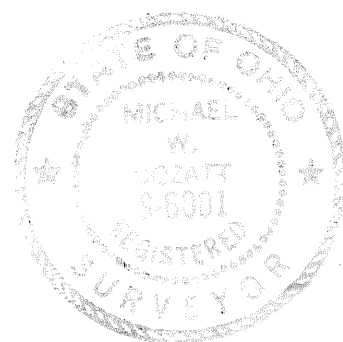
9. NO BARN, STABLE, OR OTHER OUTBUILDING FOR HOUSING OF DOMESTIC ANIMALS OR POULTRY EXCEPT FOR HOUSEHOLD PETS SHALL BE ERECTED ON ANY LOT.

10. THE PREMISES SHALL BE KEPT NEAT AND CLEAN; THE BUILDINGS WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL; NO DISCARDED MACHINERY, VEHICLES, OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIALS OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.

11. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL OWNERS AND RESIDENTS IN THE SUBDIVISION AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING TO ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JAN. 1, 2013, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN(10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION THESE COVENANTS ARE AMENDED OR TERMINATED.

12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS, OR ASSIGNS.

13. 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.



Michael W. Cozatt

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 08093

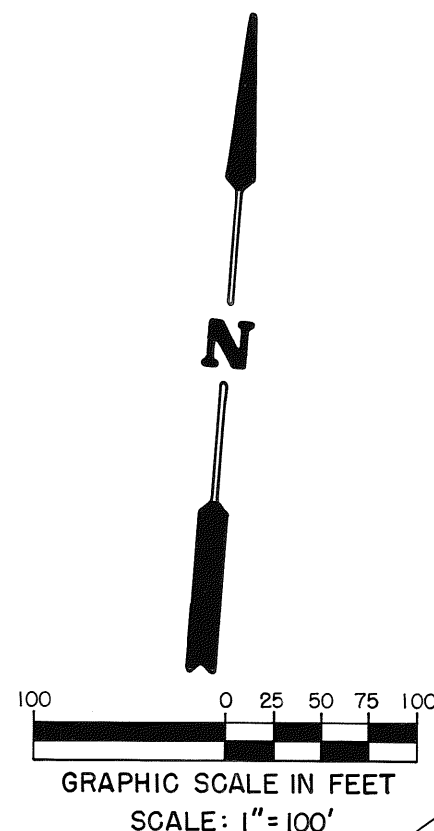
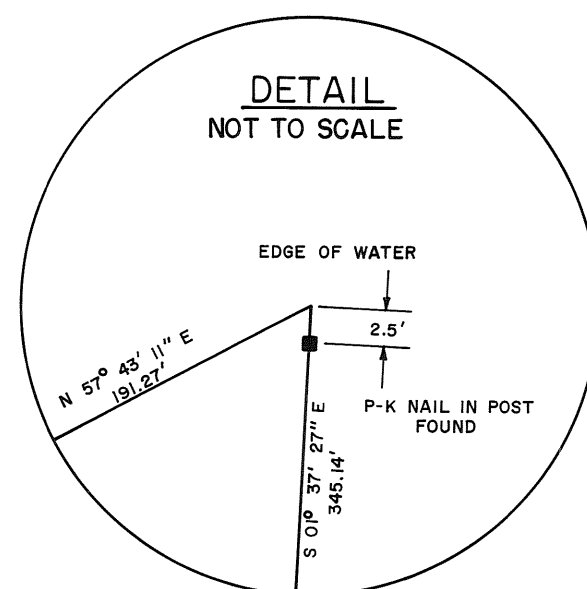
SWIFT RUN ESTATES

A RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)

VOLUME 16 PAGE 78
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27TH DAY OF
SEPTEMBER, 1993, AT 1:55 P.M.
FILE NUMBER: 150223 FEE: \$21.60

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

THE REAL PROPERTY DESCRIBED IN THIS PLAT OF SWIFT RUN ESTATES IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR THIS SWIFT RUN ESTATES, AND ALL THE TERMS CONTAINED THEREIN, AS RECORDED THIS 27th DAY OF SEPTEMBER, 1993, IN DEED RECORD VOLUME 646, PAGE 91, OF THE MIAMI COUNTY RECORDER'S DEED RECORDS, AND AS AMENDED AND RECORDED FROM TIME TO TIME.



SWIFT RUN LAKE
INLOT 7874
CITY OF PIQUA

THESE COURSES ARE APPROXIMATE EDGE OF WATER

UNIT 1
2.7071 AC.

UNIT 2
3.5249 AC.

COMMON
AREA
4.5520 AC.

UNIT 3
3.3100 AC.

UNIT 4
4.1635 AC.

(COMMON AREA) (SEE REC. BK. 16 PG. 125)

THIS PLAT REVIEWED AND APPROVED THIS 24th DAY OF SEPTEMBER, 1993.

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

THIS RESIDENTIAL PLANNED UNIT DEVELOPMENT WAS REVIEWED AND APPROVED THIS 16th DAY OF NOVEMBER, 1992, BY THE PLANNING COMMISSION OF MIAMI COUNTY, OHIO.

George R. Mote
George R. Mote, CHAIRMAN

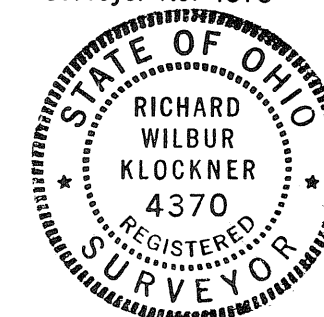
Daniel L. Brandewie, A.H.A.
Daniel L. Brandewie, SECRETARY

LEGEND

- IRON PIN FOUND
- IRON PIN SET

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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



DESCRIPTION

BEING A RESIDENTIAL PLANNED UNIT DEVELOPMENT CONTAINING A TOTAL OF 18.2575 ACRES OF WHICH 0.2724 ACRES ARE IN THE NORTHEAST QUARTER OF SECTION 12, TOWN 8, RANGE 5, AND 17.9851 ACRES ARE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWN 8, RANGE 5, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO. SAID PROPERTY ACQUIRED BY DAVID AND LINDA ARBOGAST BY DEED RECORDED IN VOLUME 604, AT PAGE 639, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO. THE UNITS PLATTED HEREON CONTAIN A TOTAL OF 13.7055 ACRES, AND THE REMAINDER, DESIGNATED AS THE COMMON AREA, CONTAINS A TOTAL OF 4.5520 ACRES, INCLUDING 0.2724 ACRES IN SECTION 12.

DEDICATION

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

Robert E. Klockner
Witness

David Arbogast
David Arbogast

Richard W. Klockner
Witness

Linda Arbogast
Linda Arbogast

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 14TH DAY OF SEPTEMBER, 1993.

Richard W. Klockner
NOTARY PUBLIC

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996
My commission expires:

THIS PLAT APPROVED AND TRANSFERRED THIS 27th DAY OF September, 1993.

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

Linda Pearson
by Deputy

SWIFT RUN ESTATES A RESIDENTIAL PLANNED UNIT DEVELOPMENT		
DAVID AND LINDA ARBOGAST PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: 339-5331		
DATE	DRAWN BY: A.S.	SHEET NO.
OCT. 14, 1992 (REV. SEPT. 1, 1993)	TRACED BY: CHECKED BY: <u>RWK</u>	1 of 1
SCALE: 1" = 100'		

SECTION 31, TOWN 2, RANGE 9
BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

JANICE R. CARMACK
D.B. 626, PG. 746
17.867 Ac.

RECORD OF RECORDED PLATS
FILE No. 151203
RECEIVED FOR RECORD
DATE: Oct. 14, 1993 FEE: \$ 21.60
TIME: 9:38 am

Janet E Cain, Recorder
MIAMI COUNTY RECORDER

ANNEXATION PROCEEDINGS FILED
IN MISC. BOOK 25 PAGE 741

Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND
APPROVED BY THE COUNTY ENGINEER
THIS 22ND DAY OF JUNE, 1993.

Doug Christin
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 6TH DAY OF JULY, 1993.

Frank Haven Richard W. Adams Arthur D. Hadden

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 13th DAY OF September, 1993
ORDINANCE No. 193-0-656

SHERWIN EISMAN ~ MAYOR

ATTEST:

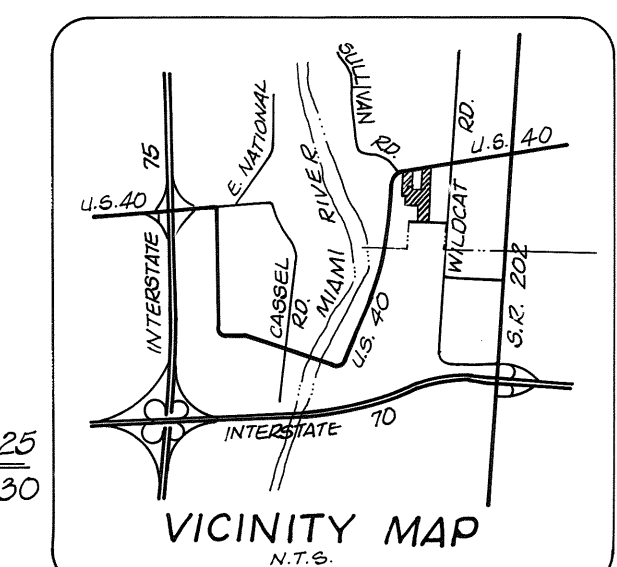
Margaret Stivers
MARGARET STIVERS ~ CLERK

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED THIS 14th DAY
OF Oct, 1993.

Chris A. Peoples
MIAMI COUNTY AUDITOR

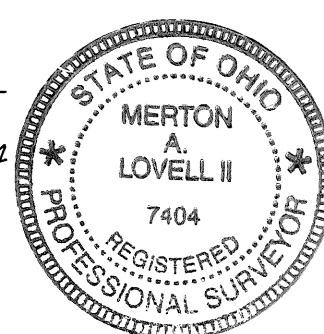
by Linda Pearson
Deputy



10-11-019010-01 Dan

I HEREBY STATE THAT THIS MAP IS CORRECT
AS COMPILED FROM RECORD DATA SHOWN ON
THE PLAT.

Merton A. Lovell II 3/23/93
MERTON A. LOVELL, II REV. 6/15/93
OHIO PROFESSIONAL SURVEYOR #7404



409 E. MONUMENT AVENUE
DAYTON, OHIO 45402-1226

DAVID C. STUDEBAKER, et al.
D.B. 549, PG. 272
107.239 Ac.
REC. 15 - 11

MIAMI COUNTY LINE	SEC. 31	SEC. 25
MONTGOMERY COUNTY LINE	SEC. 36	SEC. 30

BROOK PARK NORTH - SECTION 5 TROY, OHIO

PLAT BOOK 16 PAGE 80
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20TH DAY OF
OCTOBER 1993, AT 130 P.M.
FILE NO. 151615 FEE: \$ 21.40

BEING A SUBDIVISION OF 6.1450 ACRES OF PART OF INLOT 5897 IN TH CITY
OF TROY, MIAMI COUNTY, OHIO, AS ACQUIRED BY PREMIER INVESTMENT CORP.,
PIQUA, OHIO, BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF
DEEDS BOOK 593, PAGE 856. 4.612 ACRES ARE IN LOTS AND 1.533 ACRES ARE
IN STREET RIGHT-OF-WAY.

NOTE: THERE IS A 5' WIDTH UTILITY EASEMENT
ON EACH SIDE OF EACH INTERIOR LOT LINE,
UNLESS OTHERWISE SPECIFIED, AS SHOWN.

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
By: *Bonnie Mueller*, deputy

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS
PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF
THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH
SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE
EXPRESS PRIVILEGE OF REMOVING ANY OR 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: PREMIER INVESTMENT CORP.

SHIRLEY A. SANDERS, SECRETARY CHARLES I. SANDERS, EXEC. VICE PRES. WITNESS WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED SHIRLEY A. SANDERS, SECRETARY AND CHARLES I.
SANDERS, EXEC. VICE PRESIDENT OF PREMIER INVESTMENT CORP., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED
THAT THEY DID SIGN SUCH INSTRUMENT AS SUCH SECRETARY AND EXEC. 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 SECRETARY
AND EXEC. 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 _____, OHIO, THIS
DAY OF _____, 1993.

NOTARY PUBLIC MY COMMISSION EXPIRES

LIENHOLDERS: N A B MORTGAGE COMPANY, AN OHIO CORPORATION

PETE GASTINEAU, PRESIDENT LYNN S. GASTINEAU, 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 PETE GASTINEAU, PRESIDENT AND LYNN S. GASTINEAU,
VICE PRESIDENT OF N A B MORTGAGE COMPANY, AN OHIO CORPORATION, THE CORPORATION WHO EXECUTED THE FOREGONG 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 _____, OHIO THIS
DAY OF _____, 1993.

NOTARY PUBLIC MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 11th DAY OF AUG, 1993,
THIS PLAT WAS REVIEWED AND APPROVED.

Charles I. Sanders PRESIDENT *Shirley A. Sanders* SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 7th DAY OF Sept, 1993, THIS SUBDIVISION
PLAT WAS APPROVED BY ORDINANCE NO. 0-24-91.

Peter E. Jenkins MAYOR *Thomas E. Fowles* PRESIDENT OF COUNCIL *Shirley A. Sanders* CLERK OF COUNCIL

TRANSFERRED THIS 30th DAY OF October, 1993.

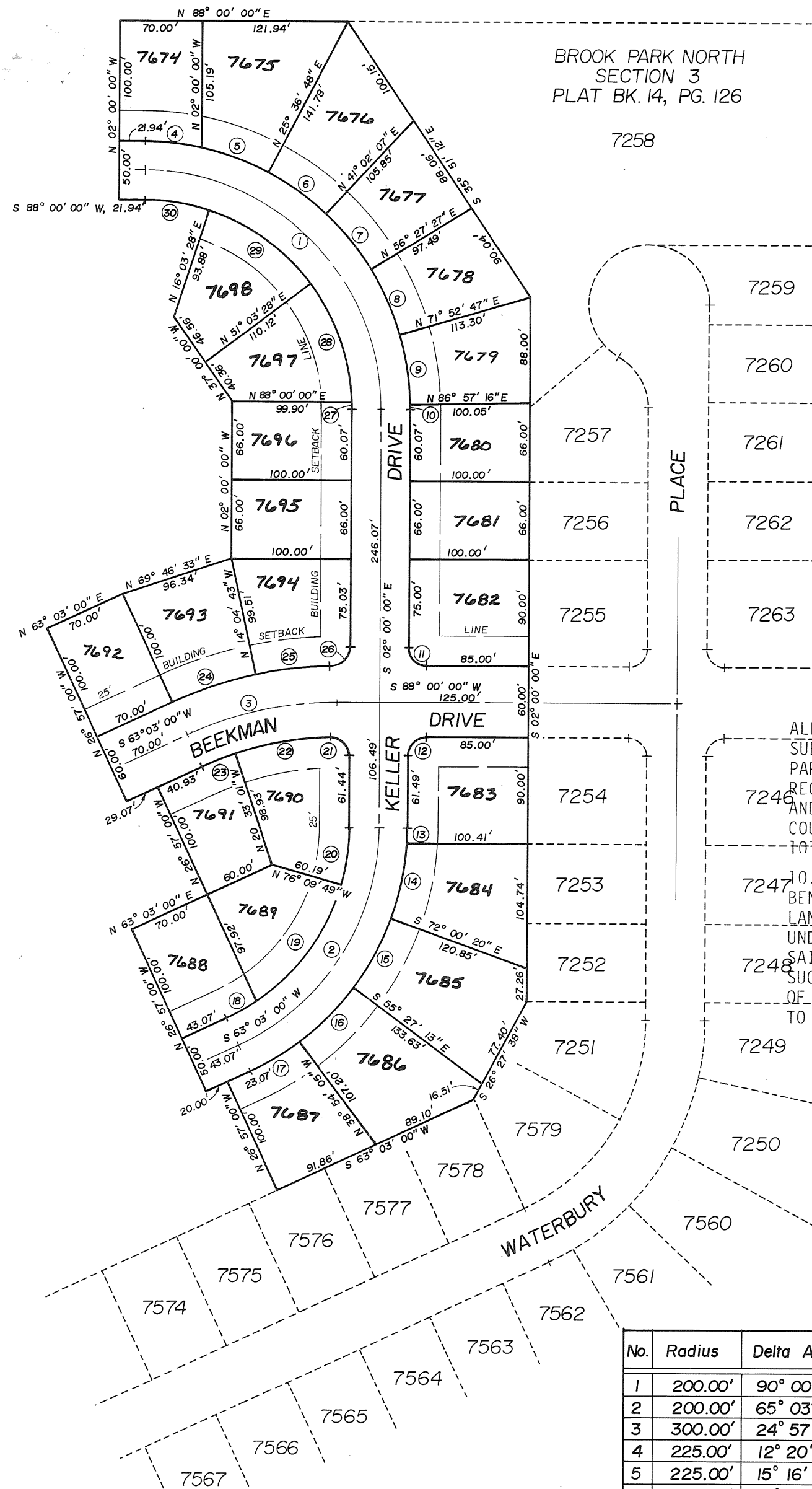
Chris A. Peoples CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR BY: *Jinda Pearson* DEPUTY AUDITOR

DRAINAGE NOTE

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

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 AND RESTRICTIONS

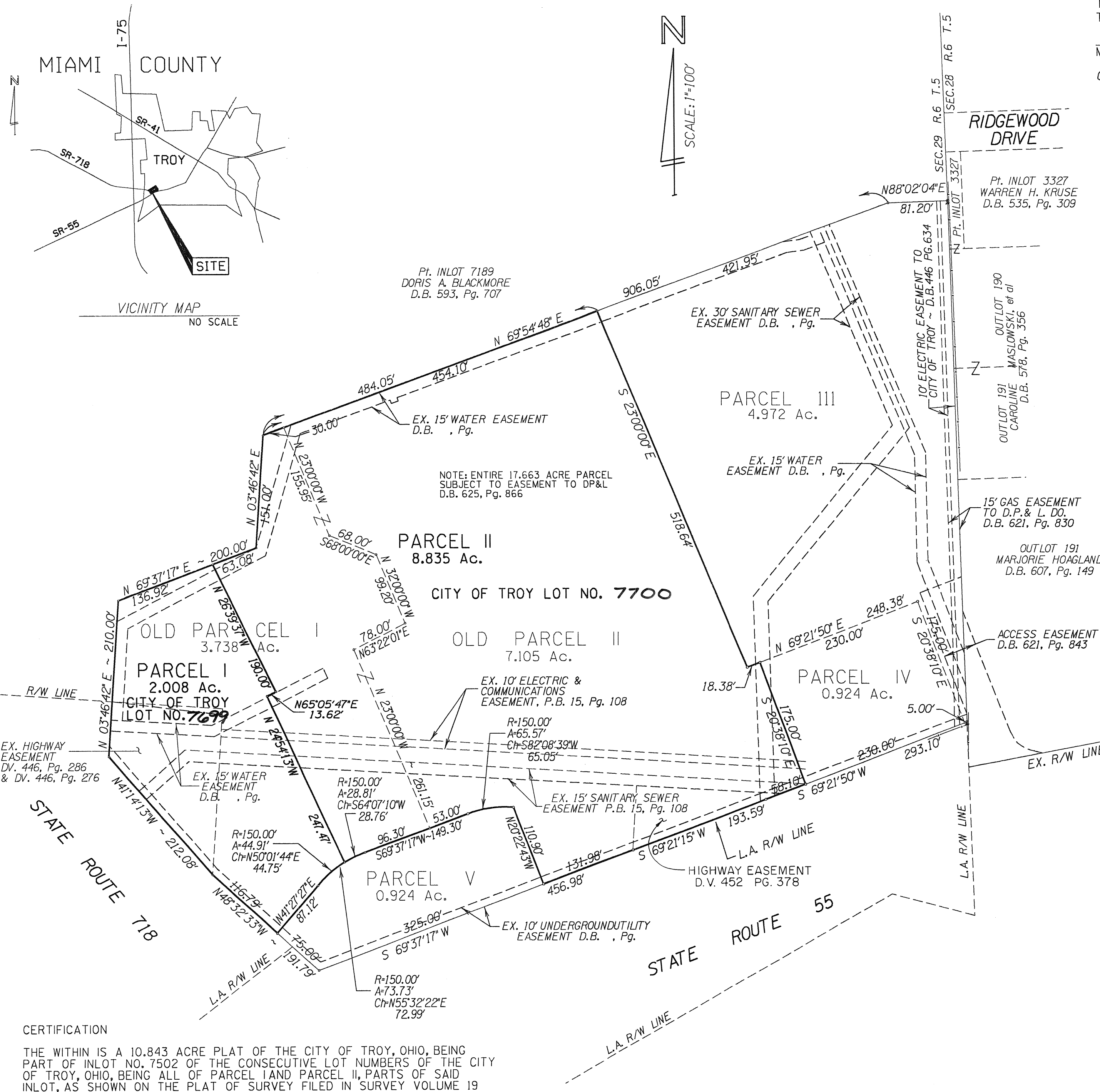
ALL PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS
SUBDIVISION SHALL BE THE SAME AS THOSE FOR BROOK
PARK NORTH SECTION 1, FILED IN THE MIAMI COUNTY
RECORDER'S RECORD OF PLATS VOLUME 12, PAGE 145,
AND BROOK PARK NORTH - SECTION 2, FILED IN MIAMI
COUNTY RECORDER'S RECORD OF PLATS VOLUME 14, PAGE
101, WITH NUMBER 10 BEING REVISED AS FOLLOWS:

10. 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 AUGUST 1, 2013, 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 LAND OWNERS IT IS AGREED
TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

No.	Radius	Delta Angle	Arc Length	Chord Length	Chord Bearing
1	200.00'	90° 00' 00"	314.16'	282.84'	S 47° 00' 00" E
2	200.00'	65° 03' 00"	227.07'	215.07'	S 30° 31' 30" W
3	300.00'	24° 57' 00"	130.65'	129.61'	N 75° 31' 30" E
4	225.00'	12° 20' 03"	48.44'	48.34'	N 85° 49' 58" W
5	225.00'	15° 16' 44"	60.00'	59.82'	N 72° 01' 35" W
6	225.00'	15° 25' 20"	60.56'	60.38'	N 56° 40' 33" W
7	225.00'	15° 25' 20"	60.56'	60.38'	N 41° 15' 13" W
8	225.00'	15° 25' 20"	60.56'	60.38'	N 25° 49' 53" W
9	225.00'	15° 04' 29"	59.20'	59.03'	N 10° 34' 58" W
10	225.00'	01° 02' 44"	4.11'	4.11'	N 02° 31' 22" W
11	15.00'	90° 00' 00"	23.56'	21.21'	N 47° 00' 00" W
12	15.00'	90° 00' 00"	23.56'	21.21'	N 43° 00' 00" E
13	225.00'	03° 26' 32"	13.52'	13.52'	N 00° 16' 44" W
14	225.00'	16° 33' 08"	65.00'	64.77'	N 09° 43' 06" E
15	225.00'	16° 33' 08"	65.00'	64.77'	N 26° 16' 13" E

No.	Radius	Delta Angle	Arc Length	Chord Length	Chord Bearing
16	225.00'	16° 33' 08"	65.00'	64.77'	N 42° 49' 21" E
17	225.00'	11° 57' 05"	46.93'	46.85'	N 57° 04' 27" E
18	175.00'	08° 51' 08"	27.04'	27.01'	S 58° 37' 26" W
19	175.00'	40° 21' 41"	123.28'	120.74'	S 34° 01' 02" W
20	175.00'	15° 50' 11"	48.37'	48.22'	S 05° 55' 06" W
21	15.00'	91° 05' 45"	23.85'	21.42'	S 47° 32' 53" E
22	270.00'	17° 27' 16"	82.25'	81.93'	N 78° 10' 37" E
23	270.00'	06° 23' 59"	30.16'	30.14'	N 66° 14' 59" E
24	330.00'	12° 52' 17"	74.13'	73.98'	S 69° 29' 08" W
25	330.00'	11° 16' 08"	64.90'	64.80'	S 81° 33' 20" W
26	15.00'	89° 11' 24"	23.35'	21.06'	S 42° 35' 42" W
27	175.00'	01° 56' 32"	5.93'	5.93'	S 02° 50' 16" E
28	175.00'	35° 00' 00"	106.90'	105.25'	S 21° 26' 32" E
29	175.00'	35° 00' 00"	106.90'	105.25'	S 56° 26' 32" E
30	175.00'	18° 03' 28"	55.15'	54.93'	N 82° 58' 16" W

BROOK PARK NORTH - SECTION 5 TROY, MIAMI COUNTY, OHIO		
PREMIER INVESTMENT CORP. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE June 21, 1993	DRAWN BY: TRACED BY: <i>OAS</i> CHECKED BY: <i>EWB</i>	SHEET NO. 1 of 1
SCALE: 1" = 100'		



Transferred & Inlot No. Assigned
This 25th Day October, 1993.
Chris A. Peoples by
Miami County Auditor
Jinda Pearson, Deputy

Recorders Plat Book 16 Page 81
Received For Record This 25th Day
Of October, 1993 At 9:05 A.M.
File Number 151804 Fee \$21.60

Janet C. Cain
Miami County Recorder
By: Bobbie Mueller, deputy

REPLAT OF PART OF INLOT 7502
CITY OF TROY
MIAMI COUNTY, OHIO
SCALE: 1" = 100'
10.843 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:

Steve Miller
John J. Clark

OWNER
T&M TROY DEVELOPMENT AN
OHIO GENERAL PARTNERSHIP BY
MIDLAND-TROY OHIO PARTNERSHIP
A MISSOURI GENERAL PARTNERSHIP
MANAGING PARTNER, by Ned M. Brickman

STATE OF OHIO
COUNTY OF HAMILTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF October, 1993, BY

Steve P. Miller
Notary Public, State of Ohio
My Commission Expires Mar. 8, 1998

NOTARY PUBLIC IN AND FOR
COUNTY, OHIO
MY COMMISSION EXPIRES: Notary Public State of Ohio
My Commission Expires Mar. 8, 1998

Linette Trammere
Angie D. Jones

LIENHOLDER
MERCHANTILE BANK OF ST. LOUIS

STATE OF ~~OHIO~~ Missouri
COUNTY OF St. Louis

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October, 1993, BY

Barbara C. Dye
Notary Public in and for ~~OHIO~~
Missouri, COUNTY, OHIO

MY COMMISSION EXPIRES: 12/25/94
BARBARA C. DYE
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS, MISSOURI
MY COMMISSION EXPIRES: DEC. 25, 1994

STATE OF OHIO
COUNTY OF _____

DATE: _____, 199____, _____

SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO 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
13th DAY OF Oct, 1993.

Charles R. ...
CHAIRMAN

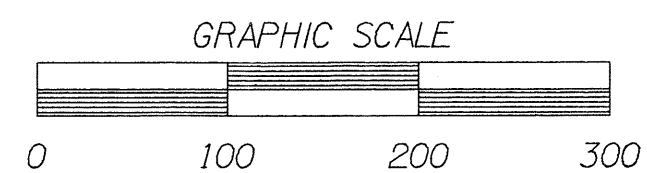
Sam J. Knight
SECRETARY

CERTIFICATION
THE WITHIN IS A 10.843 ACRE PLAT OF THE CITY OF TROY, OHIO, BEING PART OF INLOT NO. 7502 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF TROY, OHIO, BEING ALL OF PARCEL I AND PARCEL II, PARTS OF SAID INLOT, AS SHOWN ON THE PLAT OF SURVEY FILED IN SURVEY VOLUME 19 PAGE 70.

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 10/11/93
HARRY G. HERBST, OHIO
REGISTERED SURVEYOR NO. 6596



STREET VACATION

PT. BRIDGE STREET & HILLIARD STREET
CITY OF PIQUA, MIAMI COUNTY, OHIO

MIAMI COUNTY ENGINEER'S
ROAD RECORD 8 PAGE 118

VOLUME 16 PAGE 82

MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 152617
REC'D NOVEMBER 5, 1993 AT 8:46 AM
FEE NO FEE

Janet E. Cain Recorder
MIAMI COUNTY RECORDER

APPROVED AND TRANSFERRED

Chris A. Peoples 11-5-93
MIAMI COUNTY AUDITOR
by Linda Pearson, Deputy

PIQUA CITY PLANNING COMMISSION

THE VACATION OF THE STREET SHOWN HEREON WAS
REVIEWED AND RECOMMENDED APPROVED TO THE
PIQUA CITY COMMISSION.

C. Riebel 11-16-92
CHAIRMAN DATE SECRETARY DATE

PIQUA CITY COMMISSION

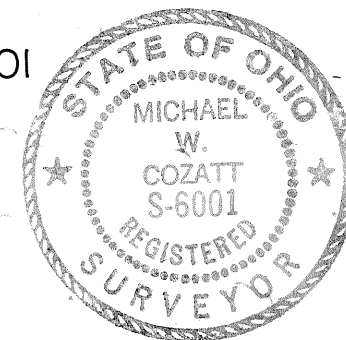
THE STREET SHOWN VACATED HEREON WAS VACATED
BY ORDINANCE NO. 13-92 ENACTED BY THE
CITY COMMISSION OF PIQUA, OHIO.

Linda L. Shaw 11-16-92
MAYOR DATE CLERK DATE

PROPOSED VACATION OF BRIDGE STREET
FOR ROSS DONOVAN - PIQUA MATERIALS

I HEREBY CERTIFY THIS VACATION MAP
TO BE CORRECT AS SHOWN.

Michael W. Cozatt 12-17-91
MICHAEL W. COZATT
PROFESSIONAL SURVEYOR NO. 6001



COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO 45373
JOB NO. 16591

REVIEWED AND APPROVED

Darryl Christen 9-29-93
MIAMI COUNTY ENGINEER DATE

MIAMI COUNTY COMMISSIONERS
THE STREET SHOWN VACATED HEREON WAS
REVIEWED AND APPROVED BY THE MIAMI
COUNTY COMMISSIONERS.

Samuel M. ... 9/30/93
DATE Robert S. ... 9/30/93
DATE

DATE

NOTE

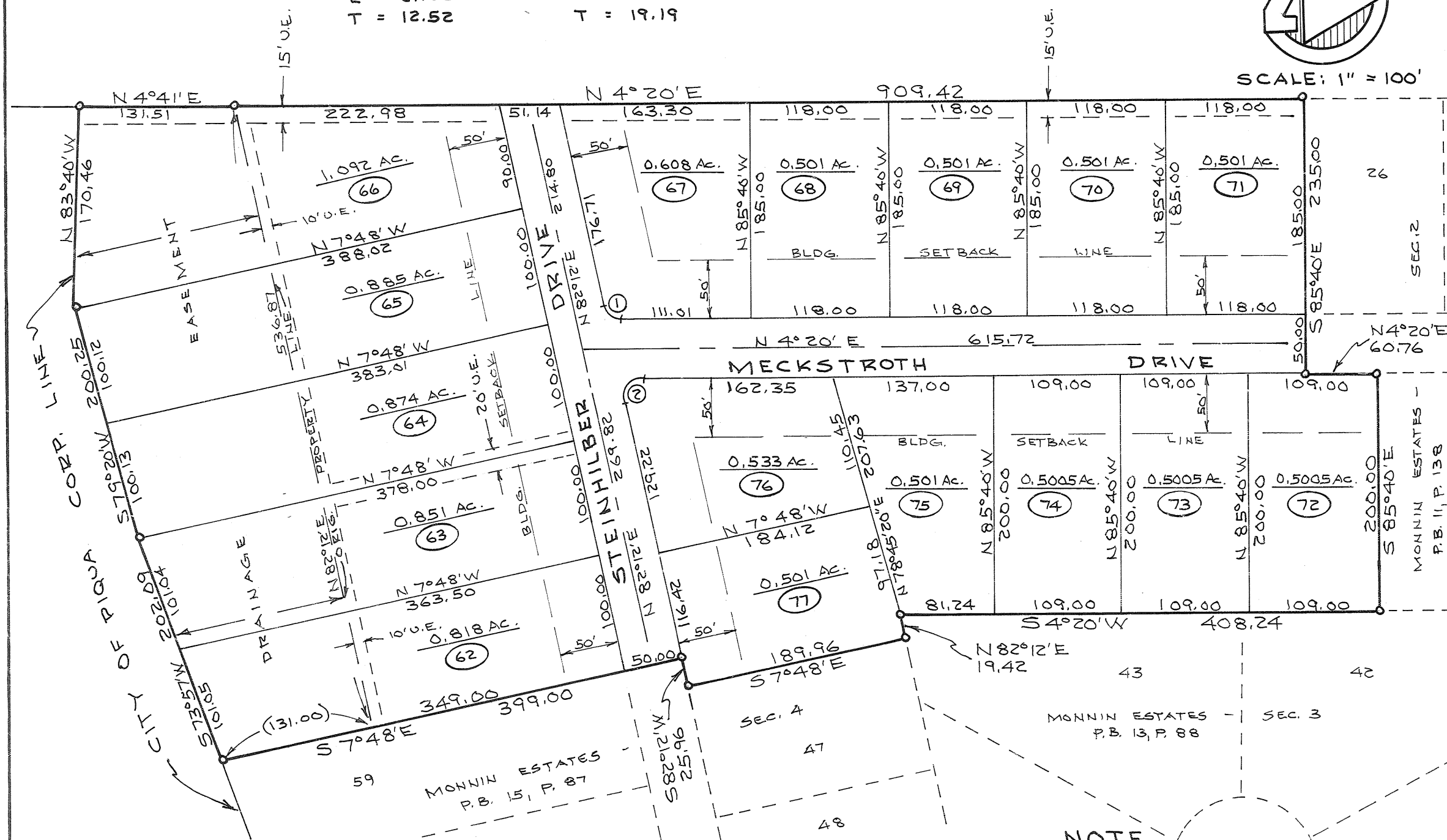
Restrictive covenants for this plat shall be the same as those restrictions listed for Monnin Estates - Section 3, Plat Book 13, Page 88, except that said covenants shall extend to May 1, 2012.

MONNIN ESTATES - SECTION 5

• TOWN 1 • RANGE 12 • SECTION 26 • SPRINGCREEK TOWNSHIP •
• MIAMI COUNTY - OHIO •

R/W CURVE DATA

$\Delta = 77^{\circ}52'$	$\Delta = 102^{\circ}08'$
$R = 15.50$	$R = 15.50$
$L = 21.06$	$L = 27.63$
$T = 12.52$	$T = 19.19$



CITY OF PIQUA PLANNING COMMISSION

This plat reviewed and approved by City of Piqua Planning Commission this 11th day of FEB., 1992.

Ray L. Loffler
Michael A. Taylor
Margaret M. Jones
Mark W. Spolman

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 21st day of April, 1992.

Donald C. Brundage
Sam Stedman
SECRETARY
VICE-CHAIRMAN

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 11th day of November, 1993. (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)

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.

MIAMI COUNTY AUDITOR

Approved and transferred this 5th day of November, 1993.

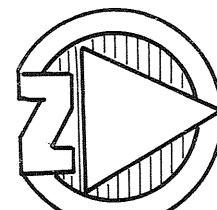
BY:

Chris A. Peoples by Linda Pearson
DEP. MIAMI COUNTY AUDITOR
Deputy

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 17th day of June, 1993.

[Signature]
MIAMI COUNTY ENGINEER



DESCRIPTION

Being a subdivision situated in Section 26, Town 1, Range 12, in Springcreek Township, Miami County, Ohio, containing 9.456 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 1.950 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 11.406 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

Wayne Storn
WITNESS

Roger E. Monnin
ROGER E. MONNIN, PRES.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 31st day of JANUARY, 1992, 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 4th 1992

Daniel D. Turner
NOTARY PUBLIC

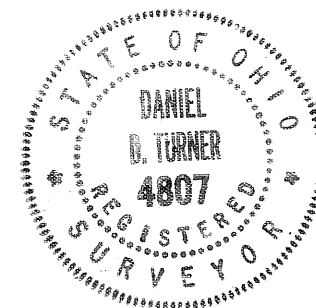
DRAINAGE & STORMWATER COVENANTS

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 62, 63, 64, 65 & 66, 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 585, 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 376, 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 Jan 15, 1992. 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

PLAT BOOK 16 PAGE 83

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS:

FILE NO: 152651

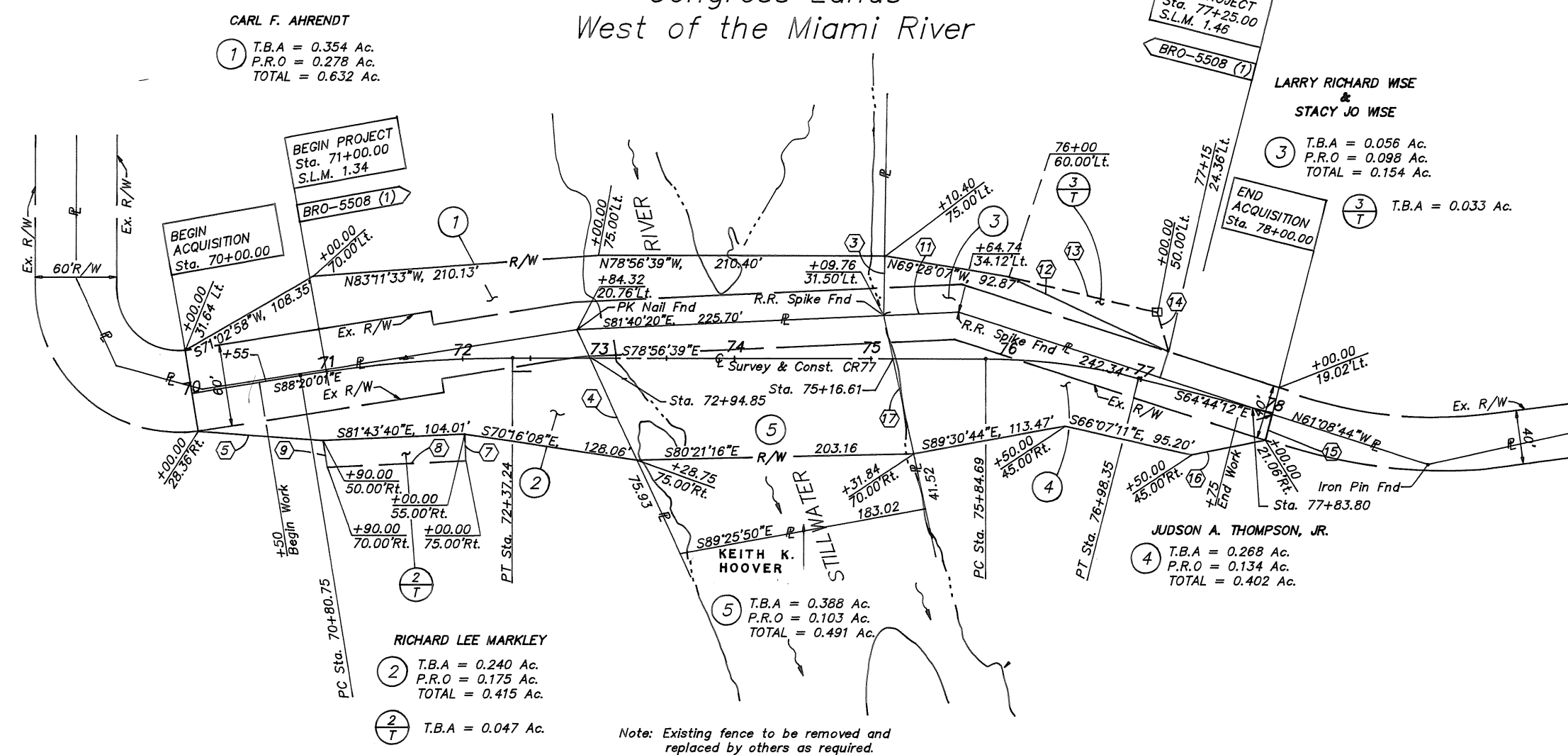
RECEIVED FOR RECORD 12:02 PM

FEE: \$2.60 DATE: Nov. 5, 1993

Janet E. Cain
MIAMI COUNTY RECORDER

MONNIN ESTATES - SEC. 5 FOR			
MONNIN CONSTRUCTION, INC. PIQUA, OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY, OHIO			
CIVIL ENGINEERING LAND SURVEYING			
DATE	DRAWN BY:	W.S.	SHEET NO.
JAN - 1992	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 100'		
020192			

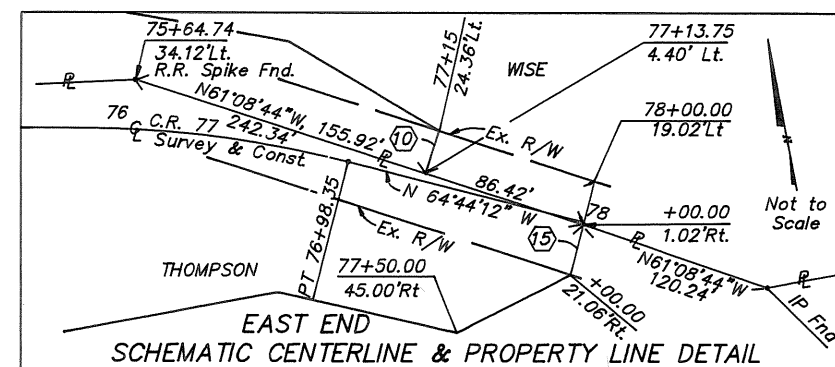
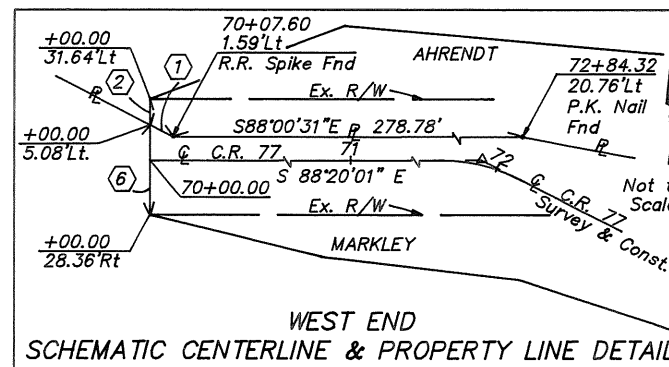
SUGAR GROVE ROAD MIA-CR77-1.38 Miami County Newton Township, T-7, R-5, Sec 8 Congress Lands West of the Miami River



Note: Existing fence to be removed and replaced by others as required.

CURVE DATA

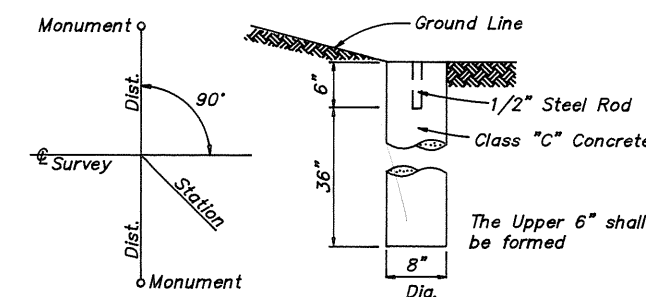
P.I. Sta. 71+59.17	P.I. Sta. 76+41.81
Dc = 6'00"	Dc = 12'30"
R = 954.93'	R = 458.37'
Δ = 9°23'22"	Δ = 14°12'27"
L = 78.42'	L = 57.12'
T = 156.49'	T = 113.66'
E = 3.21'	E = 3.55'



Easement	Bearing	Distance
1	N63°38'15"W, 8.37'	
	N01°39'59"E, 26.55'	
	N11°53'40"E, 43.50'	
2	S13°49'59"E, 105.57'	
	N74°43'04"W, 92.10'	
	N01°39'59"E, 33.45'	
2-T	N08°49'17"E, 20.00'	
	N81°39'56"W, 101.71'	
	N02°13'17"E, 20.00'	
3	S28°51'16"W, 20.00'	
	N81°40'20"W, 55.04'	
	N54°08'36"W, 129.22'	
3-T	N85°42'05"W, 112.03'	
	N05°04'08"W, 29.71'	
4	S25°15'48"W, 20.04'	
	S89°40'42"W, 55.44'	
	N01°12'55"W, 103.88'	

LEGEND
R/W DETAILS
④ Parcel Number
T.B.A. = To Be Acquired
P.R.O. = Present Road Occupies

LEGEND
— Ex. R/W
— Prop. R/W
+ Section Corner
= Residential



REFERENCE MONUMENT DETAILS

STATION	DISTANCE FROM		REMARKS
	Left	Right	
70+80.75 PC	14.00	14.00	
72+37.24 PT	16.00	16.00	
75+84.69 PC	16.00	16.00	
77+75.00	12.00	12.00	
Total	4	4	
Total Carried to General Summary	8		

Reference Monuments to be set after construction

TOTAL NUMBER OF
4 OWNERSHIPS
0 TOTAL TAKES
0 OWNERSHIPS WITH STRUCTURES INVOLVED
1 OWNERSHIPS WITH "P" ITEMS

SUMMARY OF ADDITIONAL R/W REQUIRED

ALL AREAS IN ACRES UNLESS OTHERWISE NOTED

PARCEL	OWNER	OWNERS RECORD BOOK	PAGE	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	PRO IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED	
										LEFT	RIGHT			BOOK	PAGE
1	Carl F. Ahrendt	630	473	26.935	0.630	0.632	0.278	0.354	0	25.951	0			647	203
2	Richard Lee Markley	605	120	15.075	0.630	0.415	0.175	0.240	0	0	14.205			647	197
2-T	Richard Lee Markley					0.047	0.000	0.047	0			To Construct Driveway		647	200
3	Larry Richard Wise and Stacy Jo Wise	415	97	16.300	0.410	0.154	0.098	0.056	0	15.834	0	Stone mailbox		647	186
3-T	Larry Richard Wise and Stacy Jo Wise					0.033	0.000	0.033	0			To Construct Driveway		647	195
4	Judson A. Thompson, Jr.	509	252	49.388	1.740	0.402	0.134	0.268	0	0	47.380			647	192
5	Keith K. Hoover	643	894			0.491	0.103	0.388	0					647	189

State Job No. _____
PID No. 8773

ENGINEER'S ROAD RECORD 8 PAGE 117

APPROVED AND ACCEPTED BY THE
BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 8TH DAY OF NOVEMBER 1993.

Louis W. Havenar
LOUIS W. HAVENAR
Arthur D. Haddad
ARTHUR D. HADDAD
Richard N. Adams
RICHARD N. ADAMS

REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER
THIS 30TH DAY OF JUNE, 1993.

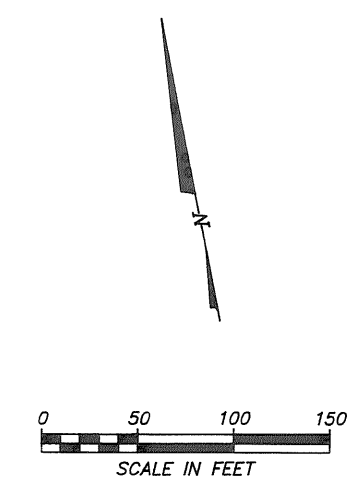
Douglas L. Christian
DOUGLAS L. CHRISTIAN,
COUNTY ENGINEER

VOLUME 16 PAGE 84
MIAMI COUNTY RECORDERS
RECORD OF PLATS
RECEIVED THIS 9TH DAY OF
NOV., 1993
FILE 152858 FEE \$ NONE

Janet E. Cain
JANET E. CAIN
MIAMI COUNTY RECORDER
Bobbie Mueller
DEPUTY RECORDER

REVIEWED BY THE MIAMI COUNTY
AUDITOR THIS 9TH DAY OF
NOV., 1993.

Chris A. Peeples
CHRIS A. PEEPLES, AUDITOR
Cheryl Beaver
DEPUTY AUDITOR

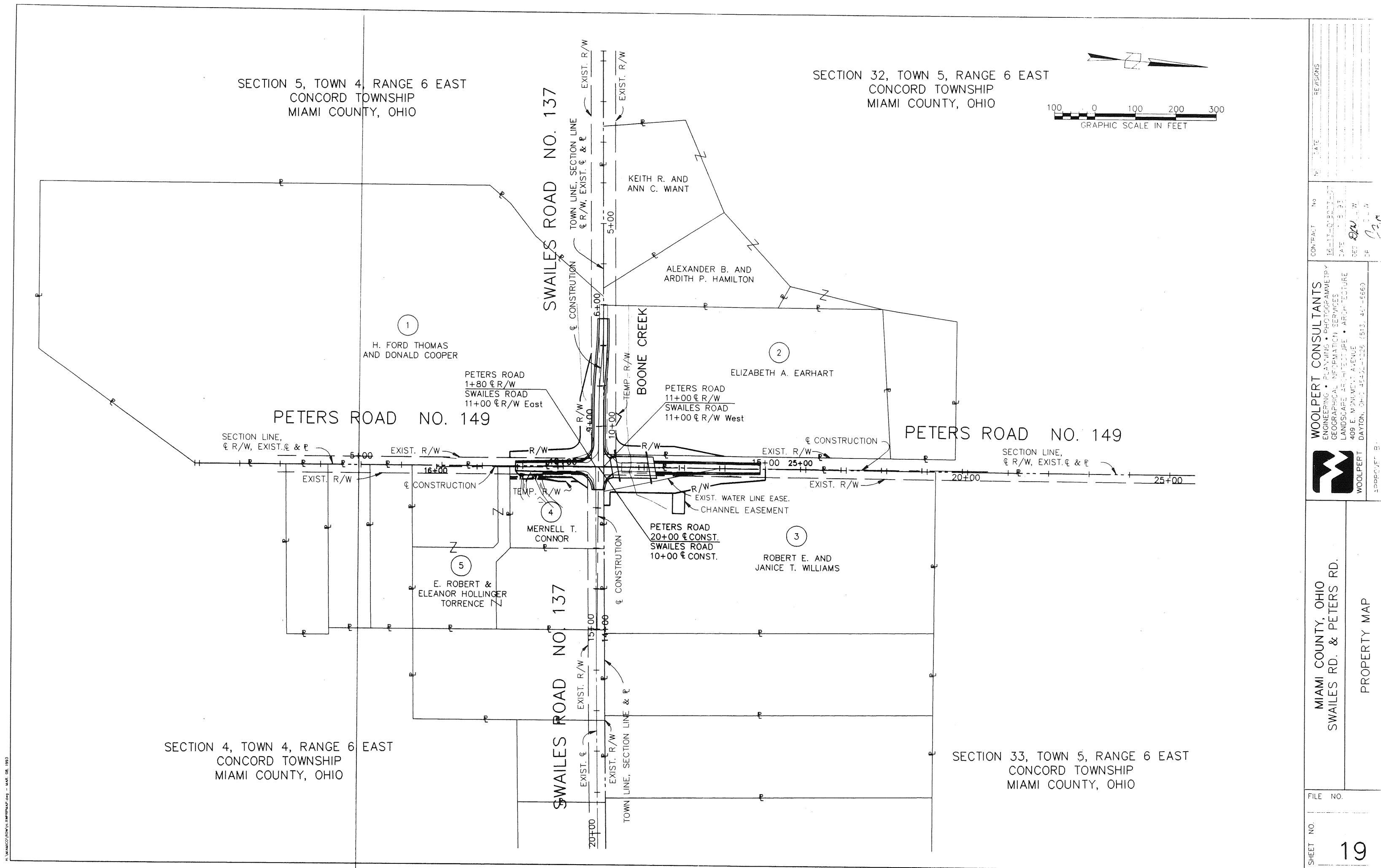


PID No.	MIA-C.R.77-1.34	OHIO
8773		F.H.M.A. REGION 5
State Job	BRO-5508 (1)	Federal Project

VOLUME 16 PAGE 85
 MIAMI COUNTY RECORDERS
 RECORD OF PLATS
 RECEIVED THIS 9TH DAY OF
NOV., 1993
 FILE 152872 FEE \$NONE

Janet E. Cain
 JANET E. CAIN
 MIAMI COUNTY RECORDER
Bobbie Mueller
 DEPUTY RECORDER

ENGINEER'S ROAD RECORD 8 PAGE 119



WOOLPERT CONSULTANTS ENGINEERING, PLANNING, ARCHITECTURE LANDSCAPE ARCHITECTURE • ARCHITECTURE 409 E. WYOMING AVENUE DAYTON, OH 45402-1225 (513) 451-5563	
MIAMI COUNTY, OHIO SWAILES RD. & PETERS RD.	
PROPERTY MAP	
FILE NO.	
SHEET NO.	19

APPROVED AND ACCEPTED BY THE
 BOARD OF MIAMI COUNTY COMMISSIONERS
 THIS 9TH DAY OF NOV., 1993.

Louis W. Havenar
 LOUIS W. HAVENAR

Arthur D. Haddad
 ARTHUR D. HADDAD

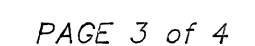
Richard N. Adams
 RICHARD N. ADAMS

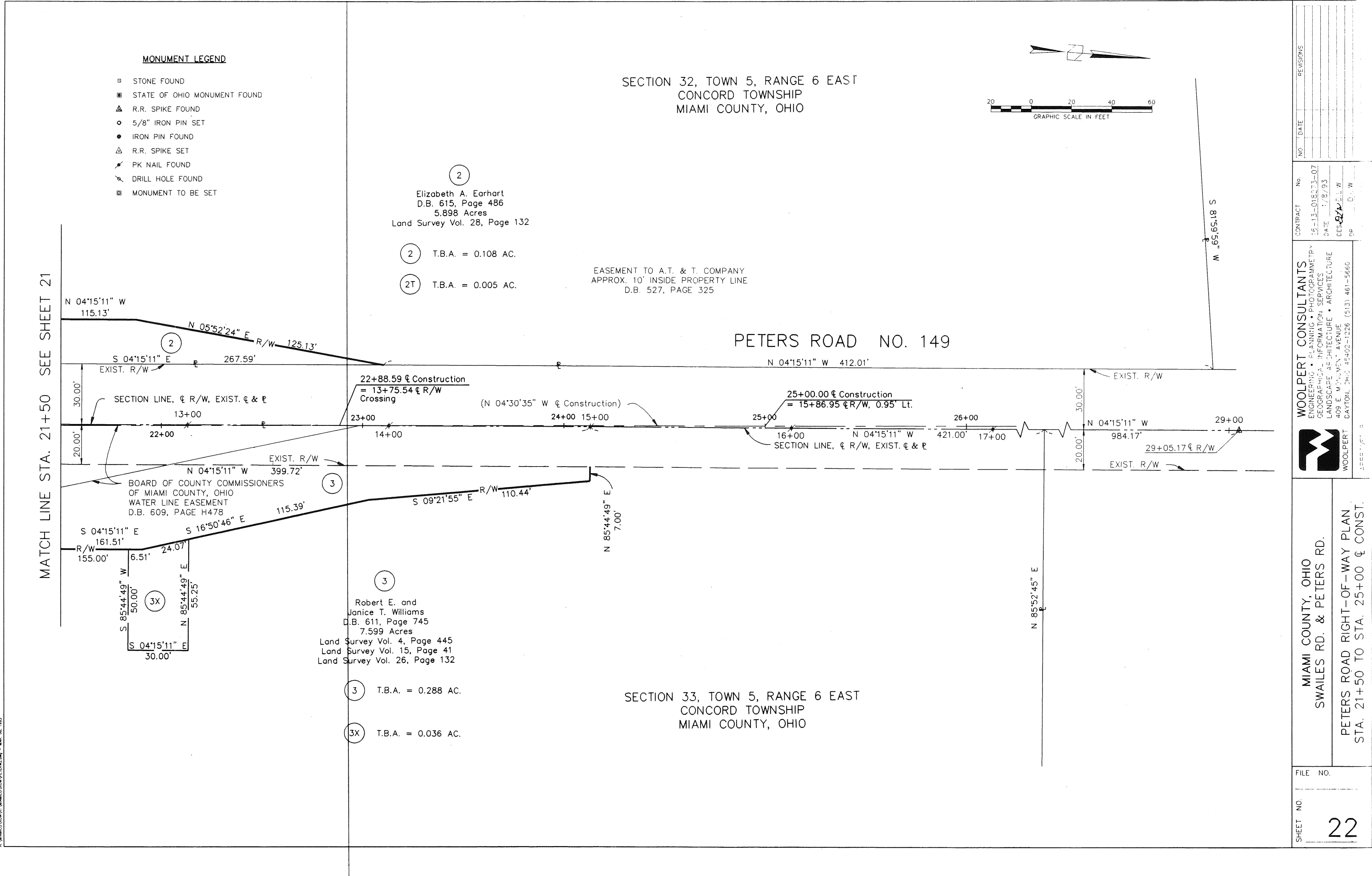
REVIEWED BY THE MIAMI COUNTY
 AUDITOR THIS 9TH DAY OF
NOV., 1993.

Chris A. Peeples
 CHRIS A. PEEPLES, AUDITOR
Cheryl Beaver
 DEPUTY AUDITOR

REVIEWED AND APPROVED BY THE
 MIAMI COUNTY ENGINEER
 THIS 8TH DAY OF Nov., 1993.

Douglas L. Christian
 DOUGLAS L. CHRISTIAN,
 COUNTY ENGINEER



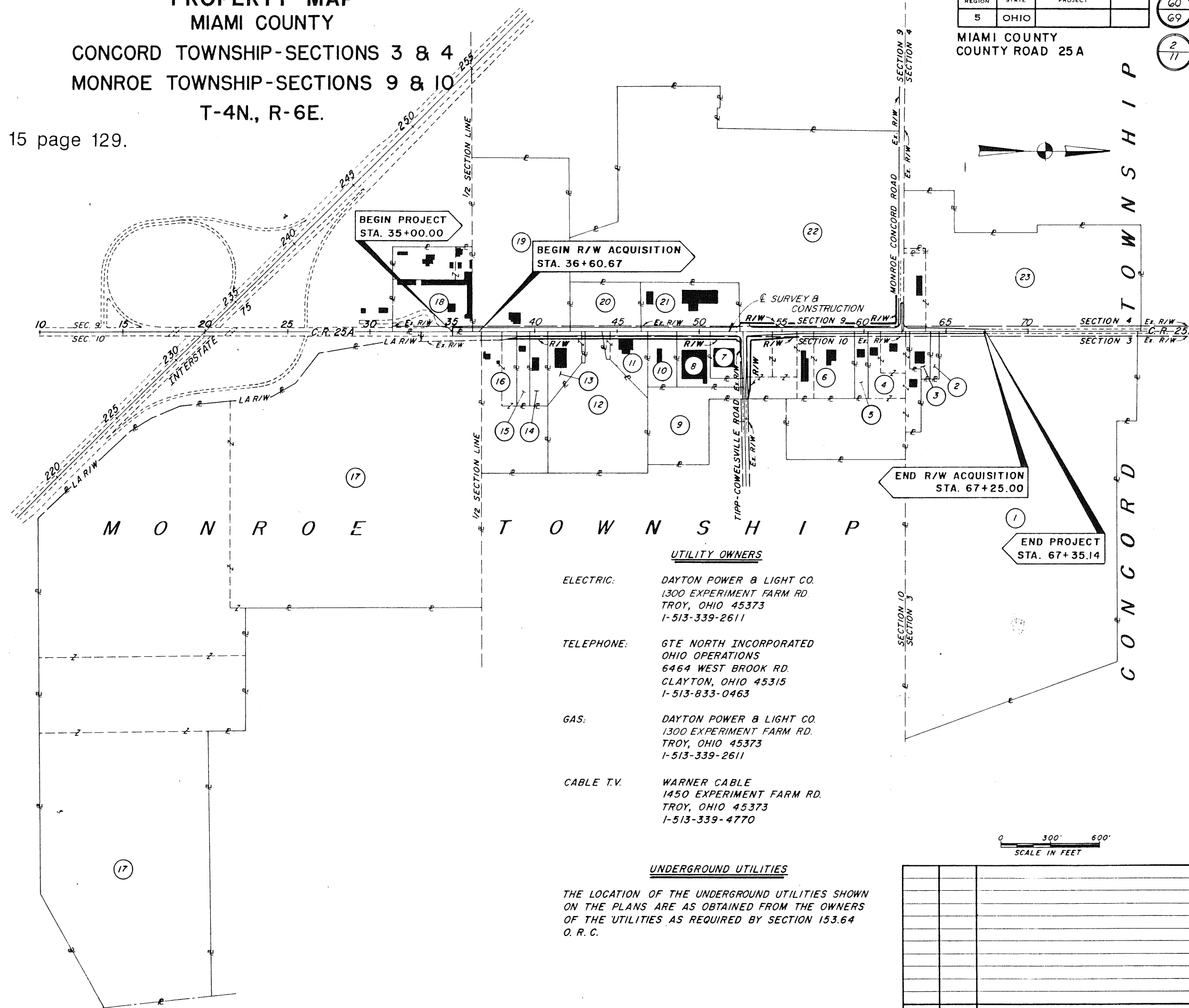


See centerline survey recorded in Plat Book 15 page 129.

FHWA REGION	STATE	PROJECT	
5	OHIO		

MIAMI COUNTY
COUNTY ROAD 25A

- PROPERTY OWNERS
- (1) BOONE HILL GROUP INC.
 - (2) SCHWAN'S SALES ENTERPRISES, INC.
 - (3) SCHWAN'S ICE CREAM COMPANY OF ILLINOIS, INC.
 - (4) FRED N. HAAS AND ESTHER M. HAAS
 - (5) FRED N. HAAS AND CHARLINE M. HAAS
 - (6) BURKHARDT J. ZIMMERMAN
 - (7) BRUNS GENERAL CONTRACTING, INC.
 - (8) MIAMI INVESTMENTS
 - (9) ALTEC ENTERPRISES
 - (10) CONGREGATION OF JEHOVAH'S WITNESSES
 - (11) THE HARTLEY COMPANY
 - (12) JAMES A. TAYLOR
 - (13) L. PAUL CONSTRUCTION CO., INC.
 - (14) H. EDWIN KUHN'S AND MARTHA J. KUHN'S
 - (15) CLYDE ADKINS AND RUTH ADKINS
 - (16) RICHARD M. PRICE AND MARY L. PRICE
 - (17) BERRY-LOGAN PROPERTIES
 - (18) ORVAL PETERSON AND ANABELL PETERSON
 - (19) CAMP TROY HASTY-TASTY, INC.
 - (20) TROY FORD, INC.
 - (21) JAMES A. TAYLOR AND CAROLYN L. TAYLOR
 - (22) HUGHES DEVELOPMENT COMPANY, INC.
 - (23) TRADER BUILDERS, INC.



APPROVED AND ACCEPTED BY THE
BOARD OF MIAMI COUNTY COMMISSIONERS
THIS 4TH DAY OF Nov., 1993.

LOUIS W. HAVENAR

ARTHUR D. HADDAD

RICHARD N. ADAMS

REVIEWED BY THE MIAMI COUNTY
AUDITOR THIS 10th DAY OF
Nov, 1993.

CHRIS A. PEEPLES, AUDITOR

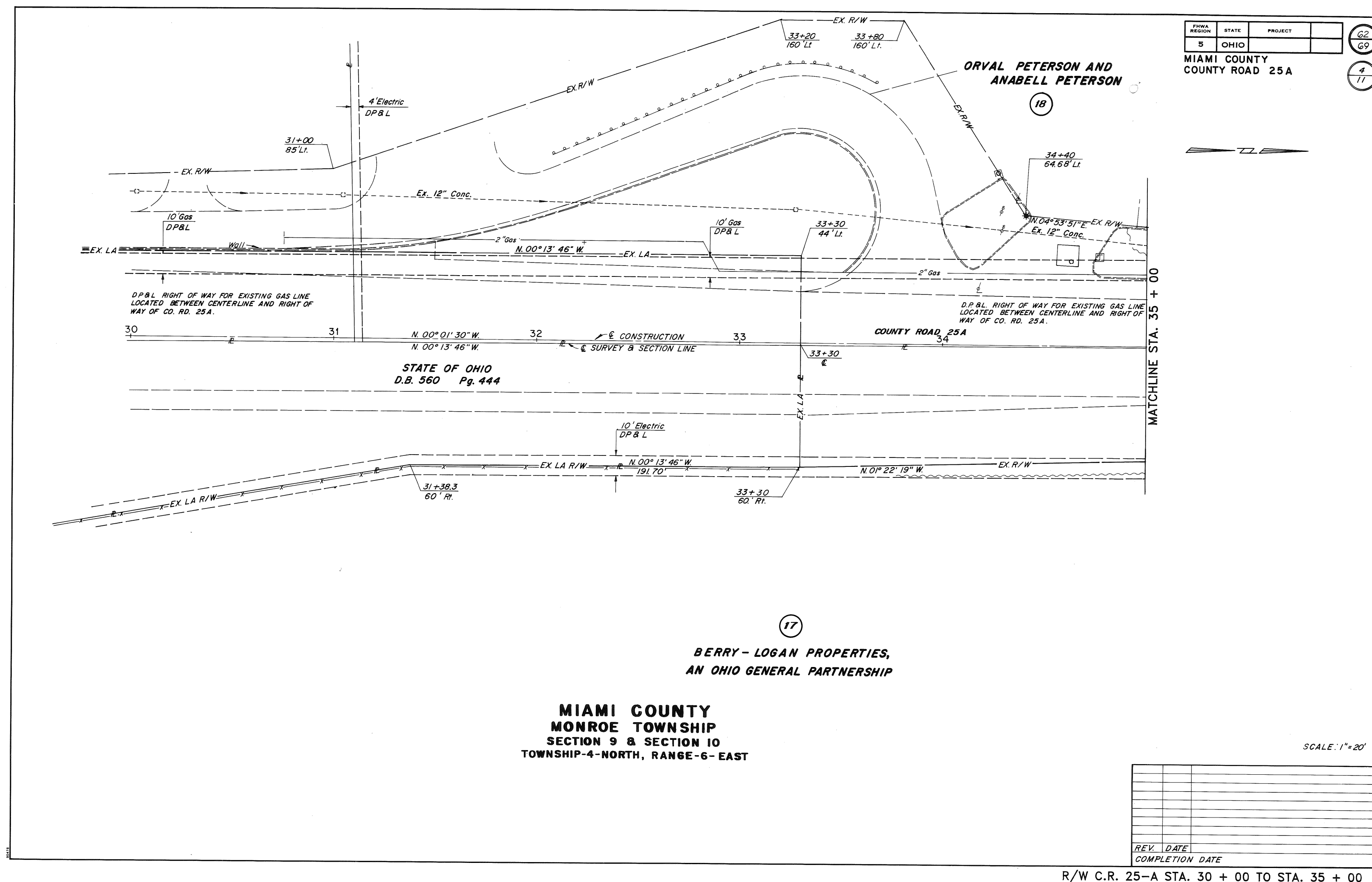
~~DEPUTY AUDITOR~~

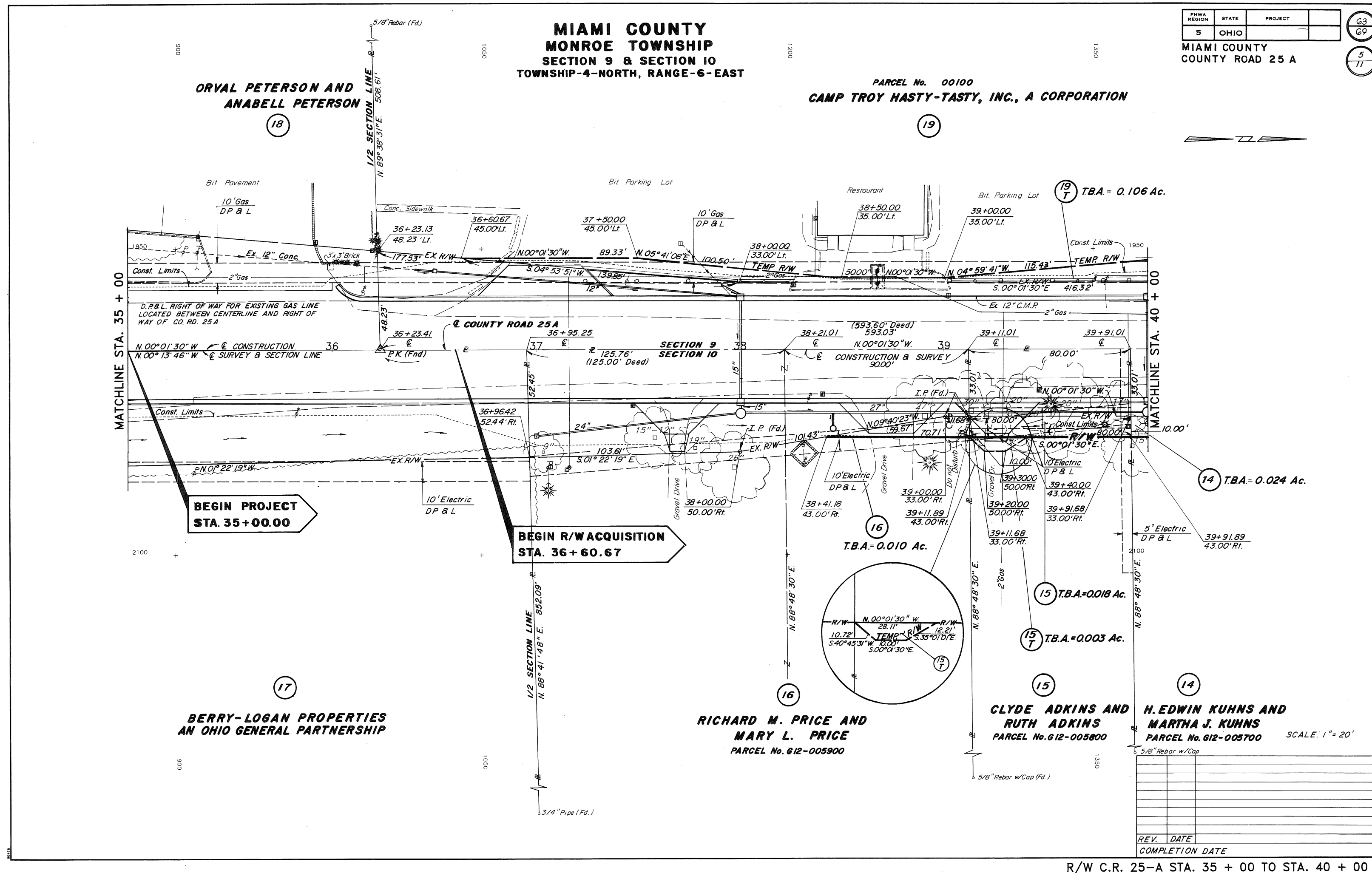
REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER
THIS 23RD DAY OF Sept., 1993.

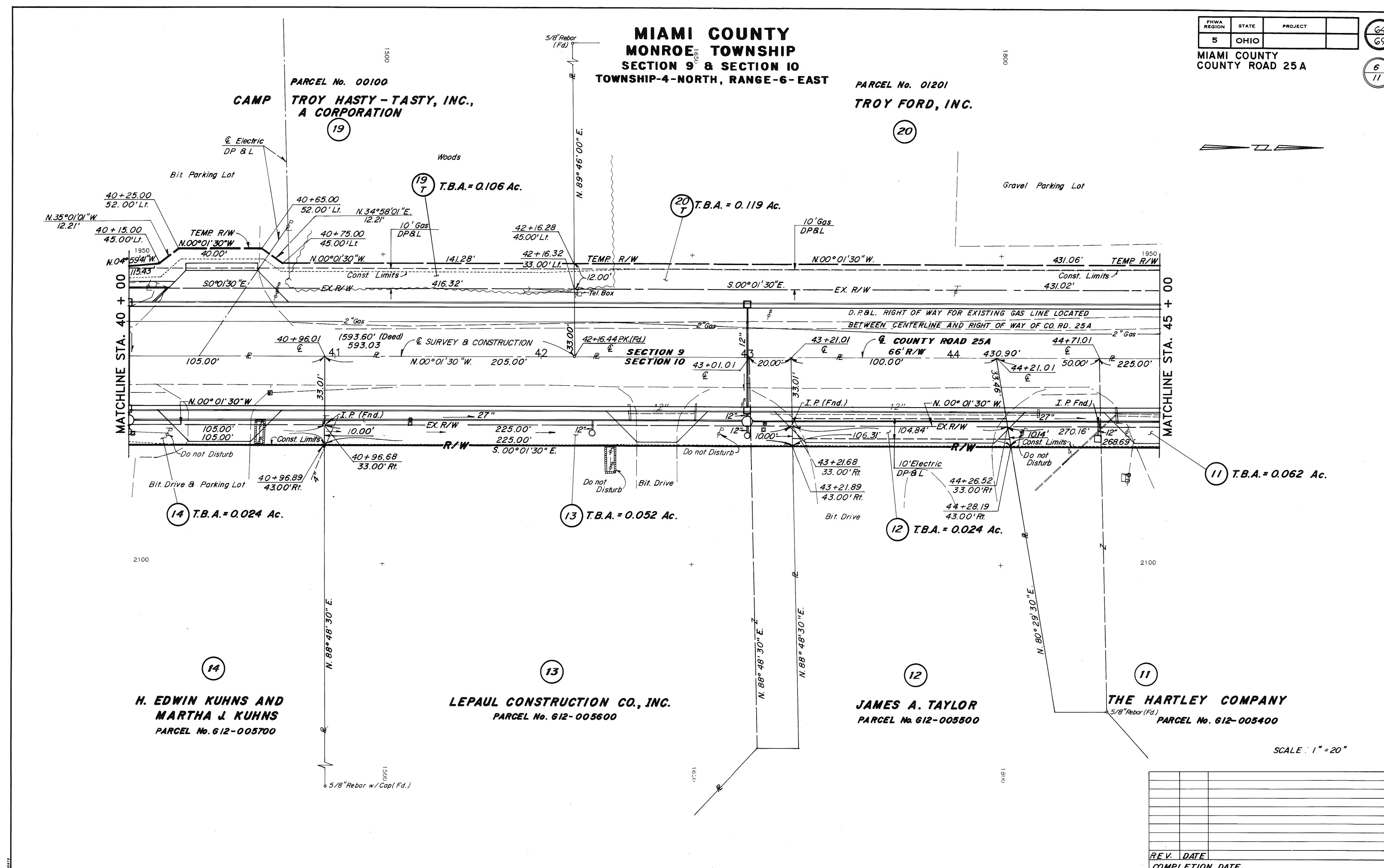
DOUGLAS L. CHRISTIAN

ENGINEER'S ROAD RECORD 8 PAGE 112B

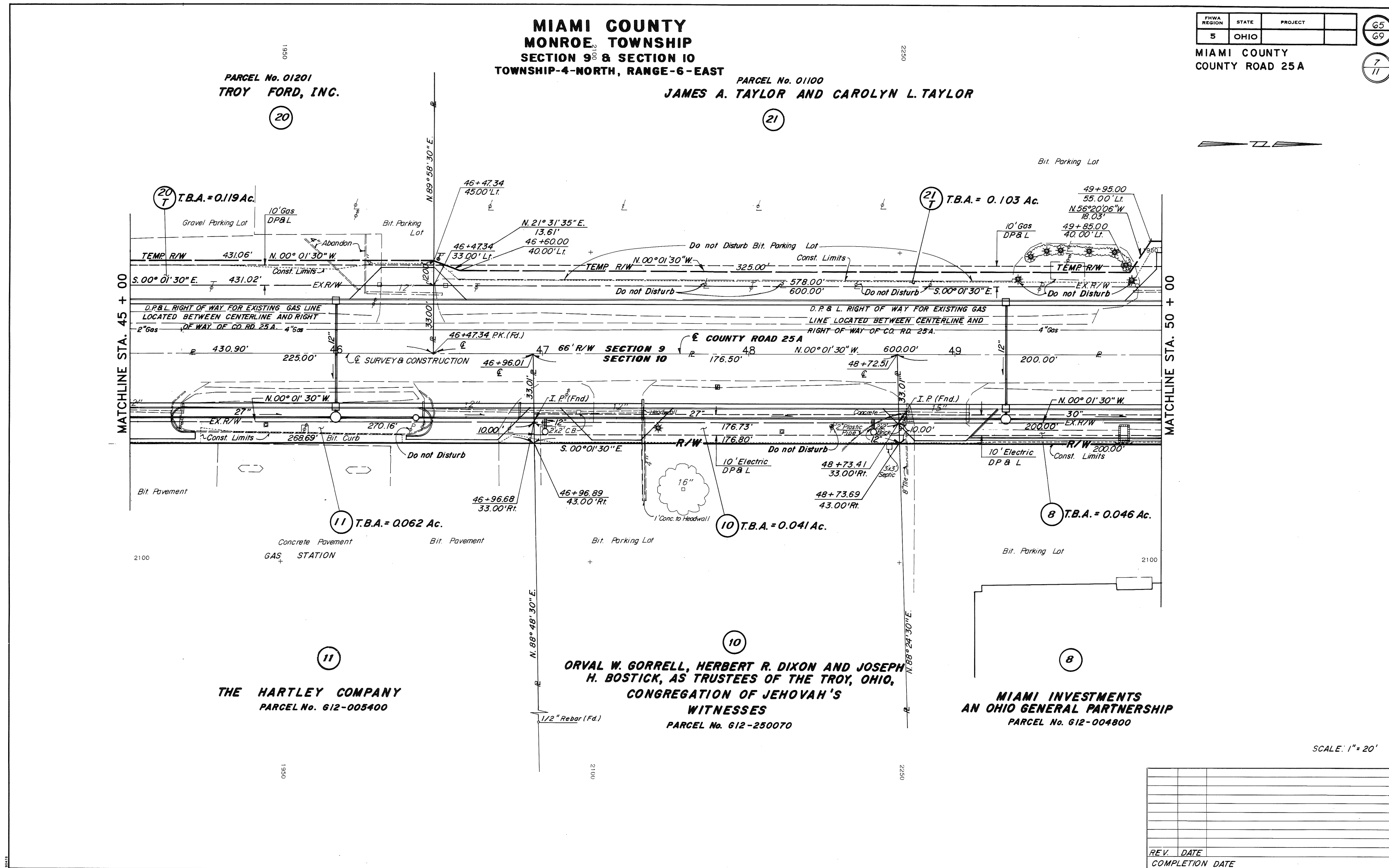
SUMMARY OF ADDITIONAL RIGHT OF WAY															CALC. BY _____ DATE _____ CHKD. BY _____ DATE _____ FEDERAL PROJECT _____		MIAMI COUNTY ROAD 25A		OHIO FHWA REGION 5		61 69 3 11	
TOTAL NUMBER OF --- --- OWNERSHIPS --- TOTAL TAKES --- OWNERSHIPS WITH STRUCTURES INVOLVED --- OWNERSHIPS WITH "P" ITEMS															AS ACQUIRED							
PARCEL	OWNER	AUDITOR PARCEL NO.	SHEET NO.	OWNERS BOOK	RECORD PAGE	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC- TURE	NET LEFT	RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	BOOK	PAGE					
1	BOONE HILL GROUP, INC.	01500		607	675										NO TAKE							
2	SCHWAN'S SALES ENTERPRISES, INC.			576	418										NO TAKE							
3	SCHWANS ICE CREAM COMPANY OF ILLINOIS, INC.			446	19										NO TAKE							
4	FRED N. HAAS AND ESTHER M. HAAS	612-003200		603	576										NO TAKE							
		612-003300		564	386										NO TAKE							
		612-003400		597	734										NO TAKE							
5	FRED N. HAAS AND CHARLINE M. HAAS	612-003500		383	433										NO TAKE							
6	BURKHARDT J. ZIMMERMAN	612-003700		598	636	6.272 Ac.	0.681 Ac.	0.251 Acre	0.000	0.251 Acre			5.340 Ac.		AUDITORS PARCEL No. 612-003700 - 0.001 Ac.	637	370					
		612-003800		598	386		0.371 ?								AUDITORS PARCEL No. 612-003800 - 0.212 Ac.							
		612-003900		384	387	623									AUDITORS PARCEL No. 612-003900 - 0.038 Ac.							
7	BRUNS GENERAL CONTRACTING, INC., AN OHIO CORPORATION	612-004700		504	566	1.299 Ac.	0.266 Ac.	0.050 Acre		0.050 Acre			0.983 Ac.			637	372					
7T								0.065 Acre		0.065 Acre					CONSTRUCT THE PROJECT AS SHOWN IN THE PLANS	637	376					
7S								0.017 Acre		0.017 Acre					CONSTRUCT & MAINTAIN SEWER	637	374					
8	MIAMI INVESTMENTS, AN OHIO GENERAL PARTNERSHIP	612-004800		617	378	1.758 Ac.	0.174 Ac.	0.046 Acre		0.046 Acre			1.538 Ac.									
8T								0.013 Acre		0.013 Acre					CONSTRUCT THE PROJECT AS SHOWN IN THE PLANS							
9T	ALTEC ENTERPRISES, A GENERAL PARTNERSHIP	612-004860		517	70	4.309 Ac.	0.032 Ac.	0.006 Acre		0.006 Acre			4.277 Ac.		CONSTRUCT THE PROJECT AS SHOWN IN THE PLANS	637	378					
10	ORVAL W. BORRELL, HERBERT R. DIXON AND JOSEPH H. BOSTICK AS TRUSTEES OF THE TROY, OHIO, CONGREGATION OF JEHOVAH'S WITNESSES	612-250070		349	148	1.354 Ac.	0.134 Ac.	0.041 Acre		0.041 Acre			1.179 Ac.			637	380					
11	THE HARTLEY COMPANY	612-005400		613	877	1.619 Ac.	0.207 Ac.	0.062 Acre		0.062 Acre			1.350 Ac.		TRACT ONE - 0.010 Ac., TRACT TWO - 0.052 Ac.	637	382					
12	JAMES A. TAYLOR	612-005500		611	768	8.473 Ac.	0.078 Ac.	0.024 Acre		0.024 Acre			8.371 Ac.			637	384					
13	Le PAUL CONSTRUCTION CO., INC.	612-005600		610	109	1.616 Ac.	0.170 Ac.	0.052 Acre		0.052 Acre			1.393 Ac.		TRACT ONE - 0.047 Ac., TRACT TWO - 0.005 Ac.	637	386					
14	H. EDWIN KUHNS AND MARTHA J. KUHNS	612-005700		532	606	1.085 Ac.	0.080 Ac.	0.024 Acre		0.024 Acre			0.981 Ac.			637	388					
15	CLYDE ADKINS AND RUTH ADKINS	612-005800		611	86	0.826 Ac.	0.061 Ac.	0.018 Acre		0.018 Acre			0.747 Ac.			637	390					
15T								0.003 Acre		0.003 Acre					CONSTRUCT THE PROJECT AS SHOWN IN THE PLANS	637	392					
16	RICHARD M. PRICE AND MARY L. PRICE	612-005900		615	271	5.894 Ac.	0.08 Ac.	0.010 Acre		0.010 Acre			5.658 Ac.		TRACT TWO - 0.010 Ac.	637	394					
17	BERRY-LOGAN PROPERTIES, AN OHIO GENERAL PARTNERSHIP			568	550										NO TAKE							
18	ORVAL PETERSON AND ANABELL PETERSON	00800 00900		546	269										NO TAKE							
19T	CAMP TROY HASTY-TASTY, INC., A CORPORATION	00100		454	394	14.298 Ac.	0.480 Ac.	0.106 Acre		0.106 Acre		13.818 Ac.			CONSTRUCT THE PROJECT AS SHOWN IN THE PLANS	639	793					
20T	TROY FORD, INC.	01201		579	821	2.971 Ac.	0.326 Ac.	0.119 Acre		0.119 Acre		2.645 Ac.			CONSTRUCT THE PROJECT AS SHOWN IN THE PLANS	637	396					
21	JAMES A. TAYLOR AND CAROLYN L. TAYLOR	01100		558	852	4.132 Ac.	0.455 Ac.	0.004 Acre		0.004 Acre		3.673 Ac.				641	14					
21T								0.103 Acre		0.103 Acre					CONSTRUCT THE PROJECT AS SHOWN IN THE PLANS							
22	HUGHES DEVELOPMENT COMPANY, INC., AN OHIO CORPORATION	01200		514	541	49.861 Ac.	1.588 Ac.	0.447 Acre		0.447 Acre					CONSTRUCT THE PROJECT AS SHOWN IN THE PLANS	637	398					
22T								0.037 Acre		0.037 Acre					CONSTRUCT THE PROJECT AS SHOWN IN THE PLANS	637	400					
23	TRADER BUILDERS, INC.	006-014100		603	198	20.974 Ac.	1.045 Ac.	0.010 Acre		0.010 Acre		19.919 Ac.			AUDITORS PARCEL No. 006-014100 - 0.010 Ac.	637	402					
23T		006-014080		606	760			0.153 Acre	0.000	0.153 Acre					CONSTRUCT THE PROJECT AS SHOWN IN THE PLANS	637	404					



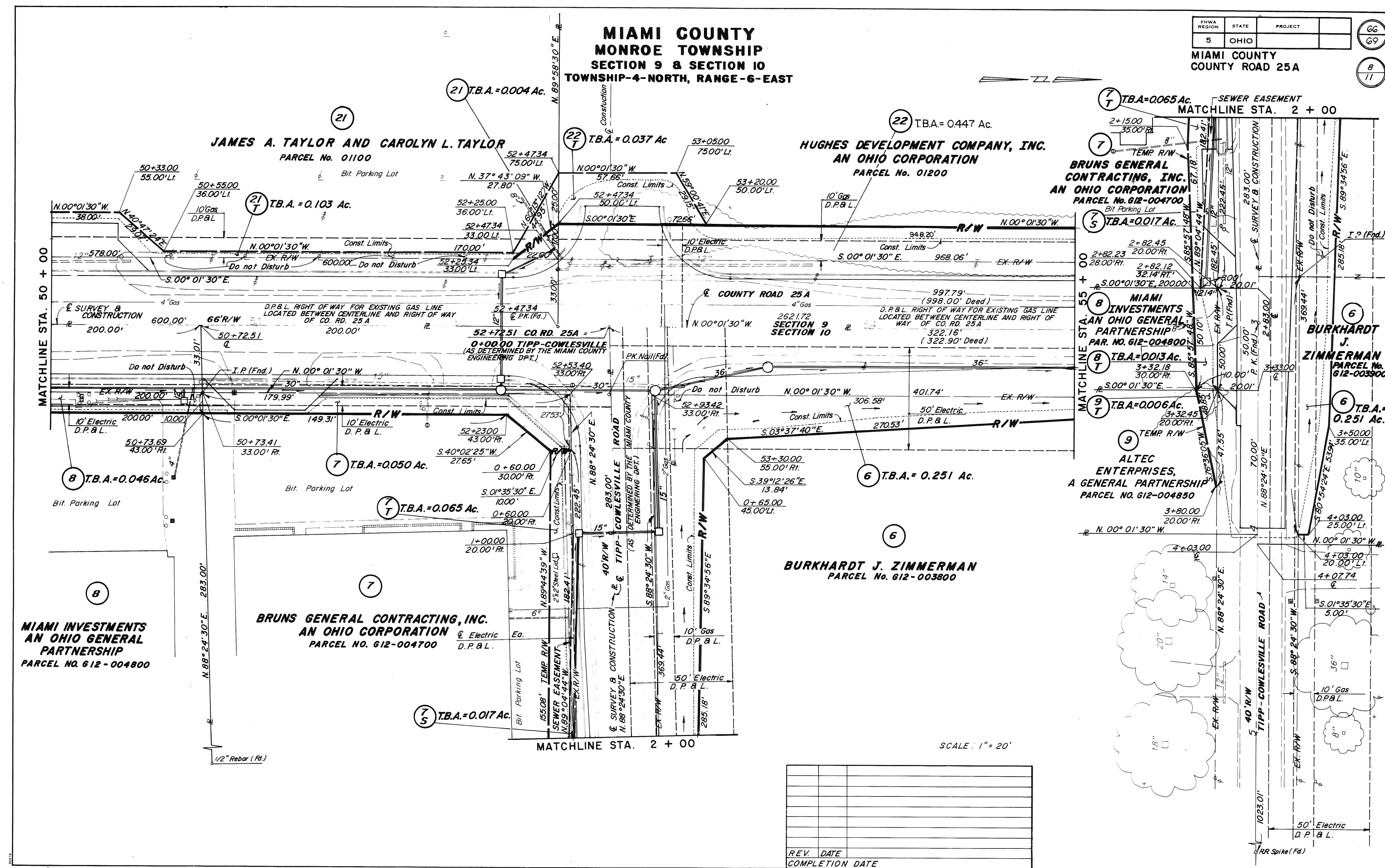




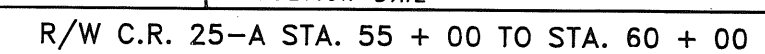
R/W C.R. 25-A STA. 40 + 00 TO STA. 45 + 00

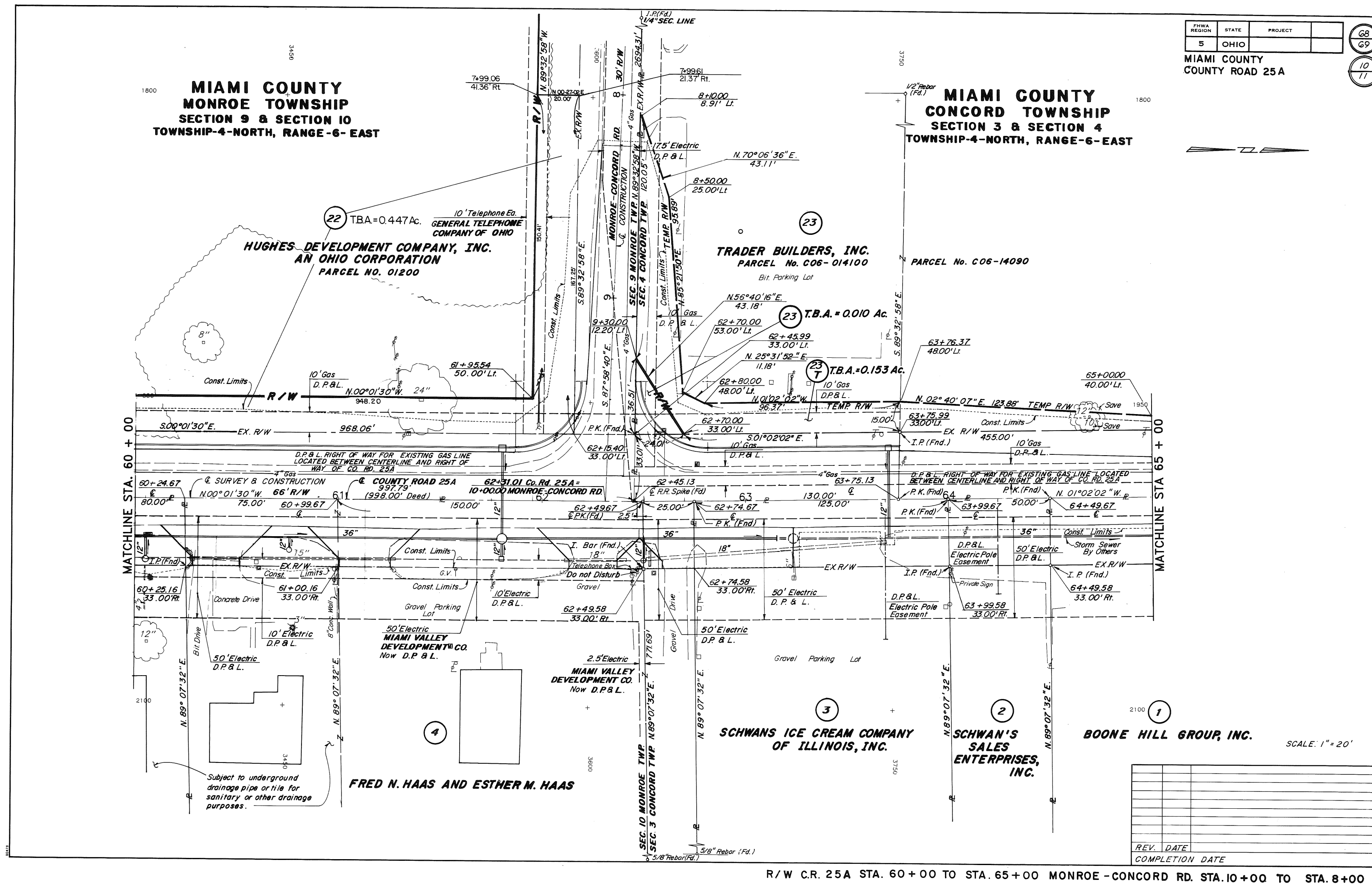


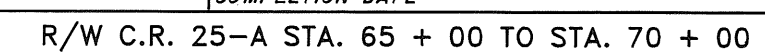
R.W. C.R. 25-A STA. 45 + 00 TO STA. 50 + 00



R/W C.R. 25A STA. 50+00 TO 55+00 TIPP-COWLESVILLE RD. STA. 0+00 TO 5+00



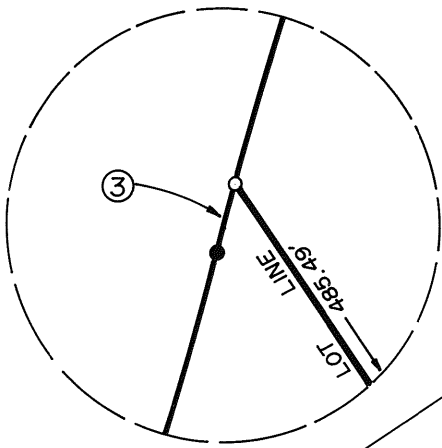




REPLAT OF PART OF LOT 7590 IN THE CITY OF TROY, OHIO

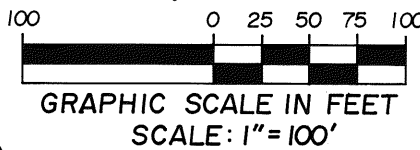
CURVE				DATA		
NO.	RAD.	L	DELTA	CHORD	BRG.	CHD. L.
1	60.00'	50.00'	47° 44' 47"	S 66° 25' 54" E	48.57'	
2	60.00'	87.61'	83° 39' 43"	N 47° 51' 47" E	80.03'	
3	60.00'	0.75'	00° 42' 57"	N 06° 23' 28" E	0.75'	
4	60.00'	42.61'	40° 41' 33"	N 27° 05' 43" E	41.72'	

DETAIL OF
LOT CORNER



PART LOT 7590 -
21.364 ACRES REM.

60' R/W



N

REFERENCES
RECORDER S PLAT BOOK 16, PAGE 27

LEGEND
• IRON PIN FOUND
◦ IRON PIN SET



VOLUME 16 PAGE 87
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 15TH DAY
OF NOVEMBER, 1993, AT 8:25 A.M.
FILE NUMBER: 153109 FEE: \$21.60

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

DESCRIPTION

BEING A REPLAT OF 12.166 ACRES OF LOT 7590 IN THE CITY OF TROY, OHIO, AS SHOWN IN RECORDER'S PLAT VOLUME 16, PAGE 27.

CONSENT TO REPLAT

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.

F.A. ARCHER PARTNERSHIP, LTD.

F.A. Archer
F.A. Archer, GENERAL PARTNER

Ruby E. Klockner
Witness

Christina H. Klockner
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 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 10TH DAY OF NOVEMBER, 1993.

Richard W. Klockner
Notary Public

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996
My commission expires:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 10TH DAY OF NOVEMBER, 1993, THIS REPLAT WAS REVIEWED AND APPROVED.

Duane Hannah
Duane Hannah, VICE CHAIRMAN

Sue G. Knight
Sue G. Knight, SECRETARY

THIS REPLAT REVIEWED AND APPROVED THIS 15th DAY OF November, 1993

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

Linda Pearson
by Deputy



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

Richard W. Klockner
Richard W. Klockner, PROFESSIONAL SURVEYOR No. 4370

REPLAT OF PART OF LOT 7590 IN THE CITY OF TROY, OHIO		
F.A. ARCHER PARTNERSHIP, LTD. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513) - 339-5331		
DATE	DRAWN BY:	SHEET NO.
Nov. 4, 1993	TRACED BY: <u>DAS</u> CHECKED BY: <u>AK</u> SCALE: 1" = 100'	1 of 1

CARRIAGE CROSSING-SECTION ONE-TROY, OHIO

BEING A SUBDIVISION CONTAINING A TOTAL OF 16.7034 ACRES OF INLOT 7505 IN THE CITY OF TROY, OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 15, PAGE 117, SAID 16.7034 ACRES BEING ACQUIRED BY CARRIAGE CROSSING DEVELOPMENT CORP., BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 647, PAGE 280. 3.559 ACRES IS IN DEDICATED STREET RIGHTS-OF-WAY AND 13.144 ACRES IS PLATTED IN LOTS.

PLAT BOOK 16 PAGE 88
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15th DAY OF
NOVEMBER, 1993, AT 9:50 A.M.

FILE NO. 153115 FEE: \$ 21.40

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 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: CARRIAGE CROSSING DEVELOPMENT CORP.

RICHARD L. DUNGAN, PRESIDENT WITNESS
ROBERT L. HEIDENREICH, V. PRES. WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED RICHARD L. DUNGAN, PRESIDENT AND ROBERT L. HEIDENREICH, VICE PRESIDENT OF CARRIAGE CROSSING DEVELOPMENT CORP., 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 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 OHIO, THIS 11 DAY OF November, 1993.

NOTARY PUBLIC MY COMMISSION EXPIRES

LIENHOLDERS: SOCIETY BANK, DAYTON, OHIO

JON G. HAZELTON, VICE PRES. WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JON G. HAZELTON, VICE PRESIDENT OF SOCIETY BANK, DAYTON, OHIO, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH VICE PRESIDENT, IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 19th DAY OF November, 1993.

NOTARY PUBLIC MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 25th DAY OF Aug, 1993, THIS PLAT WAS REVIEWED AND APPROVED.

PRESIDENT SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20th DAY OF Sept, 1993, THIS SUBDIVISION PLAT WAS APPROVED BY ORDINANCE NO. 0-29-93

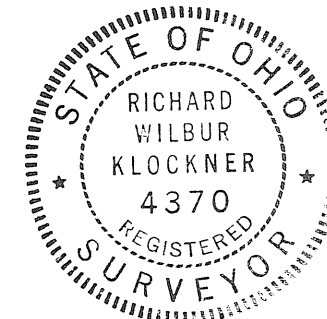
Peter E. Jenkins Thomas E. Force Sue D. Knight
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

TRANSFERRED THIS 15th DAY OF November, 1993.

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

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



CARRIAGE CROSSING - SECTION ONE TROY, OHIO		
CARRIAGE CROSSING DEVELOPMENT CORP. DAYTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: AP	SHEET NO.
13AUG	TRACED BY: Ruk	10F2
1993	CHECKED BY: Ruk	
SCALE: 1" = 100'		

CARRIAGE CROSSING-SECTION ONE – TROY, OHIO

PLAT BOOK 16 PAGE 88A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS DAY OF
, 1993, AT .M.

FILE NO. 15315 FEE: \$ 21.40

JANET E. CAIN, MIAMI COUNTY RECORDER
by: Bobbie Mueller deputy

PROTECTIVE COVENANTS AND RESTRICTIONS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. OUTBUILDINGS WILL BE PERMITTED SUBJECT TO THE FOLLOWING RESTRICTIONS: (A) ANY OUTBUILDING MUST BE PLACED ON A POURED CONCRETE FOOTING, FOUNDATION AND FLOOR AND WITHIN 20 FEET OF THE HOUSE; (B) EXTERIOR FINISH MATERIAL MUST BE THE SAME AS OR COMPARABLE TO THAT ON THE LOWER OR MAIN LEVEL OF THE RESIDENCE BUILDING (E.G. BRICK, CEDAR SIDING, ETC.); (C) 200 SQUARE FEET MAXIMUM AREA; (D) ONLY ONE OUTBUILDING PERMITTED PER LOT; (E) USE OF THE OUTBUILDING SHALL BE LIMITED TO THAT OF A GARDEN HOUSE, STORAGE OF LAWN CARE EQUIPMENT AND SIMILAR USES AND SHALL NOT BE USED FOR THE STORAGE OF ANY CAR, BOAT, MOTOR HOME, CAMPER OR SIMILAR VEHICLE. A NONCOMMERCIAL GREENHOUSE NOT TO EXCEED 240 SQUARE FEET WILL BE PERMITTED AND MUST BE ATTACHED TO MAIN STRUCTURE.

2. THE EXTERIOR WALLS OF ANY STRUCTURE CONSTRUCTED IN THIS DEVELOPMENT SHALL BE COVERED WITH BRICK, STONE, CEDAR SIDING OR OTHER NATURAL WOOD SURFACES OR OTHER PRODUCTS APPROVED BY THE DEVELOPER. ALUMINUM AND VINYL MAY ONLY BE USED ON THE FACIA AND SOFFIT OF A HOUSE. DEVELOPER RESERVES THE RIGHT TO APPROVE ALL PLANS.

3. NO LOT AS SHOWN ON THIS RECORDED PLAT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.

4. THE LIVING AREA OF THE MAIN STRUCTURE CONSTRUCTED AS A ONE-STORY RESIDENCE ON ANY HOMESITE, EXCLUSIVE OF PORCHES AND GARAGES, SHALL BE NOT LESS THAT 1700 SQUARE FEET; AND IN THE CASE OF ANY RESIDENCE OF MORE THAT ONE-STORY, THE REQUIREMENTS AS TO LIVING AREA SHALL BE A TOTAL OF 2000 SQUARE FEET FOR BOTH STORIES. NO RESIDENCE MAY EXCEED TWO AND ONE-HALF STORIES IN HEIGHT.

5. NO GARAGE MAY BE GREATER IN HEIGHT OR NUMBER OF STORIES THAN THE RESIDENCE FOR WHICH IT IS BUILT. GARAGES SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE NOT LESS THAN TWO CARS. GARAGES FOR MORE THAN THREE CARS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER. ALL GARAGES MUST BE ATTACHED TO THE MAIN STRUCTURE.

6. NO BUILDING SHALL BE OCCUPIED DURING CONSTRUCTION.

7. 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.

8. ANY BUILDING TO BE ERECTED IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDING WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO UNLICENSED MOTOR VEHICLES, MACHINERY, JUNK, TRASH OR BUILDING MATERIALS SHALL BE STORED ON ANY LOT IN THIS SUBDIVISION.

9. NO STRUCTURE OF A TEMPORARY CHARACTER SHALL BE PERMITTED ON ANY PREMISE EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION.

10. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE STREET PROPERTY LINE THAT THE 40 FOOT MINIMUM SETBACK DISTANCE AS PROVIDED ON THE RECORDED PLAT OF THIS SUBDIVISION. ALL MAIN STRUCTURES, INCLUDING ATTACHED GARAGES, SHALL HAVE 10 FEET MINIMUM SIDE YARD CLEARANCE AND A MINIMUM TOTAL SIDE YARD SUM OF 20 FEET. ALL MAIN STRUCTURES, INCLUDING ATTACHED GARAGES, SHALL HAVE A 40 FOOT MINIMUM REAR YARD.

11. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE, NOR SHALL ANY TEMPORARY STRUCTURE BE USED AS A RESIDENCE.

12. 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.

13. NO BUILDING OR STRUCTURE SHALL BE ERECTED OR PLACED ON ANY LOT WITHIN 10 FEET OF THE PROPERTY LINE OR WITHIN 10 FEET OF THE EDGE OF ANY OPEN WATER COURSE. NO BUILDING, STRUCTURES OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, PLOT PLAN AND LANDSCAPING PLANS HAVE BEEN APPROVED IN WRITING BY THE DEVELOPERS OR THEIR AUTHORIZED REPRESENTATIVE. ANY DETACHED BUILDING IN THIS SUBDIVISION MUST BE APPROVED IN WRITING BY THE DEVELOPERS OR THEIR REPRESENTATIVE. EXISTING FIELD FENCE ALONG THE REAR OF ANY LOT LINE SHALL BE PERMITTED TO REMAIN.

14. NO HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT, EXCEPT THAT SHRUBS, HEDGES OR TREES MAY BE PLANTED NEARER THAN THE BUILDING SETBACK LINE PROVIDED THAT NO SHRUB OR HEDGE SHALL EXCEED 2 FEET IN HEIGHT AND THE FOLIAGE OF ANY TREE SHALL NOT EXTEND NEARER THAN 6 FEET TO THE GROUND. SHRUBS, HEDGES OR TREES WILL NOT BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY. NO WOVEN WIRE OR CHAINLINK FENCING WILL BE PERMITTED IN THIS SUBDIVISION, FURTHER NO DECORATIVE WALL AND/OR WOOD FENCING SHALL BE ERECTED OR PLACED IN THIS SUBDIVISION UNTIL SUCH WALLS OR FENCING HAVE BEEN APPROVED IN WRITING BY THE DEVELOPERS OR THEIR AUTHORIZED REPRESENTATIVE.

15. EXCEPT FOR DELIVERY, LOADING AND UNLOADING, THERE SHALL BE NO TEMPORARY OR PERMANENT PARKING OR STORAGE OF ANY TRAVEL TRAILER, RECREATIONAL VEHICLE, BOAT, UTILITY TRAILER OR HOUSE TRAILER UPON OR ADJACENT TO ANY LOT 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.

16. 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.

17. ALL DRIVEWAYS MUST BE PAVED WITH PORTLAND CEMENT CONCRETE OR ASPHALTIC CONCRETE, SUCH PAVING TO BE COMPLETED WITHIN 12 MONTHS FROM COMMENCEMENT OF CONSTRUCTION. DRIVEWAY APPROACHES TO BE PAVED WITH PORTLAND CEMENT CONCRETE ONLY AND A MINIMUM OF 6 INCHES THICK.

18. LOT OWNERS WILL BE REQUIRED TO INSTALL 4 FOOT WIDTH CONCRETE WALKS ALONG THE ENTIRE LOT FRONTAGE ON THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH CITY OF TROY STANDARDS. SAID WORK SHALL BE COMPLETED WITHIN 12 MONTHS FROM COMMENCEMENT OF CONSTRUCTION.

19. SEPARATE POLES FOR BASKETBALL HOOPS WILL BE PERMITTED. NO BASKETBALL HOOP SHALL BE ATTACHED TO ANY RESIDENCE STRUCTURE.

20. NO RADIO OR TELEVISION SIGNALS NOR ANY OTHER FORM OF ELECTRO-MAGNETIC RADIATION SHALL BE PERMITTED TO ORIGINATE FROM ANY LOT WHICH MAY UNREASONABLY INTERFERE WITH THE RECEPTION OF TELEVISION OR RADIO SIGNALS UPON ANY OTHER LOT.

21. SATELLITE DISHES SHALL NOT BE PERMITTED ON ANY LOT.

22. NO FREE-STANDING ANTENNA WILL NOT BE PERMITTED.

23. NO LINES, WIRES, OR OTHER DEVICES FOR THE COMMUNICATION OR TRANSMISSION OF ELECTRIC CURRENT OR POWER, INCLUDING TELEPHONE AND TELEVISION SHALL BE CONSTRUCTED, PLACED OR MAINTAINED ANYWHERE IN OR UPON ANY LOT OTHER THAN WITHIN A BUILDING UNLESS THE SAME SHALL BE CONTAINED IN CONDUITS OR CABLES CONSTRUCTED, PLACED AND MAINTAINED UNDERGROUND OR CONCEALED IN OR UNDER BUIDINGS. NOTHING HEREIN CONTAINED, HOWEVER, SHALL PREVENT ERECTION AND USE OF TEMPORARY POWER OR TELEPHONE SERVICES INCIDENT TO THE CONSTRUCTION OF BUILDINGS OR TO RESTRICT THE OVERHEAD DISTRIBUTION TO THE SUBDIVISION BY A UTILITY COMPANY.

24. NO PERSON SHALL INSTALL ANY PUMP, PIPING, DEVICE, APPARATUS, OR OTHER SUCH SYSTEM FOR DISCHARGING SUMP PUMP EFFLUENT INTO A PUBLIC RIGHT-OF-WAY.

25. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES; AND NO DOGS, CATS OR OTHER HOUSEHOLD PETS SHALL BE KEPT OR MAINTAINED ON ANY LOT WITHIN THE REQUIRED FRONT OR SIDE YARD AREA.

26. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN THREE SQUARE FEET OR ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING PROPERTY FOR SALE OR FOR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE PERIOD OF CONSTRUCTION OF THE HOUSE.

27. 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.

28. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS AND ALSO BY THE OWNER OF ANY LOT IN CARRIAGE CROSSING SUBDIVISION.

29. INVALIDATION OF ANY OF THESE COVENANTS BY INJUNCTION OR COURT ORDER SHALL IN NO WAY AFFECT THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

30. 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 OCTOBER 25, 2013, 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.

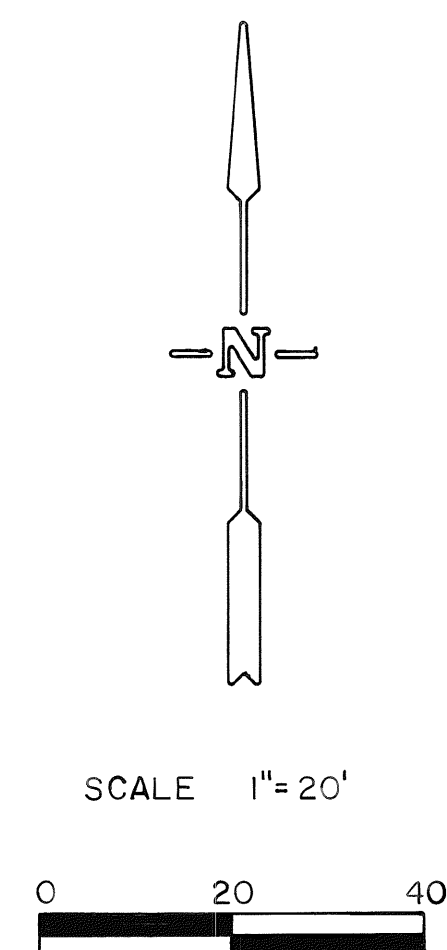
31. A MINIMUM OF 5/12 ROOF PITCH WILL BE PERMITTED.

CARRIAGE CROSSING - SECTION ONE TROY, OHIO		
CARRIAGE CROSSING DEVELOPMENT CORP. DAYTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY:	SHEET NO.
13AUG	TRACED BY:	2 OF 2
1993	CHECKED BY: <i>RLK</i>	
SCALE: 1" = 100'		

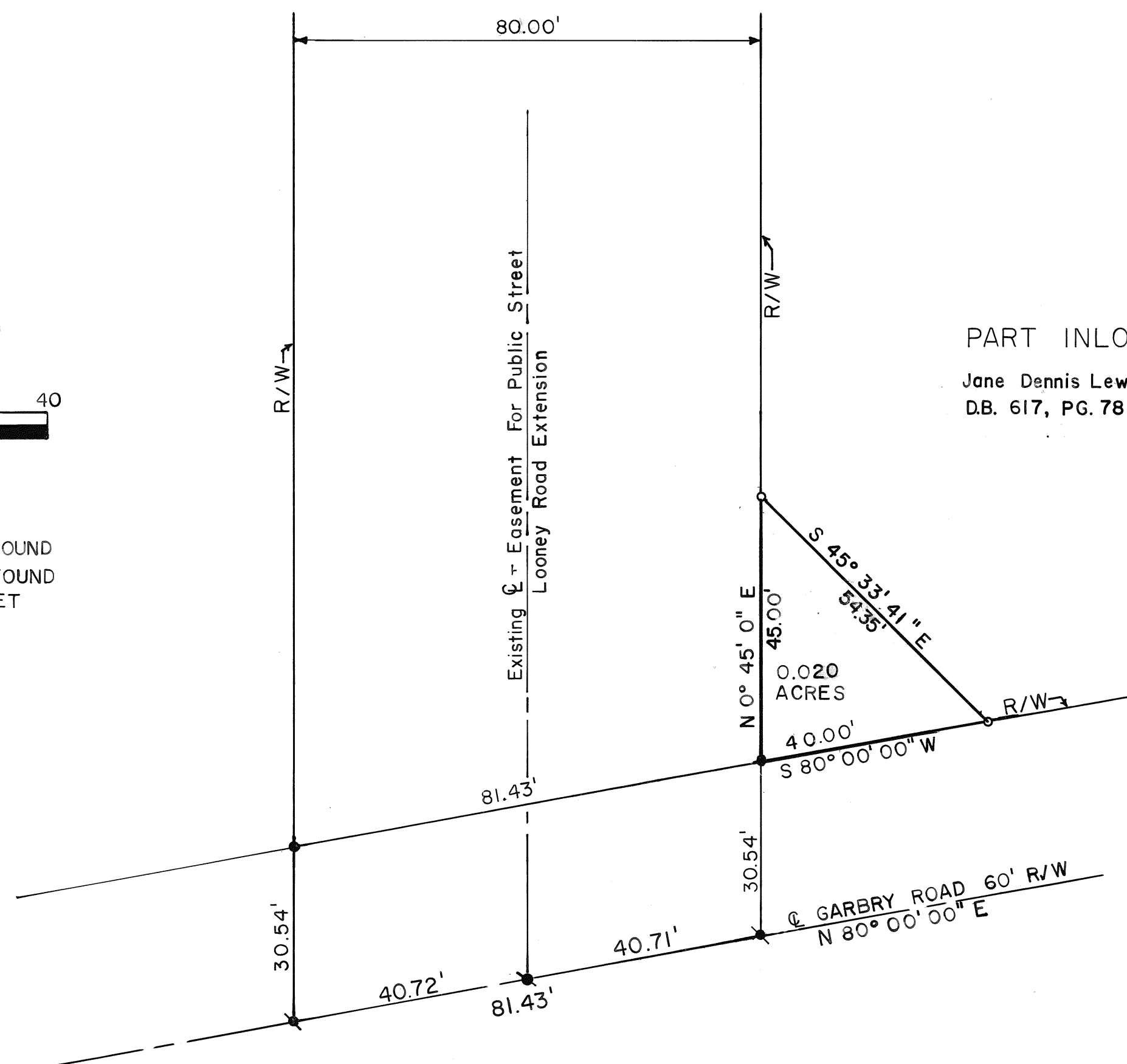
PART 1NLOT 6928 CITY OF PIQUA, MIAMI COUNTY, OHIO
CONTAINING 0.020 ACRES

FILE NO. 199-007 FEE 27.2
Janet E. Cain, Recorder
 MIAMI COUNTY RECORDER: JANET E. CAIN

BY: _____



- ✎ R.R. SPIKE FOUND
- IRON PIN FOUND
- IRON PIN SET



Jane Dennis Lewis, etal.
D.B. 617, PG. 781, DB, 634 PG.698

Situate in the City of Piqua, County of Miami, State of Ohio and being a part of Inlot 6928 as recorded in Deed Book 617, Page 781 of the Miami County Deed Records. Proposed Right-of-Way dedication containing a total of 0.020 acres.

Chris A. Peeples
MIAMI COUNTY AUDITOR: CHRIS A. PEEPLES

BY: Linda Pearson

This plat reviewed and approved by the City of
Piqua, Ohio Planning Commission held this 12th day
of October, 1993.


 CHAIRMAN: RAY L. LOFFER


 VICE CHAIRMAN: MARK SPOLTMAN

At a meeting of the City Commission of the
City of Piqua, Ohio held this 18th day of OCT., 1993,
this plat was approved by Ordinance No. 43-93

Lucinda L. Fess
MAYOR: LUCINDA L. FESS

Rebecca J. Cool
CLERK: REBECCA J. COOL

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

By: Jane D. Lewis
JANE D LEWIS, EXECUTOR

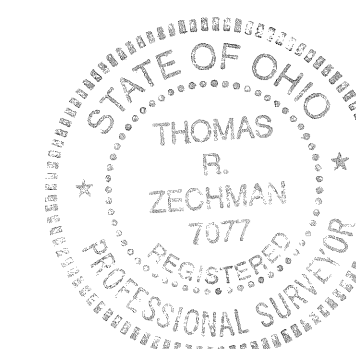
JANE D. LEWIS, INDIVIDUALLY, and as ATTORNEY-IN-FACT

for: Richard Arthur Lewis
Dennis Robert Lewis
Suzanne Lewis Orton
Jane Ann Lewis Goulden
Thomas David Lewis

Be it remembered that on this 9th day
of September, 1993, before me, a Notary
Public in and for said County and State,
personally appeared Jane D. Lewis, who acknowledged
the signing and execution of the forgoing plat to be
her voluntary act and deed. In testimony whereof,
I have set my hand and notorial seal on the day
and date above written.

Jacqueline V. Leonard
NOTARY PUBLIC

My Commission Expires: 4-6-96



NORTHEAST CORNER - LOONEY RD. and GARBRY RD.
RIGHT - OF - WAY DEDICATION

DATE: AUGUST 1993	CITY OF PIQUA
-------------------	---------------

THOMAS R. ZECHMAN P.E., P.S.

Th R Zech
OHIO REGISTERED SURVEYOR No. 7077

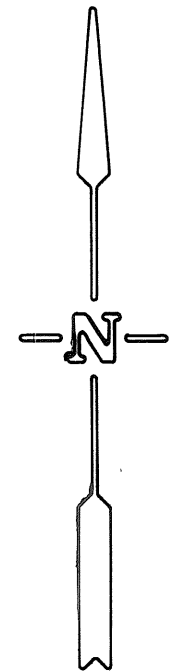
DEDICATION OF EASEMENT
FOR PUBLIC STREET
LOONEY ROAD

PART INLOT 6928 CITY OF PIQUA, MIAMI COUNTY, OHIO
CONTAINING 0.012 ACRES

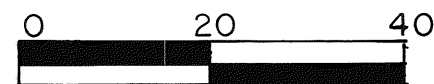
PLAT BOOK 16 PAGE 90
MIAMI COUNTY RECORDERS RECORD
OF RECORDED PLATS
RECEIVED FOR RECORD 10:09 AM
THIS 23RD DAY OF NOVEMBER, 1993
FILE NO. 153685 FEE \$21.60

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

BY: _____



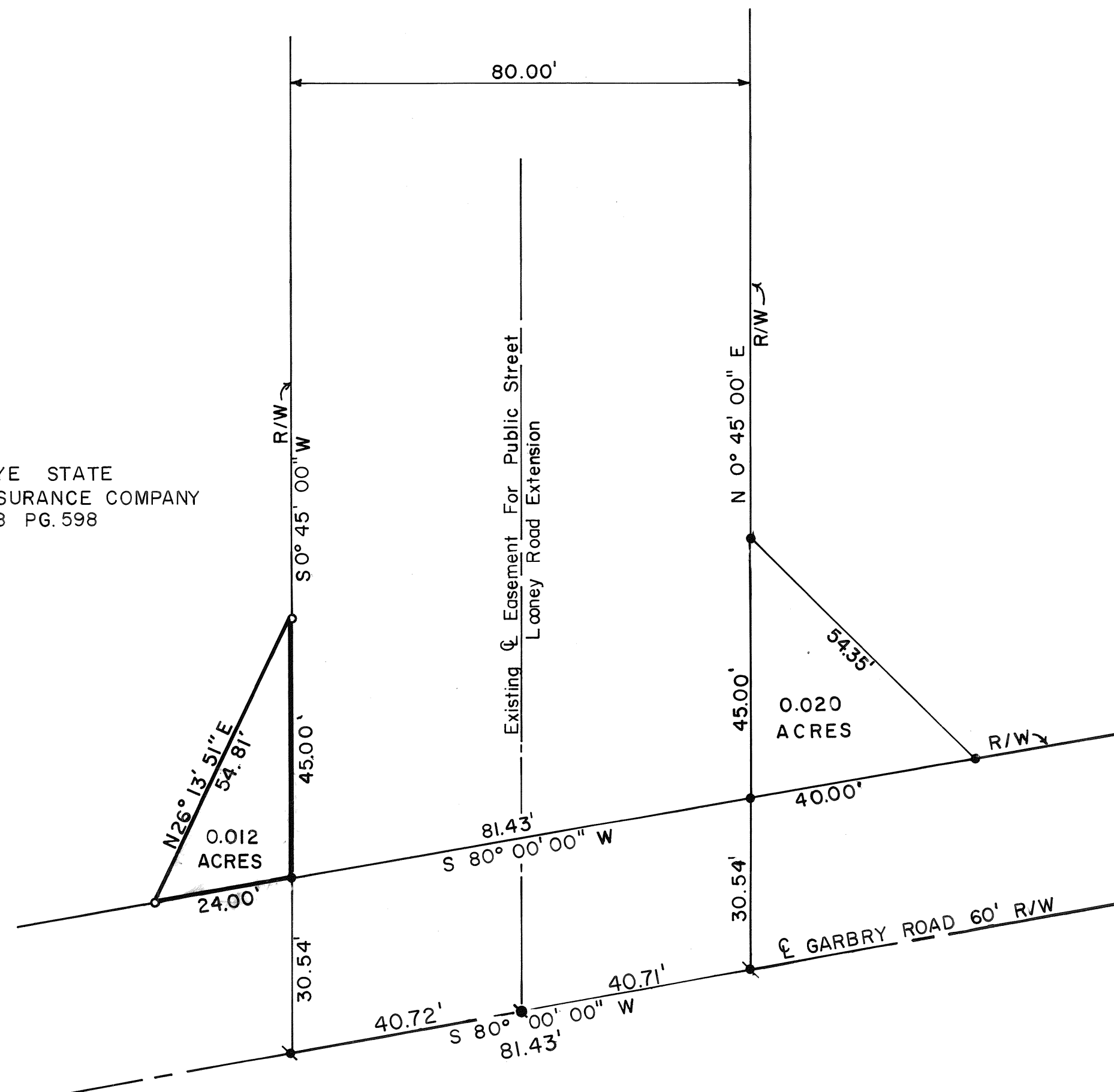
SCALE 1" = 20'



LEGEND

- R.R. SPIKE FOUND
- IRON PIN FOUND
- IRON PIN SET

BUCKEYE STATE
MUTUAL INSURANCE COMPANY
DB. 638 PG. 598



DESCRIPTION:

Situate in the City of Piqua, County of Miami, State
of Ohio and being a part of Inlot 6928 as recorded
in Deed Book 638, Page 598 of the Miami County
Deed Records. Proposed Right-of-Way dedication
containing a total of 0.012 acres.

MIAMI COUNTY AUDITOR

Approved and transferred this 23rd Day of Nov, 1993

Chris A. Peeples
MIAMI COUNTY AUDITOR
CHRIS A. PEEPLES

BY: Lynda Pearson

CITY PLANNING COMMISSION

This plat reviewed and approved by the City of
Piqua, Ohio Planning Commission held this 12th day
of October, 1993.

Ray L. Loffer
CHAIRMAN: RAY L. LOFFER

Mark Spoltman
VICE-CHAIRMAN: MARK SPOLTMAN

CITY COMMISSION

At a meeting of the City Commission of the City of
Piqua, Ohio held this 18th day of OCTOBER, 1993,
this plat was approved by Ordinance No. 44-93

Lucinda L. Fess
MAYOR: LUCINDA L. FESS

Rebecca J. Cool
CLERK: REBECCA J. COOL

DEDICATION:

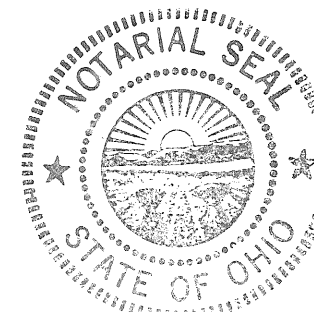
We, the undersigned, being all of the owners and
lien holders of the lands herein platted do
hereby accept and approve this plat and
do hereby dedicate the Easement for Public
Street as shown hereon to public use forever.

Buckeye State Mutual Insurance Co.

R. Douglas Haines
R. DOUGLAS HAINES, PRESIDENT

W. Scott Johnson
WITNESS:

Ch. Shiering
WITNESS:



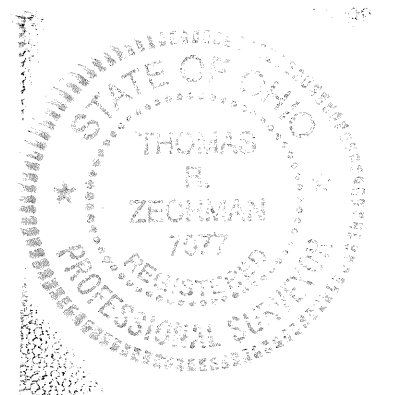
STATE OF OHIO, COUNTY OF MIAMI, SS:

Be it remembered that on this 29th day
of April, 1993, before me, a Notary
Public in and for said County and State,
personally appeared R. Douglas Haines,
President of Buckeye State Mutual
Insurance Company 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: April 8, 1998

Betty Y. Hollopeter
NOTARY PUBLIC

BETTY Y. HOLLOPETER, Notary Public
In and for the State of Ohio
My Commission Expires April 8, 1998



NORTHWEST CORNER LOONEY RD. and GARBRY RD.
RIGHT OF WAY DEDICATION

DATE: AUGUST 1993 CITY OF PIQUA

THOMAS R. ZECHMAN RE., P.S.

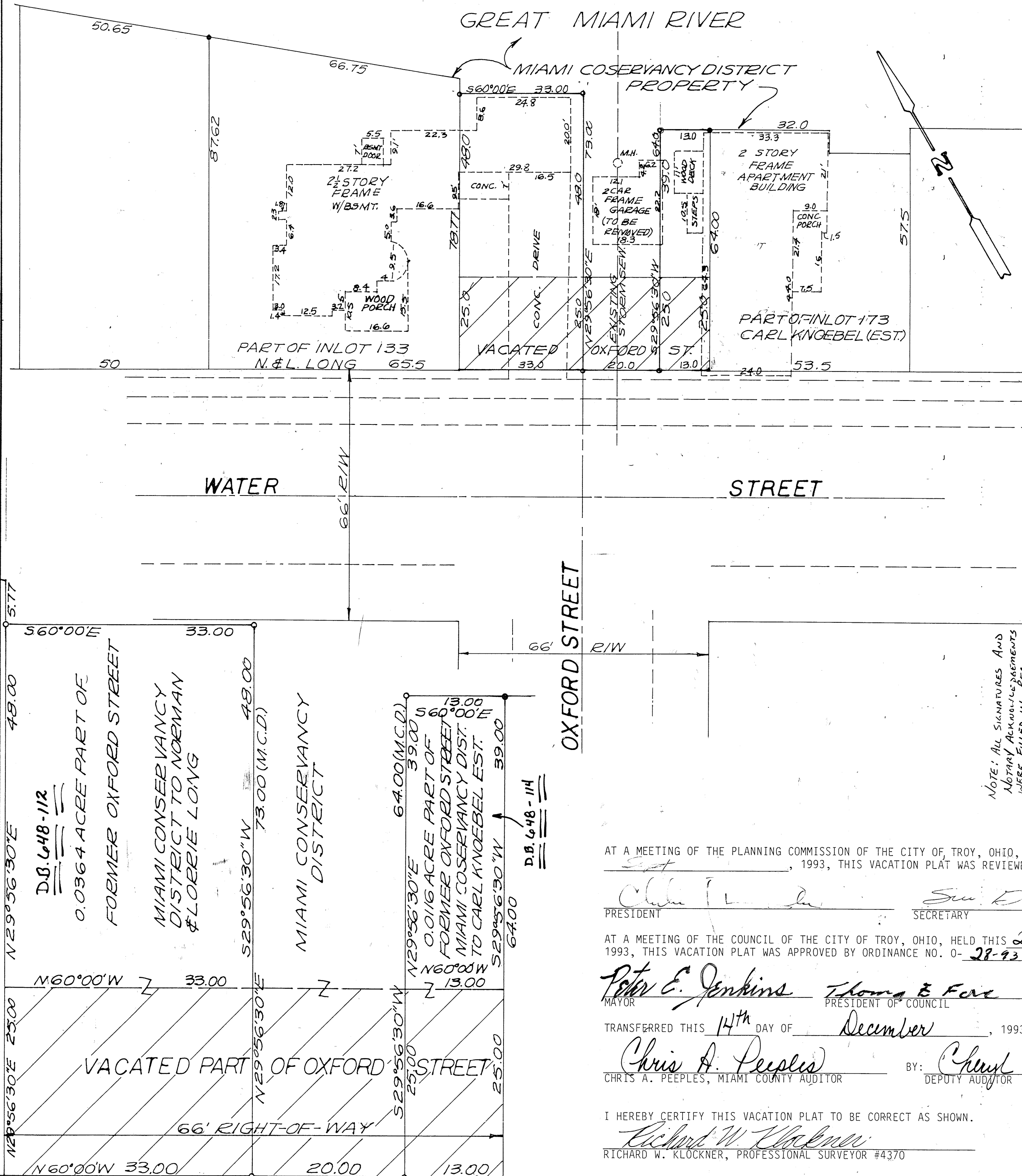
Thomas R. Zechman
OHIO REGISTERED SURVEYOR No. 7077

VACATION PLAT AND DIVISION OF PART OF OXFORD STREET-TROY, OHIO

PLAT BOOK 16 PAGE 91
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 14th DAY OF
DECEMBER, 1993, AT 1:31 P.M.

FILE NO. 155023 FEE: \$ 21.40

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



WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE PROPERTY ABUTTING THE CROSS HATCHED PORTION OF OXFORD STREET, EXTENDING FROM THE NORTH LINE OF WATER STREET 25 FEET TO THE MIAMI CONSERVANCY DISTRICT PROPERTY LINE ALONG THE MIAMI RIVER, SHOWN HEREON BEING VACATED, HEREBY CONSENT TO SAID VACATION.

OWNERS: CARL KNOEBEL (ESTATE)
NORMAN F. LONG
LORRIE L. LONG

Donald Richard Williams
DONALD RICHARD WILLIAMS, EXECUTOR OF ESTATE OF
CARL KNOEBEL

Kathy J. McShan
WITNESS

Norman F. Long
NORMAN F. LONG

WITNESS

Lorrie L. Long
LORRIE L. LONG

Sheryl K. Walker
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 25th DAY OF August, 1993.

Sheryl K. Walker NOTARY PUBLIC

MY COMMISSION EXPIRES 12-15-1998

OWNERS: MIAMI CONSERVANCY DISTRICT

Robert N. Farquhar
ROBERT N. FARQUHAR, SECRETARY

WITNESS

Sheryl K. Walker
WITNESS

STATE OF OHIO - COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED ROBERT N. FARQUHAR, SECRETARY OF THE MIAMI CONSERVANCY DISTRICT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH SECRETARY AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF THE MIAMI CONSERVANCY DISTRICT.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 1993.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 8th DAY OF Sept, 1993, THIS VACATION PLAT WAS REVIEWED AND APPROVED.

Chris A. Jenkins
PRESIDENT

Sheryl K. Walker
SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 20th DAY OF Sept, 1993, THIS VACATION PLAT WAS APPROVED BY ORDINANCE NO. O- 28-93.

Peter E. Jenkins
MAYOR

Thomas E. Fox
PRESIDENT OF COUNCIL

Sheryl K. Walker
CLERK OF COUNCIL

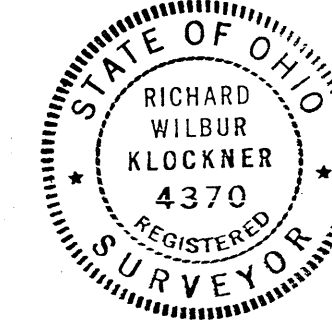
TRANSFERRED THIS 14th DAY OF December, 1993.

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

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 OXFORD STREET TROY, OHIO		
CARL KNOEBEL (ESTATE) NORMAN F. & LORRIE L. LONG MIAMI CONSERVANCY DISTRICT		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 3 AUG. 1993	DRAWN BY: TRACED BY: <u>RWK</u> CHECKED BY: SCALE: 1" = 20'	SHEET NO. 1 OF 1

DETAIL SCALE: 1"=10'

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 Oct. 1, 2013.

SHENANDOAH SUBDIVISION - SECTION 15

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

PLAT BOOK 16 PAGE 92

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. 155106

RECEIVED FOR RECORD: 1:30 PM
TIME
FEE: \$21.60 DEC. 15 1993
DATE

Janet E. Cain
MIAMI COUNTY RECORDER
By: *Robbie Mueller, deputy*

STREETS = 1.342 Ac.
LOTS = 9.452 Ac.
TOTAL = 10.794 Ac.

DESCRIPTION

Being a subdivision situated in Section 5, Town 4, Range 6, in Concord Township, Miami County, Ohio, containing 10.794 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 of 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

Jerome E. Mero
WITNESS

Dolores Kinnison
WITNESS

Jerome E. Mero
WITNESS

Daniel D. Turner
DANIEL D. TURNER

Gail W. Turner
GAIL W. TURNER

PEOPLES SAVINGS BANK

Ronald B. Scott - Pres.
RONALD B. SCOTT - PRES.

William B. Whidden - Vice-Pres.
WILLIAM B. WHIDDEN - VICE-PRES.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this day of , 1993, 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, by its president Ronald B. Scott and its 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: June 30, 1995 *Jerome E. Mero*
DATE NOTARY PUBLIC

DRAINAGE AND STORMWATER COVENANTS

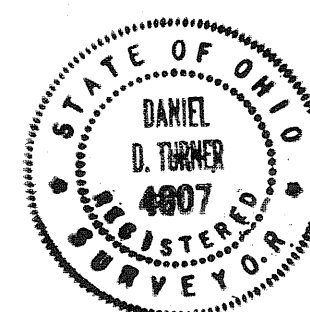
THE FOLLOWING COVENANTS ARE NOT AMENDABLE AND SHALL RUN WITH THE LAND:

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 and 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 239, 240, 254 & 255, 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 in this plat are governed by the Miami Co. Stormwater Management Control Regulations as recorded in Misc. Book 21, Page 585, of the Miami Co. Recorder's records.

CERTIFICATION

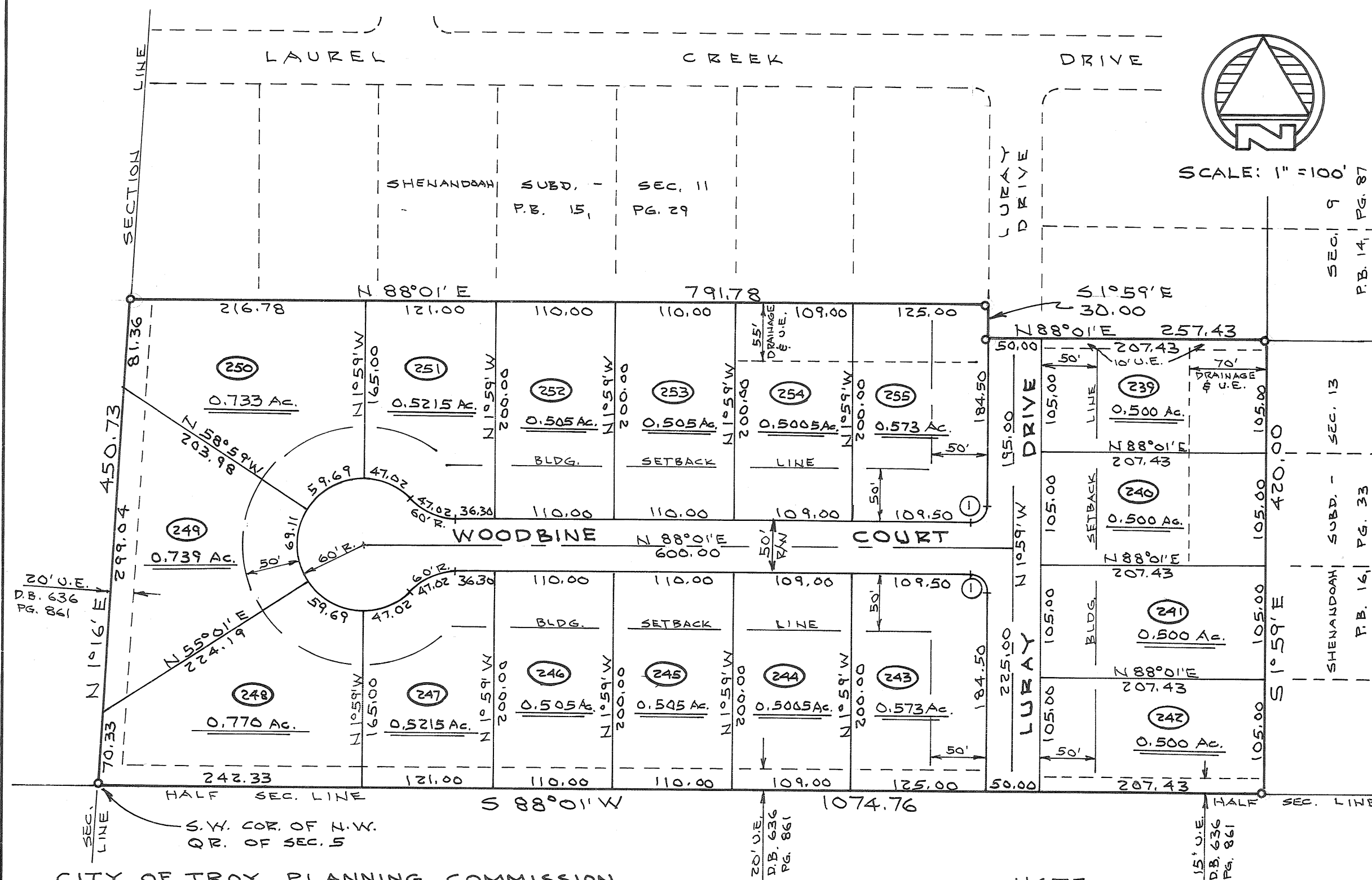
I hereby certify that this map is a true and complete survey made under my supervision July 12, 1993. Curved distances measured along the arc. Iron pins to be set at all lot corners.

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



R/W CURVE DATA

$\Delta = 90^{\circ}00'$
 $R = 15.50$
 $L = 24.35$
 $T = 15.50$



CITY OF TROY PLANNING COMMISSION

This plat reviewed and approved by City of Troy Planning Commission this 11th day of AUG, 1993.

Charles J. De
CHAIRMAN
Sup. D. Knight
SECRETARY

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 11th day of August, 1993

George A. Malt
CHAIRMAN
Sup. D. Knight
SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this day of , 1993. (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.)

Sup. D. Knight
MIAMI CO. COMMISSIONERS

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 (10) ft. utility easement along and adjacent to all street rights-of-way.

MIAMI COUNTY AUDITOR

Approved and transferred this 15 day of December, 1993.

Chris A. Peoples
MIAMI COUNTY AUDITOR
BY: *Sixda Pearson*
DEP. COUNTY AUDITOR

MIAMI COUNTY ENGINEER

This plat reviewed and approved this day of , 1993.

MIAMI CO. ENGINEER

REPLAT OF PT. I.L.694 & I.L.695

TROY
CORPORATION

S.E.
SECTION

PLAT BOOK 16 PAGE 93
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED DECEMBER 16, 1993, AT 1:20 PM.
FILE NUMBER 155177 FEE \$ 21.60

Janet E. Cain BY: Bobbie Mueller
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT
NUMBERS ASSIGNED THIS 16th DAY OF
December, 1993.

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

DESCRIPTION

BEING A REPLAT OF PT. INLOT 694 AND INLOT 695 IN THE CITY OF TROY, MIAMI COUNTY,
OHIO AS CONVEYED TO BLAIR H. BRUBAKER AND VICTORIA S. BRICKER BY DEED
BOOK 561, PAGE 424 AND DEED BOOK 620, PAGE 773 OF THE MIAMI COUNTY
RECORDER'S DEED RECORDS.

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.

Blair H. Brubaker Carol J. Frasca
WITNESS
Victoria S. Brubaker
Mark A. Douglas, A.V.P. Connie D. Rhoades
WITNESS

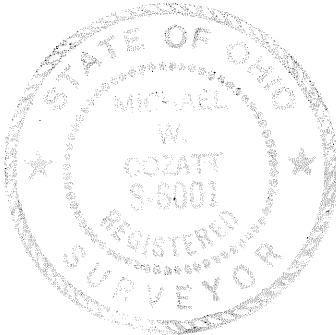
STATE OF OHIO, COUNTY OF MIAMI, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED BLAIR H. BRUBAKER AND VICTORIA S. BRUBAKER AND MARK A. DOUGLAS
Asst. Vice President for Peoples Savings Bank of Troy
WHO EXECUTED THE FOREGOING REPLAT AND 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 11th DAY OF December, 1993.

Connie D. Rhoades Sept 1, 1997
NOTARY PUBLIC MY COMMISSION EXPIRES

REPLAT OF PT. I.L. 694 & I.L. 695 IN TROY, OHIO FOR
BLAIR AND VICTORIA BRUBAKER.



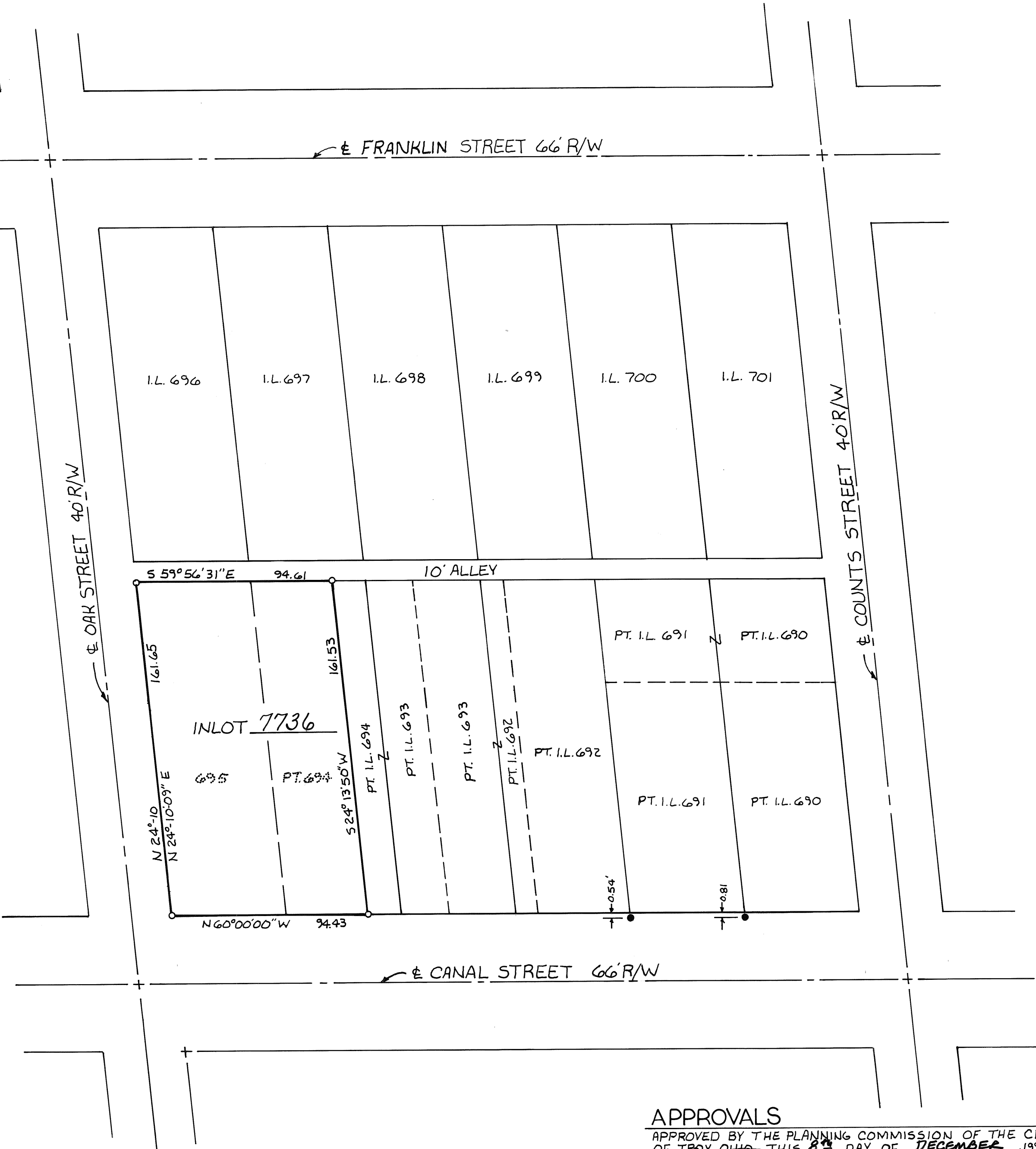
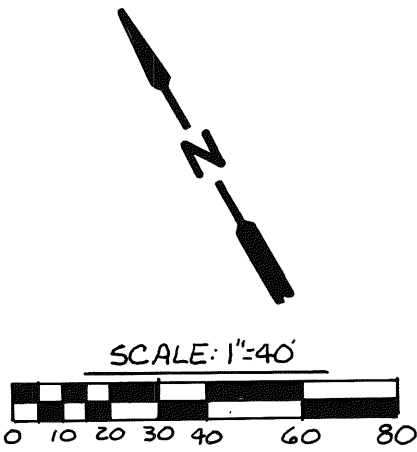
Michael W. Cozatt 11-29-93
MICHAEL W. COZATT P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 25393

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY
OF TROY, OHIO THIS 8th DAY OF DECEMBER, 1993.

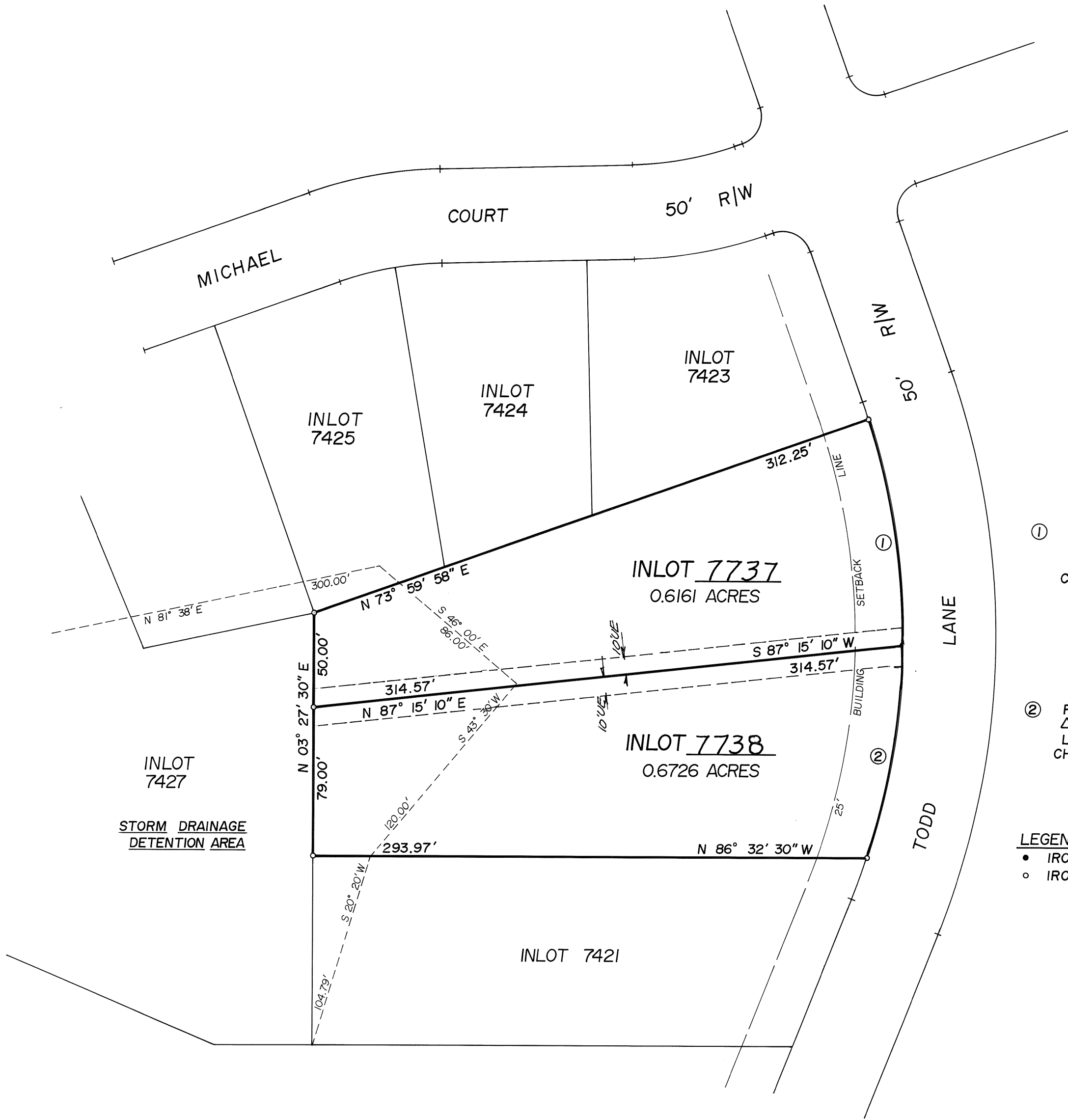
Charles D. Knight Sue D. Knight
CHAIRMAN SECRETARY



REPLAT OF INLOT 7422 IN THE CITY OF TROY, OHIO
PART OF NORTHFIELD SUBDIVISION, SEC. ONE

VOLUME 16 PAGE 94
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 23RD DAY OF
DEC., 1993, AT 8:55 A.M.
FILE NUMBER: 155571 FEE: \$ 21.60

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



① R = 375.00'
Δ = 18° 37' 54"
L = 121.94'
CH = 121.41', S 05° 13' 03" E

② R = 375.00'
Δ = 17° 34' 15"
L = 115.00'
CH = 114.55, S 12° 53' 01" W

LEGEND
• IRON PIN FOUND
◦ IRON PIN SET

DESCRIPTION
BEING A REPLAT OF INLOT 7422 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AS SHOWN ON THE PLAT OF NORTHFIELD SUBDIVISION, SECTION ONE, SAID PLAT BEING RECORDED IN VOLUME 15, PAGE 44, OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS, AND BEING PART OF THE LANDS ACQUIRED BY S & D DEVELOPMENT BY DEED RECORDED IN VOLUME 603, PAGE 273.

CONSENT TO REPLAT
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS SHOWN REPLATTED HEREON, DO HEREBY APPROVE THIS REPLAT AS SHOWN HEREON, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID REPLAT.
J. Eric Sonnenberg - PARTNER Witness Richard E. Klockner
Richard L. Dungan - PARTNER Witness Richard W. Klockner

Witness

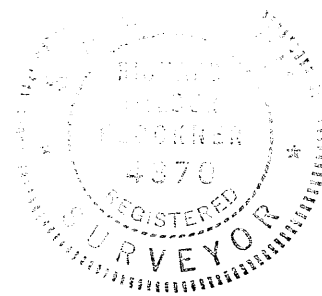
Witness

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 WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 20TH DAY OF DECEMBER, 1993
Richard W. Klockner
Notary Public
My commission expires: _____

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 15th DAY OF DEC, 1993, THIS REPLAT WAS REVIEWED AND APPROVED.
Charles J. Doyle, CHAIRMAN Sue G. Knight, SECRETARY

THIS REPLAT APPROVED AND TRANSFERRED THIS 23rd DAY OF Dec, 1993
Chris A. Peebles, MIAMI COUNTY AUDITOR Linda Pearson, Deputy

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN.
Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



REPLAT OF INLOT 7422 OF NORTHFIELD SUB., SECTION ONE, CITY OF TROY, OHIO		
S & D DEVELOPMENT VANDALIA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513) - 339-5331		
DATE	DRAWN BY: <u>OAS</u>	SHEET NO.
DEC. 12, 1993	TRACED BY:	1 of 1
	CHECKED BY: <u>RWK</u>	
	SCALE: 1" = 50'	

ANNEXATION TO THE CITY OF TIPP CITY, OHIO

20.145 AC. - FRACTIONAL SECTION 10, TOWN 4, RANGE 6, MONROE
TOWNSHIP, MIAMI COUNTY

VOLUME 16 PAGE 95

MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 16TH DAY OF
FEBRUARY, 1994, AT 10:10 A.M.

FILE NUMBER: 158229 FEE: \$21.00

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

by Deputy

ANNEXATION PROCEEDINGS RECORDED IN
MISC. BOOK 26 PAGE 131.

DESCRIPTION

BEING A TRACT OF LAND CONTAINING 20.145 AC., LOCATED
IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 10,
TOWN 4, RANGE 6, OF MONROE TOWNSHIP.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS
12TH DAY OF August, 1993.

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

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THE ANNEXATION OF THE FOREGOING AREA REVIEWED
AND APPROVED THIS 23RD DAY OF August, 1993

Arthur D. Haddad
Arthur D. Haddad, MIAMI COUNTY COMMISSIONER

Louis W. Havenar
Louis W. Havenar, MIAMI COUNTY COMMISSIONER

Richard N. Adams
Richard N. Adams, MIAMI COUNTY COMMISSIONER

APPROVAL BY CITY OF TIPP CITY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY,
HELD THIS 1ST DAY OF November, 1993, THIS
ANNEXATION PLAT WAS APPROVED AND ACCEPTED.

Thomas E. Dzinges

Neva Hufford
Neva Hufford, CLERK OF COUNCIL

APPROVAL BY MIAMI COUNTY AUDITOR

THIS ANNEXATION PLAT APPROVED AND TRANSFERRED THIS
16TH DAY OF FEBRUARY, 1994.

Chris A. Peeples
Chris A. Peeples, MIAMI COUNTY AUDITOR

Cheryl Beaver
by Deputy

ANNEXATION OF 20.145 AC. FROM SECTION 10,
TOWN 4, RANGE 6, MONROE TOWNSHIP,
TO THE CITY OF TIPP CITY, OH.

TIPP CITY AERIE No. 2201 FRATERNAL ORDER
OF EAGLES, INC.
TIPP CITY, OH.

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

DATE	DRAWN BY: <u>AS</u>	SHEET
May 22, 1993	TRACED BY:	1 of 1
	CHECKED BY: <u>Carl</u>	
	SCALE: 1" = 150'	

LEGEND

- IRON PIN OR PIPE
- ✕ RAILROAD SPIKE
- ✱ P-K NAIL
- STONE

REFERENCES

LAND SURVEY VOL. 19, PG. 122
LAND SURVEY VOL. 20, PG. 57
LAND SURVEY VOL. 31, PG. 156
LAND SURVEY VOL. 31, PG. 178
REC. PLAT BOOK VOL. 15, PG. 148
B & O RAILROAD VALUATION MAP
DEED BOOK VOL. 558, PG. 727

LAND SUR. 20, PG. 57
42.204 AC.
JANICE M. BUEHLER ALLEN
D.B. 549 - 569

LAND SUR. 19, PG. 122
11.988 AC.
TERRY L. & SHERRY L.
POWELL
D.B. 502 - 484

1.000 AC.
J.A. & S.M. ZICKAFOOSE
D.B. 591 - 806

LAND SUR. 31 - 156

20.145 AC.

TIPP CITY AERIE No. 2201
FRATERNAL ORDER OF EAGLES, INC.
D.B. 558 - 727

INLOT 2947

REC. PLAT BK. 15, PG. 148

INLOT 2733
35.395 AC.

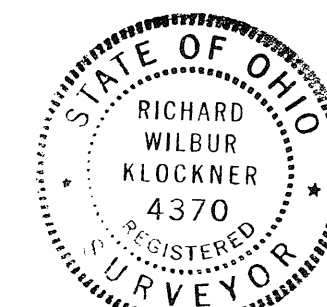
BERRY - LOGAN PROPERTIES
D.B. 568 - 550

LAND SUR. 31 - 178
7.769 AC.
WM. L. & S.K. WEAVER
D.B. 559 - 598

0.730 AC.

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT
BASED ON EXISTING DEED AND SURVEY INFORMATION.
NO FIELD WORK WAS PERFORMED.

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



CRANE RD. No. 155

N 89° 49' 10" W
SE CORNER,
FRAC. SECTION 10

KESSLER - COWLESVILLE RD. No. 40

40' R/W

40' R/W

OAKMONT CREEK SUBDIVISION - SECTION ONE

TROY, OHIO

PLAT BOOK 16 PAGE 96
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 28th DAY OF

FEBRUARY, 1994 AT 1:35 P.M.

FILE NO. 158701 FEE: \$ 21.60

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

By: Bobbie M. Keller, deputy

BEING A SUBDIVISION CONTAINING A TOTAL OF 10.5369 ACRES IN THE CITY OF TROY, OHIO, ACQUIRED BY ROGER AND LISA HAWK AS FOLLOWS: 6.4465 ACRES OF A TOTAL OF 9.8140 ACRES OF INLOT 7607 BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 642, PAGE 10 AND 4.0904 ACRES OF A TOTAL OF 32.357 ACRES OF INLOT 7189 BY DEED FILED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 646, PAGE 62. 8.6315 ACRES ARE PLATTED INTO LOTS AND 1.9054 ACRES ARE IN DEDICATED STREET RIGHTS-OF-WAY.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNERS: ROGER AND LISA HAWK

Roger Hawk
ROGER HAWK
Lisa Hawk
LISA HAWK

Richard E. Klockner
WITNESS
Kristina H. Fields
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 20TH DAY OF DECEMBER, 1993.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES October 10, 1995
RICHARD W. KLOCKNER, Notary Public
and for the State of Ohio
My Commission Expires October 10, 1995

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

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

Ronald T. Senger
WITNESS RONALD T. SENG

John L. Warner
JOHN L. WARNER, VICE PRESIDENT

Shelly J. Linter
WITNESS SHELLEY J. LINTER

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED FRANK W. WAGNER, II, VICE PRESIDENT AND JOHN L. WARNER, VICE PRESIDENT OF THE FIFTH THIRD BANK OF WESTERN OHIO, N.A., 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.

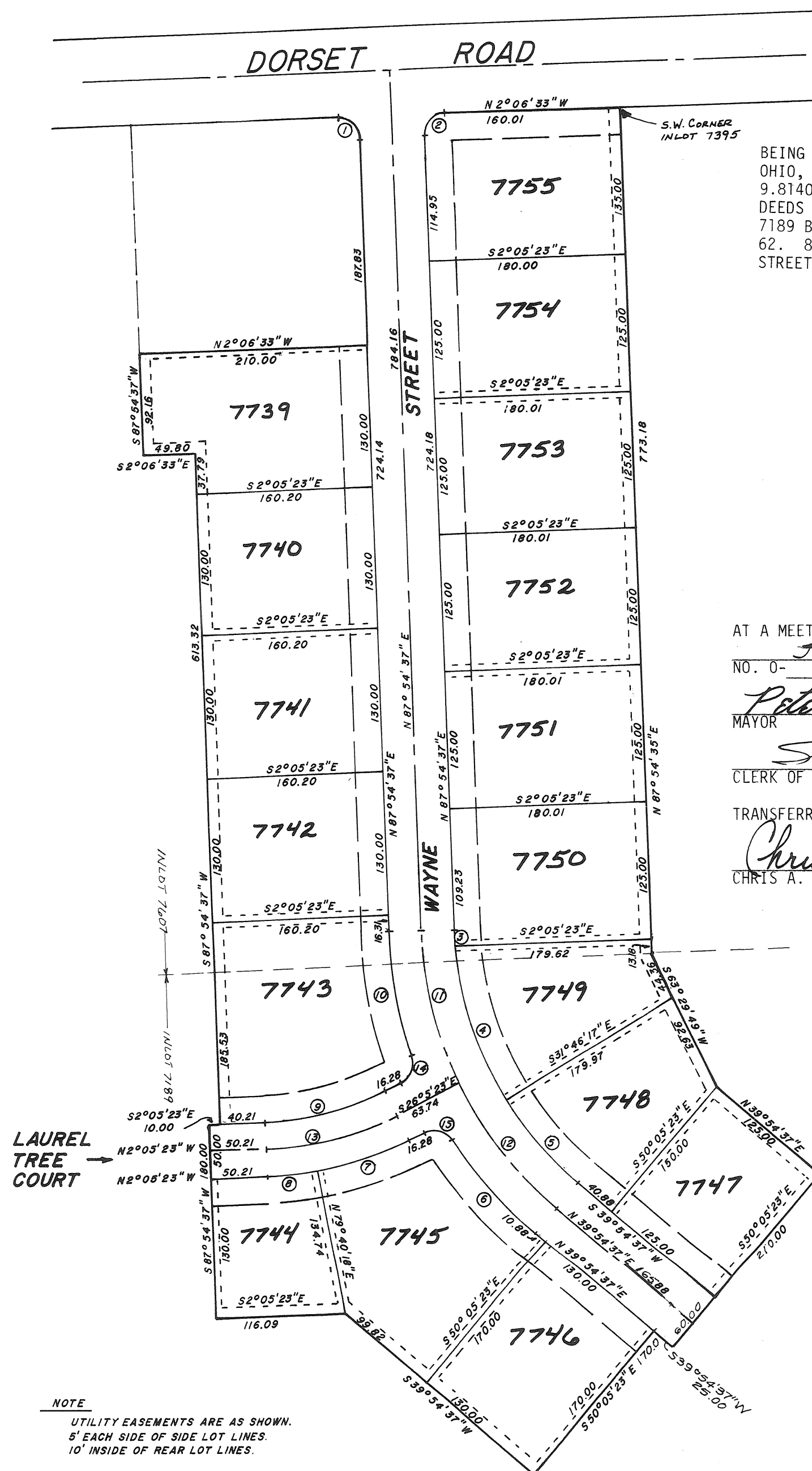
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO, THIS 13TH DAY OF DECEMBER, 1993.

Ellen S. Brantigan NOTARY PUBLIC MY COMMISSION EXPIRES: JUNE 1, 1997

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 15th DAY OF December, 1993, THIS PLAT WAS REVIEWED AND APPROVED.

Chris A. Peeples
PRESIDENT

Sue D. Knight
SECRETARY

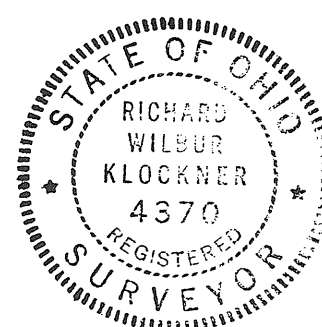


SCALE: 1" = 100'

NO.	RAD.	L	DELTA	CURVE DATA		
				CHORD	BRG.	CHD.L
1	20.00	31.42	90° 01' 10"	S 42° 54' 02" W		28.29
2	20.00	31.41	89° 38' 50"	S 47° 05' 58" E		28.28
3	320.00	15.78	2° 49' 28"	S 86° 29' 53" W		15.77
4	320.00	150.00	26° 51' 26"	S 71° 39' 26" W		148.63
5	320.00	102.31	18° 19' 06"	S 49° 04' 10" W		101.87
6	380.00	116.33	17° 32' 26"	N 48° 40' 50" E		115.88
7	325.00	89.40	15° 45' 41"	N 18° 12' 33" W		89.12
8	325.00	46.73	8° 14' 19"	N 6° 12' 33" W		46.69
9	275.00	115.19	24° 00' 00"	S 14° 05' 23" E		114.35
10	380.00	116.33	17° 32' 26"	N 79° 08' 18" E		115.88
11	350.00	146.61	24° 00' 00"	N 75° 54' 37" E		145.54
12	350.00	146.61	24° 00' 00"	N 51° 54' 37" E		145.54
13	300.00	125.66	24° 00' 00"	N 14° 05' 23" W		124.75
14	20.00	29.16	83° 32' 26"	N 67° 51' 36" W		26.65
15	20.00	29.16	83° 32' 26"	S 15° 40' 50" W		26.65

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.

OAKMONT - SECTION ONE TROY, OHIO		
ROGER & LISA HAWK TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: <u>PH</u>	SHEET NO.
DEC. 10, 1993	TRACED BY: <u>PH</u>	10/1
	CHECKED BY: <u>PH</u>	
	SCALE: 1" = 100'	

REPLAT OF LOTS 8, 9, 10, 13, 14, 15, 16, 33

BEAUTILAWN ACRES SUBDIVISION

BETHEL TOWNSHIP, MIAMI COUNTY
SECTION 10, TOWN 2, RANGE 9

VOLUME 16 PAGE 97
MIAMI COUNTY RECORDER'S
PLAT RECORDS

RECEIVED FOR RECORD THIS 28th DAY
OF FEBRUARY, 1994, AT 1:36 P.M.

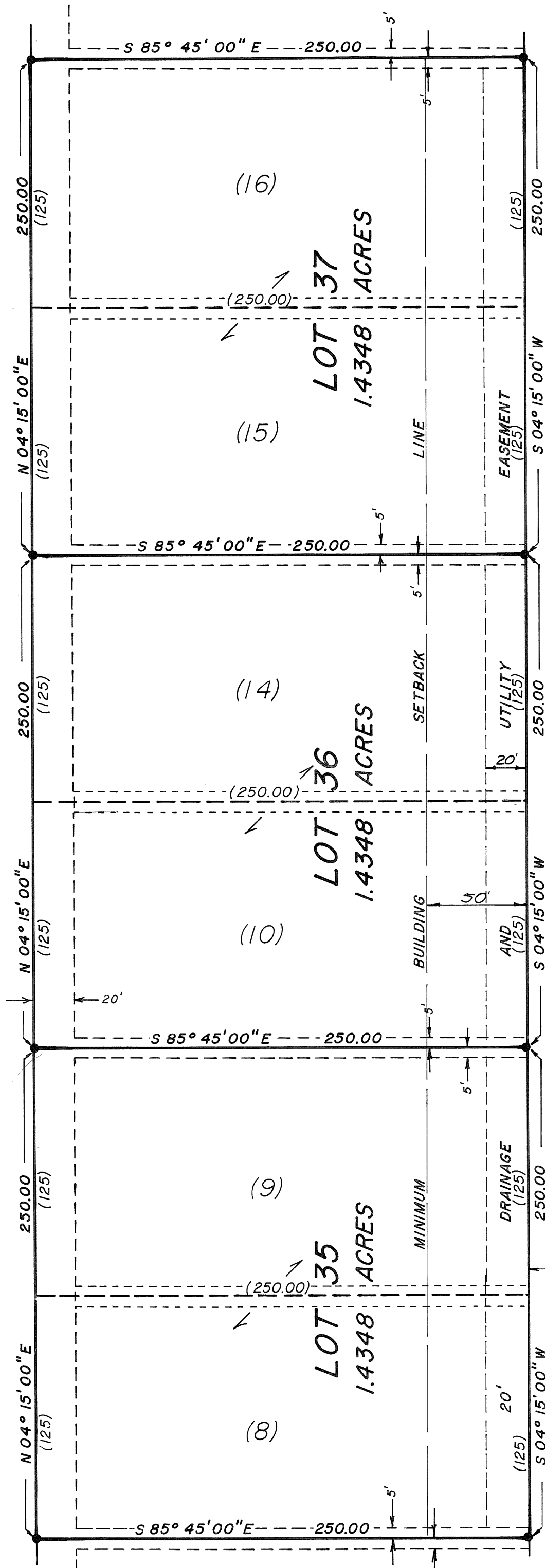
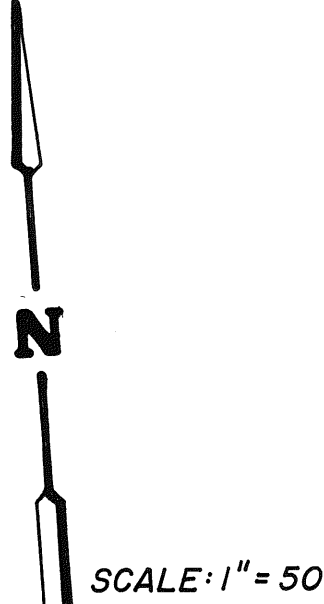
FILE NO.: 158702 FEE: \$21.40

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

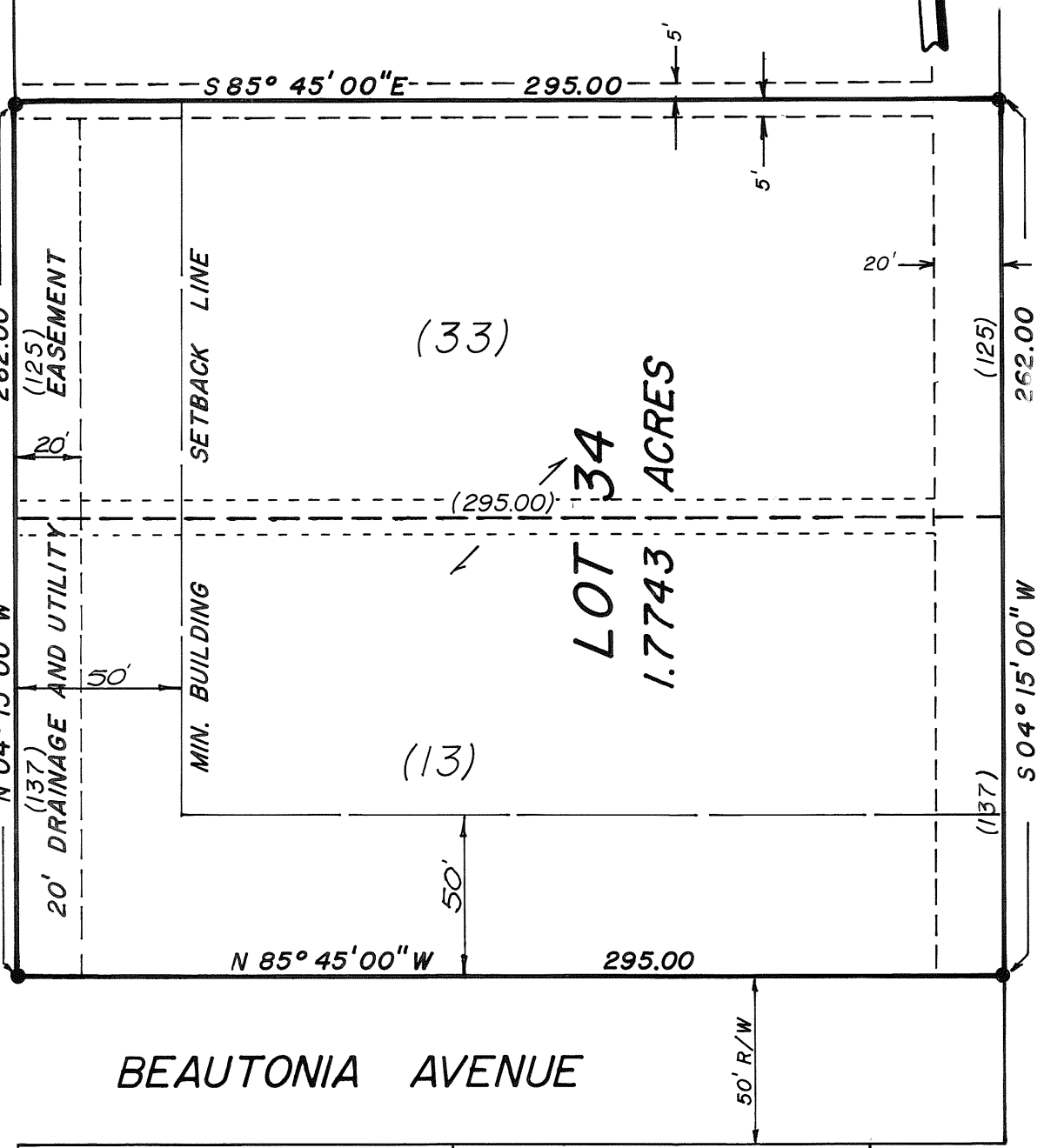
Bobbie Mueller
by Deputy

REFERENCES
RECORDER PLAT BOOK 7, PAGE 122 & 127

LEGEND
● IRON PIN FOUND
⚡ IRON PIN SET



BETHELVILLE DRIVE



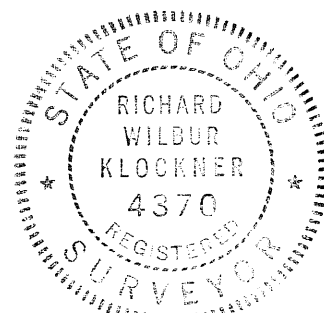
BEAUTONIA AVENUE

THIS PLAT REVIEWED AND APPROVED AT A MEETING OF THE
PLANNING COMMISSION OF MIAMI COUNTY HELD THIS 18th
DAY OF January, 1994. NO. 1641 (Lots 8, 9, 10, 13, 14, 15, 16, 33)
Tom Shadlock Chairman David S. Brundage Secretary

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 23RD DAY OF FEBRUARY, 1994.

Douglas L. Christian
Douglas L. Christian MIAMI COUNTY ENGINEER

APPROVED
Subject to Zoning Approval
By Bruce Schaefer MD (Board of Health
Date 11/30/94 By variance)
Miami Co. General Health District



DESCRIPTION

BEING A REPLAT OF LOTS 8, 9, 10, 13, 14, 15, 16, & 33 IN BEAUTILAWN
ACRES IN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO. THE PURPOSE OF
THIS REPLAT IS TO COMBINE THE ABOVE REFERENCED LOTS INTO
FOUR NEW LOTS AS SHOWN AND TO ELIMINATE UTILITY EASEMENTS
BETWEEN ADJACENT LOTS WHICH ARE BEING COMBINED.

CONSENT TO REPLAT

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

Charles A. Hooten
Charles Hooten
Jeana Hooten
Jeana Hooten

Richard E. Klockner
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 AC-
KNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT
SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME
AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS
2ND DAY OF DECEMBER, 1993.

Richard W. Klockner
Notary Public

RICHARD W. KLOCKNER, Notary Public
in and for the State of Ohio
My Commission Expires October 19, 1996
My Commission Expires

THIS REPLAT APPROVED AND TRANSFERRED THIS 28th DAY OF
February, 1994.

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

Cheryl Beaver
By Deputy

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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370

RICHARD W. KLOCKNER & ASSOC. INC.
CIVIL ENGINEERING - LAND SURVEYING
16 EAST WATER STREET TROY, OHIO
(513) 339-5331

Locust Hill Subdivision Section 5

Village of West Milton, Miami County, Ohio

Plat Book 16 Page 98
Miami County Recorder's Plat Records
Received for record this 8 day of
MARCH, 1994 at 11:00 A.M.
File No. 159086 Fee \$ 21.60

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

By _____
Deputy

Description

Being a subdivision containing a total of 4.1079 acres of which 0.8047 acres is dedicated as Wright Road and Yount Road and 3.3032 acres are in lots. Said subdivision is comprised of all of inlot 974 (0.0809 ac.), part of outlot 180 (0.3505 ac.), and a part of outlot 181 (3.6765 ac.) acquired by Zen Enterprises, Inc. by deed recorded in Deed Book 650 Page 28.

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.

Paul P. Zuharsky
Witness as to both

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

Dan Quinton
Witness as to both

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

State of Ohio, Miami County, ss:

Be it remembered that on this 28th day of January, 1994, before me, the undersigned, a notary public in and for said County and State, personally came Zen Enterprises, Inc. by its President, Allen L. Netzley, and its Secretary, Linda Ann Netzley, who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed, in testimony whereof, I have set my hand and notarial seal on the day and date above written.

Pauline Kinash
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 28th Day of FEBRUARY, 1994.

D. Kent Harris
Chairman

Bill Netzley
Secretary

Miami County Auditor

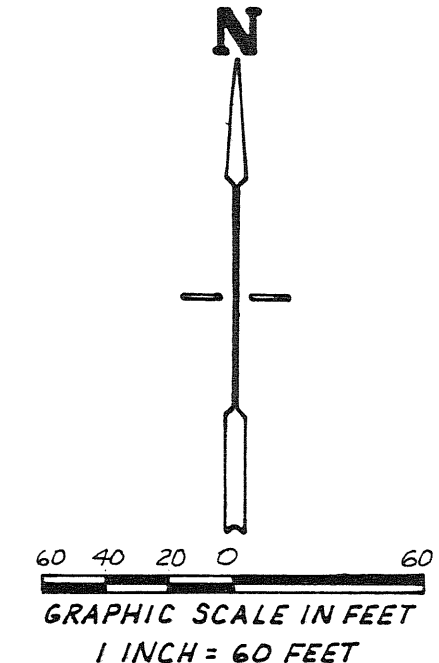
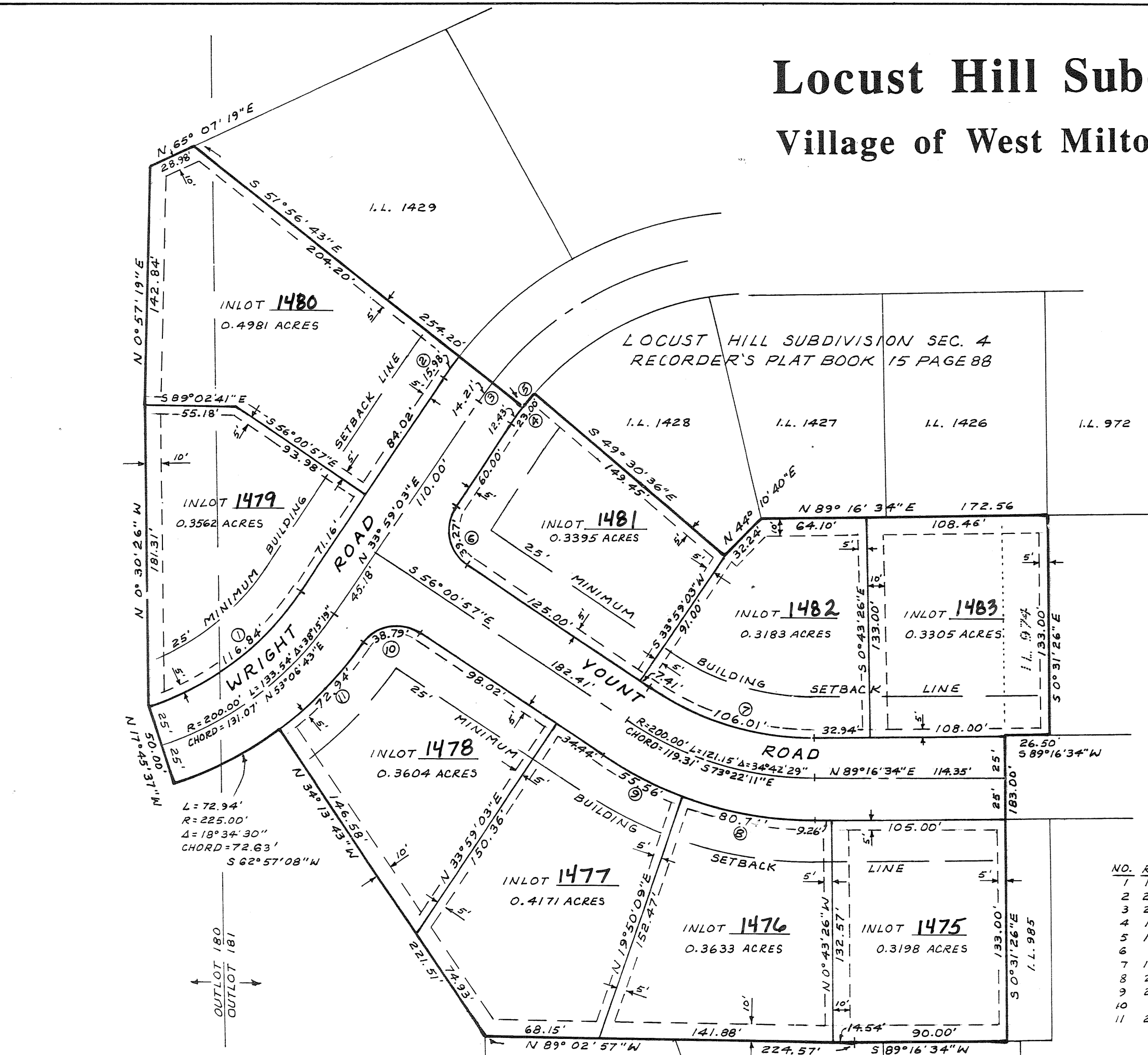
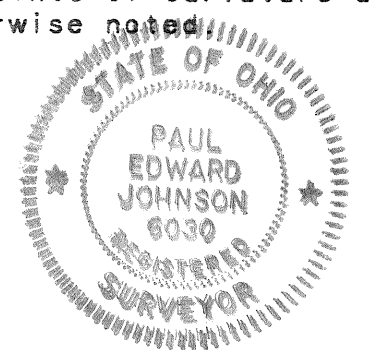
Transferred and inlot numbers assigned this 8th Day of MARCH, 1994.

Chris A. Peoples
Chris A. Peoples, Auditor

By Linda Pearson
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



INDICATES UTILITY EASEMENT

ADDITIONAL CURVE DATA

NO.	RADIUS	Δ	LENGTH	CHORD
1	175.00'	38°15'19"	116.84'	114.69' S53°06'43"W
2	225.00'	4°04'14"	15.98'	15.98' S36°01'10"W
3	200.00'	4°04'14"	14.21'	14.21' N36°01'10"E
4	175.00'	7°31'49"	23.00'	22.98' N37°44'58"E
5	175.00'	3°27'35"	10.57'	10.56' N39°47'05"E
6	25.00'	90°00'00"	39.27'	35.36' N11°00'57"W
7	175.00'	34°42'29"	106.01'	104.40' N73°22'11"W
8	225.00'	20°33'35"	80.74'	80.30' S80°26'38"E
9	225.00'	14°08'55"	55.56'	55.42' S63°05'24"E
10	25.00'	88°53'42"	38.79'	35.01' N79°32'13"E
11	225.00'	18°34'30"	72.94'	72.63' N44°22'37"E

NOTE! SEE AFFIDAVIT AMENDING COVENANT NO. 1 (CHANGES 1200 SQUARE FEET TO 1000 SQUARE FEET) RECORDED IN RECORDER'S MISCELLANEOUS BOOK 26 PAGE 215

LOCUST HILL SUBDIVISION SEC. 3
RECORDER'S PLAT BOOK 15 PAGE 42
COVENANTS & RESTRICTIONS

1. The floor area of each dwelling structure, exclusive of basements, open porches, garages, carports or patios, shall not be less than 1750 square feet. The first floor of a two story or one and one half story structure shall have a minimum of 1200 square feet of living area. All homes must be fully completed within nine months after construction has begun.
2. No building shall be located on any lot nearer to the front property line than the minimum setback distance as provided on the record plat.
3. No lot shall be used except for residential purposes and no lot shall be hereafter subdivided into additional residential lots.
4. No trailer, basement, campshack, garage, barn or other outbuilding 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.
5. 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 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.
6. The grade of any residential structure shall be shown on a plot plan and approved by the developer before any construction may begin.
7. No noxious nor offensive activities shall be carried on upon any residential lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance.
8. No structure of a temporary character may be permitted on any premises except during active period of construction of building.
9. No animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets, may be kept, provided they are not kept, bred or maintained for commercial purposes.
10. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until January 1, 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.
11. Invalidity of any one of these covenants by judgements or court order shall in no way affect any one of the other provisions which shall remain in full force and effect.
12. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, or by any lot owner within the plat.
13. Any party purchasing a lot shall maintain the lot in a presentable manner to include, but not limited to, cutting of vegetation and keeping the lot free from debris and trash.

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 Sept. 1, 2012.

SHENANDOAH SUBDIVISION — SECTION 14

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

PLAT BOOK 16 PAGE 99

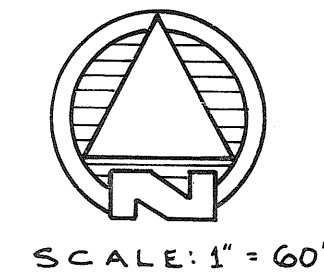
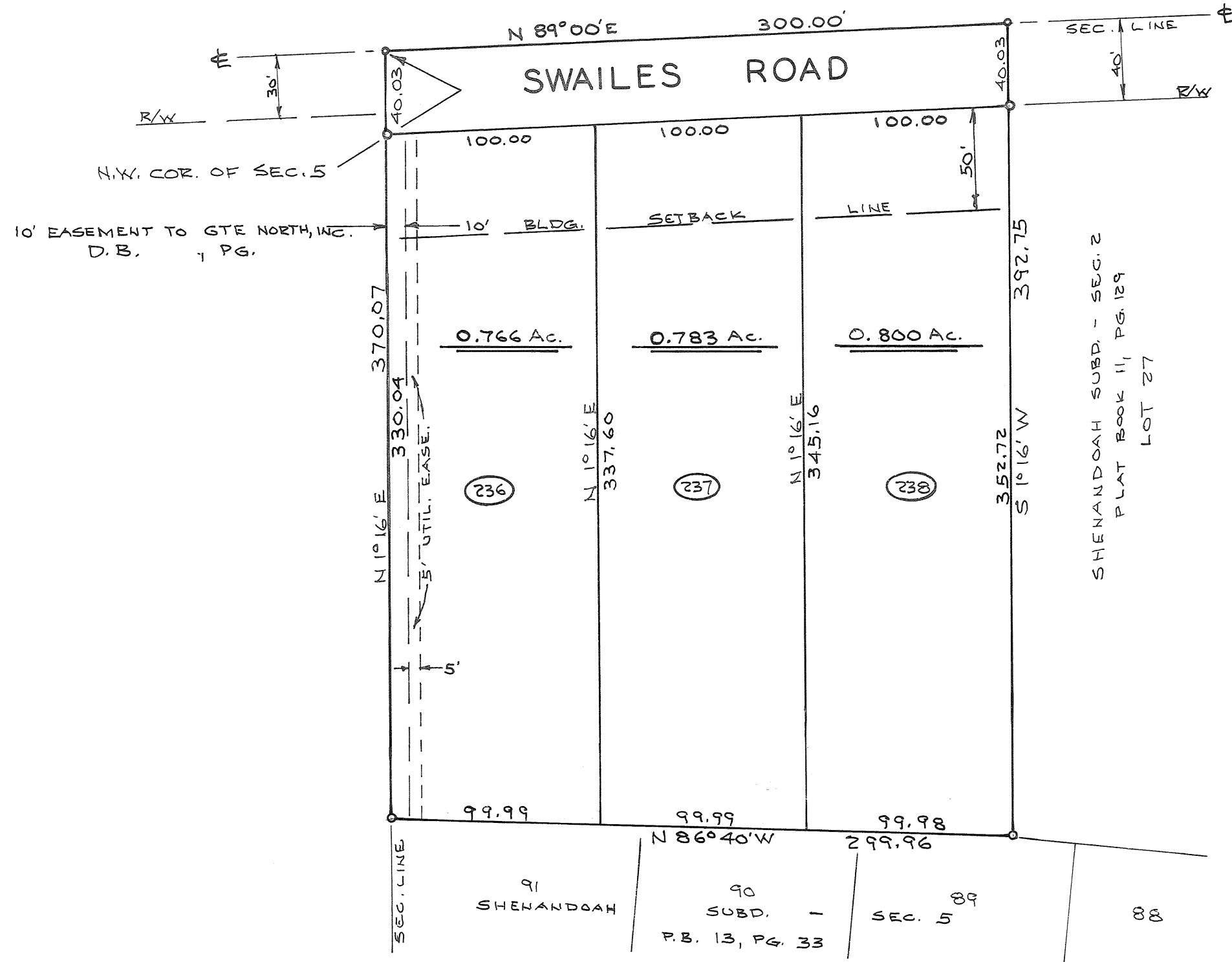
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS.

FILE NO. 159115

RECEIVED FOR RECORD: 2:15 PM
TIME

FEE: 21.60 MAR. 8 1994
DATE

Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy



STREETS = 0.276 Ac.
LOTS = 2.349 Ac.
TOTAL = 2.625 Ac.

DESCRIPTION

Being a subdivision situated in Section 5, Town 4, Range 6, in Concord Township, Miami County, Ohio, containing 2.625 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

Jesse E. Mero
WITNESS

Dolores Kinnison
WITNESS

Jesse E. Mero
WITNESS

Daniel D. Turner
DANIEL D. TURNER

Gail W. Turner
GAIL W. TURNER

PEOPLES SAVINGS BANK

Ronald B. Scott
RONALD B. SCOTT, PRES.

William B. Whidden
WILLIAM B. WHIDDEN, VICE PRES.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 11th day of APRIL, 1993, 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 by its president Ronald B. Scott and its vice-pres. 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: June 30, 1995 Jesse E. Mero
DATE NOTARY PUBLIC

CITY OF TROY PLANNING COMMISSION

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

Sue E. Knight
CHAIRMAN SECRETARY

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 11th day of APR, 1993.

George R. Mate Daniel L. Brande
CHAIRMAN SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 17th day of FEBRUARY, 1993. (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)

Richard L. Adams
Robert W. Turner
James E. Mero

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 9th day of MARCH, 1993.

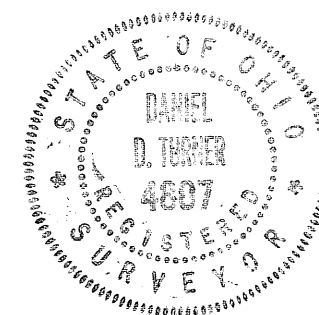
Chris A. Peoples
MIAMI COUNTY AUDITOR
BY: Spida Pearson
DEPUTY COUNTY AUDITOR

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 11th day of APRIL, 1993.

Daniel D. Turner
MIAMI COUNTY ENGINEER

Miami County Planning & Zoning Dept.
Approved May 19, 1993
Daniel D. Brande
Miami County Planning Director



CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision Nov. 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 SUBDIVISION-SEC. 14			
TROY - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE NOV. - 1989	DRAWN BY: CHECKED BY:	WS. D.T.	SHEET NO. 1/1
FILE NO.	SCALE: 1" = 60'		

REPLAT OF LOT 95

MEADOWVIEW VILLAGE - SECTION 4

• TOWN 4 • RANGE 6 • SECTION 9 • MONROE TOWNSHIP •
• MIAMI COUNTY - OHIO •

PLAT BOOK 16 PAGE 100

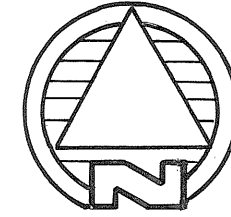
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS

FILE NO. 159116

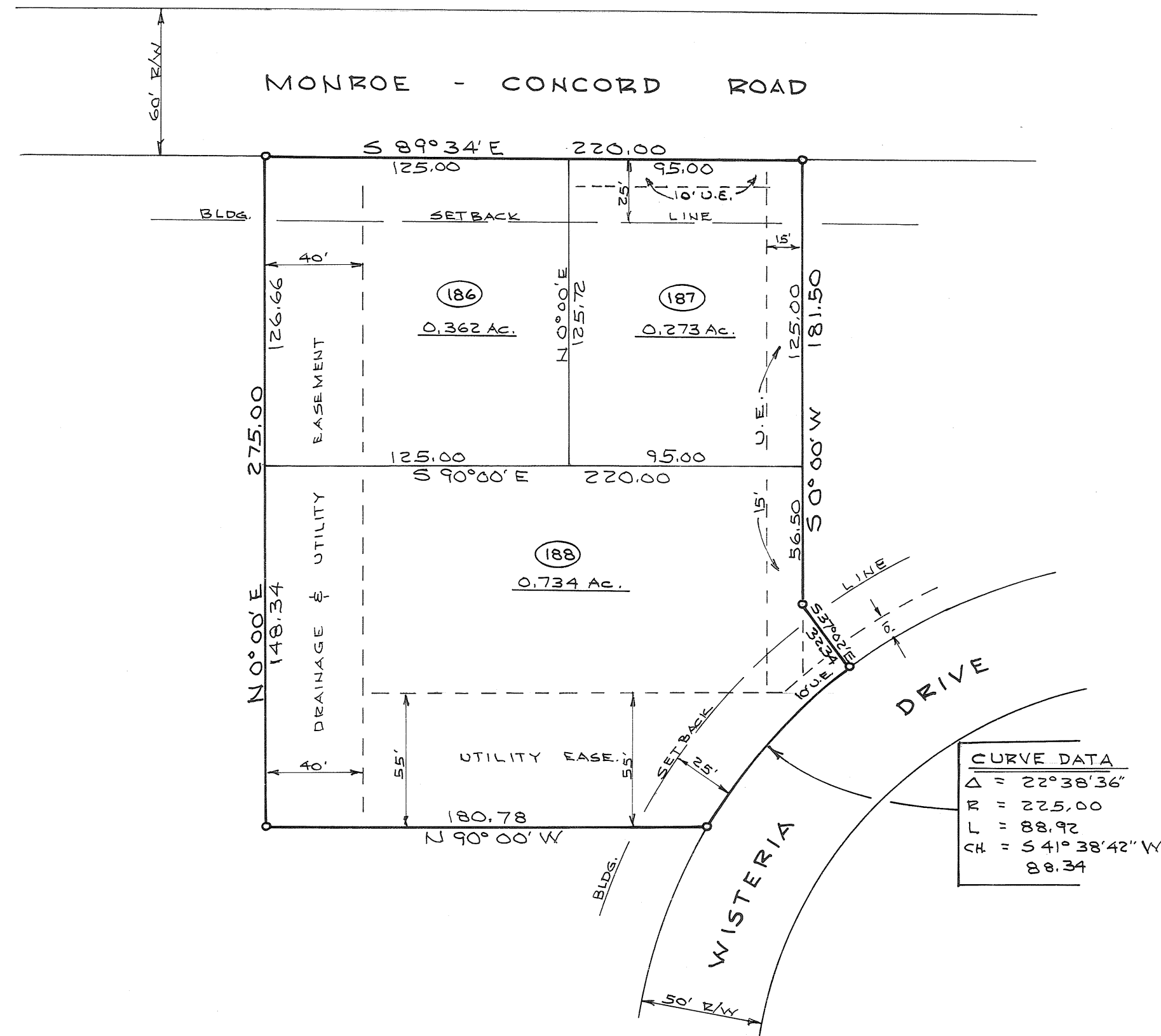
RECEIVED FOR RECORD 2:16 PM

FEE: 21.60 DATE MAR 8, 1994

Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy



SCALE: 1" = 50'



DESCRIPTION

Being a replat of Lot 95 of Meadowview Subdivision, Section 4, as recorded in Plat Book 12, Page 60, of the Miami County Plat Records.

ACCEPTANCE

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

Utility easements shown or noted hereon are for the purposes as specified for Meadowview Subdivision, Section 4, as recorded in Plat Book 12, Page 60, of the Miami County Plat Records.

HUGHES DEVELOPMENT COMPANY

Daniel D. Turner
WITNESS

Phillip L. Hughes
PHILLIP L. HUGHES - PRES.

Wayne Stoner
WITNESS

Pauline S. Hughes
PAULINE S. HUGHES - V. PRES.

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 9th day of MAY, 1992 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, both of whom acknowledge that they sign such instrument and that such instrument is their free act and deed for the said 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, 1997
DATE

Daniel D. Turner
NOTARY PUBLIC

NOTES

All protective covenants for the replatted lots shown hereon shall be the same as for Meadowview Subdivision, Section 4, as recorded in Plat Book 12, Page 60, of the Miami County Plat Records.

All existing easements or lot 95 are hereby vacated. New easements are as shown or noted hereon.

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 shown otherwise hereon.

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 21 day of July, 1992.

George R. Mote
CHAIRMAN

Harold A. Brandt
SECRETARY

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 10 day of August, 1994.

Daniel D. Turner
MIAMI COUNTY ENGINEER

MIAMI COUNTY AUDITOR

Approved and transferred this 8th day of March, 1994

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

CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision April 7, 1992. Curved distances measured along the arc. Iron pins to be set at all lot corners.

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



REPLAT OF LOT 95 FOR HUGHES DEVELOPMENT CO. TIFF CITY - OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY - OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE APR. - 1992	DRAWN BY: CHECKED BY:	W.S. D.T.	SHEET NO. 1/1
FILE NO. 190492	SCALE: 1" = 50'		

TIPP INDUSTRIAL PARK SECTION 3 - TIPP CITY, OHIO

PLAT BOOK 16 PAGE 101
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 17TH DAY OF
MARCH, 1994, AT 11:18 A.M.

FILE NO. 159384 FEE: \$ 21.60

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

BY DEPUTY RECORDER

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ▲ P-K NAIL FOUND
- M. & E. CANAL MONUMENT

BEING A REPLAT OF 3.5141 ACRES OF INLOT 2026 IN TIPP CITY, OHIO, LEAVING A REMAINING 19.021 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 WAS CREATED AS A PART OF TIPP INDUSTRIAL PARK WHICH IS FILED IN MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 12, PAGE 26.

100 0 25 50 75 100
GRAPHIC SCALE IN FEET
SCALE: 1" = 100'



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.

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, PRESIDENT

Ruby E. Klockner
WITNESS
Christina A. Wampler
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 16TH DAY OF FEBRUARY, 1994.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES
in and for the State of Ohio
My Commission Expires October 19, 1995

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 8th DAY OF MARCH, 1994, THIS PLAT WAS REVIEWED AND APPROVED.

Philip H. Wampler
CHAIRMAN

Nora Hafford
SECRETARY

APPROVED AND TRANSFERRED THIS 14th DAY OF March, 1994.

Chris A. Peoples
CHRIS PEOPLES, MIAMI COUNTY AUDITOR

BY: *Cheryl Beaver*
DEPUTY AUDITOR

PROTECTIVE COVENANTS AND RESTRICTIONS

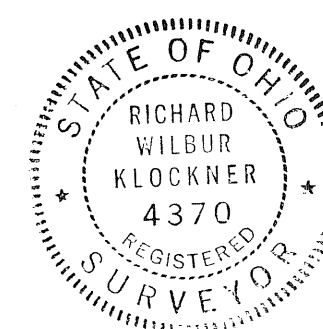
1. ALL WASTE AND/OR OUTSIDE STORAGE MUST BE COMPLETELY SCREENED FROM VIEW BY A PERMANENT STRUCTURE, WALL OR FENCE, HARMONIOUS WITH OTHER IMPROVEMENTS ON THIS INDIVIDUAL LOT.
2. EACH INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR ON-SITE STORMWATER DETENTION IN ACCORDANCE WITH CITY OF TIPP CITY REGULATIONS.
3. PRIOR TO APPLYING FOR A BUILDING PERMIT FROM THE CITY OF TIPP CITY, ALL BUILDING AND IMPROVEMENT PLANS SHALL BE SUBMITTED TO TIPP INDUSTRIAL PARK, INC. AND APPROVED IN WRITING BY SAME TO ASSURE CONFORMANCE TO THE OVERALL STANDARDS OF TIPP INDUSTRIAL PARK, INC.

CURVE		DATA			
No.	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	1815.00'	07° 03' 40"	223.68'	223.54'	S 51° 05' 50"E
2	2400.00'	00° 54' 36"	38.12'	38.12'	S 55° 04' 58"E
3	50.00'	93° 13' 01"	81.35'	72.67'	S 08° 55' 46"E

NO PART OF REMAINING 19.021 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.

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 3 TIPP CITY, OHIO		
JOHN K. BAUMAN DAYTON, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513)-339-5331		
DATE	DRAWN BY: <i>AS</i>	SHEET NO.
FEB. 15, 1994	TRACED BY:	1 of 1
	CHECKED BY: <i>BA</i>	
	SCALE: 1" = 100'	

ANNEXATION TO THE VILLAGE OF WEST MILTON

TOWN 6 RANGE 5 SECTION 28 S.E. & S.W. QUARTER
UNION TOWNSHIP MIAMI COUNTY, OHIO

PLAT BOOK 16 PAGE 102

MIAMI COUNTY RECORDER'S PLAT RECORDS

RECEIVED FOR RECORD THIS 21ST DAY OF

MARCH, 1994 AT 1:45 P.M.

FILE NO. 159804 FEE \$ 21.00

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

BY

DEPUTY

SEE ANNEXATION PROCEEDINGS RECORDED IN

RECORDER'S MISCELLANEOUS BOOK 26 PAGE 183

DESCRIPTION

BEING A TOTAL OF 14.095 ACRES IN THE SOUTHEAST
AND SOUTHWEST QUARTERS OF SECTION 28, TOWN 6,
RANGE 5, UNION TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY
ENGINEER THIS 29TH DAY OF NOVEMBER, 1993

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

APPROVAL OF MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION APPROVED BY THE COMMISSIONERS OF MIAMI
COUNTY, OHIO THIS 23rd DAY OF November, 1993

Richard W. Adams
RICHARD N. ADAMS

LOUIS W. HAVENAR

Arthur D. Haddad
ARTHUR D. HADDAD

APPROVAL BY MUNICIPALITY OF WEST MILTON, OHIO

THIS ANNEXATION PLAT ACCEPTED AND APPROVED BY THE
COUNCIL OF THE MUNICIPALITY OF WEST MILTON, OHIO THIS
8th DAY OF MARCH, 1994 BY ORDINANCE NO. CM-94-02

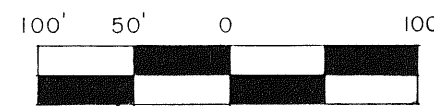
Howard L. DeBart Linda G. Cantrell
PRESIDENT OF COUNCIL CLERK OF COUNCIL

Howard L. DeBart Charles H. Seer II
MAYOR DIRECTOR OF LAW

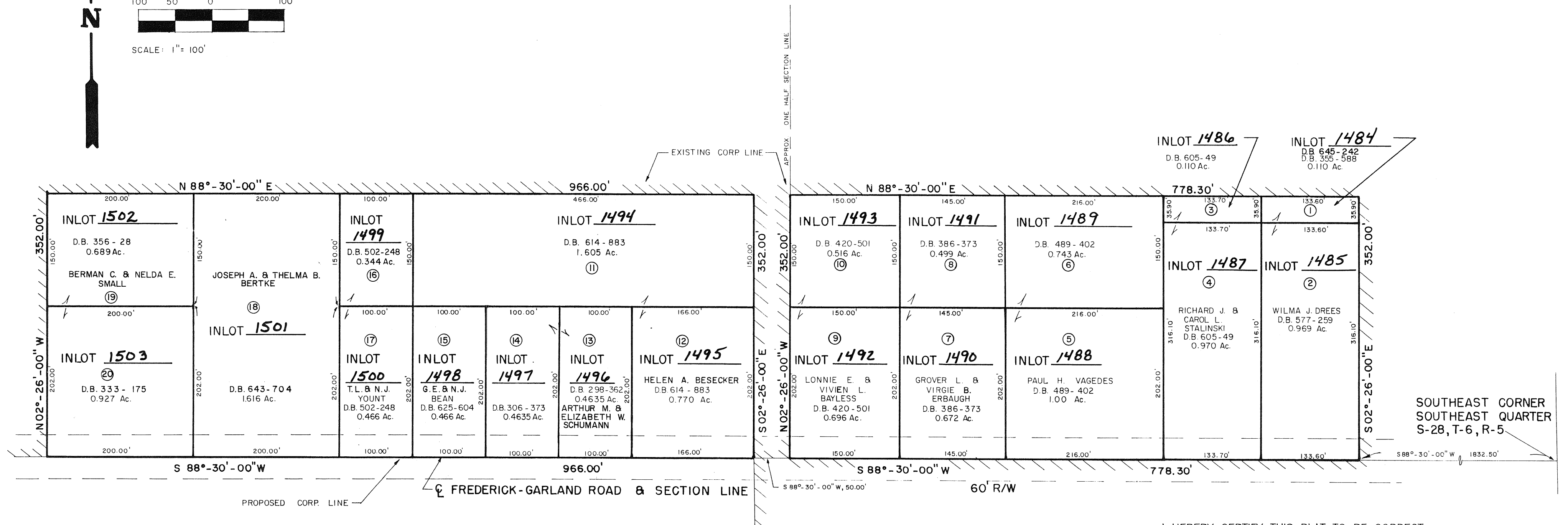
MIAMI COUNTY AUDITOR

TRANSFERRED AND INLOT NUMBERS ASSIGNED THIS
21st DAY OF March, 1994

Chris A. Peeples BY Linda Pearson
CHRIS A. PEEPLES, AUDITOR DEPUTY

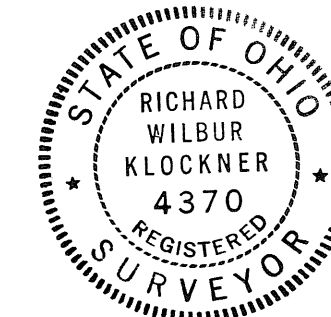


SCALE: 1" = 100'



I HEREBY CERTIFY THIS PLAT TO BE CORRECT
AS SHOWN HEREON BASED ON LAND SURVEY 12 PAGE 111.

Richard W. Klockner 28 JULY 1993
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR NO. 4370

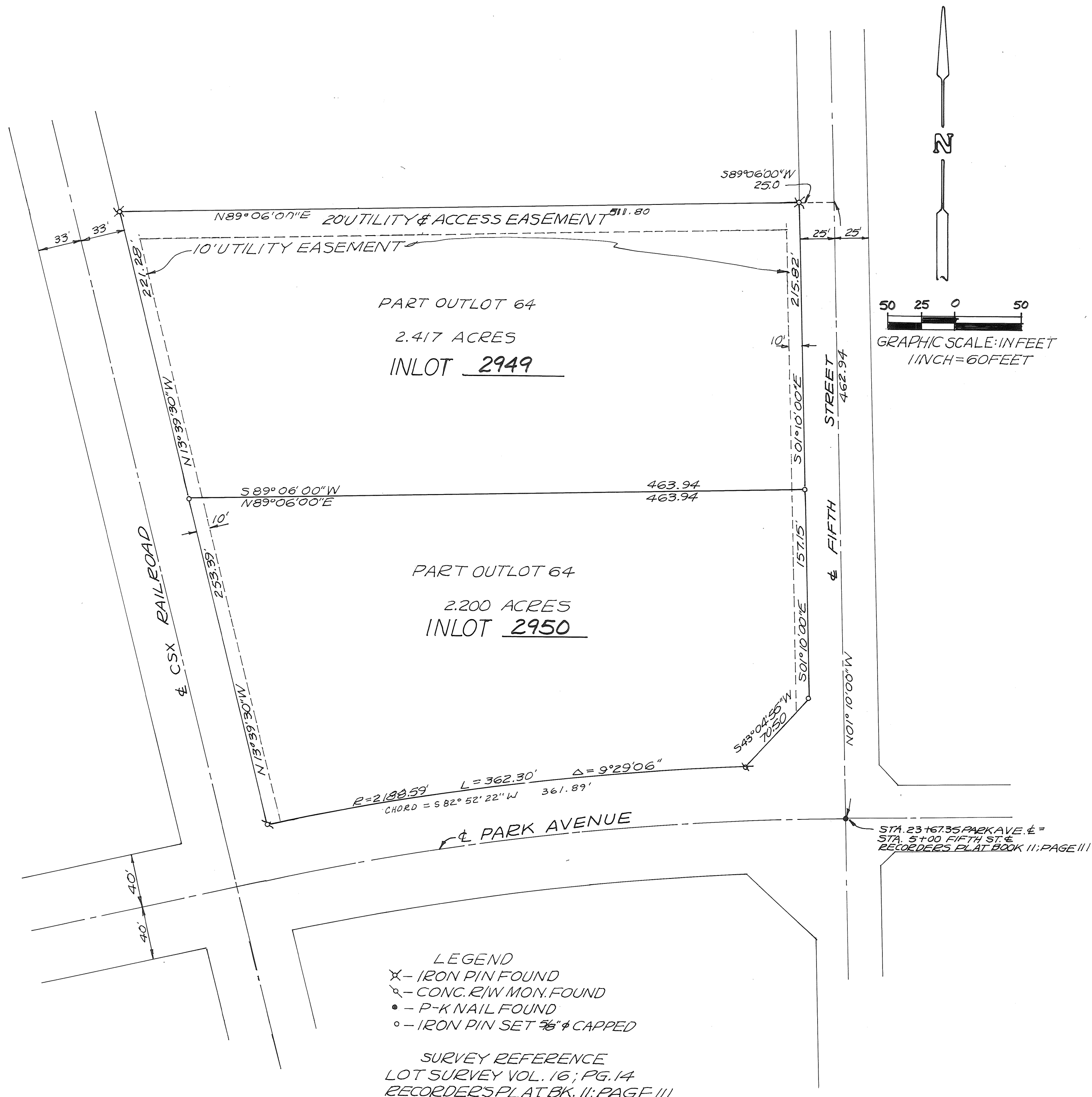


RICHARD W. KLOCKNER & ASSOCIATES, INC.

CIVIL ENGINEERING - LAND SURVEYING
16 EAST WATER STREET
TROY, OHIO 45373

REPLAT - PART OF OUTLOT 64 IN TIPP CITY, OHIO

PLAT BOOK 16 PAGE 103
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 25th DAY OF
MARCH, 1994, AT 11:05 A.M.
FILE NO. 160061 FEE: \$ 21.60
Janet E. Cain, Recorder
JANET E. CAIN, MIAMI COUNTY RECORDER



BEING A REPLAT OF A 4.617 ACRE PART OF OUTLOT 64 IN THE CITY OF TIPP CITY, MIAMI COUNTY, OHIO, SAME BEING ACQUIRED BY MARTHA ANNE GRAYSON AND JEANNE HAEGGSTROM BY DEED RECORDED IN MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 460, PAGE 524.

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.

Martha Anne Grayson
MARTHA ANNE GRAYSON
Jeanne Haeggstrom
JEANNE HAEGGSTROM
MARTHA ANNE GRAYSON, P.O.A.

Richard A. Grayson
WITNESS
Janet E. Cain
WITNESS

STATE OF INDIANA, COUNTY OF BARTHOLOMEW S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA, PERSONALLY APPEARED THE ABOVE SIGNED PARTY, WHO ACKNOWLEDGED THAT SHE DID SIGN SUCH INSTRUMENT AND THAT SAID INSTRUMENT IS HER FREE ACT AND DEED FOR HERSELF AND FOR JEANNE HAEGGSTROM FOR WHOM SHE HAS POWER OF ATTORNEY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT 10:45 AM, SATURDAY, THIS 19th DAY OF MARCH, 1994.

Bradley D. Grayson
NOTARY PUBLIC
5-29-95
MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO, HELD THIS 24th DAY OF MARCH, 1994, THIS REPLAT WAS REVIEWED AND APPROVED.

Philip B. Wampler
CHAIRMAN
Nina Hafford
SECRETARY

THIS REPLAT REVIEWED AND APPROVED THIS 25th DAY OF MARCH, 1994.
Chris A. Peoples
CHRIS A. PEOPLES, MIAMI COUNTY AUDITOR
BY Shirley Pearson
DEPUTY AUDITOR

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

THE STREET, CURB AND GUTTER, SIDEWALK AND STORM WATER IMPROVEMENTS ALONG PARK AVENUE SHALL BE COMPLETED AT THE TIME OF DEVELOPMENT OF THE 2.2 ACRE LOT IF NOT PREVIOUSLY INSTALLED AS A PART OF ANY OTHER PRIVATE PROJECT OR PUBLIC ASSESSMENT PROJECT.

REPLAT OF PART OF OUTLOT 64 (NORTH PART) TIPP CITY, OHIO		
MARTHA ANN GRAYSON AND JEANNE HAEGGSTROM		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE <u>18 MARCH</u> <u>1994</u>	DRAWN BY: TRACED BY: <u>RWB</u> CHECKED BY: SCALE: 1" = 60'	SHEET NO. <u>1 OF 1</u>

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, 2014

MEADOWVIEW VILLAGE - SECTION 12

• TOWN 4 • RANGE 6 • SECTION 9 • MONROE TOWNSHIP •

MIAMI COUNTY - OHIO •

PLAT BOOK 16 PAGE 104

MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS

FILE NO. 160871

RECEIVED FOR RECORD 9:12 AM

FEE: \$21.60 APRIL 8, 1994

NOTE

Lots No. 189 thru 193 shall not have access onto future Monroe - Concord Road.

Janet E. Cain
MIAMI COUNTY RECORDER
Jill Rank, Deputy

BOUNDARY CURVE DATA

① Δ = 11°54'15"
R = 325.00
L = 67.52
CH. = N14°37'08"W
67.40

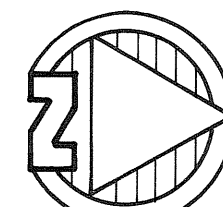
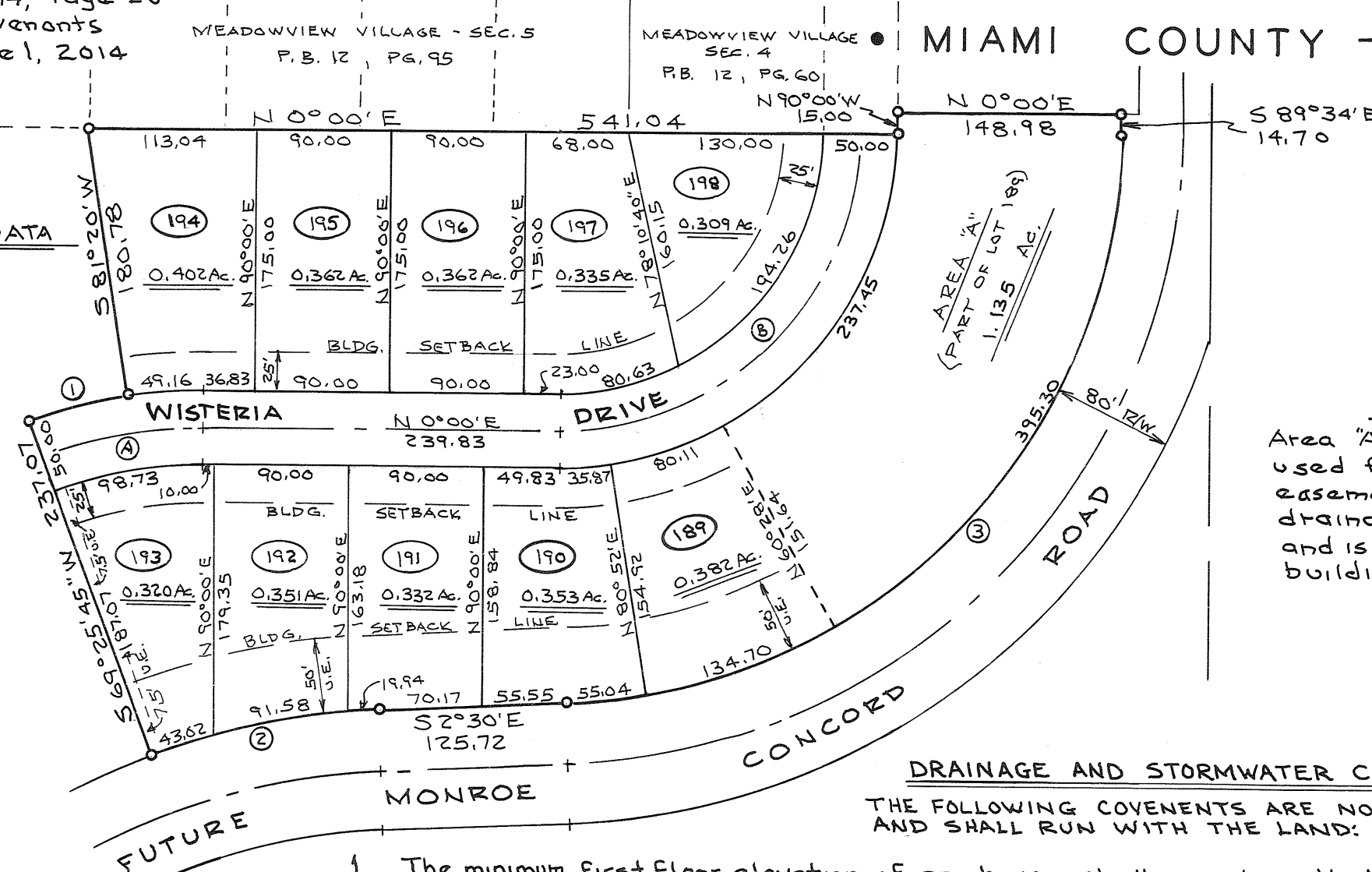
② Δ = 18°04'15"
R = 490.00
L = 154.54
CH. = S11°32'08"E
153.90

③ Δ = 87°04'
R = 385.00
L = 585.05
CH. = S46°02'E
530.36

Δ CURVE DATA

④ Δ = 20°34'15"
R = 300.00
L = 107.71
T = 54.44

⑤ Δ = 90°00'
R = 200.00
L = 314.16
T = 200.00



SCALE: 1"=100'

NOTE

Area "A" of lot 189 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.

DESCRIPTION

Being a subdivision situated in Section 9, Town 4, Range 6, in Monroe Township, Miami County, Ohio, containing 5.398 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 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 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.

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 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 these swales and open waterways are located shall be responsible for maintenance of said swales open 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 County Engineer. The drainage easement shown on lot 189, 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 these easements. Miami County and Monroe Township do not accept for maintenance the storm water detention lawn area for the above captioned lot.
3. The lot on this plat is governed by the Miami County Stormwater Management Control Regulations as recorded in Misc. Book 21, Page 585, of the Miami County Recorder's records.

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.

HUGHES DEVELOPMENT CO.

Daniel D. Turner
WITNESS

Phillip L. Hughes
PHILLIP L. HUGHES, PRES.

Wayne Storer
WITNESS

Pauline S. Hughes
PAULINE S. HUGHES, V. PRES.

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 15 day of February, 1994.

VICE-CHAIRMAN

SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 27th day of APRIL, 1994. (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)

MIAMI COUNTY AUDITOR

Approved and transferred this 8 day of APRIL, 1994.

CHRIS A. REPPES
MIAMI COUNTY AUDITOR

BY: Jim Williams
DEPUTY COUNTY AUDITOR

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 27 day of APRIL, 1994.

MIAMI COUNTY ENGINEER

STATE OF OHIO, MIAMI COUNTY, SS:

Be it remembered that on this 27th day of Feb., 1994, 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 did sign such instrument and that such instrument is their free act and deed for the said purposes herein expressed. In testimony whereof, I have hereunto subscribed my name and notarial seal on the day and date above written.

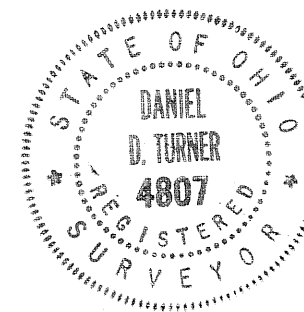
My commission expires: Feb. 4, 1997

Daniel D. Turner
NOTARY PUBLIC

CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision Dec. 2, 1993, Curved distances measured along the arc. Iron pins to be set at all lot corners.

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



MEADOWVIEW VILLAGE - SEC. 12			
FOR			
HUGHES DEVELOPMENT CO.			
TIPP CITY - OHIO			
			
DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY - OHIO			
* CIVIL ENGINEERING * LAND SURVEYING *			
DATE	DRAWN BY :	WS.	SHEET NO.
DEC.-1993	CHECKED BY:	P.T.	
FILE NO	SCALE: 1" = 100'		1/1
200893			

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, 2014

BOUNDARY CURVE DATA

- ① $\Delta = 110^{\circ}54'15"$
R = 325.00
L = 67.52
CH = $S 14^{\circ}37'08"E$
67.40
- ② $\Delta = 170^{\circ}23'45"$
R = 490.00
L = 148.77
CH = $S 29^{\circ}16'07"E$
148.20
- ③ $\Delta = 2^{\circ}20'00"$
R = 670.00
L = 27.28
CH = $S 39^{\circ}08'E$
27.28

E CURVE DATA

- ① $\Delta = 58^{\circ}40'$
R = 200.00
L = 204.79
T = 112.39
- ② $\Delta = 8^{\circ}58'$
R = 695.00
L = 108.77
T = 54.49
- ③ $\Delta = 10^{\circ}45'45"$
R = 300.00
L = 56.35
T = 28.26

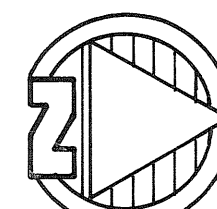
R/W CURVE DATA

- ① $\Delta = 94^{\circ}38'27"$
R = 15.50
L = 25.60
T = 16.81
- ② $\Delta = 86^{\circ}18'21"$
R = 15.50
L = 23.35
T = 14.53

MEADOWVIEW VILLAGE - SECTION 13

• TOWN 4 • RANGE 6 • SECTION 9 • MONROE TOWNSHIP •
• MIAMI COUNTY - OHIO •

PLAT BOOK 16 PAGE 105
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS
FILE NO. 160872
RECEIVED FOR RECORD 9:13 AM
FEE: \$21.60 DATE APRIL 8, 1994



SCALE: 1"=100'

DESCRIPTION

Being a subdivision situated in Section 9, Town 4, Range 6, in Monroe Township, Miami County, Ohio, containing 5.230 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 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 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

Wayne Stoner
WITNESS

Phillip L. Hughes
PHILLIP L. HUGHES - PRES.
Pauline S. Hughes
PAULINE S. HUGHES - V. PRES.

STATE OF OHIO, MIAMI COUNTY, S.S.

Be it remembered that on this 2nd day of Feb., 1994, 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 acknowledged that they did sign such instrument and that such instrument is their free act and deed for the said purposes herein 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, 1997
DATE

David D. Turner
NOTARY PUBLIC

MIAMI COUNTY PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 15 day of February, 1994.

VICE-CHAIRMAN

SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 7th day of APRIL, 1994 (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)

MIAMI COUNTY AUDITOR

Approved and transferred this 8 day of APRIL, 1994.

CHRIS A. PEEPLES

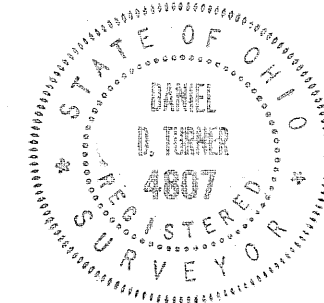
MIAMI COUNTY AUDITOR

BY: Jo Ann Williams
DEPUTY COUNTY AUDITOR

MIAMI COUNTY ENGINEER

This plat reviewed and approved this 15 day of APRIL, 1994.

MIAMI COUNTY ENGINEER



CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision Jan. 6, 1994. 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. 13			
FOR			
HUGHES DEVELOPMENT CO.			
TIPP CITY - OHIO			
DANIEL D. TURNER & ASSOC.			
19 S. PLUM ST. TROY - OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	W.S.	SHEET NO.
JAN. 1994	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1"=100'		

APPROVALS

ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TIPP CITY, OHIO, THIS 7th DAY OF MARCH, 1994 BY ORDINANCE NO. 4-94

Daniel Trapp PRESIDENT OF COUNCIL
Neva Hufford SECRETARY

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, THIS 8th DAY OF FEBRUARY, 1994.

Philip H. Wampler CHAIRMAN
Neva Hufford SECRETARY

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, OHIO.
2. 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.

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.

NOTE:

LOTS 1, 33, 34, 35 AND 36 SHALL HAVE NO RIGHT-OF-WAY ACCESS TO EVANSTON ROAD. LOTS 33, 34, 35, AND 36 MAY BE ASSESSED THE COST OF SIDEWALK IN THE FUTURE. LOTS 28, 29, AND 36 SHALL HAVE NO RIGHT-OF-WAY ACCESS TO HAMPTON STREET.

IN LOT 2245
SPRING HILL NURSERIES, CO.
D.B. 382, PG. 603

HAMPTON WOODS SECTION 1
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	89°-36'-02"	15.00	23.46	21.14, S 43°25'01"W
2	90°-00'-00"	15.00	23.56	21.21, S 46°23'00"E
3	0°-27'-30"	5759.58	46.07	46.07, N 88°-50'-45"E
4	0°-27'-30"	5729.58	45.83	45.83, N 88°-50'-45"E
5	0°-27'-30"	5699.58	45.59	45.59, N 88°-50'-45"E
6	90°-00'-00"	15.00	23.56	21.21, N 43°-37'-00"E
7	90°-00'-00"	15.00	23.56	21.21, N 46°-23'-00"W
8	36°-52'-12"	50.00	32.18	31.62, S 70°-10'-54"W
9	55°-50'-29"	50.00	48.73	46.82, S 79°-40'-03"W
10	71°-01'-43"	50.00	61.98	58.09, N 36°-53'-52"W
11	73°-41'-08"	50.00	64.30	59.96, N 35°-27'-34"E
12	53°-11'-04"	50.00	46.41	44.76, S 81°-06'-20"E
13	36°-52'-12"	50.00	32.18	31.62, S 72°-56'-54"E
14	36°-52'-12"	50.00	32.18	31.62, S 70°-10'-54"W
15	53°-27'-47"	50.00	51.89	49.59, S 81°-28'-42"W
16	67°-24'-25"	50.00	58.82	55.49, N 35°-05'-12"W
17	67°-24'-25"	50.00	58.82	55.49, N 32°-19'-13"E
18	59°-27'-47"	50.00	51.89	49.59, S 84°-14'-42"E
19	36°-52'-12"	50.00	32.18	31.62, S 72°-56'-54"E
20	90°-23'-58"	15.00	23.67	21.29, N 46°-34'-59"W

PLAT BOOK 16 PAGE 106
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED APRIL 19, 1994 AT 3:25 P.M.
FILE NUMBER 161446 FEE \$43.30

Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 18 DAY OF APRIL, 1994.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
By: Jo Ann Williams, Deputy

DESCRIPTION

BEING A SUBDIVISION OF OF 21.509 ACRES OF INLOT 2128, TIPP CITY, MIAMI COUNTY, OHIO, PART OF A 53.373 ACRE TRACT CONVEYED TO HAMPTON WOODS, INCORPORATED BY DEED BOOK 650, PAGE 34 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS AND CONTAINING 17.261 ACRES IN LOTS AND 4.248 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.

Frank W. Waagner II FRANK W. WAAGNER II, V.P.
Marla J. Francis MARLA J. FRANCIS
John M. Tomb JOHN M. TOMB, V.P. HAMPTON WOODS, INC.
Ellen S. Brantigan ELLEN S. BRANTIGAN
Ray N. Watt RAY N. WATT
Michael W. Cozatt MICHAEL W. COZATT, P.E.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HAMPTON WOODS, INCORPORATED, BY John M. Tomb, ITS President, AND BY Frank W. Waagner II, ITS Vice President, AND BY Marla J. Francis, ITS Vice President, AND BY Ray N. Watt, ITS Vice President, 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 April, 1994

Ray N. Watt NOTARY PUBLIC
February 15, 1996 MY COMMISSION EXPIRES

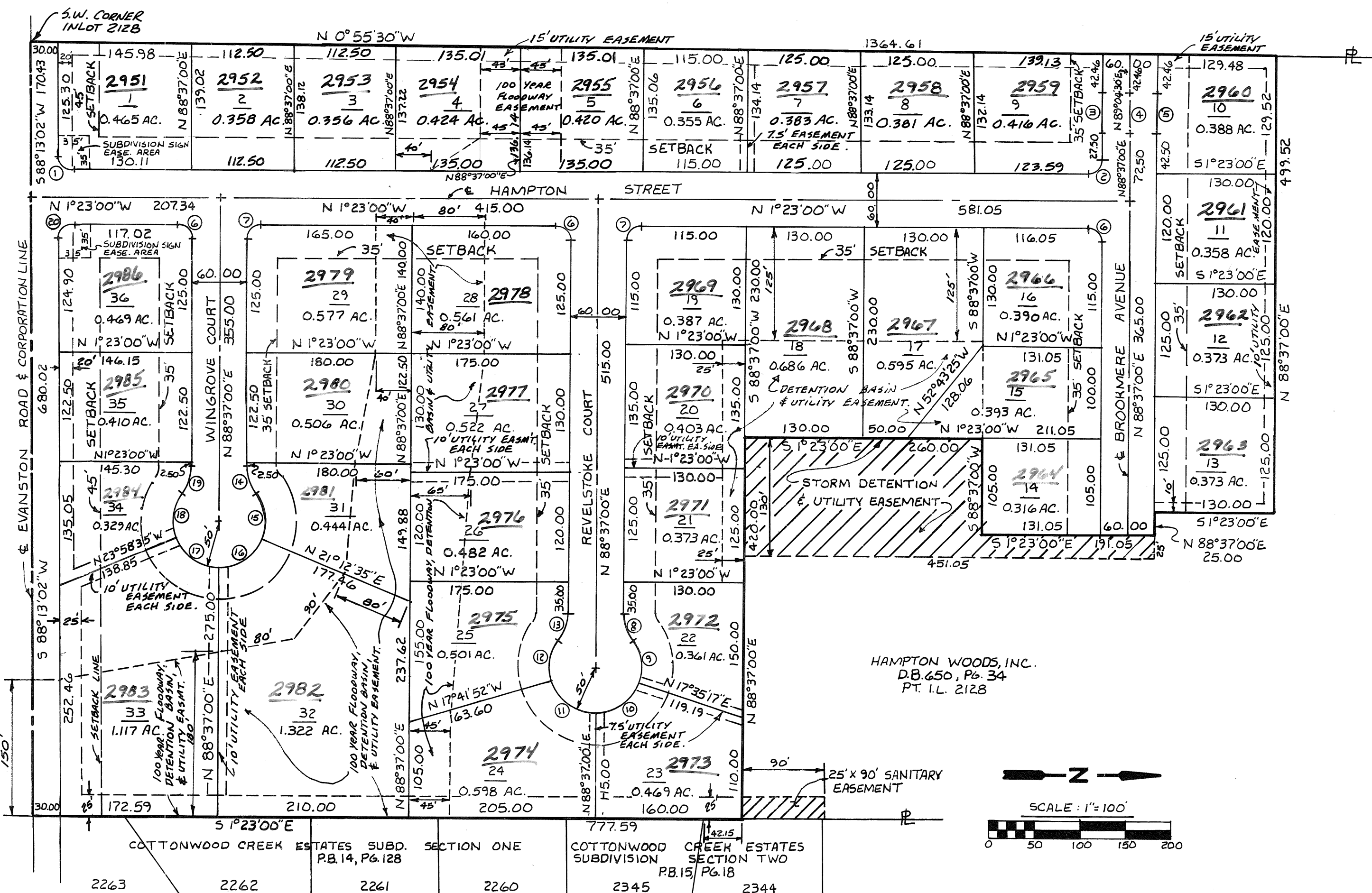
SURVEYOR'S STATEMENT

I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH IRON PINS AT ALL LOT CORNERS AND POINTS OF CURVATURE, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. ALL CURVE DISTANCES ARE MEASURED ON THE ARC.



Michael W. Cozatt 2-07-94
MICHAEL W. COZATT, P.E. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 18593



HAMPTON WOODS SECTION 1

PLAT BOOK 16 PAGE 106A
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED _____, 1994 AT _____
FILE NUMBER _____ FEE _____

MIAMI COUNTY RECORDER

PROTECTIVE COVENANTS & RESTRICTIONS

1. No lot shall be used except for residential purposed, outbuildings shall not be permitted.
2. The square footage of each dwelling structure, exclusive of open porches, garages, car ports, or patios, shall not be less than 2400 s.f. for two story and multi-story plans, and no less than 2200s.f. for one story plans. All houses shall have a minimum two car attached or basement garage' an attached garage shall be a minimum size of 450 s.f. Construction of residence structure must be fully completed within one year after commencement of construction.
3. No above ground swimming pool or wading pools shall be permitted on any lot except one wading pool not to exceed 49 square feet and shall not exceed 16 inches in height.
4. Set back and Side yard zoning to be determined by Tipp City Zoning Code. Not withstanding 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 three square feet or one sign of not more than five square feet advertising property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. Hampton Woods, Inc. 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 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 from commencement of construction.
16. No pole, tower or support for same shall be permitted per lot for the support of any television antenna or satellite dish. No ham amateur or c.b. radio antenna, or satellite dishes, shall be permitted.
17. Separate poles for basketball hoops will be permitted. No basketball hoop may be attached to any residence structure.
18. All residential structures are to be constructed strictly of BRICK, CEDAR or STONE. All exterior plans will be signed by the developer.
19. Any basement sump water shall be piped to the existing storm sewer. No sump water shall be discharged in the public right-of-way thru the curb or into a detention basin.
20. The owners of Lots 1, 36, 35, 34, and 33 will be responsible for maintenance, upkeep and proper appearance of the landscaped berming installed by developer on Evanston Road, and the entry-way feature leading into the subdivision from Evanston onto Hampton Way.
21. Any lots containing storm water detention basins shall be responsible to maintain these basins in the operable manner as they were designed. maintenance, mowing and clearing are the responsibility of the lot owner. No building or other structure shall be placed within the basin that would reduce the volume storage of the basin. Maintained shrubs or other landscaping is allowed if it does not alter the function of the basin. The City of Tipp City reserves the right, but not the responsibility, to enter upon said detention basin areas for maintenance purposes.
22. 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 March 1, 2004 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.
23. Invalidation of any one of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect.
24. 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 Hampton Woods Subdivision.
25. 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.
26. No driveway access shall be permitted from Evanston Road for Lots 1, 36, 35, 34, and 33.
27. Each individual Builder is responsible for any damages to the curb or catch basins. The Developer reserves the right to charge the builder for any damages incurred.
28. The minimum roof pitch is to be no less that 6/12 on both ranches and multi-story plans.
29. Wood fences shall be permitted. No chain link or metal fencing shall be permitted. No fences shall be constructed with the utility easements. Fence design must be submitted to and approved by the Developer.
30. No driveway access shall be permitted for Lots 29, 28, & 19 from Hampton Street.

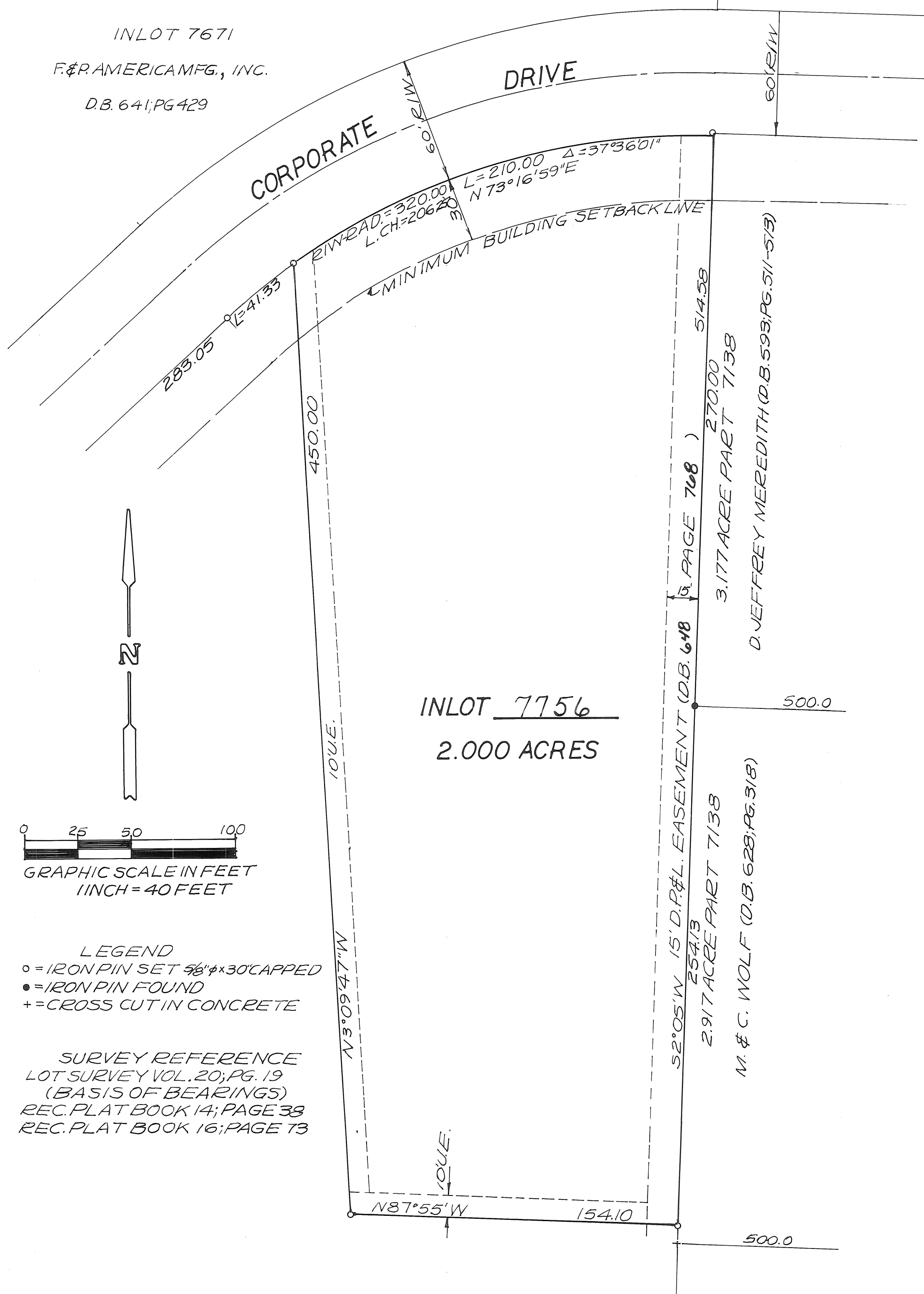


Michael W. Cozatt 2-07-94
MICHAEL W. COZATT/P.S.#6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 18593

PLAT BOOK 16 PAGE 107
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 21 DAY OF
APRIL, 1994, AT 950 A.M.
FILE NO. 161573 FEE: \$ 21.00

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



DESCRIPTION
BEING A REPLAT OF 2.000 ACRE PART OF A 66.0627 ACRE PART OF INLOT 6512 AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 16, PAGE 73.

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

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

Gladys Jo Burnett
 William E. Burnett (Dower)
 Star Bank, N.A. - Trustee U/A Under Agreement
 with Raymond C. Longendelpher
 Phillip M. Jones, Trustee

Mark R. Waltersheide
 Robert L. Emmes
 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 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 5th DAY OF APRIL, 1994.

Robert L. Kimmel JULY 31, 1994
NOTARY PUBLIC MY COMMISSION EXPIRES

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 30th DAY OF April, 1994, THIS REPLAT WAS REVIEWED AND APPROVED.

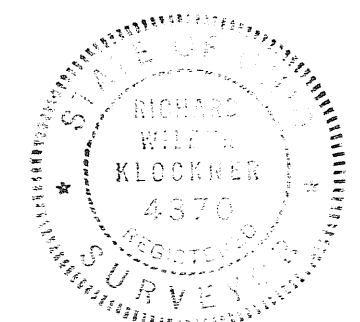
APPROVED AND TRANSFERRED THIS 19th DAY OF April, 1994.

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

BY: Linda Pearson
DEPUTY AUDITOR

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

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



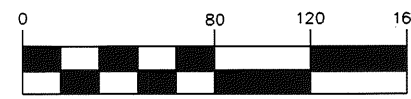
REPLAT OF 2.000 ACRE PART OF INLOT 6512 TROY, OHIO		
GLADYS JO BURNETT & STAR BANK, N.A.		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 4 APRIL 1994	DRAWN BY: TRACED BY: <i>Rwd</i> CHECKED BY:	SHEET NO. 1 OF 1

PLAT BOOK 16 PAGE 108
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. 161846
RECEIVED APRIL 27, 1994
AT 10:44 AM FEE \$43.20
Janet E. Cain, Recorder
MIAMI COUNTY RECORDER

P.U.D.
RECORD PLAN
WESTLAKE VILLAGE
SECTION ONE

LOCATED IN:
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 20.000 ACRES
MARCH, 1994

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



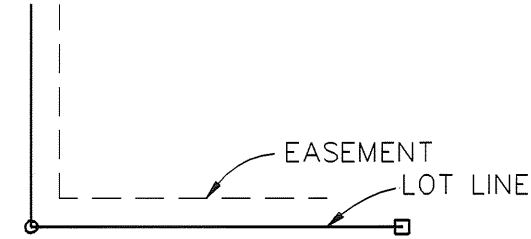
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

AREA SUMMARY

LOTS 17.577 ACRES
STREET R/W 2.423 ACRES
TOTAL 20.000 ACRES

LEGEND

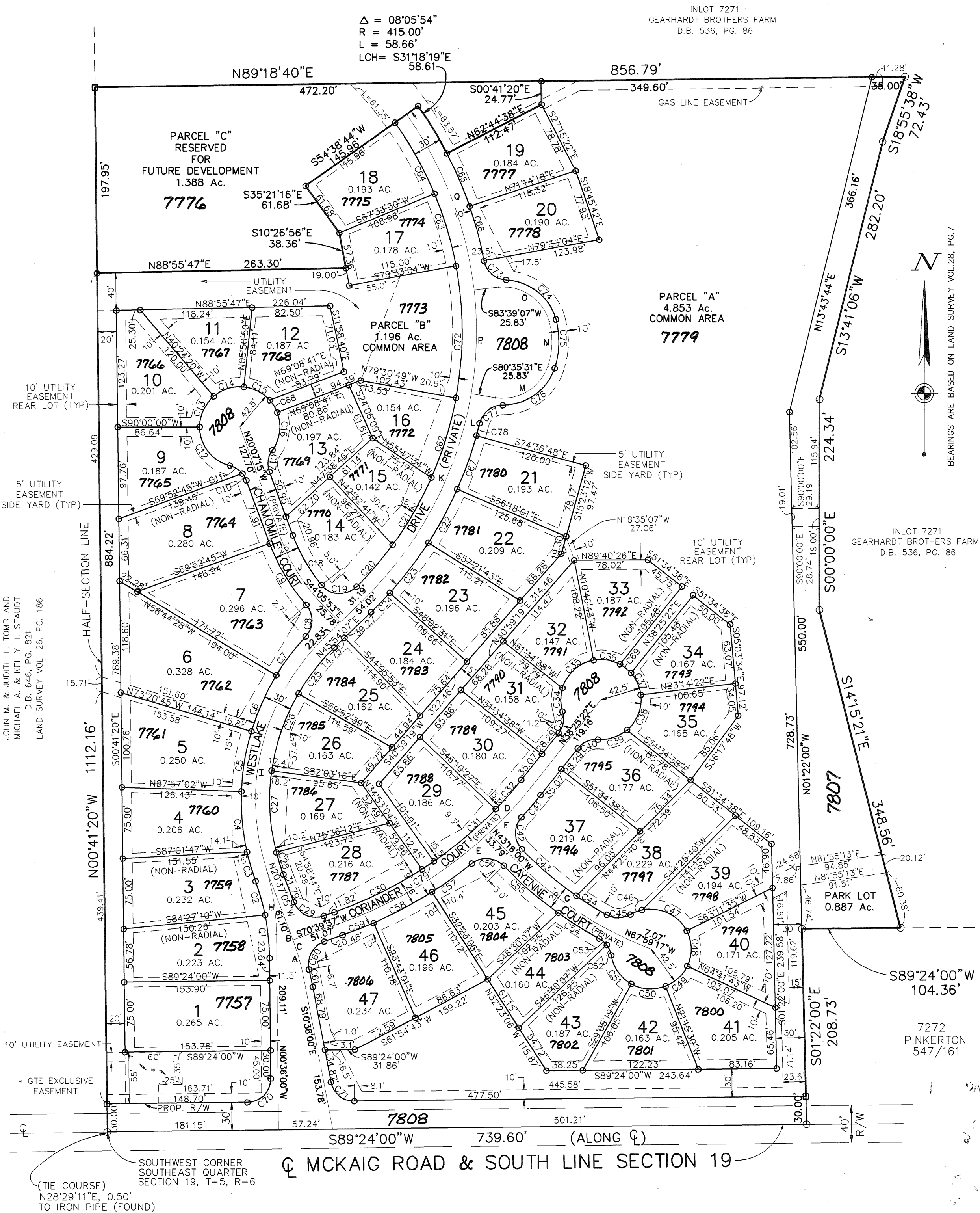
- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET
- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- CONCRETE MONUMENT SET



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

MINIMUM BUILDING SET-BACK REQUIREMENTS:

THE MINIMUM BUILDING SET-BACK SHALL BE 10 FEET FOR ANY LOT HAVING A SIDE LOAD GARAGE AND 20 FEET FOR ANY LOT HAVING A FRONT LOAD GARAGE EXCEPT FOR LOTS 10, 12, 33, 34 AND 41 WHICH SHALL BE 30 FEET. WHEN A UTILITY EASEMENT IS GREATER THAN THE MINIMUM BUILDING SET-BACK LISTED ABOVE, THE UTILITY EASEMENT WILL BE THE MINIMUM SET-BACK LINE.



DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE PARKS AND EASEMENTS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

J.M.D. DEVELOPMENT, INC.

Scott B. Phillips
WITNESS

Rajesh K. Soin
RAJESH K. SOIN, PRESIDENT

Brian T. McLean
WITNESS

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

BE IT REMEMBERED THAT ON THIS 8TH DAY OF APRIL, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME J.M.D. DEVELOPMENT, INC. BY RAJESH K. SOIN ITS PRESIDENT TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Marian Stumpf
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 16 APR 96

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

MORTGAGEE: BEAVERCREEK PROPERTIES

Scott B. Phillips
WITNESS,

Mary A. Dorack
WITNESS,

Rajesh K. Soin
RAJESH K. SOIN - PRESIDENT

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

BE IT REMEMBERED THAT ON THIS 8TH DAY OF APRIL, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BEAVERCREEK PROPERTIES BY RAJESH K. SOIN ITS PRESIDENT TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

Marian Stumpf
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 16 APR 96

DATE: 4/8, 1994.

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

RAJESH K. SOIN 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.

Rajesh K. Soin
RAJESH K. SOIN

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

Marian Stumpf
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: 16 APRIL 96

DESCRIPTION

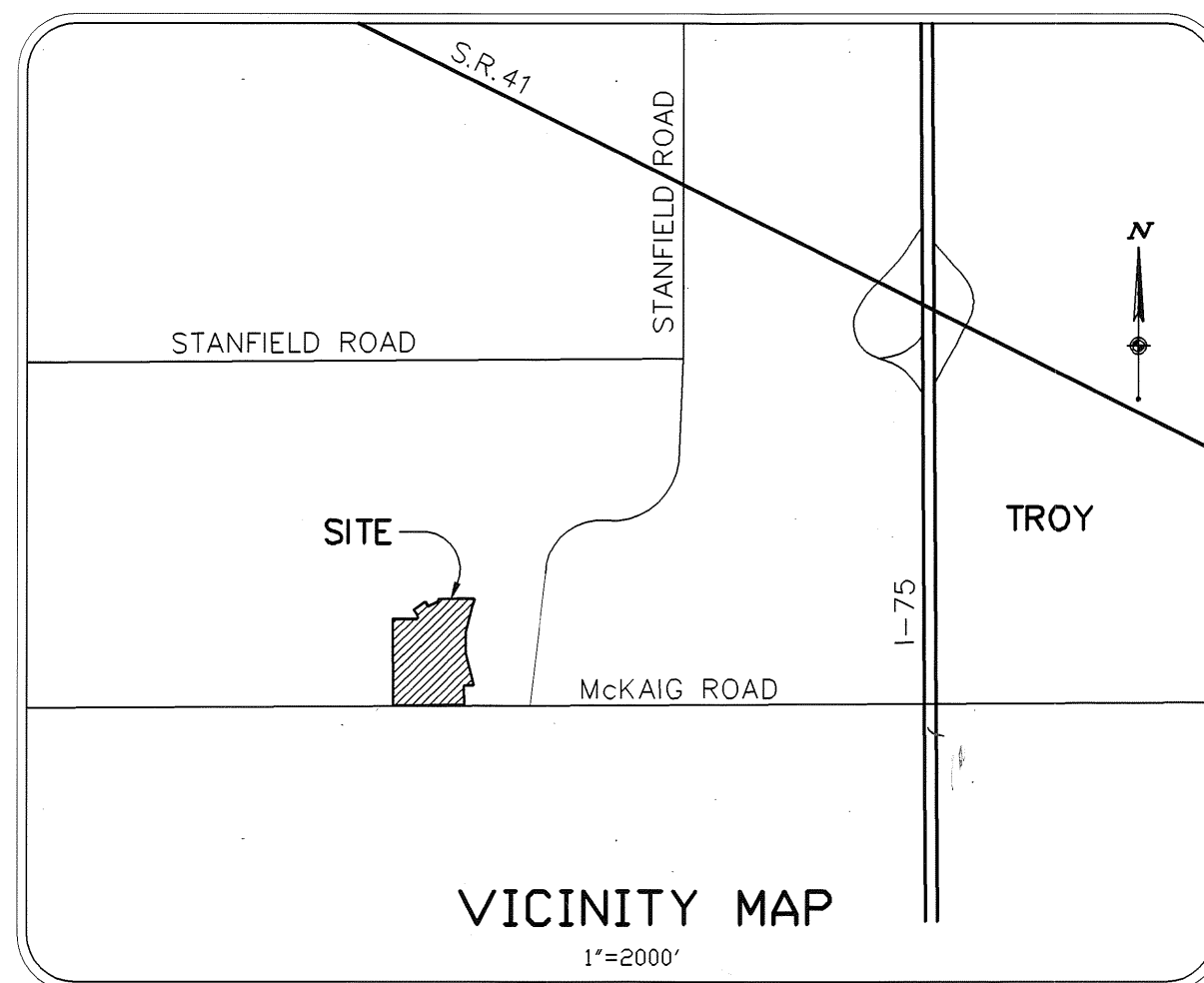
BEING A SUBDIVISION CONTAINING 20.000 ACRES, PART OF INLOT 7271 AS CONVEYED TO J.M.D. DEVELOPMENT INC. BY DEED RECORDED IN DEED BOOK 645, PAGE 651 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE THE "ARTICLES OF INCORPORATION WESTLAKE VILLAGE OWNERS ASSOCIATION" RECORDED IN DEED BOOK 651, PAGE 118, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.

P.U.D. RECORD PLAN WESTLAKE VILLAGE SECTION ONE

LOCATED IN:
SECTION 19, TOWN 5, RANGE 6 EAST
CITY OF TROY
MIAMI COUNTY, OHIO
CONTAINING 20.000 ACRES
MARCH, 1994



PLAT BOOK 16 PAGE 108-A
MIAMI COUNTY RECORDER'S
PLAT RECORDS
FILE NO. _____
RECEIVED _____, 1994
AT _____ FEE _____
MIAMI COUNTY RECORDER

APPROVALS

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 3rd DAY OF JAN, 1994, THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE NO. 0-37-93.

Peter E. Jenkins
MAYOR

Carol L. Hastings
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 13th DAY OF Oct, 1994, THIS PLAT WAS REVIEWED AND APPROVED.

Charles J. Dineen
CHAIRMAN

Sue D. Knight
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 27 DAY OF April, 1994.

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

Ann Williams
BY DEPUTY

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT AS SHOWN
IRON PINS AND CONCRETE MONUMENTS WILL BE SET AS SHOWN.

WOOLPERT CONSULTANTS

Daryl L. Wells 4/8/94
DARYL L. WELLS
REGISTERED SURVEYOR #6932



WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX: 513.461.0743

NOTE
LINE "A" TO "B" PRORATED; &
DIST. FROM "C" TO R/W OF
WAYNE ST. PRORATED. DIST.
FROM "D" TO WAYNE ST. R/W =
FLATTED DISTANCE.

NOTE

- LEGEND
- ✈ PK NAIL SET
 - 5/8" X 30" IRON PIN SET
 - IRON PIN FOUND
 - ◎ IRON PIPE FOUND
 - ✈ PK NAIL FOUND
 - △ PIPE OR PIN LOCATED

OWNER OF RECORD: PARTS OF INLOT 2076,
1109 WAYNE STREET ~
K. ANN FEIGGE, MARRIED ACQUIRED BY
D.B. 560-317 A 65.32' WITH A S SHOWN
BY LOT SURVEY 10-163 (1982); AND BY
D.B. 596-909 A 5' STRIP AS SHOWN ON
LOT SURVEY 17-183 (1987). FOR A TOTAL
WIDTH OF 70.32'. INCLUDES EXISTING
RESIDENCE. INCLUDED IN THIS REFLAT
TO SIMPLIFY TWO PARCELS INTO ONE
NEW INLOT NUMBER, & TO ELIMINATE
"PARTS" OF INLOT 2076 REFERENCES.

OWNER OF RECORD: IL 2075 & PART
OF IL 2076, 734 S. RIDGE AVENUE ~
DEBORAH ANN KAPPERS, MARRIED,
ACQUIRED BY D.B. 637-333, INCL.
EX. RESIDENCE ON 0.6411 ACRE
TRACT. INCLUDED IN REPLATTING
TO CREATE 2 NEW LOTS IN
ORDER TO BUILD ON 1.1330 AC. TRACT

TRANSFERRED
TRANSFERRED THIS 2 DAY OF
May, 1974.
Chris A. Peoples
MIAMI COUNTY AUDITOR
BY: Lynda Pearson

VOLUME 16 PAGE 109
MIAMI COUNTY RECORDER'S RECORD
OF REPLATS
RECEIVED FOR RECORD THIS 2ND
DAY OF MAY 1994 AT 9:45 A.M.
FILE NO. 162081 FEE: \$ 21.60
Janet E. Cain
JANET E. CAIN, MIAMI CO. RECORDER
BY: Bobbie Mueller

WE THE UNDERSIGNED OWNERS, AND SPOUSES RELEASING DOWER INTERESTS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCELS AS SHOWN HEREON, AND DO HEREBY CONSENT TO THE REPLATTING SHOWN HEREON FOR PURPOSES OF REDEFINING THE PARCELS NOW OCCUPIED BY THE EXISTING RESIDENCES AT 734 S. RIDGE AVENUE (KAPPERS) & 1190 WAYNE STREET (FRIGGE); AND TO THE NEW 1.1330 ACRE BUILDING SITE TO BE KNOWN AS 744 S. RIDGE AVENUE (KAPPERS).

WITNESSES AS TO ALL:

0.6411 ACRE PARCEL & 1.1330 ACRE PARCEL

Cindy K. Loeffel
Steven D. Loeffel

Deborah Ann Kappers
DEBORAH ANN KAPPERS, OWNER
Alan M Kappers
ALAN M. KAPPERS, HUSBAND,
RELEASE OF DOWER

0.188 ACRE PARCEL

K. Ann Frigge
K. ANN FRIGGE, OWNER
John E. Frigge
JOHN E. FRIGGE, HUSBAND,
RELEASE OF DOWER

STATE OF OHIO } SS
COUNTY OF MIAMI }
I HEREBY CERTIFY THAT ON THE 26TH DAY OF APRIL, 1994,
BEFORE ME, A NOTARY PUBLIC, IN & FOR SAID STATE, PERSONALLY
APPEARED THE ABOVE OWNERS & SPOUSES OF THE PARCELS
DESCRIBED AND BEING REPLATTED HEREON, WHO ACKNOW-
LEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT
AND, AND FOR THE USES & PURPOSES THEREIN MENTIONED.

Steven D. Heffel
NOTARY PUBLIC

STEVEN D. LEFFEL, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 25, 1998

(STAMP)

(SEAL)

REFERENCES

LOT 10-163
LOT 3-102
LOT 2-112
RECORD 6-44A
RECORD 5-17
RECORD 9-83
RECORD 12-11

LOT 17-183
LOT 16-175
RECORD 5-23
LOT 14-77
RECORD 2-168 (c.1899)
LOT 3-77

ALL REFERENCES ARE TO MIAMI COUNTY
ENGINEER'S & RECORDER'S LOT SURVEYS
OR RECORD PLATS.

NOTE

(DIM.) = ORIGINAL LOT
LINE PER FIELD SURVEY
CONDITIONS BEFORE
REPLATTING.

PLANNING COMMISSION APPROVAL ~
THIS REPLAT REVIEWED AND APPROVED BY THE
PLANNING COMMISSION OF THE CITY OF TROY,
OHIO, THIS **23rd** DAY OF **FEBRUARY**, 1994.

Charles P. DeLoe
CHAIRMAN

Sue L. Knight
SECRETARY

LOT SURVEY & REPLAT FOR
ALAN KAPPERS, 734 RIDGE
AVENUE. MONUMENTATION
CERTIFIED AS SHOWN.

Steven D. Leffel 2/28/94
STEVEN D. LEFFEL, P.E., P.S.
PROFESSIONAL SURVEYOR NO. 6660
1155 CLOVERDALE DRIVE
TROY, OHIO 45373-1754
1-513-339-9573



REPLAT OF PART OF INLOT 2222 IN THE CITY OF TIPP CITY, OHIO

VOLUME 16 PAGE 110
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 13TH DAY OF MAY, 1994, AT 2:22 P.M.
FILE NUMBER: 162846 FEE: \$21.50

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

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 9TH DAY OF MAY, 1994, THIS REPLAT WAS REVIEWED AND APPROVED.
Phillip H. Wampler
Phillip H. Wampler, CHAIRMAN
Neva Hufford
Neva Hufford, SECRETARY

THIS REPLAT APPROVED AND TRANSFERRED THIS 13TH DAY OF MAY, 1994.
Chris A. Peeples
Chris A. Peeples, MIAMI COUNTY AUDITOR
by Deputy JoAnn Williams

DESCRIPTION

BEING A REPLAT OF A 1.054 AC. PART OF INLOT 2222 IN THE CITY OF TIPP CITY, OHIO, AND ALSO BEING PART OF THE LANDS DEEDED TO KEITH C. KOBLE AND JACQUELYN C. KOBLE, AS RECORDED IN DEED VOLUME 585, PAGE 467. SAID INLOT 2222 ORIGINALLY CONTAINED 4.615 AC., AS SHOWN IN PLAT BOOK 14, PAGE 51.

CONSENT TO REPLAT

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

OWNERS:

Keith C. Koble Witness Ruby E. Klockner
Keith C. Koble
Jacquelyn C. Koble Witness Kristina J. Dued
Jacquelyn C. Koble

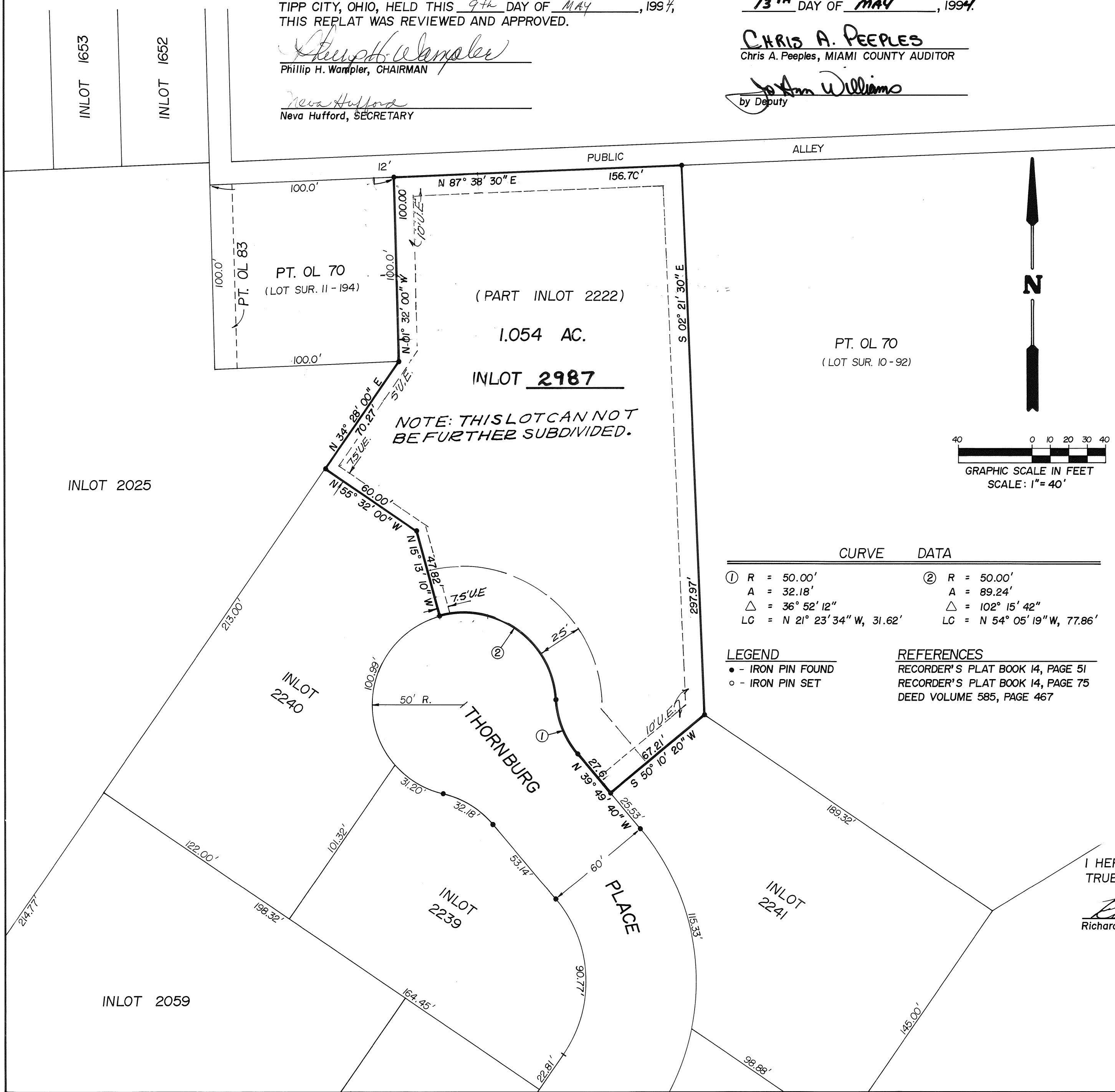
STATE OF OHIO, COUNTY OF MIAMI S.S.

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 WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 8TH DAY OF MARCH, 1994.

Richard W. Klockner
Richard W. Klockner, Notary Public
in and for the State of Ohio
My Commission Expires October 19, 1996
My commission expires:

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.



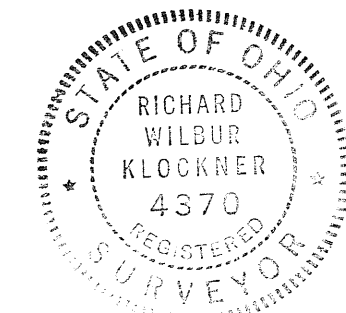
CURVE DATA	
① R = 50.00'	② R = 50.00'
A = 32.18'	A = 89.24'
Δ = 36° 52' 12"	Δ = 102° 15' 42"
LC = N 21° 23' 34" W, 31.62'	LC = N 54° 05' 19" W, 77.86'

LEGEND
● - IRON PIN FOUND
○ - IRON PIN SET

REFERENCES
RECORDER'S PLAT BOOK 14, PAGE 51
RECORDER'S PLAT BOOK 14, PAGE 75
DEED VOLUME 585, PAGE 467

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

Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



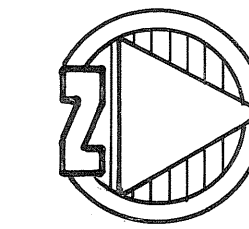
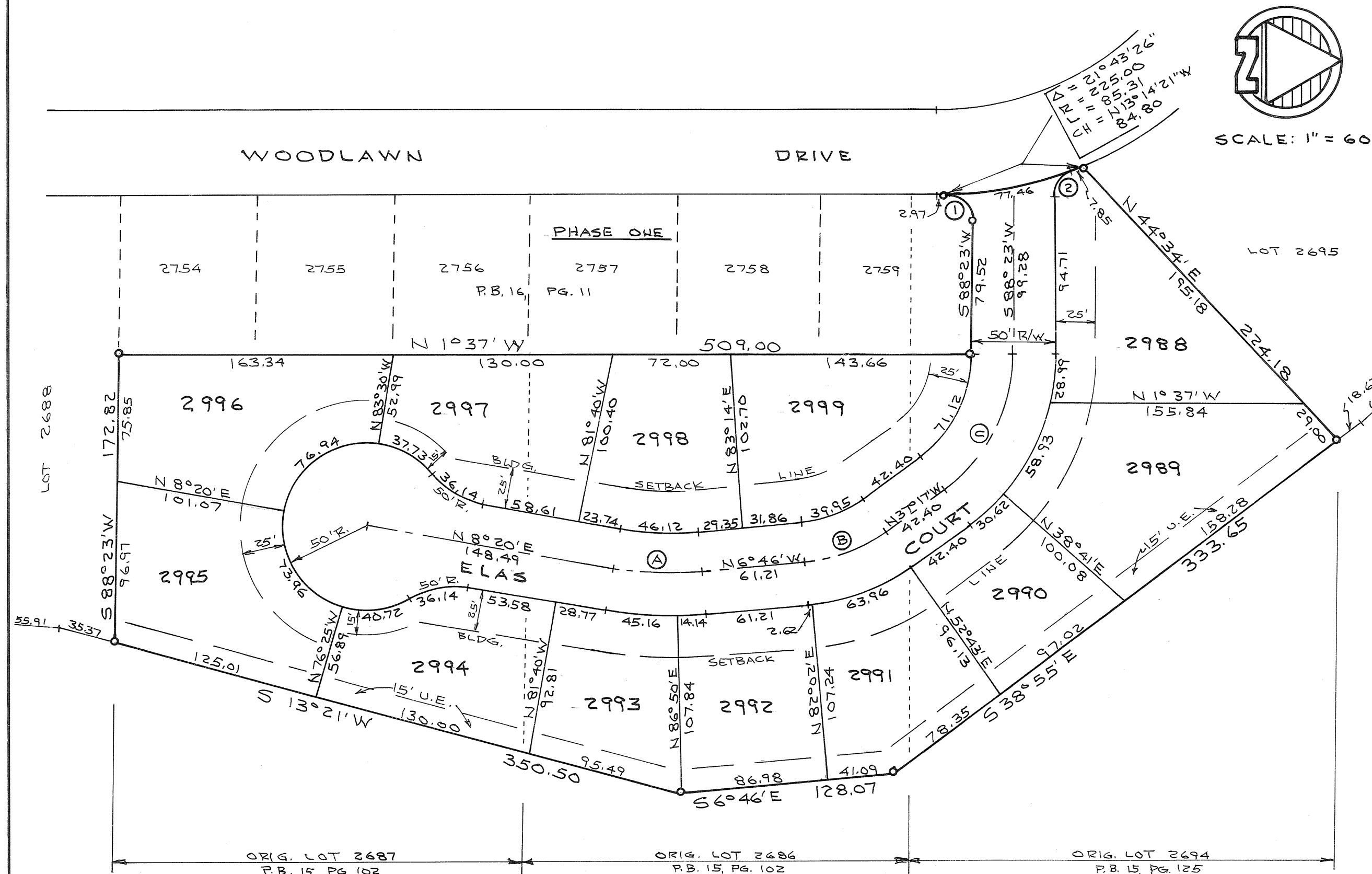
REPLAT OF PART OF IL 2222 IN THE CITY OF TIPP CITY		
KEITH C. & JACQUELYN C. KOBLE TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513)-339-5331		
DATE	DRAWN BY: <u>AS</u>	SHEET NO.
<u>MAY 9, 1994</u>	TRACED BY: <u>RWK</u>	1 of 1
	CHECKED BY:	
	SCALE: 1" = 40'	

PHASE TWO
REPLAT OF PARTS OF LOTS 2694, 2686 & 2687

• WOODLAWN SUBDIVISION - SECTION 7 •
• TIPP CITY - OHIO •

PLAT BOOK 16 PAGE 111
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS
FILE NO. 162902
RECEIVED FOR RECORD 1:15 PM
FEE: \$21.50 MAY 16, 1994
DATE

Janet C. Cain
MIAMI COUNTY RECORDER
Jill Rank, deputy



SCALE: 1" = 60'

DESCRIPTION

Being a replat of parts of lots 2694, 2686 and 2687 of part of Woodlawn Subdivision, Section 7, as recorded in Plat Book 15, Page 102, and Plat Book 15, Page 125, of the 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 and restrictions as shown hereon and do hereby dedicate the streets and easements to public use forever.

Daniel D. Turner
WITNESS

Wayne Stoun
WITNESS

MILSTEIN DEVELOPMENT COMPANY

Zimmer Miller
ZIMMEL MILLER, MANAGING PARTNER

STATE OF OHIO, MIAMI COUNTY SS.

Be it remembered that on this 22nd day of Nov., 1993 before me, a notary public in and for said County and State, personally came Milstein 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, 1997
DATE
Daniel D. Turner
NOTARY PUBLIC

TIPP CITY PLANNING COMMISSION

This plat reviewed and approved by City of Tipp City Planning Commission on this 14th day of DECEMBER, 1993.

Philip H. Wampler
CHAIRMAN

Nevea Hufford
SECRETARY

TIPP CITY COUNCIL

At a meeting of the Tipp City Council held this 21st day of MARCH, 1994, this plat was approved by Ordinance No. 5-94

Daniel D. Turner
PRESIDENT OF COUNCIL

Nevea Hufford
CLERK OF COUNCIL

MIAMI COUNTY AUDITOR

Approved and transferred this
16 day of MAY, 1994.

CHRIS A. PEEPLES
DEPUTY COUNTY AUDITOR

NOTES

1. Protective covenants for this replat shall remain the same as those for Woodlawn Subdivision - Section 7 (Plat Book 15, Page 102 & 102A) except that the lots designated hereon may be used for two-family or three-family residences.

2. All existing easements on lots 2694, 2686 & 2687 within the area shown are hereby vacated. New easements shown or noted hereon are for the purposes as specified for Woodlawn Subdivision - Section 7. There is a five foot (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 foot (10') utility easement along and adjacent to all street rights-of-way.

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.

R/W CURVE DATA

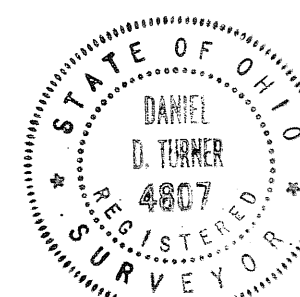
① Δ = 90° 45' 27"	② Δ = 69° 30' 41"
R = 15.50	R = 15.50
L = 24.55	L = 18.80
T = 15.71	T = 10.75

E CURVE DATA

① Δ = 15° 06'
R = 200.00
L = 52.71
T = 26.51

② Δ = 30° 31'
R = 100.00
L = 53.26
T = 27.28

③ Δ = 54° 20'
R = 100.00
L = 94.83
T = 51.32



CERTIFICATION

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

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

REPLAT OF LOTS 2694, 2686 & 2687 FOR MILSTEIN DEVELOPMENT COMPANY TIPP CITY, OHIO			
DANIEL D. TURNER & ASSOC. 19 S. PLUM ST. TROY, OHIO • CIVIL ENGINEERING • LAND SURVEYING •			
DATE OCT-1993	DRAWN BY: CHECKED BY:	W.S. P.T.	SHEET NO. 1/1
FILE NO. 090393	SCALE: 1" = 60'		

REPLAT OF INLOTS 2883,2884, & 2885

TIPP CITY
CORPORATION

NW
SECTION

NOTE:

THIS REPLAT IS SUBJECT TO AND INCORPORATES THE COVENANTS AND RESTRICTIONS OF WINDMERE SECTION 6 AS RECORDED IN VOLUME 23, PAGE 55 OF THE MIAMI COUNTY RECORDER'S MISCELLANEOUS RECORDS.

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO THIS 9TH DAY OF MAY, 1994.
Philip Wampler CHAIRMAN
Neva Hufford SECRETARY

PLAT BOOK 16 PAGE 112
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED MAY 16 1994 AT 3:14 PM
FILE NO. 162934 FEE \$21.60
Janet E. Cain BY: *Bobbie Mueller*
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 16 DAY OF MAY, 1994

Chris A. Peeples BY: *Ann Williams*
MIAMI CO. AUDITOR DEPUTY

DESCRIPTION

BEING A REPLAT OF INLOTS 2883, 2884, AND 2885, TIPP CITY, MIAMI COUNTY, OHIO, AS CONVEYED TO THE TIPPECANOE LAND COMPANY, INC. BY DEED BOOK 610, PAGE 201 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS AND PLATTED IN PLAT BOOK 16, PAGE 65 OF THE MIAMI COUNTY RECORDER'S PLAT RECORDS.

DEDICATION

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

John M. Tomb *Diana M. Asher*
TIPPECANOE LAND COMPANY, INC. WITNESS
Judith L. Tomb
TIPPECANOE LAND COMPANY, INC.
Ronald T. Senci SUP *Jessica A. Torrey*
FIFTH THIRD BANK OF WESTERN OH. WITNESS
Ellen S. Brantigan AVP
FIFTH THIRD BANK OF WESTERN OH.

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

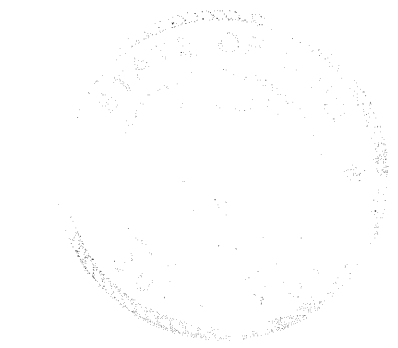
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIPPECANOE LAND COMPANY, INCORPORATED, BY JOHN M. TOMB ITS PRESIDENT AND BY JUDITH L. TOMB ITS SECRETARY/TREASURER, AND BY FIFTH THIRD BANK OF WESTERN OHIO, N.A. BY *Ronald T. Senci* ITS *Senior Vice President* AND BY *Ellen S. Brantigan* ITS *Asst. Vice President*, WHICH EXECUTED THE FOREGOING REPLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 16 DAY OF May, 1994

Jessica A. Torrey *July 16, 1998*
NOTARY PUBLIC MY COMMISSION EXPIRES

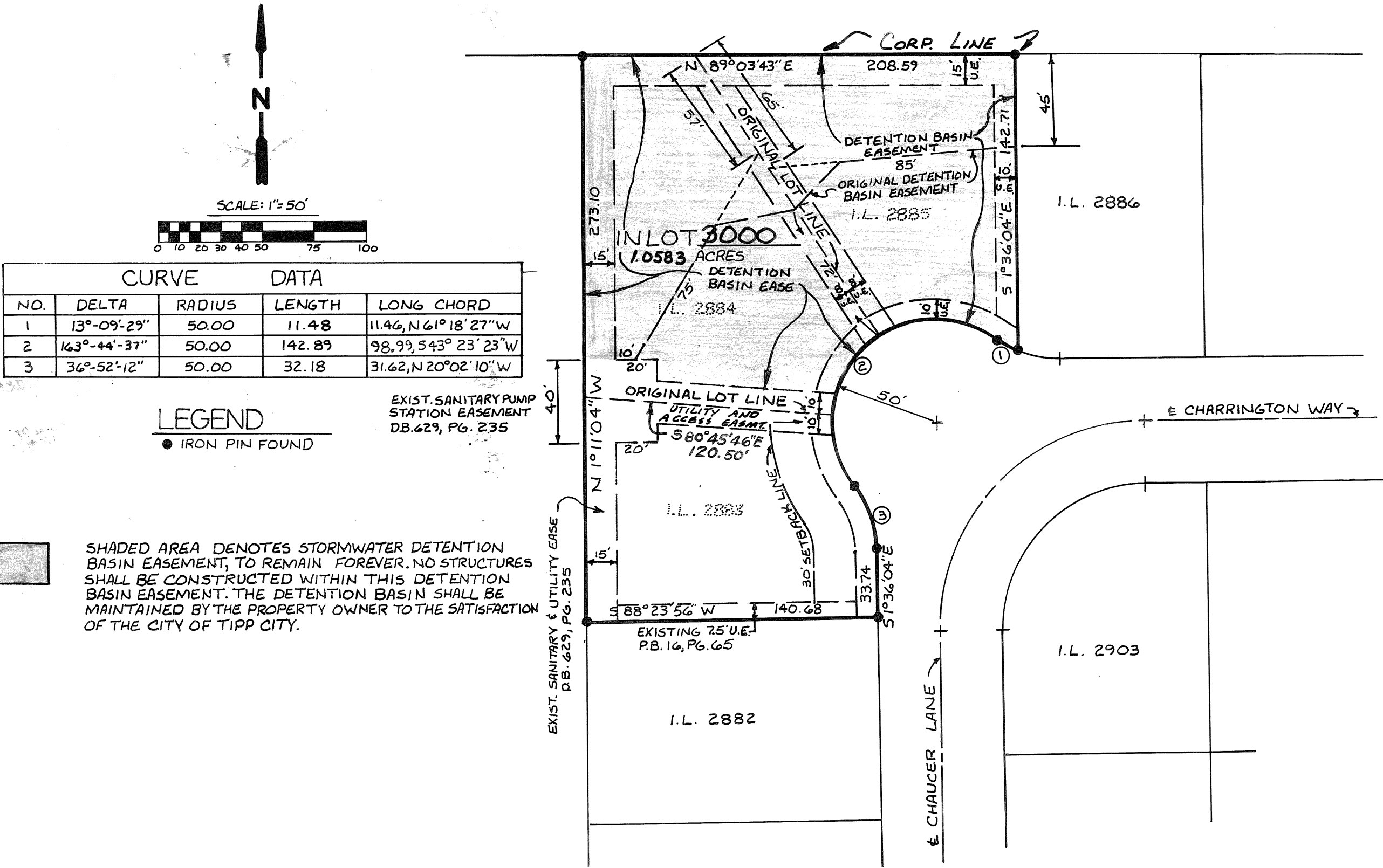
JESSICA A. TORREY
Notary Public, State of Ohio
My Commission Expires July 16, 1998

REPLAT OF INLOTS 2883, 2884, AND 2885, TIPP CITY, OHIO FOR THE TIPPECANOE LAND COMPANY, INC.



Michael W. Cozatt 4-26-94
MICHAEL W. COZATT P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO. 08293



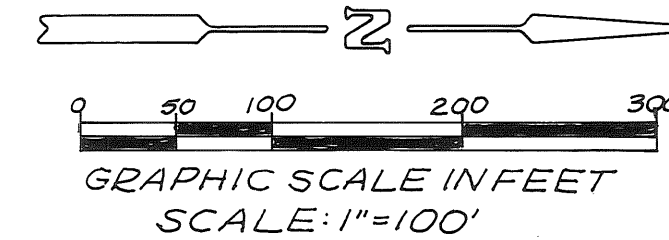
OAKWINDS - TIPP CITY, OHIO

PLAT BOOK 16 PAGE 113
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 23RD DAY OF

MAY 1994, AT 2:10 P.M.

FILE NO. 163 262 FEE: \$ 43.20

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
By: Bobbie Mueller,
Deputy



BEING A SUBDIVISION CONTAINING 30.8251 ACRES IN TIPP CITY, OHIO, ACQUIRED BY THE FOLLOWING OWNERS AND FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS AS FOLLOWS: 5.0720 ACRES (INLOT 2855) BY MYRON LAWRENCE & DOROTHY L. CROWL, DEED BOOK 567, PAGE 560; 15.9150 ACRES (INLOT 2854) BY MYRON LAWRENCE & DOROTHY L. CROWL, DEED BOOK 567, PAGE 558; 5.8012 ACRES (INLOT 2856) BY LARRY D. & CAROL D. STRUNK, DEED BOOK 567, PAGE 556; 1.6710 ACRES (INLOT 2853) BY B. KATE BEHM, DEED BOOK 591, PAGE 482; 2.3660 ACRES (INLOT 2852) BY SCOTT M. BEHM, DEED BOOK 575, PAGE 671, OF WHICH 26.9709 ACRES ARE REPLATTED INTO LOTS AND THE REMAINING 3.8542 ACRES IS PLATTED AND DEDICATED AS STREETS AND PUBLIC RIGHT-OF-WAY. INLOTS 2855 AND 2856 WERE FORMERLY KNOWN AS LOTS 16 AND 17 IN ASH GROVE SUBDIVISION SECTION 3, RECORDED IN PLAT BOOK 13, PAGE 136, MIAMI COUNTY RECORDER'S RECORD OF PLATS WHICH IS BEING REPLATTED AS A PART OF THIS OAKWINDS SUBDIVISION. THE RESTRICTIVE COVENANTS FOR ASH GROVE SUBDIVISION SECTION 3 SHALL BE AMENDED AND RESTATED AS THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS OAKWINDS SUBDIVISION.

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TIPP CITY, OHIO, HELD THIS 8TH DAY OF FEBRUARY, 1994, THIS PLAT WAS REVIEWED AND APPROVED.

Alvin H. Wampler CHAIRMAN Maria Hufford SECRETARY

AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, OHIO, HELD THIS 18TH DAY OF APRIL, 1994, THIS PLAT WAS APPROVED BY ORDINANCE NO. 8-94.

David Trapp PRESIDENT OF COUNCIL Maria Hufford CLERK OF COUNCIL

APPROVED AND TRANSFERRED THIS 23 DAY OF MAY, 1994.

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

BY: Jo Ann Williams
DEPUTY AUDITOR

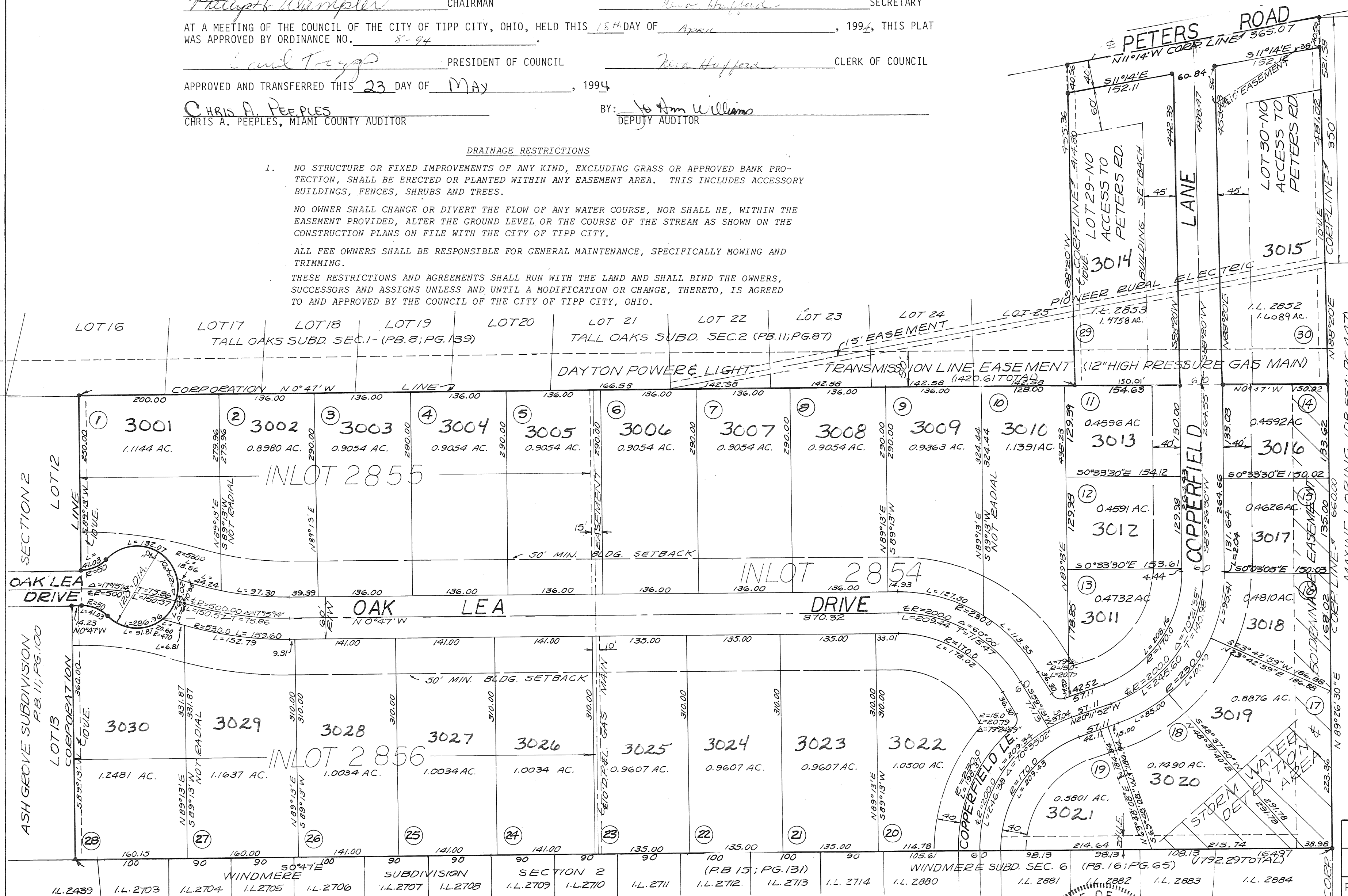
DRAINAGE RESTRICTIONS

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.

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.

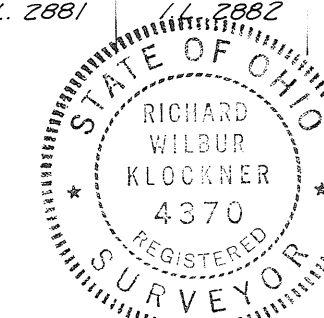
THESE RESTRICTIONS AND AGREEMENTS SHALL RUN WITH THE LAND AND SHALL BIND THE OWNERS, SUCCESSORS AND ASSIGNS UNLESS AND UNTIL A MODIFICATION OR CHANGE, THERETO, IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY, OHIO.



NOTE: IN ADDITION TO EASEMENTS SHOWN OR NOTED HEREON, A 10' UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL INTERIOR AND REAR LOT LINES AND A 5' UTILITY EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY 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



OAKWINDS TIPP CITY, OHIO		
CROWL, STRUNK, BEHM & BEHM TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE	DRAWN BY: <u>JP</u>	SHEET NO.
3 NOV. 1993	TRACED BY: <u>RWB</u>	1 OF 2
	CHECKED BY:	
SCALE: 1" = 100'		

OAKWINDS - TIPP CITY, OHIO

PLAT BOOK 16 PAGE 113 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF _____
19____, AT _____ M.
FILE NO. _____ FEE: \$ _____
JANET E. CAIN, MIAMI COUNTY RECORDER

PROTECTIVE COVENANTS AND RESTRICTIONS

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. OUTBUILDINGS WILL BE PERMITTED SUBJECT TO THE FOLLOWING RESTRICTIONS: (A) ANY OUTBUILDING MUST BE PLACED ON A POURED CONCRETE FOOTING, FOUNDATION AND FLOOR; (B) EXTERIOR FINISH MATERIAL MUST BE THE SAME AS OR COMPARABLE TO THAT ON THE LOWER OR MAIN LEVEL OF THE RESIDENCE BUILDING (E.G. BRICK, CEDAR SIDING, ETC.); (C) 200 SQUARE FEET MAXIMUM AREA; (D) ONLY ONE OUTBUILDING PERMITTED PER LOT; (E) USE OF THE OUTBUILDING SHALL BE LIMITED TO THAT OF A GARDEN HOUSE, STORAGE OF LAWN CARE EQUIPMENT AND SIMILAR USES AND SHALL NOT BE USED FOR THE STORAGE OF ANY CAR, BOAT, MOTOR HOME, CAMPER OR SIMILAR VEHICLE. A NONCOMMERCIAL GREENHOUSE NOT TO EXCEED 240 SQUARE FEET WILL BE PERMITTED AND MUST BE ATTACHED TO MAIN STRUCTURE.

2. NO LOT AS SHOWN ON THIS RECORDED PLAT SHALL BE HEREAFTER SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.

3. ON LOTS 11 THROUGH 19 THE LIVING AREA OF THE MAIN STRUCTURE CONSTRUCTED AS A ONE-STORY RESIDENCE ON ANY HOMESITE, EXCLUSIVE OF PORCHES AND GARAGES, SHALL BE NOT LESS THAN 2000 SQUARE FEET; AND IN THE CASE OF ANY RESIDENCE OF MORE THAN ONE-STORY, THE REQUIREMENTS AS TO LIVING AREA SHALL BE A MINIMUM OF 2500 SQUARE FEET FOR BOTH STORIES. ON LOTS 1 THROUGH 10 AND LOTS 20 THROUGH 28, A ONE-STORY RESIDENCE SHALL BE NOT LESS THAN 2200 SQUARE FEET, AND A RESIDENCE OF MORE THAN ONE-STORY SHALL BE A MINIMUM OF 3000 SQUARE FEET. NO RESIDENCE MAY EXCEED TWO AND ONE-HALF STORIES IN HEIGHT.

4. NO GARAGE MAY BE GREATER IN HEIGHT OR NUMBER OF STORIES THAN THE RESIDENCE FOR WHICH IT IS BUILT. GARAGES SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE NOT LESS THAN TWO CARS NOR MORE THAN THREE CARS. ALL GARAGES MUST BE ATTACHED TO THE MAIN STRUCTURE.

5. NO BUILDING SHALL BE OCCUPIED DURING CONSTRUCTION.

6. 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.

7. ANY BUILDING TO BE ERECTED IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A PERIOD OF TWELVE (12) MONTHS FROM THE BEGINNING OF CONSTRUCTION. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDING WELL PAINTED AND WEEDS AND UNDERBRUSH SHALL BE KEPT UNDER CONTROL. NO UNLICENSED MOTOR VEHICLES, MACHINERY, JUNK, TRASH OR BUILDING MATERIALS SHALL BE STORED ON ANY LOT IN THIS SUBDIVISION.

8. NO STRUCTURE OF A TEMPORARY CHARACTER SHALL BE PERMITTED ON ANY PREMISE EXCEPT DURING THE ACTIVE PERIOD OF CONSTRUCTION.

9. ON LOTS 11 THROUGH 19 NO BUILDINGS SHALL BE LOCATED NEARER TO THE STREET PROPERTY LINE THAN THE 40 FOOT MINIMUM SETBACK DISTANCE AS PROVIDED ON THE RECORDED PLAT OF THIS SUBDIVISION. ON LOTS 1 THROUGH 10 AND LOTS 20 THROUGH 28 NO BUILDINGS SHALL BE LOCATED NEARER TO THE STREET PROPERTY LINE THAN THE 50 FOOT MINIMUM SETBACK AS PROVIDED ON THE RECORDED PLAT OF THIS SUBDIVISION. ALL MAIN STRUCTURES, INCLUDING ATTACHED GARAGES, SHALL HAVE 12 FEET MINIMUM SIDE YARD CLEARANCE AND A MINIMUM TOTAL SIDE YARD SUM OF 25 FEET. SIDE YARD CLEARANCES FOR ALL MAIN STRUCTURES, INCLUDING ATTACHED GARAGES, SHALL BE A MINIMUM OF 15 FEET AND A MINIMUM TOTAL SIDE YARD SUM OF 30 FEET FOR ANY LOT HAVING GREATER THAN 125 FEET FRONTAGE. ALL MAIN STRUCTURES, INCLUDING ATTACHED GARAGES, SHALL HAVE A 40 FOOT MINIMUM REAR YARD.

10. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE, NOR SHALL ANY TEMPORARY STRUCTURE BE USED AS A RESIDENCE.

11. 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.

12. NO BUILDING OR STRUCTURE SHALL BE ERECTED OR PLACED ON ANY LOT WITHIN 10 FEET OF THE PROPERTY LINE OR WITHIN 10 FEET OF THE EDGE OF ANY OPEN WATER COURSE. NO BUILDING, STRUCTURES OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, PLOT PLAN AND LANDSCAPING PLANS SHOWING LOCATION AND GRADE OF SUCH BUILDING, STRUCTURES OR LANDSCAPING HAVE BEEN APPROVED IN WRITING BY THE DEVELOPERS OR THEIR AUTHORIZED REPRESENTATIVE. ANY DETACHED BUILDING IN THIS SUBDIVISION MUST BE APPROVED IN WRITING BY THE DEVELOPERS OR THEIR AUTHORIZED REPRESENTATIVE. DEVELOPERS MAY REQUIRE SOD OR OTHER EROSION PROTECTION AS A CONDITION OF APPROVAL OF ANY STRUCTURE.

13. NO HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORD PLAT, EXCEPT THAT SHRUBS, HEDGES OR TREES MAY BE PLANTED NEARER THAN THE BUILDING SETBACK LINE PROVIDED THAT NO SHRUB OR HEDGE SHALL EXCEED 2 FEET IN HEIGHT AND THE FOLIAGE OF ANY TREE SHALL NOT EXTEND NEARER THAN 6 FEET TO THE GROUND. SHRUBS, HEDGES OR TREES WILL NOT BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY. NO WOVEN WIRE OR CHAINLINK FENCING WILL BE PERMITTED IN THIS SUBDIVISION, FURTHER NO DECORATIVE WALL AND/OR WOOD FENCING SHALL BE ERECTED OR PLACED IN THIS SUBDIVISION UNTIL SUCH WALLS OR FENCING HAVE BEEN APPROVED IN WRITING BY THE DEVELOPERS OR THEIR AUTHORIZED REPRESENTATIVE.

14. EXCEPT FOR DELIVERY, LOADING AND UNLOADING, THERE SHALL BE NO TEMPORARY OR PERMANENT PARKING OR STORAGE OF ANY TRAVEL TRAILER, RECREATIONAL VEHICLE, BOAT, UTILITY TRAILER OR HOUSE TRAILER UPON OR ADJACENT TO ANY LOT 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 PORTLAND CEMENT CONCRETE OR BRICK PAVES, SUCH PAVING TO BE COMPLETED WITHIN 12 MONTHS FROM COMMENCEMENT OF CONSTRUCTION. DRIVEWAY APPROACHES TO BE PAVED WITH PORTLAND CEMENT CONCRETE ONLY AND A MINIMUM OF 6 INCHES THICK, WITH MINIMUM 6' SIDEYARD CLEARANCE.

17. SEPARATE POLES FOR BASKETBALL HOOPS WILL BE PERMITTED. NO BASKETBALL HOOP SHALL BE ATTACHED TO ANY RESIDENCE STRUCTURE.

18. NO RADIO OR TELEVISION SIGNALS NOR ANY OTHER FORM OF ELECTRO-MAGNETIC RADIATION SHALL BE PERMITTED TO ORIGINATE FROM ANY LOT WHICH MAY UNREASONABLY INTERFERE WITH THE RECEPTION OF TELEVISION OR RADIO SIGNALS UPON ANY OTHER LOT.

19. HAM, AMATEUR OR C.B. RADIO ANTENNAS SHALL NOT BE PERMITTED.

20. SATELLITE DISHES SHALL NOT BE PERMITTED ON ANY LOT.

21. ONE FREE-STANDING ANTENNA PER LOT WILL BE PERMITTED AND SHALL BE CONSTRUCTED WITHIN 2 FEET OF THE MAIN STRUCTURE. NO ANTENNA EITHER FREE-STANDING OR ROOF CONSTRUCTION TYPE, SHALL BE PERMITTED TO EXTEND MORE THAN 12 FEET ABOVE THE RIDGE LINES OF THE ADJACENT ROOF OR THE RIDGE LINE OF THE ROOF UPON WHICH IT IS CONSTRUCTED.

22. NO LINES, WIRES, OR OTHER DEVICES FOR THE COMMUNICATION OR TRANSMISSION OF ELECTRIC CURRENT OR POWER, INCLUDING TELEPHONE AND TELEVISION SHALL BE CONSTRUCTED, PLACED OR MAINTAINED ANYWHERE IN OR UPON ANY LOT OTHER THAN WITHIN A BUILDING UNLESS THE SAME SHALL BE CONTAINED IN CONDUITS OR CABLES CONSTRUCTED, PLACED AND MAINTAINED UNDERGROUND OR CONCEALED IN OR UNDER BUILDINGS. NOTHING HEREIN CONTAINED, HOWEVER, SHALL PREVENT ERECTION AND USE OF TEMPORARY POWER OR TELEPHONE SERVICES INCIDENT TO THE CONSTRUCTION OF BUILDINGS OR TO RESTRICT THE OVERHEAD DISTRIBUTION TO THE SUBDIVISION BY A UTILITY COMPANY.

23. NO PERSON SHALL INSTALL ANY PUMP, PIPING, DEVICE, APPARATUS, OR OTHER SUCH SYSTEM FOR DISCHARGING SUMP PUMP EFFLUENT INTO A PUBLIC RIGHT-OF-WAY.

24. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS, PROVIDED THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES; AND NO DOGS, CATS OR OTHER HOUSEHOLD PETS SHALL BE KEPT OR MAINTAINED ON ANY LOT WITHIN THE REQUIRED FRONT OR SIDE YARD AREA.

25. NO SIGN OR BILLBOARD OF ANY KIND SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN THREE SQUARE FEET OR ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING PROPERTY FOR SALE OR RENT, OR SIGNS BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE ACTIVE PERIOD OF CONSTRUCTION OF THE HOUSE. DEVELOPER SHALL BE EXEMPT FROM THIS COVENANT DURING THE PERIOD OF THE PLAT DEVELOPMENT AND LOT SALES. SHOULD ANY OF THE SIGN OR BILLBOARD COVENANTS BE IN CONFLICT WITH THE CITY OF TIPP CITY ORDINANCES, THE ORDINANCES OF THE CITY SHALL PREVAIL.

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 AUGUST 1, 2013, 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.

27. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, HIS SUCCESSORS AND ASSIGNS AND/OR THE OWNERS OF THE LOTS. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

NOTE: THE RESTRICTIVE COVENANTS FOR TALL OAKS SUBDIVISION AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATS BOOK 8; PAGE 139-A, SHALL GOVERN THE IMPROVEMENTS AND CONSTRUCTION ON LOTS 29 AND 30 IN THIS DEVELOPMENT. (THESE LOTS ARE SHOWN ORIGINALLY AS LOTS 26 AND 27 IN TALL OAKS SUBDIVISION SEC. 2.)

BEING A SUBDIVISION CONTAINING 30.8251 ACRES IN TIPP CITY, OHIO, ACQUIRED BY THE FOLLOWING OWNERS AND FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS AS FOLLOWS: 5.0720 ACRES (INLOT 2855) BY MYRON LAWRENCE & DOROTHY L. CROWL, DEED BOOK 567, PAGE 560; 15.9150 ACRES (INLOT 2854) BY MYRON LAWRENCE & DOROTHY L. CROWL, DEED BOOK 567, PAGE 558; 5.8012 ACRES (INLOT 2856) BY LARRY D. & CAROL D. STRUNK, DEED BOOK 567, PAGE 556; 1.6710 ACRES (INLOT 2853) BY B. KATE BEHM, DEED BOOK 591, PAGE 482; 2.3660 ACRES (INLOT 2852) BY SCOTT M. BEHM, DEED BOOK 575, PAGE 671, OF WHICH 26.9709 ACRES ARE REPLATTED INTO LOTS AND THE REMAINING 3.8542 ACRES IS PLATTED AND DEDICATED AS STREETS AND PUBLIC RIGHT-OF-WAY. INLOTS 2855 AND 2856 WERE FORMERLY KNOWN AS LOTS 16 AND 17 IN ASH GROVE SUBDIVISION SECTION 3, RECORDED IN PLAT BOOK 13, PAGE 136, MIAMI COUNTY RECORDER'S RECORD OF PLATS WHICH IS BEING REPLATTED AS A PART OF THIS OAKWINDS SUBDIVISION. THE RESTRICTIVE COVENANTS FOR ASH GROVE SUBDIVISION SECTION 3 SHALL BE AMENDED AND RESTATED AS THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS OAKWINDS SUBDIVISION.

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.

MYRON LAWRENCE CROWL DOROTHY L. CROWL WITNESS WITNESS
LARRY D. STRUNK CAROL D. STRUNK WITNESS WITNESS
B. KATE BEHM SCOTT M. BEHM (B. KATE BEHM, POA) 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 29TH DAY OF MARCH, 1994.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES October 19, 1995

LIENHOLDER: GUS GOLDSMITH

GUS GOLDSMITH WITNESS WITNESS

STATE OF Michigan - COUNTY OF Calhoun, S.S.

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Troy, Ohio, THIS 29th DAY OF March, 1994.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES October 19, 1995

LIENHOLDERS: SOURCE ONE MORTGAGE SERVICES CORP.

Daniene Darga Douglas A. Wright WITNESS WITNESS

STATE OF Michigan - COUNTY OF Calhoun, S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Michigan, PERSONALLY APPEARED THE ABOVE SIGNED OFFICIERS OF SOURCE ONE MORTGAGE SERVICES CORP., 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 INDIVIDUALLY AND AS SUCH OFFICERS AND THE FREE ACT AND DEED OF SAID CORPORATION.

Daniene Darga NOTARY PUBLIC MY COMMISSION EXPIRES October 19, 1995

REVISED PROTECTIVE COVENANTS AND RESTRICTIONS
NUMBERED 1 AND 4
THE FOLLOWING EXCEPTIONS TO THE HEREIN PROTECTIVE COVENANTS AND RESTRICTIONS OF THE PARAGRAPH NUMBERED 1 APPLY ONLY TO LOT NUMBERED 27:
ANY OUTBUILDING ERECTED ON LOT NUMBERED 27 CONSTITUTING A GAZEBO OF NOT MORE THAN 400 SQUARE FEET MAY BE PLACED ON A POURED CONCRETE FLOOR OF NOT MORE THAN 200 SQUARE FEET WITHOUT ANY POURED CONCRETE FOOTING OR FOUNDATION.
EXCEPTION TO PROTECTIVE COVENANT AND RESTRICTION (B): ON A GAZEBO OF NOT MORE THAN 200 SQUARE FEET, ON LOT NUMBERED 27, EXTERIOR FINISH MATERIAL CONSISTING OF REDWOOD OR CEDAR LUMBER.
EXCEPTION TO PROTECTIVE COVENANT AND RESTRICTIONS (C): ANY OUTBUILDING ERECTED ON LOT NUMBERED 27 OTHER THAN AN OUTBUILDING CONSTITUTING A GAZEBO OF NOT MORE THAN 200 SQUARE FEET MAY HAVE 600 SQUARE FEET MAXIMUM SIDE YARD CLEARANCE.
EXCEPTION TO PROTECTIVE COVENANT AND RESTRICTION (D): NO MORE THAN TWO OUTBUILDINGS, WITH ONE OF SUCH TWO OUTBUILDINGS CONSTITUTING A GAZEBO OF NOT MORE THAN 200 SQUARE FEET, ARE PERMITTED ON LOT NUMBERED 27.
EXCEPTION TO PROTECTIVE COVENANT AND RESTRICTION (E): ANY OUTBUILDING ERECTED ON LOT NUMBERED 27 OTHER THAN AN OUTBUILDING CONSTITUTING A GAZEBO OF NOT MORE THAN 200 SQUARE FEET MAY BE USED FOR THE STORAGE OF ANY CARS, BOATS, MOTOR HOMES, CAMPERS OR SIMILAR VEHICLES.
THE FOLLOWING EXCEPTION TO THE HEREIN PROTECTIVE COVENANTS AND RESTRICTIONS OF THE PARAGRAPH NUMBERED 4 APPLIES ONLY TO LOT NUMBERED 27:
EXCEPTION TO PROTECTIVE COVENANTS AND RESTRICTIONS: A GAZEBO OF NOT MORE THAN 200 SQUARE FEET MAY BE USED FOR THE STORAGE OF NOT LESS THAN TWO CARS NOR MORE THAN FOUR CARS.

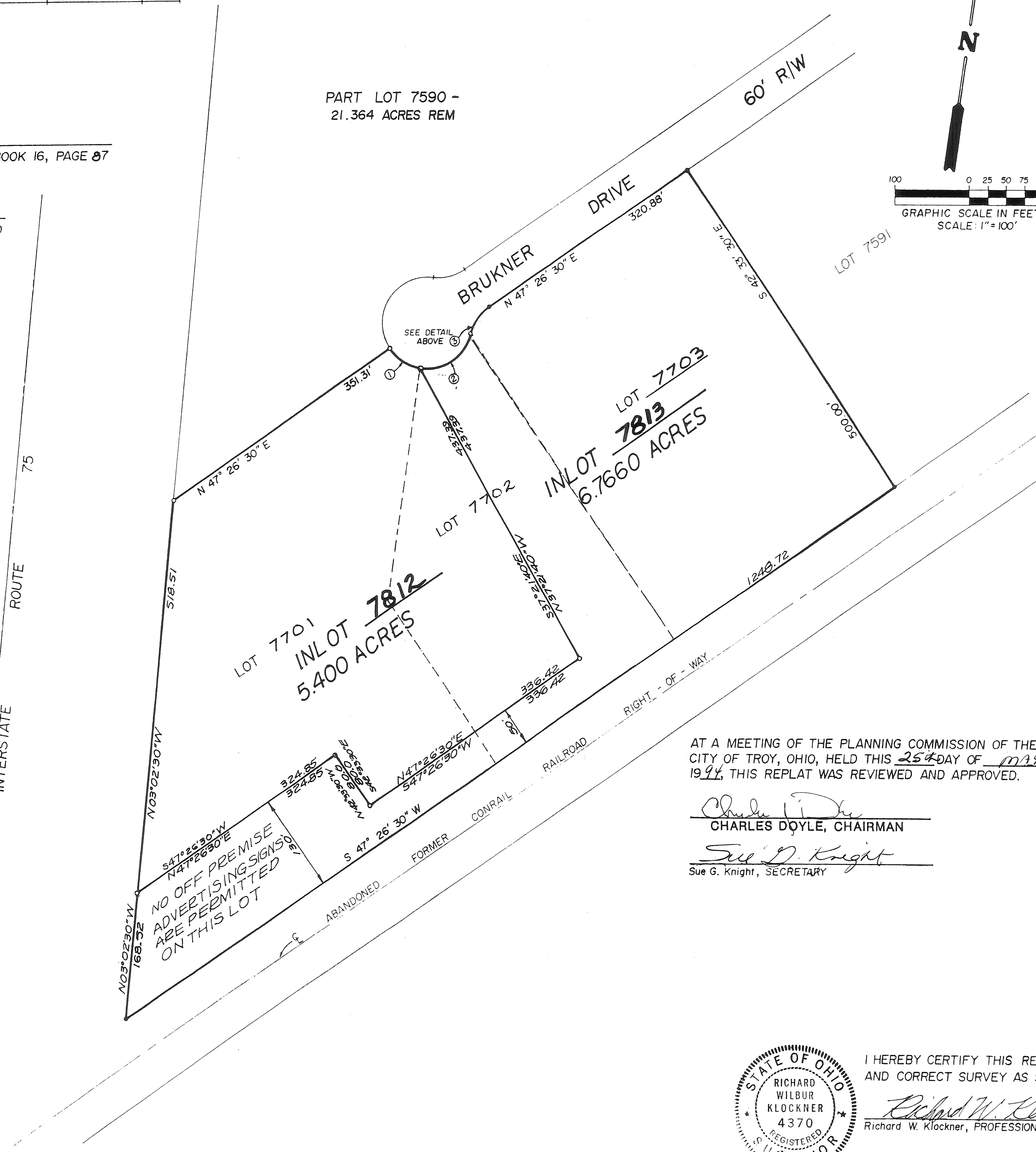
OAKWINDS TIPP CITY, OHIO		
CROWL, STRUNK, BEHM & BEHM TIPP CITY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE <u>3 NOV</u> <u>1993</u>	DRAWN BY: CHECKED BY: SCALE: 1" = 100'	SHEET NO. <u>2 OF 2</u>

REPLAT OF INLOTS 7701, 7702 & 7703 IN TROY, OHIO

CURVE				DATA		
NO.	RAD.	L	DELTA	CHORD	BRG.	CHD. L
1	60.00'	50.00'	47° 44' 47"	S 66° 25' 54" E		48.57'
2	60.00'	87.61'	83° 39' 43"	N 47° 51' 47" E		80.03'
3	60.00'	43.36'	41° 24' 30"	N 26° 44' 15" E		42.43'

REFERENCES
RECORDER S PLAT BOOK 16, PAGE 87

LEGEND
• IRON PIN FOUND
◦ IRON PIN SET



VOLUME 16 PAGE 114
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED FOR RECORD THIS 27th DAY
OF MAY, 1994, AT 11:36 A.M.
FILE NUMBER: 163495 FEE: 21.40

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

by Deputy

DESCRIPTION
BEING A REPLAT OF INLOTS 7701, 7702 & 7703 IN THE CITY OF TROY, OHIO, AS SHOWN ON MIAMI COUNTY RECORDER'S RECORD OF PLATSA BOOK 16, PAGE 87

CONSENT TO REPLAT

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.

F.A. ARCHER PARTNERSHIP, LTD.

F.A. Archer
F.A. Archer, GENERAL PARTNER

Ruby E. Klockner
Witness

Christina H. Field
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 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 25TH DAY OF MAY 1994

Richard W. Klockner
Notary Public
RICHARD W. KLOCKNER, Notary Public
in and for the State of Ohio
My Commission Expires October 19, 1996

My commission expires:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 25th DAY OF MAY 1994, THIS REPLAT WAS REVIEWED AND APPROVED.

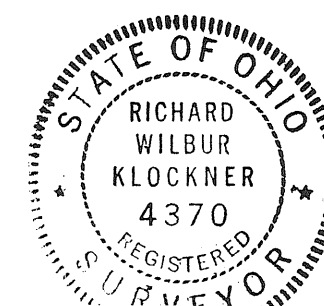
Charles Doyle
CHARLES DOYLE, CHAIRMAN

Sue G. Knight
Sue G. Knight, SECRETARY

THIS REPLAT REVIEWED AND APPROVED THIS 27th DAY OF MAY 1994

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

Linda Pearson
by Deputy



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

Richard W. Klockner
Richard W. Klockner, PROFESSIONAL SURVEYOR No. 4370

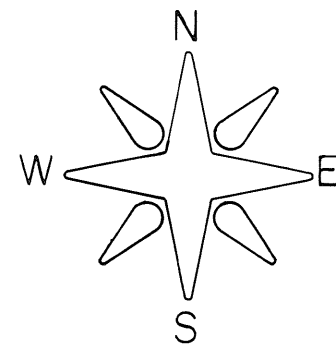
REPLAT OF INLOTS 7701, 7702 & 7703 IN THE CITY OF TROY, OHIO		
F.A. ARCHER PARTNERSHIP, LTD. TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513)-339-5331		
DATE	DRAWN BY:	SHEET NO.
19 MAY 1994	TRACED BY:	1 of 1
	CHECKED BY: <i>RWK</i>	
	SCALE: 1" = 100'	

ANNEXATION TO CITY OF PIQUA

TOWN 8, RANGE 5, SECTIONS 11 & 12, WASHINGTON TOWNSHIP,
MIAMI COUNTY, OHIO

VOLUME 16 PAGE 115
MIAMI COUNTY RECORDERS PLAT RECORDS
FILE NO. 163612
RECEIVED FOR RECORDS THIS 31 DAY OF
MAY 1994. AT 2:51
FEE: 21.60
Janet E. Cain Recorder
MIAMI COUNTY RECORDER: JANET E. CAIN
ANNEXATION PROCEEDINGS RECORDED IN
MISCELLANEOUS BOOK VOLUME 26 PAGE 313

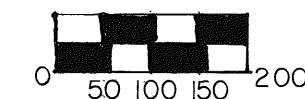
NET = 77.772 AC.
R/W = 2.745 AC.
TOTAL = 80.517 AC.



LEGEND

IRON PIN FOUND
RAILROAD SPIKE FOUND
PIPE FOUND
P.K. NAIL FOUND
WOOD POST FOUND

SCALE - 1" = 200'



DESCRIPTION

BEING A 80.517 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWN 8, RANGE 5, AND THE NORTHEAST QUARTER OF SECTION 11, TOWN 8, RANGE 5, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVAL BY MIAMI COUNTY ENGINEER

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 24th DAY OF August 1993.

Douglas L. Christian
DOUGLAS L. CHRISTIAN, P.E., P.S., MIAMI COUNTY ENGINEER

APPROVAL BY MIAMI COUNTY COMMISSIONERS

THIS ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 23 DAY OF August 1993.

Richard N. Adams *Arthur D. Haddad*
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER
RICHARD N. ADAMS ARTHUR D. HADDAD
Louis W. Havenar
MIAMI COUNTY COMMISSIONER
LOUIS W. HAVENAR

APPROVAL BY CITY OF PIQUA

THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, THIS 7th DAY OF March 1994.

ORDINANCE NO. 18-94 *Lucinda L. Fess*
MAYOR: LUCINDA L. FESS

Rebecca J. Cool
CLERK: REBECCA J. COOL

APPROVAL BY MIAMI COUNTY AUDITOR

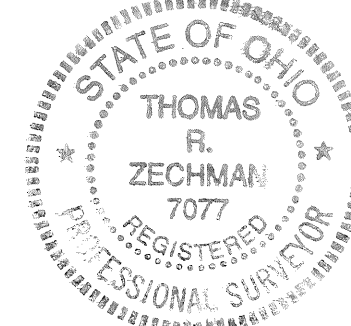
APPROVED AND TRANSFERRED THIS 31 DAY OF May 1994.

Chris A. Peeples *John Williams*
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR BY JOHN WILLIAMS, DEPUTY AUDITOR

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN, BASED ON DEED BOOK NO. 641, PG. 418, AND DEED BOOK NO. 641, PG. 612, AND EXISTING RECORDED LAND SURVEYS AS NOTED HEREON. NO FIELD SURVEY WORK WAS PERFORMED. BEARINGS ARE BASED ON LAND SURVEY 37, PLAT 149.

Thomas R. Zechman
THOMAS R. ZECHEMAN
OHIO REGISTERED SURVEYOR NO. 7077

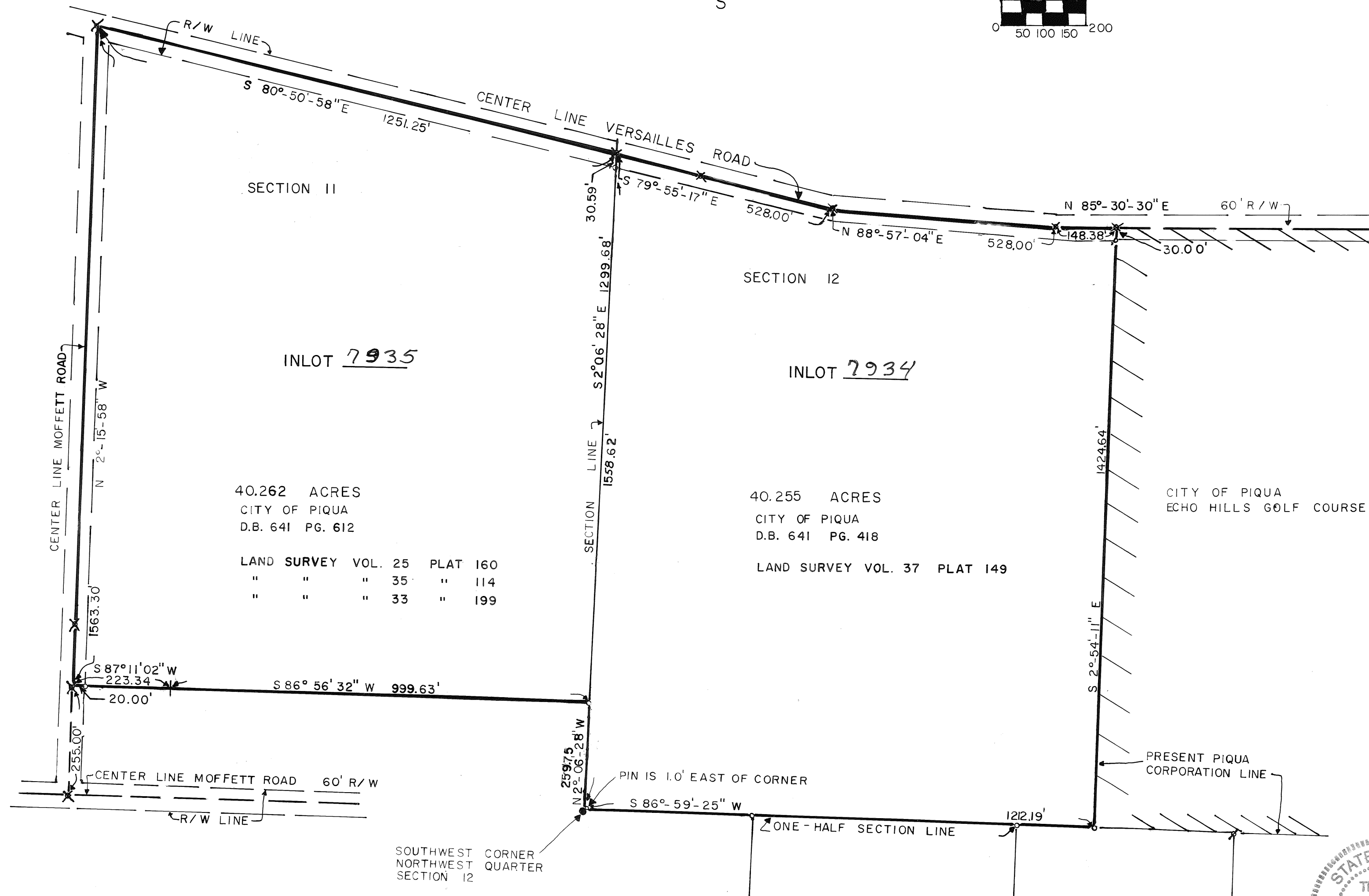


ECHO HILLS GOLF COURSE EXPANSION ANNEXATION

DATE: MARCH 1993 CITY OF PIQUA

DRAWN BY: K K CHECKED BY: J J

SCALE: 1" = 200'



ALLEY VACATION & DEDICATION

CITY OF PIQUA, MIAMI COUNTY, OHIO

PLAT BOOK 16 PAGE 116
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED June 3rd, 1994, AT 1:40 PM
FILE NUMBER 163840 FEE \$21.95

Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy

APPROVED AND TRANSFERRED THIS 3rd
DAY OF June, 1994.

Chris A. Peoples by
MIAMI COUNTY AUDITOR
Orinda Peterson
Deputy

REFERENCES

VOL. 1, PG. 19 MIAMI COUNTY RECORDER'S
VOL. 1, PG. 474 PLAT RECORDS
VOL. 1, PG. 523

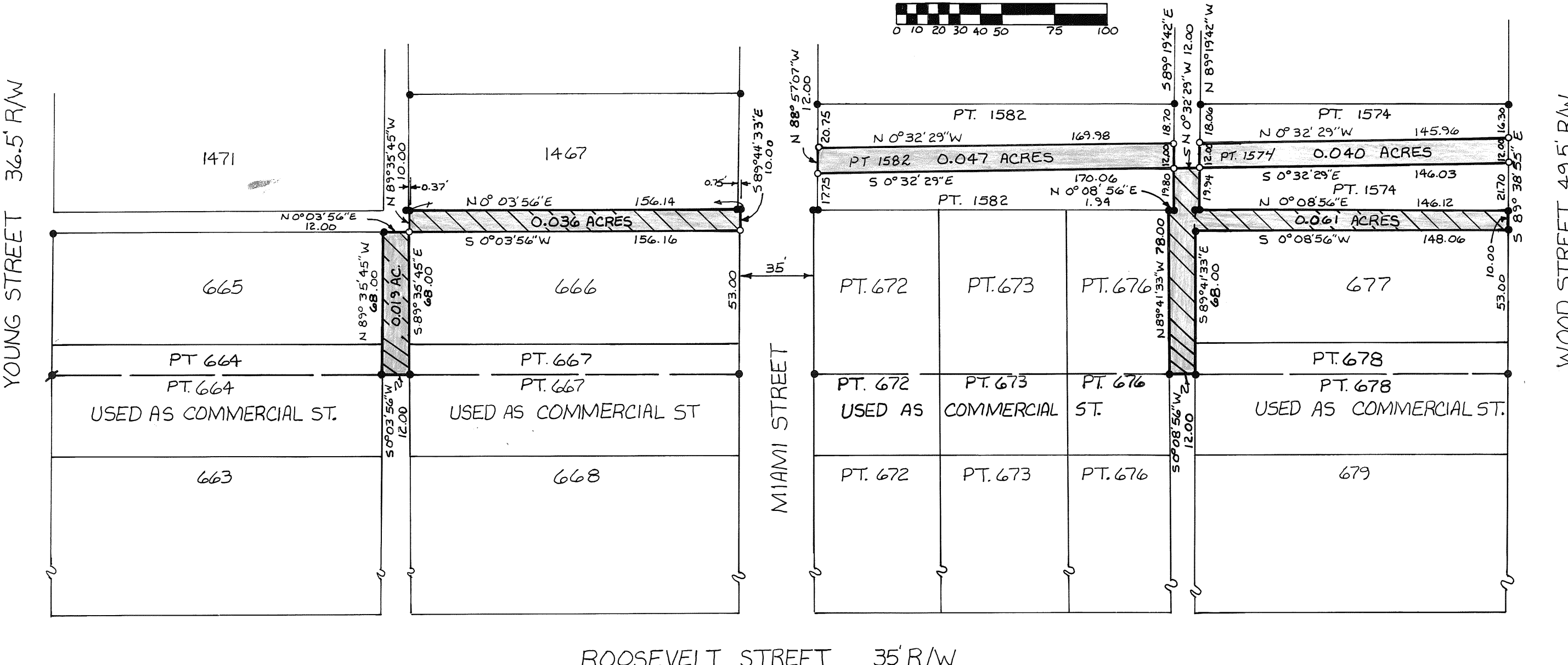
VOL. 20, PG. 53 MIAMI COUNTY ENGINEER'S
RECORD OF LOT SURVEYS

LEGEND

- PK NAIL FOUND
- IRON PIN FOUND
- 5/8" CAPPED IRON PIN SET (COZATT, 56001)
- ALLEY TO BE VACATED (ORD. 34-93)
- ALLEY TO BE DEDICATED (RESOLUTION 21-93-Z)



SCALE: 1"=50'
0 10 20 30 40 50 75 100



PIQUA CITY PLANNING COMMISSION

THE VACATION OF THE ALLEYS SHOWN HEREON WAS REVIEWED AND
RECOMMENDED APPROVED TO THE PIQUA CITY COMMISSION.
Ray L. Taffer 9/02/93 James C. J. 9/02/93
CHAIRMAN DATE SECRETARY DATE

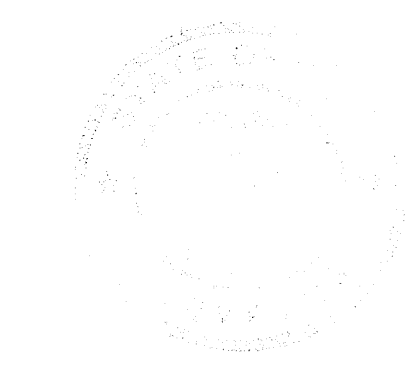
THE DEDICATION OF THE ALLEYS SHOWN HEREON WAS REVIEWED AND
RECOMMENDED APPROVED TO THE PIQUA CITY COMMISSION.
Ray L. Taffer 9/02/93 James C. J. 9/02/93
CHAIRMAN DATE SECRETARY DATE

PIQUA CITY COMMISSION

THE ALLEYS SHOWN VACATED HEREON WERE VACATED BY ORDINANCE
NO. 34-93 ENACTED BY THE CITY COMMISSION OF PIQUA, OHIO.
James L. Taffer 9/16/93 Rebecca J. Cool 9/16/93
MAYOR DATE CLERK DATE

THE ALLEYS SHOWN DEDICATED HEREON WERE DEDICATED BY ORDINANCE
NO. 29-93 ENACTED BY THE CITY COMMISSION OF PIQUA, OHIO.
James L. Taffer 9/16/93 Rebecca J. Cool 9-16-93
MAYOR DATE CLERK DATE

I HEREBY CERTIFY THIS VACATION AND DEDICATION MAP TO BE CORRECT
AS SHOWN, WITH IRON PINS SET AT ALL LOT CORNERS.



Michael W. Cozatt 5-24-93
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 06493

BROKEN WOODS VILLAGE SECTION 3

4
TOWN

6E
RANGE

SE 1/4 ~ 4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 16 PAGE 117
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED JUNE 9, 1994 AT 3:00 P
FILE NO. 164158 FEE \$ 21.60

Janet E. Cain BY: Beverly McQuade
MIAMI CO. RECORDER DEPUTY

APPROVALS

THIS PLAT REVIEWED AND APPROVED BY THE CITY OF TROY PLANNING COMMISSION THIS 22 DAY OF JAN, 1994.

Charles J. Doyle Seal D. Knight
CHAIRMAN - CHARLES J. DOYLE SECRETARY

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY COMMISSION THIS 15 DAY OF February, 1994.

Bruce R. Lowry Seal D. Knight
CHAIRMAN - BRUCE R. LOWRY SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 2 DAY OF JUNE, 1994.

Gregg Brubaker
MIAMI COUNTY ENGINEER (CHIEF DEPUTY)

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 9 DAY OF JUNE, 1994. (APPROVAL OF 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.)

Richard N. Adams Seal D. Knight
Seal D. Knight

DETENTION BASIN AND STORMWATER COVENANTS AND RESTRICTIONS

- THE FOLLOWING COVENANTS ARE NON-AMMENDABLE 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 OFF SITE.
 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, PG. 585, MIAMI COUNTY RECORDER'S RECORDS.
 3. THE GRANTEE'S AGREE TO INDIVIDUALLY MAINTAIN AND REPAIR THE STORMWATER 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 GRANTEE'S FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEE'S 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 STRUCTURES, PLANTING, FENCING, CULVERT PIPES, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE STORMWATER 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 PART THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN

TRANSFERRED THIS 9 DAY OF JUNE, 1994.

CHRIS A. PEEPLES BY: Seal D. Knight
MIAMI CO. AUDITOR DEPUTY

DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING 9.653 ACRES OF A TOTAL OF 19.095 ACRES AS CONVEYED TO CM LIMITED, AN OHIO GENERAL PARTNERSHIP, BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 649, PAGE 840.

* 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.

Emerson Wagner Lisa M. Weinland
WITNESS - LISA M. WEINLAND
Michael W. Cozatt
WITNESS

* SEE AFFIDAVIT RECORDED IN MISCELLANEOUS VOLUME 27, PAGE 179.

Janet E. Cain Recorder
Janet E. Cain, MIAMI COUNTY RECORDER
January 31, 1995
Date

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CM LIMITED BY EMERSON WAGNER, ITS MANAGING PARTNER, WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 3 DAY OF March, 1994.

Connie Wagner Jan 21, 1994
NOTARY PUBLIC MY COMMISSION EXPIRES

SURVEYOR'S STATEMENT

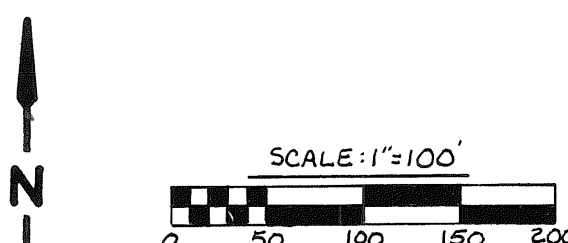
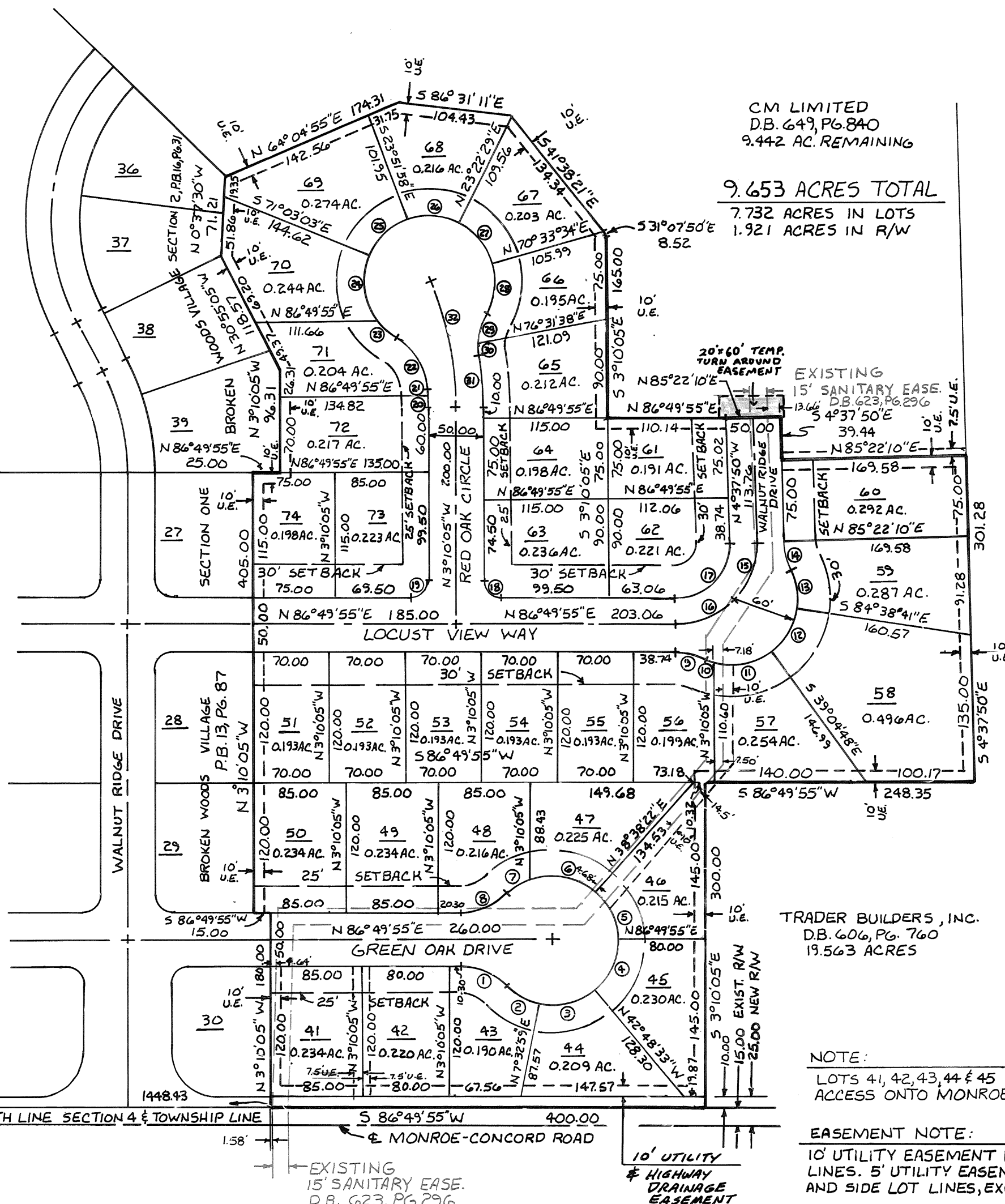
I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH IRON PINS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.

NOTE:
LOTS 41, 42, 43, 44 & 45 SHALL HAVE NO RIGHT-OF-WAY ACCESS ONTO MONROE-CONCORD ROAD.

EASEMENT NOTE:
10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAY LINES. 5' UTILITY EASEMENT ON EACH SIDE OF ALL REAR AND SIDE LOT LINES, EXCEPT AS OTHERWISE SHOWN.

Michael W. Cozatt 2-09-94
MICHAEL W. COZATT, P.S. 6001
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 29793 SHEET 1 OF 2

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	44°54'02"	60.00	47.02	45.83, S 70°43'04"E
2	34°10'58"	60.00	35.80	35.27, S 65°21'33"E
3	50°21'32"	60.00	52.74	51.06, N 72°22'13"E
4	50°21'32"	60.00	52.74	51.06, N 22°00'41"E
5	48°11'33"	60.00	50.47	48.99, N 27°15'52"W
6	61°16'44"	60.00	64.17	61.16, N 82°00'00"W
7	25°25'45"	60.00	26.63	26.41, S 54°38'46"W
8	44°54'02"	60.00	47.02	45.83, S 64°22'54"W
9	26°13'30"	60.00	27.46	27.22, S 80°03'20"E
10	8°10'33"	60.00	8.56	8.55, S 71°01'50"E
11	53°57'40"	60.00	56.51	54.44, N 77°54'02"E
12	45°33'53"	60.00	47.72	46.47, N 28°08'16"E
13	36°12'38"	60.00	37.92	37.23, N 12°45'00"W
14	26°13'29"	60.00	27.46	27.22, N 17°44'34"W
15	45°43'53"	75.00	59.86	58.23, S 18°14'06"W
16	45°43'52"	75.00	59.86	58.23, S 63°57'59"W
17	9°27'45"	50.00	79.82	71.61, S 41°06'04"W
18	9°00'00"	15.50	24.35	21.92, N 48°10'05"W
19	9°00'00"	15.50	24.35	21.92, S 41°49'55"W
20	2°05'02"	275.00	10.00	10.00, S 4°12'37"E
21	1°28'00"	275.00	7.04	7.04, S 5°51'09"E
22	55°17'59"	60.00	57.91	55.69, S 34°22'07"E
23	21°57'53"	60.00	23.00	22.86, S 51°02'10"E
24	59°20'10"	60.00	61.79	59.09, S 10°33'08"E
25	47°11'05"	60.00	49.41	48.03, S 42°32'30"W
26	47°14'27"	60.00	49.47	48.08, S 89°45'15"W
27	47°11'05"	60.00	49.41	48.03, N 43°01'59"W
28	46°01'42"	60.00	48.20	46.92, N 3°34'25"E
29	27°57'26"	60.00	29.28	28.99, N 12°36'33"E
30	10°13'51"	60.00	10.71	10.70, N 6°29'06"W
31	8°25'56"	325.00	47.83	47.79, N 7°23'03"W
32	22°45'00"	300.00	119.11	118.34, N 14°32'35"W



S.W. CORNER
S.E. QUARTER
SECTION 4
N 86°49'55"E

SOUTH LINE SECTION 4 & TOWNSHIP LINE

EXISTING
15' SANITARY EASE.
D.B. G23, PG. 296

10' UTILITY
& HIGHWAY
DRAINAGE
EASEMENT

BROKEN WOODS VILLAGE SECTION 3

4
TOWN

6E
RANGE

SE 1/4 ~ 4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 16 PAGE 117 A
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED June 9, 1994 AT 3:00 P
FILE NO. 164158 FEE \$21.60
Janet E. Cozin BY: Beverly M. O'Carroll
MIAMI CO. RECORDER DEPUTY

RESTRICTIVE COVENANTS

1. All lots shall be used only for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling with a private 2-car garage attached to the principal dwelling.
2. No residential structure shall be erected on any R-1 building site with the inhabitable area thereof, excluding basements, open porches and garages less than 1,300 square feet for a one-story house nor 1,500 square feet for a two-story or split-level dwelling. Walk out basements are considered basements. All structures must have a two-car garage minimum.
3. Gravel and dirt driveways are prohibited.
4. No satellite dishes or antennas for the transmission or reception of radio or television signals shall be erected in front or side yards.
5. Only open type fence or hedge, not to exceed 4 feet in height above ground level shall be erected or planted on any building site and shall not extend closer to the street than the front wall of the house. City requirements on fencing enclosing swimming pools prevail.
6. Exterior materials of all residences shall be of at least 25% brick or cementitious materials. No log houses, concrete block, or modular homes will be permitted without the approval of the developer or his assigns.
7. All electrical and telephone lines shall be underground.
8. All homes must be landscaped to a reasonable extent.
9. When construction is begun, residence must be completed within one (1) year including landscaping unless such completion is impossible or would result in great hardship to the owner. Extensions must be approved by the developer or his assigns.
10. The developer or his assigns or any other owner of any lot shall be entitled to prosecute any proceeding at law or in equity provided herein, against any person or entity violating or attempting to violate any of the covenants, conditions or restrictions contained herein.
11. These conditions, limitations and restrictions set forth herein shall be considered part of any contract, deed, lease or instrument relating to any lot in Broken Woods Village, without being incorporated therein, and the acceptance of any contract, deed, lease or instrument relating therein shall operate as a covenant to use the premises in conformity with the conditions, limitations and the restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of or have any title to any lot located in Broken Woods Village.
12. The foregoing reservations, restrictions, conditions, covenants, obligations and charges may be changed, modified, altered, amended or annulled at any time upon the action, in writing, of the owners of a three-fourths majority of the lots.
13. Should any one or more of the foregoing restrictions, covenants, or conditions at any time in the future be held to be illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.
14. The covenants, conditions and restrictions imposed are for the benefit of all the lot owners and are to run with the land, and shall be binding on all parties and persons claiming under such lot owners until July 1, 2009, at which time these covenants shall be automatically extended for successive periods of ten years, unless they are terminated by three-fourths majority vote of the homeowners within the subdivision.
15. Final interpretation of any covenant, condition or restriction shall be determined by the developer or his assigns.
16. All building construction shall be subject to inspection and approval by Miami County in accordance with established building regulations.

MICHAEL W. COZATT, P.S.#6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 29793 SHEET 2 OF 2

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 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, THERE TO, IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TIPP CITY, OHIO.
2. 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.

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.

APPROVALS

ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
TIPP CITY, OHIO, THIS 2ND DAY OF MAY, 1994 BY
ORDINANCE NO. 10-94

David Trapp Neva Huffad
PRESIDENT OF COUNCIL SECRETARY

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TIPP CITY,
OHIO THIS 12TH DAY OF APRIL, 1994.

David R. Cook Neva Hufford
VICE CHAIRMAN SECRETARY

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 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.

John M. To'l, Pres.
Judith L. To'l, Secy. Treas.



 WITNESS


 WITNESS

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. TOMB, ITS PRESIDENT, AND BY JUDITH L. TOMB ITS SECRETARY/TREASURER, AND BY _____, ITS _____, 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, 1994.

Jessica K. Torrey
NOTARY PUBLIC

July 16, 1998
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. IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF OHIO. ALL CURVE DISTANCES ARE MEASURED ON THE ARC.

Michael W. Cozatt 3-22-94
MICHAEL W. COZATT P.S.#6001

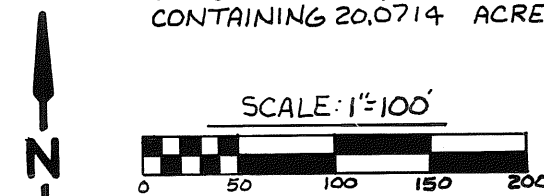
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 08293

WINDMERE SUBDIVISION SECTION 7

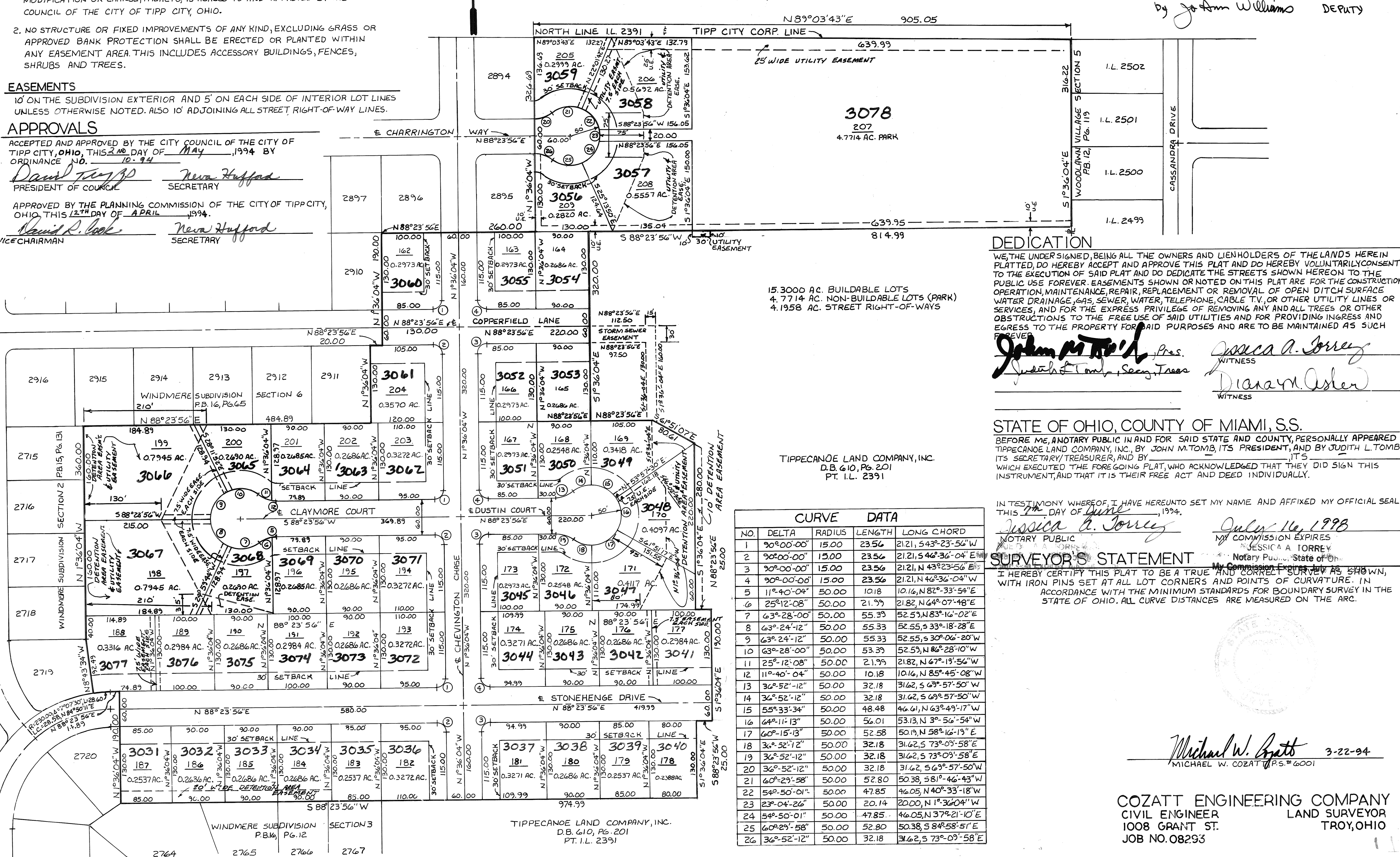
CITY OF TIPP CITY, MIAMI COUNTY, OHIO

DESCRIPTION

BEING A SUBDIVISION OF 24.2672 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 20.0714 ACRES IN LOTS AND 4.1958 ACRES IN STREET RIGHT-OF-WAYS.



STAR BANK N.A. & MARY BERNHARDT
55.024 ACRES
D.B. 640, PG. 45



COBBLESTONE POINTE FIVE

PLANNED UNIT DEVELOPMENT — REPLAT OF PT. INLOT 7373

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 16 PAGE 119
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED JUNE 20, 1994 AT 2:20 P.M.
FILE NO. 164622 FEE 43.30

Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy

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 APRIL, 1994.

Sue D. Knight
SECRETARY

Charles J. De...
CHAIRMAN

CITY OF TROY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 20th DAY OF JUNE, 1994.

Stewart Weaver
ENGINEER

CITY OF TROY CITY COUNCIL

I HEREBY CERTIFY THAT ON THIS 20th DAY OF MAY, 1994, THIS PLAT
WAS APPROVED AND ACCEPTED BY AN ORDINANCE PASSED BY THE COUNCIL OF
THE CITY OF TROY, OHIO.

Peter E. Jenkins
MAYOR

Carol L. Hastings
PRESIDENT OF COUNCIL

Sue D. Knight
CLERK

COVENANTS, 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 540, IN THE RECORDS
OF MIAMI COUNTY, OHIO.

TRANSFERRED THIS 20 DAY OF JUNE, 1994.

CHRIS A. PEERES
MIAMI COUNTY AUDITOR

By: John Williams
DEPUTY AUDITOR

DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF PART INLOT 7373 OF POINT-OF-WOODS SECTION 2 IN
THE CITY OF TROY, MIAMI COUNTY, OHIO. SAID REPLAT CONTAINS 1.502 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 RECORDED IN
DEED BOOK 614, PAGE 164 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS 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.

Dolores Kinnison

Wayne A. Newnam, Pres.

WITNESS AS TO 1 AND 2

1. WAYNE NEWNAM - PRESIDENT

Marsha S. Simpson

Terril C. Newnam, Vice-Pres.

WITNESS AS TO 1 AND 2

2. TERRIL C. NEWNAM - VICE PRESIDENT

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

BE IT REMEMBERED THAT ON THIS 15th DAY OF JUNE, 1994, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME
NEWNAM ENTERPRISES, INC., BY WAYNE NEWNAM, ITS PRESIDENT, AND TERRIL C. NEWNAM,
ITS VICE PRESIDENT, 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.

Marsha S. Simpson

Nov 17, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: PEOPLES SAVINGS BANK OF TROY

Dolores Kinnison

William B. Biddis

WITNESS

VICE PRESIDENT

Connie D. Rhodes

Connie D. Rhodes

WITNESS

PRESIDENT

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

BE IT REMEMBERED THAT ON THIS 17th DAY OF JUNE, 1994, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME
PEOPLES SAVINGS BANK OF TROY BY ITS PRESIDENT AND ITS VICE PRESIDENT, TO ME
KNOWN, AND ACKNOWLEDGED THE SIGNING OF THE WITHIN PLAT TO BE THEIR
VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL
SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Connie D. Rhodes

Nov 17, 1997

NOTARY PUBLIC

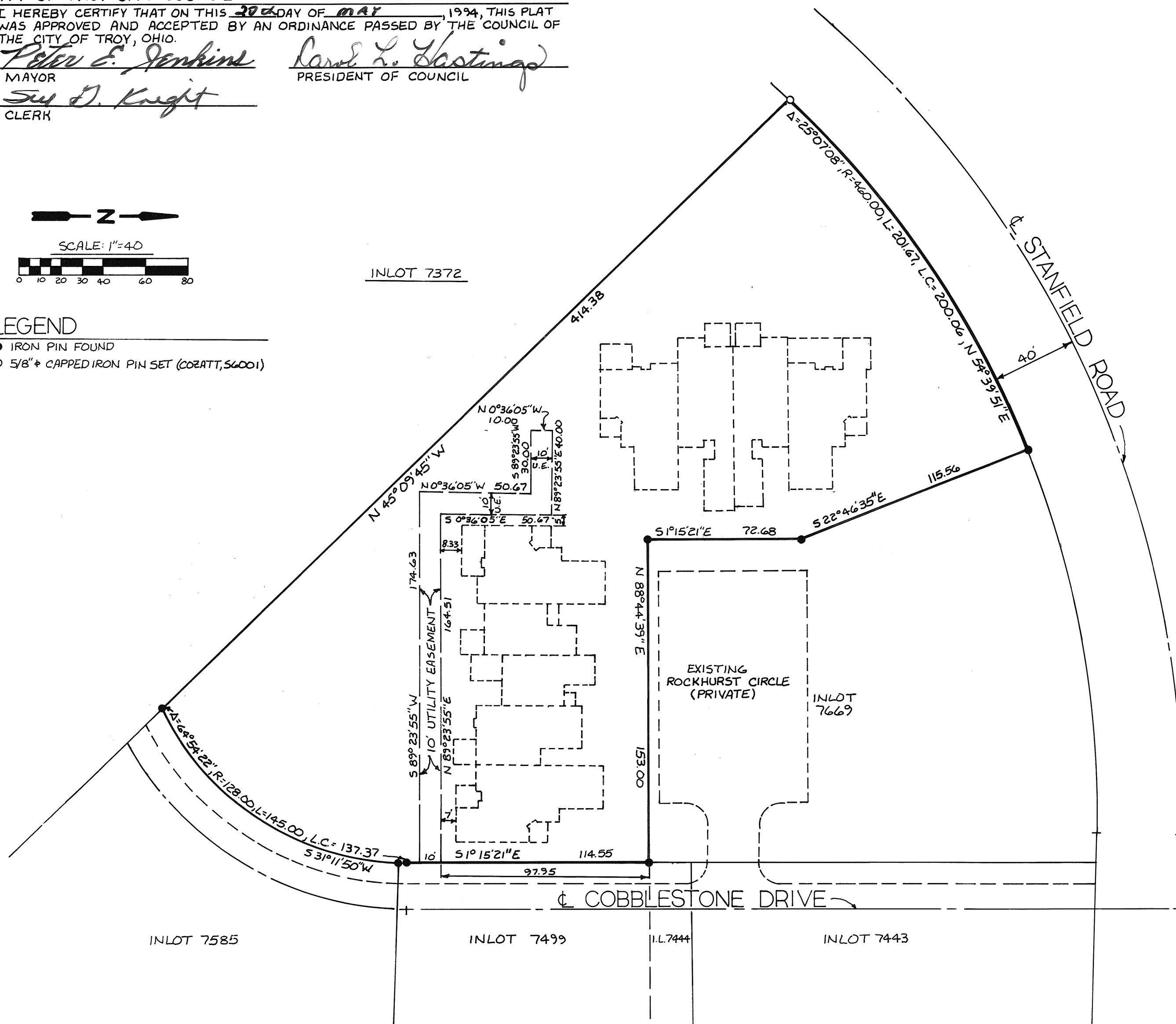
MY COMMISSION EXPIRES

I HEREBY CERTIFY THIS PLAT TO BE A CORRECT REPRESENTATION OF A SURVEY
MADE BY ME AND ALL MONUMENTS ARE SET AS SHOWN.



Michael W. Cozatt 4-20-94
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 18993 SHEET 1 OF 2

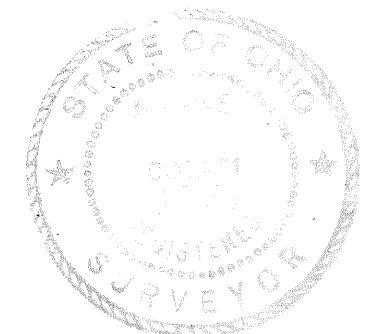
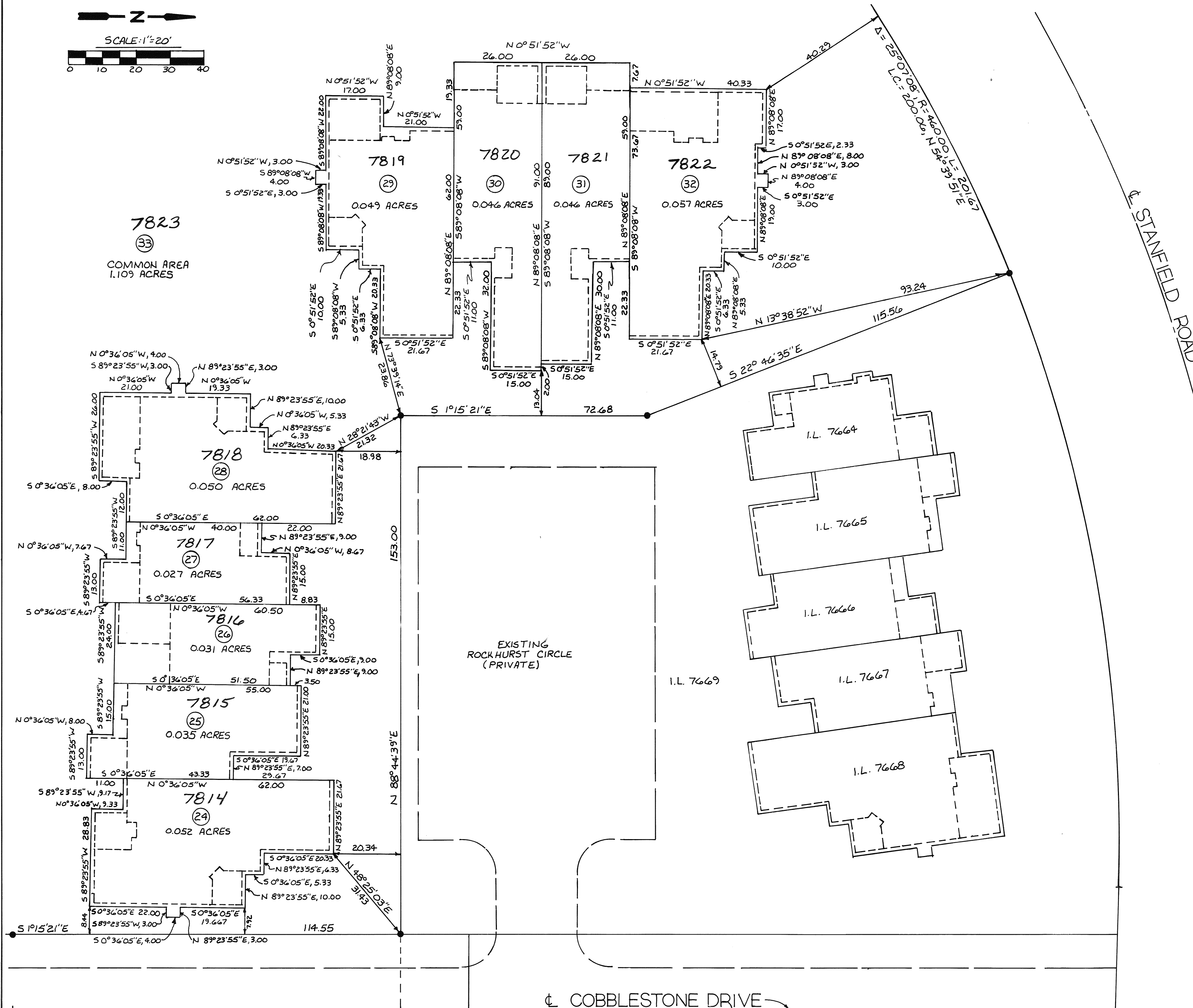
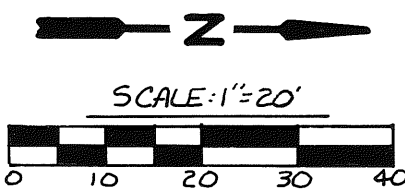


COBBLESTONE POINTE FIVE

PLANNED UNIT DEVELOPMENT — REPLAT OF PT. INLOT 7373

CITY OF TROY, MIAMI COUNTY, OHIO

PLAT BOOK 16 PAGE 119A



Michael W. Cozatt 4-20-94
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 18993 SHEET 2 OF 2

STREET VACATION
PT. WATER STREET
CITY OF PIQUA MIAMI COUNTY, OHIO

PLAT BOOK 16 PAGE 120
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED JUNE 22, 1994 AT 2:20 P.M.
FILE NO. 164764 FEE \$ 21.60

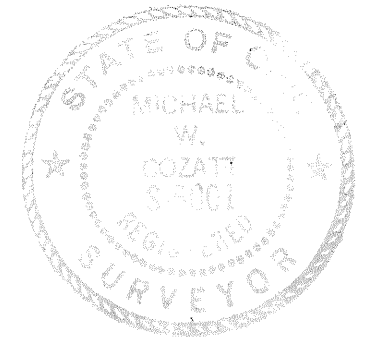
Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy
APPROVED AND TRANSFERRED THIS 22
DAY OF June, 1994.
Chris A. Peoples / by Linda Pearson
MIAMI COUNTY AUDITOR Deputy

PIQUA CITY PLANNING COMMISSION
THE VACATION OF THE STREET SHOWN HEREON WAS REVIEWED AND
RECOMMENDED APPROVED TO THE PIQUA CITY COMMISSION.
Mark W. Spitzer 27 May 94 James C. J. 5/27/94
CHAIRMAN DATE SECRETARY DATE

PIQUA CITY COMMISSION
THE STREET SHOWN VACATED HEREON WAS VACATED BY ORDINANCE NO. 26-94
ENACTED BY THE CITY COMMISSION OF PIQUA, OHIO.
Linda L. Lane 5/27/94 Rebecca J. Cook 5-27-94
MAYOR DATE CLERK DATE

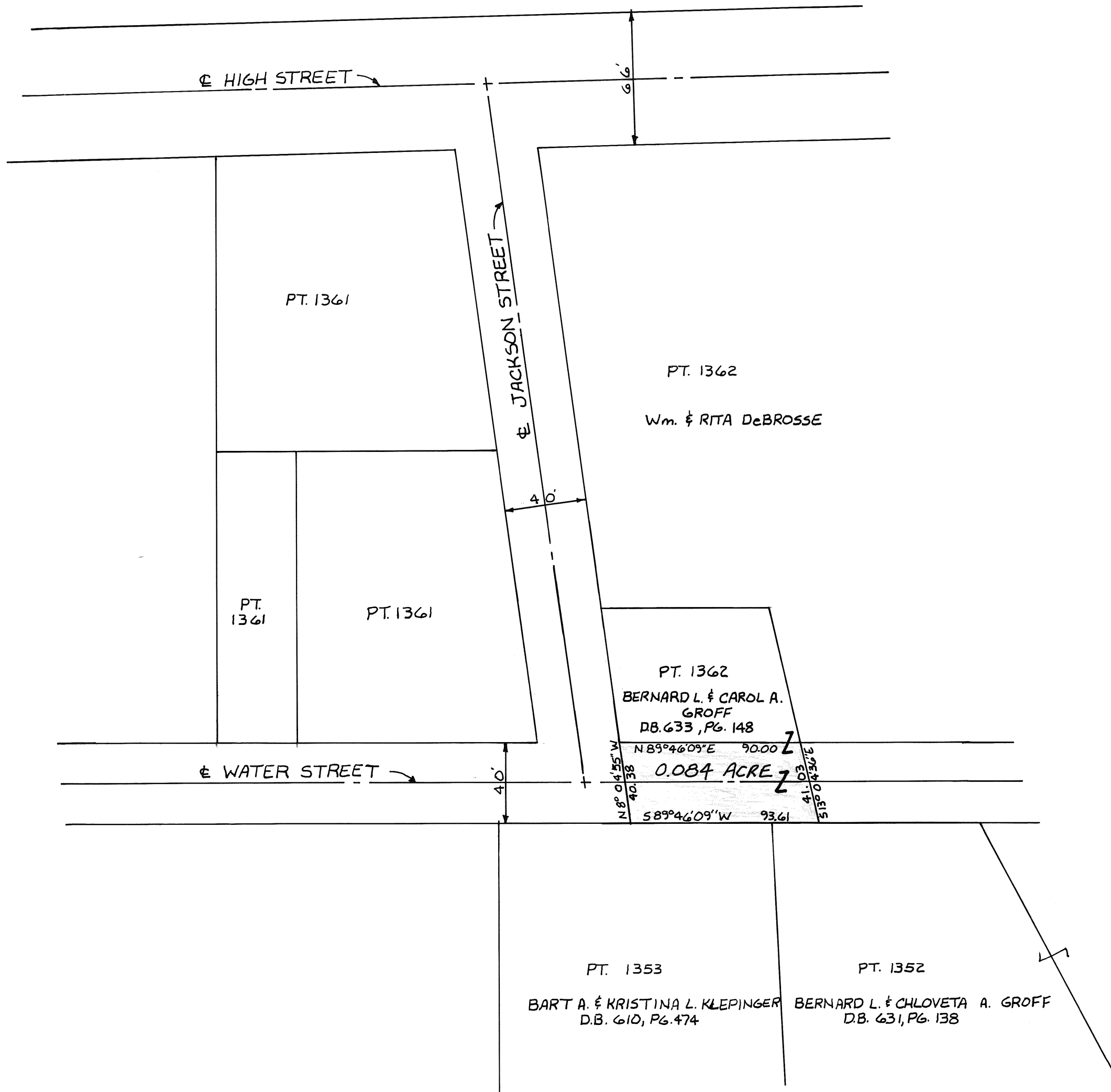
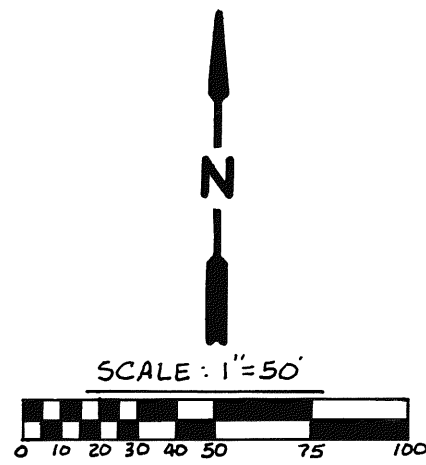
STATE OF OHIO, COUNTY OF MIAMI, S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, PERSONALLY
APPEARED BART A. KLEPINGER AND KRISTINA L. KLEPINGER AND BERNARD L. GROFF
AND CHLOVETA A. GROFF, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT
AND HEREBY RELINQUISH THEIR RIGHT TO THE PORTION OF THE AREA SHOWN VACATED
HEREON TO ALLOW THE SOUTH HALF OF VACATED WATER STREET TO BE INCLUDED
WITH THE NORTH HALF OF VACATED WATER STREET AND TRANSFERRED TO BERNARD
L. GROFF AND CAROL A. GROFF, OWNERS OF PT. INLOT 1362, 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, 1994.
L. Michael W. Cozatt August 1, 1994
NOTARY PUBLIC MY COMMISSION EXPIRES
Bart A. Klepinger James C. J.
BART A. KLEPINGER WITNESS
Kristina L. Klepinger James C. J.
KRISTINA L. KLEPINGER WITNESS
Bernard L. Groff James C. J.
BERNARD L. GROFF WITNESS
Chloveta A. Groff James C. J.
CHLOVETA A. GROFF WITNESS

PROPOSED VACATION OF PART OF WATER STREET
FOR BERNARD L. & CAROL A. GROFF.
I HEREBY CERTIFY THIS VACATION TO BE
CORRECT AS SHOWN.



Michael W. Cozatt 5-20-94
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 26293



B-C ESTATES SUBDIVISION
7.7386 ACRE PART OF NORTHWEST QUARTER OF SECTION 16; TOWN-1;
RANGE-11 MRS; IN STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

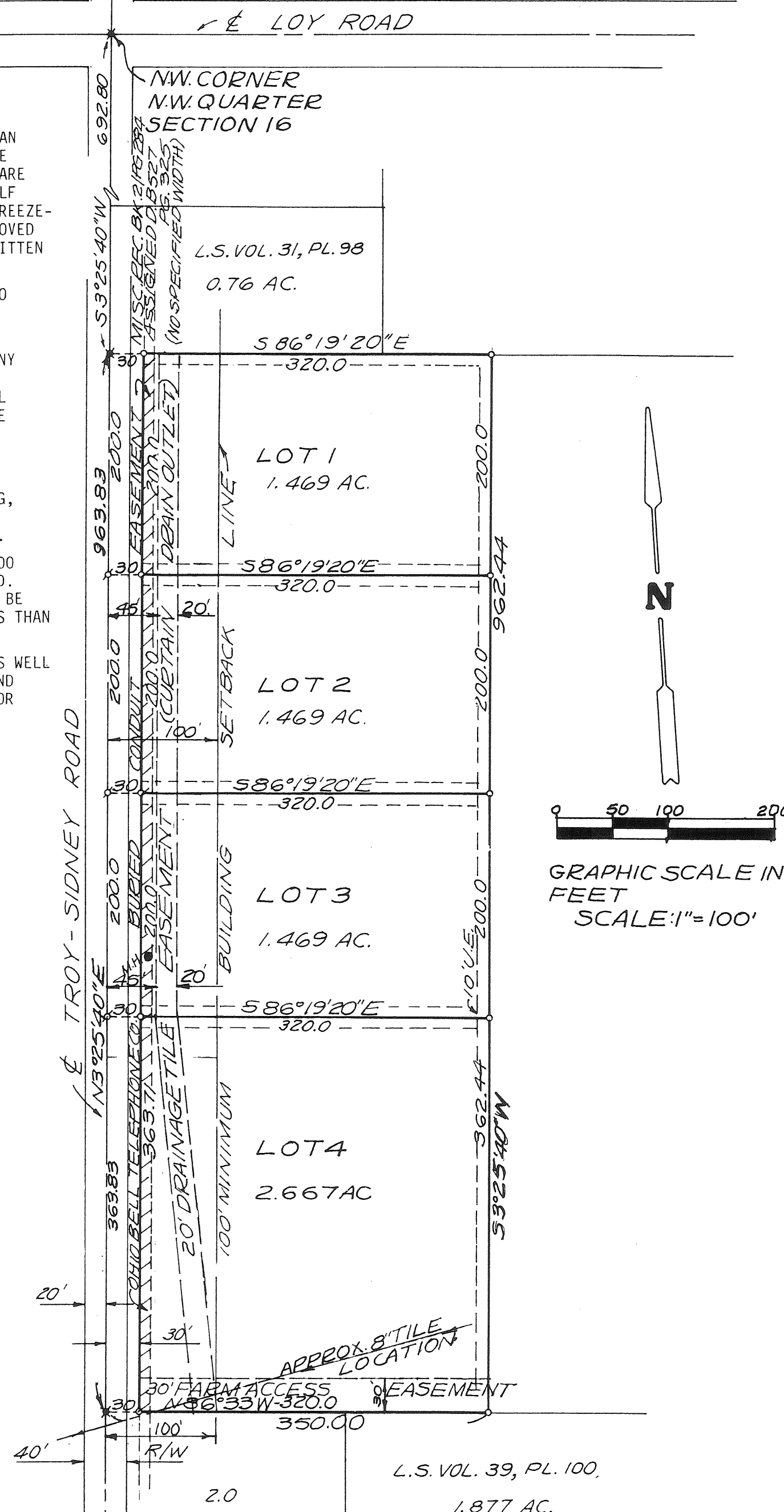
PLAT BOOK 16 PAGE 121
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 27TH DAY OF
JUNE, 1994 AT 11:10 A.M.
FILE NUMBER 164989 FEE: \$21.60

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

BEING A SUBDIVISION CONTAINING A TOTAL OF 7.7386 ACRES, OF WHICH 0.6638 ACRES IS THE DEDICATED PORTION OF TROY-SIDNEY ROAD AND THE REMAINING 7.0748 ACRES IS PLATTED IN LOTS. SAID 7.7386 ACRES BEING A PART OF A TOTAL OF 59.997 ACRES ACQUIRED BY WILLIAM D. AND CONSTANCE E. STROBEL BY DEED FILED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 605, PAGE 53.

PROTECTIVE COVENANTS AND RESTRICTIONS

1. NO RESIDENCE BUILDING SHALL HAVE LESS THAN 1900 SQUARE FEET OF LIVING AREA FOR A ONE STORY BUILDING AND NO LESS THAN 2300 SQUARE FEET OF LIVING AREA FOR A ONE AND ONE-HALF STORY OR TWO STORY BUILDING, EXCLUDING BREEZE-WAY, GARAGE, ENCLOSED PORCHES AND UNIMPROVED BASEMENT AREA EXCEPT WITH THE EXPRESS WRITTEN APPROVAL OF THE GRANTORS.
2. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS.
3. NO TRAILER, BASEMENT, CAMPSHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE AT ANY TIME USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY UPON SAID PROPERTY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
4. NO BUILDINGS SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE (1) SINGLE FAMILY DWELLING, A DETACHED GARAGE, IF DESIRED, AND ONE STORAGE BUILDING PER ZONING REQUIREMENTS.
4. ALL BUILDINGS SHALL BE PLACED AT LEAST 100 FEET BACK FROM THE CENTERLINE OF THE ROAD. SIDE YARDS OF A MINIMUM OF 20 FEET SHALL BE MAINTAINED. REAR YARDS SHALL BE NOT LESS THAN 40 FEET.
5. BUILDING PLANS, PLOT AND GRADING PLANS AS WELL AS LANDSCAPING PLANS SHALL BE REVIEWED AND APPROVED IN WRITING BY THE GRANTORS, PRIOR TO ANY CONSTRUCTION ON THESE LOTS.



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 SAID PLAT AND TO THE DEDICATION OF THE PORTION OF TROY-SIDNEY ROAD, PLATTED 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 DRAINAGE OR OPEN WATERWAYS OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS: WILLIAM D. AND CONSTANCE E. STROBEL

William D. Strobel *Constance E. Strobel* *Ruby E. Klockner* *Richard W. Klockner*
WILLIAM D. STROBEL CONSTANCE E. STROBEL 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 TROY, OHIO, THIS 15TH DAY OF JUNE, 1994.

Richard W. Klockner NOTARY PUBLIC MY COMMISSION EXPIRES October 19, 1995
RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1995

LIENHOLDERS: FARM CREDIT SERVICES OF MID-AMERICA ACA

William H. Wilkins *James H. Wilkins* *Melissa A. Bowman*
WILLIAM WILKINS, ACCOUNT EXECUTIVE 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 WILKINS, ACCOUNT EXECUTIVE WITH FARM CREDIT SERVICES OF MID-AMERICAN ACA, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH ACCOUNT EXECUTIVE, IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND INDIVIDUALLY AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 16th DAY OF June, 1994.

Melissa A. Bowman NOTARY PUBLIC MY COMMISSION EXPIRES March 2, 1997
MELISSA A. BOWMAN
Notary Public, State of Ohio
My Commission Expires March 2, 1997

THIS PLAT REVIEWED AND APPROVED THIS 22nd DAY OF JUNE, 1994.

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

THIS PLAT REVIEWED AND APPROVED THIS 3rd DAY OF September, 1993, FOR SANITARY SEWAGE DISPOSAL REQUIREMENTS BY MIAMI COUNTY BOARD OF HEALTH.

Lowell Domigan LOWELL DOMIGAN, MIAMI COUNTY BOARD OF HEALTH / *Sewage Committee*

AT A MEETING OF THE MIAMI COUNTY PLANNING COMMISSION, HELD THIS 19 DAY OF OCTOBER, 1993, THIS PLAT WAS REVIEWED AND APPROVED.

Bruce R. Lowry CHAIRMAN *Donald R. Brandeise* SECRETARY
BRUCE R. LOWRY DONALD R. BRANDEISE

THIS PLAT APPROVED AND ADDITIONAL RIGHT OF WAY ACCEPTED BY THE MIAMI COUNTY COMMISSIONERS THIS 27TH DAY OF JUNE, 1994

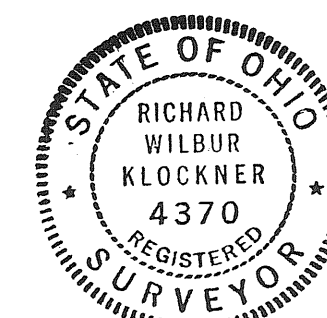
Richard W. Klockner *Faust H. Klockner*
MIAMI COUNTY COMMISSIONER MIAMI COUNTY COMMISSIONER

APPROVED AND TRANSFERRED THIS 27TH DAY OF JUNE, 1994

Chris A. Peeples BY: *Jo Ann Williams*
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

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

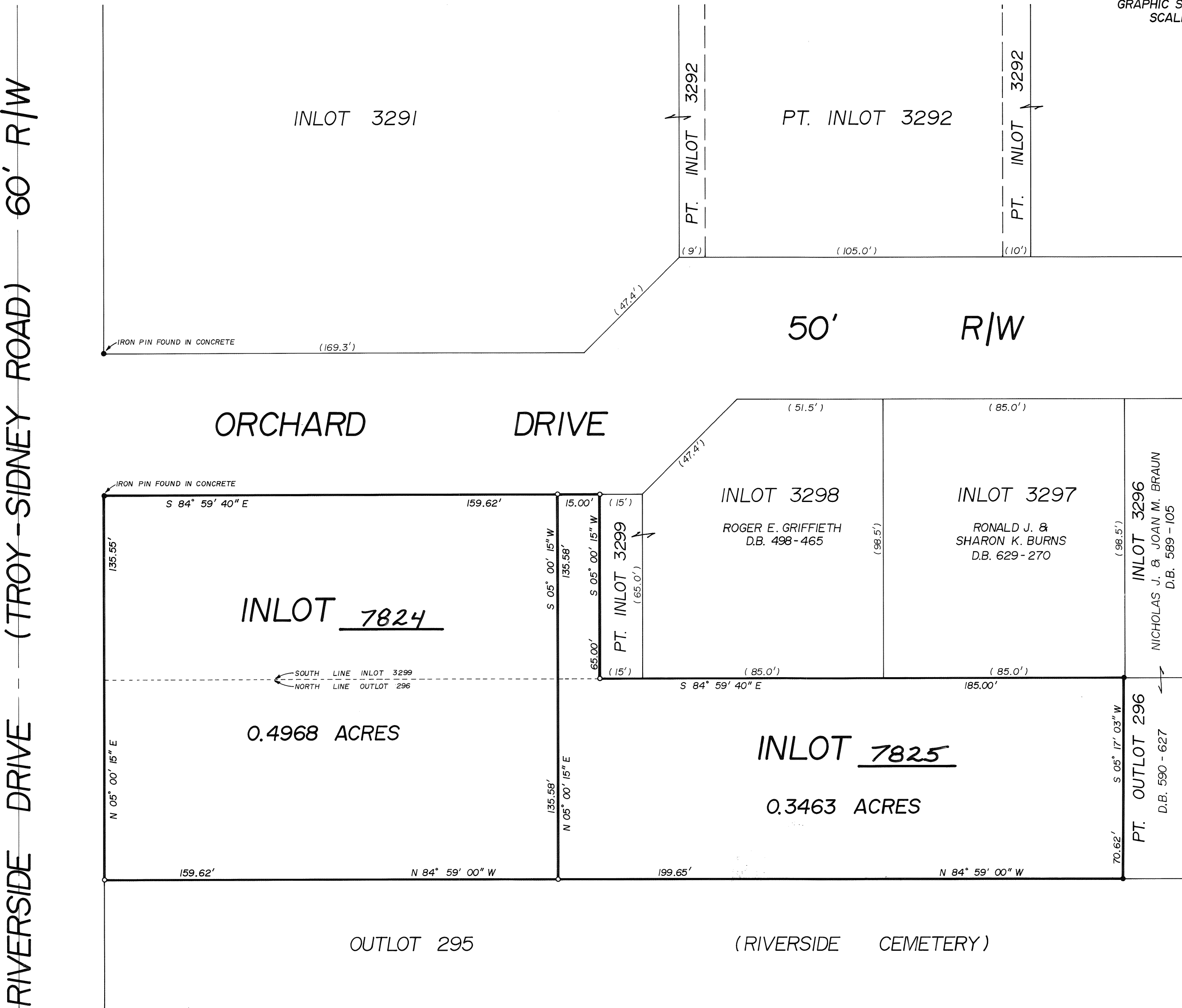
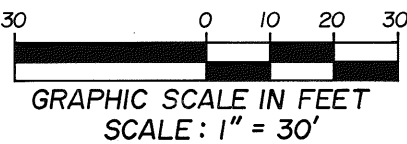
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



B-C ESTATES STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO		
WILLIAM D. & CONSTANCE E. STROBEL TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 14 JUNE 1994	DRAWN BY: <i>JP</i> TRACED BY: <i>Park</i> CHECKED BY:	SHEET NO. 1 OF 1
SCALE: 1" = 100'		

REPLAT OF PARTS OF INLOT 3299 AND OUTLOT 296
IN THE CITY OF TROY, OHIO

VOLUME 16 PAGE 122
MIAMI COUNTY RECORDER'S RECORD
OF PLATS
RECEIVED FOR RECORD THIS 28th DAY
OF JUNE, 1994, AT 11:30 A.M.
Janet E. Cain
Janet E. Cain, MIAMI COUNTY RECORDER
by Deputy
FILE NUMBER: 165047 FEE: \$ 21.00



DESCRIPTION
BEING A REPLAT OF PARTS OF INLOT 3299 AND OUTLOT 296 IN THE CITY OF TROY, OHIO, AND BEING PART OF THE SAME LANDS CONVEYED BY DEED RECORDED IN VOLUME 482, PAGE 403 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO, TO JAMES A. AND CAROL L. HASTINGS.

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

James A. Hastings
James A. Hastings
Carol L. Hastings
Carol L. Hastings
Richard W. Klockner
Richard W. Klockner
Witness
Witness
Witness

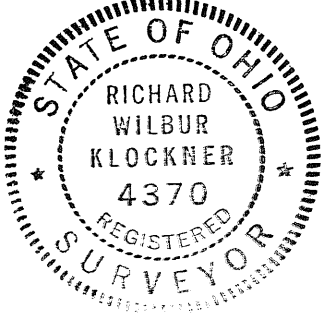
STATE OF OHIO, COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THAT THEY DID SIGN SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO, THIS 15th DAY OF JUNE, 1994.
Richard W. Klockner
Richard W. Klockner
Notary Public
My commission expires:

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 22nd DAY OF JUNE, 1994, THIS REPLAT WAS REVIEWED AND APPROVED.
Charles J. Doyle
Charles J. Doyle, CHAIRMAN
Sue G. Knight
Sue G. Knight, SECRETARY

THIS REPLAT APPROVED AND TRANSFERRED THIS 28 DAY OF JUNE, 1994.
Chris A. Peeples
Chris A. Peeples, MIAMI COUNTY AUDITOR
by Deputy

- LEGEND
- IRON PIN FOUND
 - IRON PIN SET
- REFERENCES
- RECORD PLAT VOLUME 4, PAGE 73
 - RECORD PLAT VOLUME 5, PAGE 5
 - LOT SURVEY VOLUME 12, PAGE 185
 - DEED BOOK 482, PAGE 403
 - DEED BOOK 498, PAGE 465
 - DEED BOOK 590, PAGE 627

I HEREBY CERTIFY THIS REPLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN.
Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



REPLAT OF PARTS OF INLOT 3299 AND OUTLOT 296 IN THE CITY OF TROY, OHIO		
JAMES A. & CAROL L. HASTINGS TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 (513) - 339-5331		
DATE	DRAWN BY: <u>AS</u>	SHEET NO.
MAY 31, 1994	TRACED BY:	1 of 1
	CHECKED BY: R.W.K.	
	SCALE: 1" = 30'	

ANNEXATION TO THE CITY OF PIQUA

PLAT BOOK 16 PAGE 123
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED July 8, 1994 AT 2:35 PM
FILE NUMBER 165602 FEE 21.60

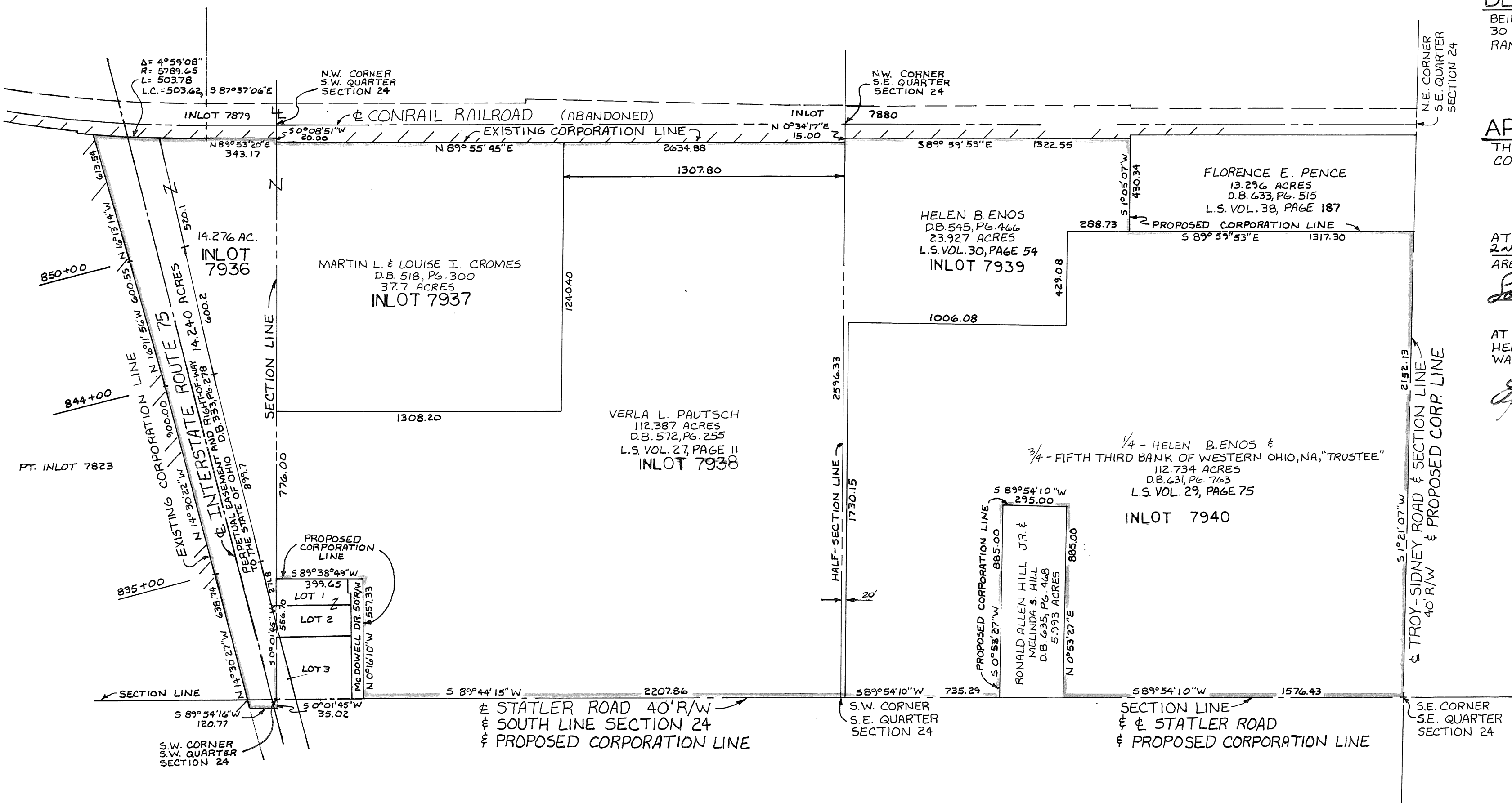
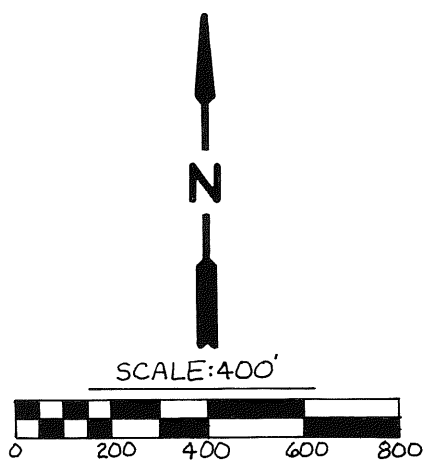
Janet E. Cain
MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy

APPROVED AND TRANSFERRED WITH LOT
NUMBERS ASSIGNED THIS 8 DAY OF
July, 1994.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
by Jo Ann Williams DEPUTY

ANNEXATION PROCEEDINGS RECORDED IN
MISCELLANEOUS VOLUME 26, PAGE 395.

AREAS	
SECTION 29	0.101 AC.
SECTION 30	28.415 AC.
SECTION 24	286.602 AC.



DESCRIPTION

BEING A TOTAL OF 315.118 AC. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWN 1, RANGE 11 BTMRS, SPRINGCREEK TOWNSHIP, MIAMI COUNTY, OHIO.

APPROVALS

THIS ANNEXATION PLAT WAS REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON THIS 1st DAY OF December, 1993.

Dana Christin
MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 2nd DAY OF December, 1993, IN TROY, OHIO, THE ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

James W. Havens Richard W. Adams Arthur S. Hasel

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS 7th DAY OF MARCH, 1994, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 17-94.

Lucinda L. Lane
MAYOR

Rebecca J. Cool
CLERK

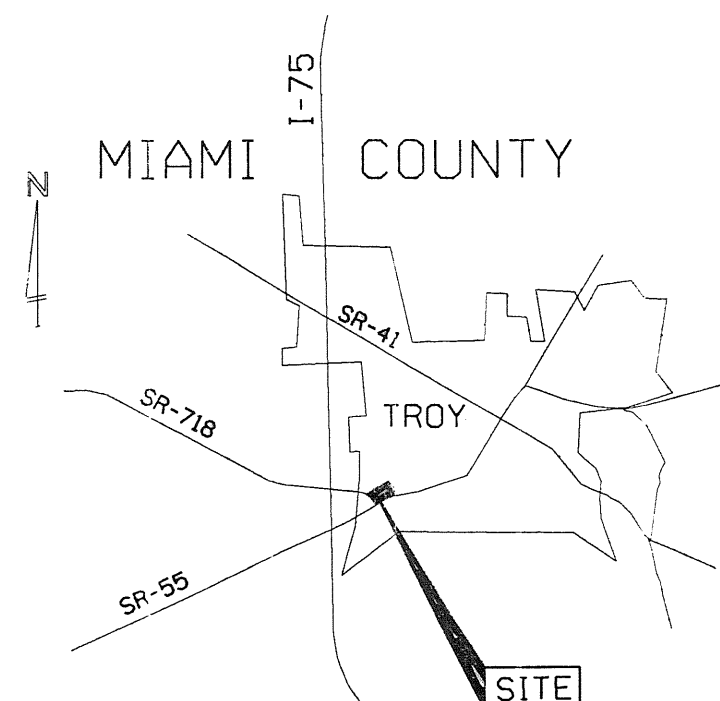
I HEREBY THIS ANNEXATION PLAT TO BE CORRECT AS SHOWN
AS COMPILED FROM EXISTING RECORDS WITH MINIMAL FIELDWORK.



Michael W. Cozatt 10-01-93
MICHAEL W. COZATT, P.E. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 13193

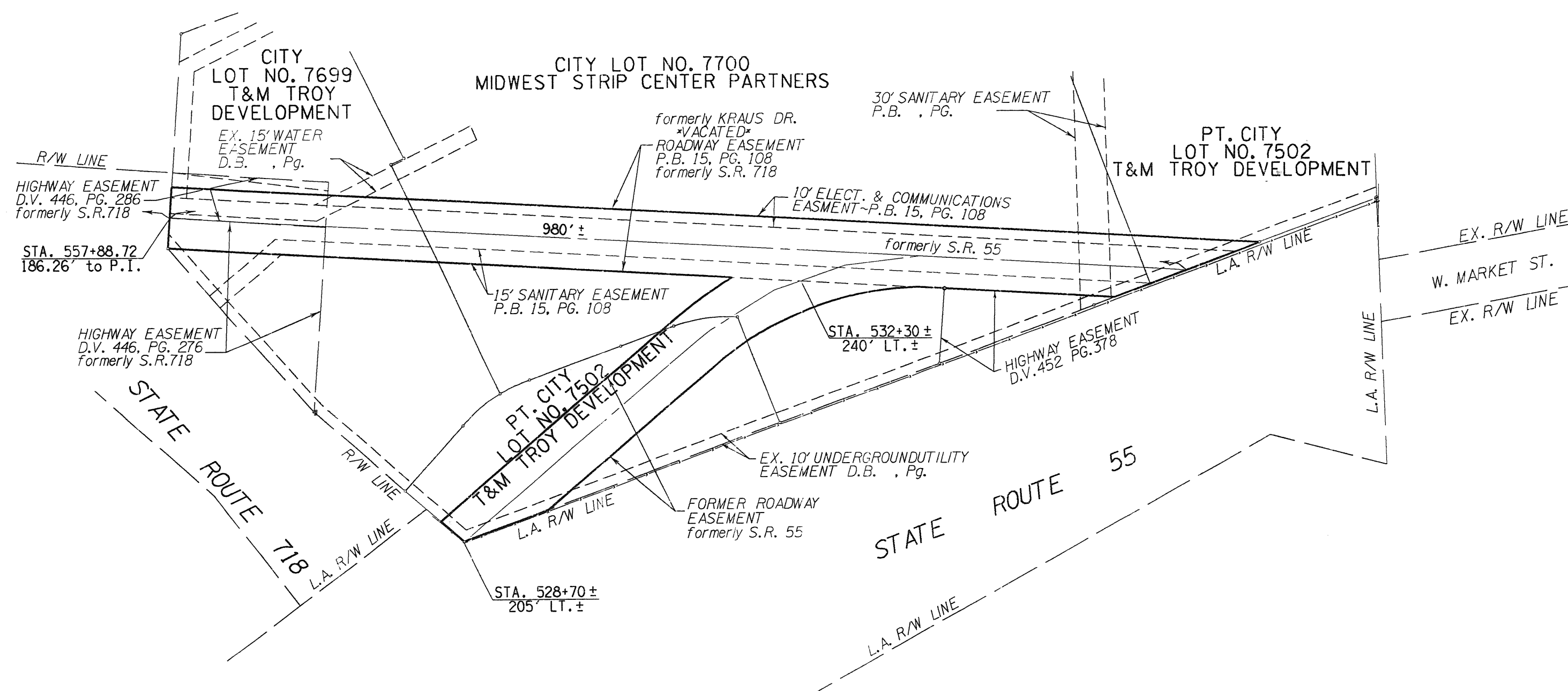
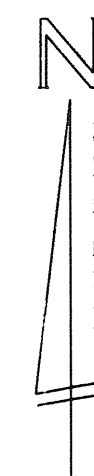
Jane E. Cain Recorder
Miami County Recorder



VICINITY MAP
NO SCALE

VACATION OF PARTS OF
STATE ROUTE 55
and
STATE ROUTE 718
CITY OF TROY
MIAMI COUNTY, OHIO
SHEET 1 of 2

NOTE: THE CITY OF TROY PREVIOUSLY VACATED ITS INTERESTS IN KRAUS DRIVE, P.B. 15, Pg. 108, IN 1990. SUBSEQUENTLY, THE STATE OF OHIO RELEASED ITS INTERESTS IN THE ROADWAYS SHOWN HEREON TO THE CITY OF TROY, D.B. 622, Pg. 537, IN 1991, AND THIS PLAT VACATES THOSE INTERESTS RELEASED BY THE CITY.



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 23rd day of Feb., 1994, this vacation was approved.

Shirley F. Ginn
President

Sue D. Knight
Secretary

At a meeting of the Council of the city of Troy, Ohio, held this 21st day of MARCH, 1994, this vacation was approved and accepted by Ordinance Number _____.

Peter E. Jenkins
Mayor

Carol L. Hastings
President of Council

Sue D. Knight
Clerk of Council

Transferred this 13 day of JULY, 1994

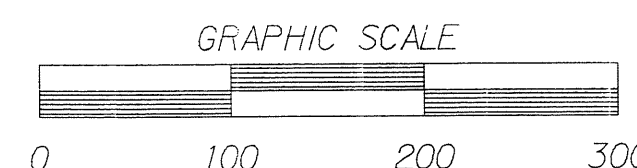
CHRIS A. PEEPLES
Miami County Auditor

Jo Ann Williams
Deputy Auditor

I hereby certify this vacation plat to be correct as shown hereon.



LOCKWOOD, JONES & BEALS, INC.
BY Harry G. Herbst III 2/16/94
HARRY G. HERBST III, OHIO
REGISTERED SURVEYOR NO. 6596



PREPARED BY:
LJB LOCKWOOD, JONES AND BEALS INC.
engineers
architects
MEAD TOWER OFFICE
COURTHOUSE PLAZA, N.E. (513) 228-6542 DAYTON, OHIO 45402

VACATION OF PARTS OF
STATE ROUTE 55
and
STATE ROUTE 718
CITY OF TROY
MIAMI COUNTY, OHIO
SHEET 2 of 2

CONSENT TO VACATE

T & M Troy Development Co., the owner of City Lot No. 7699 and Pt. City Lot no. 7502, Troy, Ohio, and Midwest Strip Center Partners, the owner of City Lot No. 7700, Troy, Ohio which inlots are all the land abutting the portions of State Route 55 and State Route 718 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.

Owners

T & M TROY DEVELOPMENT COMPANY,
an Ohio general partnership,

By: MIDLAND TROY OHIO DEVELOPMENT COMPANY
a Missouri general partnership
Managing General Partner

Rebecca Buckner
Witness

By: [Signature]Name: LEE S. WIELANSKYIts: Managing General Partner

Selena J. Ferrell
Witness

By: TOPVALCO, INC.,
an Ohio corporation

[Signature]
Witness

By: [Signature]Name: JAMES E. HODGEIts: VICE PRESIDENT

Cathy Bartlett
Witness

MIDWEST STRIP CENTER PARTNERS,
an Illinois general partnership

By: ENDOWMENT AND FOUNDATION REALTY, LTD. -
JMB-IV,
a Delaware corporation

By: JMB ENDOWMENT ADVISORS,
an Illinois limited partnership,
Investment Advisor

By: JMB INSTITUTIONAL REALTY
CORPORATION,
an Illinois corporation
General Partner

[Signature]
Witness

By: [Signature]Name: William J. AbramsIts: Vice President

[Signature]
Witness

By: JMB GROUP TRUST V

By: JMB INSTITUTIONAL ADVISORS,
an Illinois general partnership
Investment Manager

By: JMB INSTITUTIONAL REALTY
CORPORATION,
an Illinois corporation,
Managing Partner

[Signature]
Witness

By: [Signature]Name: William J. AbramsIts: Vice President

[Signature]
Witness

State of Missouri County of St. Louis

Before me, a notary public in and for the state of Missouri,
personally appeared Midland Troy Ohio Development Company, by
LEE S. WIELANSKY, who acknowledged that it did sign the
above consent to vacate and the consent to vacate is its free act
and deed.

In testimony whereof, I have hereunto subscribed my name and
affixed my official seal at St. Louis, Missouri,
this 23rd day of February, 1994.

Jane E. Kelly
Notary Public

10-4-96
My Commission Expires

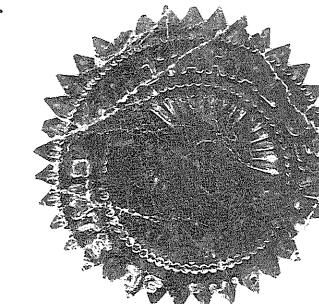
State of Ohio County of Hamilton

Before me, a notary public in and for the state of Ohio,
personally appeared Topvalco, Inc., by James E. Hodge, Vice President,
who acknowledged that it did sign the above consent to vacate and
the consent to vacate is its free act and deed.

In testimony whereof, I have hereunto subscribed my name and
affixed my official seal at Cincinnati, Ohio,
this 13th day of April, 1994.

Sandra Lee Wicksman
Notary Public

February 7, 1999
My Commission Expires



State of Illinois County of Cook

Before me, a notary public in and for the state of Illinois,
personally appeared Endowment and Foundation Realty, Ltd - JMB-
IV, by JMB Endowment Advisors, by JMB Institutional Realty
Corporation, by Bill Abrams, who acknowledged that
it did sign the above consent to vacate and the consent to vacate
is its free act and deed.

In testimony whereof, I have hereunto subscribed my name and
affixed my official seal at Chicago, IL,
this 22 day of April, 1994.

Karen M. Narcissi
Notary Public

3-9-97
My Commission Expires



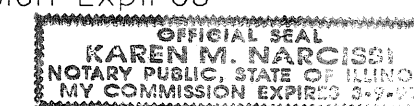
State of Illinois County of Cook

Before me, a notary public in and for the state of Illinois,
personally appeared JMB Group Trust V, by JMB Institutional
Advisors, by JMB Institutional Realty Corporation, by
William Abrams, who acknowledged that it did sign the
above consent to vacate and the consent to vacate is its free act
and deed.

In testimony whereof, I have hereunto subscribed my name and
affixed my official seal at Chicago, IL,
this 22 day of April, 1994.

Karen M. Narcissi
Notary Public

3-9-97
My Commission Expires



PREPARED BY:

LJB LOCKWOOD, JONES AND BEALS INC.
engineers
architects
MEAD TOWER OFFICE
COURTHOUSE PLAZA, N.E. (513) 228-8842 DAYTON, OHIO 45402

TALL PINES WAY

PLAT SHOWING LOCATION OF PRIVATE STREET TO BE KNOWN AS "TALL PINES WAY", WITHIN THE COMMON AREA OF **SWIFT RUN ESTATES**, A PLANNED UNIT DEVELOPMENT

VOLUME 16 PAGE 125
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 20th DAY OF July, 1994, AT 9:24 A.M.
FILE NUMBER: 166054 FEE: \$21.⁰⁰

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

by Deputy

DESCRIPTION

BEING A PLAT SHOWING THE LOCATION OF A PRIVATE STREET TO BE KNOWN AS "TALL PINES WAY", WITHIN THE COMMON AREA OF SWIFT RUN ESTATES, A RESIDENTIAL PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 12, TOWN 8, RANGE 5, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO. BEING THE SAME LANDS CONVEYED TO DAVID AND LINDA ARBOGAST BY DEED RECORDED IN VOLUME 604, PAGE 639, OF THE DEED RECORDS OF MIAMI COUNTY, OHIO. THE PLAT OF SWIFT RUN ESTATES IS RECORDED IN VOLUME 16, PAGE 78, OF THE PLAT RECORDS OF MIAMI COUNTY, OHIO.

ACCEPTANCE

WE, THE UNDERSIGNED, BEING ALL OF THE MEMBERS OF SWIFT RUN ESTATES ASSOCIATION, INC., AND BEING ALL OF THE OWNERS OF THE LANDS ABOVE DESCRIBED, DO HEREBY APPROVE AND ACCEPT THIS PLAT, AND DO HEREBY APPROVE AND ACCEPT THE PRIVATE STREET "TALL PINES WAY" AS SHOWN HEREON.

<i>David Arbogast</i> David Arbogast	<i>Thomas J. Busch</i> Witness
<i>Linda Arbogast</i> Linda Arbogast	<i>Bonnie R. Davis</i> Witness
<i>Mark E. Rush</i> Mark E. Rush	<i>Bonnie R. Davis</i> Witness
<i>Cecilie P. Rush</i> Cecilie P. Rush	<i>Thomas J. Busch</i> Witness
<i>R. Charles Hemm, Jr.</i> R. Charles Hemm, Jr.	<i>Thomas J. Busch</i> Witness
<i>Sandra K. Hemm</i> Sandra K. Hemm	<i>Thomas J. Busch</i> Witness

STATE OF OHIO, COUNTY OF MIAMI S.S.

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

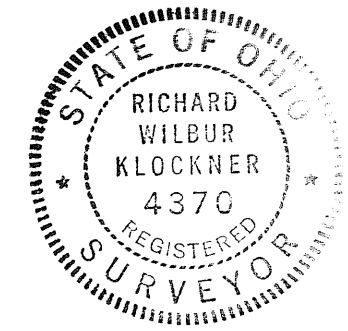
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT PIQUA, OHIO THIS 13th DAY OF July, 1994.

Thomas J. Busch
NOTARY PUBLIC - STATE OF OHIO
My commission expires: Life

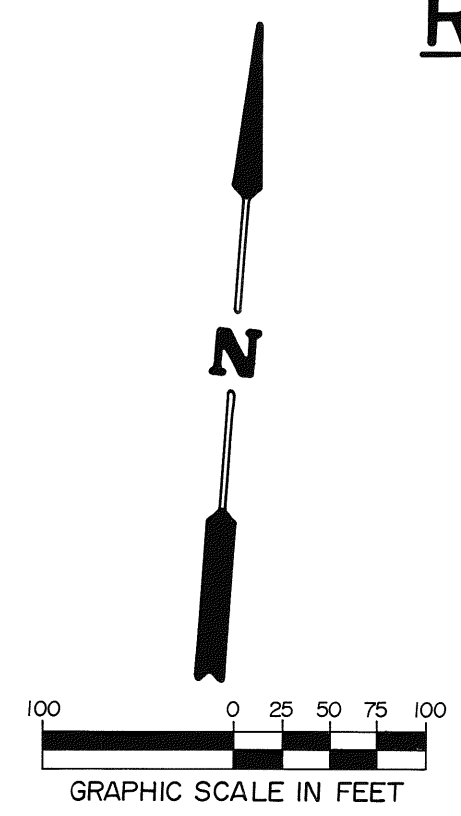
THIS PLAT REVIEWED THIS 18th DAY OF July, 1994.
NO TRANSFER WAS NECESSARY.

Chris A. Peoples
Chris A. Peoples, MIAMI COUNTY AUDITOR
Linda Pearson
by Deputy

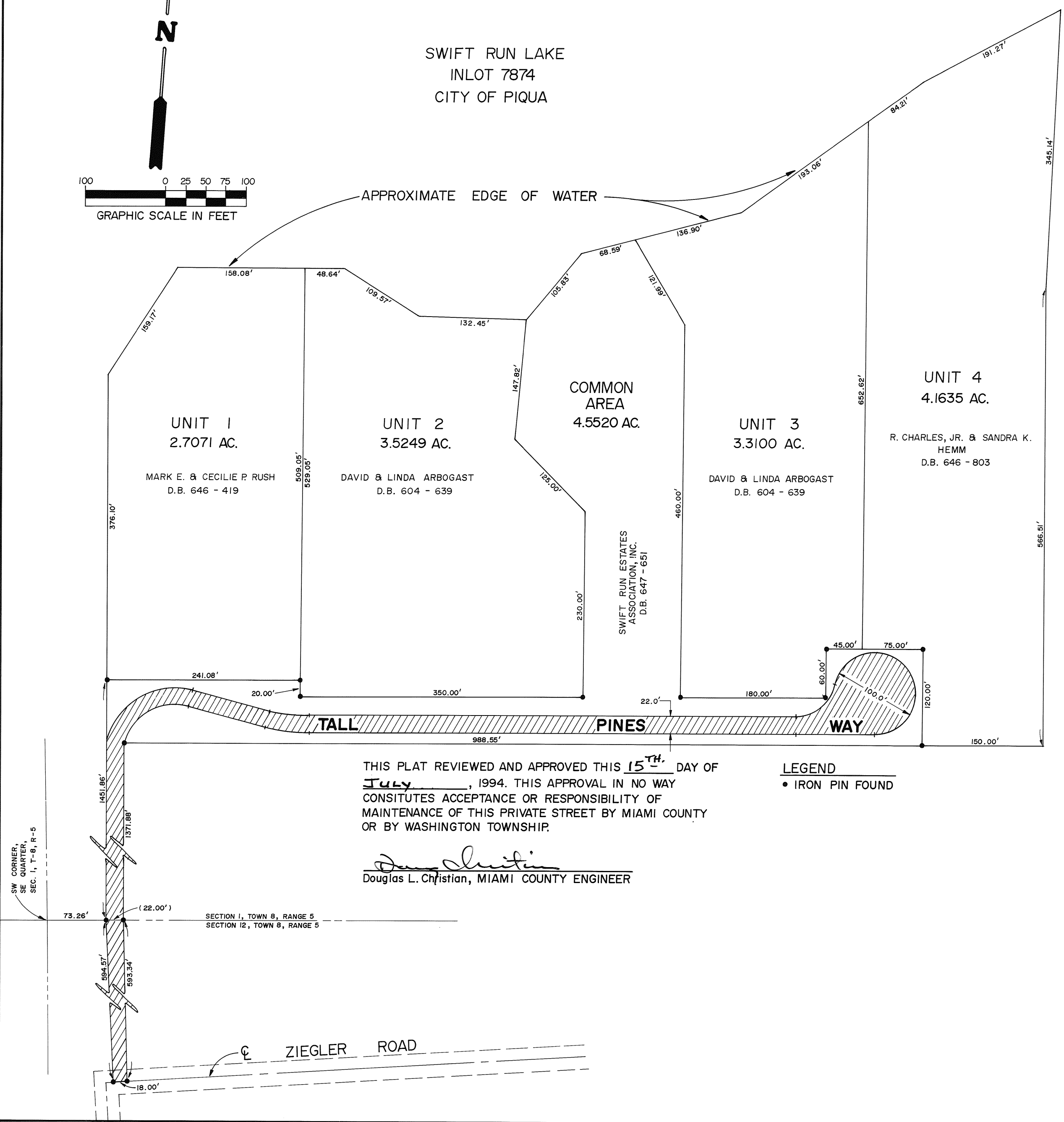
I HEREBY CERTIFY THIS LOCATION PLAT TO BE TRUE AND CORRECT AS SHOWN.
Richard W. Klockner
Richard W. Klockner, Professional Surveyor No. 4370



SWIFT RUN ESTATES A RESIDENTIAL PLANNED UNIT DEVELOPMENT		
SWIFT RUN ESTATES ASSOCIATION, INC. PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: 339-5331		
DATE	DRAWN BY: A.S.	SHEET NO.
MAY 7, 1994	TRACED BY:	1 of 1
	CHECKED BY: <i>[Signature]</i>	
	SCALE: 1" = 100'	



SWIFT RUN LAKE
INLOT 7874
CITY OF PIQUA



THIS PLAT REVIEWED AND APPROVED THIS 15th DAY OF July, 1994. THIS APPROVAL IN NO WAY CONSTITUTES ACCEPTANCE OR RESPONSIBILITY OF MAINTENANCE OF THIS PRIVATE STREET BY MIAMI COUNTY OR BY WASHINGTON TOWNSHIP.

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

LEGEND
• IRON PIN FOUND

REPLAT OF
INLOT 769, PT. INLOTS 770, 771, 772, 773, 954
& PT. OUTLOTS 124, 125, 126, & 127

N.E.
SECTION

TROY
CORPORATION

PLAT BOOK 16 PAGE 126

MIAMI COUNTY RECORDER'S RECORD
OF RECORDED PLATS.
RECEIVED FOR RECORD THIS 11th DAY
OF August 1994, AT 10:25 AM.
FILE NO. 167094 FEE \$21.60

APPROVED AND TRANSFERRED WITH LOT
NUMBERS ASSIGNED THIS 11th DAY OF
August 1994.

Chris A. Peeples
MIAMI COUNTY AUDITOR

by John Williams DEPUTY

DESCRIPTION:

BEING A REPLAT OF INLOT 769, PART INLOTS 770, 771, 772, 773, AND 954 AND PART OUTLOTS 124, 125, 126 AND 127, CITY OF TROY, MIAMI COUNTY, OHIO AS CONVEYED TO KIMBERLY-CLARK CORPORATION, FKA BROWN-BRIDGE MILLS COMPANY BY DEED VOLUME 197, PAGE 247, DEED VOLUME 217, PAGE 337, DEED VOLUME 221, PAGE 506, DEED VOLUME 253, PAGE 330, DEED VOLUME 292, PAGE 78, DEED VOLUME 293, PAGE 200, DEED VOLUME 298, PAGE 505, DEED VOLUME 333, PAGE 168, DEED VOLUME 336, PAGE 152, DEED VOLUME 400, PAGE 769, DEED VOLUME 413, PAGE 291, DEED VOLUME 434, PAGE 465, DEED VOLUME 531, PAGE 271, DEED VOLUME 533, PAGE 276 AND MERGER IN DEED VOLUME 534, PAGE 396 OF THE MIAMI COUNTY RECORDERS DEED RECORDS.

DEDICATION:

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

John E. Carter
JOHN E. CARTER
PRESIDENT, BROWN-BRIDGE
UNIT OF KIMBERLY-CLARK
CORPORATION

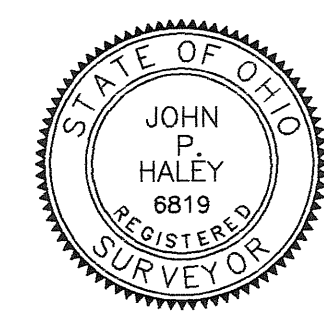
Karen A. Stubbs
KAREN A. STUBBS
WITNESS
Corinne Tipps
CORINNE TIPS
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

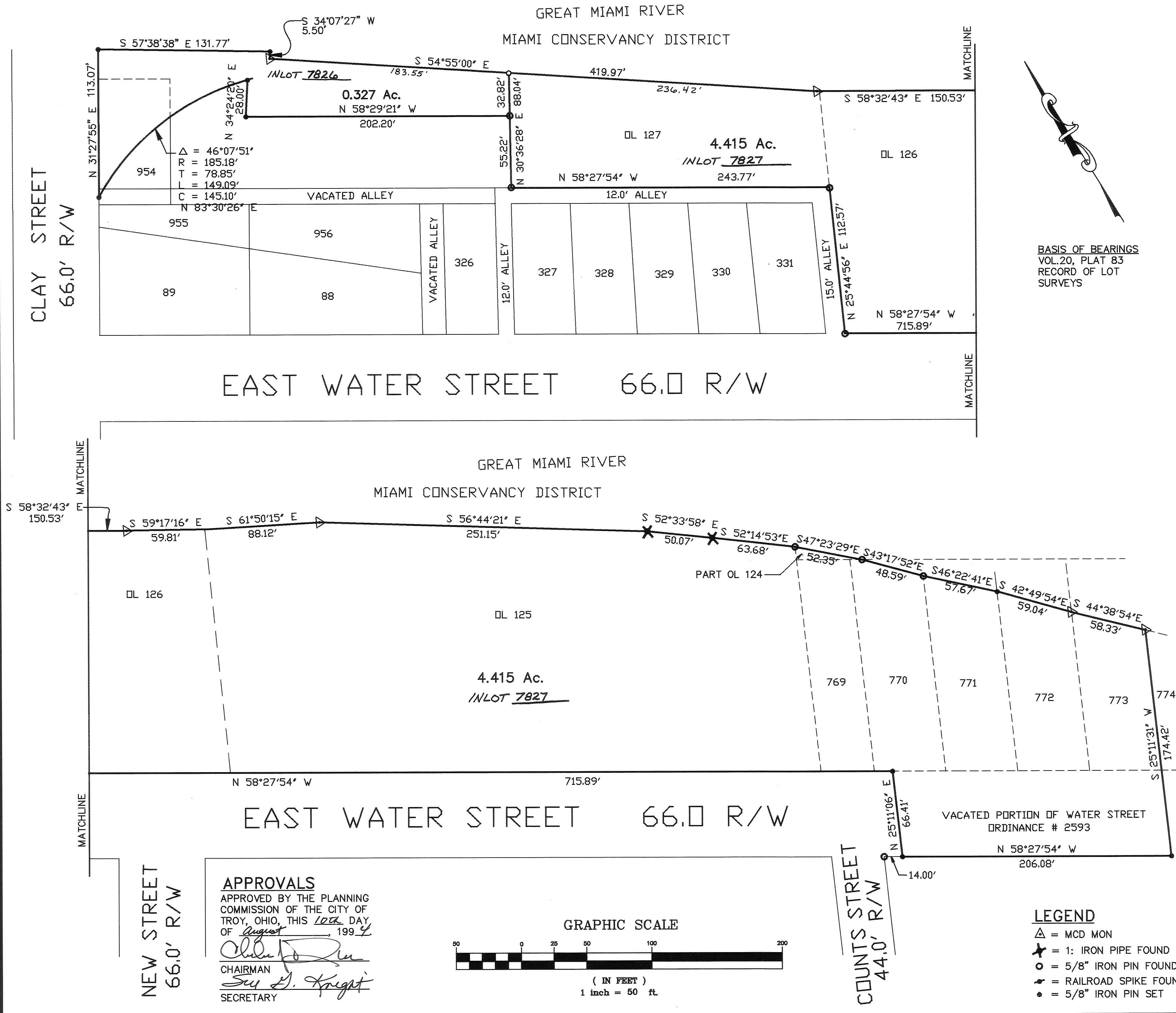
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED JOHN E. CARTER, PRESIDENT OF BROWN-BRIDGE UNIT OF KIMBERLY-CLARK CORPORATION, THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT, IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH OFFICER AND 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 9th DAY OF August, 1994.

Corinne Tipps
CORINNE TIPS
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-25-95

REPLAT OF INLOT 769, PT. INLOTS 770, 771, 772, 773 AND 954, AND PT. OUTLOTS 124, 125, 126 AND 127 FOR KIMBERLY-CLARK CORPORATION.



John P. Haley
JOHN P. HALEY
REGISTERED SURVEYOR NO. 6819



APPROVALS
APPROVED BY THE PLANNING
COMMISSION OF THE CITY OF
TROY, OHIO, THIS 10th DAY
OF August 1994
Chairman
Secretary

Shaw Weiss & DeNaples
Engineers & Environmental Scientists
14 West First Street • Dayton, Ohio 45402
SCALE 1"=100' DRAWN K.A.S. CHECKED R.D.A.
DATE 7/28/94 JOB NO. L2936

SAXONY WOODS SECTION 1

PLAT BOOK 16 PAGE 127
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED August 11th, 1994 AT 3:47 PM
FILE NO. 167153 FEE \$43.20

Janet E. Cain BY: Carol Pleiman
MIAMI CO. RECORDER DEPUTY Carol Pleiman

TRANSFERRED THIS 11 DAY OF AUG, 1994

CHRIS A. PEEPES BY: Jo Ann Williams
MIAMI CO. AUDITOR DEPUTY

DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4 RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING 9.459 ACRES OF A TOTAL OF 37.363 ACRES AS CONVEYED TO HG DEVELOPMENT, INC. BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 653, PG. 755

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, 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.

Robert E. Blackmore, President Connie D. Rhoades
ROBERT E. BLACKMORE, HG DEVELOPMENT, INC. WITNESS CONNIE D. RHOADES
Jean J. Blackmore, V.P.
JEAN J. BLACKMORE
Ronald B. Scott, Peoples Savings Bank of Troy Shelly A. Horn
RONALD B. SCOTT, PEOPLES SAVINGS BANK OF TROY WITNESS SHELLY A. HORN
Mark A. Douglas
MARK A. DOUGLAS

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

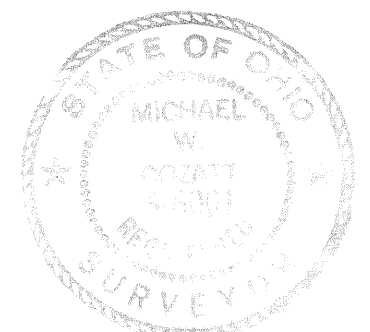
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HG DEVELOPMENT, INC. BY ROBERT BLACKMORE, PRES. AND JEAN BLACKMORE, V.P. AND THE PEOPLES SAVINGS BANK OF TROY BY Ronald B. Scott, ITS PRESIDENT AND BY Mark A. Douglas, ITS ASSISTANT VICE PRES., WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 5th DAY OF August, 1994.

Connie D. Rhoades 9-01-97
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 6-07-94
MICHAEL W. COZATT, P.S. #6001
COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO. 10694

DETENTION BASIN AND STORMWATER COVENANTS AND RESTRICTIONS

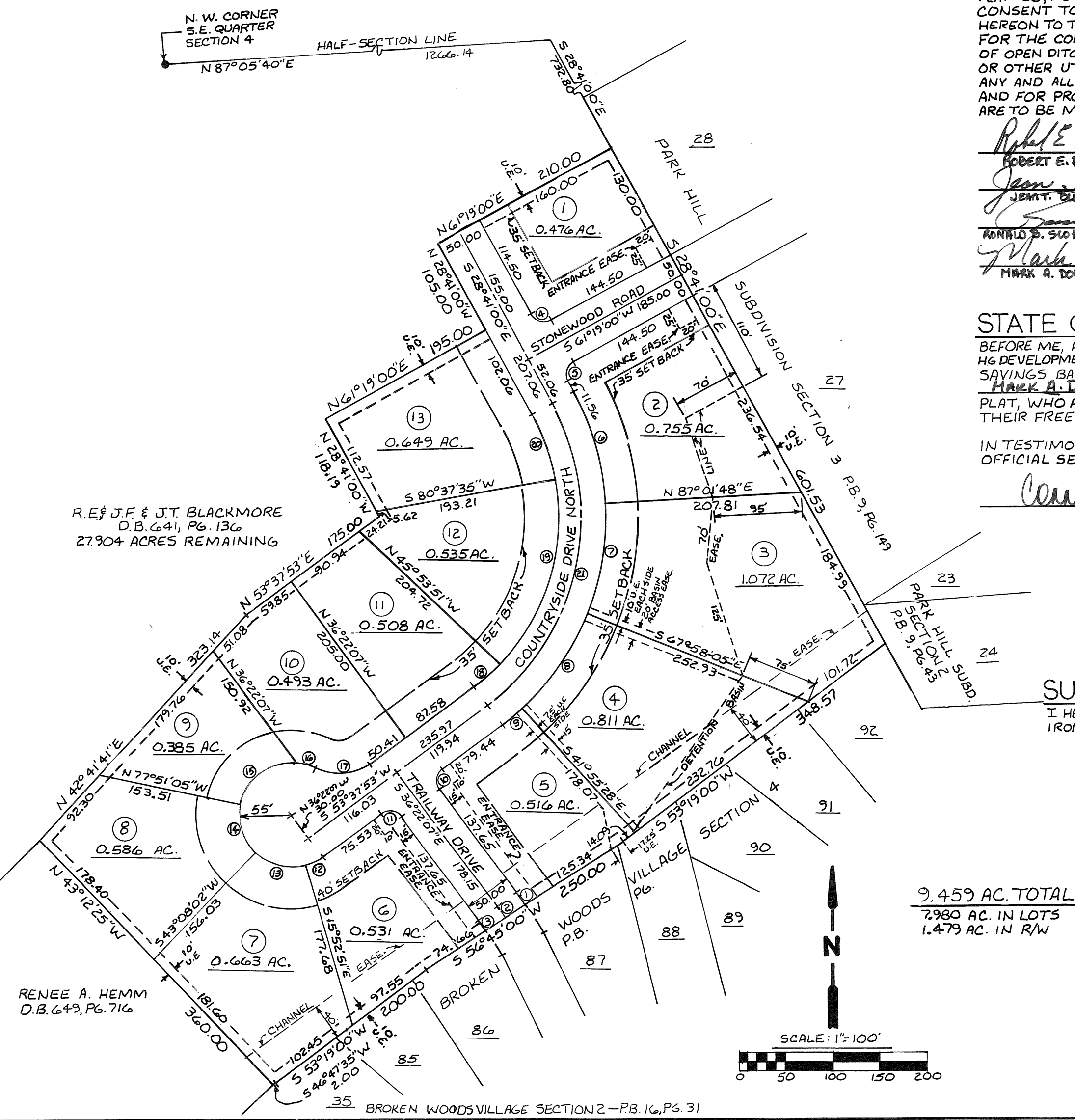
- THE FOLLOWING COVENANTS ARE NON-AMMENDABLE AND SHALL RUN WITH THE LAND:
1. MIAMI COUNTY AND CONCORD TOWNSHIP DO NOT ACCEPT FOR MAINTENANCE THE STORM WATER FACILITIES WHICH INCLUDES THE DRAINAGE SWALES AND STORM WATER DETENTION AREAS.
 2. THE LOTS ON THE WITHIN PLAT ARE GOVERNED BY THE RULES AND REGULATIONS AS NOTED IN THE MIAMI COUNTY STORMWATER MANAGEMENT CONTROL REGULATIONS AS RECORDED IN MISC. BOOK 21, PG. 585, MIAMI COUNTY RECORDER'S RECORDS.
 3. THE GRANTEEES OF LOTS 2, 3, AND 4 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 GRANTEEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEEES AGREE TO PAY ANY AND ALL ASSESSMENTS AS DETERMINED BY THE MIAMI COUNTY ENGINEER. THE MIAMI COUNTY ENGINEER SHALL BE GRANTED SOLE AUTHORITY TO PERFORM ANY AND ALL SUCH MAINTENANCE AND REPAIR AS HE DEEMS IN HIS JUDGEMENT.
 5. NO STRUCTURES, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE STORMWATER 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.

APPROVALS

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 21 DAY OF June, 1994.
Bob Long Nancy L. Brandman
CHAIRMAN SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 10th DAY OF August, 1994.
Doug Christian
MIAMI COUNTY ENGINEER

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 11th DAY OF August, 1994. (APPROVAL OF PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC ROAD, STREET OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.)
Richard W. Adams John S. Haddad
Carol W. Barker



EASEMENT NOTE:
10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAY LINES, 5' UTILITY EASEMENT ON EACH SIDE OF ALL REAR AND SIDE LOT LINES, EXCEPT AS OTHERWISE SHOWN.

CURVE		DATA		
NO	DELTA	RADIUS	LENGTH	LONG CHORD
1	3°-07'-07"	295.00	16.06	16.05, S 34°48'33"E
2	3°-07'-07"	270.00	14.70	14.63, S 34°48'33"E
3	3°-07'-07"	245.00	13.34	13.33, S 34°48'33"E
4	90°-00'-00"	15.50	24.35	21.92, N 73°41'00"W
5	90°-00'-00"	15.50	24.35	21.92, N 16°19'00"E
6	25°-42'-48"	275.00	123.42	122.38, N 15°49'36"W
7	25°-00'-07"	275.00	120.00	119.05, N 9°31'52"E
8	26°-02'-37"	275.00	125.00	123.93, N 35°03'13"E
9	5°-33'-21"	275.00	26.67	26.66, N 50°51'13"E
10	90°-00'-00"	15.50	24.35	21.92, N 8°37'53"E
11	90°-00'-00"	15.50	24.35	21.92, S 81°22'07"E
12	20°-29'-16"	55.00	19.67	19.56, N 63°52'31"E
13	59°-00'-53"	55.00	56.65	54.18, S 76°22'24"E
14	59°-00'-53"	55.00	56.65	54.18, S 17°21'31"E
15	85°-44'-36"	55.00	82.31	74.84, S 55°01'13"W
16	18°-42'-14"	55.00	17.95	17.88, N 72°45'22"W
17	62°-57'-52"	55.00	60.44	57.45, S 85°06'48"W
18	9°-31'-44"	225.00	37.42	37.38, S 48°52'01"W
19	53°-28'-34"	225.00	210.00	202.46, S 17°21'52"W
20	19°-18'-35"	225.00	75.83	75.47, S 19°01'42"E
21	82°-18'-53"	250.00	359.17	329.07, S 12°28'26"W

SAXONY WOODS SECTION 1

4
TOWN

6E
RANGE

SE 1/4 ~ 4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 16 PAGE 127A
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED 1994 AT
FILE NUMBER FEE

BY:
MIAMI CO. RECORDER DEPUTY

PROTECTIVE COVENANTS & RESTRICTIONS

SAXONY WOODS, SECTION ONE

1. No lot shall be used except for residential purposes. No building shall be occupied during construction.
2. The square footage of each dwelling structure, exclusive of open porches, garages, car ports, or patios shall not be less than 2,400 sq. feet for two story and multi-story plans, and no less than 2,200 sq. feet for one story plans. All houses shall have a minimum two car attached or basement garage and an attached garage shall be a minimum size of 450 sq. feet. No vinyl or aluminum lap siding shall be allowed. Modular homes shall not be permitted. Each residence shall have a continuous photo cell yard lamp post to be placed 15 feet from the back of the curb and 5 feet off the edge of the driveway. All such yard lamp posts shall be of uniform style and size and must be approved by the developer. All street curbs shall be rolled curbs only. Each builder, during the active house construction period, shall provide portable sanitary toilet facilities for the use of his employees and/or subcontractors on each building site owned by the builder. Facilities may be shared with the approval of the builder renting the facility.

Construction of a residence structure must be completed within nine months after commencement of construction and not more than 12 months from deed transfer.

3. Set back and side yard requirements to be determined by Miami County planning and zoning code. Location of the residence shall be subject to the provisions of covenant number 7, below.
4. No above ground swimming pool or wading pools shall be permitted on any lot except one wading pool, not to exceed 50 sq. feet and shall not exceed 16 inches in height. Storage units not attached to the residence and all other detached buildings of any kind are not allowed.
5. No lot shall be hereafter subdivided into additional residential lots.
6. Any fence or hedges which may be erected or planted must be of attractive and durable material. No fence or hedge greater than four feet in height shall be placed or allowed to remain nearer to the street than the minimum setback line. No barbed wire, wire field fence, or chain link fence or similar type of fencing will be permitted on any lot. Wood and wrought iron fencing shall be permitted. Fence design must be submitted to and approved by Developer prior to construction. No fences shall be constructed in or on any utility or access easements.

7. The foundation height and location of any residential structure shall be shown on a plot plan and approved by the developer prior to the commencement of construction. The developer shall retain the right to approve all designs and material lists and shall determine whether the plans and specifications are acceptable to developer. All plans, material lists, specifications and site grading and landscaping plans shall be submitted to developer for approval prior to the start of construction; said approval shall not be unreasonably withheld as long as the plans meet the required covenants and are not duplications of existing homes. Front and side yards must be fully sodded and the rear yard sodded to 20 feet from the rear of the house as part of the landscaping plan. Developer shall approve a minimum landscaping plan for each house. Minimum roof pitch shall be 6/12.
8. 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.
9. No structure of a temporary character shall be permitted on any premises except during active construction.
10. No sign or billboard of any kind shall be erected on any lot in this subdivision except one professional sign not more than 3 feet square, advertising the property for sale or for rent, or signs by a builder to advertise the property during the active period of construction of the house. During the period of development and lot sales, HG Development, Inc, shall be exempt from this covenant.
11. No animal, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, or other household pets may be kept, providing that they are not kept, bred or raised for commercial purposes or kept in unreasonable numbers. Outside kennels and runs shall not be permitted.
12. Except for delivery, loading and unloading, there shall be no temporary or permanent parking or storage of any travel trailer, recreational vehicle, boat, utility trailer or house trailer upon or adjacent to any lot. This covenant shall also apply to all trucks and tractor trailers of any type over 3/4 ton in size.
13. All driveways must be concrete with paving to be completed not more than nine months from the commencement of construction.
14. Building contractors shall be required to employ trash 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. No pole, tower or support for same shall be permitted per lot for the support of any television antenna, or satellite dish. No satellite dish, c.b radio antenna, or ham radio antenna shall be permitted.
16. Any basement sump water shall be piped to the existing storm sewer. No sump water shall be discharged in the public right of way through the curb or into a detention basin.
17. The owners of any lot containing storm water detention basins shall be responsible for maintaining these basins in the operable manner as they were designed. Maintenance, mowing and clearing are the responsibilities of the lot owner. No building or other structure shall be placed within the basin that would reduce the volume storage of the basin. Maintained shrubs or other landscaping is allowed if it does not alter the function of the basin. Miami County reserves the right, but not the responsibility, to enter upon said detention basin areas for maintenance purposes.
18. These covenants and restrictions are for the benefit of the owners of all lots in all sections of this Subdivision, including future sections of this Subdivision, and are to run with the land and are to be binding on all parties and persons claiming under them until January 1, 2015, at which time they will be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots agree to change said covenants.
19. Invalidation of any one of these covenants by judgment or court order shall in no way affect the other provisions which shall remain in full force and effect.
20. These covenants may be enforced by injunction or otherwise by the grantor, his successors and assigns, and also by the owner of any lot in this or any other section of SAXONY WOODS 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 Miami County, Ohio or by express provisions in said conveyances.
22. Each builder shall be responsible for any damage to curbs, roads, right-of ways, detention areas, water, sewer and storms lines, and other common area items that builder or his subcontractors and/or representatives may damage during the construction process. The Developer reserves the right to charge the builder for any damages incurred.
23. No changes shall be made to the PROTECTIVE COVENANTS of Saxony Woods except by the developer and this prohibition shall automatically apply to any and all additional sections of Saxony Woods as may be filed of record in the future. This prohibition shall apply to all current and future lot owners of Saxony Woods.

NOTES
THE MINIMUM BUILDING SETBACK ON ALL LOTS IN THIS SUBDIVISION IS 25 FEET.

THERE IS A SIX (6) FOOT 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) FOOT EASEMENT ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAY.

DEERFIELD - SECTION 2

PART OF INLOT 7682 - CITY OF PIQUA, OHIO

CLIFF ALEXANDER (DEED BOOK 643; PAGE 830)
31.489 ACRES (PRESENT)
- 4.9922 ACRES (PLATTED)
26.4968 ACRES (REMAINDER)

CRAYCON CORPORATION
(DEED BOOK 652; PAGE 556)
20.4312 ACRES (PRESENT)
- 9.6883 ACRES (PLATTED)
10.7429 ACRES (REMAINDER)

PLAT BOOK 16 PAGE 128
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 17th DAY OF
AUGUST, 1994, AT 2:30 P.M.

FILE NO. 167411 FEE: \$ 43.20

Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER
By: Bobbie Mueller, deputy

DESCRIPTION
BEING A SUBDIVISION CONTAINING A TOTAL OF 14.6805 ACRES OF PARTS OF INLOT 7682 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS CONVEYED TO CRAYCON CORPORATION BY DEEDS RECORDED IN THE MIAMI COUNTY RECORDER'S RECORDS OF DEEDS BOOK 652, PAGE 556 AND BOOK 654, PAGE 310, OF WHICH 11.1942 ACRES IS PLATTED IN LOTS AND THE REMAINING 3.4863 ACRES IS IN DEDICATED STREET RIGHT-OF-WAY.

DEDICATION
WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNERS: CRAYCON CORPORATION

Mimi A. Crawford, President
DAVID CRAWFORD, VICE-PRESIDENT

Michael Fialba
Michael Fialba

STATE OF OHIO - COUNTY OF MIAMI S.S.
BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED MIMI A. CRAWFORD, PRESIDENT AND DAVID CRAWFORD, VICE-PRESIDENT OF CRAYCON CORPORATION, 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 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 Piqua, OHIO, THIS 16th DAY OF May, 1994.

Kimberly A. Maniaci (Formerly Christians) August 1, 1994
NOTARY PUBLIC, My Commission Expires

AT A MEETING OF THE CITY OF PIQUA CITY COMMISSION HELD THIS 16th DAY OF May, 1994, THIS PLAT WAS REVIEWED AND APPROVED BY RESOLUTION NO. C-10111

Mayor Lucinda L. Lee
Robert L. DeBrosse
James R. Klockner
Rebecca S. Campbell

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA HELD THIS 10th DAY OF May, 1994, THIS PLAT WAS REVIEWED AND APPROVED BY RESOLUTION NO. 11-94

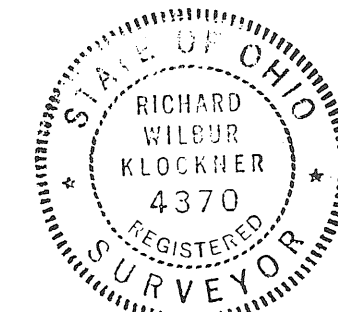
Mark W. Klockner VICE-CHAIRMAN
James C. Jis SECRETARY

TRANSFERRED THIS 17th DAY OF August, 1994.

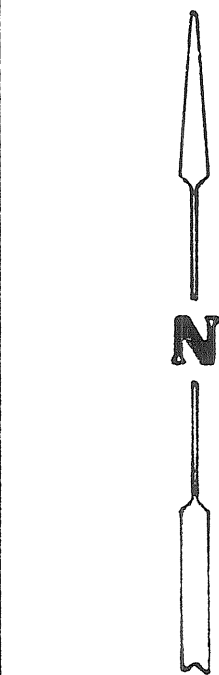
CHRIS A. PEEPLES
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR
BY: John Williams DEPUTY AUDITOR

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.

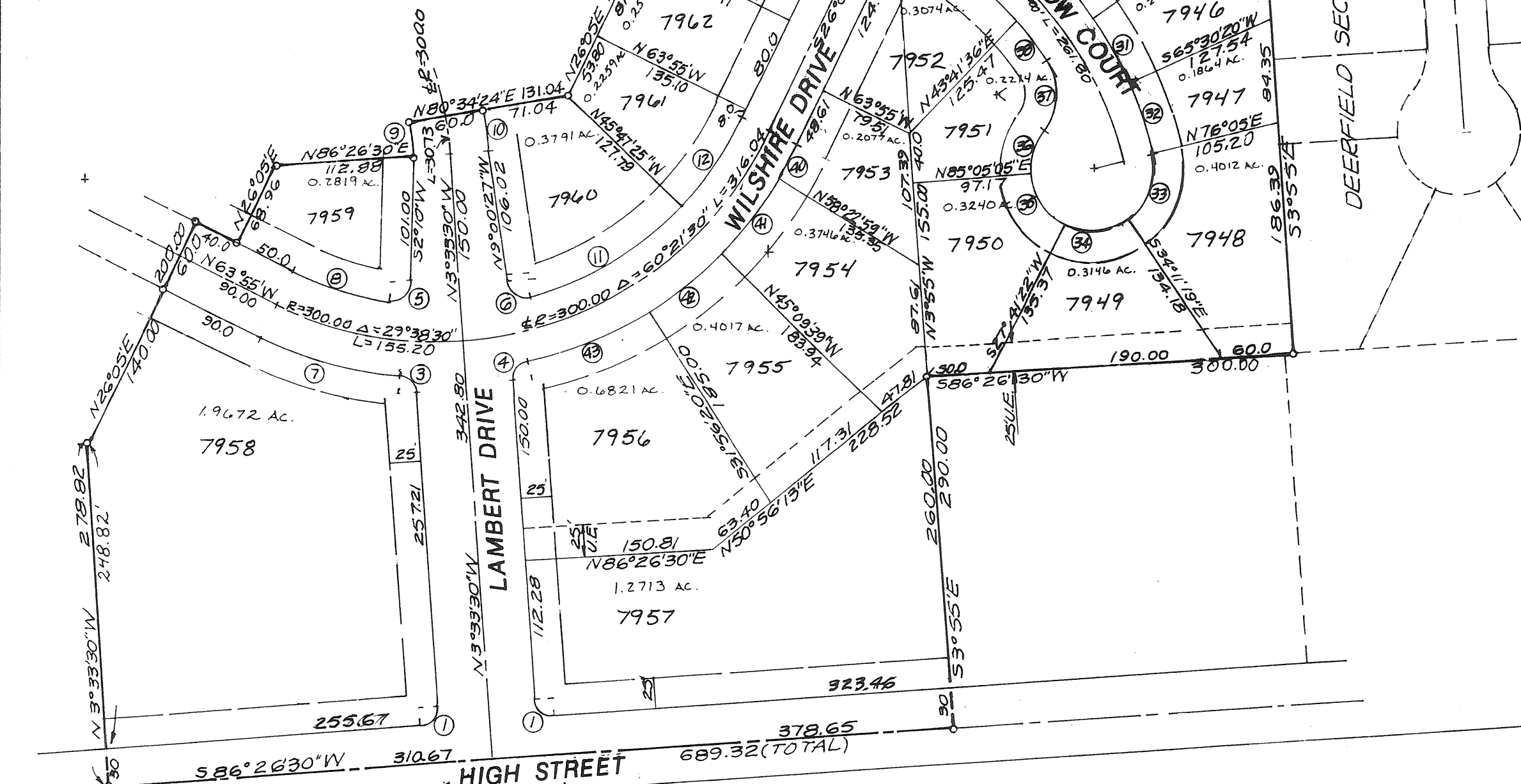
Richard W. Klockner
RICHARD W. KLOCKNER, PROFESSIONAL SURVEYOR #4370



DEERFIELD - SECTION 2 PIQUA, OHIO		
CRAYCON CORPORATION PIQUA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 5 MAY 1994	DRAWN BY: TRACED BY: CHECKED BY:	SHEET NO. 1052



GRAPHIC SCALE IN FEET
SCALE: 1"=100 FEET



CURVE DATA

CURVE NO.	RADIUS	ARC	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE NO.	RADIUS	ARC	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE NO.	RADIUS	ARC	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
1	15.0	23.56	90°00'		21.21	17	175.0	160.00	52°23'05"	N37°43'28"W	154.49	33	50.0	60.85	69°43'42"	N20°56'51"E	57.16
2	15.0	21.79	83°14'37"		19.93	18	325.0	11.33	01°59'53"	S27°04'56"W	11.33	34	50.0	54.00	61°52'41"	N86°45'02"E	51.42
3	15.0	21.16	80°49'36"	S43°58'18"E	19.45	19	325.0	55.0	9°41'46"	S32°55'46"W	54.93	35	50.0	50.09	57°23'43"	S33°36'46"E	48.02
4	15.0	21.12	80°41'26"	N36°47'13"E	19.42	20	325.0	55.0	9°41'46"	S42°37'32"W	54.93	36	50.0	36.19	41°28'39"	S15°49'24"W	35.41
5	15.0	25.32	96°43'51"	N50°31'55"E	22.42	21	325.0	61.52	10°50'41"	S52°53'46"W	61.42	37	50.0	61.55	70°31'44"	S01°7'52"W	57.74
6	15.0	25.33	96°45'48"	N57°23'21"W	22.43	22	175.0	7.64	01°35'30"	S24°07'46"E	7.64	38	275.0	38.75	8°04'24"	S38°00'12"E	38.72
7	330.0	117.89	20°28'06"	S74°09'08"E	117.26	23	225.0	6.25	01°35'30"	S24°07'46"E	6.25	39	275.0	105.0	21°52'36"	S52°58'42"E	104.36
8	270.0	80.99	17°11'09"	S72°30'36"E	80.68	24	325.0	80.84	14°15'08"	S78°57'26"W	80.63	40	325.0	31.39	5°32'01"	N28°51'E	31.38
9	270.0	27.65	5°52'06"	N6°29'33"W	27.64	25	275.0	85.0	17°42'35"	N77°13'43"E	84.66	41	325.0	75.00	13°13'20"	S38°13'41"E	74.83
10	330.0	33.80	5°52'06"	N6°29'33"W	33.78	26	275.0	85.0	17°42'35"	N59°31'08"E	84.66	42	325.0	75.00	13°13'20"	N51°27'E	74.83
11	275.0	144.08	30°01'10"	S59°31'08"W	142.44	27	275.0	85.0	17°42'35"	N41°48'34"E	84.66	43	325.0	108.18	19°04'16"	N67°35'48"E	107.68
12	275.0	87.00	18°07'35"	S35°08'47"W	86.64	28	275.0	32.98	6°52'16"	N29°31'08"E	32.96						
13	225.0	80.00	20°22'19"	S53°43'51"E	79.58	29	325.0	103.62	18°16'01"	N54°47'W	103.18						
14	225.0	60.00	15°16'44"	S35°54'19"E	59.82	30	325.0	60.0	10°34'40"	N40°21'39"W	59.91						
15	225.0	60.00	15°16'44"	S20°37'36"E	59.82	31	325.0	60.0	10°34'40"	N29°47'W	59.91						
16	225.0	5.71	01°27'19"	N12°15'34"W	5.71	32	325.0	60.0	10°34'40"	N19°12'20"W	59.91						

DEERFIELD - SECTION 2
PART OF INLOT 7682 - CITY OF PIQUA, OHIO

PLAT BOOK 16 PAGE 128 A
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF _____
_____, 1994, AT _____ .M.
FILE NO. _____ FEE: \$ _____
JANET E. CAIN, MIAMI COUNTY RECORDER

DEERFIELD SECTION II - RESTRICTIVE COVENANTS

1. NO LOT IN THIS SUBDIVISION SHALL BE USED FOR ANYTHING OTHER THAN RESIDENTIAL PURPOSES. ALL BUILDINGS SHALL CONFORM TO THE SPECIFICATIONS AND PLANS APPROVED BY THE ARCHITECTURAL COMMITTEE OF CRAYCON CORPORATION AND SHALL NOT BE ALTERED WITHOUT APPROVAL OF SAID COMMITTEE. ALL GARAGES AND/OR ADDITIONS SHALL BE ATTACHED TO THE HOUSE.
2. THE ARCHITECTURAL COMMITTEE OF CRAYCON CORPORATION SHALL APPROVE THE DESIGN AND LOCATION OF ALL STRUCTURES PRIOR TO THE CONSTRUCTION THEREOF. PLANS MUST BE SUBMITTED IN A TIMELY FASHION.
3. LOTS BOUGHT FOR INVESTMENT OR FUTURE BUILDING MUST BE MAINTAINED ON A REGULAR BASIS, i.e., GRASS MUST BE CUT, SNOW REMOVED FROM THE WALKS, SHRUBS AND/OR TREES MAINTAINED. IF THIS IS NOT DONE IN A TIMELY FASHION BY THE OWNER, IT WILL BECOME THE RESPONSIBILITY OF CRAYCON CORPORATION, WHICH CORPORATION WILL BILL THE OWNER FOR ANY MAINTENANCE.
4. VEHICLES:
 - A.) EXCEPT FOR DELIVERY, LOADING AND UNLOADING, THERE SHALL BE NO TEMPORARY OR PERMANENT PARKING OR STORAGE OF ANY TRAVEL TRAILER, RECREATIONAL VEHICLE, BOAT, UTILITY TRAILER OR HOUSE TRAILER UPON OR ADJACENT TO ANY LOT 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.
 - B) NO VEHICLES MAY BE REPAIRED EXCEPT IN AN ENCLOSED GARAGE.
5. NO ANTENNAS OR SATELLITE DISHES SHALL BE EXPOSED.
6. INGROUND POOLS AND BATH HOUSES MAY NOT BE BUILT WITHOUT PRIOR APPROVAL OF DESIGN AND PLACEMENT BY THE ARCHITECTUAL COMMITTEE OF CRAYCON CORPORATION.
7. THE FLOOR AREA OF ANY DWELLING STRUCTURE, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS OR PATIOS, SHALL NOT BE LESS THAN 1300 SQ. FT. FOR A ONE STORY PLAN DESIGN; A ONE AND ONE-HALF STORY OR TWO STORY DESIGN SHALL HAVE A MINIMUM OF 1600 SQ. FT. AND A SPLIT LEVEL DESIGN SHALL HAVE A MINIMUM OF 1700 SQUARE FEET. THE DEVELOPER RESERVES THE RIGHT TO REQUIRE MORE THAN THE MINIMUM SQUARE FOOTAGES.
8. FENCES:
 - A) WOOD FENCES SHALL BE PERMITTED.
 - B) NO CHAIN LINK OR METAL FENCING SHALL BE PERMITTED.
 - C) FENCES SHALL NOT BE ERECTED NEARER TO THE STREET THAN THE FRONT CORNER OF THE HOUSE.
9. NO TRAILERS, GARAGES OR OTHER OUTBUILDINGS SHALL AT ANY TIME BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
10. OUTBUILDINGS:
 - A) OUTBUILDINGS SHALL BE PERMITTED UP TO 100 SQ. FT.
 - B) OUTBUILDINGS SHALL BE NO MORE THAN 20 FT. FROM THE PRIMARY STRUCTURE.
 - C) OUTBUILDINGS SHALL BE IN LINE WITH THE PRIMARY STRUCTURE IN REAR YARD.
 - D). DESIGN AND COMPOSITION OF THE OUTBUILDINGS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE OF CRAYCON CORPORATION.
11. NO COMMERCIAL TRADE SHALL BE CARRIED ON AT ANY RESIDENCE.
12. ANIMALS:
 - A) NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND MAY BE KEPT, BRED OR RAISED ON ANY LOT IN THIS SUBDIVISION, EXCEPT DOGS OR CATS OR OTHER HOUSEHOLD PETS WHICH ARE CONSIDERED TRADITIONAL.
 - B) NO ANIMALS OF ANY TYPE SHALL BE KEPT OR BRED FOR ANY TYPE OF COMMERCIAL PURPOSES.
 - C) NO MORE THAN TWO DOGS MAY BE KEPT ON ANY LOT.
13. THERE SHALL BE AT LEAST ONE 3½" DECIDUOUS TREE PLANTED IN THE FRONT YARD AT THE TIME OF CONSTRUCTION.
14. NO SIGN, NOTICE, ADVERTISEMENT OR ILLUMINATION SHALL BE INSCRIBED OR EXPOSED ON OR AT ANY WINDOW OR ANY PART OF THE SUBDIVISION, WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER.
15. THESE COVENANTS SHALL RUN WITH THE LAND (DEERFIELD SECTION II) AND SHALL BE BINDING TO ALL PARTIES CLAIMING UNDER THEM UNTIL THE YEAR 2020, AT WHICH TIME THEY SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE THEN MAJORITY OF LOT OWNERS, IT IS AGREED TO CHANGE THE COVENANTS.
16. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION OR OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

NOTE: SEE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DEERFIELD RECORDED IN DEED BOOK 727 PG. 263, RECORDED MAY 22, 2002. THIS REFERENCE ADDED MAY 30, 2002.

John W. O'Brien
RECORDER

Dona Swihart
BY DEPUTY

DEERFIELD - SECTION 2
PIQUA, OHIO
CRAYCON CORPORATION
PIQUA, OHIO

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

DATE 5 MAY 1994 DRAWN BY: RLW SHEET NO. 20F2
TRACED BY: RLW
CHECKED BY: _____
SCALE: 1" = 100'

BROKEN WOODS VILLAGE SECTION 4

4
TOWN

6E
RANGE

SE 1/4 ~ 4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 16 PAGE 129
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED August 22, 1994 AT 1:56 pm
FILE NO. 167570 FEE 21.60

Janet E. Cain BY: _____
MIAMI CO. RECORDER DEPUTY

DETENTION BASIN AND STORMWATER COVENANTS AND RESTRICTIONS

- THE FOLLOWING COVENANTS ARE NON-AMMENDABLE 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.
 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 GRANTEEES OF LOTS 93, 94, 95, 98 & 99 AGREE TO INDIVIDUALLY MAINTAIN AND REPAIR THE STORMWATER 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 GRANTEEES FAIL TO MAINTAIN AND REPAIR SAID FACILITIES IN A MANNER APPROVED BY THE MIAMI COUNTY ENGINEER, THE GRANTEEES 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 STRUCTURES, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE STORMWATER 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 PART THEREOF SHALL COMPLY WITH THE FINISH GRADE AND GRADING PLAN AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN.

APPROVALS

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 19th DAY OF April, 1994

Bruce R. Lowry
CHAIRMAN - BRUCE R. LOWRY

David L. Manduric
SECRETARY

THIS PLAT REVIEWED AND APPROVED BY THE CITY OF TROY PLANNING COMMISSION THIS 13th DAY OF April, 1994.

Charles J. Doyle
CHAIRMAN - CHARLES J. DOYLE

Jul D. Knight
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 19th DAY OF August, 1994.

Doug Chintin
MIAMI COUNTY ENGINEER

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 22nd DAY OF August, 1994. (APPROVAL OF PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC ROAD, STREET OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711.041, OHIO REVISED CODE.)

Richard W. Adams

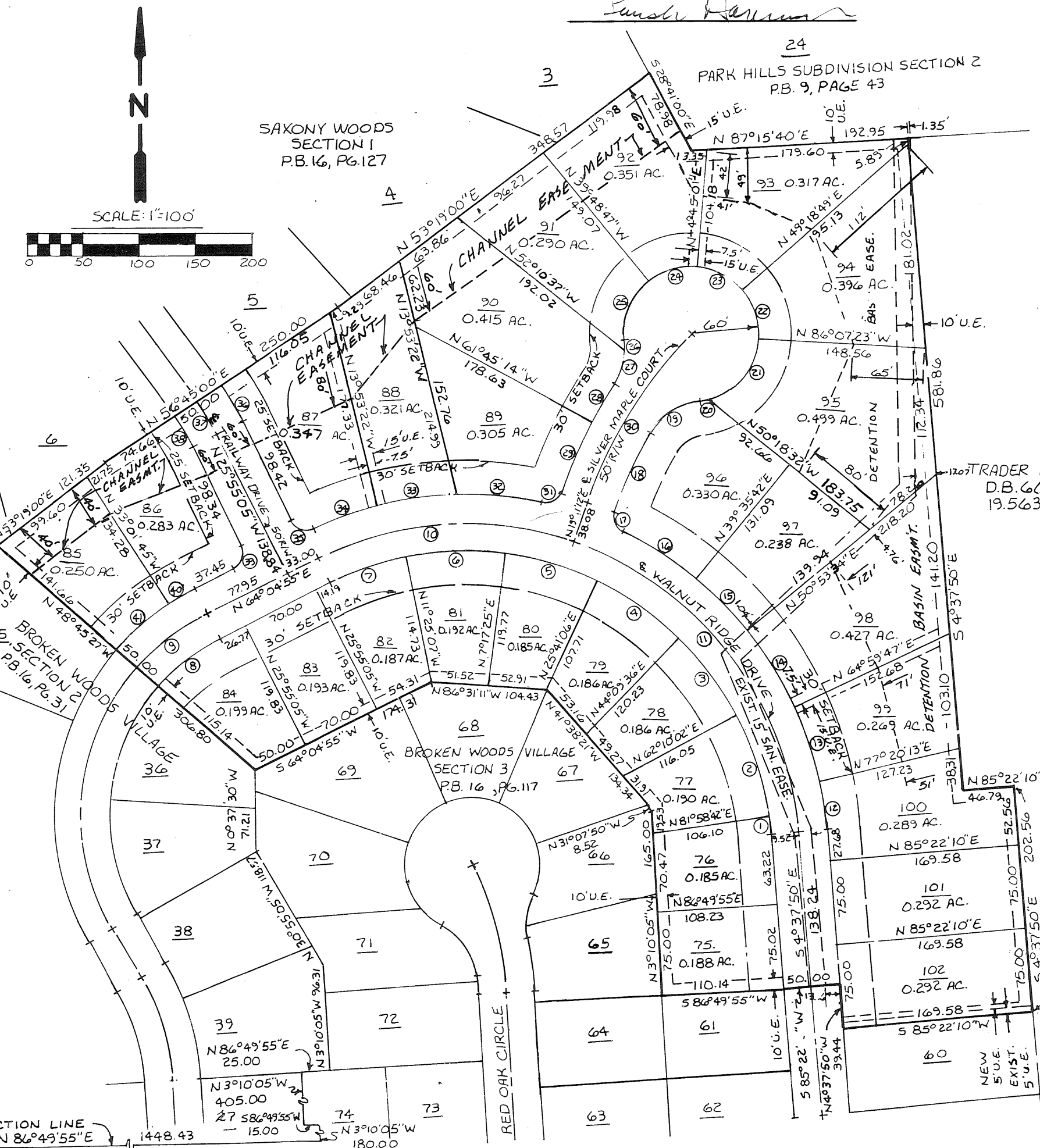
John D. Adams

9.442 ACRES TOTAL
7.802 ACRES IN LOTS
1.640 ACRES IN R/W

EASEMENT NOTE:

10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAY LINES. 5' UTILITY EASEMENT ON EACH SIDE OF ALL REAR AND SIDE LOT LINES, EXCEPT AS OTHERWISE SHOWN.

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	3°23'28"	275.00	16.28	16.27, S 6°19'34"E
2	1°48'40"	275.00	95.09	94.61, S 17°55'38"E
3	18°00'26"	275.00	86.43	86.07, S 36°50'11"E
4	18°28'30"	275.00	88.67	88.29, S 55°04'39"E
5	18°23'41"	275.00	88.29	87.91, S 73°30'44"E
6	18°42'32"	275.00	89.80	89.40, N 87°56'09"E
7	14°29'58"	275.00	69.59	69.40, N 71°19'54"E
8	22°50'22"	175.00	69.76	69.30, N 52°39'44"E
9	22°50'22"	200.00	79.72	79.20, N 52°39'44"E
10	45°06'17"	300.00	236.17	230.12, N 86°38'04"E
11	66°10'58"	300.00	346.53	327.53, S 37°43'19"E
12	8°01'57"	325.00	45.56	45.52, N 8°38'48"W
13	12°20'26"	325.00	70.00	69.86, N 18°50'00"W
14	14°06'13"	325.00	80.00	79.80, N 32°03'20"W
15	11°17'52"	325.00	64.08	63.98, N 44°45'22"W
16	13°34'38"	325.00	77.01	76.83, N 57°11'37"W
17	83°10'08"	15.50	22.50	20.58, N 22°23'52"W
18	11°46'53"	373.04	76.71	76.57, N 25°04'34"E
19	52°12'24"	60.00	54.67	52.80, N 57°04'17"E
20	7°40'41"	60.00	8.04	8.03, N 79°20'09"E
21	71°37'11"	60.00	75.00	70.21, N 39°41'12"E
22	44°33'48"	60.00	46.67	45.50, N 18°24'17"W
23	44°33'48"	60.00	46.67	45.50, N 62°58'05"W
24	44°33'48"	60.00	46.67	45.50, S 72°28'07"W
25	56°08'48"	60.00	58.80	56.47, S 22°06'50"W
26	8°04'16"	60.00	8.45	8.44, S 1°55'29"E
27	31°33'14"	60.00	33.04	32.63, S 17°53'18"W
28	5°25'09"	423.04	40.01	40.00, S 30°57'20"W
29	9°03'34"	423.04	66.89	66.82, S 23°42'54"W
30	25°33'50"	398.04	177.59	176.13, N 31°58'07"E
31	83°10'08"	15.50	22.50	20.58, S 60°46'15"W
32	13°28'07"	325.00	72.47	72.32, S 82°29'56"W
33	12°46'35"	325.00	72.47	72.32, S 82°29'56"W
34	10°45'59"	325.00	61.07	60.98, S 70°43'39"W
35	88°44'16"	15.50	24.01	21.68, N 70°17'14"W
36	7°19'55"	295.00	37.75	37.72, N 29°35'03"W
37	7°19'55"	270.00	34.55	34.53, N 29°35'03"W
38	7°19'55"	245.00	31.35	31.33, S 29°35'03"E
39	90°00'00"	15.50	24.35	21.92, S 19°04'55"W
40	7°06'40"	225.00	27.93	27.91, S 60°31'35"W
41	15°43'42"	225.00	61.76	61.57, S 49°06'24"W



DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO, CONTAINING 9.442 ACRES OF A TOTAL OF 19.095 ACRES AS CONVEYED TO CM LIMITED, AN OHIO GENERAL PARTNERSHIP, BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS BOOK 647, PAGE 840.

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 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.

Emerson Wagner

Janet E. Cain
WITNESS

Lisa M. Housh
WITNESS

STATE OF OHIO, COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CM LIMITED BY EMERSON WAGNER, ITS MANAGING PARTNER, WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED.

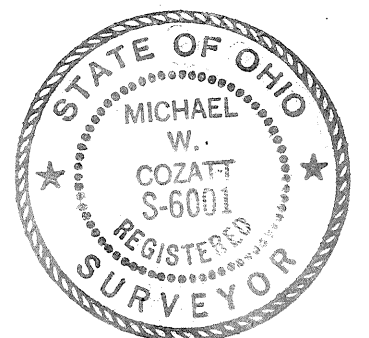
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 12th DAY OF August, 1994

Janet E. Cain
NOTARY PUBLIC
ELAINE A. CATO

April 26, 1999
MY COMMISSION EXPIRES
ELAINE A. CATO, NOTARY PUBLIC
OHIO, EXPIRES 04/26/2000
My Commission Expires April 26, 1999

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 3-15-94
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO. 03194 SHEET 1 OF 2

BROKEN WOODS VILLAGE SECTION 4

4
TOWN

6E
RANGE

SE 1/4 ~ 4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 16 PAGE 129-A
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED AUGUST 22 1994 AT 1:56 P.M.
FILE NO. 167570 FEE \$ 21.60
Janet E. Cain BY: _____
MIAMI CO. RECORDER DEPUTY

RESTRICTIVE COVENANTS

1. All lots shall be used only for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling with a private 2-car garage attached to the principal dwelling.
2. No residential structure shall be erected on any R-1 building site with the inhabitable area thereof, excluding basements, open porches and garages less than 1,300 square feet for a one-story house nor 1,500 square feet for a two-story or split-level dwelling. Walk out basements are considered basements. All structures must have a two-car garage minimum.
3. Gravel and dirt driveways are prohibited.
4. No satellite dishes or antennas for the transmission or reception of radio or television signals shall be erected in front or side yards.
5. Only open type fence or hedge, not to exceed 4 feet in height above ground level shall be erected or planted on any building site and shall not extend closer to the street than the front wall of the house. City requirements on fencing enclosing swimming pools prevail.
6. Exterior materials of all residences shall be of at least 2 1/2 inch brick or cementitious materials. No log houses, concrete block, or modular homes will be permitted without the approval of the developer or his assigns.
7. All electrical and telephone lines shall be underground.
8. All homes must be landscaped to a reasonable extent.
9. When construction is begun, residence must be completed within one (1) year including landscaping unless such completion is impossible or would result in great hardship to the owner. Extensions must be approved by the developer or his assigns.
10. The developer or his assigns or any other owner of any lot shall be entitled to prosecute any proceeding at law or in equity provided herein, against any person or entity violating or attempting to violate any of the covenants, conditions or restrictions contained herein.
11. These conditions, limitations and restrictions set forth herein shall be considered part of any contract, deed, lease or instrument relating to any lot in Broken Woods Village, without being incorporated therein, and the acceptance of any contract, deed, lease or instrument relating therein shall operate as a covenant to use the premises in conformity with the conditions, limitations and the restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of or have any title to any lot located in Broken Woods Village.
12. The foregoing reservations, restrictions, conditions, covenants, obligations and charges may be changed, modified, altered, amended or annulled at any time upon the action, in writing, of the owners of a three-fourths majority of the lots.
13. Should any one or more of the foregoing restrictions, covenants, or conditions at any time in the future be held to be illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.
14. The covenants, conditions and restrictions imposed are for the benefit of all the lot owners and are to run with the land, and shall be binding on all parties and persons claiming under such lot owners until July 1, 2009, at which time these covenants shall be automatically extended for successive periods of ten years, unless they are terminated by three-fourths majority vote of the homeowners within the subdivision.
15. Final interpretation of any covenant, condition or restriction shall be determined by the developer or his assigns.
16. All building construction shall be subject to inspection and approval by Miami County in accordance with established building regulations.

Michael W. Cozatt 3-15-99
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 03194 SHEET 2 OF 2

WINDSOR WOODS

4
TOWN

6E
RANGE

SE 1/4 ~ 4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 16 PAGE 130
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED 2ND OF Sept., 1994, AT 11:23 AM
FILE NO. 168139 FEB 43.20

APPROVALS

THIS PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY PLANNING COMMISSION THIS 1ST DAY OF July, 1994.

Brian R. Young
CHAIRMAN

David L. Brundage
SECRETARY

THIS PLAT REVIEWED AND APPROVED THIS 31ST DAY OF August, 1994.

Dan Christen
MIAMI COUNTY ENGINEER

THIS PLAT APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS 1ST DAY OF SEPTEMBER, 1994. (APPROVAL OF PLAT FOR RECORDING PURPOSES DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC ROAD, STREET OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 711041, OHIO REVISED CODE.)

Richard W. Adams

John D. Adams

EASEMENT NOTE:

10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAY LINES. 5' UTILITY EASEMENT ON EACH SIDE OF ALL REAR AND SIDE LOT LINES, EXCEPT AS OTHERWISE SHOWN.

DETENTION BASIN AND STORMWATER COVENANTS AND RESTRICTIONS

THE FOLLOWING COVENANTS ARE NON-AMMENDABLE 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.
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, PG. 585, MIAMI COUNTY RECORDER'S RECORDS.
3. THE GRANTEES OF LOTS 2, 3, 5 AND 6 AGREE TO INDIVIDUALLY MAINTAIN AND REPAIR THE STORMWATER 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 IN HIS JUDGMENT.
5. NO STRUCTURES, PLANTING, FENCING, CULVERT PIPES OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE STORMWATER 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.

DESCRIPTION

BEING A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWN 4, RANGE 6E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO. CONTAINING 7.563 ACRES AS CONVEYED TO RENEE A. HEMM BY DEED RECORDED IN THE MIAMI COUNTY RECORDERS RECORD OF DEED BOOK 649, PG. 716 AND DEED BOOK 652, PG. 648.

DEDICATION

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

Brian L. Hemm

Paul Hemm

Thomas E. Patrino
WITNESS

Thomas E. Patrino
WITNESS

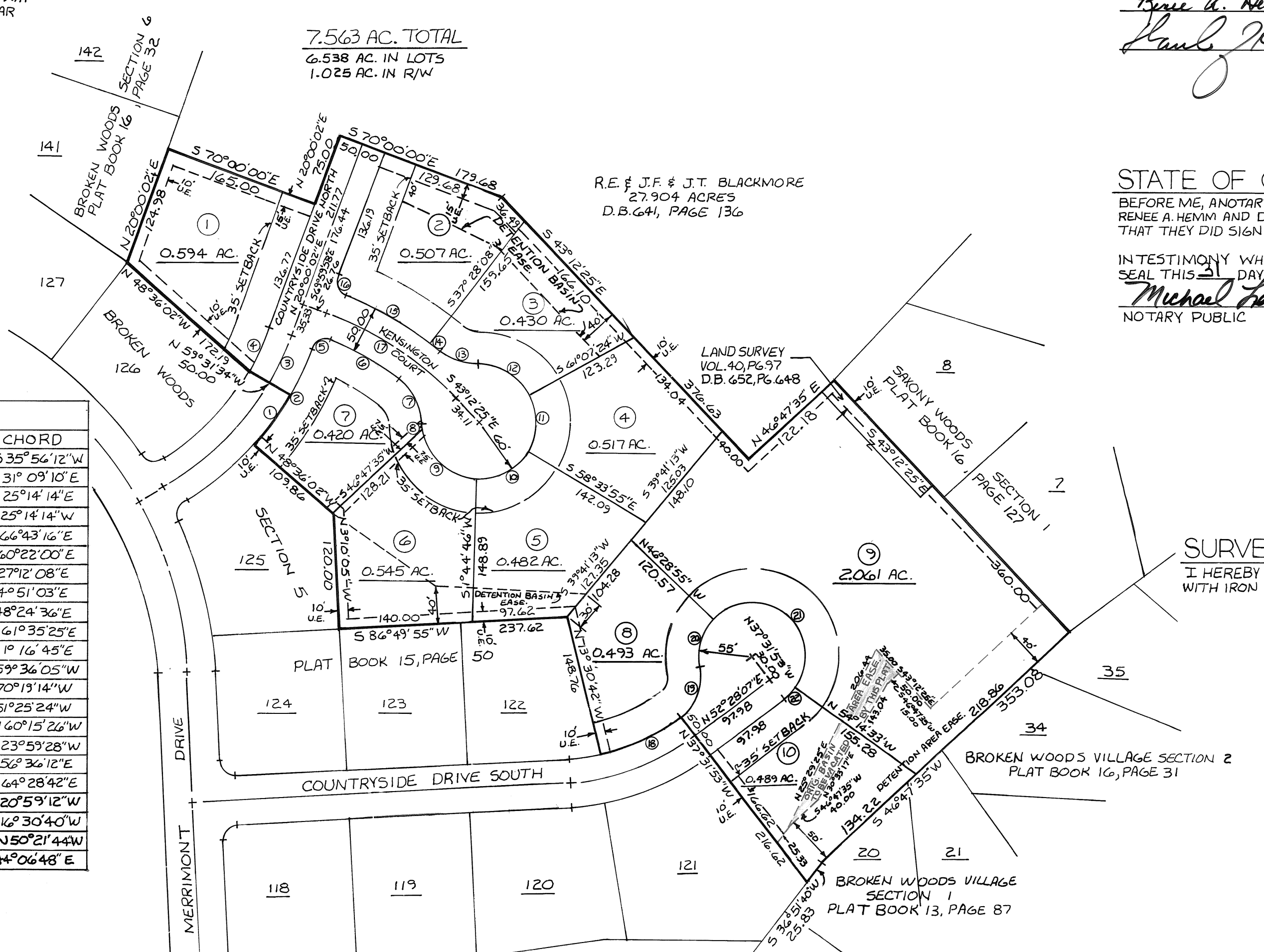
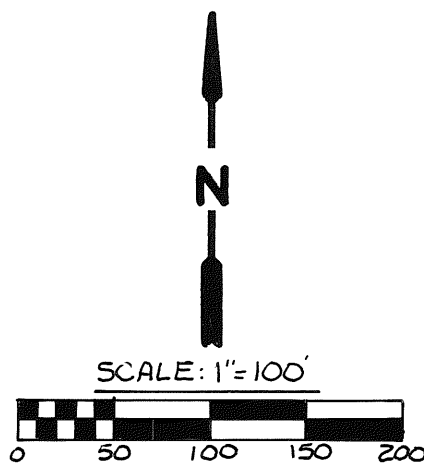
STATE OF OHIO, COUNTY OF MIAMI, S.S.

BEFORE ME, ANOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RENEE A. HEMM AND DAN HEMM, WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT, AND THAT IT IS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 31 DAY OF AUGUST, 1994.

Michael L. Cozatt
NOTARY PUBLIC

MARCH 7 1996
MY COMMISSION EXPIRES



CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	10°-55'-32"	330.74	63.07	62.97, S 35° 56' 12" W
2	20°-29'-35"	330.74	118.30	117.67, N 31° 09' 10" E
3	10°-28'-24"	305.74	55.89	55.81, N 25° 14' 14" E
4	10°-28'-24"	280.74	51.32	51.25, S 25° 14' 14" W
5	91°-37'-47"	15.50	24.79	22.23, N 66° 43' 16" E
6	14°-11'-40"	325.00	80.52	80.31, S 60° 22' 00" E
7	52°-08'-04"	60.00	54.60	52.73, S 27° 12' 08" E
8	7°-25'-52"	60.00	7.78	7.78, S 4° 51' 03" E
9	79°-41'-16"	60.00	83.45	76.88, S 48° 24' 36" E
10	60°-18'-41"	60.00	63.16	60.28, N 61° 35' 25" E
11	60°-18'-41"	60.00	63.16	60.28, N 1° 16' 45" E
12	61°-26'-58"	60.00	64.35	61.31, N 59° 36' 05" W
13	40°-00'-41"	60.00	41.90	41.05, N 70° 19' 14" W
14	2°-12'-58"	375.00	14.50	14.50, N 51° 25' 24" W
15	15°-27'-08"	375.00	101.13	100.83, N 60° 15' 26" W
16	87°-59'-02"	15.50	23.80	21.53, N 23° 59' 28" W
17	26°-47'-33"	350.00	163.67	162.18, S 56° 36' 12" E
18	24°-01'-11"	225.00	94.32	93.63, N 64° 28' 42" E
19	62°-57'-52"	55.00	60.44	57.45, S 20° 59' 12" W
20	54°-00'-50"	55.00	51.85	49.95, S 16° 30' 40" W
21	172°-14'-22"	55.00	165.34	109.75, N 50° 21' 44" W
22	16°-42'-40"	55.00	16.04	15.99, N 44° 06' 48" E

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 6-14-94
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
615 E. DAKOTA ST. TROY, OHIO
JOB NO. 03694 SHEET 1 OF 2 SHEETS

WINDSOR WOODS

4
TOWN

6E
RANGE

SE 1/4 ~ 4
SECTION

CONCORD
TOWNSHIP

MIAMI
COUNTY

OHIO
STATE

PLAT BOOK 16 PAGE 130 A
~~MIAMI COUNTY RECORDER'S PLAT RECORDS~~
RECEIVED _____ 1994 AT _____
FILE NO. _____ FEE _____
BY: _____
~~MIAMI CO. RECORDER~~ DEPUTY

WINDSOR WOODS
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 or unattached carriage house of design and construction approved by the Developer. Any exterior alterations to an existing dwelling or other building must be approved in advance by the Developer.
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 finished basements, open porches, garages, or patios, shall not be less than 2500 square feet.
5. No lots shall hereafter be subdivided into additional lots.
6. No trailers, basement, campers, shack, garage, barn or other outbuilding shall at any time be used as a temporary or permanent residence.
7. No fencing shall be permitted, except around approved in-ground swimming pools approved in detail by the Developer and which complies with the Miami County zoning code.
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. Architectural approval must be obtained in advance from the Developer.
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 that dogs, cats, or other household pets may be kept providing they are not kept or bred for commercial purposes.
11. No satellite receiver dishes are permitted on any lot, either temporarily or permanently. No pole or tower antennae for television, ham radio, CB radio or other purpose are permitted.
12. 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 July 1, 2015, at which time they shall automatically be extended for successive periods of 10 years each unless a vote of the then majority of the land owners agree to change said covenant.
13. The covenants shall be enforceable by injunction or otherwise by the Developer, her successors and assigns.
14. Personal Properties - No personal property, equipment or machinery, including semi tractor shall be kept or maintained on any lot other than that which is kept inside the garage area or storage building permitted hereunder. No boat, trailer or recreational vehicle shall be otherwise stored on any lot. Under no circumstances shall same be temporarily or otherwise used for any form of habitation purposes.
15. All construction on each lot shall be performed by competent contractors or subcontractors approved by the Developer.
16. All construction on each lot including subsequent maintenance, additions and remodeling shall be subject to approval by the Developer in accordance with Developer's Design Review Standards.

Bearings are based on Country Estates East, Sec. 4, Plat Book 11, Page 6.

Legend

Indicates Easement Line

Indicates Lot Line

Indicates Iron Pin
(5/8" x 30")

*Note:

Easements and setback lines shown hereon are as recorded on Country Estates East, Sec. 4.

North

RECORD PLAN
COUNTRY ESTATES EAST
SECTION FOUR - A
BEING A REPLAT OF PART LOT 49
COUNTRY ESTATES EAST, SEC. 4
AS RECORDED IN PLAT BOOK 11, PAGE 6
SEC. 27, TOWN 4, RANGE 6
MONROE TOWNSHIP
MIAMI COUNTY, OHIO
CONTAINING 0.386 ACRE

20 0 20 40 60

GRAPHIC SCALE - FEET

JANUARY 1994

PART LOT 49 AS RECORDED IN LAND SURVEY VOL. 38, PAGE 166

N 89°06'00"E 135.00'

67.50' 5' UTILITY EASEMENT 67.50'

25'

(40' BUILDING SETBACK LINE BY P.B. 11, P. 6)

PROPOSED 25' BUILDING SETBACK LINE

N 00°54'00"W 100.48'

N 00°54'00"W 125.48'

S 00°54'00"E 125.48'

S 00°54'00"E 125.48'

40' BUILDING SETBACK LINE

LOT # 95
0.191 Ac.

LOT # 96
0.195 Ac.

42.50' 67.50' S 89°06'00"W 110.00'

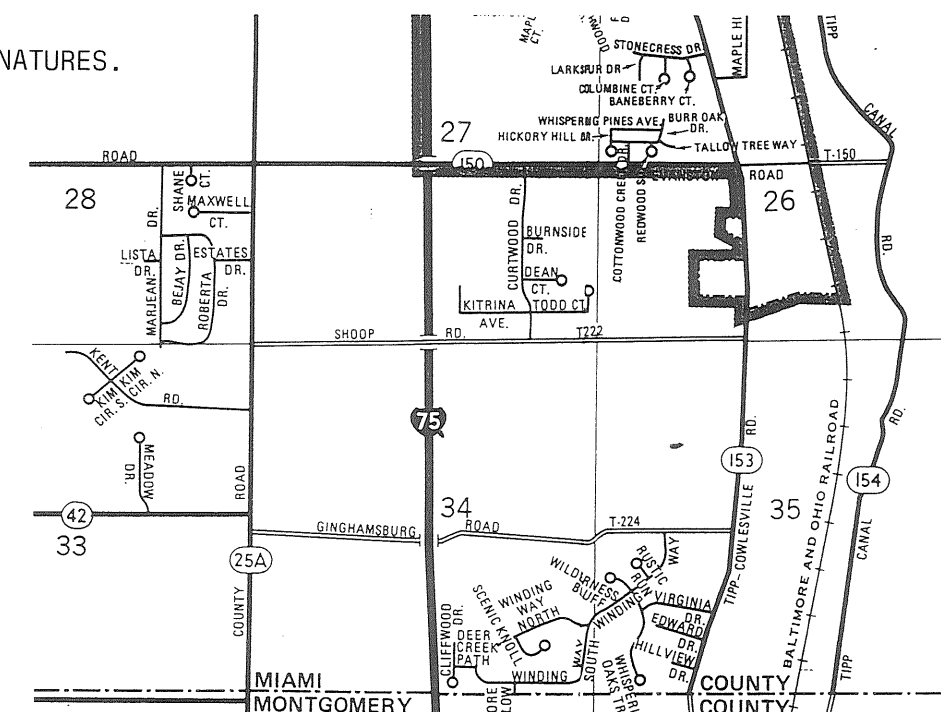
KITRINA AVENUE
50' RIGHT-OF-WAY

NOTE:
THIS PLAT WAS RE-RECORDED DUE TO ERROR IN SIGNATURES.
SEE RECORDERS PLAT BOOK 16 PAGE 135.

LOT 48

COUNTRY MANOR CONDOMINIUMS
PHASE ONE
CONDO. P.B. 1, PG. 13

PLAT BOOK 16, PAGE 131
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 9th DAY OF
SEPTEMBER, 1994 AT 2:50 P.M.
FILE NUMBER 168475, FEE \$ 21.60
Bobbie Mueller
BY DEPUTY Janet E. Cain
JANET E. CAIN, RECORDER, MIAMI COUNTY



Vicinity Map
No Scale

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY, OHIO HELD THIS 8th DAY OF FEBRUARY, 1994, THIS PLAT WAS REVIEWED AND APPROVED.

Philip J. Wampler
CHAIRMAN

Neva Hafford
SECRETARY

APPROVED AND TRANSFERRED THIS 9 DAY OF SEPT, 1994.

CHRIS A. PEEPLES
CHRIS PEEPLES, MIAMI COUNTY AUDITOR

BY: Ann Williams
DEPUTY AUDITOR

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.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Brenda C. Lutz
WITNESS AS TO 1 AND 2

J. A. Lutz
WITNESS AS TO 1 AND 2

PRECISION HOME BUILDERS, INC.

Mary Vance

Donna Kay Vance

DATE: _____, 1994
STATE OF OHIO, S.S.

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

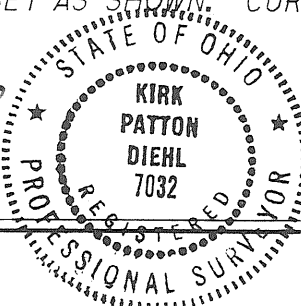
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES: _____

CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF 0.386 ACRES BEING ALL OF THE LAND CONVEYED TO PRECISION HOME BUILDERS, INC. BY DEED RECORDED IN DEED BOOK 552, PAGE 145 OF THE DEED RECORDS OF MIAMI COUNTY, OHIO.
THE MEASUREMENTS ARE CERTIFIED TO BE CORRECT AND IN CONFORMANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. MONUMENTS ARE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.

K. P. Diehl
KIRK P. DIEHL, P.S. #7032



STATE OF OHIO, S.S.
BE IT REMEMBERED THAT ON THIS 23 DAY OF August, 1994. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME PRECISION HOME BUILDERS, INC., BY _____, AND _____, AND

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.

Robert D. Hill
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES: 7/25/97

This Instrument Prepared By:
McDOUGALL ASSOCIATES
Professional Land Surveyors
956 SENATE DRIVE
DAYTON, OHIO 45459
(513) 438-9787
JOB #1344 SHEET 1 OF 1

ANNEXATION TO THE VILLAGE OF BRADFORD

PLAT BOOK 16 PAGE 132
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED SEPT. 14TH, 1994 AT 3:09
FILE NO. 168661 FEE 21.60

BY: Janet E. Cain
MIAMI CO. RECORDER DEPUTY
SEE ANNEXATION PROCEEDINGS RECORDED IN
MISC. VOLUME 26, PAGE 521

BY: _____
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 14 DAY OF September, 1994

BY: Chris A. Peoples
MIAMI CO. AUDITOR DEPUTY

DESCRIPTION

BEING A TOTAL OF 7.759 ACRES IN THE NORTHWEST QUARTER
OF SECTION 22, TOWN 9N, RANGE 4E, NEWBERRY TOWNSHIP,
MIAMI COUNTY, OHIO.

APPROVALS

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI
COUNTY ENGINEER ON THIS 22ND DAY OF April, 1994

Darryl Chisler
MIAMI COUNTY ENGINEER

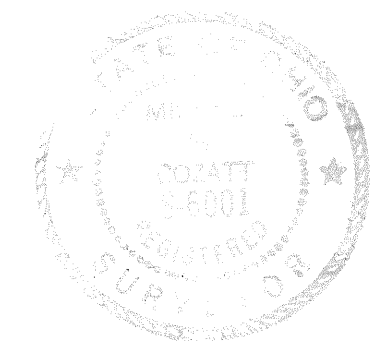
AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS
21ST DAY OF MARCH, 1994, THE ANNEXATION OF THE AREA
SHOWN HEREON WAS APPROVED.

Richard N. Adams Butch H. Hensel James H. Hensel

AT A MEETING OF THE VILLAGE COUNCIL OF BRADFORD, OHIO,
HELD THIS 14TH DAY OF July, 1994, THIS ANNEXATION
PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 0-94-11

James H. Hensel MAYOR
Linda C. Beckstead CLERK OF COUNCIL
Michael W. Cozatt PRESIDENT OF COUNCIL
Michael W. Cozatt VILLAGE SOLICITOR

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE CORRECT AND
ALL MONUMENTS LOCATED AS SHOWN HEREON.



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

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 28593

9N
TOWN

4E
RANGE

NW 1/4-22
SECTION

NEWBERRY
TOWNSHIP

MIAMI
COUNTY

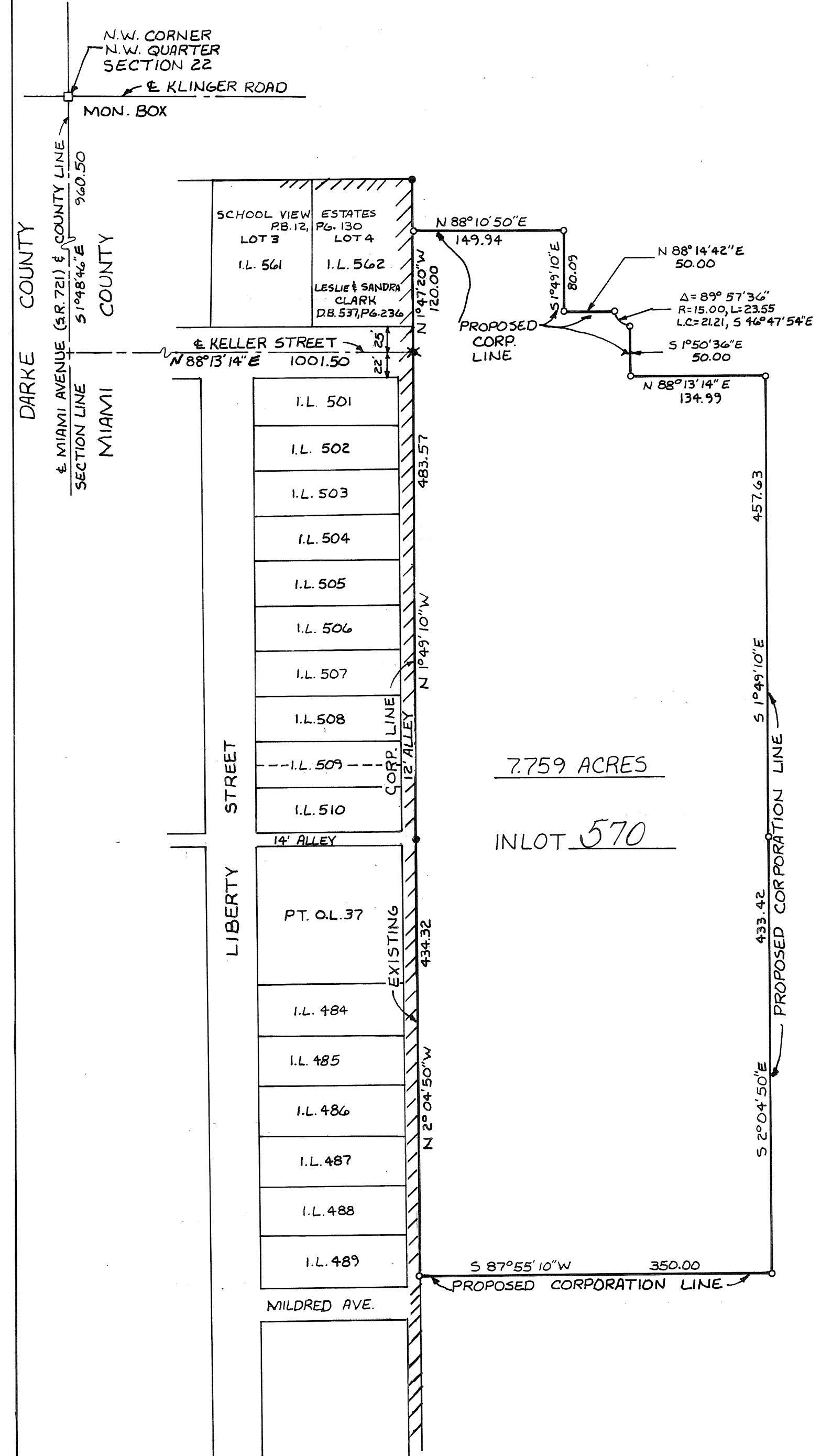
OHIO
STATE

LEGEND

- IRON PIN FOUND
- ✕ R.R. SPIKE FOUND
- 5/8" Φ CAPPED IRON PIN SET (COZATT #6001)



SCALE: 1"=100'
0 50 100 150 200



7.759 ACRES

IN LOT 570

RICHARD K. & YVONNE R. PATTY
D.B. 635, P.G. 680
75.893 ACRES
- 7.759 ACRES
68.134 AC. REM. IN SECTION 22

GREEN TREE DEVELOPMENT PHASE 1

BRADFORD CORPORATION

PT. 570 INLOT

PLAT BOOK 16 PAGE 133
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED SEPT. 14, 1994 AT 3:11
FILE NO. 168663 FEE 43.20

APPROVALS

ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF BRADFORD, OHIO, THIS 14th DAY OF July, 1994.

Mayor MAYOR
Clerk CLERK

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BRADFORD, OHIO, THIS 12 DAY OF July, 1994.

Chairman CHAIRMAN

Janet E. Cain BY: DEPUTY
MIAMI CO. RECORDER

APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED THIS 14th DAY OF September, 1994.

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

DESCRIPTION

BEING A SUBDIVISION OF 2.801 ACRES OF INLOT 570, VILLAGE OF BRADFORD, MIAMI COUNTY, OHIO, PART OF A 75.893 ACRE TRACT CONVEYED TO RICHARD K. & YVONNE R. PATTY BY DEED BOOK 635, PG. 680 OF THE MIAMI COUNTY RECORDER'S DEED RECORDS.

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.

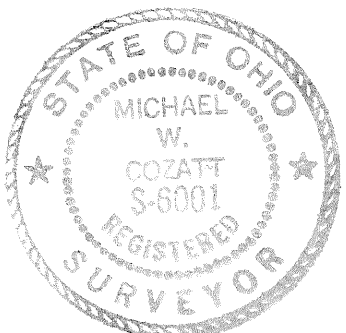
Richard K. Patty
Yvonne R. Patty
Second National Bank, Greenville, Ohio
Shirley A. Brumfield V.P.
William M. Selig WITNESS
Alice J. Goubeaux WITNESS

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD K. PATTY & YVONNE R. PATTY AND SECOND NATIONAL BANK BY *Shirley A. Brumfield* ITS Vice-President, AND BY *Alice J. Goubeaux* ITS Notary Public, WHICH EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS INSTRUMENT AND THAT IS THEIR FREE ACT AND DEED INDIVIDUALLY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 20th DAY OF August, 1994.
Alice J. Goubeaux ALICE J. GOUBEAUX
NOTARY PUBLIC-STATE OF OHIO
MY COMMISSION EXPIRES 8/13/1998
NOTARY PUBLIC. MY COMMISSION EXPIRES

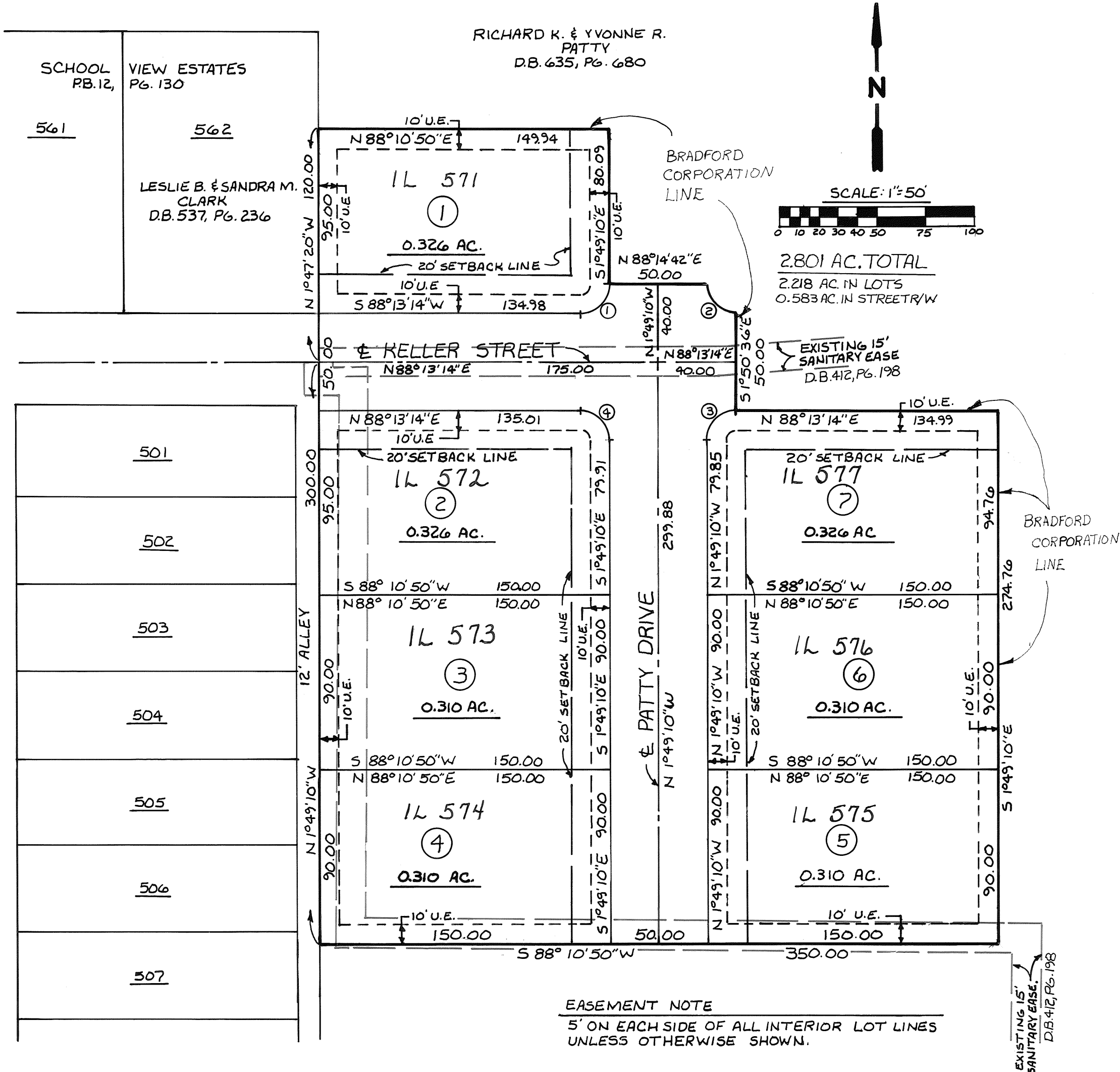
I HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT SURVEY AS SHOWN, WITH IRON PINS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. ALL CURVE DISTANCES ARE MEASURED ON THE ARC.



Michael W. Cozatt 7-25-94
MICHAEL W. COZATT, P.S. #6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 00294

CURE DATA				
NO	DELTA	RADIUS	LENGTH	LONG CHORD
1	90°02'24"	15.00	23.57	21.22, S 43°12'02"W
2	89°57'36"	15.00	23.55	21.21, S 46°47'58"E
3	90°02'24"	15.00	23.57	21.22, N 43°12'02"E
4	89°57'36"	15.00	23.55	21.21, S 46°47'58"E



EASEMENT NOTE
5' ON EACH SIDE OF ALL INTERIOR LOT LINES
UNLESS OTHERWISE SHOWN.

GREEN TREE DEVELOPMENT PHASE 1

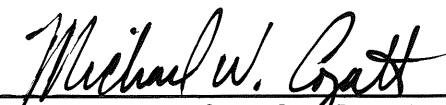
BRADFORD
CORPORATION

PT. 570
INLOT

PLAT BOOK 16 PAGE 133A
MIAMI COUNTY RECORDER'S RECORD OF
RECORDED PLATS
RECEIVED FOR RECORD THIS 14TH DAY OF
SEPTEMBER, 1991, AT 3:11
FILE NO. 168663 FEE

COVENANTS FOR GREEN TREE DEVELOPMENT

1. All lots in this subdivision shall be known and described as single family residential lots. Dwellings are not to exceed 2 1/2 stories in height and can include a private attached garage.
2. No lot shall hereafter be subdivided into parcels for additional residential building sites.
3. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line as shown hereon. All buildings erected for dwelling purposes shall provide not less than 15 ft of combined side yard space with no portion of any building to be closer than seven (7) ft. to any lot line or twenty five (25) ft. to the rear lot line.
4. The ground floor area of the main structure, exclusive of one story open porches and garages shall not be less than 1200 square feet in the case of one story or one and one half story structures or 800 square feet tri-level or two story structures.
5. No 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.
6. No noxious or offensive trade or activity shall be carried out on any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
7. No sign or billboard, except "For Sale" signs, shall be erected on any lot of this subdivision, also excepted are signs erected by builders during construction.
8. No fence or wall shall be permitted to extend nearer to any street than the 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.
9. No barn, stable, or other outbuilding for housing of domestic animals or poultry except for household pets shall be erected on any lot.
10. The premises shall be kept neat and clean; the buildings well painted and weeds and underbrush shall be kept under control; No discarded machinery, vehicles, or parts thereof, junk, trash, building materials or refuse shall be permitted to accumulate or remain on any lot.
11. Sidewalks must be installed 1 year after occupancy or 2 years after lot purchase whichever comes first.
12. Developer must approve all house plans and builders.
13. These covenants and restrictions are for the benefit of all owners and residents in the subdivision and are to run with the land and shall be binding to all parties and persons claiming under them until Jan 1, 2013, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the owners of the lots in the subdivision these covenants are amended and terminated.
14. These covenants shall be enforceable by injunction or otherwise by the grantor, it successors or assigns.
15. 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.


MICHAEL W. COZATT, P.S. NO. 6001

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. SHEET 1 OF 2 SHEETS

PEOPLES WESTSIDE REPLAT
REPLAT OF OUTLOT 386 AND PART OF OUTLOT 387 IN TROY, OHIO

PLAT BOOK 116, PAGE 134
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 15th DAY OF
September, 1994 AT 3:00 P.M.
FILE NUMBER 168703 FEE: \$ 21.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

SURVEY REFERENCE:
RECORDER'S PLAT BOOK 7, PG. 17
LOT SURVEY VOL. 8, PG. 46
" " VOL. 10, PG. 8

0 25 50 100
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

N

INLOT 7041
B.P.OIL CO.
DB 619, P. 841
174.79
10' U.E.
N 28° 00' E
0.0851 AC. (PT. OL. 387)
0.5158 AC. (OL. 386)
0.6009 ACRES
OUTLOT 386
INLOT 7828
LINE (150)
174.79
180.00
90' R/W
WEST MAIN STREET
30'
60'
30'
90' R/W
SETBACK
S 28° 10' W
60' R/W
WESTON ROAD
194.71
BUILDING
MINIMUM
7' 25'
S 28° 10' W
N 61° 50' W
131.95
PT. O.L. 387
EDWARD CORP. GAN
DB 581, P. 719
387
N 28° 00' E
10' U.E.
165.20
TROY OL 384
MOTEL ASSOCIATES, INC.
DB 628, P. 46
N 61° 50' W
34.08
N 1° 52' W

INDICATES 5/8" CAPPED IRON PIN
SET OR FOUND

BEING A REPLAT OF OUTLOT 386 AND PART OF OUTLOT 387, IN THE CITY OF TROY, OHIO,
CONTAINING A TOTAL OF 1.262 ACRES, ACQUIRED BY PEOPLES SAVINGS BANK OF TROY BY
DEEDS FILED IN MIAMI COUNTY RECORDER'S DEED BOOK 614, PAGE 268 AND DEED BOOK
657, PAGE 225.

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

OWNERS: PEOPLES SAVINGS BANK OF TROY

Ronald B. Scott
RONALD B. SCOTT, PRESIDENT
Scott Gabriel
SCOTT GABRIEL, VICE PRESIDENT

William B. W. W. W.
WITNESS
William B. W. W. W.
WITNESS

STATE OF OHIO - COUNTY OF MIAMI S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED RONALD B. SCOTT,
PRESIDENT AND SCOTT GABRIEL, VICE PRESIDENT OF PEOPLES SAVINGS BANK OF TROY, THE CORPORATION
WHO EXECUTED THE FOREGOING REPLAT, 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 AS SUCH
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 14th DAY OF SEPTEMBER, 1994.

Richard W. Klockner
NOTARY PUBLIC

RICHARD W. KLOCKNER, Notary Public
In and for the State of Ohio
My Commission Expires October 19, 1996

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS 14th DAY OF
Sept, 1994, THIS PLAT WAS REVIEWED AND APPROVED.

VICE CHAIRMAN
H. K. Hannah

SECRETARY
Sue B. Knight

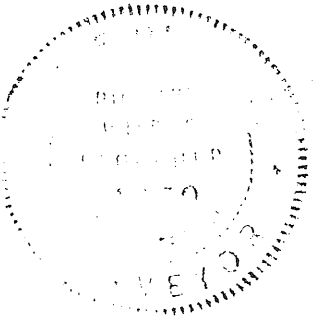
TRANSFERRED THIS 15 DAY OF SEPTEMBER, 1994.

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

BY: *Jo Ann Williams*
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 386 AND PART OF OUTLOT 387 TROY, OHIO		
PEOPLES SAVINGS BANK OF TROY TROY, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE 12 SEP 1994	DRAWN BY: <i>SP</i> TRACED BY: CHECKED BY: <i>RWK</i> SCALE: 1" = 30'	SHEET NO. 1 OF 1

Bearings are based on Country Estates East, Sec. 4, Plat Book 11, Page 6.

Legend

Indicates Easement Line
Indicates Lot Line
Indicates Iron Pin
(5/8" x 30")

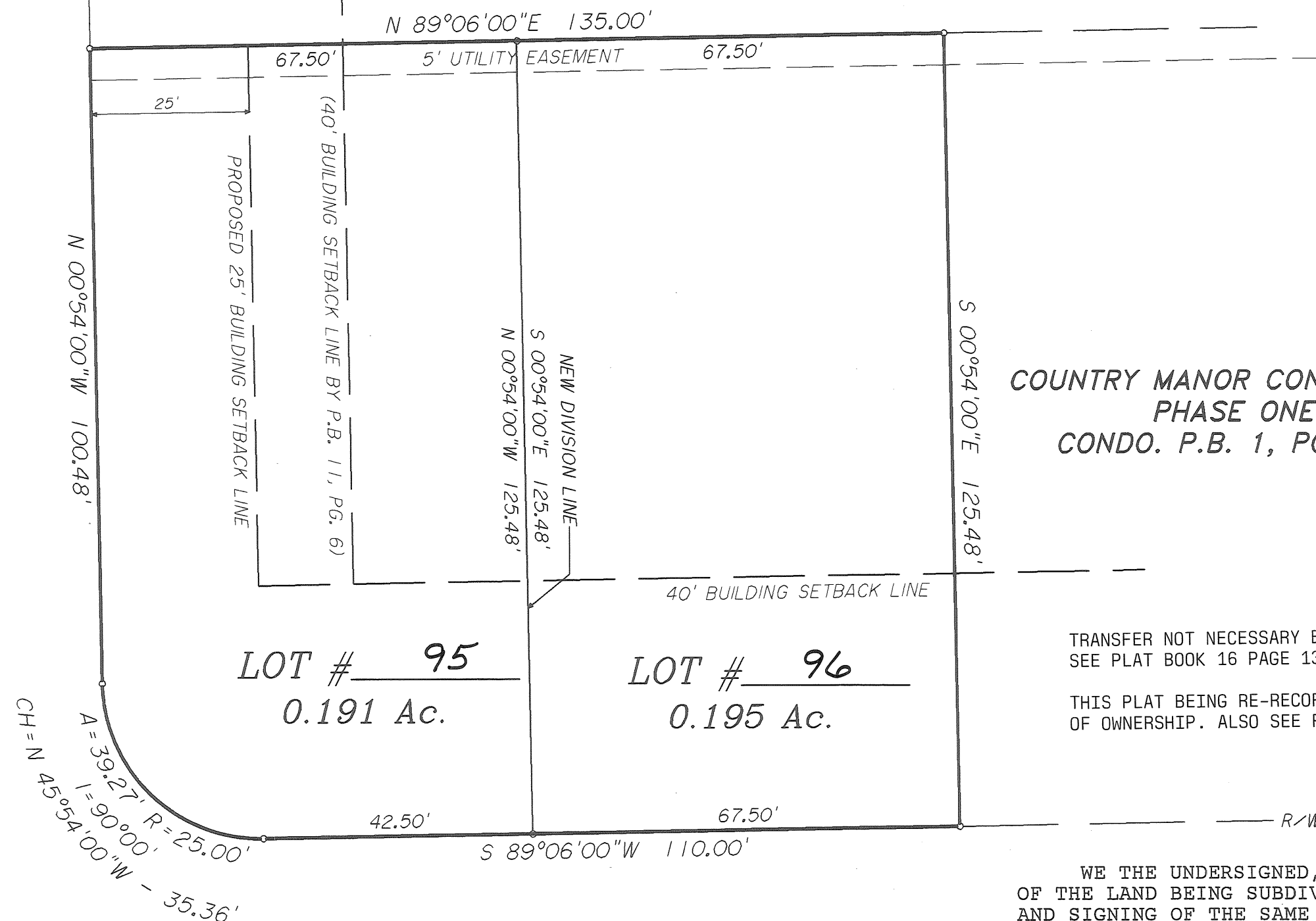
*Note:

Easements and setback lines shown hereon are as recorded on Country Estates East, Sec. 4.

CORRECTIVE PLAT
COUNTRY ESTATES EAST
SECTION FOUR - A
BEING A REPLAT OF PART LOT 49
COUNTRY ESTATES EAST, SEC. 4
AS RECORDED IN PLAT BOOK 11, PAGE 6
SEC. 27, TOWN 4, RANGE 6
MONROE TOWNSHIP
MIAMI COUNTY, OHIO
CONTAINING 0.386 ACRE

20 0 20 40 60
GRAPHIC SCALE - FEET
OCTOBER 1994

PART LOT 49 AS RECORDED IN LAND SURVEY VOL. 38, PAGE 166



LOT 48

COUNTRY MANOR CONDOMINIUMS
PHASE ONE
CONDO. P.B. 1, PG. 13

TRANSFER NOT NECESSARY BY MIAMI COUNTY AUDITOR.
SEE PLAT BOOK 16 PAGE 131. 10-7-94

THIS PLAT BEING RE-RECORDED DUE TO ERROR IN SIGNATURES
OF OWNERSHIP. ALSO SEE RECORDERS PLAT BOOK 16 PAGE 131.

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.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Neva Hafford
WITNESS AS TO 1 AND 2
Lula Baklander
WITNESS AS TO 1 AND 2

TERRY A. AND BRENDA E. LUTZ
Terry A. Lutz
1 TERRY A. LUTZ
Brenda E. Lutz
2 BRENDA E. LUTZ

DATE: _____, 1994
STATE OF OHIO, S.S.

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES:

CERTIFICATION

THE WITHIN PLAT IS A SUBDIVISION OF 0.386 ACRES BEING ALL OF THE
LAND CONVEYED TO TERRY A. AND BRENDA E. LUTZ BY DEED RECORDED
IN DEED BOOK 649, PAGE 849 OF THE DEED RECORDS OF MIAMI COUNTY,
OHIO.
THE MEASUREMENTS ARE CERTIFIED TO BE CORRECT AND IN
CONFORMANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE
STATE OF OHIO. MONUMENTS ARE SET AS SHOWN. CURVED DISTANCES
ARE MEASURED ON THE ARC.

*NOTE: THIS PLAT IS TO CORRECT THE OWNERSHIP AS TO
PART LOT 49 SHOWN IN ERROR ON PLAT BOOK 16, PAGE 131.

Kirk P. Diehl
KIRK P. DIEHL, P.S. #7032

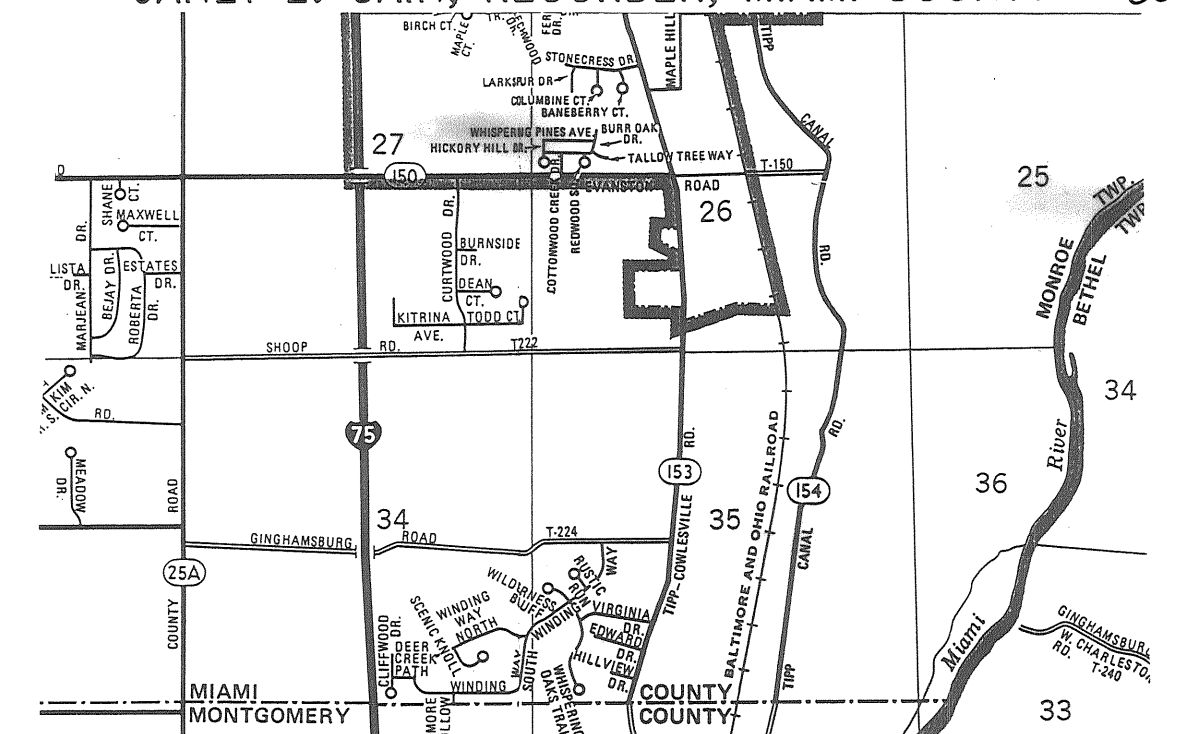
STATE OF OHIO, S.S.
BE IT REMEMBERED THAT ON THIS 6th DAY OF OCTOBER,
1994. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
SAID STATE, PERSONALLY CAME TERRY A. AND BRENDA E. LUTZ TO ME
KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE
FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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

Neva Hafford
NOTARY PUBLIC IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES: OCT. 26, 1994

PLAT BOOK 16, PAGE 135
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 7th DAY OF
OCTOBER, 1994 AT 9:15 AM
FILE NUMBER 169693, FEE \$21.00

Janet E. Cain By: *Bobbie Mueller*
JANET E. CAIN, RECORDER, MIAMI COUNTY *deputy*

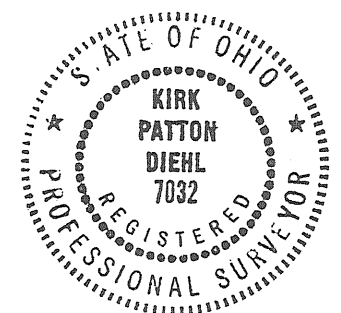


Vicinity Map
No Scale

AT A MEETING OF THE PLANNING BOARD OF THE CITY OF TIPP CITY,
OHIO HELD THIS 8th DAY OF FEBRUARY, 1994, THIS PLAT
WAS REVIEWED AND APPROVED.

Philip H. Wampler
CHAIRMAN

Neva Hafford
SECRETARY

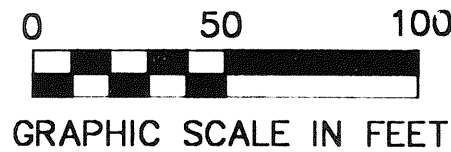


This Instrument Prepared By:
McDOUGALL ASSOCIATES

Professional Land Surveyors
956 SENATE DRIVE
DAYTON, OHIO 45459
(513) 438-9787
JOB #1344 SHEET 1 OF 1

RECORD PLAN
BRUMBAUGH SUBDIVISION
SECTION THREE
SUBDIVISION OF PART OUTLOT NO. 127
VILLAGE OF WEST MILTON
MIAMI COUNTY OHIO
4.053 ACRES

SCALE: 1"=50'

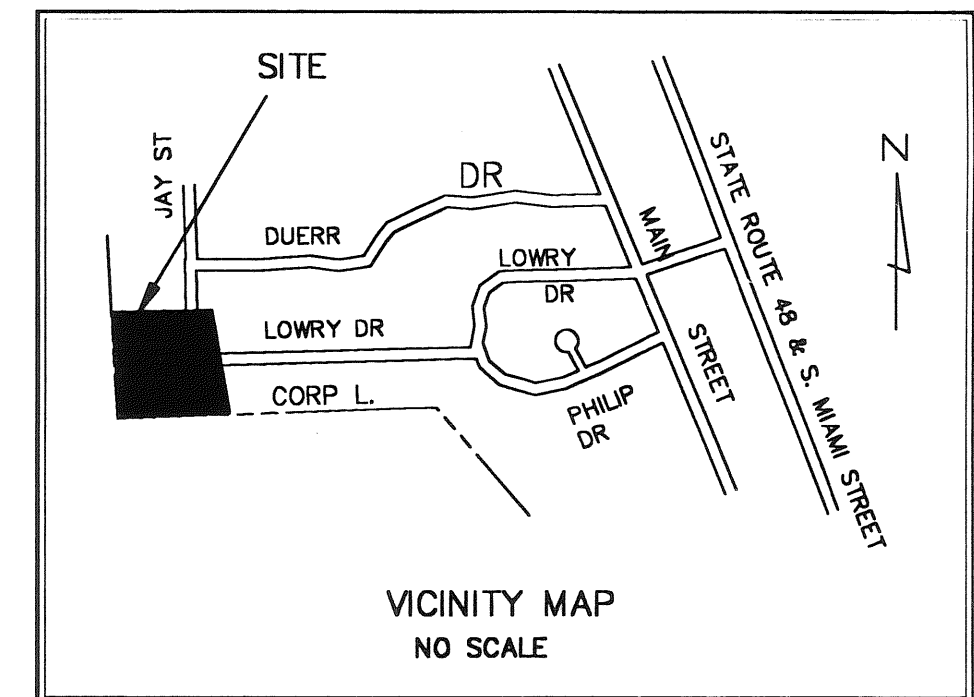


PLAT BOOK 16 PLAT NO. 136

MIAMI COUNTY RECORDER'S PLAT RECORDERS
RECEIVED FOR RECORD THIS 18TH DAY OF
OCTOBER, 199 AT 9:40 AM.

FILE NO. 170107 FEE: 43.20

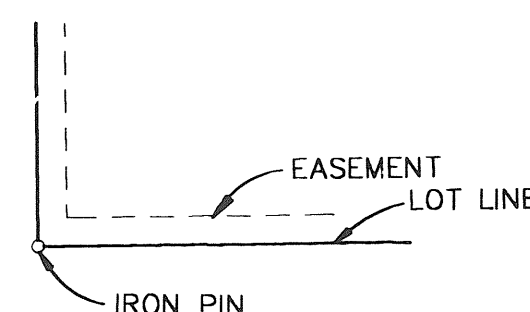
Janet C. Cain By: Bobbie Mueller
MIAMI COUNTY RECORDER deputy



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	43.77'	21.97'	43.68'	N 03°42'33" E	12°32'22"
C2	200.00'	38.35'	19.23'	38.29'	N 04°29'09" E	10°59'10"
C3	225.00'	43.14'	21.64'	43.08'	N 04°29'09" E	10°59'10"
C4	15.00'	26.36'	18.10'	23.10'	S 40°22'13.7" E	100°41'56"
C5	15.00'	23.64'	15.08'	21.27'	S 44°08'10" W	90°17'33"
C6	15.00'	24.51'	15.99'	21.87'	S 48°36'39" E	93°37'01"
C7	15.00'	19.53'	11.43'	18.18'	N 47°16'47.5" E	74°36'07"
C8	175.00'	33.56'	16.83'	33.50'	N 04°29'09" E	10°59'10"
C9	175.00'	4.73'	2.36'	4.73'	S 01°47'04" E	01°32'47.9"
C10	225.00'	2.98'	1.49'	2.98'	S 02°10'53" E	00°45'30"

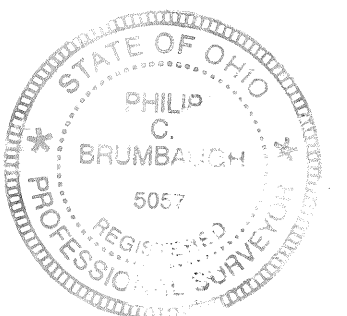
BRUMBAUGH SUBDIVISION SECTION TWO
RECORDER'S PLAT BOOK 13 PG. 11

Denotes 25' Temporary Easement to Automatically be vacated upon extension of street.



NOTE: All easements are 5' unless otherwise noted.

LEGEND



BRUMBAUGH SUBDIVISION SECTION THREE
WEST MILTON, OHIO

PREPARED BY:
PYRAMID ENGINEERING
362 NORTH MIAMI STREET
WEST MILTON, OHIO 45383

DATE <u>9/30/94</u>	DRAWN BY: R.L.W.	SHEET NO.
SCALE 1"=50'	TRACED BY:	1 OF 2
	CHECKED BY: <u>PCB</u>	

DUERR SUBDIVISION NO. 4
RECORDER'S PLAT BOOK 5 PAGE 69
RECORDER'S PLAT BOOK 6 PAGE 64

734

733

732

1353

LOWRY DRIVE

N 88°59'34" E 9.08'

1374

1372

1371

VILLAGE OF WEST MILTON

ALFRED EDWARD DAUM
D.B. 573 PG. 19

DESCRIPTION:

BEING A SUBDIVISION OF REMAINING OUTLOT NO. 127 IN THE VILLAGE OF WEST MILTON, MIAMI COUNTY, OHIO CONTAINING 4.056 ACRES, AND BEING ALL OF THE PREMISES ACQUIRED BY PYRAMID DEVELOPMENT BY DEED RECORDED IN MIAMI COUNTY RECORDER'S DEED BOOK 621 PAGE 784.

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIENHOLDERS OF THE LAND SHOWN HEREON AS BEING PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE PROTECTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT, AND DO HEREBY DEDICATE THE STREETS AS 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 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 OBSTRUCTION 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 WEST MILTON, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

① Antoinette M. Caronson

① Walter C. Brumbaugh
WITNESSES

Philip C. Brumbaugh
PHILIP C. BRUMBAUGH
PRESIDENT OF PYRAMID DEVELOPMENT, INC.
Previously known as BRUMBAUGH REALTY, INC.
362 N. MIAMI ST
WEST MILTON, OHIO

STATE OF OHIO, MIAMI COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS 4th DAY OF OCTOBER, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED PARTIES, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Mark T. Hamler
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-28-98

AT A MEETING OF THE PLANNING COMMISSION OF WEST MILTON, OHIO, HELD THIS 1st DAY OF JUNE, 1994. THIS PLAT WAS REVIEWED AND APPROVED.

D. Kent Harris
CHAIRMAN

Bill Neffley
SECRETARY

APPROVED AND TRANSFERRED THIS 18 DAY OF OCTOBER, 1994.

CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR

BY: Ann Williams
DEPUTY AUDITOR

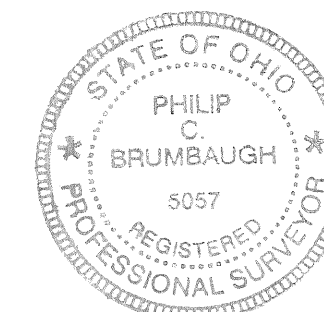
PROTECTIVE COVENANTS:

PLAT BOOK 16 PAGE 136A

1. ALL LOTS SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN THREE CARS.
2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT. ALL BUILDINGS ERECTED FOR DWELLING PURPOSES SHALL PROVIDE NOT LESS THAN TWENTY FEET OF SIDE YARD SPACE AND NO PORTION OF ANY BUILDING SHALL BE CLOSER THAN ~~TEN~~ FEET TO ANY LOT LINE.
3. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY OF A COMMERCIAL NATURE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. NO SIGNS OR BILLBOARDS SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION. NO BARN, STABLE OR OTHER OUT-BUILDINGS FOR HOUSING DOMESTIC ANIMALS OR POULTRY SHALL BE ERECTED ON ANY LOT.
4. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDINGS ERECTED ON THESE LOTS SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.
5. NO SINGLE-FAMILY DWELLING WITH A GROUND FLOOR AREA OF LESS THAN 1400 SQUARE FEET, OR 1250 SQUARE FEET FOR ONE AND A HALF STORY HOUSE, 1000 SQUARE FEET, IN THE CASE OF A TWO OR A TWO AND ONE-HALF STORY HOUSE, SHALL BE PERMITTED ON ANY LOT.
6. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING TITLE UNDER THEM UNTIL JUNE 1, 2004, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY A VOTE OF THE MAJORITY OF THE LOTS IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR PART.
7. THESE COVENANTS SHALL BE ENFORCIBLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

CERTIFICATION:

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.



PYRAMID ENGINEERING CO.

By: Philip C. Brumbaugh
Philip C. Brumbaugh
Registered Surveyor of Ohio No. 5057

ANNEXATION TO THE CITY OF TROY

PLAT BOOK 16 PAGE 137
MIAMI COUNTY RECORDER'S PLAT RECORDS
RECEIVED OCT. 21, 1994 AT 3:40 PM
FILE NUMBER 170332 FEE 21.60

Janet E. Cain BY: _____
MIAMI CO. RECORDER DEPUTY

APPROVED AND TRANSFERRED WITH LOT
NUMBERS ASSIGNED THIS 21st DAY OF
October, 1994

Chris A. Peoples BY: Cheryl Beaver
MIAMI CO. AUDITOR DEPUTY

DESCRIPTION

BEING A TOTAL OF 52.524 ACRES IN THE S.W. QUARTER
OF SECTION 19, TOWN 5, RANGE 6E, IN CONCORD TWP.,
MIAMI COUNTY, OHIO.

APPROVALS

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER
THIS 17th DAY OF May, 1994.

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

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 9th DAY OF
May, 1994, IN TROY, OHIO, THE ANNEXATION OF THE AREA SHOWN
HEREON WAS APPROVED.

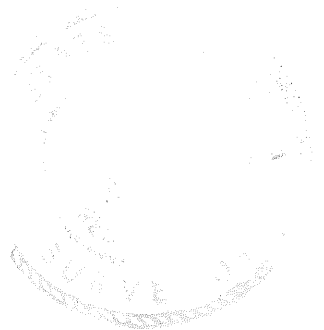
Richard M. Blum Arthur D. Haddad Louise H. Hannon

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1st DAY
OF August, 1994, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED
BY ORDINANCE NO. 0-22-94.

Carol L. Martin Steve B. Knight Peter E. Jenkins
PRESIDENT OF COUNCIL CLERK OF COUNCIL MAYOR

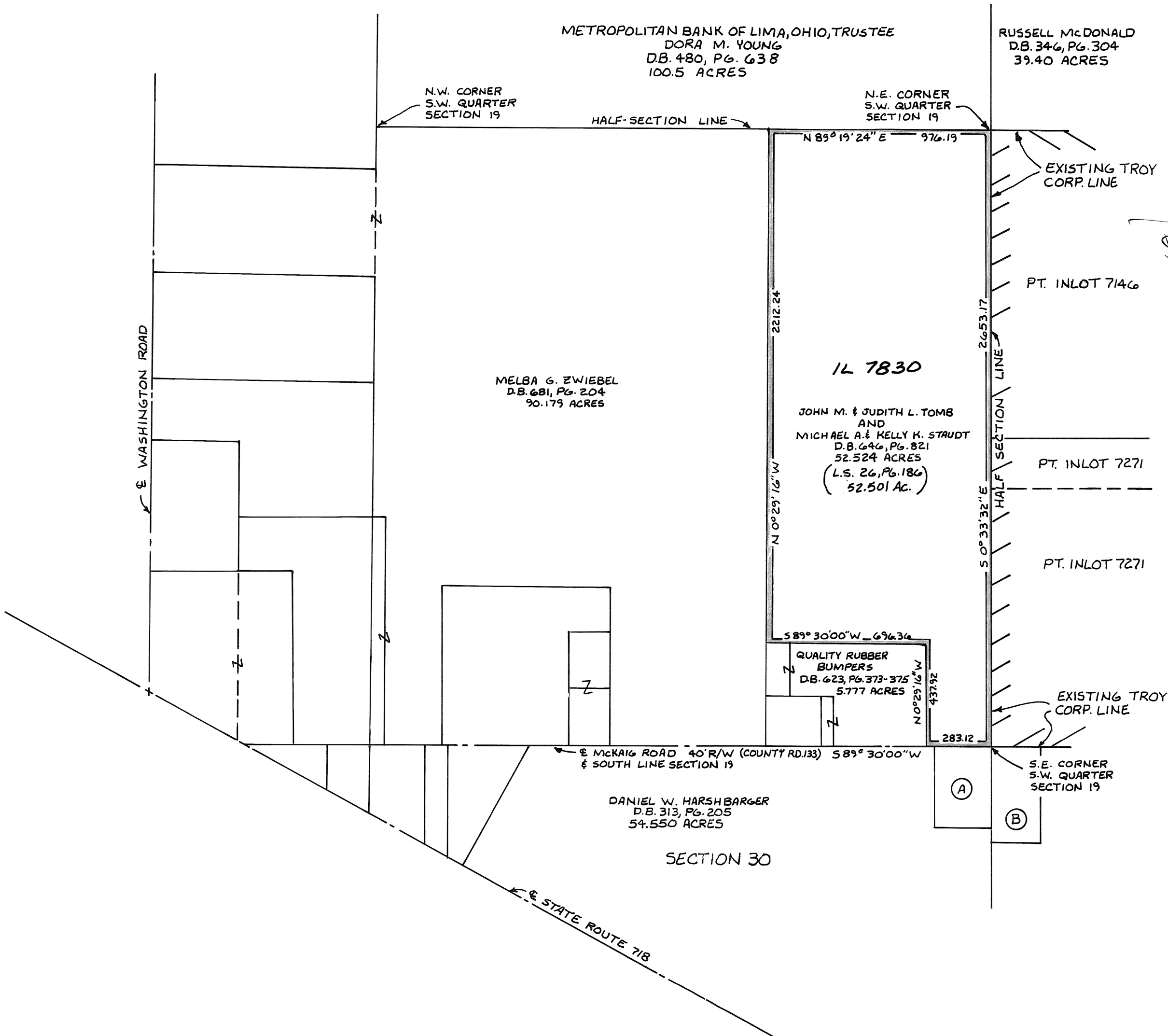
SEE ANNEXATION PROCEEDINGS IN MISC. BOOK 26 PAGE 593

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE A
TRUE AND CORRECT REPRESENTATION AS COMPILED FROM
EXISTING RECORDS AND MINIMAL FIELD MEASURED DATA.



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

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 01194 PH. 339-2921



TRACT	OWNER	DEED BOOK AND PG.	ACRES
A	MARVIN E & MARGARET HOTCHKISS	D.B. 461, PG. 255	2.000
B	RONALD & JANE PHILIPOT	D.B. 635, PG. 205	2.00

ANNEXATION TO THE CITY OF TROY

VOLUME 16 PAGE 138

MIAMI COUNTY RECORDER'S

PLAT RECORDS

FILE NO. 170334

RECEIVED OCT. 21, 1994

AT 3:42 PM FEE \$21.60

Janet E. Cain
MIAMI COUNTY RECORDER

7
TOWN
5
TOWN

5E
RANGE
6E
RANGE

24-SE 1/4
SECTION
19-SW 1/4
SECTION

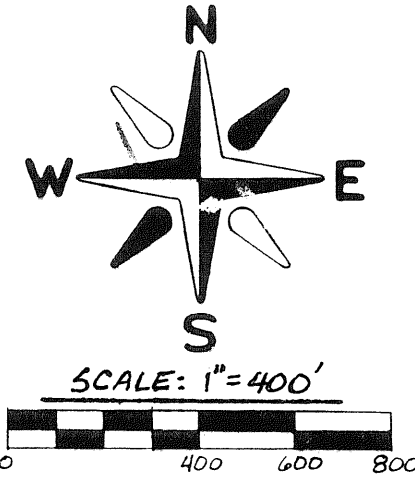
CONCORD
TOWNSHIP

MIAMI
COUNTY

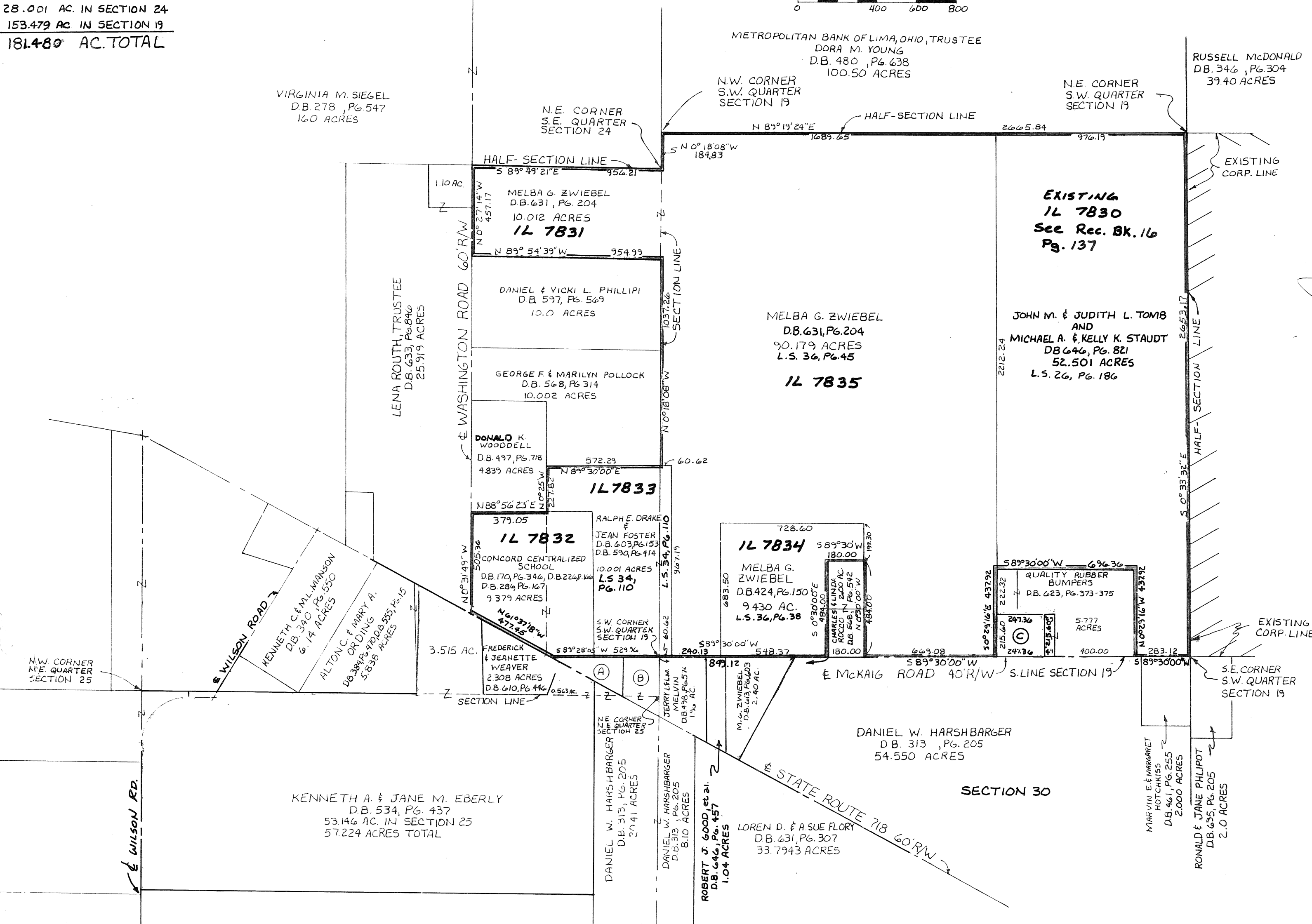
OHIO
STATE

APPROVED AND TRANSFERRED WITH LOT NUMBERS
ASSIGNED THIS 21st DAY OF October, 1994.

Chris A. Peoples by Cheryl Beaver/dup
MIAMI COUNTY AUDITOR



28.001 AC. IN SECTION 24
153.479 AC. IN SECTION 19
181.480 AC. TOTAL



DESCRIPTION

BEING A TOTAL OF 181.480 ACRES IN THE S.W. 1/4 OF SECTION 19, TOWN 5, RANGE 6E, SE. 1/4 OF SECTION 24, TOWN 7, RANGE 5E, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO.

SEE ANNEXATION PROCEEDINGS RECORDED IN MISCELLANEOUS BOOK 26, PAGE 634.

Janet E. Cain
MIAMI COUNTY RECORDER

APPROVALS

THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER ON THIS 17th DAY OF MAY, 1994.

Dan Clinton
MIAMI COUNTY ENGINEER

AT A MEETING OF THE MIAMI COUNTY COMMISSIONERS HELD THIS 9th DAY OF MAY, 1994, IN TROY, OHIO, THE ANNEXATION OF THE AREA SHOWN HEREON WAS APPROVED.

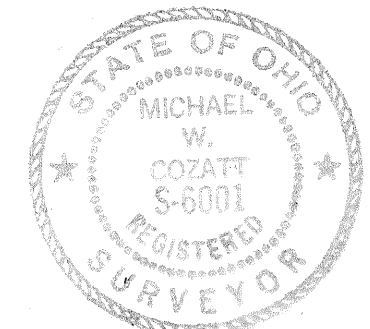
Richard Williams Arthur D. Anderson William L. Williams

AT A MEETING OF THE CITY COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS 1st DAY OF AUG, 1994, THIS ANNEXATION PLAT WAS ACCEPTED AND APPROVED BY ORDINANCE NO. 0-21-94.

Peter E. Jenkins
MAYOR
Sue J. Knight
CLERK OF COUNCIL

Carol L. Hastings
PRESIDENT OF COUNCIL
CITY SOLICITOR

I HEREBY CERTIFY THIS ANNEXATION PLAT TO BE A TRUE AND CORRECT REPRESENTATION AS COMPILED FROM EXISTING RECORDS AND MINIMAL FIELD MEASURED DATA.



Michael W. Cozatt 2-03-94
MICHAEL W. COZATT, P.S. #6001

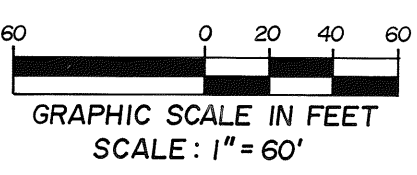
TRACT	OWNER	DEED BOOK AND PG.	ACRES
A	D & A STEINEMAN	D.B. 646, PG. 407	0.752
B	ROBERT & MABEL HILL	D.B. 232, PG. 311, 317	1.029
C	BRADLEY S. FARRENKOPF	D.B. 640, PG. 470	1.223

COZATT ENGINEERING COMPANY
CIVIL ENGINEER LAND SURVEYOR
1008 GRANT ST. TROY, OHIO
JOB NO. 07193

ANNEXATION TO THE CITY OF TIPP CITY, OHIO
OF 1.235 ACRES OF THE SOUTHEAST QUARTER OF SECTION 27, TOWN 4,
RANGE 6, MONROE TOWNSHIP, MIAMI COUNTY

REC. BK. 14, PG. 89
INLOT 2245
SPRING HILL NURSERIES CO.
D.B. 382 - 603

REC. BK. 13, PG. 9
INLOT 2128
HAMPTON WOODS, INC.
D.B. 650 - 34
LOT SUR. 20, PG. 101

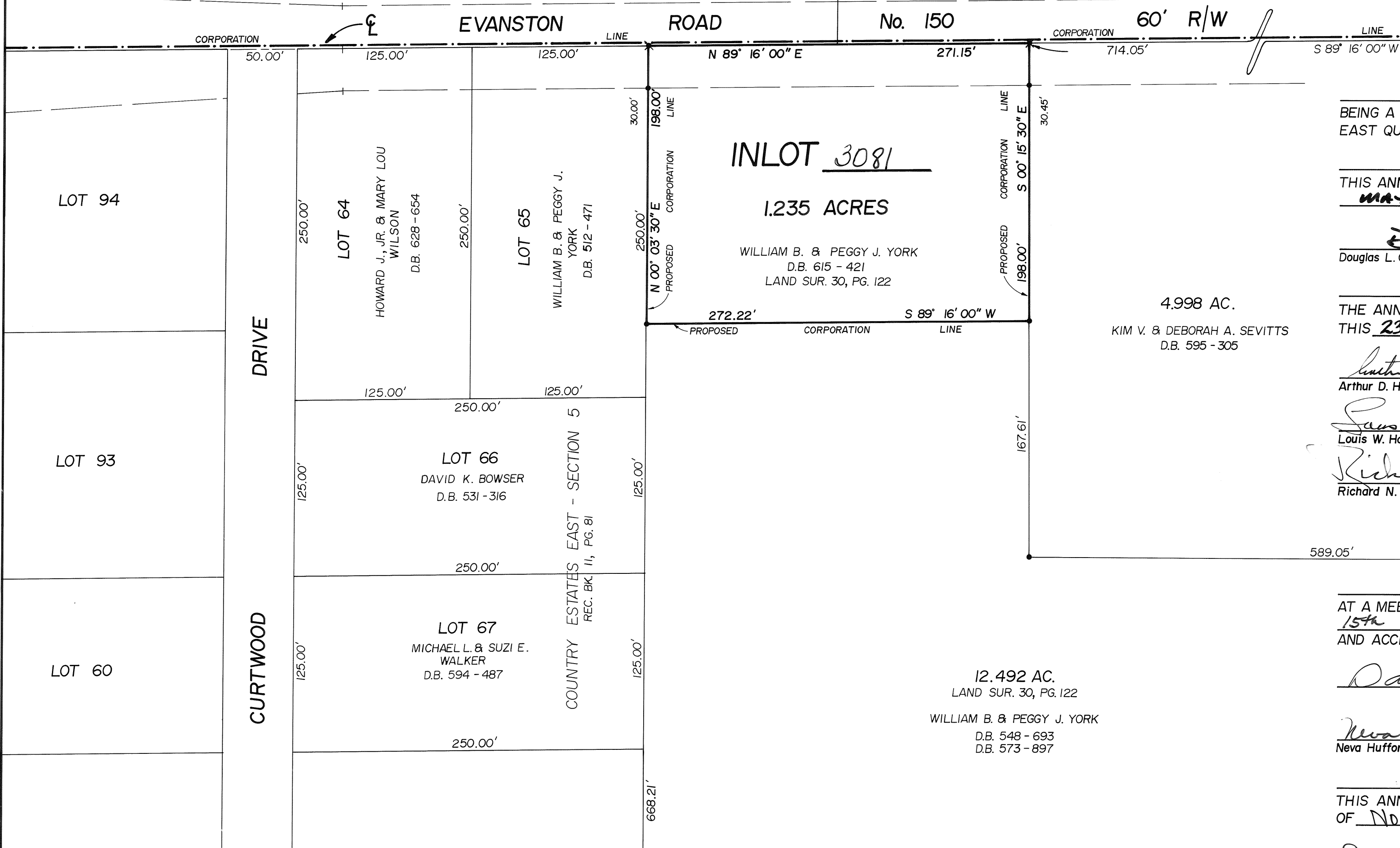


VOLUME 16 PAGE 139
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 1st DAY OF
Nov., 1994, AT 1:46 P.M.
FILE NUMBER: 170795 FEE: \$ 21.60

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

ANNEXATION PROCEEDINGS RECORDED IN
MISC. VOLUME 26, PAGE 705.

NE CORNER,
SE QUARTER,
SEC. 27, T-4, R-6



DESCRIPTION
BEING A TRACT OF LAND CONTAINING 1.235 ACRES, LOCATED IN THE SOUTH-
EAST QUARTER OF SECTION 27, TOWN 4, RANGE 6, MONROE TOWNSHIP.

APPROVAL BY MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED THIS 12th DAY OF
MAY, 1994.

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

APPROVAL BY MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA REVIEWED AND APPROVED
THIS 23rd DAY OF MAY, 1994.

Arthur D. Haddad
Arthur D. Haddad, MIAMI COUNTY COMMISSIONER

Louis W. Havenar
Louis W. Havenar, MIAMI COUNTY COMMISSIONER

Richard N. Adams
Richard N. Adams, MIAMI COUNTY COMMISSIONER

APPROVAL BY CITY OF TIPP CITY
AT A MEETING OF THE COUNCIL OF THE CITY OF TIPP CITY, HELD THIS
15th DAY OF AUGUST, 1994, THIS ANNEXATION WAS APPROVED
AND ACCEPTED.

Daniel Tapp

Neva Hufford
Neva Hufford, CLERK OF COUNCIL

APPROVAL BY MIAMI COUNTY AUDITOR
THIS ANNEXATION PLAT APPROVED AND TRANSFERRED THIS 1 DAY
OF NOV, 1994.

Chris A. Peeples
Chris A. Peeples, MIAMI COUNTY AUDITOR

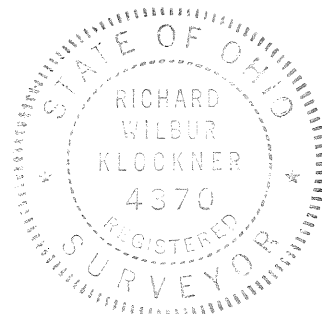
Ann Williams
by Deputy

LEGEND
• IRON PIN FOUND
x RAILROAD SPIKE FOUND

REFERENCES
LAND SURVEY VOLUME 30, PAGE 122
RECORD PLAT VOLUME 11, PAGE 81
RECORD PLAT VOLUME 13, PAGE 9
RECORD PLAT VOLUME 14, PAGE 89
LOT SURVEY VOLUME 20, PAGE 101

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AS SHOWN
HEREON, BASED ON AN ACTUAL FIELD SURVEY PERFORMED
BY ME NOVEMBER 5, 1979, AS FILED IN VOLUME 30, PAGE
122 OF THE MIAMI COUNTY ENGINEER'S RECORDS OF LAND
SURVEYS.

Richard W. Klockner
Richard W. Klockner, PROFESSIONAL SURVEYOR No. 4370



ANNEXATION OF 1.235 ACRES FROM SECTION 27, TOWN 4, RANGE 6, MONROE TOWNSHIP, TO THE CITY OF TIPP CITY, OHIO		
WILLIAM B. AND PEGGY J. YORK TIPP CITY, OHIO		
RICHARD W. KLOCKNER AND ASSOCIATES, INC. CIVIL ENGINEERING AND LAND SURVEYING TROY, OHIO 45373 PH: (513)-339-5331		
DATE	DRAWN BY: <u>AS</u>	SHEET NO.
MAR. 8, 1994	TRACED BY: CHECKED BY: <u>Ruf</u> SCALE: 1" = 60'	1 of 1

BEARINGS BASED ON SOUTH LINE OF
LAND SURVEY 17, PAGE 39.

LEGEND

- ⊗ INDICATES IRON PIN FOUND
- ⋈ INDICATES SPIKE FOUND
- INDICATES IRON PIN SET, 30" x 5/8" CAPPED "McDOUGALL ASSOC"
- △ INDICATES SPIKE OR P.K. NAIL SET

TIPP CITY (NW)
CORPORATION

MONROE
TOWNSHIP

4
TOWN

6
RANGE

15 (NE & NW QTR)
SECTION

PLAT BOOK 16, PAGE 141

MIAMI COUNTY RECORDER'S
RECORD OF PLATS
RECEIVED FOR RECORD THIS 1st DAY
OF Nov., 1994 AT 1:44 P.M.
FILE NUMBER 170799
FEE 21.60

AT A MEETING OF COUNCIL
OF THE CITY OF TIPP CITY, OHIO HELD THIS
1st DAY OF Aug., 1994, THIS PLAT WAS
APPROVED BY ORDINANCE NO. 24-94.

David T. ...
PRESIDENT OF COUNCIL

Neena Hufford
CLERK OF COUNCIL

AT A MEETING OF THE COUNTY COMMISSIONERS
OF MIAMI COUNTY, OHIO HELD THIS 16th DAY
OF MAY, 1994 THIS PLAT WAS APPROVED.

ANNEXATION PROCEEDINGS
MISC. BK. 24 pg. 743

COMMISSIONER

Butch D. ...
COMMISSIONER

COMMISSIONER

Janet E. Cain By: *Bobbie Mueller*
JANET E. CAIN, MIAMI COUNTY RECORDER deputy

DEED BOOK 551, PAGE 613

WILLIAM E. & LEONORA LESHNER
DEED BOOK 420, PAGE 619
PARCEL No. 2

AREA TO BE ANNEXED
CONTAINS: 5.357 ACRES
(5.357 ACRES TO R/W)

WILLIAM E. & LEONORA LESHNER
DEED BOOK 420, PAGE 619
PARCEL No. 2

IN LOT 3082

PART LOT 1774
LAND SURVEY 17, PAGE 39

BOSMA ENTERPRISES
DEED BOOK 594, PAGE 605

PART LOT 1774
LAND SURVEY 21, PAGE 72

S 88°50'00"E 591.70'
DEED BOOK 575, PAGE 902

LOT SUR. 17, PG. 17

WINCO INDUSTRIES, INC.
DEED BOOK 514, PAGE 706

PART LOT 1774
LOT SURVEY 12, PAGE 125

MAP OF TERRITORY TO BE ANNEXED TO CITY OF TIPP CITY
TERRY & BRENDA LUTZ
SEC. 15, TOWN 4, RANGE 6
MONROE TOWNSHIP
MIAMI COUNTY, OHIO
CONTAINS: 5.357 ACRES

McDOUGALL ASSOCIATES
Professional Land Surveyors

956 SENATE DRIVE
DAYTON, OHIO 45459

(513) 438-9787
JOB #1305-60

REFERENCES:

DEED: WILLIAM E. AND LEONORA LESHNER, DEED BOOK 420, PAGE 619 (PART
PARCEL No. 2)
TAX MAP: TIPP CITY NW PLAT 36, MONROE TOWNSHIP PLAT 9
SURVEY: MIAMI COUNTY ENGINEER'S RECORD OF LAND-LOT SURVEYS AS SHOWN
PLAT: TIPPECANOE VILLAGE, SECTION 5, PLAT BOOK 12, PAGE 122

I HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE
REPRESENTATION OF THE TERRITORY TO BE ANNEXED.

Kirk P. Diehl
KIRK P. DIEHL, P.S. #7032

CHECK AND APPROVED THIS 17th
DAY OF May, 1994.

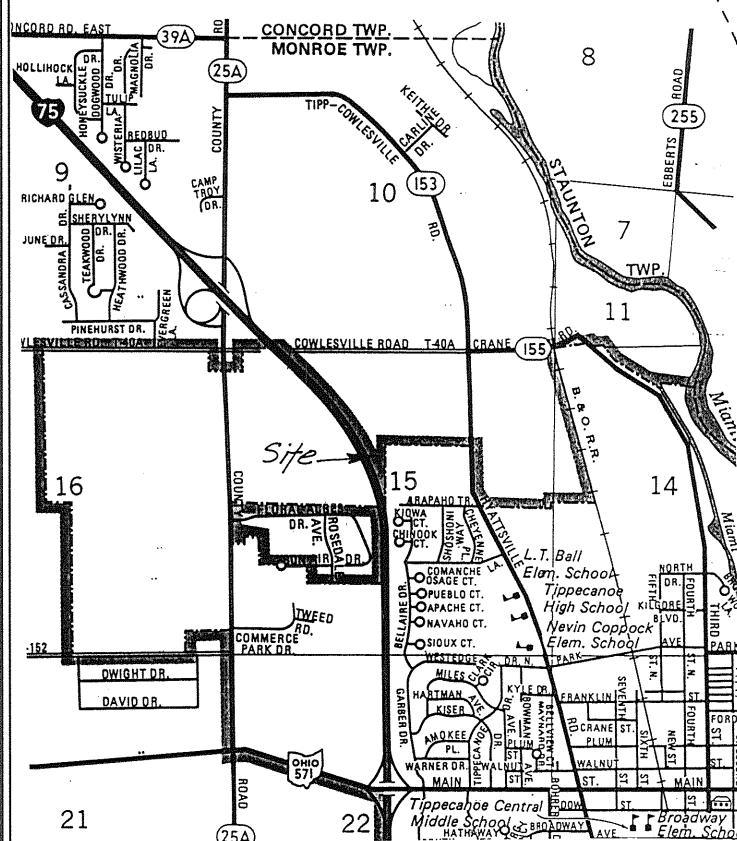
Dan Christian
MIAMI COUNTY ENGINEER

NUMBERED TO DESIGNATE INLOT
AND TRANSFERRED THIS 1st
DAY OF Nov., 1994.

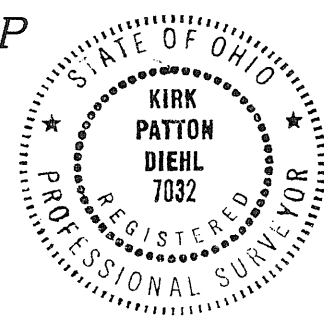
Chris A. Peoples
MIAMI COUNTY, AUDITOR

by *Ann Williams*
DEPUTY

100 0 100 200 300
GRAPHIC SCALE - FEET
MAY 1994



VICINITY MAP
NO SCALE



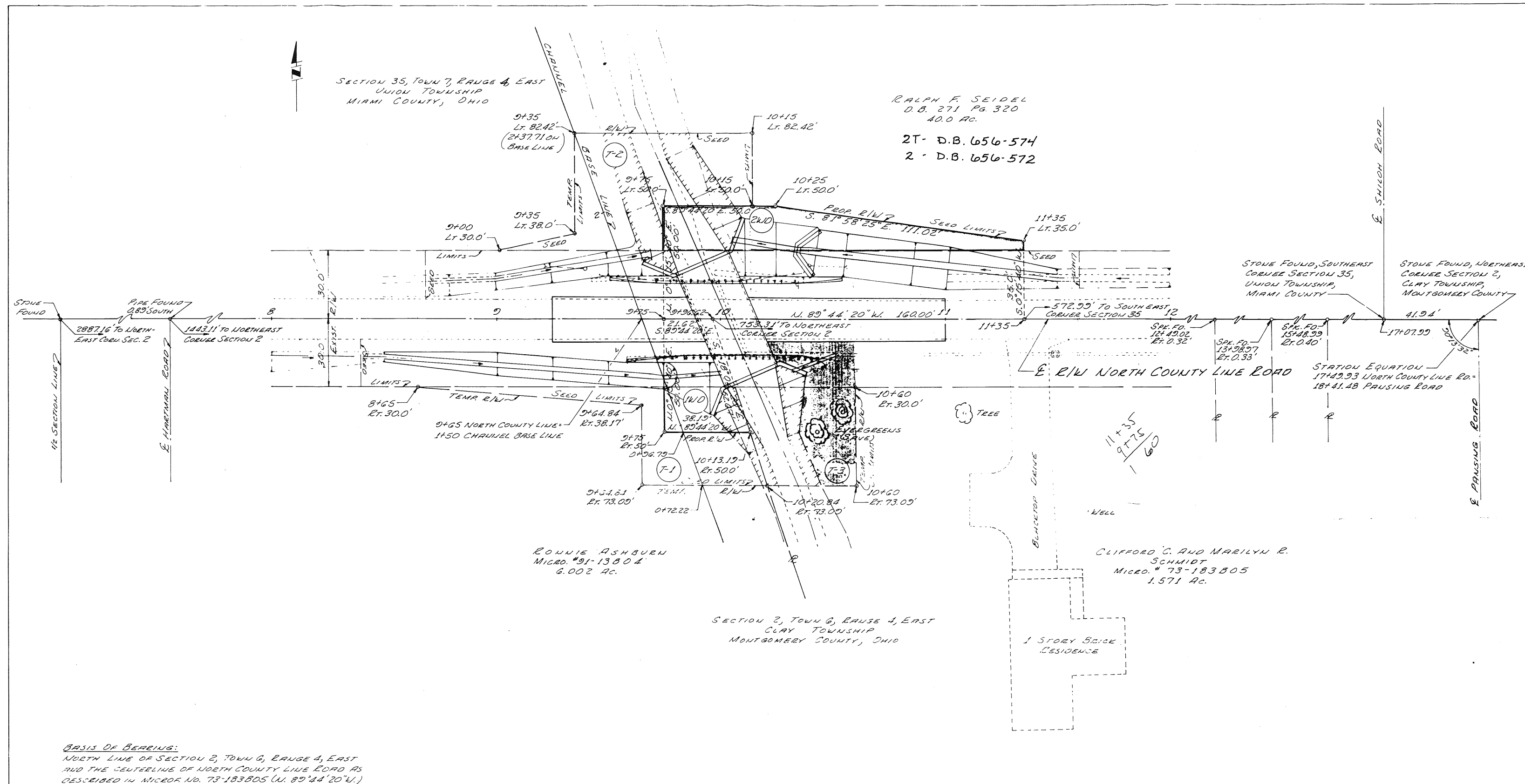
ADDITIONAL RIGHT OF WAY NORTH MONTGOMERY COUNTY LINE ROAD WEST

UNION TOWNSHIP
MIAMI COUNTY, OHIO
SECTION 35, TOWN 7, RANGE 4

ENGINEER'S ROAD RECORD 8 PAGE 120

VOLUME 16 PAGE 142
MIAMI COUNTY RECORDERS
RECORD OF PLATS
RECEIVED THIS 15th DAY OF
November 1994
FILE 171351 FEE \$0.00

Janet E. Cain
JANET E. CAIN
MIAMI COUNTY RECORDER
Bobbie Mueller
BOBBIE MUELLER
DEPUTY RECORDER



ON BASIS OF BEARINGS:
NORTH LINE OF SECTION 35, TOWN 7, RANGE 4, EAST
AND THE CENTERLINE OF NORTH COUNTY LINE ROAD AS
DESCRIBED IN MICRO. NO. 73-183805 (U. 89° 44' 20" W.)

RIGHT OF WAY SUMMARY						
OWNER	PARCEL NO.	MICRO. NO.	RECORDED AREA	P.R.O.	GROSS TAKE	NET TAKE
RONNIE ASHBURN	1 WD	91-13804	6.002	0.018	0.034	0.016
	T-1					0.042
RALPH F. SEIDEL	2 WD	271-320	4.000	0.110	0.165	0.055
	T-2					0.081
CLIFFORD C. AND MARILYN R. SCHMIDT	T-3	73-183805	1.571			0.046

INDICATES SEEDING BLANKET

INDICATES ITEM 660, SODDING

ITEM 659 - SEEDING AND MULCHING / ITEM 660 - SODDING									
STATION	TO	SIDE	SEEDING BLANKET SQ. YDS.	SEEDING MULCHING SQ. YDS.	COMM. PER. SQ. YDS.	WATER SQ. YDS.	SOD SQ. YDS.	REWORKED SQ. YDS.	
8+69	11+60	LT.	188	1020	0.11	1305			
8+40	10+60	RT.	112	626	0.07	797	174		
TOTALS			300	1646	0.18	2102	174		

REPLACEMENT OF BRIDGE NUMBER'S			
CLY. 23-1.98	PAUSING ROAD		
CLY. 2-5.20	NORTH COUNTY LINE ROAD		
CLAY TOWNSHIP, MONTGOMERY COUNTY, OHIO			
Survey	Design	Drawn	Checked
Montgomery County Engineer's Office	451 W 3rd St Dayton, OH 45422		
Approved	Fred F. Frecker, County Engineer		
RIGHT OF WAY PLAN	CLY. 2-5.20 NORTH COUNTY LINE ROAD		
Scale	Hor	Vert	Date
2d	26		
Job No	93-40		
File No	4-C-139		

APPROVED AND ADDITIONAL
RIGHT-OF-WAY ACCEPTED
BY THE BOARD OF
MIAMI COUNTY COMMISSIONERS
THIS 10th DAY OF Nov. 1994.

Arthur D. Haddad
ARTHUR D. HADDAD

Louis W. Havenar
LOUIS W. HAVENAR

REVIEWED BY THE MIAMI COUNTY
AUDITOR THIS 15 DAY OF
Nov. 1994.
Chris A. Peoples
CHRIS A. PEOPLES, AUDITOR
Dina Pearson
DEPUTY AUDITOR

REVIEWED AND APPROVED BY THE
MIAMI COUNTY ENGINEER
THIS 11th DAY OF Nov. 1994.
Douglas L. Christian
DOUGLAS L. CHRISTIAN,
COUNTY ENGINEER

Richard N. Adams
RICHARD N. ADAMS

PIQUA INDUSTRIAL PARK-SECTION 3-PIQUA, OHIO

PLAT BOOK 16 PAGE 143
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 16th DAY OF
November 16, 1994, AT 10:05 AM.

FILE NO: 171408 FEE: \$ 21.60

JANET E. CAIN, MIAMI COUNTY RECORDER

B. Bobbie Mueller, deputy

BEING A SUBDIVISION CONTAINING A TOTAL OF 9.8424 ACRES OF INLOT 7517 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, ACQUIRED BY SHERRY DEVELOPMENT, INC. BY DEED RECORDED IN THE MIAMI COUNTY RECORDER'S RECORD OF DEEDS, BOOK 625, PAGE 564. 8.8407 ACRES ARE PLATTED IN LOTS AND 0.9490 ACRES IS IN JACQUELYN DRIVE RIGHT-OF-WAY AND 0.0527 ACRES IS PLATTED AS ADDITIONAL RIGHT-OF-WAY FOR FOX DRIVE.

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

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

OWNER: SHERRY DEVELOPMENT, INC.

Paul Sherry, President, Kristina K. Add, 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 PAUL SHERRY, PRESIDENT OF SHERRY DEVELOPMENT, INC., THE CORPORATION WHO EXECUTED THE FOREGOING PLAT, WHO ACKNOWLEDGED THAT HE DID SIGN SUCH INSTRUMENT AS SUCH PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF THE CORPORATIONS BOARD OF DIRECTORS, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED AS SUCH PRESIDENT AND INDIVIDUALLY, AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT TROY, OHIO THIS 7TH DAY OF JULY, 1993.

Richard W. Klockner, Notary Public, My Commission Expires October 19, 1996

LIENHOLDERS: STAR BANK, N.A., TROY

Roger L. Wylie, Senior Vice President, C. Russell Badgett, Vice President, 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 ROGER L. WYLIE, EXECUTIVE 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 EXECUTIVE 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 EXECUTIVE 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 14TH DAY OF NOVEMBER, 1994.

Richard W. Klockner, Notary Public, My Commission Expires May 19, 1999

Ray L. Laffer, C. Russell Badgett, Michael A. Taylor, Mark W. Spillman, James C. Jig - Sec.

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA HELD THIS 15th DAY OF August 1994, THIS PLAT WAS APPROVED BY RESOLUTION NO. C-10187

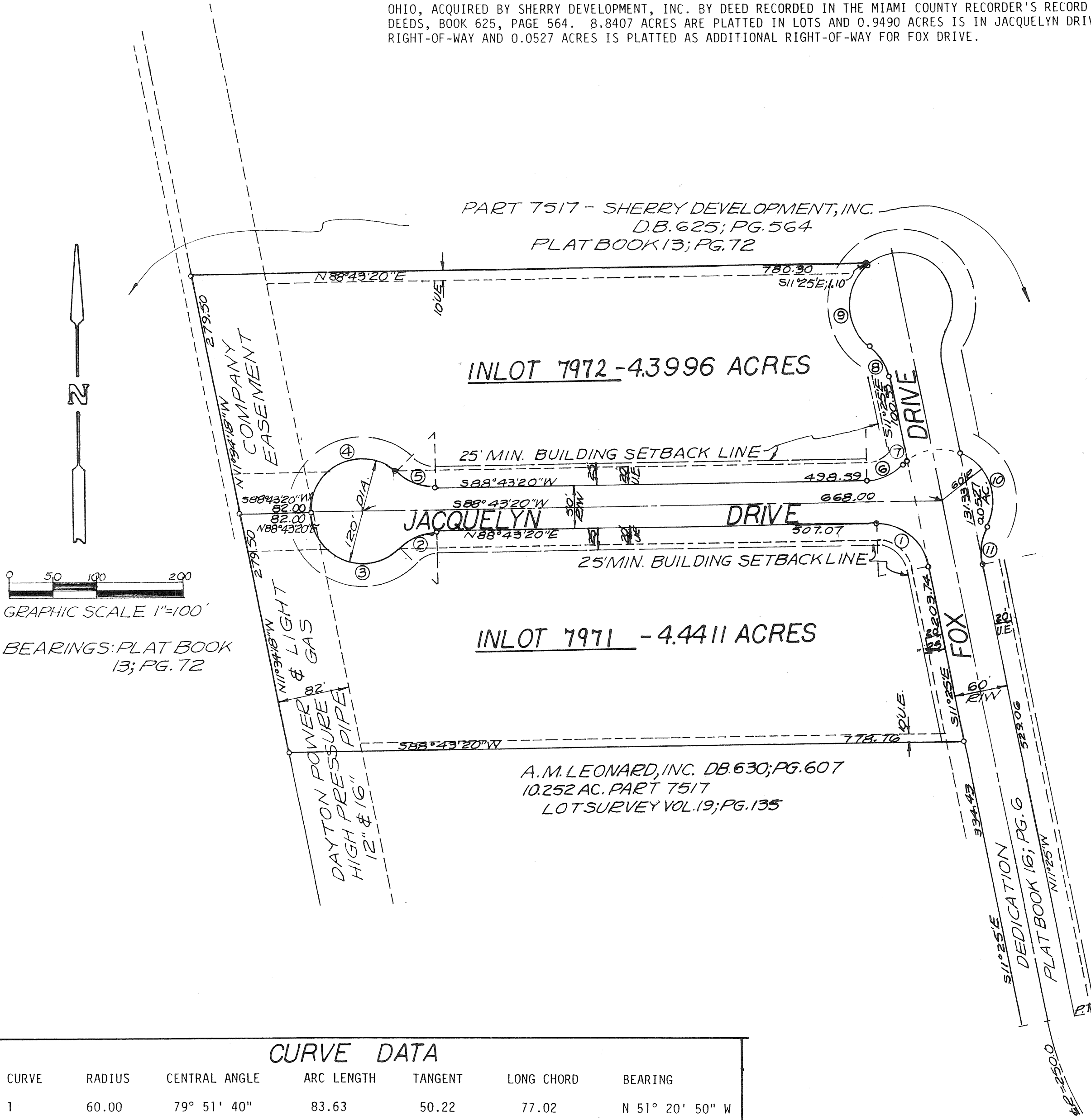
James Ruleaver, Robert L. DeBrosse, Rebecca J. Cook, Clerk

TRANSFERRED THIS 16 DAY OF NOVEMBER, 1994.

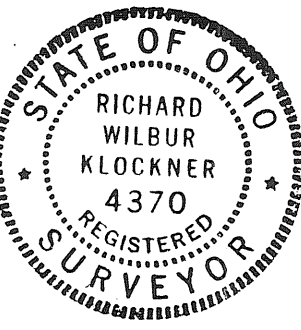
CHRIS A. PEEPLES, CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR

BY: Jo Ann Williams, DEPUTY AUDITOR

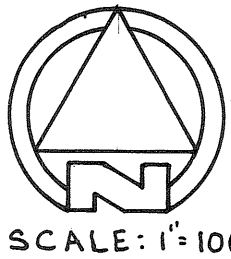
PIQUA INDUSTRIAL PARK - SECTION 3
PIQUA, OHIO
SHERRY DEVELOPMENT, INC.
PIQUA, OHIO
RICHARD W. KLOCKNER & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
TROY, OHIO 45373 PH: (513) 339-5331
DATE: 6 MAY 1993
DRAWN BY: Ruk
TRACED BY: Ruk
CHECKED BY: Ruk
SHEET NO. 1 OF 1
SCALE: 1" = 100'



CURVE DATA						
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	TANGENT	LONG CHORD	BEARING
1	60.00	79° 51' 40"	83.63	50.22	77.02	N 51° 20' 50" W
2	60.00	44° 54' 02"	47.02	24.79	45.83	S 66° 16' 19" W
3	60.00	134° 54' 02"	141.27	144.50	110.83	N 68° 43' 41" W
4	60.00	134° 54' 02"	141.27	144.50	110.83	N 66° 10' 21" E
5	60.00	44° 54' 02"	47.02	24.79	45.83	S 68° 49' 39" E
6	60.00	44° 54' 02"	47.02	24.79	45.83	N 66° 16' 19" E
7	60.00	4° 45' 42"	4.99	2.49	4.98	N 46° 12' 09" E
8	60.00	41° 24' 35"	43.36	22.68	42.43	N 32° 07' 16" W
9	60.00	101° 24' 35"	106.20	73.32	92.87	N 02° 07' 18" W
10	60.00	101° 24' 35"	106.20	73.32	92.87	N 20° 42' 43" W
11	60.00	41° 24' 35"	43.36	22.68	42.43	S 09° 17' 17" W



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, Professional Surveyor #4370



MEADOWVIEW VILLAGE - SECTION 9

• TOWN 4 • RANGE 6 • SECTION 9 • MONROE TOWNSHIP •
• MIAMI COUNTY - OHIO •

PLAT BOOK 16 PAGE 144
MIAMI COUNTY RECORDER'S RECORD
OF RECORDED
FILE NO. 171656
RECEIVED FOR RECORD 3:00 PM
TIME
FEE: \$21.60 DATE Nov. 21, 1994

Janet E. Cain
MIAMI COUNTY RECORDER

DESCRIPTION

Being a subdivision situation in Section 9, Town 4, Range 6 in Monroe township, Miami County, Ohio, containing 19.622 Acres of a total of 123.807 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 to 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 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 drainage or open waterways or the operation of gas, sewer, water, electric, teleph 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 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 & 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.

HUGHES DEVELOPMENT CO.

David D. Turner
WITNESS

BY: *Phillip L. Hughes*
PHILLIP L. HUGHES, PRES.

Wayne Stover
WITNESS

BY: *Pauline S. Hughes*
PAULINE S. HUGHES, V.P.

STATE OF OHIO, MIAMI COUNTY, ss:

Be it remembered that on this 20th day of Sept., 1989, before me, a notary public in and for said County and State, personally came Hughes Development Co. 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

David D. Turner
NOTARY PUBLIC

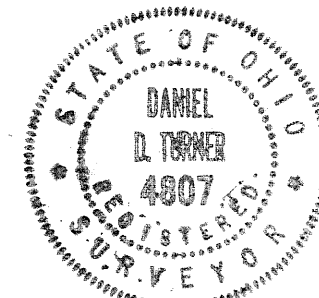
DRAINAGE AND STORMWATER COVENANTS

- THE FOLLOWING COVENANTS ARE NOT AMENDABLE AND SHALL RUN WITH THE LAND:
- All drainage swales and detention basin shall be maintained open and unobstructed at all times. Individual lot owners upon whose lots these swales and detention basin are located shall be responsible for the maintenance of said swales & detention basin. 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 lot 166, 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 Monroe Township do not accept for maintenance the storm water detention lawn areas for the above captioned lot.
 - 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.

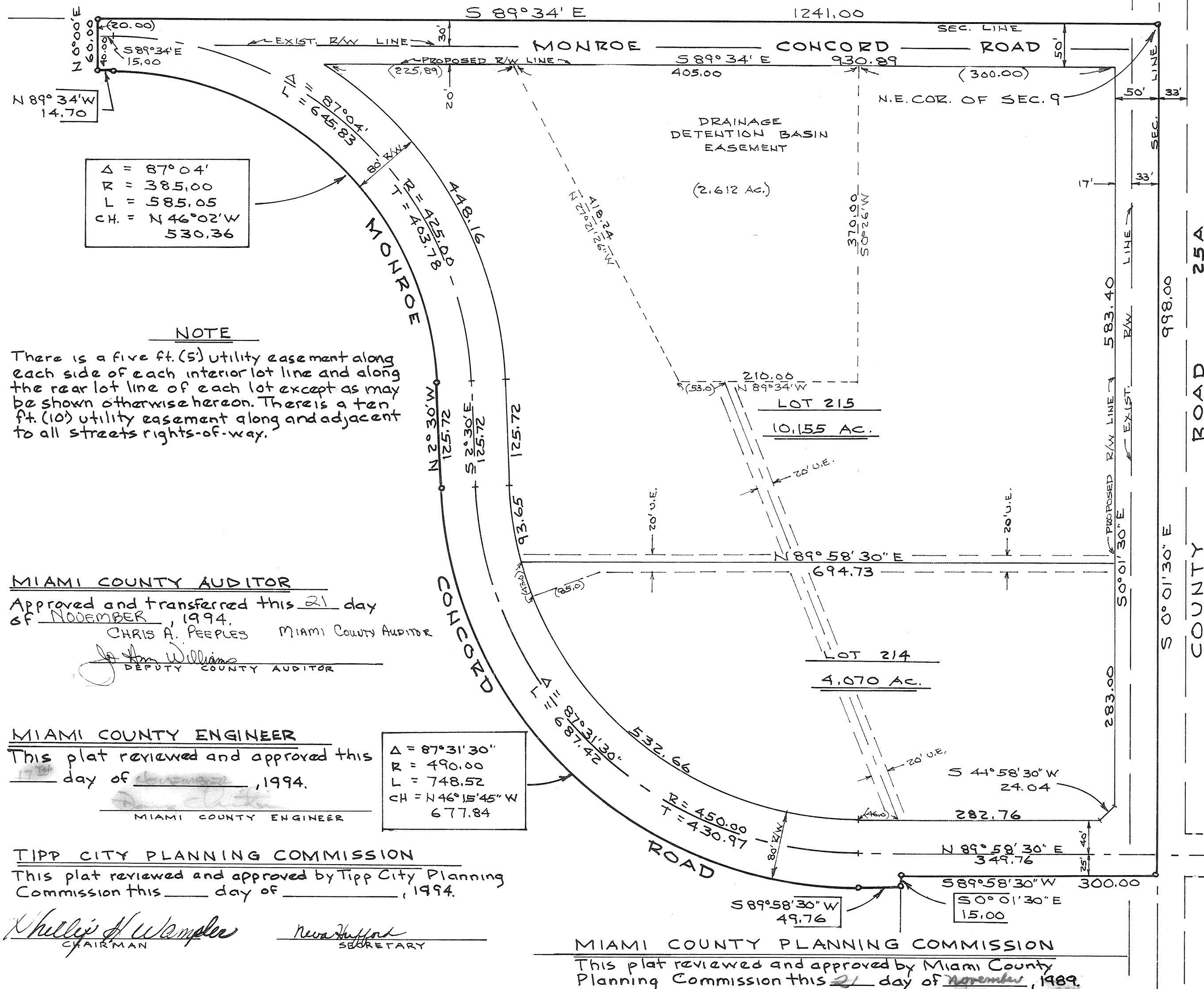
CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision July 1, 1989. Curved distances are measured along the arc. Iron pins to be set at all lot corners. R.R. spikes to be set at all P.C. & P.T. points on centerline.

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



MEADOWVIEW VILLAGE - SEC. 9		
FOR		
HUGHES DEVELOPMENT CO		
TIPP CITY - OHIO		
DANIEL D. TURNER & ASSOC.		
19 S. PLUM ST. TROY - OHIO		
CIVIL ENGINEERING & LAND SURVEYING		
DATE	DRAWN BY:	SHEET NO.
JUNE-1989	CHECKED BY:	1/1
FILE NO.	SCALE: 1" = 100'	
680189		



MIAMI COUNTY AUDITOR
Approved and transferred this 21 day
of NOVEMBER, 1994.
CHRIS A. PEEPLES
MIAMI COUNTY AUDITOR
Chris A. Peeples
DEPUTY COUNTY AUDITOR

MIAMI COUNTY ENGINEER
This plat reviewed and approved this
day of NOVEMBER, 1994.
Chris A. Peeples
MIAMI COUNTY ENGINEER

TIPP CITY PLANNING COMMISSION
This plat reviewed and approved by Tipp City Planning
Commission this day of NOVEMBER, 1994.

Phillip L. Hughes
CHAIRMAN
Pauline S. Hughes
SECRETARY

MIAMI COUNTY COMMISSIONERS
This plat approved by Miami County Commissioners this
day of NOVEMBER, 1994. (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)

MIAMI COUNTY PLANNING COMMISSION
This plat reviewed and approved by Miami County
Planning Commission this day of NOVEMBER, 1989.

George R. Mote
CHAIRMAN
Barry R. Lamm

Daniel D. Turner
SECRETARY
Nancy S. Spindler

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, 2014.

MEADOWVIEW VILLAGE - SECTION 14

• TOWN 4 • RANGE 6 • SECTION 9 • MONROE TOWNSHIP •
• MIAMI COUNTY - OHIO •

PLAT BOOK 16 PAGE 145
MIAMI COUNTY RECORDER'S RECORD OF RECORDED PLATS
FILE NO. 171667
RECEIVED FOR RECORD 3:01 PM
FEE: \$21.60 Nov. 21, 1994
Janet E. Cinn
MIAMI COUNTY RECORDER

§ CURVE DATA

① $\Delta = 13^{\circ}42'$
 $R = 695.00$
 $L = 166.18$
 $T = 83.49$

② $\Delta = 36^{\circ}00'$
 $R = 200.00$
 $L = 125.66$
 $T = 64.98$

③ $\Delta = 13^{\circ}51'$
 $R = 200.00$
 $L = 48.35$
 $T = 24.29$

R/W CURVE DATA

① $\Delta = 90^{\circ}00'$
 $R = 15.50$
 $L = 24.35$
 $T = 15.50$

② $\Delta = 81^{\circ}20'17''$
 $R = 15.50$
 $L = 22.00$
 $T =$

③ $\Delta = 85^{\circ}24'17''$
 $R = 15.50$
 $L = 23.10$
 $T = 14.30$

NOTE

Lots No. 216 through 220 shall not have access onto Future Monroe-Concord Road.

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 PLANNING COMMISSION

This plat reviewed and approved by Miami County Planning Commission this 21 day of NOVEMBER, 1994.

Bruce R. Loomis
CHAIRMAN

SECRETARY

MIAMI COUNTY COMMISSIONERS

This plat approved by Miami County Commissioners this 21st day of NOVEMBER, 1994. (Approval of this plat for recording purposes does not constitute acceptance of the dedication of any public street or highway dedicated on such plat. Sec 711.041 Ohio Revised Code)

MIAMI COUNTY AUDITOR

Approved and transferred this 21 day of NOVEMBER, 1994.

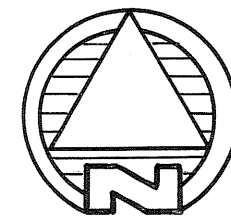
Chris A. Peeples
MIAMI COUNTY AUDITOR

Ann Williams
DEPUTY COUNTY AUDITOR

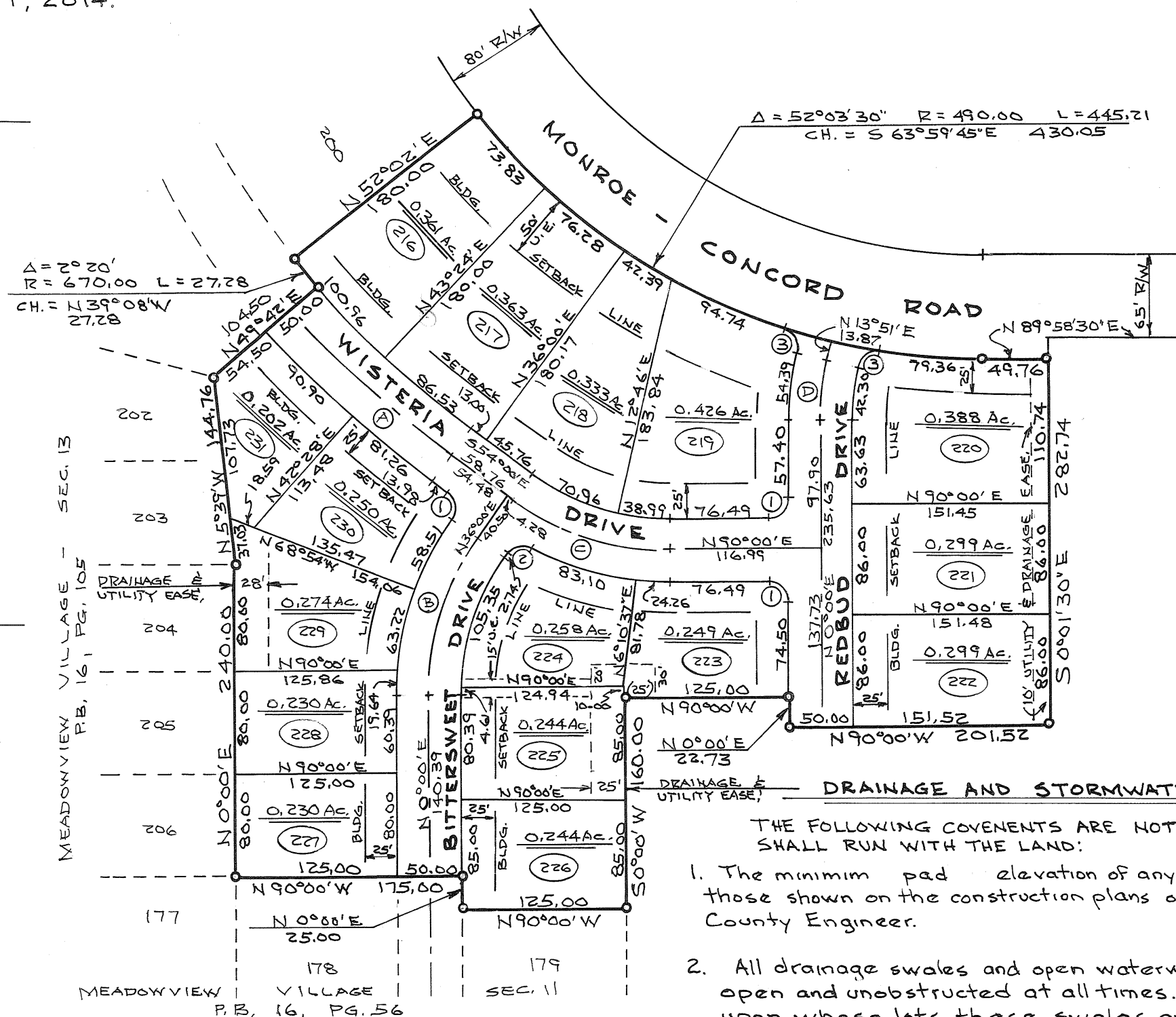
MIAMI COUNTY ENGINEER

This plat reviewed and approved this 21 day of NOVEMBER, 1994.

MIAMI COUNTY ENGINEER



SCALE: 1" = 100'



DRAINAGE AND STORMWATER COVENANTS

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

1. The minimum pad elevation of any lot shall comply with those 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 these swales and open waterways are located shall be responsible for said maintenance of said swales and open 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 County Engineer. The drainage easement shown on lots 223, 224, 225 & 229, 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 these easements. Miami County and Monroe Township do not accept for maintenance the stormwater 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 Records records.

DESCRIPTION

Being a subdivision situated in Section 9, Town 4, Range 6 in Monroe Township, Miami County, Ohio, containing 5.828 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 Recorders record of deeds.

DEDICATION

We, the undersigned, being all 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 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, 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.

Daniel D. Turner
WITNESS

Wayne Starn
WITNESS

Phillip L. Hughes
PHILLIP L. HUGHES, PRES.
Pauline S. Hughes
PAULINE S. HUGHES, V.PRES.

STATE OF OHIO, MIAMI COUNTY SS:

Be it remembered that on this 23rd day of AUG, 1994, 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 did sign such instrument and that such instrument is their free act and deed for the purposes herein expressed. In testimony whereof, I have hereunto subscribed my name and notarial seal on the day and date above written.

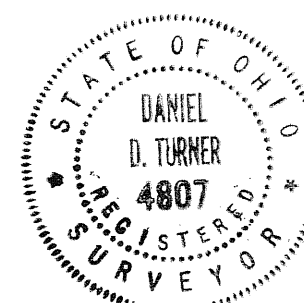
My commission expires: Feb. 4, 1997

Daniel D. Turner
NOTARY PUBLIC

CERTIFICATION

I hereby certify that this map is a true and complete survey made under my supervision Aug. 1, 1994. Curved distances measured along the arc. Iron pins to be set at all lot corners.

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

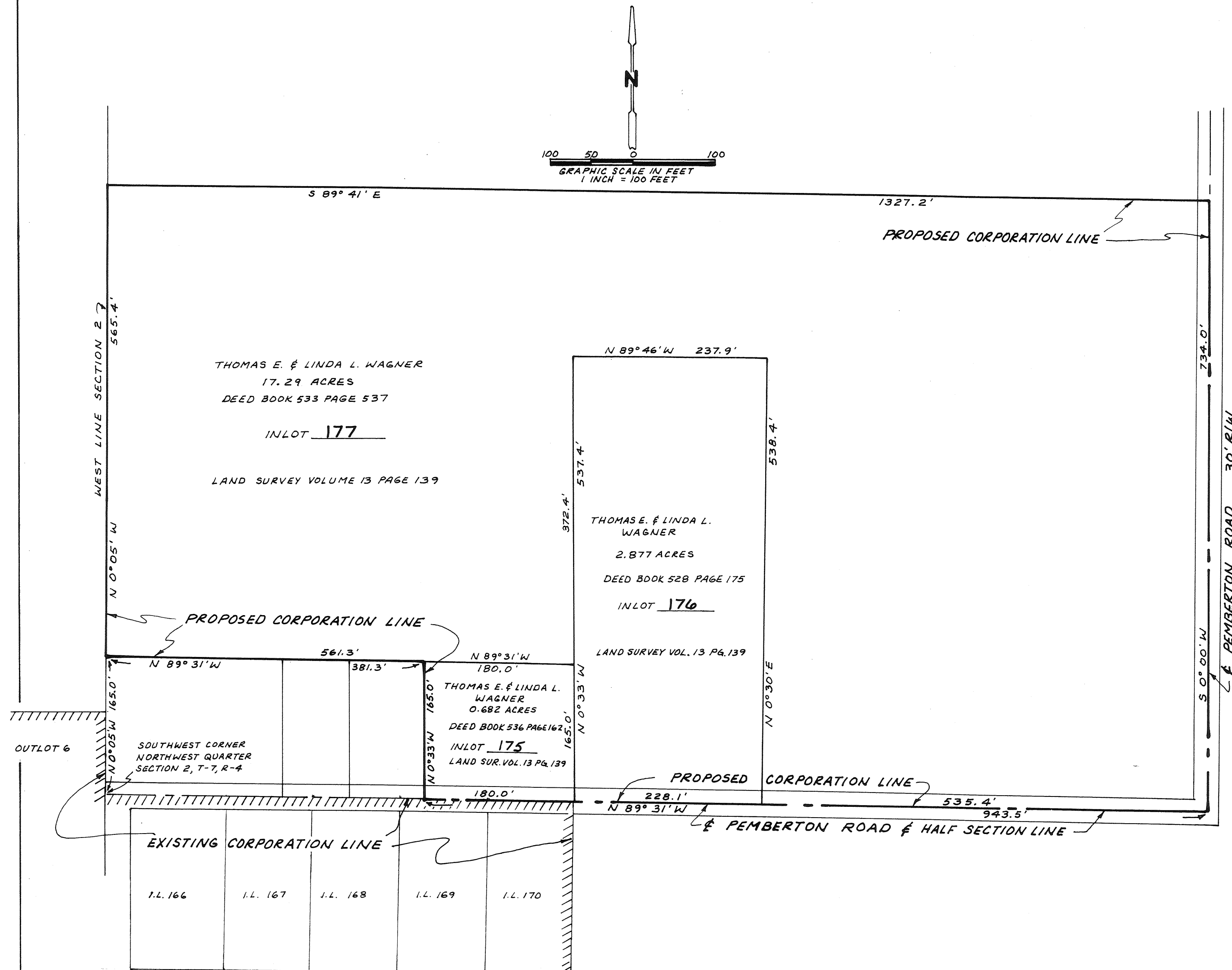


MEADOWVIEW VILLAGE - SEC. 14			
FOR			
HUGHES DEVELOPMENT CO.			
TIPPECANOE, OHIO			
DANIEL D. TURNER & ASSOC.			
19 S PLUM ST. TROY-OHIO			
• CIVIL ENGINEERING • LAND SURVEYING •			
DATE	DRAWN BY:	W.S.	SHEET NO.
	CHECKED BY:	D.T.	1/1
FILE NO.	SCALE: 1" = 100'		

ANNEXATION TO THE VILLAGE OF LAURA, OHIO
20.849 ACRES IN THE NORTHWEST QUARTER OF SECTION 2, TOWN 7, RANGE 4 E
UNION TOWNSHIP, MIAMI COUNTY, OHIO

PLAT BOOK 16 PAGE 146
MIAMI COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 19th DAY OF
December, 1994, AT 10:30 M.
FILE NO. 172702 FEE: 21.60
Janet E. Cain
JANET E. CAIN, MIAMI COUNTY RECORDER

NOTE: ANNEXATION PROCEEDINGS RECORDED IN MIAMI COUNTY RECORDER'S
MISCELLANEOUS BOOK 27, PAGE 25.



APPROVAL BY THE MIAMI COUNTY ENGINEER
THIS ANNEXATION PLAT REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS 24th
DAY OF FEBRUARY, 1994.

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

APPROVAL BY THE MIAMI COUNTY COMMISSIONERS
THE ANNEXATION OF THE FOREGOING AREA WAS APPROVED BY THE MIAMI COUNTY COMMISSIONERS
THIS 29th DAY OF AUGUST, 1994.

Richard W. Adams, Ph.D. *John D. Hensel*

APPROVAL BY THE VILLAGE OF LAURA, OHIO
THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF LAURA, OHIO
THIS 14th DAY OF NOVEMBER, 1994 BY ORDINANCE NO. 11-94

Jeffrey C. Hogan *Shirley J. Fields*
PRESIDENT OF COUNCIL CLERK OF COUNCIL

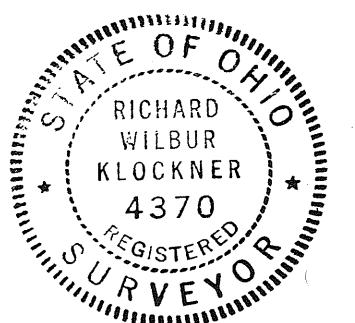
Keith A. Smith
MAYOR

MIAMI COUNTY AUDITOR
TRANSFERRED AND LOT NUMBERS ASSIGNED THIS 19 DAY OF DECEMBER, 1994.

Chris A. Peeples *Jo Ann Williams*
CHRIS A. PEEPLES, MIAMI COUNTY AUDITOR DEPUTY AUDITOR

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT, BASED ON PREVIOUS SURVEYS AS
SHOWN HEREON.

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



ANNEXATION OF 20.849 ACRES SECTION 2, TOWN 7, RANGE 4 UNION TOWNSHIP, MIAMI COUNTY, OHIO		
THOMAS & LINDA WAGNER LAURA, OHIO		
RICHARD W. KLOCKNER & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING TROY, OHIO 45373 PH: (513) 339-5331		
DATE FEB. 7 1994	DRAWN BY: TRACED BY: CHECKED BY: SCALE: 1" = 100'	SHEET NO. 10F1